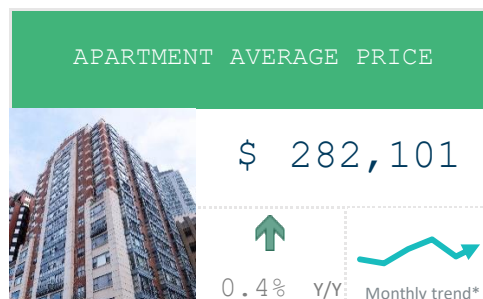
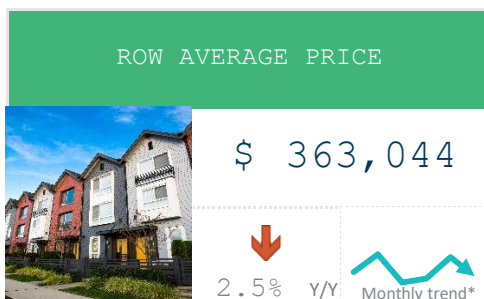
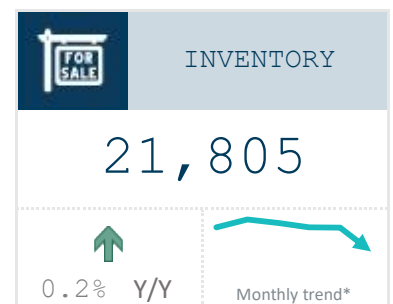
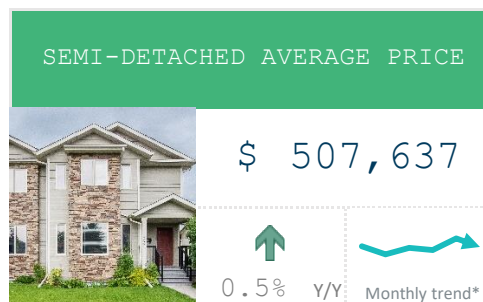
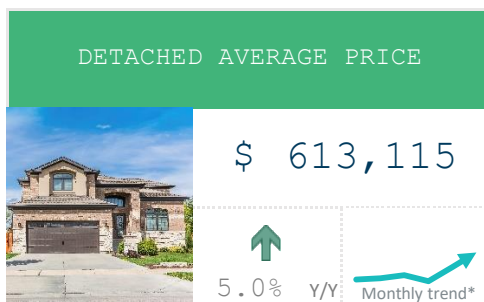
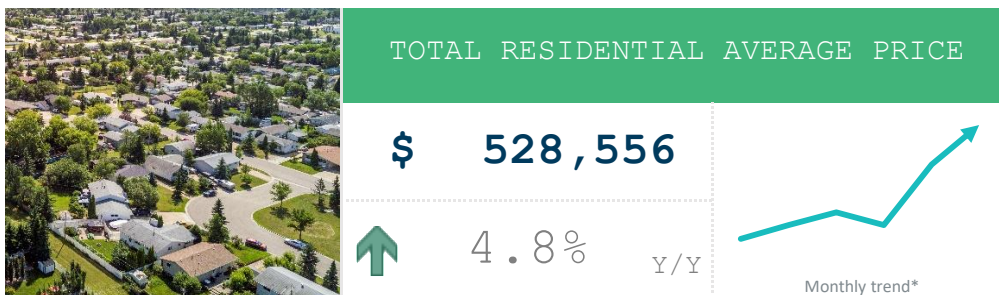
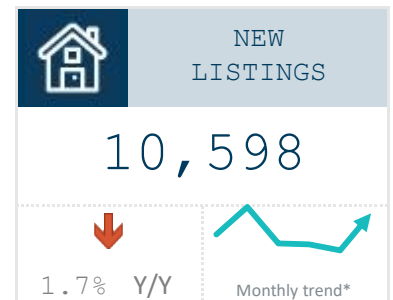


September 2026

Market Trend Summary

September saw an 5.6 percent year-over-year drop in sales with the biggest drops seen in row housing (-17%). New listings decreased by 1.7% percent year-over-year. Inventory increased 0.2 percent year over year. The sales-to-new listings fell slightly to 54 percent.

There were 3.83 months of supply in September, up 6 percent year-over-year. Calgary (3.93 months) and Edmonton (4.2 months) are continuing to have looser supply conditions, while Grande Prairie (2.22 months) and Medicine Hat (2.68 months) have the tightest conditions in the province. There were notable increases in months of supply in Medicine Hat (71%) and Grande Prairie (29%), but a significant drop in Fort McMurray (-17%). All regions experienced year-to-date price growth, rising the most for Lethbridge (+6%) and Medicine Hat (+7%).



September 2026

September 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	3,730	-2%	6,675	0%	13,465	0%	56%	3.61	2%	\$613,115	5%
Semi	512	-6%	1,017	11%	1,851	10%	50%	3.62	17%	\$507,637	0%
Row	672	-17%	1,405	-3%	2,778	6%	48%	4.13	27%	\$363,044	-2%
Apartment	785	-10%	1,501	-15%	3,711	-6%	52%	4.73	5%	\$282,101	0%
Total Residential	5,699	-6%	10,598	-2%	21,805	0%	54%	3.83	6%	\$528,556	5%

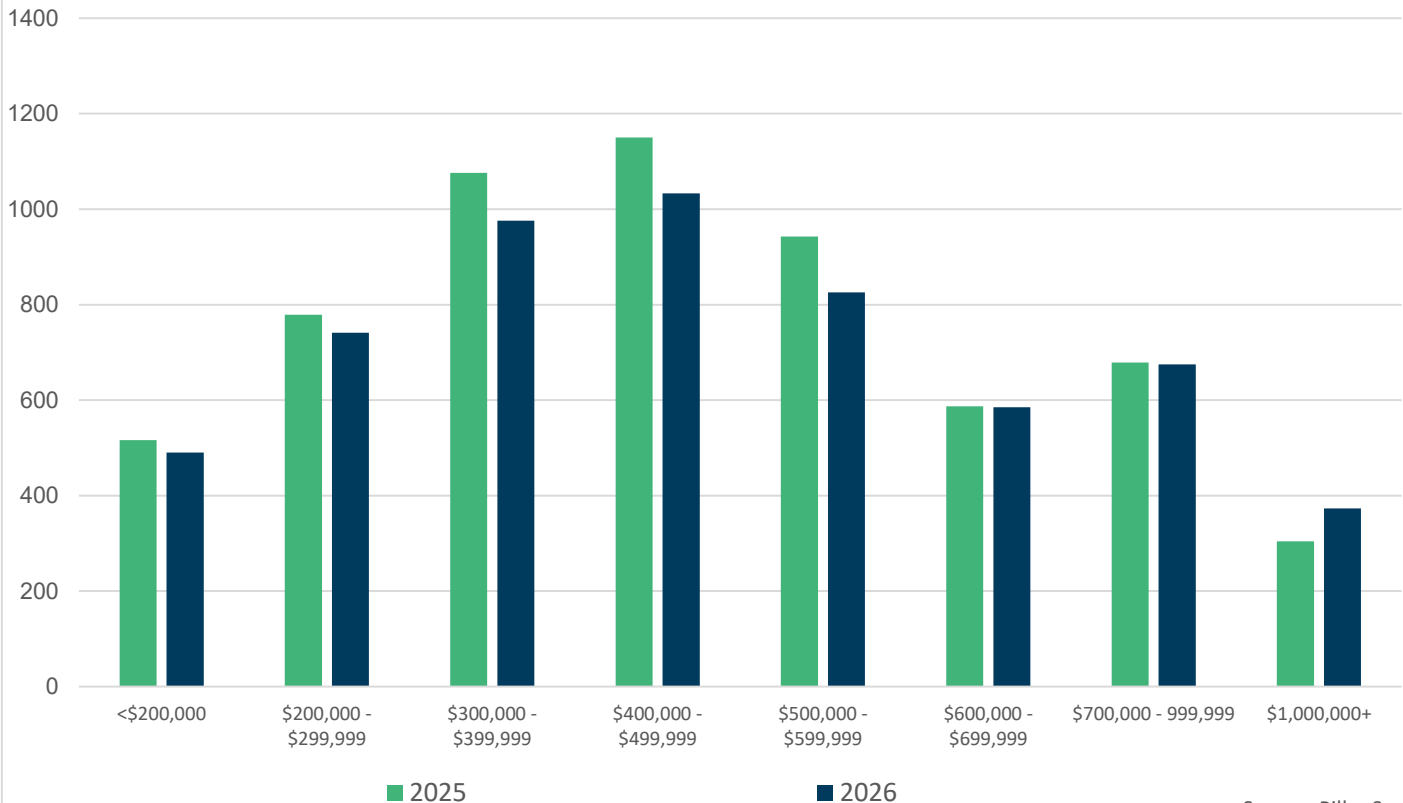
Year-to-Date

September 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	34,849	-7%	59,996	-1%	12,063	5%	58%	3.12	13%	\$619,543	2%
Semi	5,372	-4%	9,110	6%	1,724	25%	59%	2.89	30%	\$519,260	1%
Row	7,009	-16%	12,865	-4%	2,591	19%	54%	3.33	42%	\$377,539	-1%
Apartment	7,625	-20%	15,507	-11%	3,761	3%	49%	4.44	29%	\$284,244	-1%
Total Residential	54,855	-10%	97,478	-3%	20,140	8%	56%	3.30	20%	\$532,193	3%

Residential Sales by Price Range

September



Source: Pillar 9

September 2026

September 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	1,650	-4%	3,354	-11%	6,484	-6%	49%	3.93	-3%	\$646,198	5%	\$574,444
Edmonton	1,305	-10%	2,831	4%	5,484	5%	46%	4.20	17%	\$434,980	4%	\$415,000
Red Deer	137	-4%	229	3%	382	13%	60%	2.79	18%	\$435,425	9%	\$410,000
Lethbridge	153	-3%	202	-1%	410	22%	76%	2.68	26%	\$424,653	-3%	\$405,000
Medicine Hat	81	-16%	149	10%	217	45%	54%	2.68	71%	\$404,979	19%	\$360,000
Grande Prairie	112	-1%	161	10%	249	28%	70%	2.22	29%	\$381,758	-3%	\$367,500
Fort McMurray	102	-7%	146	-12%	316	-23%	70%	3.10	-17%	\$347,335	0%	\$325,000
Total	5,699	-6%	10,598	-2%	21,805	0%	54%	3.83	6%	\$528,556	5%	\$459,900

Year-to-Date September 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	16,292	-10%	30,729	-10%	5,977	2%	53%	3.30	13%	\$645,516	3%	\$579,700
Edmonton	12,816	-15%	25,571	2%	5,181	22%	50%	3.64	43%	\$443,528	3%	\$420,000
Red Deer	1,336	-7%	1,984	1%	326	24%	67%	2.19	32%	\$420,086	4%	\$396,500
Lethbridge	1,427	-10%	1,910	1%	347	18%	75%	2.19	30%	\$448,023	6%	\$425,000
Medicine Hat	846	-3%	1,206	9%	160	24%	70%	1.70	28%	\$394,390	7%	\$369,750
Grande Prairie	1,084	-9%	1,371	-1%	198	6%	79%	1.65	16%	\$396,276	4%	\$396,000
Fort McMurray	1,013	5%	1,442	-8%	314	-22%	70%	2.79	-26%	\$378,953	3%	\$380,000
Total	54,855	-10%	97,478	-3%	20,140	8%	56%	3.30	20%	\$532,193	3%	\$470,000