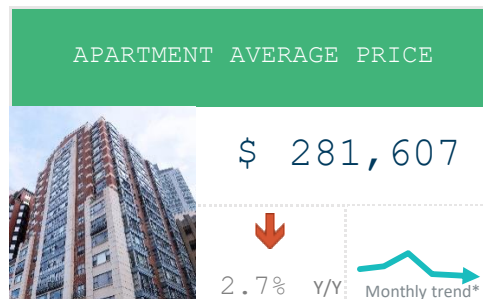
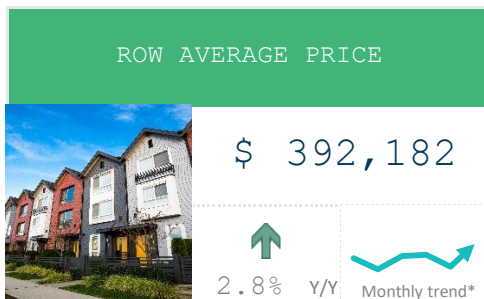
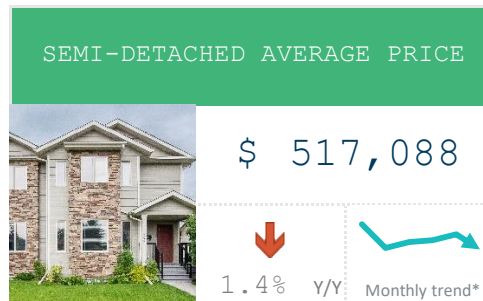
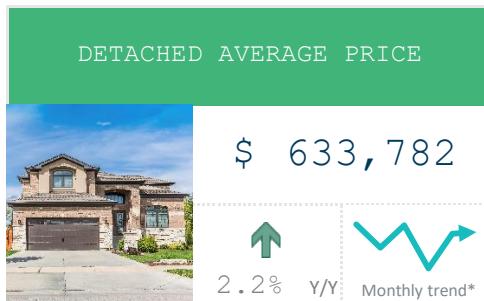
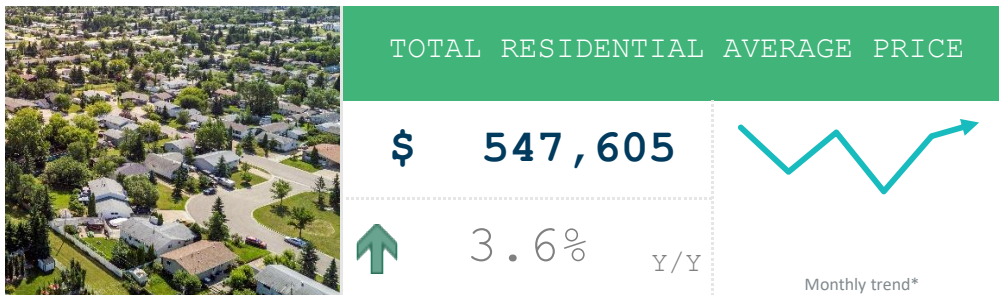
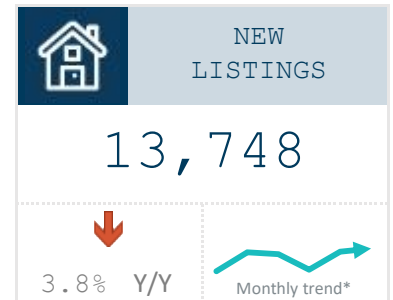


May 2026

Market Trend Summary

May saw a 12.2 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the thirteenth consecutive month. New listings decreased by 3.8 percent year-over-year. Inventory increased 2.1 percent year over year. The sales-to-new listings fell to 54 percent.

There were 2.87 months of supply in May, up 16.5 percent year-over-year. Calgary and Edmonton are continuing to see a loosening of supplies, while Grande Prairie has the tightest conditions in the province, having 1.4 months of supply. There were notable increases in months of supply in Red Deer (56%), Medicine Hat (47%) and Edmonton (36%), but a significant drop in Fort McMurray (-38%). All regions experienced year-to-date average price growth, rising the most for Lethbridge (+10%) and Fort McMurray (+9%).



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

May 2026

May 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	4,826	-7%	8,742	-2%	12,657	-1%	55%	2.62	7%	\$633,782	2%
Semi	712	-6%	1,214	6%	1,780	22%	59%	2.50	30%	\$517,088	-1%
Row	917	-25%	1,717	-7%	2,721	15%	53%	2.97	52%	\$392,182	3%
Apartment	946	-24%	2,075	-14%	4,053	-2%	46%	4.28	29%	\$281,607	-3%
Total Residential	7,401	-12%	13,748	-4%	21,211	2%	54%	2.87	16%	\$547,605	4%

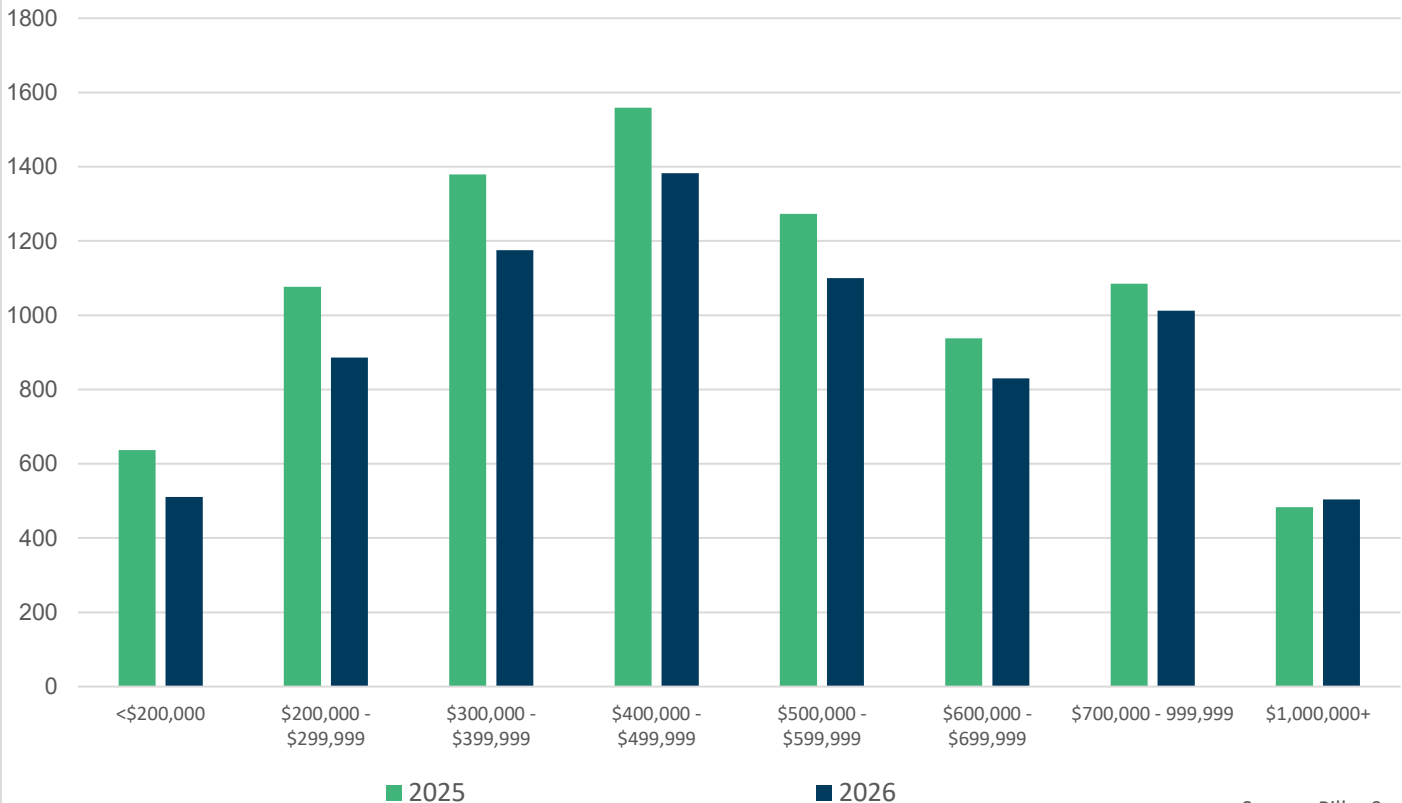
Year-to-Date

May 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	17,813	-8%	31,691	-2%	10,459	5%	56%	2.94	15%	\$626,137	2%
Semi	2,877	-6%	4,932	7%	1,554	31%	58%	2.70	40%	\$524,596	0%
Row	3,822	-18%	7,060	-3%	2,338	27%	54%	3.06	55%	\$385,213	-1%
Apartment	4,112	-23%	8,836	-10%	3,513	6%	47%	4.27	37%	\$287,616	-2%
Total Residential	28,624	-12%	52,519	-2%	17,864	10%	55%	3.12	25%	\$535,131	3%

Residential Sales by Price Range

May



Source: Pillar 9

May 2026

May 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	2,162	-16%	4,226	-13%	6,751	0%	51%	3.12	18%	\$665,742	2%	\$592,250
Edmonton	1,652	-20%	3,649	0%	5,134	9%	45%	3.11	36%	\$455,208	6%	\$433,000
Red Deer	161	-13%	254	7%	371	35%	63%	2.30	56%	\$403,024	1%	\$390,000
Lethbridge	205	4%	248	2%	347	13%	83%	1.69	9%	\$450,795	10%	\$430,000
Medicine Hat	115	-9%	152	3%	168	33%	76%	1.46	47%	\$399,865	5%	\$370,000
Grande Prairie	153	-7%	198	5%	214	-3%	77%	1.40	4%	\$414,420	8%	\$419,900
Fort McMurray	135	25%	222	-5%	357	-23%	61%	2.64	-38%	\$432,213	9%	\$460,000
Total	7,401	-12%	13,748	-4%	21,211	2%	54%	2.87	16%	\$547,605	4%	\$480,000

Year-to-Date May 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	8,900	-12%	17,014	-9%	5,470	7%	52%	3.07	22%	\$644,417	2%	\$580,000
Edmonton	6,603	-18%	13,539	3%	4,459	26%	49%	3.38	55%	\$444,069	3%	\$420,000
Red Deer	676	-8%	1,044	5%	293	33%	65%	2.16	44%	\$409,165	2%	\$390,000
Lethbridge	743	-11%	1,001	1%	312	15%	74%	2.10	29%	\$443,121	9%	\$425,000
Medicine Hat	440	-2%	612	10%	136	17%	72%	1.54	19%	\$396,823	5%	\$370,483
Grande Prairie	551	-10%	713	-4%	167	-7%	77%	1.51	4%	\$394,980	5%	\$389,900
Fort McMurray	507	-3%	799	-11%	297	-22%	63%	2.93	-20%	\$384,875	4%	\$395,000
Total	28,624	-12%	52,519	-2%	17,864	10%	55%	3.12	25%	\$535,131	3%	\$472,500