



## MONTHLY STATISTICS PACKAGE

August  
2018

[albertarealtor.ca](http://albertarealtor.ca)

## Excess inventories weighs on prices in some regions

Alberta sales remained relatively stable this month as gains in most of the regions were offset by easing occurring mostly in Calgary. With 5,285 sales in August, levels were comparable to long-term averages for this month. However, the stability over the past two months was not enough to offset previous losses causing year-to-date sales to total 38,482 units, six per cent below last year and 11 per cent below long-term averages.

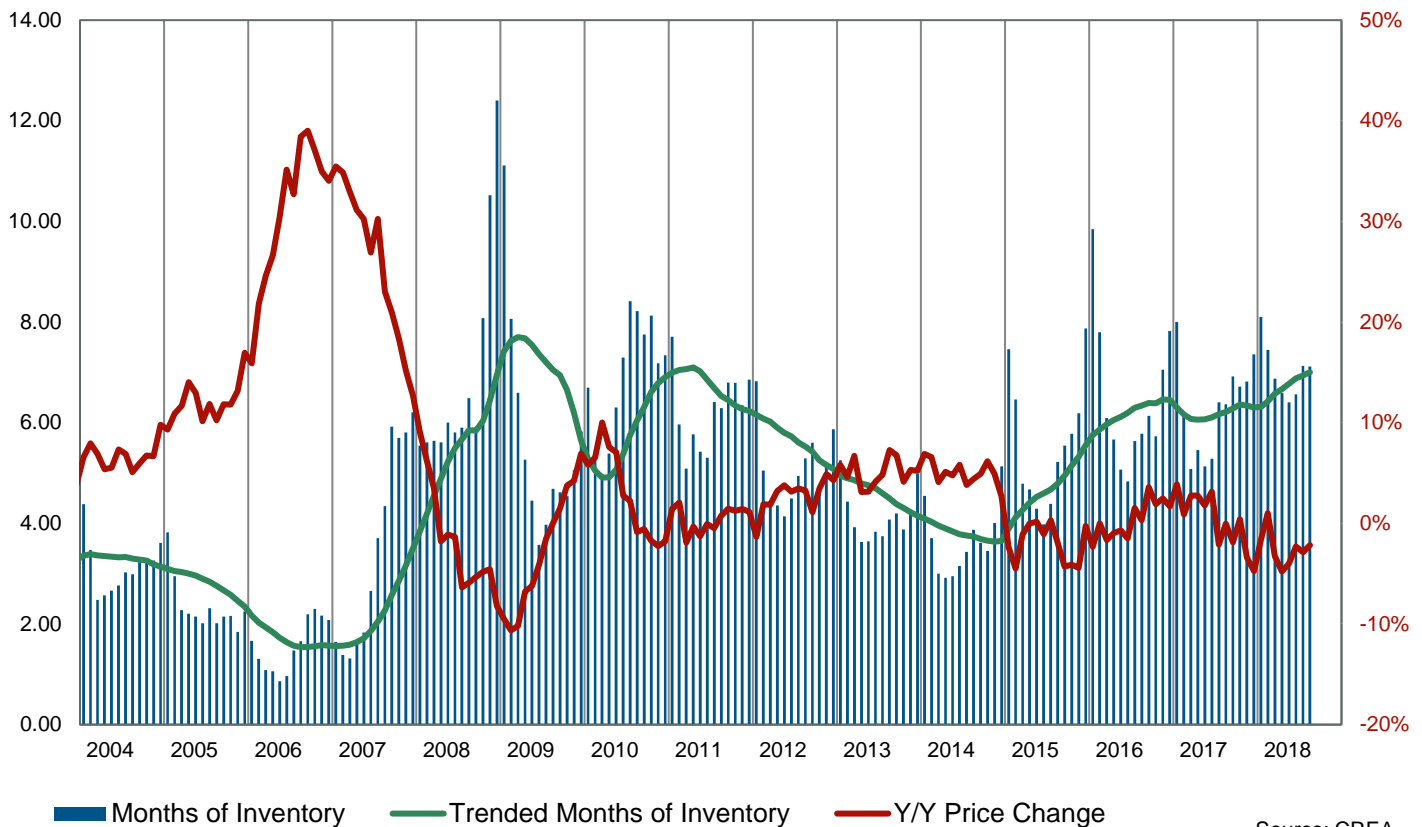
The recent stability in sales and new listings helped prevent further additions to inventory. However, with nearly 38,000 units in inventory, levels remain high for August figures causing months of supply to remain elevated at seven months.

The oversupply in the market has continued to weigh on average prices, which trended down for another month. Year-to-date average prices in Alberta totaled \$390,969, nearly three per cent lower than last year.

Despite some recent challenges facing the energy sector, the job market does seem to be improving on a provincial basis with unemployment rates edging down to 6.7 per cent. However, when considering the two largest cities, the job market is improving in Edmonton, while job losses continue to occur in the Calgary market. This is one of the contributing factors influencing trends in these housing markets.

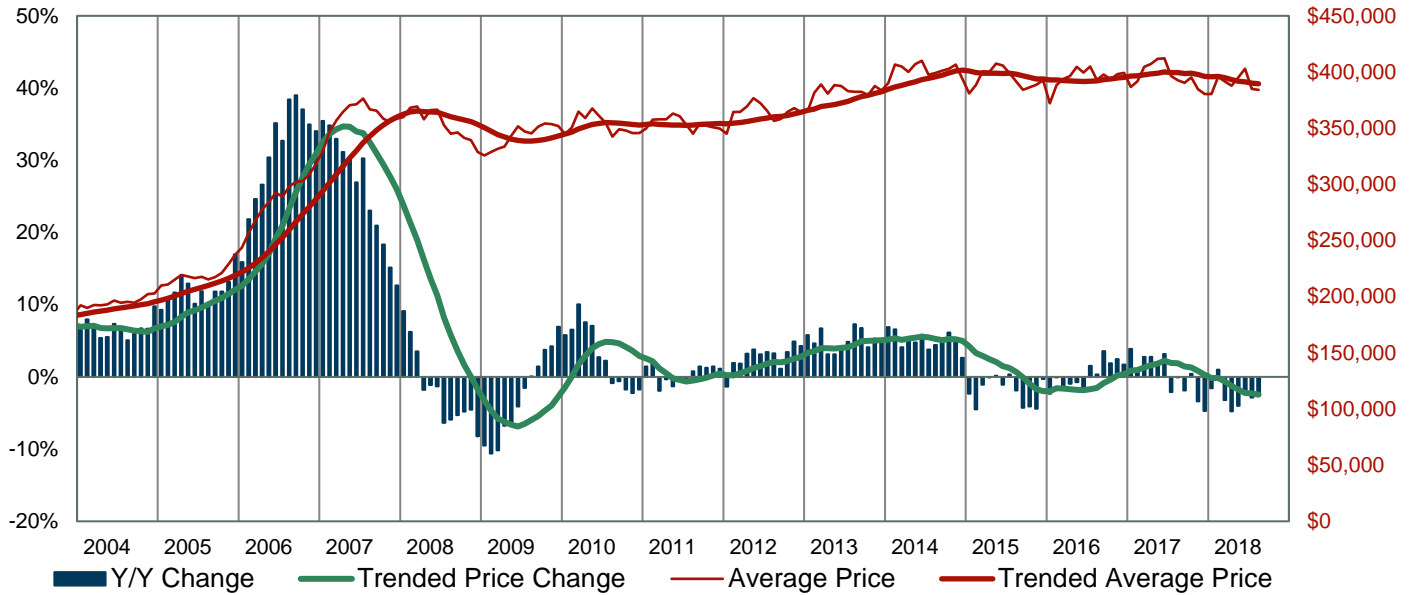
## ALBERTA MONTHS OF SUPPLY AND PRICE CHANGES

AUGUST



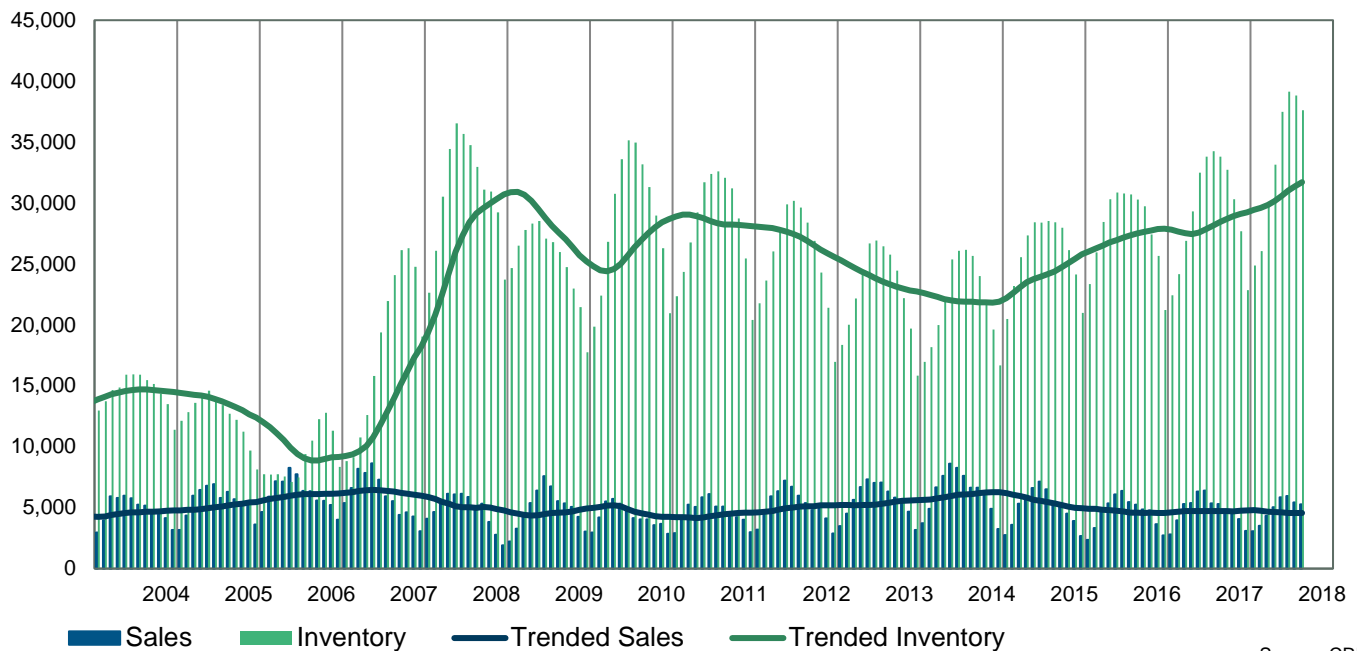
Alberta Summary	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	5,309	5,285	-0.45%	40,801	38,482	-5.68%
Total Sales Volume	\$2,084,972,604	\$2,030,495,775	-2.61%	\$16,409,735,588	\$15,045,275,029	-8.31%
New Listings	10,440	10,445	0.05%	86,134	89,345	3.73%
Inventory	33,799	37,610	11.28%	29,640	33,366	12.57%
Months of Supply	6.37	7.12	11.78%	5.81	6.94	19.35%
Sales-to-New-Listings Ratio	50.85	50.60	-0.25%	47.37	43.07	-4.30%
Average Price	\$392,724	\$384,200	-2.17%	\$402,190	\$390,969	-2.79%

## ALBERTA AVERAGE PRICE AND PRICE CHANGE

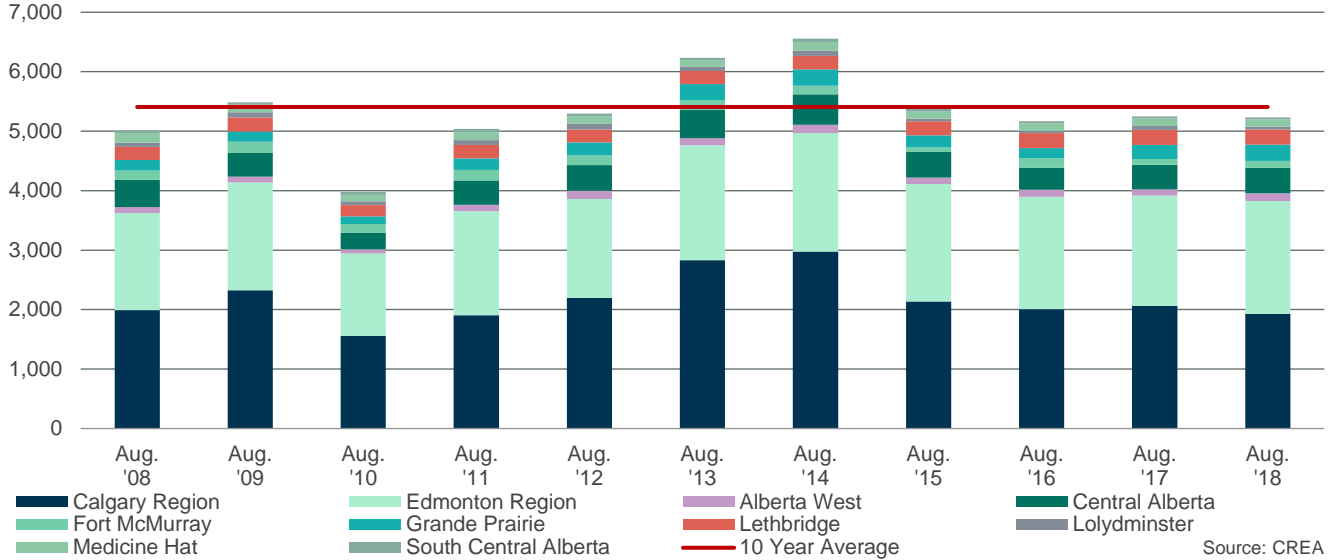
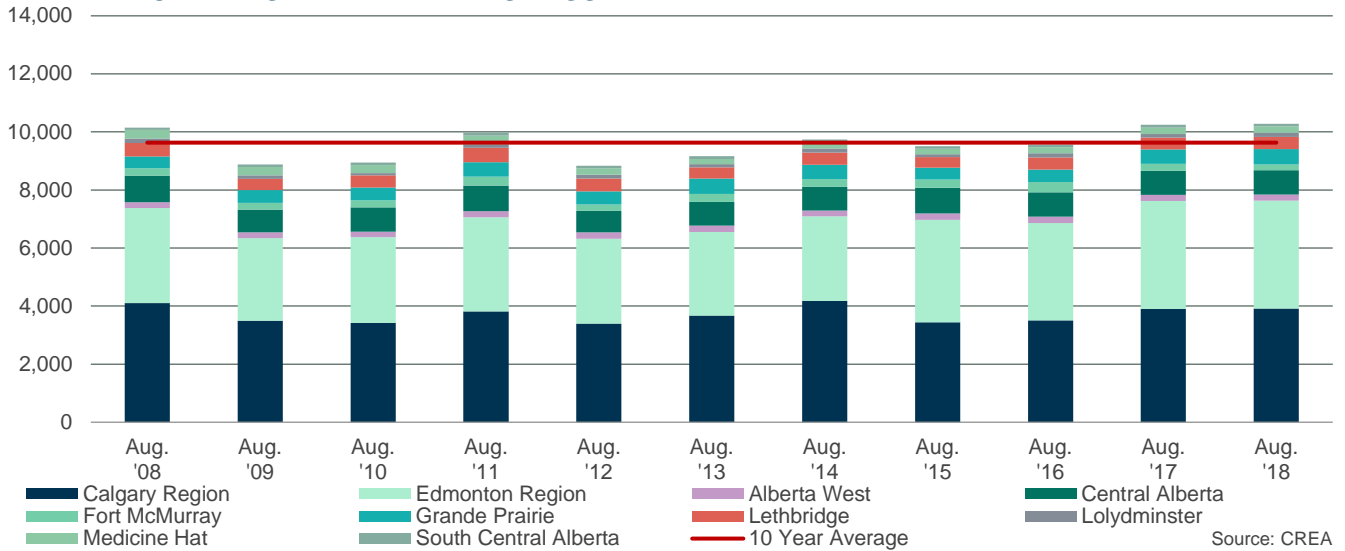
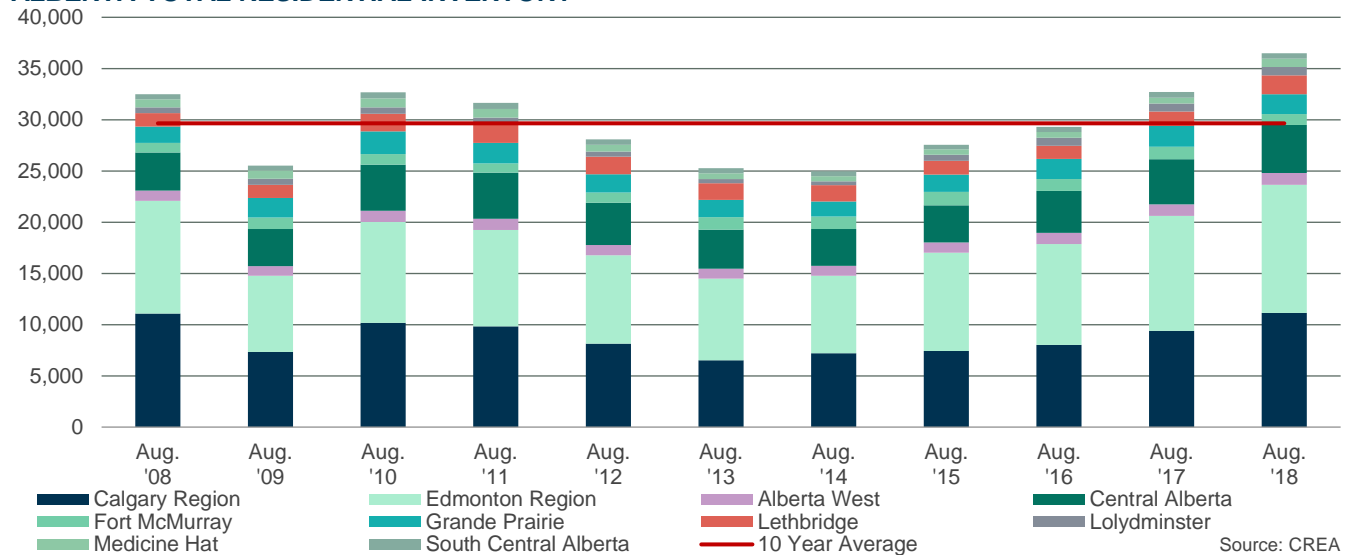


Source: CREA

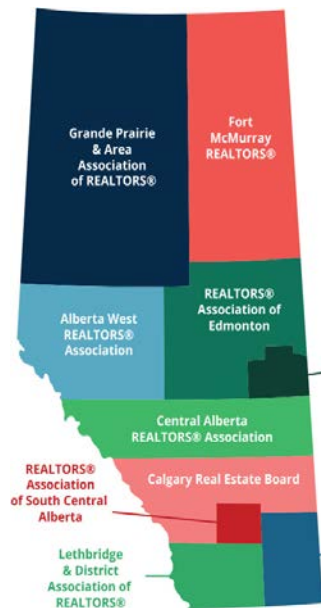
## SALES AND INVENTORY



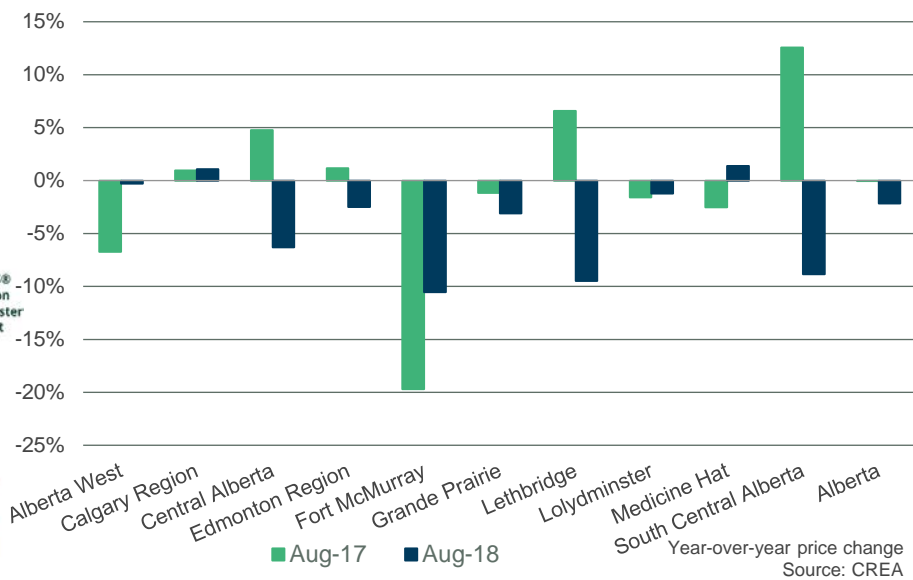
Source: CREA

**ALBERTA TOTAL RESIDENTIAL SALES**

**ALBERTA TOTAL RESIDENTIAL NEW LISTINGS**

**ALBERTA TOTAL RESIDENTIAL INVENTORY**


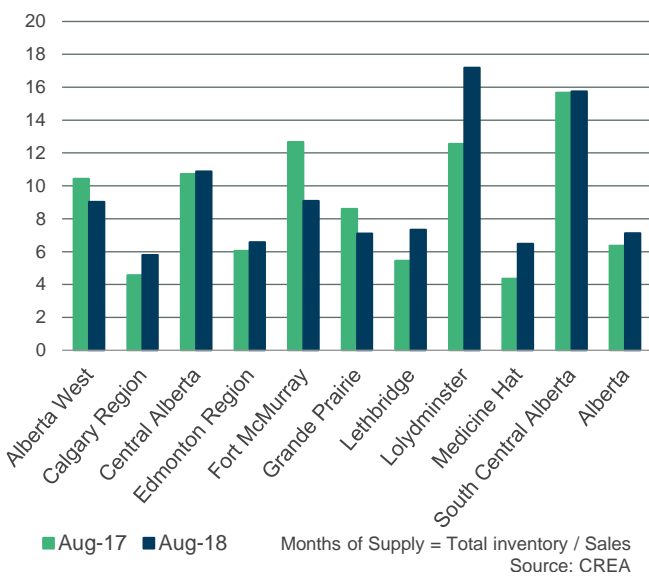
August 2018	Sales	y/y % change	New Listings	y/y % change	Inventory	y/y % change	Months of Supply	y/y % change	Average Price	y/y % change	Sales to New Listings	Share of Sales Activity
Alberta West	128	19.63%	207	-3.27%	1,156	3.49%	9.03	-13.49%	359,223	-0.28%	61.84	2.42%
Calgary Region	1,925	-6.51%	3,922	0.54%	11,140	18.49%	5.79	26.73%	466,043	1.08%	49.08	36.42%
Central Alberta	429	4.13%	841	1.94%	4,665	5.64%	10.87	1.45%	294,579	-6.30%	51.01	8.12%
Edmonton Region	1,902	2.42%	3,716	-0.05%	12,518	11.50%	6.58	8.86%	371,848	-2.48%	51.18	35.99%
Fort McMurray	118	24.21%	194	-19.17%	1,073	-10.81%	9.09	-28.19%	369,553	-10.54%	60.82	2.23%
Grande Prairie	273	14.71%	532	7.26%	1,936	-5.42%	7.09	-17.55%	284,135	-3.11%	51.32	5.17%
Lethbridge	252	-1.56%	414	0.98%	1,849	32.74%	7.34	34.84%	252,941	-9.49%	60.87	4.77%
Lloydminster	48	-22.58%	146	15.87%	825	6.04%	17.19	36.97%	307,941	-1.21%	32.88	0.91%
Medicine Hat	122	-3.94%	221	2.31%	791	43.30%	6.48	49.17%	267,183	1.36%	55.20	2.31%
South Central Alberta	35	-2.78%	92	-8.91%	551	-2.30%	15.74	0.49%	210,600	-8.84%	38.04	0.66%
Alberta	5,285	-0.45%	10,445	0.05%	37,610	11.28%	7.12	11.78%	384,200	-2.17%	50.60	



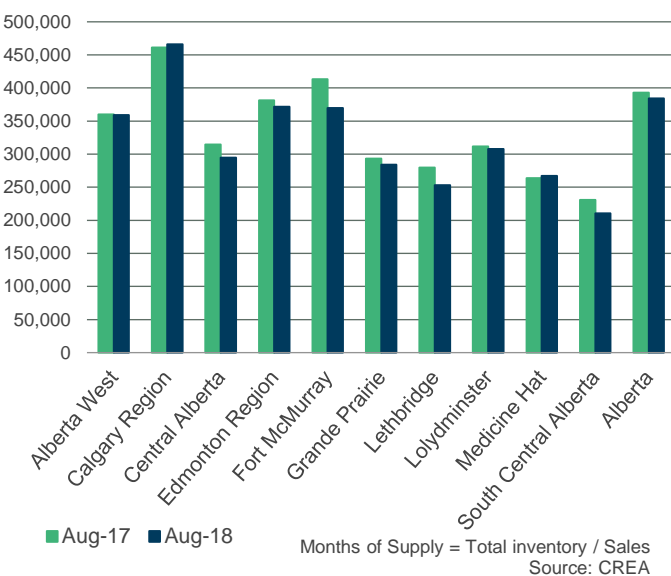
### TOTAL RESIDENTIAL PRICE CHANGE



### MONTHS OF SUPPLY - TOTAL RESIDENTIAL



### AVERAGE PRICE COMPARISON





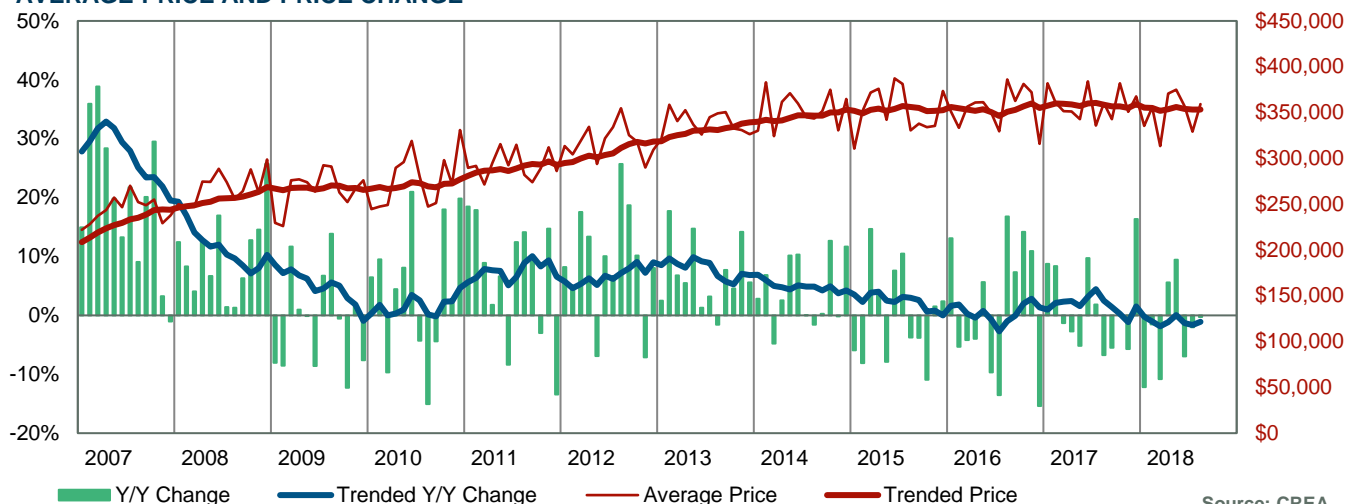
### Alberta West

Gains in August sales helped offset some of the earlier declines. Overall year-to-date sales totaled 784 units, just below last year's levels. While new listings have generally increased this year, recent improvements in sales have helped limit inventory growth and easing the amount of oversupply in the market.

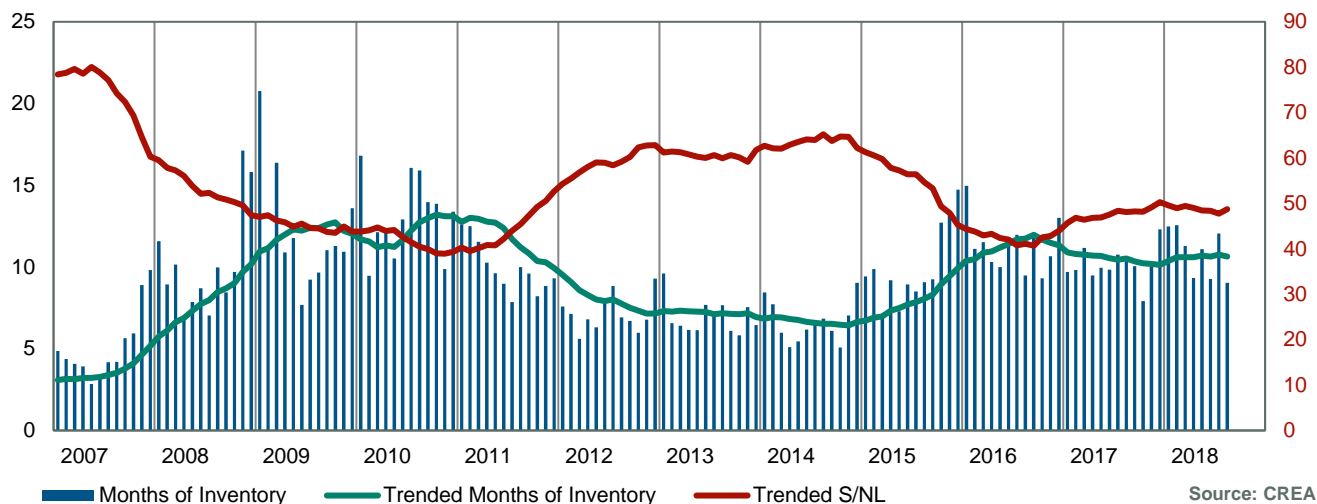
With no further gains in the amount of oversupply, the amount of reduction in prices is also starting to ease. Year-to-date average prices remained nearly two per cent below levels recorded last year.

Alberta West	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	107	128	19.63%	804	784	-2.49%
Total Sales Volume	\$38,545,675	\$45,980,557	19.29%	\$287,874,875	\$275,579,179	-4.27%
New Listings	214	207	-3.27%	1,867	1,905	2.04%
Inventory	1,117	1,156	3.49%	1,018	1,039	2.03%
Months of Supply	10.44	9.03	-13.49%	10.13	10.60	4.63%
Sales to New Listings Ratio	50.00	61.84	11.84%	43.06	41.15	-1.91%
Average Price	\$360,240	\$359,223	-0.28%	\$358,053	\$351,504	-1.83%

### AVERAGE PRICE AND PRICE CHANGE

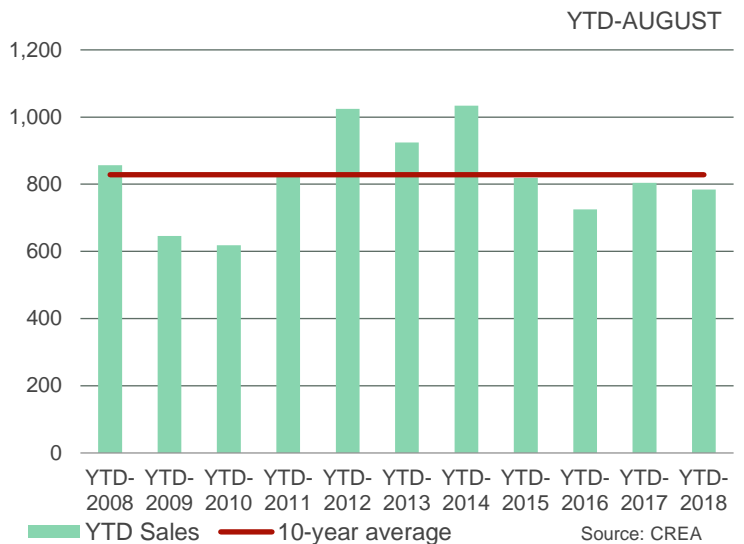
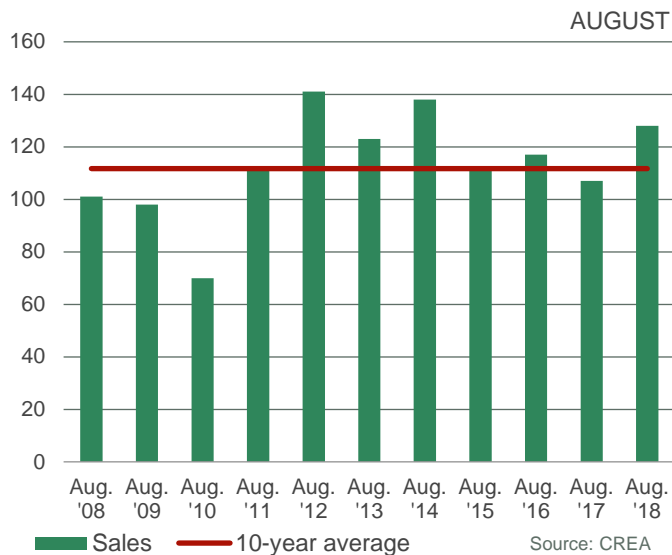


### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO

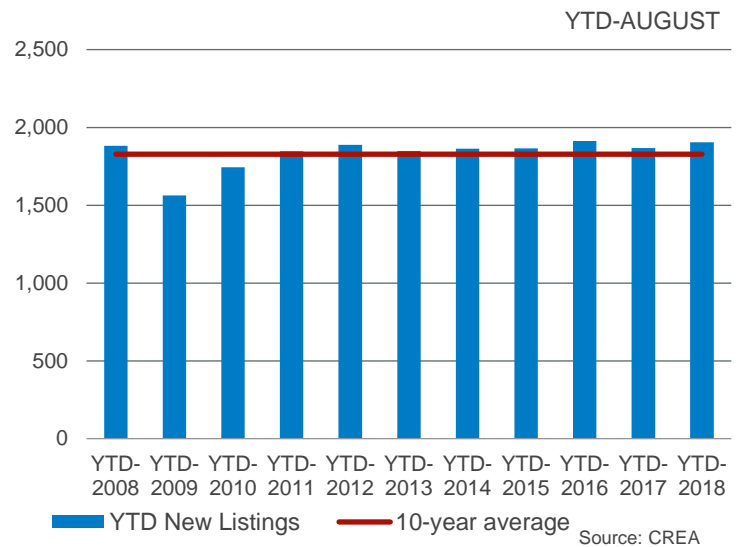
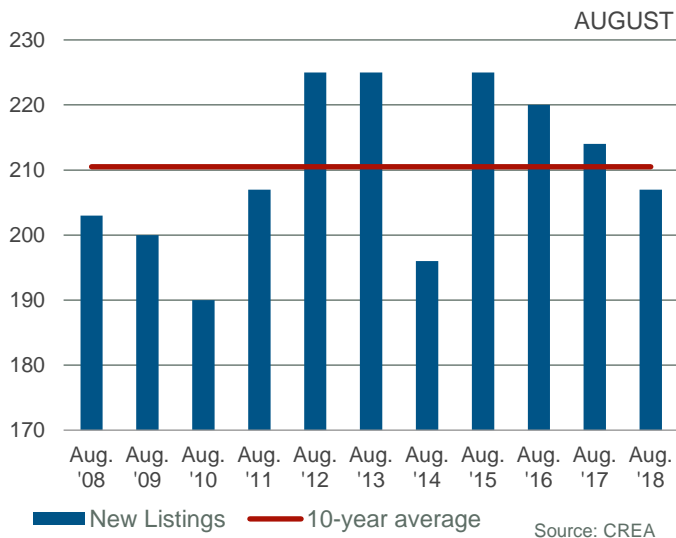




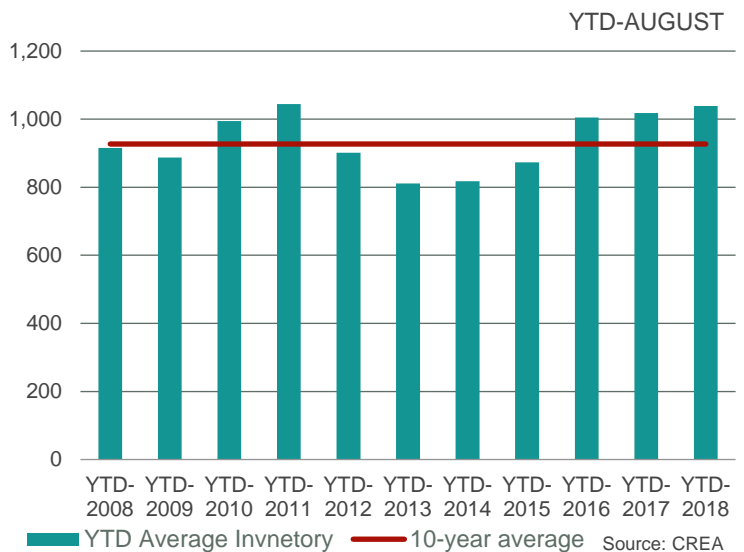
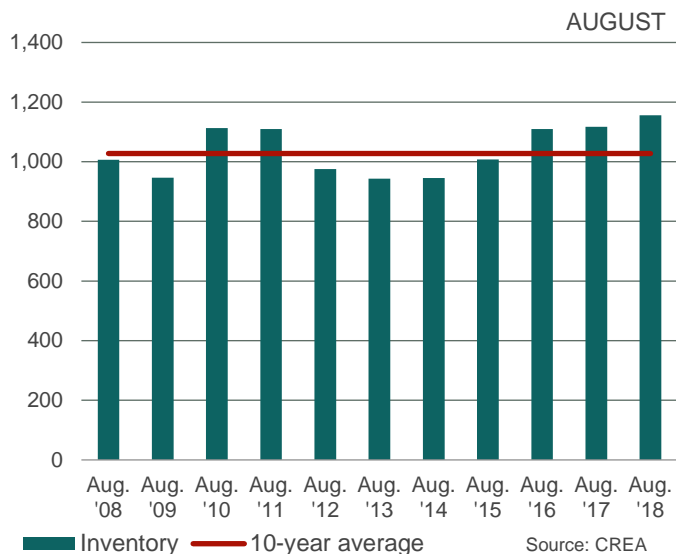
## ALBERTA WEST SALES



## ALBERTA WEST NEW LISTINGS



## ALBERTA WEST INVENTORIES





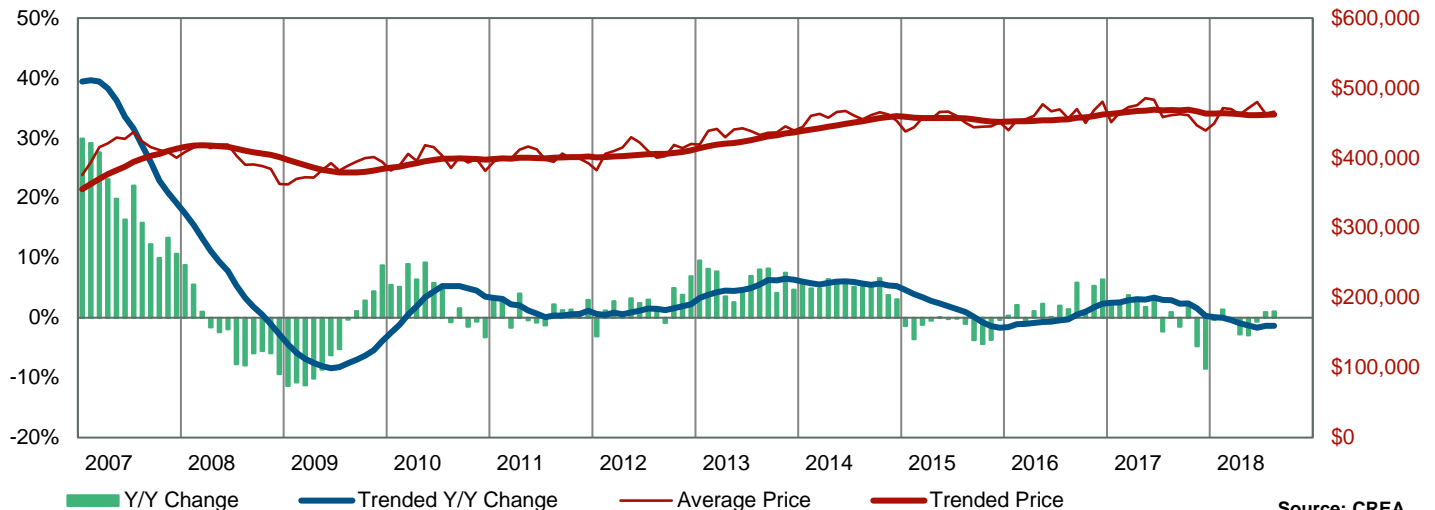
## Calgary Region

Facing continued challenges in the employment market, housing sales activity declined by 6.5 per cent in August. While the pace of decline has eased from the double digits recorded earlier in the year, overall sales activity remains nearly 14 per cent below last years levels and 19 per cent below longer-term averages. Slower sales activity prevented any meaningful change in the elevated inventory levels.

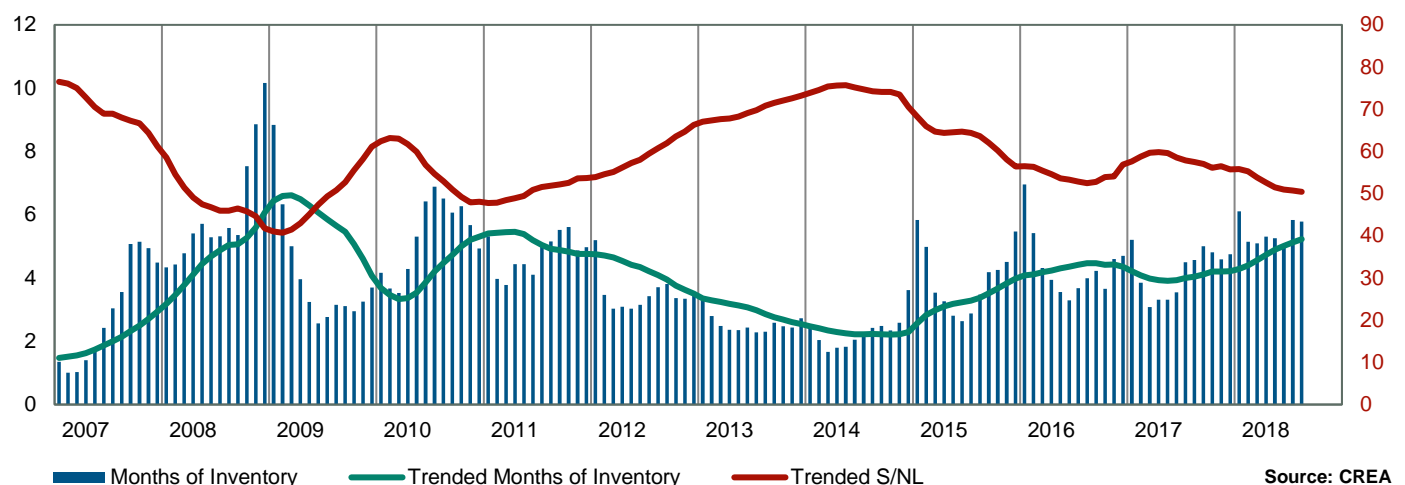
The excess supply has caused prices to generally trend lower this year. Year-to-date average prices remain nearly one per cent lower from last year's levels.

Calgary Region	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	2,059	1,925	-6.51%	17,083	14,761	-13.59%
Total \$Volume	\$949,369,423	\$897,132,974	-5.50%	\$8,051,294,922	\$6,903,697,781	-14.25%
New Listings	3,901	3,922	0.54%	32,244	33,336	3.39%
Inventory	9,402	11,140	18.49%	8,099	9,975	23.16%
Months of Supply	4.57	5.79	26.73%	3.79	5.41	42.54%
S/NL Ratio	52.78	49.08	-3.70%	52.98	44.28	-8.70%
Average Price	\$461,083	\$466,043	1.08%	\$471,305	\$467,699	-0.77%

### AVERAGE PRICE AND PRICE CHANGE

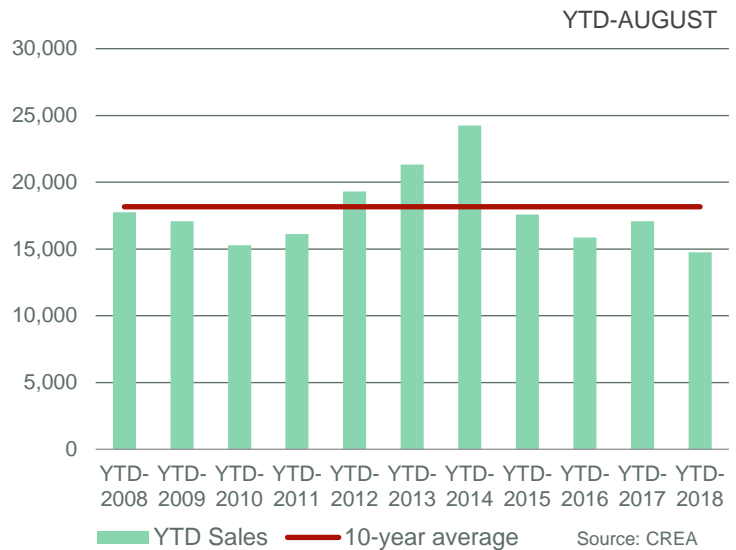
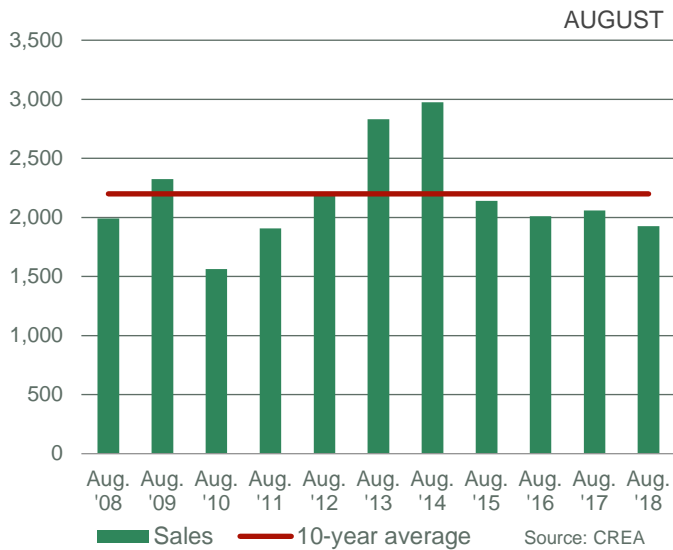


### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO

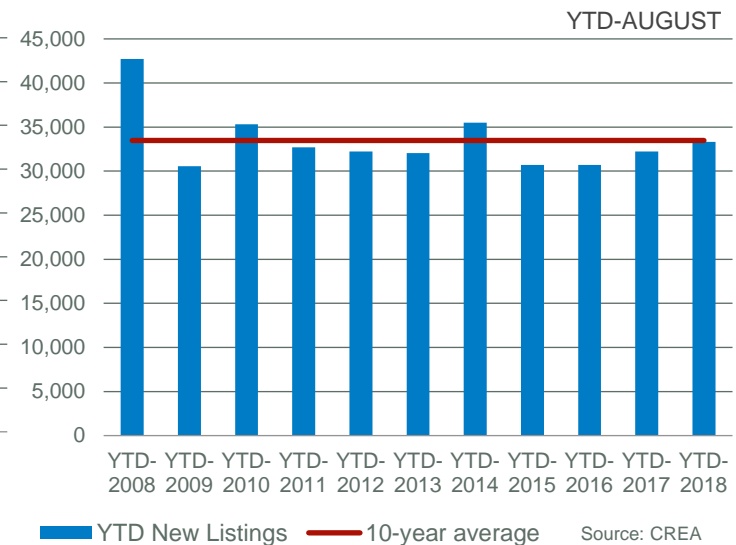
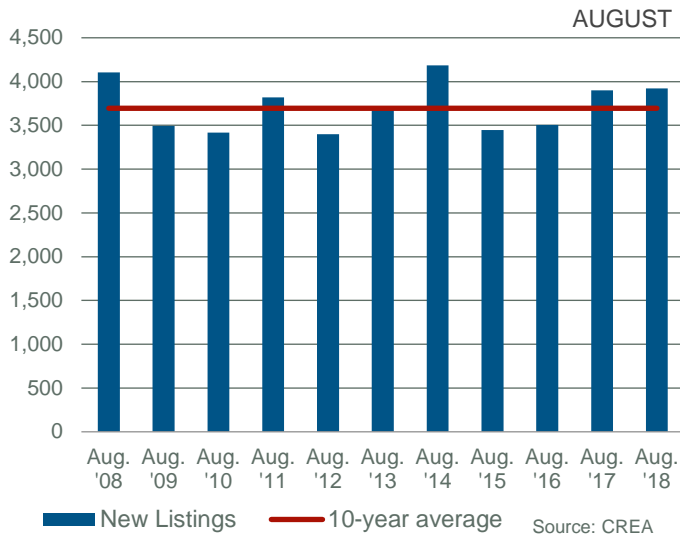




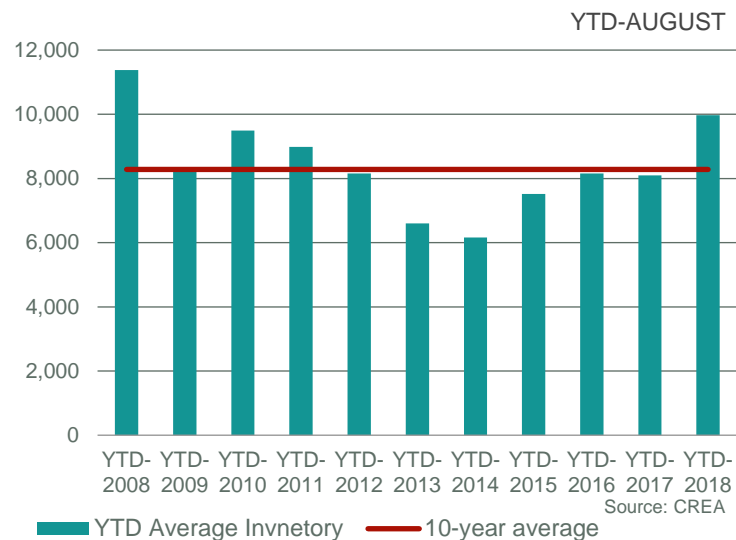
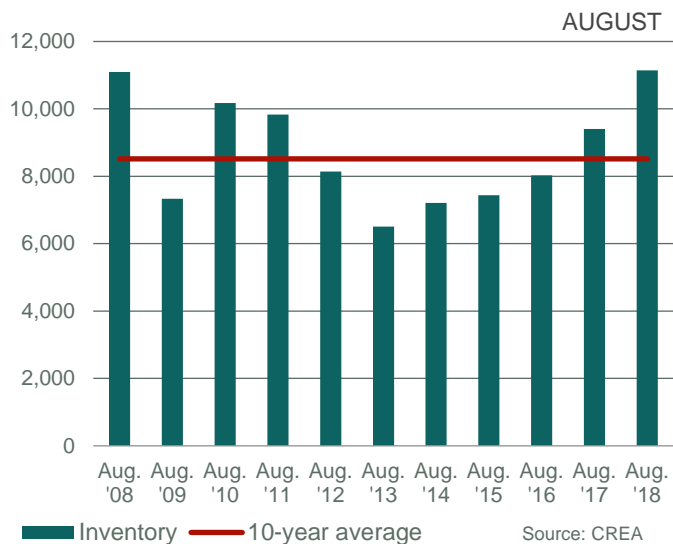
## CALGARY REGION SALES



## CALGARY REGION NEW LISTINGS



## CALGARY REGION INVENTORY



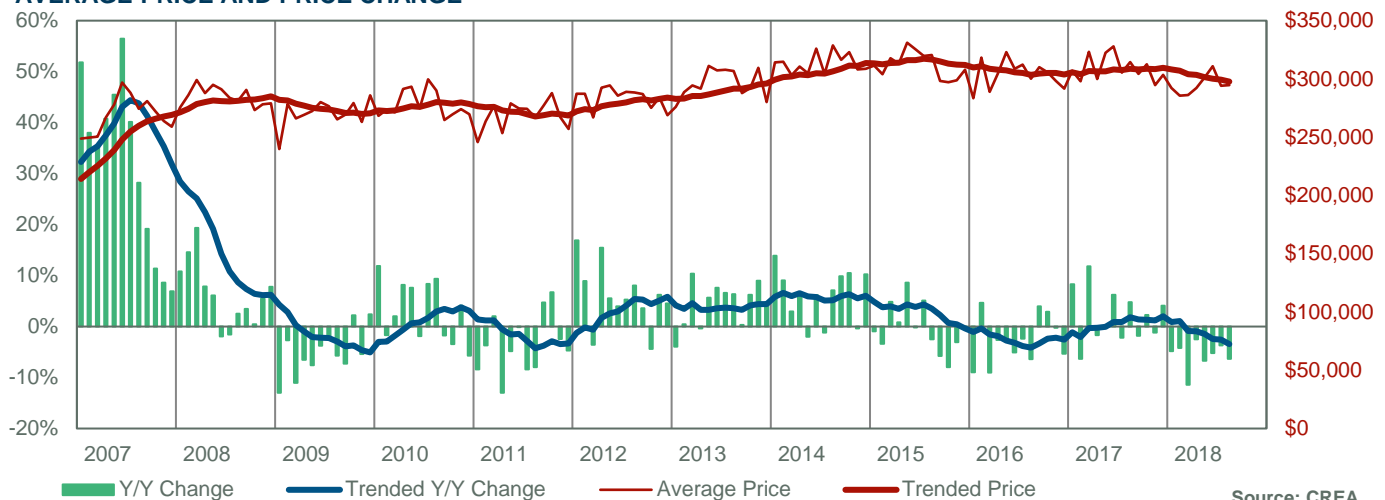


## Central Alberta

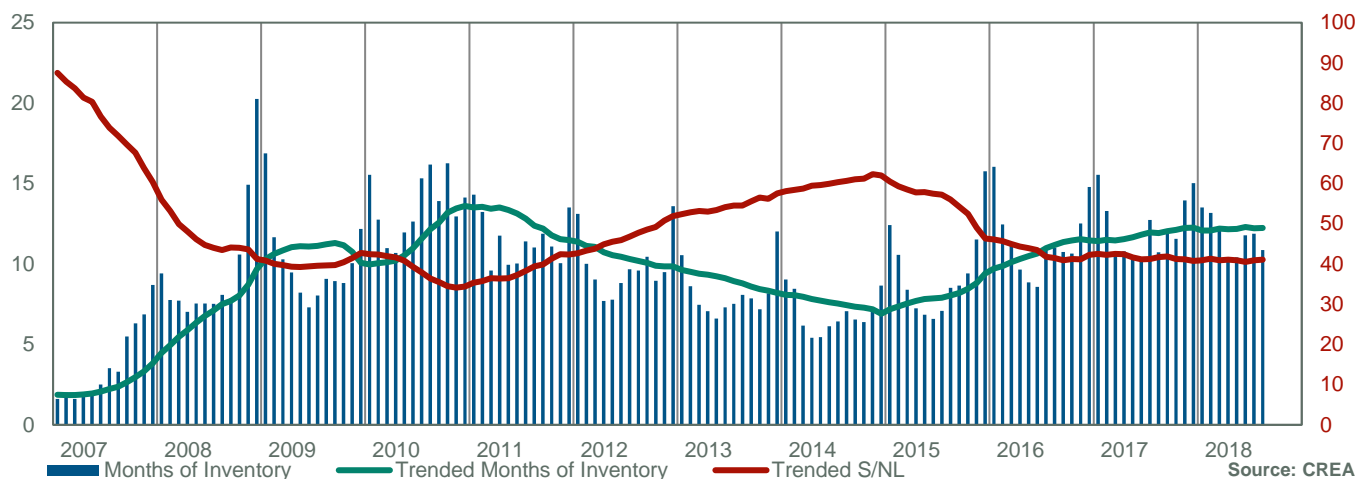
Sales activity improved in August causing year-to-date sales to improve by nearly four per cent. While, sales activity remains well below the norm for the region, the gains could reflect a potential transition to a more stable market. Despite some evidence of the start of a transition further gains in new listings and elevated inventories are resulting in a persistent buyer's market. The oversupplied market continues to weigh on housing prices. Year-to-date average prices have eased by nearly six per cent.

Central Alberta	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	412	429	4.13%	2,699	2,806	3.96%
Total \$Volume	\$129,530,706	\$126,374,230	-2.44%	\$846,853,623	\$829,703,956	-2.03%
New Listings	825	841	1.94%	7,229	7,526	4.11%
Inventory	4,416	4,665	5.64%	3,855	4,056	5.21%
Months of Supply	10.72	10.87	1.45%	11.43	11.56	1.20%
S/NL Ratio	49.94	51.01	1.07%	37.34	37.28	-0.05%
Average Price	\$314,395	\$294,579	-6.30%	\$313,766	\$295,689	-5.76%

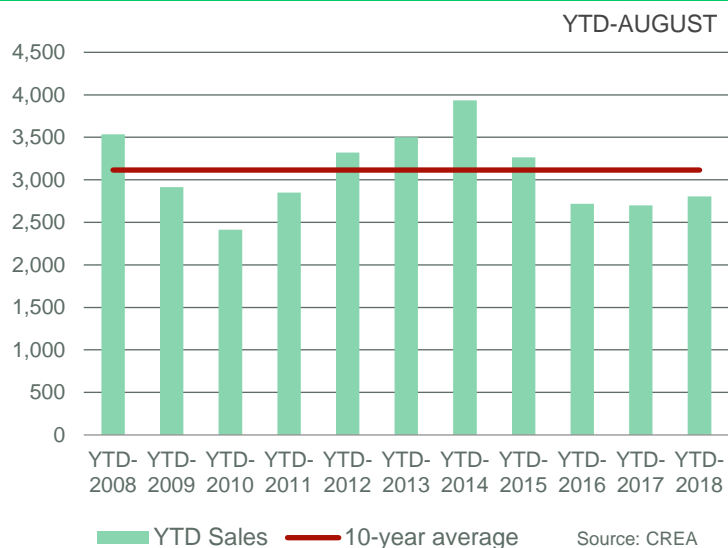
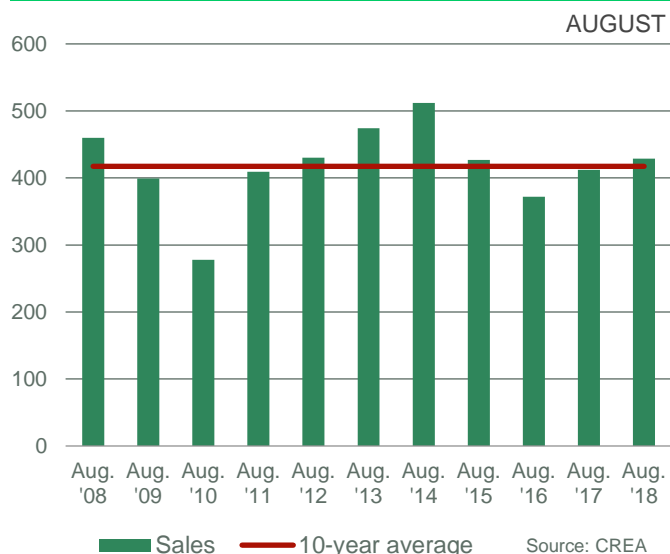
### AVERAGE PRICE AND PRICE CHANGE



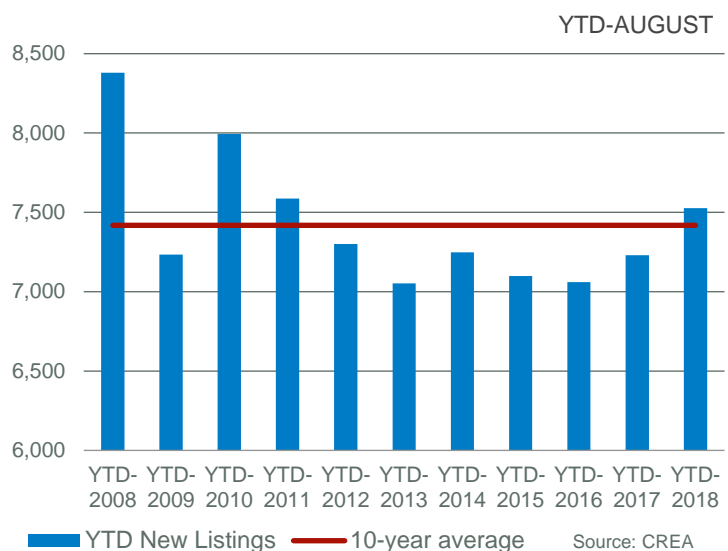
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



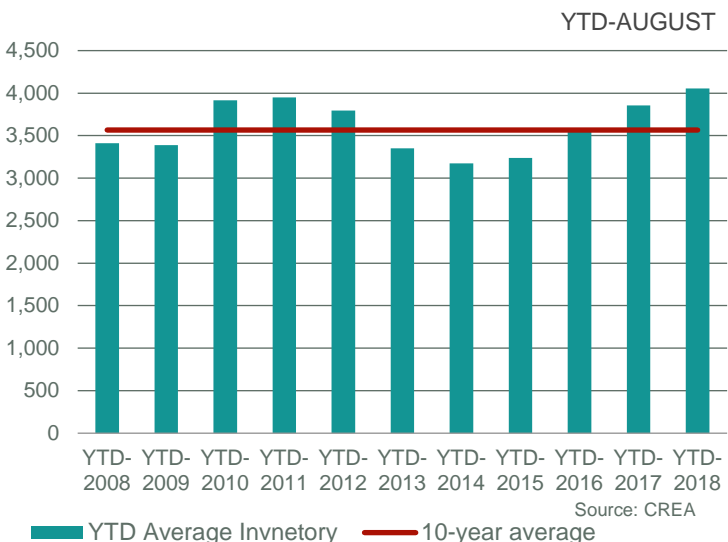
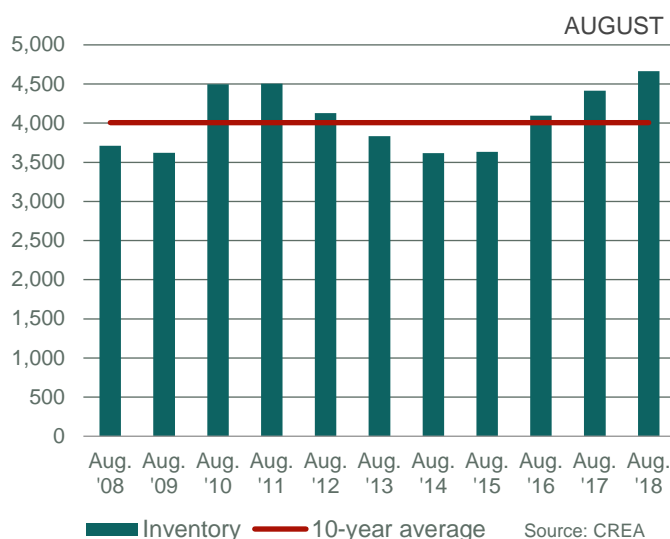
## CENTRAL ALBERTA SALES



## CENTRAL ALBERTA NEW LISTINGS



## CENTRAL ALBERTA INVENTORY





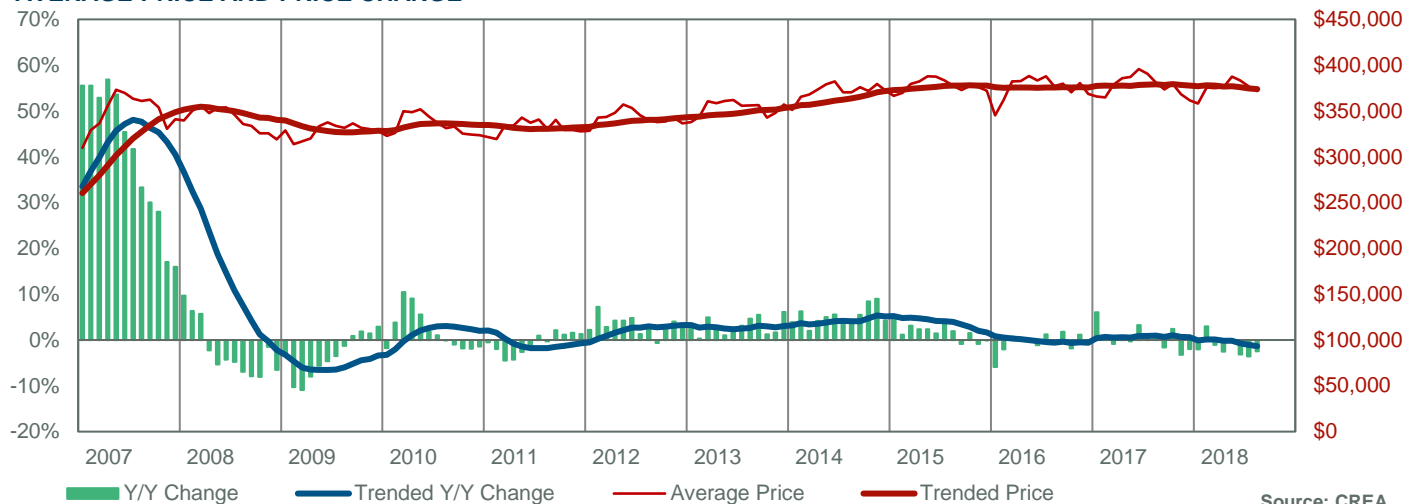
## Edmonton Region

While the Edmonton region has not recorded the same magnitude of decline in sales compared to the Calgary region, they have recorded much stronger gains in new listings and have seen their inventories trend higher than last year.

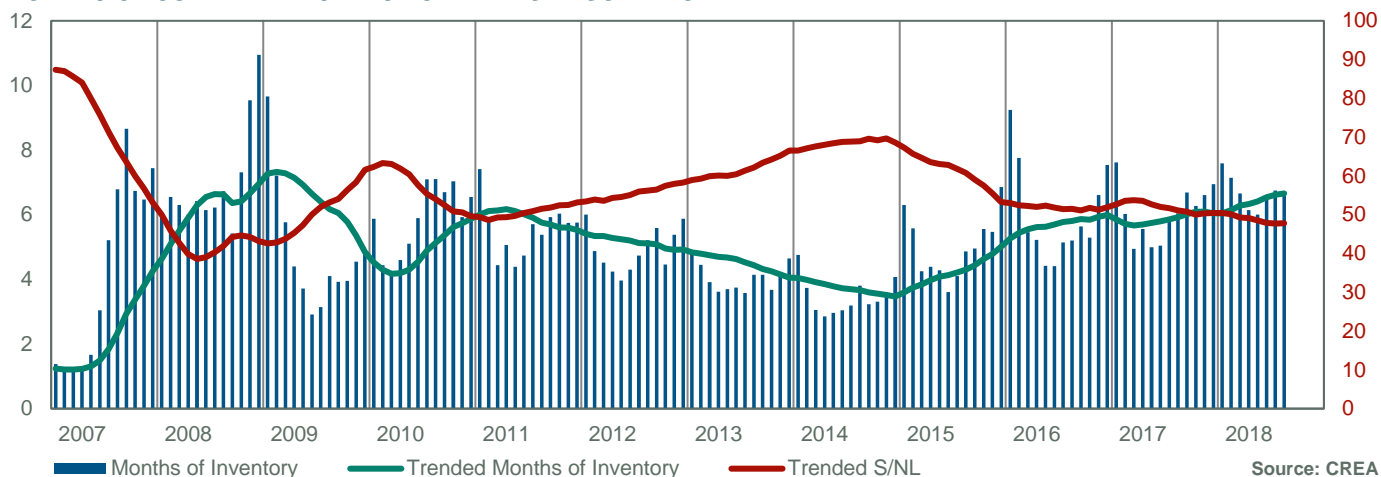
The resulting oversupply has weighed on price trends. Year-to-date average prices have eased by nearly two per cent this year over last year.

Edmonton Region	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	1,857	1,902	2.42%	13,927	13,537	-2.80%
Total \$Volume	\$708,082,759	\$707,255,053	-0.12%	\$5,340,879,502	\$5,100,789,730	-4.50%
New Listings	3,718	3,716	-0.05%	29,599	31,742	7.24%
Inventory	11,227	12,518	11.50%	9,739	11,151	14.50%
Months of Supply	6.05	6.58	8.86%	5.59	6.59	17.79%
S/NL Ratio	49.95	51.18	1.24%	47.05	42.65	-4.41%
Average Price	\$381,305	\$371,848	-2.48%	\$383,491	\$376,804	-1.74%

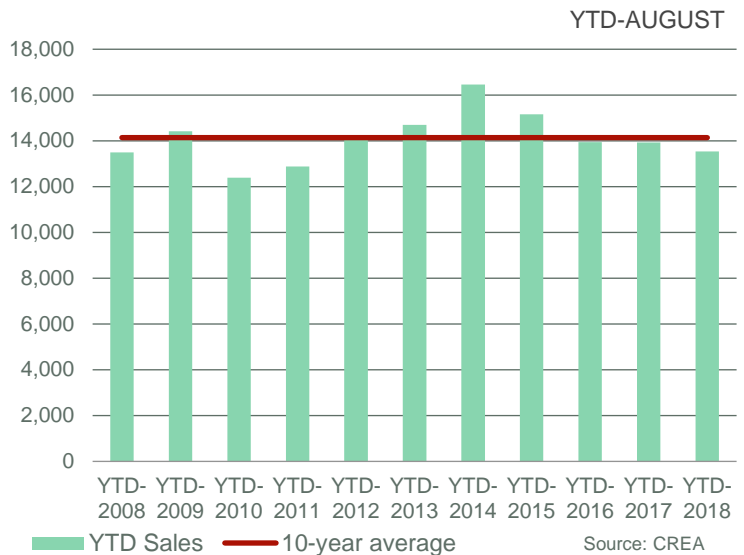
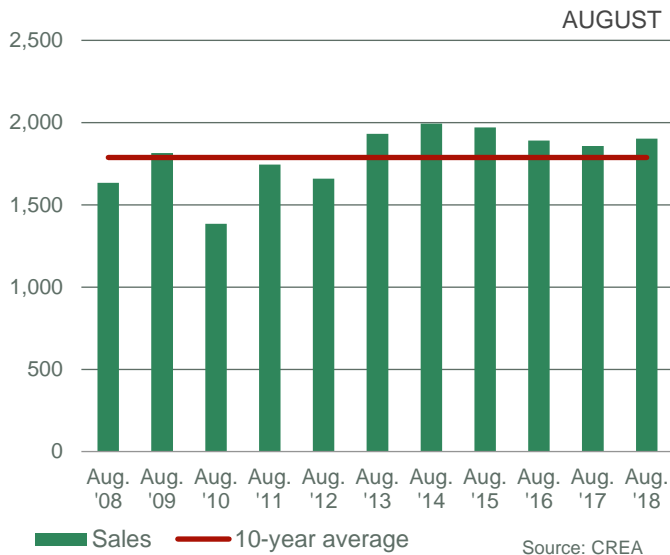
### AVERAGE PRICE AND PRICE CHANGE



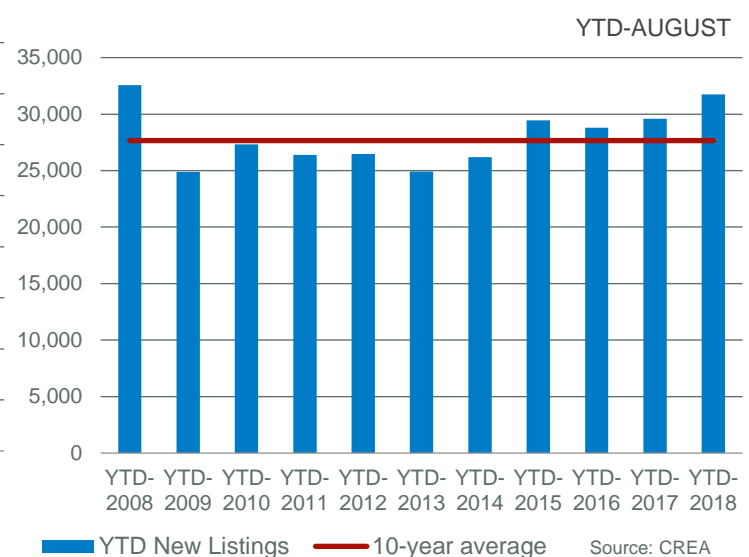
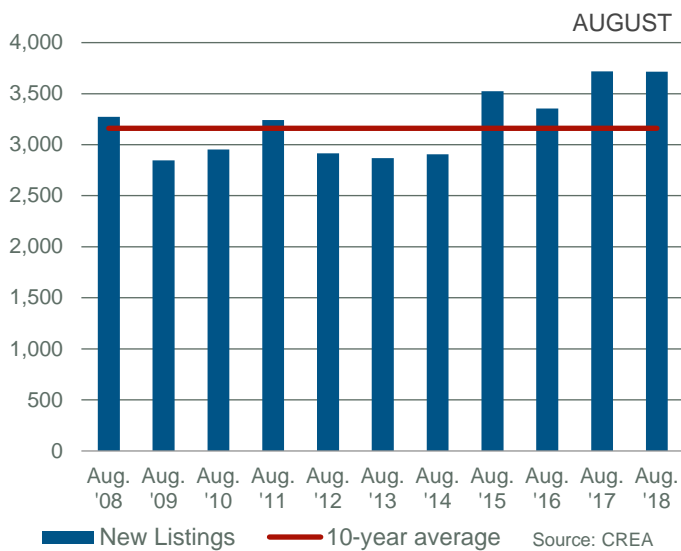
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



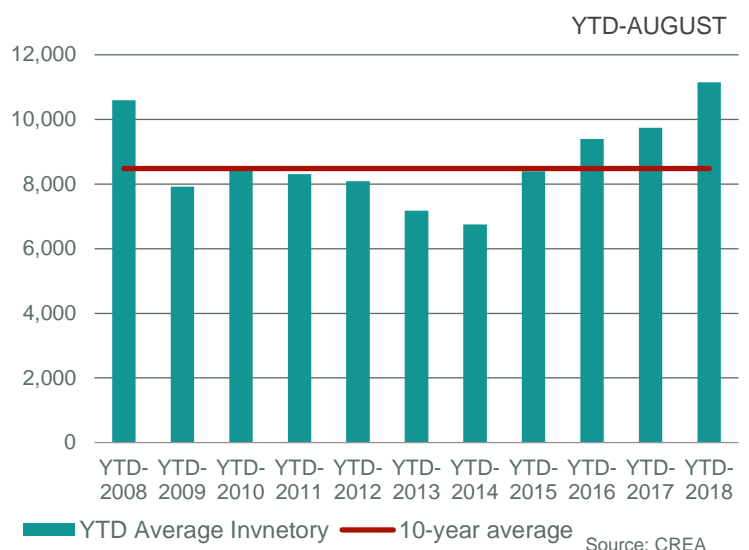
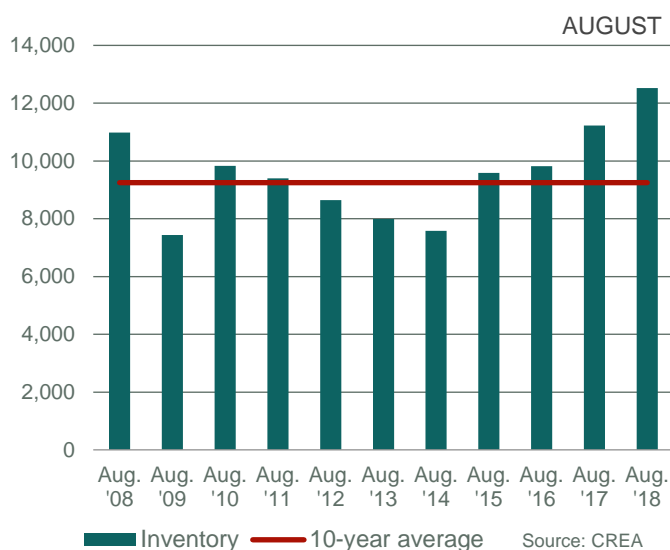
## EDMONTON REGION SALES



## EDMONTON REGION NEW LISTINGS



## EDMONTON REGION INVENTORY





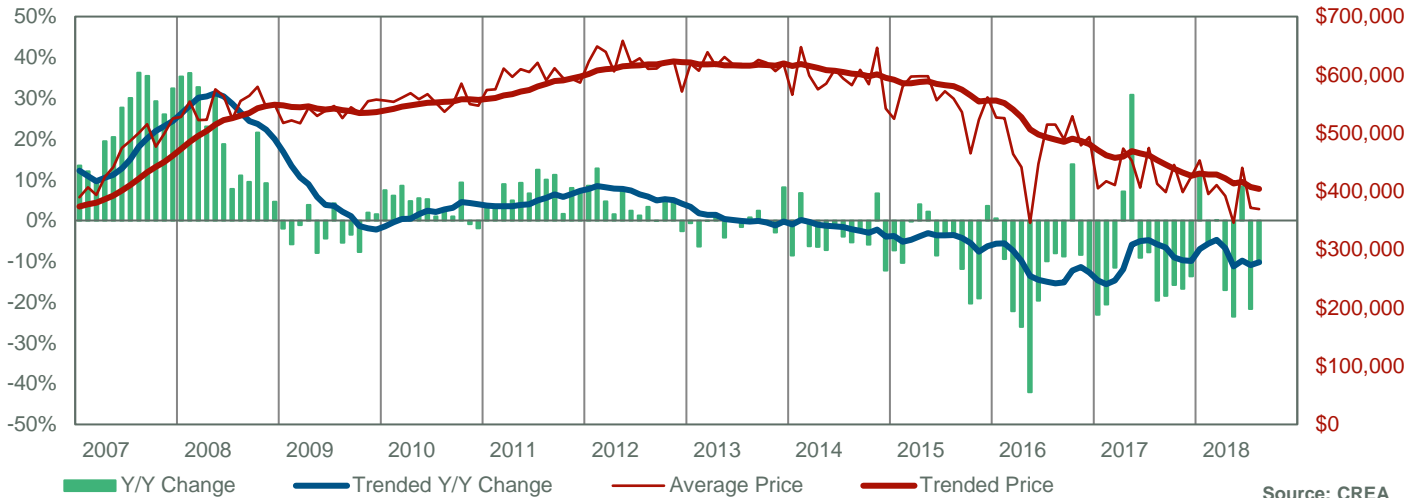
## Fort McMurray Region

While far from pre-recession levels, Fort McMurray sales continue to improve as new listings ease, causing inventories to fall from elevated levels. While the amount of oversupply in the market is reducing, market conditions continue to favour the buyer and are weighing on prices. Year-to-date average prices have eased by nearly nine per cent so far this year and remain 38 per cent below year-to-date highs.

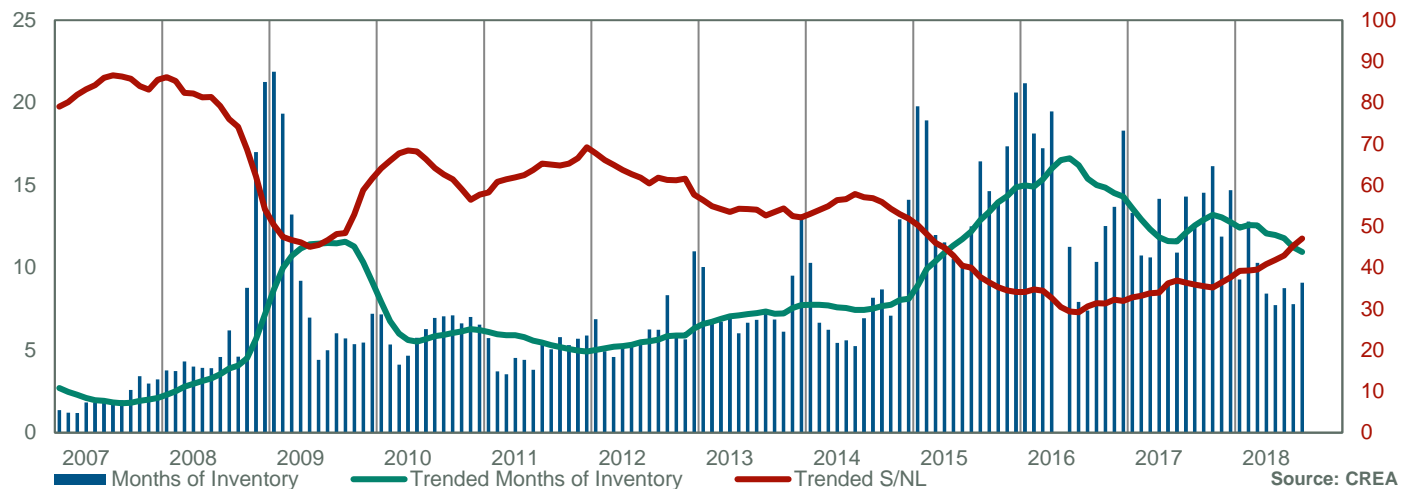
With so much of the economy impacted by the energy sector, it should not come as a surprise that the region was the hardest hit by the energy driven recession a few years ago.

Fort McMurray Region	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	95	118	24.21%	761	877	15.24%
Total \$Volume	\$39,244,363	\$43,607,312	11.12%	\$328,406,719	\$345,484,995	5.20%
New Listings	240	194	-19.17%	2,255	1,833	-18.71%
Inventory	1,203	1,073	-10.81%	1,113	984	-11.58%
Months of Supply	12.66	9.09	-28.19%	11.70	8.98	-23.28%
S/NL Ratio	39.58	60.82	21.24%	33.75	47.85	14.10%
Average Price	\$413,099	\$369,553	-10.54%	\$431,546	\$393,940	-8.71%

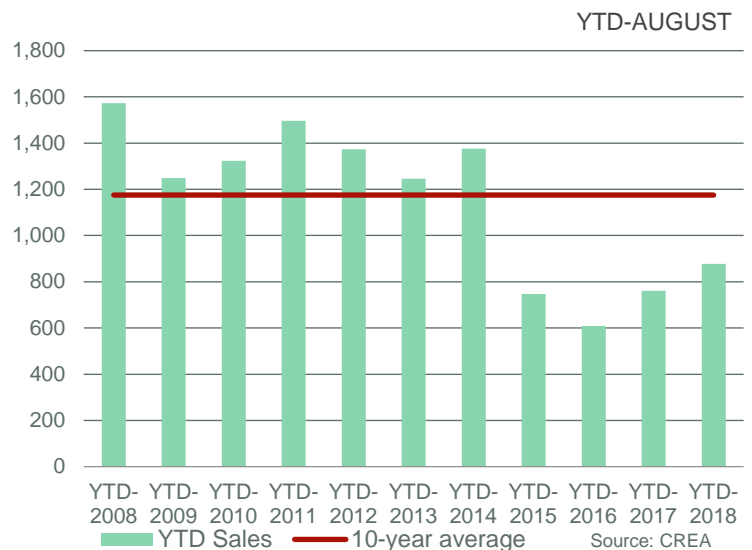
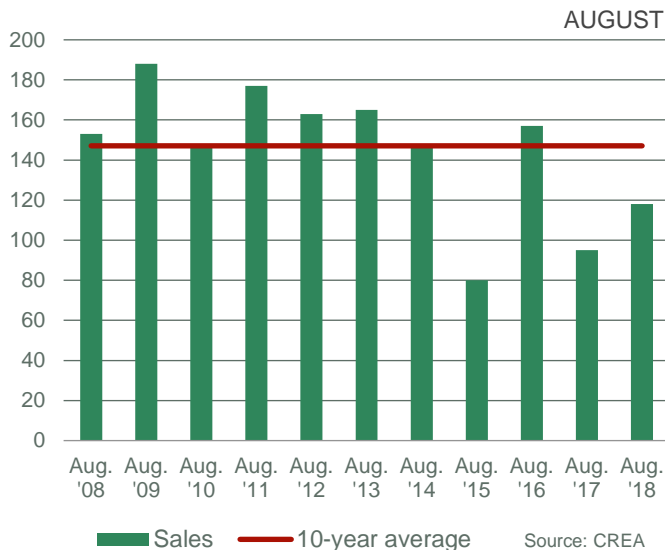
### AVERAGE PRICE AND PRICE CHANGE



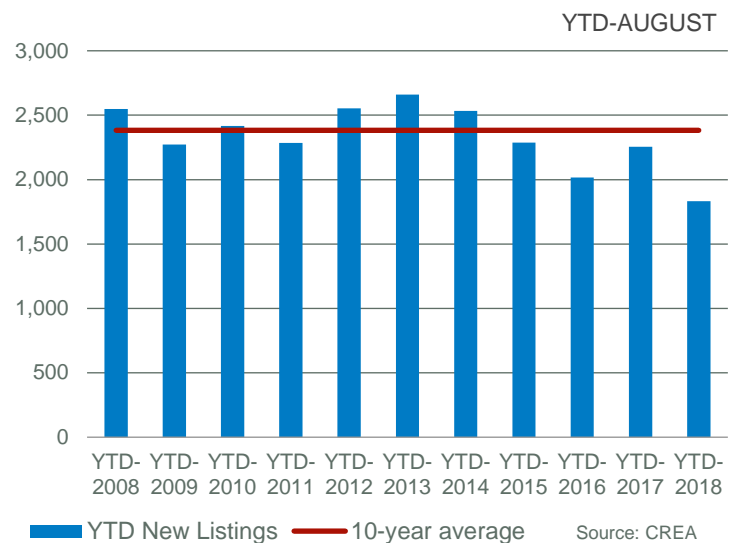
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



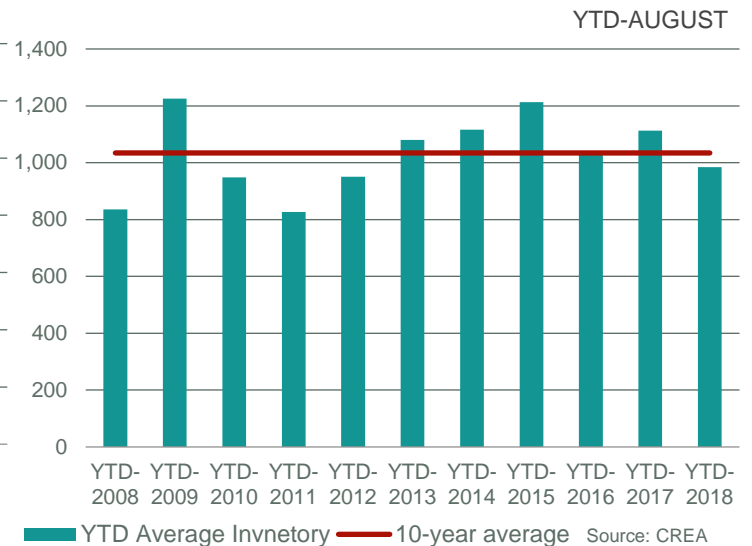
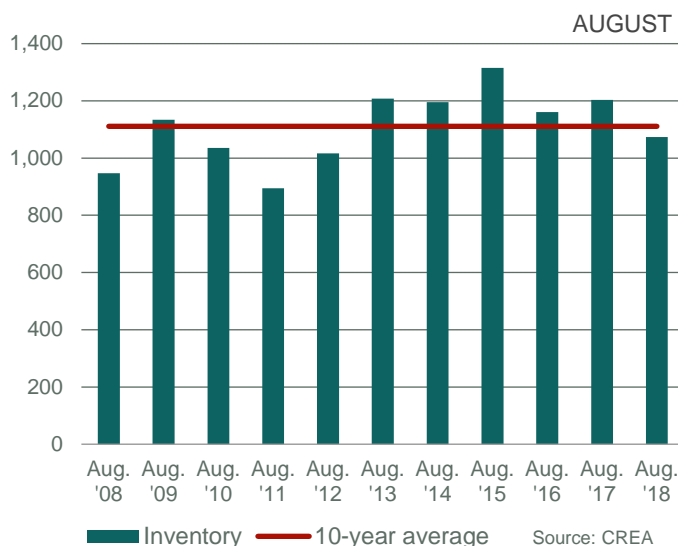
## FORT MCMURRAY SALES



## FORT MCMURRAY NEW LISTINGS



## FORT MCMURRAY INVENTORY







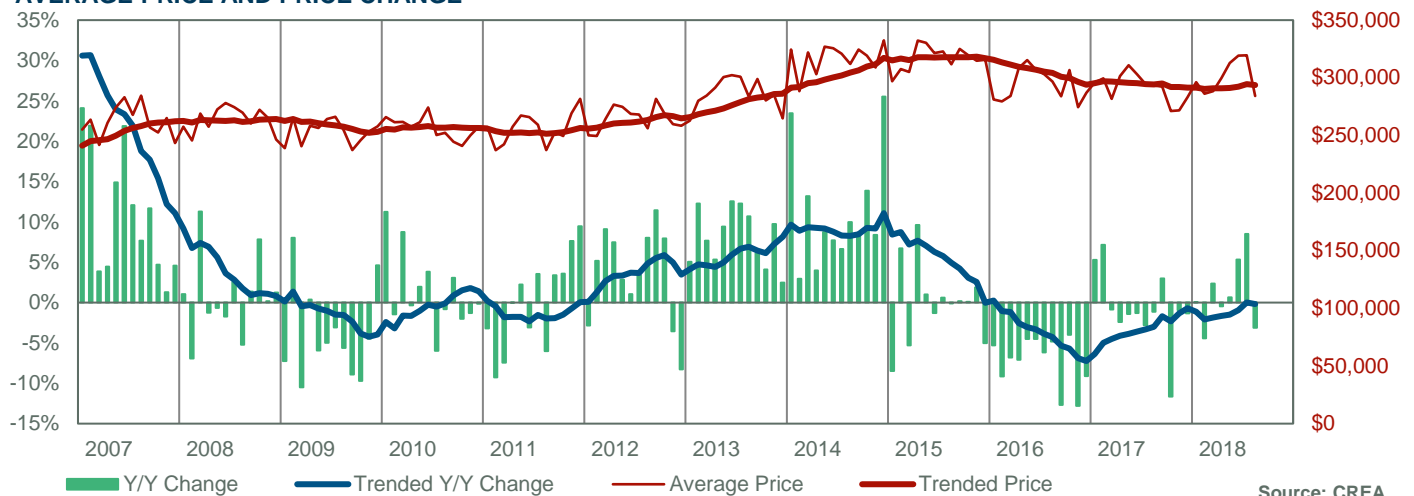
## Grande Prairie Region

This region continues to move towards recovery. Sales activity totaled 1,896 units so far this year, a 22 per cent increase over last year and nearly 16 per cent above long-term averages. At the same time new listings continue to ease causing inventories to decline and pushing the months of supply down to levels not seen for a couple of years.

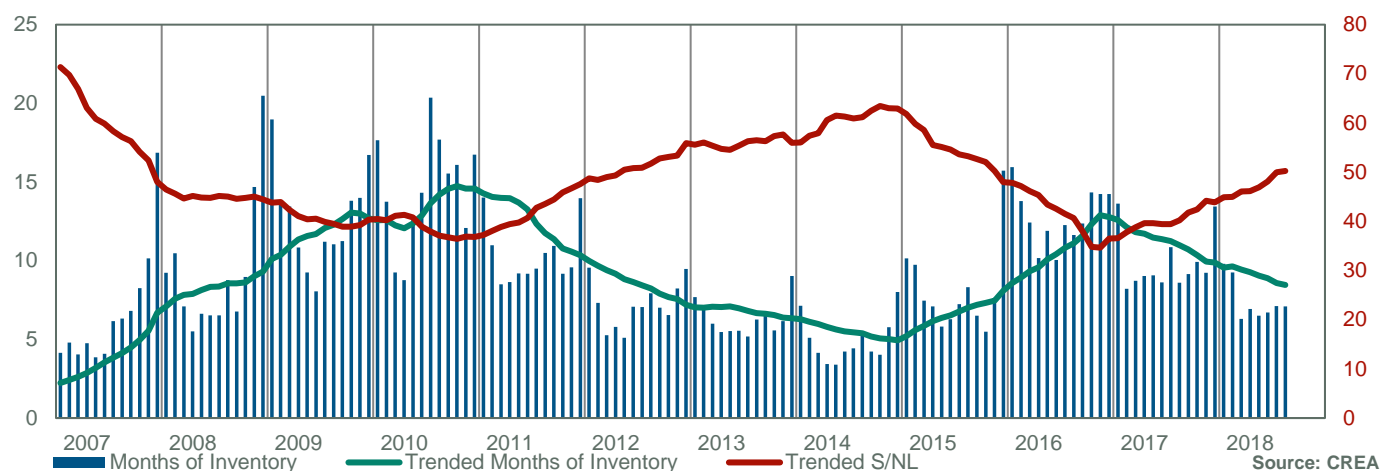
Improving conditions have supported some price recovery in the market. However, it has not been enough to erase the impact of the declines felt over the past two years. Overall year-to-date prices improved by 1.5 per cent compared to last year but remain nearly seven per cent below levels recorded during the recent high.

Grande Prairie	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	238	273	14.71%	1,550	1,896	22.32%
Total \$Volume	\$69,796,468	\$77,568,750	11.14%	\$461,576,171	\$573,209,509	24.19%
New Listings	496	532	7.26%	4,154	3,984	-4.09%
Inventory	2,047	1,936	-5.42%	1,808	1,714	-5.19%
Months of Supply	8.60	7.09	-17.55%	9.33	7.23	-22.49%
S/NL Ratio	47.98	51.32	3.33%	37.31	47.59	10.28%
Average Price	\$293,262	\$284,135	-3.11%	\$297,791	\$302,326	1.52%

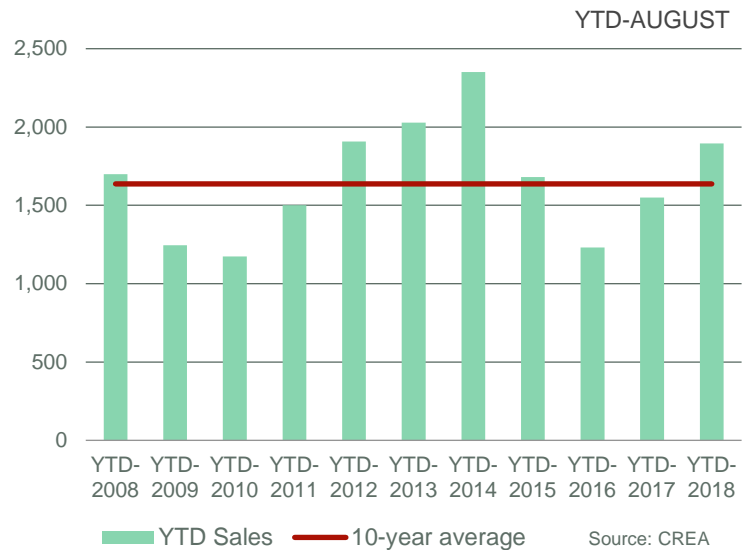
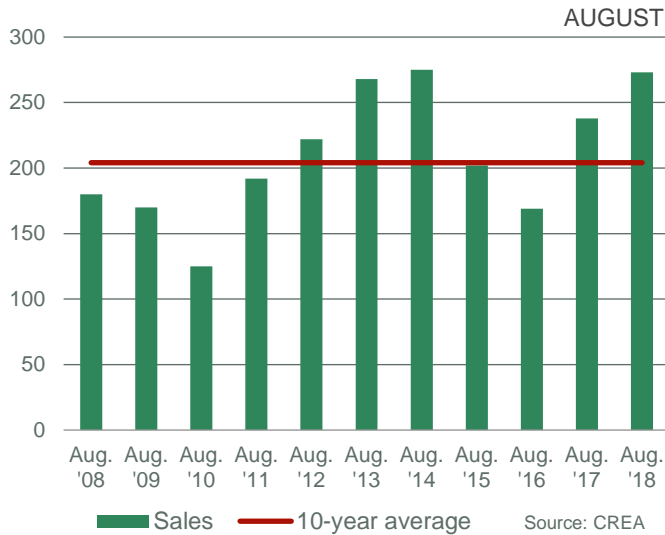
### AVERAGE PRICE AND PRICE CHANGE



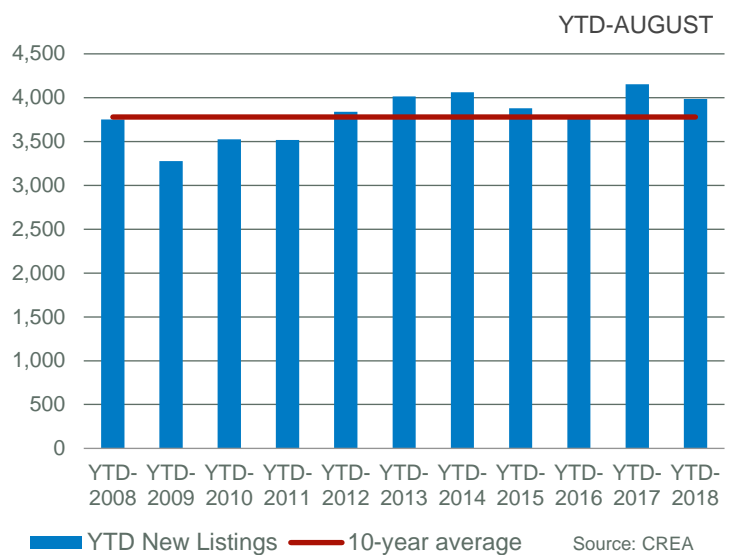
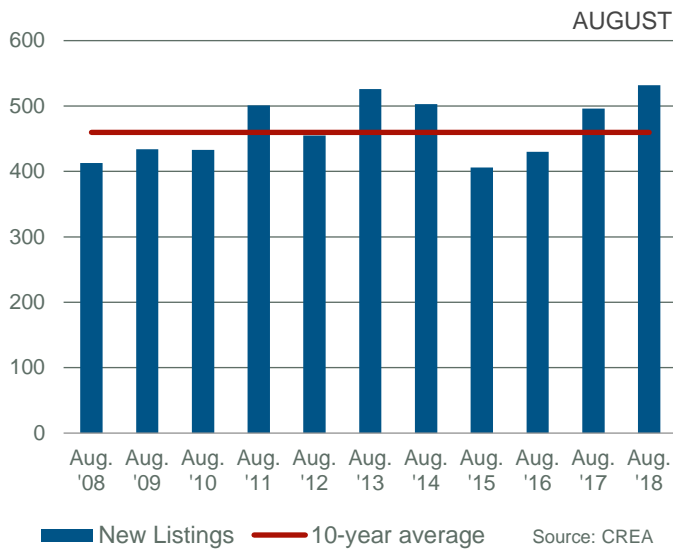
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



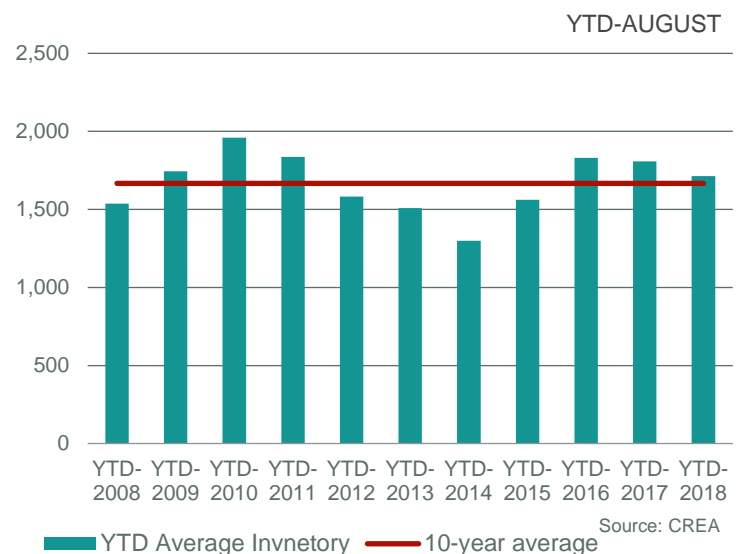
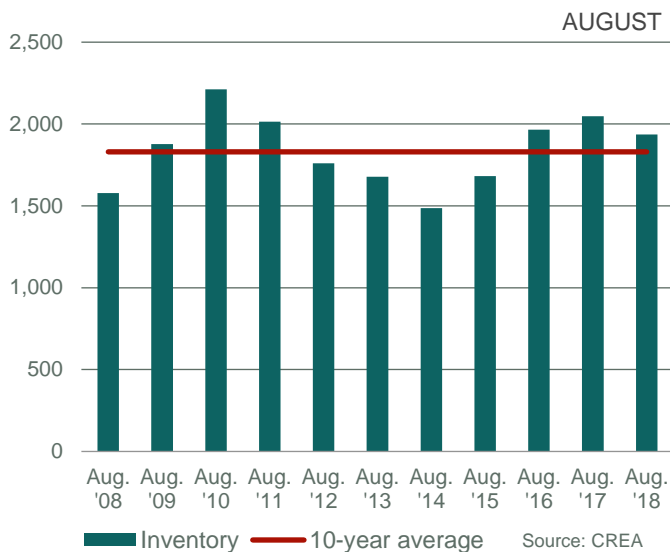
## GRANDE PRAIRIE SALES



## GRANDE PRAIRIE NEW LISTINGS



## GRANDE PRAIRIE INVENTORY





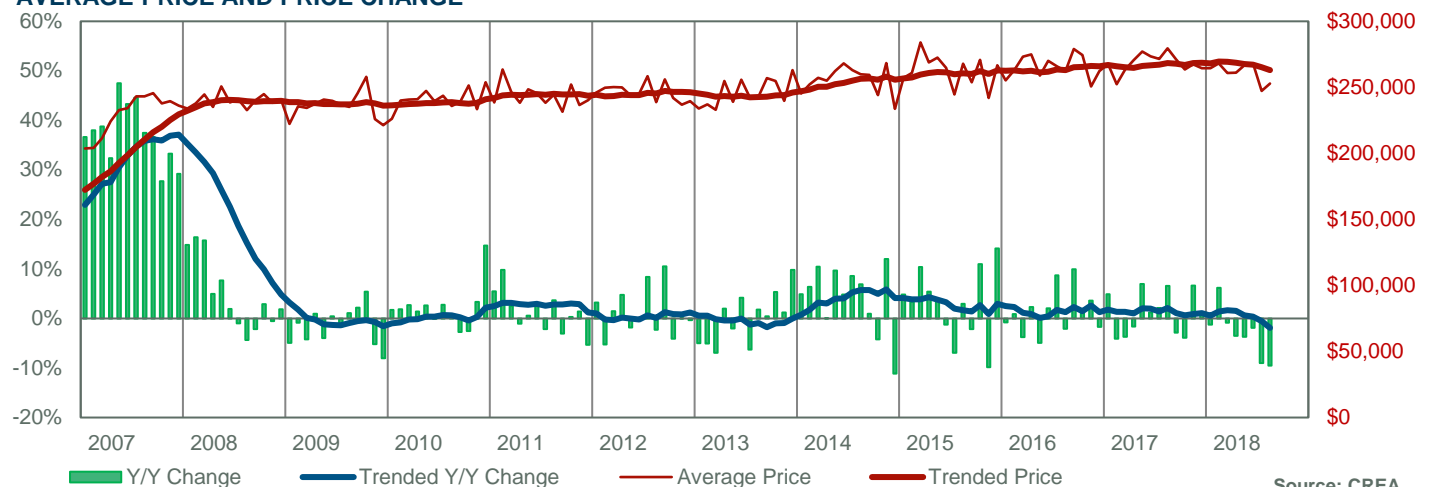
## Lethbridge

Sales activity in the area have remained relatively stable in the area, remaining consistent with longer term trends. However, inventories have been on the rise causing the amount of supply relative to demand to rise throughout most of this year.

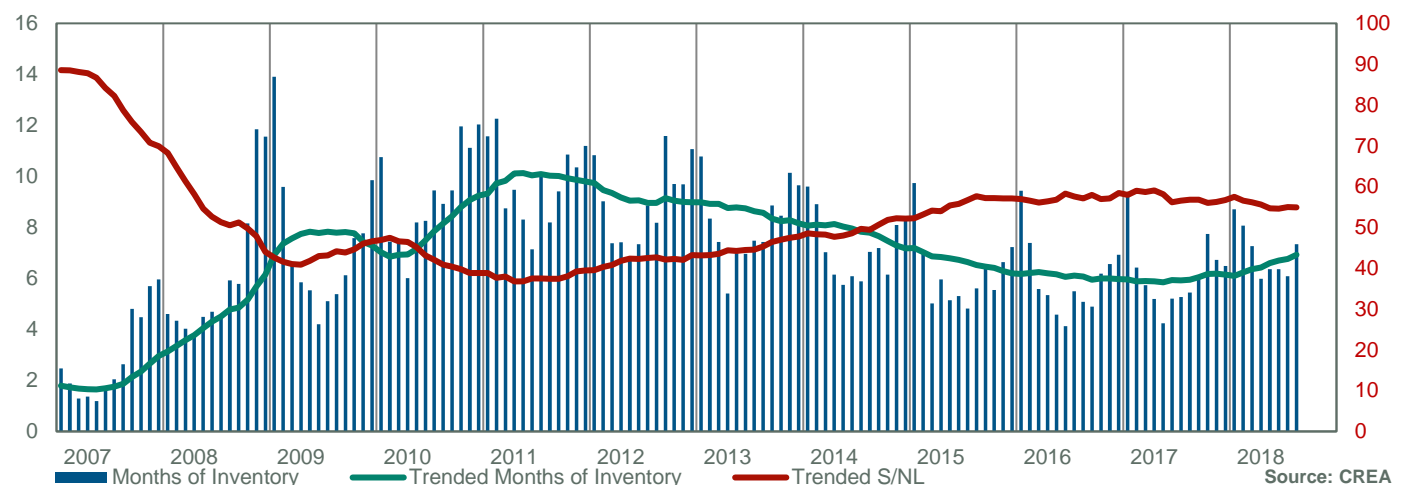
The oversupply has been placing downward pressures on prices, as year-to-date average prices have eased by nearly four per cent compared to 2017 levels.

Lethbridge	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	256	252	-1.56%	1,830	1,776	-2.95%
Total \$Volume	\$71,542,075	\$63,741,059	-10.90%	\$495,627,202	\$462,421,028	-6.70%
New Listings	410	414	0.98%	3,563	3,633	1.96%
Inventory	1,393	1,849	32.74%	1,260	1,511	19.97%
Months of Supply	5.44	7.34	34.84%	5.51	6.81	23.61%
S/NL Ratio	62.44	60.87	-1.57%	51.36	48.89	-2.48%
Average Price	\$279,461	\$252,941	-9.49%	\$270,835	\$260,372	-3.86%

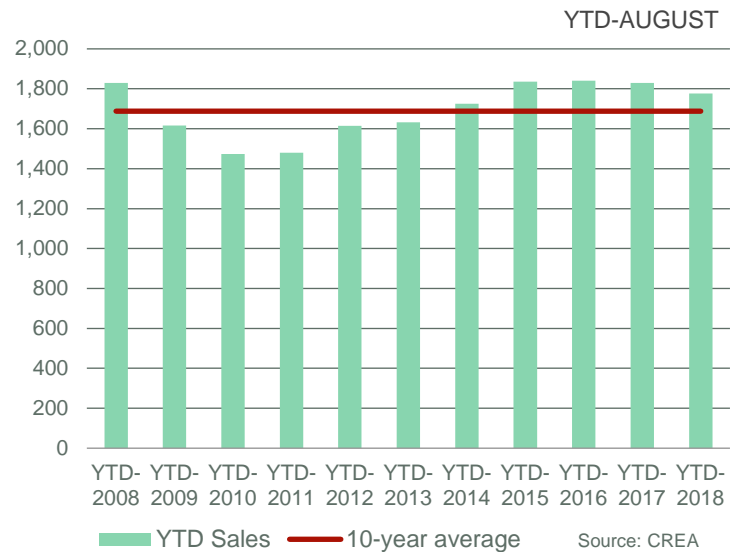
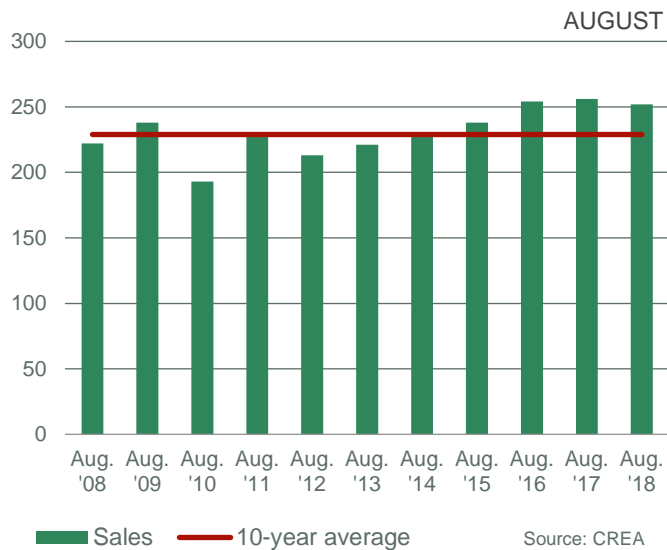
### AVERAGE PRICE AND PRICE CHANGE



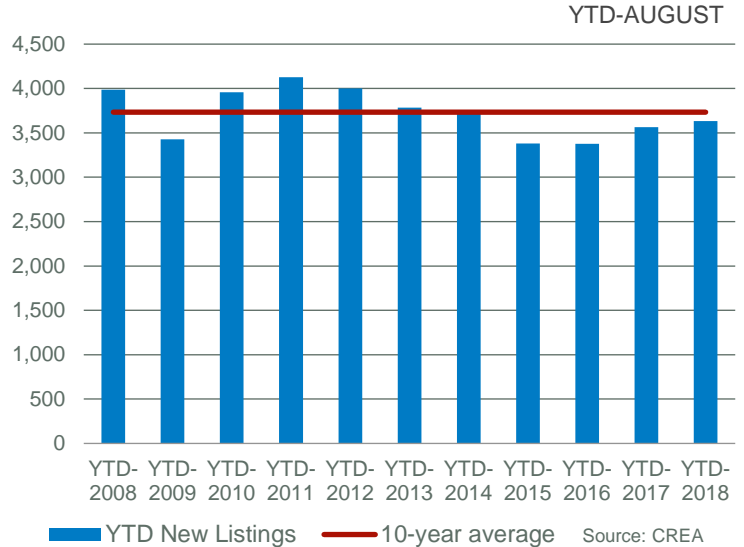
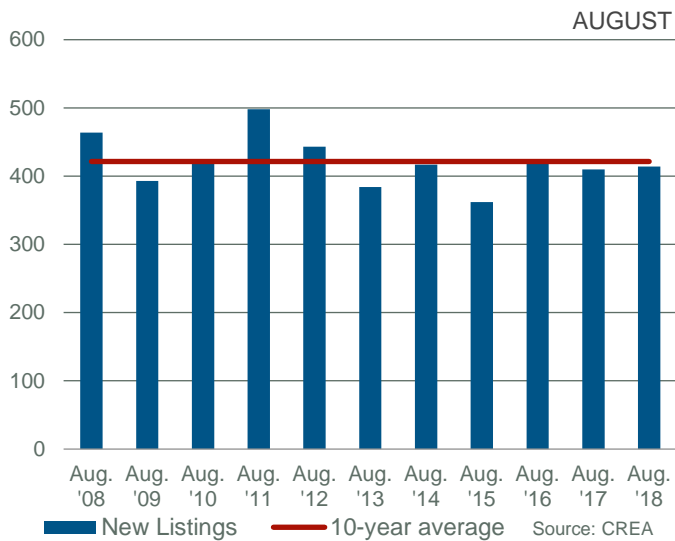
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



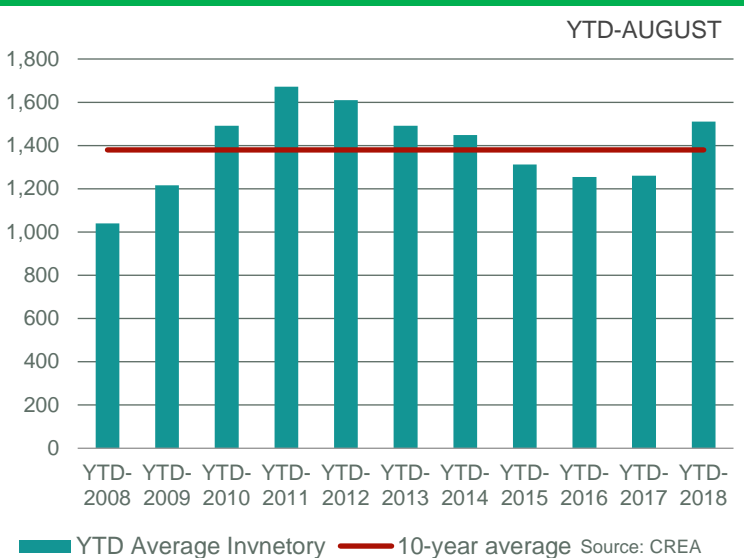
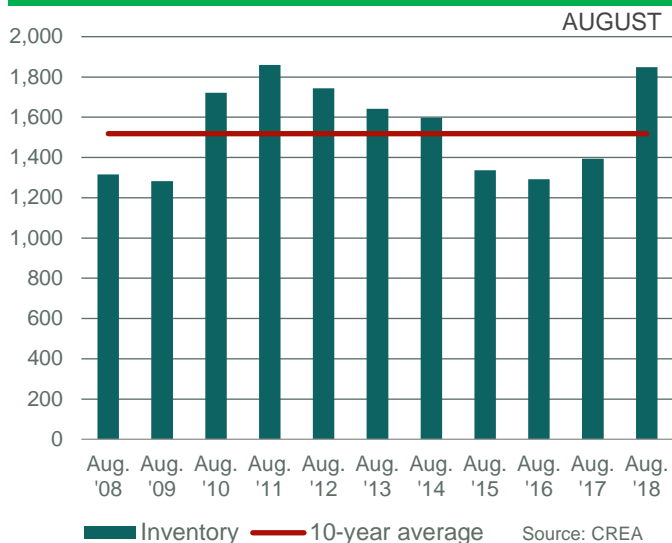
## LETHBRIDGE SALES



## LETHBRIDGE NEW LISTINGS



## LETHBRIDGE INVENTORY



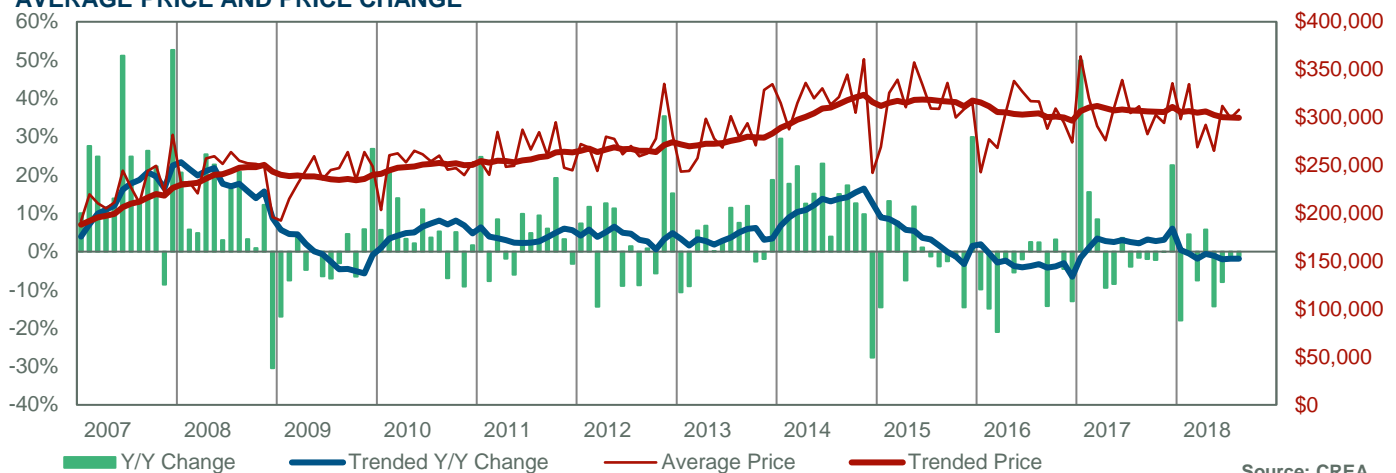


### Lloydminster (Alberta side)

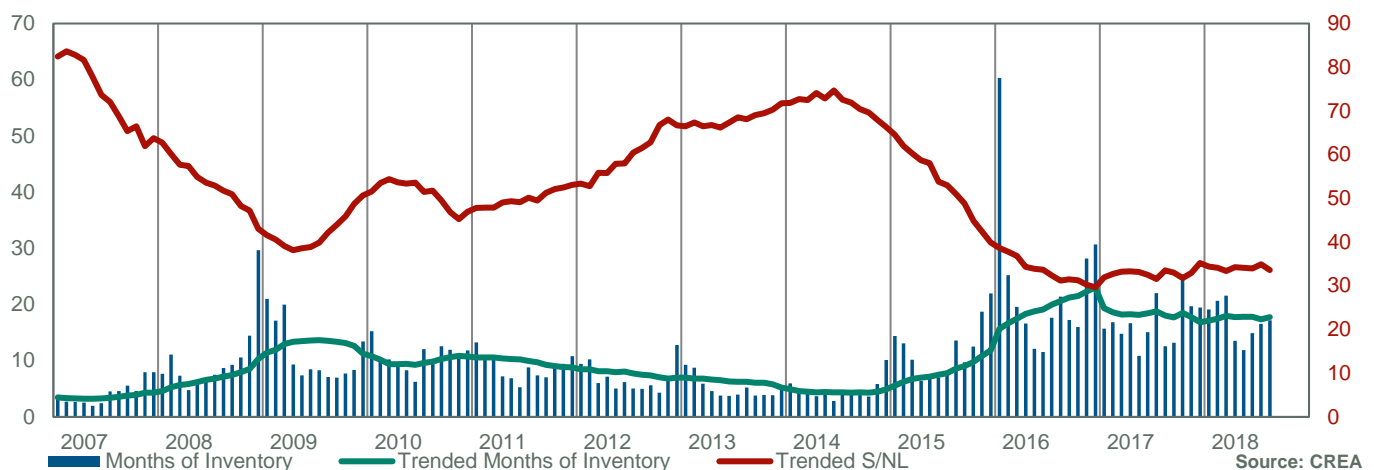
Sales activity on the Alberta side of Lloydminster have remained well below normal levels of activity while new listings have been on the rise resulting in elevated inventories and an oversupplied housing market. The oversupply has weighed on home prices for the area. By the end of August, average prices were \$294,967 in the region, nearly six per cent below levels recorded last year.

Lloydminster	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	62	48	-22.58%	401	398	-0.75%
Total \$Volume	\$19,326,783	\$14,781,190	-23.52%	\$125,647,622	\$117,397,040	-6.57%
New Listings	126	146	15.87%	1,262	1,323	4.83%
Inventory	778	825	6.04%	748	799	6.85%
Months of Supply	12.55	17.19	36.97%	14.92	16.06	7.66%
S/NL Ratio	49.21	32.88	-16.33%	31.77	30.08	-1.69%
Average Price	\$311,722	\$307,941	-1.21%	\$313,336	\$294,967	-5.86%

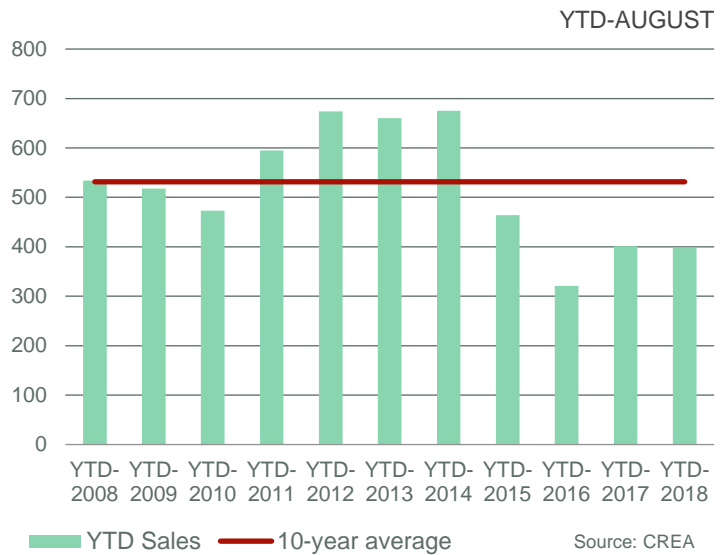
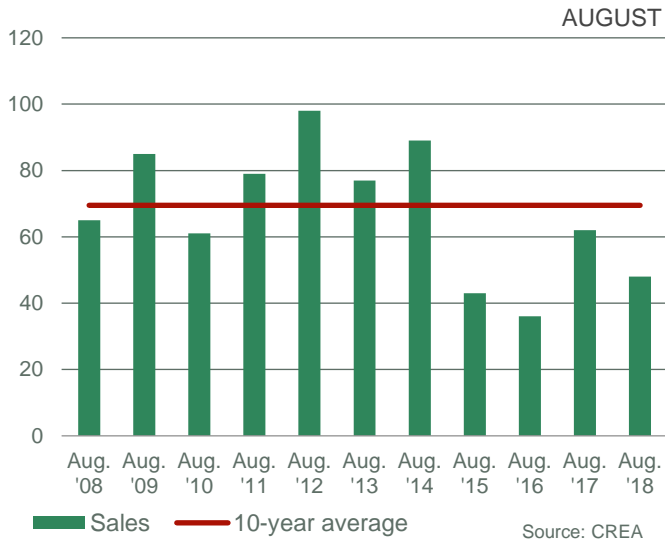
### AVERAGE PRICE AND PRICE CHANGE



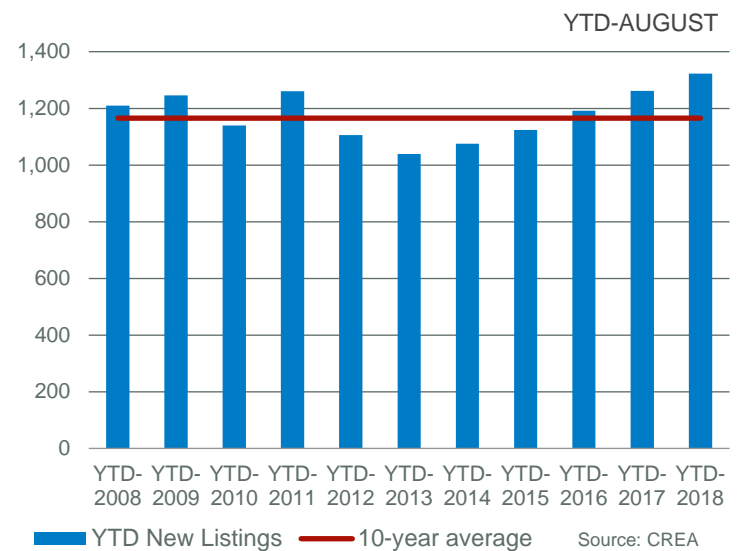
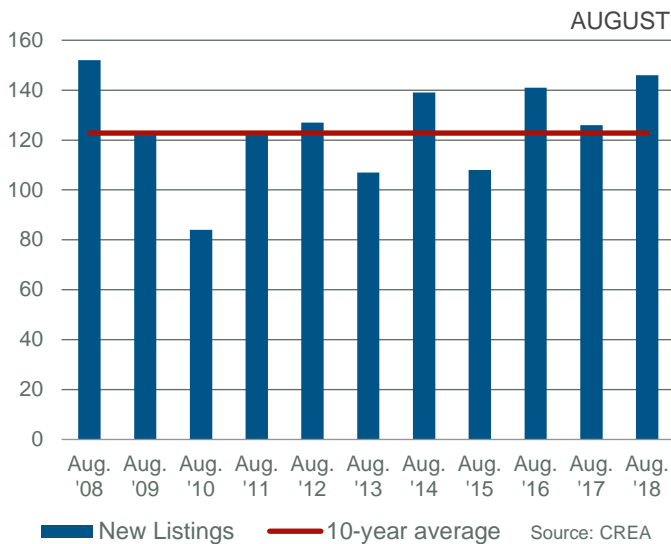
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



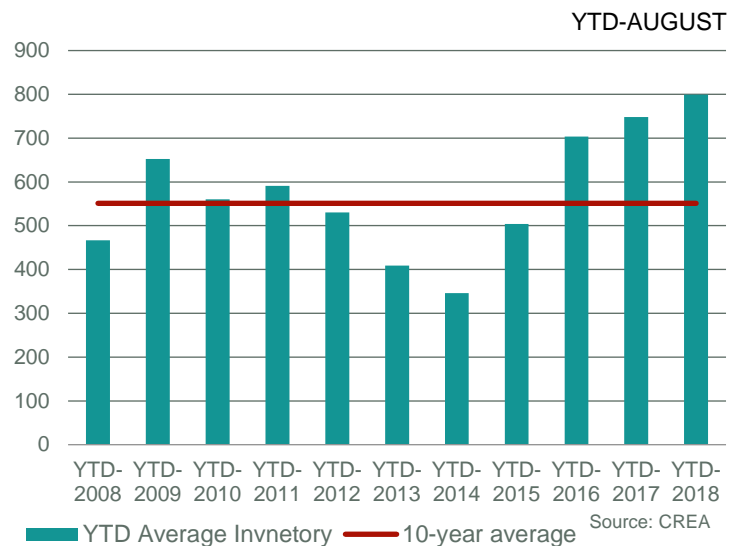
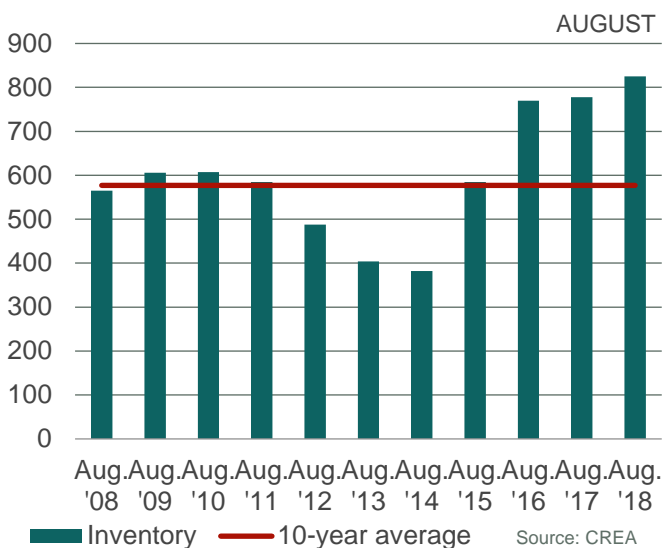
## LLOYDMINSTER SALES



## LLOYDMINSTER NEW LISTINGS



## LLOYDMINSTER INVENTORY





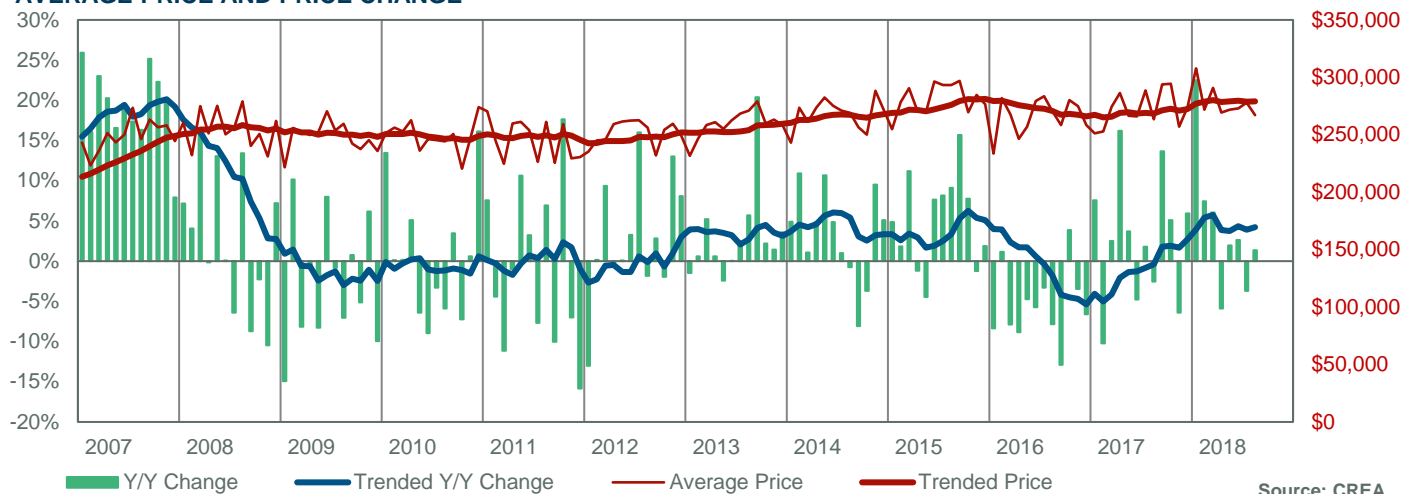
## Medicine Hat

Sales activity in the area have been declining for the better part of the year, totaling 884 sales by the end of August, a 10 per cent decline over the previous year. Listings have been rising causing gains in inventory levels and months of supply to push above six months. However, Medicine Hat remains one of the few Alberta regions with a year-to-date average month of supply that is consistent with its long-term levels.

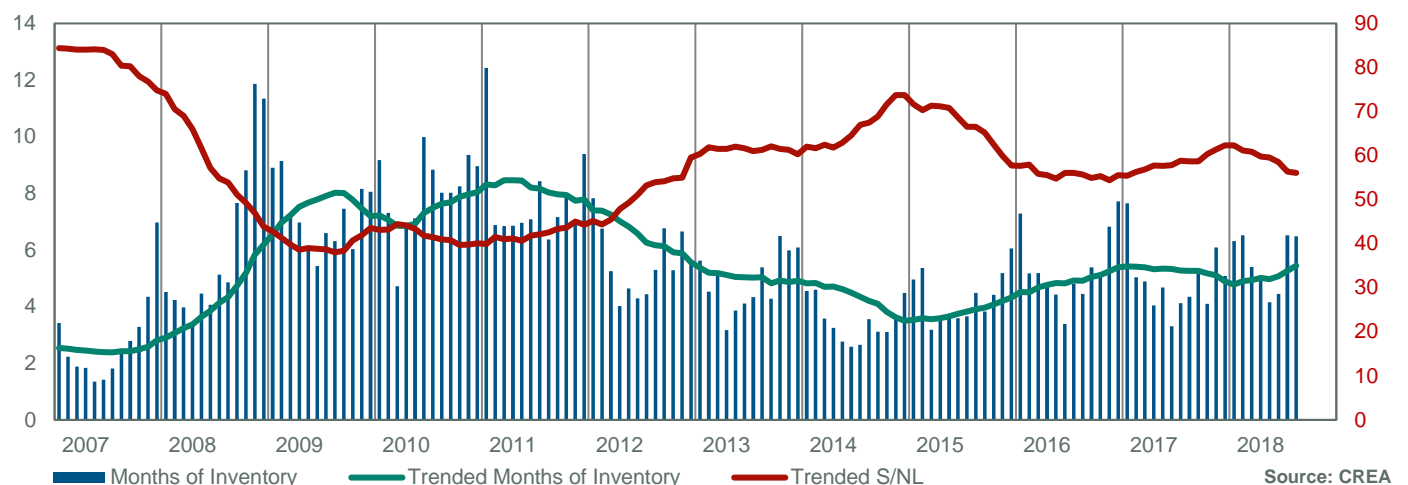
While the rise in the amount of supply compared to sales have limited price growth, overall year-to-date average prices in Medicine Hat remain two per cent above last year's levels.

Medicine Hat	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	127	122	-3.94%	983	884	-10.07%
Total \$Volume	\$33,475,363	\$32,596,300	-2.63%	\$265,794,594	\$244,592,128	-7.98%
New Listings	216	221	2.31%	1,672	1,781	6.52%
Inventory	552	791	43.30%	551	600	8.78%
Months of Supply	4.35	6.48	49.17%	4.49	5.43	20.96%
S/NL Ratio	58.80	55.20	-3.59%	58.79	49.64	-9.16%
Average Price	\$263,586	\$267,183	1.36%	\$270,391	\$276,688	2.33%

### AVERAGE PRICE AND PRICE CHANGE

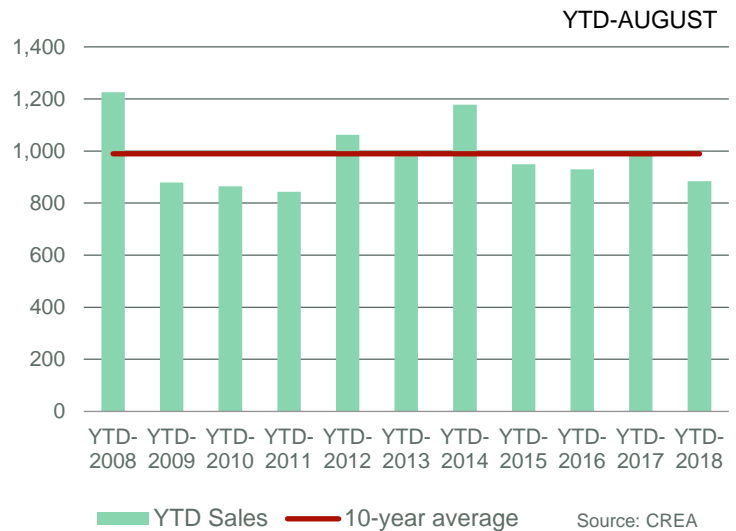
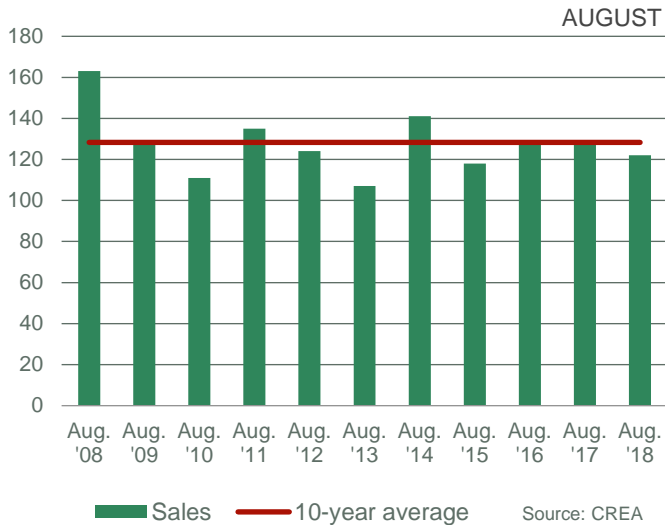


### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO

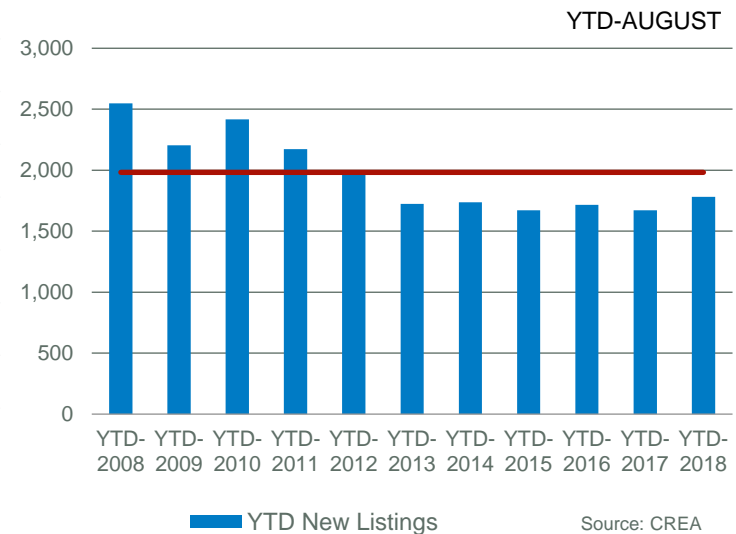
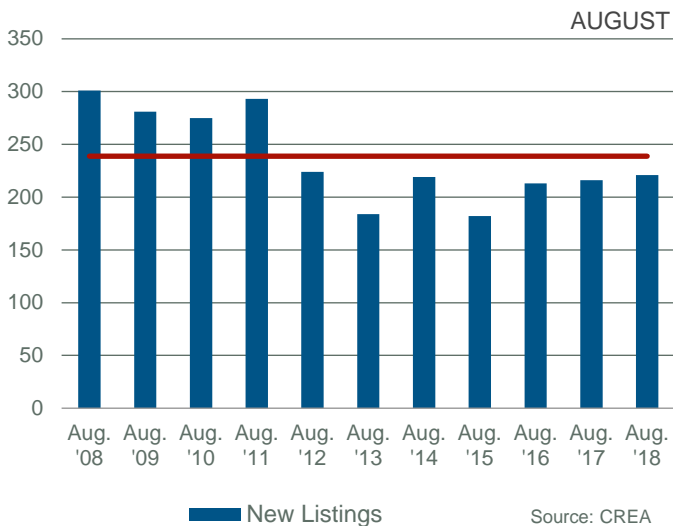




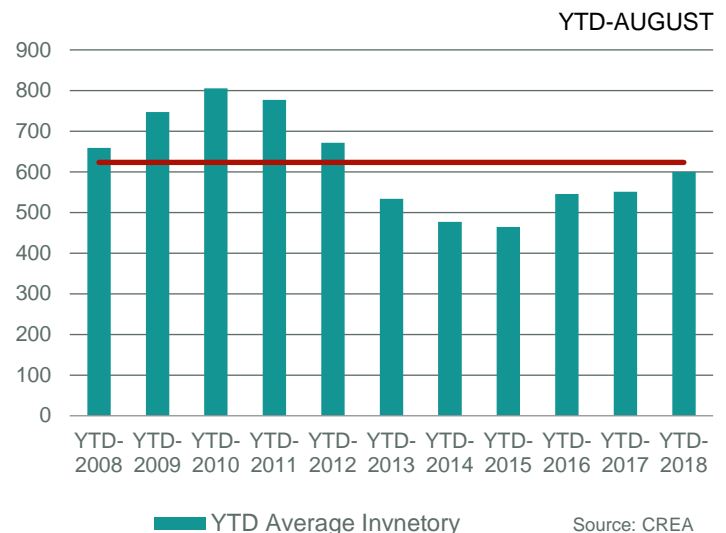
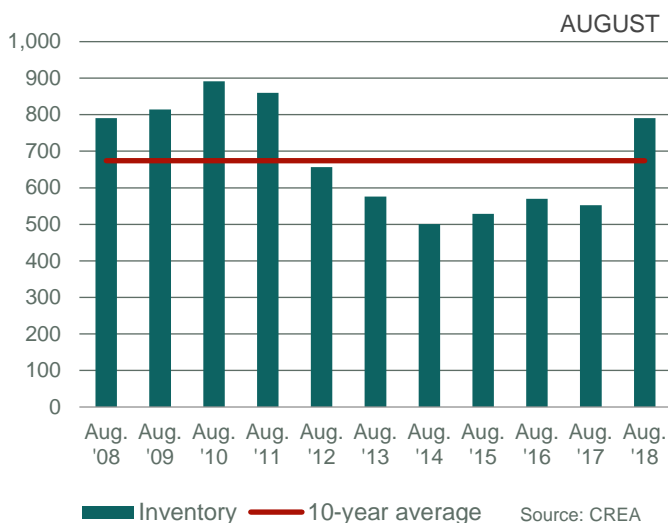
## MEDICINE HAT SALES



## MEDICINE HAT NEW LISTINGS



## MEDICINE HAT INVENTORY





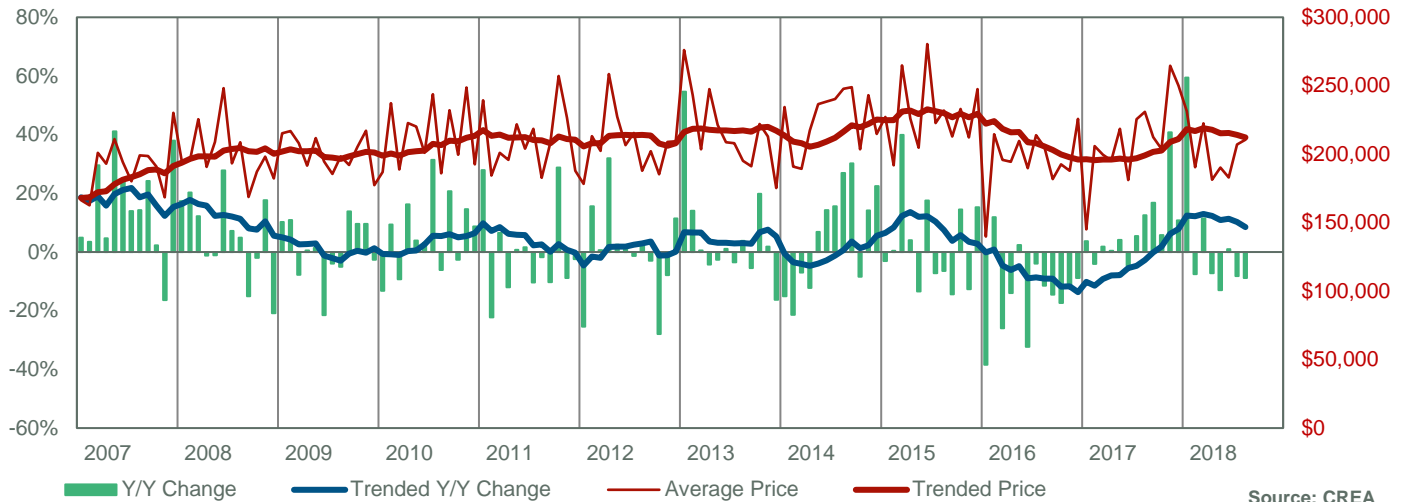
## South Central Alberta Region

Like many other areas, slower than normal sales this year combined with stronger-than-average new listings and inventories are causing persistent oversupply in the area.

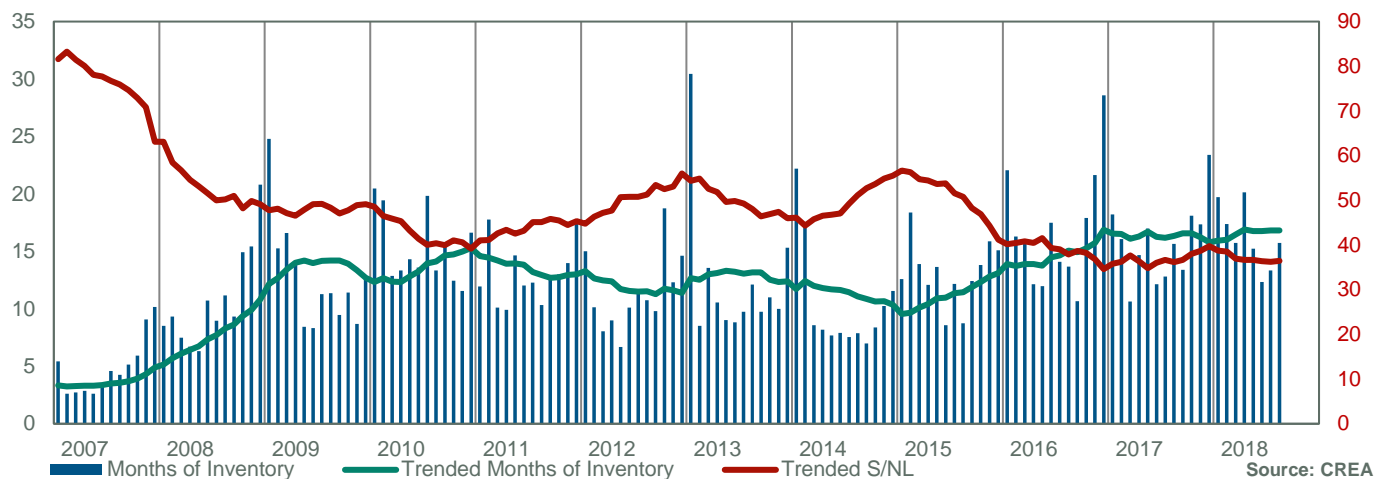
This has started to weigh on prices, which on a year-to-date basis have eased by one per cent compared to last year.

South Central Alberta	Aug-17	Aug-18	Year-over-Year % Change	2017 YTD	2018 YTD	Year-over-Year % Change
Total Sales	36	35	-2.78%	275	254	-7.64%
Total \$Volume	\$8,316,750	\$7,371,000	-11.37%	\$55,747,850	\$50,976,053	-8.56%
New Listings	101	92	-8.91%	749	789	5.34%
Inventory	564	551	-2.30%	488	494	1.38%
Months of Supply	15.67	15.74	0.49%	14.18	15.57	9.77%
S/NL Ratio	35.64	38.04	2.40%	36.72	32.19	-4.52%
Average Price	\$231,021	\$210,600	-8.84%	\$202,719	\$200,693	-1.00%

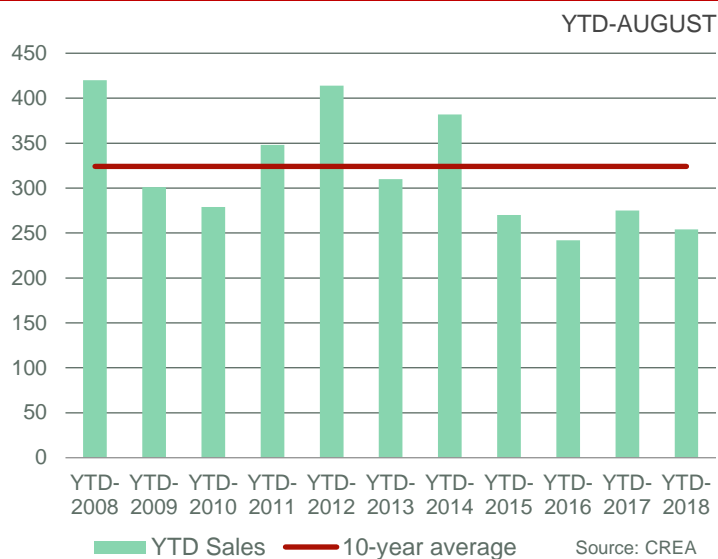
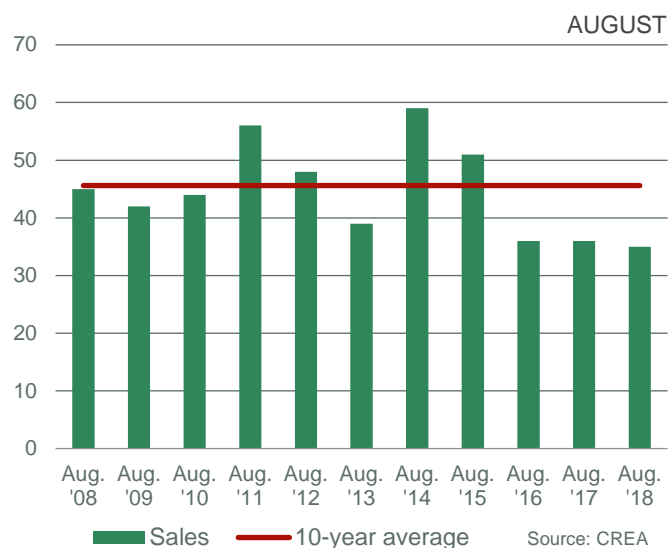
### AVERAGE PRICE AND PRICE CHANGE



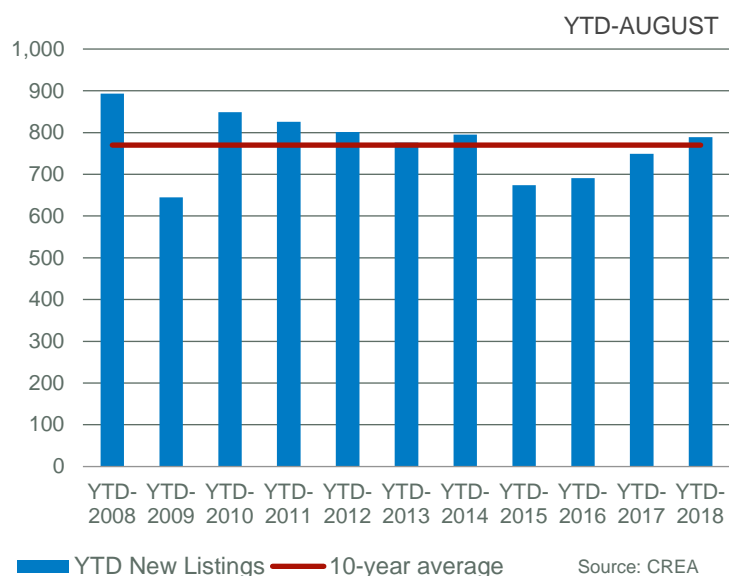
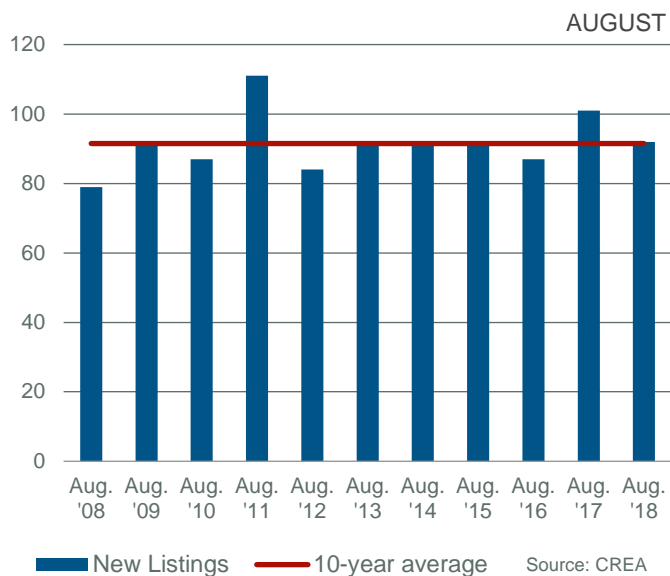
### MONTHS OF SUPPLY AND SALES TO NEW LISTINGS RATIO



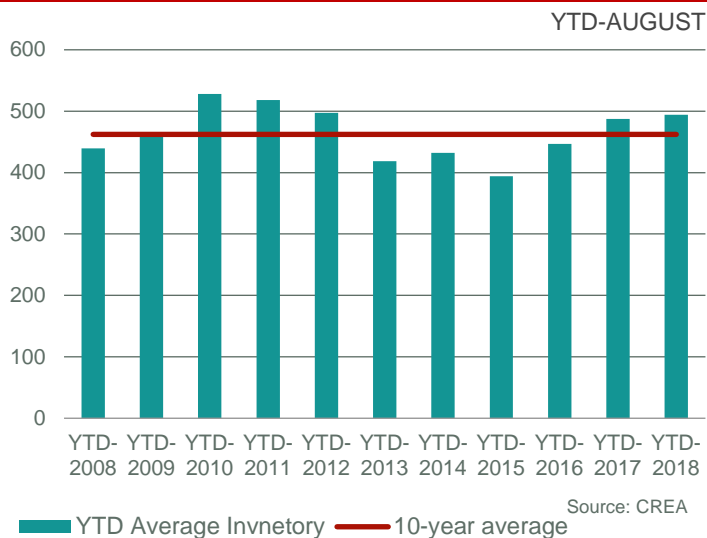
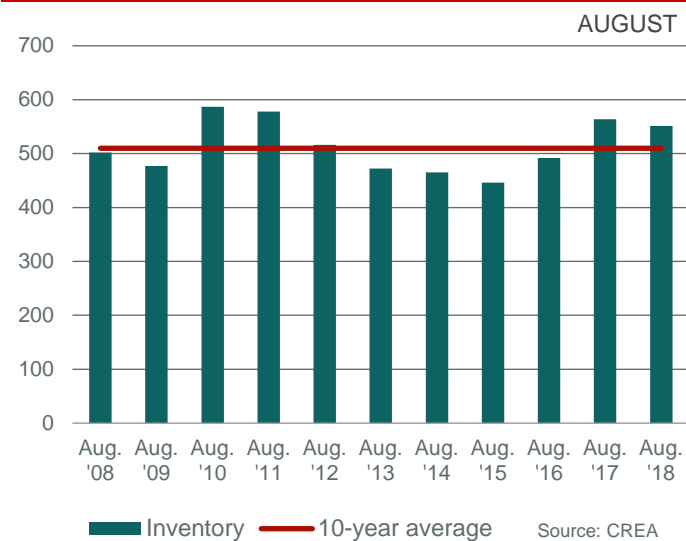
## SOUTH CENTRAL ALBERTA SALES

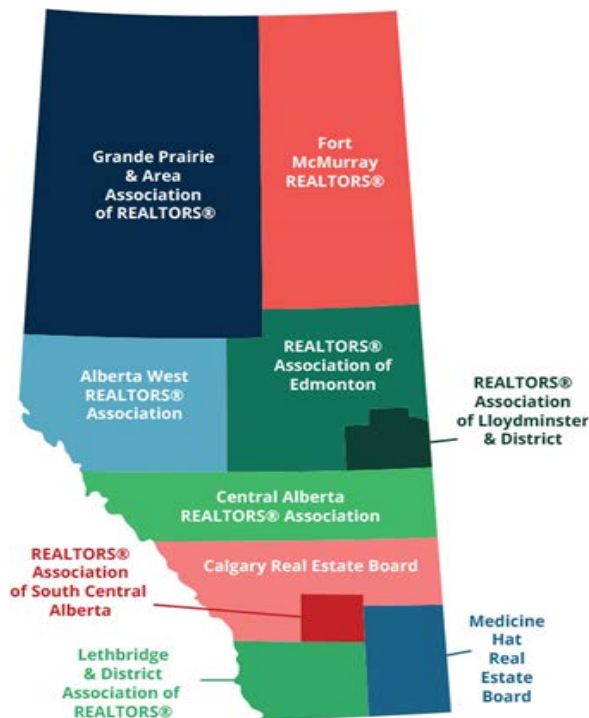


## SOUTH CENTRAL ALBERTA NEW LISTINGS



## SOUTH CENTRAL ALBERTA INVENTORY





## REPORTING REGIONS

\* Data is collected and reported by each board, then aggregated by the Canadian Real Estate Association. Detailed information regarding how the data is aggregated should be directed to either the Specific Board or CREA.

The average price information listed can be useful in establishing trends over time, but do not indicate actual prices in centres comprised of widely divergent neighbourhoods, or account for price differentials between geographical area

Comments  
communications@albertarealtor.ca

## ABOUT AREA

The AREA represents more than 10,000 REALTORS® and 10 real estate Boards/Associations province-wide and provides worldclass leadership that positively shapes the Alberta real estate profession, enhances member professionalism, and reinforces the critical value REALTORS® deliver to both buyers and sellers.

### Board & Association Information

The Grande Prairie & Area Association of REALTORS® represents more than 240 REALTORS® located in Grande Prairie and across the Peace Region. All MLS® listings processed by the Board can be found on the national public web site [www.grandeprairie-mls.ca](http://www.grandeprairie-mls.ca)

The Fort McMurray REALTORS® are a member service organization made up of approximately 200 real estate members consisting of Brokers, Associate Brokers and Associates. The Board also has 12 Affiliate members providing support and service to the real estate industry. Our trading area includes the Regional Municipality of Wood Buffalo and the Lac LaBiche County. For more information please go to [www.fmreb.com](http://www.fmreb.com)

Alberta West REALTORS® Association represents 174 real estate industry professionals in various communities throughout West Central Alberta. For more information please go to [www.abwra.com](http://www.abwra.com)

The REALTORS® Association of Edmonton is a professional services association comprised of over 3,200 Brokers and Associates serving the greater Edmonton area. For more information please go to [www.ereb.com](http://www.ereb.com)

The REALTORS® of Lloydminster and District is comprised of approximately 100 REALTORS® located in offices in Lloydminster as well as the surrounding communities of Wainwright and Vermilion. For more information please go to [www.rald.realtyserver.com](http://www.rald.realtyserver.com)

The Central Alberta REALTORS® Association is a professional trade organization, whose members are licensed Real Estate professionals. Our membership currently includes more than 650 real estate brokers and agents working across Central Alberta. For more information please go to [www.carassociation.ca](http://www.carassociation.ca)

The Calgary Real Estate Board (CREB®) is a professional association of over 5,200 licensed REALTORS® across the Calgary region. As one of the largest real estate boards in Canada, CREB® provides members with essential resources to enhance professionalism, advance the industry's development and enrich the communities they serve. For more information please go to [www.creb.com](http://www.creb.com)

The Lethbridge and District Association of REALTORS® is a member service organization made up of 294 real estate members consisting of Brokers, Associate Brokers and Associates. The Board also has 39 Contract Subscribers who are Appraisers, Home Inspectors, Builders, and Mortgage Brokers. For more information please go to [www.ldar.ca](http://www.ldar.ca)

The Medicine Hat Real Estate Board was chartered in 1955 and serves the 140 local REALTORS®, in eleven brokerages, which provide real estate brokerage services to buyers and sellers of all types of property - residential, commercial, industrial and farm/ranch. For more information please go to [www.mhreb.ca](http://www.mhreb.ca)