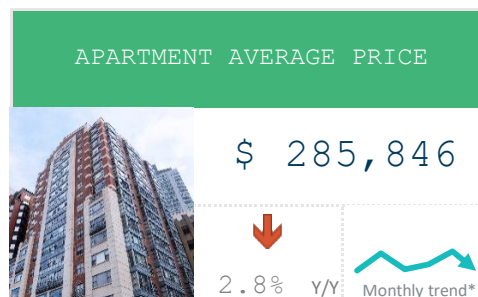
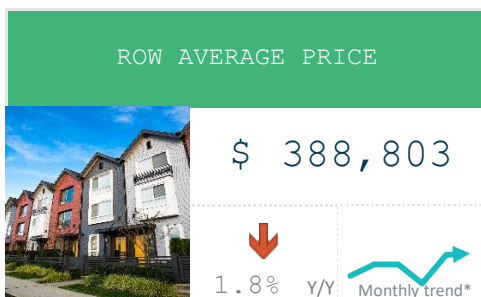
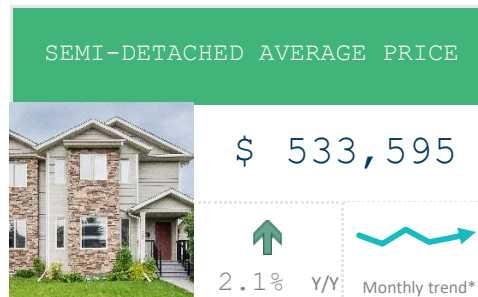
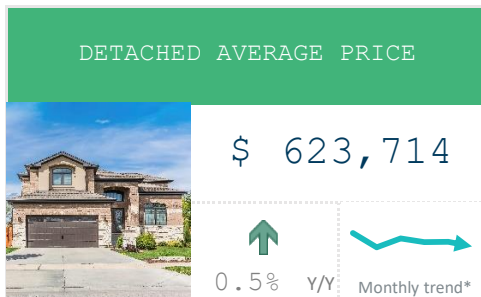
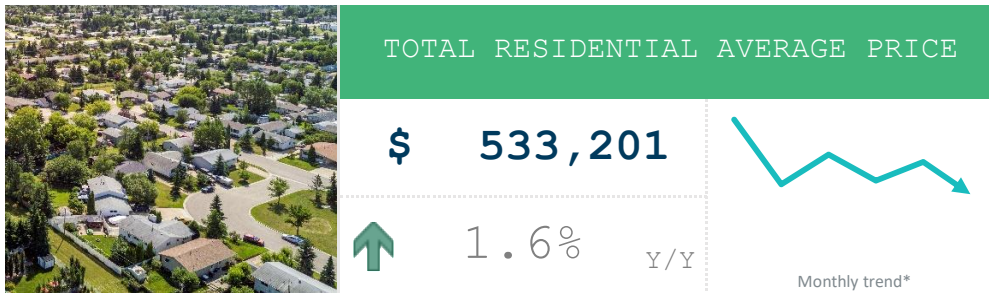
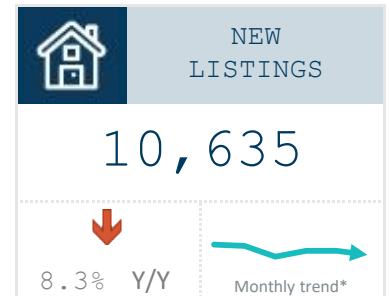


March 2026

## Market Trend Summary

March saw a 12.6 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the twelfth straight month. New listings fell by 8.3 percent year-over-year. Inventory increased 4.4 percent year over year. The sales-to-new listings held at 56 percent.

There were 2.85 months of supply in March, up 19.5 percent year-over-year. Calgary (2.87) and Edmonton (2.97) are continuing to see looser supply conditions, while Grande Prairie (1.36) and Medicine Hat (1.77) have the tightest conditions in the province. Lethbridge (+10%) and Medicine Hat (+10%) have the strongest year-to-date price growth, while Fort McMurray has fallen 1% year-to-date.



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

March 2026

March 2026

	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	3,701	-10%	6,343	-9%	9,953	-1%	58%	2.69	10%	\$623,714	0%
Semi	614	-2%	1,044	3%	1,483	21%	59%	2.42	23%	\$533,595	2%
Row	809	-20%	1,419	-7%	2,194	20%	57%	2.71	50%	\$388,803	-2%
Apartment	883	-22%	1,829	-13%	3,488	5%	48%	3.95	34%	\$285,846	-3%
<b>Total Residential</b>	<b>6,007</b>	<b>-13%</b>	<b>10,635</b>	<b>-8%</b>	<b>17,118</b>	<b>4%</b>	<b>56%</b>	<b>2.85</b>	<b>19%</b>	<b>\$533,201</b>	<b>2%</b>

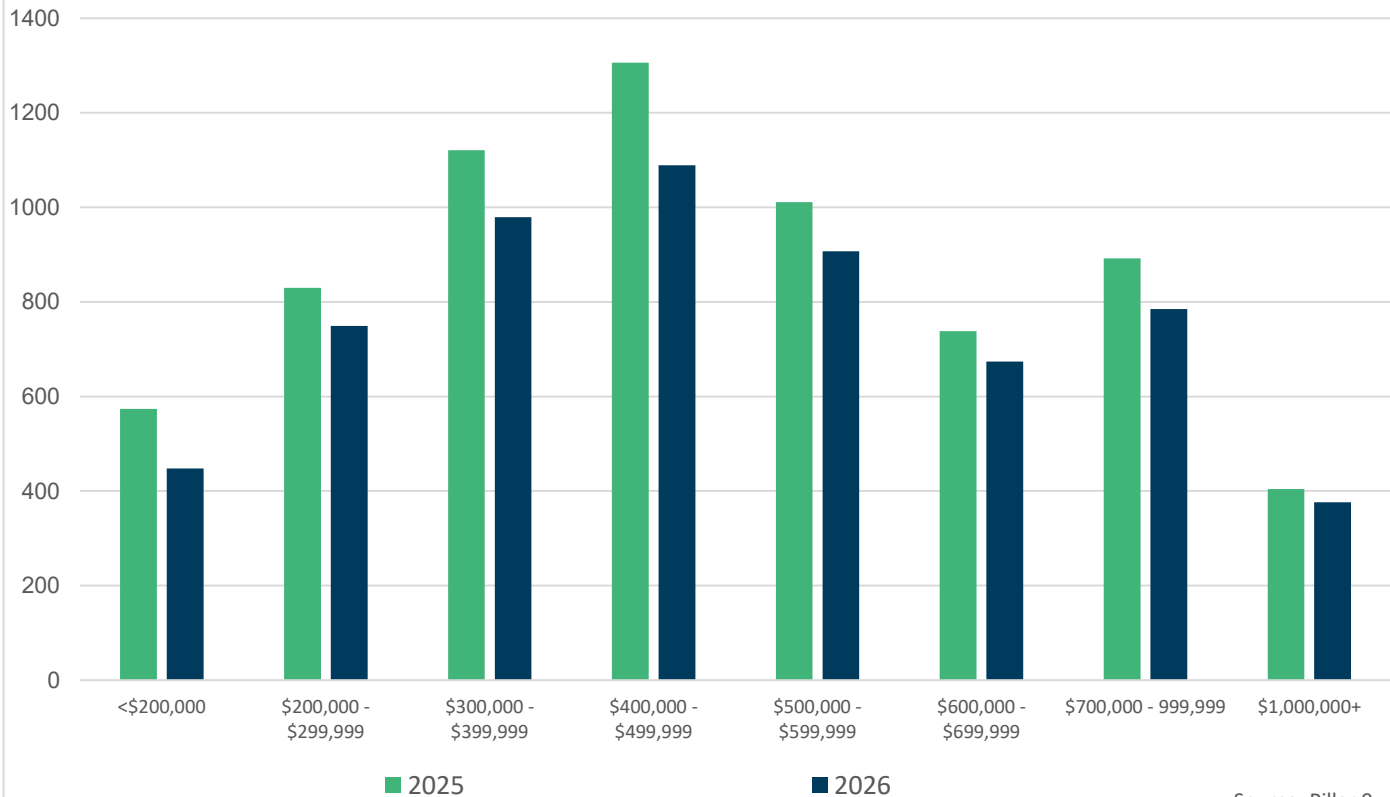
Year-to-Date

March 2026

	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	8,692	-10%	15,713	-3%	9,253	7%	55%	3.19	19%	\$615,240	1%
Semi	1,480	-9%	2,603	6%	1,389	33%	57%	2.81	46%	\$525,822	0%
Row	1,967	-19%	3,705	-1%	2,081	32%	53%	3.17	63%	\$382,167	-3%
Apartment	2,205	-23%	4,833	-8%	3,185	9%	46%	4.33	40%	\$291,822	0%
<b>Total Residential</b>	<b>14,344</b>	<b>-14%</b>	<b>26,854</b>	<b>-3%</b>	<b>15,908</b>	<b>12%</b>	<b>53%</b>	<b>3.33</b>	<b>29%</b>	<b>\$524,336</b>	<b>2%</b>

Residential Sales by Price Range

March



Source: Pillar 9

March 2026

March 2026

	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	1,881	-13%	3,409	-15%	5,395	5%	55%	2.87	20%	\$641,844	0%	\$577,000
Edmonton	1,386	-21%	2,737	-2%	4,117	18%	51%	2.97	49%	\$439,661	0%	\$417,250
Red Deer	143	-4%	233	-1%	289	26%	61%	2.02	31%	\$415,227	-1%	\$382,500
Lethbridge	152	-10%	203	-10%	315	13%	75%	2.07	24%	\$458,064	12%	\$439,500
Medicine Hat	74	-24%	126	-5%	131	11%	59%	1.77	47%	\$394,774	6%	\$381,950
Grande Prairie	120	-2%	134	-15%	163	-6%	90%	1.36	-4%	\$382,408	-1%	\$365,900
Fort McMurray	101	-10%	160	-20%	290	-24%	63%	2.87	-16%	\$368,560	0%	\$385,000
<b>Total</b>	<b>6,007</b>	<b>-13%</b>	<b>10,635</b>	<b>-8%</b>	<b>17,118</b>	<b>4%</b>	<b>56%</b>	<b>2.85</b>	<b>19%</b>	<b>\$533,201</b>	<b>2%</b>	<b>\$472,888</b>

Year-to-Date March 2026

	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	4,640	-13%	8,960	-8%	4,871	13%	52%	3.15	30%	\$631,024	2%	\$570,000
Edmonton	3,298	-22%	6,834	4%	3,895	29%	48%	3.54	65%	\$430,663	1%	\$412,000
Red Deer	345	-8%	546	2%	255	32%	63%	2.21	43%	\$405,083	0%	\$384,000
Lethbridge	364	-17%	534	0%	293	14%	68%	2.41	37%	\$448,603	10%	\$426,250
Medicine Hat	217	3%	303	8%	117	5%	72%	1.61	3%	\$400,166	10%	\$375,000
Grande Prairie	254	-18%	336	-10%	145	-7%	76%	1.72	13%	\$372,930	0%	\$363,000
Fort McMurray	251	-9%	400	-16%	274	-22%	63%	3.27	-14%	\$356,752	-1%	\$355,000
<b>Total</b>	<b>14,344</b>	<b>-14%</b>	<b>26,854</b>	<b>-3%</b>	<b>15,908</b>	<b>12%</b>	<b>53%</b>	<b>3.33</b>	<b>29%</b>	<b>\$524,336</b>	<b>2%</b>	<b>\$466,700</b>