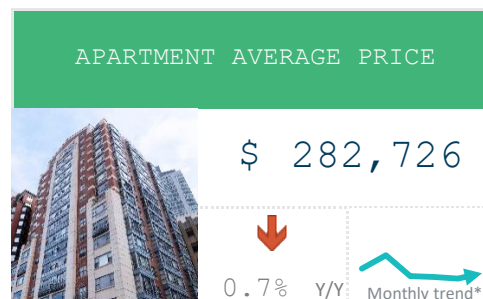
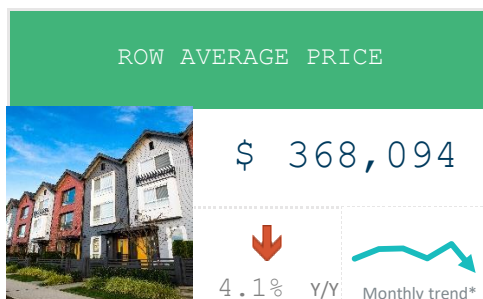
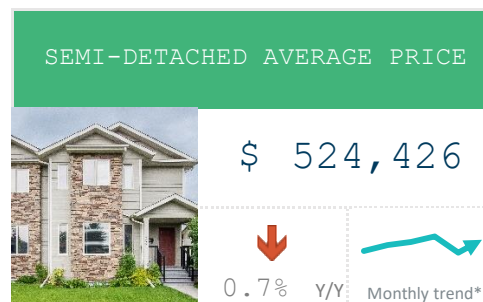
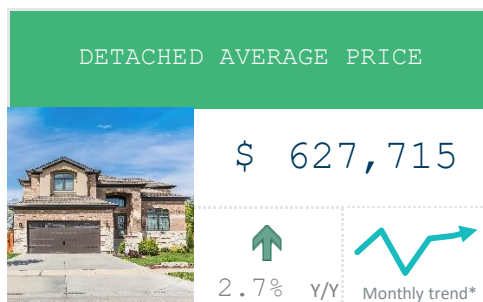
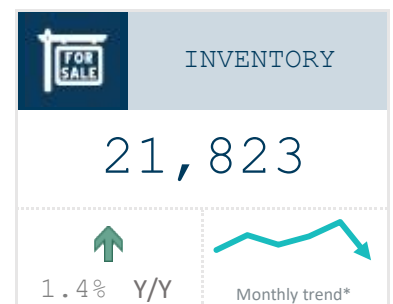
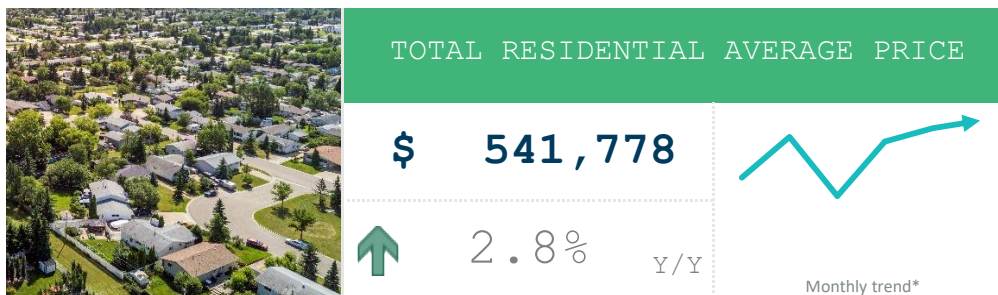
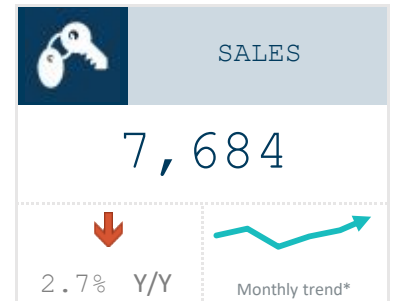


June 2026

Market Trend Summary

June saw a 2.7 percent year-over-year drop in sales with the biggest drops seen in row housing. New listings decreased by 0.2% percent year-over-year. Inventory increased 1.4 percent year over year. The sales-to-new listings increased to 62 percent.

There were 2.84 months of supply in June, up 4.2 percent year-over-year. Calgary and Edmonton are continuing to have looser supply conditions, while Grande Prairie (1.52 months) and Medicine Hat (1.48 months) have the tightest conditions in the province. There were notable increases in months of supply in Grande Prairie (14%), Lethbridge (24%), and Edmonton (16%), but a significant drop in Fort McMurray (-35%). All regions experienced year-to-date average price growth, rising the most for Lethbridge (+8%) and Medicine Hat (+6%).



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

June 2026

June 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	5,016	0%	7,766	0%	13,108	-1%	65%	2.61	-1%	\$627,715	3%
Semi	743	7%	1,168	6%	1,836	16%	64%	2.47	8%	\$524,426	-1%
Row	943	-5%	1,592	-1%	2,747	10%	59%	2.91	16%	\$368,094	-4%
Apartment	982	-16%	1,913	-6%	4,132	-1%	51%	4.21	18%	\$282,726	-1%
Total Residential	7,684	-3%	12,439	0%	21,823	1%	62%	2.84	4%	\$541,778	3%

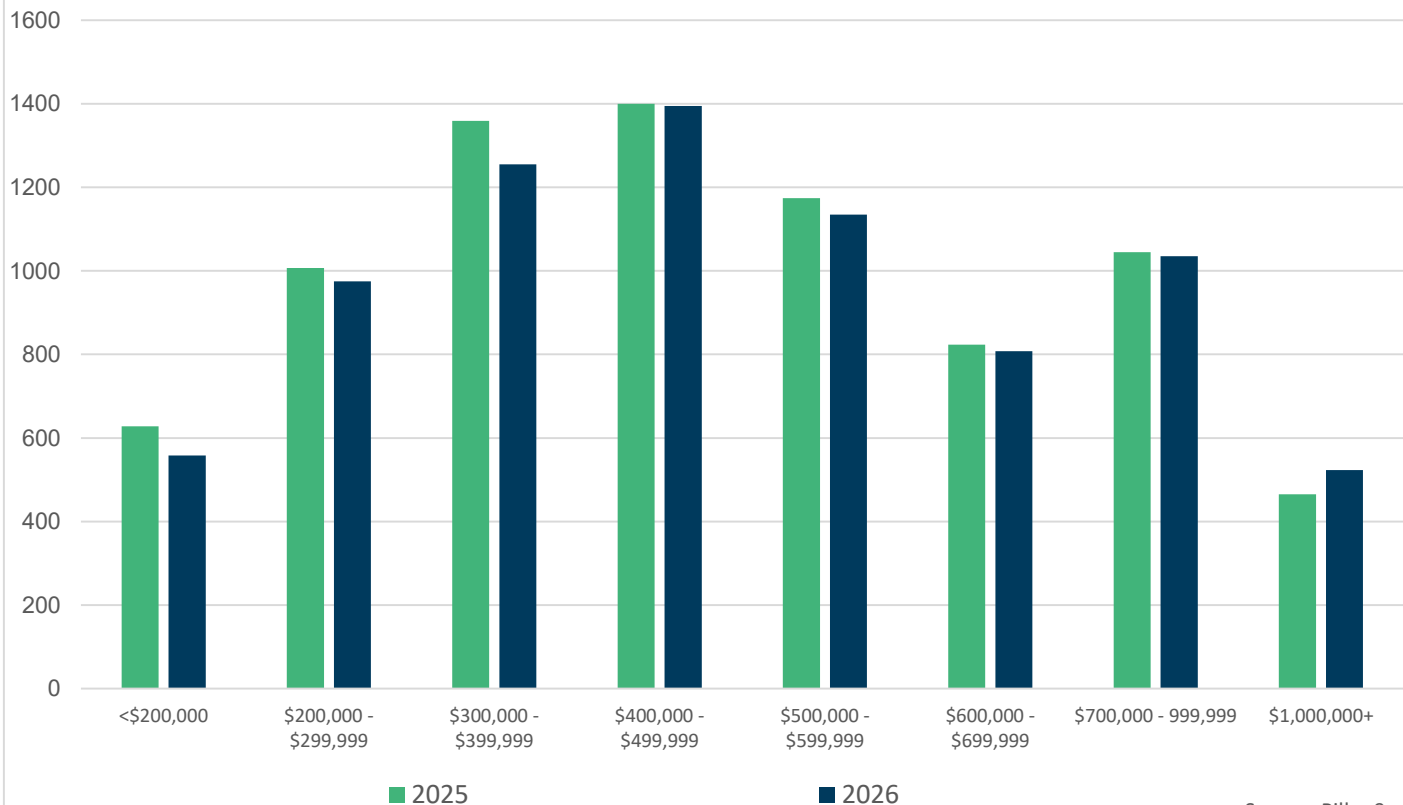
Year-to-Date

June 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	22,819	-7%	39,457	-1%	11,028	5%	58%	2.90	13%	\$626,404	2%
Semi	3,617	-4%	6,104	7%	1,622	29%	59%	2.69	35%	\$524,605	0%
Row	4,764	-16%	8,644	-2%	2,430	24%	55%	3.06	48%	\$381,846	-2%
Apartment	5,093	-21%	10,749	-9%	3,641	5%	47%	4.29	34%	\$286,665	-2%
Total Residential	36,293	-10%	64,954	-2%	18,721	9%	56%	3.09	21%	\$536,481	3%

Residential Sales by Price Range

June



Source: Pillar 9

June 2026

June 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	2,197	-4%	3,899	-8%	6,798	-2%	56%	3.09	2%	\$669,519	4%	\$592,500
Edmonton	1,827	-7%	3,254	3%	5,352	8%	56%	2.93	16%	\$451,938	4%	\$426,000
Red Deer	192	12%	219	-6%	339	15%	88%	1.77	3%	\$434,096	8%	\$399,500
Lethbridge	195	2%	238	10%	354	16%	82%	1.82	14%	\$469,290	7%	\$436,000
Medicine Hat	118	19%	152	13%	175	25%	78%	1.48	5%	\$391,782	11%	\$378,750
Grande Prairie	159	-5%	200	23%	242	18%	80%	1.52	24%	\$398,530	2%	\$398,500
Fort McMurray	145	22%	198	11%	368	-21%	73%	2.54	-35%	\$384,482	4%	\$405,000
Total	7,684	-3%	12,439	0%	21,823	1%	62%	2.84	4%	\$541,778	3%	\$475,000

Year-to-Date June 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	11,092	-11%	20,912	-8%	5,692	5%	53%	3.08	17%	\$649,289	2%	\$580,000
Edmonton	8,424	-16%	16,792	3%	4,722	25%	50%	3.36	49%	\$445,712	3%	\$422,000
Red Deer	867	-4%	1,263	3%	301	29%	69%	2.08	35%	\$414,830	3%	\$391,500
Lethbridge	938	-9%	1,238	2%	318	15%	76%	2.04	26%	\$448,561	8%	\$428,000
Medicine Hat	558	2%	764	11%	142	19%	73%	1.53	16%	\$395,757	6%	\$372,983
Grande Prairie	710	-9%	912	0%	179	-2%	78%	1.51	7%	\$395,775	4%	\$390,000
Fort McMurray	652	1%	997	-7%	309	-22%	65%	2.84	-23%	\$384,787	4%	\$396,306
Total	36,293	-10%	64,954	-2%	18,721	9%	56%	3.09	21%	\$536,481	3%	\$473,000