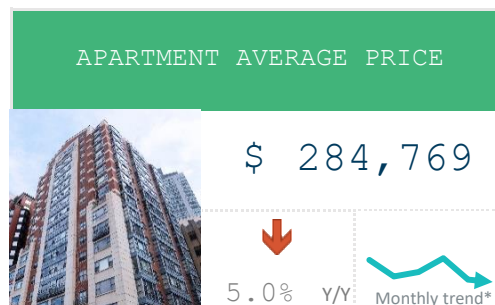
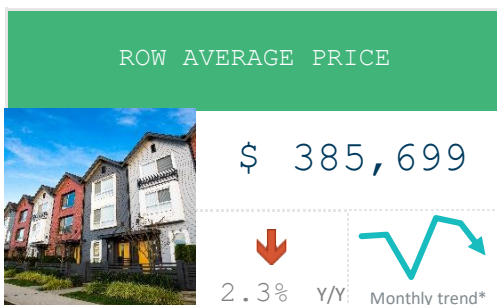
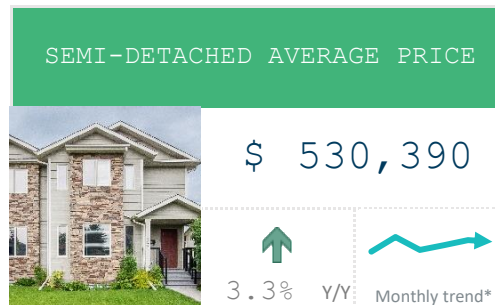
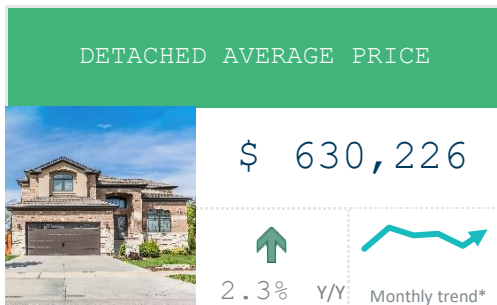
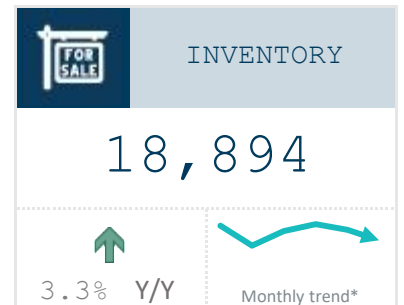
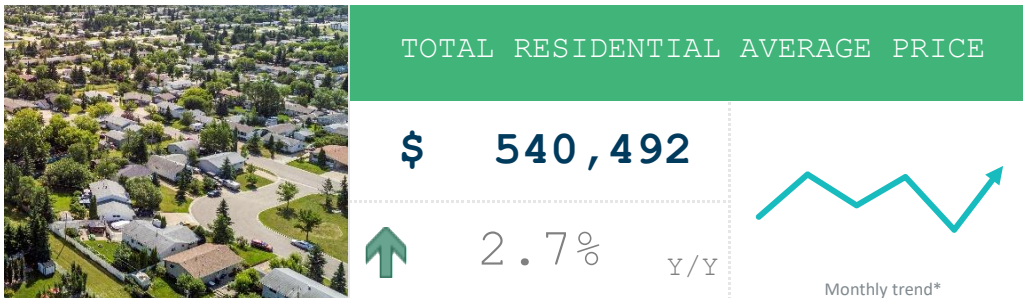


April 2026

Market Trend Summary

April saw a 8.7 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the twelfth consecutive month. New listings decreased by 0.6 percent year-over-year. Inventory increased 3.3 percent year over year. The sales-to-new listings rose to 58 percent.

There were 2.72 months of supply in April, up 13.1 percent year-over-year. Calgary and Edmonton are continuing to see a loosening of supplies, while Grande Prairie has the tightest conditions in the province, having 1.28 months of supply. There were notable increases in months of supply in Red Deer (36%), Medicine Hat (35%) and Lethbridge (35%). All regions experienced year-to-date average price growth, rising the most for Lethbridge (+8%) and Medicine Hat (+5%).



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

April 2026

April 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	4,392	-6%	7,388	0%	11,085	-1%	59%	2.52	5%	\$630,226	2%
Semi	679	-1%	1,106	10%	1,611	21%	61%	2.37	23%	\$530,390	3%
Row	929	-9%	1,623	-1%	2,468	16%	57%	2.66	28%	\$385,699	-2%
Apartment	952	-22%	1,915	-9%	3,730	3%	50%	3.92	31%	\$284,769	-5%
Total Residential	6,952	-9%	12,032	-1%	18,894	3%	58%	2.72	13%	\$540,492	3%

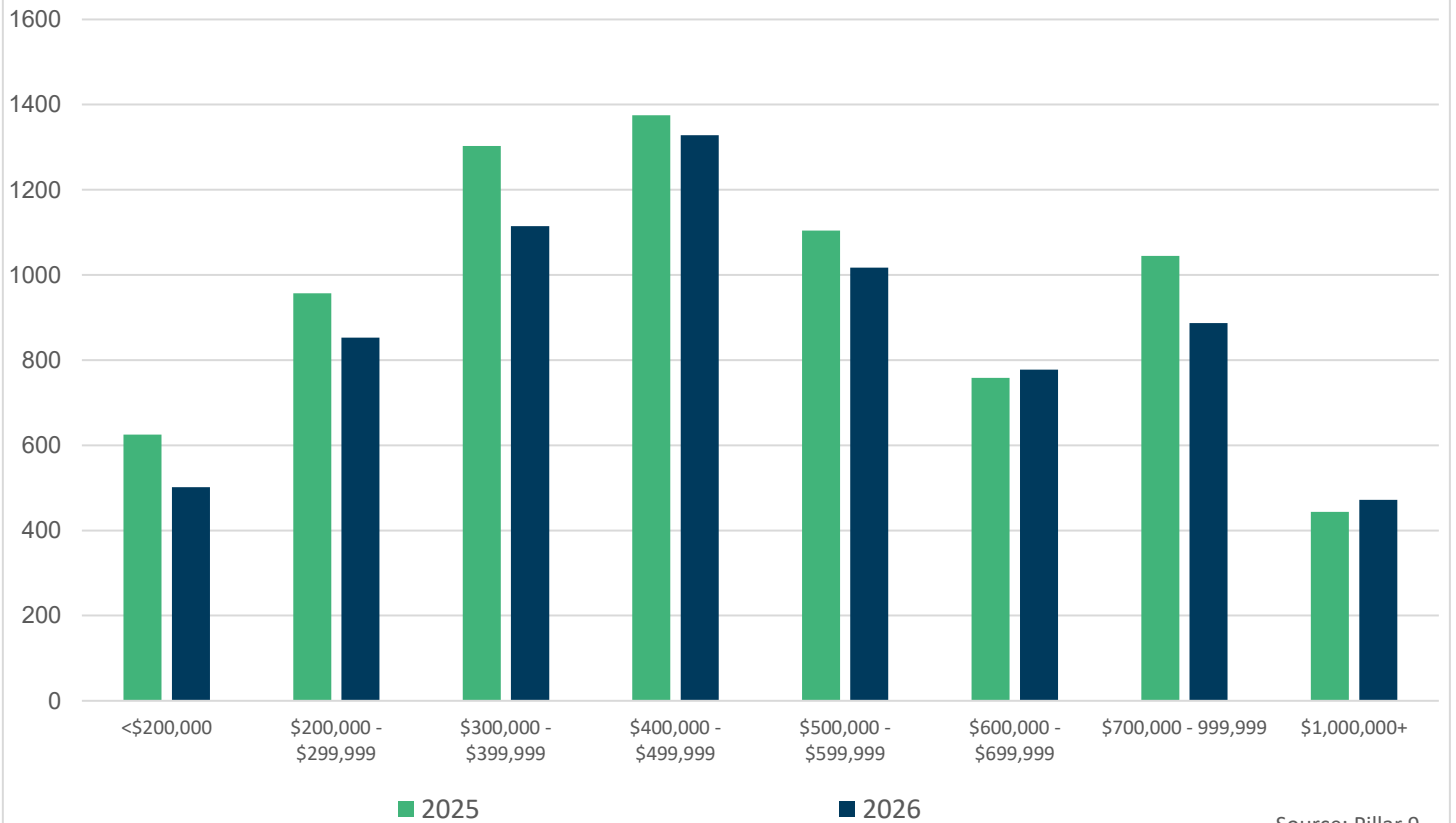
Year-to-Date

April 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	13,117	-9%	23,142	-2%	9,842	6%	57%	3.00	16%	\$619,997	2%
Semi	2,167	-6%	3,716	7%	1,467	31%	58%	2.71	40%	\$526,973	1%
Row	2,905	-16%	5,346	-1%	2,213	29%	54%	3.05	54%	\$383,009	-3%
Apartment	3,167	-22%	6,762	-8%	3,343	8%	47%	4.22	38%	\$289,375	-2%
Total Residential	21,356	-12%	38,966	-2%	16,865	11%	55%	3.16	25%	\$529,292	2%

Residential Sales by Price Range

April



Source: Pillar 9

April 2026

April 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	2,104	-6%	3,829	-5%	5,973	2%	55%	2.84	8%	\$651,895	1%	\$586,000
Edmonton	1,645	-11%	3,066	3%	4,498	14%	54%	2.73	28%	\$453,626	2%	\$425,000
Red Deer	170	-3%	244	9%	328	30%	70%	1.93	35%	\$423,267	8%	\$400,000
Lethbridge	174	-13%	219	0%	334	18%	79%	1.92	36%	\$422,609	4%	\$412,700
Medicine Hat	108	-1%	157	24%	161	34%	69%	1.49	35%	\$386,866	-4%	\$363,250
Grande Prairie	144	1%	181	-2%	185	-11%	80%	1.28	-12%	\$413,218	8%	\$415,500
Fort McMurray	121	-14%	177	-6%	306	-22%	68%	2.53	-10%	\$390,375	4%	\$410,000
Total	6,952	-9%	12,032	-1%	18,894	3%	58%	2.72	13%	\$540,492	3%	\$474,000

Year-to-Date April 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	6,740	-11%	12,789	-7%	5,149	10%	53%	3.06	23%	\$637,485	1%	\$575,000
Edmonton	4,990	-18%	9,950	4%	4,168	28%	50%	3.34	56%	\$437,994	1%	\$416,000
Red Deer	515	-6%	790	4%	273	32%	65%	2.12	41%	\$411,085	2%	\$390,000
Lethbridge	538	-16%	753	0%	303	15%	71%	2.25	37%	\$440,196	8%	\$421,750
Medicine Hat	325	2%	460	13%	128	13%	71%	1.57	11%	\$395,746	5%	\$375,000
Grande Prairie	398	-12%	517	-7%	155	-8%	77%	1.56	4%	\$387,507	3%	\$380,000
Fort McMurray	372	-11%	577	-13%	282	-22%	64%	3.03	-13%	\$367,695	1%	\$380,000
Total	21,356	-12%	38,966	-2%	16,865	11%	55%	3.16	25%	\$529,292	2%	\$470,000