



Number of
Residential Sales

5,846

(-9.7% YOY)



Average
Home Price

\$521,610

(+2.8% YOY)



Sales-to-
Listing Ratio

59%

(-2 points YoY)



Unemployment

7.0%¹

(0.0 points MoM)

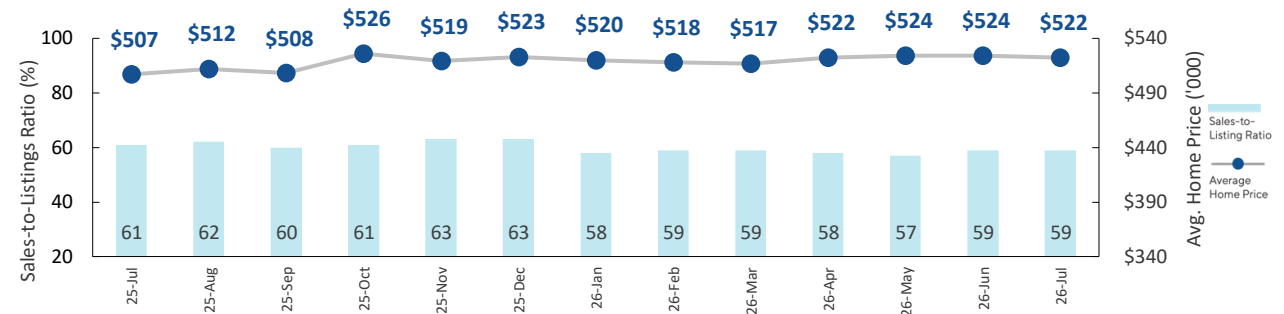
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Alberta's July sales declined 9.7% yearly. Balanced market conditions remain for the two major markets. Several of the smaller submarkets continue to favour sellers; however, Central Alberta has now moved into a balanced market. Months of inventory for the province was up slightly to 3.5 months.

In Calgary, sales declined 7.2% yearly with a modest uptick in average price of 2.0%. Edmonton's sales declined 10.7% yearly with an increase in average price of 2.2%.

The provincial unemployment rate was flat monthly at 7.0%. The largest decreases were in Accommodation and Food Services (-9,700), Business, Building & Other Support Services (-5,600), Professional, Scientific and Technical Services (-5,200). The most significant increases were in Construction (+7,600), Finance, Insurance, Real Estate and Leasing (+7,200), and Other Services (+4,400). Monthly full-time employment decreased by 8,500 jobs, while monthly part-time employment increased by 1,000 jobs; overall employment decreased by 7,300 jobs.

Alberta Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Calgary	2,299	-7.2	648,278	+2.0	3,940	-11.6	58	Balanced	6.8 ²
Edmonton	2,186	-10.7	458,156	+2.2	3,936	-2.9	56	Balanced	6.9 ²
Fort McMurray	126	+12.5	363,953	+0.3	166	-5.7	76	Sellers	6.9 [^]
Grande Prairie	238	+0.4	388,767	+2.6	340	+4.6	70	Sellers	5.7 [^]
Lethbridge	215	-15.4	456,402	+7.9	333	+0.6	65	Sellers	5.6 ²
Medicine Hat	105	-12.5	403,266	+1.7	152	+0.7	69	Sellers	7.8 ^{**}
Central AB	390	-19.4	426,451	+0.2	672	-3.4	58	Balanced	6.1 [*]