

February 2019



## MONTHLY STATISTICS PACKAGE

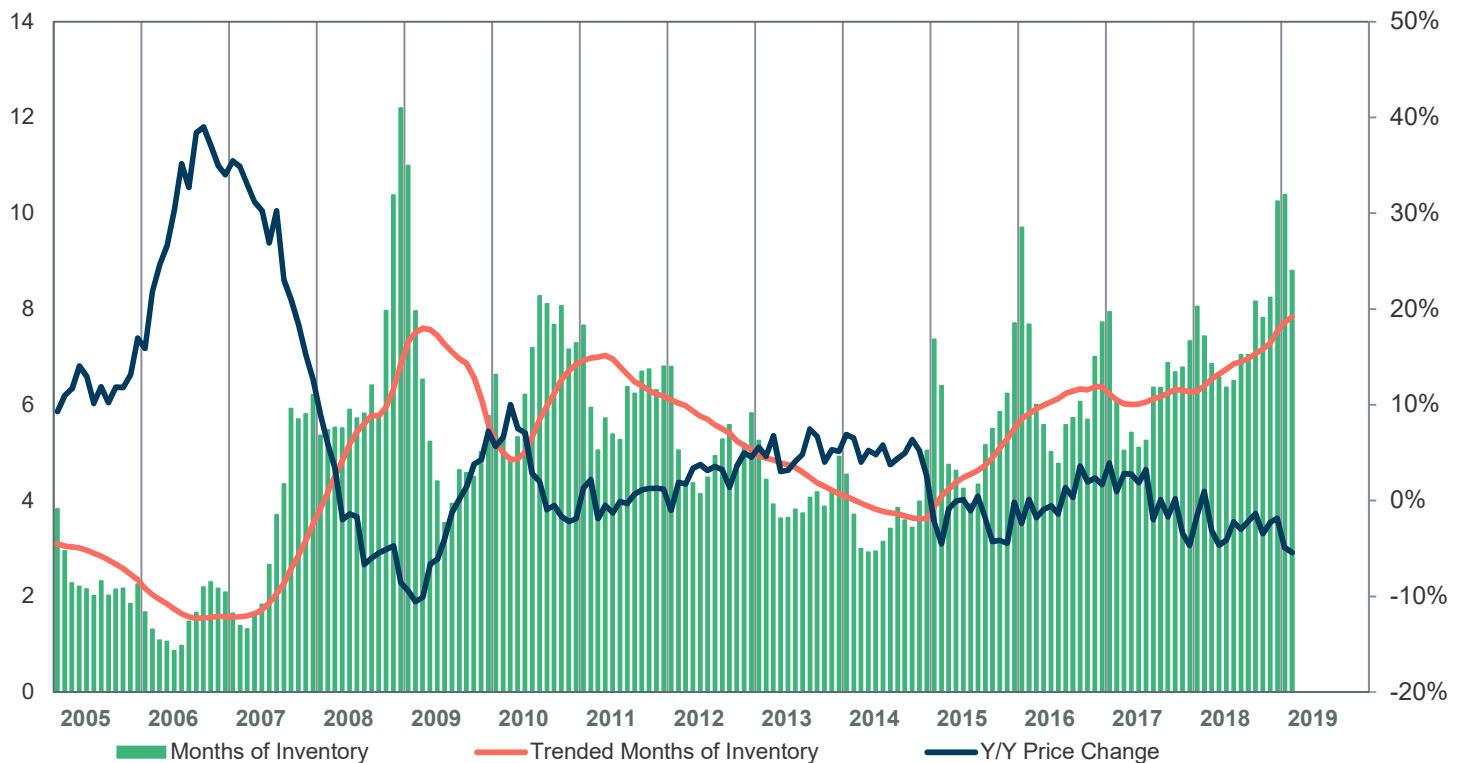
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## Challenging economy weighs on housing market

With no change in the economic climate it is not a surprise that in February provincial sales eased by nearly nine per cent compared to last year for a total of 3,204 units. The easing sales were mostly driven by monthly pullbacks in Calgary, Edmonton, Grade Prairie and Central Alberta. While some areas have recorded stronger sales in February, this was primarily offset by declines in January, as nearly every region has recorded year-to-date sales declines in comparison to last year.

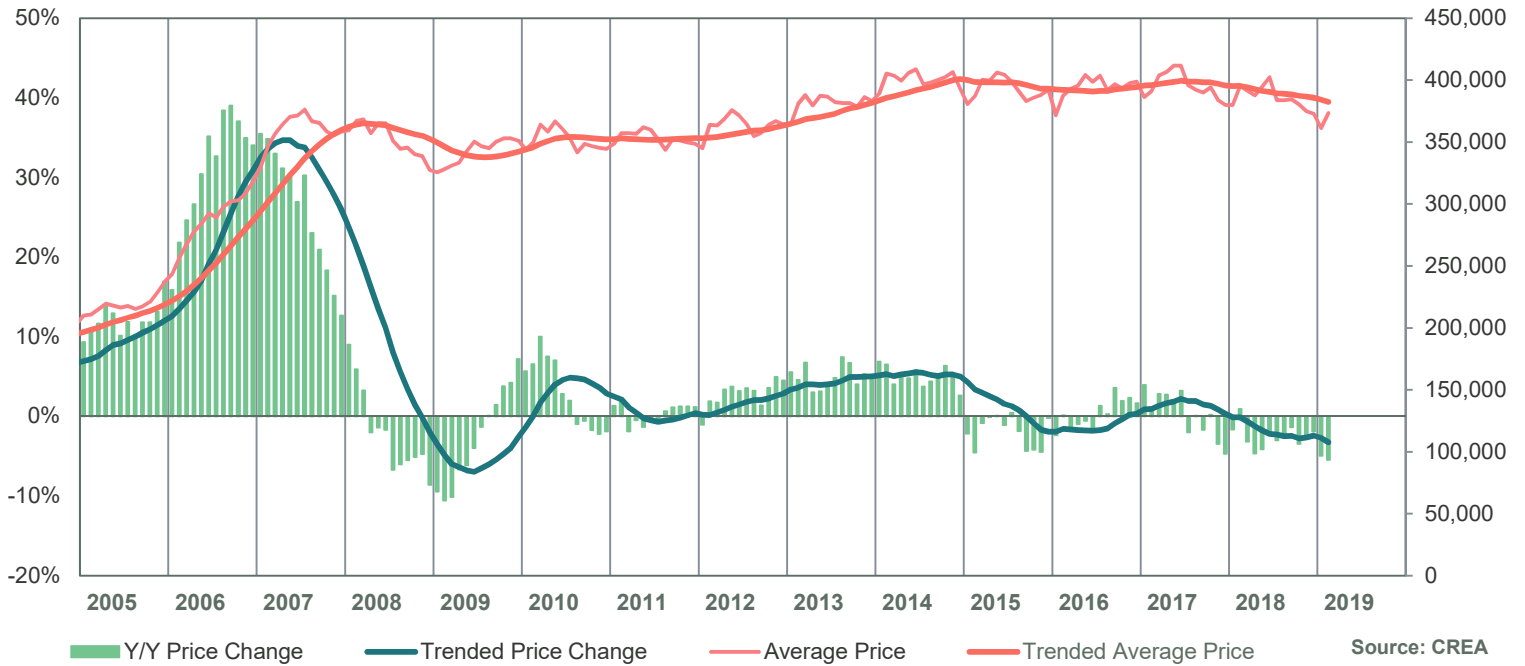
While province wide new listings eased slightly compared to last year, it was not enough to stop further gains in inventory levels. As of February, inventory levels in the province rose to 28,206, eight per cent higher than last year. Easing sales and elevated inventories resulted in nine months of inventory in February, well above the norm for this time of year. The oversupply continues to weigh on prices which are over five per cent lower than last year.

## Alberta Months of Supply and Price Changes

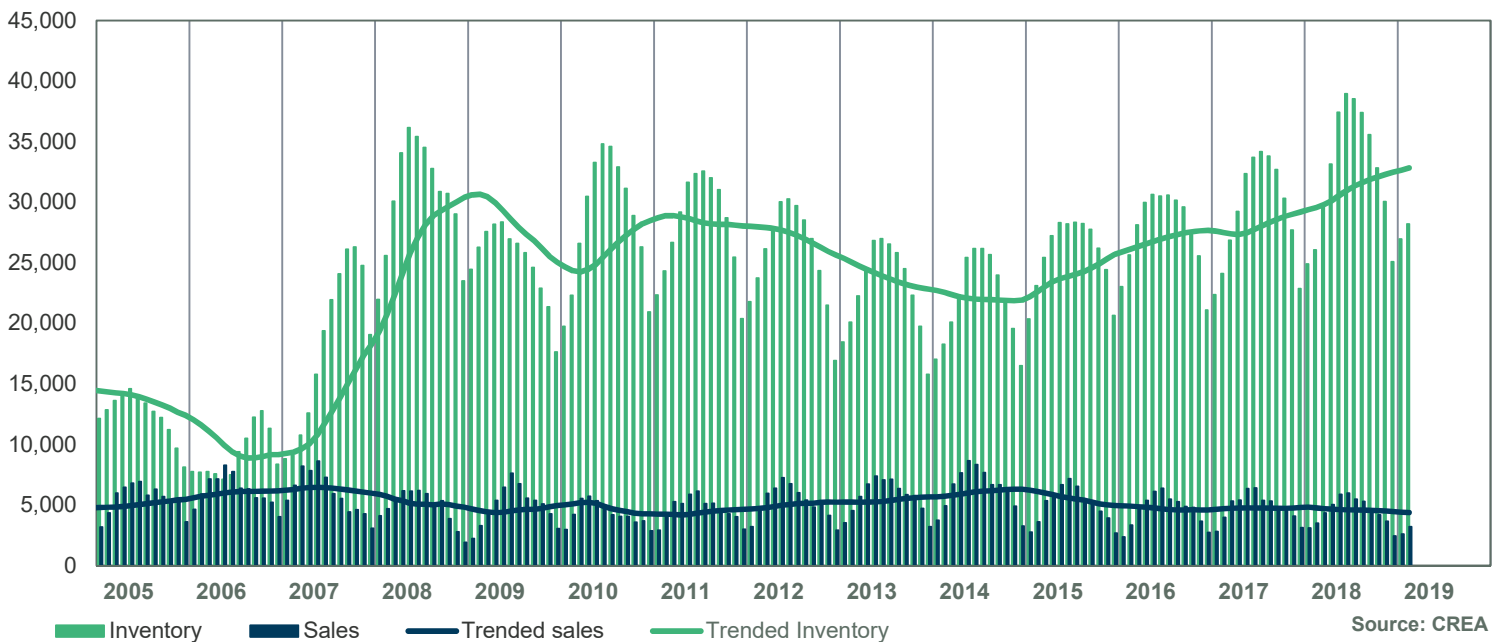


Alberta Summary	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	3,506	3,204	-8.61%	6,597	5,801	-12.07%
Total Sales Volume	\$1,385,022,384	\$1,196,838,554	-13.59%	\$2,559,690,243	\$2,135,129,673	-16.59%
New Listings	8,297	7,659	-7.69%	16,725	16,343	-2.28%
Inventory	26,055	28,206	8.26%	25,476	27,584	8.27%
Months of Supply	7.43	8.80	18.46%	7.72	9.51	23.13%
Sales-to-new Listings Ratio	0.42	0.42	-1.00%	0.39	0.35	-10.01%
Average Price	\$395,043	\$373,545	-5.44%	\$388,008	\$368,062	-5.14%

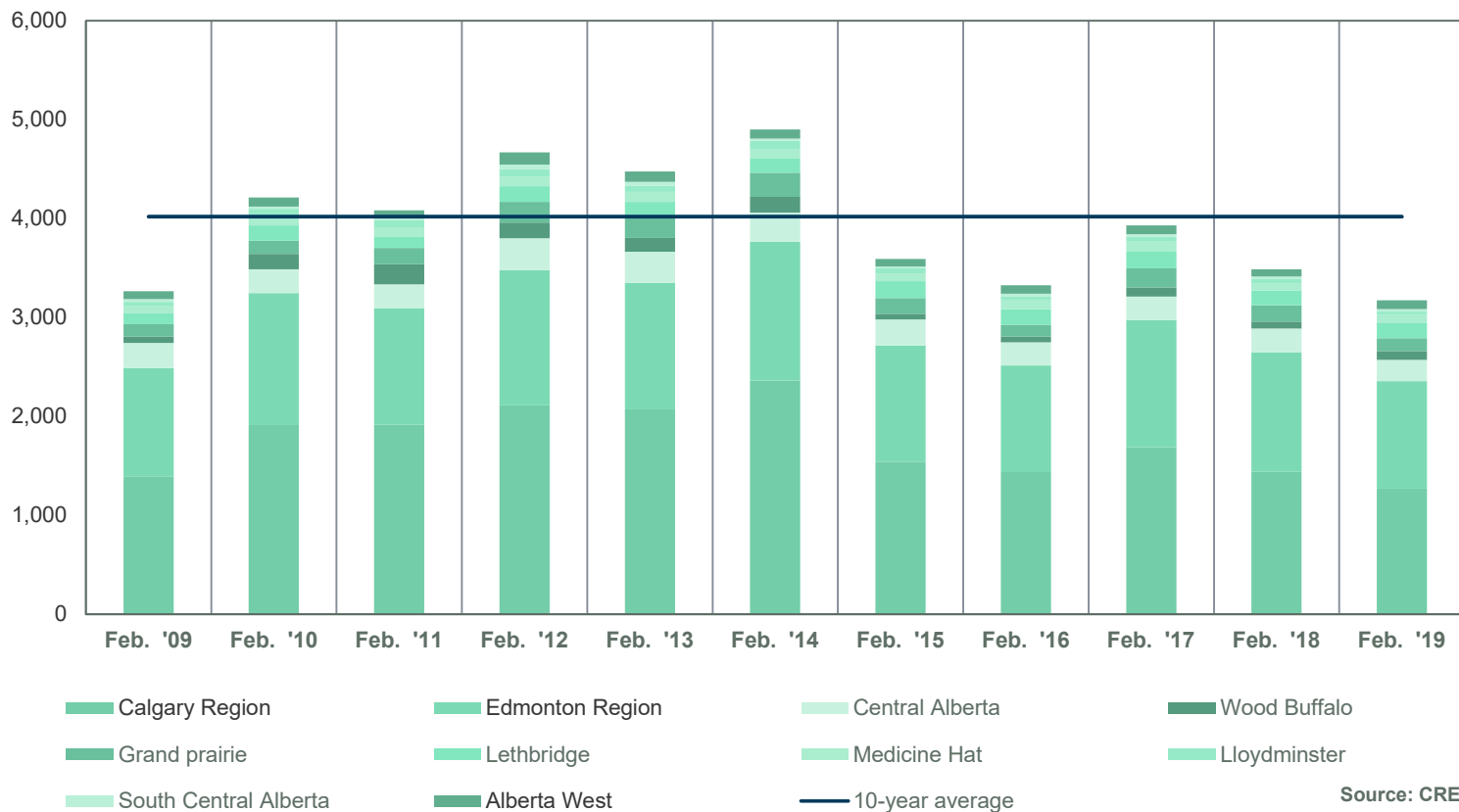
### Alberta average price and price change



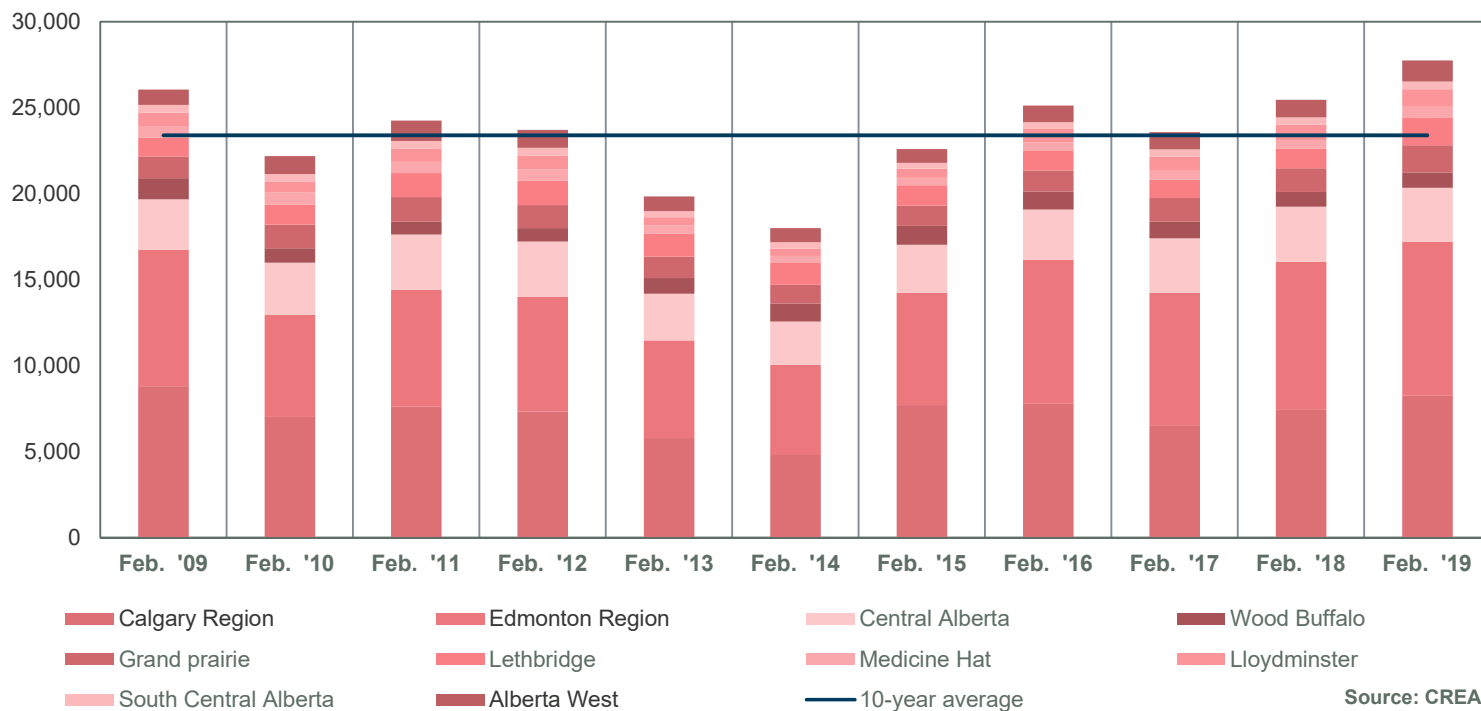
### Alberta sales and inventory



## Alberta total residential sales



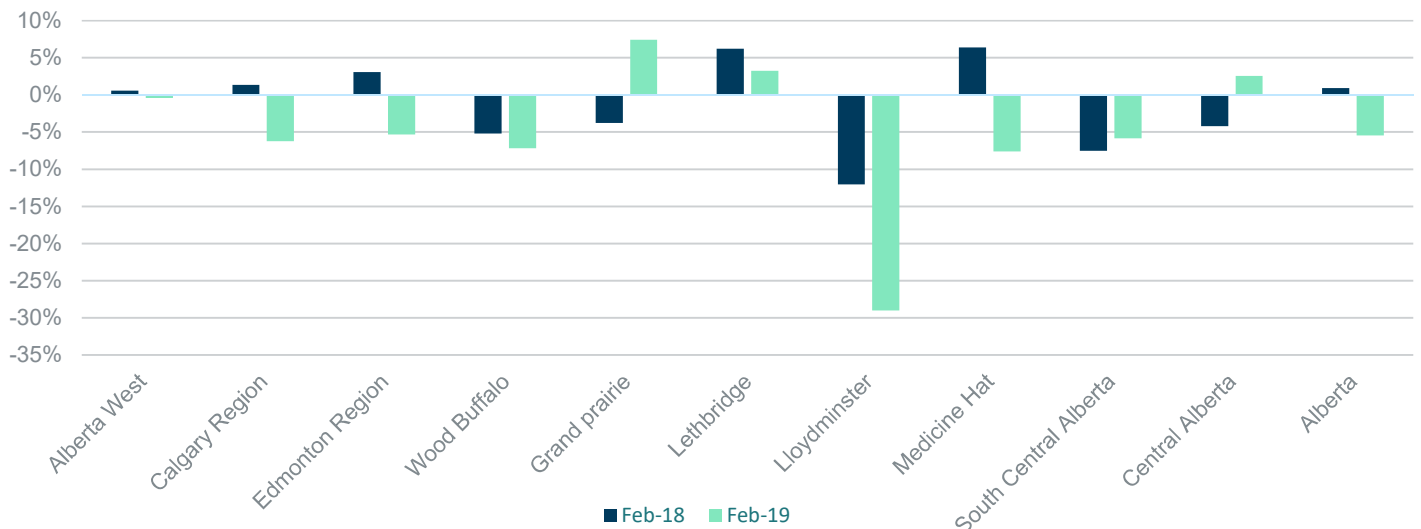
## Alberta total residential inventory



FEB- 2019	Sales	Y/Y %	New Listings	Y/Y %	Inventory	Months of Supply	Y/Y%	Average price	Y/Y%	Sales to new listings ratio	Share of sales activity
Alberta West	88	22.22%	165	1.85%	1,228	13.95	-2.83%	353,853	-0.42%	53.33%	2.75%
Calgary Region	1,269	-12.00%	2,870	-6.79%	8,241	6.49	26.12%	441,823	-6.24%	44.22%	39.61%
Central Alberta	217	-10.33%	573	-15.98%	3,143	14.48	10.05%	292,848	2.57%	37.87%	6.77%
Edmonton Region	1,087	30.88%	366	31.30%	1,026	7.91	-2.42%	292,848	-5.44%	296.99%	33.93%
Fort McMurray	89	30.88%	190	14.46%	895	10.06	-21.04%	367,064	-7.17%	46.84%	2.78%
Grande Prairie	129	-22.29%	366	30.71%	1,589	12.32	49.58%	309,694	7.43%	35.25%	4.03%
Lethbridge	159	8.16%	344	31.30%	1,627	10.23	31.14%	276,826	3.24%	46.22%	4.96%
Lloydminster	34	-29.17%	128	-16.88%	1,026	30.18	57.10%	184,729	-29.03%	26.56%	1.06%
Medicine Hat	77	6.94%	132	5.60%	609	7.91	23.26%	251,186	-7.60%	58.33%	2.40%
South Central Alberta	25	4.17%	64	10.34%	433	17.32	-2.42%	179,330	-5.86%	39.06%	0.78%
Alberta	3,204	-8.61%	7,659	-7.69%	28,206	8.80	18.46%	373,545	-5.44%	41.83%	

Average Price Growth Comparison

February

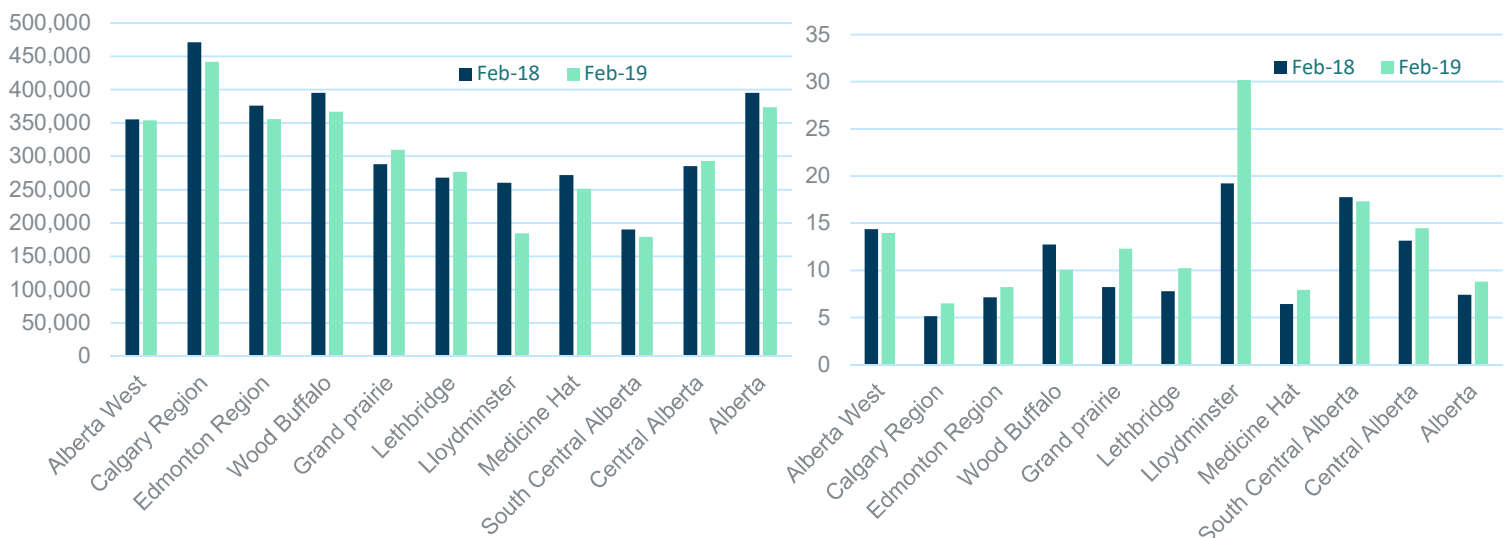


Average Price Comparison

February

Months of Supply Comparison

February





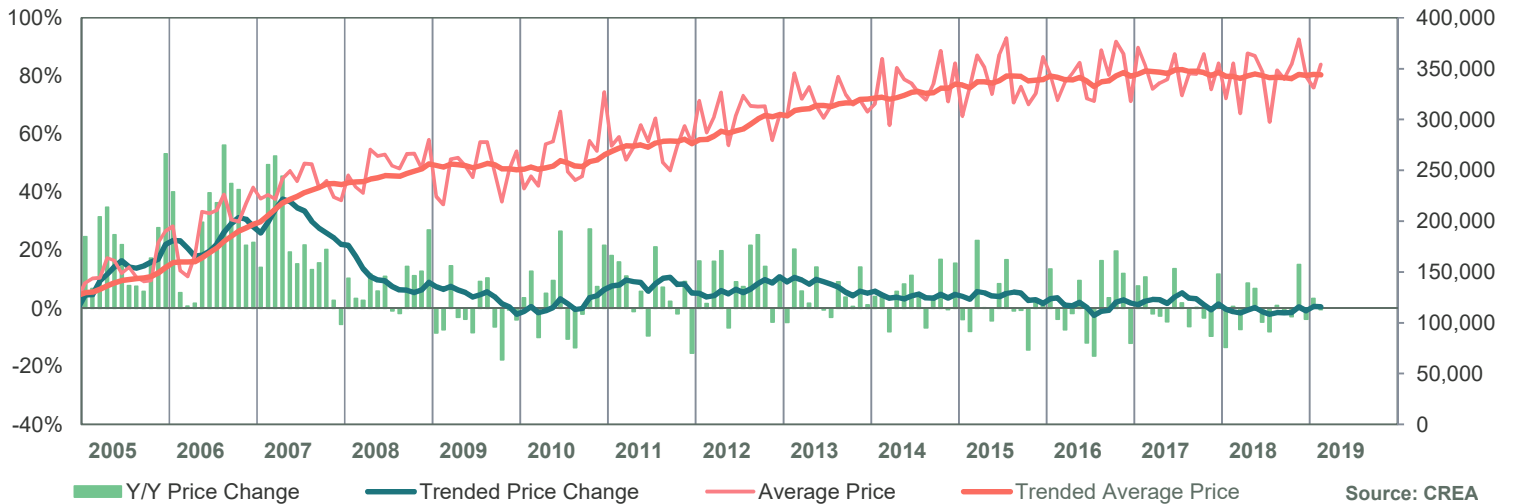
### Alberta West

After the first two months of the year, sales activity has remained the same as last year which is just below the long-term average for the area. At the same time, new listings pushed up slightly from last year keeping inventories and months of supply elevated.

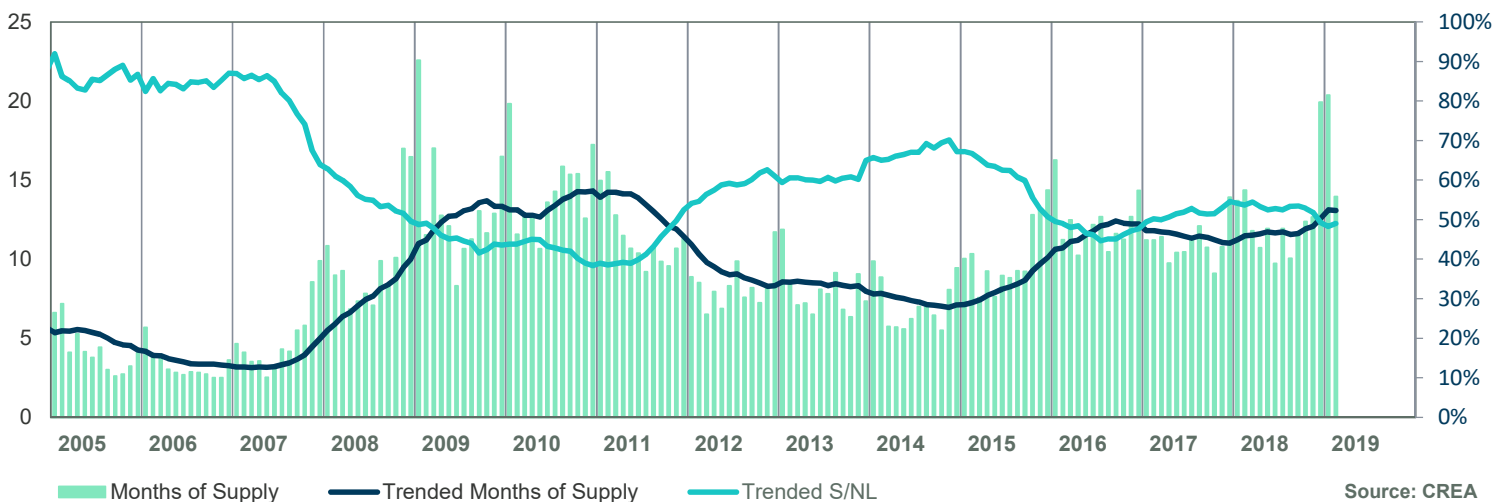
Despite some recent fluctuations in prices, overall price trends have figures remaining relatively stable compared to last year.

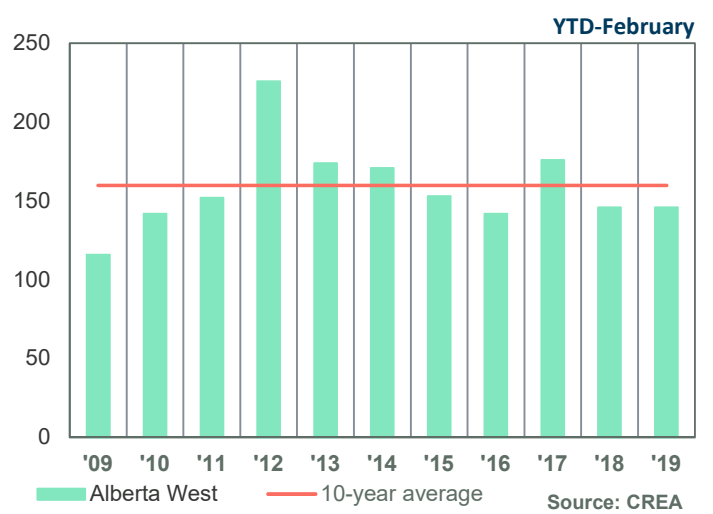
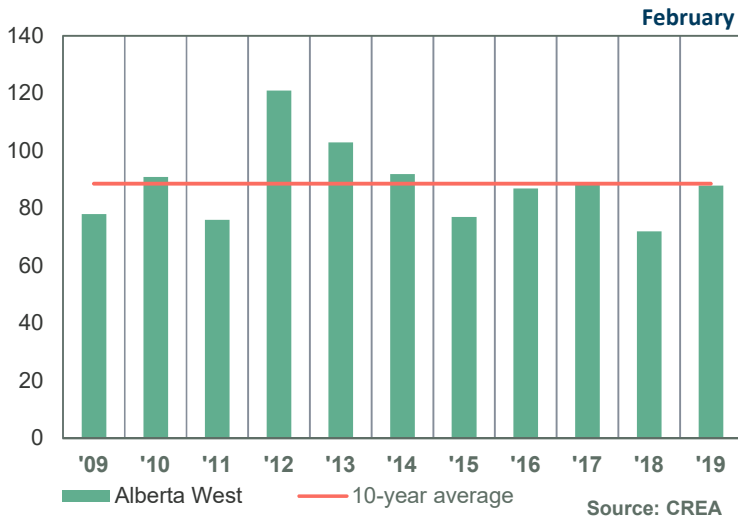
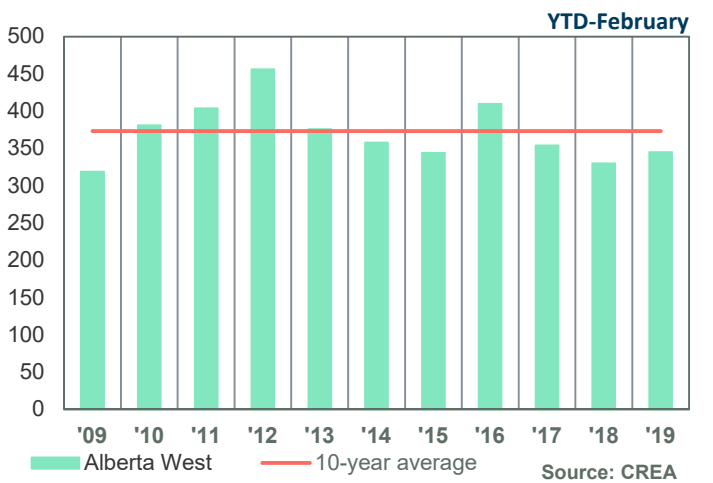
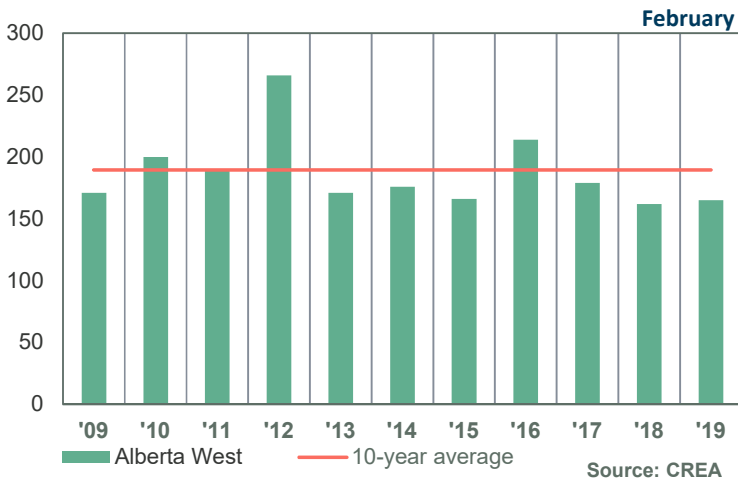
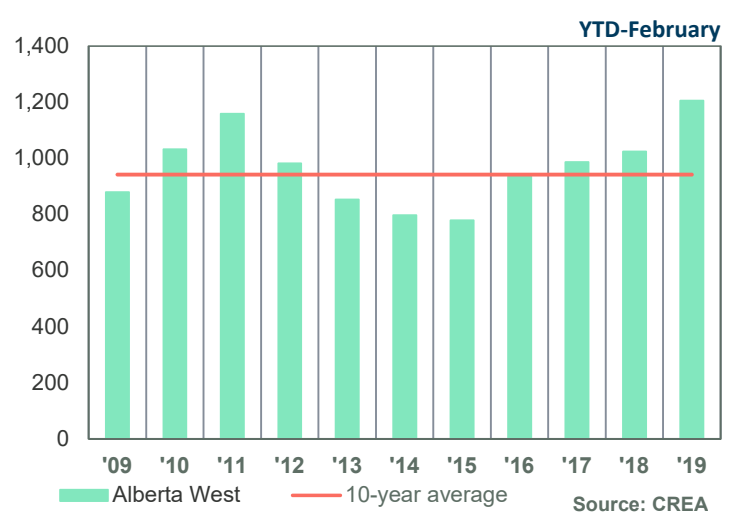
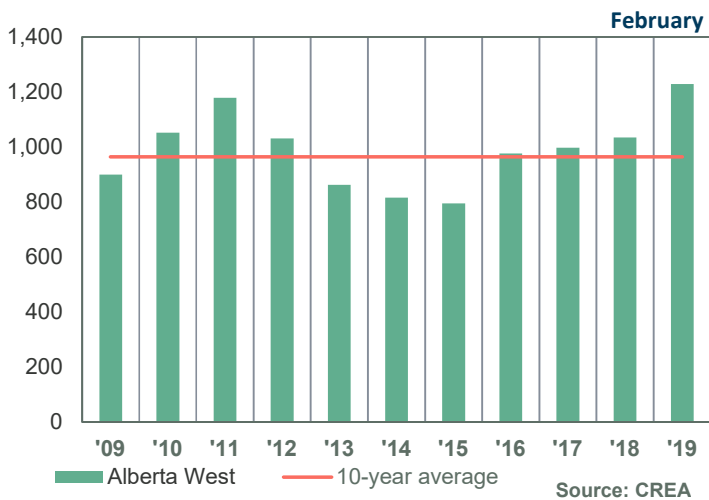
Alberta West	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	72	88	22.22%	146	146	0.00%
Total Sales Volume	\$25,584,150	\$31,139,050	21.71%	\$49,327,625	\$50,360,461	2.09%
New Listings	162	165	1.85%	330	345	4.55%
Inventory	1,034	1,228	18.76%	1,024	1,205	17.73%
Months of Supply	14.36	13.95	-2.83%	14.02	16.51	17.73%
Sales-to-new Listings Ratio	0.44	0.53	20.00%	0.44	0.42	-4.35%
Average Price	\$355,335	\$353,853	-0.42%	\$337,860	\$344,935	2.09%

### Average price and price change



### Months of supply and sales to new listings ratio



**Alberta West Sales**

**Alberta West New Listings**

**Alberta West Inventory**




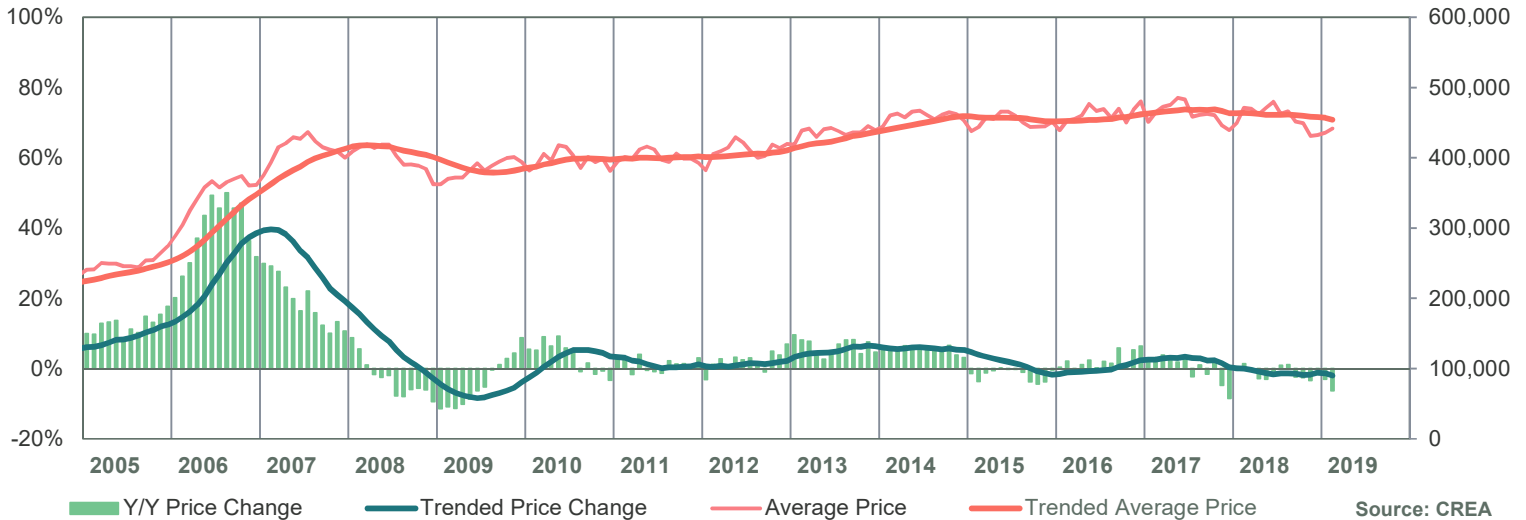
### Calgary Region

Renewed concerns regarding potential job losses continues to weigh on consumer confidence and housing demand. Year-over-year sales slowed in February by twelve per cent, making it the twelfth consecutive month where sales have slowed over the previous year.

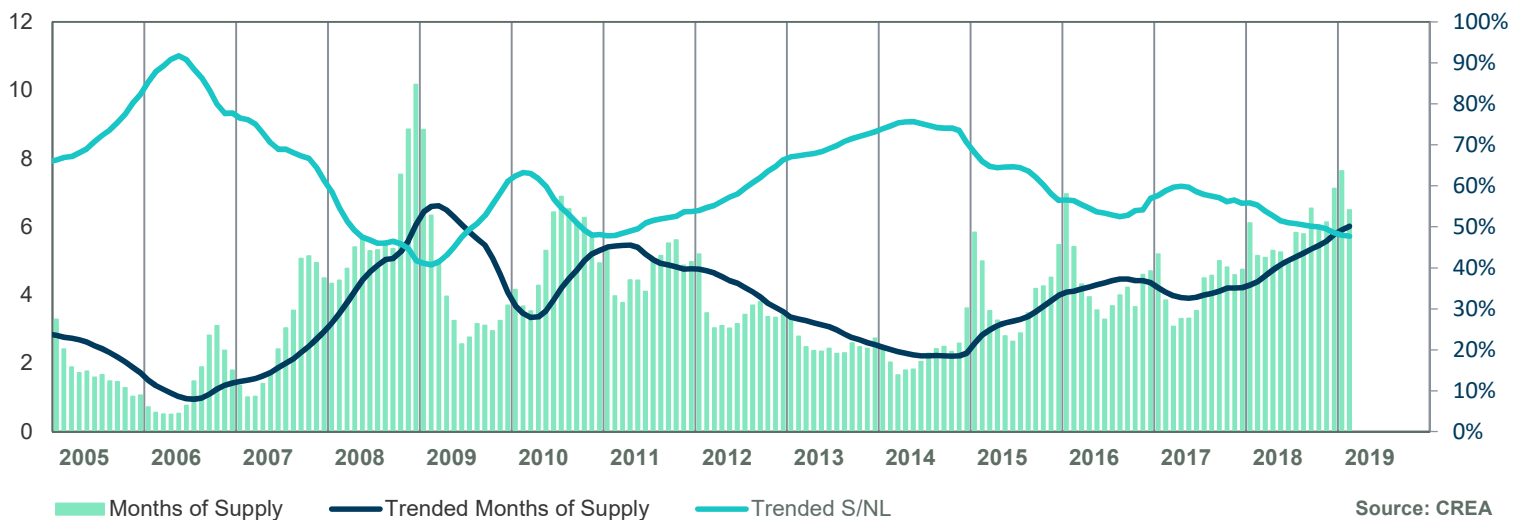
While new listings are starting to show signs of adjusting to the slower sales activity, inventory levels remain high relative to sales and the oversupplied market continues to cause further price declines.

Calgary Region	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	1,442	1,269	-12.00%	2,658	2,278	-14.30%
Total Sales Volume	\$679,485,043	\$560,673,861	-17.49%	\$1,225,965,702	\$1,000,465,694	-18.39%
New Listings	3,079	2,870	-6.79%	6,273	6,158	-1.83%
Inventory	7,425	8,241	10.99%	7,425	7,975	7.40%
Months of Supply	5.15	6.49	26.12%	5.59	7.00	25.32%
Sales-to-new Listings Ratio	0.47	0.44	-5.59%	0.42	0.37	-12.70%
Average Price	\$471,210	\$441,823	-6.24%	\$461,236	\$439,186	-4.78%

### Average price and price change

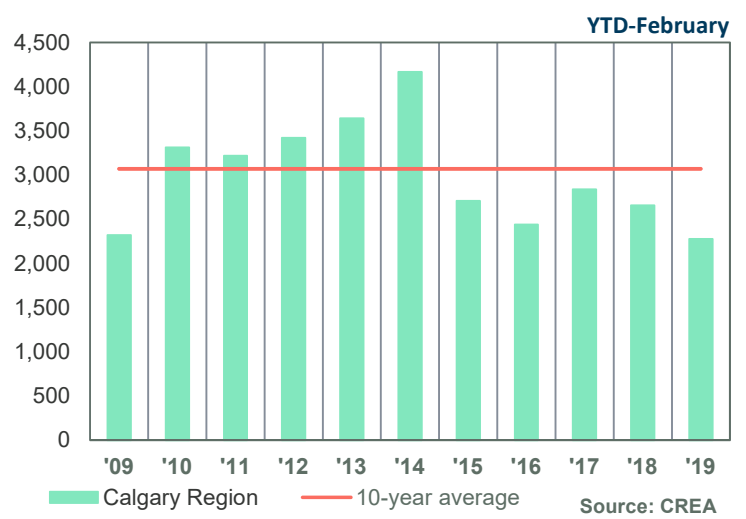
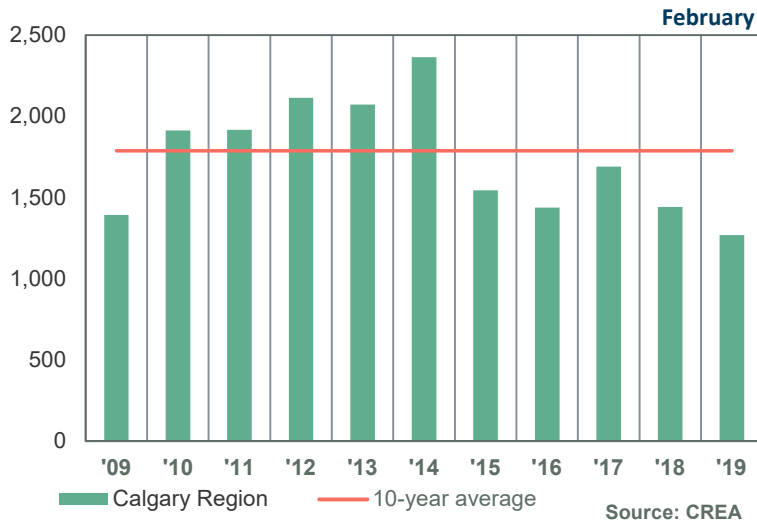


### Months of supply and sales to new listings ratio

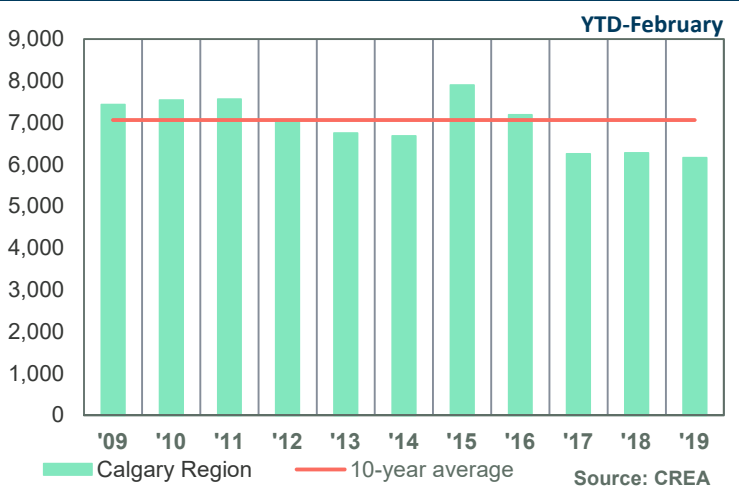
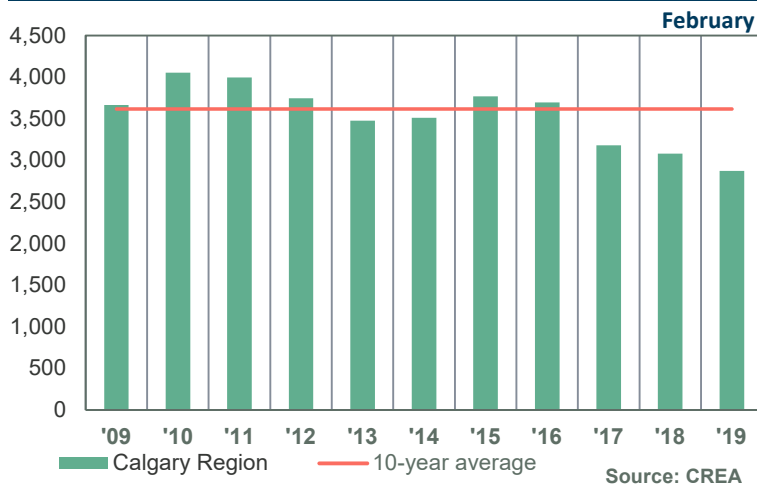




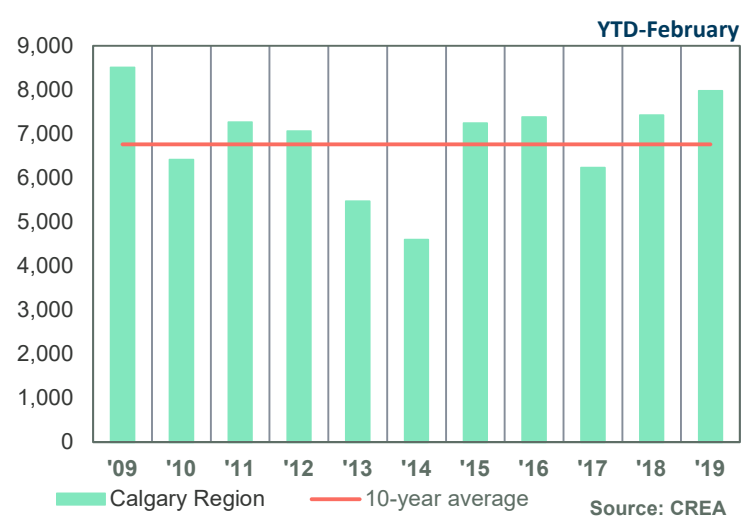
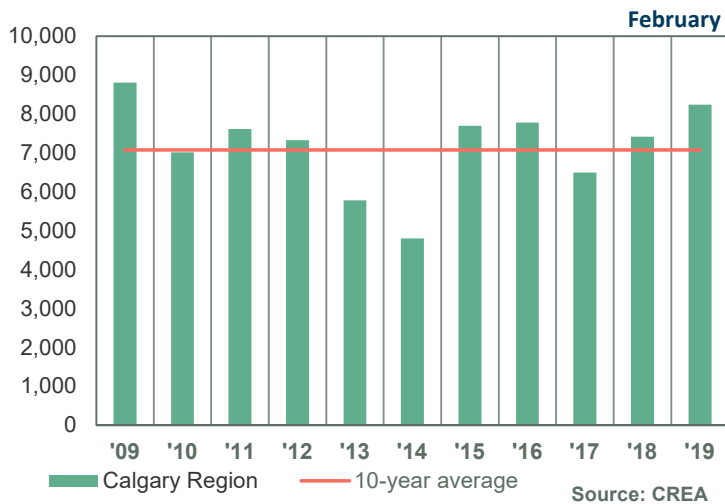
## Calgary Region Sales



## Calgary Region New Listings



## Calgary Region Inventory





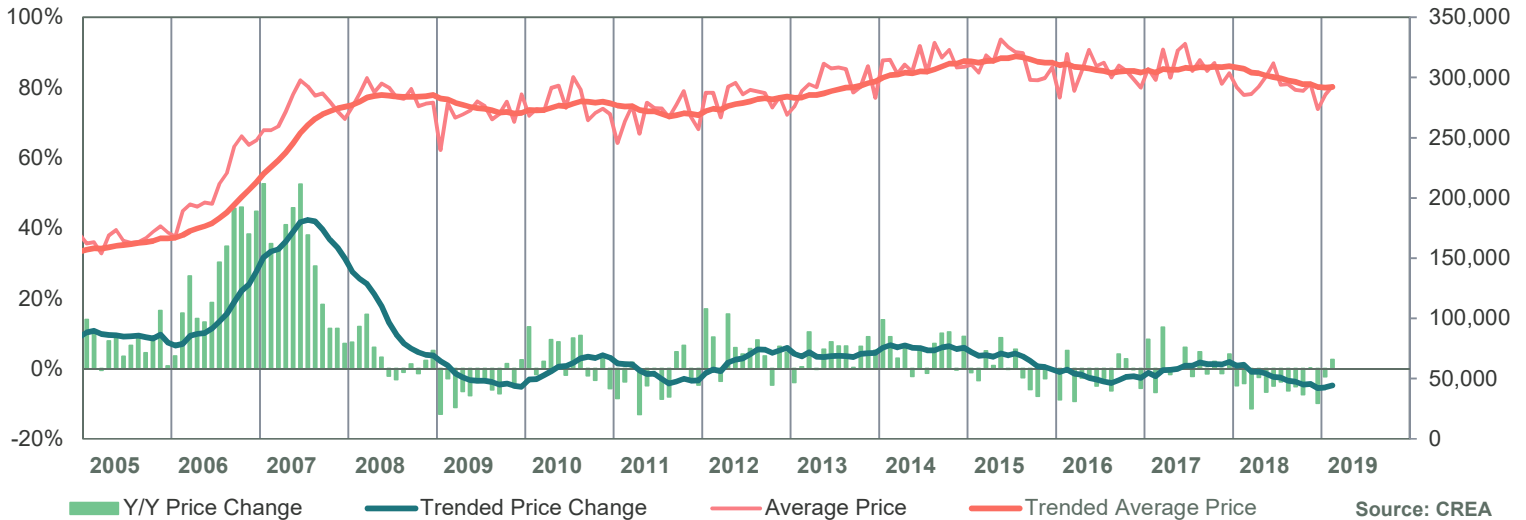
### Central Alberta

Unlike some areas of the province unemployment rates have edged down in the Red Deer region thanks to growth in full time positions. However, concerns over the economic climate in the province are likely contributing to the easing sales activity recorded over the past several months.

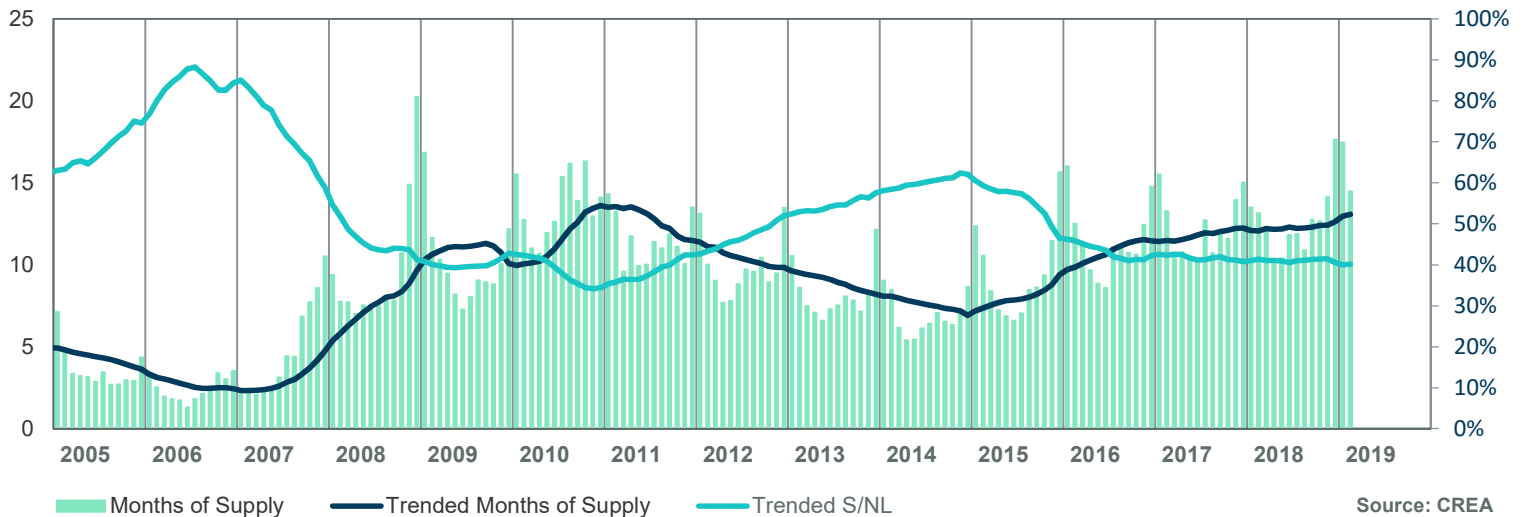
While sales have eased so too have the number of new listings in the market. However, unlike most other markets the new listings adjustment was enough to start to reduce the amount of inventory in Central Alberta. If this trend continues it could help reduce the oversupply in the market and support a more stable price environment.

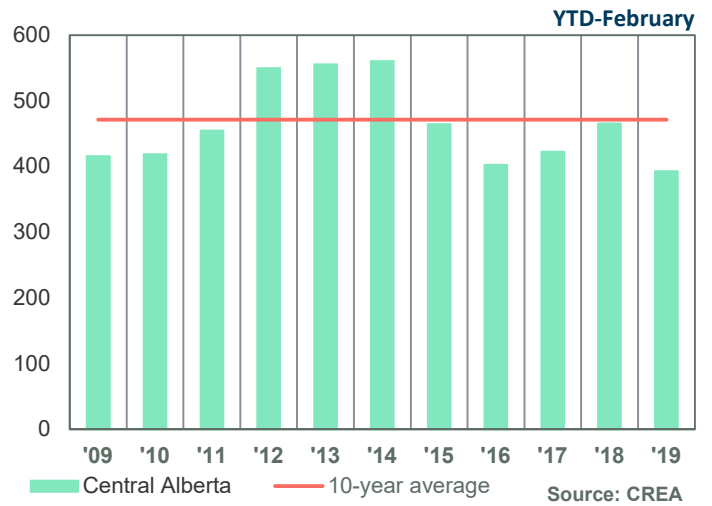
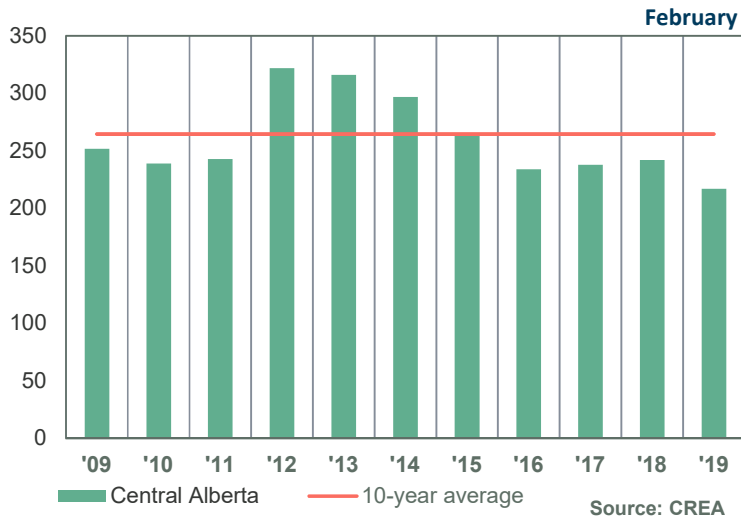
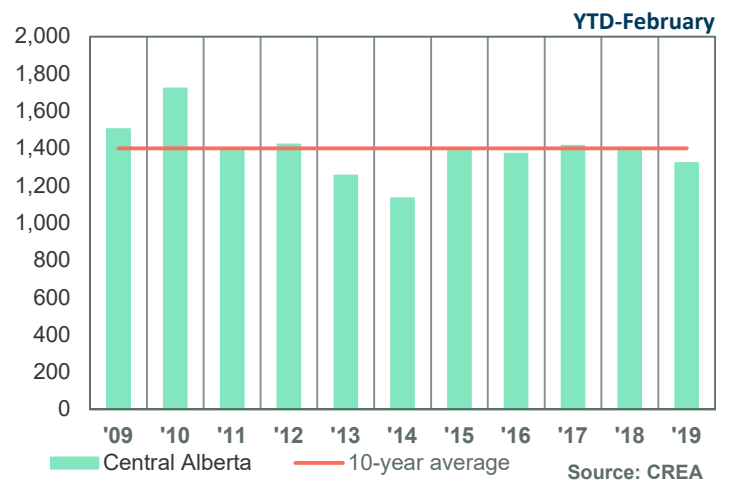
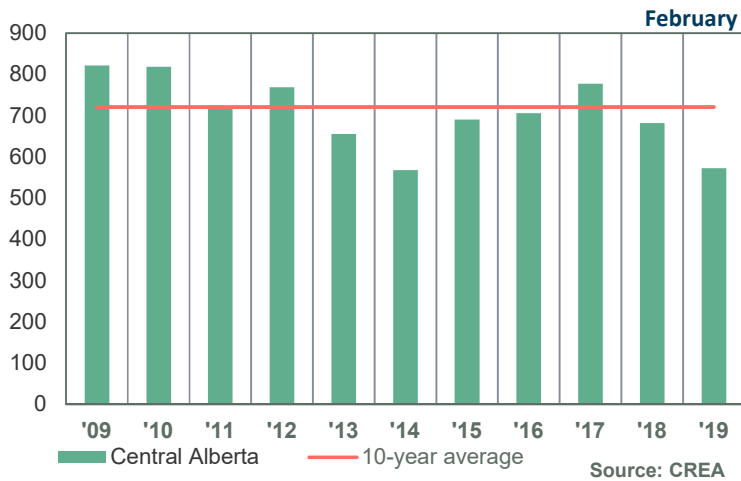
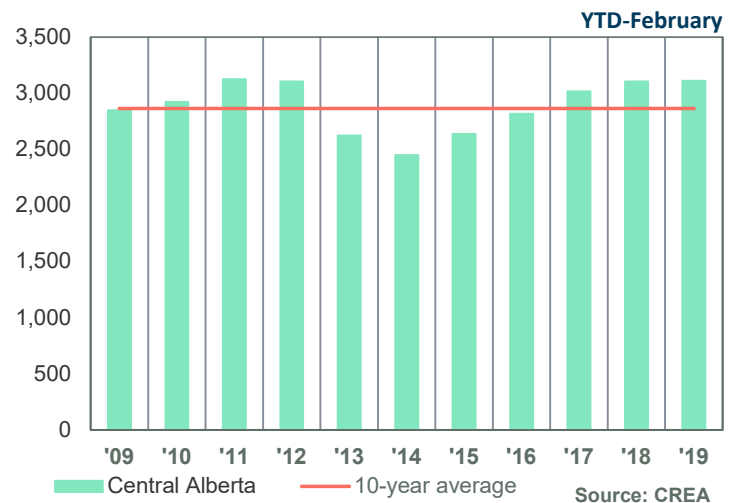
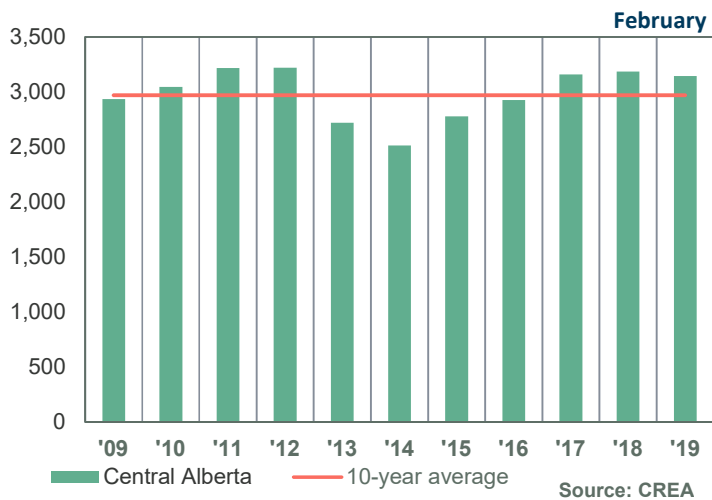
Central Alberta	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	242	217	-10.33%	466	393	-15.67%
Total Sales Volume	\$69,094,854	\$63,548,056	-8.03%	\$134,549,912	\$113,789,897	-15.43%
New Listings	682	573	-15.98%	1,395	1,322	-5.23%
Inventory	3,185	3,143	-1.32%	3,106	3,109	0.11%
Months of Supply	13.16	14.48	10.05%	13.33	15.82	18.71%
Sales-to-new Listings Ratio	0.35	0.38	6.73%	0.33	0.30	-11.01%
Average Price	\$285,516	\$292,848	2.57%	\$288,734	\$289,542	0.28%

### Average price and price change



### Months of supply and sales to new listings ratio



**Central Alberta Sales**

**Central Alberta New Listings**

**Central Alberta Inventory**




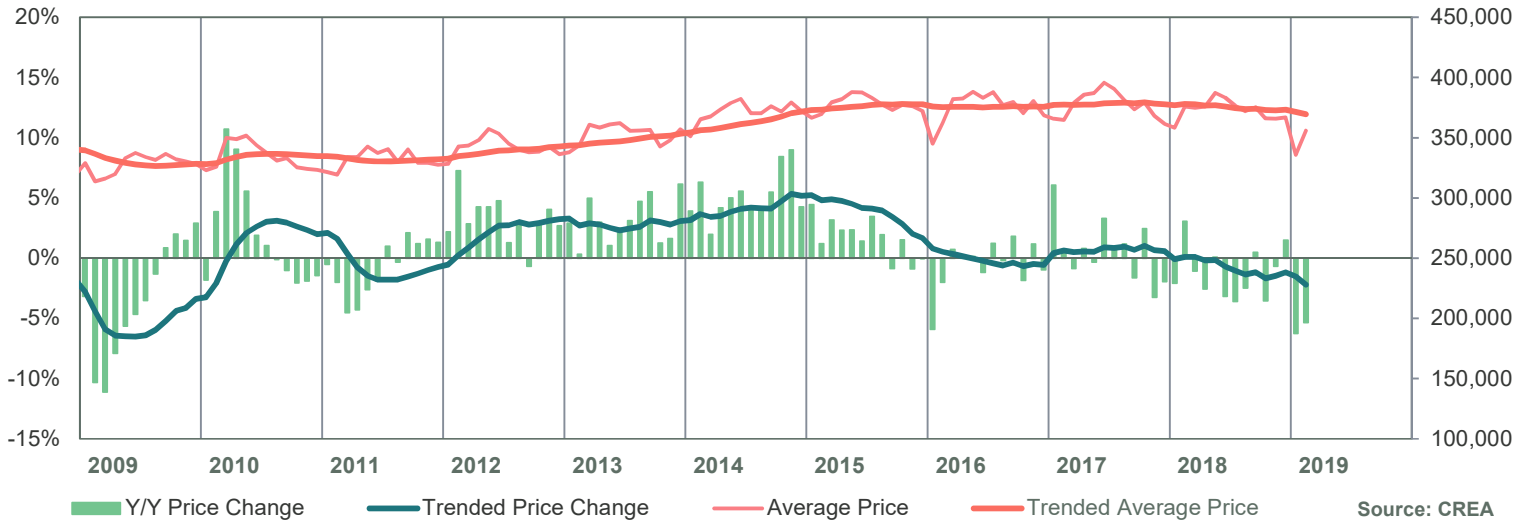
### Edmonton Region

Recent adjustments in employment activity in sectors related to energy and concerns regarding the economy are contributing to the easing housing demand trend seen over the past six months. Sales activity in February eased by nearly ten per cent and was over twelve per cent below typical levels recorded in February.

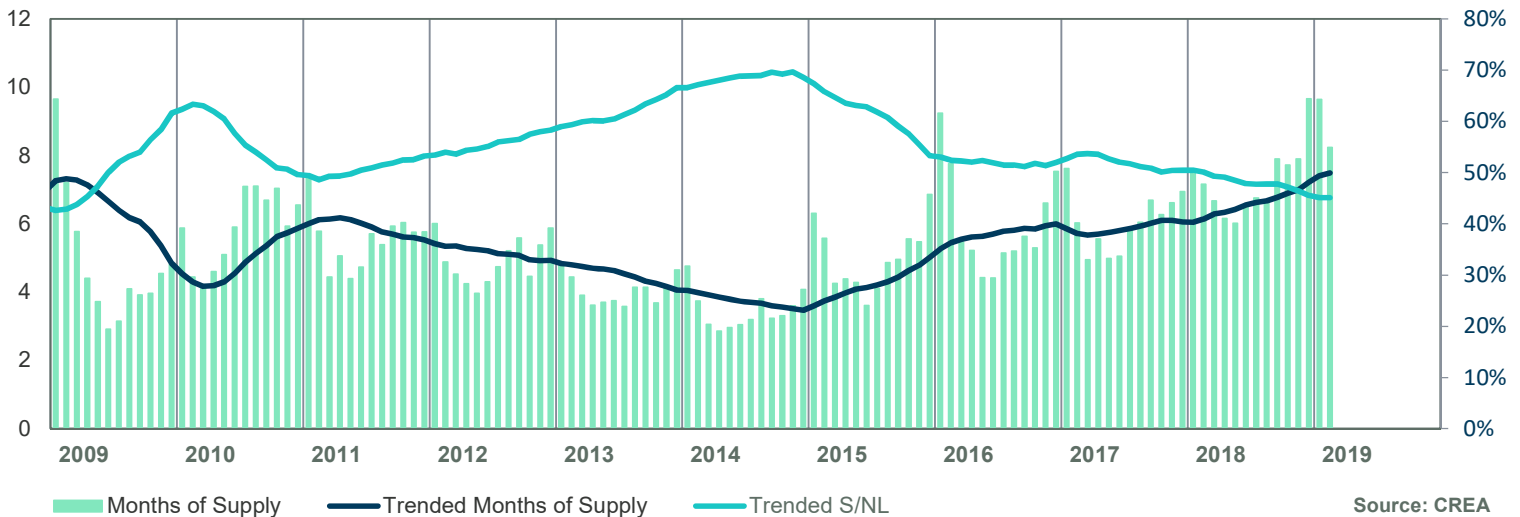
At the same time, new listings have also adjusted down, preventing more significant gains in inventory levels. With nearly 9,000 units in inventory in the region, the months of supply pushed above eight months, causing downward pressure on prices. Overall, average prices in February remain over five per cent below last year's figures.

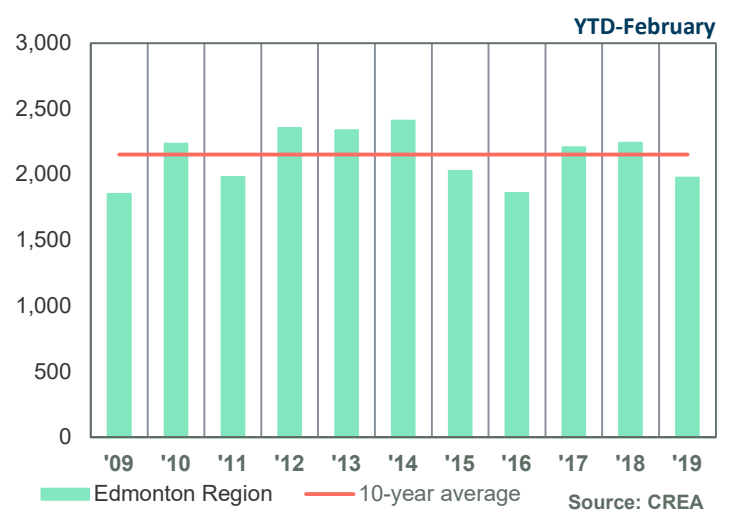
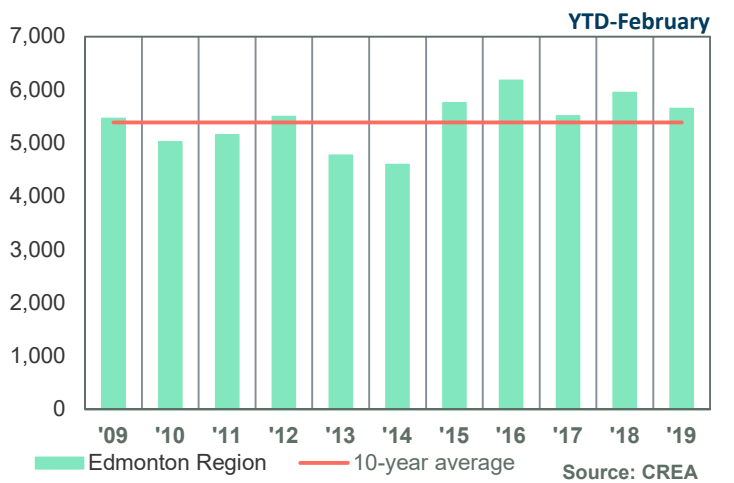
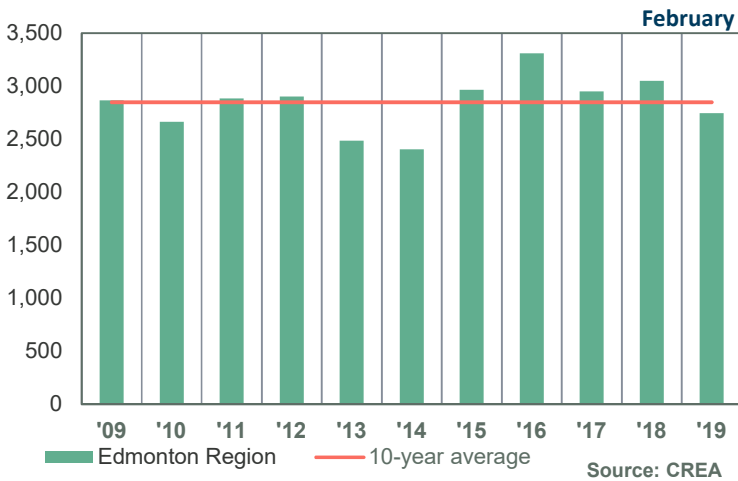
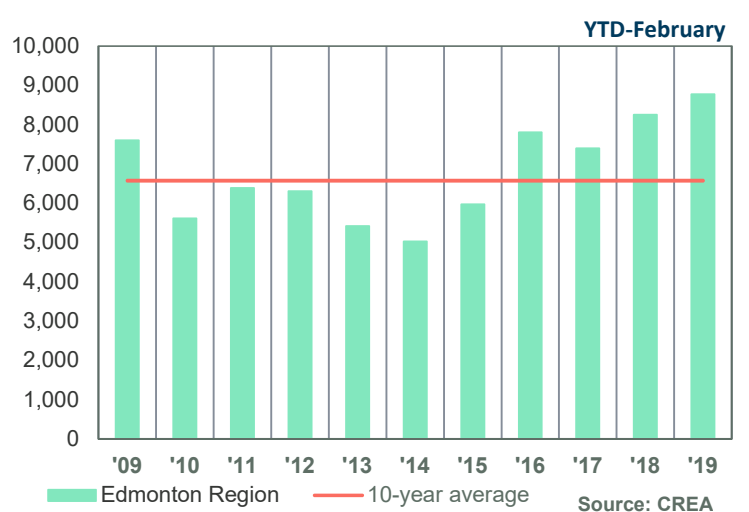
Edmonton Region	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	1,206	1,087	-9.87%	2,243	1,979	-11.77%
Total Sales Volume	\$453,422,771	\$386,869,985	-14.68%	\$825,001,050	\$686,515,853	-16.79%
New Listings	3,050	2,746	-9.97%	5,946	5,649	-4.99%
Inventory	8,627	8,948	3.72%	8,251	8,774	6.34%
Months of Supply	7.15	8.23	15.08%	7.36	8.87	20.52%
Sales-to-new Listings Ratio	0.40	0.40	0.11%	0.38	0.35	-7.13%
Average Price	\$375,972	\$355,906	-5.34%	\$367,811	\$346,900	-5.69%

### Average price and price change



### Months of supply and sales to new listings ratio



**Edmonton Region Sales**

**Edmonton Region New Listings**

**Edmonton Region Inventory**




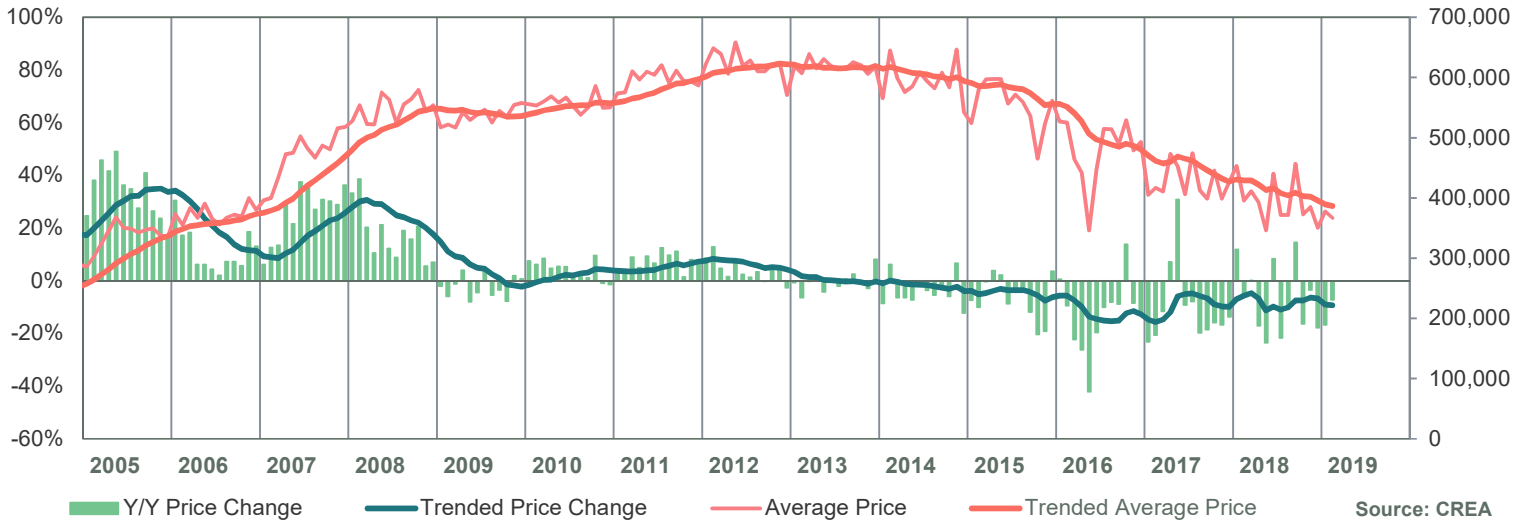
### Fort McMurray

Stronger sales in February were offset with declines occurring in the previous month, leaving year-to-date sales at levels comparable to last year and still well below typical levels of activity. Last year we started to see the adjustment in supply to lower sales activity. However, further concerns regarding the energy sector is starting to spill into the housing market as easing sales have once again been met with gains in new listings and rising inventories.

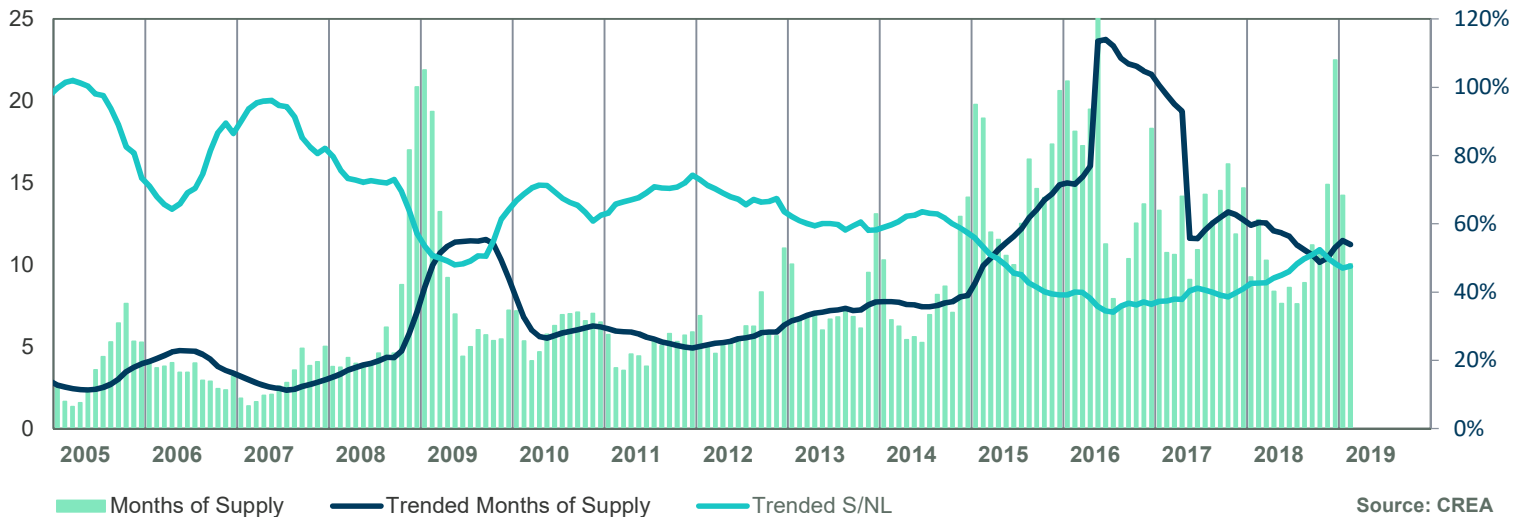
The persistent oversupply in the market has continue to weigh on prices. As of February, year-to-date average prices have eased to \$371,528, well below the over \$620,000 average recorded back in 2013.

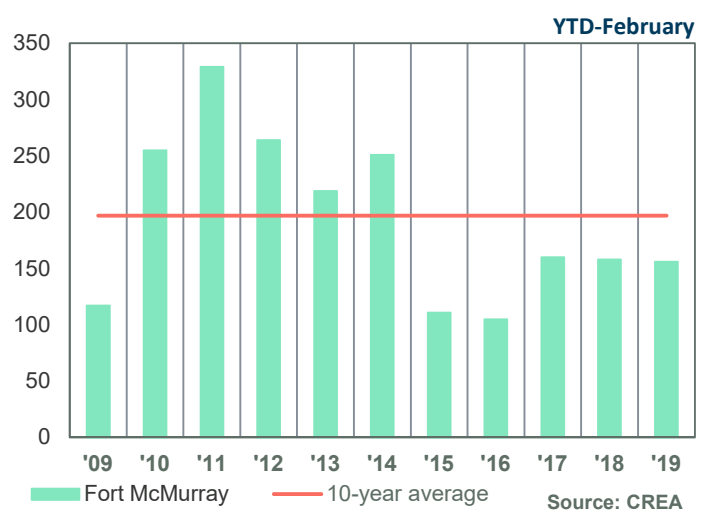
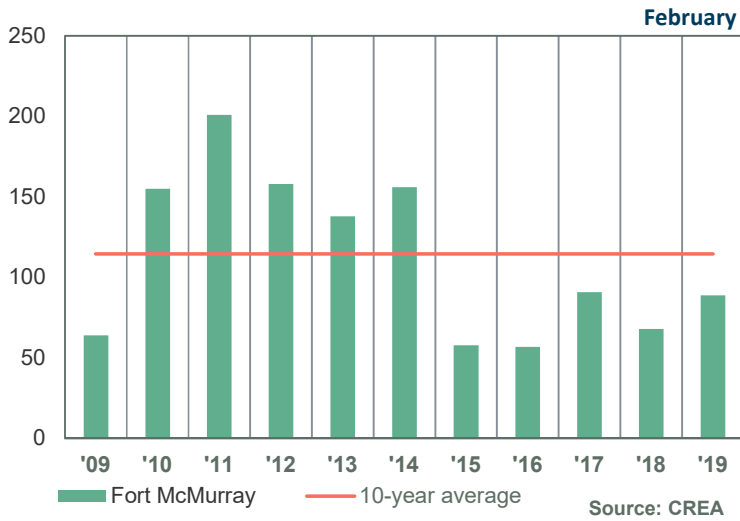
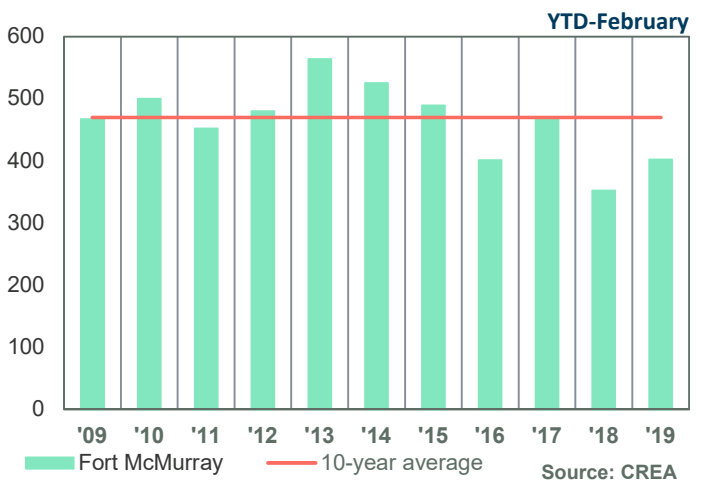
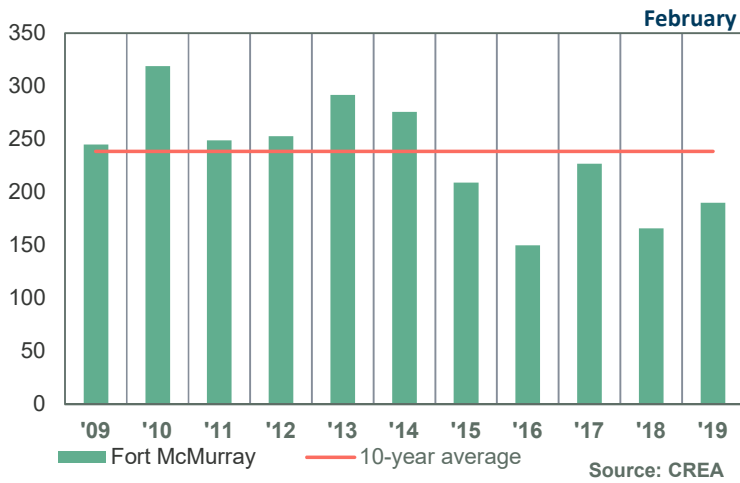
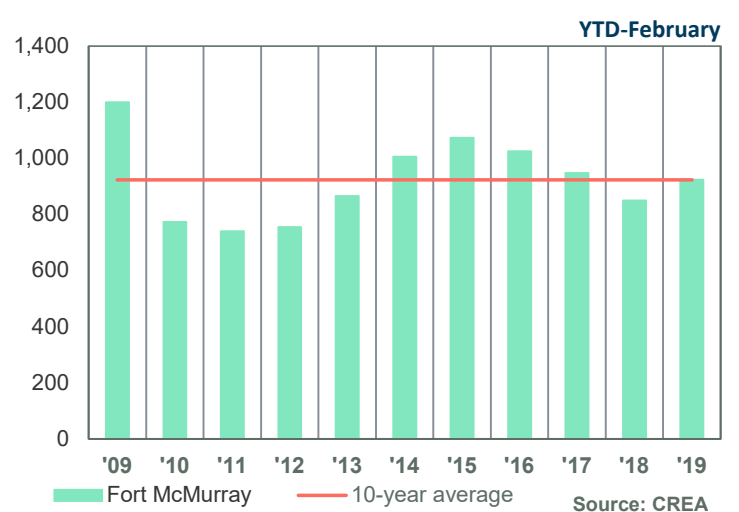
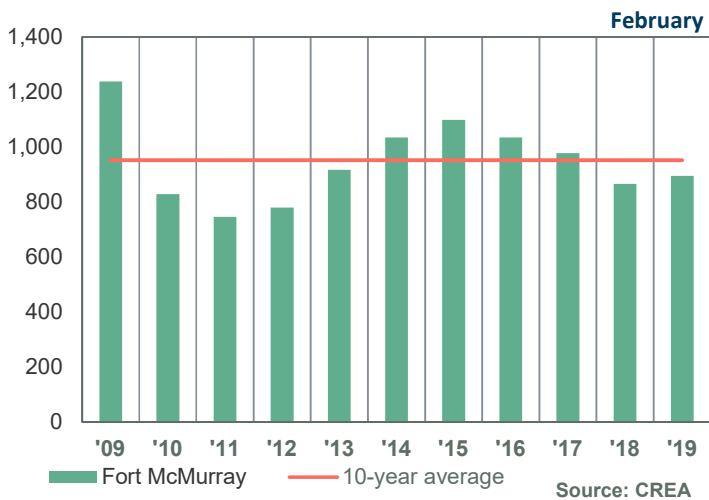
Fort McMurray	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	68	89	30.88%	158	156	-1.27%
Total Sales Volume	\$26,888,700	\$32,668,735	21.50%	\$67,670,929	\$57,958,335	-14.35%
New Listings	166	190	14.46%	352	402	14.20%
Inventory	866	895	3.35%	849	924	8.83%
Months of Supply	12.74	10.06	-21.04%	10.75	11.85	10.23%
Sales-to-new Listings Ratio	0.41	0.47	14.35%	0.45	0.39	-13.55%
Average Price	\$395,422	\$367,064	-7.17%	\$428,297	\$371,528	-13.25%

### Average price and price change



### Months of supply and sales to new listings ratio



**Fort McMurray Sales**

**Fort McMurray New Listings**

**Fort McMurray Inventory**




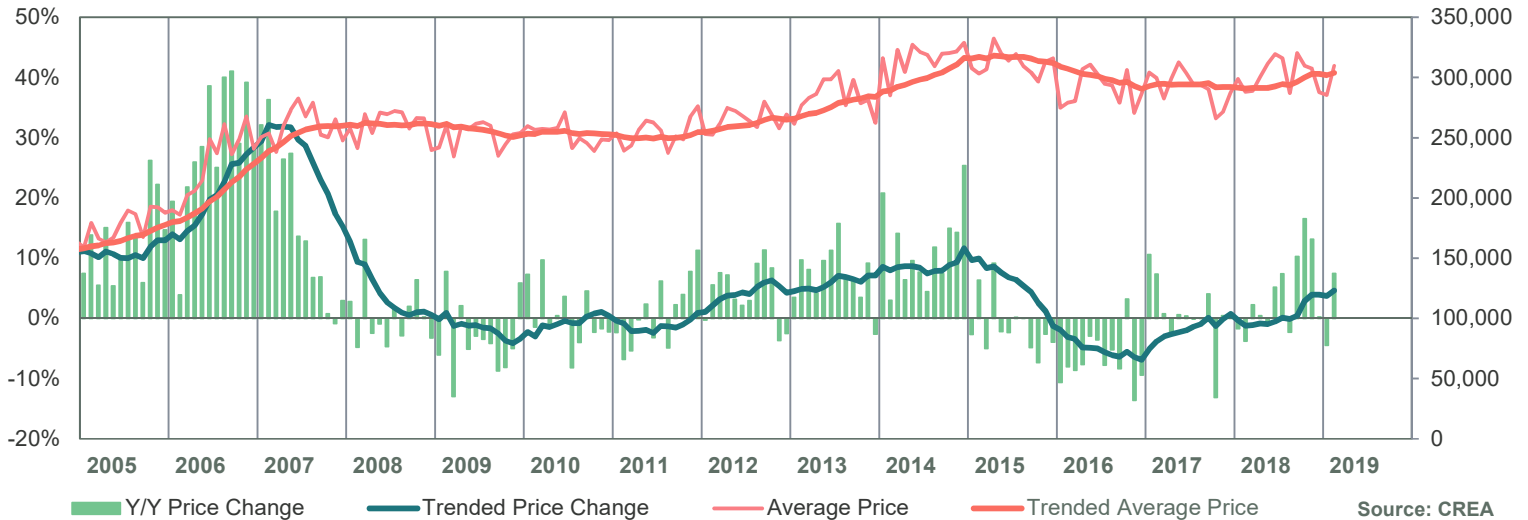
### Grande Prairie

Sales activity eased again in February causing year-to-date sales to fall well below typical levels of activity. As the same time the number of new listings rose causing inventories to push up to new record highs for the month of February. This is an abrupt shift from trends seen throughout most of last year.

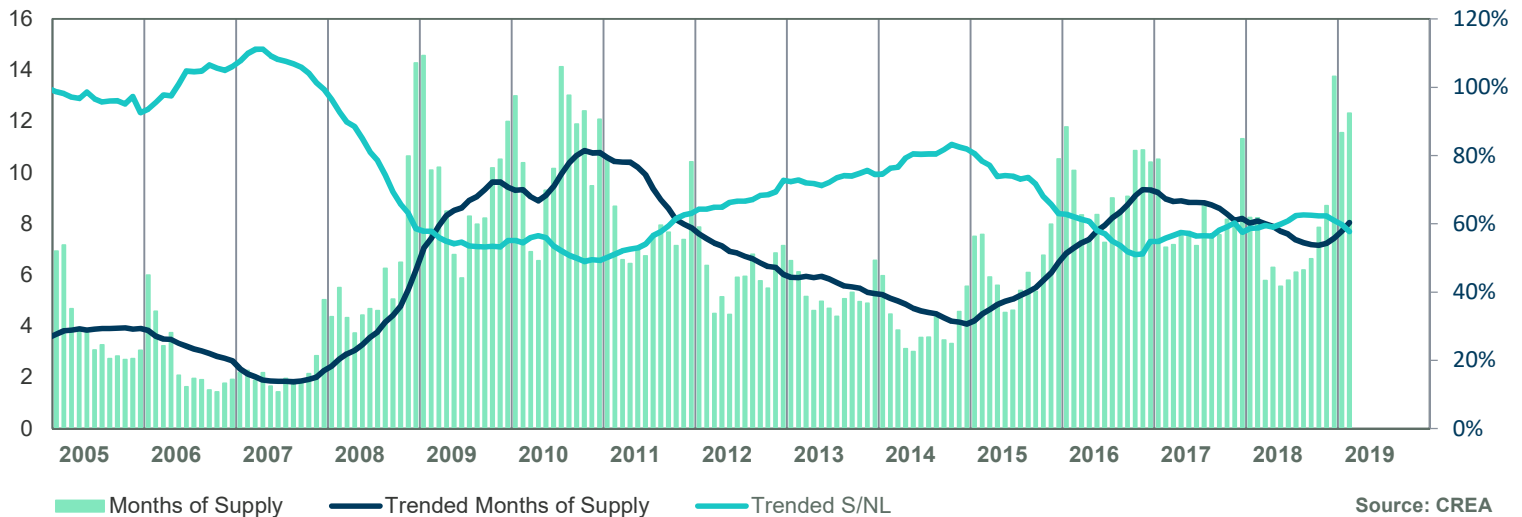
While some of the shift in sales could be related to confidence in the overall provincial economy, it is too early to say if this trend will persist and start to impact pricing trends in the region.

Grande Prairie	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	166	129	-22.29%	330	252	-23.64%
Total Sales Volume	\$47,853,809	\$39,950,484	-16.52%	\$96,869,082	\$75,071,707	-22.50%
New Listings	280	366	30.71%	636	760	19.50%
Inventory	1,367	1,589	16.24%	1,360	1,505	10.70%
Months of Supply	8.23	12.32	49.58%	8.24	11.94	44.97%
Sales-to-new Listings Ratio	0.59	0.35	-40.55%	0.52	0.33	-36.10%
Average Price	\$288,276	\$309,694	7.43%	\$293,543	\$297,904	1.49%

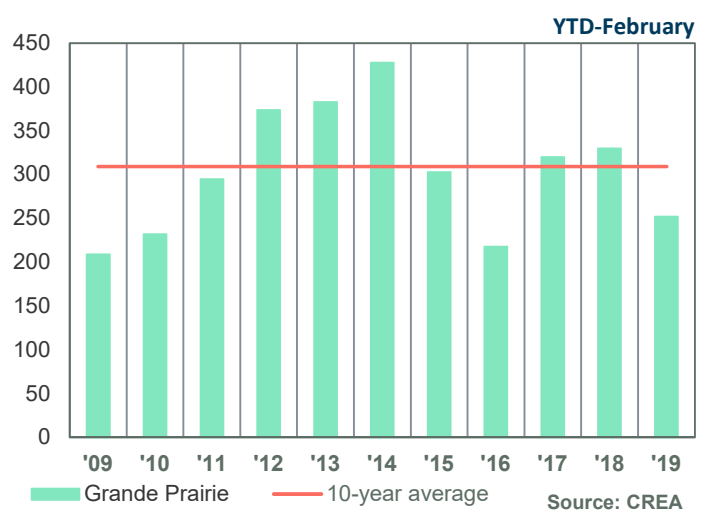
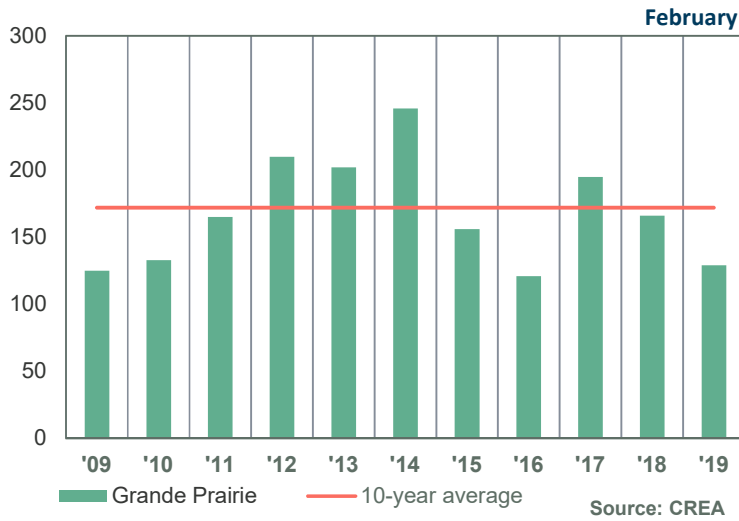
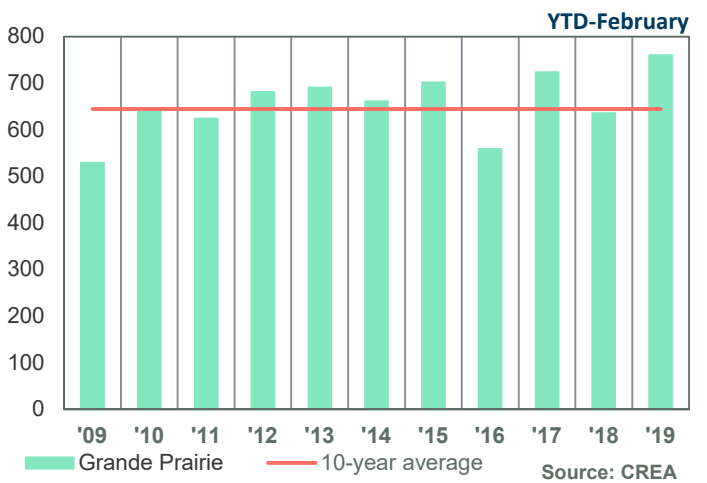
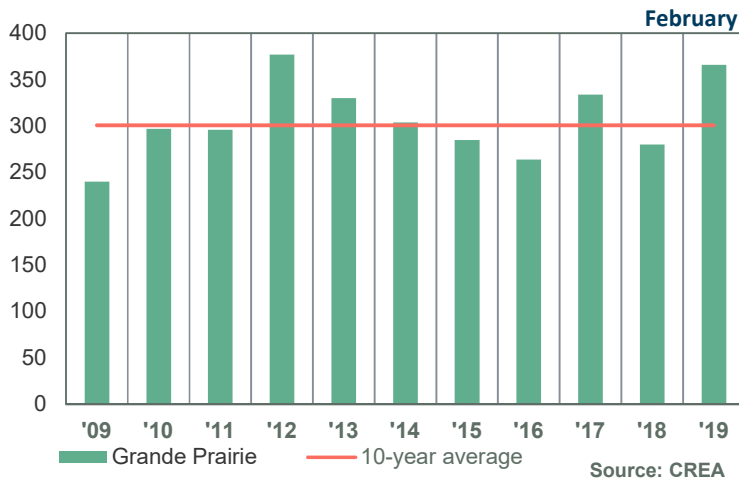
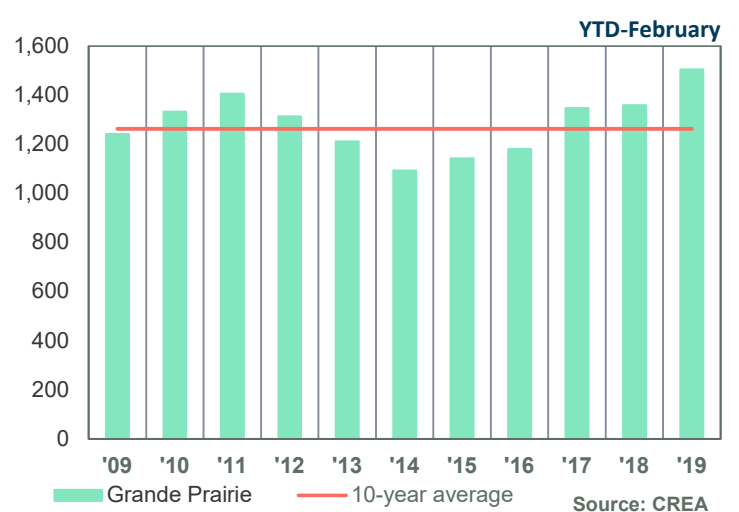
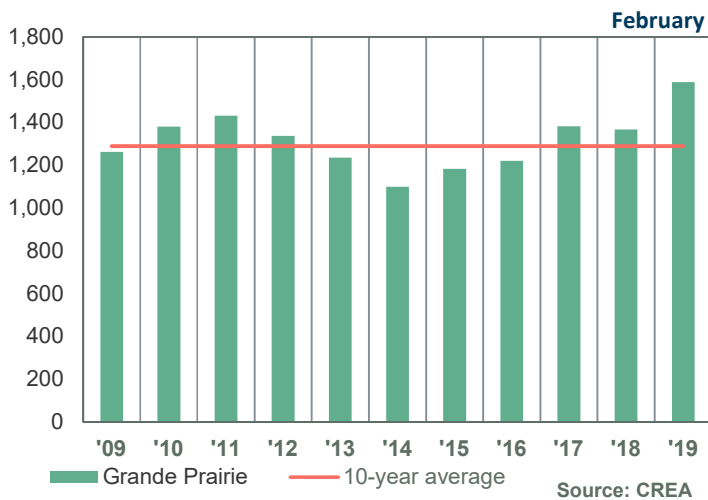
### Average price and price change



### Months of supply and sales to new listings ratio





**Grande Prairie Sales**

**Grande Prairie New Listings**

**Grande Prairie Inventory**


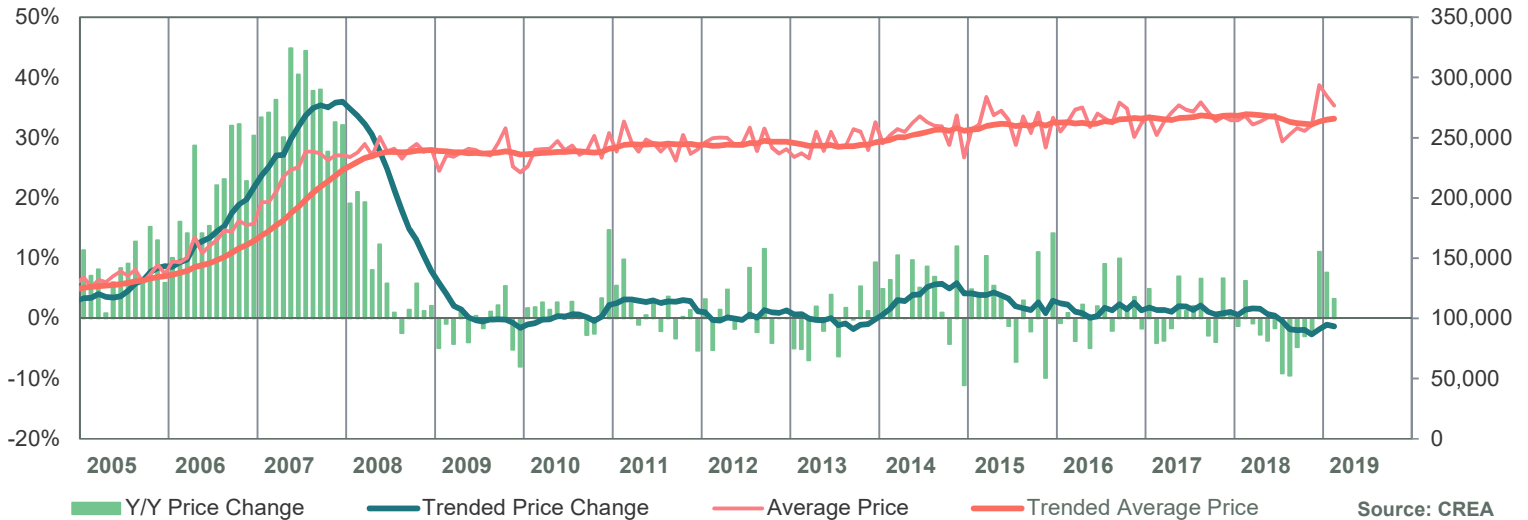
### Lethbridge

After the first two months of the year Lethbridge sales activity has remained relatively stable compared to last year. However, there has been a significant rise in the number of new listings coming onto the market and pushing up inventories to record high levels for the month of February.

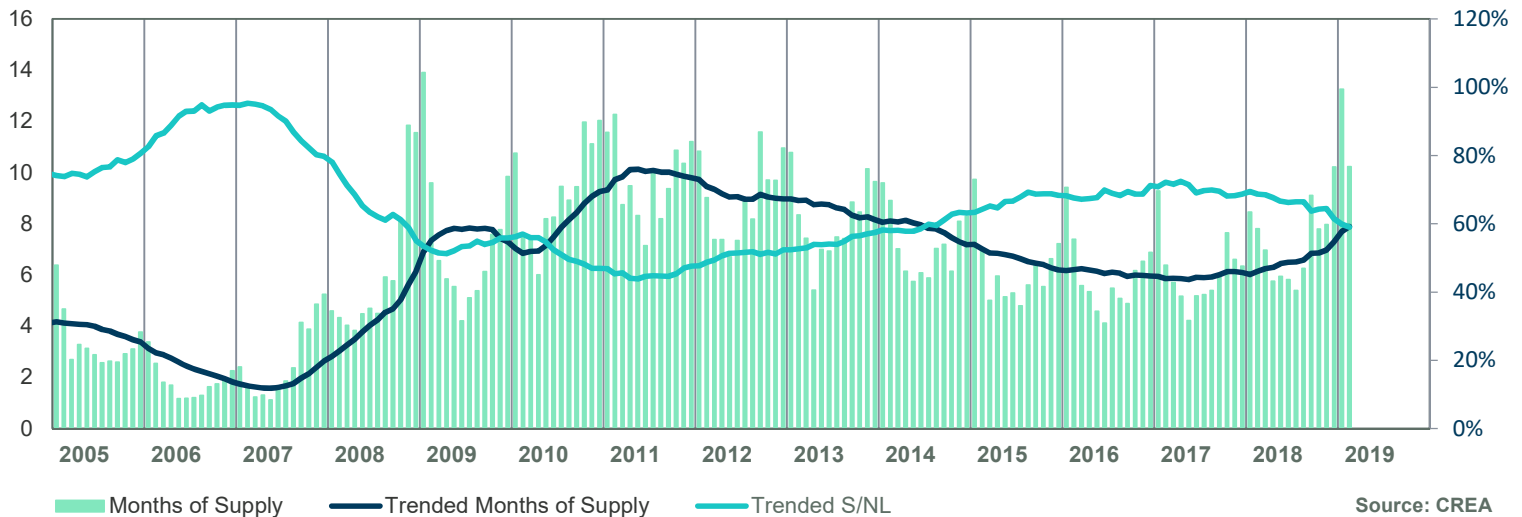
Rising inventories compared to sales has been causing the months of inventory to trend up for the past six months and has been causing some price adjustments in the market. Over the past several months there has been some uptick in prices, however, it is too early to say if the cause is a shift in trend or changes in the distribution of sales.

Lethbridge	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	147	159	8.16%	276	273	-1.09%
Total Sales Volume	\$39,414,909	\$44,015,333	11.67%	\$73,524,371	\$76,455,026	3.99%
New Listings	262	344	31.30%	553	791	43.04%
Inventory	1,147	1,627	41.85%	1,119	1,569	40.21%
Months of Supply	7.80	10.23	31.14%	8.11	11.49	41.76%
Sales-to-new Listings Ratio	0.56	0.46	-17.62%	0.50	0.35	-30.85%
Average Price	\$268,129	\$276,826	3.24%	\$266,393	\$280,055	5.13%

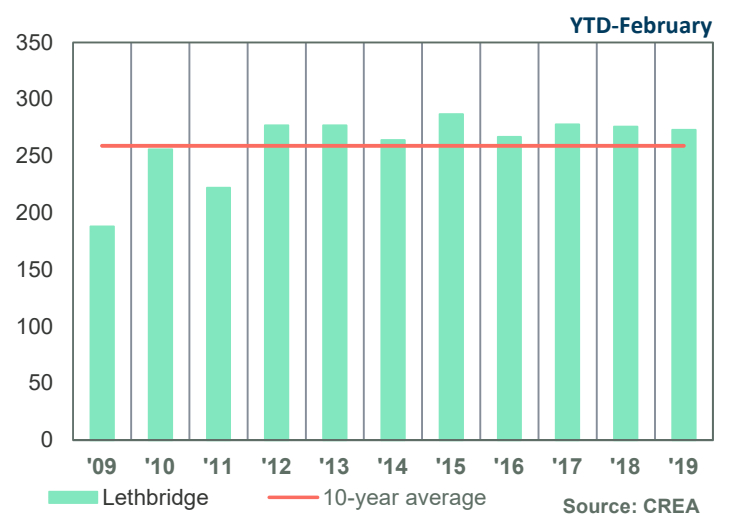
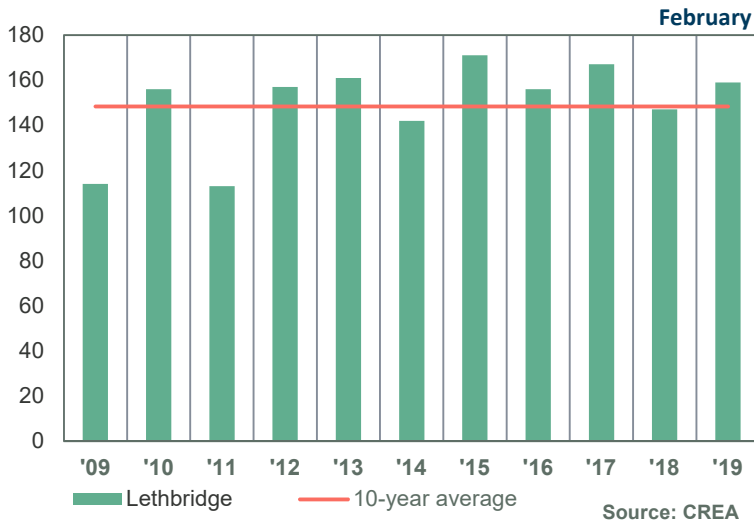
#### Average price and price change



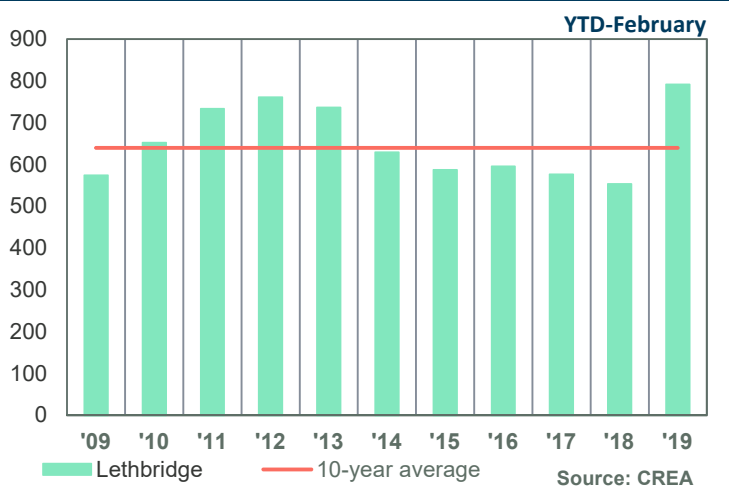
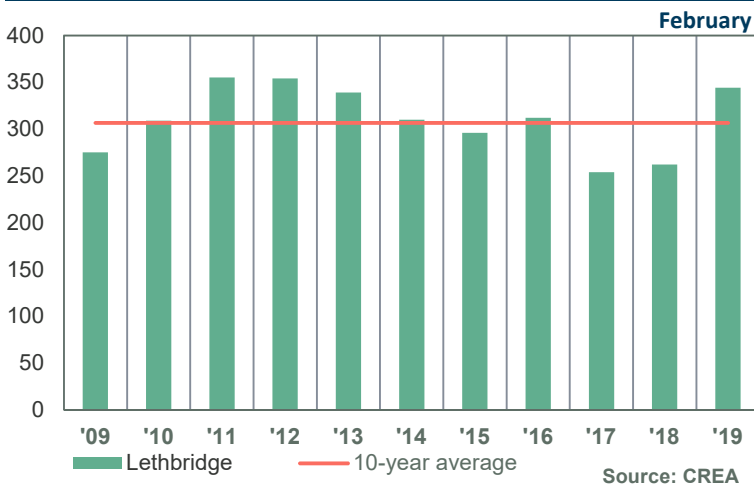
#### Months of supply and sales to new listings ratio



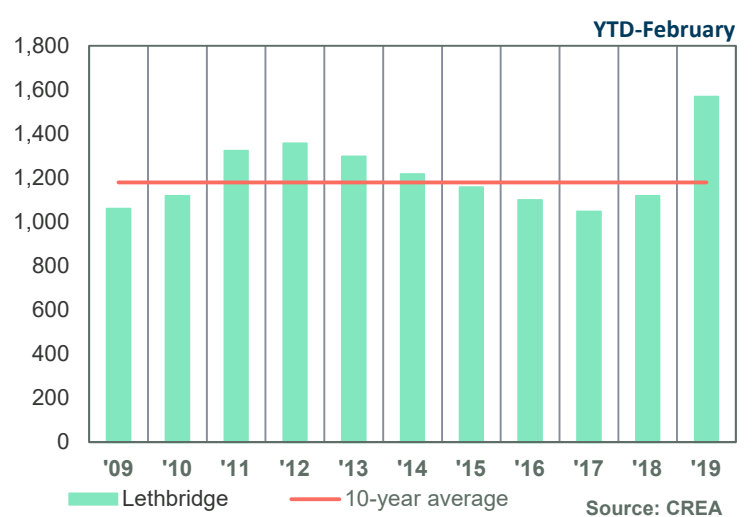
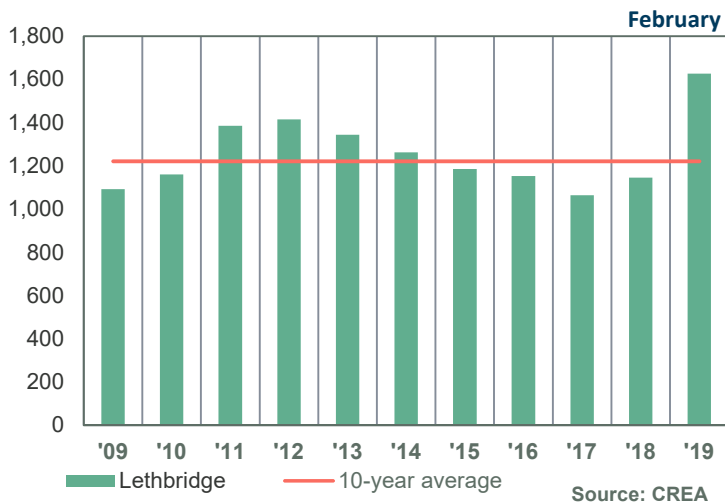
## Lethbridge Sales



## Lethbridge New Listings



## Lethbridge Inventory



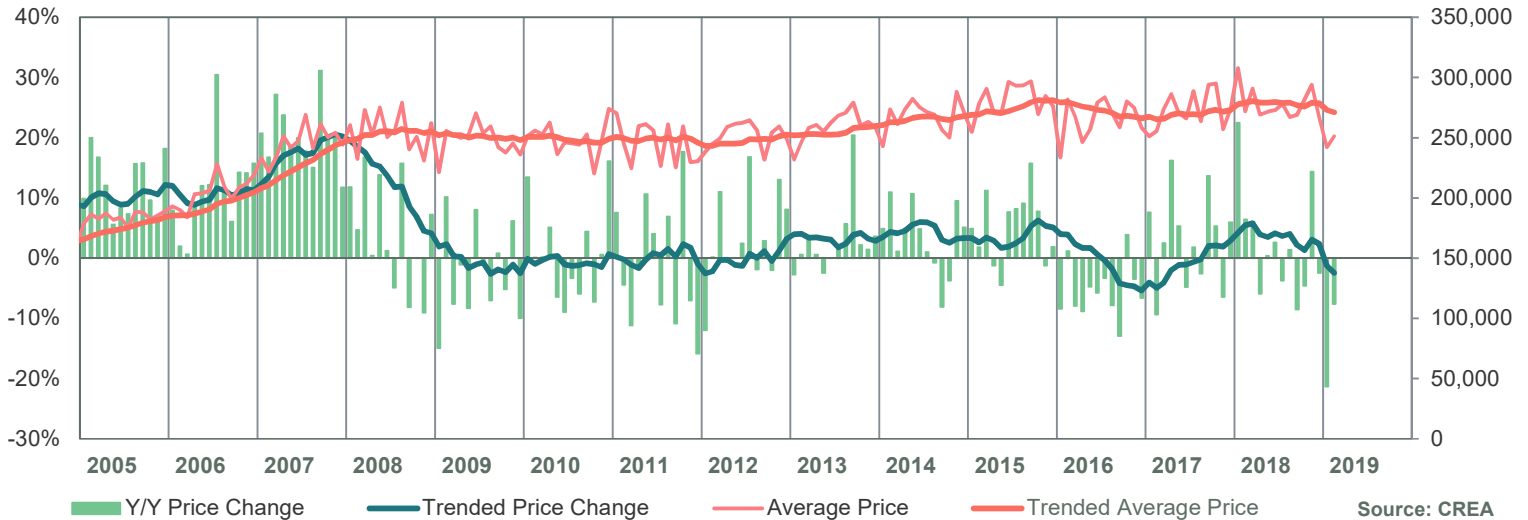
### Medicine Hat

After the first two months of the year, sales activity in the region remained comparable to last year, but well below typical levels. At the same time new listings continued to rise pushing inventories to above 600 units. Slower sales combined with higher inventories caused the months of inventory to rise to nearly eight months, the highest February level since 2009.

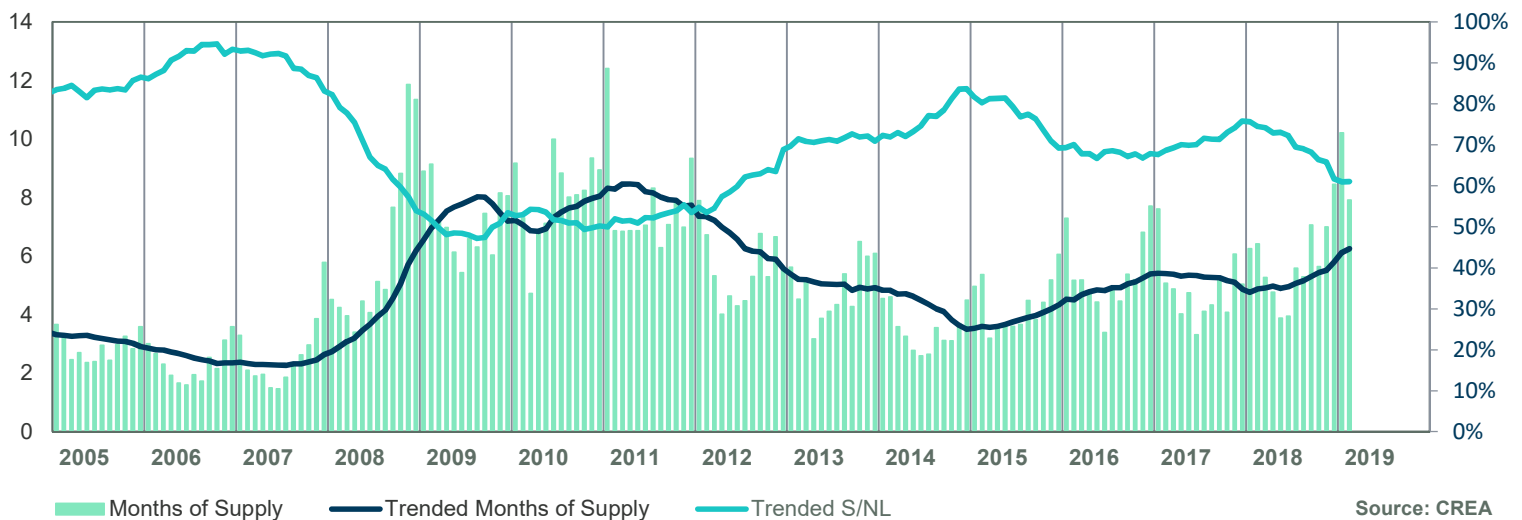
With oversupply scenarios persisting since the last quarter of 2018, there has been some downward pressure on pricing.

Medicine Hat	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	72	77	6.94%	140	136	-2.86%
Total Sales Volume	\$19,572,150	\$19,341,300	-1.18%	\$40,502,724	\$33,637,100	-16.95%
New Listings	125	132	5.60%	278	296	6.47%
Inventory	462	609	31.82%	444	606	36.53%
Months of Supply	6.42	7.91	23.26%	6.34	8.90	40.54%
Sales-to-new Listings Ratio	0.58	0.58	1.27%	0.50	0.46	-8.76%
Average Price	\$271,835	\$251,186	-7.60%	\$289,305	\$247,332	-14.51%

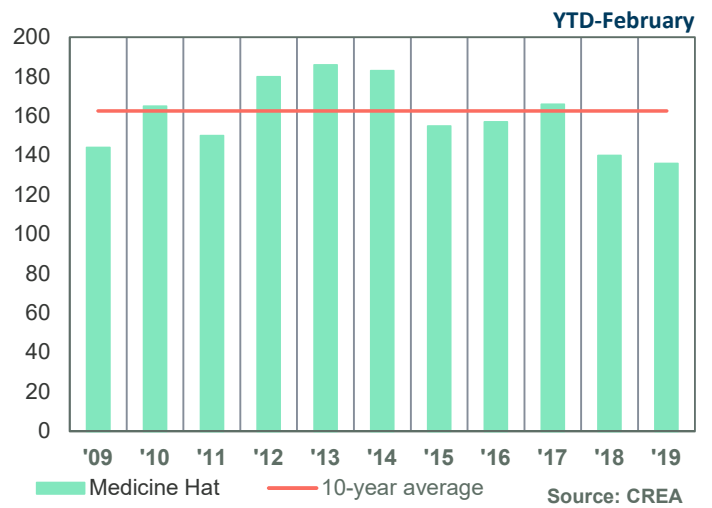
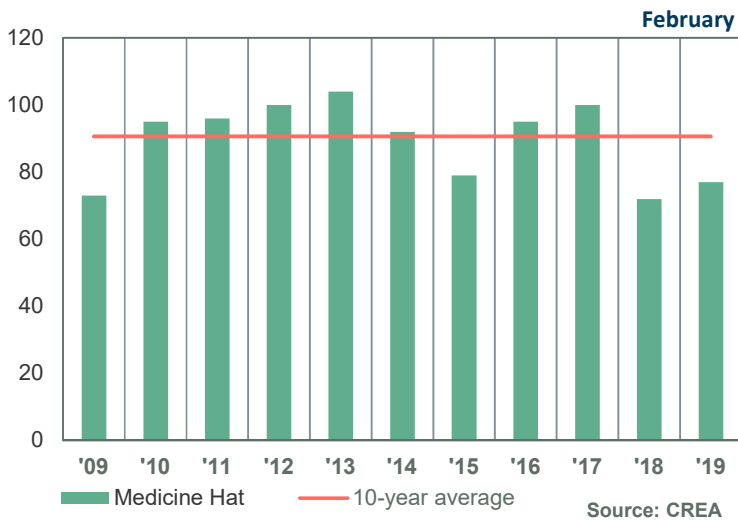
### Average price and price change



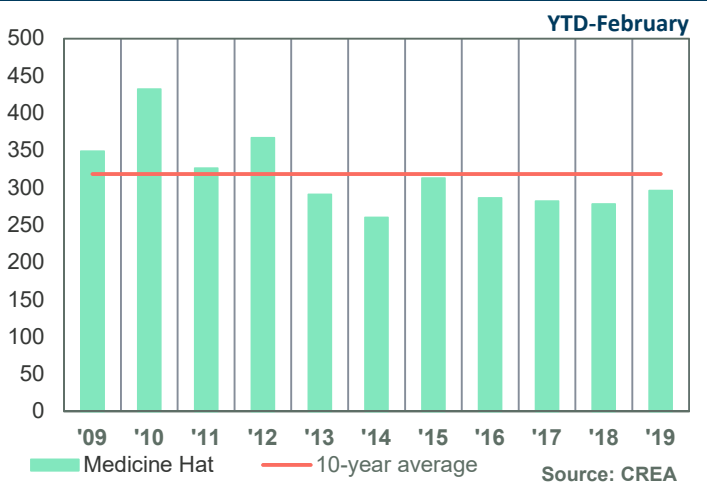
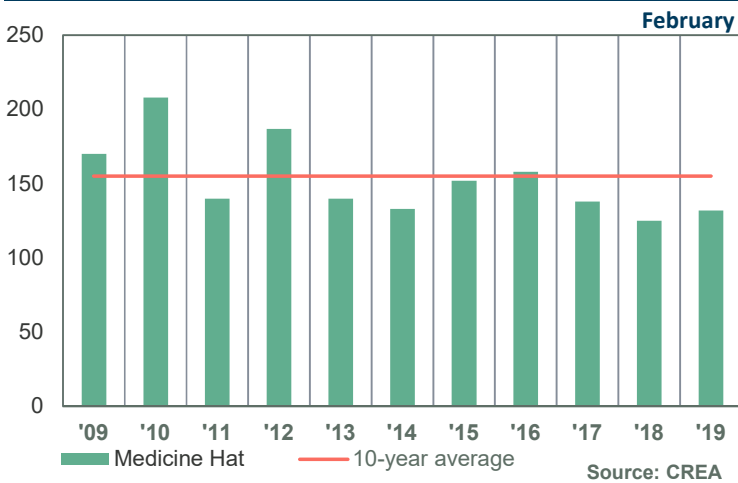
### Months of supply and sales to new listings ratio



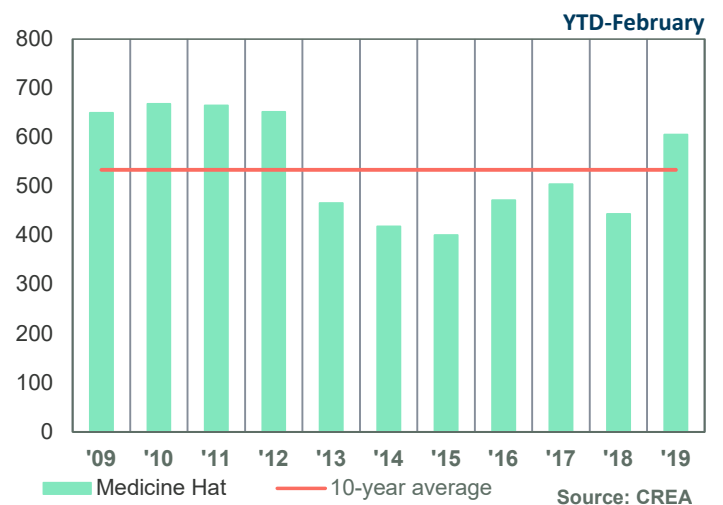
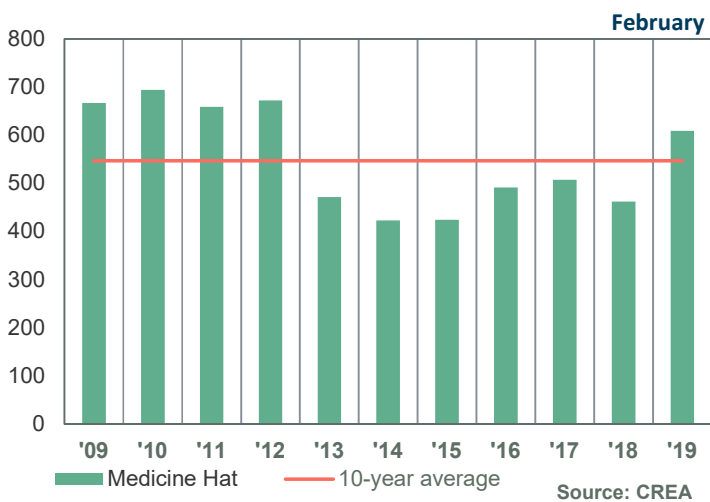
## Medicine Hat Sales



## Medicine Hat New Listings



## Medicine Hat Inventory





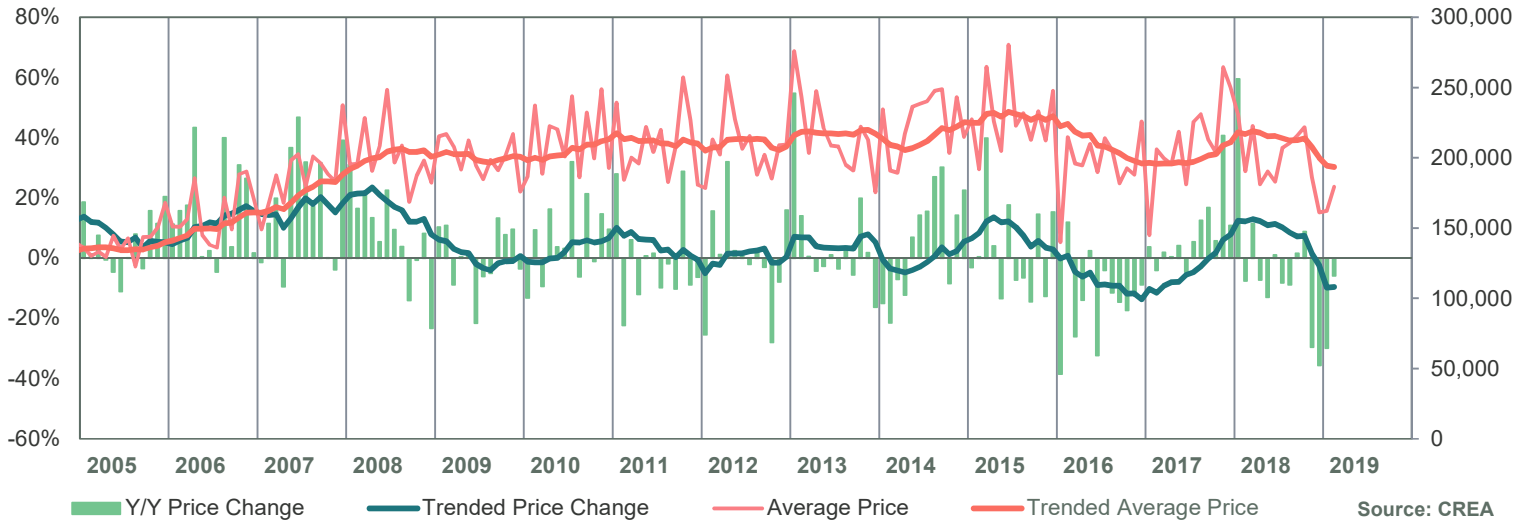
### South Central Alberta

After the first two months, sales activity improved slightly over last year and has generally improved from the lows recorded in 2014. Over the same time frame new listings eased, helping slow the growth in inventory levels.

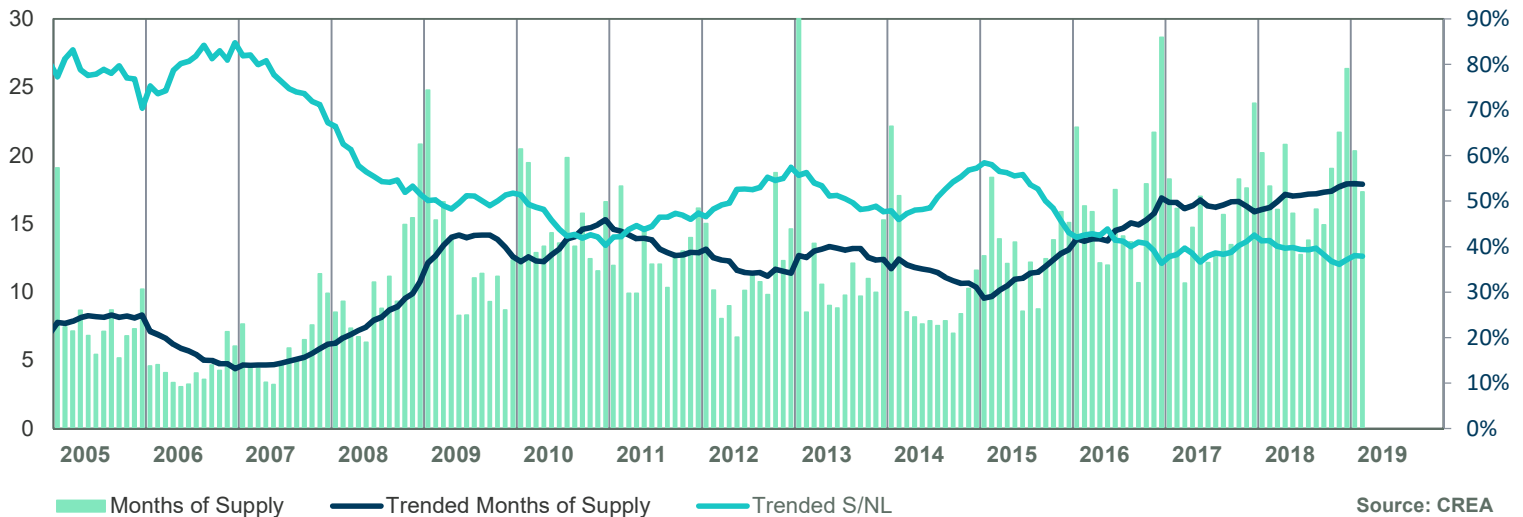
While adjustments in the supply-demand ratio will help move the market toward more balanced conditions, this market continues to remain oversupplied causing further downward pressure on prices compared to last year.

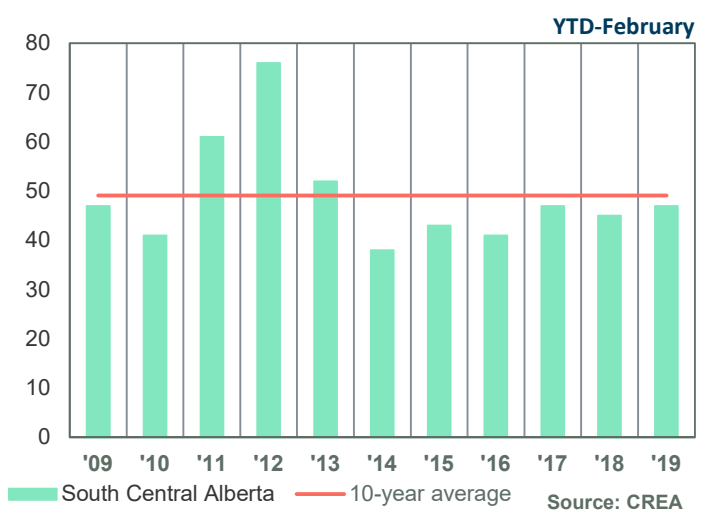
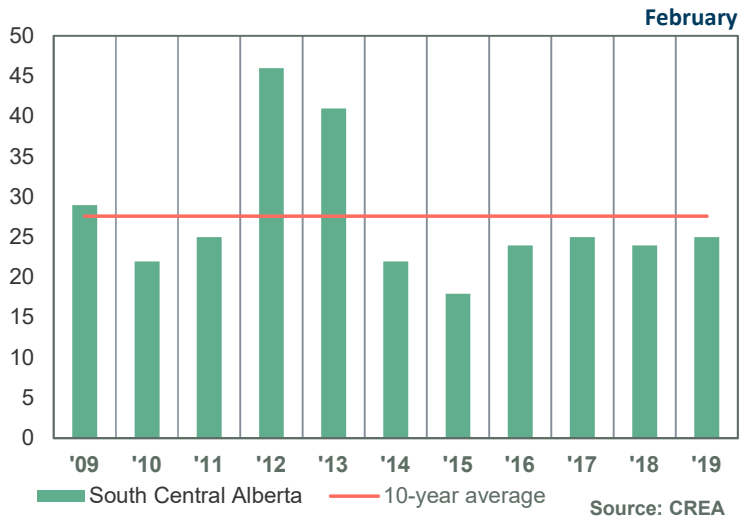
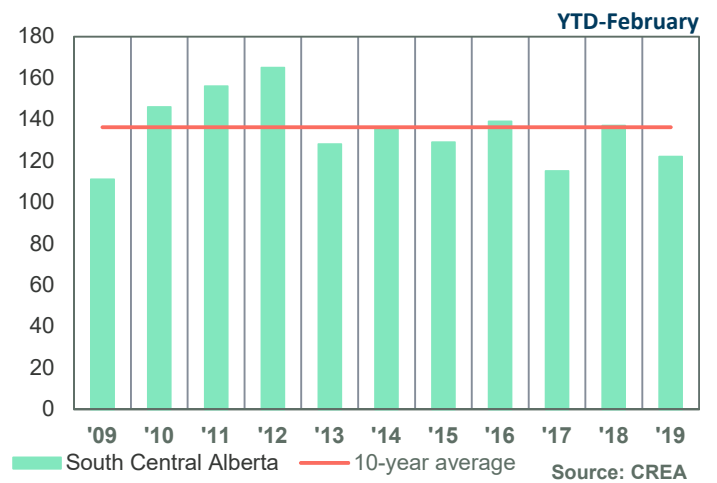
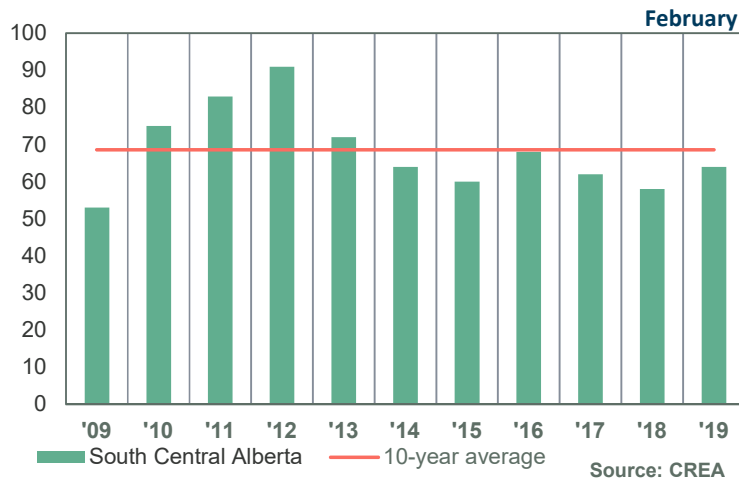
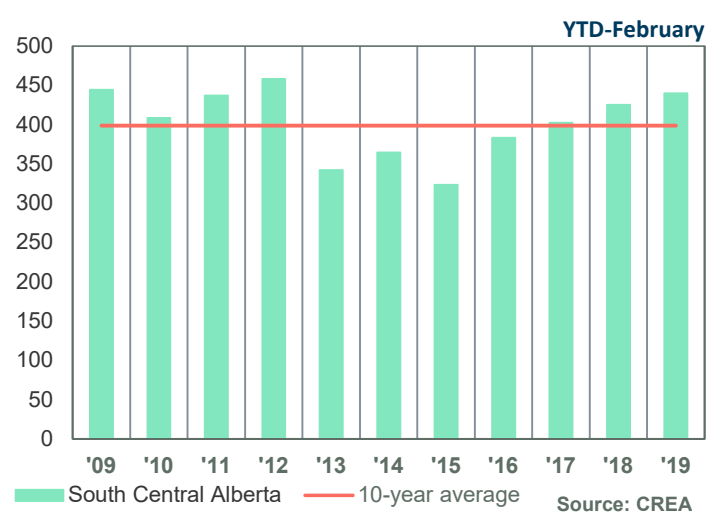
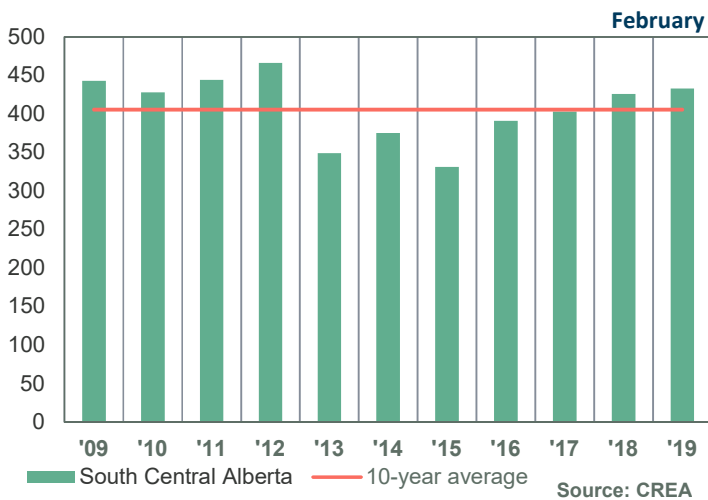
South Central Alberta	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	24	25	4.17%	45	47	4.44%
Total Sales Volume	\$4,571,850	\$4,483,250	-1.94%	\$9,429,650	\$8,052,250	-14.61%
New Listings	58	64	10.34%	137	122	-10.95%
Inventory	426	433	1.64%	425	440	3.53%
Months of Supply	17.75	17.32	-2.42%	18.89	18.72	-0.88%
Sales-to-new Listings Ratio	0.41	0.39	-5.60%	0.33	0.39	17.29%
Average Price	\$190,494	\$179,330	-5.86%	\$209,548	\$171,324	-18.24%

### Average price and price change



### Months of supply and sales to new listings ratio



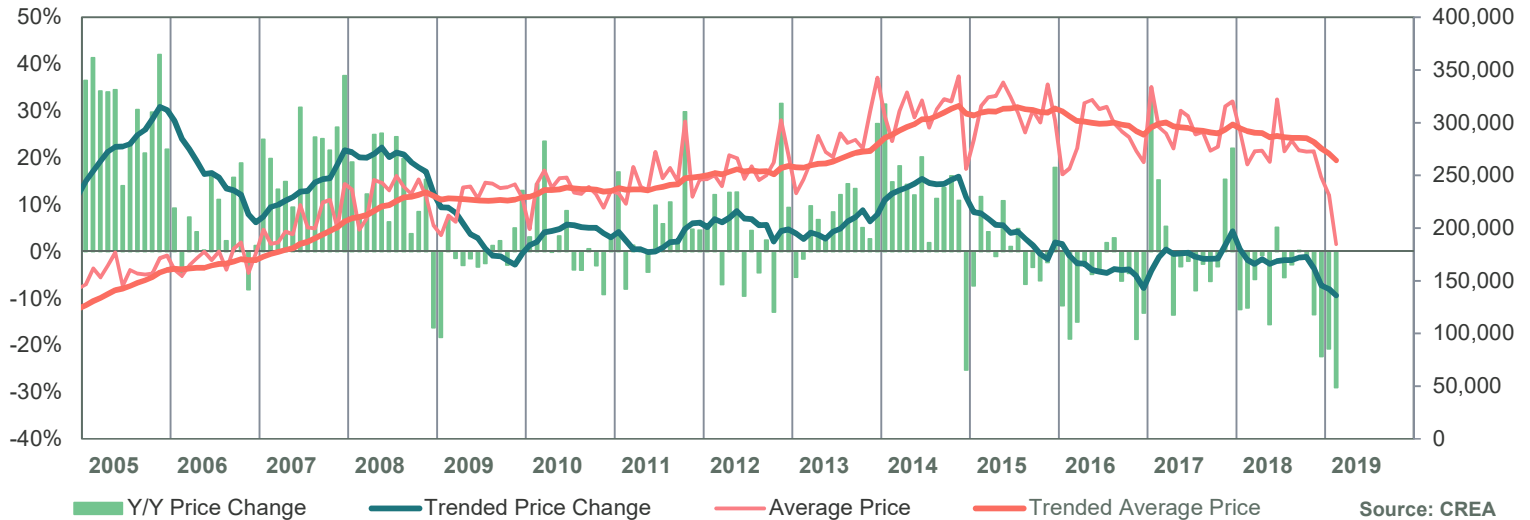
**South Central Alberta Sales**

**South Central Alberta New Listings**

**South Central Alberta Inventory**


### Lloydminster

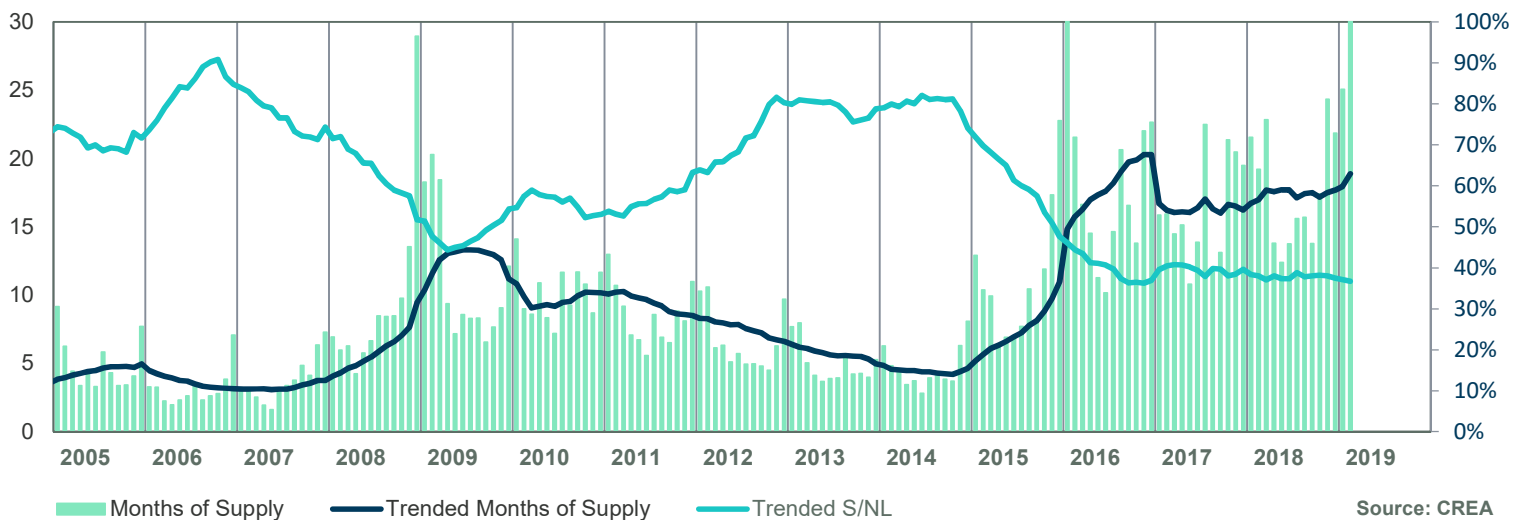
Sales in the area continued to slow so far this year. Meanwhile new listings continue to rise causing inventories to rise to the highest February recorded in over a decade. The persistent oversupply in this market has continued to weigh on prices which have trended down the most of the past four years.

Lloydminster	Feb-18	Feb-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	48	34	-29.17%	90	73	-18.89%
Total Sales Volume	\$12,493,498	\$6,280,800	-49.73%	\$24,784,298	\$15,327,050	-38.16%
New Listings	154	128	-16.88%	322	324	0.62%
Inventory	922	1,026	11.28%	914	1,002	9.63%
Months of Supply	19.21	30.18	57.10%	20.30	27.44	35.16%
Sales-to-new Listings Ratio	0.31	0.27	-14.78%	0.28	0.23	-19.39%
Average Price	\$260,281	\$184,729	-29.03%	\$275,381	\$209,960	-23.76%

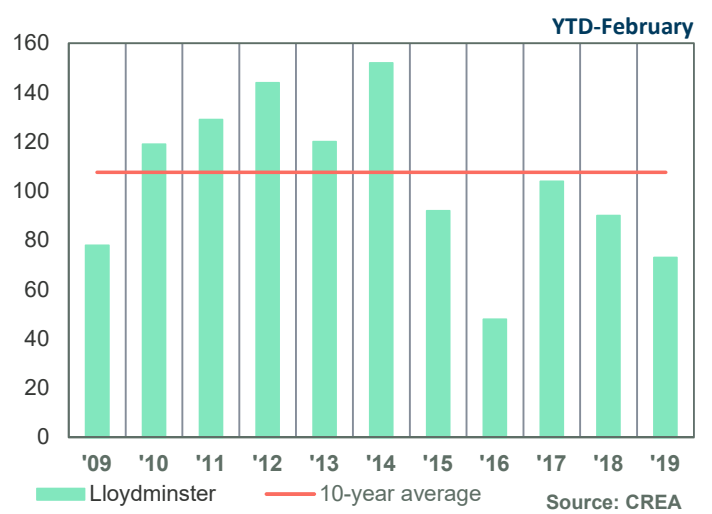
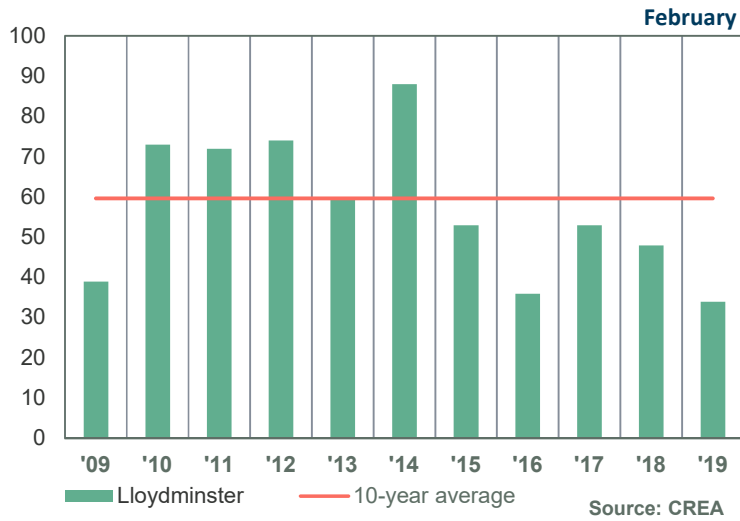
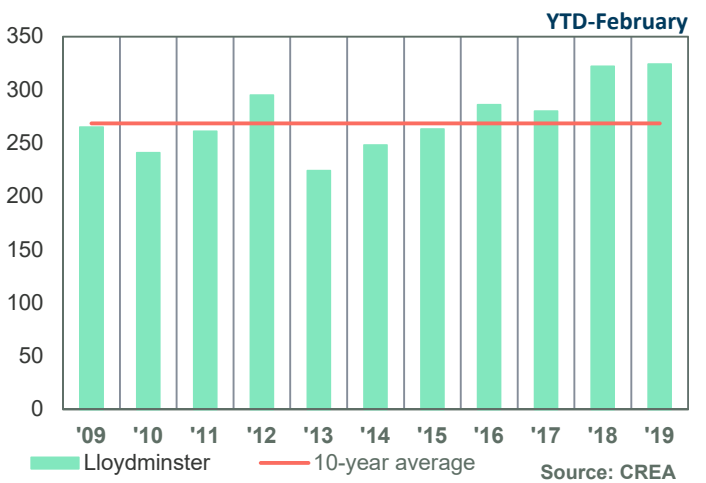
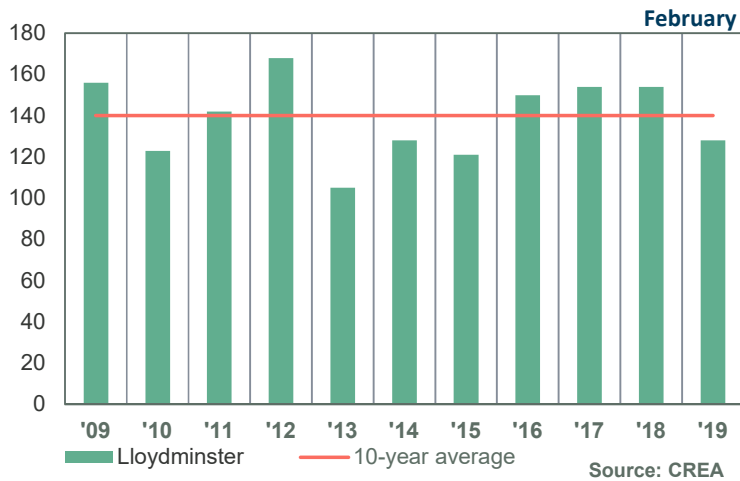
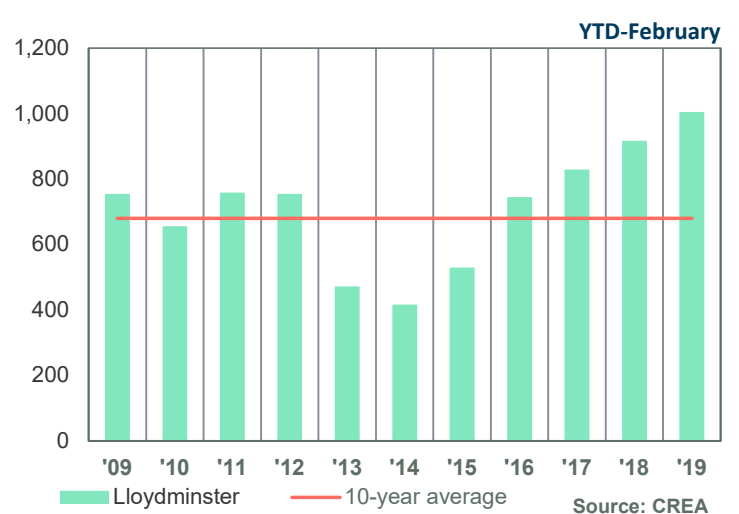
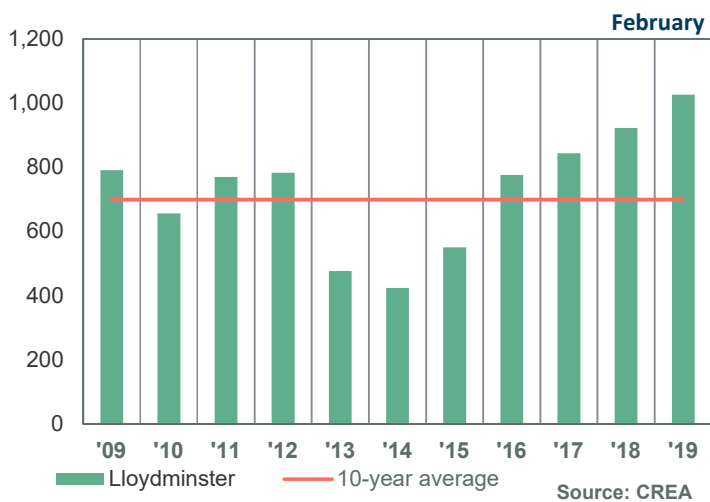
### Average price and price change

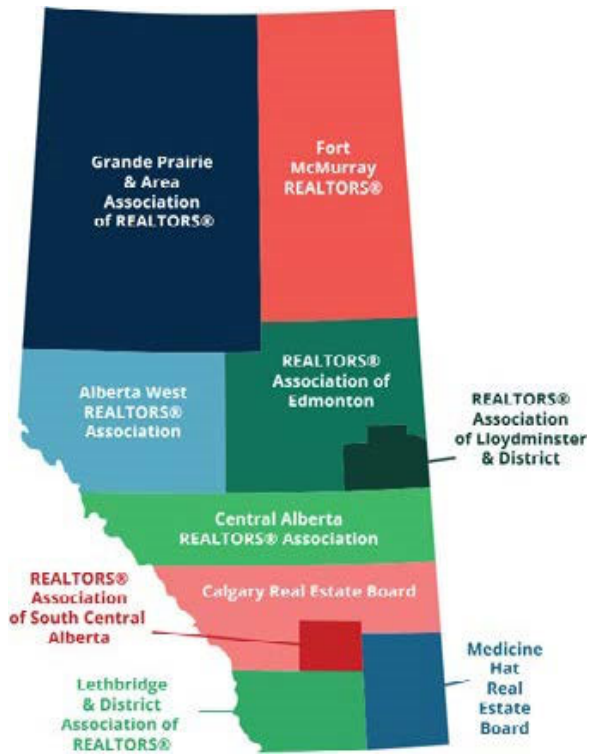


### Months of supply and sales to new listings ratio





**Lloydminster Sales**

**Lloydminster New Listings**

**Lloydminster 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 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.realtorsofedenmonton.com](http://www.realtorsofedenmonton.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 information please go to [www.mhreb.ca](http://www.mhreb.ca)