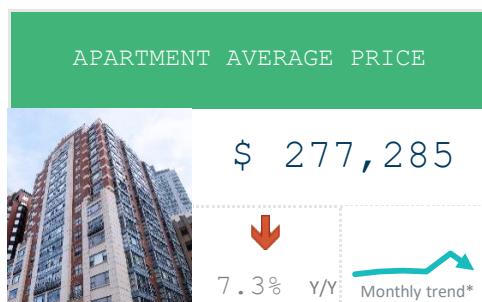
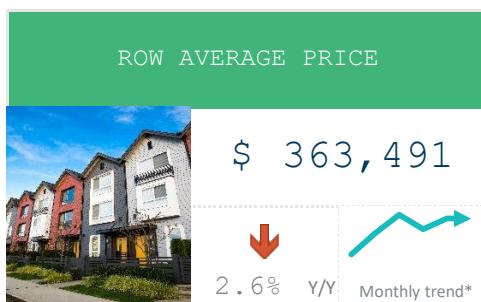
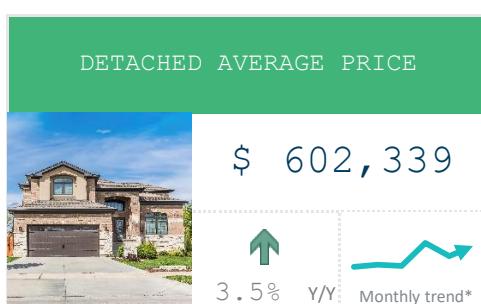
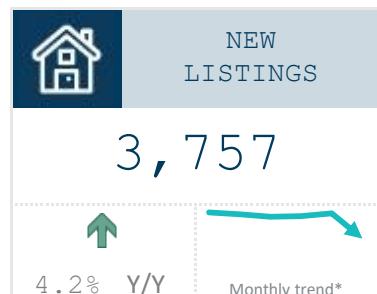
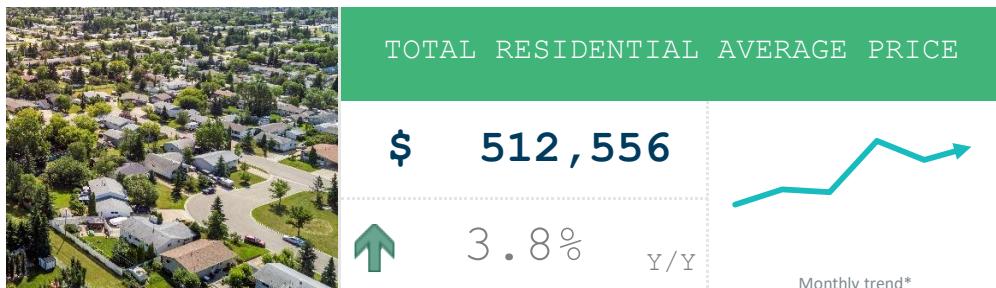


December 2025

Market Trend Summary

December saw a 7.1 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the ninth straight month. New listings increased by 4.2% percent year-over-year. Inventory increased 20.7% percent year over year and is up 18% year to date. The sales-to-new listings rose slightly to 98 percent.

There were 3.51 months of supply in December, up 29.9 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 1.27 months of supply. Medicine Hat held steady with 1.9 months of supply. All regions experienced year-to-date average price growth except Grande Prairie (-1%).



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

December 2025

December 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	2,316	0%	2,131	5%	7,631	15%	109%	3.29	15%	\$602,339	4%
Semi	320	-13%	371	10%	1,155	52%	86%	3.61	75%	\$500,402	2%
Row	485	-16%	516	-6%	1,636	43%	94%	3.37	71%	\$363,491	-3%
Apartment	560	-18%	739	7%	2,505	17%	76%	4.47	43%	\$277,285	-7%
Total Residential	3,681	-7%	3,757	4%	12,927	21%	98%	3.51	30%	\$512,556	4%

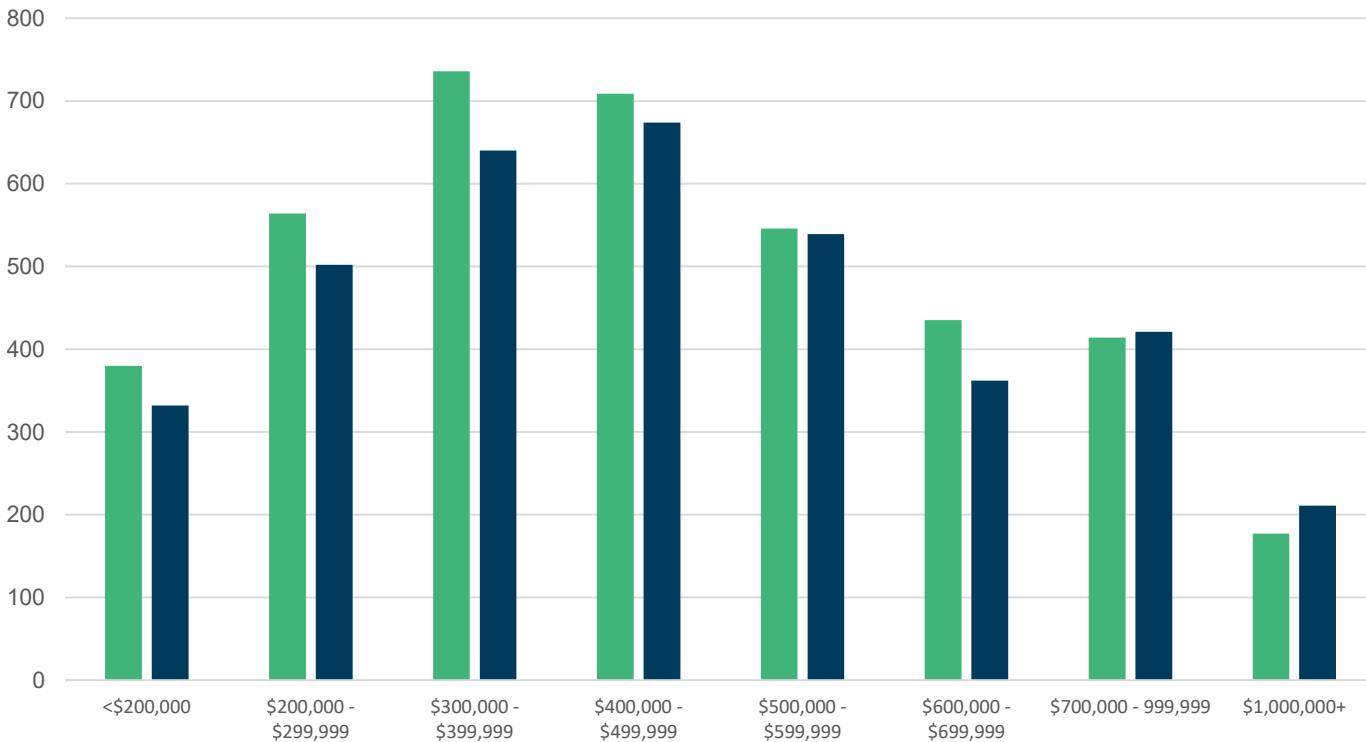
Year-to-Date

December 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	47,029	-4%	67,693	7%	10,441	9%	69%	2.66	14%	\$601,403	3%
Semi	6,978	-5%	9,872	12%	1,305	39%	71%	2.24	47%	\$514,452	2%
Row	10,271	-10%	15,070	10%	2,040	50%	68%	2.38	66%	\$380,736	0%
Apartment	11,652	-19%	19,504	0%	3,304	25%	60%	3.40	54%	\$286,913	-1%
Total Residential	75,930	-7%	112,139	7%	17,090	18%	68%	2.70	27%	\$515,302	4%

Residential Sales by Price Range

December



Source: Pillar 9

December 2025

December 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	1,126	-15%	1,219	-2%	3,859	29%	92%	3.43	51%	\$607,149	0%	\$555,000
Edmonton	919	-13%	1,009	15%	3,059	44%	91%	3.33	66%	\$426,975	2%	\$410,000
Red Deer	72	-13%	67	3%	200	48%	107%	2.78	71%	\$399,822	3%	\$379,500
Lethbridge	75	-6%	75	1%	224	-8%	100%	2.99	-2%	\$469,057	20%	\$424,000
Medicine Hat	52	-7%	42	-19%	99	3%	124%	1.90	11%	\$326,504	3%	\$308,000
Grande Prairie	89	37%	55	2%	113	-21%	162%	1.27	-42%	\$360,775	-1%	\$356,000
Fort McMurray	70	23%	57	-23%	240	-24%	123%	3.43	-38%	\$339,819	0%	\$319,500
Total	3,681	-7%	3,757	4%	12,927	21%	98%	3.51	30%	\$512,556	4%	\$449,900

Year-to-Date December 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	22,751	-16%	40,709	9%	5,741	60%	56%	3.03	90%	\$628,725	4%	\$575,000
Edmonton	18,726	-6%	24,250	6%	3,337	14%	77%	2.14	21%	\$428,627	5%	\$414,000
Red Deer	1,795	-1%	2,359	7%	262	4%	76%	1.75	5%	\$405,149	9%	\$390,000
Lethbridge	1,913	-4%	2,251	-2%	288	-10%	85%	1.80	-7%	\$424,119	10%	\$409,000
Medicine Hat	1,092	-3%	1,353	-1%	127	-20%	81%	1.39	-18%	\$368,601	7%	\$355,750
Grande Prairie	1,492	7%	1,661	2%	178	-24%	90%	1.43	-29%	\$377,559	11%	\$375,639
Fort McMurray	1,224	2%	1,854	-7%	378	-16%	66%	3.71	-18%	\$366,719	2%	\$365,000
Total	75,930	-7%	112,139	7%	17,090	18%	68%	2.70	27%	\$515,302	4%	\$459,900