

SELLING PRICE

AVERAGE	\$463K		\$438K	MEDIAN
Month-over-Month	-0.4%		-0.6%	Month-over-Month
Year-over-Year	5.2%		6.2%	Year-over-Year
ALL RESIDENTIAL				

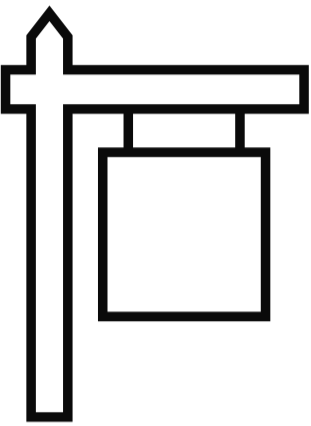
AVERAGE	\$578K		\$534K	MEDIAN
M/M	0.7%		1.9%	M/M
Y/Y	4.8%		6.8%	Y/Y
DETACHED				

AVERAGE	\$431K		\$424K	MEDIAN
M/M	-2.1%		-1.5%	M/M
Y/Y	5.8%		4.6%	Y/Y
SEMI-DETACHED				

AVERAGE	\$297K		\$290K	MEDIAN
M/M	-4.1%		-6.5%	M/M
Y/Y	1.6%		1.8%	Y/Y
ROW/TOWNHOUSE				

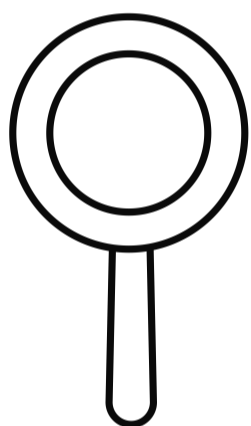
AVERAGE	\$210K		\$190K	MEDIAN
M/M	-2.4%		-2.6%	M/M
Y/Y	2.6%		-1.0%	Y/Y
APARTMENT CONDOMINIUM				

NEW LISTINGS

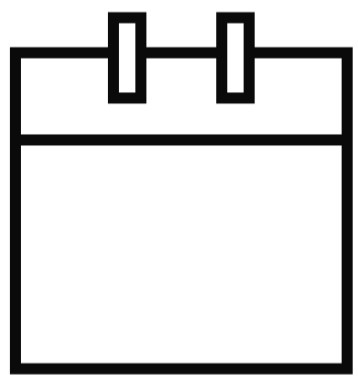


CURRENT MONTH		M/M
4,388	↑	7.8%
YTD		Y/Y
26K	↑	20.0%

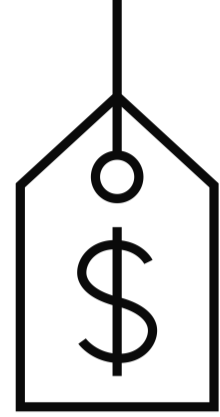
INVENTORY



7,083	2.5
INVENTORY	MONTHS OF INVENTORY



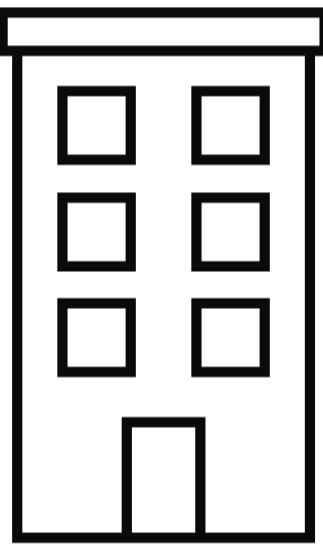
SALES



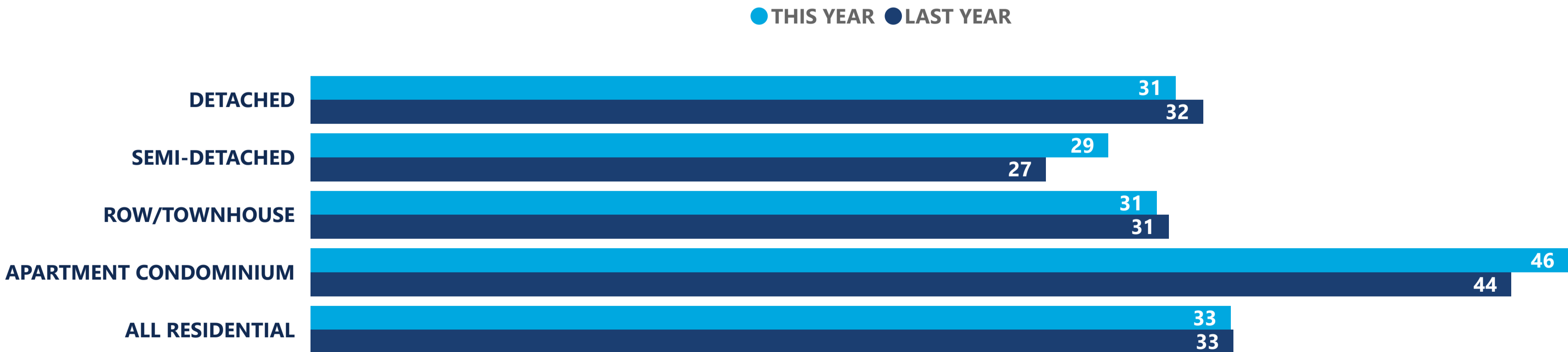
CURRENT MONTH		M/M
2,860	↓	-0.5%
YTD		Y/Y
17K	↓	-2.6%

HIGH ROLLERS

DETACHED	\$2,900,000
SEMI-DETACHED	\$856,000
ROW/TOWNHOUSE	\$630,000
APARTMENT CONDOMINIUM	\$1,200,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

SELLING PRICE

AVERAGE	\$432K		\$415K	MEDIAN
Month-over-Month	-0.4%		-0.8%	Month-over-Month
Year-over-Year	4.2%		7.0%	Year-over-Year
ALL RESIDENTIAL				

AVERAGE	\$569K		\$517K	MEDIAN
M/M	1.2%		0.3%	M/M
Y/Y	4.0%		5.9%	Y/Y
DETACHED				

AVERAGE	\$431K		\$427K	MEDIAN
M/M	-3.6%		-1.5%	M/M
Y/Y	6.6%		5.5%	Y/Y
SEMI-DETACHED				

AVERAGE	\$290K		\$280K	MEDIAN
M/M	-3.2%		-6.6%	M/M
Y/Y	1.4%		0.2%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$203K		\$186K	MEDIAN
M/M	-4.1%		-4.6%	M/M
Y/Y	1.1%		-2.1%	Y/Y
APARTMENT CONDOMINIUM				

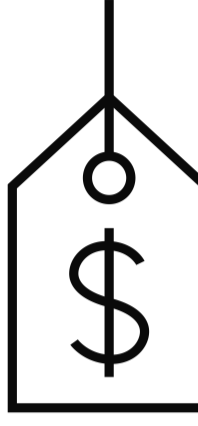
NEW LISTINGS

	CURRENT MONTH		M/M
	3,216	↑	9.4%
	YTD	↑	Y/Y
	19K		22.0%

INVENTORY

5,323		2.7	
INVENTORY		MONTHS OF INVENTORY	

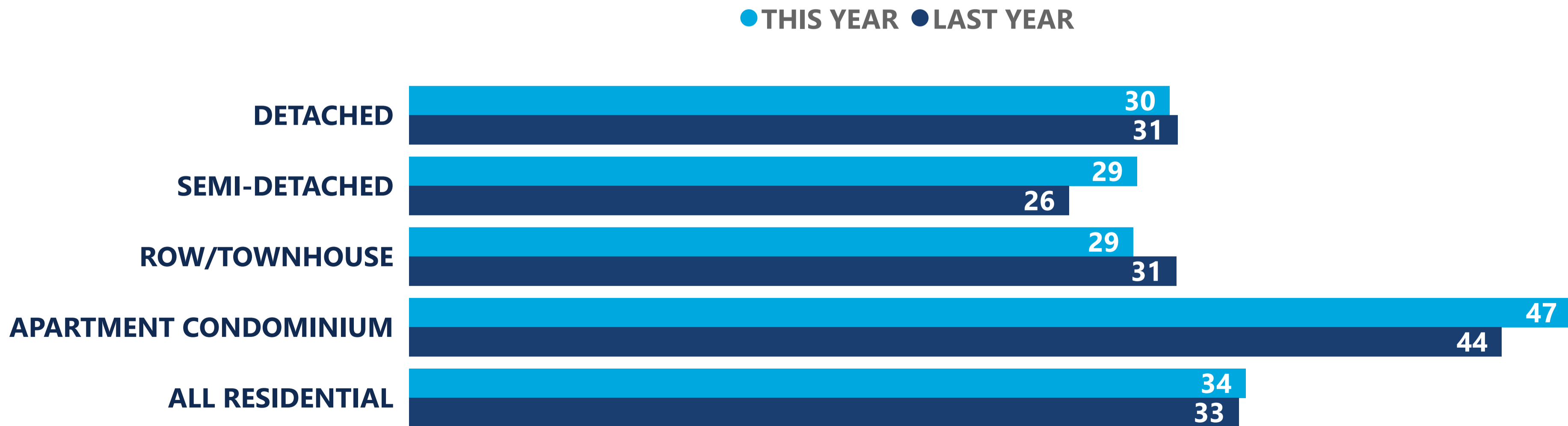
SALES

	CURRENT MONTH		M/M
	1,941	↓	-1.6%
	YTD	↓	Y/Y
	12K		-3.4%

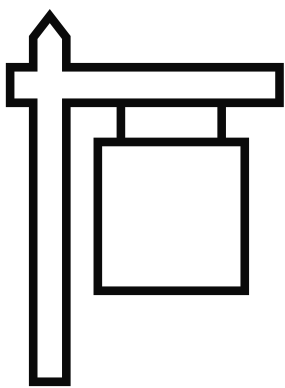
HIGH ROLLERS


DETACHED	\$2,900,000	
SEMI-DETACHED	\$856,000	
ROW/TOWNHOUSE	\$630,000	
APARTMENT CONDOMINIUM	\$835,000	


AVERAGE DAYS ON MARKET FOR MONTHLY SALES



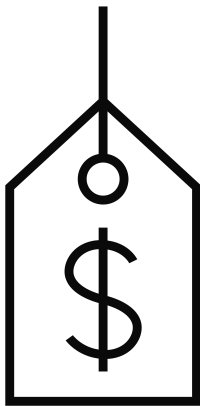
NEW LISTINGS





CURRENT MONTH
4,388  **M/M**
8%

YTD
26K  **Y/Y**
20%

SALES

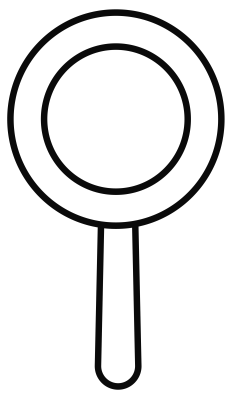


CURRENT MONTH
2,860  **M/M**
-0%

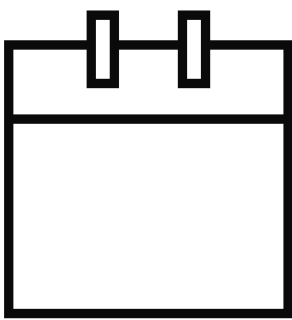
YTD
17K  **Y/Y**
-3%

MONTHS OF INVENTORY

7,083
INVENTORY



2.5
MONTHS OF INVENTORY



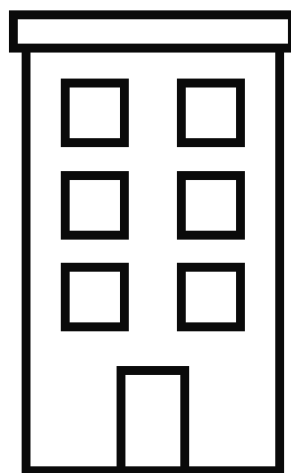
HIGH ROLLERS

DETACHED \$2,900,000

SEMI-DETACHED \$856,000

ROW/TOWNHOUSE \$630,000

APARTMENT CONDOMINIUM \$1,200,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE **\$463,078**

M/M -0%

Y/Y 5%

MEDIAN **\$437,500**

M/M -1%

Y/Y 6%



DETACHED

AVERAGE **\$578,442**

M/M 1%

Y/Y 5%

MEDIAN **\$534,249**

M/M 2%

Y/Y 7%



SEMI-DETACHED

AVERAGE **\$430,813**

M/M -2%

Y/Y 6%

MEDIAN **\$423,500**

M/M -2%

Y/Y 5%



ROW/TOWNHOUSE

AVERAGE **\$296,785**

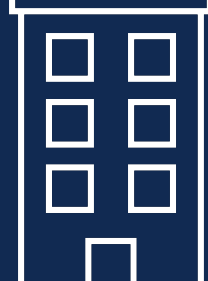
M/M -4%

Y/Y 2%

MEDIAN **\$290,000**

M/M -6%

Y/Y 2%



APARTMENT
CONDOMINIUM

AVERAGE **\$209,711**

M/M -2%

Y/Y 3%

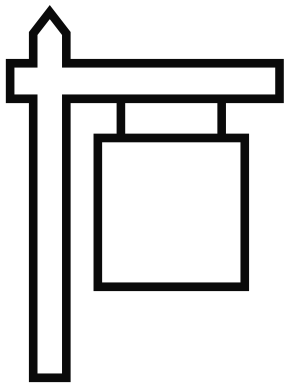
MEDIAN **\$190,000**

M/M -3%

Y/Y -1%

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NEW LISTINGS



CURRENT MONTH

3,216

↑

M/M

9%

YTD

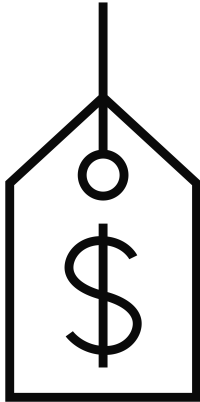
19K

↑

Y/Y

22%

SALES



CURRENT MONTH

1,941

↓

M/M

-2%

YTD

12K

↓

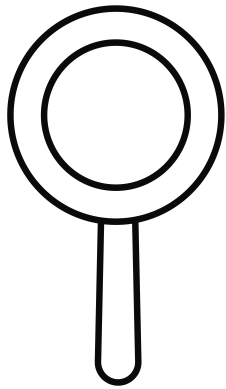
Y/Y

-3%

MONTHS OF INVENTORY

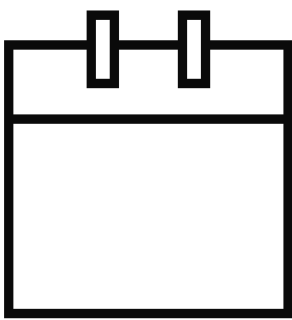
5,323

INVENTORY



2.7

MONTHS OF
INVENTORY



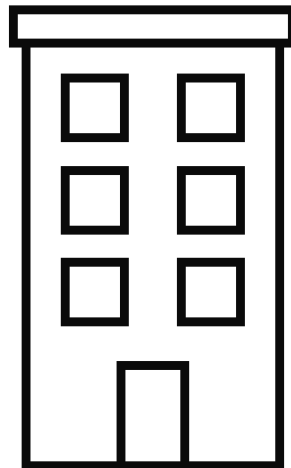
HIGH ROLLERS

DETACHED\$2,900,000

SEMI-DETACHED\$856,000

ROW/TOWNHOUSE\$630,000

APARTMENT CONDOMINIUM\$835,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE\$432,032

M/M-0%

Y/Y4%

MEDIAN\$415,000

M/M-1%

Y/Y7%



DETACHED

AVERAGE\$569,500

M/M1%

Y/Y4%

MEDIAN\$517,000

M/M0%

Y/Y6%



SEMI-DETACHED

AVERAGE\$431,394

M/M-4%

Y/Y7%

MEDIAN\$427,000

M/M-1%

Y/Y5%



ROW/TOWNHOUSE

AVERAGE\$289,537

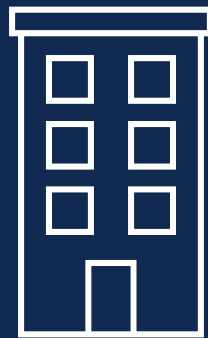
M/M-3%

Y/Y1%

MEDIAN\$280,000

M/M-7%

Y/Y0%



APARTMENT
CONDOMINIUM

AVERAGE\$202,823

M/M-4%

Y/Y1%

MEDIAN\$186,000

M/M-5%

Y/Y-2%

MLS® HOME PRICE INDEX

\$428K

Benchmark Price

↓ **-2.7%**

Month-over-Month

↑ **5.2%**

Year-over-Year

\$463K

Average Sales Price

↓ **-0.4%**

Month-over-Month

↑ **5.2%**

Year-over-Year

\$438K

Median Sales Price

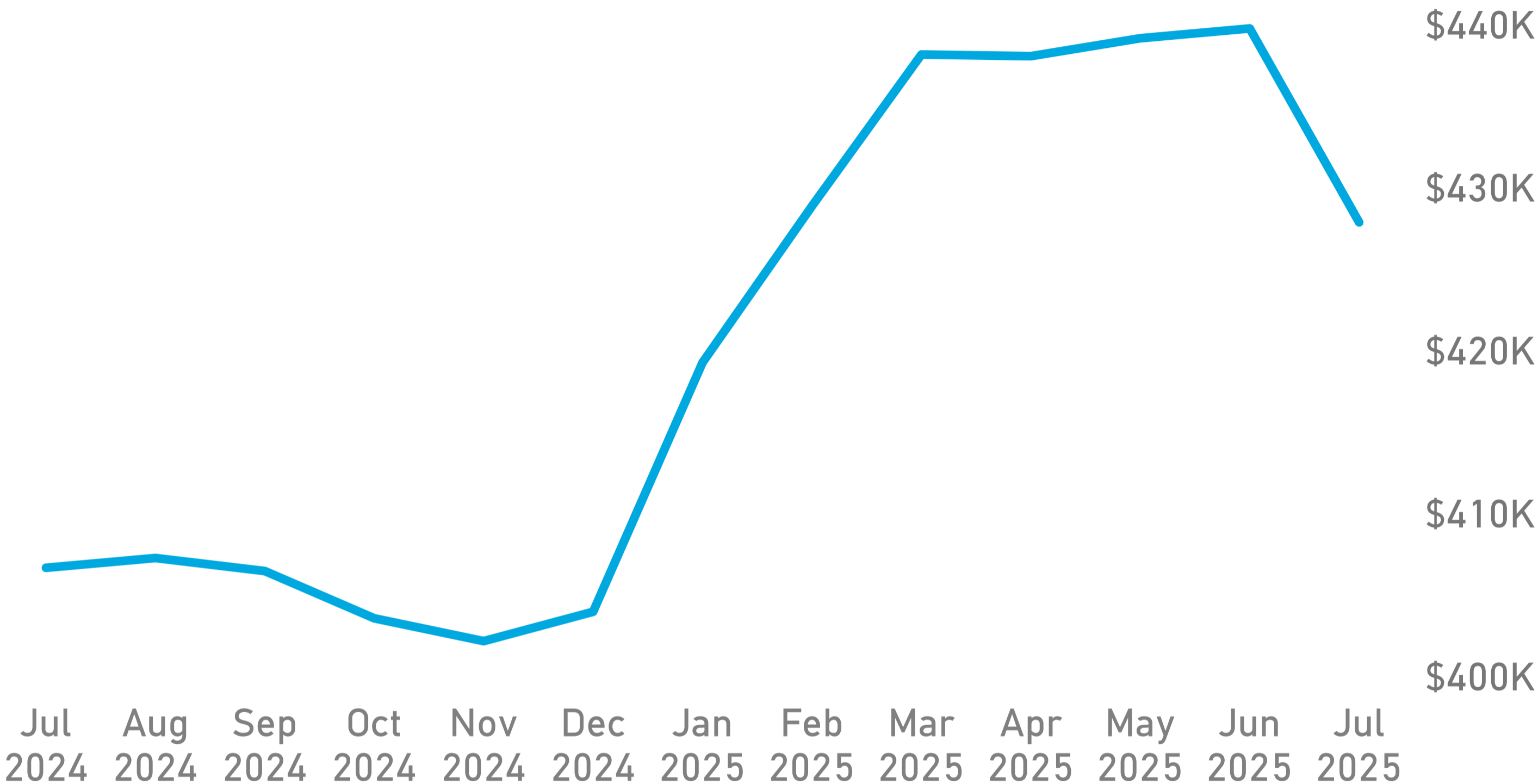
↓ **-0.6%**

Month-over-Month

↑ **6.2%**

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$518K

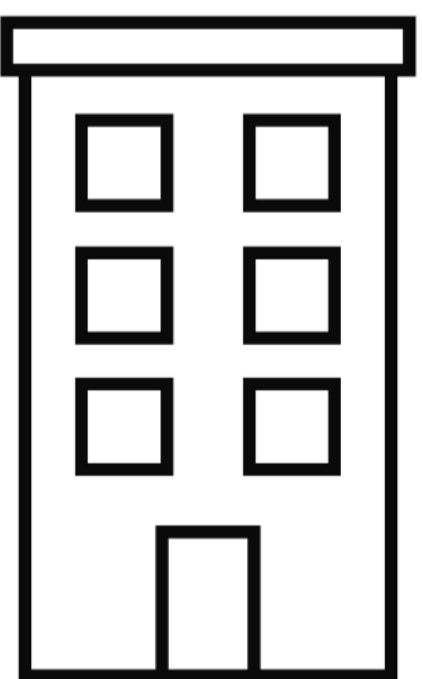
Benchmark Price

↓ **-0.5%**

Month-over-Month

↑ **8.8%**

Year-over-Year



APARTMENT

\$204K

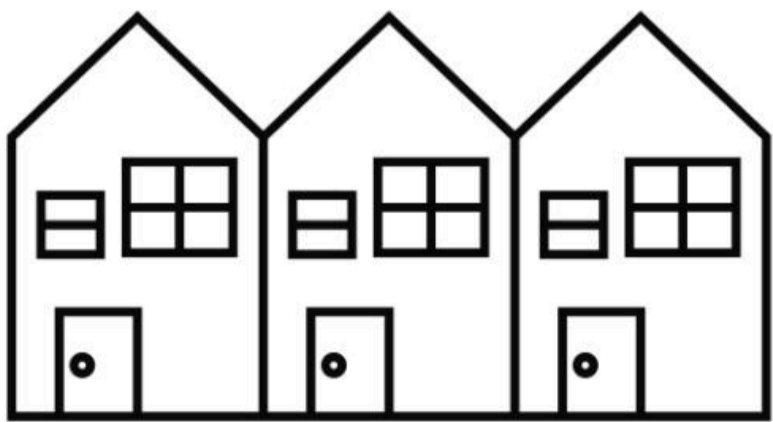
Benchmark Price

↓ **-9.3%**

Month-over-Month

↑ **3.6%**

Year-over-Year



TOWNHOUSE

\$287K

Benchmark Price

↓ **-4.8%**

Month-over-Month

↑ **7.8%**

Year-over-Year

JULY 2025 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

\$413K

Benchmark Price

↓ **-3.3%**

Month-over-Month

↑ **4.2%**

Year-over-Year

\$432K

Average Sales Price

↓ **-0.4%**

Month-over-Month

↑ **4.2%**

Year-over-Year

\$415K

Median Sales Price

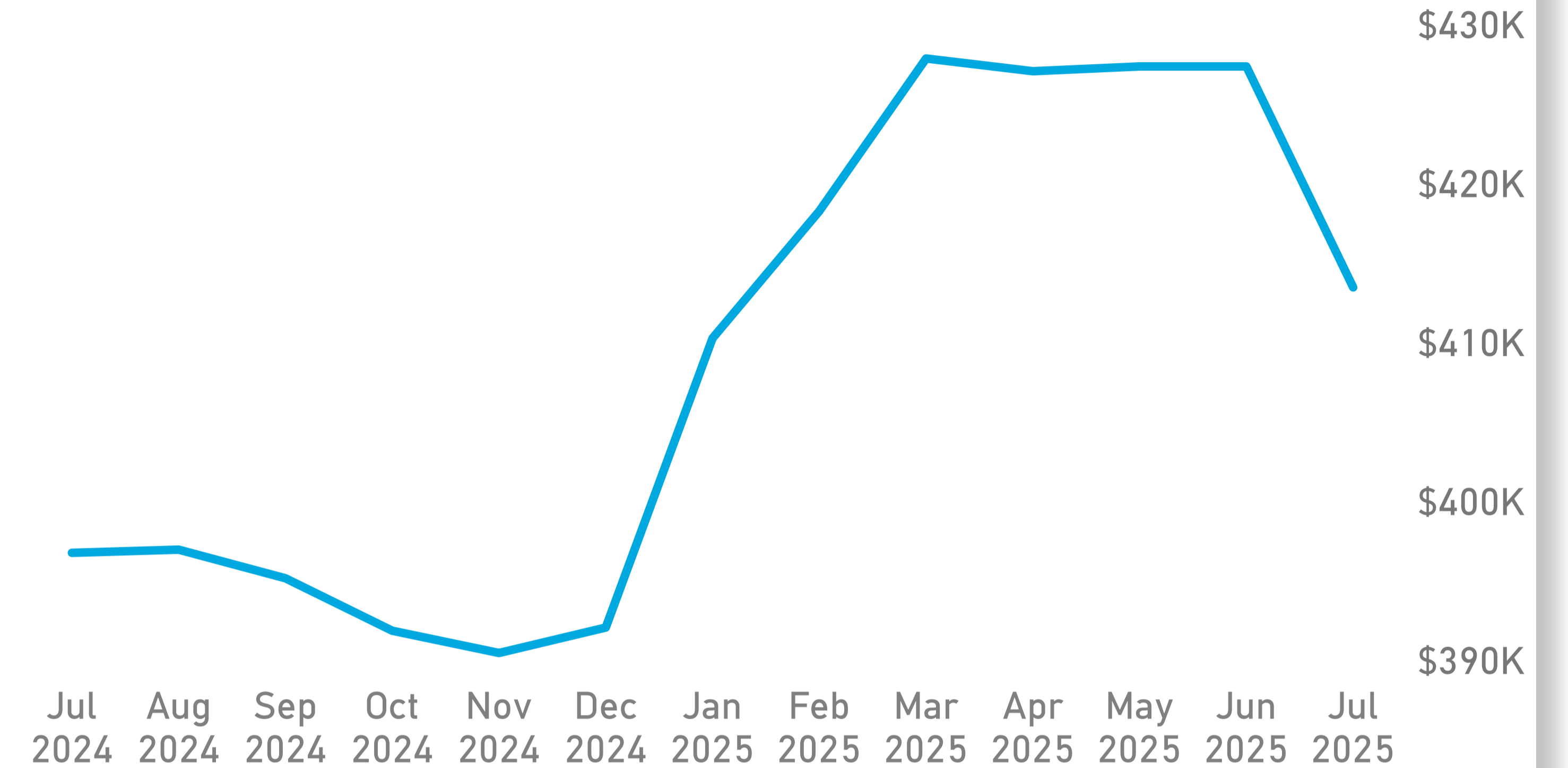
↓ **-0.8%**

Month-over-Month

↑ **7.0%**

Year-over-Year

BENCHMARK PRICE TREND



\$521K

Benchmark Price

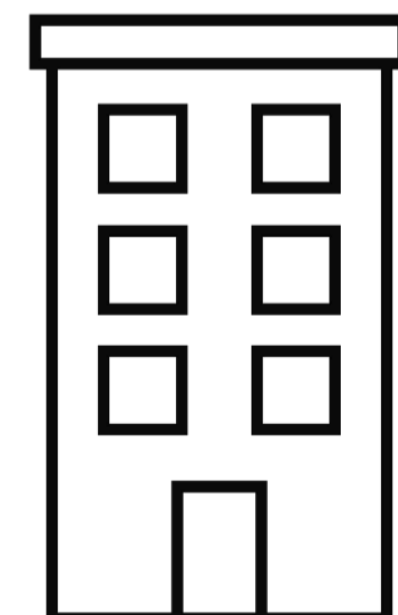
↓ **-0.8%**

Month-over-Month

↑ **8.3%**

Year-over-Year

SINGLE FAMILY



\$200K

Benchmark Price

↓ **-9.3%**

Month-over-Month

↑ **3.6%**

Year-over-Year

APARTMENT



\$284K

Benchmark Price

↓ **-4.0%**

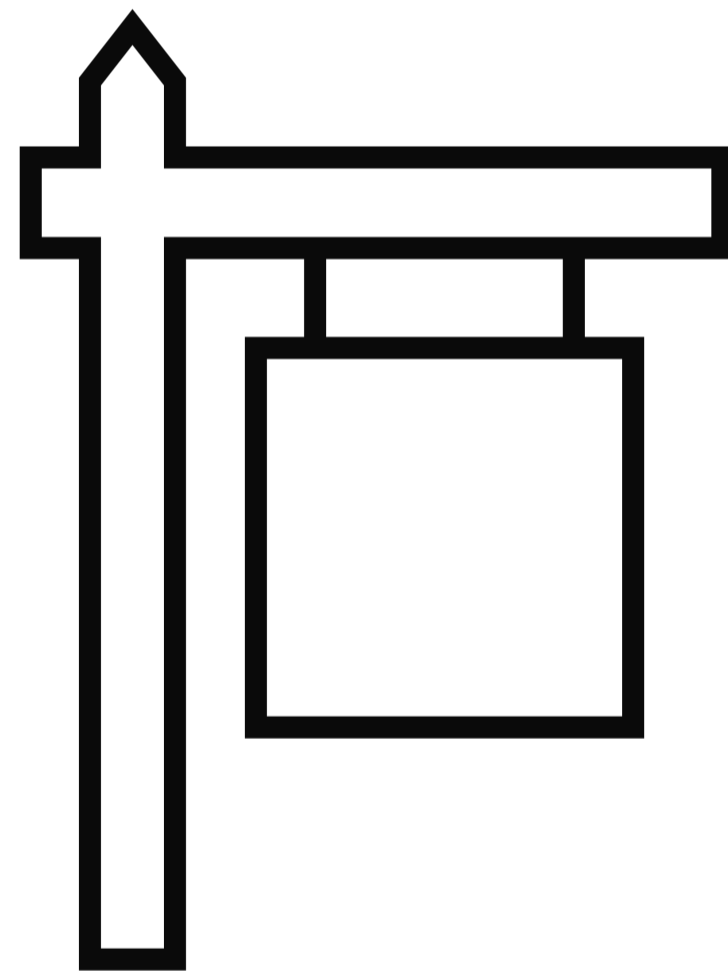
Month-over-Month

↑ **9.7%**

Year-over-Year

TOWNHOUSE

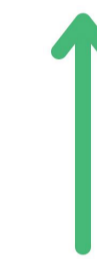
NEW LISTINGS



CURRENT MONTH

4,388

MONTH-OVER-MONTH

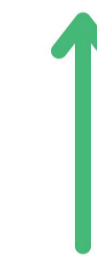


7.8%

YTD

26K

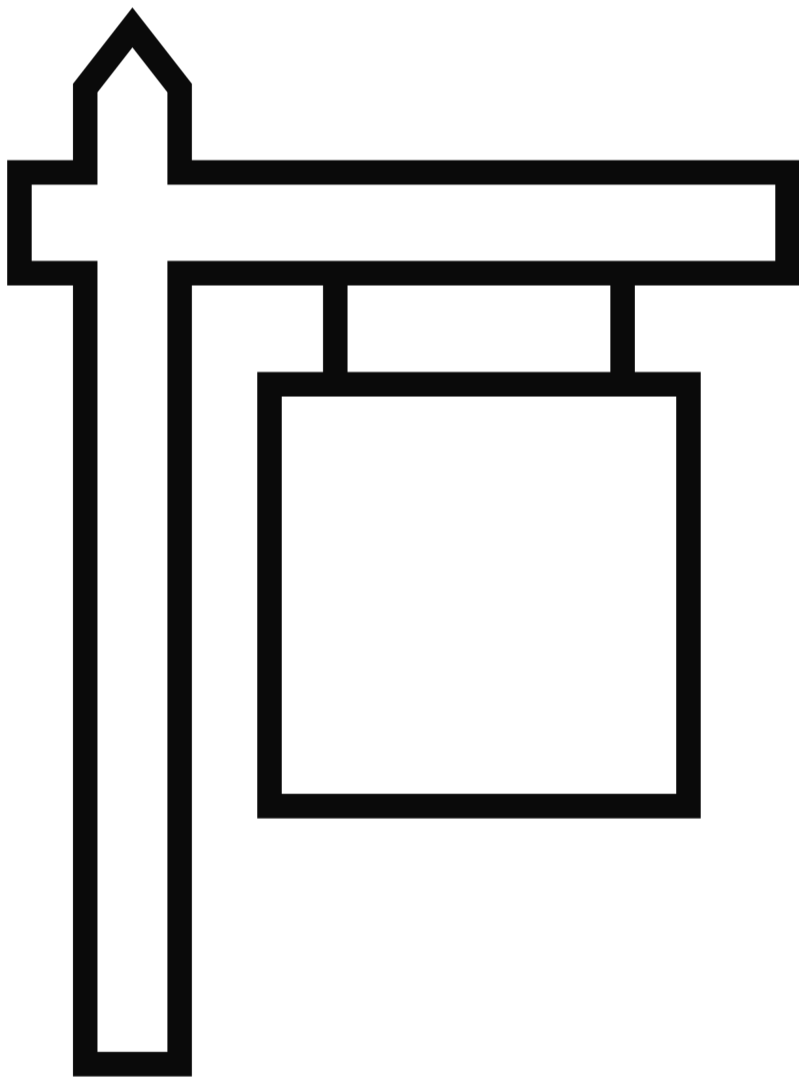
YEAR-OVER-YEAR



20.0%

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NEW LISTINGS



CURRENT MONTH

3,216

YTD

19K

MONTH-OVER-MONTH

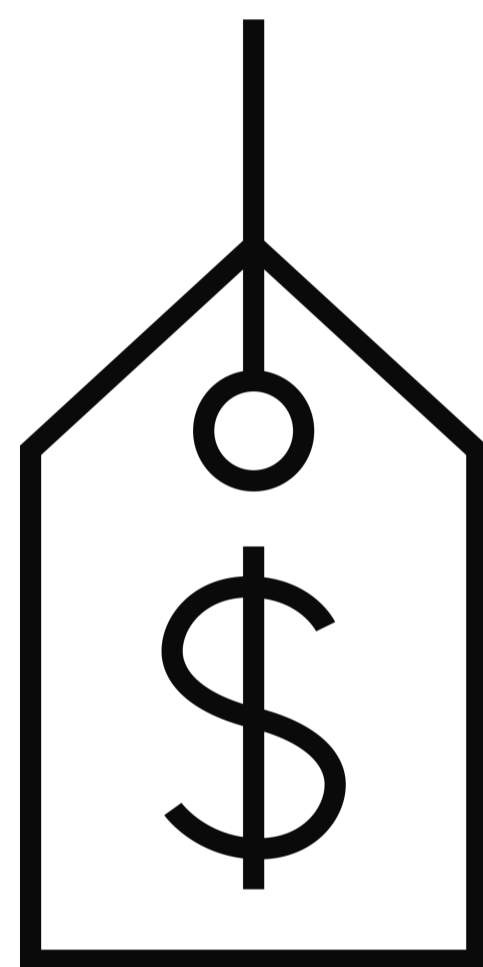


9.4%

YEAR-OVER-YEAR



22.0%



SALES

CURRENT MONTH

2,860

YTD

17K

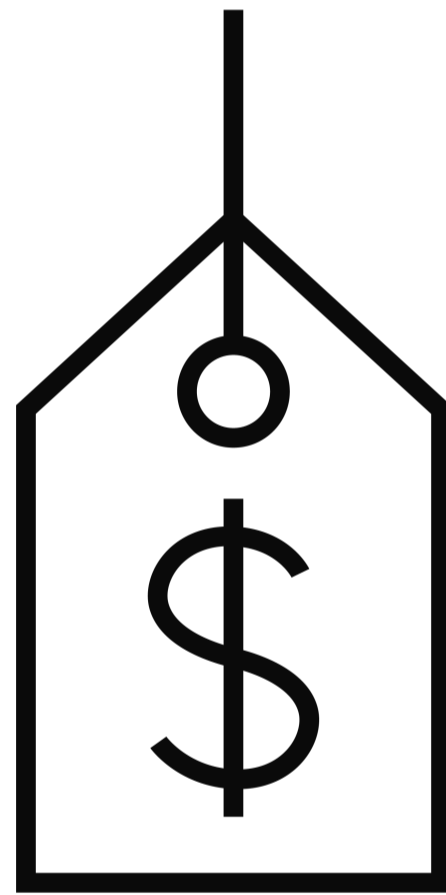
MONTH-OVER-MONTH

↓ **-0.5%**

YEAR-OVER-YEAR

↓ **-2.6%**

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SALES

CURRENT MONTH

1,941

YTD

12K

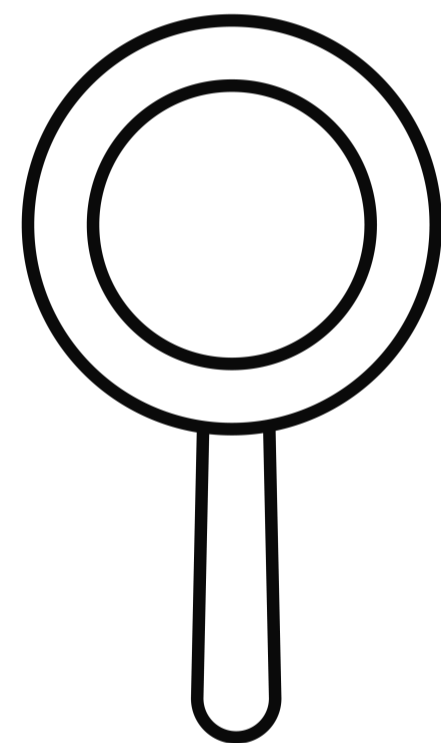
MONTH-OVER-MONTH

↓ **-1.6%**

YEAR-OVER-YEAR

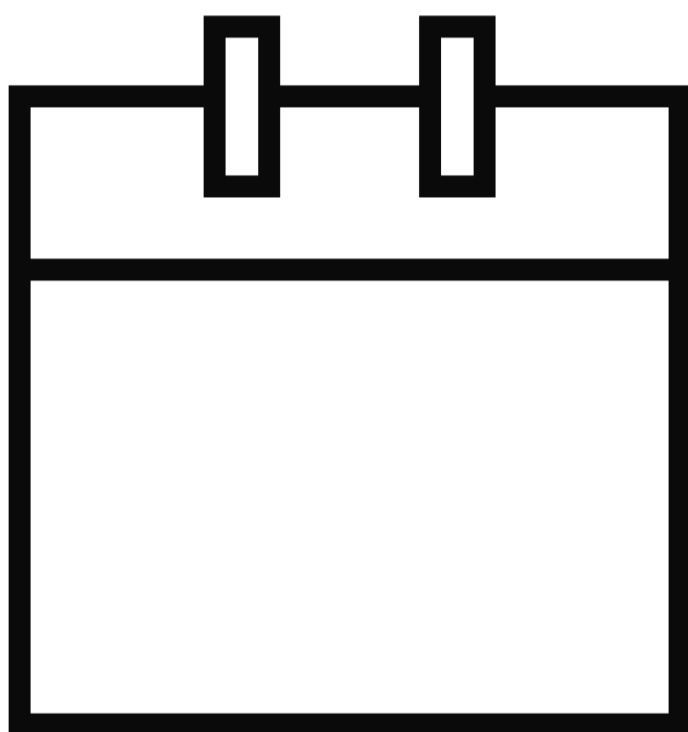
↓ **-3.4%**

7,083



INVENTORY

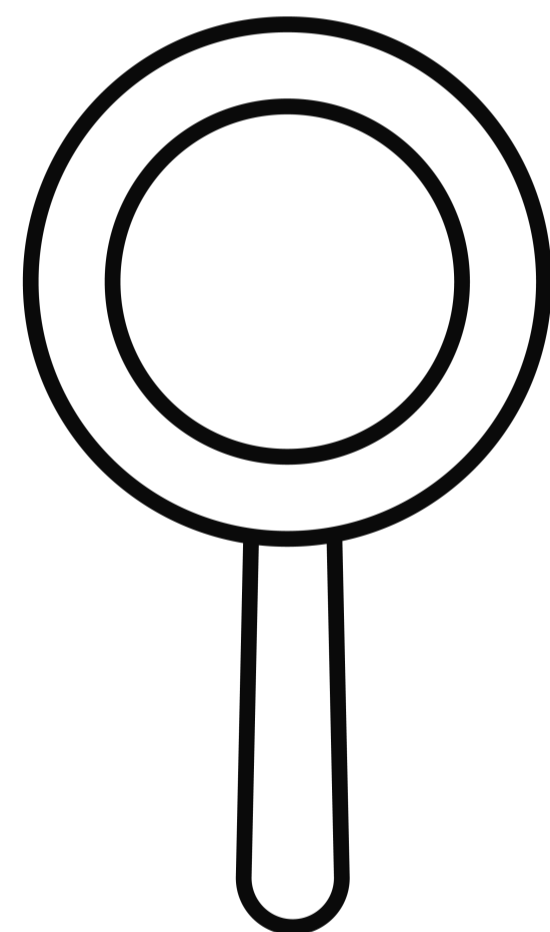
2.5



MOI

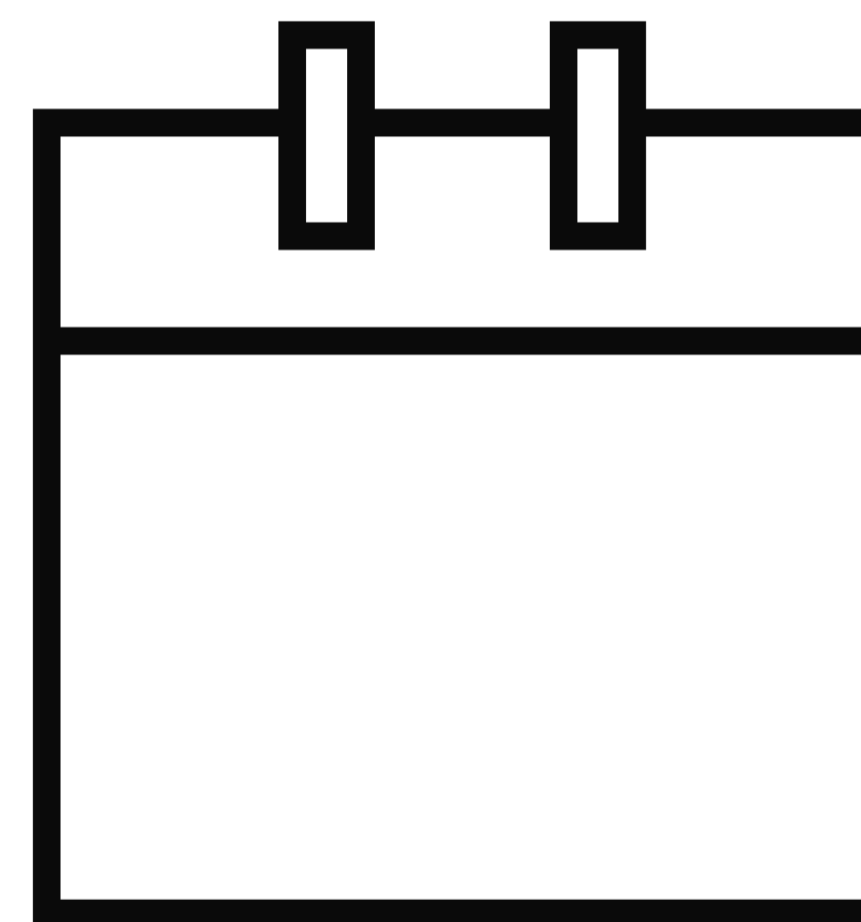
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5,323

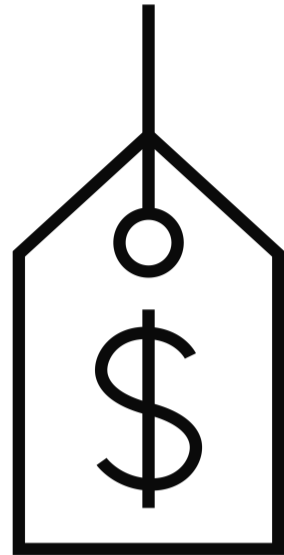


INVENTORY

2.7



MOI

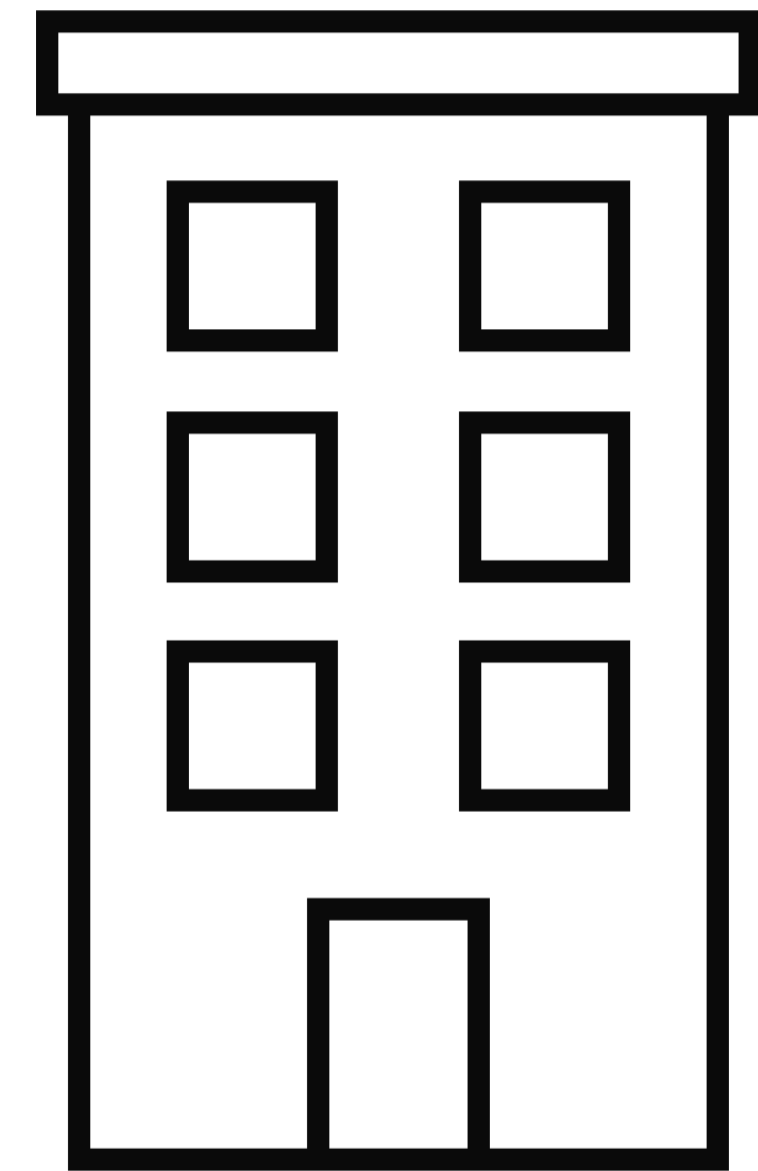


DETACHED **\$2,900,000**

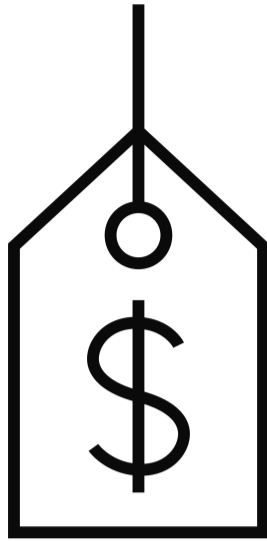
SEMI-DETACHED **\$856,000**

ROW/TOWNHOUSE **\$630,000**

APARTMENT
CONDOMINIUM **\$1,200,000**



HIGH ROLLERS



DETACHED

\$2,900,000

SEMI-DETACHED

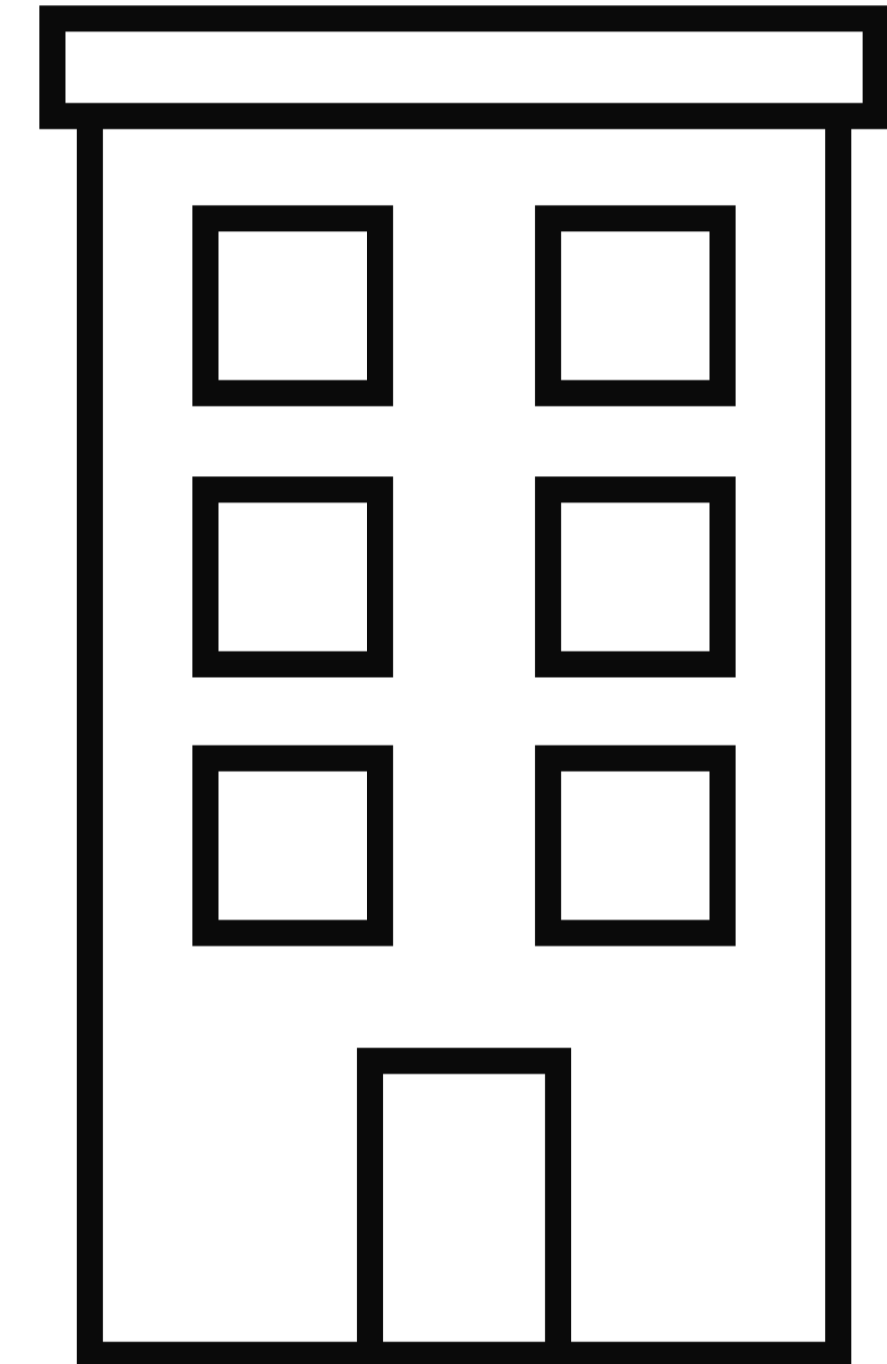
\$856,000

ROW/TOWNHOUSE

\$630,000

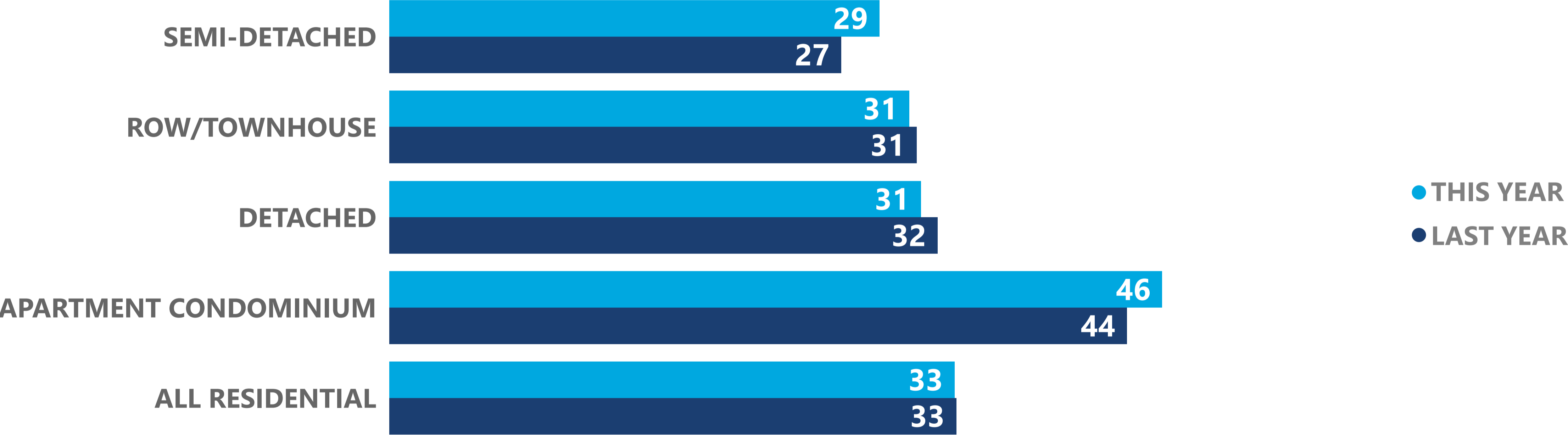
APARTMENT
CONDOMINIUM

\$835,000



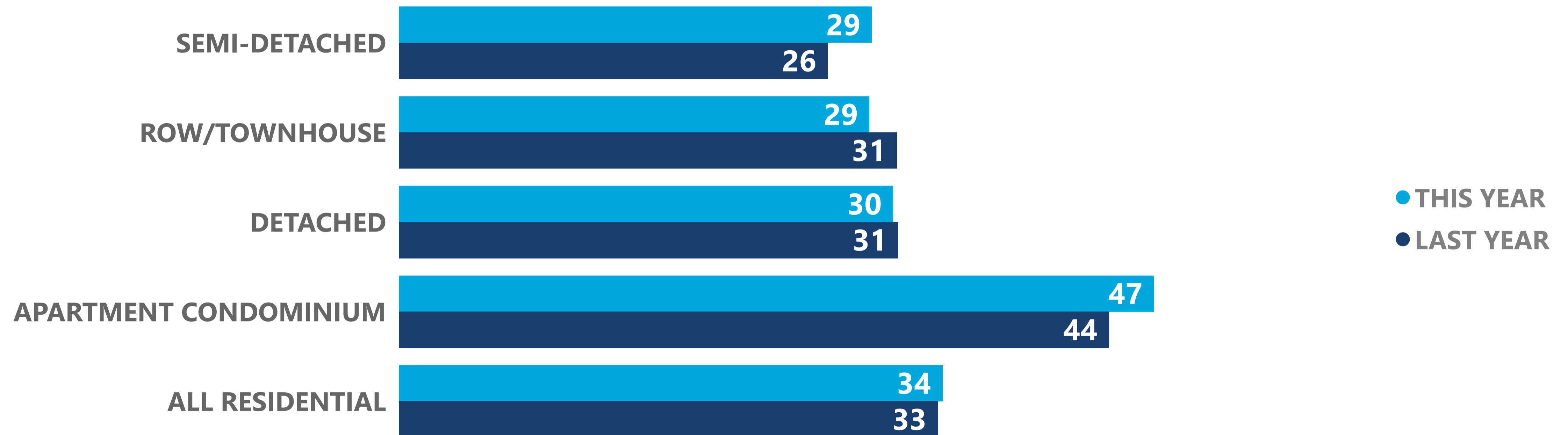
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE	\$463K		\$438K	MEDIAN
M/M	-0.4%		-0.6%	M/M
Y/Y	5.2%		6.2%	Y/Y

ALL RESIDENTIAL

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AVERAGE	\$432K		\$415K	MEDIAN
M/M	-0.4%		-0.8%	M/M
Y/Y	4.2%		7.0%	Y/Y

ALL RESIDENTIAL

AVERAGE **\$578K**

M/M **0.7%**

Y/Y **4.8%**



DETACHED

\$534K MEDIAN

1.9% M/M

6.8% Y/Y

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AVERAGE **\$569K**

M/M **1.2%**

Y/Y **4.0%**



DETACHED

\$517K MEDIAN

0.3% M/M

5.9% Y/Y



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AVERAGE

\$297K

M/M

-4.1%

Y/Y

1.6%



\$290K

MEDIAN

-6.5%

M/M

1.8%

Y/Y

ROW/TOWNHOUSE

** Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.*

AVERAGE

\$290K

M/M

-3.2%

Y/Y

1.4%



\$280K

MEDIAN

-6.6%

M/M

0.2%

Y/Y

ROW/TOWNHOUSE