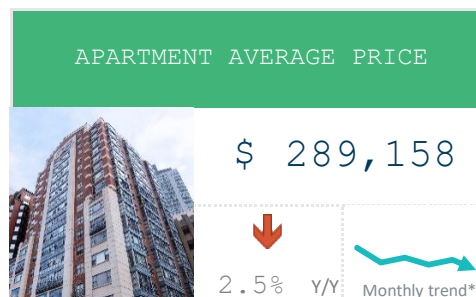
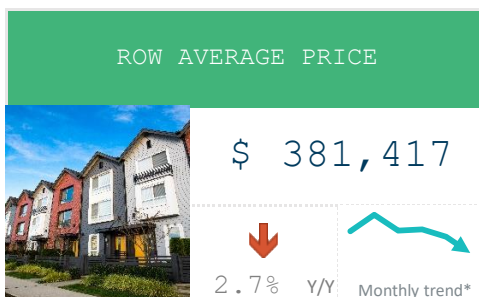
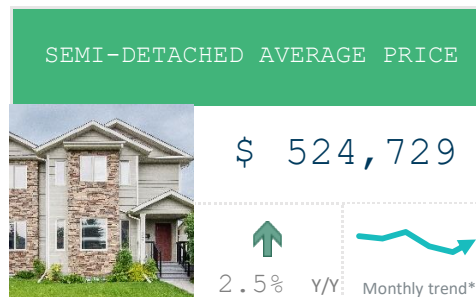
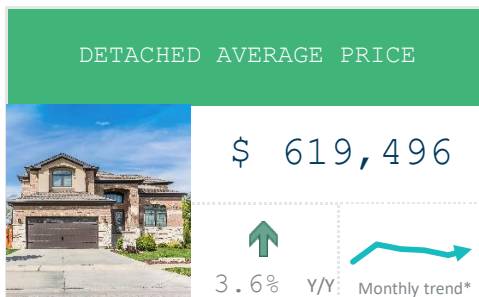
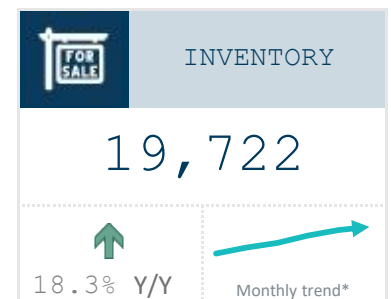
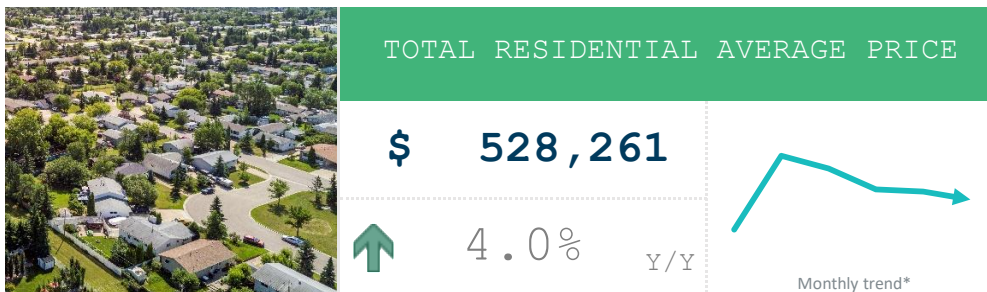
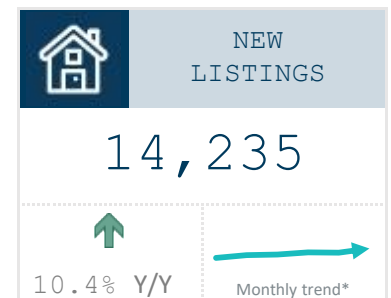
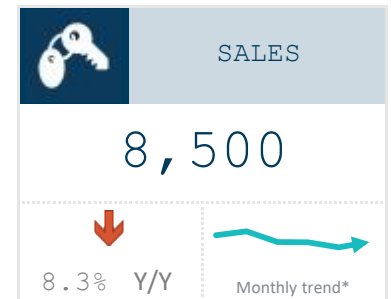


May 2025

Market Trend Summary

May saw a 8.3 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the third straight month. New listings increased by 10.4 percent year-over-year. Inventory increased 18% percent year over year and is up 9% year to date. The sales-to-new listings fell to 60 percent.

There were 2.32 months of supply in May, up 29 percent year-over-year. Grande Prairie, Medicine Hat, and Red Deer continue to have the tightest conditions in the province, with most regions having less than 2 months of supply. Medicine Hat has 0.98 months of supply, Grande Prairie has 1.33 months of supply, and Red Deer has 1.48 months. All regions experienced year-over-year average price growth, led by Grande Prairie (10%), Lethbridge (8%), and Fort McMurray (8%).



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

May 2025

May 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	5,269	-4%	8,878	12%	12,223	8%	59%	2.32	13%	\$619,496	4%
Semi	761	-7%	1,141	11%	1,361	31%	67%	1.79	41%	\$524,729	3%
Row	1,220	-5%	1,829	13%	2,211	60%	67%	1.81	67%	\$381,417	-3%
Apartment	1,250	-25%	2,387	4%	3,927	32%	52%	3.14	76%	\$289,158	-3%
Total Residential	8,500	-8%	14,235	10%	19,722	18%	60%	2.32	29%	\$528,261	4%

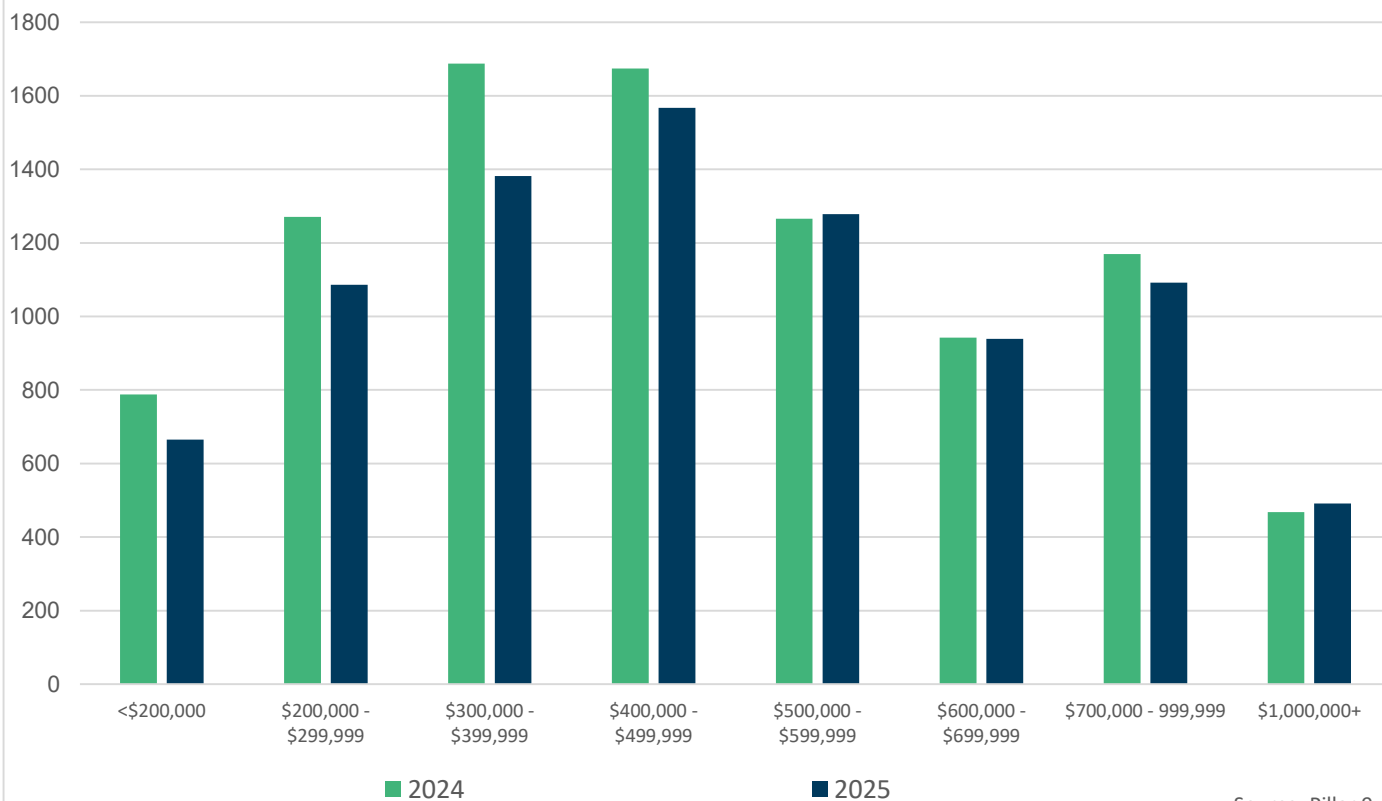
Year-to-Date

May 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	19,623	-6%	31,146	5%	9,489	-2%	63%	2.42	4%	\$613,168	5%
Semi	3,079	-5%	4,476	10%	1,132	19%	69%	1.84	25%	\$523,407	4%
Row	4,686	-5%	7,038	17%	1,765	44%	67%	1.88	52%	\$390,189	2%
Apartment	5,319	-19%	9,502	4%	3,169	27%	56%	2.98	56%	\$292,952	1%
Total Residential	32,707	-8%	52,162	7%	15,555	9%	63%	2.38	18%	\$520,696	5%

Residential Sales by Price Range

May



Source: Pillar 9

May 2025

May 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	2,568	-17%	4,842	12%	6,740	98%	53%	2.62	138%	\$649,268	6%	\$590,250
Edmonton	2,073	-4%	3,565	15%	4,029	0%	58%	1.94	4%	\$429,965	3%	\$415,000
Red Deer	185	-18%	236	-14%	273	-7%	78%	1.48	13%	\$400,782	0%	\$390,000
Lethbridge	197	-10%	242	-17%	306	-11%	81%	1.55	-1%	\$410,392	8%	\$400,000
Medicine Hat	127	9%	147	-1%	125	-26%	86%	0.98	-32%	\$379,945	2%	\$368,000
Grande Prairie	166	17%	191	16%	221	-21%	87%	1.33	-32%	\$382,673	10%	\$366,750
Fort McMurray	109	-2%	234	20%	459	-7%	47%	4.21	-5%	\$392,035	8%	\$412,500
Total	8,500	-8%	14,235	10%	19,722	18%	60%	2.32	29%	\$528,261	4%	\$465,000

Year-to-Date May 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	10,125	-18%	18,622	17%	5,113	94%	54%	2.53	137%	\$634,071	6%	\$582,000
Edmonton	8,149	-4%	11,814	-1%	3,000	-14%	69%	1.84	-10%	\$432,302	8%	\$415,700
Red Deer	735	-6%	994	-3%	221	-16%	74%	1.50	-10%	\$402,150	8%	\$385,000
Lethbridge	836	0%	994	1%	272	-8%	84%	1.63	-8%	\$408,322	9%	\$394,950
Medicine Hat	448	-1%	555	-5%	115	-30%	81%	1.29	-29%	\$377,963	10%	\$368,500
Grande Prairie	615	8%	747	-2%	179	-30%	82%	1.46	-36%	\$377,592	14%	\$367,000
Fort McMurray	527	11%	896	1%	381	-13%	59%	3.61	-21%	\$370,138	5%	\$380,000
Total	32,707	-8%	52,162	7%	15,555	9%	63%	2.38	18%	\$520,696	5%	\$463,500