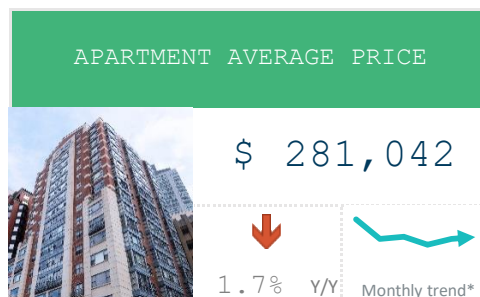
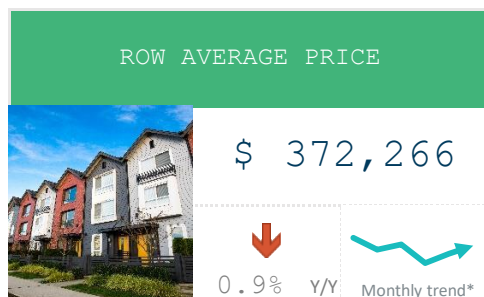
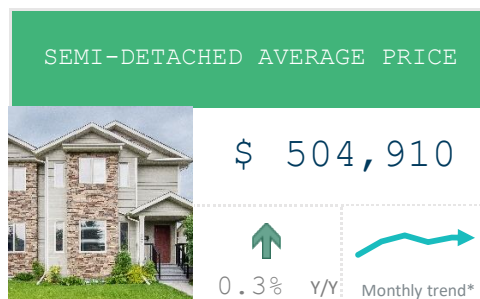
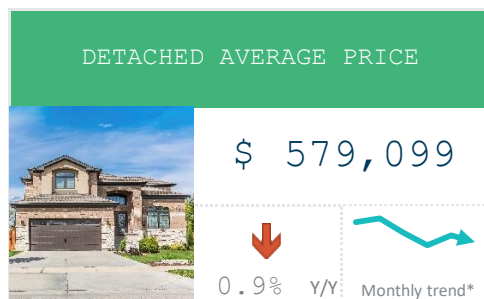
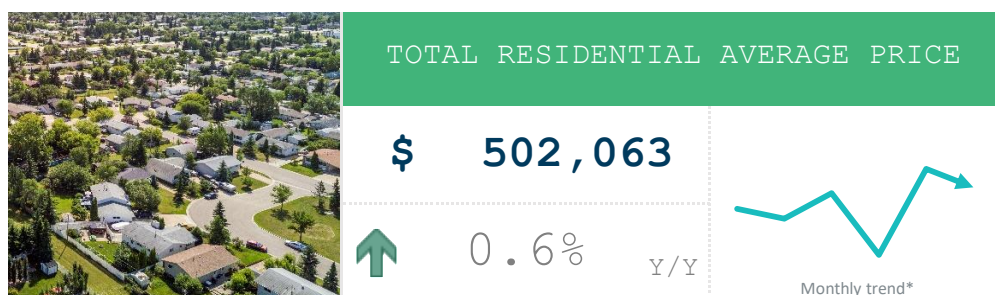
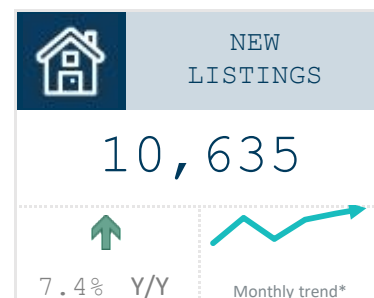
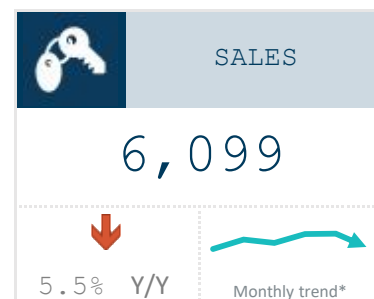


September 2025

Market Trend Summary

September saw a 5.5 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the sixth straight month. New listings increased by 7.4 percent year-over-year. Inventory increased 17 percent year over year and is up 11 percent year to date. The sales-to-new listings fell to 57 percent.

There were 3.44 months of supply in September, up 23.8 percent year-over-year. Calgary, Red Deer, and Edmonton are continuing to see a loosening of supplies, while Grande Prairie and Medicine Hat continue to have the tightest conditions in the province, both having less than 2 months of supply. Medicine Hat has 1.56 months of supply and Grande Prairie has 1.73 months of supply. All regions experienced year-to-date average price growth, led by Grande Prairie (14%) and Lethbridge (10%).



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

September 2025

September 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	3,866	-1%	6,584	10%	13,077	12%	59%	3.38	13%	\$579,099	-1%
Semi	545	-6%	899	9%	1,606	43%	61%	2.95	51%	\$504,910	0%
Row	808	-15%	1,408	7%	2,502	41%	57%	3.10	65%	\$372,266	-1%
Apartment	880	-14%	1,744	-2%	3,807	14%	50%	4.33	32%	\$281,042	-2%
Total Residential	6,099	-5%	10,635	7%	20,992	17%	57%	3.44	24%	\$502,063	1%

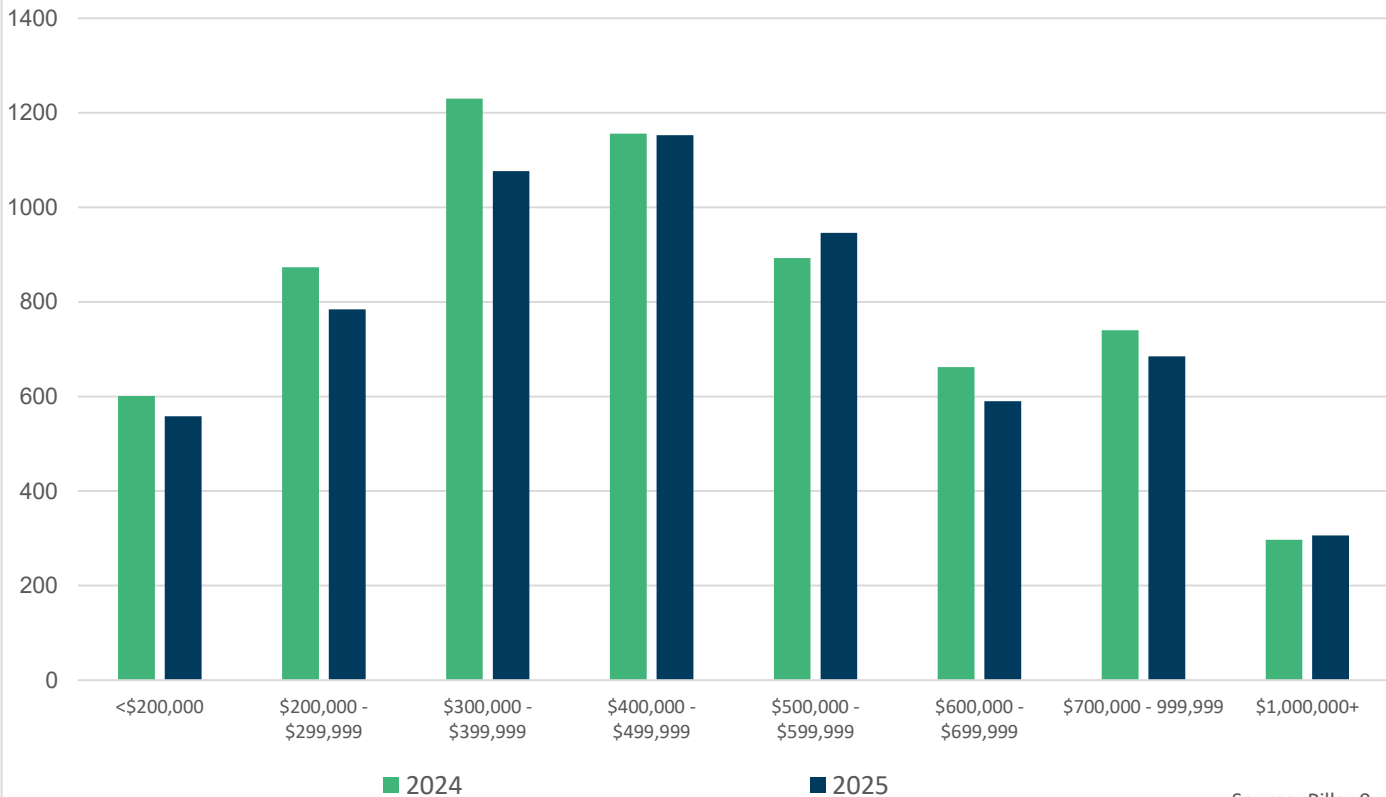
Year-to-Date

September 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	37,744	-3%	57,270	3%	10,785	1%	66%	2.57	5%	\$601,879	3%
Semi	5,617	-4%	8,121	8%	1,295	28%	69%	2.08	34%	\$516,452	3%
Row	8,371	-8%	12,659	10%	2,062	46%	66%	2.22	59%	\$382,872	0%
Apartment	9,539	-18%	16,416	-2%	3,418	21%	58%	3.22	47%	\$286,983	-1%
Total Residential	61,271	-7%	94,466	3%	17,561	11%	65%	2.58	18%	\$515,101	4%

Residential Sales by Price Range

September



Source: Pillar 9

September 2025

September 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	1,718	-14%	3,782	3%	6,919	37%	45%	4.03	59%	\$615,657	-1%	\$560,000
Edmonton	1,475	-4%	2,593	15%	4,677	20%	57%	3.17	26%	\$415,876	1%	\$405,000
Red Deer	143	4%	222	33%	338	33%	64%	2.36	28%	\$398,896	12%	\$405,000
Lethbridge	158	-7%	204	4%	336	-5%	77%	2.13	1%	\$437,313	15%	\$422,500
Medicine Hat	96	7%	136	13%	150	-15%	71%	1.56	-20%	\$341,419	-3%	\$320,500
Grande Prairie	113	3%	148	3%	195	-8%	76%	1.73	-11%	\$392,913	19%	\$399,900
Fort McMurray	110	3%	165	4%	410	-18%	67%	3.73	-20%	\$347,769	-2%	\$364,750
Total	6,099	-5%	10,635	7%	20,992	17%	57%	3.44	24%	\$502,063	1%	\$450,000

Year-to-Date September 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	18,197	-16%	34,010	12%	5,891	73%	54%	2.91	106%	\$629,675	4%	\$580,000
Edmonton	15,200	-4%	20,688	-7%	3,399	-9%	73%	2.01	-6%	\$429,347	6%	\$415,000
Red Deer	1,432	-4%	1,961	4%	263	-4%	73%	1.66	0%	\$403,621	9%	\$390,000
Lethbridge	1,577	-2%	1,891	0%	294	-10%	83%	1.68	-8%	\$421,238	10%	\$405,000
Medicine Hat	873	-1%	1,107	-1%	128	-25%	79%	1.32	-25%	\$369,685	7%	\$360,000
Grande Prairie	1,190	7%	1,381	2%	187	-26%	86%	1.42	-31%	\$381,287	14%	\$380,500
Fort McMurray	969	5%	1,562	-5%	403	-15%	62%	3.75	-19%	\$367,347	3%	\$370,000
Total	61,271	-7%	94,466	3%	17,561	11%	65%	2.58	18%	\$515,101	4%	\$460,000