

Media Release

Summer market definitively over as sales and listings fall.

Edmonton, AB – September 2, 2025 — Activity in the Greater Edmonton Area (GEA) real estate market slowed in August, selling 2,382 units to mark a decrease of 16.7% from July 2025 and 7.8% from August 2024. Although new listings dropped by 10.5% month-over-month, they are still up 11.6% from last year, driving inventory levels 24.6% higher than in August 2024. Average days on market has also begun to increase, taking four days longer on average to sell a property in August 2025.

For the second time in a row, the average selling price across all residential property types has decreased 0.4% month-over-month. Though at \$461,281, the average is still 6.0% higher than the previous year. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$427,900, reflecting no change from July 2025 and a 5.1% increase from August 2024.



"Despite the hotter temperatures in August, the market definitely cooled. The number of properties listed and sold in August was lower in all categories, which is typical for this time of year. As school starts up again and life gets busier, the buyers and sellers that are left in the market will have to change up their tactics a bit. Sellers will have to make sure they're priced right and showing their best, while buyers will be able to negotiate with motivated sellers."

Darlene Reid, 2025 Board Chair, REALTORS® Association of Edmonton

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At A Glance

AUGUST 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,382	3,785	\$461,281	7,141	37
Month-over-month change	↓ 16.7%	↓ 10.5%	↓ 0.4%	↑ 0.8%	↑ 4 Days
Year-over-year change	↓ 7.8%	↑ 11.6%	↑ 6.0%	↑ 24.6%	↑ 2 Days

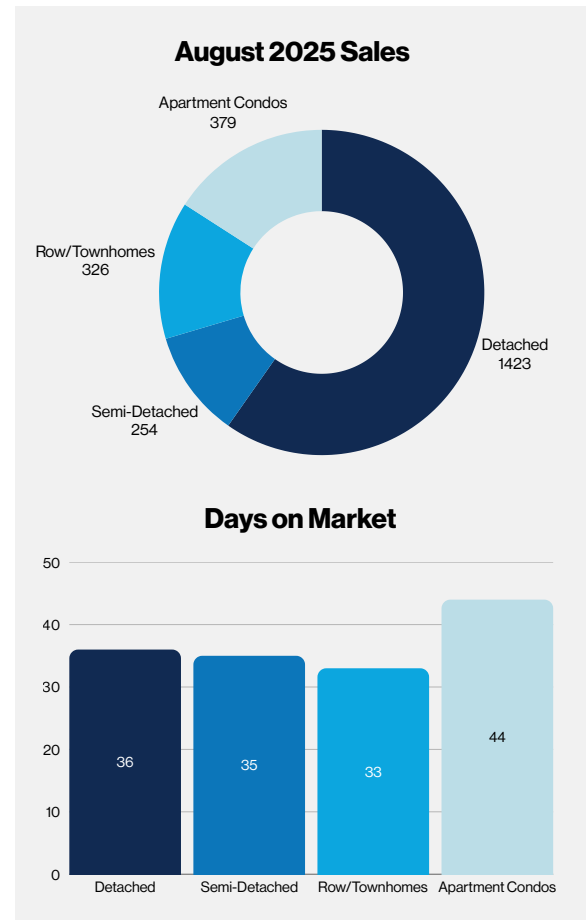
Data by Property Type

Detached home average prices decreased 1.5% month-over-month to \$569,926, while the year-over-year change reflected a 4.5% increase. The number of detached sales fell 15.8 from July 2025 and 2.9% from August 2024. New detached listings decreased 11.5% month-over-month, but are 14.5% higher year-over-year.

Semi-detached property prices also cooled last month, falling 2.3% from July 2025, to \$420,802, but were 1.4% higher than August 2024. Sales continued to slow, with a 16.2% decrease from the previous month and 12.4% fewer sales than the previous year. In August 2025, new semi-detached listings were 12.8% lower than in July, but showed an increase of 20.5% compared to August 2024.

Row/townhomes prices rebounded a small amount, averaging \$301,342, a 1.5% monthly increase and a 3.5% increase over the previous year. Although new listings were 6.8% higher than last year, they continued to slow with 20.2% fewer properties added compared to July 2025. Sales continued to trend down, falling 17.7% month-over-month and 19.9% compared to August 2024.

Apartment condominiums sales slowed in August 2025, dropping 19.2% from the previous month, and 9.5% from the previous year. New listings for apartment condos also decreased 16.3% from July but remained 3.3% higher than August 2024. Condominium prices showed the highest increase of all the categories, at \$218,063 last month, moving the needle 3.9% higher month-over-month, and representing an increase of 6.7% over August 2024.



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	\$569,926	\$420,802	\$301,342	\$218,063
Month-over-month change	↓ 1.5%	↓ 2.3%	↑ 1.5%	↑ 3.9%
Year-over-year change	↑ 4.5%	↑ 1.4%	↑ 3.5%	↑ 6.7%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	August 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 518,900.00	0.2%	8.9%
Apartment benchmark price	\$ 201,900.00	-1.0%	2.1%
Townhouse benchmark price	\$ 286,500.00	0.0%	6.2%
Composite ³ benchmark price	\$ 427,900.00	0.0%	5.1%

MLS® System Activity (for all-residential ⁴ sales in GEA)	August 2025	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 461,281.00	-0.4%	6.0%
All-residential median selling price	\$ 435,000.00	-0.6%	5.6%
# residential listings this month	3,785	-10.5%	11.6%
# residential sales this month	2,382	-16.7%	-7.8%
# residential inventory at month end	7,141	0.8%	24.6%
# Total ⁶ MLS® System sales this month	2,884	-16.4%	-6.2%
\$ Value Total residential sales this month	\$ 1,192,814,396.00	-17.3%	-1.7%
\$ Value of total MLS® System sales – month	\$ 1,304,536,560.00	-16.1%	1.0%
\$ Value of total MLS® System sales - YTD	\$ 10,516,673,728.00	14.1%	3.6%

MLS® Rental Listing Activity	August 2025	M/M % Change	Y/Y % Change
Total rented listings	38	-36.0%	100.0%
Active rentals	71	-7.0%	173.0%
	August 2025	M/M % Change	Long-Term Monthly Average ⁸
Average days on market	27	4.0%	27
Average price ⁷ for 1-bedroom units	\$ 1,221.00	-21.0%	\$1,277.00
Average price for 2-bedroom units	\$ 1,747.00	4.0%	\$1,767.00

1 What is the MLS® HPI Benchmark Price? Find out [here](#).

2 Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

3 Includes SFD, condos, duplex/row houses and mobile homes

4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

5 Average: The total value of sales in a category divided by the number of properties sold. Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. Sales are compared to the month end reports from the prior period and do not reflect late reported sales.

6 Includes residential, rural and commercial sales

7 Average Price: The total value of Rental prices in a category divided by the number of properties rented.

8 Long-term Monthly Average is calculated using Rental listing data from the previous 12 months.

The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

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5 Year Residential Activity (Part 1)
Greater Edmonton Area¹
August 2025

page 1a

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,253 / 17,021	1,967 / 15,898	1,973 / 15,369	1,929 / 18,152	1,818 / 17,081
Sales / YTD	1,423 / 11,393	1,465 / 12,069	1,311 / 9,597	1,127 / 12,179	1,370 / 12,331
Sales to New Listings Ratio / YTD	63% / 67%	74% / 76%	66% / 62%	58% / 67%	75% / 72%
Sales Volume	811,004,790	799,002,310	649,138,938	545,633,736	652,972,251
Sales Volume YTD	6,548,415,747	6,416,966,170	4,744,162,517	6,163,964,998	5,862,349,189
Average Sale Price	569,926	545,394	495,148	484,147	476,622
Average Sale Price YTD	574,775	531,690	494,338	506,114	475,416
Median Sale Price	523,500	497,000	450,000	440,000	429,750
Median Sale Price YTD	529,900	489,000	450,000	463,000	428,000
Sale to List Price Ratio / YTD	99% / 100%	99% / 99%	98% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	36 / 32	35 / 37	45 / 45	38 / 32	37 / 37
Median Days on Market / YTD	24 / 19	22 / 21	29 / 29	28 / 19	25 / 20
Average Days on Market (Cum.) / YTD	52 / 47	49 / 56	63 / 69	48 / 44	45 / 53
Median Days on Market (Cum.) / YTD	29 / 22	25 / 24	35 / 37	33 / 20	28 / 22
Semi-detached					
New Listings / YTD	394 / 2,962	327 / 2,619	319 / 2,463	295 / 3,159	336 / 3,026
Sales / YTD	254 / 2,134	290 / 2,235	246 / 1,782	218 / 2,377	255 / 2,128
Sales to New Listings Ratio / YTD	64% / 72%	89% / 85%	77% / 72%	74% / 75%	76% / 70%
Sales Volume	106,883,674	120,363,497	92,021,572	78,197,740	87,119,810
Sales Volume YTD	919,519,021	912,479,999	668,516,231	893,448,646	741,262,029
Average Sale Price	420,802	415,047	374,071	358,705	341,646
Average Sale Price YTD	430,890	408,268	375,149	375,872	348,337
Median Sale Price	418,000	413,994	370,000	346,250	332,000
Median Sale Price YTD	425,058	405,000	370,000	368,000	335,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	35 / 28	30 / 32	43 / 40	38 / 32	40 / 40
Median Days on Market / YTD	23 / 18	20 / 19	29 / 27	31 / 20	32 / 25
Average Days on Market (Cum.) / YTD	39 / 34	39 / 42	57 / 58	47 / 41	49 / 55
Median Days on Market (Cum.) / YTD	25 / 19	21 / 21	35 / 31	36 / 21	35 / 28
Row/Townhouse					
New Listings / YTD	486 / 3,896	455 / 3,442	386 / 2,940	401 / 3,489	371 / 3,454
Sales / YTD	326 / 2,897	407 / 2,907	343 / 2,165	230 / 2,392	243 / 2,007
Sales to New Listings Ratio / YTD	67% / 74%	89% / 84%	89% / 74%	57% / 69%	65% / 58%
Sales Volume	98,237,479	118,541,085	86,909,206	56,232,635	62,736,692
Sales Volume YTD	889,810,935	837,656,732	552,473,371	623,433,076	500,141,626
Average Sale Price	301,342	291,256	253,380	244,490	258,176
Average Sale Price YTD	307,149	288,152	255,184	260,633	249,199
Median Sale Price	295,000	290,000	247,000	240,000	253,000
Median Sale Price YTD	310,000	290,000	250,000	257,000	248,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	97% / 97%	97% / 98%	97% / 97%
Average Days on Market / YTD	33 / 29	31 / 33	44 / 47	45 / 43	58 / 51
Median Days on Market / YTD	24 / 19	20 / 20	30 / 30	32 / 29	39 / 34
Average Days on Market (Cum.) / YTD	41 / 35	36 / 42	61 / 68	58 / 62	77 / 72
Median Days on Market (Cum.) / YTD	28 / 21	21 / 20	36 / 37	40 / 32	52 / 42

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
August 2025

page 1b

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	652 / 5,430	631 / 5,167	548 / 4,758	555 / 5,206	656 / 5,296
Sales / YTD	379 / 3,224	419 / 3,346	345 / 2,452	279 / 2,382	254 / 1,923
Sales to New Listings Ratio / YTD	58% / 59%	66% / 65%	63% / 52%	50% / 46%	39% / 36%
Sales Volume	82,645,705	85,632,268	66,857,278	53,524,724	51,700,801
Sales Volume YTD	690,603,786	672,717,996	473,731,851	478,728,859	402,924,239
Average Sale Price	218,063	204,373	193,789	191,845	203,546
Average Sale Price YTD	214,207	201,051	193,202	200,978	209,529
Median Sale Price	200,000	190,300	180,000	171,500	193,500
Median Sale Price YTD	195,000	186,000	175,000	178,000	189,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	96% / 95%	95% / 96%	95% / 95%
Average Days on Market / YTD	44 / 44	41 / 46	56 / 59	62 / 60	62 / 60
Median Days on Market / YTD	34 / 30	29 / 30	42 / 43	53 / 43	49 / 44
Average Days on Market (Cum.) / YTD	63 / 65	57 / 69	84 / 99	96 / 98	96 / 100
Median Days on Market (Cum.) / YTD	40 / 36	36 / 35	54 / 58	64 / 57	67 / 62
Total Residential²					
New Listings / YTD	3,785 / 29,309	3,380 / 27,126	3,226 / 25,530	3,180 / 30,006	3,181 / 28,857
Sales / YTD	2,382 / 19,648	2,581 / 20,557	2,245 / 15,996	1,854 / 19,330	2,122 / 18,389
Sales to New Listings Ratio / YTD	63% / 67%	76% / 76%	70% / 63%	58% / 64%	67% / 64%
Sales Volume	1,098,771,648	1,123,539,160	894,926,994	733,588,835	854,529,554
Sales Volume YTD	9,048,349,489	8,839,820,897	6,438,883,970	8,159,575,579	7,506,677,083
Average Sale Price	461,281	435,312	398,631	395,679	402,700
Average Sale Price YTD	460,523	430,015	402,531	422,120	408,216
Median Sale Price	435,000	412,000	370,500	370,000	372,650
Median Sale Price YTD	439,694	411,000	378,999	395,000	376,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 97%	97% / 99%	98% / 98%
Average Days on Market / YTD	37 / 33	35 / 38	46 / 47	42 / 37	43 / 41
Median Days on Market / YTD	25 / 21	22 / 21	32 / 31	32 / 22	30 / 24
Average Days on Market (Cum.) / YTD	51 / 47	47 / 54	65 / 72	56 / 52	55 / 60
Median Days on Market (Cum.) / YTD	30 / 23	25 / 24	38 / 39	37 / 24	35 / 28
Other³					
New Listings / YTD	194 / 1,243	142 / 1,253	155 / 1,332	149 / 1,327	155 / 1,448
Sales / YTD	93 / 646	94 / 671	87 / 565	64 / 721	86 / 760
Sales to New Listings Ratio / YTD	48% / 52%	66% / 54%	56% / 42%	43% / 54%	55% / 52%
Sales Volume	36,073,074	26,784,300	16,538,640	12,794,650	22,873,950
Sales Volume YTD	236,476,378	237,070,424	137,084,150	201,335,567	214,308,113
Average Sale Price	387,883	284,939	190,099	199,916	265,976
Average Sale Price YTD	366,063	353,309	242,627	279,245	281,984
Median Sale Price	190,000	202,500	132,500	115,000	177,000
Median Sale Price YTD	245,000	248,888	148,000	180,000	199,000
Sale to List Price Ratio / YTD	95% / 96%	96% / 96%	92% / 93%	93% / 94%	95% / 137%
Average Days on Market / YTD	66 / 71	61 / 73	73 / 83	66 / 89	65 / 88
Median Days on Market / YTD	33 / 31	37 / 33	45 / 44	42 / 44	43 / 44
Average Days on Market (Cum.) / YTD	100 / 122	80 / 120	133 / 122	80 / 121	102 / 144
Median Days on Market (Cum.) / YTD	34 / 37	42 / 42	51 / 52	55 / 54	47 / 57

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity (Part 1)
Greater Edmonton Area¹
August 2025

page 2a

Land	2025	2024	2023	2022	2021
New Listings / YTD	12 / 163	11 / 135	16 / 131	24 / 125	12 / 102
Sales / YTD	12 / 51	0 / 30	2 / 22	7 / 38	1 / 18
Sales to New Listings Ratio / YTD	100% / 31%	0% / 22%	13% / 17%	29% / 30%	8% / 18%
Sales Volume	11,500,000	0	1,400,000	3,597,000	7,550,000
Sales Volume YTD	65,921,905	70,770,001	22,113,000	62,140,030	19,942,158
Average Sale Price	958,333	0	700,000	513,857	7,550,000
Average Sale Price YTD	1,292,586	2,359,000	1,005,136	1,635,264	1,107,898
Median Sale Price	697,500	0	700,000	454,156	7,550,000
Median Sale Price YTD	725,000	862,500	700,000	702,500	512,500
Sale to List Price Ratio / YTD	137% / 103%	0% / 92%	88% / 90%	93% / 93%	85% / 79%
Average Days on Market / YTD	163 / 220	0 / 171	111 / 199	49 / 192	236 / 241
Median Days on Market / YTD	151 / 91	0 / 101	111 / 111	28 / 99	236 / 92
Average Days on Market (Cum.) / YTD	173 / 309	0 / 235	111 / 324	205 / 321	236 / 402
Median Days on Market (Cum.) / YTD	157 / 118	0 / 145	111 / 116	118 / 164	236 / 104

Investment

New Listings / YTD	33 / 290	37 / 258	26 / 287	29 / 245	17 / 197
Sales / YTD	11 / 96	20 / 90	14 / 85	9 / 97	5 / 63
Sales to New Listings Ratio / YTD	33% / 33%	54% / 35%	54% / 30%	31% / 40%	29% / 32%
Sales Volume	20,897,500	14,517,215	6,726,894	8,664,300	7,022,500
Sales Volume YTD	111,436,081	79,262,932	68,251,785	81,406,548	49,079,353
Average Sale Price	1,899,773	725,861	480,492	962,700	1,404,500
Average Sale Price YTD	1,160,793	880,699	802,962	839,243	779,037
Median Sale Price	945,000	442,500	350,000	565,000	1,050,000
Median Sale Price YTD	677,500	477,500	450,000	555,000	441,000
Sale to List Price Ratio / YTD	90% / 92%	92% / 100%	72% / 89%	116% / 97%	87% / 86%
Average Days on Market / YTD	195 / 159	134 / 187	156 / 158	196 / 183	176 / 172
Median Days on Market / YTD	187 / 129	106 / 119	144 / 115	165 / 132	123 / 133
Average Days on Market (Cum.) / YTD	275 / 201	240 / 264	158 / 196	366 / 237	188 / 242
Median Days on Market (Cum.) / YTD	194 / 148	159 / 161	144 / 147	277 / 155	173 / 140

Multi Family

New Listings / YTD	13 / 80	10 / 91	10 / 103	9 / 99	10 / 84
Sales / YTD	5 / 45	3 / 41	4 / 23	2 / 27	4 / 45
Sales to New Listings Ratio / YTD	38% / 56%	30% / 45%	40% / 22%	22% / 27%	40% / 54%
Sales Volume	14,628,250	3,525,000	4,760,000	1,737,500	8,945,000
Sales Volume YTD	87,361,150	61,899,000	26,055,235	37,117,500	61,363,250
Average Sale Price	2,925,650	1,175,000	1,190,000	868,750	2,236,250
Average Sale Price YTD	1,941,359	1,509,732	1,132,836	1,374,722	1,363,628
Median Sale Price	1,805,250	1,125,000	1,165,000	868,750	2,200,000
Median Sale Price YTD	1,270,000	1,225,000	1,055,000	1,390,000	1,225,000
Sale to List Price Ratio / YTD	94% / 95%	91% / 94%	89% / 92%	94% / 93%	93% / 92%
Average Days on Market / YTD	79 / 114	98 / 119	146 / 168	55 / 91	146 / 184
Median Days on Market / YTD	37 / 97	84 / 87	104 / 95	55 / 64	165 / 125
Average Days on Market (Cum.) / YTD	92 / 146	161 / 180	262 / 211	55 / 113	171 / 219
Median Days on Market (Cum.) / YTD	100 / 118	84 / 108	309 / 131	55 / 78	186 / 132

Hotel/Motel

New Listings / YTD	1 / 3	0 / 1	1 / 4	1 / 1	0 / 2
Sales / YTD	0 / 1	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 33%	0% / 100%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	690,000	785,000	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	690,000	785,000	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	690,000	785,000	0	0	0
Sale to List Price Ratio / YTD	0% / 77%	0% / 88%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 126	0 / 103	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 126	0 / 103	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 126	0 / 134	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 126	0 / 134	0 / 0	0 / 0	0 / 0

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
August 2025

page 2b

Business	2025	2024	2023	2022	2021
New Listings / YTD	39 / 335	18 / 221	12 / 195	25 / 184	11 / 95
Sales / YTD	3 / 44	6 / 55	4 / 43	2 / 43	2 / 17
Sales to New Listings Ratio / YTD	8% / 13%	33% / 25%	33% / 22%	8% / 23%	18% / 18%
Sales Volume	760,000	1,873,000	4,400,000	245,000	180,000
Sales Volume YTD	14,792,500	12,052,000	14,539,200	10,876,800	3,979,568
Average Sale Price	253,333	312,167	1,100,000	122,500	90,000
Average Sale Price YTD	336,193	219,127	338,121	252,949	234,092
Median Sale Price	195,000	155,000	592,500	122,500	90,000
Median Sale Price YTD	155,000	163,000	165,000	167,000	125,000
Sale to List Price Ratio / YTD	81% / 85%	81% / 86%	91% / 85%	79% / 84%	90% / 121%
Average Days on Market / YTD	205 / 131	123 / 121	103 / 129	145 / 152	176 / 177
Median Days on Market / YTD	205 / 125	100 / 105	83 / 102	145 / 105	176 / 168
Average Days on Market (Cum.) / YTD	205 / 158	123 / 132	103 / 162	145 / 161	461 / 210
Median Days on Market (Cum.) / YTD	205 / 138	100 / 107	83 / 114	145 / 105	461 / 168
Lease					
New Listings / YTD	17 / 222	27 / 221	25 / 223	22 / 184	13 / 168
Sales / YTD	6 / 84	6 / 83	10 / 76	6 / 58	6 / 50
Sales to New Listings Ratio / YTD	35% / 38%	22% / 38%	40% / 34%	27% / 32%	46% / 30%
Sales Volume	645,481	1,981,544	1,439,320	984,397	566,610
Sales Volume YTD	20,401,641	33,530,884	18,371,986	7,961,593	8,718,513
Average Sale Price	107,580	330,257	143,932	164,066	94,435
Average Sale Price YTD	242,877	403,987	241,737	137,269	174,370
Median Sale Price	99,575	320,798	141,534	147,000	61,500
Median Sale Price YTD	131,731	138,303	101,244	93,438	105,975
Average Days on Market / YTD	106 / 180	115 / 195	76 / 186	306 / 193	212 / 224
Median Days on Market / YTD	88 / 103	100 / 109	86 / 108	130 / 107	209 / 139
Average Days on Market (Cum.) / YTD	106 / 211	115 / 223	76 / 214	306 / 217	212 / 233
Median Days on Market (Cum.) / YTD	88 / 122	100 / 134	86 / 131	130 / 135	209 / 148
Farms					
New Listings / YTD	9 / 99	15 / 105	8 / 99	11 / 99	13 / 103
Sales / YTD	7 / 56	7 / 42	4 / 37	1 / 41	6 / 52
Sales to New Listings Ratio / YTD	78% / 57%	47% / 40%	50% / 37%	9% / 41%	46% / 50%
Sales Volume	5,030,000	4,815,911	3,230,000	555,000	4,546,000
Sales Volume YTD	43,303,309	36,397,011	32,935,595	35,009,580	34,501,592
Average Sale Price	718,571	687,987	807,500	555,000	757,667
Average Sale Price YTD	773,273	866,596	890,151	853,892	663,492
Median Sale Price	550,000	550,000	545,000	555,000	677,500
Median Sale Price YTD	720,000	860,456	680,000	735,000	585,500
Sale to List Price Ratio / YTD	92% / 93%	93% / 93%	93% / 91%	98% / 94%	90% / 93%
Average Days on Market / YTD	151 / 95	83 / 136	63 / 160	4 / 72	112 / 135
Median Days on Market / YTD	158 / 46	35 / 54	58 / 68	4 / 56	88 / 87
Average Days on Market (Cum.) / YTD	151 / 102	83 / 193	63 / 220	4 / 121	137 / 195
Median Days on Market (Cum.) / YTD	158 / 52	35 / 65	58 / 96	4 / 65	107 / 102
Total Commercial²					
New Listings / YTD	125 / 1,199	118 / 1,037	98 / 1,044	121 / 940	76 / 753
Sales / YTD	44 / 380	42 / 344	38 / 287	27 / 304	24 / 246
Sales to New Listings Ratio / YTD	35% / 32%	36% / 33%	39% / 27%	22% / 32%	32% / 33%
Sales Volume	53,461,231	26,712,670	21,956,214	15,783,197	28,810,110
Sales Volume YTD	347,256,586	295,674,828	182,393,801	234,512,051	178,334,434
Average Sale Price	1,215,028	636,016	577,795	584,563	1,200,421
Average Sale Price YTD	913,833	859,520	635,518	771,421	724,937
Median Sale Price	575,000	442,500	362,500	278,355	635,000
Median Sale Price YTD	532,438	438,750	375,000	450,000	482,500
Sale to List Price Ratio / YTD	105% / 93%	90% / 94%	82% / 89%	102% / 93%	89% / 91%
Average Days on Market / YTD	155 / 154	119 / 161	116 / 166	161 / 158	166 / 182
Median Days on Market / YTD	159 / 104	95 / 101	101 / 107	63 / 96	127 / 122
Average Days on Market (Cum.) / YTD	179 / 191	174 / 210	129 / 210	258 / 206	203 / 235
Median Days on Market (Cum.) / YTD	160 / 125	98 / 118	102 / 131	135 / 126	171 / 136

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

August 2025

Year	Month	Residential ²	Commercial ³	Total
2021	January	5,566 (1,216)	705 (27)	6,871 (1,301)
	February	5,956 (1,639)	735 (22)	7,313 (1,723)
	March	6,816 (2,512)	742 (40)	8,191 (2,664)
	April	7,576 (2,972)	755 (30)	9,020 (3,124)
	May	8,124 (2,845)	761 (40)	9,592 (3,002)
	June	8,487 (2,814)	746 (37)	10,009 (2,946)
	July	8,424 (2,269)	752 (26)	9,953 (2,403)
	August	8,063 (2,122)	745 (24)	9,573 (2,232)
	September	7,728 (1,918)	729 (38)	9,182 (2,032)
	October	7,119 (1,922)	720 (33)	8,555 (2,033)
	November	6,000 (1,872)	734 (26)	7,404 (1,971)
	December	4,673 (1,340)	643 (40)	5,863 (1,442)
2022	January	4,632 (1,330)	667 (31)	5,846 (1,434)
	February	4,712 (2,285)	712 (44)	5,982 (2,399)
	March	5,212 (3,317)	745 (42)	6,534 (3,477)
	April	6,468 (2,938)	760 (52)	7,833 (3,128)
	May	7,572 (2,921)	774 (37)	8,989 (3,052)
	June	8,118 (2,656)	769 (37)	9,567 (2,796)
	July	8,453 (2,029)	817 (34)	9,964 (2,124)
	August	8,044 (1,854)	834 (27)	9,587 (1,945)
	September	7,835 (1,608)	846 (21)	9,374 (1,692)
	October	7,201 (1,506)	857 (19)	8,709 (1,584)
	November	6,408 (1,278)	834 (38)	7,850 (1,364)
	December	4,975 (987)	749 (19)	6,265 (1,037)
2023	January	5,186 (982)	784 (26)	6,543 (1,050)
	February	5,628 (1,292)	797 (30)	7,022 (1,373)
	March	6,315 (1,819)	830 (27)	7,777 (1,906)
	April	6,898 (2,023)	850 (38)	8,401 (2,137)
	May	7,075 (2,717)	898 (40)	8,619 (2,845)
	June	7,100 (2,598)	909 (45)	8,712 (2,724)
	July	6,935 (2,320)	900 (43)	8,544 (2,443)
	August	6,744 (2,245)	884 (38)	8,318 (2,370)
	September	6,512 (2,055)	870 (36)	8,042 (2,165)
	October	6,231 (1,805)	875 (42)	7,710 (1,920)
	November	5,467 (1,624)	822 (41)	6,843 (1,730)
	December	4,649 (1,218)	713 (39)	5,834 (1,297)
2024	January	4,563 (1,436)	726 (25)	5,739 (1,522)
	February	4,794 (1,966)	756 (30)	6,013 (2,069)
	March	5,277 (2,462)	712 (51)	6,490 (2,607)
	April	5,420 (3,113)	755 (45)	6,730 (3,243)
	May	5,763 (3,222)	781 (48)	7,130 (3,374)
	June	5,886 (2,842)	764 (59)	7,261 (2,966)
	July	5,817 (2,935)	799 (44)	7,221 (3,074)
	August	5,732 (2,581)	801 (42)	7,102 (2,717)
	September	5,643 (2,257)	816 (45)	6,999 (2,389)
	October	5,099 (2,483)	806 (51)	6,406 (2,616)
	November	4,471 (1,913)	805 (47)	5,742 (2,029)
	December	3,503 (1,421)	704 (48)	4,576 (1,522)
2025	January	3,693 (1,589)	749 (33)	4,791 (1,689)
	February	4,057 (1,816)	780 (34)	5,194 (1,904)
	March	4,723 (2,481)	838 (49)	5,961 (2,606)
	April	5,265 (2,702)	841 (50)	6,549 (2,831)
	May	6,331 (2,952)	872 (58)	7,700 (3,089)
	June	6,607 (2,868)	871 (40)	7,970 (3,014)
	July	6,905 (2,858)	846 (72)	8,278 (3,022)
	August	7,138 (2,382)	843 (44)	8,551 (2,519)

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

Summary of Properties Listed and Sold Greater Edmonton Area¹

page 9

August 2025

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	97	27	2,644	1,301
	February	2,664	1,639	88	22	2,887	1,723
	March	4,138	2,512	118	40	4,460	2,664
	April	4,465	2,972	106	30	4,794	3,124
	May	4,284	2,845	94	40	4,585	3,002
	June	4,263	2,814	85	37	4,569	2,946
	July	3,444	2,269	89	26	3,707	2,403
	August	3,181	2,122	76	24	3,412	2,232
	September	3,102	1,918	83	38	3,309	2,032
	October	2,669	1,922	94	33	2,908	2,033
	November	2,091	1,872	95	26	2,321	1,971
	December	1,386	1,340	79	40	1,525	1,442
	Total	38,105	25,441	1,104	383	41,121	26,873
2022	January	2,122	1,330	105	31	2,351	1,434
	February	2,967	2,285	126	44	3,219	2,399
	March	4,298	3,317	118	42	4,602	3,477
	April	4,724	2,938	116	52	5,055	3,128
	May	4,725	2,921	108	37	5,020	3,052
	June	4,345	2,656	111	37	4,654	2,796
	July	3,645	2,029	135	34	3,922	2,124
	August	3,180	1,854	121	27	3,450	1,945
	September	3,128	1,608	121	21	3,391	1,692
	October	2,615	1,506	101	19	2,836	1,584
	November	1,971	1,278	100	38	2,178	1,364
	December	1,175	987	90	19	1,341	1,037
	Total	38,895	24,709	1,352	401	42,019	26,032
2023	January	2,258	982	130	26	2,529	1,050
	February	2,527	1,292	119	30	2,775	1,373
	March	3,303	1,819	145	27	3,613	1,906
	April	3,442	2,023	142	38	3,741	2,137
	May	3,851	2,717	149	40	4,207	2,845
	June	3,632	2,598	142	45	3,993	2,724
	July	3,291	2,320	119	43	3,569	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,022	2,055	119	36	3,286	2,165
	October	2,696	1,805	134	42	2,953	1,920
	November	2,088	1,624	90	41	2,286	1,730
	December	1,481	1,218	80	39	1,633	1,297
	Total	34,817	22,698	1,467	445	38,064	23,960
2024	January	2,165	1,436	121	25	2,401	1,522
	February	2,726	1,966	121	30	2,977	2,069
	March	3,520	2,462	106	51	3,804	2,607
	April	3,819	3,113	162	45	4,168	3,243
	May	4,229	3,222	150	48	4,579	3,374
	June	3,636	2,842	117	59	3,900	2,966
	July	3,651	2,935	142	44	3,947	3,074
	August	3,380	2,581	118	42	3,640	2,717
	September	3,130	2,257	122	45	3,395	2,389
	October	2,879	2,483	121	51	3,117	2,616
	November	2,051	1,913	120	47	2,267	2,029
	December	1,339	1,421	80	48	1,464	1,522
	Total	36,525	28,631	1,480	535	39,659	30,128
2025	January	2,403	1,589	157	33	2,659	1,689
	February	2,613	1,816	153	34	2,870	1,904
	March	3,648	2,481	160	49	3,971	2,606
	April	3,845	2,702	153	50	4,154	2,831
	May	4,721	2,952	161	58	5,070	3,089
	June	4,063	2,868	141	40	4,360	3,014
	July	4,231	2,858	149	72	4,563	3,022
	August	3,785	2,382	125	44	4,104	2,519
	Total	29,309	19,648	1,199	380	31,751	20,674

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type
Greater Edmonton Area¹
August 2025

page 10

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2021	January	448,935	341,854	242,111	184,747	386,430
	February	448,505	350,225	247,884	205,892	391,900
	March	477,021	341,907	244,744	209,826	411,883
	April	472,653	344,060	246,910	200,968	406,754
	May	482,175	358,279	253,790	212,547	420,506
	June	492,826	350,911	245,185	221,608	417,020
	July	480,528	353,629	252,666	221,031	408,359
	August	476,622	341,646	258,176	203,546	402,700
	September	469,561	341,472	239,011	191,183	395,599
	October	466,830	358,918	243,511	200,752	395,822
	November	472,835	340,663	246,464	197,049	399,976
	December	478,245	353,671	241,702	197,651	400,733
	YTD Average	474,312	348,304	247,376	205,605	405,328
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,199	380,471
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,913	398,928
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,224	386,224	275,735	181,347	406,800
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,937	414,956	294,076	206,813	441,437
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	407,171	292,072	204,378	440,272
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,998	408,081	290,610	200,280	432,342
2025	January	560,324	421,331	312,077	203,105	437,793
	February	565,127	422,230	301,032	215,121	448,085
	March	575,782	430,137	314,521	218,207	460,788
	April	584,420	434,891	314,977	218,342	470,075
	May	579,418	439,881	306,882	214,108	464,162
	June	573,701	439,839	309,441	214,888	464,658
	July	578,433	430,795	296,785	209,787	463,261
	August	569,926	420,802	301,342	218,063	461,281

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
August 2025

page 11

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2021	January	5,566 (1,216)	705 (27)	3,944 (804)	355 (15)
	February	5,956 (1,639)	735 (22)	4,249 (1,047)	376 (15)
	March	6,816 (2,512)	742 (40)	4,876 (1,596)	368 (17)
	April	7,576 (2,972)	755 (30)	5,490 (1,883)	363 (14)
	May	8,124 (2,845)	761 (40)	5,944 (1,863)	369 (14)
	June	8,487 (2,814)	746 (37)	6,234 (1,856)	363 (18)
	July	8,424 (2,269)	752 (26)	6,206 (1,493)	365 (17)
	August	8,063 (2,122)	745 (24)	5,978 (1,392)	365 (11)
	September	7,728 (1,918)	729 (38)	5,778 (1,272)	373 (17)
	October	7,119 (1,922)	720 (33)	5,363 (1,273)	369 (17)
	November	6,000 (1,872)	734 (26)	4,590 (1,280)	395 (9)
	December	4,673 (1,340)	643 (40)	3,532 (938)	354 (25)
2022	January	4,632 (1,330)	667 (31)	3,507 (954)	371 (20)
	February	4,712 (2,285)	712 (44)	3,566 (1,633)	399 (25)
	March	5,212 (3,317)	745 (42)	3,928 (2,311)	418 (21)
	April	6,468 (2,938)	760 (52)	4,820 (2,017)	439 (18)
	May	7,572 (2,921)	774 (37)	5,719 (1,927)	448 (19)
	June	8,118 (2,656)	769 (37)	6,085 (1,780)	447 (17)
	July	8,453 (2,029)	817 (34)	6,307 (1,338)	470 (17)
	August	8,044 (1,854)	834 (27)	6,030 (1,215)	477 (15)
	September	7,835 (1,608)	846 (21)	5,850 (1,083)	477 (12)
	October	7,201 (1,506)	857 (19)	5,332 (1,027)	488 (5)
	November	6,408 (1,278)	834 (38)	4,737 (885)	489 (18)
	December	4,975 (987)	749 (19)	3,674 (695)	430 (14)
2023	January	5,186 (982)	784 (26)	3,812 (699)	456 (14)
	February	5,628 (1,292)	797 (30)	4,099 (907)	458 (21)
	March	6,315 (1,819)	830 (27)	4,501 (1,251)	486 (12)
	April	6,898 (2,023)	850 (38)	4,966 (1,369)	499 (18)
	May	7,075 (2,717)	898 (40)	5,163 (1,800)	538 (18)
	June	7,100 (2,598)	909 (45)	5,161 (1,750)	561 (24)
	July	6,935 (2,320)	900 (43)	5,082 (1,586)	550 (28)
	August	6,744 (2,245)	884 (38)	4,859 (1,594)	547 (23)
	September	6,512 (2,055)	870 (36)	4,680 (1,430)	535 (23)
	October	6,231 (1,805)	875 (42)	4,393 (1,290)	534 (28)
	November	5,467 (1,624)	822 (41)	3,869 (1,176)	501 (22)
	December	4,649 (1,218)	713 (39)	3,207 (877)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,100 (1,053)	444 (10)
	February	4,794 (1,966)	756 (30)	3,232 (1,401)	460 (17)
	March	5,277 (2,462)	712 (51)	3,637 (1,728)	437 (32)
	April	5,420 (3,113)	755 (45)	3,750 (2,144)	460 (32)
	May	5,763 (3,222)	781 (48)	4,119 (2,141)	457 (26)
	June	5,886 (2,842)	764 (59)	4,236 (1,932)	457 (33)
	July	5,817 (2,935)	799 (44)	4,254 (2,009)	482 (24)
	August	5,732 (2,581)	801 (42)	4,207 (1,771)	484 (18)
	September	5,643 (2,257)	816 (45)	4,129 (1,537)	490 (19)
	October	5,099 (2,483)	806 (51)	3,733 (1,734)	496 (27)
	November	4,471 (1,913)	805 (47)	3,283 (1,364)	502 (26)
	December	3,503 (1,421)	704 (48)	2,546 (1,053)	448 (28)
2025	January	3,693 (1,589)	749 (33)	2,636 (1,181)	468 (18)
	February	4,057 (1,816)	780 (34)	2,935 (1,258)	488 (22)
	March	4,723 (2,481)	838 (49)	3,448 (1,749)	523 (33)
	April	5,265 (2,702)	841 (50)	3,907 (1,841)	522 (25)
	May	6,331 (2,952)	872 (58)	4,688 (2,054)	546 (30)
	June	6,607 (2,868)	871 (40)	4,899 (1,967)	554 (24)
	July	6,905 (2,858)	846 (72)	5,198 (1,939)	530 (39)
	August	7,138 (2,382)	843 (44)	5,316 (1,647)	539 (22)

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

5 Year Residential Activity (Part 1)

page 12a

City of Edmonton

August 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,452 / 10,961	1,287 / 10,078	1,275 / 9,892	1,273 / 11,802	1,186 / 10,587
Sales / YTD	886 / 7,065	894 / 7,510	848 / 5,975	653 / 7,566	827 / 7,309
Sales to New Listings Ratio / YTD	61% / 64%	69% / 75%	67% / 60%	51% / 64%	70% / 69%
Sales Volume	488,241,057	471,337,795	418,224,264	312,877,405	388,671,197
Sales Volume YTD	3,986,081,554	3,920,622,936	2,897,988,398	3,781,223,888	3,441,227,668
Average Sale Price	551,062	527,223	493,189	479,138	469,977
Average Sale Price YTD	564,201	522,054	485,019	499,765	470,821
Median Sale Price	506,028	480,444	446,400	439,500	420,000
Median Sale Price YTD	520,000	479,000	442,000	458,000	422,000
Sale to List Price Ratio / YTD	99% / 100%	99% / 99%	98% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	36 / 33	33 / 36	44 / 45	39 / 32	36 / 35
Median Days on Market / YTD	24 / 20	22 / 20	29 / 29	30 / 19	25 / 20
Average Days on Market (Cum.) / YTD	53 / 48	45 / 55	64 / 72	51 / 44	45 / 51
Median Days on Market (Cum.) / YTD	32 / 23	26 / 24	37 / 40	35 / 21	28 / 22
Semi-detached					
New Listings / YTD	274 / 2,103	225 / 1,764	213 / 1,663	211 / 2,266	236 / 2,032
Sales / YTD	167 / 1,476	192 / 1,465	181 / 1,189	148 / 1,665	163 / 1,380
Sales to New Listings Ratio / YTD	61% / 70%	85% / 83%	85% / 71%	70% / 73%	69% / 68%
Sales Volume	70,192,999	79,685,129	68,395,824	53,831,383	57,305,823
Sales Volume YTD	637,699,608	603,238,545	450,235,894	636,673,548	486,689,227
Average Sale Price	420,317	415,027	377,877	363,726	351,569
Average Sale Price YTD	432,046	411,767	378,668	382,387	352,673
Median Sale Price	417,000	410,000	375,000	352,750	342,000
Median Sale Price YTD	429,700	405,000	373,000	375,000	340,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	35 / 29	30 / 31	46 / 40	39 / 32	37 / 40
Median Days on Market / YTD	24 / 19	21 / 20	33 / 28	33 / 20	31 / 24
Average Days on Market (Cum.) / YTD	40 / 36	40 / 42	57 / 58	49 / 42	48 / 56
Median Days on Market (Cum.) / YTD	28 / 21	24 / 21	40 / 33	38 / 22	34 / 28
Row/Townhouse					
New Listings / YTD	397 / 3,172	354 / 2,667	301 / 2,289	322 / 2,803	295 / 2,757
Sales / YTD	260 / 2,301	313 / 2,251	280 / 1,710	176 / 1,904	190 / 1,589
Sales to New Listings Ratio / YTD	65% / 73%	88% / 84%	93% / 75%	55% / 68%	64% / 58%
Sales Volume	77,801,200	89,817,258	70,106,901	42,957,913	47,941,742
Sales Volume YTD	690,956,197	635,351,816	428,208,792	493,767,456	391,536,436
Average Sale Price	299,235	286,956	250,382	244,079	252,325
Average Sale Price YTD	300,285	282,253	250,414	259,332	246,404
Median Sale Price	295,000	288,000	246,750	245,000	251,300
Median Sale Price YTD	300,000	285,000	247,000	256,500	248,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	97% / 97%	96% / 98%	97% / 97%
Average Days on Market / YTD	32 / 28	29 / 32	44 / 46	44 / 43	59 / 50
Median Days on Market / YTD	23 / 20	20 / 19	29 / 30	32 / 29	40 / 33
Average Days on Market (Cum.) / YTD	41 / 35	33 / 39	60 / 67	58 / 63	80 / 71
Median Days on Market (Cum.) / YTD	28 / 21	22 / 20	35 / 37	40 / 33	55 / 41

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

August 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	588 / 4,865	562 / 4,662	492 / 4,187	505 / 4,641	580 / 4,726
Sales / YTD	334 / 2,794	372 / 2,953	285 / 2,082	238 / 2,040	212 / 1,656
Sales to New Listings Ratio / YTD	57% / 57%	66% / 63%	58% / 50%	47% / 44%	37% / 35%
Sales Volume	69,699,575	74,821,518	54,331,778	45,278,674	42,569,501
Sales Volume YTD	585,374,118	580,916,148	386,790,374	401,902,454	341,419,534
Average Sale Price	208,681	201,133	190,638	190,247	200,800
Average Sale Price YTD	209,511	196,721	185,778	197,011	206,171
Median Sale Price	199,450	190,000	177,000	167,750	191,125
Median Sale Price YTD	194,949	185,000	170,000	175,000	185,750
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	96% / 95%	95% / 96%	95% / 95%
Average Days on Market / YTD	45 / 45	42 / 47	58 / 59	63 / 60	63 / 60
Median Days on Market / YTD	35 / 31	31 / 31	43 / 44	53 / 44	50 / 44
Average Days on Market (Cum.) / YTD	66 / 67	60 / 70	88 / 101	99 / 99	99 / 101
Median Days on Market (Cum.) / YTD	41 / 38	38 / 36	58 / 59	66 / 57	70 / 63
Total Residential¹					
New Listings / YTD	2,711 / 21,101	2,428 / 19,171	2,281 / 18,031	2,311 / 21,512	2,297 / 20,102
Sales / YTD	1,647 / 13,636	1,771 / 14,179	1,594 / 10,956	1,215 / 13,175	1,392 / 11,934
Sales to New Listings Ratio / YTD	61% / 65%	73% / 74%	70% / 61%	53% / 61%	61% / 59%
Sales Volume	705,934,831	715,661,700	611,058,767	454,945,375	536,488,263
Sales Volume YTD	5,900,111,477	5,740,129,445	4,163,223,458	5,313,567,346	4,660,872,865
Average Sale Price	428,619	404,100	383,349	374,441	385,408
Average Sale Price YTD	432,686	404,833	379,995	403,307	390,554
Median Sale Price	410,000	380,000	358,000	352,000	360,000
Median Sale Price YTD	415,000	389,000	360,000	380,000	363,500
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 97%	97% / 98%	97% / 98%
Average Days on Market / YTD	37 / 34	34 / 37	47 / 47	44 / 38	43 / 41
Median Days on Market / YTD	26 / 21	23 / 21	32 / 32	34 / 23	31 / 25
Average Days on Market (Cum.) / YTD	53 / 48	46 / 54	67 / 75	61 / 55	58 / 61
Median Days on Market (Cum.) / YTD	32 / 25	27 / 25	40 / 41	40 / 26	37 / 29
Other²					
New Listings / YTD	95 / 627	76 / 622	76 / 640	64 / 600	76 / 611
Sales / YTD	39 / 306	44 / 347	40 / 260	27 / 341	38 / 294
Sales to New Listings Ratio / YTD	41% / 49%	58% / 56%	53% / 41%	42% / 57%	50% / 48%
Sales Volume	19,834,061	16,253,700	7,861,990	5,306,650	12,590,500
Sales Volume YTD	140,321,310	149,804,869	78,198,831	109,576,897	100,215,522
Average Sale Price	508,566	369,402	196,550	196,543	331,329
Average Sale Price YTD	458,566	431,714	300,765	321,340	340,869
Median Sale Price	355,000	307,500	127,750	73,500	176,050
Median Sale Price YTD	353,500	349,900	188,750	240,000	289,000
Sale to List Price Ratio / YTD	96% / 97%	97% / 97%	93% / 94%	90% / 95%	96% / 95%
Average Days on Market / YTD	47 / 49	50 / 51	47 / 61	51 / 62	37 / 68
Median Days on Market / YTD	25 / 24	26 / 29	44 / 41	36 / 38	26 / 38
Average Days on Market (Cum.) / YTD	55 / 88	62 / 96	112 / 102	69 / 84	42 / 105
Median Days on Market (Cum.) / YTD	29 / 29	38 / 33	46 / 49	46 / 44	28 / 51

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity (Part 1)

page 13a

City of Edmonton

August 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	6 / 90	6 / 72	9 / 74	12 / 72	6 / 49
Sales / YTD	5 / 23	0 / 18	0 / 12	2 / 22	0 / 8
Sales to New Listings Ratio / YTD	83% / 26%	0% / 25%	0% / 16%	17% / 31%	0% / 16%
Sales Volume	3,730,000	0	0	1,450,000	0
Sales Volume YTD	33,102,345	51,736,001	8,028,000	42,448,130	4,630,000
Average Sale Price	746,000	0	0	725,000	0
Average Sale Price YTD	1,439,232	2,874,222	669,000	1,929,460	578,750
Median Sale Price	730,000	0	0	725,000	0
Median Sale Price YTD	730,000	1,097,501	452,500	1,087,500	512,500
Sale to List Price Ratio / YTD	212% / 120%	0% / 96%	0% / 89%	87% / 95%	0% / 80%
Average Days on Market / YTD	51 / 133	0 / 231	0 / 197	68 / 186	0 / 75
Median Days on Market / YTD	53 / 57	0 / 164	0 / 106	68 / 111	0 / 63
Average Days on Market (Cum.) / YTD	76 / 166	0 / 315	0 / 266	68 / 280	0 / 113
Median Days on Market (Cum.) / YTD	53 / 73	0 / 233	0 / 112	68 / 142	0 / 68
Investment					
New Listings / YTD	27 / 206	27 / 177	18 / 193	19 / 143	11 / 111
Sales / YTD	6 / 59	9 / 53	9 / 59	3 / 54	4 / 39
Sales to New Listings Ratio / YTD	22% / 29%	33% / 30%	50% / 31%	16% / 38%	36% / 35%
Sales Volume	10,372,500	5,049,700	4,583,294	4,955,000	5,972,500
Sales Volume YTD	61,461,235	41,716,832	51,783,485	51,923,168	29,327,078
Average Sale Price	1,728,750	561,078	509,255	1,651,667	1,493,125
Average Sale Price YTD	1,041,716	787,110	877,686	961,540	751,976
Median Sale Price	885,000	470,000	375,000	805,000	1,262,500
Median Sale Price YTD	575,000	500,000	450,000	532,500	455,000
Sale to List Price Ratio / YTD	88% / 92%	95% / 93%	70% / 90%	92% / 93%	85% / 85%
Average Days on Market / YTD	171 / 144	96 / 124	170 / 146	92 / 166	189 / 167
Median Days on Market / YTD	158 / 110	92 / 86	168 / 111	60 / 125	175 / 134
Average Days on Market (Cum.) / YTD	198 / 184	162 / 182	173 / 183	297 / 181	205 / 194
Median Days on Market (Cum.) / YTD	185 / 145	98 / 120	168 / 143	202 / 129	206 / 139
Multi Family					
New Listings / YTD	13 / 76	10 / 84	9 / 92	8 / 91	9 / 74
Sales / YTD	5 / 41	3 / 36	3 / 20	2 / 23	4 / 39
Sales to New Listings Ratio / YTD	38% / 54%	30% / 43%	33% / 22%	25% / 25%	44% / 53%
Sales Volume	14,628,250	3,525,000	3,510,000	1,737,500	8,945,000
Sales Volume YTD	83,447,039	48,782,500	23,380,235	31,592,500	53,973,250
Average Sale Price	2,925,650	1,175,000	1,170,000	868,750	2,236,250
Average Sale Price YTD	2,035,294	1,355,069	1,169,012	1,373,587	1,383,929
Median Sale Price	1,805,250	1,125,000	1,080,000	868,750	2,200,000
Median Sale Price YTD	1,282,000	1,277,500	1,067,500	1,395,000	1,225,000
Sale to List Price Ratio / YTD	94% / 95%	91% / 93%	87% / 91%	94% / 94%	93% / 93%
Average Days on Market / YTD	79 / 112	98 / 117	165 / 120	55 / 78	146 / 191
Median Days on Market / YTD	37 / 95	84 / 90	106 / 83	55 / 52	165 / 125
Average Days on Market (Cum.) / YTD	92 / 148	161 / 187	320 / 170	55 / 104	171 / 231
Median Days on Market (Cum.) / YTD	100 / 118	84 / 115	331 / 113	55 / 78	186 / 140
Hotel/Motel					
New Listings / YTD	1 / 2	0 / 1	0 / 1	1 / 1	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

page 13b

City of Edmonton

August 2025

Business	2025	2024	2023	2022	2021
New Listings / YTD	34 / 261	11 / 168	11 / 144	19 / 123	6 / 60
Sales / YTD	3 / 34	4 / 41	4 / 29	2 / 26	1 / 11
Sales to New Listings Ratio / YTD	9% / 13%	36% / 24%	36% / 20%	11% / 21%	17% / 18%
Sales Volume	760,000	391,000	4,400,000	245,000	55,000
Sales Volume YTD	7,187,500	7,746,500	8,468,700	7,010,800	2,177,068
Average Sale Price	253,333	97,750	1,100,000	122,500	55,000
Average Sale Price YTD	211,397	188,939	292,024	269,646	197,915
Median Sale Price	195,000	90,000	592,500	122,500	55,000
Median Sale Price YTD	155,000	145,000	160,000	182,000	58,000
Sale to List Price Ratio / YTD	81% / 85%	76% / 85%	91% / 83%	79% / 83%	93% / 141%
Average Days on Market / YTD	205 / 131	122 / 113	103 / 128	145 / 159	168 / 204
Median Days on Market / YTD	205 / 125	100 / 102	83 / 98	145 / 105	168 / 168
Average Days on Market (Cum.) / YTD	205 / 160	122 / 126	103 / 135	145 / 174	168 / 204
Median Days on Market (Cum.) / YTD	205 / 138	100 / 105	83 / 98	145 / 105	168 / 168
Lease					
New Listings / YTD	12 / 150	14 / 135	20 / 138	16 / 105	9 / 82
Sales / YTD	3 / 53	2 / 42	7 / 38	6 / 26	2 / 22
Sales to New Listings Ratio / YTD	25% / 35%	14% / 31%	35% / 28%	38% / 25%	22% / 27%
Sales Volume	372,831	599,268	1,159,480	984,397	355,446
Sales Volume YTD	15,232,726	18,151,986	14,081,842	3,349,603	5,357,878
Average Sale Price	124,277	299,634	165,640	164,066	177,723
Average Sale Price YTD	287,410	432,190	370,575	128,831	243,540
Median Sale Price	136,875	299,634	164,187	147,000	177,723
Median Sale Price YTD	162,877	118,235	126,425	117,230	144,400
Average Days on Market / YTD	69 / 167	139 / 193	69 / 179	306 / 171	180 / 207
Median Days on Market / YTD	60 / 98	139 / 100	29 / 136	130 / 110	180 / 103
Average Days on Market (Cum.) / YTD	69 / 194	139 / 199	69 / 193	306 / 202	180 / 220
Median Days on Market (Cum.) / YTD	60 / 116	139 / 122	29 / 141	130 / 135	180 / 125
Farms					
New Listings / YTD	0 / 5	1 / 8	0 / 7	0 / 4	0 / 2
Sales / YTD	0 / 1	0 / 0	0 / 0	0 / 1	0 / 2
Sales to New Listings Ratio / YTD	0% / 20%	0% / 0%	0% / 0%	0% / 25%	0% / 100%
Sales Volume	0	0	0	0	0
Sales Volume YTD	1,000,000	0	0	2,200,000	2,548,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	1,000,000	0	0	2,200,000	1,274,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	1,000,000	0	0	2,200,000	1,274,000
Sale to List Price Ratio / YTD	0% / 77%	0% / 0%	0% / 0%	0% / 92%	0% / 80%
Average Days on Market / YTD	0 / 27	0 / 0	0 / 0	0 / 83	0 / 263
Median Days on Market / YTD	0 / 27	0 / 0	0 / 0	0 / 83	0 / 263
Average Days on Market (Cum.) / YTD	0 / 27	0 / 0	0 / 0	0 / 213	0 / 510
Median Days on Market (Cum.) / YTD	0 / 27	0 / 0	0 / 0	0 / 213	0 / 510
Total Commercial¹					
New Listings / YTD	94 / 797	69 / 649	67 / 649	75 / 541	41 / 380
Sales / YTD	22 / 213	18 / 192	23 / 158	15 / 152	11 / 121
Sales to New Listings Ratio / YTD	23% / 27%	26% / 30%	34% / 24%	20% / 28%	27% / 32%
Sales Volume	29,863,581	9,564,968	13,652,774	9,371,897	15,327,946
Sales Volume YTD	202,830,845	169,111,819	105,742,262	138,524,201	98,013,274
Average Sale Price	1,357,436	531,387	593,599	624,793	1,393,450
Average Sale Price YTD	952,257	880,791	669,255	911,343	810,027
Median Sale Price	730,000	435,000	240,000	185,000	1,240,000
Median Sale Price YTD	485,000	425,000	380,000	451,500	540,000
Sale to List Price Ratio / YTD	121% / 95%	89% / 91%	78% / 89%	88% / 91%	89% / 94%
Average Days on Market / YTD	114 / 139	107 / 144	127 / 151	177 / 155	170 / 181
Median Days on Market / YTD	84 / 97	88 / 95	100 / 106	83 / 104	168 / 126
Average Days on Market (Cum.) / YTD	129 / 172	150 / 186	148 / 181	218 / 186	185 / 211
Median Days on Market (Cum.) / YTD	119 / 120	95 / 117	100 / 130	118 / 120	173 / 140

¹ Farms are included in Commercial if the property is zoned agricultural.

August 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	53	64	54	427	456	348
	Average	475,518	509,420	431,716	538,492	493,741	454,993
	Median	455,000	489,937	409,750	502,594	455,500	417,000
North Central	Sales	148	177	196	1,390	1,546	1,221
	Average	472,110	455,467	410,070	480,999	444,164	409,907
	Median	457,750	426,000	389,450	463,000	426,700	389,900
Northeast	Sales	59	63	54	468	432	365
	Average	430,743	421,641	396,492	455,261	402,224	348,452
	Median	390,000	390,000	337,750	421,750	382,500	325,000
Central	Sales	38	45	30	319	336	223
	Average	346,313	330,544	280,650	330,063	310,161	287,072
	Median	308,300	295,900	248,750	300,000	289,500	264,000
West	Sales	83	77	66	646	662	552
	Average	635,313	628,148	618,166	660,391	600,479	554,608
	Median	560,000	487,500	480,000	545,750	480,800	439,400
Southwest	Sales	102	100	85	788	870	795
	Average	697,371	646,151	557,549	711,578	640,162	596,118
	Median	607,500	585,000	495,000	618,000	565,000	525,000
Southeast	Sales	169	151	156	1,217	1,306	1,043
	Average	493,827	494,475	468,189	525,479	483,060	440,137
	Median	460,000	463,000	416,000	485,000	450,000	407,000
Anthony Henday	Sales	234	218	207	1,807	1,905	1,430
	Average	629,372	593,647	596,520	628,968	600,542	565,832
	Median	580,500	545,000	525,000	578,000	550,000	520,000
City of Edmonton Total	Sales	886	894	848	7,065	7,510	5,975
	Average	551,062	527,223	493,189	564,201	522,054	485,019
	Median	506,028	480,444	446,400	520,000	479,000	442,000
Semi-detached							
Northwest	Sales	14	12	11	88	107	70
	Average	461,964	417,092	401,264	447,192	430,923	396,859
	Median	450,000	425,000	398,000	445,000	425,000	405,000
North Central	Sales	32	28	27	253	246	191
	Average	359,220	335,109	298,630	386,733	356,081	322,197
	Median	374,950	327,875	292,500	390,000	374,550	317,750
Northeast	Sales	5	11	4	58	56	45
	Average	359,300	311,491	n/a	347,884	313,023	274,392
	Median	335,000	304,000	n/a	325,500	312,000	249,500
Central	Sales	5	3	8	41	66	30
	Average	446,360	n/a	354,906	378,765	359,418	360,438
	Median	495,000	n/a	297,000	355,000	332,500	327,000
West	Sales	3	4	5	47	44	41
	Average	n/a	n/a	401,000	413,455	419,877	354,877
	Median	n/a	n/a	315,000	370,000	356,250	315,000
Southwest	Sales	14	14	9	115	124	107
	Average	478,129	486,664	497,667	471,810	457,647	469,503
	Median	421,500	475,275	499,000	423,500	410,000	436,300
Southeast	Sales	24	44	34	234	282	223
	Average	402,360	438,987	364,297	433,070	426,974	367,433
	Median	394,500	424,150	353,750	429,500	406,750	350,000
Anthony Henday	Sales	70	76	83	640	540	482
	Average	431,253	434,143	399,332	452,762	430,840	396,330
	Median	437,500	420,500	382,000	445,500	421,500	387,000
City of Edmonton Total	Sales	167	192	181	1,476	1,465	1,189
	Average	420,317	415,027	377,877	432,046	411,767	378,668
	Median	417,000	410,000	375,000	429,700	405,000	373,000

n/a = insufficient data

August 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	10	17	15	90	82	57
	Average	375,740	370,382	315,417	368,936	368,203	306,176
	Median	387,000	366,000	366,279	364,000	366,500	307,500
North Central	Sales	49	53	45	458	411	326
	Average	276,214	254,624	230,418	274,177	250,793	224,481
	Median	265,000	234,500	244,250	258,001	240,500	211,500
Northeast	Sales	28	30	31	230	204	164
	Average	218,511	202,685	171,395	222,808	201,746	167,672
	Median	215,000	190,775	165,000	211,000	194,450	163,600
Central	Sales	3	8	2	32	40	21
	Average	n/a	336,188	n/a	361,744	359,041	363,590
	Median	n/a	308,500	n/a	325,000	326,000	350,000
West	Sales	23	25	22	182	209	162
	Average	235,485	244,202	186,885	253,820	225,819	208,295
	Median	215,000	222,800	191,750	233,500	214,000	185,075
Southwest	Sales	38	44	34	273	278	201
	Average	302,423	279,970	255,576	305,753	287,157	257,013
	Median	292,950	291,250	260,000	305,500	287,000	250,000
Southeast	Sales	37	49	55	375	360	283
	Average	274,830	257,583	222,664	275,106	256,723	223,338
	Median	290,000	237,500	208,000	259,200	235,000	199,900
Anthony Henday	Sales	72	87	76	661	667	496
	Average	365,574	347,246	311,540	357,831	340,508	310,150
	Median	362,900	343,000	304,250	357,000	333,000	305,000
City of Edmonton Total	Sales	260	313	280	2,301	2,251	1,710
	Average	299,235	286,956	250,382	300,285	282,253	250,414
	Median	295,000	288,000	246,750	300,000	285,000	247,000
Apartment Condominium							
Northwest	Sales	12	7	11	76	89	67
	Average	140,033	169,214	184,373	165,662	142,769	139,719
	Median	125,450	193,000	150,000	147,750	134,300	120,000
North Central	Sales	46	43	31	327	345	250
	Average	166,257	183,519	162,213	184,646	176,905	160,382
	Median	188,250	180,000	164,000	187,000	177,000	162,750
Northeast	Sales	15	28	12	157	211	95
	Average	166,493	128,936	141,424	150,957	135,265	122,479
	Median	165,000	126,950	126,625	154,500	137,000	117,000
Central	Sales	77	100	69	678	658	470
	Average	212,467	207,617	203,272	210,246	209,203	199,700
	Median	177,500	175,050	165,000	178,500	178,500	170,000
West	Sales	18	26	18	204	212	173
	Average	233,156	201,715	179,033	180,571	179,974	164,830
	Median	199,950	170,250	162,250	170,000	162,250	148,000
Southwest	Sales	76	62	58	562	579	410
	Average	228,895	220,757	218,572	240,403	224,455	217,049
	Median	210,000	205,000	205,000	217,000	200,000	199,500
Southeast	Sales	27	48	28	266	304	229
	Average	203,113	199,947	169,304	209,736	184,612	174,159
	Median	215,000	187,500	165,000	209,500	179,950	171,900
Anthony Henday	Sales	63	58	58	524	555	388
	Average	229,161	221,463	188,137	226,001	210,351	191,884
	Median	220,000	213,750	182,750	215,700	203,500	180,000
City of Edmonton Total	Sales	334	372	285	2,794	2,953	2,082
	Average	208,681	201,133	190,638	209,511	196,721	185,778
	Median	199,450	190,000	177,000	194,949	185,000	170,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
August 2025

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,269	1,251	93	12
	April	2,468	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,507	1,176	63	22
	December	1,012	877	45	21
	Total	24,573	15,729	918	252
2024	January	1,520	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,640	2,144	104	32
	May	2,966	2,141	81	26
	June	2,578	1,932	82	33
	July	2,634	2,009	88	24
	August	2,428	1,771	69	18
	September	2,215	1,537	72	19
	October	2,088	1,734	90	27
	November	1,507	1,364	85	26
	December	975	1,053	64	28
	Total	25,956	19,867	960	292
2025	January	1,717	1,181	102	18
	February	1,873	1,258	98	22
	March	2,624	1,749	102	33
	April	2,764	1,841	95	25
	May	3,380	2,054	112	30
	June	2,936	1,967	103	24
	July	3,096	1,939	91	39
	August	2,711	1,647	94	22
	Total	21,101	13,636	797	213

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

page 21

City of Edmonton

August 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,136	410,716	283,883	196,112	407,420
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,878	295,449	211,102	422,542
	March	574,363	426,951	311,765	215,504	440,248
	April	579,653	432,565	304,799	212,775	445,178
	May	562,014	439,303	300,978	208,773	431,487
	June	561,661	447,645	299,086	211,606	433,148
	July	569,485	431,368	289,537	202,875	432,269
	August	551,062	420,317	299,235	208,681	428,619

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

August 2025

	2025	2024	2023	2022	2021
Edmonton City Monthly					
New Listings	2,900	2,573	2,424	2,450	2,414
Sales	1,708	1,833	1,657	1,257	1,441
Sales Volume	755,632,473	741,480,368	632,573,531	469,623,922	564,406,709
Edmonton City Year to Date					
New Listings	22,525	20,442	19,320	22,653	21,093
Sales	14,155	14,718	11,374	13,668	12,349
Sales Volume	6,243,263,632	6,059,046,133	4,347,164,551	5,561,668,444	4,859,101,661
Edmonton City Month End Active Inventory					
Residential	5,316	4,207	4,859	6,030	5,978
Commercial	539	484	547	477	365
TOTAL	6,104	4,915	5,687	6,758	6,623
Greater Edmonton Area Monthly					
New Listings	4,104	3,640	3,479	3,450	3,412
Sales	2,519	2,717	2,370	1,945	2,232
Sales Volume	1,188,305,953	1,177,036,130	933,421,848	762,166,682	906,213,614
Greater Edmonton Area Year to Date					
New Listings	31,751	29,416	27,906	32,273	31,058
Sales	20,674	21,572	16,848	20,355	19,395
Sales Volume	9,632,082,453	9,372,566,149	6,758,361,921	8,595,423,197	7,899,319,630
Greater Edmonton Area Month End Active Inventory					
Residential	7,138	5,732	6,744	8,044	8,063
Commercial	843	801	884	834	745
TOTAL	8,551	7,102	8,318	9,587	9,573
Total Board Monthly					
New Listings	4,657	4,196	4,010	4,001	3,933
Sales	2,884	3,075	2,713	2,282	2,578
Sales Volume	1,304,536,560	1,291,227,204	1,025,919,019	865,752,599	1,000,238,584
Total Board Year to Date					
New Listings	36,367	34,156	32,385	37,251	36,060
Sales	23,366	24,073	19,141	22,996	22,410
Sales Volume	10,516,673,728	10,151,378,278	7,411,781,089	9,383,834,321	8,746,997,001

5 Year Residential Activity

page 23

Total Board August 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,596 / 19,895	2,307 / 18,787	2,323 / 18,235	2,275 / 21,428	2,176 / 20,437
Sales / YTD	1,669 / 13,278	1,718 / 13,857	1,557 / 11,257	1,376 / 14,072	1,619 / 14,497
Sales to New Listings Ratio / YTD	64% / 67%	74% / 74%	67% / 62%	60% / 66%	74% / 71%
Sales Volume	900,622,738	885,078,185	720,269,787	625,739,805	729,892,721
Sales Volume YTD	7,229,782,803	7,014,353,680	5,262,968,803	6,777,517,760	6,543,282,457
Semi-detached					
New Listings / YTD	406 / 3,039	333 / 2,705	325 / 2,548	307 / 3,251	343 / 3,120
Sales / YTD	260 / 2,193	297 / 2,304	256 / 1,831	227 / 2,438	264 / 2,185
Sales to New Listings Ratio / YTD	64% / 72%	89% / 85%	79% / 72%	74% / 75%	77% / 70%
Sales Volume	108,733,074	121,912,997	93,934,472	80,021,740	89,357,710
Sales Volume YTD	934,855,621	928,312,899	679,554,736	907,669,646	754,603,679
Row/Townhouse					
New Listings / YTD	491 / 3,942	463 / 3,503	389 / 2,982	402 / 3,544	377 / 3,504
Sales / YTD	329 / 2,929	409 / 2,936	343 / 2,189	234 / 2,426	246 / 2,034
Sales to New Listings Ratio / YTD	67% / 74%	88% / 84%	88% / 73%	58% / 68%	65% / 58%
Sales Volume	98,942,479	118,946,085	86,909,206	57,255,635	63,825,692
Sales Volume YTD	896,943,048	844,284,182	556,682,871	630,429,576	506,906,026
Apartment Condominium					
New Listings / YTD	659 / 5,512	640 / 5,255	555 / 4,829	564 / 5,279	663 / 5,351
Sales / YTD	388 / 3,282	430 / 3,403	355 / 2,485	282 / 2,435	257 / 1,962
Sales to New Listings Ratio / YTD	59% / 60%	67% / 65%	64% / 51%	50% / 46%	39% / 37%
Sales Volume	84,516,105	87,283,168	68,132,278	53,996,724	52,118,801
Sales Volume YTD	701,054,386	681,888,896	478,651,751	488,721,109	409,682,066
Total Residential¹					
New Listings / YTD	4,152 / 32,388	3,743 / 30,250	3,592 / 28,594	3,548 / 33,502	3,559 / 32,412
Sales / YTD	2,646 / 21,682	2,854 / 22,500	2,511 / 17,762	2,119 / 21,371	2,386 / 20,678
Sales to New Listings Ratio / YTD	64% / 67%	76% / 74%	70% / 62%	60% / 64%	67% / 64%
Sales Volume	1,192,814,396	1,213,220,435	969,245,743	817,013,904	935,194,924
Sales Volume YTD	9,762,635,858	9,468,839,657	6,977,858,161	8,804,338,091	8,214,474,228
Other²					
New Listings / YTD	324 / 2,292	260 / 2,347	273 / 2,248	279 / 2,346	256 / 2,485
Sales / YTD	172 / 1,129	152 / 1,070	141 / 947	113 / 1,174	152 / 1,318
Sales to New Listings Ratio / YTD	53% / 49%	58% / 46%	52% / 42%	41% / 50%	59% / 53%
Sales Volume	48,442,379	34,705,960	24,020,028	18,947,600	30,989,650
Sales Volume YTD	317,287,560	299,547,216	192,498,959	267,705,946	283,259,216

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

5 Year Commercial Activity

page 24

Total Board

August 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	19 / 236	24 / 244	22 / 215	31 / 226	17 / 165
Sales / YTD	16 / 66	3 / 53	3 / 40	9 / 53	3 / 33
Sales to New Listings Ratio / YTD	84% / 28%	13% / 22%	14% / 19%	29% / 23%	18% / 20%
Sales Volume	11,694,000	604,167	1,470,000	3,966,500	7,740,000
Sales Volume YTD	68,189,305	73,607,968	24,363,900	70,196,584	22,254,658
Investment					
New Listings / YTD	49 / 408	58 / 387	39 / 415	41 / 347	22 / 281
Sales / YTD	15 / 135	27 / 120	18 / 117	12 / 123	9 / 97
Sales to New Listings Ratio / YTD	31% / 33%	47% / 31%	46% / 28%	29% / 35%	41% / 35%
Sales Volume	24,785,500	19,717,135	7,669,634	9,082,800	8,452,500
Sales Volume YTD	136,560,981	94,181,952	79,413,525	92,072,298	66,344,805
Multi Family					
New Listings / YTD	16 / 101	10 / 108	13 / 128	10 / 130	11 / 106
Sales / YTD	5 / 49	6 / 51	5 / 29	3 / 35	4 / 51
Sales to New Listings Ratio / YTD	31% / 49%	60% / 47%	38% / 23%	30% / 27%	36% / 48%
Sales Volume	14,628,250	5,365,000	5,617,500	2,507,500	8,945,000
Sales Volume YTD	91,935,150	74,884,000	30,172,735	42,115,000	65,450,750
Hotel/Motel					
New Listings / YTD	4 / 19	0 / 9	1 / 11	2 / 6	0 / 6
Sales / YTD	0 / 1	0 / 3	0 / 0	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 5%	0% / 33%	0% / 0%	0% / 33%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	690,000	2,270,000	0	633,000	0
Business					
New Listings / YTD	47 / 415	30 / 320	20 / 275	37 / 247	15 / 134
Sales / YTD	5 / 68	8 / 72	8 / 57	3 / 47	2 / 28
Sales to New Listings Ratio / YTD	11% / 16%	27% / 23%	40% / 21%	8% / 19%	13% / 21%
Sales Volume	2,185,000	3,183,000	5,791,900	305,000	180,000
Sales Volume YTD	29,597,500	20,855,000	18,841,100	11,668,300	11,455,068
Lease					
New Listings / YTD	21 / 262	30 / 244	26 / 257	25 / 206	19 / 201
Sales / YTD	8 / 105	9 / 90	12 / 88	6 / 65	7 / 60
Sales to New Listings Ratio / YTD	38% / 40%	30% / 37%	46% / 34%	24% / 32%	37% / 30%
Sales Volume	779,035	3,235,596	1,605,814	984,397	626,610
Sales Volume YTD	23,589,665	35,222,576	20,324,714	8,654,464	9,754,893
Farms					
New Listings / YTD	24 / 233	41 / 239	22 / 231	28 / 236	34 / 264
Sales / YTD	16 / 126	16 / 109	15 / 99	17 / 123	15 / 141
Sales to New Listings Ratio / YTD	67% / 54%	39% / 46%	68% / 43%	61% / 52%	44% / 53%
Sales Volume	9,048,000	11,195,911	10,498,400	12,944,898	8,109,900
Sales Volume YTD	81,435,209	80,380,909	67,970,995	85,887,138	71,493,382
Total Commercial¹					
New Listings / YTD	181 / 1,687	193 / 1,559	145 / 1,543	174 / 1,403	118 / 1,163
Sales / YTD	66 / 555	69 / 503	61 / 432	50 / 451	40 / 414
Sales to New Listings Ratio / YTD	36% / 33%	36% / 32%	42% / 28%	29% / 32%	34% / 36%
Sales Volume	63,279,785	43,300,809	32,653,248	29,791,095	34,054,010
Sales Volume YTD	436,750,310	382,991,405	241,423,969	311,790,284	249,263,557

¹ Farms are included in Commercial if the property is zoned agricultural.

August 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	8	2	8	47	40	48
	Sales Volume	2,638,900	n/a	1,495,000	13,089,405	9,750,952	11,429,776
	Average Price	329,863	n/a	186,875	278,498	243,774	238,120
	Median Price	302,000	n/a	188,000	250,000	240,000	232,000
Beaumont	Sales	53	66	44	327	365	288
	Sales Volume	28,384,970	36,901,788	20,648,200	177,818,566	191,192,125	143,234,612
	Average Price	535,565	559,118	469,277	543,788	523,814	497,342
	Median Price	540,000	562,500	430,000	530,000	518,000	472,950
Bonnyville	Sales	25	19	21	216	174	167
	Sales Volume	9,855,000	6,781,800	6,636,600	80,187,097	63,575,182	53,467,550
	Average Price	394,200	356,937	316,029	371,237	365,375	320,165
	Median Price	322,000	325,000	262,400	323,750	334,000	300,000
Cold Lake	Sales	27	25	42	245	259	280
	Sales Volume	10,476,700	8,493,000	12,352,535	89,873,204	88,370,650	92,541,273
	Average Price	388,026	339,720	294,108	366,829	341,199	330,505
	Median Price	379,900	316,000	297,500	365,000	327,500	321,750
Devon	Sales	15	9	14	97	96	75
	Sales Volume	5,690,288	3,410,000	4,504,600	37,822,954	38,859,640	27,810,150
	Average Price	379,353	378,889	321,757	389,927	404,788	370,802
	Median Price	356,000	370,000	339,050	384,900	385,000	355,000
Drayton Valley	Sales	14	15	14	105	97	91
	Sales Volume	4,259,400	4,435,100	4,324,400	33,115,100	27,592,700	25,078,099
	Average Price	304,243	295,673	308,886	315,382	284,461	275,584
	Median Price	321,750	282,000	309,000	300,000	285,000	275,000
Fort Saskatchewan	Det. Sales	34	43	34	324	367	271
	Det. Average Price	555,688	527,220	451,541	538,644	501,395	479,138
	Det. Median Price	517,500	510,000	452,250	522,750	482,500	465,500
	Apt. Sales	4	3	12	50	31	55
	Apt. Average Price	n/a	n/a	176,000	198,806	165,871	178,775
	Apt. Median Price	n/a	n/a	171,500	187,250	155,000	162,900
	Total Sales Volume	24,494,431	30,267,615	20,610,800	241,760,572	245,639,036	176,979,585
Gibbons	Sales	3	2	10	47	45	55
	Sales Volume	n/a	n/a	2,859,650	18,375,735	16,071,697	17,656,540
	Average Price	n/a	n/a	285,965	390,973	357,149	321,028
	Median Price	n/a	n/a	269,500	361,500	338,000	305,500
Leduc	Det. Sales	41	42	43	400	430	342
	Det. Average Price	527,478	492,383	412,950	504,197	468,341	435,869
	Det. Median Price	508,500	462,950	410,000	486,500	455,000	420,000
	Apt. Sales	2	1	3	29	19	15
	Apt. Average Price	n/a	n/a	n/a	179,866	199,114	192,460
	Apt. Median Price	n/a	n/a	n/a	180,000	205,000	169,500
	Total Sales Volume	30,408,975	29,272,872	22,598,350	264,694,057	263,007,676	197,027,140

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

August 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville	Sales	20	25	25	156	189	164
	Sales Volume	8,107,230	9,099,475	7,782,900	64,217,099	71,036,177	56,883,554
	Average Price	405,362	363,979	311,316	411,648	375,853	346,851
	Median Price	406,115	387,000	315,000	416,478	387,000	358,000
Sherwood Park	Det. Sales	81	71	60	661	677	544
	Det. Average Price	571,250	567,742	523,489	578,577	541,438	512,235
	Det. Median Price	555,000	520,000	488,000	552,500	511,000	480,000
	Apt. Sales	8	16	21	92	118	94
	Apt. Average Price	371,254	262,553	253,993	311,971	282,423	257,124
	Apt. Median Price	333,000	264,875	265,000	304,750	273,350	270,000
	Total Sales Volume	61,575,211	58,862,757	42,451,145	510,824,582	502,276,723	368,732,177
Spruce Grove	Det. Sales	72	67	60	556	556	418
	Det. Average Price	508,280	490,228	463,760	541,891	485,227	458,478
	Det. Median Price	481,000	455,000	445,650	538,700	463,000	445,000
	Apt. Sales	5	5	6	51	65	46
	Apt. Average Price	185,940	179,900	170,167	190,613	188,838	183,455
	Apt. Median Price	175,000	160,000	160,000	179,600	174,000	178,500
	Total Sales Volume	47,411,614	48,092,379	36,729,445	398,116,092	389,039,124	270,044,396
St. Albert	Det. Sales	71	111	62	696	741	559
	Det. Average Price	590,570	564,505	558,454	617,216	576,371	534,627
	Det. Median Price	565,500	510,000	533,500	564,000	530,000	500,000
	Apt. Sales	19	17	10	130	93	108
	Apt. Average Price	351,837	243,053	219,015	295,009	267,441	303,259
	Apt. Median Price	259,000	233,500	222,500	235,300	230,000	215,125
	Total Sales Volume	57,015,425	81,980,981	46,715,347	558,105,866	552,609,507	403,403,134
St. Paul	Sales	19	22	16	128	112	101
	Sales Volume	4,231,900	5,509,400	2,649,000	27,683,250	27,187,350	25,350,600
	Average Price	222,732	250,427	165,563	216,275	242,744	250,996
	Median Price	245,000	222,500	138,750	196,950	227,500	222,000
Stony Plain	Sales	40	35	33	328	348	260
	Sales Volume	15,735,643	13,450,716	12,541,198	133,342,752	136,447,691	94,974,349
	Average Price	393,391	384,306	380,036	406,533	392,091	365,286
	Median Price	426,489	385,000	365,000	423,750	390,000	361,000
Vegreville	Sales	6	7	13	82	82	69
	Sales Volume	1,236,500	1,263,000	3,399,500	22,078,899	17,774,900	15,761,900
	Average Price	206,083	180,429	261,500	269,255	216,767	228,433
	Median Price	212,500	215,000	273,000	260,000	223,500	207,000
Westlock	Sales	10	11	7	64	59	55
	Sales Volume	3,097,000	2,611,600	1,554,500	17,090,200	14,613,600	13,577,250
	Average Price	309,700	237,418	222,071	267,034	247,688	246,859
	Median Price	321,500	260,000	230,000	267,000	239,000	244,000
Wetaskiwin	Sales	18	20	17	165	159	135
	Sales Volume	5,306,300	5,306,800	3,321,000	45,598,175	41,391,183	31,218,933
	Average Price	294,794	265,340	195,353	276,353	260,322	231,251
	Median Price	293,750	264,000	227,000	275,000	255,000	230,000

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

August 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	1	1	0	5	6	0
	Sales Volume	n/a	n/a	n/a	1,437,500	2,255,000	n/a
Bonnyville M.D.	Sales	1	3	4	6	15	21
	Sales Volume	n/a	n/a	n/a	2,860,900	8,140,947	7,729,980
Lac la Biche County	Sales	0	0	0	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	3	0	0	8	4	1
	Sales Volume	n/a	n/a	n/a	1,545,500	n/a	n/a
Leduc County	Sales	1	6	1	26	29	13
	Sales Volume	n/a	3,950,000	n/a	21,510,320	41,575,100	12,505,595
Parkland County	Sales	4	0	1	15	9	10
	Sales Volume	n/a	n/a	n/a	16,523,999	5,460,500	8,171,580
Smoky Lake County	Sales	0	1	0	1	9	4
	Sales Volume	n/a	n/a	n/a	n/a	3,674,000	n/a
St. Paul County	Sales	3	3	1	20	12	17
	Sales Volume	n/a	n/a	n/a	9,740,255	4,324,240	5,581,009
Strathcona County	Sales	4	1	2	16	10	11
	Sales Volume	n/a	n/a	n/a	12,766,000	9,905,204	11,698,000
Sturgeon County	Sales	1	0	1	13	4	9
	Sales Volume	n/a	n/a	n/a	17,044,050	n/a	8,970,500
Thorhild County	Sales	1	0	0	5	4	7
	Sales Volume	n/a	n/a	n/a	2,178,500	n/a	1,618,500
Two Hills County	Sales	1	2	3	4	3	6
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,012,900
Vermilion River County	Sales	0	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural.

August 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	10	7	10	84	59	67
	Sales Volume	2,010,000	2,425,000	2,920,450	23,674,475	15,172,200	18,242,350
Bonnyville M.D.	Sales	33	31	29	256	221	222
	Sales Volume	11,515,000	9,609,947	9,476,840	87,653,297	77,567,129	67,052,630
Lac la Biche County	Sales	2	1	0	8	8	6
	Sales Volume	n/a	n/a	n/a	3,470,000	2,168,200	2,454,000
Lac Ste. Anne County	Sales	11	5	6	36	36	26
	Sales Volume	1,516,500	937,500	767,000	6,632,350	7,842,200	4,939,750
Leduc County	Sales	27	32	22	154	179	120
	Sales Volume	17,695,990	21,923,675	12,106,000	106,407,369	141,655,747	68,153,605
Parkland County	Sales	69	54	60	477	441	387
	Sales Volume	42,185,413	31,988,928	29,078,180	297,327,446	263,385,452	215,420,189
Smoky Lake County	Sales	12	5	6	57	46	47
	Sales Volume	2,462,600	1,271,500	1,021,900	13,323,900	12,700,250	9,545,400
St. Paul County	Sales	30	34	22	182	165	137
	Sales Volume	8,088,900	7,973,076	4,617,000	39,730,694	36,969,340	34,787,749
Strathcona County	Sales	47	36	31	295	262	215
	Sales Volume	43,180,500	27,465,440	20,077,742	250,055,384	197,772,240	156,235,491
Sturgeon County	Sales	25	22	17	169	191	154
	Sales Volume	20,238,400	17,563,100	8,637,800	135,628,422	138,711,926	96,173,732
Thorhild County	Sales	6	3	4	54	55	52
	Sales Volume	1,574,000	n/a	n/a	15,935,910	11,648,900	10,774,330
Two Hills County	Sales	6	11	11	44	45	38
	Sales Volume	1,081,900	2,117,500	1,983,400	9,612,900	8,901,350	6,444,900
Vermilion River County	Sales	0	0	1	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data