SAGEN

Alberta Housing Market Update

September 2026

Alberta's September sales declined 5.7% yearly. For the quarter, sales declined 8.2% with prices increasing 3.9% when compared to Q3 2025. Balanced market conditions remain for the two major markets of Edmonton and Calgary. The smaller submarkets continue to favour sellers. Months of inventory for the province was flat at 3.5 months.

In Calgary, quarterly sales declined 7.7% with prices increasing 4.2%. Edmonton's quarterly sales declined 8.2% with an increase in average price of 2.6%. (Q3 2026 quarterly sales when compared to Q3 2025).

Provincial unemployment declined to 6.4%. The largest decreases were in Health Care and Social Assistance (-10,600), Forestry, Fishing, Mining, Oil and Gas (-5,100), and Public Administration (-5,000). The most significant increases were in Professional, Scientific, and Technical Services (+16,400), Business, Building, and Other Support Services (14,200), and Trade (6,000). Monthly full-time employment increased by 25,800 jobs, while monthly part-time employment decreased by 2,700 jobs; overall employment Increased by 23,100 jobs.

Number of Residential Sales

5,861

(-5.7% YOY)

Average Home Price

$532,982

(+5.2% YOY)

Sales-to-Listing Ratio

58%

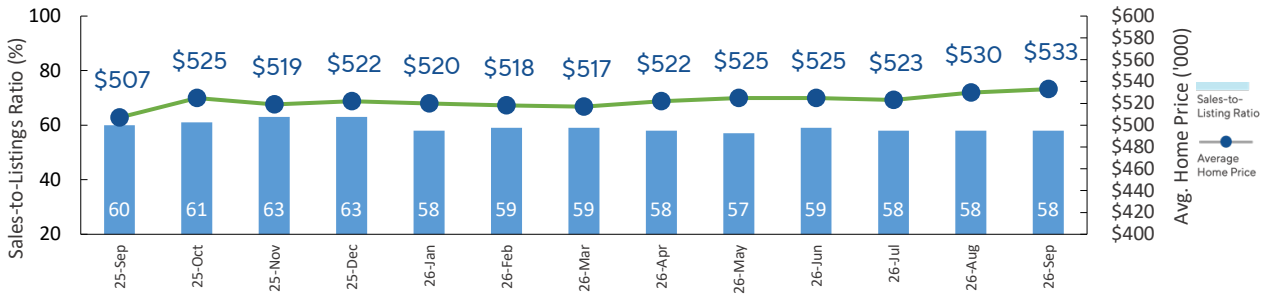
(-3 points YoY)

Unemployment

6.4%[1]

(-0.4 points MoM)

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	2,297	-3.7	668,522	+5.9	4,048	-8.9	57	Balanced	6.3[2]
Edmonton	2,148	-9.7	464,496	+3.8	4,062	+6.3	53	Balanced	6.9[2]
Fort McMurray	118	+1.7	344,475	-3.2	156	-15.7	76	Sellers	6.4^^
Grande Prairie	226	-4.2	402,637	+2.3	316	-1.3	72	Sellers	6.3^
Lethbridge	240	-1.2	430,360	-2.4	340	+10.7	71	Sellers	5.5[2]
Medicine Hat	110	-12.0	416,312	+17.8	153	-0.6	72	Sellers	6.9**
Central AB	417	-1.7	445,472	+3.8	678	+2.1	62	Sellers	6.0*

SOURCE: Statistics Canada, Canadian Real Estate Association. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information. Notes regarding UE data: 1. Monthly, seasonally adjusted 2.3-months moving average, seasonally adjusted *Red Deer **Lethbridge-Medicine Hat ^AB NW ^^Wood Buffalo-Cold Lake: all 3-month moving average, unadjusted for seasonality.