Province of Alberta Monthly Statistics

October 2026

Market Trend Summary

October saw an 13.3 percent year-over-year drop in sales with the biggest drops seen in row housing (-18%) and apartments (-25%). New listings decreased by 5.3 percent year-over-year. Inventory increased 2.2 percent year over year. The sales-to-new listings increased slightly to 58 percent.

There were 3.96 months of supply in October, up 18.2 percent year-over-year. Calgary (3.89 months) and Edmonton (4.62 months) are continuing to have looser supply conditions, while Fort McMurray (1.84 months) and Medicine Hat (1.71 months) have the tightest conditions in the province. There were notable increases in months of supply in Red Deer (53%) and Grande Prairie (65%), but a significant drop in Fort McMurray (-51%). All regions experienced year-to-date price growth, rising the most for Lethbridge (+6%) and Medicine Hat (+7%).

SALES

5,234

13.3% Y/Y

Monthly trend*

NEW LISTINGS

9,033

5.3% Y/Y

Monthly trend*

INVENTORY

20,701

2.4% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.96

18.2% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 526,682

0.7% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE



$ 605,233

0.7% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



$ 504,119

1.9% Y/Y

Monthly trend*

ROW AVERAGE PRICE



$ 371,395

0.3% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 289,395

2.5% Y/Y

Monthly trend*

*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

Data source: Pillar 9

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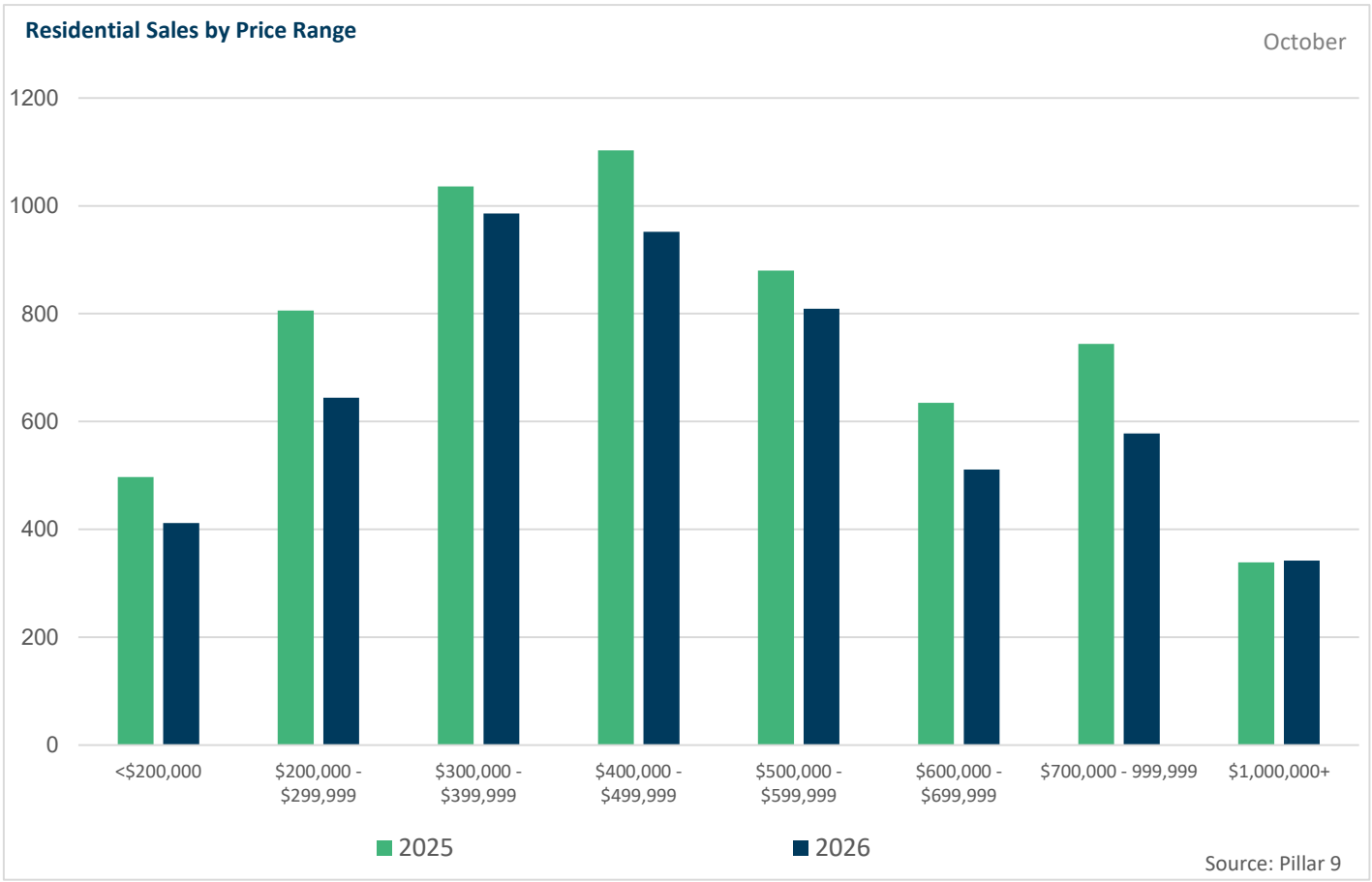
October 2026

October 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	3,394	-12%	5,631	-2%	12,650	3%	60%	3.73	17%	$605,233	-1%
Semi	550	1%	876	-11%	1,793	3%	63%	3.26	2%	$504,119	-2%
Row	633	-18%	1,170	-9%	2,666	6%	54%	4.21	30%	$371,395	0%
Apartment	657	-25%	1,356	-12%	3,592	-3%	48%	5.47	30%	$289,395	3%
Total Residential	5,234	-13%	9,033	-5%	20,701	2%	58%	3.96	18%	$526,682	1%

Year-to-Date October 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	38,240	-7%	65,622	-1%	12,165	5%	58%	3.18	13%	$618,350	2%
Semi	5,921	-4%	9,983	4%	1,739	23%	59%	2.94	27%	$517,861	0%
Row	7,640	-16%	14,040	-4%	2,609	18%	54%	3.41	41%	$377,037	-1%
Apartment	8,278	-21%	16,863	-11%	3,753	3%	49%	4.53	29%	$284,638	-1%
Total Residential	60,079	-10%	106,508	-3%	20,266	8%	56%	3.37	20%	$531,779	3%



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October 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	1,589	-15%	2,928	-9%	6,176	-5%	54%	3.89	13%	$640,917	0%	$562,500
Edmonton	1,153	-19%	2,414	-4%	5,329	9%	48%	4.62	35%	$426,171	-1%	$410,000
Red Deer	133	-19%	215	9%	384	24%	62%	2.89	53%	$428,718	-1%	$400,000
Lethbridge	122	-5%	173	13%	411	33%	71%	3.37	40%	$443,055	6%	$431,000
Medicine Hat	97	1%	92	-19%	166	25%	105%	1.71	24%	$429,533	9%	$388,500
Grande Prairie	91	-19%	106	-15%	235	33%	86%	2.58	65%	$388,467	8%	$368,000
Fort McMurray	132	35%	110	-15%	243	-34%	120%	1.84	-51%	$352,934	2%	$333,750
Total	5,234	-13%	9,033	-5%	20,701	2%	58%	3.96	18%	$526,682	1%	$452,500

Year-to-Date October 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	17,875	-11%	33,657	-10%	5,998	1%	53%	3.36	13%	$645,170	2%	$577,000
Edmonton	13,962	-16%	27,984	1%	5,239	21%	50%	3.75	43%	$442,167	3%	$419,900
Red Deer	1,469	-8%	2,199	2%	332	24%	67%	2.26	34%	$420,867	3%	$397,000
Lethbridge	1,549	-9%	2,083	2%	354	20%	74%	2.28	32%	$447,632	6%	$425,000
Medicine Hat	943	-3%	1,298	6%	161	25%	73%	1.70	28%	$398,005	7%	$370,000
Grande Prairie	1,175	-10%	1,475	-2%	202	8%	80%	1.72	20%	$395,672	4%	$395,000
Fort McMurray	1,145	7%	1,552	-8%	307	-23%	74%	2.68	-28%	$375,953	3%	$374,850
Total	60,079	-10%	106,508	-3%	20,266	8%	56%	3.37	20%	$531,779	3%	$469,000