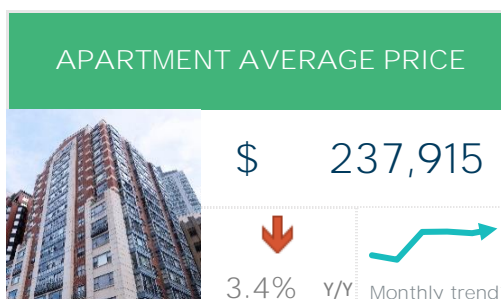
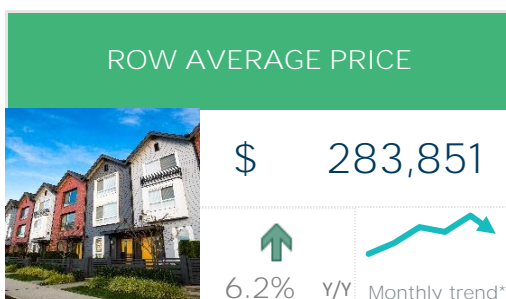
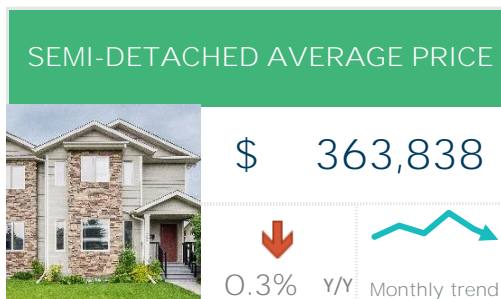
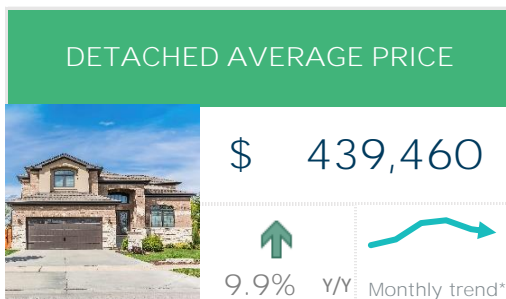
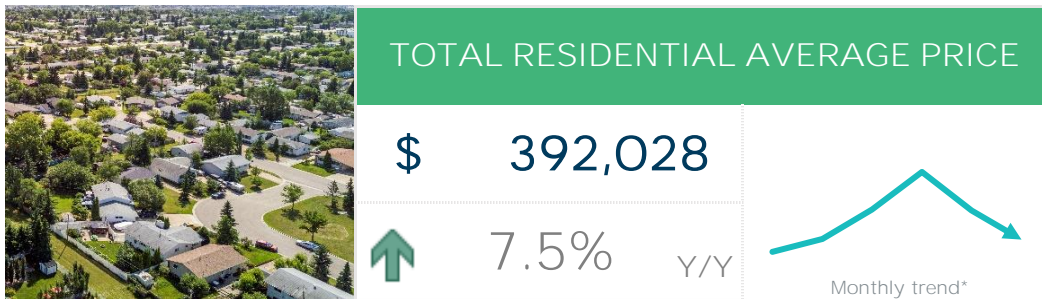


December 2020

Market Trend Summary

Improving sales across most regions in the province contributed to the strongest December sales since 2006. Improving sales in the second half of the year was enough to offset any pullbacks that occurred due to the initial shut down as 2020 sales in the province were 55,696, a two per cent gain over the previous year. The only regions to post annual sales growth was Edmonton and Lethbridge. While this is far better than expected given the circumstance, resale sales activity in the province continues to remain below longer-term averages.

Pullbacks in new listings combined with the improving sales helped reduce the inventory in the province and brought the market to the most balance conditions seen in over four years. Most of this improvement occurred in the latter part of the year, supporting some price recovery. On an annual basis, the average price improved by nearly three per cent. Much of the gain was driven by improvements in detached homes.



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

December 2020

December 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	2,578	37%	2,549	0%	11,287	-27%	101%	4.38	-47%	\$439,460	10%
Semi	413	35%	395	-9%	1,437	-28%	105%	3.48	-53%	\$363,838	0%
Row	374	35%	415	-1%	1,670	-13%	90%	4.47	-36%	\$283,851	6%
Apartment	415	40%	711	28%	3,165	7%	58%	7.63	-24%	\$237,915	-3%
Total Residential	3,806	38%	4,117	3%	17,825	-22%	92%	4.68	-43%	\$392,028	8%

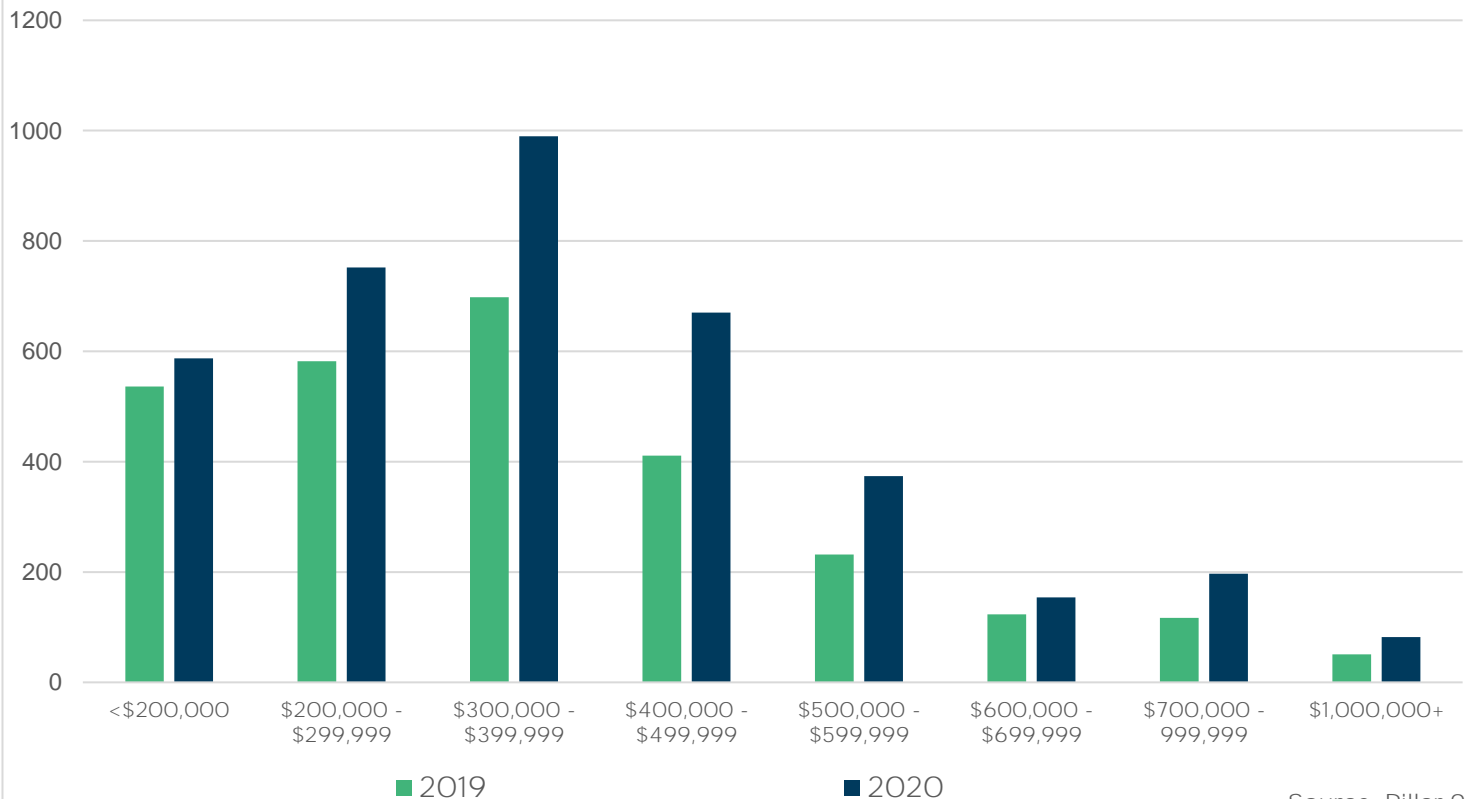
Year-to-Date

December 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	39,178	4%	65,054	-11%	17,283	-18%	60%	5.29	-21%	\$431,257	3%
Semi	5,578	9%	9,250	-7%	2,211	-14%	60%	4.76	-21%	\$367,580	-1%
Row	4,953	1%	9,377	-5%	2,318	-8%	53%	5.62	-9%	\$278,984	1%
Apartment	5,431	-11%	13,981	2%	3,851	-1%	39%	8.51	11%	\$229,230	-5%
Total Residential	55,696	2%	98,644	-9%	26,066	-15%	56%	5.62	-17%	\$388,634	3%

Residential Sales by Price Range

December



Source: Pillar 9

December 2020

December 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	1,199	40%	1,172	10%	3,670	-20%	102%	3.06	-43%	\$448,450	0%	\$402,000
Edmonton	793	34%	969	4%	3,854	-9%	82%	4.86	-32%	\$357,670	1%	\$335,000
Red Deer	88	24%	134	37%	416	-15%	66%	4.73	-31%	\$318,776	4%	\$292,500
Lethbridge	116	81%	98	11%	447	-23%	118%	3.85	-57%	\$300,495	14%	\$302,450
Medicine Hat	62	9%	64	-11%	290	-21%	97%	4.68	-28%	\$295,934	15%	\$260,000
Grande Prairie	71	6%	98	29%	431	46%	72%	6.07	37%	\$317,405	-1%	\$332,000
Fort McMurray	29	-45%	66	-16%	307	-30%	44%	10.59	27%	\$315,210	-6%	\$305,000
Total	3,806	38%	4,117	3%	17,825	-22%	92%	4.68	-43%	\$392,028	8%	\$355,000

Year-to-Date December 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price		Median Price
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%	Actual
Calgary	16,152	-1%	28,185	-9%	5,728	-14%	57%	4.26	-13%	\$457,997	0%	\$410,000
Edmonton	11,747	2%	22,494	-5%	5,131	-11%	52%	5.24	-12%	\$364,682	1%	NA
Red Deer	1,261	-3%	2,380	-10%	587	-12%	53%	5.59	-9%	\$313,215	1%	\$300,000
Lethbridge	1,666	9%	2,366	-10%	652	-13%	70%	4.70	-20%	\$301,708	4%	\$290,000
Medicine Hat	1,012	-1%	1,548	-12%	401	-15%	65%	4.76	-14%	\$294,306	6%	\$275,000
Grande Prairie	1,101	-18%	2,229	1%	485	21%	49%	5.29	48%	\$313,082	0%	\$315,000
Fort McMurray	866	-15%	1,488	-23%	412	-27%	58%	5.71	-15%	\$383,745	-1%	\$400,000
Total	55,696	2%	98,644	-9%	26,066	-15%	56%	5.62	-17%	\$388,634	3%	NA