

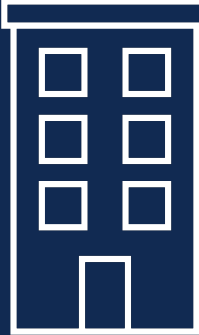
SELLING PRICE

AVERAGE	\$455K		\$430K	MEDIAN
Month-over-Month	0.3%		- 1.1%	Month-over-Month
Year-over-Year	3.2%		2.1%	Year-over-Year
ALL RESIDENTIAL				

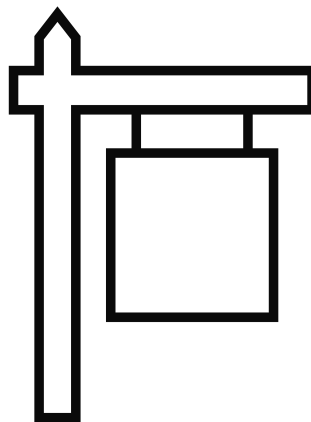
AVERAGE	\$560K		\$512K	MEDIAN
M/M	0.9%		0.4%	M/M
Y/Y	1.2%		1.4%	Y/Y
DETACHED				

AVERAGE	\$429K		\$423K	MEDIAN
M/M	- 1.1%		- 0.2%	M/M
Y/Y	5.3%		3.9%	Y/Y
SEMI-DETACHED				

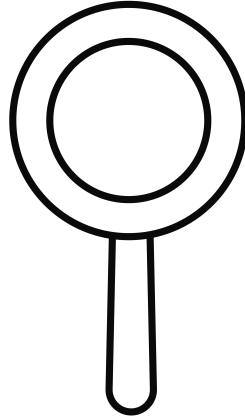
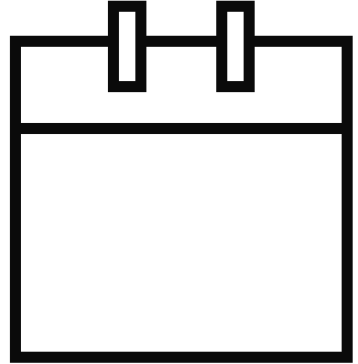
AVERAGE	\$297K		\$307K	MEDIAN
M/M	- 2.1%		1.0%	M/M
Y/Y	- 3.5%		- 1.2%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$203K		\$183K	MEDIAN
M/M	- 2.3%		- 4.9%	M/M
Y/Y	5.3%		0.5%	Y/Y
APARTMENT CONDOMINIUM				

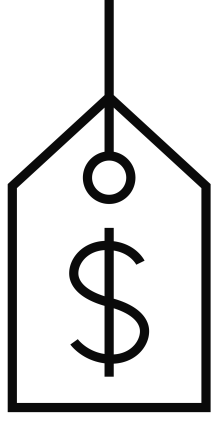
NEW LISTINGS

	CURRENT MONTH		M/M
	3,306	↓	- 4.7%
	YTD	↑	Y/Y
	36K		14.7%

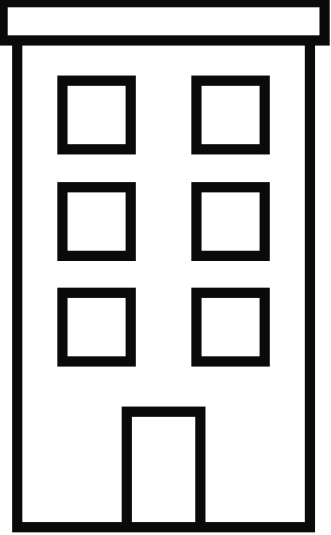
INVENTORY

6,665		3.2	
INVENTORY		MONTHS OF INVENTORY	

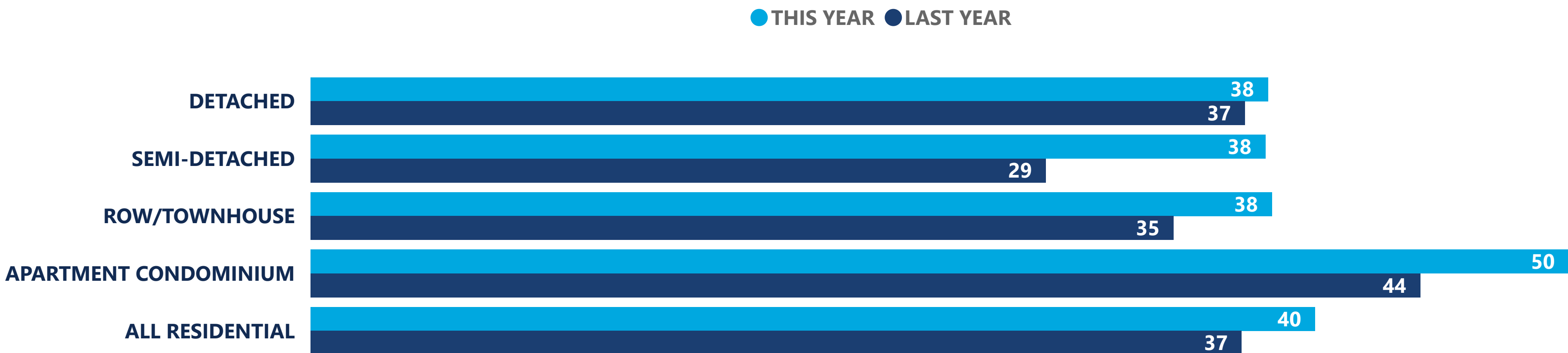
SALES

	CURRENT MONTH		M/M
	2,061	↓	- 5.7%
	YTD	↓	Y/Y
	24K		- 17.0%

HIGH ROLLERS

DETACHED	\$3,300,000	
SEMI-DETACHED	\$1,125,000	
ROW/TOWNHOUSE	\$665,900	
APARTMENT CONDOMINIUM	\$1,350,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



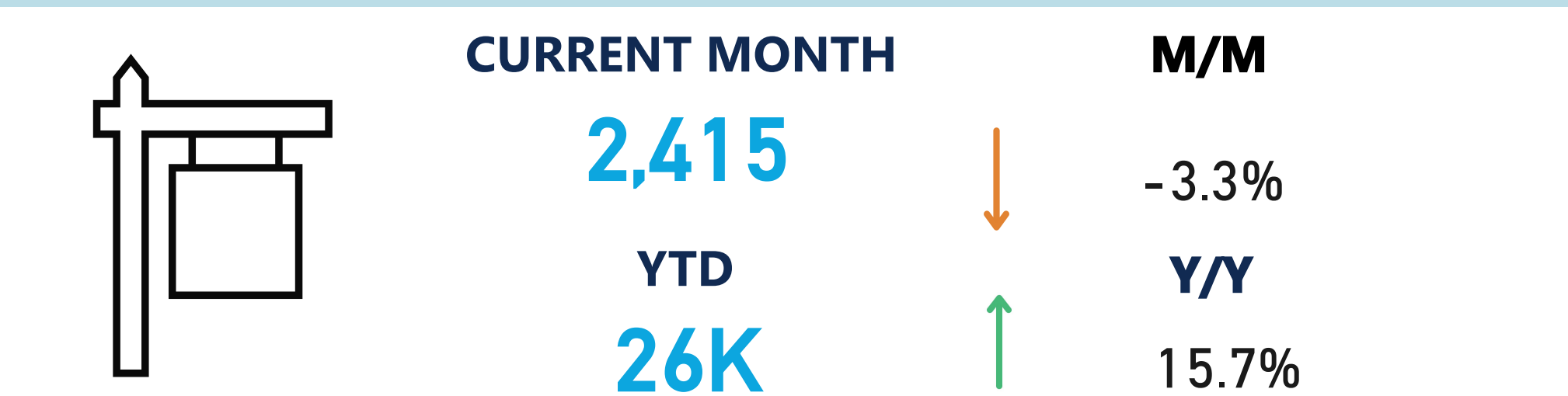
* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

OCTOBER 2025 RESIDENTIAL STATISTICS - CITY OF EDMONTON

SELLING PRICE



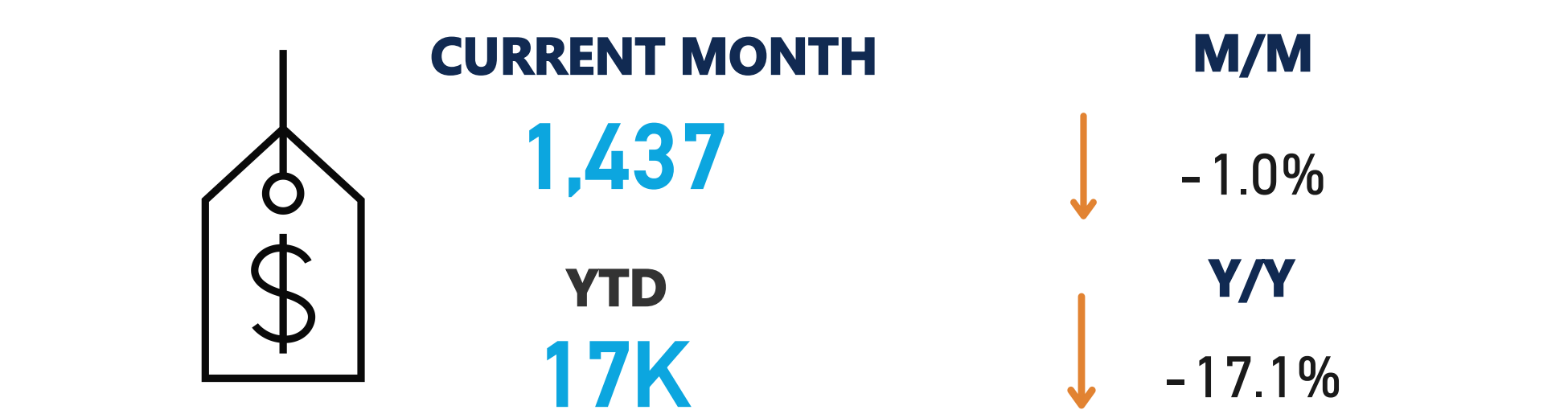
NEW LISTINGS



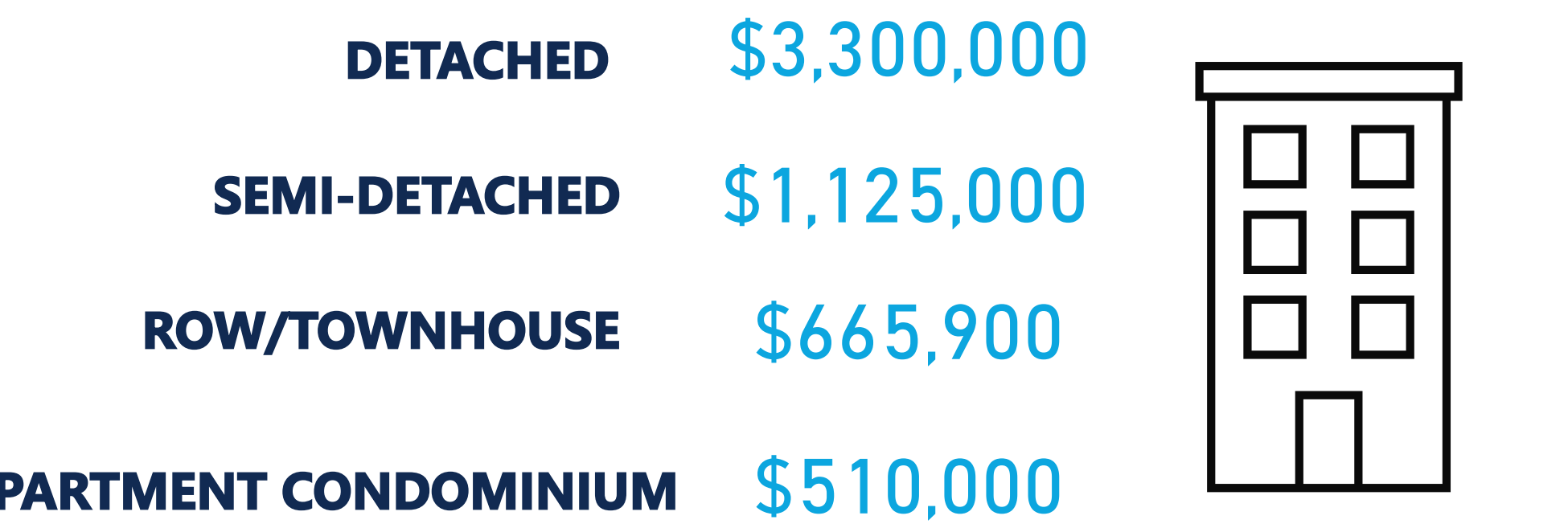
INVENTORY



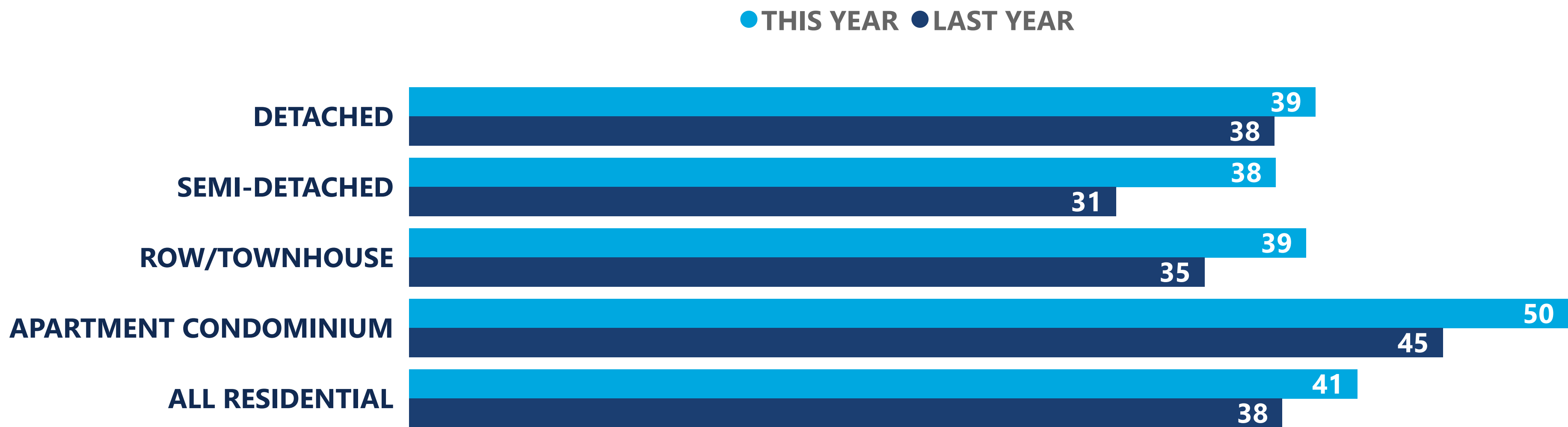
SALES



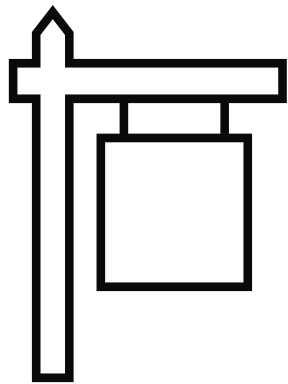
HIGH ROLLERS



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



NEW LISTINGS



CURRENT MONTH

3,306

M/M

-5%

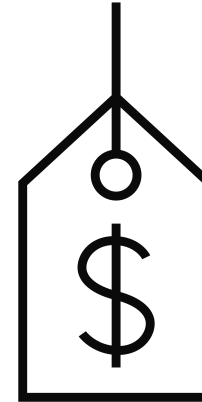
YTD

36K

Y/Y

15%

SALES



CURRENT MONTH

2,061

M/M

-6%

YTD

24K

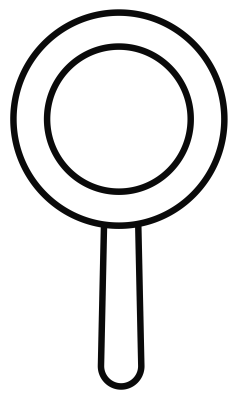
Y/Y

-17%

MONTHS OF INVENTORY

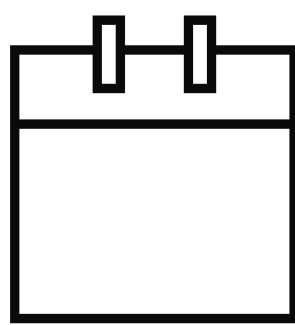
6,665

INVENTORY



3.2

MONTHS OF
INVENTORY



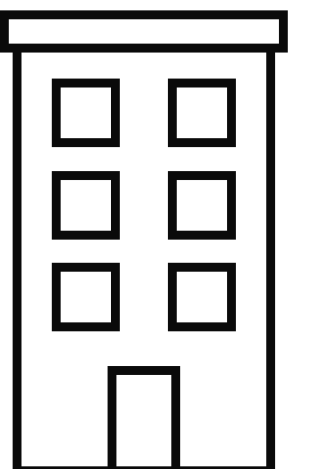
HIGH ROLLERS

DETACHED \$3,300,000

SEMI-DETACHED \$1,125,000

ROW/TOWNHOUSE \$665,900

APARTMENT CONDOMINIUM \$1,350,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES

DETACHED

38

37

SEMI-DETACHED

38

29

ROW/TOWNHOUSE

38

35

APARTMENT CONDOMINIUM

50

44

ALL RESIDENTIAL

40

37

● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE \$454,777

M/M 0%

Y/Y 3%

MEDIAN \$430,000

M/M -1%

Y/Y 2%



DETACHED

AVERAGE \$559,585

M/M 1%

Y/Y 1%

MEDIAN \$512,000

M/M 0%

Y/Y 1%



SEMI-DETACHED

AVERAGE \$428,966

M/M -1%

Y/Y 5%

MEDIAN \$423,000

M/M -0%

Y/Y 4%



ROW/TOWNHOUSE

AVERAGE \$297,051

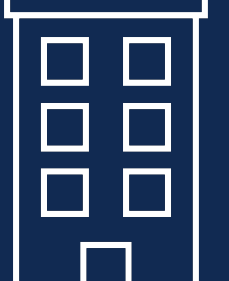
M/M -2%

Y/Y -4%

MEDIAN \$307,250

M/M 1%

Y/Y -1%



APARTMENT
CONDOMINIUM

AVERAGE \$202,733

M/M -2%

Y/Y 5%

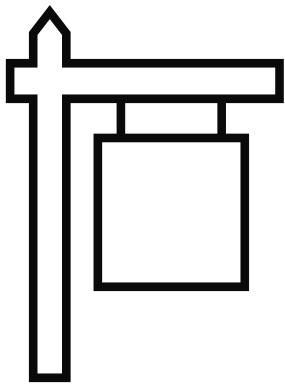
MEDIAN \$183,000

M/M -5%

Y/Y 1%

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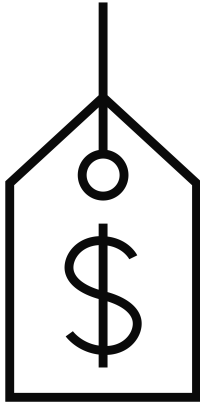
NEW LISTINGS



CURRENT MONTH
2,415  **M/M**
-3%

YTD
26K  **Y/Y**
16%

SALES

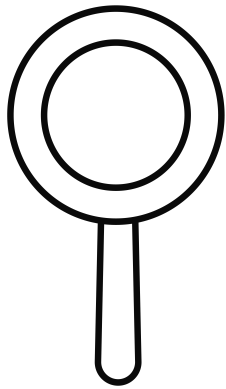


CURRENT MONTH
1,437  **M/M**
-1%

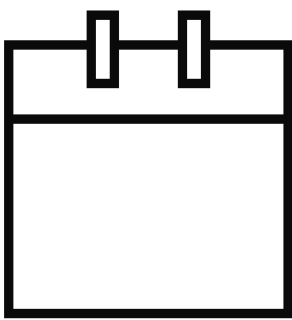
YTD
17K  **Y/Y**
-17%

MONTHS OF INVENTORY

4,978
INVENTORY



3.5
MONTHS OF
INVENTORY



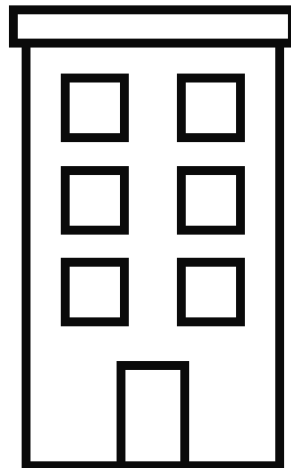
HIGH ROLLERS

DETACHED **\$3,300,000**

SEMI-DETACHED **\$1,125,000**

ROW/TOWNHOUSE **\$665,900**

APARTMENT CONDOMINIUM **\$510,000**



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE **\$429,103**

M/M **2%**

Y/Y **2%**

MEDIAN **\$415,000**

M/M **1%**

Y/Y **4%**



DETACHED

AVERAGE **\$543,731**

M/M **1%**

Y/Y **-1%**

MEDIAN **\$497,000**

M/M **0%**

Y/Y **-0%**



SEMI-DETACHED

AVERAGE **\$430,315**

M/M **0%**

Y/Y **5%**

MEDIAN **\$423,000**

M/M **1%**

Y/Y **4%**



ROW/TOWNHOUSE

AVERAGE **\$291,856**

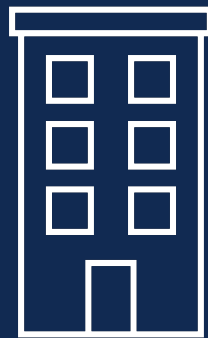
M/M **-2%**

Y/Y **-2%**

MEDIAN **\$306,500**

M/M **2%**

Y/Y **3%**



APARTMENT
CONDOMINIUM

AVERAGE **\$191,212**

M/M **-5%**

Y/Y **1%**

MEDIAN **\$174,800**

M/M **-8%**

Y/Y **-5%**

MLS® HOME PRICE INDEX

\$419K

Benchmark Price



-1.2%

Month-over-Month



3.7%

Year-over-Year

\$455K

Average Sales Price



0.3%

Month-over-Month



3.2%

Year-over-Year

\$430K

Median Sales Price



-1.1%

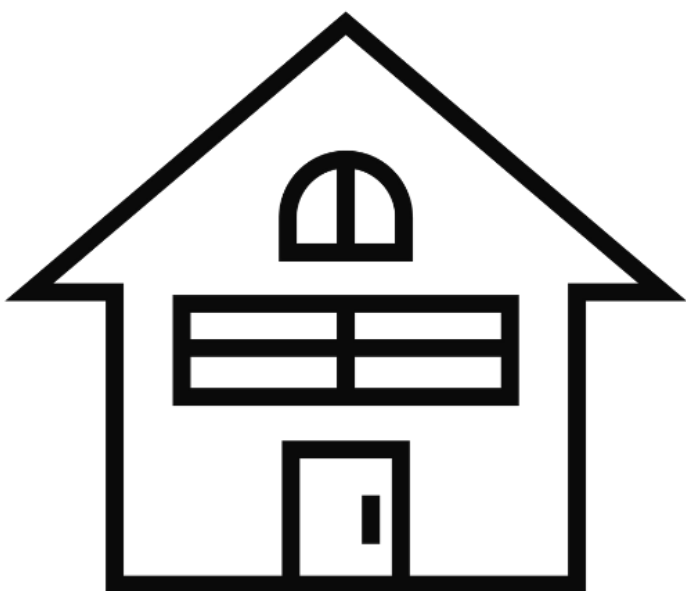
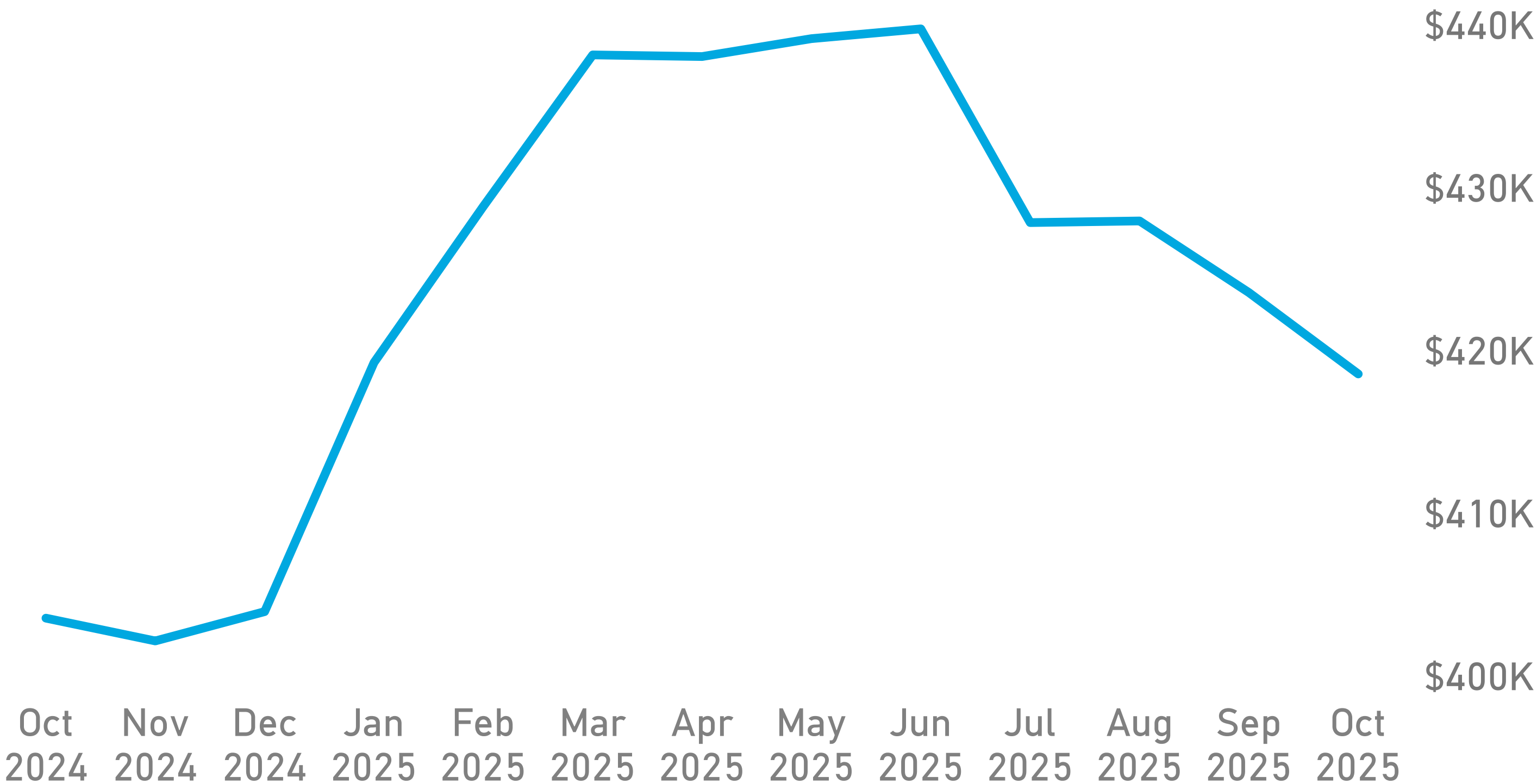
Month-over-Month



2.1%

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$508K

Benchmark Price



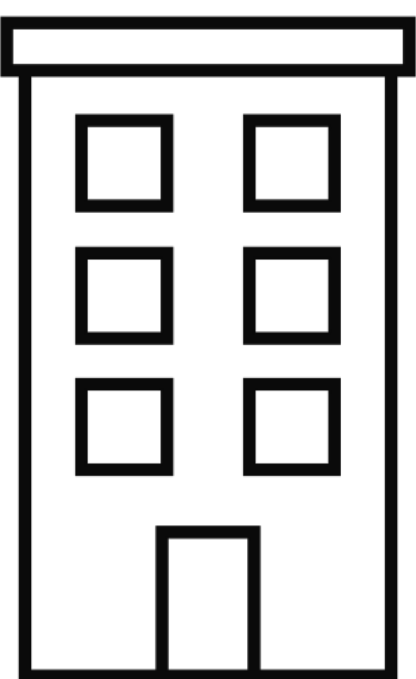
-1.2%

Month-over-Month



7.2%

Year-over-Year



APARTMENT

\$199K

Benchmark Price



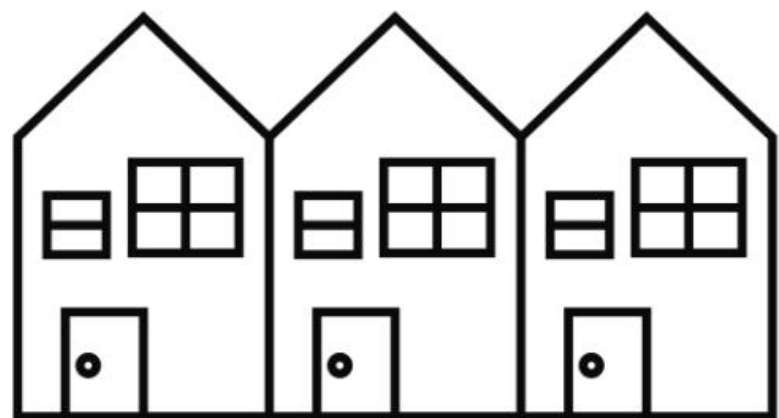
-0.3%

Month-over-Month



1.4%

Year-over-Year



TOWNHOUSE

\$281K

Benchmark Price



-1.3%

Month-over-Month



4.5%

Year-over-Year

OCTOBER 2025 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

\$404K

Benchmark Price

↓ **-1.3%**

Month-over-Month

↑ **3.0%**

Year-over-Year

\$429K

Average Sales Price

↑ **2.1%**

Month-over-Month

↑ **2.2%**

Year-over-Year

\$415K

Median Sales Price

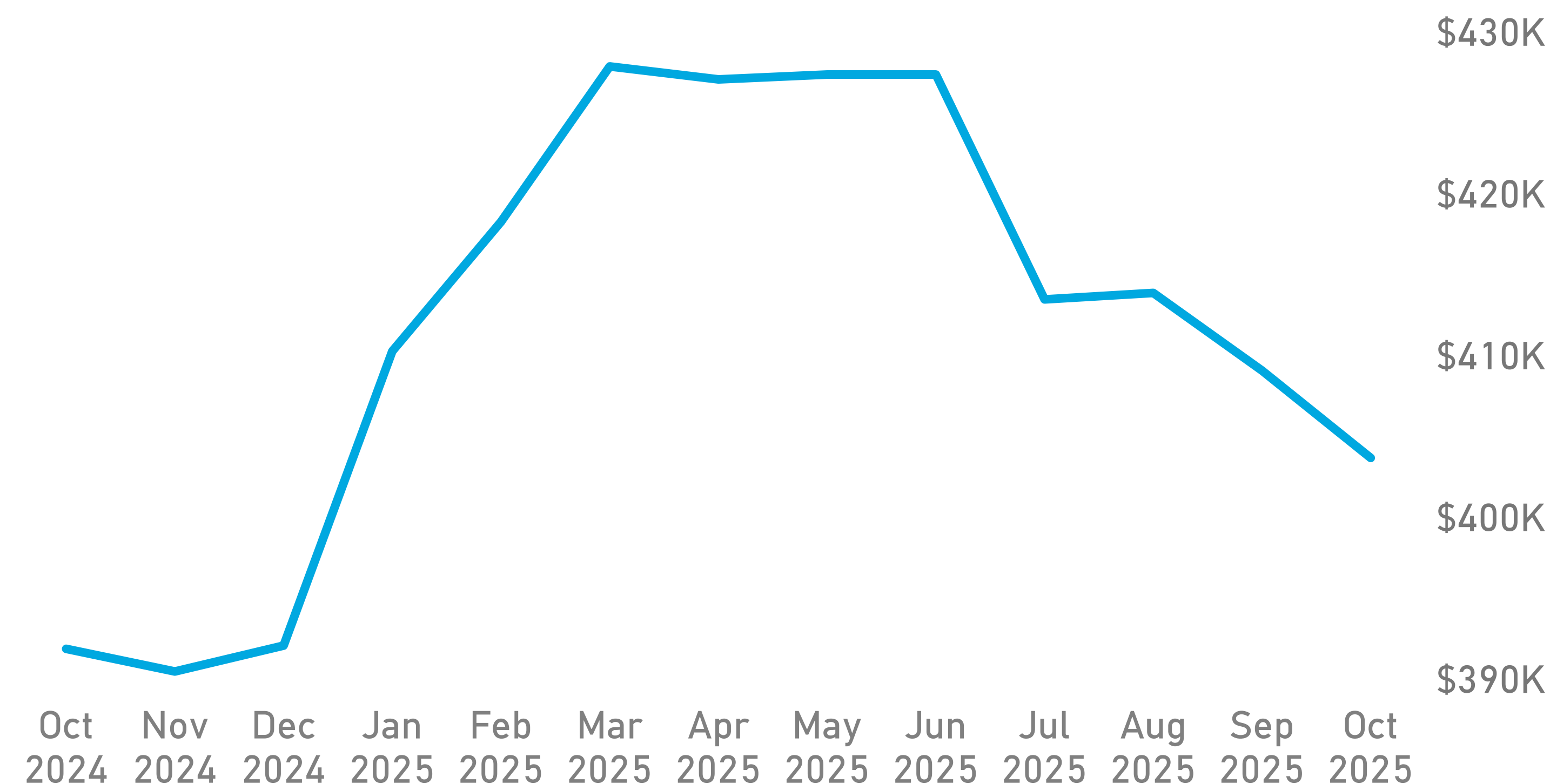
↑ **1.2%**

Month-over-Month

↑ **3.8%**

Year-over-Year

BENCHMARK PRICE TREND



\$509K

Benchmark Price

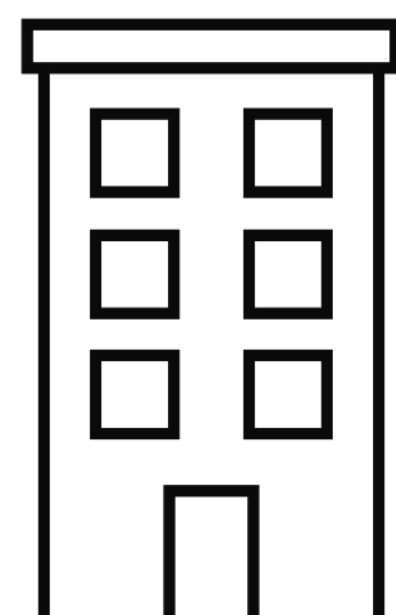
↓ **-1.3%**

Month-over-Month

↑ **6.8%**

Year-over-Year

SINGLE FAMILY



\$194K

Benchmark Price

↓ **-0.3%**

Month-over-Month

↑ **2.0%**

Year-over-Year

APARTMENT



\$279K

Benchmark Price

↓ **-1.7%**

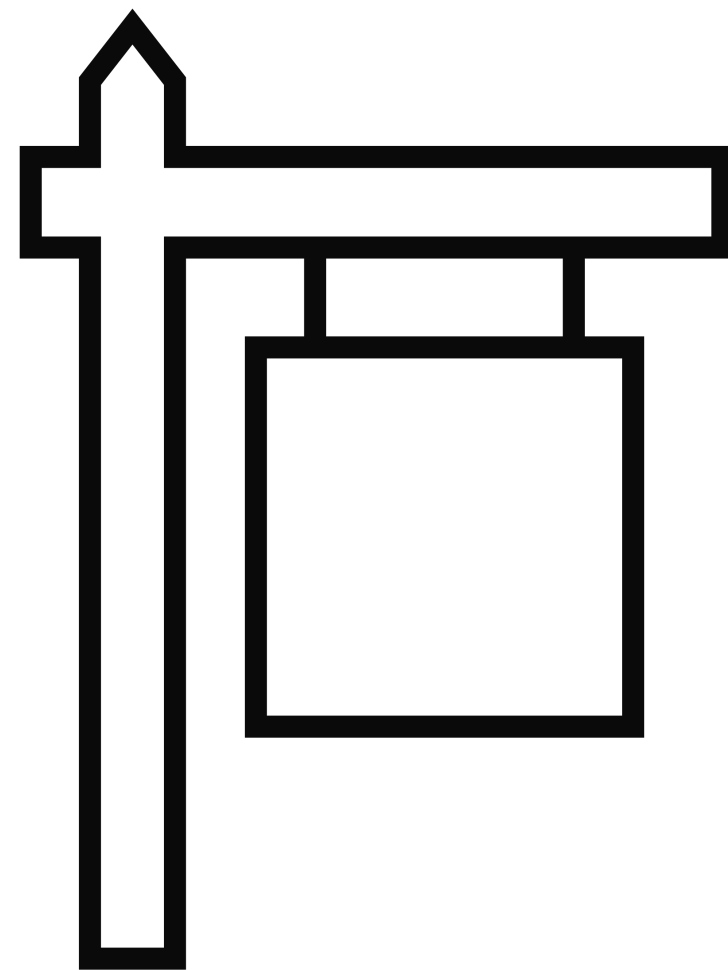
Month-over-Month

↑ **6.3%**

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

3,306

MONTH-OVER-MONTH

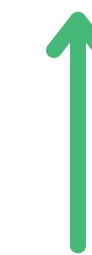


-4.7%

YTD

36K

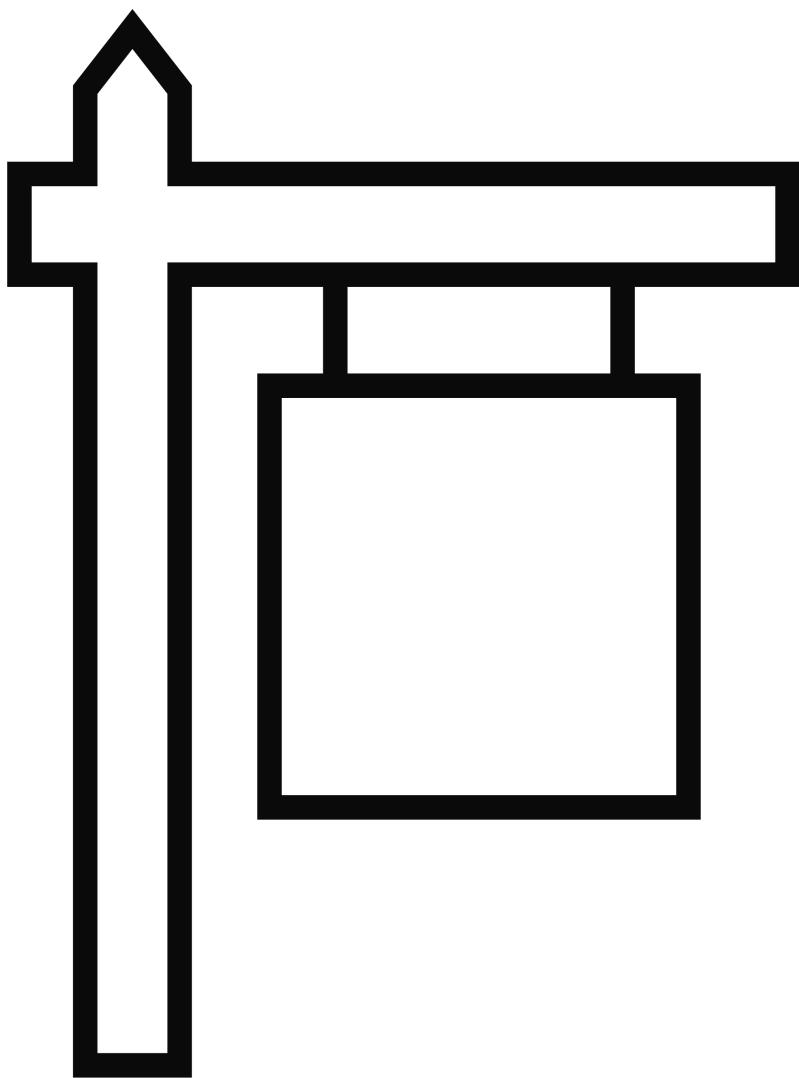
YEAR-OVER-YEAR



14.7%

* 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.

NEW LISTINGS



CURRENT MONTH

2,415

YTD

26K

MONTH-OVER-MONTH

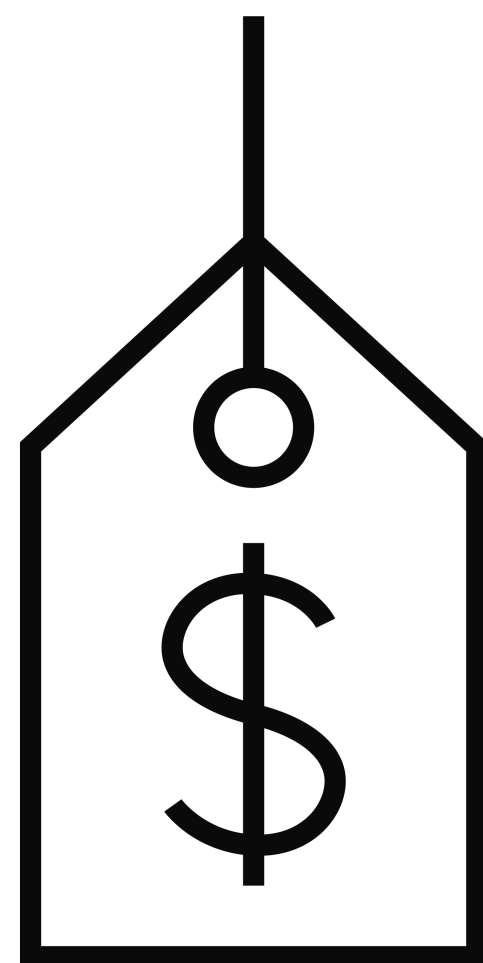


-3.3%

YEAR-OVER-YEAR



15.7%



SALES

CURRENT MONTH

2,061

YTD

24K

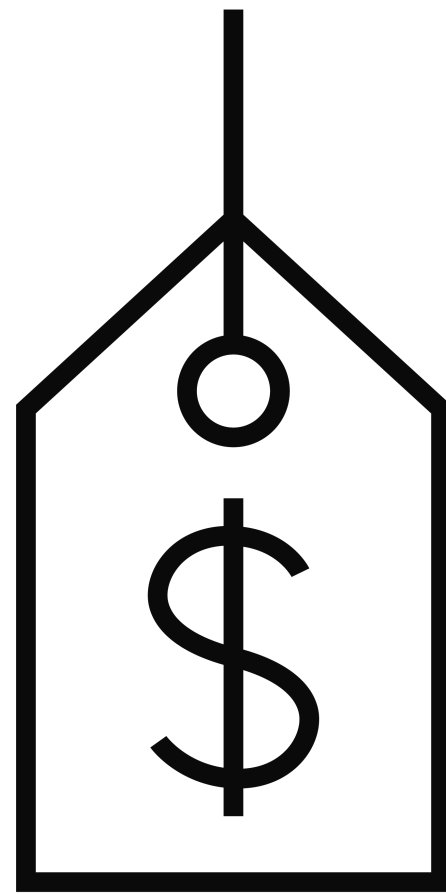
MONTH-OVER-MONTH

↓ **-5.7%**

YEAR-OVER-YEAR

↓ **-17.0%**

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SALES

CURRENT MONTH

1,437

YTD

17K

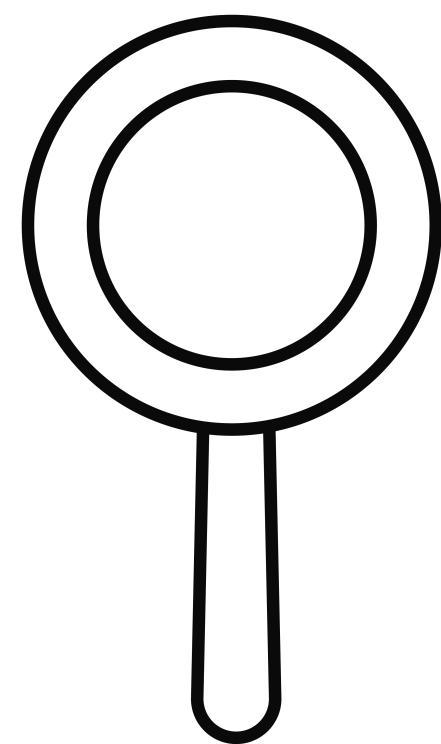
MONTH-OVER-MONTH

↓ **-1.0%**

YEAR-OVER-YEAR

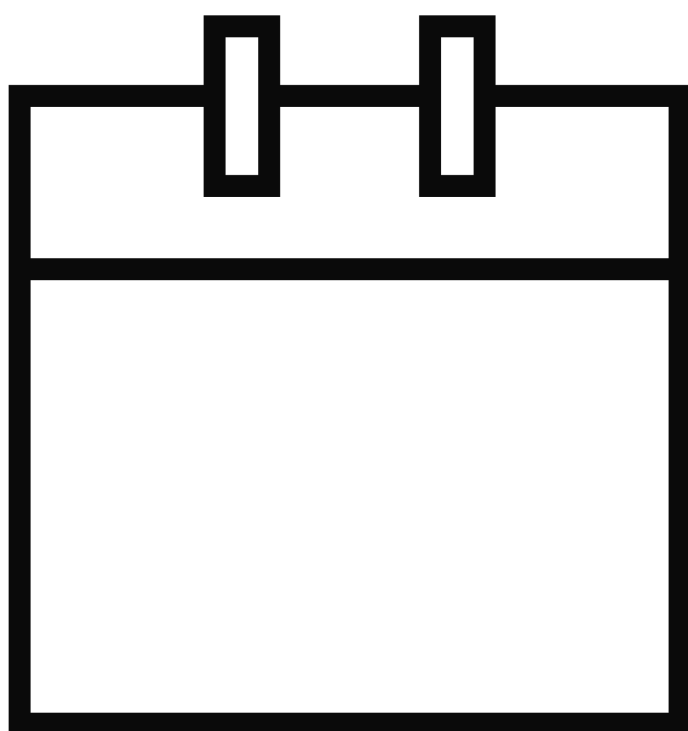
↓ **-17.1%**

6,665



INVENTORY

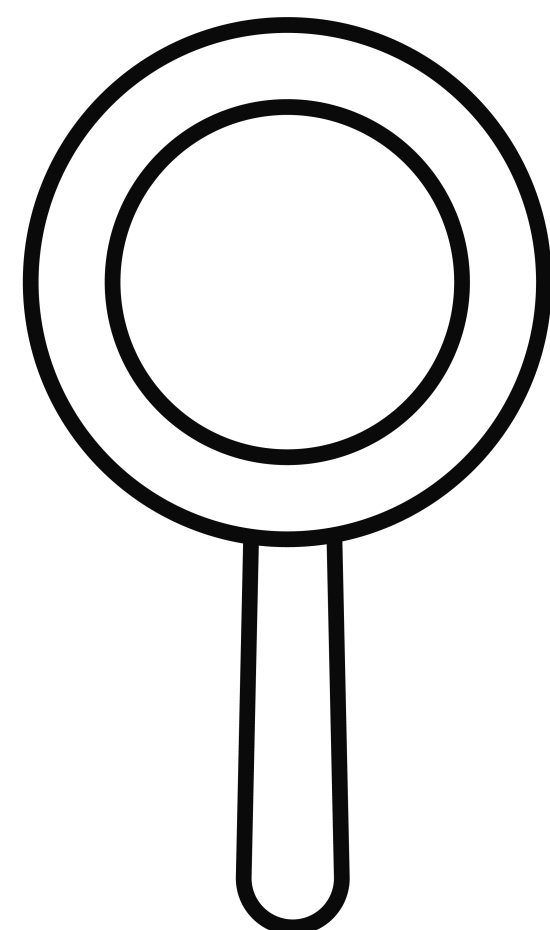
3.2



MOI

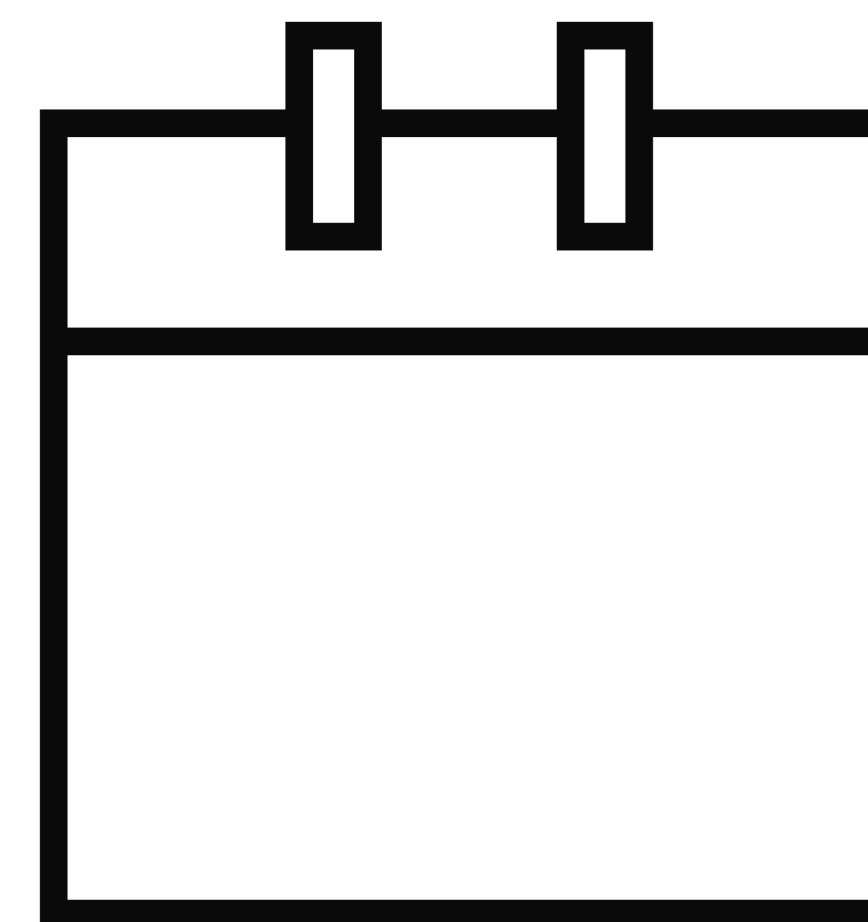
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4,978

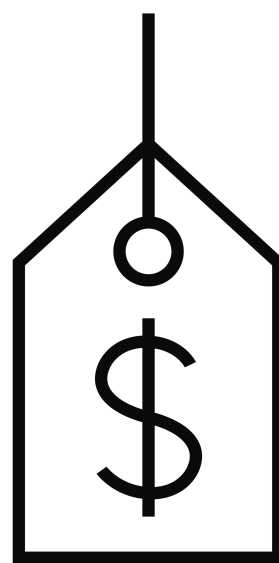


INVENTORY

3.5



MOI

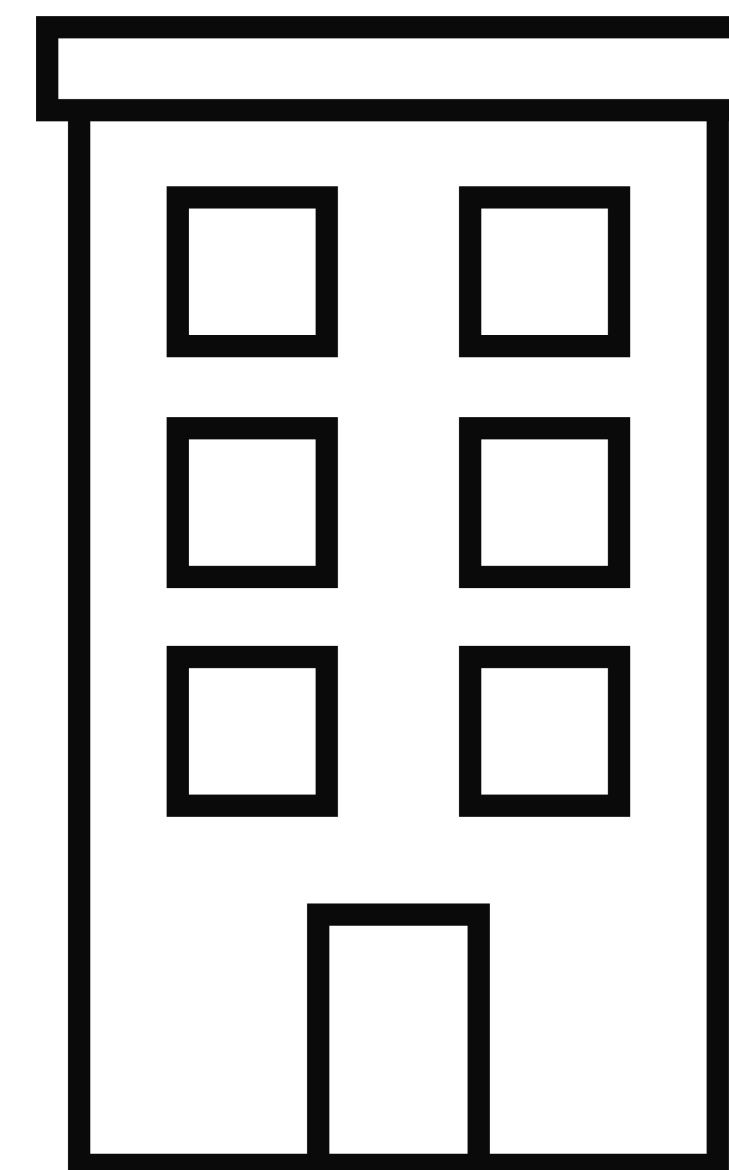


DETACHED **\$3,300,000**

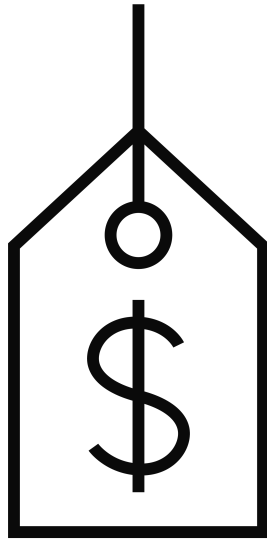
SEMI-DETACHED **\$1,125,000**

ROW/TOWNHOUSE **\$665,900**

APARTMENT
CONDOMINIUM **\$1,350,000**



HIGH ROLLERS



DETACHED

\$3,300,000

SEMI-DETACHED

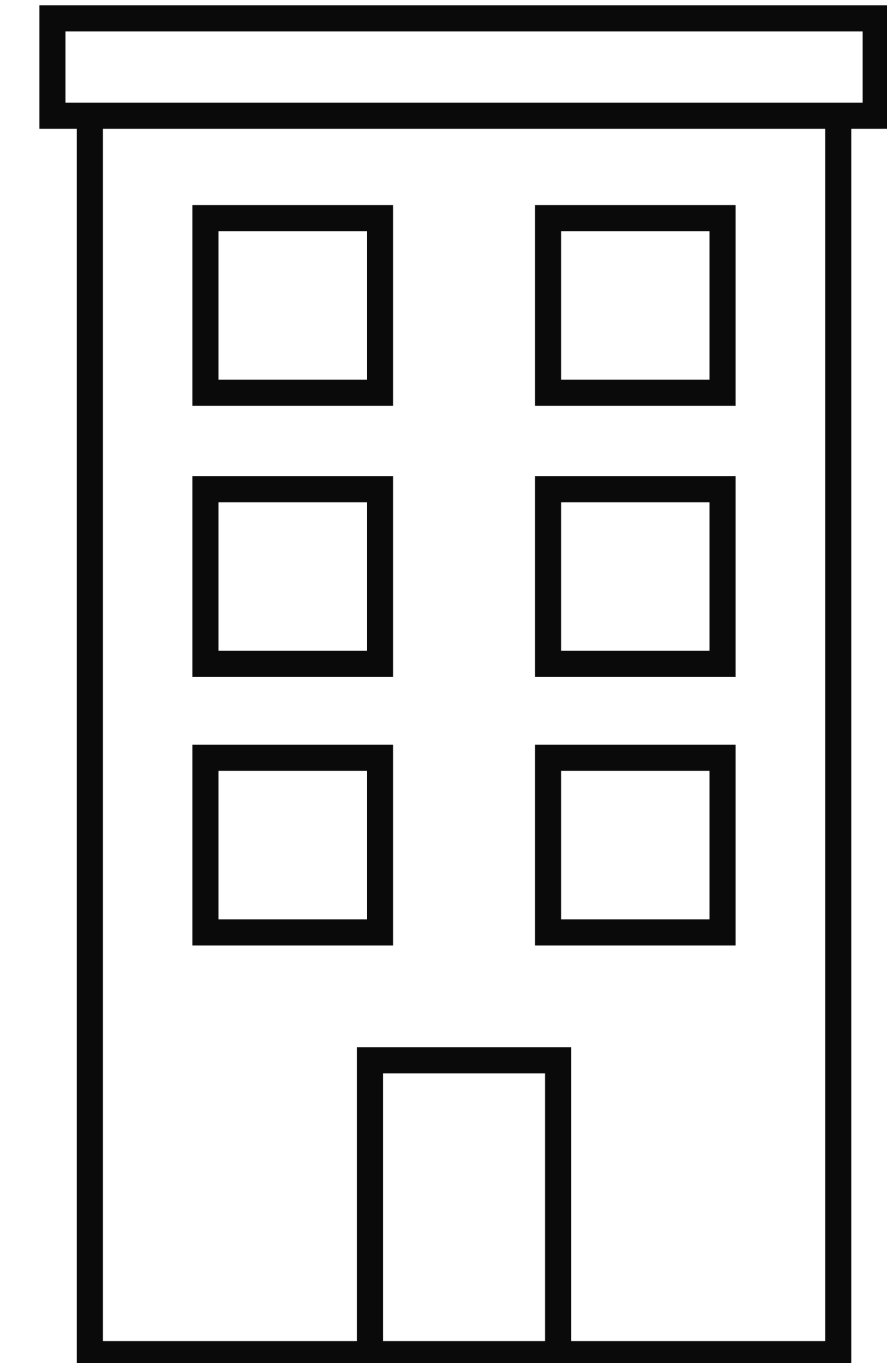
\$1,125,000

ROW/TOWNHOUSE

\$665,900

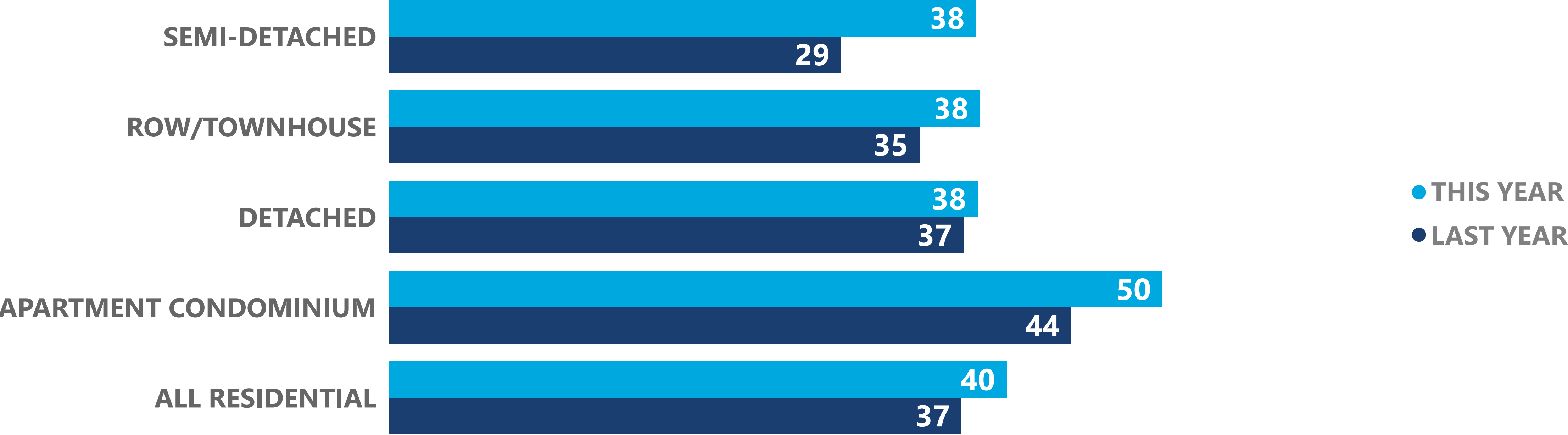
APARTMENT
CONDOMINIUM

\$510,000



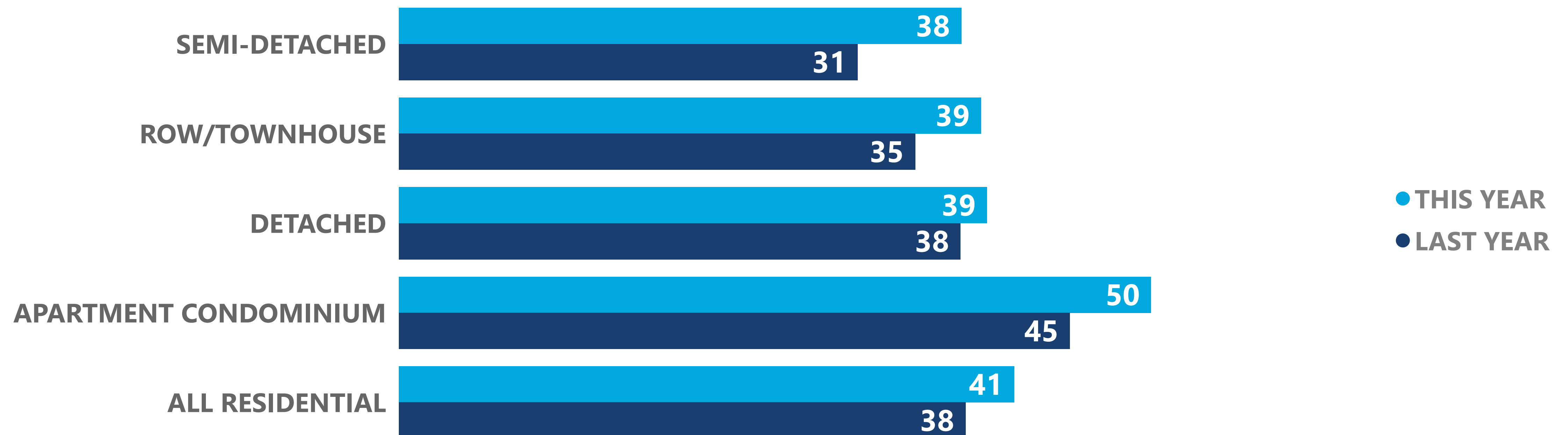
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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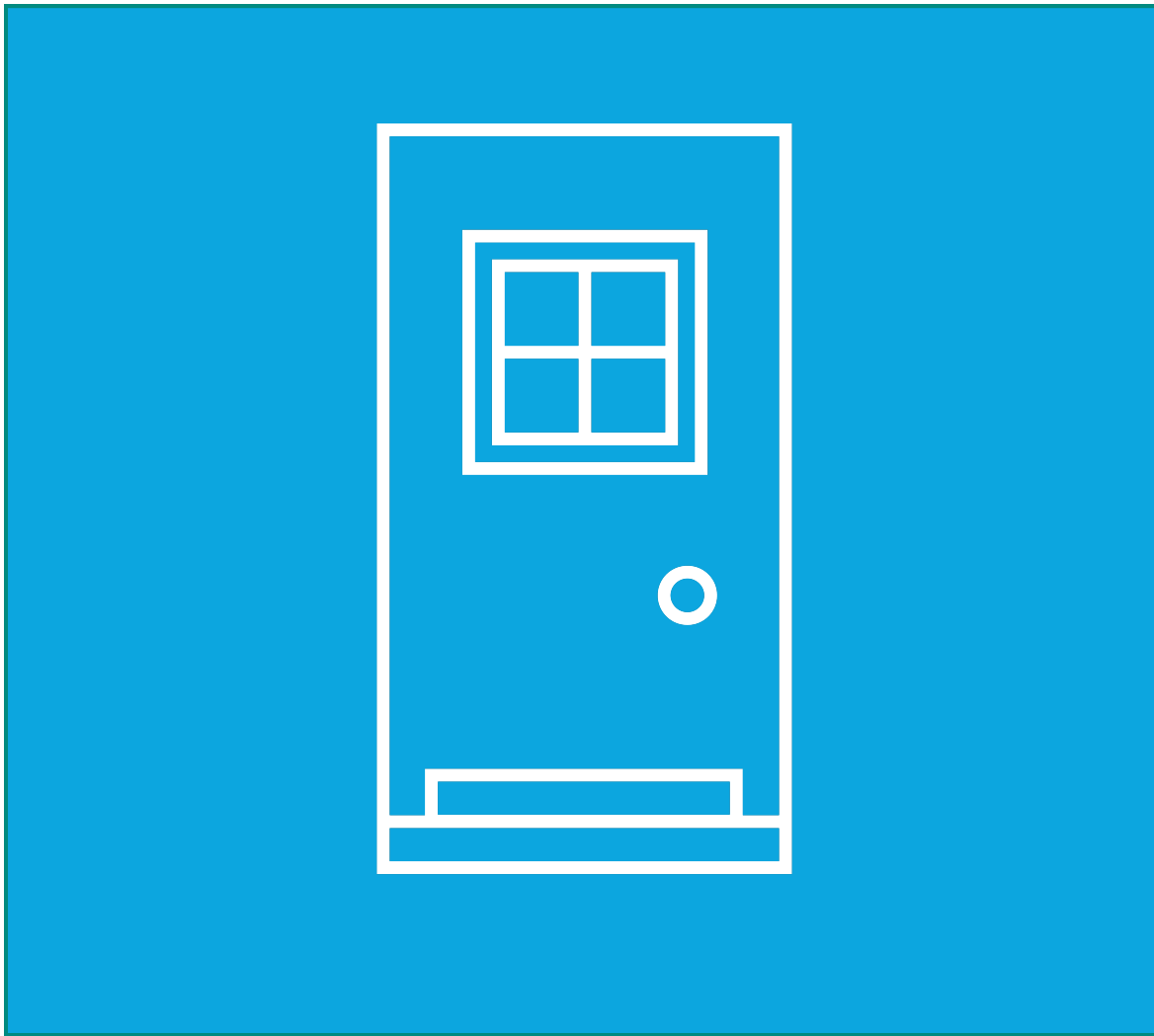
AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE	\$455K		\$430K	MEDIAN
M/M	0.3%		-1.1%	M/M
Y/Y	3.2%		2.1%	Y/Y

ALL RESIDENTIAL

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AVERAGE	\$429K		\$415K	MEDIAN
M/M	2.1%		1.2%	M/M
Y/Y	2.2%		3.8%	Y/Y

ALL RESIDENTIAL

AVERAGE **\$560K**

M/M **0.9%**

Y/Y **1.2%**



DETACHED

\$512K MEDIAN

0.4% M/M

1.4% Y/Y

** 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

\$544K

M/M

0.7%

Y/Y

-1.0%



DETACHED

\$497K

MEDIAN

0.0%

M/M

-0.1%

Y/Y



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AVERAGE

\$430K

M/M

0.4%

Y/Y

4.8%



\$423K

MEDIAN

0.7%

M/M

3.9%

Y/Y

SEMI-DETACHED

AVERAGE

\$297K

M/M

-2.1%

Y/Y

-3.5%



\$307K

MEDIAN

1.0%

M/M

-1.2%

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

\$292K

M/M

-1.5%

Y/Y

-2.0%



\$307K

MEDIAN

2.2%

M/M

2.8%

Y/Y

ROW/TOWNHOUSE