

Alberta sales were up 6.7% yearly. The average home price of \$484,604 continues to climb as current demand and low inventory levels keep up pressure on prices. The sales-to-new listings ratio had a 4% yearly decrease to 73%, which indicates Alberta is still firmly in a sellers' market. Months of inventory for the province was flat at 2.4 months.

In Calgary, yearly sales had a second month of small declines at -2.0%. New listings increased by 21.9% which will provide more choice for buyers. Inventory levels remain relatively low, and the sales-to-new listings ratio continues to be high at 74%. Edmonton continued its robust sales with a yearly increase of 20.9% and 2,527 units sold. Edmonton sales-to-new listings ratio also remains elevated at 71%.

The provincial unemployment rate continued to climb to 7.2%. The most significant job losses occurred in Construction (-20,300), Trade (-7,100), Agriculture (-5,500) and Health Care and Social Assistance (-5,300). There were positive signs in sectors such as Manufacturing (+8,300), Accommodation and Food Services (+8,000) and Public Administration (+3,100). Other sectors had moderate growth or decline. Overall, monthly full-time employment decreased by 33,200 jobs, while monthly part-time employment increased by 12,700 jobs.

Number of Residential Sales



**6,898**  
(+6.7% YOY)

Average Home Price



**\$484,604**  
(+8.1% YOY)

Sales-to-New Listings Ratio



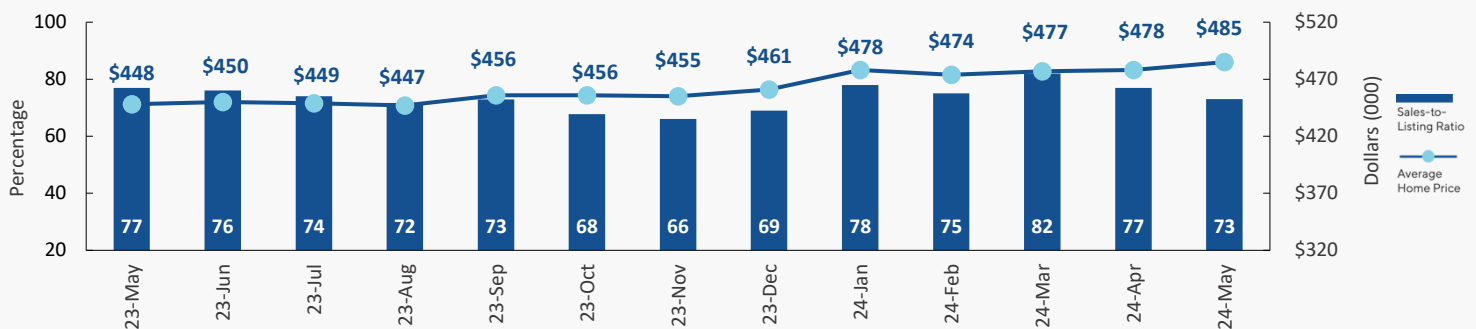
**73%**  
(-4 points YoY)

Unemployment



**7.2%<sup>1</sup>**  
(+0.2 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 %
Edmonton	2,527	+20.9	412,865	+6.2	3,543	+14.1	71	Sellers	6.6 <sup>2</sup>
Calgary	2,911	-2.0	613,591	+12.4	3,913	+21.9	74	Sellers	8.1 <sup>2</sup>
Central AB	473	+13.2	395,786	+17.1	588	-2.8	80	Sellers	7.6*
Lethbridge	266	+5.6	378,531	+6.6	324	+1.3	82	Sellers	5.6**
Medicine Hat	111	-9.8	379,393	+10.2	141	150	74	Sellers	5.6**
Grande Prairie	213	+2.4	322,958	+2.6	299	-12.3	71	Sellers	5.5^
Fort McMurray	98	-3.9	363,415	-3.9	187	+11.3	52	Balanced	5.7^^

SOURCE: Statistics Canada and CREA via Haver Analytics. 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