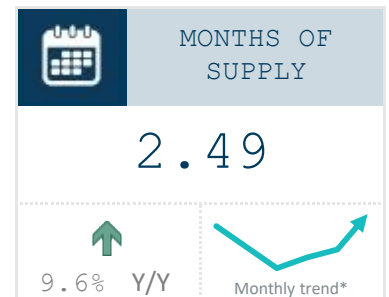
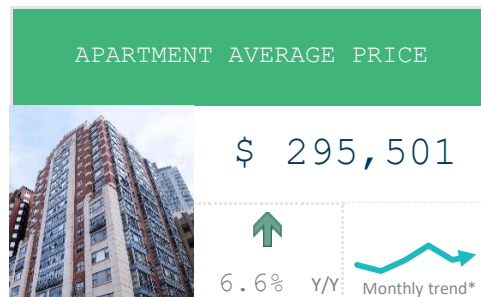
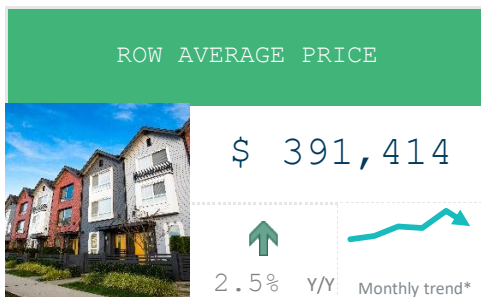
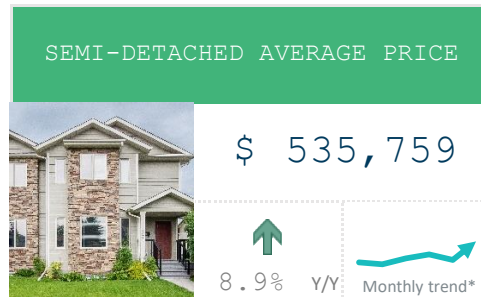
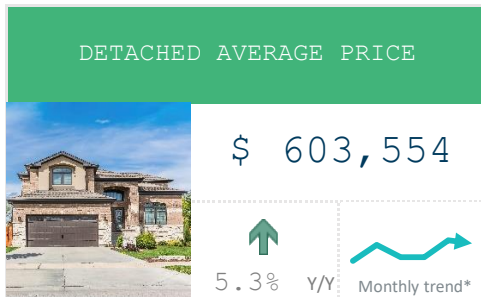
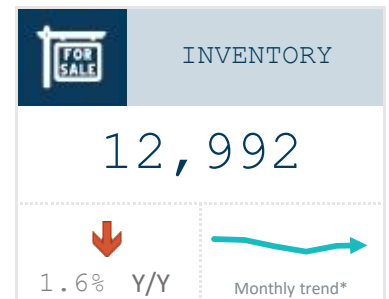
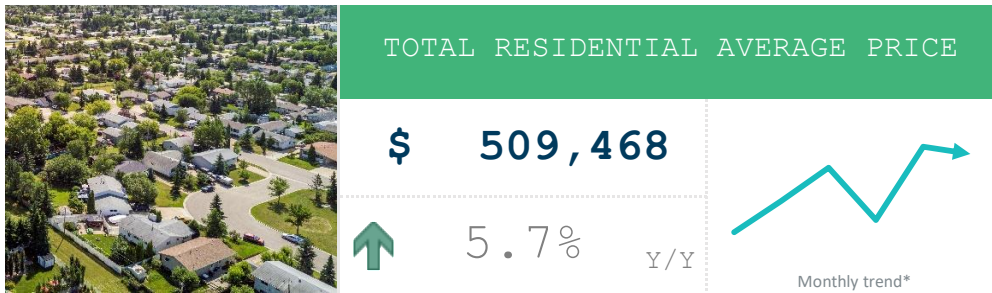
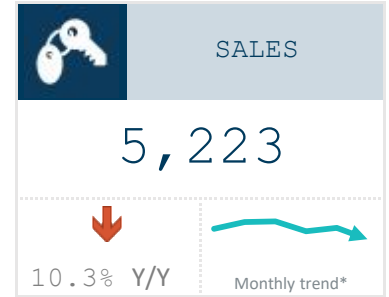


## February 2025

### Market Trend Summary

February saw a 10.3 percent year-over-year drop in sales with the biggest drops seen in detached housing and apartments. New listings increased by 0.7 percent year-over-year. Inventory fell 1.6 percent year over year but held steady month over month in February. The sales-to-new listings increased to 64 percent.

There were 2.49 months of supply in February, up 9.6 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. Grande Prairie has 1.55 months of supply, and Red Deer has 1.32 months. All regions except Fort McMurray experienced year-over-year average price growth, led by Grande Prairie (11 percent), Red Deer (17), and Edmonton (10 percent).



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

## February 2025

### February 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	2,968	-12%	4,721	-2%	7,955	-10%	63%	2.68	2%	\$603,554	5%
Semi	531	0%	700	0%	912	-2%	76%	1.72	-2%	\$535,759	9%
Row	789	-3%	1,167	14%	1,430	21%	68%	1.81	24%	\$391,414	2%
Apartment	935	-17%	1,550	0%	2,695	20%	60%	2.88	44%	\$295,501	7%
<b>Total Residential</b>	<b>5,223</b>	<b>-10%</b>	<b>8,138</b>	<b>1%</b>	<b>12,992</b>	<b>-2%</b>	<b>64%</b>	<b>2.49</b>	<b>10%</b>	<b>\$509,468</b>	<b>6%</b>

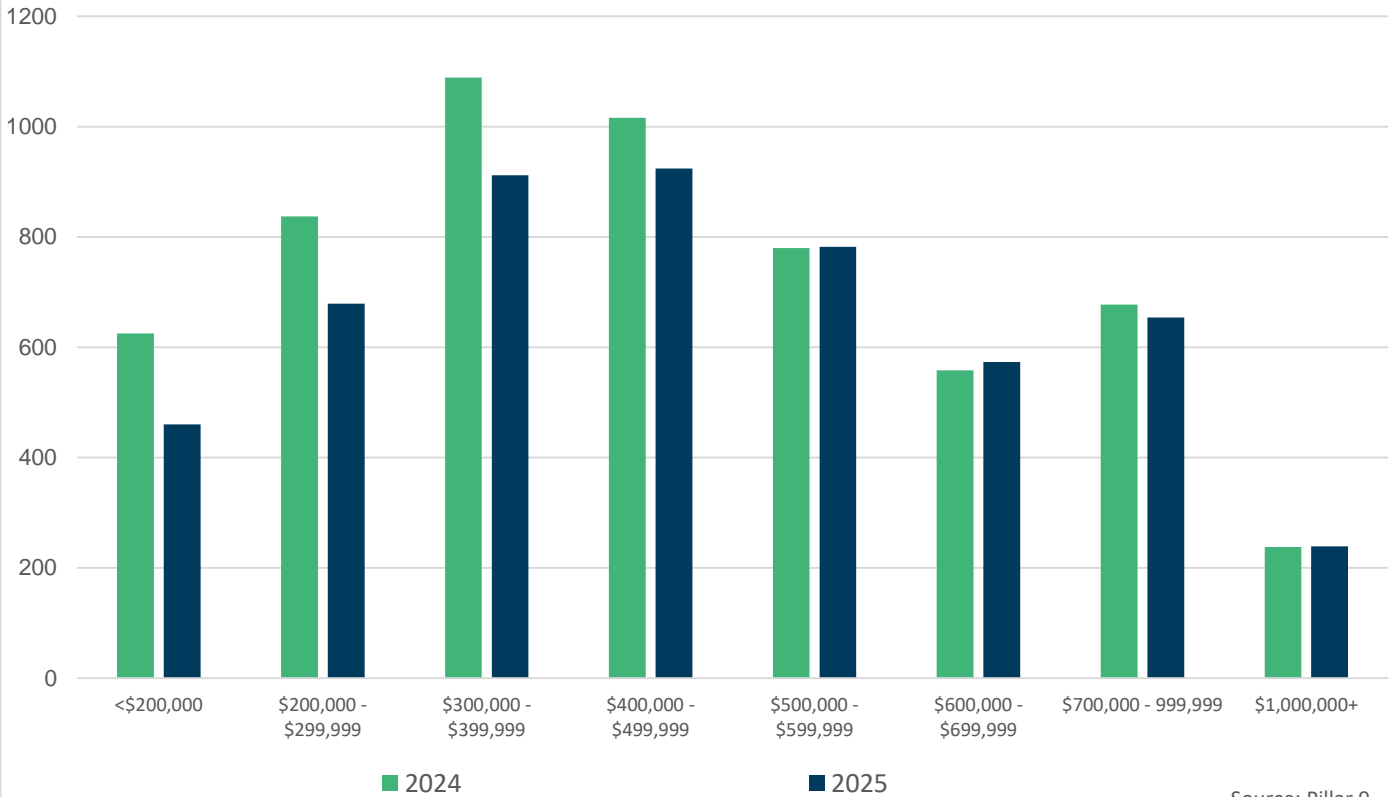
### Year-to-Date

### February 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	5,573	-6%	9,022	3%	7,663	-11%	62%	2.75	-5%	\$599,312	6%
Semi	1,006	9%	1,433	13%	915	1%	70%	1.82	-7%	\$529,787	9%
Row	1,429	-1%	2,208	22%	1,382	20%	65%	1.93	21%	\$389,949	4%
Apartment	1,726	-11%	3,148	12%	2,627	21%	55%	3.04	36%	\$289,807	2%
<b>Total Residential</b>	<b>9,734</b>	<b>-5%</b>	<b>15,811</b>	<b>8%</b>	<b>12,586</b>	<b>-2%</b>	<b>62%</b>	<b>2.59</b>	<b>3%</b>	<b>\$506,511</b>	<b>6%</b>

### Residential Sales by Price Range

February



Source: Pillar 9

## February 2025

### February 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	1,720	-19%	2,830	4%	4,147	76%	61%	2.41	118%	\$612,897	5%	\$566,500
Edmonton	1,279	-9%	1,952	-1%	2,425	-23%	66%	1.90	-16%	\$419,347	10%	\$412,000
Red Deer	130	18%	145	-15%	172	-33%	90%	1.32	-43%	\$398,215	17%	\$396,000
Lethbridge	140	1%	148	-1%	242	-13%	95%	1.73	-14%	\$402,643	7%	\$371,500
Medicine Hat	70	19%	79	-18%	106	-37%	89%	1.51	-47%	\$359,974	6%	\$356,500
Grande Prairie	99	8%	120	11%	153	-31%	83%	1.55	-36%	\$356,035	11%	\$345,000
Fort McMurray	95	4%	128	-23%	328	-19%	74%	3.45	-23%	\$368,301	6%	\$388,888
<b>Total</b>	<b>5,223</b>	<b>-10%</b>	<b>8,138</b>	<b>1%</b>	<b>12,992</b>	<b>-2%</b>	<b>64%</b>	<b>2.49</b>	<b>10%</b>	<b>\$509,468</b>	<b>6%</b>	<b>\$456,900</b>

### Year-to-Date February 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	3,171	-16%	5,726	18%	3,895	72%	55%	2.46	106%	\$609,295	6%	\$570,000
Edmonton	2,472	0%	3,636	3%	2,423	-22%	68%	1.96	-22%	\$419,734	10%	\$410,000
Red Deer	225	13%	300	-2%	176	-27%	75%	1.56	-35%	\$397,514	15%	\$385,000
Lethbridge	271	7%	308	11%	245	-14%	88%	1.81	-20%	\$409,252	10%	\$392,000
Medicine Hat	113	-3%	149	-18%	107	-33%	76%	1.88	-31%	\$355,744	9%	\$340,000
Grande Prairie	184	14%	216	-5%	148	-33%	85%	1.61	-41%	\$362,334	14%	\$351,000
Fort McMurray	165	17%	275	-14%	336	-14%	60%	4.07	-26%	\$352,725	3%	\$350,000
<b>Total</b>	<b>9,734</b>	<b>-5%</b>	<b>15,811</b>	<b>8%</b>	<b>12,586</b>	<b>-2%</b>	<b>62%</b>	<b>2.59</b>	<b>3%</b>	<b>\$506,511</b>	<b>6%</b>	<b>\$455,000</b>