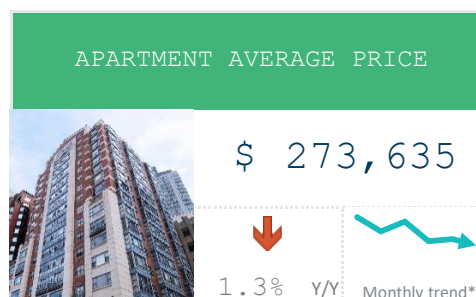
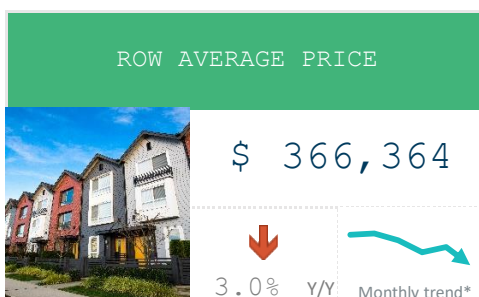
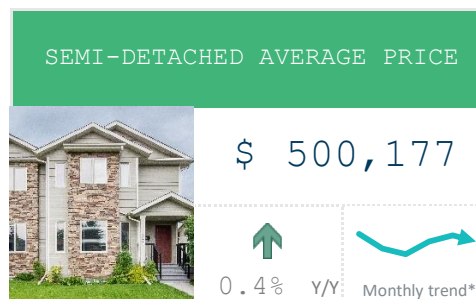
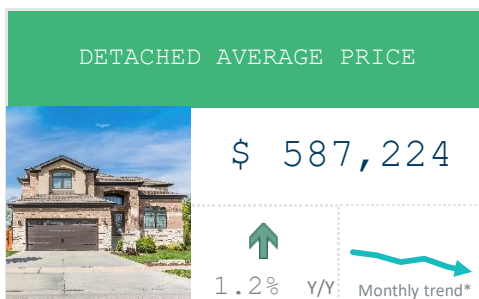
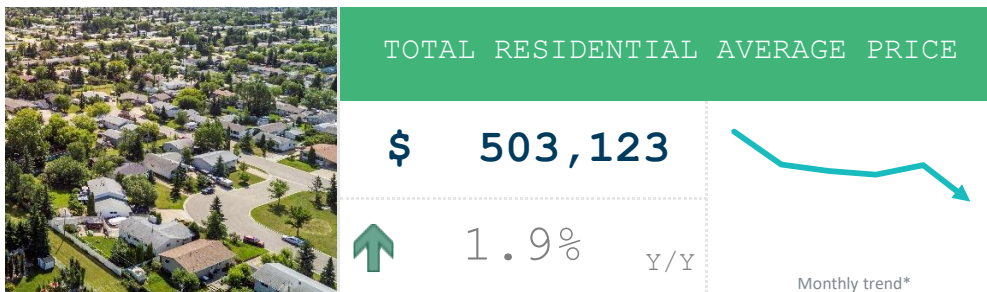


July 2025

Market Trend Summary

July 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 9.1 percent year-over-year. Inventory increased 17.4% percent year over year and is up 11% year to date. The sales-to-new listings fell slightly to 63 percent.

There were 2.76 months of supply in July, up 22.5 percent year-over-year. Calgary and Edmonton are seeing a loosening of supplies, while Grande Prairie, Medicine Hat, and Lethbridge continue to have the tightest conditions in the province, all having less than 2 months of supply. Medicine Hat has 1.21 months of supply, Grande Prairie has 1.47 months of supply, and Lethbridge has 1.55 months. All regions experienced year-over-year average price growth, led by Grande Prairie (8%), Lethbridge (10%), and Red Deer (10%).



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

July 2025

July 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	4,805	-1%	7,393	8%	13,031	8%	65%	2.71	9%	\$587,224	1%
Semi	684	2%	1,026	20%	1,527	43%	67%	2.23	40%	\$500,177	0%
Row	997	-9%	1,641	17%	2,519	56%	61%	2.53	72%	\$366,364	-3%
Apartment	1,158	-15%	1,989	1%	4,022	25%	58%	3.47	48%	\$273,635	-1%
Total Residential	7,644	-4%	12,049	9%	21,099	17%	63%	2.76	22%	\$503,123	2%

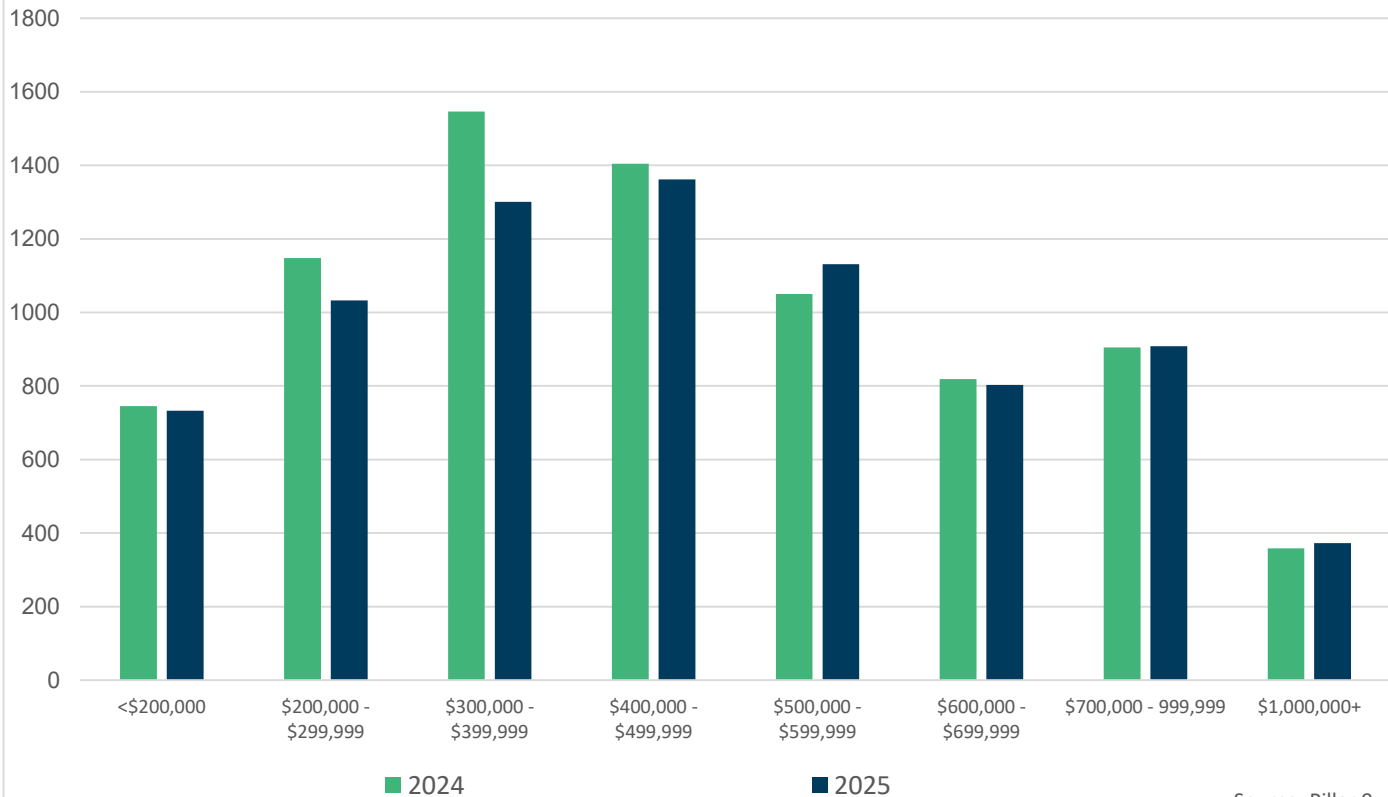
Year-to-Date

July 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	29,503	-4%	45,189	4%	10,360	1%	65%	2.46	5%	\$608,037	4%
Semi	4,455	-4%	6,440	11%	1,230	25%	69%	1.93	30%	\$520,496	3%
Row	6,670	-7%	10,096	14%	1,957	47%	66%	2.05	58%	\$385,707	1%
Apartment	7,645	-19%	13,223	0%	3,375	25%	58%	3.09	54%	\$288,783	-1%
Total Residential	48,273	-7%	74,948	5%	16,922	11%	64%	2.45	19%	\$518,678	4%

Residential Sales by Price Range

July



Source: Pillar 9

July 2025

July 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	2,099	-12%	3,911	9%	6,917	66%	54%	3.30	88%	\$616,686	2%	\$569,500
Edmonton	1,892	-6%	3,144	14%	4,686	13%	60%	2.48	20%	\$430,704	4%	\$412,250
Red Deer	213	20%	276	31%	315	4%	77%	1.48	-13%	\$404,783	10%	\$385,000
Lethbridge	202	2%	238	0%	313	-17%	85%	1.55	-18%	\$431,515	10%	\$405,000
Medicine Hat	118	-8%	141	1%	143	-19%	84%	1.21	-12%	\$369,807	3%	\$360,500
Grande Prairie	139	-10%	165	11%	205	-24%	84%	1.47	-15%	\$378,148	8%	\$398,000
Fort McMurray	108	-10%	160	-24%	430	-21%	68%	3.98	-12%	\$357,705	4%	\$361,000
Total	7,644	-4%	12,049	9%	21,099	17%	63%	2.76	22%	\$503,123	2%	\$450,000

Year-to-Date July 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	14,499	-17%	26,753	15%	5,633	86%	54%	2.72	125%	\$633,564	5%	\$582,000
Edmonton	12,016	-3%	16,770	-4%	3,291	-10%	72%	1.92	-7%	\$432,023	7%	\$415,000
Red Deer	1,120	-3%	1,502	1%	245	-11%	75%	1.53	-9%	\$402,597	9%	\$385,800
Lethbridge	1,230	-1%	1,448	-1%	283	-11%	85%	1.61	-10%	\$417,047	9%	\$401,175
Medicine Hat	664	-3%	831	-4%	123	-28%	80%	1.30	-26%	\$372,700	8%	\$365,000
Grande Prairie	920	7%	1,074	-1%	187	-29%	86%	1.42	-34%	\$380,208	14%	\$380,000
Fort McMurray	754	5%	1,234	-6%	399	-14%	61%	3.71	-18%	\$368,315	4%	\$370,000
Total	48,273	-7%	74,948	5%	16,922	11%	64%	2.45	19%	\$518,678	4%	\$460,000