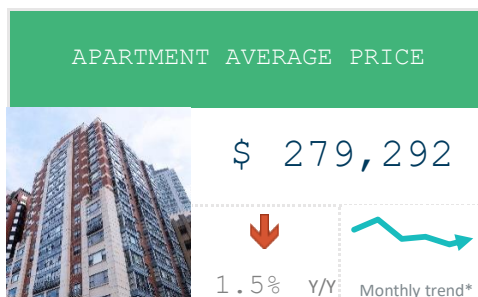
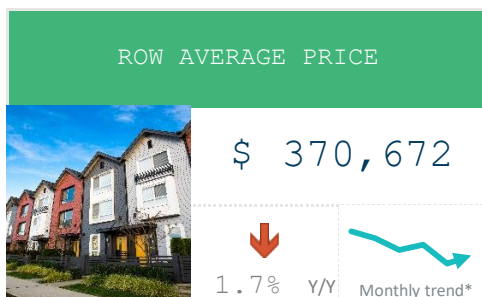
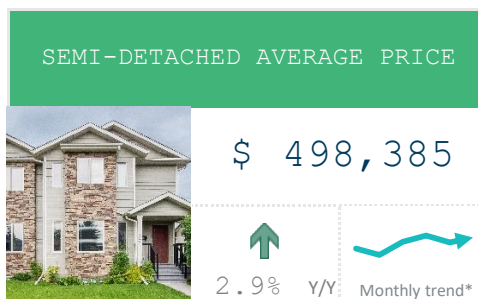
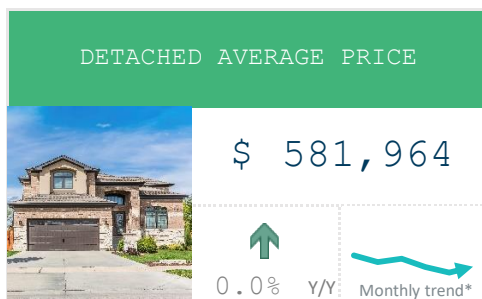
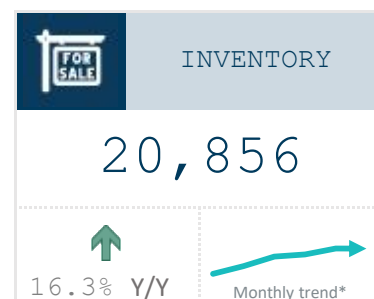
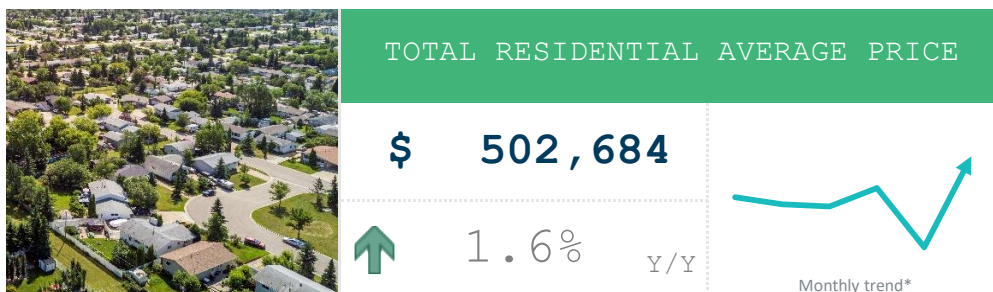
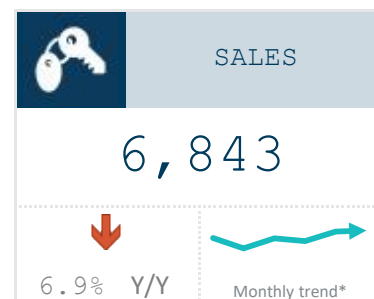


August 2025

Market Trend Summary

August saw a 6.9 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the fifth straight month. New listings increased by 4.3 percent year-over-year. Inventory increased 16.3% percent year over year and is up 11% year to date. The sales-to-new listings held at 63 percent.

There were 3.05 months of supply in August, up 24.9 percent year-over-year. Calgary, Red Deer, and Edmonton are seeing a loosening of supplies, while Grande Prairie, Medicine Hat, and Lethbridge continue to have the tightest conditions in the province, all having less than 2 months of supply. Medicine Hat has 1.26 months of supply, Grande Prairie has 1.21 months of supply, and Lethbridge has 1.77 months. All regions experienced year-over-year average price growth, led by Grande Prairie (11%) and Lethbridge (11%).



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

August 2025

August 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	4,339	-3%	6,756	8%	13,020	9%	64%	3.00	12%	\$581,964	0%
Semi	611	-5%	927	9%	1,546	42%	66%	2.53	49%	\$498,385	3%
Row	892	-13%	1,355	-4%	2,482	47%	66%	2.78	70%	\$370,672	-2%
Apartment	1,001	-18%	1,773	-5%	3,808	17%	56%	3.80	43%	\$279,292	-2%
Total Residential	6,843	-7%	10,811	4%	20,856	16%	63%	3.05	25%	\$502,684	2%

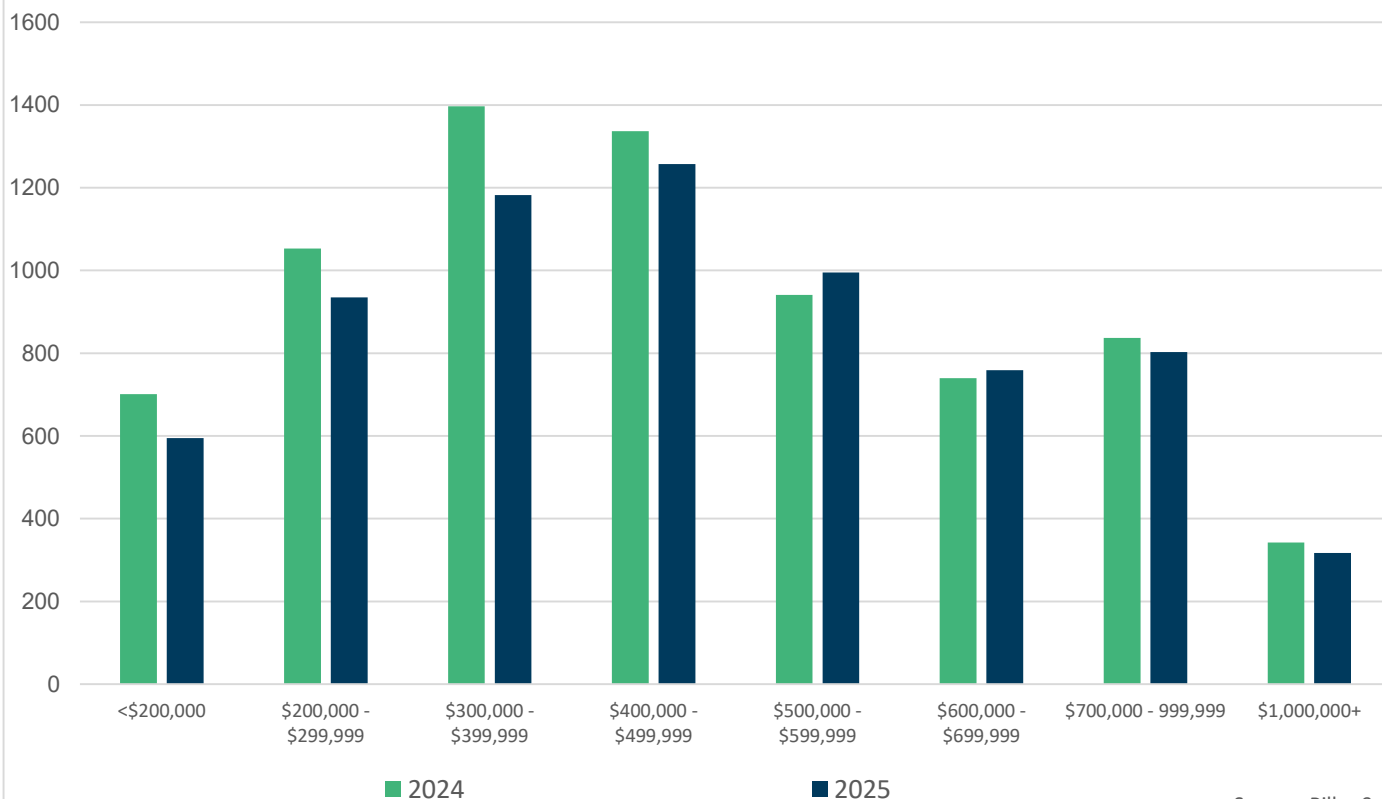
Year-to-Date

August 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	33,894	-3%	51,451	3%	10,619	1%	66%	2.51	5%	\$604,617	3%
Semi	5,073	-4%	7,306	10%	1,266	27%	69%	2.00	32%	\$517,646	3%
Row	7,570	-7%	11,378	11%	2,021	47%	67%	2.14	59%	\$383,893	1%
Apartment	8,659	-18%	14,858	-1%	3,404	23%	58%	3.14	51%	\$287,594	-1%
Total Residential	55,196	-7%	84,993	4%	17,309	11%	65%	2.51	19%	\$516,618	4%

Residential Sales by Price Range

August



Source: Pillar 9

August 2025

August 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	1,989	-9%	3,478	-2%	6,661	48%	57%	3.35	63%	\$612,349	1%	\$570,000
Edmonton	1,664	-6%	2,760	9%	4,715	15%	60%	2.83	23%	\$425,685	5%	\$408,250
Red Deer	168	-14%	237	8%	320	13%	71%	1.90	32%	\$413,129	7%	\$392,500
Lethbridge	189	-3%	239	9%	334	-7%	79%	1.77	-5%	\$435,599	11%	\$410,000
Medicine Hat	114	7%	140	4%	144	-18%	81%	1.26	-23%	\$375,639	10%	\$355,000
Grande Prairie	157	12%	162	31%	190	-15%	97%	1.21	-24%	\$379,317	11%	\$375,000
Fort McMurray	107	3%	163	-8%	421	-21%	66%	3.93	-23%	\$378,409	5%	\$387,000
Total	6,843	-7%	10,811	4%	20,856	16%	63%	3.05	25%	\$502,684	2%	\$452,000

Year-to-Date August 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	16,485	-16%	30,228	13%	5,761	80%	55%	2.80	115%	\$631,141	5%	\$580,000
Edmonton	13,736	-3%	18,949	-5%	3,381	-9%	72%	1.97	-6%	\$431,131	6%	\$415,000
Red Deer	1,288	-5%	1,740	2%	254	-8%	74%	1.58	-4%	\$403,971	8%	\$388,000
Lethbridge	1,419	-1%	1,687	0%	289	-10%	84%	1.63	-9%	\$419,448	10%	\$405,000
Medicine Hat	778	-1%	971	-3%	126	-26%	80%	1.29	-25%	\$373,131	8%	\$365,000
Grande Prairie	1,077	8%	1,235	2%	187	-28%	87%	1.39	-33%	\$380,078	13%	\$379,900
Fort McMurray	860	5%	1,398	-6%	403	-15%	62%	3.74	-19%	\$369,947	4%	\$370,000
Total	55,196	-7%	84,993	4%	17,309	11%	65%	2.51	19%	\$516,618	4%	\$460,000