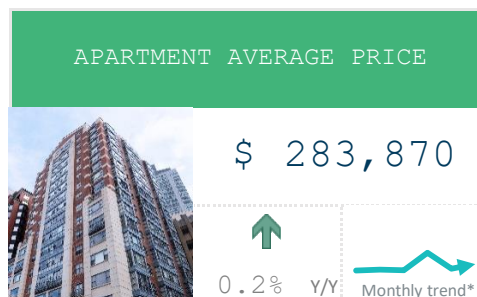
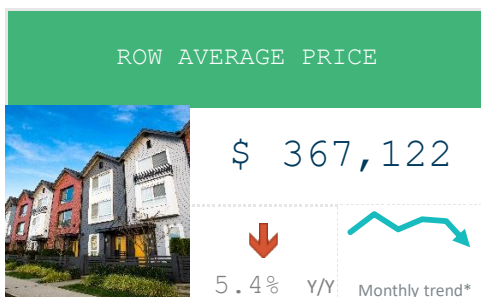
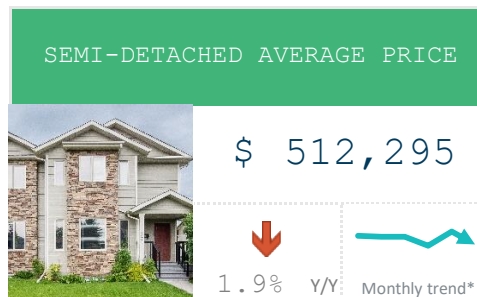
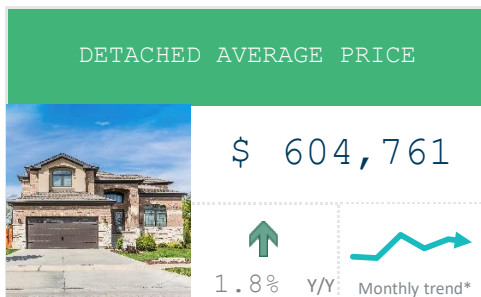
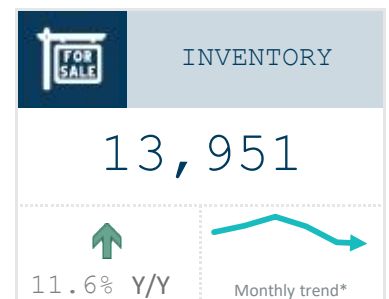
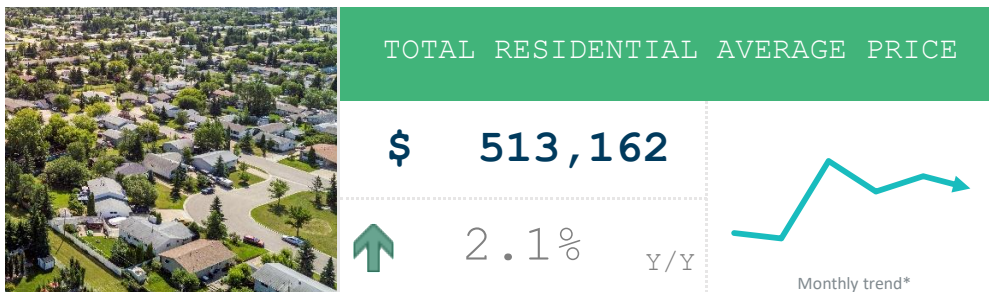
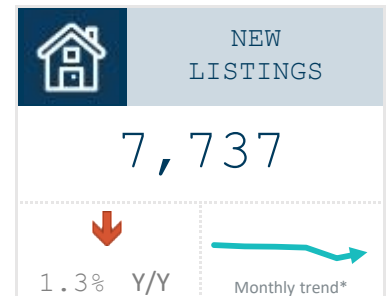
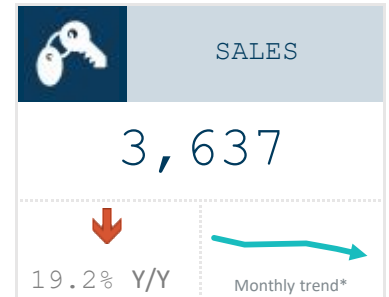


January 2026

Market Trend Summary

January saw a 19.2 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the tenth straight month. New listings decreased by 1.3% percent year-over-year. Inventory increased 11.6% percent year over year. The sales-to-new listings fell to 47 percent.

There were 3.84 months of supply in January, up 38.1 percent year-over-year. Calgary and Edmonton are continuing to see a loosening of supplies, while Grande Prairie continues to have the tightest conditions in the province, having 1.64 months of supply. Fort McMurray rose significantly to 4.47 months. All regions experienced year-to-date average price declines except Calgary (+2%) and Medicine Hat (+19%).



January 2026

January 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	2,216	-15%	4,398	0%	8,127	7%	50%	3.67	25%	\$604,761	2%
Semi	361	-24%	771	3%	1,237	33%	47%	3.43	76%	\$512,295	-2%
Row	485	-24%	1,102	4%	1,824	35%	44%	3.76	77%	\$367,122	-5%
Apartment	575	-27%	1,466	-9%	2,763	6%	39%	4.81	45%	\$283,870	0%
Total Residential	3,637	-19%	7,737	-1%	13,951	12%	47%	3.84	38%	\$513,162	2%

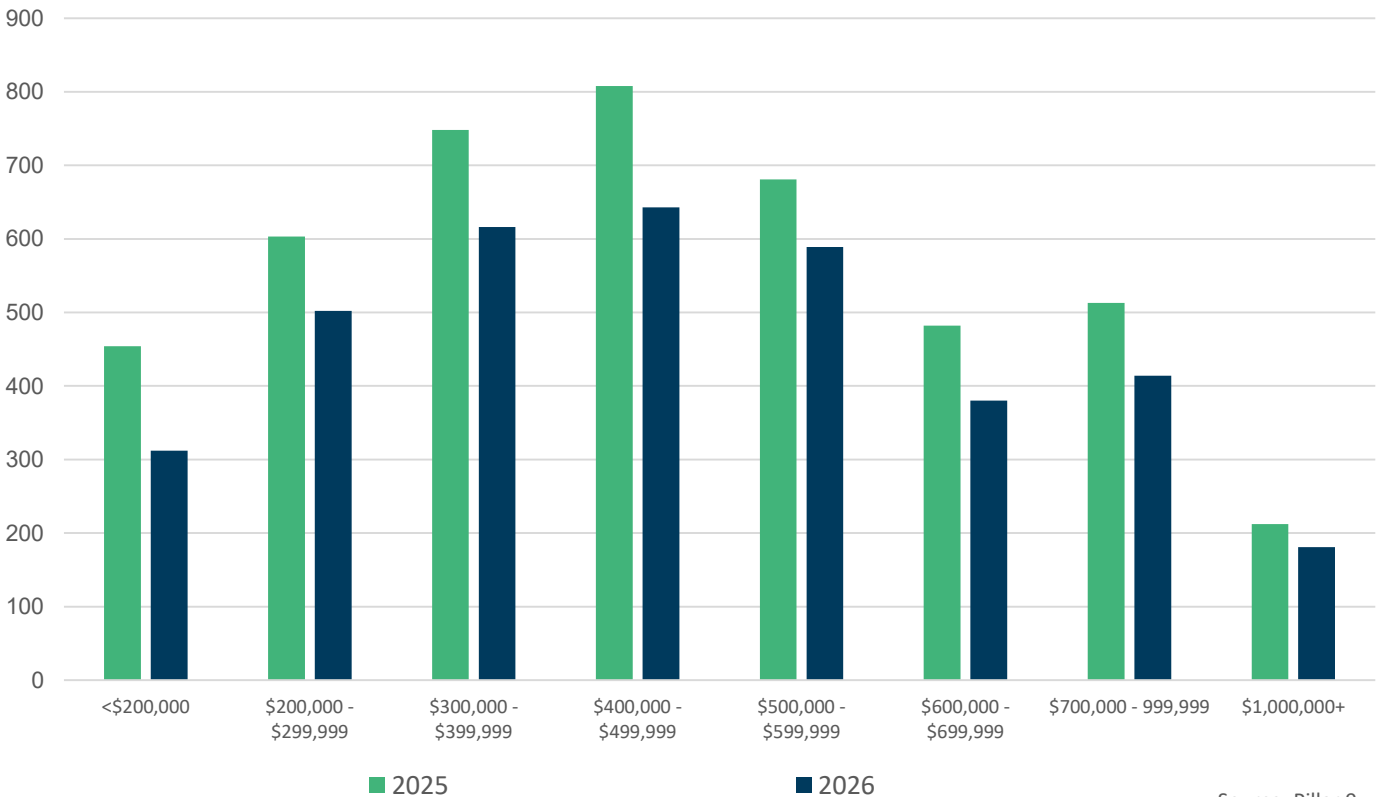
Year-to-Date

January 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%
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Residential Sales by Price Range

January



Source: Pillar 9

January 2026

January 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	1,234	-15%	2,785	-4%	4,391	21%	44%	3.56	42%	\$618,266	2%	\$556,250
Edmonton	795	-33%	1,855	4%	3,167	21%	43%	3.98	80%	\$416,785	-1%	\$400,000
Red Deer	96	1%	158	3%	226	27%	61%	2.35	26%	\$373,728	-6%	\$375,000
Lethbridge	77	-41%	162	1%	275	11%	48%	3.57	89%	\$408,896	-2%	\$395,000
Medicine Hat	64	49%	101	44%	118	10%	63%	1.84	-26%	\$416,556	19%	\$380,000
Grande Prairie	69	-19%	81	-16%	113	-21%	85%	1.64	-3%	\$349,970	-5%	\$332,000
Fort McMurray	60	-14%	120	-18%	268	-22%	50%	4.47	-9%	\$320,270	-3%	\$294,000
Total	3,637	-19%	7,737	-1%	13,951	12%	47%	3.84	38%	\$513,162	2%	\$457,000

Year-to-Date January 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
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