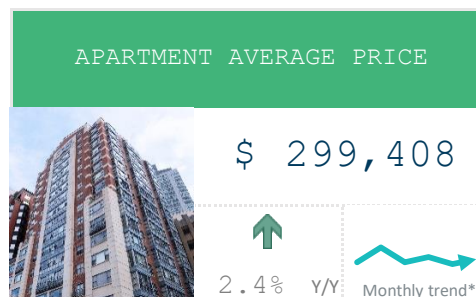
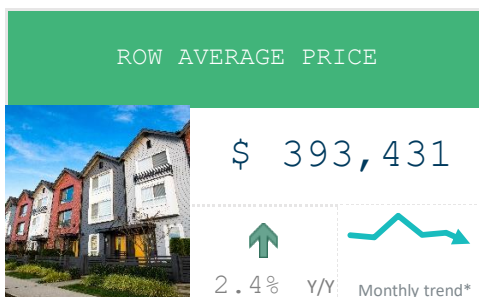
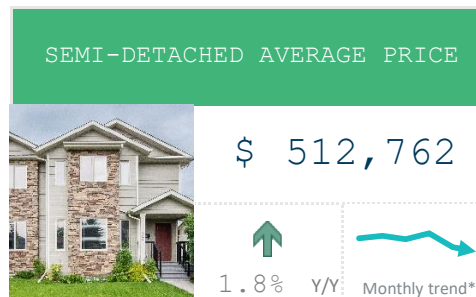
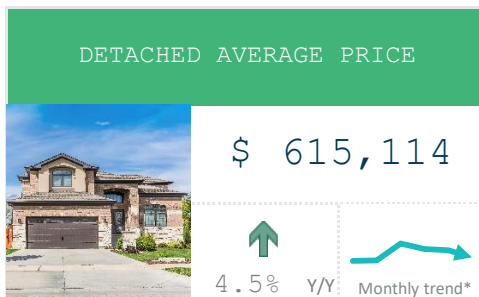
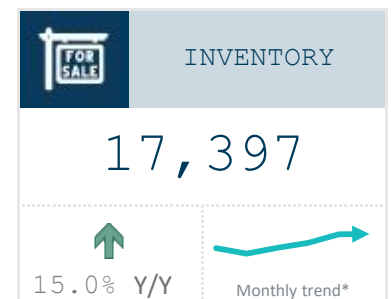
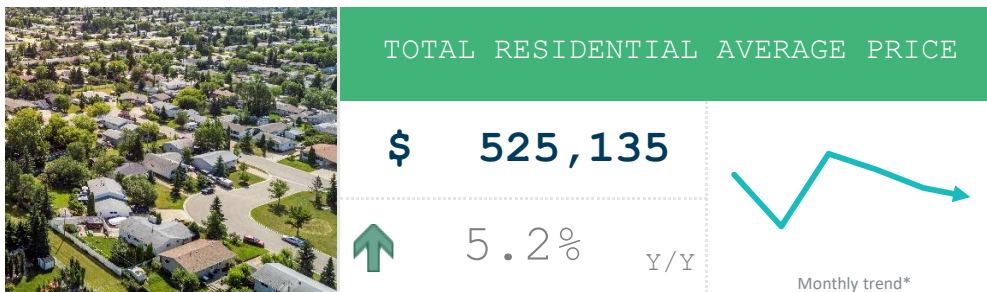
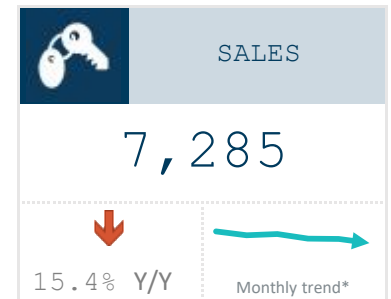


April 2025

Market Trend Summary

April saw a 15.2 percent year-over-year drop in sales with the biggest drops seen in semi-detached housing and apartments for the second straight month. New listings increased by 3.2 percent year-over-year. Inventory increased 15 percent year over year and is up 6 percent year to date. The sales-to-new listings rose to 63 percent.

There were 2.39 months of supply in April, up 35.9 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 1.25 months of supply, Grande Prairie has 1.49 months of supply, and Red Deer has 1.48 months. All regions experienced year-over-year average price growth, led by Grande Prairie (15%), Lethbridge (8%), and Medicine Hat (20%).



April 2025

April 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	4,470	-12%	7,065	2%	10,662	4%	63%	2.39	18%	\$615,114	4%
Semi	659	-18%	962	3%	1,235	30%	69%	1.87	58%	\$512,762	2%
Row	985	-16%	1,588	21%	1,974	61%	62%	2.00	93%	\$393,431	2%
Apartment	1,171	-25%	2,023	-3%	3,526	30%	58%	3.01	74%	\$299,408	2%
Total Residential	7,285	-15%	11,638	3%	17,397	15%	63%	2.39	36%	\$525,135	5%

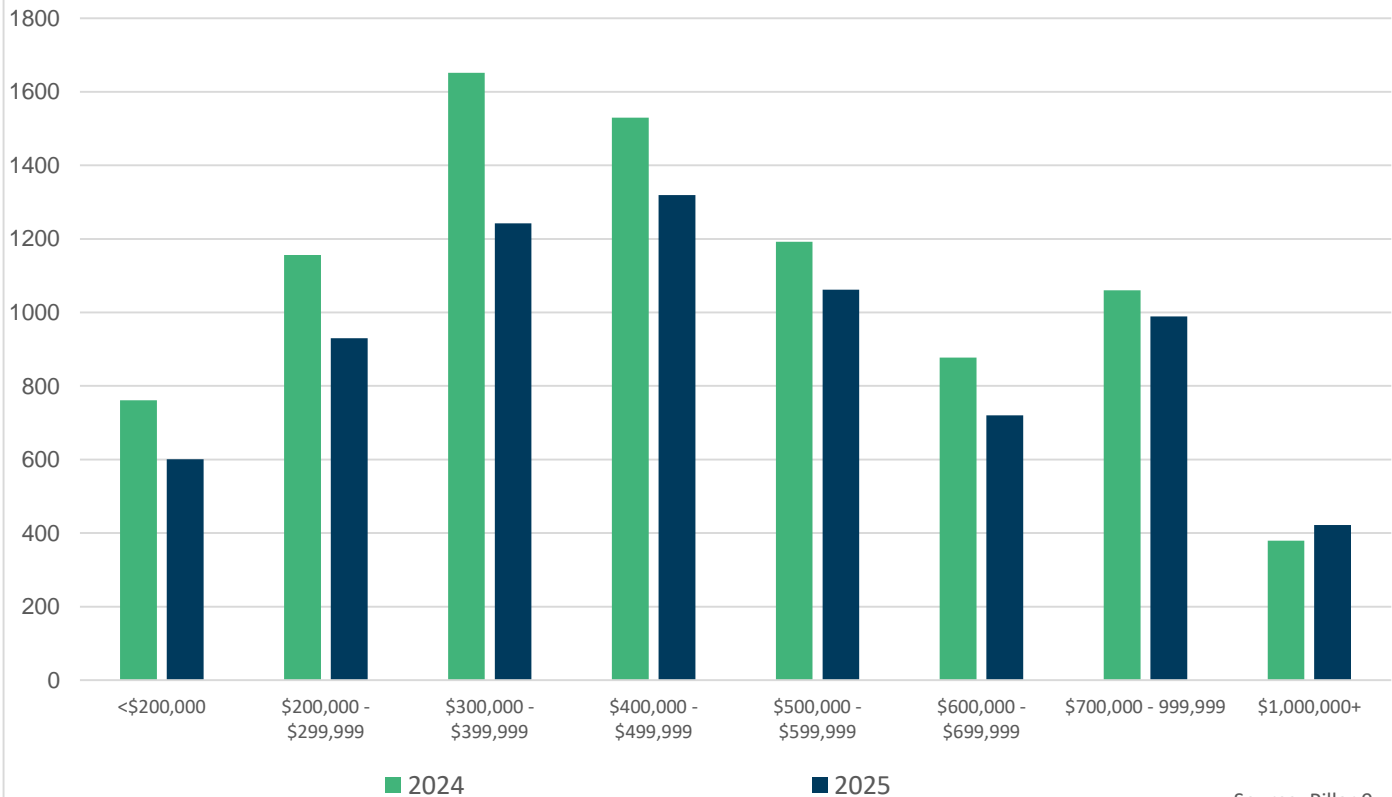
Year-to-Date

April 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	14,146	-8%	22,498	3%	8,884	-4%	63%	2.51	4%	\$610,251	5%
Semi	2,288	-5%	3,348	10%	1,069	15%	68%	1.87	21%	\$522,677	4%
Row	3,425	-7%	5,229	19%	1,639	38%	66%	1.91	48%	\$392,758	3%
Apartment	4,023	-18%	7,151	5%	2,997	26%	56%	2.98	53%	\$293,883	2%
Total Residential	23,882	-9%	38,226	6%	14,589	6%	62%	2.44	17%	\$517,376	5%

Residential Sales by Price Range

April



Source: Pillar 9

April 2025

April 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	2,125	-26%	3,885	11%	5,973	119%	55%	2.81	197%	\$645,572	6%	\$590,000
Edmonton	1,780	-17%	2,862	4%	3,304	-10%	62%	1.86	9%	\$443,382	8%	\$420,000
Red Deer	170	-16%	216	-7%	252	-6%	79%	1.48	12%	\$395,512	4%	\$376,700
Lethbridge	192	-2%	213	-10%	290	-2%	90%	1.51	0%	\$404,282	8%	\$390,000
Medicine Hat	100	-15%	120	-6%	125	-22%	83%	1.25	-9%	\$405,204	20%	\$386,250
Grande Prairie	139	-11%	181	-2%	207	-28%	77%	1.49	-19%	\$384,241	15%	\$383,000
Fort McMurray	134	6%	182	-12%	403	-14%	74%	3.01	-18%	\$372,369	7%	\$358,500
Total	7,285	-15%	11,638	3%	17,397	15%	63%	2.39	36%	\$525,135	5%	\$465,000

Year-to-Date April 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	7,450	-20%	13,630	18%	4,732	93%	55%	2.54	142%	\$628,326	6%	\$580,000
Edmonton	6,009	-5%	8,698	-2%	2,791	-16%	69%	1.86	-12%	\$432,434	9%	\$416,500
Red Deer	544	-3%	751	0%	208	-18%	72%	1.53	-16%	\$403,271	12%	\$385,000
Lethbridge	630	2%	746	7%	265	-7%	84%	1.68	-9%	\$407,511	10%	\$395,000
Medicine Hat	311	-8%	401	-7%	114	-30%	78%	1.47	-24%	\$376,787	13%	\$369,900
Grande Prairie	446	5%	554	-7%	169	-33%	81%	1.52	-36%	\$375,862	15%	\$372,000
Fort McMurray	412	13%	657	-6%	364	-14%	63%	3.54	-24%	\$363,571	5%	\$360,000
Total	23,882	-9%	38,226	6%	14,589	6%	62%	2.44	17%	\$517,376	5%	\$461,000