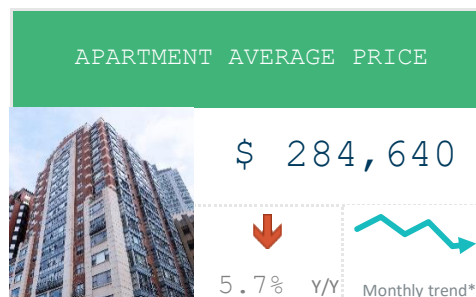
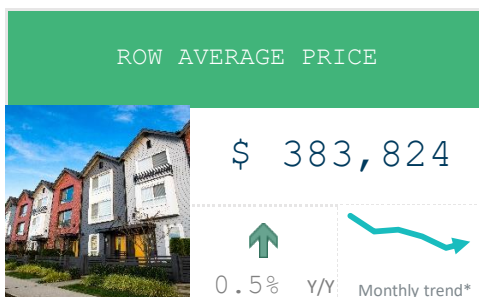
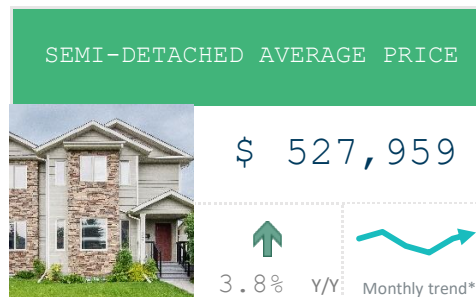
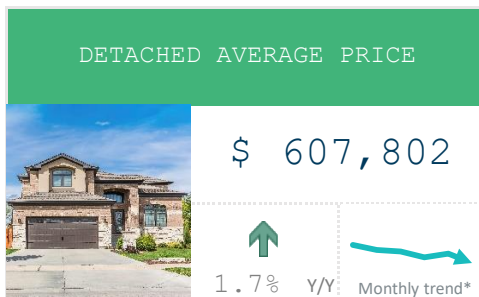
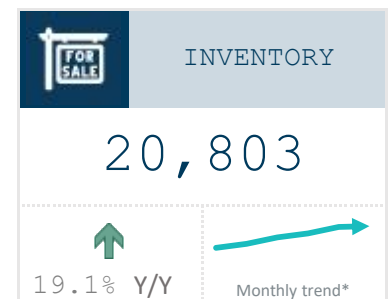
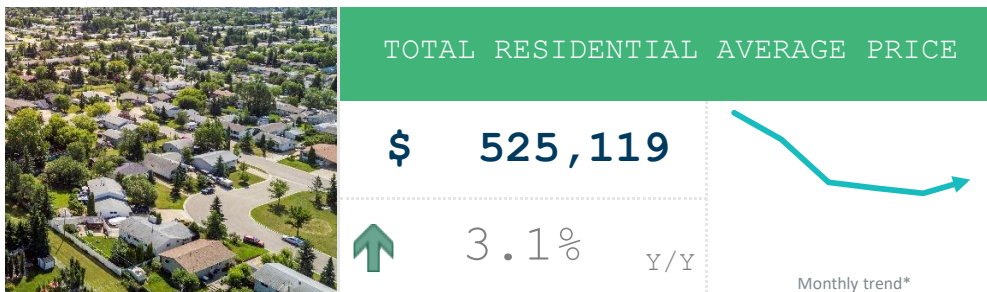


June 2025

Market Trend Summary

June saw a 4.2 percent year-over-year drop in sales with the biggest drops seen in row housing and apartments for the fourth straight month. New listings increased by 8.5 percent year-over-year. Inventory increased 19.1% percent year over year and is up 10% year to date. The sales-to-new listings rose slightly to 65 percent.

There were 2.61 months of supply in June, up 19.1 percent year-over-year. Grande Prairie, Medicine Hat, and Lethbridge continue to have the tightest conditions in the province, with most regions having less than 2 months of supply. Medicine Hat has 1.41 months of supply, Grande Prairie has 1.23 months of supply, and Lethbridge has 1.59 months. All regions experienced year-over-year average price growth, led by Grande Prairie (18%), Lethbridge (9%), and Medicine Hat (9%).



June 2025

June 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	5,098	2%	7,653	9%	12,856	9%	67%	2.52	8%	\$607,802	2%
Semi	694	-5%	1,082	21%	1,517	43%	64%	2.19	51%	\$527,959	4%
Row	994	-10%	1,588	13%	2,388	57%	63%	2.40	74%	\$383,824	0%
Apartment	1,177	-19%	2,010	-2%	4,042	30%	59%	3.43	60%	\$284,640	-6%
Total Residential	7,963	-4%	12,333	9%	20,803	19%	65%	2.61	24%	\$525,119	3%

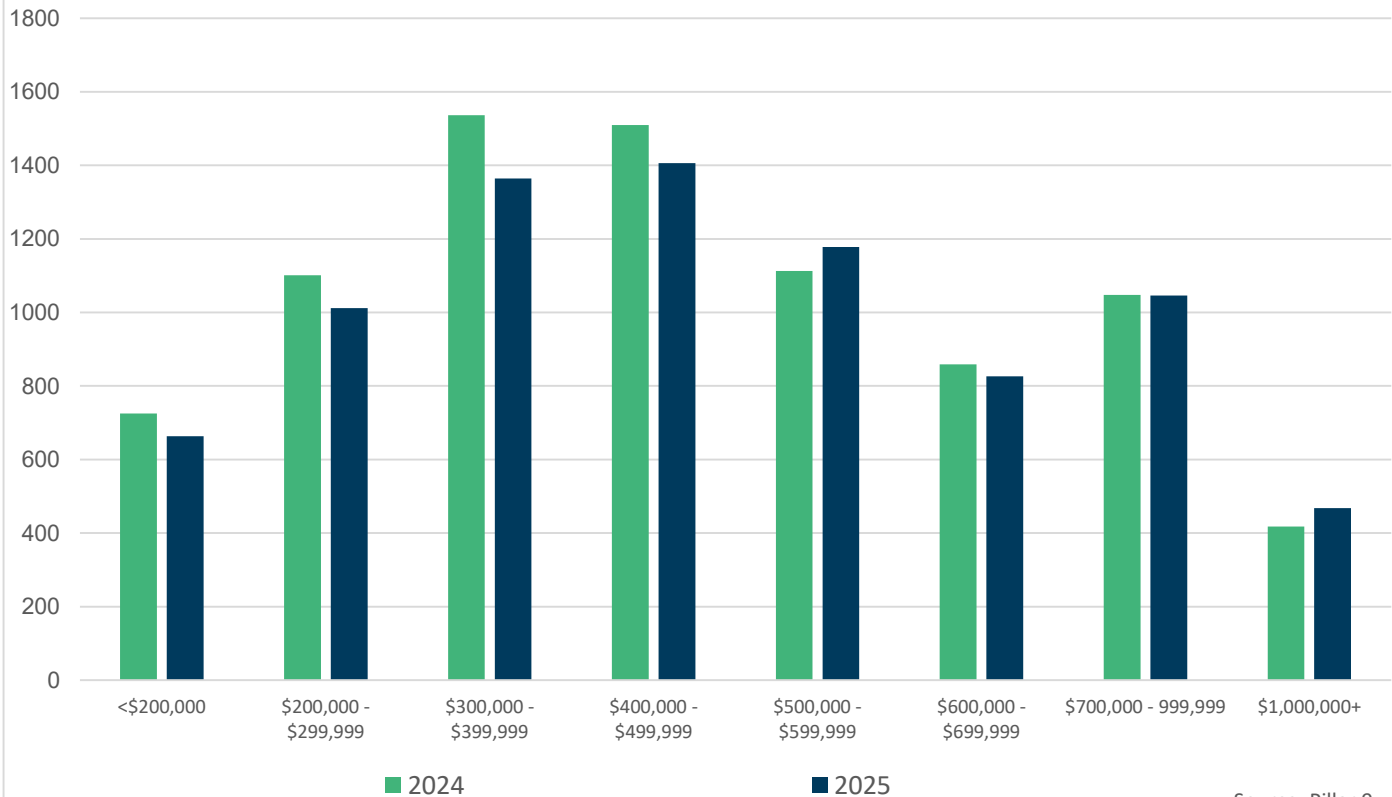
Year-to-Date

June 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	24,707	-4%	38,147	4%	9,966	0%	65%	2.42	4%	\$612,114	4%
Semi	3,771	-5%	5,471	10%	1,190	23%	69%	1.89	29%	\$524,182	4%
Row	5,675	-6%	8,506	14%	1,866	46%	67%	1.97	56%	\$389,076	2%
Apartment	6,489	-19%	11,343	1%	3,290	26%	57%	3.04	56%	\$291,508	0%
Total Residential	40,642	-7%	63,467	5%	16,312	10%	64%	2.41	19%	\$521,623	5%

Residential Sales by Price Range

June



Source: Pillar 9

June 2025

June 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	2,287	-16%	4,223	11%	6,940	83%	54%	3.03	119%	\$646,006	4%	\$595,000
Edmonton	1,988	3%	3,016	12%	4,420	7%	66%	2.22	5%	\$431,582	5%	\$417,000
Red Deer	172	-11%	232	-11%	294	-7%	74%	1.71	4%	\$401,802	9%	\$388,250
Lethbridge	192	-6%	216	-11%	306	-15%	89%	1.59	-10%	\$439,818	9%	\$427,750
Medicine Hat	99	-1%	135	-8%	140	-28%	73%	1.41	-27%	\$352,559	4%	\$343,500
Grande Prairie	167	24%	163	-8%	205	-31%	102%	1.23	-45%	\$390,448	18%	\$389,000
Fort McMurray	119	-2%	178	-13%	461	-12%	67%	3.87	-9%	\$369,872	-4%	\$365,000
Total	7,963	-4%	12,333	9%	20,803	19%	65%	2.61	24%	\$525,119	3%	\$462,900

Year-to-Date June 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	12,405	-18%	22,844	16%	5,418	91%	54%	2.62	134%	\$636,369	6%	\$585,000
Edmonton	10,129	-3%	14,057	-4%	3,129	-13%	72%	1.85	-10%	\$432,254	7%	\$416,000
Red Deer	907	-7%	1,226	-4%	233	-14%	74%	1.54	-8%	\$402,084	8%	\$387,000
Lethbridge	1,028	-1%	1,210	-2%	278	-10%	85%	1.62	-9%	\$414,204	9%	\$400,000
Medicine Hat	546	-1%	690	-5%	120	-29%	79%	1.32	-28%	\$373,326	9%	\$365,000
Grande Prairie	781	11%	909	-3%	184	-30%	86%	1.41	-37%	\$380,574	15%	\$375,900
Fort McMurray	646	8%	1,074	-2%	394	-12%	60%	3.66	-19%	\$370,089	3%	\$370,000
Total	40,642	-7%	63,467	5%	16,312	10%	64%	2.41	19%	\$521,623	5%	\$463,500