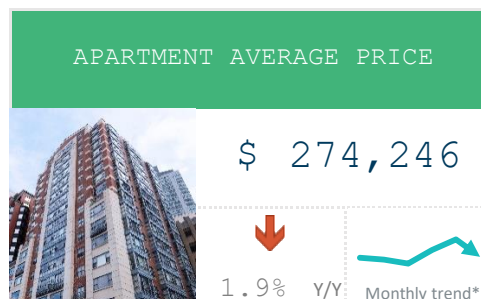
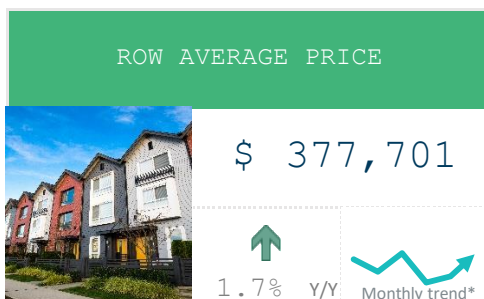
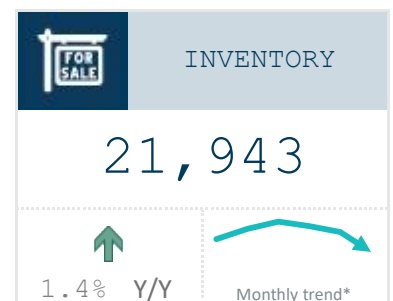
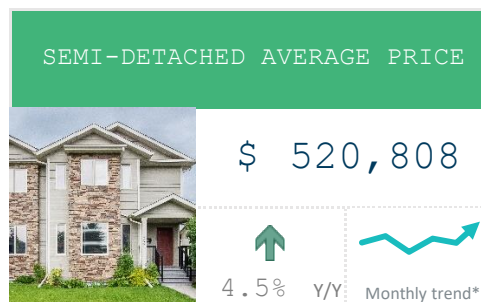
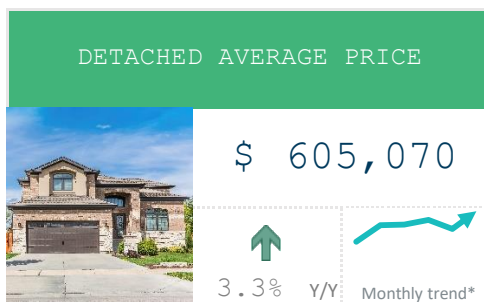
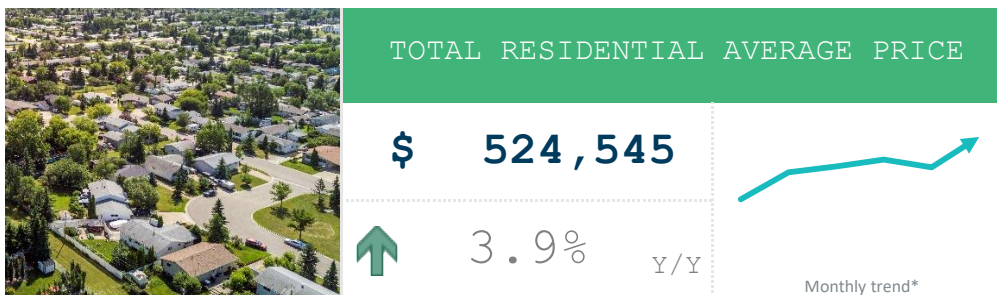
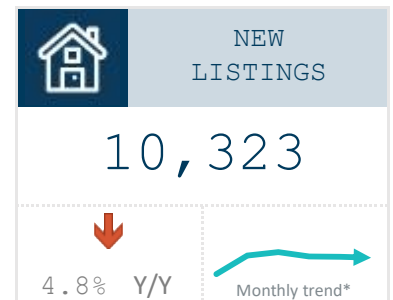
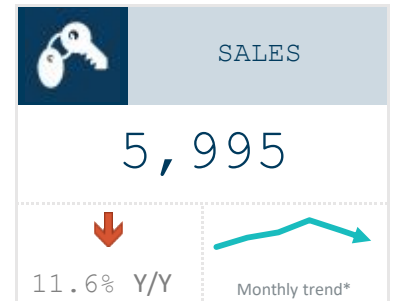


August 2026

Market Trend Summary

August saw an 11.6 percent year-over-year drop in sales with the biggest drops seen in apartments (-21%). New listings decreased by 4.8% percent year-over-year. Inventory increased 1.4 percent year over year. The sales-to-new listings fell slightly to 58 percent.

There were 3.66 months of supply in August, up 14.6 percent year-over-year. Calgary (3.92 months) and Edmonton (3.86 months) are continuing to have looser supply conditions, while Grande Prairie (1.92 months) and Medicine Hat (1.95 months) have the tightest conditions in the province. There were notable increases in months of supply in Medicine Hat (52%) and Lethbridge (59%), but a significant drop in Fort McMurray (-31%). All regions experienced year-to-date average price growth, rising the most for Lethbridge (+7%) and Medicine Hat (+5%).



August 2026

August 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	3,870	-10%	6,533	-3%	13,540	1%	59%	3.50	11%	\$605,070	3%
Semi	574	-6%	909	-4%	1,765	8%	63%	3.07	15%	\$520,808	4%
Row	761	-14%	1,326	-3%	2,771	7%	57%	3.64	25%	\$377,701	2%
Apartment	790	-21%	1,555	-13%	3,867	-2%	51%	4.89	24%	\$274,246	-2%
Total Residential	5,995	-12%	10,323	-5%	21,943	1%	58%	3.66	15%	\$524,545	4%

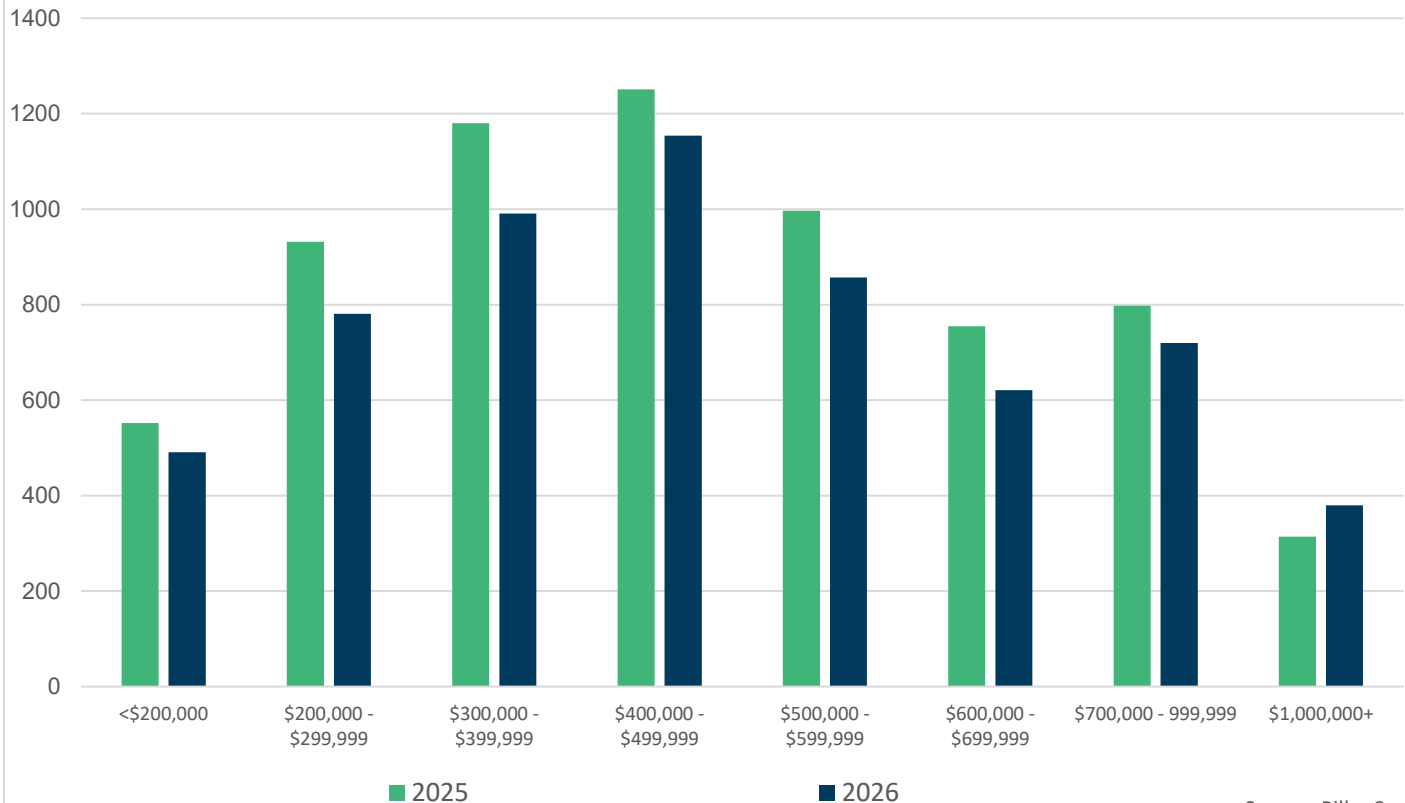
Year-to-Date

August 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	31,140	-7%	53,319	-2%	11,815	5%	58%	3.04	13%	\$620,312	2%
Semi	4,861	-4%	8,095	5%	1,696	26%	60%	2.79	31%	\$520,464	1%
Row	6,337	-16%	11,463	-4%	2,556	21%	55%	3.23	44%	\$379,075	-1%
Apartment	6,844	-21%	14,006	-10%	3,753	4%	49%	4.39	32%	\$284,403	-1%
Total Residential	49,182	-10%	86,883	-3%	19,818	8%	57%	3.22	21%	\$532,617	3%

Residential Sales by Price Range

August



August 2026

August 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	1,660	-16%	3,141	-10%	6,509	-2%	53%	3.92	17%	\$638,440	4%	\$565,000
Edmonton	1,427	-13%	2,774	-1%	5,509	5%	51%	3.86	21%	\$436,475	2%	\$415,000
Red Deer	154	-9%	222	-6%	368	16%	69%	2.39	27%	\$431,692	5%	\$402,500
Lethbridge	176	-7%	220	-8%	402	20%	80%	2.28	29%	\$447,541	3%	\$405,000
Medicine Hat	98	-13%	146	4%	191	32%	67%	1.95	52%	\$378,372	1%	\$359,950
Grande Prairie	119	-24%	140	-14%	228	21%	85%	1.92	59%	\$402,523	6%	\$398,000
Fort McMurray	116	8%	139	-15%	315	-25%	83%	2.72	-31%	\$399,590	6%	\$382,500
Total	5,995	-12%	10,323	-5%	21,943	1%	58%	3.66	15%	\$524,545	4%	\$460,500

Year-to-Date August 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	14,649	-11%	27,375	-9%	5,912	3%	54%	3.23	15%	\$645,503	2%	\$580,000
Edmonton	11,519	-16%	22,739	1%	5,079	23%	51%	3.53	45%	\$444,400	3%	\$420,000
Red Deer	1,199	-7%	1,756	1%	319	25%	68%	2.13	35%	\$418,333	4%	\$395,000
Lethbridge	1,274	-10%	1,708	1%	340	17%	75%	2.13	31%	\$450,830	7%	\$427,000
Medicine Hat	765	-2%	1,057	9%	153	21%	72%	1.60	23%	\$393,269	5%	\$370,000
Grande Prairie	972	-10%	1,210	-2%	192	3%	80%	1.58	14%	\$397,949	5%	\$397,750
Fort McMurray	912	6%	1,296	-7%	314	-22%	70%	2.75	-27%	\$382,202	3%	\$385,500
Total	49,182	-10%	86,883	-3%	19,818	8%	57%	3.22	21%	\$532,617	3%	\$470,000