

## Media Release

### Winter brings a drop in temperatures and home sales

Edmonton, AB – December 2, 2025 — For November 2025, the Greater Edmonton Area (GEA) real estate market reported 1,654 sales, a 19.7% decrease compared to activity in October 2025 and a 13.5% decrease compared to November 2024. There were 2,281 new properties listed, decreasing 27.9% month-over-month, tracking 11.0% higher year-over-year. Inventory levels fell 10.6% from the previous month but are 33.3% higher compared to the previous year.

Average selling price across all residential property types decreased by 1.7% in November to \$447,005, reflecting a 2.7% increase compared to November 2024. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$415,500, a 1.3% decrease from October 2025 and 3.3% higher than one year ago.



*"Last month's market shift was significant, but well within seasonal expectations. This time of year typically brings fewer sales and more days on market, and it's not unusual to see softening prices during the colder months, as motivated sellers try to close a deal before year-end. Usually though, it's a time of year where different priorities are taking precedence over house-hunting, and it's a great time to start planning for the 2026 market."*

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

#### Contact:

Michelle Koch, Senior Communications Specialist

[communications@therae.com](mailto:communications@therae.com)

780-453-9368

### At A Glance

NOVEMBER 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential <sup>2</sup> )	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	1,654	2,281	\$447,005	5,961	45
Month-over-month change	↓ 19.7%	↓ 27.9%	↓ 1.7%	↓ 10.6%	↑ 5 Days
Year-over-year change	↓ 13.5%	↑ 11.0%	↑ 2.7%	↑ 33.3%	↑ 4 Days

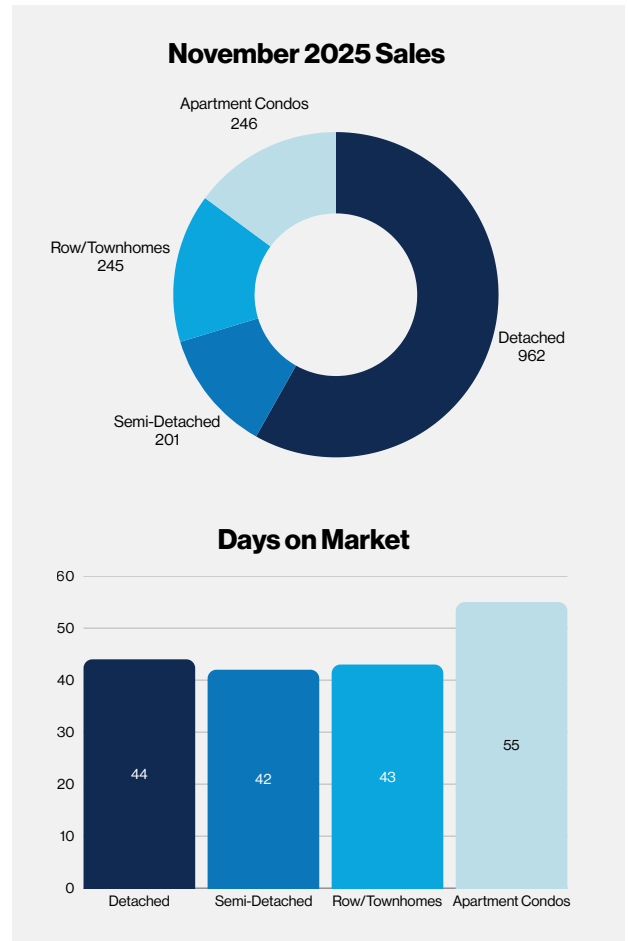
### Data by Property Type





**Detached home** average prices decreased 1.0% from October 2025 to \$553,746, and increased 2.6% compared to November 2024. Sales in the detached category fell 22.7% from last month and 15.2% from last year. New detached listings fell 29.2% month-over-month, but are still 12.5% higher year-over-year.

**Semi-detached** new listings decreased 39.4% from the previous month and increased 17.0% year-over-year. Sales also slowed, decreasing by 7.8% compared to October 2025, but increased 3.1% compared to last year. Average prices fell 1.2% from October to \$423,790—a price 5.5% higher than the previous year.

**Row/townhomes** prices decreased 2.5% in November, averaging \$289,605. This price reflects a 0.3% increase from the previous year. New listings were also 30.8% lower than October but remained higher than the previous year by 17.7%. Sales for row/townhouse properties decreased by 11.9% month-over-month and 12.5% compared to November 2024.

**Apartment condominiums** sales slowed from October, selling 23.4% fewer units than the previous month and 18.8% fewer than the previous year. New listings slowed by 31.4% from October but remained 0.5% higher than the previous year. Condominium prices averaged \$205,314 at the end of the month, a 1.3% increase from October and a 2.5% increase compared to November 2024.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
<b>RESIDENTIAL AVERAGE PRICES</b>				
	<b>\$553,746</b>	<b>\$423,790</b>	<b>\$289,605</b>	<b>\$205,314</b>
Month-over-month change	↓ 1.0%	↓ 1.2%	↓ 2.5%	↑ 1.3%
Year-over-year change	↑ 2.6%	↑ 5.5%	↑ 0.3%	↑ 2.5%

MLS® HPI Benchmark Price <sup>1</sup> (for all-residential sales in GEA <sup>2</sup> )	November 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 508,000.00	-1.5%	7.5%
Apartment benchmark price	\$196,700.00	-1.1%	1.4%
Townhouse benchmark price	\$ 272,400.00	0.1%	1.1%
Composite <sup>3</sup> benchmark price	\$ 415,500.00	-1.3%	3.3%

MLS® System Activity (for all-residential <sup>4</sup> sales in GEA)	November 2025	M/M % Change	Y/Y % Change
All-residential average <sup>5</sup> selling price	\$ 447,005.00	-1.7%	2.7%
All-residential median selling price	\$ 427,000.00	-0.7%	2.9%
# residential listings this month	2,281	-27.9%	11.0%
# residential sales this month	1,654	-19.7%	-13.5%
# residential inventory at month end	5,961	-10.6%	33.3%
#Total <sup>6</sup> MLS® System sales this month	1,909	-22.2% <sup>7</sup>	-14.3% <sup>7</sup>
\$ Value Total residential sales this month	\$ 786,763,388.00	-26.2%	-11.4%
\$ Value of total MLS® System sales – month	\$ 824,921,838.00	-25.9% <sup>7</sup>	-14.1% <sup>7</sup>
\$ Value of total MLS® System sales - YTD	\$ 13,175,851,959.00	6.7% <sup>7</sup>	0.2% <sup>7</sup>

MLS® Rental Listing Activity	November 2025	M/M % Change	Y/Y % Change
Total rented listings	38	-17.0%	65.0%
Active rentals	78	-9.0%	13.0%
	November 2025	M/M % Change	Long-Term Monthly Average <sup>9</sup>
Average days on market	38	36.0%	28
Average price <sup>8</sup> for 1-bedroom units	\$ 979.00	-2.0%	\$1,229.00
Average price for 2-bedroom units	\$ 1,638.00	9.0%	\$1,733.00

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, land lease community and rural sales.

7 Commercial listings were removed from the RAE MLS® System as of November 3, 2025. MoM and YoY comparisons for Total MLS® System data have been adjusted to exclude previously reported commercial listings for a direct comparison.

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

9 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®.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

**5 Year Residential Activity (Part 1)**  
**Greater Edmonton Area<sup>1</sup>**  
**November 2025**

page 1a

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	1,339 / 22,151	1,190 / 20,648	1,230 / 20,013	1,176 / 22,885	1,178 / 21,701
Sales / YTD	962 / 14,894	1,135 / 15,935	923 / 12,775	766 / 14,854	1,212 / 16,031
Sales to New Listings Ratio / YTD	72% / 67%	95% / 77%	75% / 64%	65% / 65%	103% / 74%
Sales Volume	532,703,692	612,459,093	441,469,523	357,681,441	573,076,380
Sales Volume YTD	8,492,004,786	8,538,979,218	6,290,647,046	7,437,941,910	7,600,312,119
Average Sale Price	553,746	539,612	478,299	466,947	472,835
Average Sale Price YTD	570,163	535,863	492,419	500,737	474,101
Median Sale Price	510,000	499,500	438,000	435,000	420,000
Median Sale Price YTD	525,000	491,000	450,000	457,000	426,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	44 / 34	41 / 38	46 / 44	52 / 35	44 / 38
Median Days on Market / YTD	34 / 21	29 / 21	34 / 29	39 / 21	32 / 22
Average Days on Market (Cum.) / YTD	66 / 50	60 / 56	70 / 69	76 / 48	66 / 54
Median Days on Market (Cum.) / YTD	47 / 24	35 / 25	47 / 37	61 / 23	41 / 25
<b>Semi-detached</b>					
New Listings / YTD	241 / 3,896	206 / 3,440	206 / 3,205	186 / 3,882	223 / 3,833
Sales / YTD	201 / 2,790	195 / 2,949	168 / 2,365	139 / 2,884	242 / 2,829
Sales to New Listings Ratio / YTD	83% / 72%	95% / 86%	82% / 74%	75% / 74%	109% / 74%
Sales Volume	85,181,690	78,344,889	61,093,661	50,280,960	82,440,399
Sales Volume YTD	1,200,415,894	1,203,129,790	882,758,021	1,079,818,047	984,520,569
Average Sale Price	423,790	401,769	363,653	361,734	340,663
Average Sale Price YTD	430,257	407,979	373,259	374,417	348,010
Median Sale Price	425,000	400,500	370,000	348,750	340,000
Median Sale Price YTD	425,000	405,000	368,500	365,750	335,000
Sale to List Price Ratio / YTD	98% / 100%	99% / 100%	98% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	42 / 31	32 / 32	39 / 40	49 / 34	53 / 42
Median Days on Market / YTD	32 / 20	22 / 19	30 / 27	41 / 22	40 / 27
Average Days on Market (Cum.) / YTD	61 / 39	41 / 41	51 / 57	67 / 44	70 / 56
Median Days on Market (Cum.) / YTD	42 / 22	27 / 21	33 / 31	59 / 24	52 / 31
<b>Row/Townhouse</b>					
New Listings / YTD	319 / 5,107	271 / 4,449	254 / 3,944	261 / 4,403	263 / 4,406
Sales / YTD	245 / 3,724	280 / 3,898	239 / 2,944	182 / 3,000	220 / 2,641
Sales to New Listings Ratio / YTD	77% / 73%	103% / 88%	94% / 75%	70% / 68%	84% / 60%
Sales Volume	70,953,172	80,842,260	64,988,755	43,920,295	54,221,998
Sales Volume YTD	1,135,485,572	1,132,392,581	759,482,705	775,453,798	654,209,712
Average Sale Price	289,605	288,722	271,919	241,320	246,464
Average Sale Price YTD	304,910	290,506	257,976	258,485	247,713
Median Sale Price	282,500	290,000	279,998	235,450	240,000
Median Sale Price YTD	305,365	292,000	255,250	254,000	245,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	98% / 98%	96% / 98%	97% / 97%
Average Days on Market / YTD	43 / 31	37 / 34	42 / 45	51 / 45	55 / 51
Median Days on Market / YTD	33 / 21	26 / 20	29 / 30	37 / 31	47 / 35
Average Days on Market (Cum.) / YTD	60 / 39	46 / 42	64 / 65	71 / 63	76 / 72
Median Days on Market (Cum.) / YTD	42 / 23	31 / 22	34 / 35	52 / 35	57 / 45

<sup>1</sup> 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 Area<sup>1</sup>**  
**November 2025**

page 1b

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	382 / 6,922	380 / 6,650	399 / 6,171	348 / 6,548	427 / 6,780
Sales / YTD	246 / 4,122	303 / 4,427	294 / 3,396	191 / 2,984	198 / 2,600
Sales to New Listings Ratio / YTD	64% / 60%	80% / 67%	74% / 55%	55% / 46%	46% / 38%
Sales Volume	50,507,310	60,680,586	50,332,592	36,701,472	39,015,667
Sales Volume YTD	874,815,288	885,908,937	648,716,111	591,877,728	535,918,427
Average Sale Price	205,314	200,266	171,199	192,154	197,049
Average Sale Price YTD	212,231	200,115	191,024	198,350	206,122
Median Sale Price	188,950	182,500	153,250	160,000	173,500
Median Sale Price YTD	194,000	185,000	170,000	176,000	185,000
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	95% / 95%	95% / 96%	95% / 95%
Average Days on Market / YTD	55 / 45	48 / 46	54 / 58	65 / 60	66 / 61
Median Days on Market / YTD	42 / 32	36 / 31	40 / 42	55 / 45	53 / 45
Average Days on Market (Cum.) / YTD	79 / 66	74 / 69	82 / 95	112 / 99	101 / 99
Median Days on Market (Cum.) / YTD	61 / 40	45 / 37	58 / 57	86 / 61	74 / 64
<b>Total Residential<sup>2</sup></b>					
New Listings / YTD	2,281 / 38,076	2,047 / 35,187	2,089 / 33,333	1,971 / 37,718	2,091 / 36,720
Sales / YTD	1,654 / 25,530	1,913 / 27,209	1,624 / 21,480	1,278 / 23,722	1,872 / 24,101
Sales to New Listings Ratio / YTD	73% / 67%	93% / 77%	78% / 64%	65% / 63%	90% / 66%
Sales Volume	739,345,864	832,326,828	617,884,531	488,584,168	748,754,444
Sales Volume YTD	11,702,721,540	11,760,410,526	8,581,603,883	9,885,091,483	9,774,960,827
Average Sale Price	447,005	435,090	380,471	382,304	399,976
Average Sale Price YTD	458,391	432,225	399,516	416,706	405,583
Median Sale Price	427,000	415,000	365,000	365,000	368,000
Median Sale Price YTD	437,000	414,000	375,000	390,000	375,000
Sale to List Price Ratio / YTD	98% / 99%	98% / 99%	97% / 97%	96% / 98%	97% / 98%
Average Days on Market / YTD	45 / 35	41 / 38	47 / 46	53 / 39	49 / 42
Median Days on Market / YTD	34 / 22	29 / 22	34 / 31	41 / 24	35 / 26
Average Days on Market (Cum.) / YTD	67 / 50	58 / 54	70 / 71	80 / 56	71 / 61
Median Days on Market (Cum.) / YTD	47 / 26	35 / 26	44 / 39	62 / 28	47 / 30
<b>Other<sup>3</sup></b>					
New Listings / YTD	93 / 1,588	96 / 1,608	108 / 1,709	107 / 1,696	135 / 1,852
Sales / YTD	50 / 874	69 / 908	65 / 777	48 / 891	73 / 987
Sales to New Listings Ratio / YTD	54% / 55%	72% / 56%	60% / 45%	45% / 53%	54% / 53%
Sales Volume	21,590,150	24,858,851	25,813,951	12,059,800	25,771,525
Sales Volume YTD	333,873,399	318,708,525	204,962,151	244,029,978	281,838,678
Average Sale Price	431,803	360,273	397,138	251,246	353,035
Average Sale Price YTD	382,006	351,001	263,787	273,883	285,551
Median Sale Price	324,950	201,000	255,000	120,000	257,500
Median Sale Price YTD	245,000	230,000	172,000	170,000	200,000
Sale to List Price Ratio / YTD	95% / 96%	94% / 95%	94% / 93%	93% / 94%	94% / 127%
Average Days on Market / YTD	69 / 68	83 / 78	89 / 81	85 / 87	98 / 90
Median Days on Market / YTD	62 / 33	40 / 36	51 / 44	71 / 48	74 / 45
Average Days on Market (Cum.) / YTD	107 / 114	133 / 126	139 / 125	105 / 116	129 / 139
Median Days on Market (Cum.) / YTD	67 / 41	52 / 45	74 / 56	72 / 57	80 / 63

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

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

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

# End of Month Active Inventory (Sales Activity)

page 3

## Greater Edmonton Area<sup>1</sup>

### November 2025

Year	Month	Residential <sup>2</sup>	Commercial <sup>3</sup>	Total
2021	January	5,566 (1,216)	n/a	n/a
	February	5,957 (1,639)	n/a	n/a
	March	6,821 (2,512)	n/a	n/a
	April	7,578 (2,972)	n/a	n/a
	May	8,125 (2,845)	n/a	n/a
	June	8,489 (2,814)	n/a	n/a
	July	8,427 (2,269)	n/a	n/a
	August	8,065 (2,122)	n/a	n/a
	September	7,729 (1,918)	n/a	n/a
	October	7,120 (1,922)	n/a	n/a
	November	6,001 (1,872)	n/a	n/a
	December	4,675 (1,340)	n/a	n/a
2022	January	4,636 (1,330)	n/a	n/a
	February	4,716 (2,285)	n/a	n/a
	March	5,221 (3,317)	n/a	n/a
	April	6,468 (2,938)	n/a	n/a
	May	7,575 (2,921)	n/a	n/a
	June	8,121 (2,656)	n/a	n/a
	July	8,454 (2,029)	n/a	n/a
	August	8,046 (1,854)	n/a	n/a
	September	7,835 (1,608)	n/a	n/a
	October	7,201 (1,506)	n/a	n/a
	November	6,408 (1,278)	n/a	n/a
	December	4,980 (987)	n/a	n/a
2023	January	5,186 (982)	n/a	n/a
	February	5,628 (1,292)	n/a	n/a
	March	6,317 (1,819)	n/a	n/a
	April	6,899 (2,023)	n/a	n/a
	May	7,080 (2,717)	n/a	n/a
	June	7,101 (2,598)	n/a	n/a
	July	6,940 (2,320)	n/a	n/a
	August	6,749 (2,245)	n/a	n/a
	September	6,514 (2,055)	n/a	n/a
	October	6,232 (1,805)	n/a	n/a
	November	5,469 (1,624)	n/a	n/a
	December	4,650 (1,218)	n/a	n/a
2024	January	4,564 (1,436)	n/a	n/a
	February	4,802 (1,964)	n/a	n/a
	March	5,280 (2,462)	n/a	n/a
	April	5,430 (3,113)	n/a	n/a
	May	5,768 (3,222)	n/a	n/a
	June	5,888 (2,842)	n/a	n/a
	July	5,820 (2,936)	n/a	n/a
	August	5,735 (2,581)	n/a	n/a
	September	5,645 (2,257)	n/a	n/a
	October	5,105 (2,483)	n/a	n/a
	November	4,473 (1,913)	n/a	n/a
	December	3,503 (1,421)	n/a	n/a
2025	January	3,694 (1,590)		
	February	4,057 (1,814)		
	March	4,725 (2,480)		
	April	5,269 (2,702)		
	May	6,331 (2,951)		
	June	6,607 (2,864)		
	July	6,908 (2,852)		
	August	6,997 (2,378)		
	September	6,914 (2,184)		
	October	6,532 (2,061)		
	November	5,956 (1,654)		

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

**Summary of Properties Listed and Sold**  
**Greater Edmonton Area<sup>1</sup>**  
**November 2025**

page 9

Year	Month	Residential <sup>2</sup>		Commercial <sup>3</sup>		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	n/a	n/a	n/a	n/a
	February	2,665	1,639	n/a	n/a	n/a	n/a
	March	4,142	2,512	n/a	n/a	n/a	n/a
	April	4,462	2,972	n/a	n/a	n/a	n/a
	May	4,283	2,845	n/a	n/a	n/a	n/a
	June	4,264	2,814	n/a	n/a	n/a	n/a
	July	3,445	2,269	n/a	n/a	n/a	n/a
	August	3,180	2,122	n/a	n/a	n/a	n/a
	September	3,101	1,918	n/a	n/a	n/a	n/a
	October	2,669	1,922	n/a	n/a	n/a	n/a
	November	2,091	1,872	n/a	n/a	n/a	n/a
	December	1,387	1,340	n/a	n/a	n/a	n/a
	Total	38,107	25,441	n/a	n/a	n/a	n/a
2022	January	2,124	1,330	n/a	n/a	n/a	n/a
	February	2,967	2,285	n/a	n/a	n/a	n/a
	March	4,303	3,317	n/a	n/a	n/a	n/a
	April	4,715	2,938	n/a	n/a	n/a	n/a
	May	4,728	2,921	n/a	n/a	n/a	n/a
	June	4,345	2,656	n/a	n/a	n/a	n/a
	July	3,643	2,029	n/a	n/a	n/a	n/a
	August	3,181	1,854	n/a	n/a	n/a	n/a
	September	3,126	1,608	n/a	n/a	n/a	n/a
	October	2,615	1,506	n/a	n/a	n/a	n/a
	November	1,971	1,278	n/a	n/a	n/a	n/a
	December	1,180	987	n/a	n/a	n/a	n/a
	Total	38,898	24,709	n/a	n/a	n/a	n/a
2023	January	2,253	982	n/a	n/a	n/a	n/a
	February	2,527	1,292	n/a	n/a	n/a	n/a
	March	3,305	1,819	n/a	n/a	n/a	n/a
	April	3,441	2,023	n/a	n/a	n/a	n/a
	May	3,855	2,717	n/a	n/a	n/a	n/a
	June	3,628	2,598	n/a	n/a	n/a	n/a
	July	3,295	2,320	n/a	n/a	n/a	n/a
	August	3,226	2,245	n/a	n/a	n/a	n/a
	September	3,019	2,055	n/a	n/a	n/a	n/a
	October	2,695	1,805	n/a	n/a	n/a	n/a
	November	2,089	1,624	n/a	n/a	n/a	n/a
	December	1,480	1,218	n/a	n/a	n/a	n/a
	Total	34,813	22,698	n/a	n/a	n/a	n/a
2024	January	2,165	1,436	n/a	n/a	n/a	n/a
	February	2,731	1,964	n/a	n/a	n/a	n/a
	March	3,515	2,462	n/a	n/a	n/a	n/a
	April	3,826	3,113	n/a	n/a	n/a	n/a
	May	4,224	3,222	n/a	n/a	n/a	n/a
	June	3,633	2,842	n/a	n/a	n/a	n/a
	July	3,654	2,936	n/a	n/a	n/a	n/a
	August	3,380	2,581	n/a	n/a	n/a	n/a
	September	3,129	2,257	n/a	n/a	n/a	n/a
	October	2,883	2,483	n/a	n/a	n/a	n/a
	November	2,047	1,913	n/a	n/a	n/a	n/a
	December	1,337	1,421	n/a	n/a	n/a	n/a
	Total	36,524	28,630	n/a	n/a	n/a	n/a
2025	January	2,405	1,590				
	February	2,610	1,814				
	March	3,649	2,480				
	April	3,847	2,702				
	May	4,716	2,951				
	June	4,059	2,864				
	July	4,231	2,852				
	August	3,636	2,378				
	September	3,471	2,184				
	October	3,171	2,061				
	November	2,281	1,654				
	Total	38,076	25,530				

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

**Residential Average Sale Price by Type**  
**Greater Edmonton Area<sup>1</sup>**  
**November 2025**

page 10

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>2</sup>
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	507,036	386,224	275,735	181,686	406,811
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,984	414,956	294,076	206,813	441,465
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	406,464	292,072	204,378	440,185
	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	535,993	408,010	290,610	200,309	432,339
2025	January	560,324	420,114	312,077	203,105	437,630
	February	565,127	421,887	300,530	215,121	448,061
	March	575,818	430,137	314,521	218,099	460,744
	April	584,420	434,891	314,977	218,342	470,075
	May	576,848	439,881	306,882	214,108	462,625
	June	573,807	439,839	309,463	214,888	464,664
	July	578,790	430,342	296,501	209,787	463,293
	August	569,969	420,792	301,820	218,056	461,300
	September	554,855	433,141	303,382	207,491	453,482
	October	559,580	428,966	297,051	202,717	454,772
	November	553,746	423,790	289,605	205,314	447,005

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

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



**End of Month Active Inventory (Sales Activity)**  
**Greater Edmonton Area<sup>1</sup> and City of Edmonton**  
**November 2025**

page 11

Year	Month	GEA Residential <sup>2</sup>	GEA Commercial <sup>3</sup>	Edmonton Residential <sup>2</sup>	Edmonton Commercial <sup>4</sup>
2021	January	5,566 (1,216)	n/a	3,944 (804)	n/a
	February	5,957 (1,639)	n/a	4,250 (1,047)	n/a
	March	6,821 (2,512)	n/a	4,880 (1,596)	n/a
	April	7,578 (2,972)	n/a	5,491 (1,883)	n/a
	May	8,125 (2,845)	n/a	5,945 (1,863)	n/a
	June	8,489 (2,814)	n/a	6,235 (1,856)	n/a
	July	8,427 (2,269)	n/a	6,209 (1,493)	n/a
	August	8,065 (2,122)	n/a	5,979 (1,392)	n/a
	September	7,729 (1,918)	n/a	5,779 (1,272)	n/a
	October	7,120 (1,922)	n/a	5,364 (1,273)	n/a
	November	6,001 (1,872)	n/a	4,591 (1,280)	n/a
	December	4,675 (1,340)	n/a	3,534 (938)	n/a
2022	January	4,636 (1,330)	n/a	3,511 (954)	n/a
	February	4,716 (2,285)	n/a	3,568 (1,633)	n/a
	March	5,221 (3,317)	n/a	3,937 (2,311)	n/a
	April	6,468 (2,938)	n/a	4,820 (2,017)	n/a
	May	7,575 (2,921)	n/a	5,722 (1,927)	n/a
	June	8,121 (2,656)	n/a	6,087 (1,780)	n/a
	July	8,454 (2,029)	n/a	6,308 (1,338)	n/a
	August	8,046 (1,854)	n/a	6,032 (1,215)	n/a
	September	7,835 (1,608)	n/a	5,850 (1,083)	n/a
	October	7,201 (1,506)	n/a	5,332 (1,027)	n/a
	November	6,408 (1,278)	n/a	4,737 (885)	n/a
	December	4,980 (987)	n/a	3,676 (695)	n/a
2023	January	5,186 (982)	n/a	3,812 (699)	n/a
	February	5,628 (1,292)	n/a	4,099 (907)	n/a
	March	6,317 (1,819)	n/a	4,503 (1,251)	n/a
	April	6,899 (2,023)	n/a	4,967 (1,369)	n/a
	May	7,080 (2,717)	n/a	5,165 (1,800)	n/a
	June	7,101 (2,598)	n/a	5,161 (1,750)	n/a
	July	6,940 (2,320)	n/a	5,087 (1,586)	n/a
	August	6,749 (2,245)	n/a	4,863 (1,594)	n/a
	September	6,514 (2,055)	n/a	4,682 (1,430)	n/a
	October	6,232 (1,805)	n/a	4,394 (1,290)	n/a
	November	5,469 (1,624)	n/a	3,871 (1,176)	n/a
	December	4,650 (1,218)	n/a	3,208 (877)	n/a
2024	January	4,564 (1,436)	n/a	3,100 (1,053)	n/a
	February	4,802 (1,964)	n/a	3,240 (1,399)	n/a
	March	5,280 (2,462)	n/a	3,640 (1,728)	n/a
	April	5,430 (3,113)	n/a	3,759 (2,144)	n/a
	May	5,768 (3,222)	n/a	4,124 (2,141)	n/a
	June	5,888 (2,842)	n/a	4,238 (1,932)	n/a
	July	5,820 (2,936)	n/a	4,257 (2,009)	n/a
	August	5,735 (2,581)	n/a	4,210 (1,771)	n/a
	September	5,645 (2,257)	n/a	4,132 (1,537)	n/a
	October	5,105 (2,483)	n/a	3,738 (1,734)	n/a
	November	4,473 (1,913)	n/a	3,286 (1,364)	n/a
	December	3,503 (1,421)	n/a	2,547 (1,053)	n/a
2025	January	3,694 (1,590)		2,637 (1,181)	
	February	4,057 (1,814)		2,936 (1,256)	
	March	4,725 (2,480)		3,451 (1,749)	
	April	5,269 (2,702)		3,912 (1,841)	
	May	6,331 (2,951)		4,690 (2,053)	
	June	6,607 (2,864)		4,902 (1,964)	
	July	6,908 (2,852)		5,203 (1,934)	
	August	6,997 (2,378)		5,214 (1,644)	
	September	6,914 (2,184)		5,156 (1,451)	
	October	6,532 (2,061)		4,885 (1,437)	
	November	5,956 (1,654)		4,447 (1,163)	

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

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

<sup>3</sup> Farms are included in Commercial if the property is zoned agricultural.

# 5 Year Residential Activity (Part 1)

page 12a

## City of Edmonton

November 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	895 / 14,353	780 / 13,193	808 / 12,921	791 / 14,970	789 / 13,613
Sales / YTD	623 / 9,255	745 / 9,973	614 / 8,054	491 / 9,229	769 / 9,585
Sales to New Listings Ratio / YTD	70% / 64%	96% / 76%	76% / 62%	62% / 62%	97% / 70%
Sales Volume	339,508,407	388,126,332	286,527,197	225,973,189	360,698,202
Sales Volume YTD	5,170,913,082	5,243,729,766	3,891,869,137	4,560,882,545	4,503,397,243
Average Sale Price	544,957	520,975	466,657	460,231	469,048
Average Sale Price YTD	558,716	525,793	483,222	494,190	469,838
Median Sale Price	500,000	488,000	425,750	430,000	418,000
Median Sale Price YTD	515,000	482,080	440,000	452,000	421,500
Sale to List Price Ratio / YTD	98% / 99%	98% / 99%	97% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	44 / 35	42 / 37	45 / 45	51 / 35	44 / 36
Median Days on Market / YTD	34 / 22	30 / 21	33 / 30	39 / 21	33 / 22
Average Days on Market (Cum.) / YTD	70 / 51	63 / 55	68 / 70	77 / 48	67 / 53
Median Days on Market (Cum.) / YTD	49 / 26	39 / 26	46 / 40	65 / 25	43 / 25
<b>Semi-detached</b>					
New Listings / YTD	160 / 2,718	154 / 2,337	146 / 2,181	142 / 2,774	168 / 2,621
Sales / YTD	134 / 1,907	134 / 1,927	116 / 1,579	97 / 2,005	169 / 1,860
Sales to New Listings Ratio / YTD	84% / 70%	87% / 82%	79% / 72%	68% / 72%	101% / 71%
Sales Volume	56,254,023	54,055,094	42,049,147	35,212,710	57,294,699
Sales Volume YTD	821,262,420	792,428,608	595,434,845	763,374,344	655,400,123
Average Sale Price	419,806	403,396	362,493	363,018	339,022
Average Sale Price YTD	430,657	411,224	377,096	380,735	352,366
Median Sale Price	422,250	402,528	371,750	350,000	347,000
Median Sale Price YTD	426,000	406,000	372,500	375,000	340,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	98% / 98%	97% / 99%	97% / 98%
Average Days on Market / YTD	45 / 31	31 / 31	40 / 40	48 / 35	53 / 42
Median Days on Market / YTD	35 / 21	22 / 20	31 / 28	40 / 22	41 / 26
Average Days on Market (Cum.) / YTD	61 / 40	43 / 41	49 / 56	66 / 45	72 / 58
Median Days on Market (Cum.) / YTD	47 / 23	27 / 22	33 / 32	57 / 25	51 / 31
<b>Row/Townhouse</b>					
New Listings / YTD	260 / 4,170	223 / 3,460	201 / 3,031	207 / 3,534	225 / 3,543
Sales / YTD	192 / 2,948	219 / 3,010	197 / 2,330	135 / 2,385	170 / 2,082
Sales to New Listings Ratio / YTD	74% / 71%	98% / 87%	98% / 77%	65% / 67%	76% / 59%
Sales Volume	54,064,984	61,272,887	53,505,773	31,977,345	42,144,979
Sales Volume YTD	878,780,975	853,851,900	592,137,968	613,510,989	509,944,505
Average Sale Price	281,588	279,785	271,603	236,869	247,912
Average Sale Price YTD	298,094	283,672	254,136	257,237	244,930
Median Sale Price	275,000	285,000	282,681	233,500	240,000
Median Sale Price YTD	299,000	285,000	255,000	255,000	245,950
Sale to List Price Ratio / YTD	97% / 99%	98% / 99%	98% / 97%	96% / 97%	97% / 97%
Average Days on Market / YTD	44 / 31	33 / 32	42 / 45	49 / 45	54 / 51
Median Days on Market / YTD	33 / 21	24 / 20	29 / 30	37 / 31	46 / 34
Average Days on Market (Cum.) / YTD	62 / 38	40 / 40	64 / 64	71 / 64	72 / 72
Median Days on Market (Cum.) / YTD	43 / 23	28 / 21	34 / 35	52 / 36	57 / 45

# 5 Year Residential Activity (Part 2)

page 12b

## City of Edmonton

November 2025

	2025	2024	2023	2022	2021
<b>Apartment Condominium</b>					
New Listings / YTD	351 / 6,225	348 / 5,992	353 / 5,428	303 / 5,815	379 / 6,053
Sales / YTD	214 / 3,563	266 / 3,902	249 / 2,889	162 / 2,551	172 / 2,232
Sales to New Listings Ratio / YTD	61% / 57%	76% / 65%	71% / 53%	53% / 44%	45% / 37%
Sales Volume	43,550,111	51,556,736	41,720,092	30,903,322	32,330,367
Sales Volume YTD	737,881,287	763,791,307	533,813,928	495,296,497	451,331,373
Average Sale Price	203,505	193,822	167,551	190,761	187,967
Average Sale Price YTD	207,096	195,744	184,775	194,158	202,209
Median Sale Price	187,250	177,750	154,900	157,475	164,500
Median Sale Price YTD	192,000	184,000	168,000	173,000	180,000
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	95% / 95%	94% / 96%	95% / 95%
Average Days on Market / YTD	55 / 46	49 / 47	54 / 59	66 / 60	66 / 61
Median Days on Market / YTD	43 / 33	37 / 31	38 / 43	55 / 45	55 / 45
Average Days on Market (Cum.) / YTD	83 / 68	75 / 70	86 / 97	114 / 100	100 / 100
Median Days on Market (Cum.) / YTD	67 / 41	47 / 38	56 / 58	90 / 62	74 / 65
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	1,666 / 27,466	1,505 / 24,982	1,508 / 23,561	1,443 / 27,093	1,561 / 25,830
Sales / YTD	1,163 / 17,673	1,364 / 18,812	1,176 / 14,852	885 / 16,170	1,280 / 15,759
Sales to New Listings Ratio / YTD	70% / 64%	91% / 75%	78% / 63%	61% / 60%	82% / 61%
Sales Volume	493,377,525	555,011,049	423,802,209	324,066,566	492,468,247
Sales Volume YTD	7,608,837,764	7,653,801,581	5,613,255,878	6,433,064,375	6,120,073,244
Average Sale Price	424,228	406,900	360,376	366,177	384,741
Average Sale Price YTD	430,535	406,857	377,946	397,839	388,354
Median Sale Price	410,000	393,446	342,500	351,500	357,500
Median Sale Price YTD	415,000	390,000	358,000	376,071	361,500
Sale to List Price Ratio / YTD	98% / 99%	98% / 99%	97% / 97%	96% / 98%	97% / 98%
Average Days on Market / YTD	46 / 36	41 / 38	46 / 47	53 / 40	49 / 42
Median Days on Market / YTD	36 / 23	29 / 23	32 / 32	41 / 26	37 / 27
Average Days on Market (Cum.) / YTD	70 / 51	60 / 55	69 / 73	82 / 58	73 / 62
Median Days on Market (Cum.) / YTD	50 / 28	36 / 27	43 / 41	65 / 30	51 / 32
<b>Other<sup>2</sup></b>					
New Listings / YTD	55 / 843	44 / 799	59 / 850	69 / 804	65 / 797
Sales / YTD	32 / 432	30 / 444	32 / 362	19 / 406	30 / 391
Sales to New Listings Ratio / YTD	58% / 51%	68% / 56%	54% / 43%	28% / 50%	46% / 49%
Sales Volume	16,659,450	17,924,500	14,724,951	6,802,350	11,288,250
Sales Volume YTD	208,300,234	197,627,019	116,817,682	129,771,408	135,080,210
Average Sale Price	520,608	597,483	460,155	358,018	376,275
Average Sale Price YTD	482,176	445,106	322,701	319,634	345,474
Median Sale Price	369,750	395,000	285,000	96,500	294,250
Median Sale Price YTD	350,000	340,000	215,500	239,950	285,900
Sale to List Price Ratio / YTD	96% / 97%	94% / 96%	94% / 94%	93% / 94%	94% / 95%
Average Days on Market / YTD	57 / 53	41 / 50	91 / 65	61 / 61	84 / 75
Median Days on Market / YTD	61 / 30	34 / 29	44 / 41	48 / 39	64 / 41
Average Days on Market (Cum.) / YTD	82 / 86	115 / 93	163 / 112	74 / 83	103 / 110
Median Days on Market (Cum.) / YTD	64 / 36	39 / 36	58 / 53	59 / 44	81 / 57

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

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

## November 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Detached</b>							
<b>Northwest</b>	Sales	35	46	47	545	603	484
	Average	558,831	490,867	427,950	535,120	499,714	450,324
	Median	505,000	500,124	405,000	500,000	460,000	415,813
<b>North Central</b>	Sales	127	153	127	1,849	2,056	1,649
	Average	470,087	463,207	406,009	479,479	448,390	409,875
	Median	450,000	449,900	388,750	462,000	430,600	390,000
<b>Northeast</b>	Sales	47	64	46	616	596	497
	Average	408,232	406,964	355,312	444,331	404,685	352,734
	Median	391,500	401,250	318,450	412,500	384,000	325,000
<b>Central</b>	Sales	29	32	28	408	429	323
	Average	369,216	319,825	259,500	332,856	311,590	278,836
	Median	335,000	320,000	245,000	304,500	295,000	254,500
<b>West</b>	Sales	49	63	47	848	888	737
	Average	658,737	587,318	559,599	653,886	609,914	544,937
	Median	500,000	489,999	410,000	532,000	485,250	439,000
<b>Southwest</b>	Sales	78	75	74	1,042	1,167	1,062
	Average	673,322	649,984	560,643	696,818	646,494	601,291
	Median	584,250	580,080	521,250	605,000	568,888	525,000
<b>Southeast</b>	Sales	78	136	112	1,571	1,738	1,410
	Average	496,461	483,451	438,770	517,366	485,436	439,550
	Median	480,500	447,500	400,000	481,000	451,650	407,000
<b>Anthony Henday</b>	Sales	180	175	133	2,373	2,499	1,894
	Average	593,516	605,609	558,715	625,380	601,954	566,531
	Median	571,301	560,000	524,500	575,000	555,000	520,000
<b>City of Edmonton Total</b>	Sales	623	745	614	9,255	9,973	8,054
	Average	544,957	520,975	466,657	558,716	525,793	483,222
	Median	500,000	488,000	425,750	515,000	482,080	440,000
<b>Semi-detached</b>							
<b>Northwest</b>	Sales	9	6	8	121	127	93
	Average	499,056	428,583	387,238	453,617	428,209	392,045
	Median	494,000	407,750	397,450	446,500	422,500	400,000
<b>North Central</b>	Sales	33	29	24	329	332	257
	Average	379,587	354,376	322,057	387,230	357,753	320,355
	Median	397,000	372,500	323,750	395,000	373,200	317,000
<b>Northeast</b>	Sales	3	3	6	76	77	59
	Average	n/a	n/a	272,667	350,105	309,449	271,434
	Median	n/a	n/a	296,000	328,000	304,000	250,000
<b>Central</b>	Sales	1	3	3	47	80	45
	Average	n/a	n/a	n/a	372,571	366,373	354,637
	Median	n/a	n/a	n/a	354,000	339,000	320,000
<b>West</b>	Sales	1	3	6	56	52	62
	Average	n/a	n/a	321,500	413,293	409,592	379,662
	Median	n/a	n/a	293,500	370,750	356,250	337,950
<b>Southwest</b>	Sales	11	11	13	152	163	150
	Average	473,455	453,818	357,108	471,221	457,605	450,856
	Median	428,000	428,000	330,000	427,750	410,000	375,500
<b>Southeast</b>	Sales	20	23	16	295	368	286
	Average	408,337	354,976	373,000	430,356	421,530	365,083
	Median	380,000	330,000	324,500	421,650	405,750	349,500
<b>Anthony Henday</b>	Sales	56	56	40	831	728	627
	Average	430,462	451,997	402,974	449,016	432,862	397,271
	Median	424,500	447,750	398,450	440,000	425,000	389,990
<b>City of Edmonton Total</b>	Sales	134	134	116	1,907	1,927	1,579
	Average	419,806	403,396	362,493	430,657	411,224	377,096
	Median	422,250	402,528	371,750	426,000	406,000	372,500

n/a = insufficient data

## November 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Northwest</b>	Sales	4	8	8	102	112	82
	Average	n/a	381,213	311,588	366,430	371,847	313,064
	Median	n/a	332,125	316,750	362,750	369,000	322,250
<b>North Central</b>	Sales	35	38	39	590	549	436
	Average	258,437	251,860	259,957	271,872	254,285	229,697
	Median	245,000	219,450	270,000	255,050	246,500	217,500
<b>Northeast</b>	Sales	20	23	23	298	269	232
	Average	212,075	189,398	178,752	223,149	202,043	174,714
	Median	203,000	180,000	167,500	211,000	194,000	166,000
<b>Central</b>	Sales	6	4	1	45	53	25
	Average	397,875	n/a	n/a	371,036	350,574	354,836
	Median	359,551	n/a	n/a	347,177	312,500	345,000
<b>West</b>	Sales	19	15	10	242	274	211
	Average	235,053	229,993	226,850	248,840	227,054	212,439
	Median	225,500	218,000	202,500	230,000	215,500	193,500
<b>Southwest</b>	Sales	18	29	16	340	379	282
	Average	251,660	255,638	262,306	302,751	284,863	257,598
	Median	251,000	245,500	240,750	301,000	280,000	250,250
<b>Southeast</b>	Sales	40	31	28	476	496	369
	Average	243,653	231,178	241,869	271,492	258,035	224,510
	Median	223,700	210,000	237,350	255,000	240,136	200,000
<b>Anthony Henday</b>	Sales	50	71	72	855	878	693
	Average	365,472	351,072	322,614	357,217	343,407	312,558
	Median	370,000	359,000	324,990	355,000	337,000	310,000
<b>City of Edmonton Total</b>	Sales	192	219	197	2,948	3,010	2,330
	Average	281,588	279,785	271,603	298,094	283,672	254,136
	Median	275,000	285,000	282,681	299,000	285,000	255,000
<b>Apartment Condominium</b>							
<b>Northwest</b>	Sales	2	12	12	98	112	97
	Average	n/a	131,083	109,350	165,640	142,180	134,299
	Median	n/a	115,000	84,950	148,950	133,150	118,000
<b>North Central</b>	Sales	34	41	45	417	484	352
	Average	186,208	167,127	148,121	185,441	178,939	158,569
	Median	184,000	180,000	155,000	187,000	180,000	162,000
<b>Northeast</b>	Sales	6	17	14	205	282	151
	Average	143,042	122,935	117,713	149,428	134,391	121,945
	Median	139,625	110,000	119,000	151,000	135,000	121,000
<b>Central</b>	Sales	43	67	53	869	874	635
	Average	193,816	221,512	198,347	207,384	209,458	206,593
	Median	170,000	172,000	137,000	175,000	177,075	162,000
<b>West</b>	Sales	16	12	19	263	278	236
	Average	190,838	149,233	163,224	179,224	176,474	163,136
	Median	154,250	140,750	134,000	170,000	160,000	148,000
<b>Southwest</b>	Sales	43	39	30	696	729	530
	Average	228,438	214,791	150,605	235,967	220,593	211,139
	Median	192,000	205,000	150,500	210,000	200,000	192,500
<b>Southeast</b>	Sales	19	26	21	335	394	319
	Average	209,250	195,761	152,652	208,597	185,923	170,968
	Median	220,000	196,000	155,000	206,000	180,250	167,500
<b>Anthony Henday</b>	Sales	51	52	55	680	749	569
	Average	212,102	210,440	195,581	223,856	209,841	194,074
	Median	197,500	205,750	192,500	214,950	202,500	182,850
<b>City of Edmonton Total</b>	Sales	214	266	249	3,563	3,902	2,889
	Average	203,505	193,822	167,551	207,096	195,744	184,775
	Median	187,250	177,750	154,900	192,000	184,000	168,000

n/a = insufficient data

# Summary of Properties Listed and Sold

## City of Edmonton

November 2025

Year	Month	Residential <sup>1</sup>		Commercial <sup>2</sup>	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	n/a	n/a
	February	1,830	1,047	n/a	n/a
	March	2,825	1,596	n/a	n/a
	April	3,064	1,883	n/a	n/a
	May	3,009	1,863	n/a	n/a
	June	2,983	1,856	n/a	n/a
	July	2,462	1,493	n/a	n/a
	August	2,295	1,392	n/a	n/a
	September	2,266	1,272	n/a	n/a
	October	1,900	1,273	n/a	n/a
	November	1,561	1,280	n/a	n/a
	December	1,007	938	n/a	n/a
	Total	26,837	16,697	n/a	n/a
2022	January	1,586	954	n/a	n/a
	February	2,166	1,633	n/a	n/a
	March	3,075	2,311	n/a	n/a
	April	3,333	2,017	n/a	n/a
	May	3,397	1,927	n/a	n/a
	June	3,059	1,780	n/a	n/a
	July	2,584	1,338	n/a	n/a
	August	2,312	1,215	n/a	n/a
	September	2,272	1,083	n/a	n/a
	October	1,866	1,027	n/a	n/a
	November	1,443	885	n/a	n/a
	December	897	695	n/a	n/a
	Total	27,990	16,865	n/a	n/a
2023	January	1,612	699	n/a	n/a
	February	1,785	907	n/a	n/a
	March	2,271	1,251	n/a	n/a
	April	2,467	1,369	n/a	n/a
	May	2,708	1,800	n/a	n/a
	June	2,520	1,750	n/a	n/a
	July	2,390	1,586	n/a	n/a
	August	2,280	1,594	n/a	n/a
	September	2,147	1,430	n/a	n/a
	October	1,873	1,290	n/a	n/a
	November	1,508	1,176	n/a	n/a
	December	1,011	877	n/a	n/a
	Total	24,572	15,729	n/a	n/a
2024	January	1,519	1,053	n/a	n/a
	February	1,920	1,399	n/a	n/a
	March	2,486	1,728	n/a	n/a
	April	2,646	2,144	n/a	n/a
	May	2,962	2,141	n/a	n/a
	June	2,575	1,932	n/a	n/a
	July	2,636	2,009	n/a	n/a
	August	2,428	1,771	n/a	n/a
	September	2,215	1,537	n/a	n/a
	October	2,090	1,734	n/a	n/a
	November	1,505	1,364	n/a	n/a
	December	973	1,053	n/a	n/a
	Total	25,955	19,865	n/a	n/a
2025	January	1,717	1,181		
	February	1,871	1,256		
	March	2,626	1,749		
	April	2,766	1,841		
	May	3,376	2,053		
	June	2,934	1,964		
	July	3,095	1,934		
	August	2,599	1,644		
	September	2,497	1,451		
	October	2,319	1,437		
	November	1,666	1,163		
	Total	27,466	17,673		

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

<sup>2</sup> Farms are included in Commercial if the property is zoned agricultural.

# Residential Average Sale Price by Type

page 21

## City of Edmonton

November 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential <sup>1</sup>
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	493,681	388,920	271,576	173,422	380,512
	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	526,117	410,716	283,883	196,143	407,421
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,431	294,779	211,102	422,466
	March	574,363	426,951	311,765	215,379	440,222
	April	579,653	432,565	304,799	212,775	445,178
	May	557,827	439,303	300,978	208,773	429,261
	June	561,633	447,645	299,082	211,606	433,070
	July	570,046	431,368	289,155	202,875	432,290
	August	551,175	420,302	299,827	208,674	428,699
	September	540,159	427,592	296,339	201,289	420,017
	October	543,723	430,315	291,856	191,212	429,099
	November	544,957	419,806	281,588	203,505	424,228

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

# 5 Year Residential Activity

page 23

## Total Board November 2025

	2025	2024	2023	2022	2021
<b>Detached</b>					
New Listings / YTD	1,519 / 25,732	1,342 / 24,209	1,402 / 23,582	1,344 / 26,879	1,370 / 25,839
Sales / YTD	1,102 / 17,339	1,306 / 18,311	1,061 / 15,000	892 / 17,218	1,405 / 18,835
Sales to New Listings Ratio / YTD	73% / 67%	97% / 76%	76% / 64%	66% / 64%	103% / 73%
Sales Volume	577,995,716	664,543,511	481,777,724	393,508,841	635,802,721
Sales Volume YTD	9,362,740,794	9,324,233,916	6,979,056,645	8,190,705,757	8,475,317,659
<b>Semi-detached</b>					
New Listings / YTD	247 / 3,992	208 / 3,551	210 / 3,309	189 / 3,987	233 / 3,959
Sales / YTD	205 / 2,863	201 / 3,036	173 / 2,431	143 / 2,961	246 / 2,903
Sales to New Listings Ratio / YTD	83% / 72%	97% / 85%	82% / 73%	76% / 74%	106% / 73%
Sales Volume	86,262,190	79,808,389	62,229,661	51,090,960	83,463,899
Sales Volume YTD	1,219,447,794	1,223,338,590	897,797,926	1,097,218,547	1,001,480,019
<b>Row/Townhouse</b>					
New Listings / YTD	321 / 5,161	276 / 4,530	255 / 3,997	264 / 4,472	267 / 4,466
Sales / YTD	247 / 3,763	284 / 3,943	240 / 2,977	184 / 3,038	223 / 2,678
Sales to New Listings Ratio / YTD	77% / 73%	103% / 87%	94% / 74%	70% / 68%	84% / 60%
Sales Volume	71,623,172	81,730,260	65,123,755	44,240,295	55,258,998
Sales Volume YTD	1,144,478,685	1,142,396,531	764,924,455	783,106,598	663,611,662
<b>Apartment Condominium</b>					
New Listings / YTD	392 / 7,025	385 / 6,758	410 / 6,271	354 / 6,638	430 / 6,854
Sales / YTD	248 / 4,189	307 / 4,495	300 / 3,441	193 / 3,045	201 / 2,653
Sales to New Listings Ratio / YTD	63% / 60%	80% / 67%	73% / 55%	55% / 46%	47% / 39%
Sales Volume	50,882,310	61,625,586	51,420,092	36,891,472	39,474,167
Sales Volume YTD	887,488,888	897,380,137	655,678,511	603,288,978	545,384,054
<b>Total Residential<sup>1</sup></b>					
New Listings / YTD	2,479 / 41,910	2,211 / 39,048	2,277 / 37,159	2,151 / 41,976	2,300 / 41,118
Sales / YTD	1,802 / 28,154	2,098 / 29,785	1,774 / 23,849	1,412 / 26,262	2,075 / 27,069
Sales to New Listings Ratio / YTD	73% / 67%	95% / 76%	78% / 64%	66% / 63%	90% / 66%
Sales Volume	786,763,388	887,707,746	660,551,232	525,731,568	813,999,785
Sales Volume YTD	12,614,156,161	12,587,349,174	9,297,457,537	10,674,319,880	10,685,793,394
<b>Other<sup>2</sup></b>					
New Listings / YTD	159 / 2,921	175 / 2,971	179 / 2,882	207 / 3,004	199 / 3,150
Sales / YTD	95 / 1,529	112 / 1,468	96 / 1,290	76 / 1,468	117 / 1,712
Sales to New Listings Ratio / YTD	60% / 52%	64% / 49%	54% / 45%	37% / 49%	59% / 54%
Sales Volume	26,318,450	32,736,151	30,380,551	17,422,500	32,093,625
Sales Volume YTD	446,113,091	408,778,934	278,833,048	326,145,357	373,868,941

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

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



November 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Barrhead</b>	Sales	5	2	4	64	64	64
	Sales Volume	1,611,500	n/a	n/a	17,815,905	14,991,952	15,455,276
	Average Price	322,300	n/a	n/a	278,374	234,249	241,489
	Median Price	315,000	n/a	n/a	252,500	216,250	234,500
<b>Beaumont</b>	Sales	27	29	30	417	496	390
	Sales Volume	13,646,835	14,032,988	14,869,500	226,763,343	258,123,290	192,905,731
	Average Price	505,438	483,896	495,650	543,797	520,410	494,630
	Median Price	457,500	465,000	499,500	525,000	509,950	473,000
<b>Bonnyville</b>	Sales	13	23	11	278	237	213
	Sales Volume	5,925,500	7,746,700	3,568,000	104,572,497	84,849,359	68,518,050
	Average Price	455,808	336,813	324,364	376,160	358,014	321,681
	Median Price	436,000	297,200	355,000	332,500	330,000	305,000
<b>Cold Lake</b>	Sales	15	25	15	304	325	350
	Sales Volume	5,717,175	6,963,500	4,746,000	110,350,779	109,443,125	116,206,464
	Average Price	381,145	278,540	316,400	362,996	336,748	332,018
	Median Price	373,000	260,000	306,500	364,500	325,000	320,500
<b>Devon</b>	Sales	11	4	3	127	114	97
	Sales Volume	4,556,000	n/a	n/a	50,226,964	45,783,214	35,629,171
	Average Price	414,182	n/a	n/a	395,488	401,607	367,311
	Median Price	407,500	n/a	n/a	389,900	385,000	349,000
<b>Drayton Valley</b>	Sales	5	15	8	128	137	118
	Sales Volume	1,218,500	4,263,420	1,965,000	40,852,700	38,928,220	33,190,099
	Average Price	243,700	284,228	245,625	319,162	284,148	281,272
	Median Price	195,000	292,000	226,250	302,250	282,000	281,450
<b>Fort Saskatchewan</b>	Det. Sales	24	21	24	412	475	347
	Det. Average Price	483,341	498,988	452,583	534,646	507,329	474,251
	Det. Median Price	470,000	483,000	433,500	520,000	489,000	463,000
	Apt. Sales	4	5	6	63	44	71
	Apt. Average Price	n/a	153,750	150,167	195,265	167,653	168,387
	Apt. Median Price	n/a	168,500	131,250	187,000	168,250	148,000
	Total Sales Volume	18,333,439	15,303,505	14,432,500	306,266,852	324,305,339	221,930,910
<b>Gibbons</b>	Sales	3	4	6	62	59	67
	Sales Volume	n/a	n/a	1,768,500	23,545,935	21,247,847	21,094,540
	Average Price	n/a	n/a	294,750	379,773	360,133	314,844
	Median Price	n/a	n/a	269,000	356,500	340,000	304,000
<b>Leduc</b>	Det. Sales	41	41	42	525	559	464
	Det. Average Price	493,868	512,390	407,445	501,911	475,397	433,605
	Det. Median Price	511,000	483,000	395,000	490,000	460,000	420,000
	Apt. Sales	2	4	3	39	26	22
	Apt. Average Price	n/a	n/a	n/a	188,332	199,599	192,895
	Apt. Median Price	n/a	n/a	n/a	186,900	208,750	169,950
	Total Sales Volume	26,622,155	28,796,600	20,437,288	345,808,963	350,339,875	265,121,518

n/a = insufficient data

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

November 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
<b>Morinville</b>	Sales	11	15	9	209	244	206
	Sales Volume	3,786,000	5,381,455	3,013,750	84,334,362	90,847,386	70,451,704
	Average Price	344,182	358,764	334,861	403,514	372,325	341,999
	Median Price	375,000	407,500	388,000	409,000	385,000	345,500
<b>Sherwood Park</b>	Det. Sales	56	76	49	870	920	726
	Det. Average Price	595,895	565,991	494,555	578,054	547,640	508,008
	Det. Median Price	566,500	530,000	470,000	550,500	520,000	480,000
	Apt. Sales	6	8	7	121	151	127
	Apt. Average Price	286,250	287,625	265,929	311,726	279,969	255,711
	Apt. Median Price	251,250	270,000	200,000	300,000	275,000	265,000
	Total Sales Volume	45,406,525	55,232,386	30,813,807	678,142,364	690,352,092	487,668,646
<b>Spruce Grove</b>	Det. Sales	39	41	34	700	715	530
	Det. Average Price	524,399	514,407	452,689	539,718	491,431	458,036
	Det. Median Price	524,800	515,000	462,450	535,000	472,500	445,000
	Apt. Sales	5	5	4	67	82	60
	Apt. Average Price	183,000	278,800	n/a	186,460	196,000	184,574
	Apt. Median Price	140,000	298,000	n/a	177,000	181,250	173,000
	Total Sales Volume	27,725,527	29,998,285	23,286,723	501,769,334	505,586,848	347,381,149
<b>St. Albert</b>	Det. Sales	48	63	53	929	942	724
	Det. Average Price	560,210	603,437	577,294	605,713	576,863	538,848
	Det. Median Price	510,000	525,000	500,000	552,000	530,000	493,250
	Apt. Sales	9	10	17	168	127	154
	Apt. Average Price	244,605	306,920	179,218	295,835	268,246	275,562
	Apt. Median Price	227,500	236,950	114,000	239,950	229,900	209,500
	Total Sales Volume	37,399,444	49,347,373	41,053,977	734,117,008	707,346,948	527,040,890
<b>St. Paul</b>	Sales	11	12	11	163	154	149
	Sales Volume	2,177,900	2,352,100	2,829,250	37,079,150	34,989,450	35,306,550
	Average Price	197,991	196,008	257,205	227,479	227,204	236,957
	Median Price	175,000	183,000	240,000	202,000	210,000	215,000
<b>Stony Plain</b>	Sales	26	25	22	427	458	351
	Sales Volume	10,869,175	9,703,349	6,926,400	172,888,554	175,752,689	124,787,349
	Average Price	418,045	388,134	314,836	404,891	383,739	355,520
	Median Price	431,400	389,000	305,000	422,500	389,949	350,000
<b>Vegreville</b>	Sales	5	6	3	112	102	94
	Sales Volume	1,000,000	1,620,000	n/a	29,462,799	23,189,400	20,761,400
	Average Price	200,000	270,000	n/a	263,061	227,347	220,866
	Median Price	180,000	262,500	n/a	250,000	226,000	195,000
<b>Westlock</b>	Sales	6	7	12	86	80	85
	Sales Volume	1,337,000	1,989,900	2,775,500	22,259,100	20,070,000	20,835,850
	Average Price	222,833	284,271	231,292	258,827	250,875	245,128
	Median Price	216,500	295,000	210,750	259,500	239,500	239,000
<b>Wetaskiwin</b>	Sales	15	14	11	206	209	176
	Sales Volume	4,779,000	3,154,800	2,291,400	57,797,475	54,306,033	40,728,143
	Average Price	318,600	225,343	208,309	280,570	259,837	231,410
	Median Price	302,500	235,000	225,000	275,200	250,000	227,250

n/a = insufficient data

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