

January 2019



## MONTHLY STATISTICS PACKAGE

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

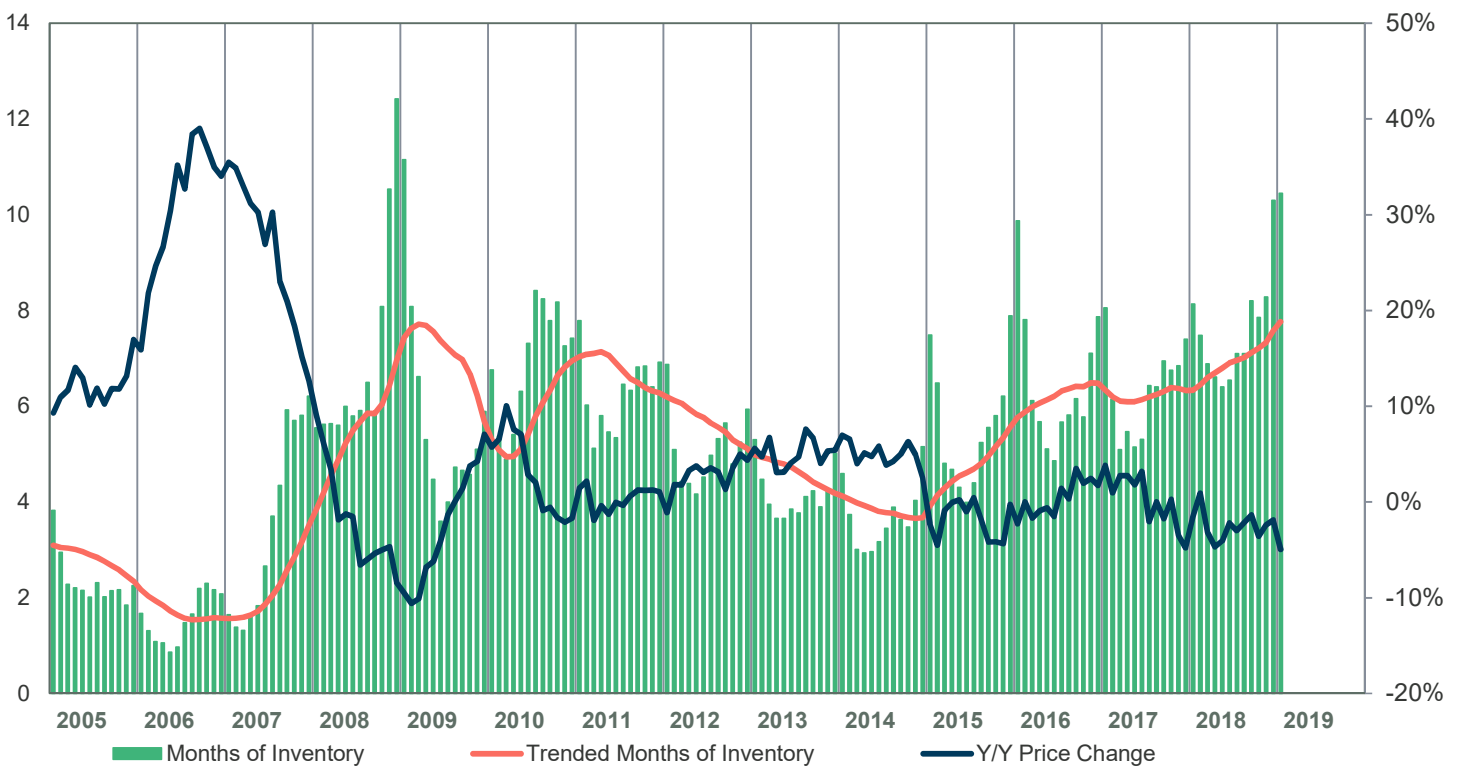
**Easing sales continue into the start of 2019**

The 2019 housing market is starting the year much as it left off at the end of last year. Province wide sales were 2,595 units in January nearly 16 per cent below activity recorded last year, 12 per cent below long-term averages. Renewed concerns in the energy sector is impacting confidence across the province, weighing on sales activity.

Easing sales were met with further gains in new listings, causing inventories to rise above levels recorded last year in most regions. Inventory levels rose to 27,105 homes, 25 per cent higher than typical levels seen in January.

Slower sales activity combined with higher inventory levels caused months of inventory to remain above 10 months, ensuring the provincial market remain firmly in buyer's market territory. Persistent buyer's market conditions have weighed on prices which continued to trend down in January. While provincial prices have eased, the decline is not consistent across each region.

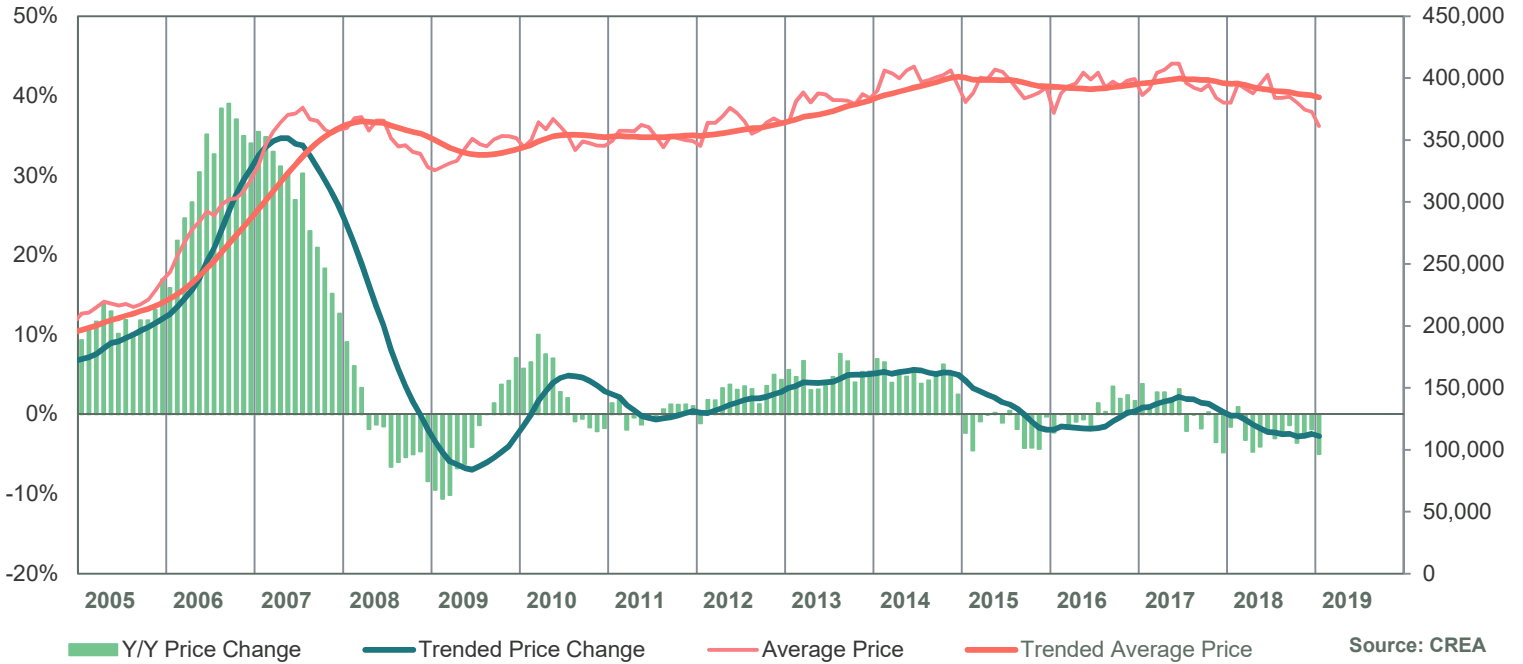
**Alberta Months of Supply and Price Changes**



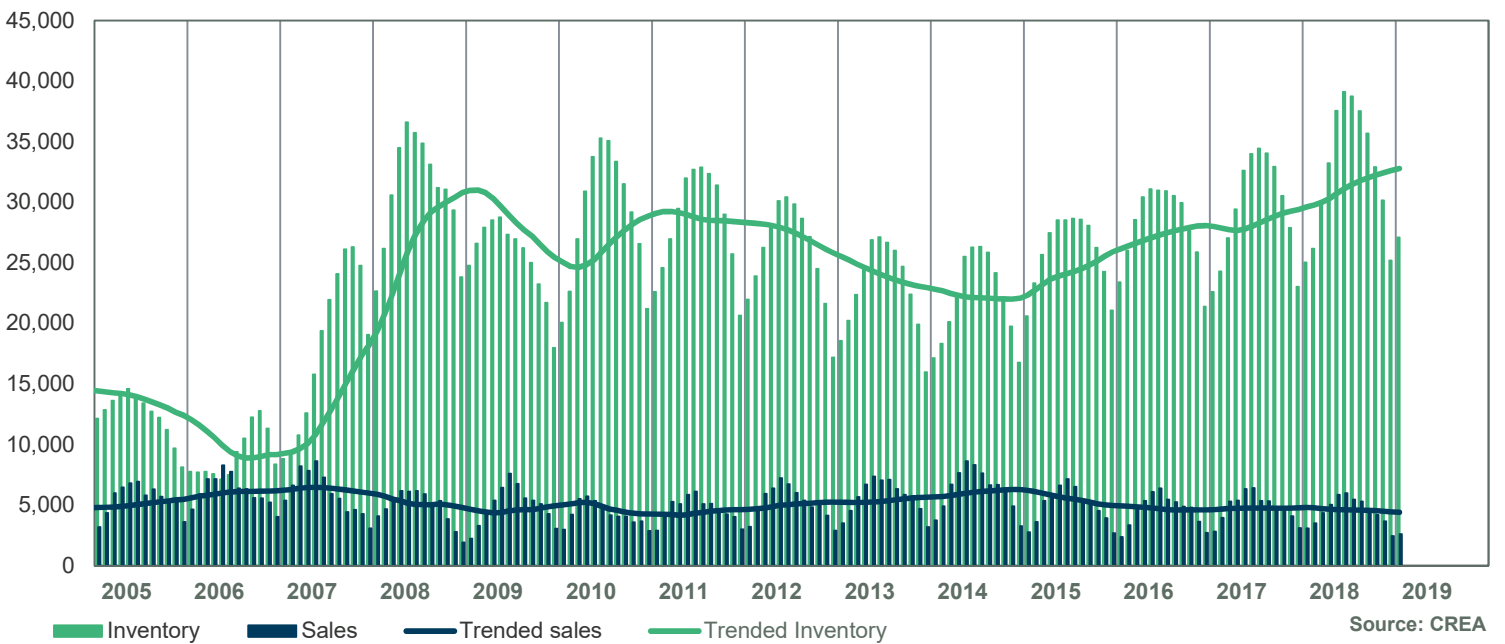
Source: CREA

Alberta Summary	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	3,078	2,595	-15.69%	3,078	2,595	-15.69%
Total Sales Volume	\$1,170,371,359	\$937,659,219	-19.88%	\$1,170,371,359	\$937,659,219	-19.88%
New Listings	8,493	8,694	2.37%	8,493	8,694	2.37%
Inventory	25,029	27,105	8.29%	25,029	27,105	8.29%
Months of Supply	8.13	10.45	28.45%	8.13	10.45	28.45%
Sales-to-new Listings Ratio	0.36	0.30	-17.64%	0.36	0.30	-17.64%
Average Price	\$380,238	\$361,333	-4.97%	\$380,238	\$361,333	-4.97%

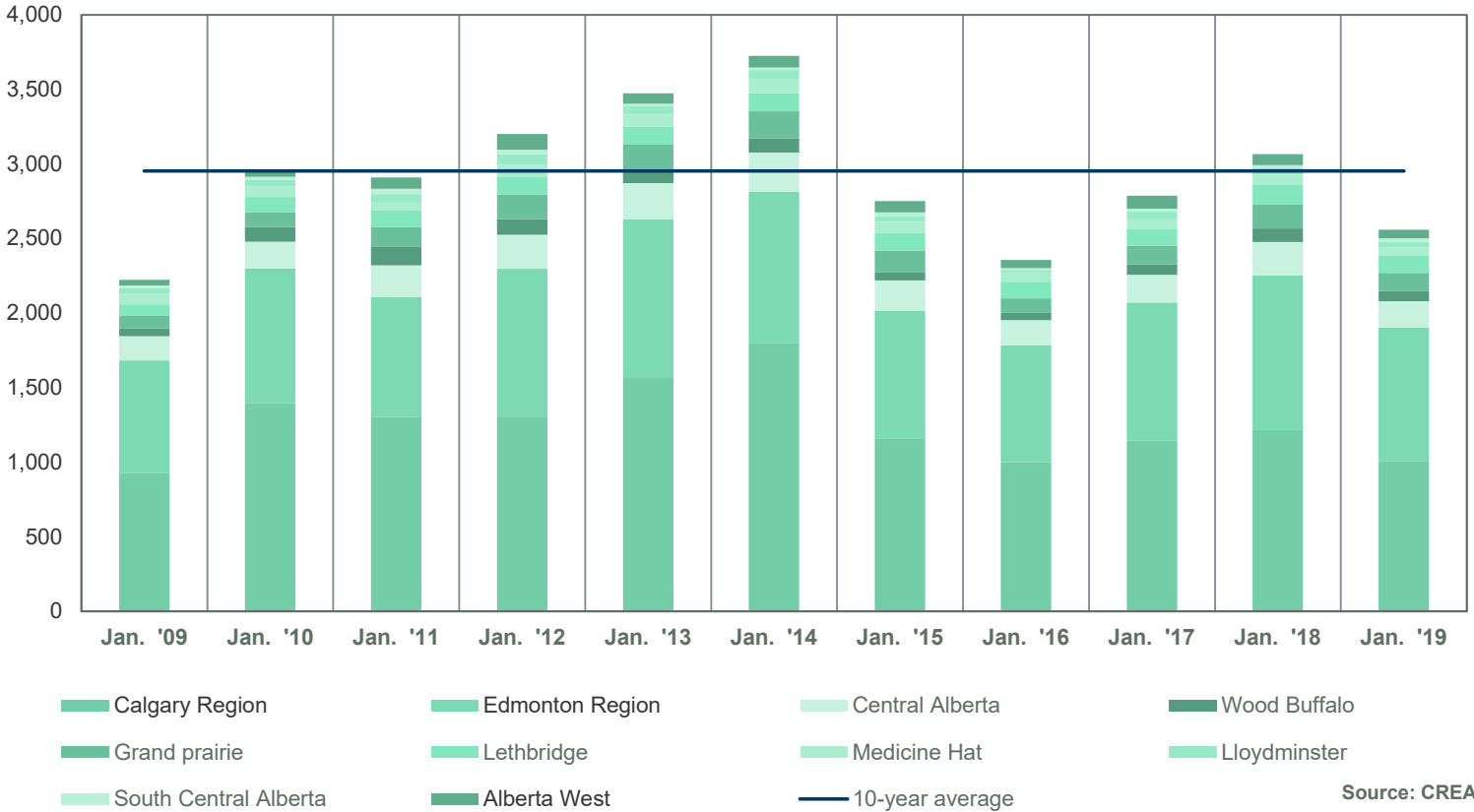
### Alberta average price and price change



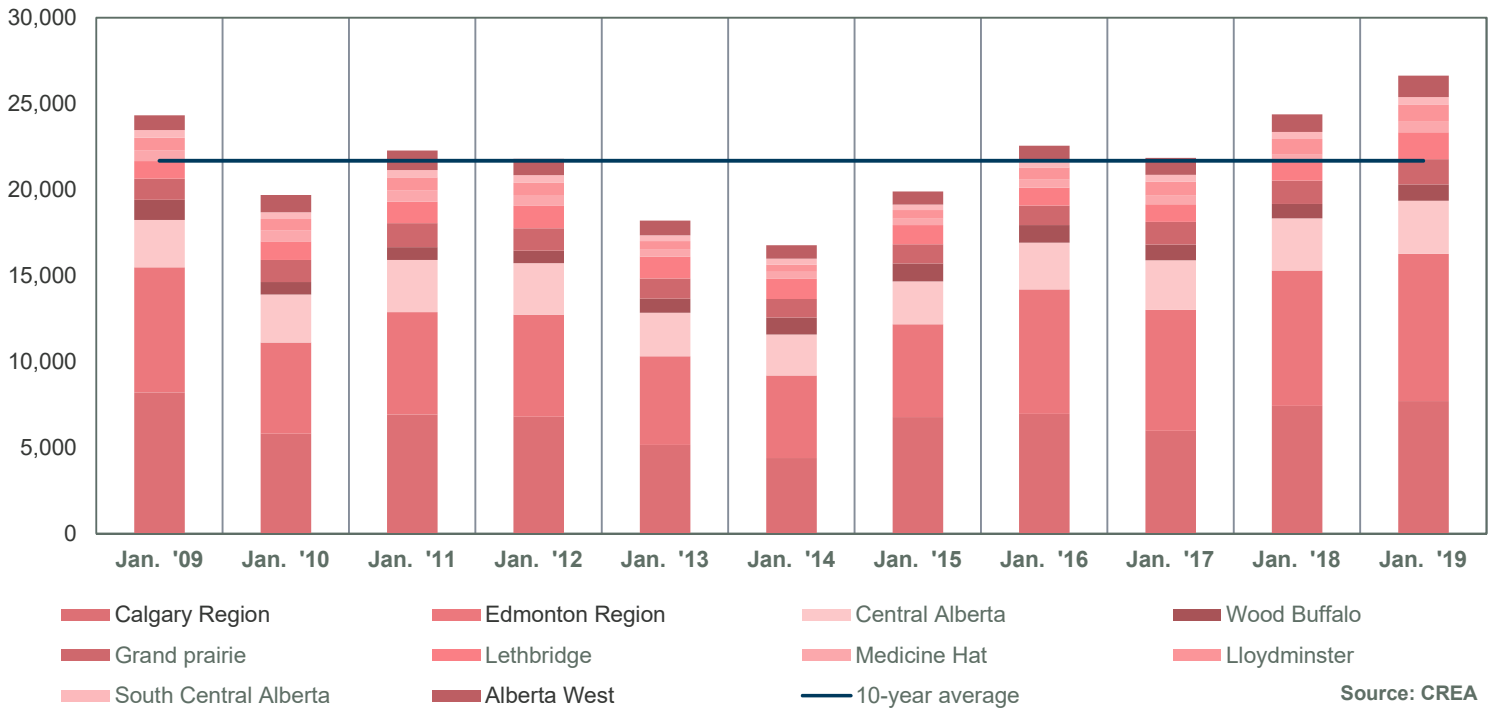
### Alberta sales and inventory



Alberta total residential sales

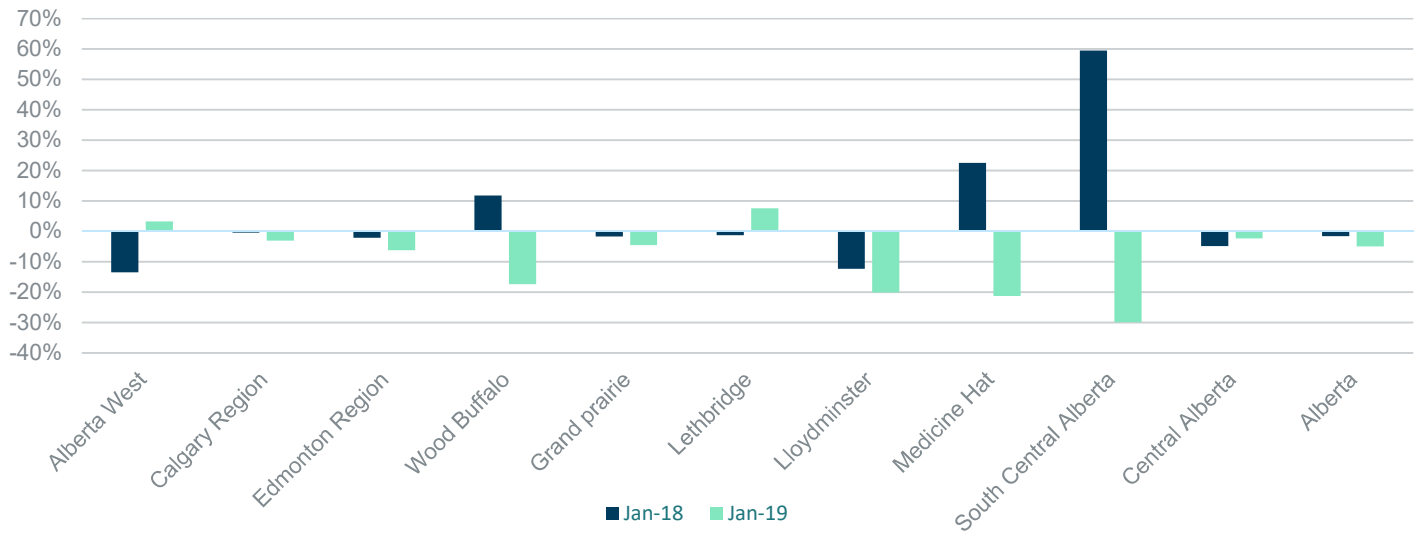


Alberta total residential inventory

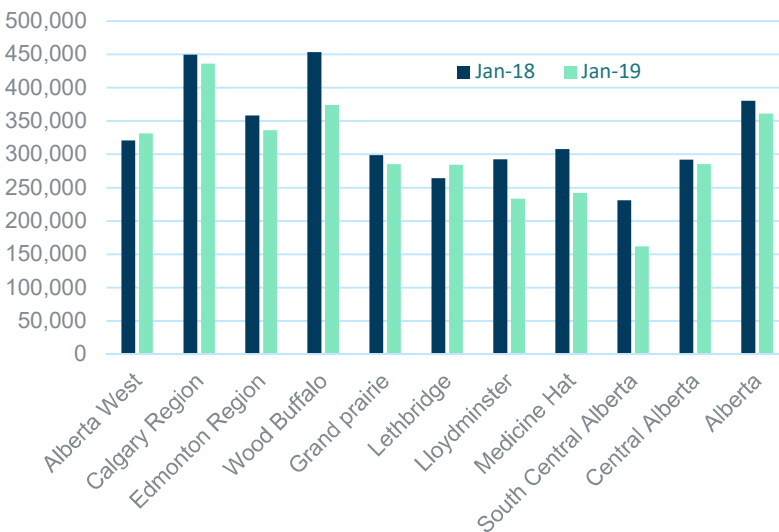


JAN- 2019	Sales	Y/Y %	New Listings	Y/Y %	Inventory	Months of Supply	Y/Y%	Average price	Y/Y%	Sales to new listings ratio	Share of sales activity
Alberta West	58	-21.62%	185	9.47%	1,238	21.34	55.62%	331,490	3.31%	31.35%	2.24%
Calgary Region	1,009	-17.02%	3,288	2.94%	7,708	7.64	25.11%	435,869	-3.01%	30.69%	38.88%
Central Alberta	176	-21.43%	749	5.05%	3,072	17.45	29.12%	285,465	-2.31%	23.50%	6.78%
Edmonton Region	894	-24.44%	406	55.67%	992	10.54	-1.16%	285,465	-4.97%	220.20%	34.45%
Fort McMurray	68	-24.44%	213	14.52%	956	14.06	52.08%	374,332	-17.39%	31.92%	2.62%
Grande Prairie	122	-25.61%	406	13.73%	1,480	12.13	46.40%	285,461	-4.49%	30.05%	4.70%
Lethbridge	114	-11.63%	453	55.67%	1,554	13.63	61.18%	284,559	7.62%	25.17%	4.39%
Lloydminster	38	-9.52%	196	16.67%	992	26.11	21.15%	233,638	-20.16%	19.39%	1.46%
Medicine Hat	59	-13.24%	170	11.11%	622	10.54	68.68%	242,302	-21.28%	34.71%	2.27%
South Central Alberta	22	4.76%	59	-25.32%	438	19.91	-1.16%	162,227	-29.87%	37.29%	0.85%
<b>Alberta</b>	<b>2,595</b>	<b>-15.69%</b>	<b>8,694</b>	<b>2.37%</b>	<b>27,105</b>	<b>10.45</b>	<b>28.45%</b>	<b>361,333</b>	<b>-4.97%</b>	<b>29.85%</b>	

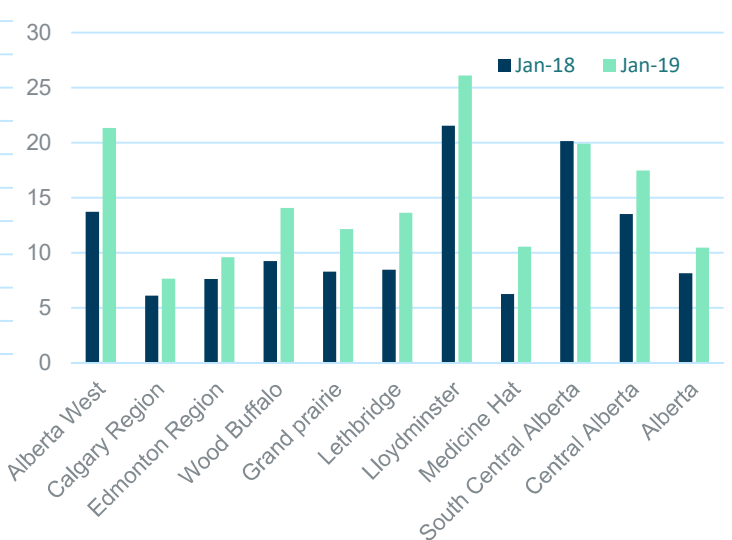
### Average Price Growth Comparison



### Average Price Comparison



### Months of Supply Comparison





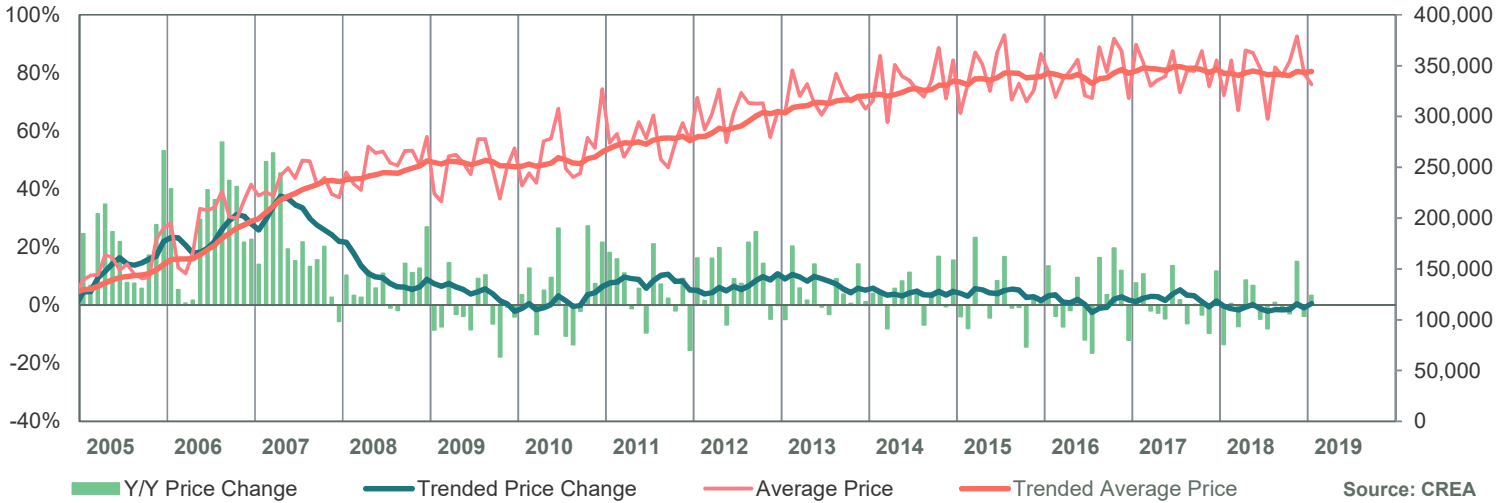
**Alberta West**

January sales slowed compared to last year in the region. At the same time new listings rose causing inventories to rise to 1,238 units, the highest levels of inventory ever recorded in the region.

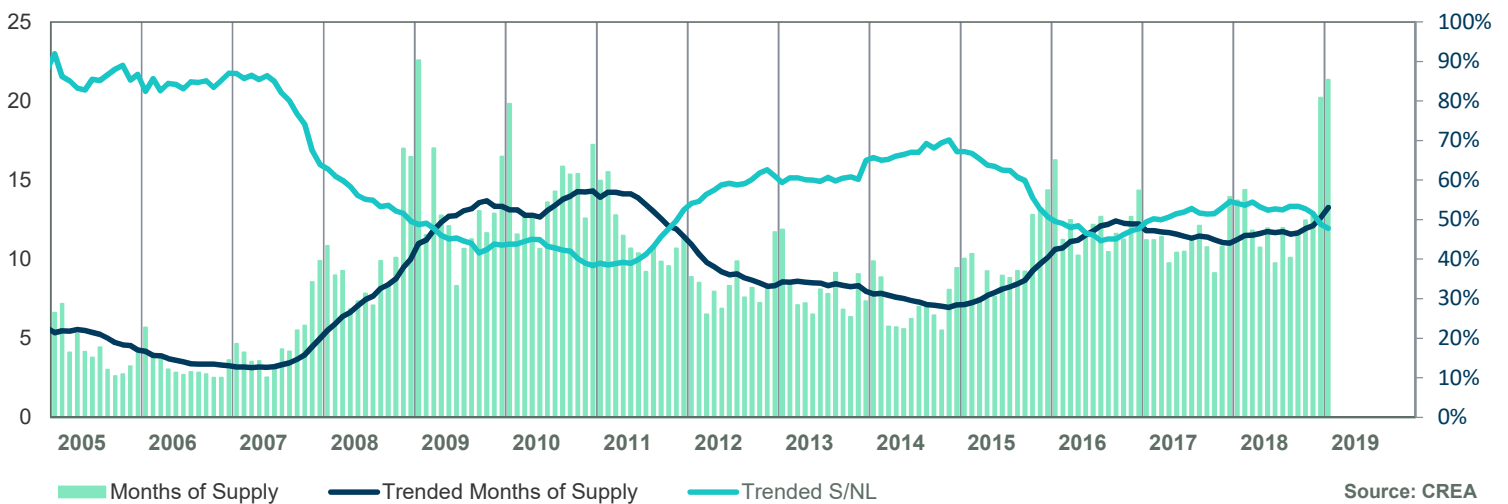
Over the past two months, the amount of oversupply in the area rose to levels not seen since 2009. While average prices have remained higher than last year's levels, prices have generally been trending down.

Alberta West	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	74	58	-21.62%	74	58	-21.62%
Total Sales Volume	\$23,743,475	\$19,226,411	-19.02%	\$23,743,475	\$19,226,411	-19.02%
New Listings	169	185	9.47%	169	185	9.47%
Inventory	1,015	1,238	21.97%	1,015	1,238	21.97%
Months of Supply	13.72	21.34	55.62%	13.72	21.34	55.62%
Sales-to-new Listings Ratio	0.44	0.31	-28.40%	0.44	0.31	-28.40%
Average Price	\$320,858	\$331,490	3.31%	\$320,858	\$331,490	3.31%

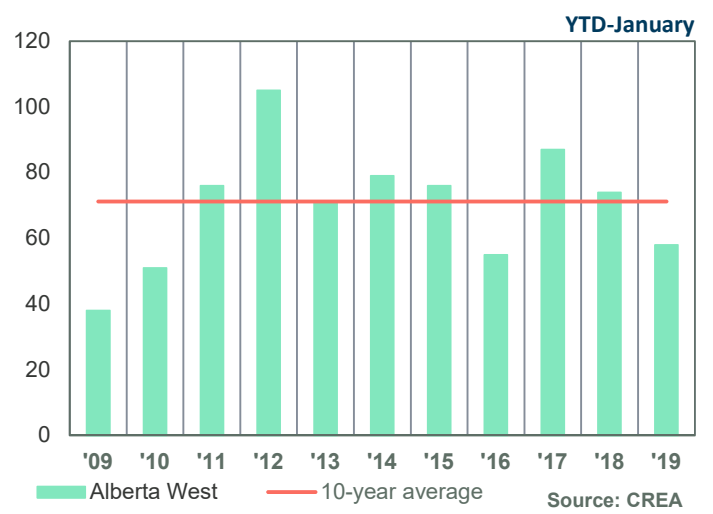
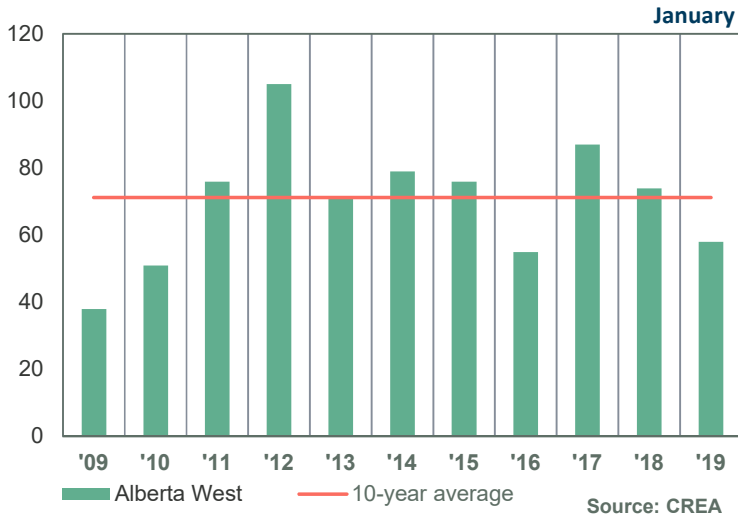
**Average price and price change**



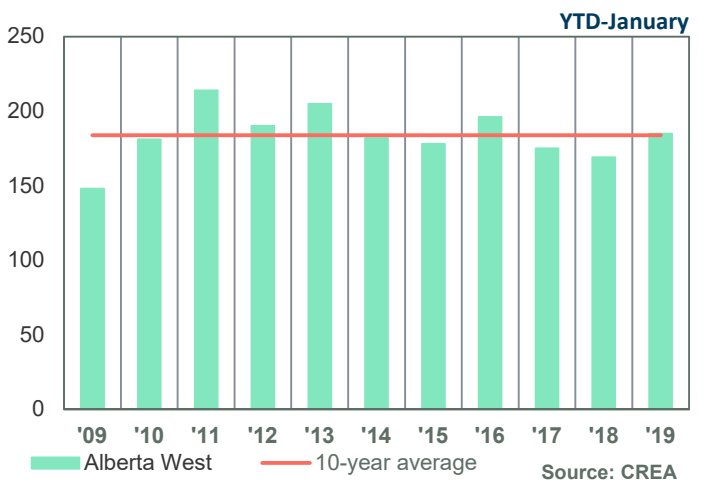
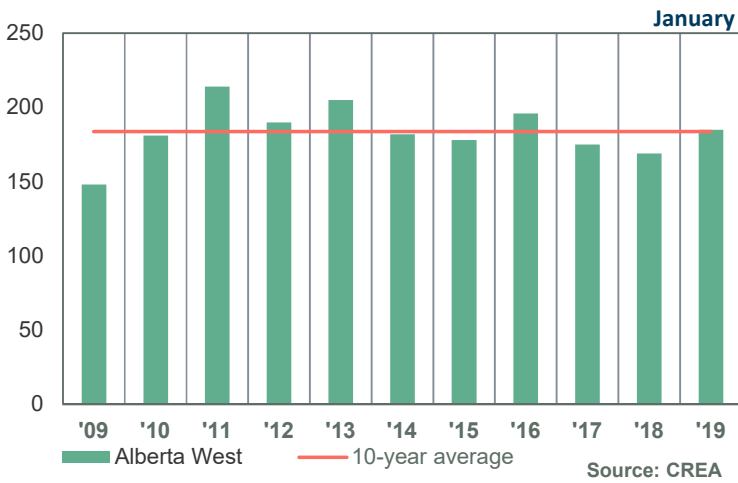
**Months of supply and sales to new listings ratio**



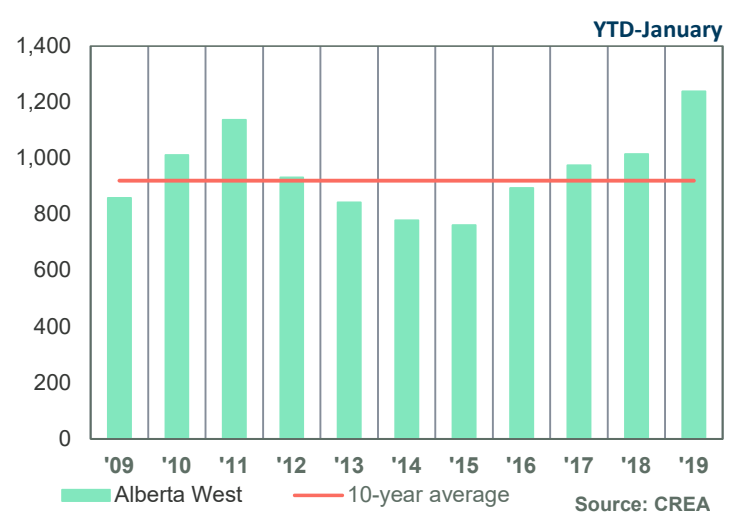
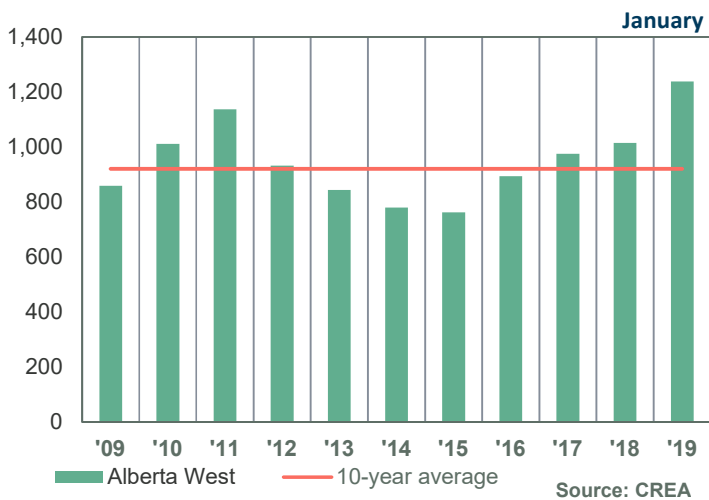
**Alberta West Sales**



**Alberta West New Listings**



**Alberta West Inventory**





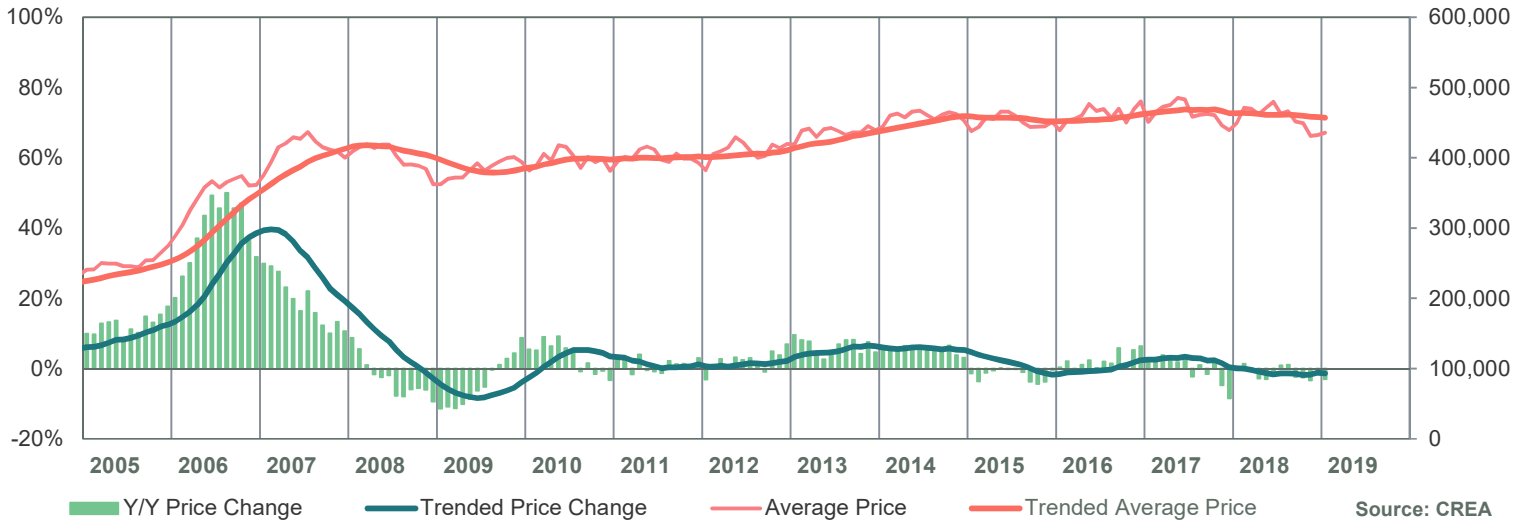
### Calgary Region

Sales activity continued to slide in January following job losses and weak consumer confidence. At the same time inventory continues to remain at the highest January level recorded over the past ten years.

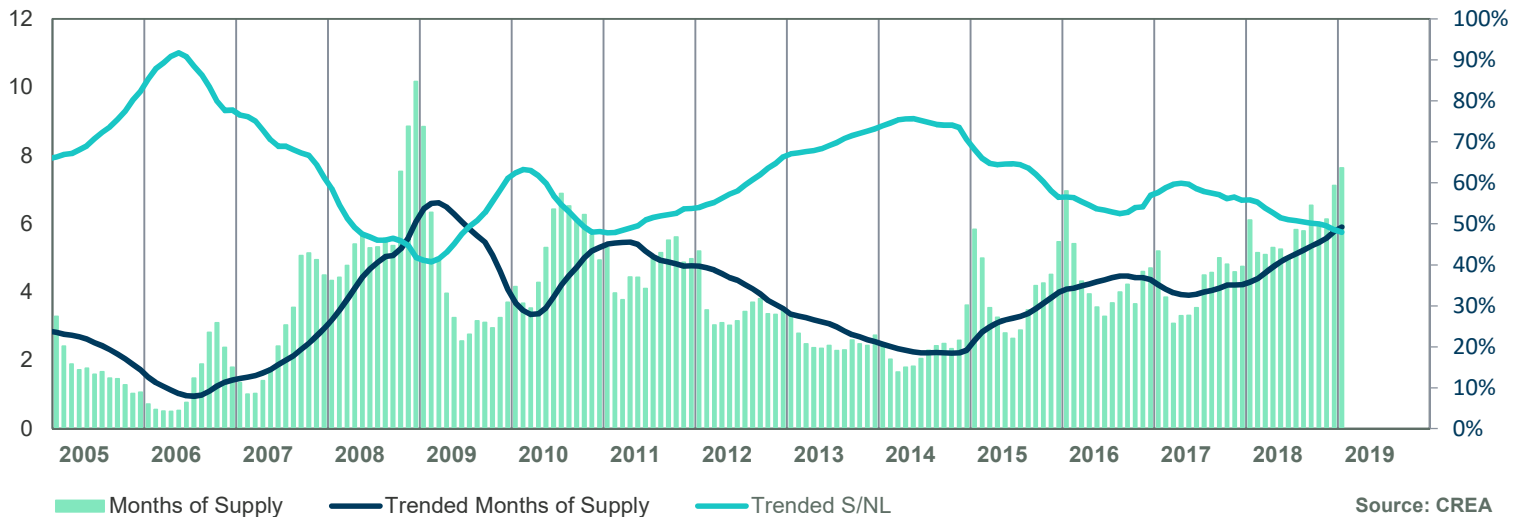
Elevated inventory compared to sales has resulted in persistent buyer's market conditions, causing prices to trend down. This trend continued in January as prices eased compared to the previous year for the fifth consecutive month.

Calgary Region	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	1,216	1,009	-17.02%	1,216	1,009	-17.02%
Total Sales Volume	\$546,480,659	\$439,791,833	-19.52%	\$546,480,659	\$439,791,833	-19.52%
New Listings	3,194	3,288	2.94%	3,194	3,288	2.94%
Inventory	7,425	7,708	3.81%	7,425	7,708	3.81%
Months of Supply	6.11	7.64	25.11%	6.11	7.64	25.11%
Sales-to-new Listings Ratio	0.38	0.31	-19.40%	0.38	0.31	-19.40%
Average Price	\$449,408	\$435,869	-3.01%	\$449,408	\$435,869	-3.01%

#### Average price and price change

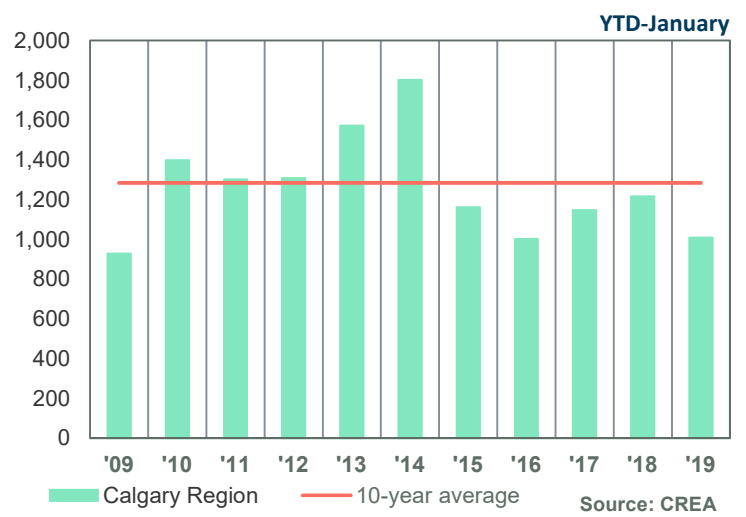
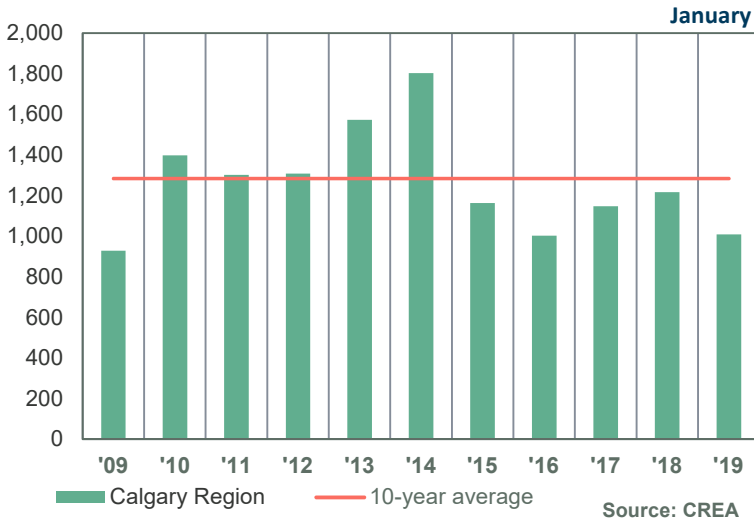


#### Months of supply and sales to new listings ratio

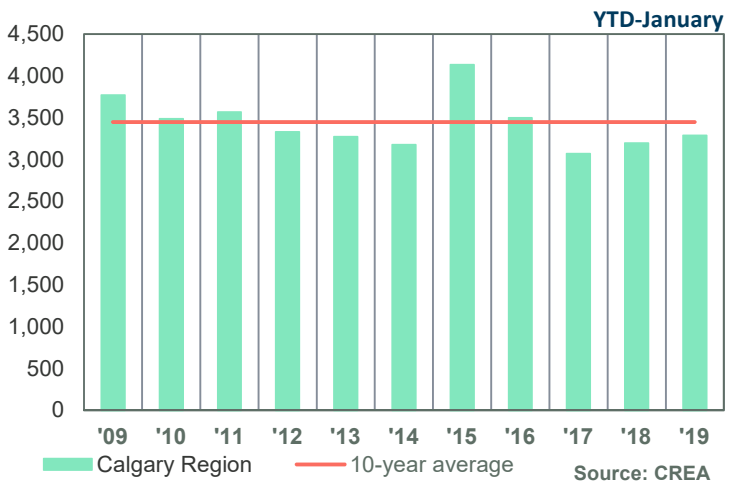
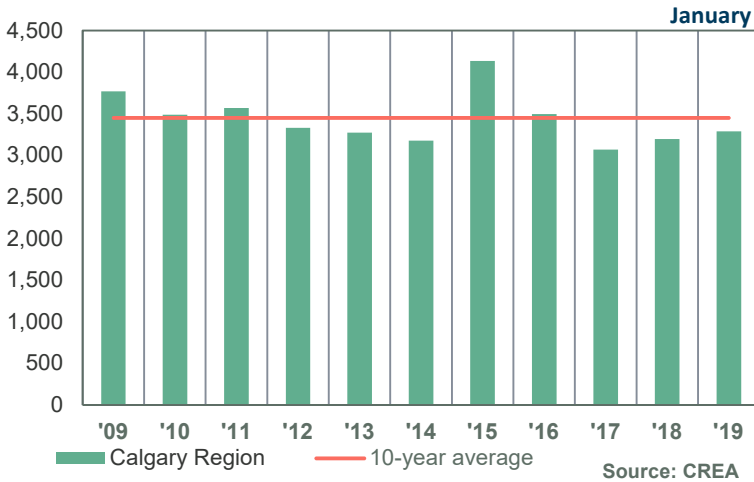




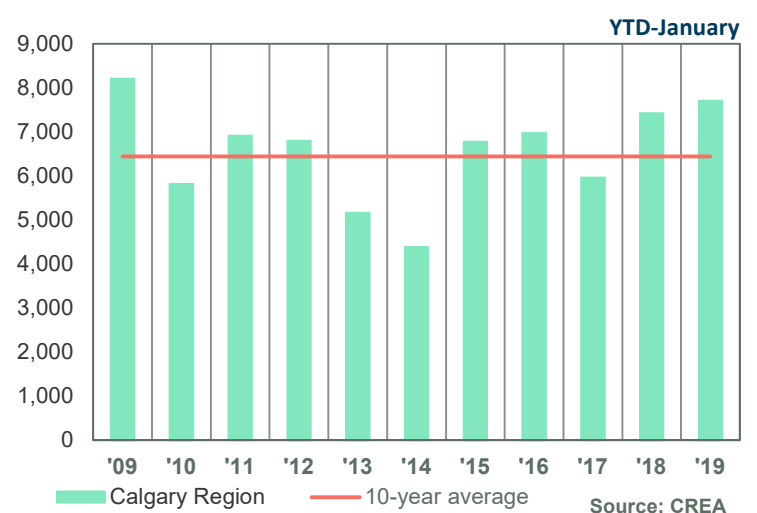
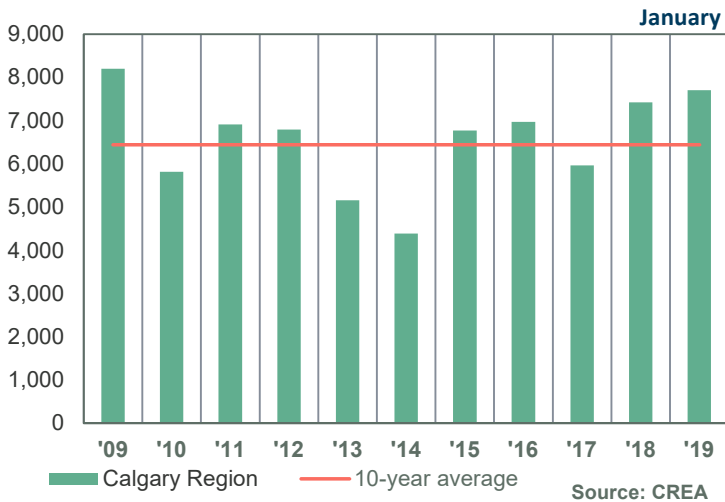
### Calgary Region Sales



### Calgary Region New Listings



### Calgary Region Inventory





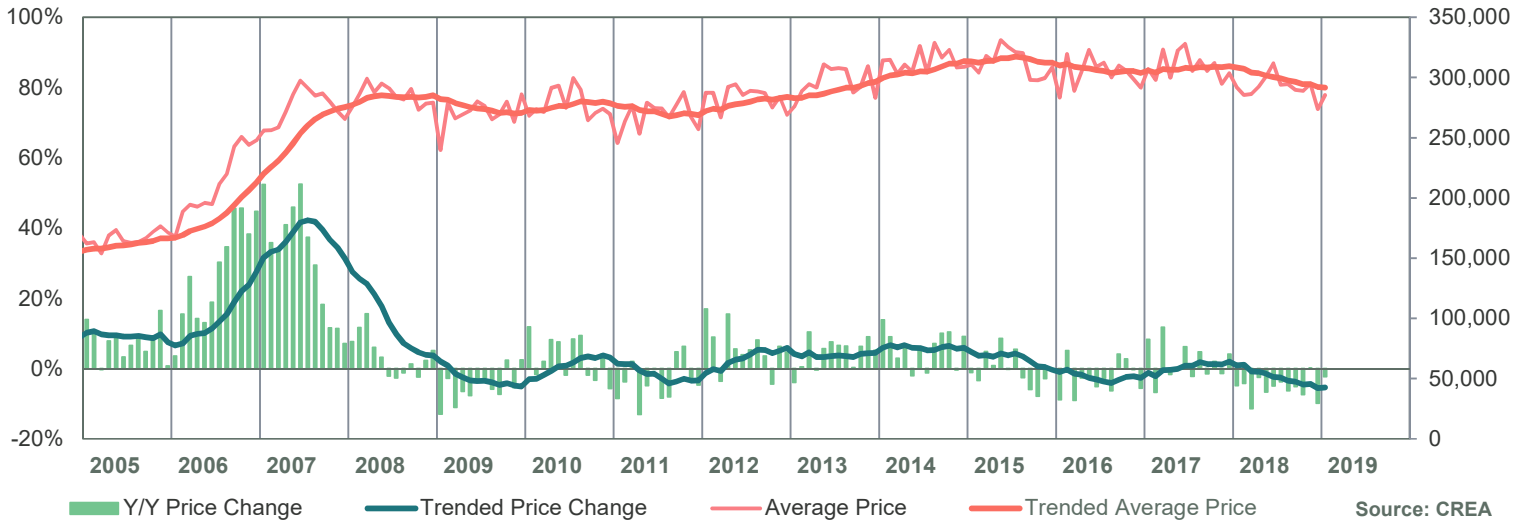
### Central Alberta

Sales activity eased in January falling 14 per cent below typical levels of activity for the month. Concerns surrounding the economy and energy sector are likely impacting confidence in the area and contributing to the easing sales activity.

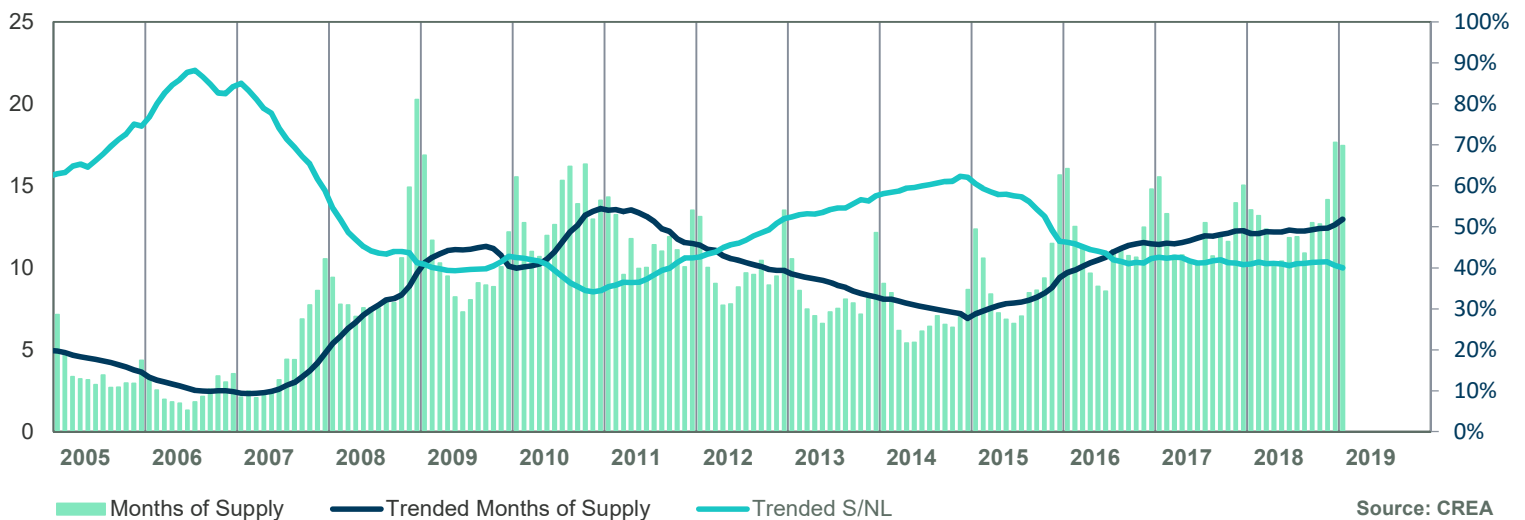
At the same time higher inventory and slower sales are causing the months of inventory to rise to new highs for January. Persistent oversupply has caused prices to trend down in the region.

Central Alberta	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	224	176	-21.43%	224	176	-21.43%
Total Sales Volume	\$65,455,058	\$50,241,841	-23.24%	\$65,455,058	\$50,241,841	-23.24%
New Listings	713	749	5.05%	713	749	5.05%
Inventory	3,028	3,072	1.45%	3,028	3,072	1.45%
Months of Supply	13.52	17.45	29.12%	13.52	17.45	29.12%
Sales-to-new Listings Ratio	0.31	0.23	-25.21%	0.31	0.23	-25.21%
Average Price	\$292,210	\$285,465	-2.31%	\$292,210	\$285,465	-2.31%

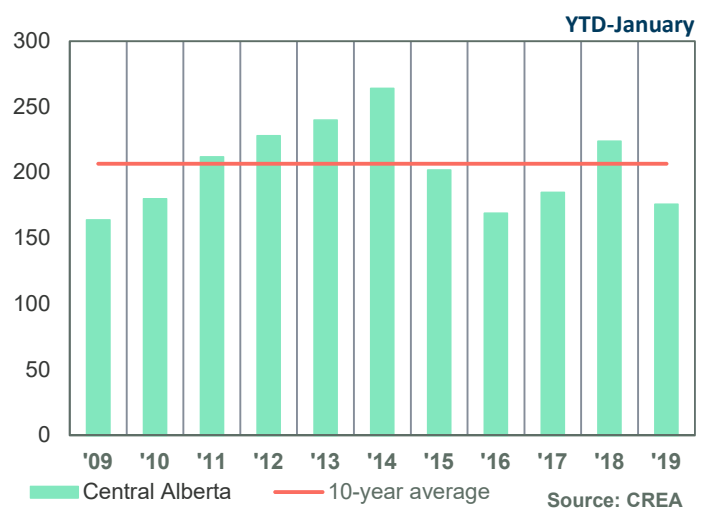
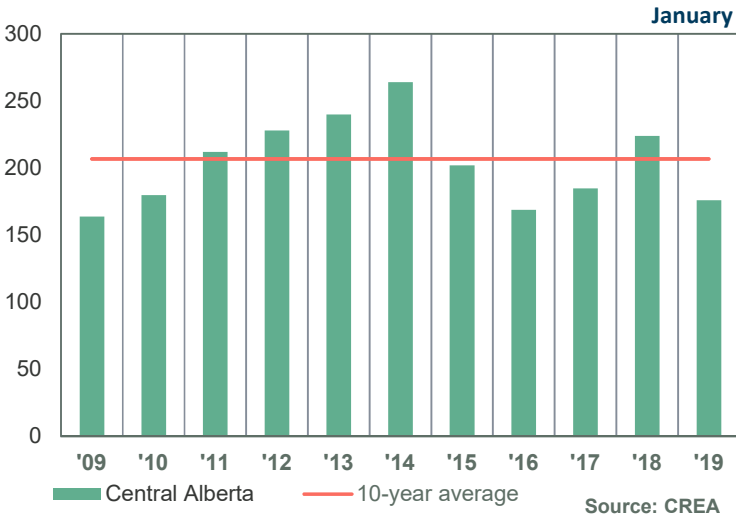
#### Average price and price change



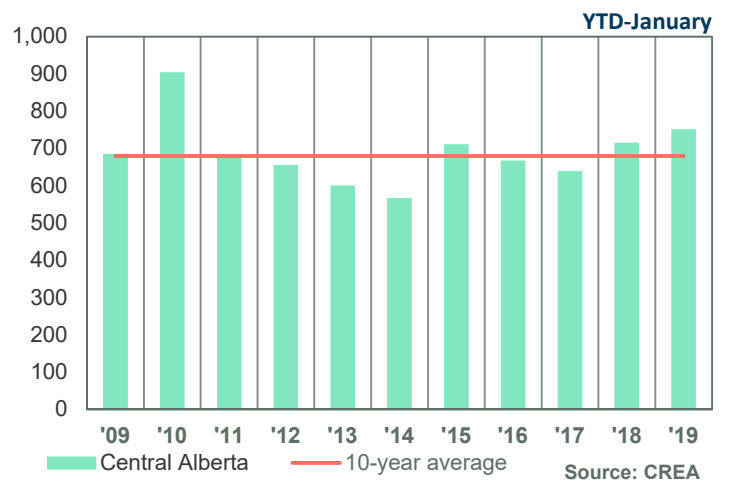
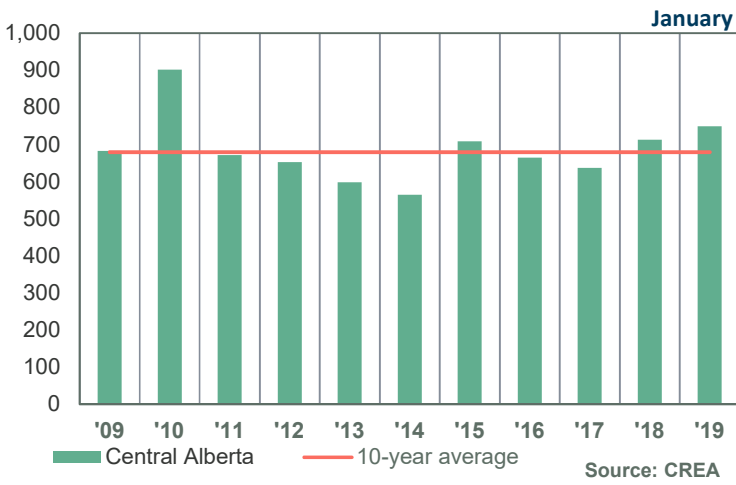
#### Months of supply and sales to new listings ratio



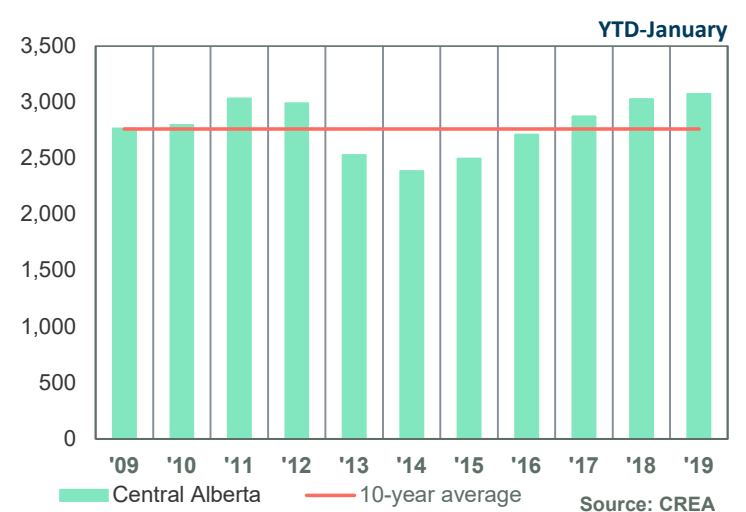
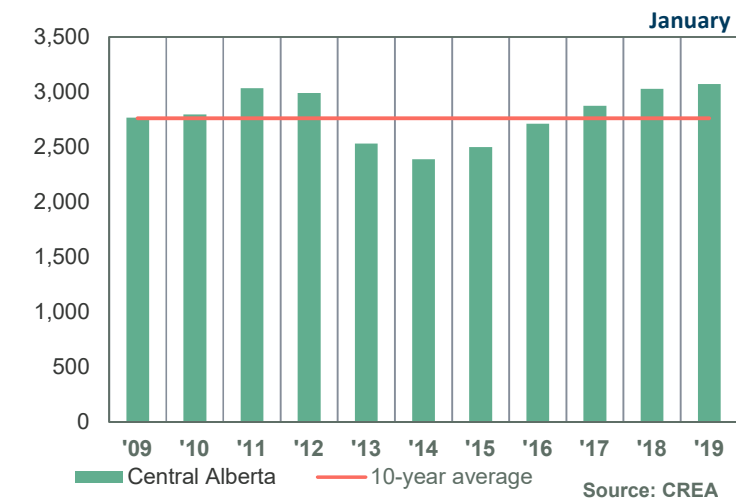
**Central Alberta Sales**



**Central Alberta New Listings**



**Central Alberta Inventory**





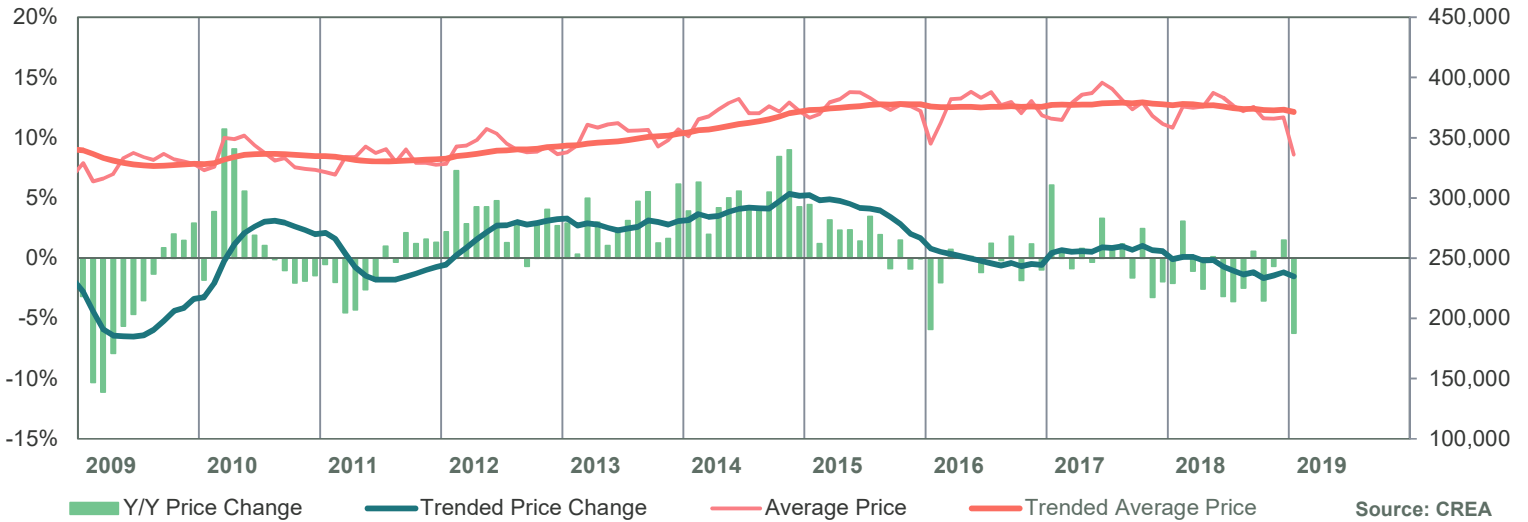
### Edmonton Region

While Edmonton sales did ease compared to last year's activity, sales are consistent with long-term averages in the region. The Edmonton region has seen steady improvements in their job market limiting some of the downside impact on demand.

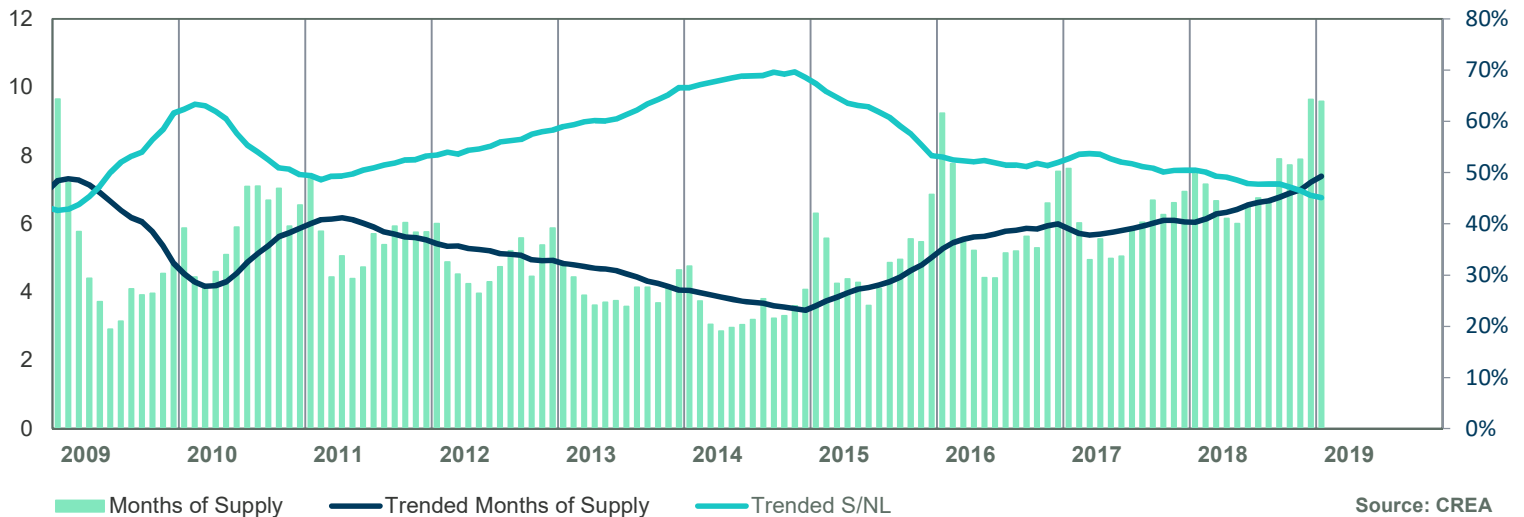
However, the region does continue to be challenged with supply issues, as rising new listings and elevated inventory are causing the months of inventory to rise and prices to trend down.

Edmonton Region	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	1,037	894	-13.79%	1,037	894	-13.79%
Total Sales Volume	\$371,578,279	\$300,463,368	-19.14%	\$371,578,279	\$300,463,368	-19.14%
New Listings	2,896	2,904	0.28%	2,896	2,904	0.28%
Inventory	7,875	8,566	8.77%	7,875	8,566	8.77%
Months of Supply	7.59	9.58	26.17%	7.59	9.58	26.17%
Sales-to-new Listings Ratio	0.36	0.31	-14.03%	0.36	0.31	-14.03%
Average Price	\$358,320	\$336,089	-6.20%	\$358,320	\$336,089	-6.20%

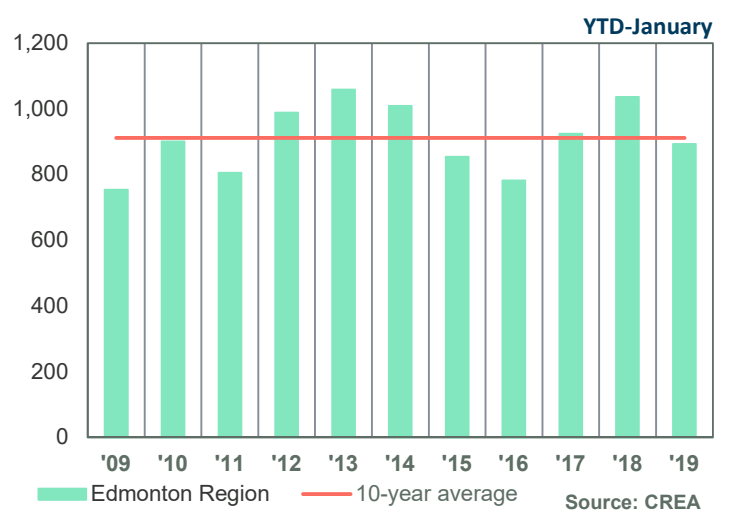
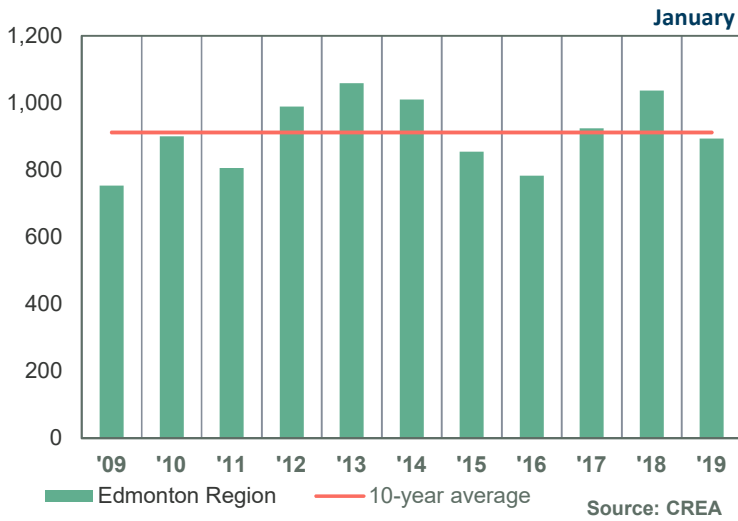
#### Average price and price change



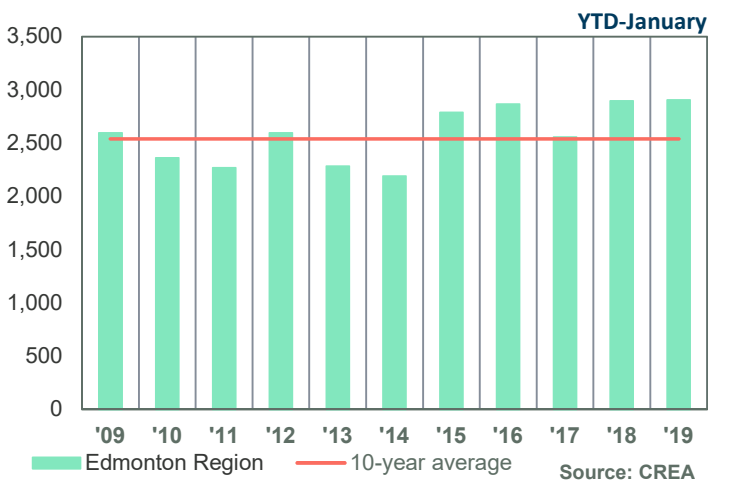
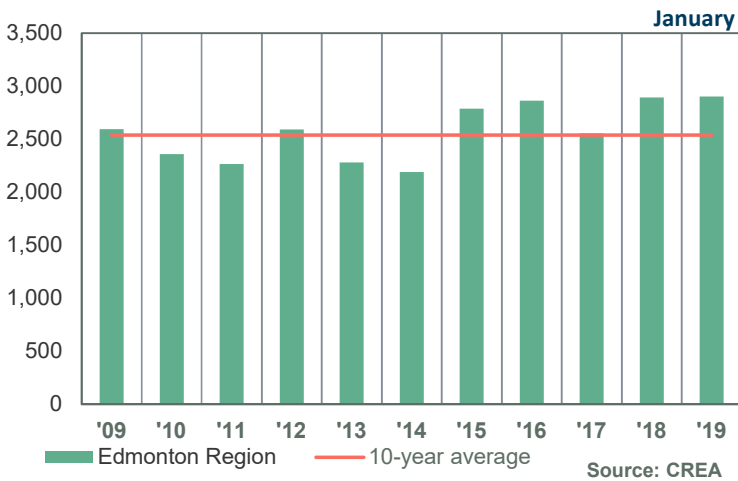
#### Months of supply and sales to new listings ratio



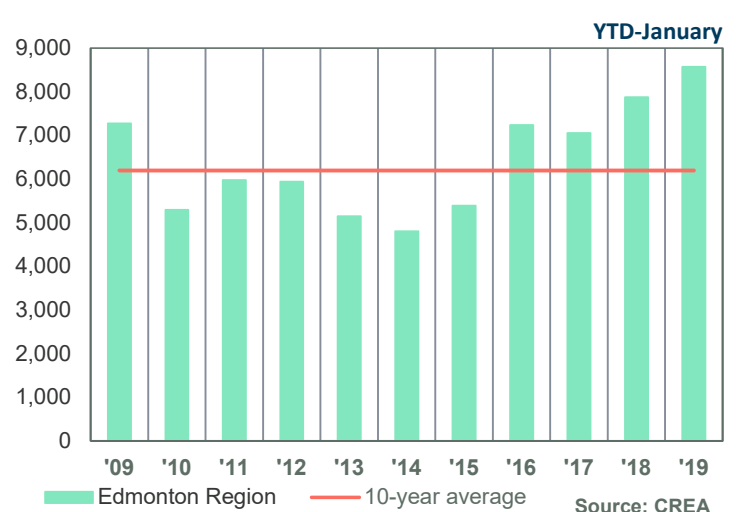
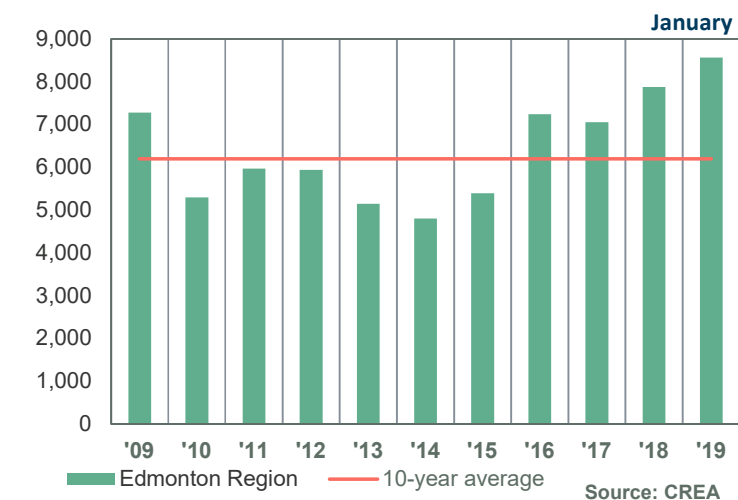
**Edmonton Region Sales**



**Edmonton Region New Listings**



**Edmonton Region Inventory**

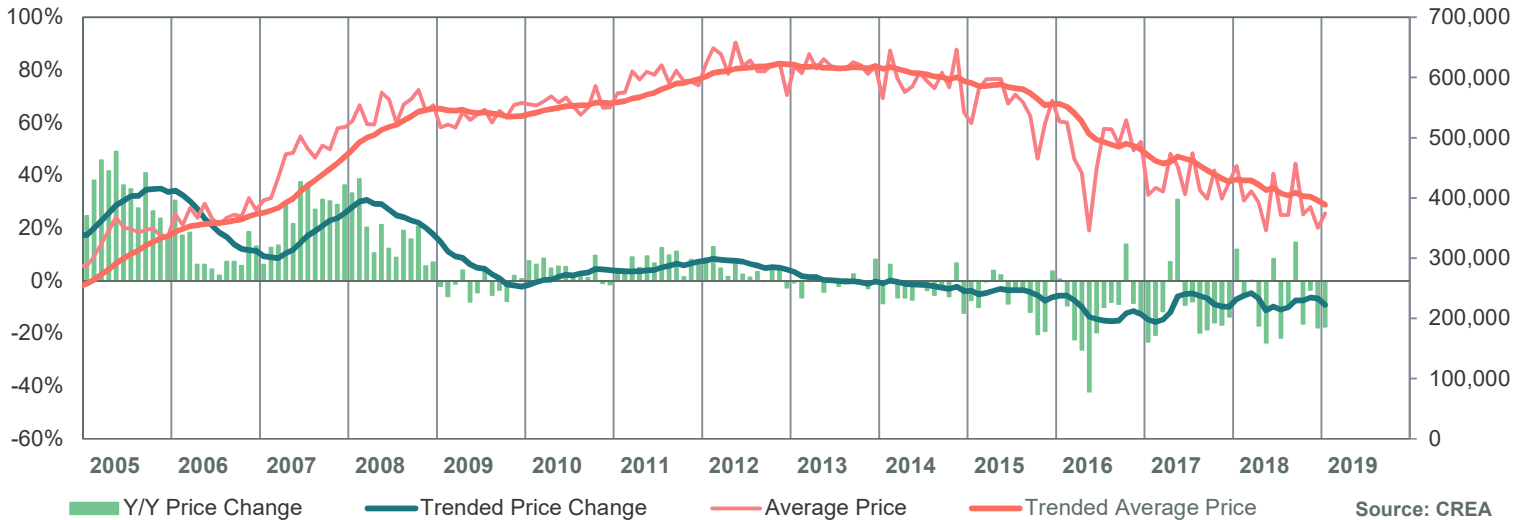
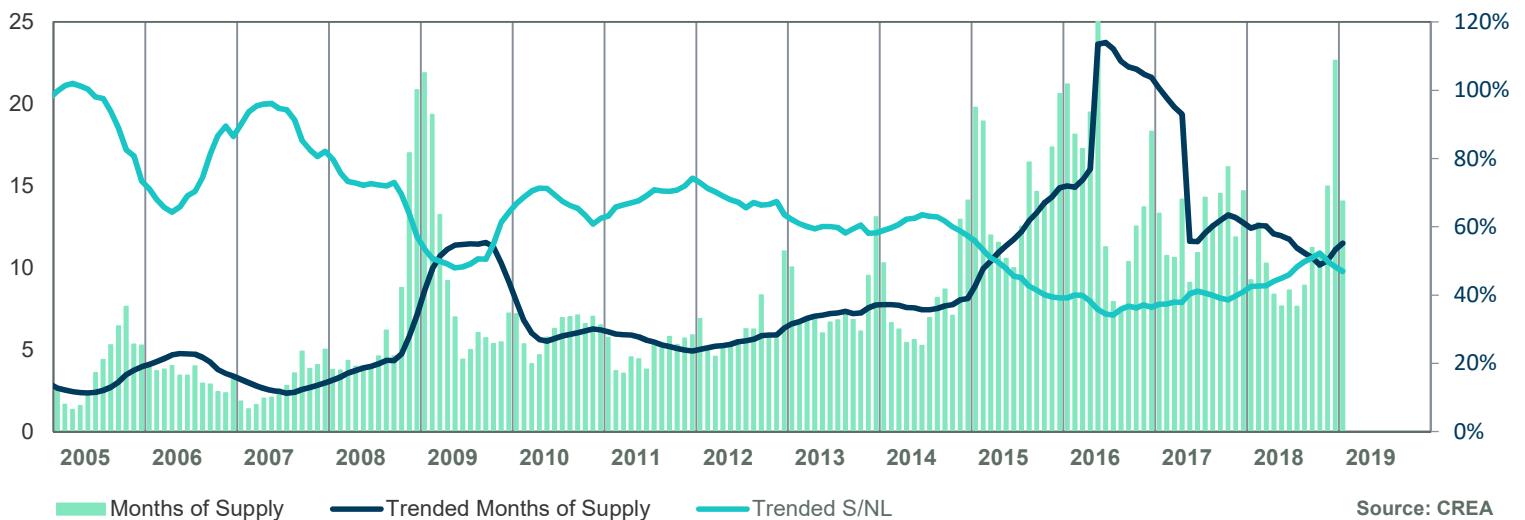



**Fort McMurray**

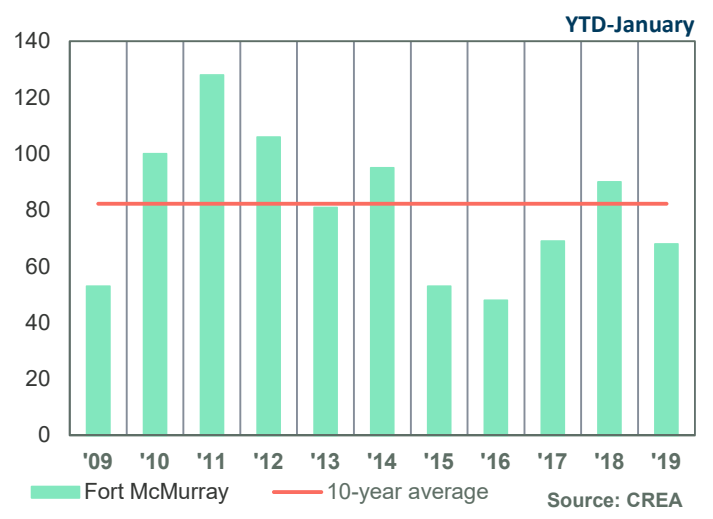
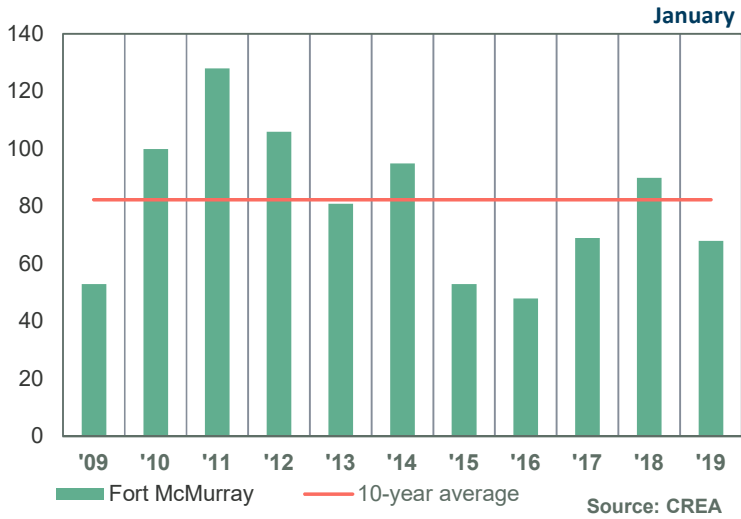
Renewed concerns in the energy sector are impacting sales activity in the region. While January sales remain 17 per cent below typical levels, activity remains stronger than the recent lows recorded in 2016 at the height of the recession.

Improving sales last year helped reduce the amount of inventory in the market and helped reduce the amount of oversupply in the market. However, the recent easing in sales and continued gains in new listings has derailed the steady decline in inventory. While this market has remained oversupplied for some time and prices have trended down for the better part of three years, if this recent trend persists it may take longer to see signs of stability in this market.

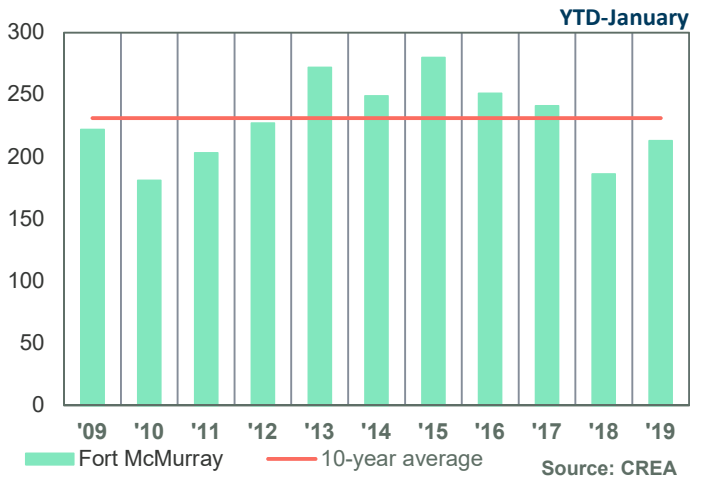
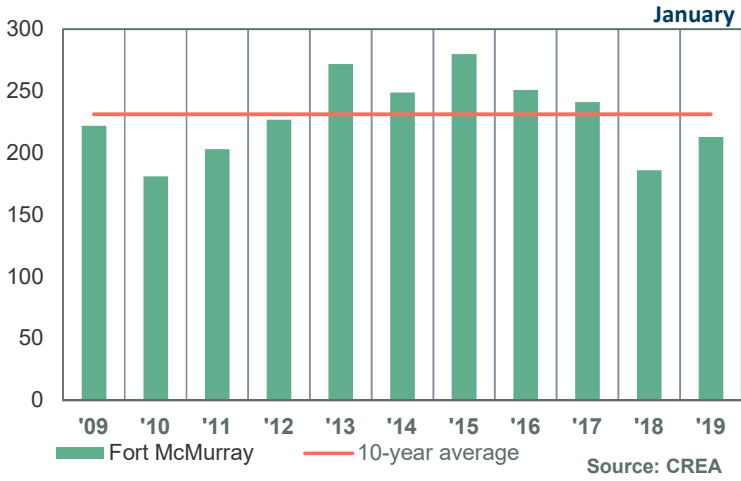
Fort McMurray	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	90	68	-24.44%	90	68	-24.44%
Total Sales Volume	\$40,782,229	\$25,454,600	-37.58%	\$40,782,229	\$25,454,600	-37.58%
New Listings	186	213	14.52%	186	213	14.52%
Inventory	832	956	14.90%	832	956	14.90%
Months of Supply	9.24	14.06	52.08%	9.24	14.06	52.08%
Sales-to-new Listings Ratio	0.48	0.32	-34.02%	0.48	0.32	-34.02%
Average Price	\$453,136	\$374,332	-17.39%	\$453,136	\$374,332	-17.39%

**Average price and price change**

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


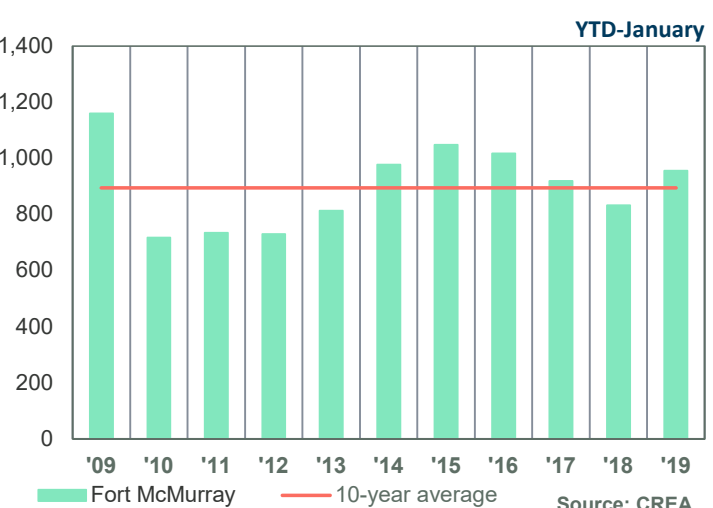
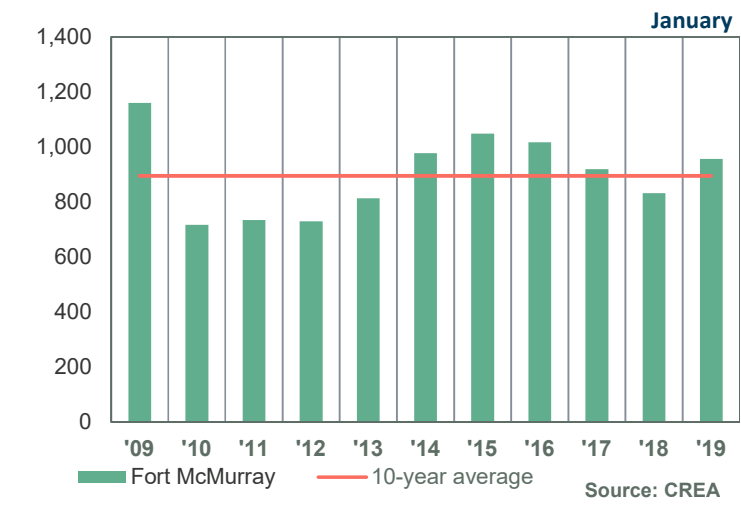
**Fort McMurray Sales**



**Fort McMurray New Listings**



**Fort McMurray Inventory**





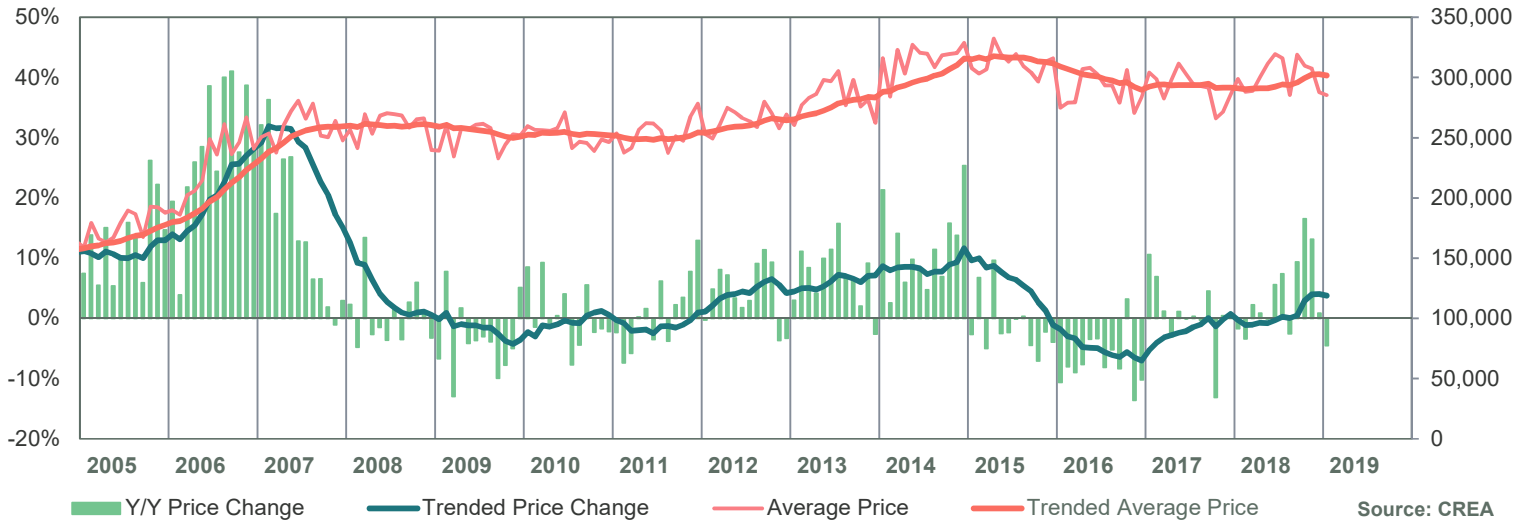
### Grande Prairie

Following a year of notable improvements in the housing market, sales activity eased in January compared to last year and for the second month in a row fell below typical levels of activity for those months.

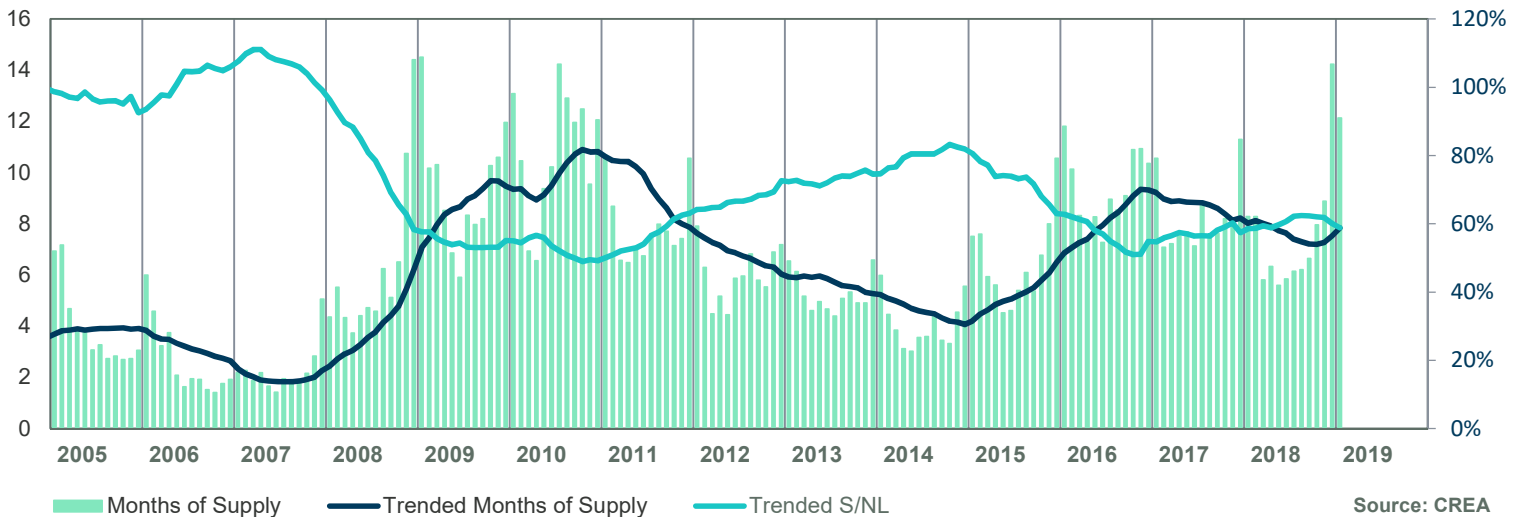
Easing sales were met with gains in new listings and a rise in inventory levels resulted in an increase in the months of inventory. While January prices did seem to react to this recent shift, it is early in the year and it is too soon to say if this trend will continue.

Grande Prairie	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	164	122	-25.61%	164	122	-25.61%
Total Sales Volume	\$49,015,273	\$34,826,223	-28.95%	\$49,015,273	\$34,826,223	-28.95%
New Listings	357	406	13.73%	357	406	13.73%
Inventory	1,359	1,480	8.90%	1,359	1,480	8.90%
Months of Supply	8.29	12.13	46.40%	8.29	12.13	46.40%
Sales-to-new Listings Ratio	0.46	0.30	-34.59%	0.46	0.30	-34.59%
Average Price	\$298,874	\$285,461	-4.49%	\$298,874	\$285,461	-4.49%

#### Average price and price change

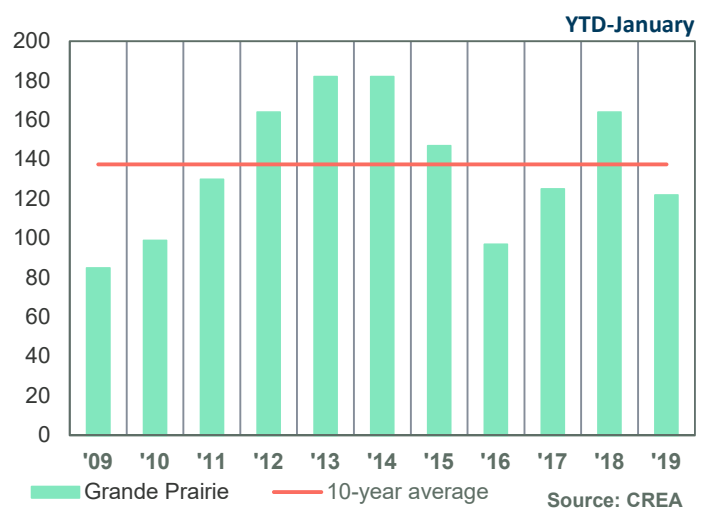
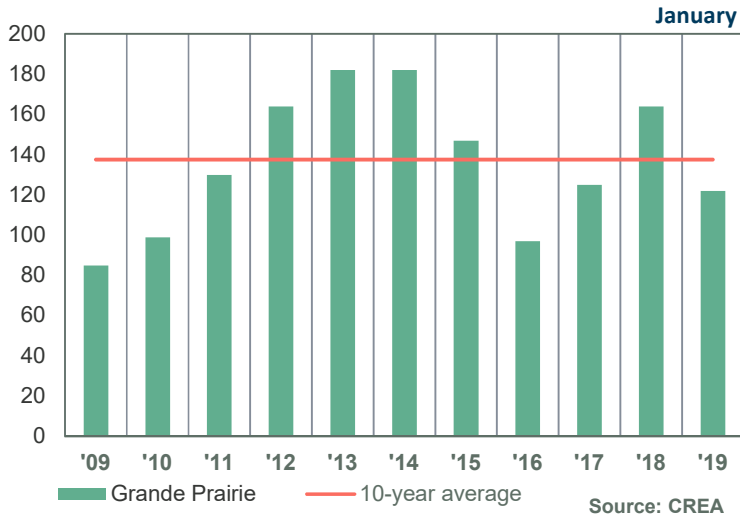


#### Months of supply and sales to new listings ratio

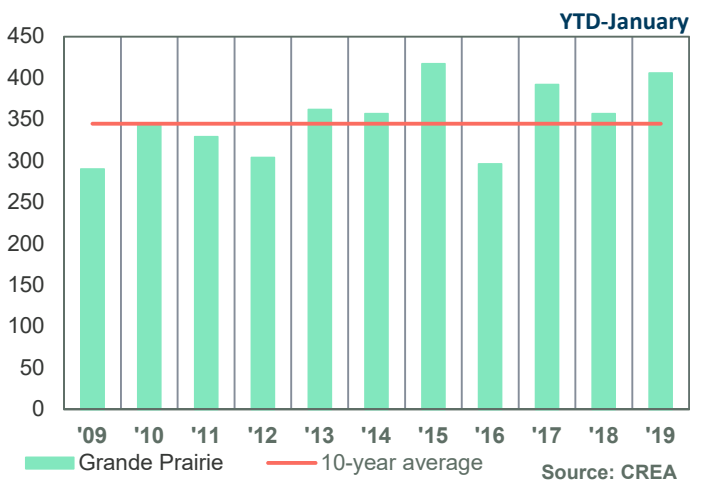
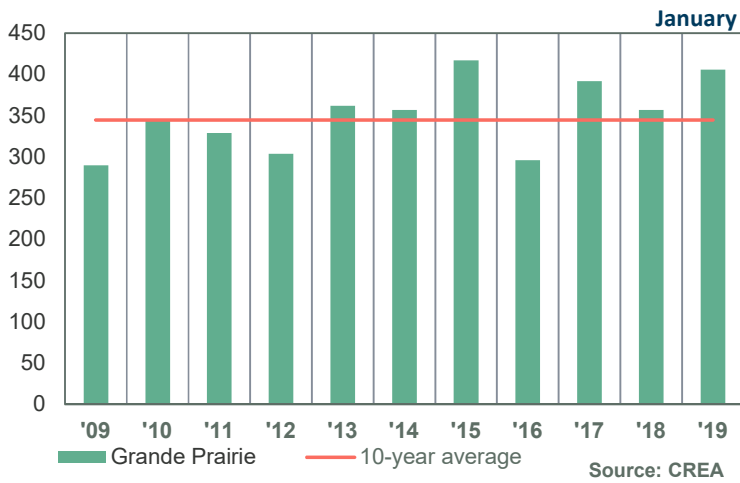




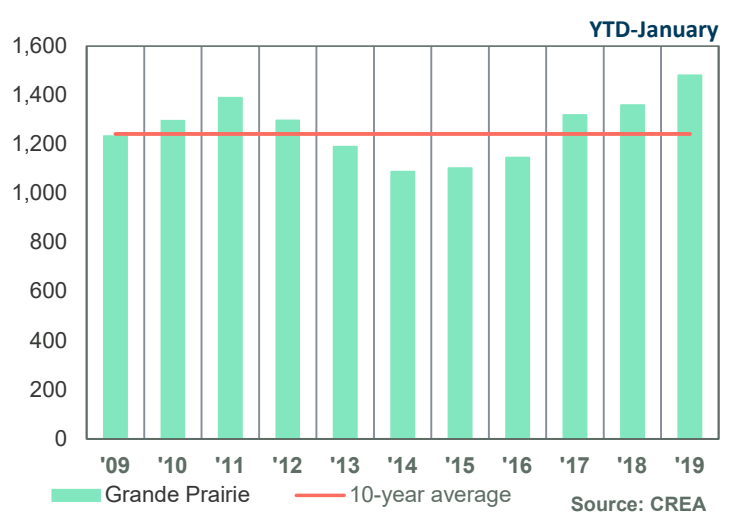
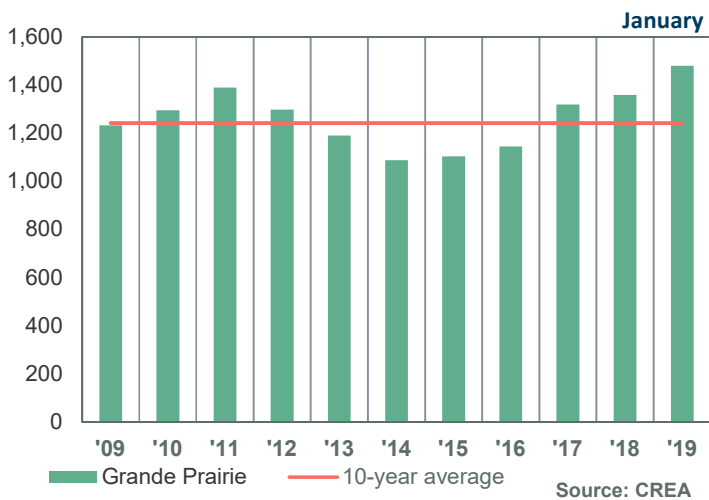
**Grande Prairie Sales**



**Grande Prairie New Listings**



**Grande Prairie Inventory**





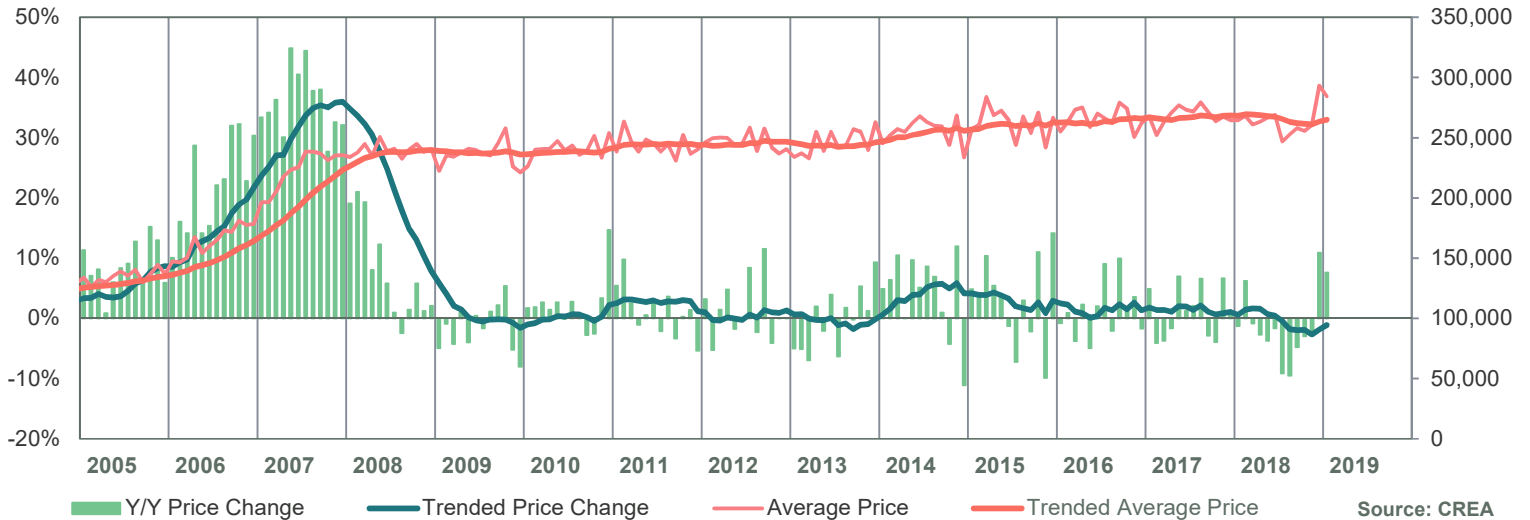
**Lethbridge**

Sales in January eased compared to the previous year, they remain in line with long-term averages. This does not come as a surprise given this market is more insulated than other areas in the province to changes in the oil sectors. However, the challenge in this market has been related to supply.

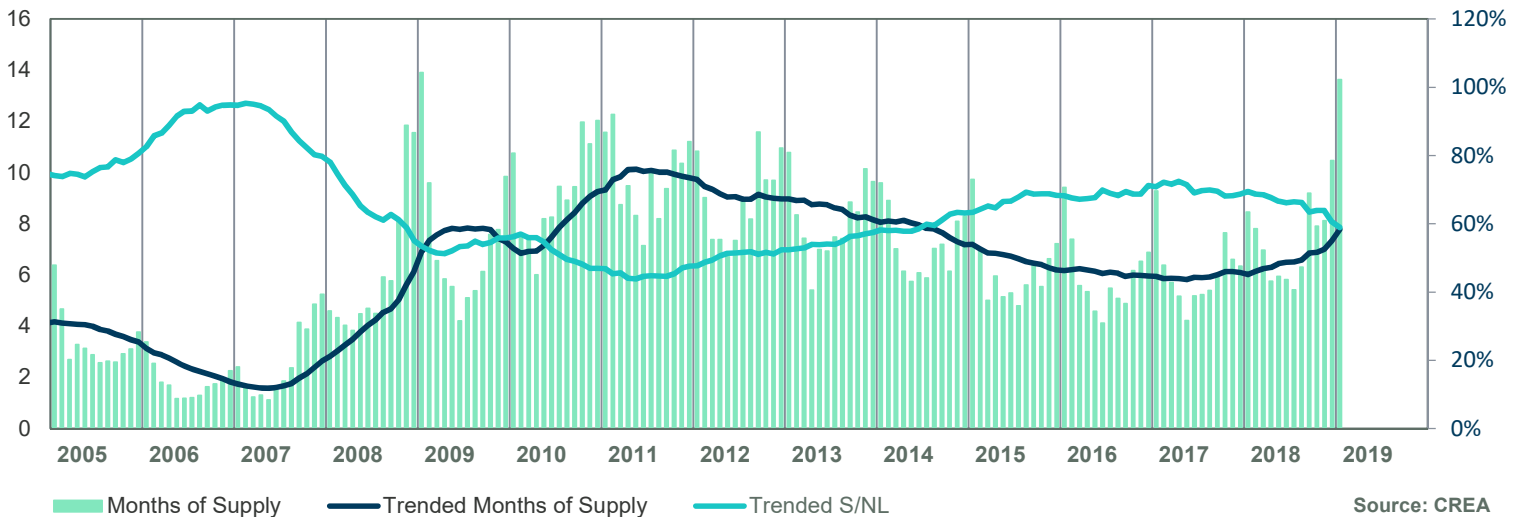
Gains in new listings caused inventory to rise to the highest level ever recorded for January, this in turn has been causing further gains in months of inventory. While prices have generally been trending down, January did see a rise in prices. This is likely related to compositional shifts and may not reflect the current trend in prices.

Lethbridge	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	129	114	-11.63%	129	114	-11.63%
Total Sales Volume	\$34,109,462	\$32,439,693	-4.90%	\$34,109,462	\$32,439,693	-4.90%
New Listings	291	453	55.67%	291	453	55.67%
Inventory	1,091	1,554	42.44%	1,091	1,554	42.44%
Months of Supply	8.46	13.63	61.18%	8.46	13.63	61.18%
Sales-to-new Listings Ratio	0.44	0.25	-43.23%	0.44	0.25	-43.23%
Average Price	\$264,414	\$284,559	7.62%	\$264,414	\$284,559	7.62%

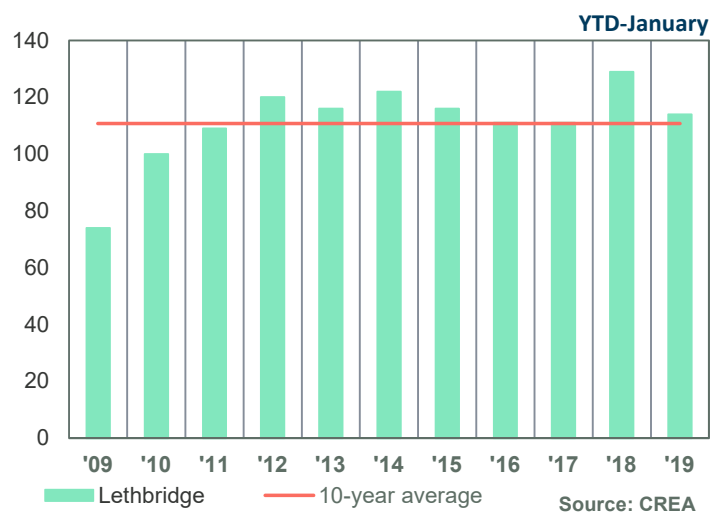
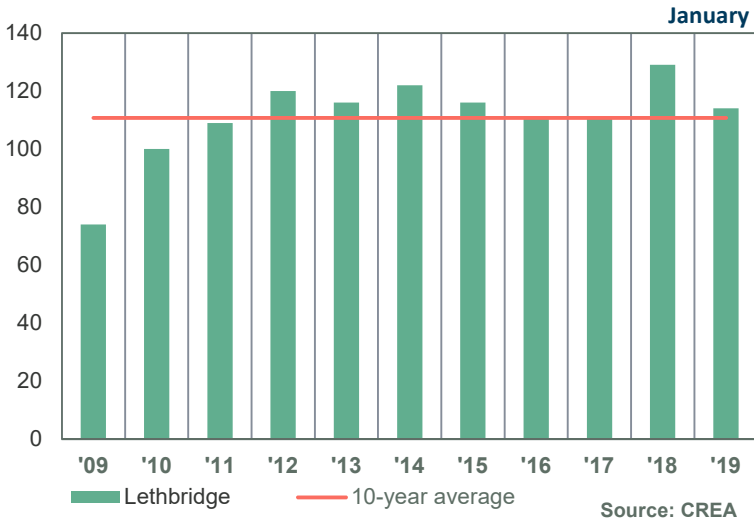
**Average price and price change**



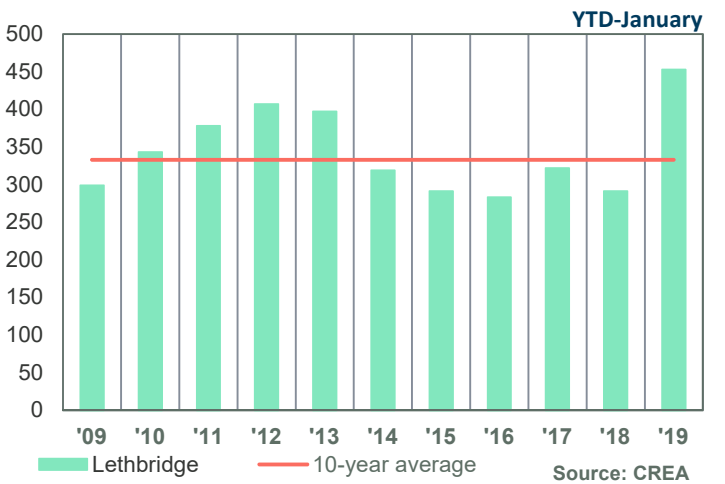
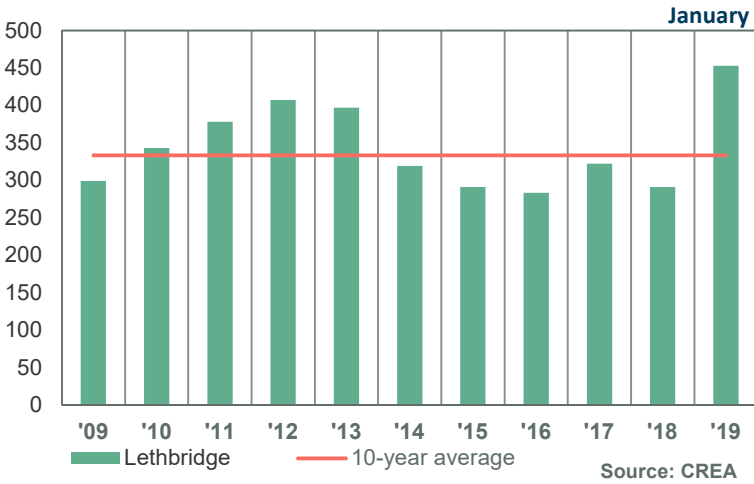
**Months of supply and sales to new listings ratio**



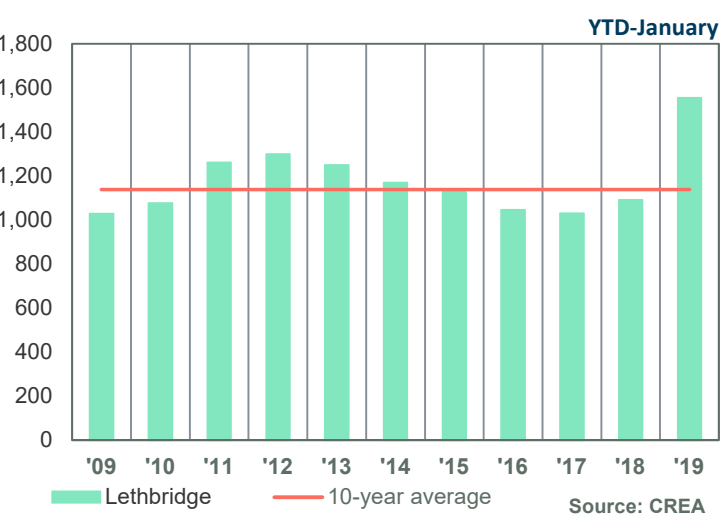
**Lethbridge Sales**



**Lethbridge New Listings**



**Lethbridge Inventory**





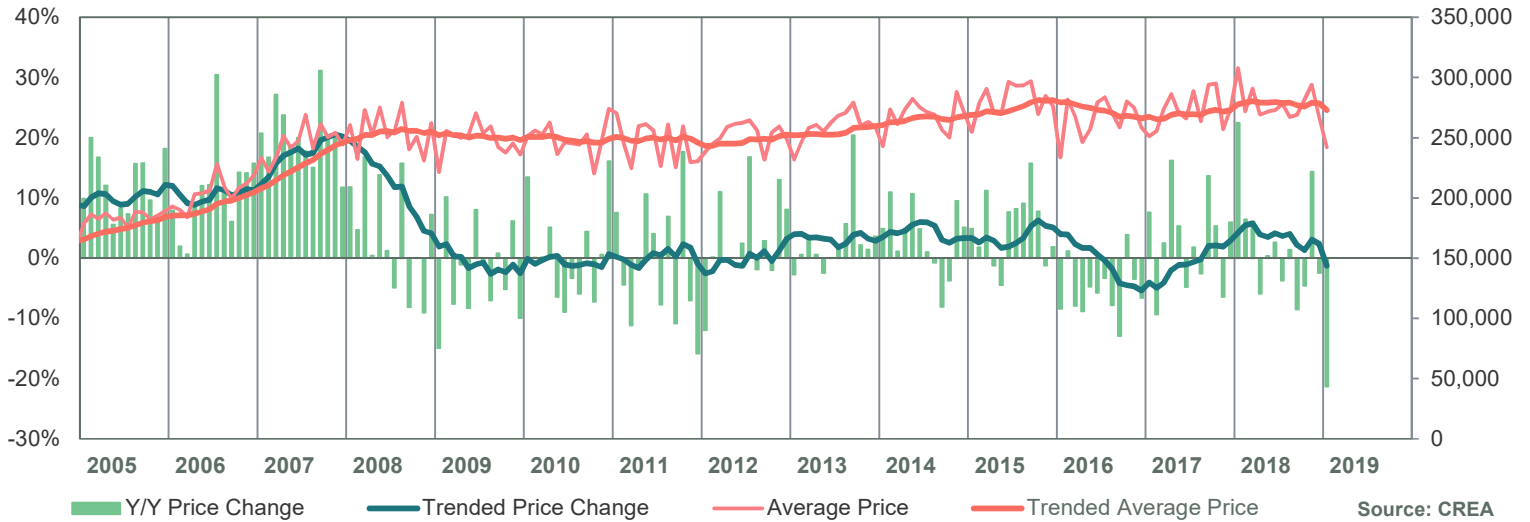
**Medicine Hat**

January sales eased over the previous year and remain well below long-term averages for January. At the same time new listings have been on the rise causing further inventory gains and a recent rise in the amount of oversupply in the market.

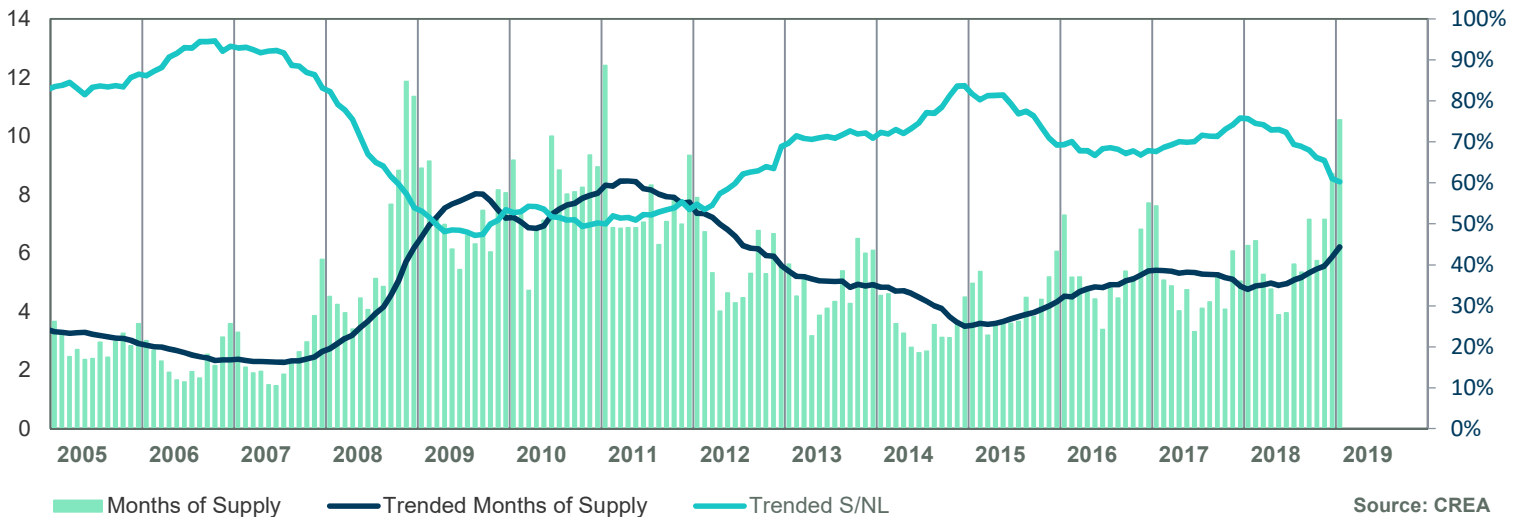
While the gradual rise in the months of inventory is likely starting to weigh on prices, the magnitude to the adjustment in January is likely more related to the type of product sold.

Medicine Hat	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	68	59	-13.24%	68	59	-13.24%
Total Sales Volume	\$20,930,574	\$14,295,800	-31.70%	\$20,930,574	\$14,295,800	-31.70%
New Listings	153	170	11.11%	153	170	11.11%
Inventory	425	622	46.35%	425	622	46.35%
Months of Supply	6.25	10.54	68.68%	6.25	10.54	68.68%
Sales-to-new Listings Ratio	0.44	0.35	-21.91%	0.44	0.35	-21.91%
Average Price	\$307,803	\$242,302	-21.28%	\$307,803	\$242,302	-21.28%

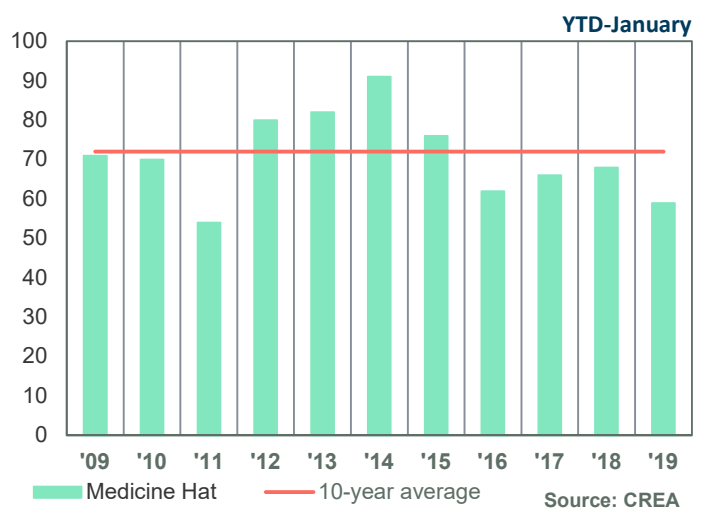
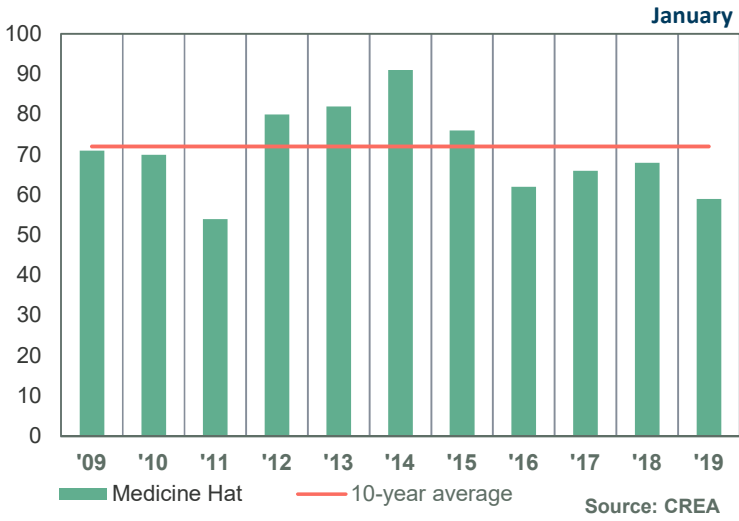
**Average price and price change**



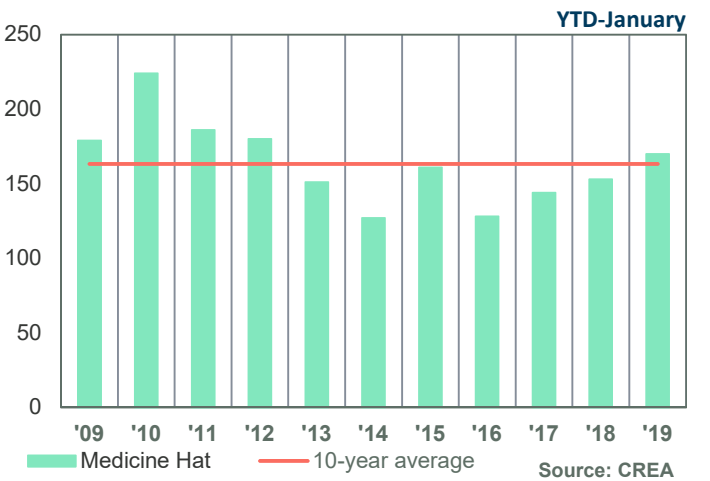
**Months of supply and sales to new listings ratio**



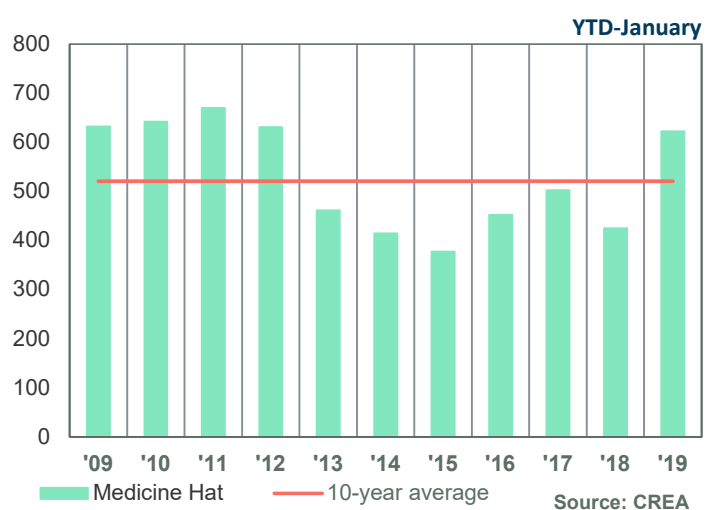
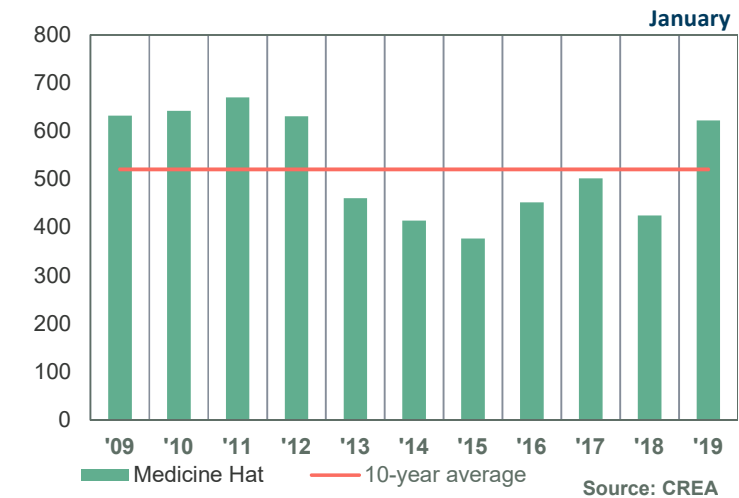
**Medicine Hat Sales**



**Medicine Hat New Listings**



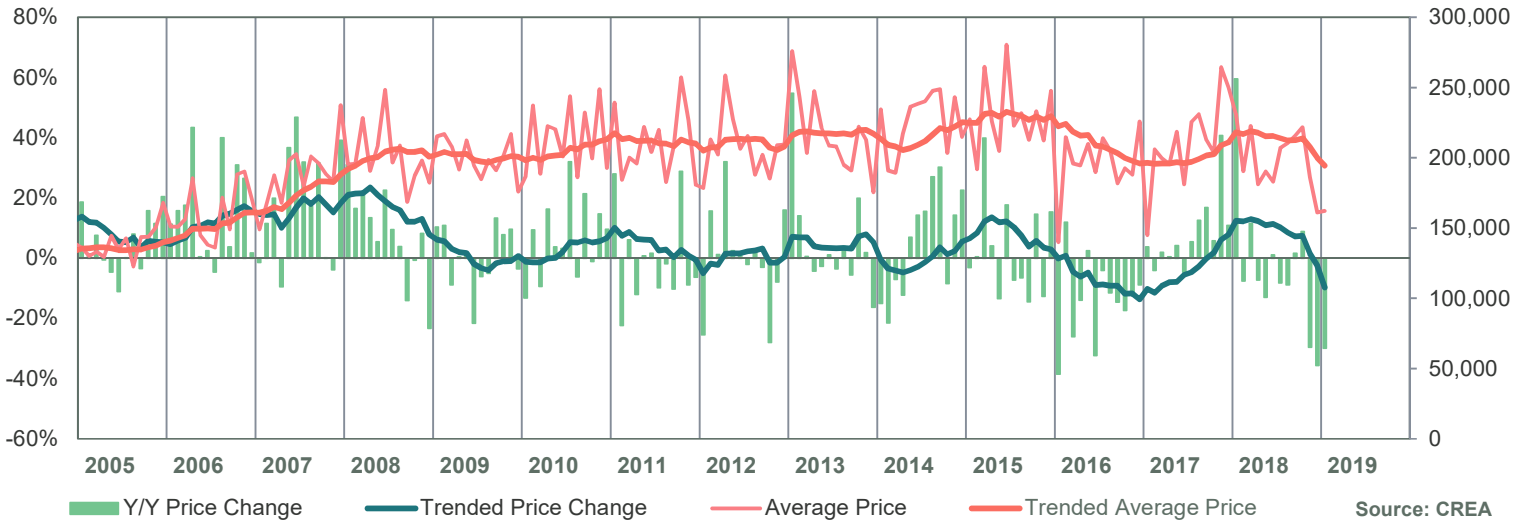
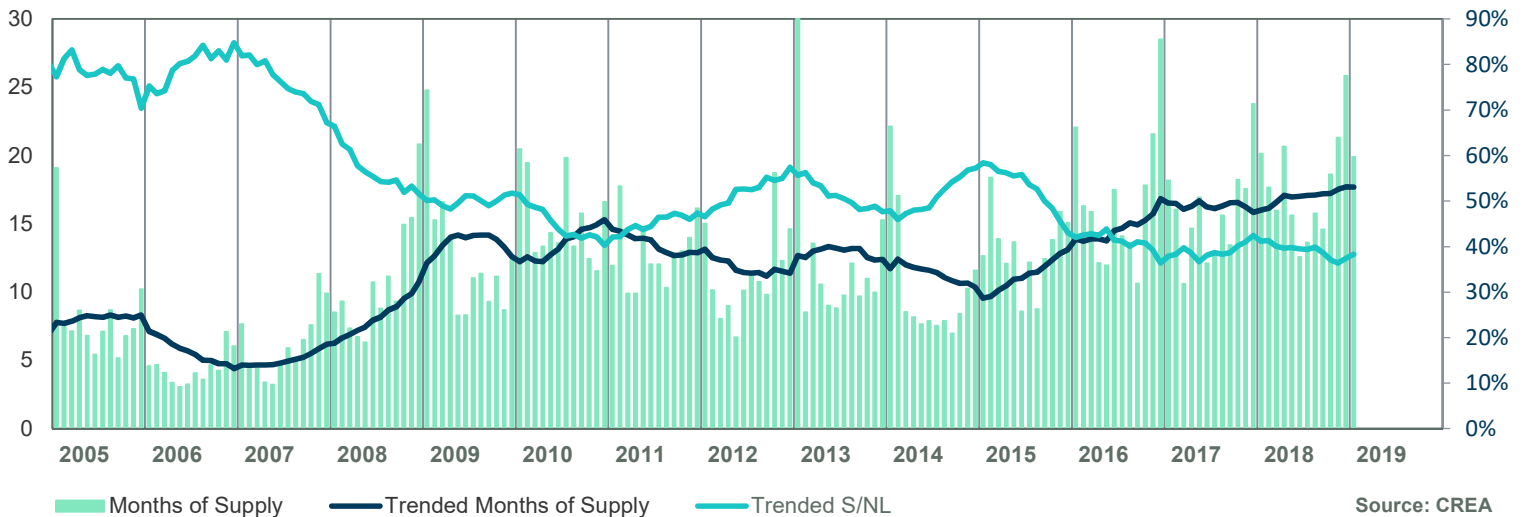
**Medicine Hat Inventory**



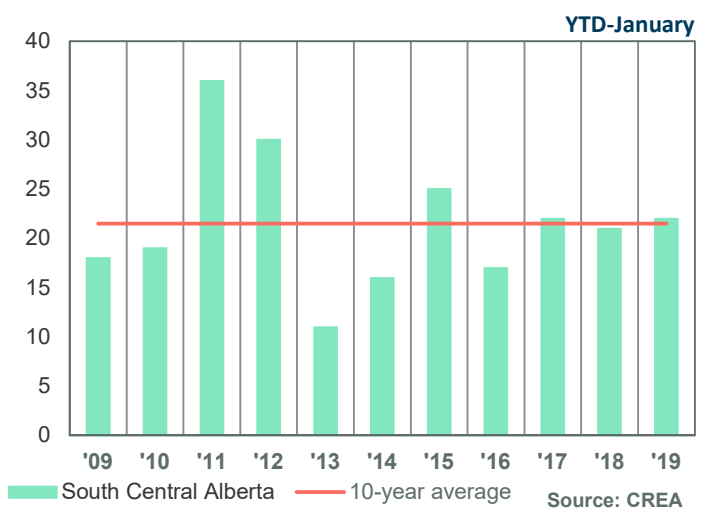
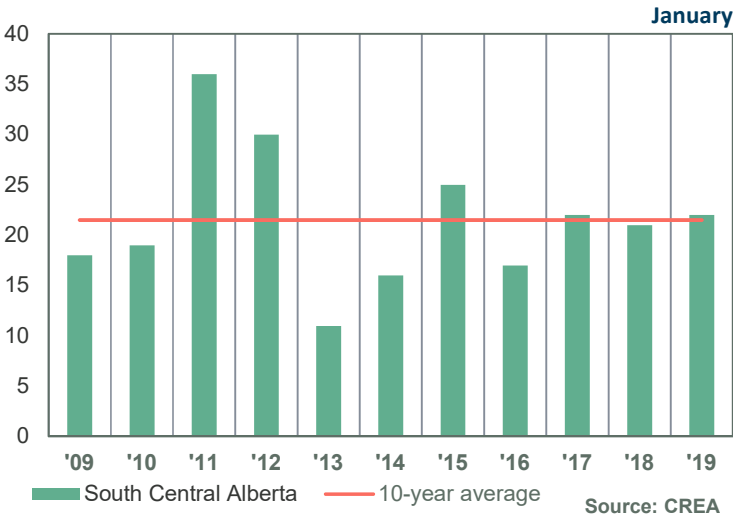

**South Central Alberta**

Regional sales activity and the months of inventory remained consistent with typical levels in January. However, in general this market continues to struggle with more supply than demand. This persistent oversupply has weighed on prices with them generally trending down.

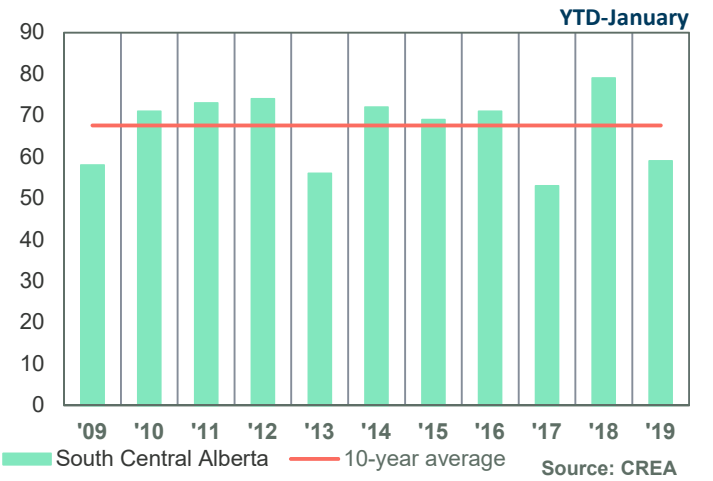
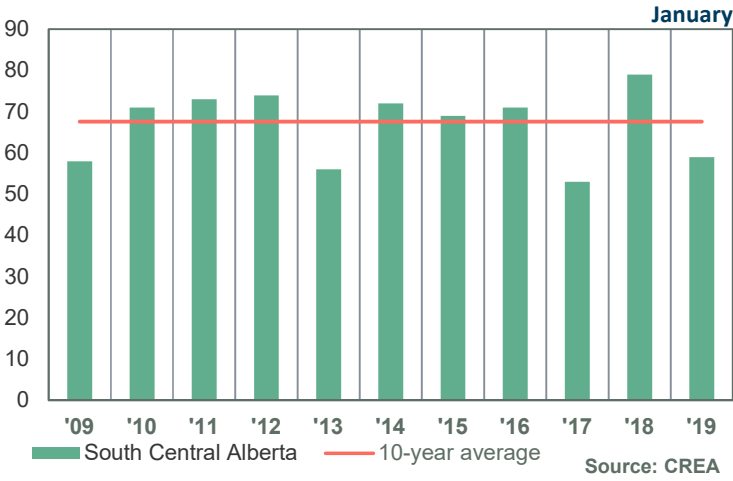
South Central Alberta	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	21	22	4.76%	21	22	4.76%
Total Sales Volume	\$4,857,800	\$3,569,000	-26.53%	\$4,857,800	\$3,569,000	-26.53%
New Listings	79	59	-25.32%	79	59	-25.32%
Inventory	423	438	3.55%	423	438	3.55%
Months of Supply	20.14	19.91	-1.16%	20.14	19.91	-1.16%
Sales-to-new Listings Ratio	0.27	0.37	40.27%	0.27	0.37	40.27%
Average Price	\$231,324	\$162,227	-29.87%	\$231,324	\$162,227	-29.87%

**Average price and price change**

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


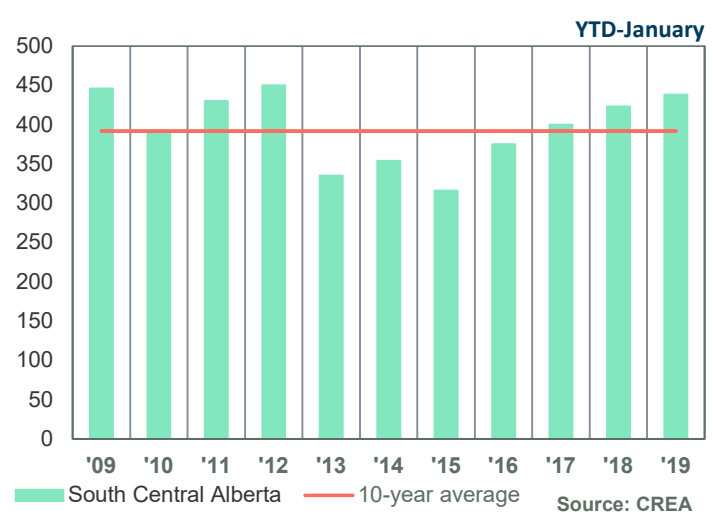
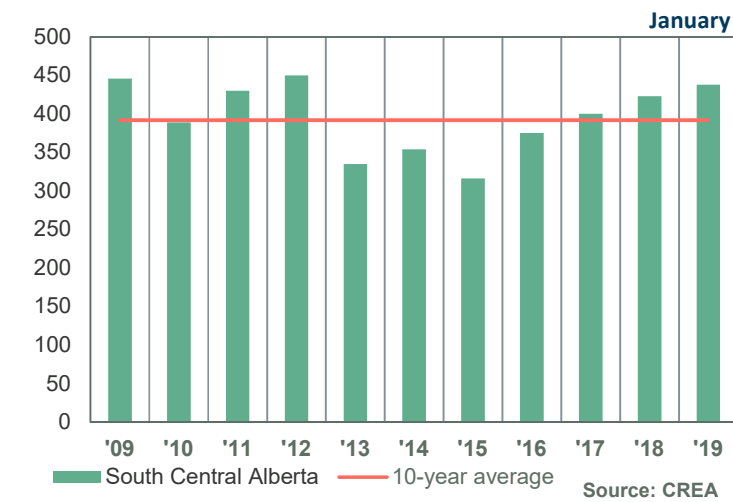
**South Central Alberta Sales**



**South Central Alberta New Listings**



**South Central Alberta Inventory**



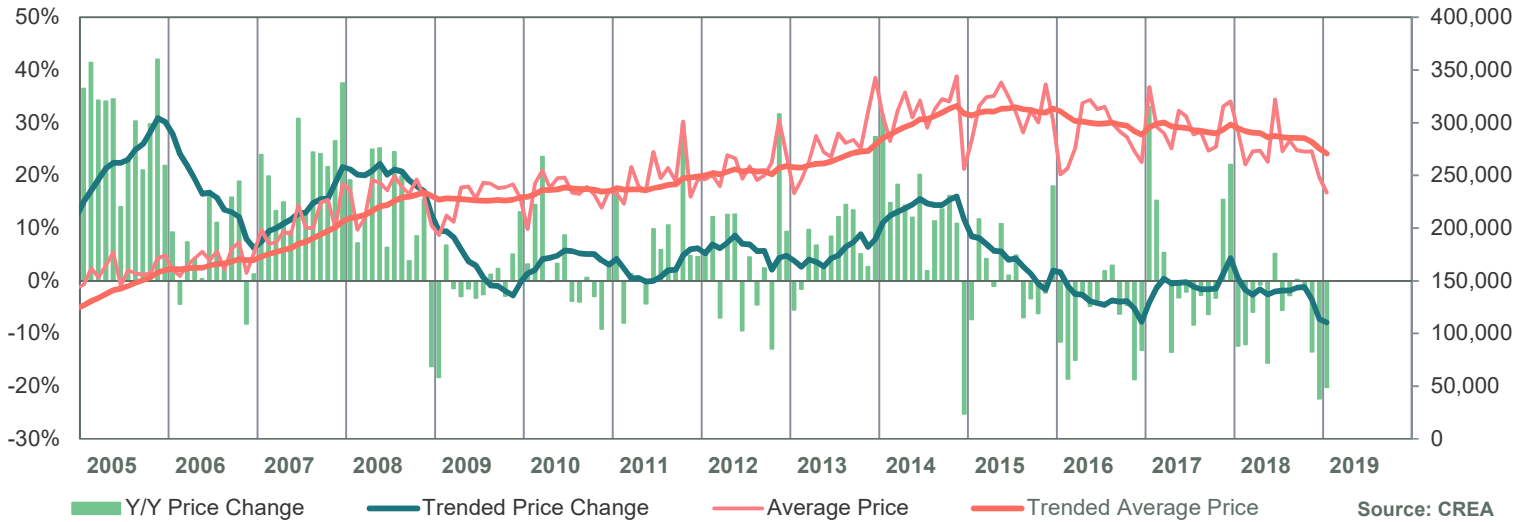


**Lloydminster**

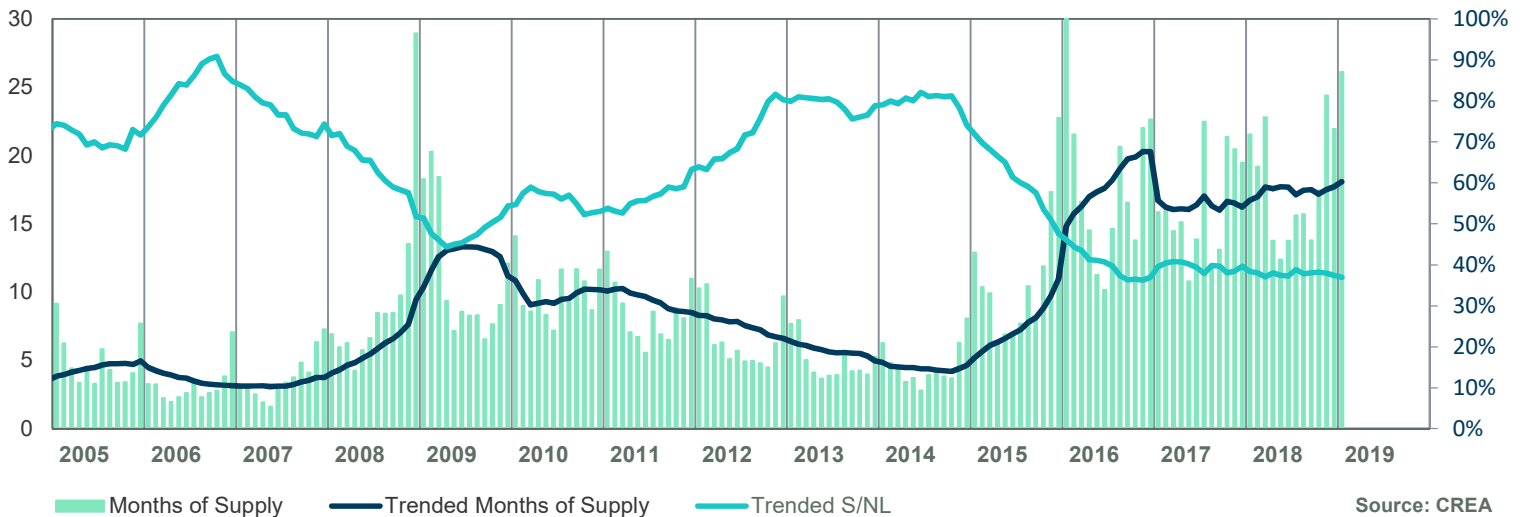
With no change in the economic conditions, sales activity in the region continue to remain below historical levels. At the same time the number of new listings and inventory continue to rise keeping months of inventory elevated. The oversupply continues to weigh on prices with further declines recorded in January.

Lloydminster	Jan-18	Jan-19	% Change	YTD 2018	YTD 2019	% Change
Total Sales	42	38	-9.52%	42	38	-9.52%
Total Sales Volume	\$12,290,800	\$8,878,250	-27.77%	\$12,290,800	\$8,878,250	-27.77%
New Listings	168	196	16.67%	168	196	16.67%
Inventory	905	992	9.61%	905	992	9.61%
Months of Supply	21.55	26.11	21.15%	21.55	26.11	21.15%
Sales-to-new Listings Ratio	0.25	0.19	-22.45%	0.25	0.19	-22.45%
Average Price	\$292,638	\$233,638	-20.16%	\$292,638	\$233,638	-20.16%

**Average price and price change**

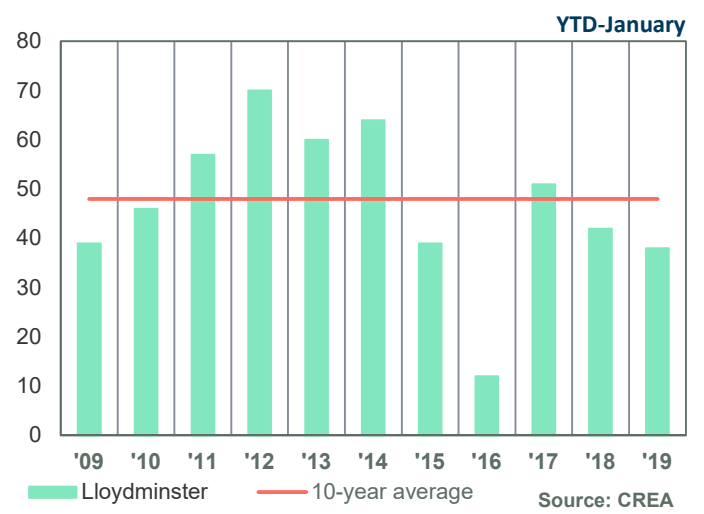
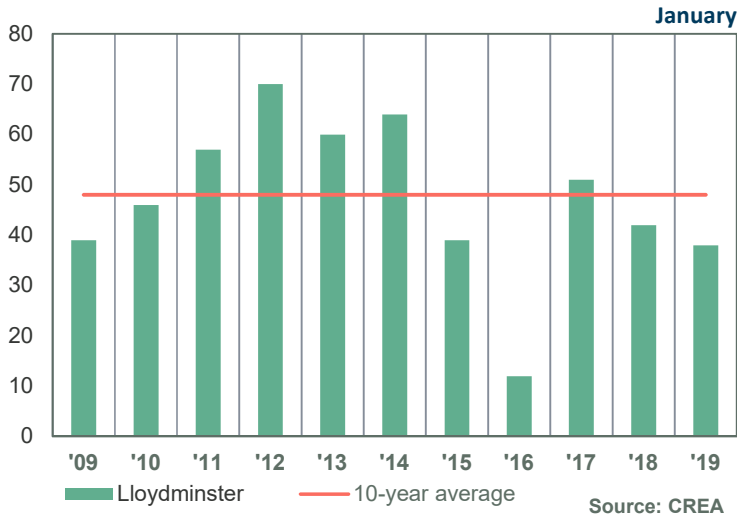


**Months of supply and sales to new listings ratio**

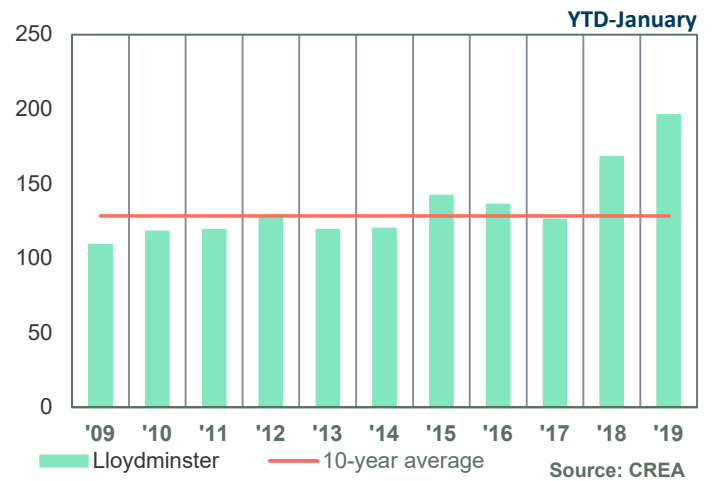
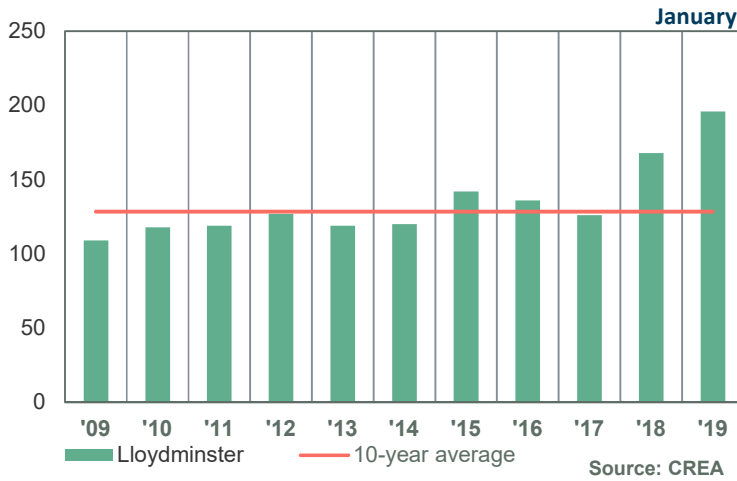




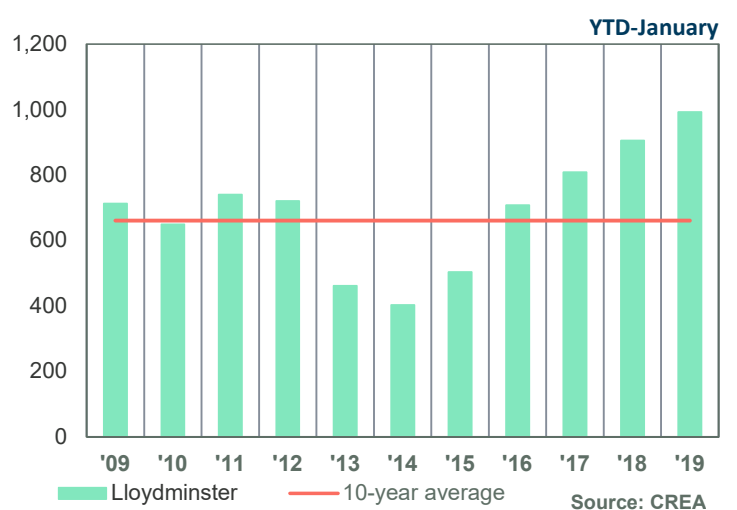
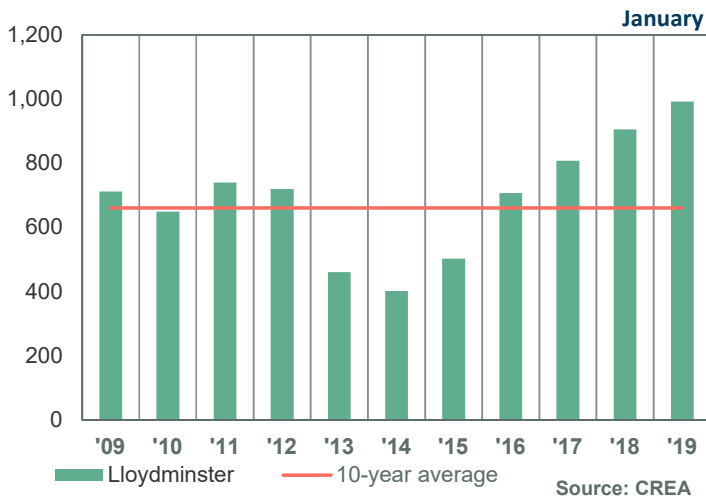
**Lloydminster Sales**

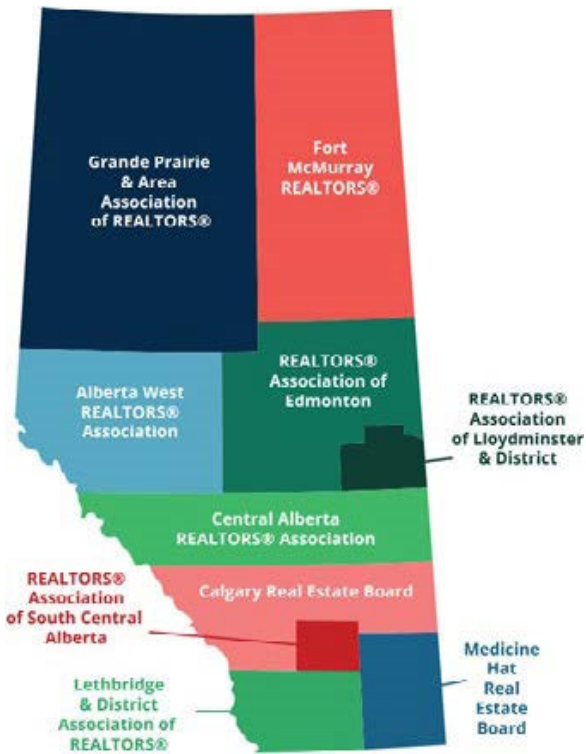


**Lloydminster New Listings**



**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)