

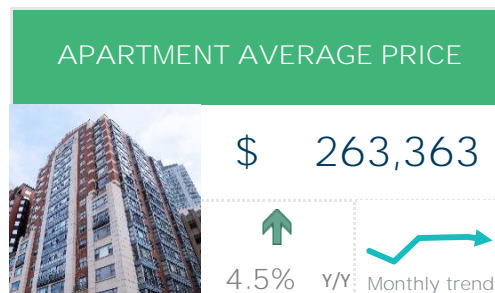
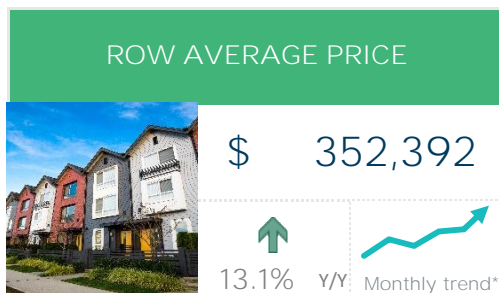
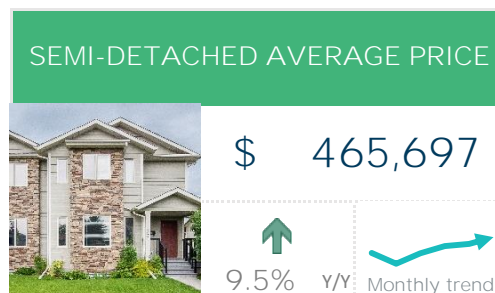
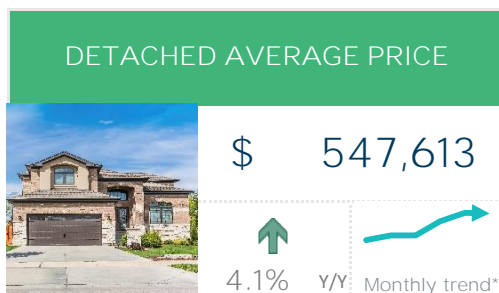
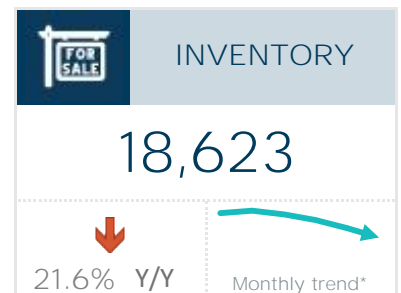
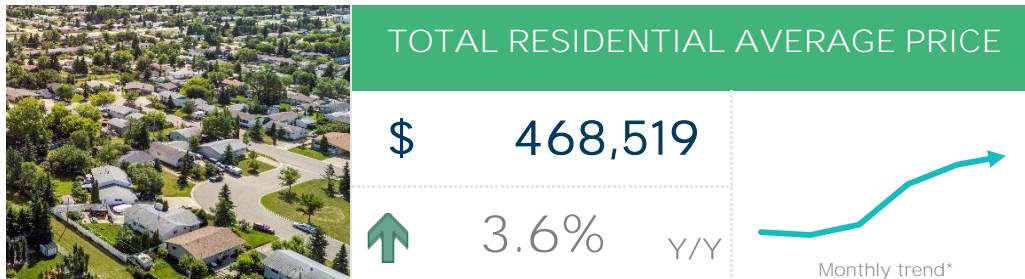
June 2023

## Market Trend Summary

Thanks mostly to gains in Calgary, June sales reached 8,648 nearly three per cent higher than levels reported last year. Despite the monthly gain, year-to-date sales have eased by 25 per cent over last years record high. Despite higher lending rates, strong migration and an improving labour market has helped support sales that are far stronger than levels achieved prior to the pandemic.

At the same time new listings trended down in June, contributing to further pullbacks in inventory levels. June inventory levels have fallen to the lowest levels seen since 2007. Low inventory levels and relatively strong sales have ensured the market continues to favour the seller with two months of supply and a sales-to-new listings ratio of 75 per cent.

The persistently tight market conditions are causing further price growth. As of June, the unadjusted benchmark price reached and new monthly record high of \$481,700, an increase over last month and nearly one per cent higher than last years levels. On a year-to-date basis the average price still remains over one per cent lower than last years levels. However, this is likely related to compositional shifts as prices have improved for higher density product while remaining relatively unchanged in the detached sector of the market.



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

## June 2023

### June 2023

	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	5,384	-1%	7,261	-18%	12,672	-18%	74%	2.35	-17%	\$547,613	4%
Semi	731	-1%	930	-13%	1,158	-29%	79%	1.58	-28%	\$465,697	9%
Row	1,077	-6%	1,378	-9%	1,495	-35%	78%	1.39	-31%	\$352,392	13%
Apartment	1,456	33%	2,034	5%	3,298	-24%	72%	2.27	-43%	\$263,363	5%
<b>Total Residential</b>	<b>8,648</b>	<b>3%</b>	<b>11,603</b>	<b>-14%</b>	<b>18,623</b>	<b>-22%</b>	<b>75%</b>	<b>2.15</b>	<b>-24%</b>	<b>\$468,519</b>	<b>4%</b>

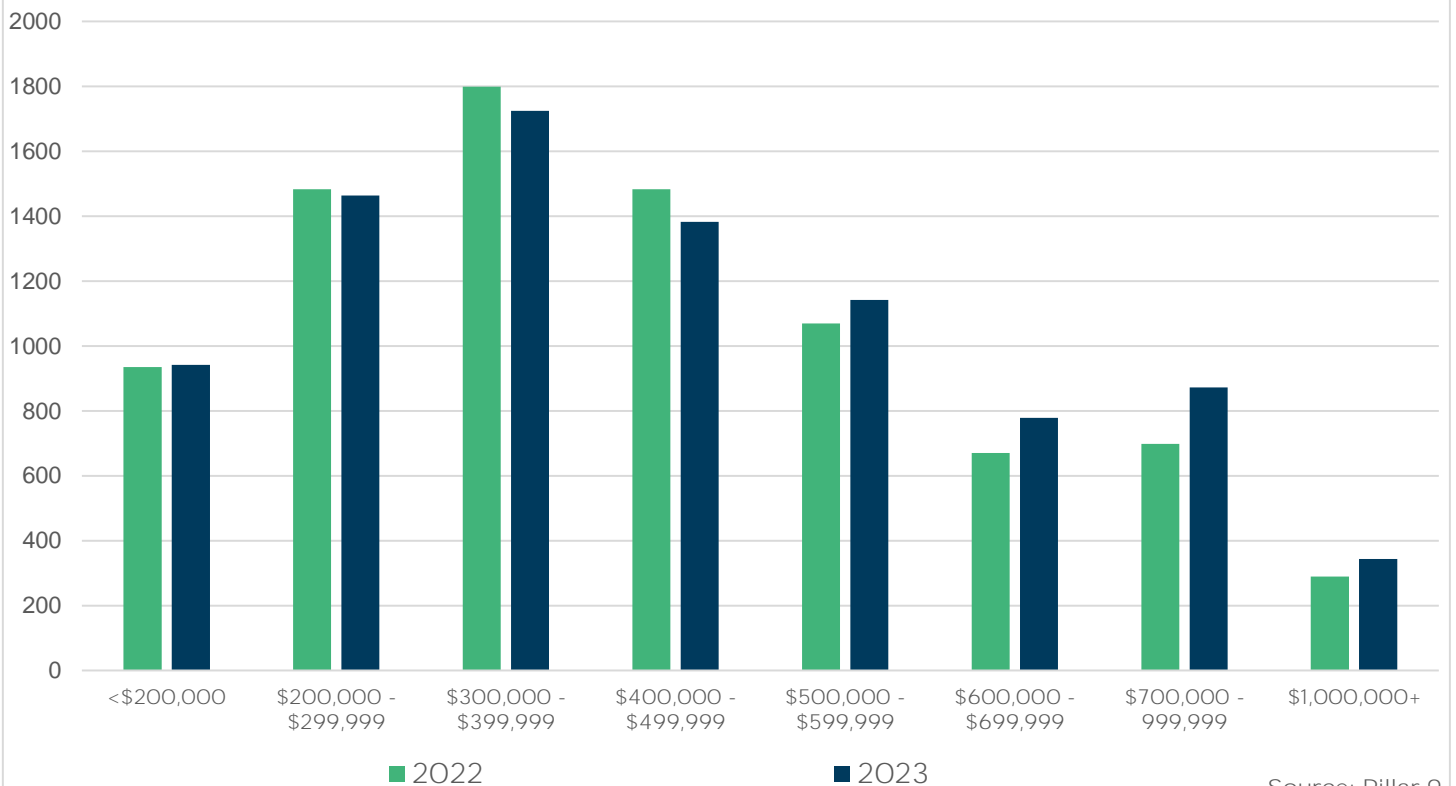
### Year-to-Date

### June 2023

	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	23,295	-30%	36,353	-25%	11,598	-1%	64%	2.99	41%	\$539,235	0%
Semi	3,398	-27%	4,690	-25%	1,163	-8%	72%	2.05	25%	\$461,466	4%
Row	5,131	-24%	6,639	-26%	1,465	-23%	77%	1.71	1%	\$336,865	5%
Apartment	6,677	1%	10,310	-5%	3,045	-18%	65%	2.74	-19%	\$264,042	4%
<b>Total Residential</b>	<b>38,501</b>	<b>-25%</b>	<b>57,992</b>	<b>-22%</b>	<b>17,271</b>	<b>-7%</b>	<b>66%</b>	<b>2.69</b>	<b>23%</b>	<b>\$457,677</b>	<b>-1%</b>

### Residential Sales by Price Range

June



Source: Pillar 9

## June 2023

### June 2023

	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	3,146	11%	3,939	-3%	3,458	-36%	80%	1.10	-42%	\$552,273	7%	\$510,000
Edmonton	1,758	-1%	2,613	-18%	4,488	-26%	67%	2.55	-25%	\$388,771	-4%	\$369,950
Red Deer	204	5%	240	-18%	371	-31%	85%	1.82	-34%	\$354,514	2%	\$348,700
Lethbridge	200	-15%	249	-27%	459	-20%	80%	2.30	-7%	\$346,535	0%	\$330,000
Medicine Hat	137	26%	166	-5%	217	-12%	83%	1.58	-30%	\$308,444	1%	\$290,000
Grande Prairie	143	-8%	198	-18%	410	-11%	72%	2.87	-3%	\$324,341	-6%	\$320,000
Fort McMurray	107	-18%	207	-7%	554	8%	52%	5.18	32%	\$343,037	-14%	\$349,900
<b>Total</b>	<b>8,648</b>	<b>3%</b>	<b>11,603</b>	<b>-14%</b>	<b>18,623</b>	<b>-22%</b>	<b>75%</b>	<b>2.15</b>	<b>-24%</b>	<b>\$468,519</b>	<b>4%</b>	<b>\$412,000</b>

### Year-to-Date June 2023

	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	14,315	-23%	18,274	-28%	3,055	-30%	78%	1.28	-8%	\$539,668	2%	\$495,000
Edmonton	7,801	-27%	13,843	-20%	4,466	-2%	56%	3.44	34%	\$378,767	-7%	\$360,000
Red Deer	945	-20%	1,267	-23%	338	-26%	75%	2.15	-8%	\$334,960	-1%	\$320,000
Lethbridge	966	-23%	1,274	-24%	433	1%	76%	2.69	31%	\$338,997	-2%	\$326,000
Medicine Hat	614	-9%	788	-7%	212	-2%	78%	2.07	7%	\$316,292	1%	\$290,000
Grande Prairie	661	-26%	1,027	-19%	376	0%	64%	3.41	34%	\$319,704	-3%	\$315,000
Fort McMurray	534	-32%	1,105	-8%	483	27%	48%	5.42	86%	\$352,189	-12%	\$349,950
<b>Total</b>	<b>38,501</b>	<b>-25%</b>	<b>57,992</b>	<b>-22%</b>	<b>17,271</b>	<b>-7%</b>	<b>66%</b>	<b>2.69</b>	<b>23%</b>	<b>\$457,677</b>	<b>-1%</b>	<b>\$400,000</b>