AREA
Alberta Real Estate Association

Census Division 1 Monthly Statistics

Monthly Sales Comparison

Legend: Detached | Apartment | Semi-Detached | Row | 10 Year Average

Source: Pillar 9
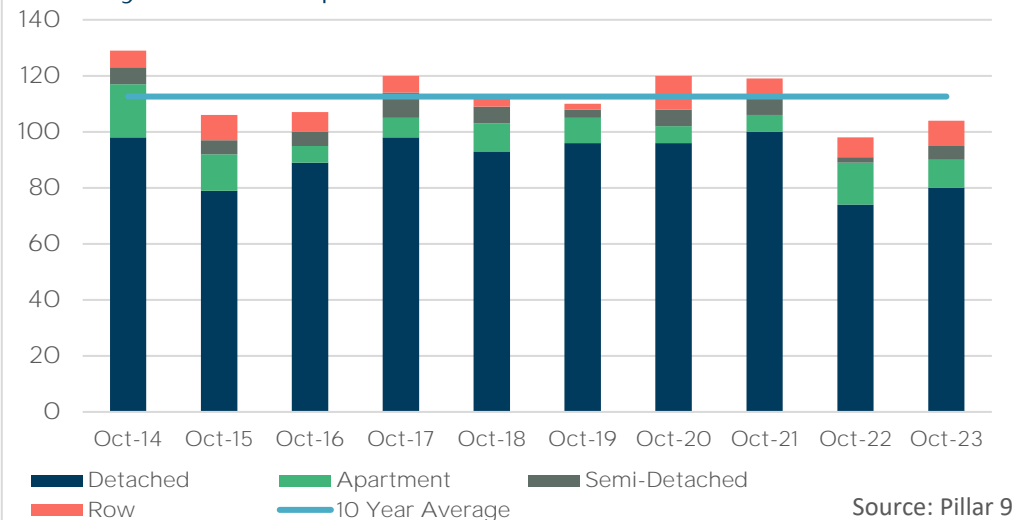
*The six month monthly trend is based on a moving average

TOTAL RESIDENTIAL AVG PRICE

$ 349,449

⬆ 11.3% Y/Y

Monthly trend*

DETACHED AVG PRICE

$ 380,914

⬆ 6.8% Y/Y   Monthly trend*

SEMI-DETACHED AVG PRICE
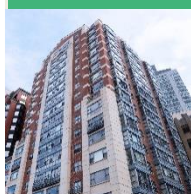
$ 264,900

⬆ 11.8% Y/Y   Monthly trend*

ROW AVG PRICE

$ 250,618

⬆ 33.5% Y/Y   Monthly trend*

APARTMENT AVG PRICE

$ 228,950

⬆ 31.9% Y/Y   Monthly trend*

SALES

104

⬆ 6.1% Y/Y   ⬇ 3.6% YTD

NEW LISTINGS

137

⬇ 11.6% Y/Y   ⬇ 6.5% YTD

INVENTORY

314

⬇ 16.9% Y/Y   Monthly trend*

MONTHS OF SUPPLY

3.02

⬇ 21.7% Y/Y   Monthly trend*

Census Division 1 Monthly Statistics

October 2023

October 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	80	8%	104	-18%	261	-10%	77%	3.26	-17%	$380,914	7%
Semi-Detached	5	150%	15	67%	26	24%	33%	5.20	-50%	$264,900	12%
Row	9	29%	9	80%	7	-61%	100%	0.78	-70%	$250,618	34%
Apartment	10	-33%	9	-36%	20	-58%	111%	2.00	-38%	$228,950	32%
Total Residential	104	6%	137	-12%	314	-17%	76%	3.02	-22%	$349,449	11%

Year-to-Date   October 2023

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	889	-11%	1257	-10%	240	-5%	71%	2.70	7%	$366,635	3%
Semi-Detached	72	95%	113	98%	24	79%	64%	3.28	-8%	$325,309	7%
Row	103	0%	112	-16%	15	-36%	92%	1.44	-36%	$217,879	2%
Apartment	150	22%	162	-9%	31	-34%	93%	2.05	-46%	$192,172	5%
Total Residential	1214	-4%	1644	-6%	310	-8%	74%	2.55	-4%	$330,006	2%

Residential Sales by Price Range

October

Legend: 2022 (green), 2023 (dark blue)

Source: Pillar 9