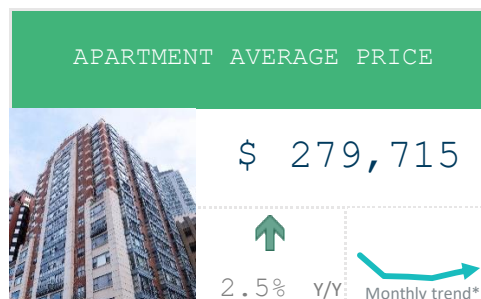
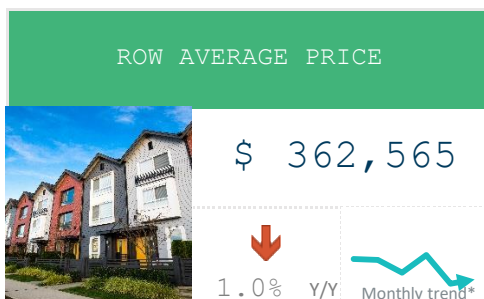
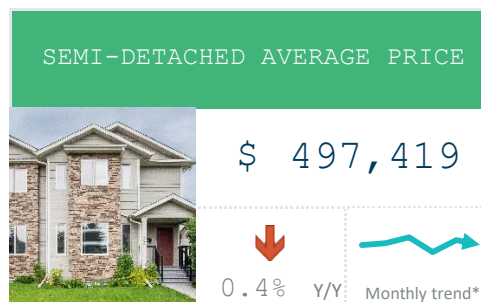
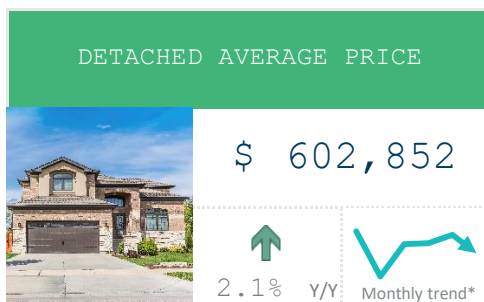
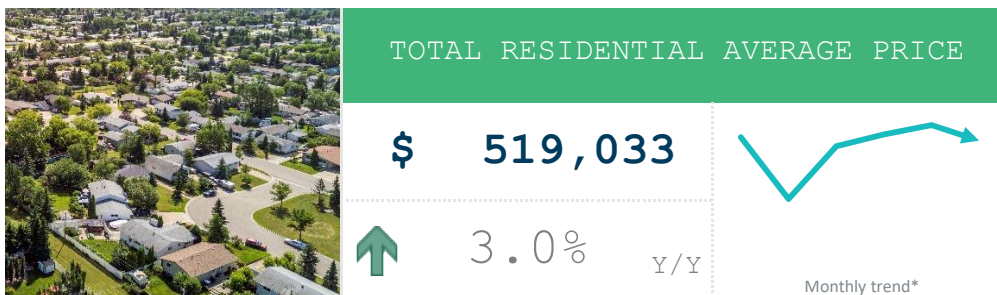
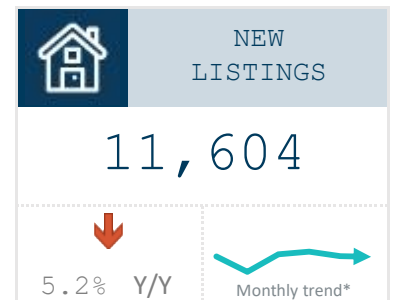


July 2026

Market Trend Summary

July saw a 9.6 percent year-over-year drop in sales with the biggest drops seen in row housing (-19%). New listings decreased by 5.2% percent year-over-year. Inventory increased 1.6 percent year over year. The sales-to-new listings fell slightly to 60 percent.

There were 3.21 months of supply in July, up 12.4 percent year-over-year. Calgary (3.48 months) and Edmonton (3.28 months) are continuing to have looser supply conditions, while Grande Prairie (1.64 months) and Medicine Hat (1.62 months) have the tightest conditions in the province. There were notable increases in months of supply in Red Deer (44%) and Lethbridge (61%), but a significant drop in Fort McMurray (-40%). All regions experienced year-to-date average price growth, rising the most for Lethbridge (+8%) and Medicine Hat (+6%).



July 2026

July 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	4,472	-7%	7,334	-2%	13,560	1%	61%	3.03	8%	\$602,852	2%
Semi	673	-2%	1,082	3%	1,857	15%	62%	2.76	18%	\$497,419	0%
Row	816	-19%	1,488	-12%	2,834	6%	55%	3.47	31%	\$362,565	-1%
Apartment	972	-17%	1,700	-16%	4,008	-3%	57%	4.12	17%	\$279,715	3%
Total Residential	6,933	-10%	11,604	-5%	22,259	2%	60%	3.21	12%	\$519,033	3%

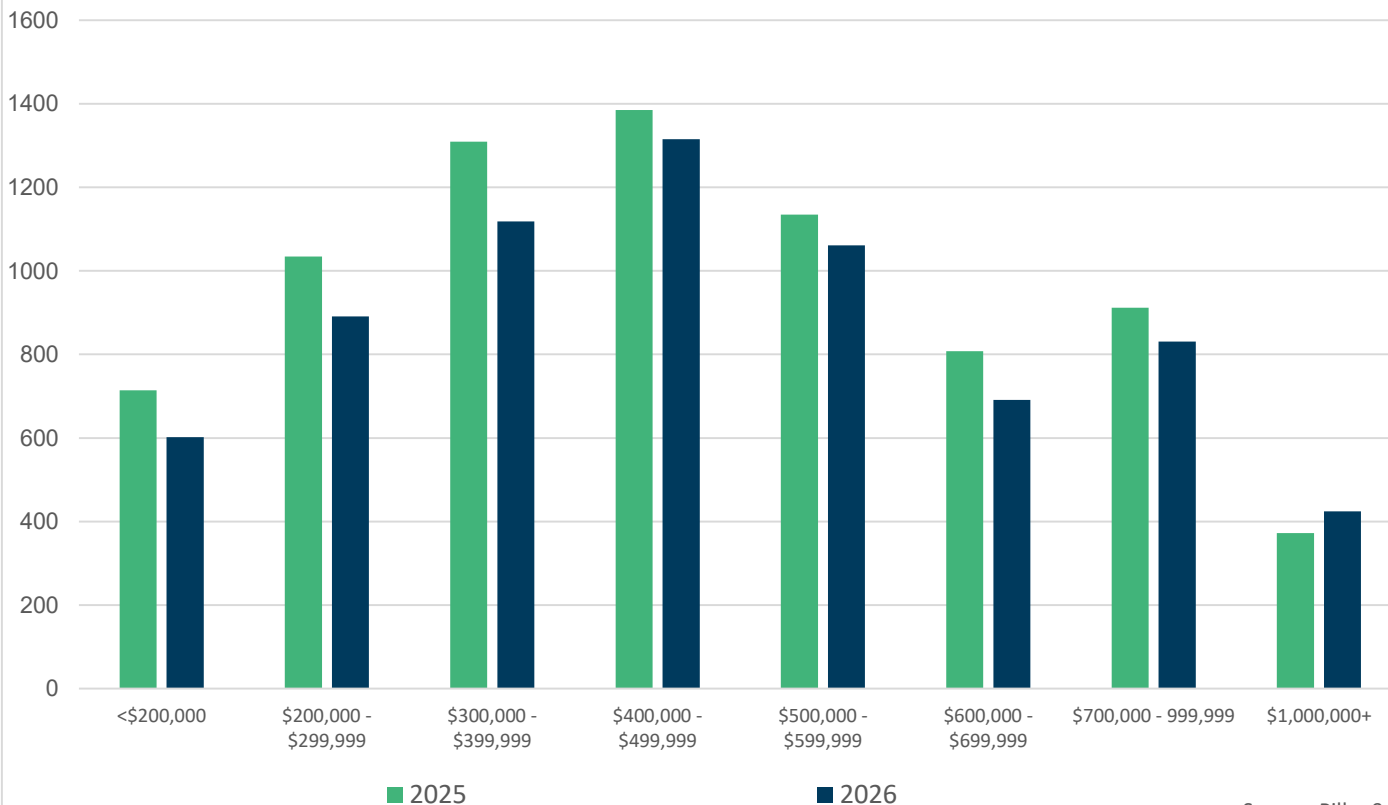
Year-to-Date

July 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	27,279	-7%	46,788	-1%	11,491	5%	58%	2.95	13%	\$622,490	2%
Semi	4,289	-4%	7,185	6%	1,671	28%	60%	2.73	33%	\$520,370	0%
Row	5,577	-16%	10,133	-4%	2,509	22%	55%	3.15	46%	\$379,243	-2%
Apartment	6,062	-21%	12,450	-10%	3,715	4%	49%	4.29	32%	\$285,637	-1%
Total Residential	43,207	-10%	76,556	-3%	19,387	9%	56%	3.14	21%	\$533,695	3%

Residential Sales by Price Range

July



Source: Pillar 9

July 2026

July 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	1,904	-9%	3,323	-15%	6,626	-4%	57%	3.48	5%	\$629,855	2%	\$570,050
Edmonton	1,688	-13%	3,173	-4%	5,535	6%	53%	3.28	21%	\$444,950	3%	\$417,750
Red Deer	178	-16%	272	-1%	380	20%	65%	2.13	44%	\$423,838	4%	\$416,500
Lethbridge	161	-20%	250	5%	402	28%	64%	2.50	61%	\$465,724	8%	\$439,000
Medicine Hat	109	-8%	147	4%	177	24%	74%	1.62	34%	\$393,928	7%	\$370,000
Grande Prairie	143	3%	158	-4%	234	15%	91%	1.64	11%	\$404,939	7%	\$415,000
Fort McMurray	144	33%	160	0%	343	-21%	90%	2.38	-40%	\$356,489	0%	\$335,000
Total	6,933	-10%	11,604	-5%	22,259	2%	60%	3.21	12%	\$519,033	3%	\$462,000

Year-to-Date July 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	12,993	-10%	24,234	-9%	5,826	3%	54%	3.14	15%	\$646,348	2%	\$580,000
Edmonton	10,101	-16%	19,965	2%	4,938	24%	51%	3.42	47%	\$445,508	3%	\$420,000
Red Deer	1,045	-7%	1,534	2%	312	27%	68%	2.09	36%	\$416,364	3%	\$395,000
Lethbridge	1,099	-11%	1,488	3%	330	17%	74%	2.10	31%	\$451,075	8%	\$429,000
Medicine Hat	667	0%	911	10%	147	20%	73%	1.55	19%	\$395,458	6%	\$370,965
Grande Prairie	853	-7%	1,070	0%	187	0%	80%	1.53	8%	\$397,311	5%	\$397,500
Fort McMurray	796	6%	1,157	-6%	314	-22%	69%	2.76	-26%	\$379,668	3%	\$385,750
Total	43,207	-10%	76,556	-3%	19,387	9%	56%	3.14	21%	\$533,695	3%	\$471,000