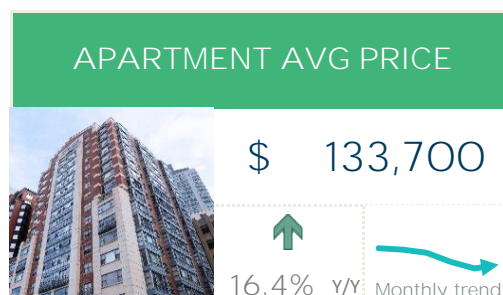
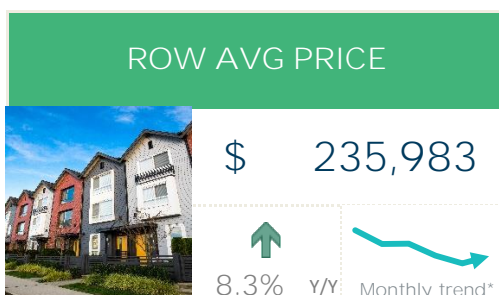
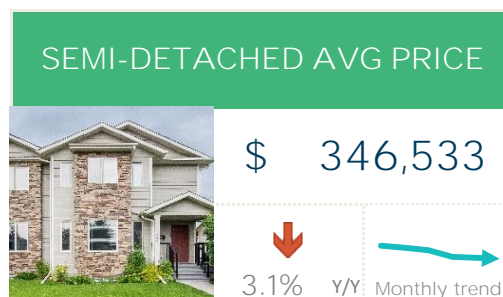
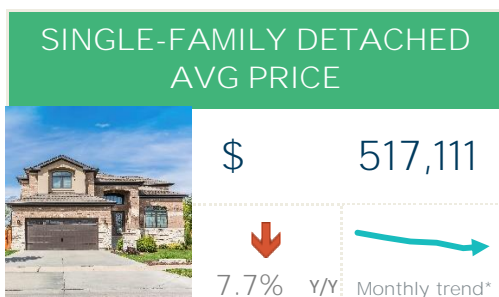
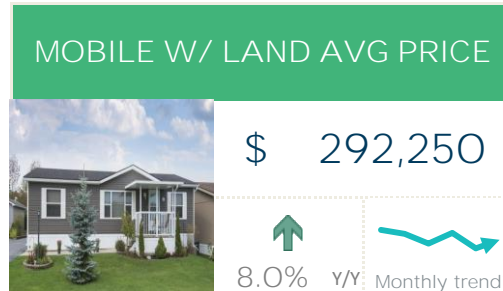
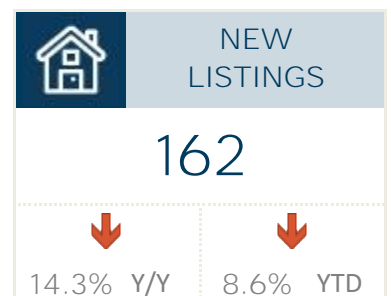
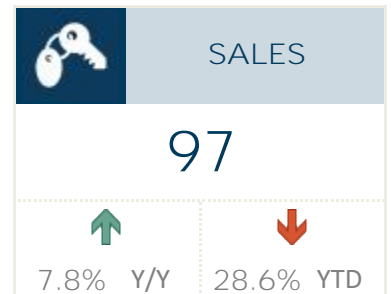


July 2023

Despite a year-over-year gain in sales in July, year-to-date sales have eased by 29 per cent. While the decline may seem significant, sales activity has returned to levels that were more consistent with activity reported prior to the pandemic. At the same time new listings have trended down preventing any further gains in inventory levels keeping the months of supply below six months.

More supply choice relative to sales has weighed on prices, with the year-to-date average price declining by over 11 per cent. However, some of the decline can also be related to shifts in the distribution of sales as relatively affordable row and apartment condominium sales account for a larger portion of total residential sales.



Fort McMurray, Anzac, Gregoire Lake, Sapræe Creek Monthly Statistics

July 2023

July 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%
Single Family Detached	50	14%	100	-13%	357	-1%	50%	7.14	-1%	\$517,111	-8%
Mobile with Land	2	-88%	10	-50%	46	-16%	20%	23.00	-16%	\$292,250	8%
Semi-Detached	12	100%	12	-20%	35	-22%	100%	2.92	-22%	\$346,533	-3%
Row	15	150%	17	-19%	51	-4%	88%	3.40	-4%	\$235,983	8%
Apartment	18	0%	23	28%	68	31%	78%	3.78	31%	\$133,700	16%
Total Residential	97	8%	162	-14%	557	-2%	60%	5.74	-2%	\$376,750	-2%

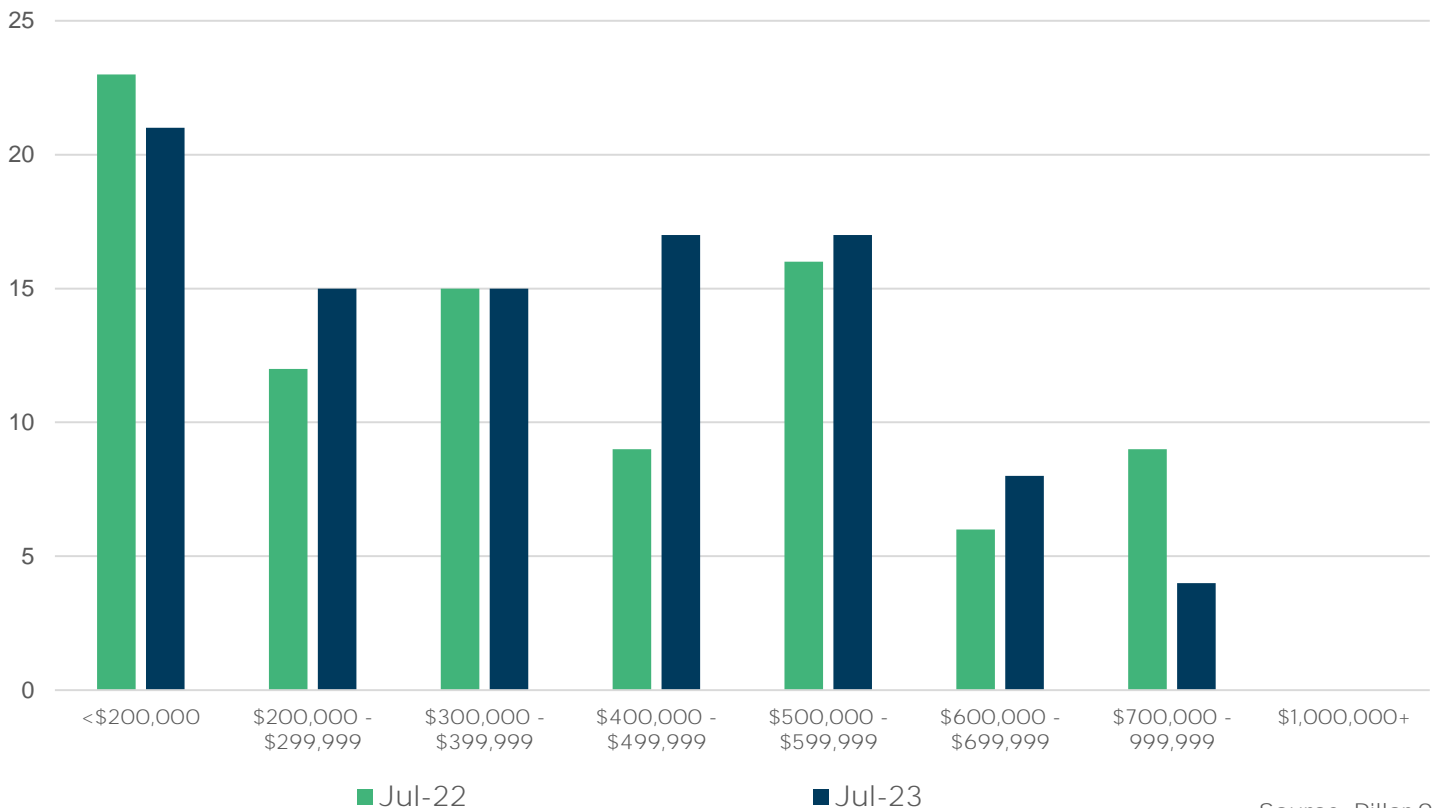
Year-to-Date

July 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%
Single Family Detached	326	-33%	766	-10%	310	20%	43%	6.66	80%	\$504,699	-9%
Mobile with Land	53	-46%	110	-24%	42	-17%	48%	5.53	55%	\$233,167	-7%
Semi-Detached	49	-20%	97	-7%	38	33%	51%	5.41	65%	\$345,439	-14%
Row	83	-2%	140	13%	52	73%	59%	4.42	77%	\$222,610	-1%
Apartment	122	-22%	177	-5%	64	23%	69%	3.67	57%	\$116,041	-3%
Total Residential	633	-29%	1290	-9%	506	21%	49%	5.60	69%	\$357,531	-11%

Residential Sales by Price Range

July



Source: Pillar 9