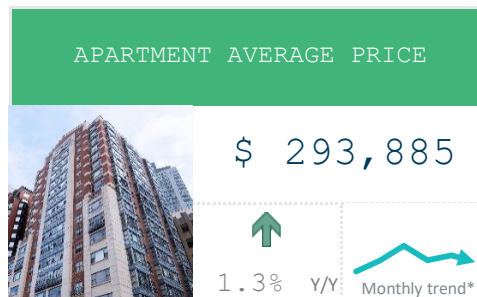
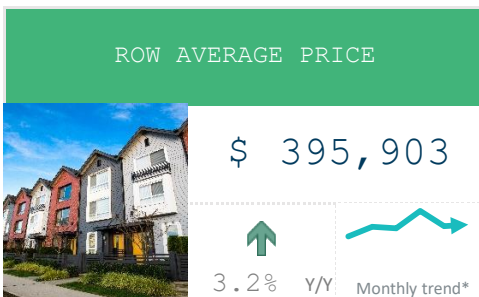
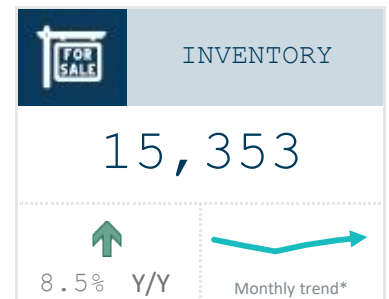
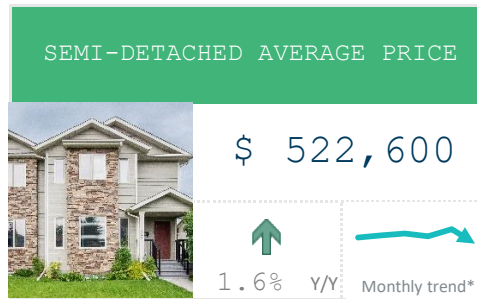
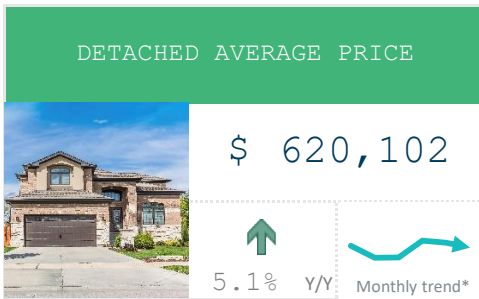
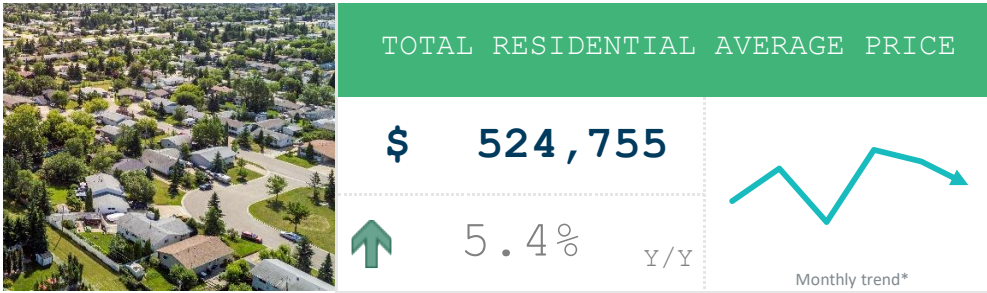
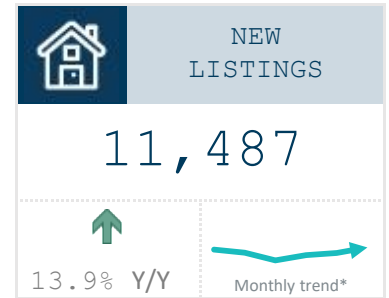


March 2025

Market Trend Summary

March saw a 7.2 percent year-over-year drop in sales with the biggest drops seen in semi-detached housing and apartments. New listings increased by 14 percent year-over-year. Inventory increased 8 percent year over year and is up 2 percent year to date. The sales-to-new listings fell to 60 percent.

There were 2.23 months of supply in March, up 17 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 1.2 months of supply, Grande Prairie has 1.41 months of supply, and Red Deer has 1.54 months. All regions experienced year-over-year average price growth, led by Grande Prairie (18%), Red Deer (20%), and Medicine Hat (13%).



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

March 2025

March 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 | 4,122 | -4% | 6,878 | 14% | 9,410 | -1% | 60% | 2.28 | 4% | \$620,102 | 5% |
| Semi | 627 | -8% | 1,005 | 21% | 1,118 | 16% | 62% | 1.78 | 26% | \$522,600 | 2% |
| Row | 1,015 | -3% | 1,510 | 18% | 1,680 | 36% | 67% | 1.66 | 41% | \$395,903 | 3% |
| Apartment | 1,130 | -19% | 2,094 | 9% | 3,145 | 27% | 54% | 2.78 | 56% | \$293,885 | 1% |
| Total Residential | 6,894 | -7% | 11,487 | 14% | 15,353 | 8% | 60% | 2.23 | 17% | \$524,755 | 5% |

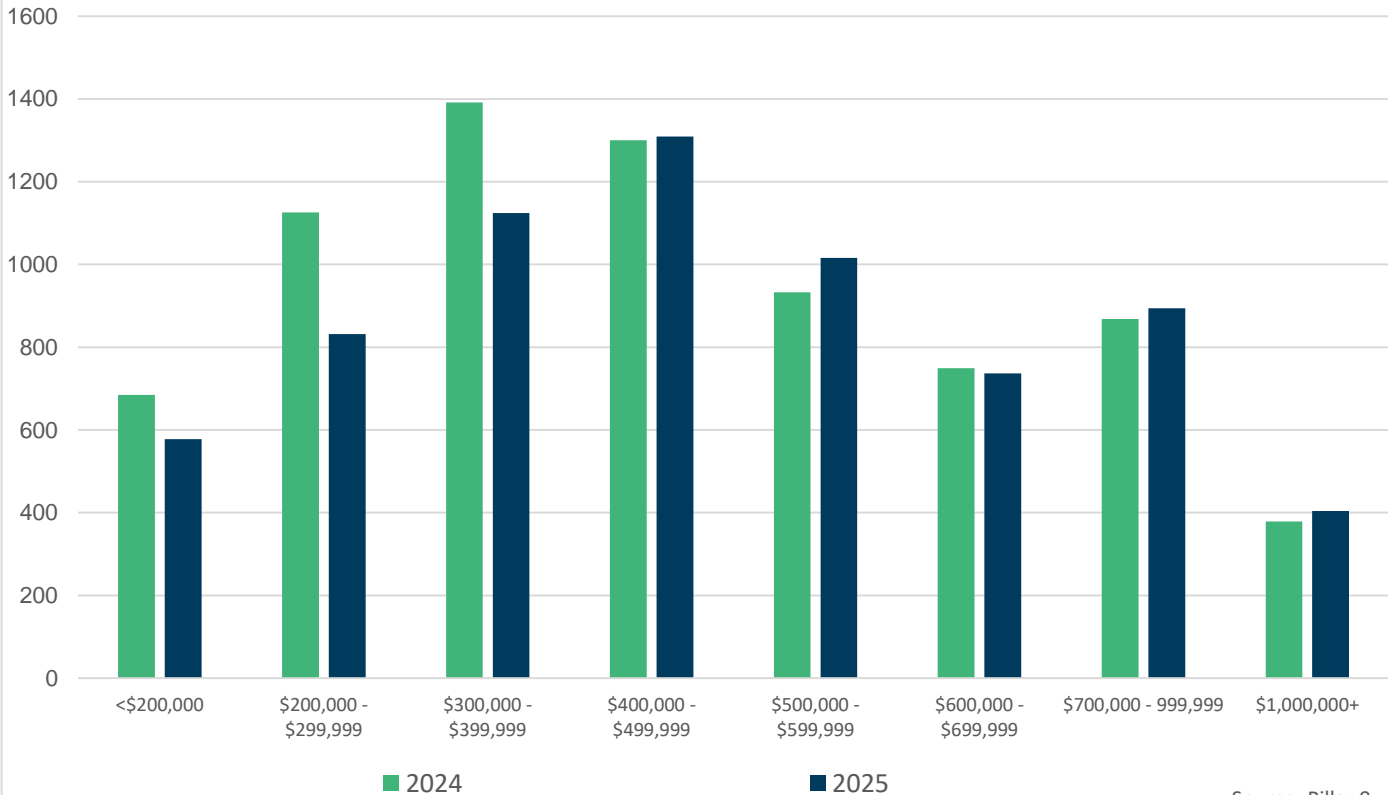
Year-to-Date

March 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 | 9,682 | -5% | 15,696 | 6% | 8,273 | -7% | 62% | 2.56 | -2% | \$608,214 | 5% |
| Semi | 1,633 | 2% | 2,421 | 15% | 993 | 7% | 67% | 1.82 | 6% | \$527,027 | 6% |
| Row | 2,441 | -2% | 3,685 | 19% | 1,501 | 27% | 66% | 1.85 | 30% | \$392,475 | 4% |
| Apartment | 2,854 | -14% | 5,188 | 9% | 2,811 | 23% | 55% | 2.95 | 44% | \$291,493 | 2% |
| Total Residential | 16,610 | -6% | 26,990 | 9% | 13,578 | 2% | 62% | 2.45 | 9% | \$514,107 | 6% |

Residential Sales by Price Range

March



Source: Pillar 9

March 2025

March 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 | 2,158 | -19% | 4,019 | 27% | 5,156 | 103% | 54% | 2.39 | 149% | \$639,571 | 7% | \$584,750 |
| Edmonton | 1,770 | 2% | 2,731 | 6% | 2,838 | -19% | 65% | 1.60 | -20% | \$439,312 | 11% | \$424,194 |
| Red Deer | 149 | -4% | 236 | 13% | 230 | -15% | 63% | 1.54 | -11% | \$420,816 | 20% | \$403,000 |
| Lethbridge | 168 | 0% | 225 | 23% | 280 | 3% | 75% | 1.67 | 3% | \$409,391 | 11% | \$409,450 |
| Medicine Hat | 98 | -6% | 132 | 6% | 118 | -32% | 74% | 1.20 | -28% | \$372,056 | 13% | \$374,950 |
| Grande Prairie | 123 | 13% | 157 | -15% | 174 | -38% | 78% | 1.41 | -45% | \$386,629 | 18% | \$382,500 |
| Fort McMurray | 113 | 19% | 200 | 18% | 381 | -13% | 57% | 3.37 | -27% | \$368,976 | 4% | \$362,500 |
| Total | 6,894 | -7% | 11,487 | 14% | 15,353 | 8% | 60% | 2.23 | 17% | \$524,755 | 5% | \$469,160 |

Year-to-Date March 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 | 5,327 | -17% | 9,745 | 21% | 4,318 | 83% | 55% | 2.43 | 122% | \$621,525 | 6% | \$575,000 |
| Edmonton | 4,235 | 1% | 6,144 | 1% | 2,592 | -20% | 69% | 1.84 | -20% | \$427,875 | 10% | \$415,000 |
| Red Deer | 374 | 5% | 536 | 4% | 194 | -22% | 70% | 1.55 | -26% | \$406,798 | 17% | \$394,000 |
| Lethbridge | 438 | 4% | 533 | 16% | 257 | -9% | 82% | 1.76 | -12% | \$408,927 | 10% | \$397,500 |
| Medicine Hat | 211 | -4% | 281 | -8% | 111 | -32% | 75% | 1.57 | -29% | \$363,320 | 10% | \$358,000 |
| Grande Prairie | 307 | 14% | 373 | -10% | 157 | -35% | 82% | 1.53 | -42% | \$372,068 | 16% | \$360,000 |
| Fort McMurray | 278 | 18% | 475 | -3% | 351 | -13% | 59% | 3.79 | -27% | \$359,331 | 4% | \$360,000 |
| Total | 16,610 | -6% | 26,990 | 9% | 13,578 | 2% | 62% | 2.45 | 9% | \$514,107 | 6% | \$460,000 |