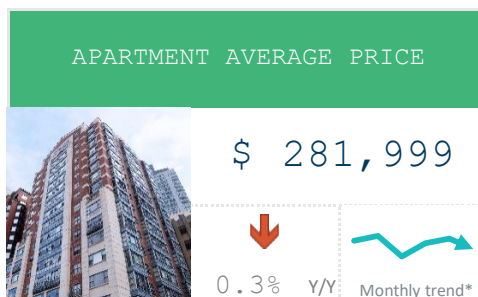
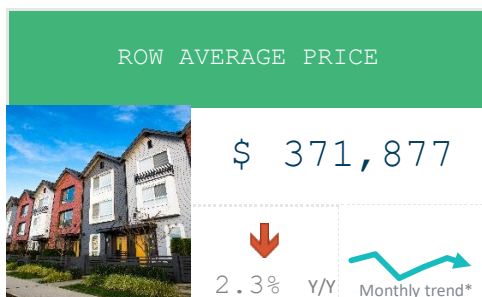
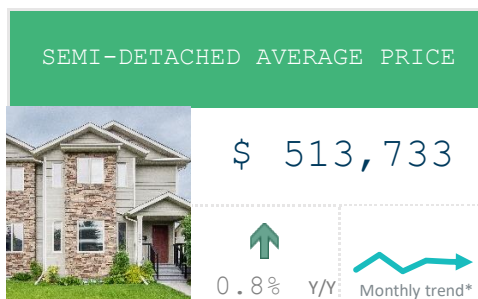
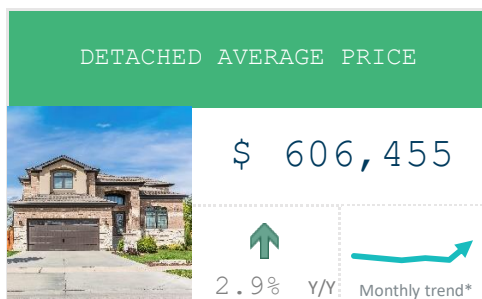
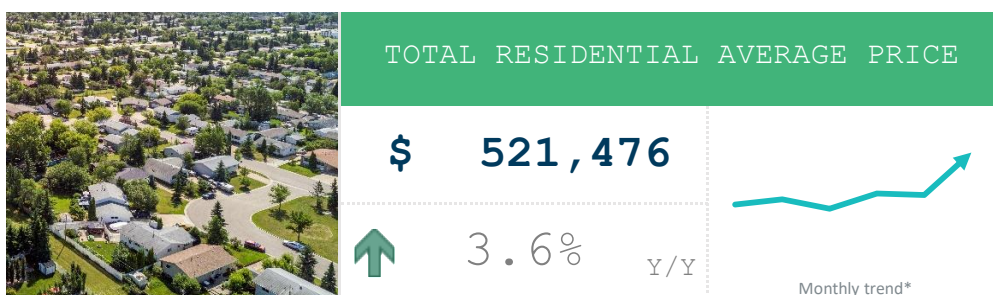
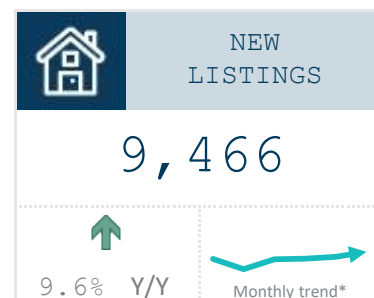
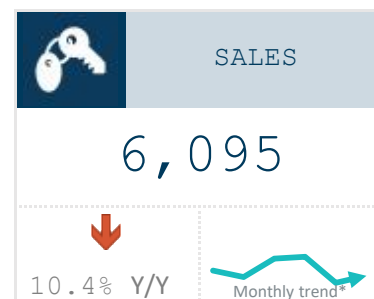


October 2025

Market Trend Summary

October saw a 10.4 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the seventh straight month. New listings increased by 9.6 percent year-over-year. Inventory increased 22.5 percent year over year and is up 18% year to date. The sales-to-new listings rose slightly to 64 percent.

There were 3.21 months of supply in October, up 36.7 percent year-over-year. Calgary, Fort McMurray, 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 1.39 months of supply and Grande Prairie has 1.54 months of supply. All regions experienced year-to-date average price growth, led by Grande Prairie (13%) and Red Deer (10%).



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

October 2025

October 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	3,893	-6%	5,701	11%	11,928	17%	68%	3.06	24%	\$606,455	3%
Semi	547	-11%	969	25%	1,659	56%	56%	3.03	76%	\$513,733	1%
Row	776	-15%	1,262	14%	2,403	43%	61%	3.10	69%	\$371,877	-2%
Apartment	879	-22%	1,534	-4%	3,590	18%	57%	4.08	53%	\$281,999	0%
Total Residential	6,095	-10%	9,466	10%	19,580	22%	64%	3.21	37%	\$521,476	4%

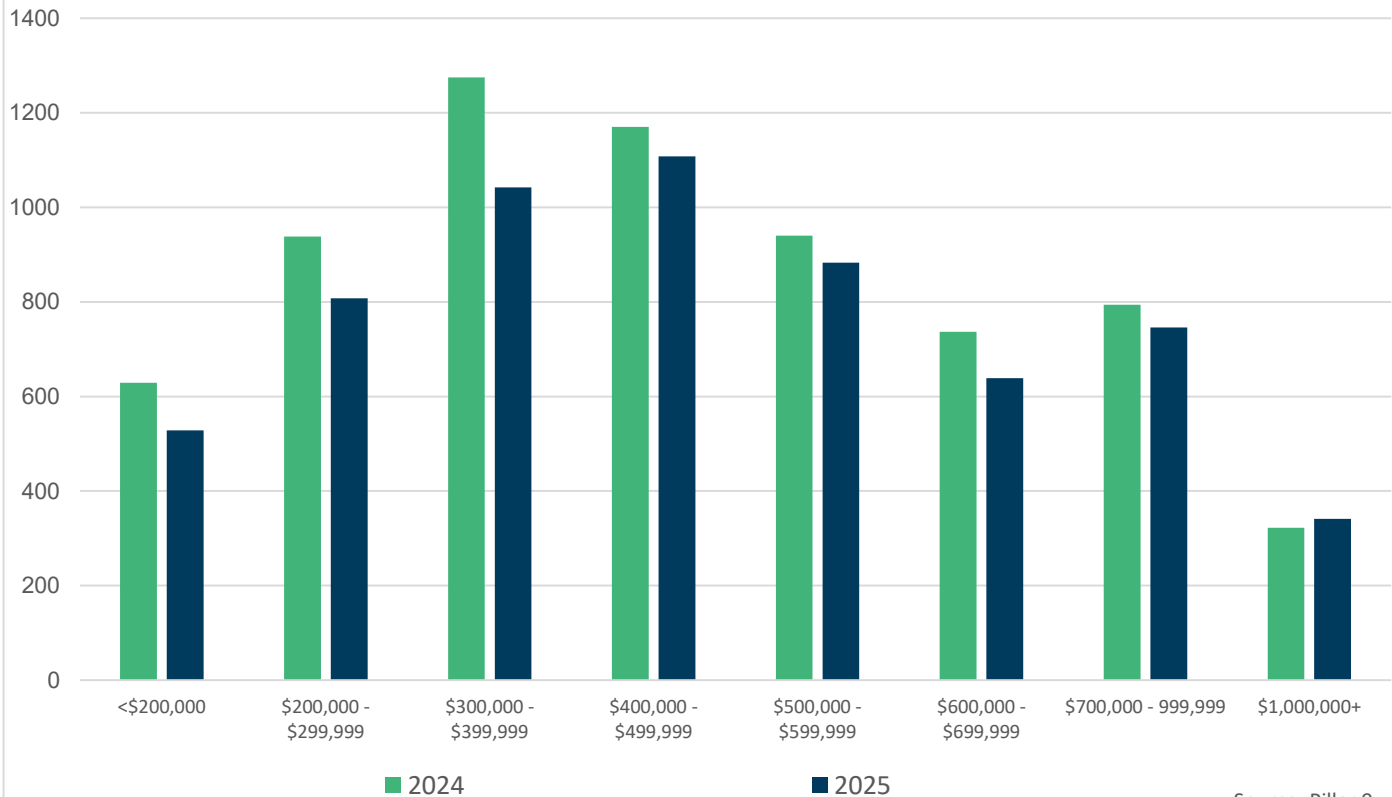
Year-to-Date

October 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	41,633	-4%	62,454	8%	10,835	9%	67%	2.60	13%	\$602,279	3%
Semi	6,164	-5%	9,022	14%	1,323	39%	68%	2.15	47%	\$516,166	3%
Row	9,147	-9%	13,819	13%	2,087	52%	66%	2.28	67%	\$381,939	0%
Apartment	10,416	-18%	17,858	1%	3,422	28%	58%	3.29	57%	\$286,571	-1%
Total Residential	67,360	-7%	103,153	8%	17,666	18%	65%	2.62	27%	\$515,660	4%

Residential Sales by Price Range

October



Source: Pillar 9

October 2025

October 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	1,885	-13%	3,233	-1%	6,472	30%	58%	3.43	50%	\$642,840	4%	\$577,000
Edmonton	1,447	-17%	2,432	31%	4,470	47%	59%	3.09	76%	\$427,375	2%	\$411,750
Red Deer	164	22%	197	30%	310	38%	83%	1.89	13%	\$434,623	20%	\$407,000
Lethbridge	129	-17%	153	-19%	310	-9%	84%	2.40	9%	\$418,165	3%	\$395,000
Medicine Hat	96	3%	114	4%	133	-16%	84%	1.39	-18%	\$395,195	12%	\$375,000
Grande Prairie	114	-8%	125	-3%	176	-6%	91%	1.54	2%	\$361,471	6%	\$348,750
Fort McMurray	98	-1%	130	-17%	366	-20%	75%	3.73	-19%	\$346,973	-8%	\$319,000
Total	6,095	-10%	9,466	10%	19,580	22%	64%	3.21	37%	\$521,476	4%	\$460,000

Year-to-Date October 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	20,082	-16%	37,243	10%	5,949	67%	54%	2.96	98%	\$630,903	4%	\$579,700
Edmonton	16,644	-5%	22,555	9%	3,433	13%	74%	2.06	19%	\$429,165	5%	\$415,000
Red Deer	1,596	-2%	2,157	6%	268	0%	74%	1.68	1%	\$406,807	10%	\$390,500
Lethbridge	1,706	-3%	2,044	-1%	296	-10%	83%	1.73	-7%	\$421,005	9%	\$405,000
Medicine Hat	969	0%	1,221	-1%	129	-24%	79%	1.33	-24%	\$372,213	7%	\$363,000
Grande Prairie	1,304	6%	1,505	2%	186	-25%	87%	1.43	-29%	\$379,554	13%	\$379,950
Fort McMurray	1,067	4%	1,692	-6%	400	-15%	63%	3.75	-19%	\$365,476	2%	\$362,500
Total	67,360	-7%	103,153	8%	17,666	18%	65%	2.62	27%	\$515,660	4%	\$460,000