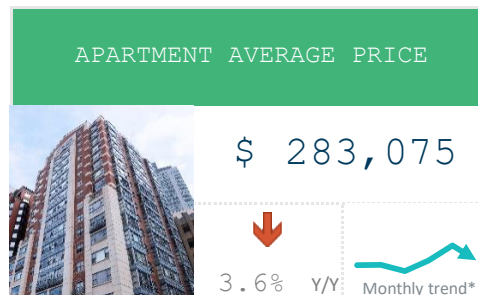
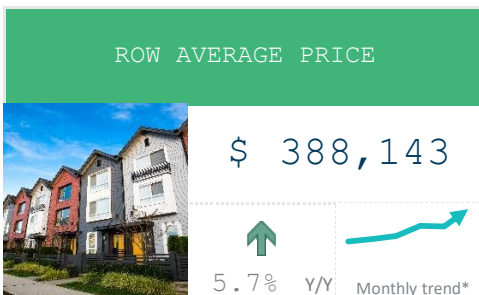
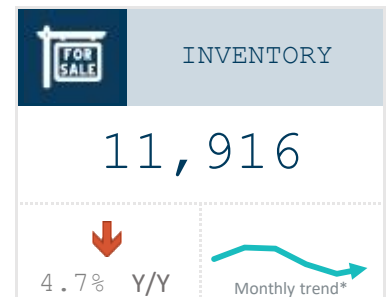
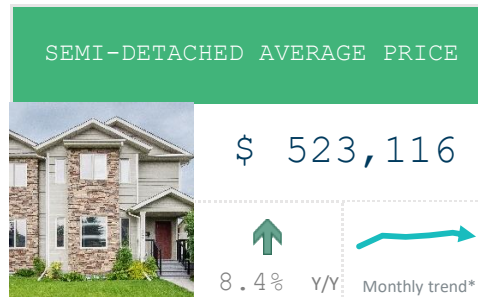
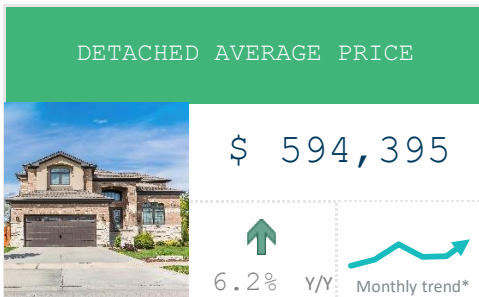
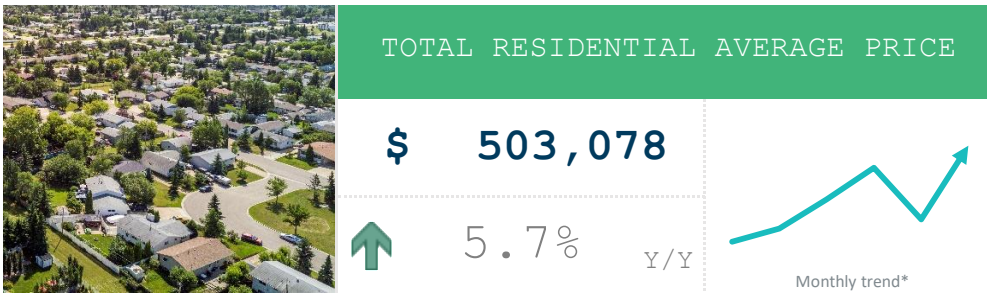
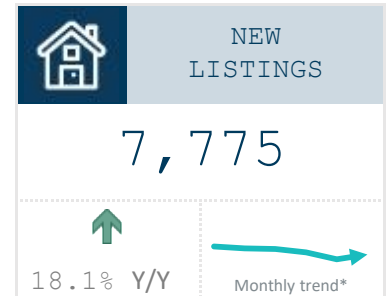


January 2025

## Market Trend Summary

Increasing sales in detached and semi detached led to a 5.7 percent year-over-year increase in January. New listings increased by 18 percent year-over-year. Inventory fell 5 percent year over year but increased month over month in January. The sales-to-new listings fell to 58 percent.

There were 2.64 months of supply in January, down 7 percent year-over-year. Edmonton, Grande Prairie, Lethbridge, and Red Deer continue to have the tightest conditions in the province, with most regions having less than 2 months of supply. Grande Prairie has 1.68 months of supply, and Red Deer has 1.88 months. All regions except Fort McMurray experienced year-over-year average price growth, led by Grande Prairie (19 percent), Red Deer (14), and Lethbridge (14 percent).



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

January 2025

January 2025

	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	2,607	1%	4,373	11%	7,263	-14%	60%	2.79	-15%	\$594,395	6%
Semi	475	21%	744	29%	861	-1%	64%	1.81	-18%	\$523,116	8%
Row	640	1%	1,050	33%	1,270	13%	61%	1.98	12%	\$388,143	6%
Apartment	791	-4%	1,608	27%	2,522	20%	49%	3.19	24%	\$283,075	-4%
<b>Total Residential</b>	<b>4,513</b>	<b>2%</b>	<b>7,775</b>	<b>18%</b>	<b>11,916</b>	<b>-5%</b>	<b>58%</b>	<b>2.64</b>	<b>-7%</b>	<b>\$503,078</b>	<b>6%</b>

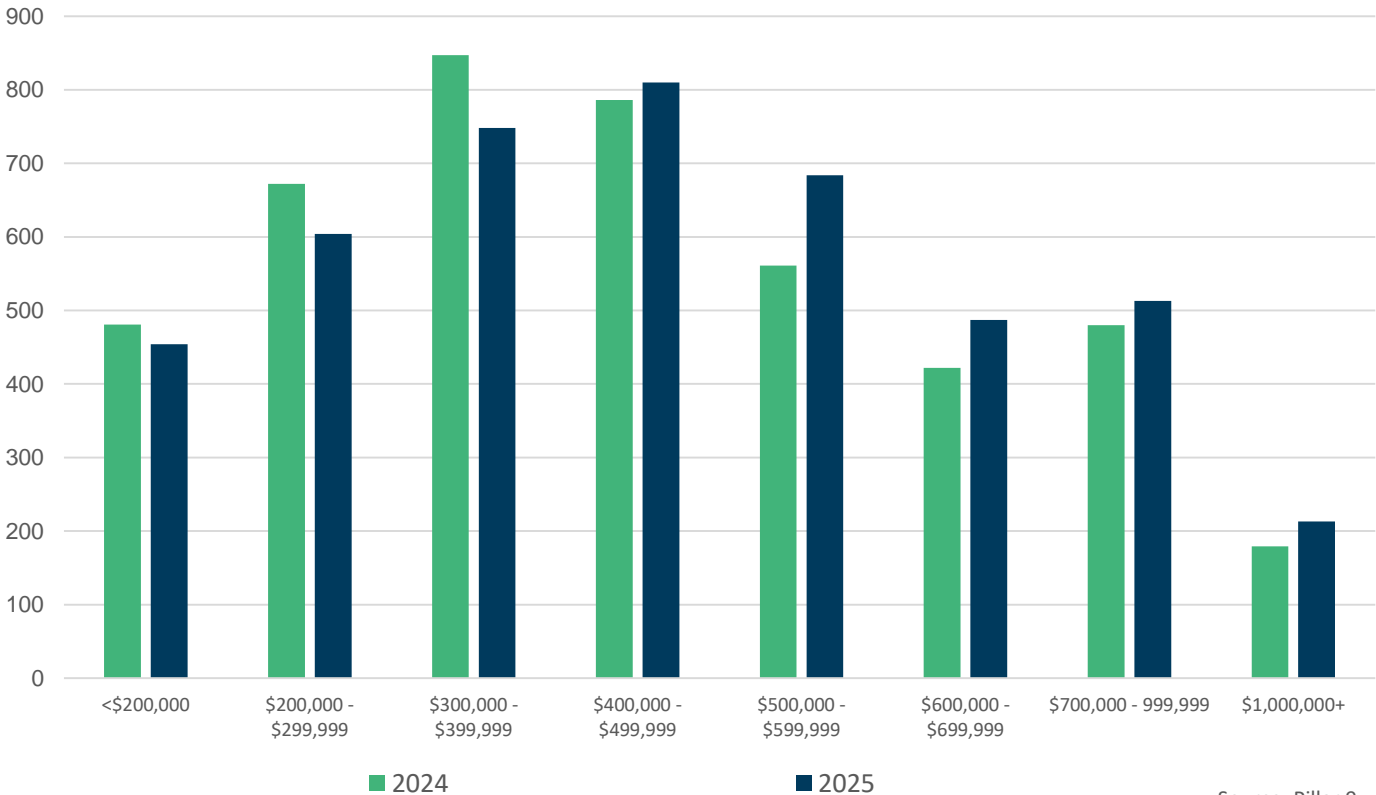
Year-to-Date

January 2025

	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%
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Residential Sales by Price Range

January



Source: Pillar 9

January 2025

January 2025

	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	1,451	-12%	2,896	36%	3,639	69%	50%	2.51	92%	\$605,026	6%	\$572,500
Edmonton	1,193	13%	1,756	14%	2,261	-26%	68%	1.90	-34%	\$420,149	10%	\$408,000
Red Deer	96	7%	155	14%	178	-20%	62%	1.85	-25%	\$397,529	14%	\$368,750
Lethbridge	132	15%	160	24%	248	-15%	83%	1.88	-26%	\$416,789	14%	\$400,125
Medicine Hat	43	-25%	70	-19%	107	-29%	61%	2.49	-5%	\$348,858	11%	\$309,000
Grande Prairie	85	23%	96	-20%	143	-34%	89%	1.68	-47%	\$369,670	19%	\$355,000
Fort McMurray	70	40%	147	-4%	344	-8%	48%	4.91	-34%	\$331,588	-1%	\$316,000
<b>Total</b>	<b>4,513</b>	<b>2%</b>	<b>7,775</b>	<b>18%</b>	<b>11,916</b>	<b>-5%</b>	<b>58%</b>	<b>2.64</b>	<b>-7%</b>	<b>\$503,078</b>	<b>6%</b>	<b>\$450,000</b>

Year-to-Date January 2025

	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
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