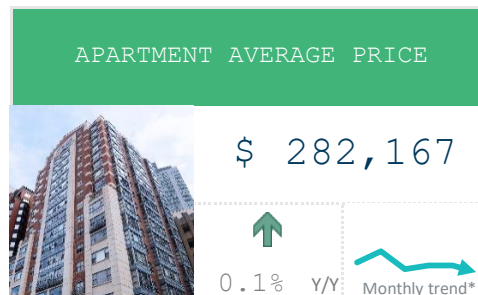
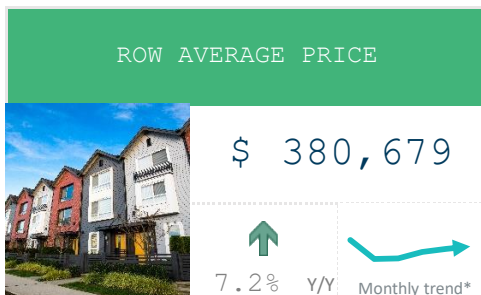
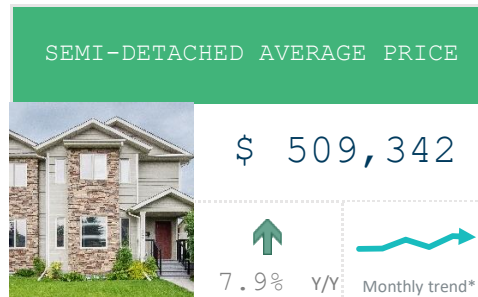
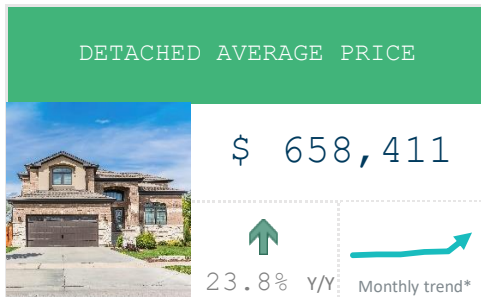
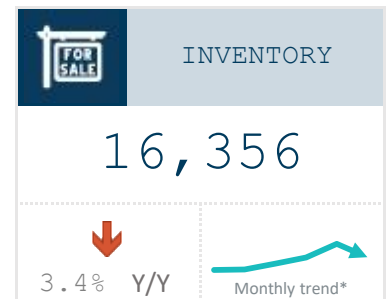
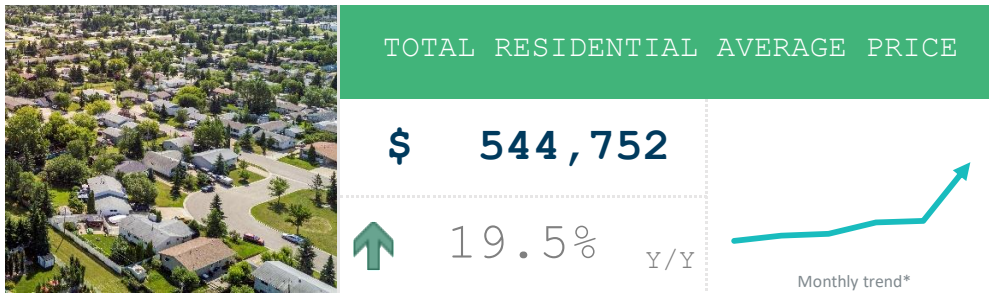
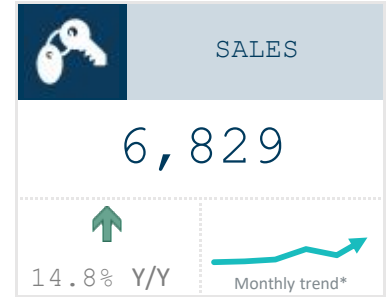


October 2024

Market Trend Summary

Increasing sales in detached housing and semi detached led to a 14.8 percent year-over-year increase in October. New listings grew by 13.4 percent year-over-year. Inventory fell 3.4 percent year over year and fell slightly in October. The sales-to-new listings increased to 75 percent.

There were 2.4 months of supply in October, down 15.9 percent year-over-year. Grande Prairie and Red Deer continue to have the tightest conditions in the province, with most regions having less than 2 months of supply. Grand Prairie has 1.52 months of supply, and Red Deer has 1.69 months. All regions except Red Deer experienced year-over-year average price growth, led by Calgary (16.2 percent), Lethbridge (16.2), and Fort McMurray (31.3 percent).



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

October 2024

October 2024

	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	4,152	18%	5,477	12%	10,511	-9%	76%	2.53	-23%	\$658,411	24%
Semi	618	21%	808	21%	1,047	-10%	76%	1.69	-25%	\$509,342	8%
Row	920	11%	1,134	10%	1,667	14%	81%	1.81	2%	\$380,679	7%
Apartment	1,139	3%	1,689	18%	3,131	13%	67%	2.75	10%	\$282,167	0%
Total Residential	6,829	15%	9,108	13%	16,356	-3%	75%	2.40	-16%	\$544,752	19%

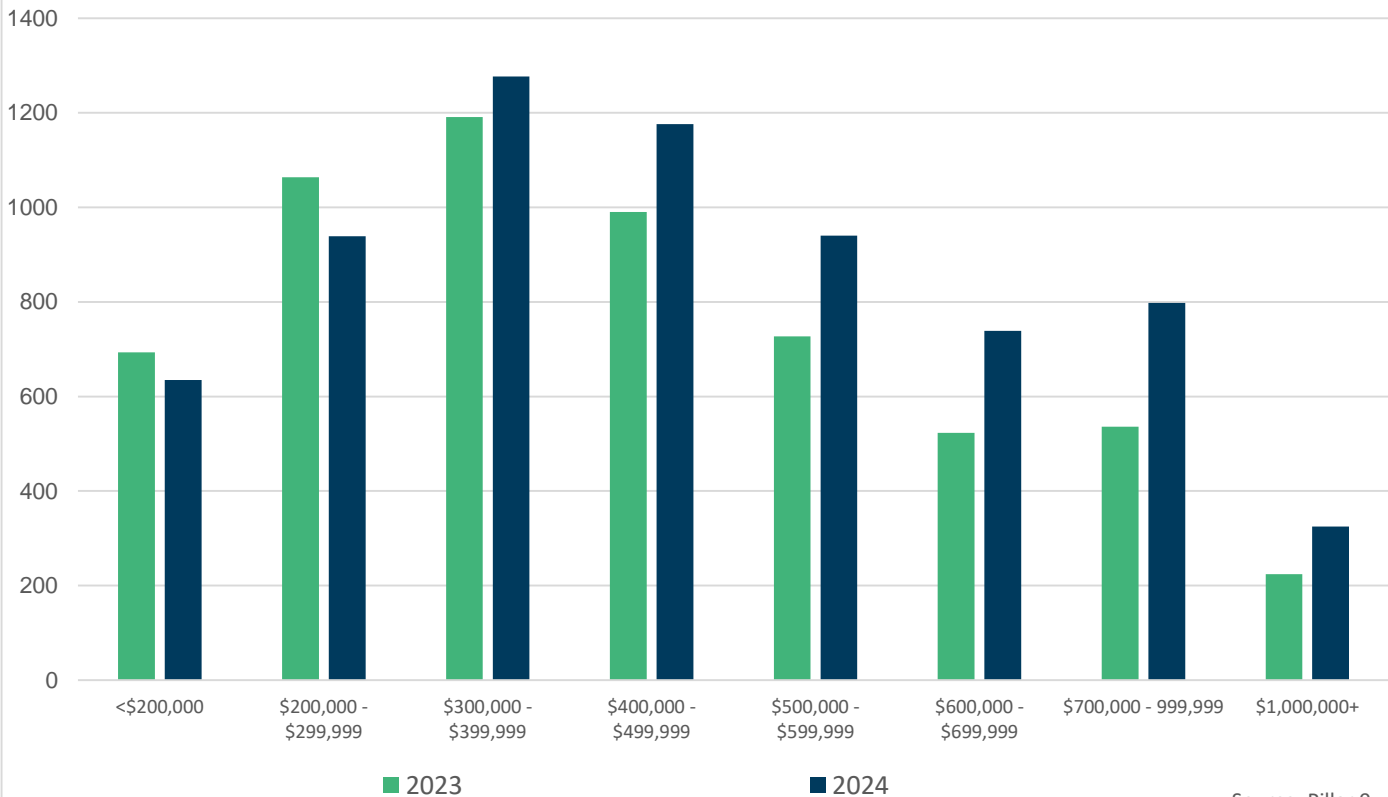
Year-to-Date

October 2024

	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	43,184	9%	61,390	3%	10,655	-12%	70%	2.47	-19%	\$592,674	10%
Semi	6,482	14%	8,308	9%	1,019	-14%	78%	1.57	-24%	\$502,212	10%
Row	10,048	13%	12,712	15%	1,447	-3%	79%	1.44	-14%	\$381,122	11%
Apartment	12,766	8%	18,677	11%	2,901	-5%	68%	2.27	-12%	\$288,636	8%
Total Residential	72,480	10%	101,087	6%	16,021	-10%	72%	2.21	-18%	\$501,705	10%

Residential Sales by Price Range

October



Source: Pillar 9

October 2024

October 2024

	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	2,172	0%	3,264	22%	4,968	55%	67%	2.29	55%	\$620,923	14%	\$575,000
Edmonton	1,749	35%	2,196	12%	3,329	-24%	80%	1.90	-44%	\$419,165	11%	\$400,000
Red Deer	134	6%	151	-15%	226	-21%	89%	1.69	-25%	\$363,528	-3%	\$339,950
Lethbridge	156	-2%	190	39%	339	-3%	82%	2.17	-1%	\$405,096	16%	\$380,000
Medicine Hat	93	4%	110	1%	158	-28%	85%	1.70	-31%	\$353,568	3%	\$337,777
Grande Prairie	124	1%	129	15%	188	-40%	96%	1.52	-40%	\$341,957	5%	\$337,000
Fort McMurray	99	39%	156	8%	458	-1%	63%	4.63	-29%	\$375,458	31%	\$390,000
Total	6,829	15%	9,108	13%	16,356	-3%	75%	2.40	-16%	\$544,752	19%	\$446,000

Year-to-Date October 2024

	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	23,871	-2%	33,739	11%	3,569	13%	71%	1.49	14%	\$606,546	12%	\$560,000
Edmonton	17,516	28%	24,658	7%	3,754	-19%	71%	2.14	-37%	\$406,875	7%	\$390,000
Red Deer	1,623	0%	2,030	0%	269	-17%	80%	1.66	-18%	\$370,631	8%	\$356,000
Lethbridge	1,760	5%	2,074	2%	328	-23%	85%	1.86	-26%	\$384,729	12%	\$372,000
Medicine Hat	972	-6%	1,233	-8%	170	-22%	79%	1.75	-16%	\$346,379	8%	\$325,000
Grande Prairie	1,231	4%	1,483	-9%	248	-34%	83%	2.01	-37%	\$335,937	4%	\$327,500
Fort McMurray	1,026	16%	1,799	3%	473	-4%	57%	4.61	-17%	\$357,816	4%	\$360,000
Total	72,480	10%	101,087	6%	16,021	-10%	72%	2.21	-18%	\$501,705	10%	\$440,000