

SELLING PRICE

AVERAGE	\$461K		\$435K	MEDIAN
Month-over-Month	-0.4%		-0.6%	Month-over-Month
Year-over-Year	6.0%		5.6%	Year-over-Year
ALL RESIDENTIAL				


AVERAGE	\$570K		\$524K	MEDIAN
M/M	-1.5%		-2.0%	M/M
Y/Y	4.5%		5.3%	Y/Y
DETACHED				

AVERAGE	\$421K		\$418K	MEDIAN
M/M	-2.3%		-1.3%	M/M
Y/Y	1.4%		1.0%	Y/Y
SEMI-DETACHED				

AVERAGE	\$301K		\$295K	MEDIAN
M/M	1.5%		1.7%	M/M
Y/Y	3.5%		1.7%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$218K		\$200K	MEDIAN
M/M	3.9%		5.3%	M/M
Y/Y	6.7%		5.1%	Y/Y
APARTMENT CONDOMINIUM				

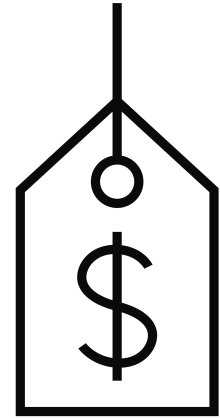


NEW LISTINGS

	CURRENT MONTH		M/M
	3,785		-10.5%
	YTD		Y/Y
	29K		11.6%

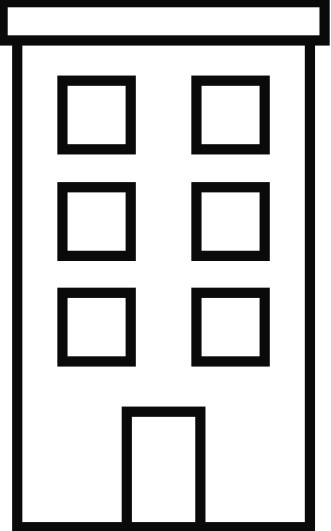
INVENTORY

7,141		3.0	
INVENTORY		MONTHS OF INVENTORY	

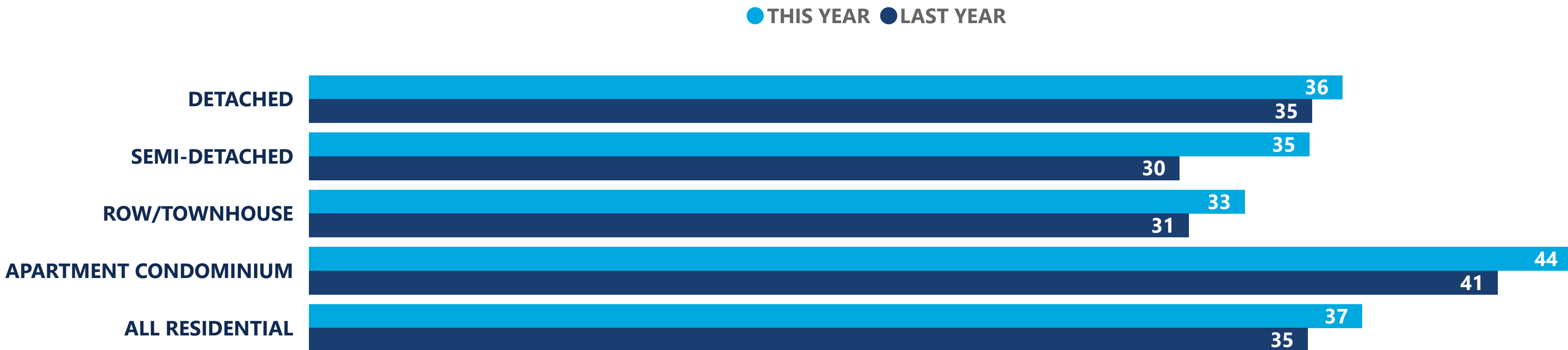
SALES

	CURRENT MONTH		M/M
	2,382		-16.7%
	YTD		Y/Y
	20K		-7.7%

HIGH ROLLERS

DETACHED	\$2,800,000	
SEMI-DETACHED	\$831,000	
ROW/TOWNHOUSE	\$640,000	
APARTMENT CONDOMINIUM	\$1,700,000	

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.

AUGUST 2025 RESIDENTIAL STATISTICS - CITY OF EDMONTON

SELLING PRICE



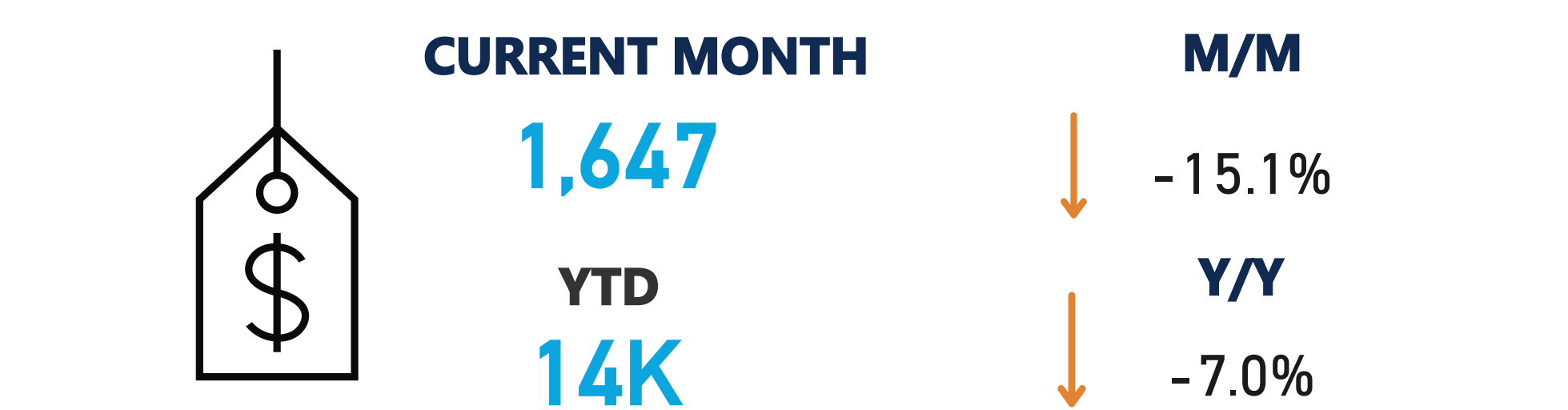
NEW LISTINGS



INVENTORY



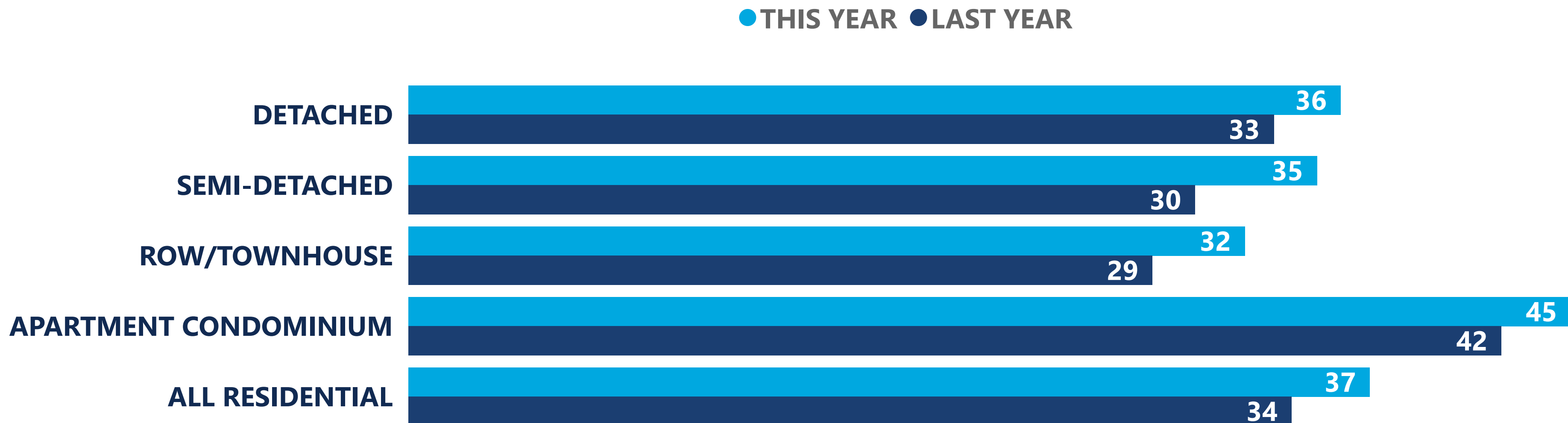
SALES



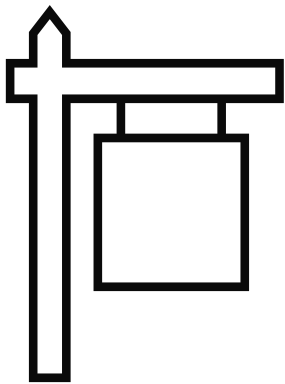
HIGH ROLLERS



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



NEW LISTINGS



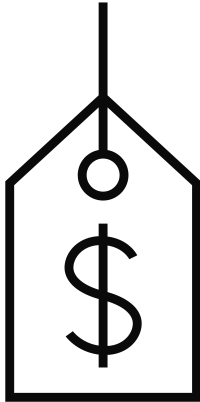
CURRENT MONTH
3,785

M/M
-11%

YTD
29K

Y/Y
12%

SALES



CURRENT MONTH
2,382

M/M
-17%

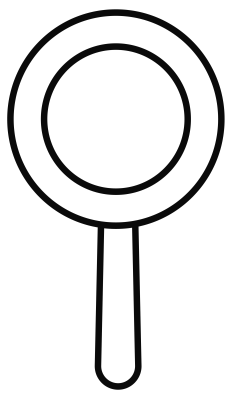
YTD
20K

Y/Y
-8%

MONTHS OF INVENTORY

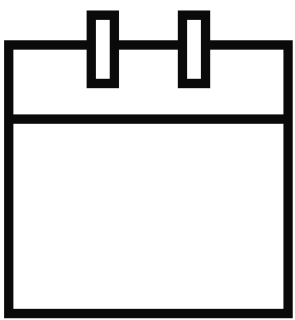
7,141

INVENTORY



3.0

**MONTHS OF
INVENTORY**



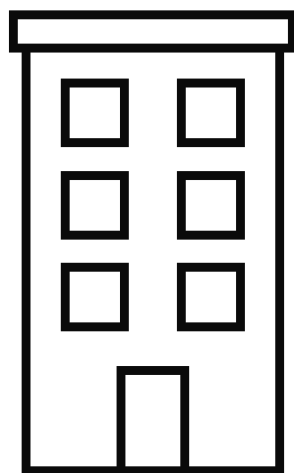
HIGH ROLLERS

DETACHED \$2,800,000

SEMI-DETACHED \$831,000

ROW/TOWNHOUSE \$640,000

APARTMENT CONDOMINIUM \$1,700,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE \$461,281

M/M -0%

Y/Y 6%

MEDIAN \$435,000

M/M -1%

Y/Y 6%



DETACHED

AVERAGE \$569,926

M/M -1%

Y/Y 4%

MEDIAN \$523,500

M/M -2%

Y/Y 5%



SEMI-DETACHED

AVERAGE \$420,802

M/M -2%

Y/Y 1%

MEDIAN \$418,000

M/M -1%

Y/Y 1%



ROW/TOWNHOUSE

AVERAGE \$301,342

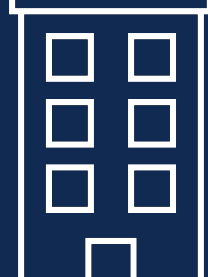
M/M 2%

Y/Y 3%

MEDIAN \$295,000

M/M 2%

Y/Y 2%



APARTMENT
CONDOMINIUM

AVERAGE \$218,063

M/M 4%

Y/Y 7%

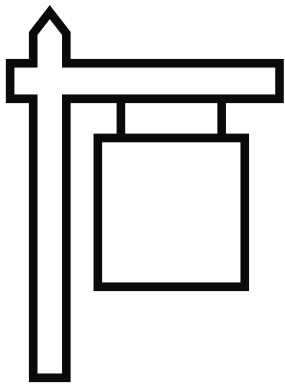
MEDIAN \$200,000

M/M 5%

Y/Y 5%

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NEW LISTINGS



CURRENT MONTH

2,711

↓

-12%

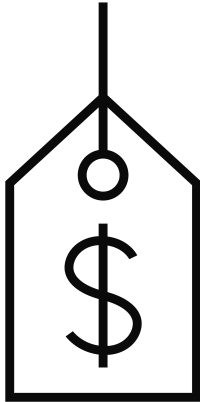
YTD

21K

↑

12%

SALES



CURRENT MONTH

1,647

↓

-15%

YTD

14K

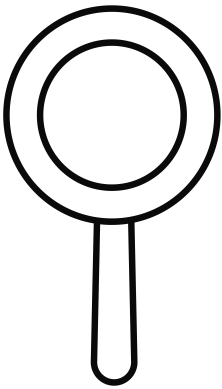
↓

-7%

MONTHS OF INVENTORY

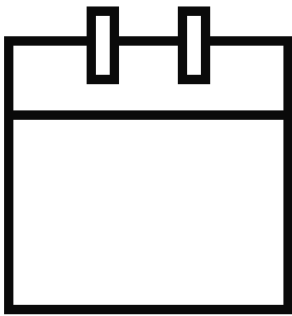
5,318

INVENTORY



3.2

MONTHS OF
INVENTORY



HIGH ROLLERS

DETACHED

\$2,800,000

SEMI-DETACHED

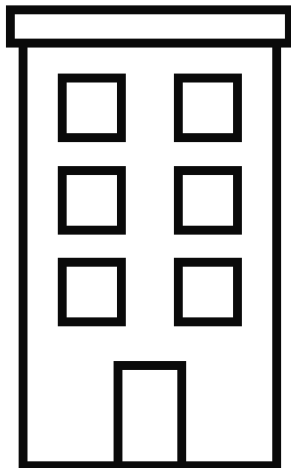
\$831,000

ROW/TOWNHOUSE

\$640,000

APARTMENT CONDOMINIUM

\$980,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE

\$428,619

M/M

-1%

Y/Y

6%

MEDIAN

\$410,000

M/M

-1%

Y/Y

8%



DETACHED

AVERAGE

\$551,062

M/M

-3%

Y/Y

5%

MEDIAN

\$506,028

M/M

-2%

Y/Y

5%



SEMI-DETACHED

AVERAGE

\$420,317

M/M

-3%

Y/Y

1%

MEDIAN

\$417,000

M/M

-2%

Y/Y

2%



ROW/TOWNHOUSE

AVERAGE

\$299,235

M/M

3%

Y/Y

4%

MEDIAN

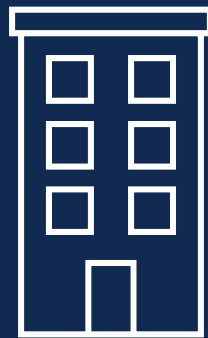
\$295,000

M/M

5%

Y/Y

2%



APARTMENT
CONDOMINIUM

AVERAGE

\$208,681

M/M

3%

Y/Y

4%

MEDIAN

\$199,450

M/M

7%

Y/Y

5%

MLS® HOME PRICE INDEX

\$428K

Benchmark Price

↑ 0.0%

Month-over-Month

↑ 5.1%

Year-over-Year

\$461K

Average Sales Price

↓ -0.4%

Month-over-Month

↑ 6.0%

Year-over-Year

\$435K

Median Sales Price

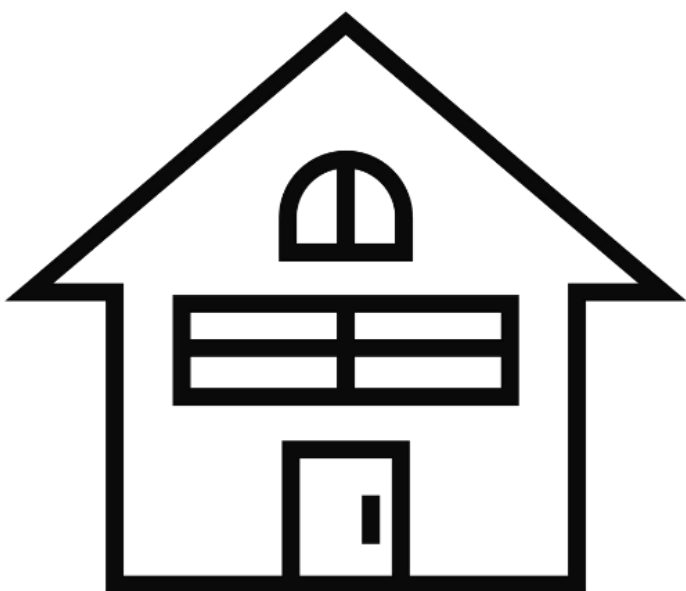
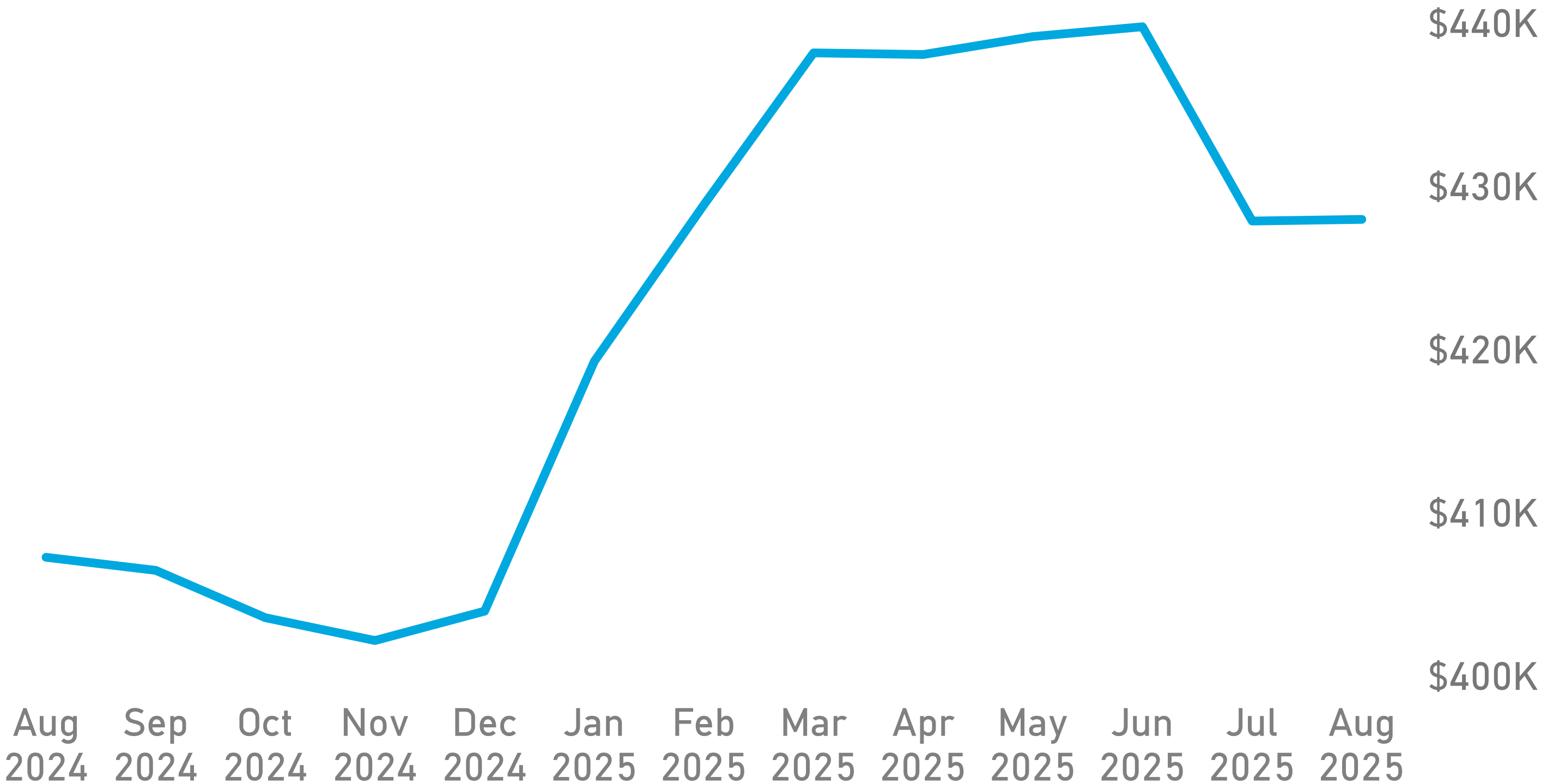
↓ -0.6%

Month-over-Month

↑ 5.6%

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$519K

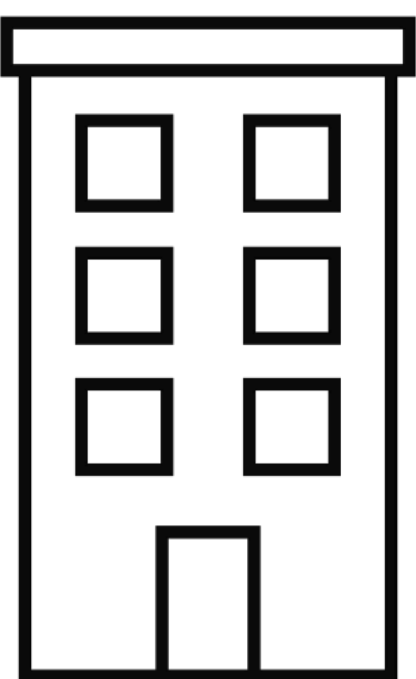
Benchmark Price

↑ 0.2%

Month-over-Month

↑ 8.9%

Year-over-Year



APARTMENT

\$202K

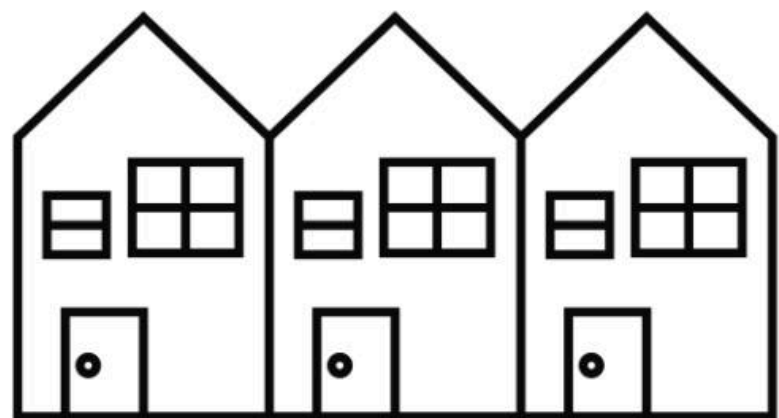
Benchmark Price

↓ -1.0%

Month-over-Month

↑ 2.1%

Year-over-Year



TOWNHOUSE

\$287K

Benchmark Price

0.0%

Month-over-Month

↑ 6.2%

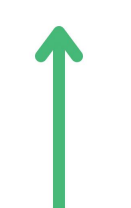
Year-over-Year

AUGUST 2025 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

\$414K

Benchmark Price



0.1%

Month-over-Month

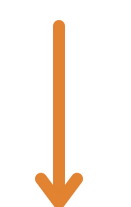


4.3%

Year-over-Year

\$429K

Average Sales Price



-0.8%

Month-over-Month

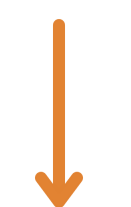


6.1%

Year-over-Year

\$410K

Median Sales Price



-1.2%

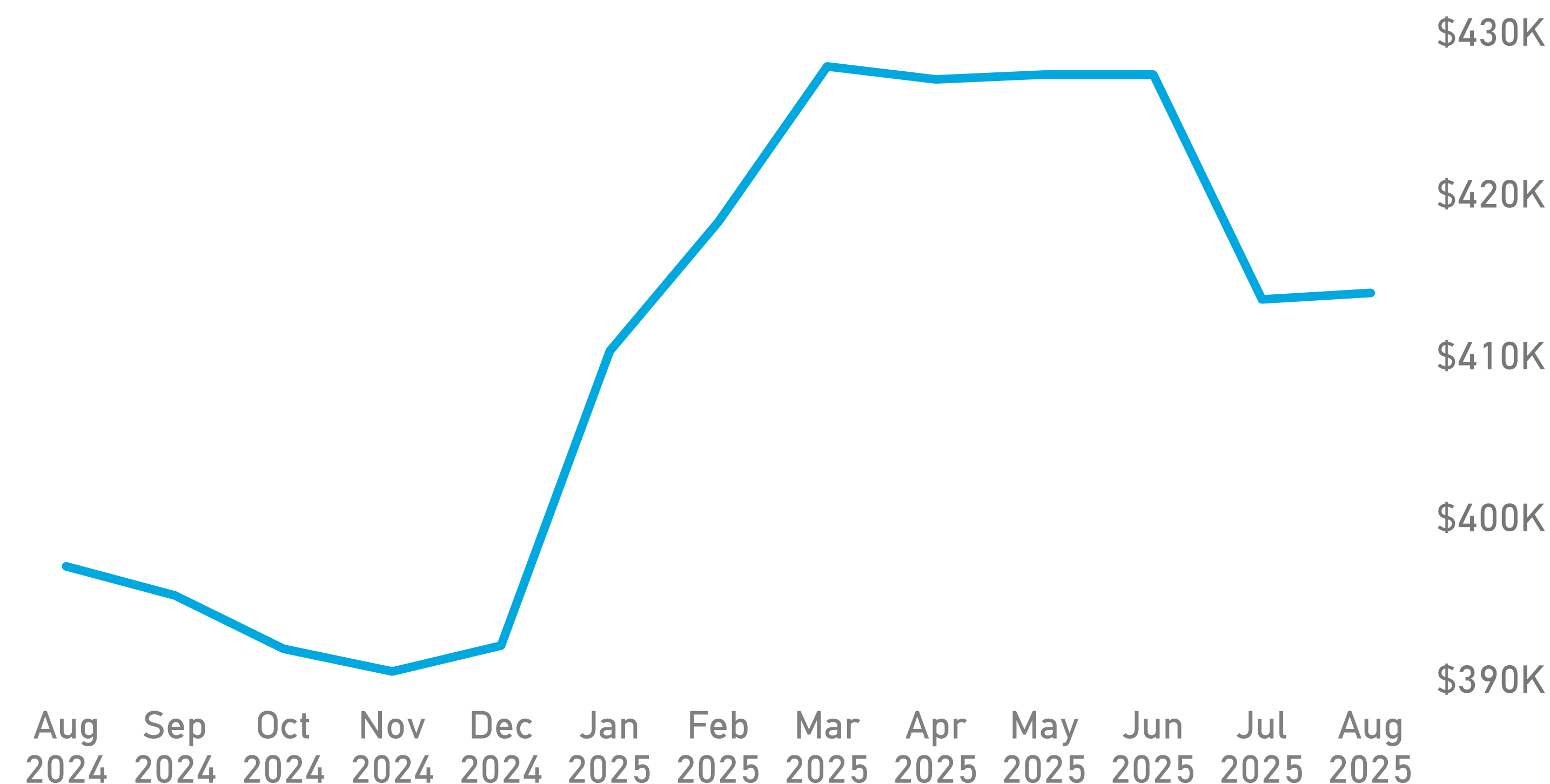
Month-over-Month



7.9%

Year-over-Year

BENCHMARK PRICE TREND



\$522K

Benchmark Price



0.3%

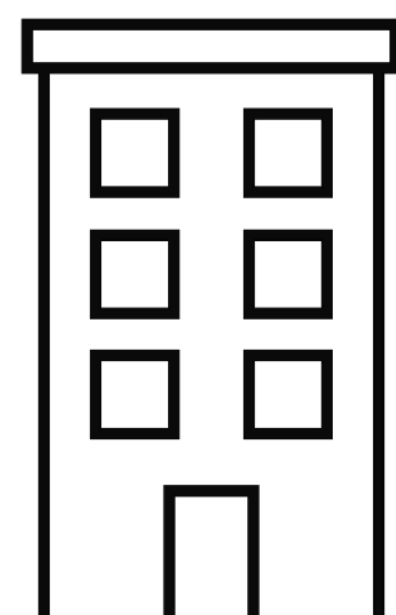
Month-over-Month



8.5%

Year-over-Year

SINGLE FAMILY



\$197K

Benchmark Price



-1.2%

Month-over-Month



2.0%

Year-over-Year

APARTMENT



\$285K

Benchmark Price



0.4%

Month-over-Month

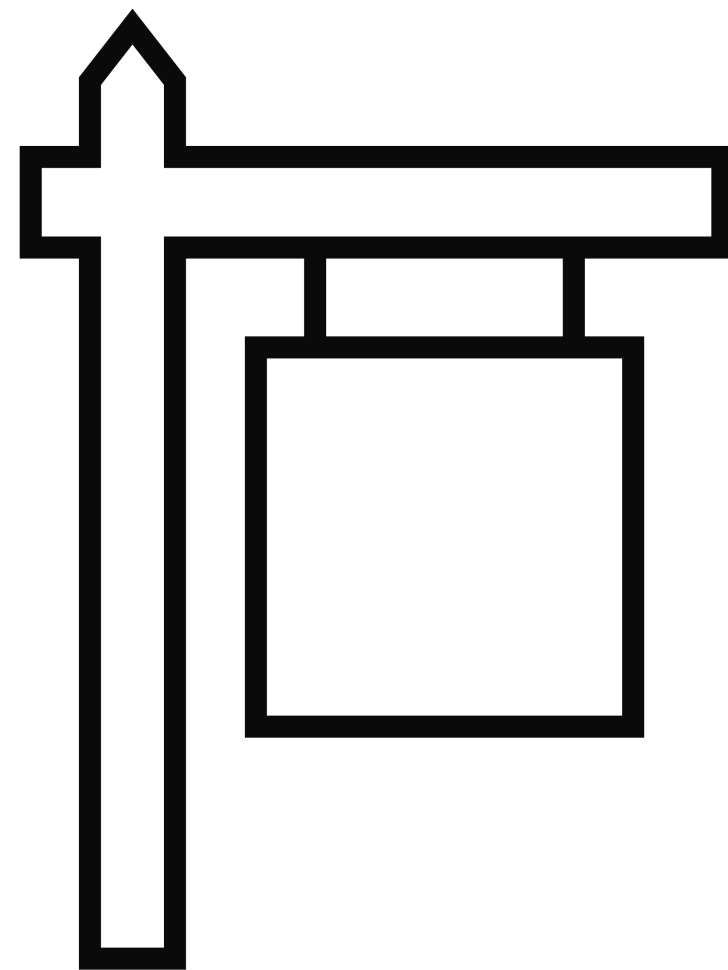


7.9%

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

3,785

YTD

29K

MONTH-OVER-MONTH

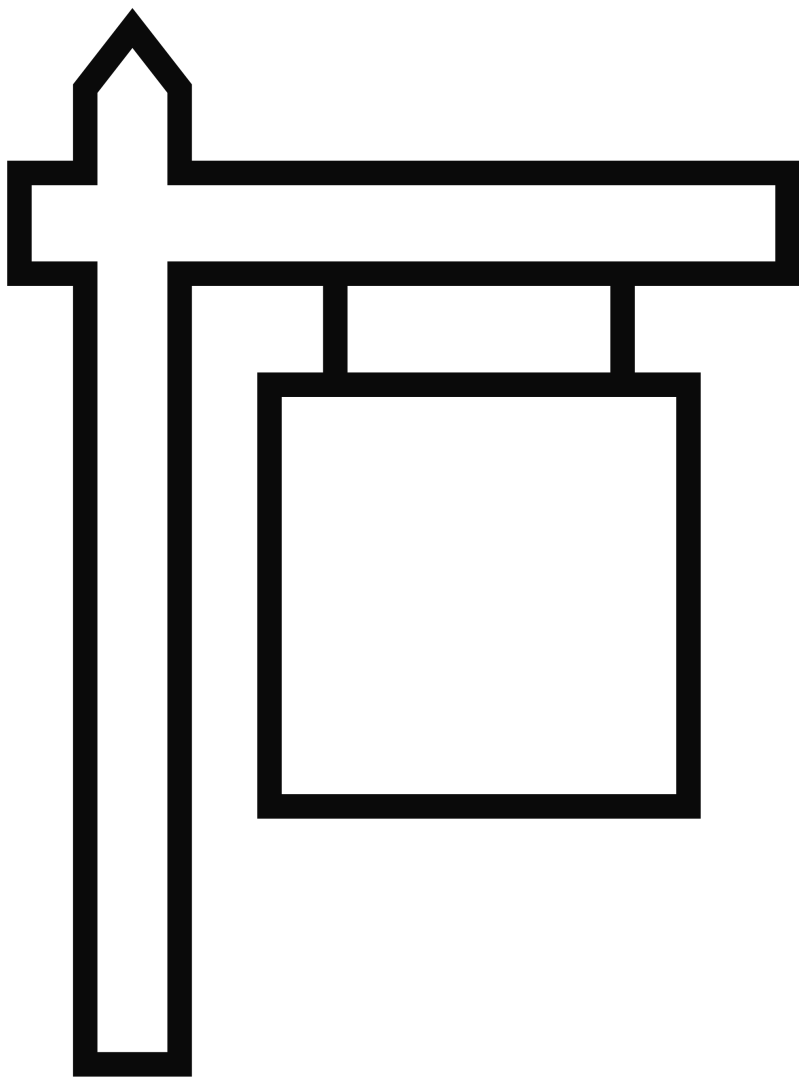
↓ **-10.5%**

YEAR-OVER-YEAR

↑ **11.6%**

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NEW LISTINGS



CURRENT MONTH

2,711

YTD

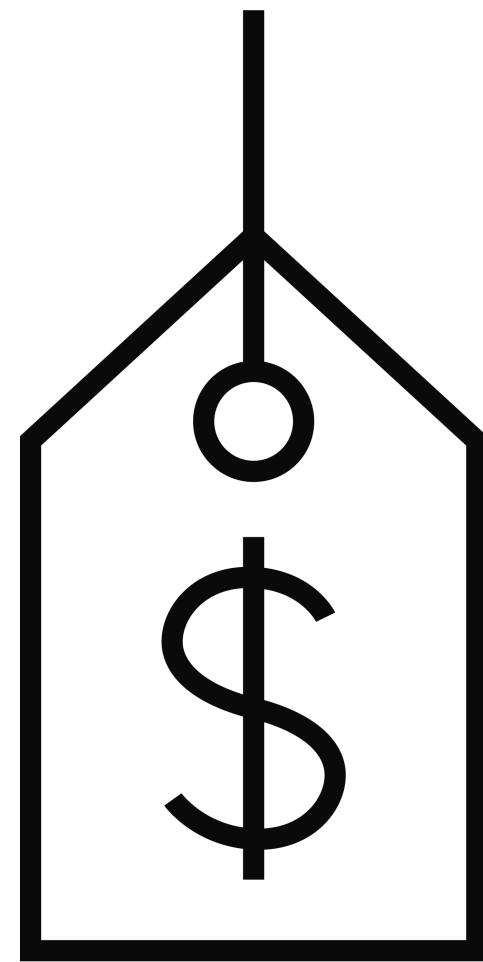
21K

MONTH-OVER-MONTH

↓ -12.4%

YEAR-OVER-YEAR

↑ 11.6%



SALES

CURRENT MONTH

2,382

YTD

20K

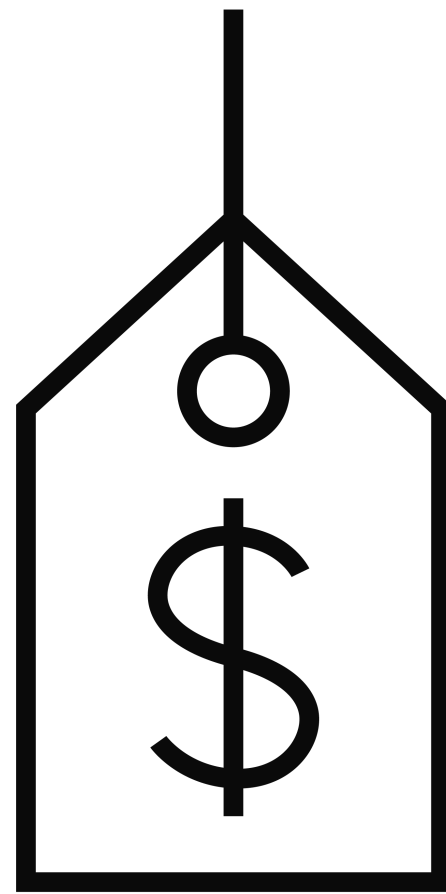
MONTH-OVER-MONTH

↓ **-16.7%**

YEAR-OVER-YEAR

↓ **-7.7%**

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SALES

CURRENT MONTH

1,647

YTD

14K

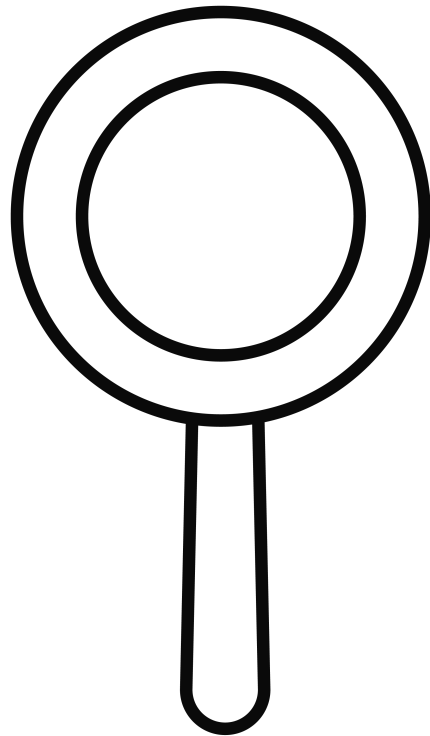
MONTH-OVER-MONTH

↓ **-15.1%**

YEAR-OVER-YEAR

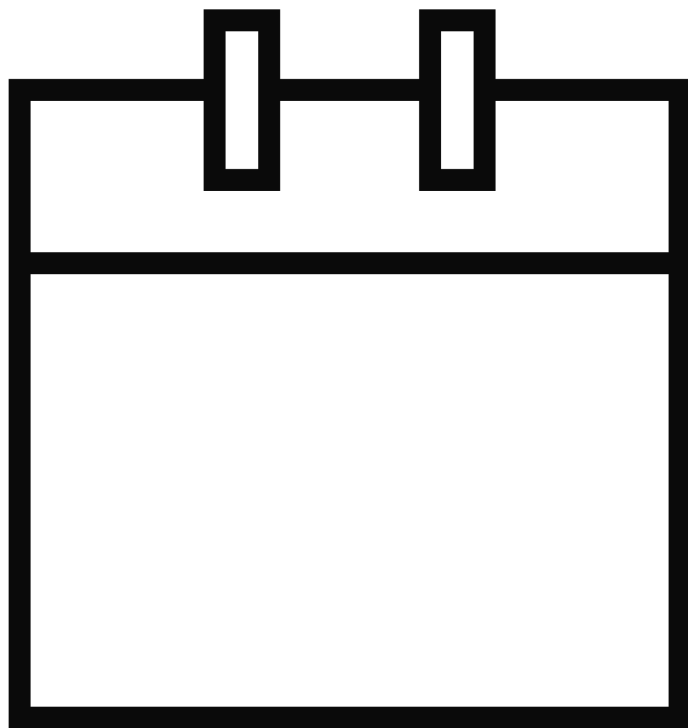
↓ **-7.0%**

7,141



INVENTORY

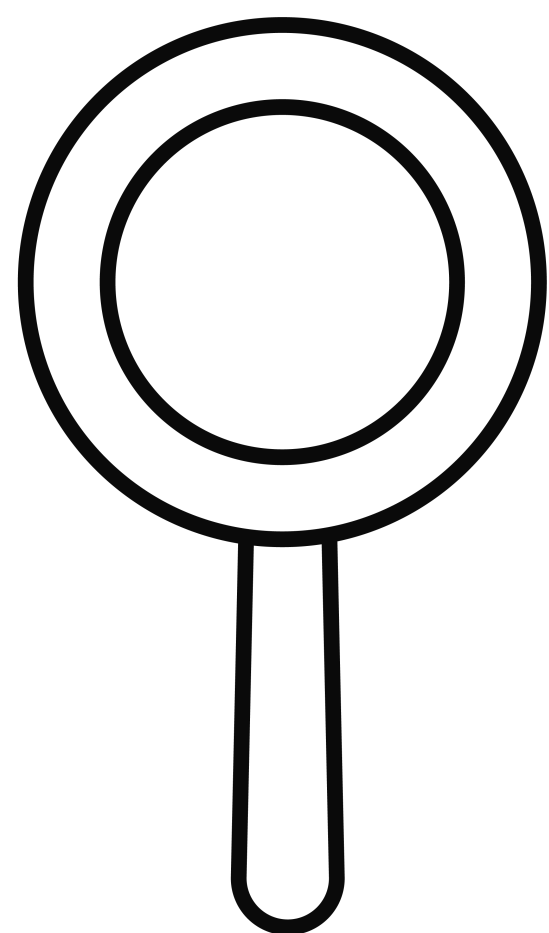
3.0



MOI

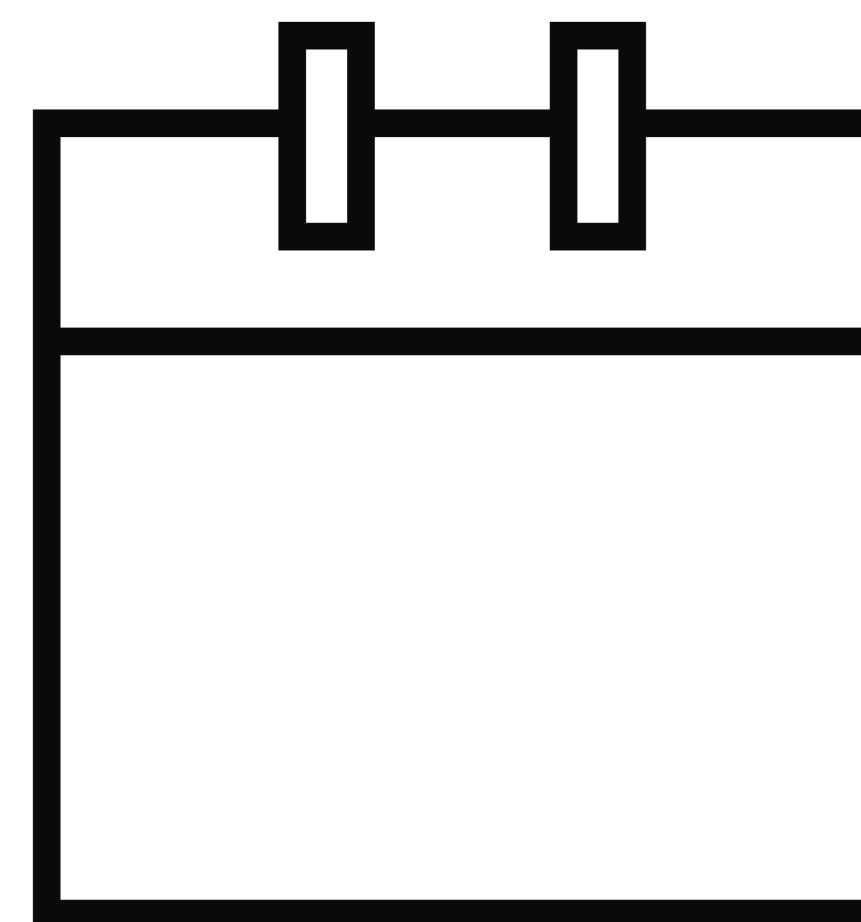
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5,318

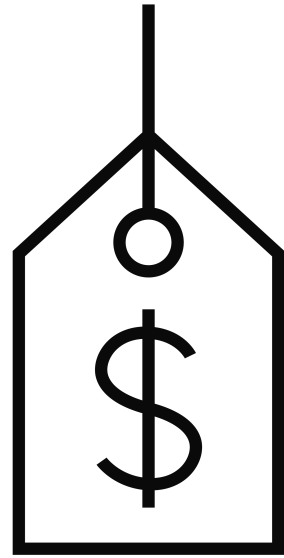


INVENTORY

3.2



MOI

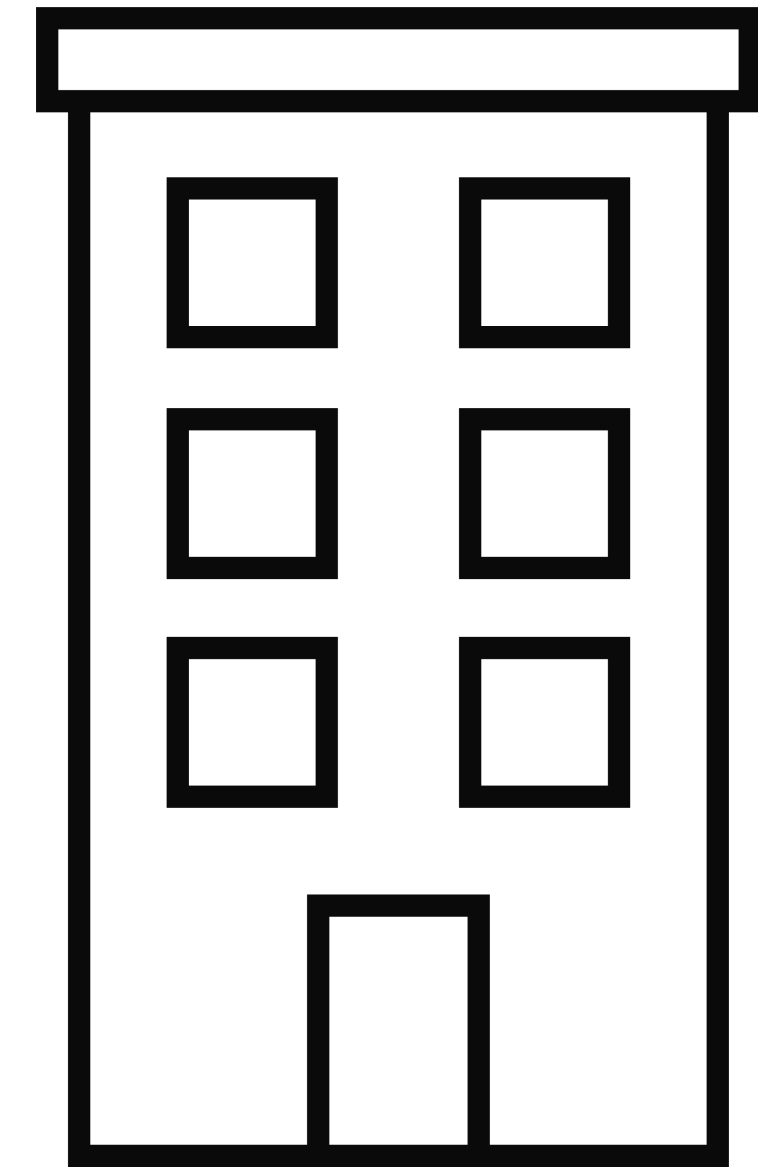


DETACHED **\$2,800,000**

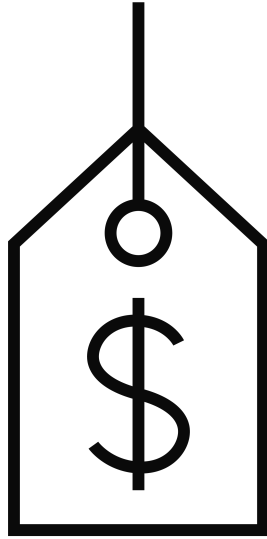
SEMI-DETACHED **\$831,000**

ROW/TOWNHOUSE **\$640,000**

APARTMENT
CONDOMINIUM **\$1,700,000**



HIGH ROLLERS



DETACHED

\$2,800,000

SEMI-DETACHED

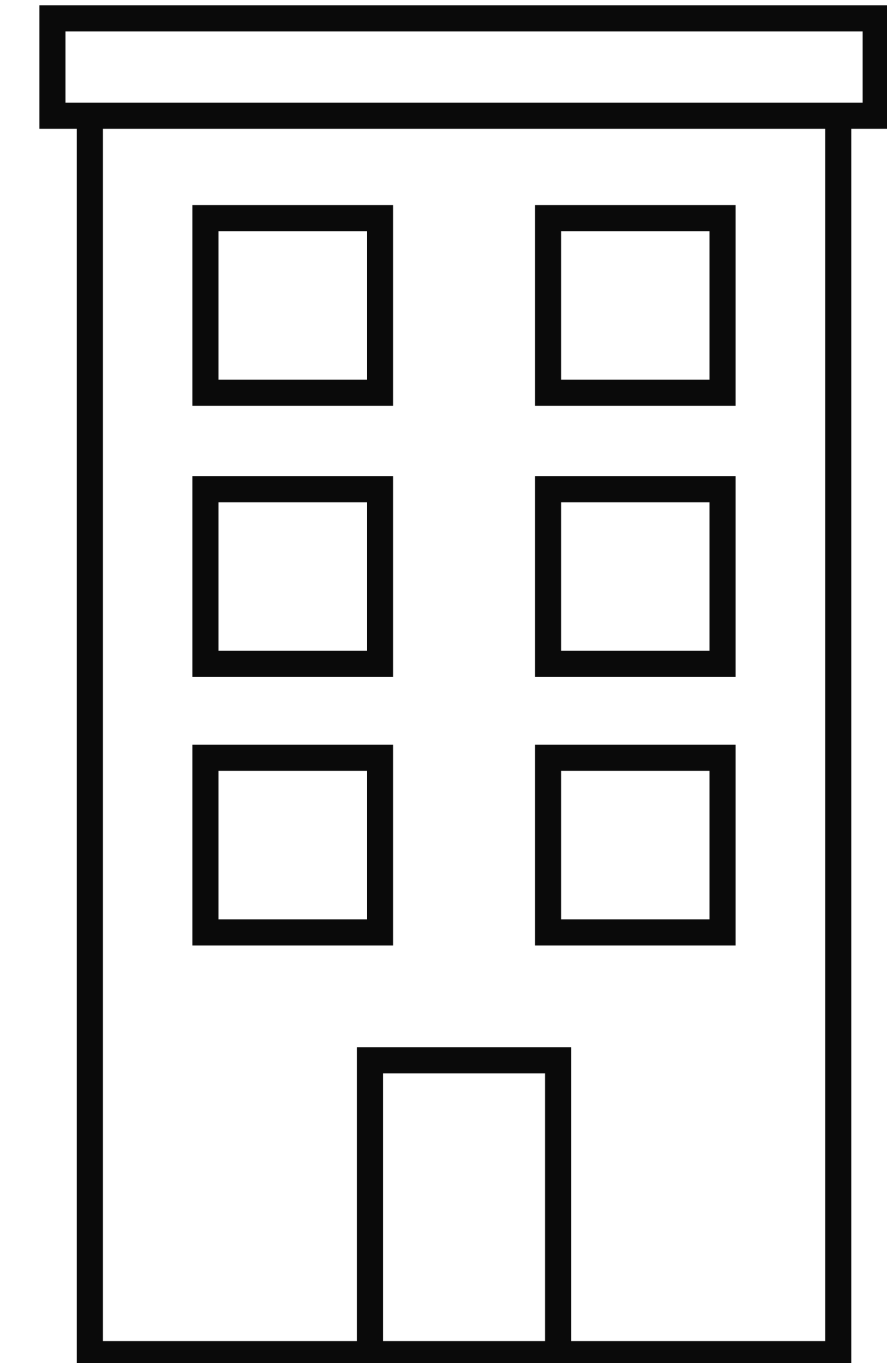
\$831,000

ROW/TOWNHOUSE

\$640,000

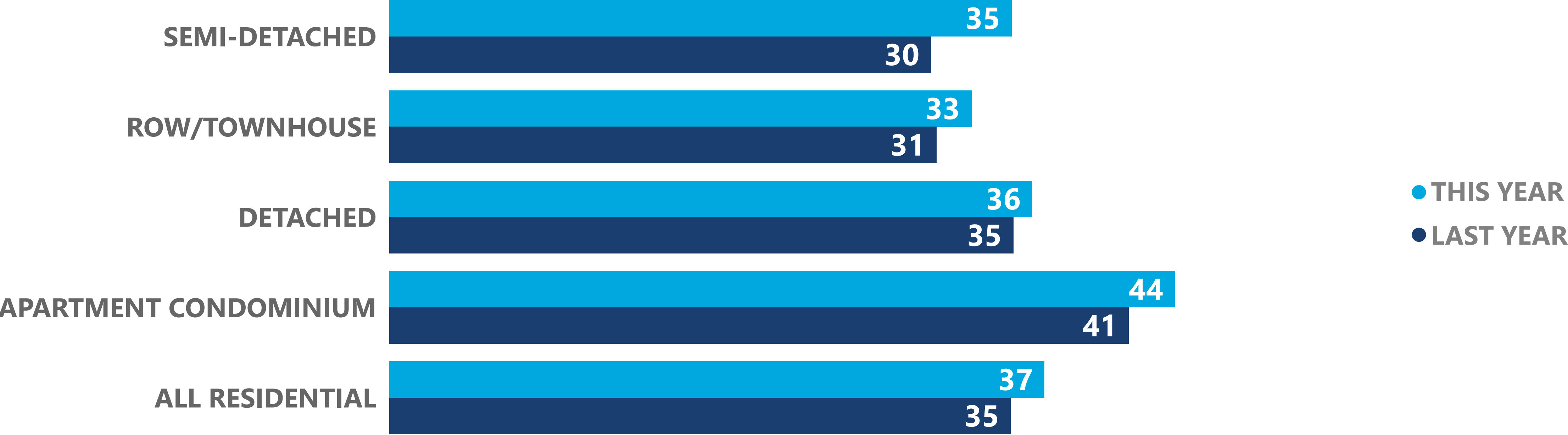
APARTMENT
CONDOMINIUM

\$980,000



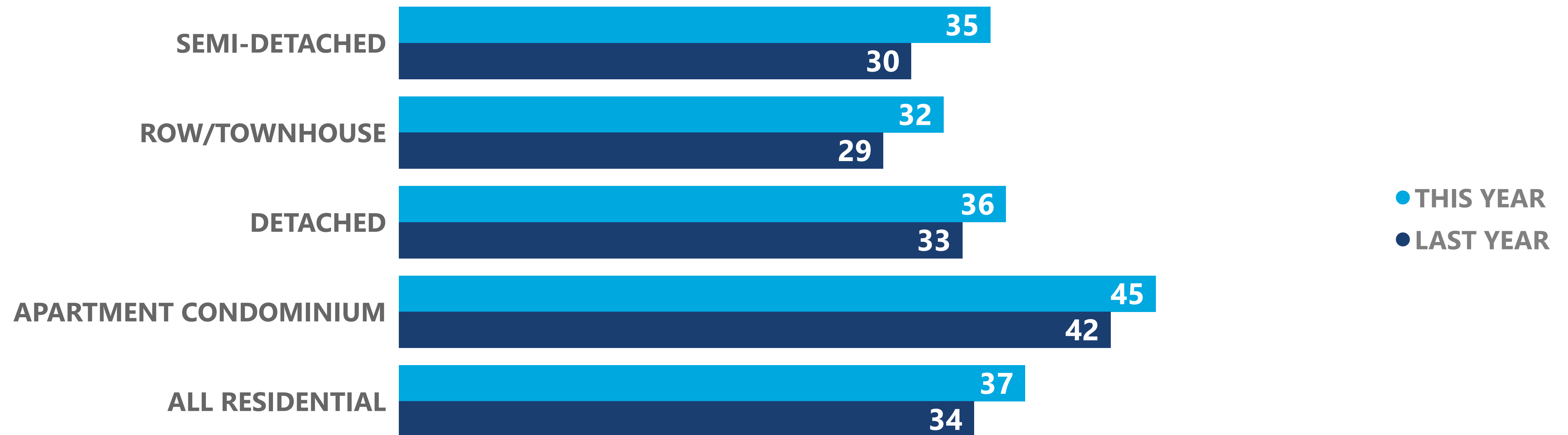
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE	\$461K		\$435K	MEDIAN
M/M	-0.4%		-0.6%	M/M
Y/Y	6.0%		5.6%	Y/Y

ALL RESIDENTIAL

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AVERAGE	\$429K		\$410K	MEDIAN
M/M	-0.8%		-1.2%	M/M
Y/Y	6.1%		7.9%	Y/Y

ALL RESIDENTIAL

AVERAGE **\$570K**

M/M **-1.5%**

Y/Y **4.5%**



DETACHED

\$524K MEDIAN

-2.0% M/M

5.3% Y/Y

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AVERAGE

\$551K

M/M

-3.2%

Y/Y

4.5%



DETACHED

\$506K

MEDIAN

-2.1%

M/M

5.3%

Y/Y



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AVERAGE **\$420K**

M/M **-2.6%**

Y/Y **1.3%**



\$417K MEDIAN

-2.3% M/M

1.7% Y/Y

SEMI-DETACHED

AVERAGE

\$301K

M/M

1.5%

Y/Y

3.5%



\$295K

MEDIAN

1.7%

M/M

1.7%

Y/Y

ROW/TOWNHOUSE

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AVERAGE

\$299K

M/M

3.3%

Y/Y

4.3%



\$295K

MEDIAN

5.4%

M/M

2.4%

Y/Y

ROW/TOWNHOUSE