

SELLING PRICE

AVERAGE	\$449K		\$430K	MEDIAN
Month-over-Month	-1.4%		-0.6%	Month-over-Month
Year-over-Year	2.5%		3.0%	Year-over-Year
ALL RESIDENTIAL				

AVERAGE	\$557K		\$515K	MEDIAN
M/M	-1.7%		-0.1%	M/M
Y/Y	-0.6%		-0.1%	Y/Y
DETACHED				

AVERAGE	\$423K		\$420K	MEDIAN
M/M	0.2%		0.0%	M/M
Y/Y	0.7%		0.0%	Y/Y
SEMI-DETACHED				

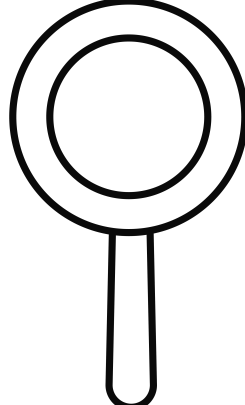
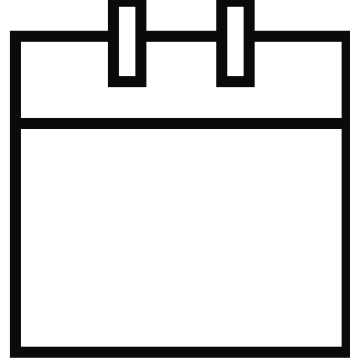
AVERAGE	\$296K		\$291K	MEDIAN
M/M	-0.3%		-1.4%	M/M
Y/Y	-5.1%		-9.2%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$226K		\$200K	MEDIAN
M/M	16.5%		14.9%	M/M
Y/Y	11.1%		9.9%	Y/Y
APARTMENT CONDOMINIUM				

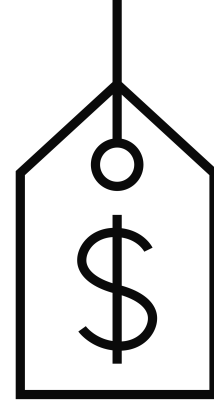


NEW LISTINGS

	CURRENT MONTH		M/M
	2,518		84.2%
	YTD		Y/Y
	2,518		4.7%

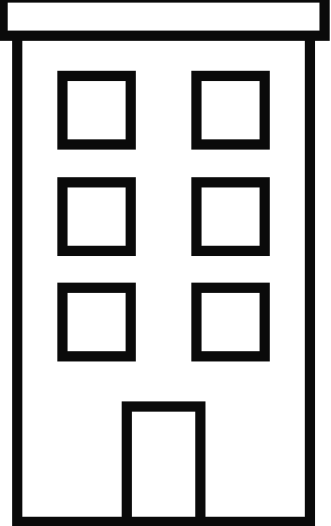
INVENTORY

4,901		4.3	
INVENTORY		MONTHS OF INVENTORY	

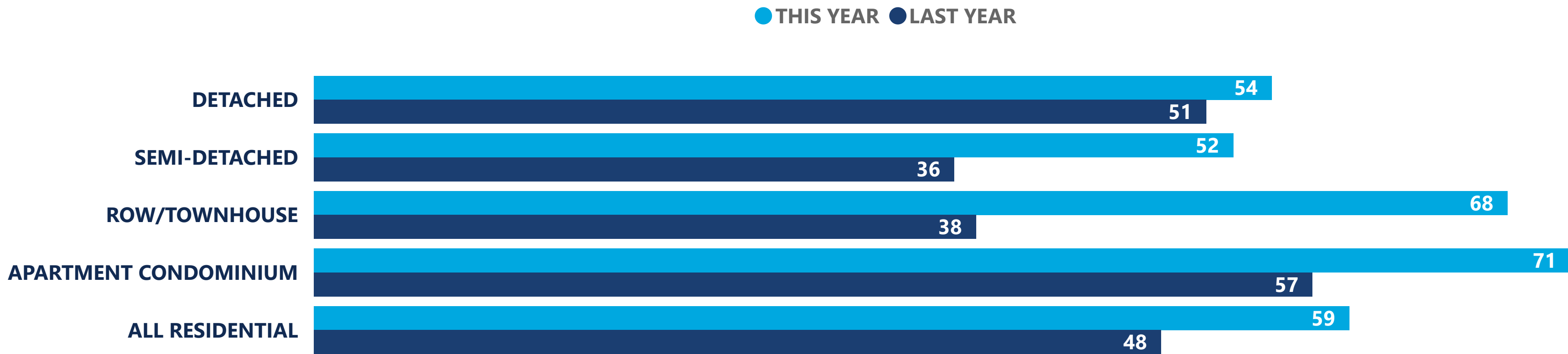
SALES

	CURRENT MONTH		M/M
	1,151		-12.4%
	YTD		Y/Y
	1,151		-27.6%

HIGH ROLLERS

DETACHED	\$3,825,000	
SEMI-DETACHED	\$873,998	
ROW/TOWNHOUSE	\$510,000	
APARTMENT CONDOMINIUM	\$968,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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

SELLING PRICE

AVERAGE	\$418K		\$400K	MEDIAN
Month-over-Month	-2.4%		-2.6%	Month-over-Month
Year-over-Year	-0.5%		-1.9%	Year-over-Year
ALL RESIDENTIAL				

AVERAGE	\$542K		\$493K	MEDIAN
M/M	-1.9%		-2.0%	M/M
Y/Y	-2.2%		-4.2%	Y/Y
DETACHED				

AVERAGE	\$408K		\$405K	MEDIAN
M/M	-3.5%		-1.2%	M/M
Y/Y	-3.7%		-5.2%	Y/Y
SEMI-DETACHED				

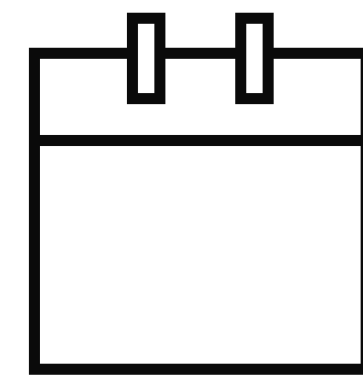
AVERAGE	\$295K		\$296K	MEDIAN
M/M	0.5%		1.9%	M/M
Y/Y	-1.8%		-3.6%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$215K		\$192K	MEDIAN
M/M	10.9%		10.7%	M/M
Y/Y	5.3%		5.5%	Y/Y
APARTMENT CONDOMINIUM				

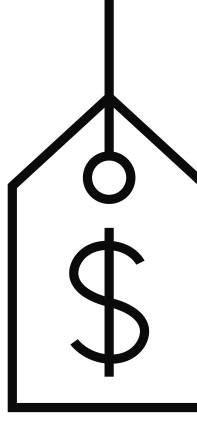
NEW LISTINGS

	CURRENT MONTH		M/M
	1,799	↑	85.7%
	YTD	↑	Y/Y
	1,799		4.8%

INVENTORY

3,596		4.5	
INVENTORY		MONTHS OF INVENTORY	

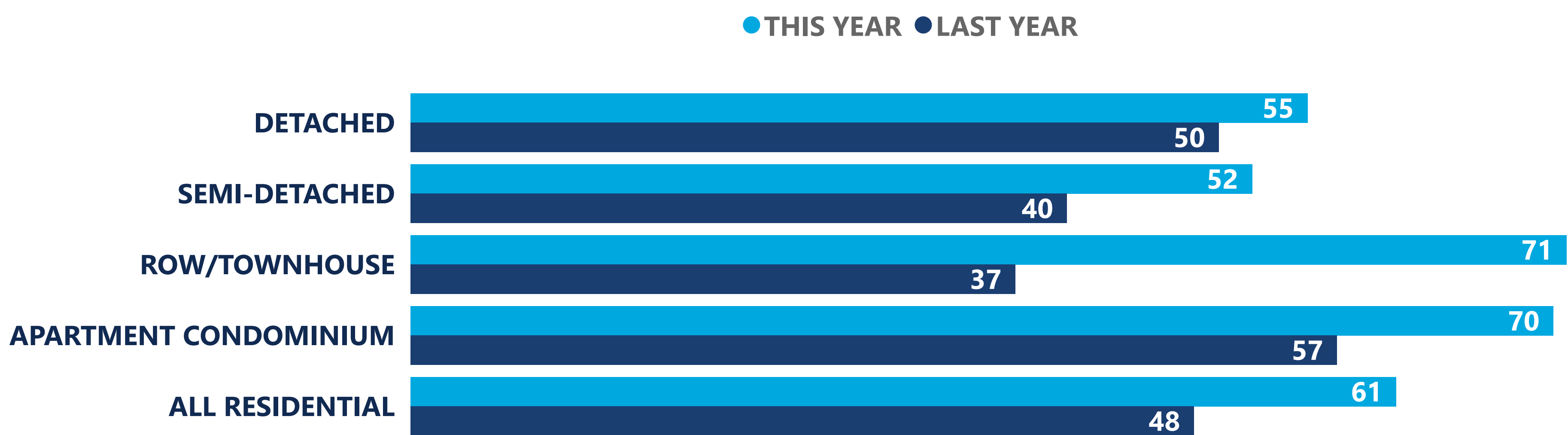
SALES

	CURRENT MONTH		M/M
	791	↓	-13.4%
	YTD	↓	Y/Y
	791		-33.0%

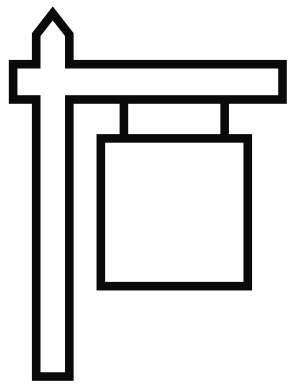
HIGH ROLLERS

DETACHED	\$2,698,519	
SEMI-DETACHED	\$590,000	
ROW/TOWNHOUSE	\$490,000	
APARTMENT CONDOMINIUM	\$968,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



NEW LISTINGS



CURRENT MONTH

2,518



M/M

84%

YTD

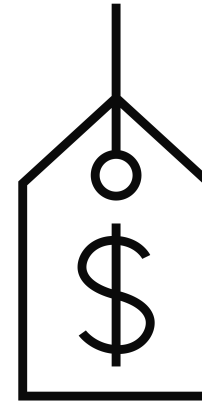
3K



Y/Y

5%

SALES



CURRENT MONTH

1,151



M/M

-12%

YTD

1K



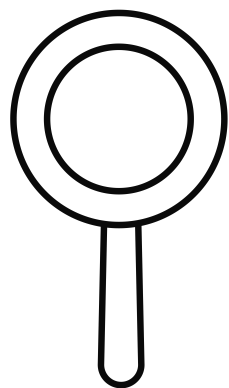
Y/Y

-28%

MONTHS OF INVENTORY

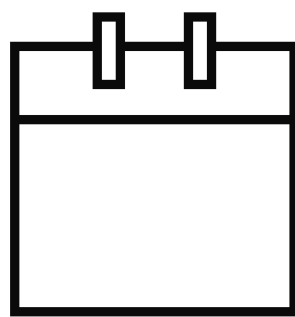
4,901

INVENTORY



4.3

MONTHS OF
INVENTORY



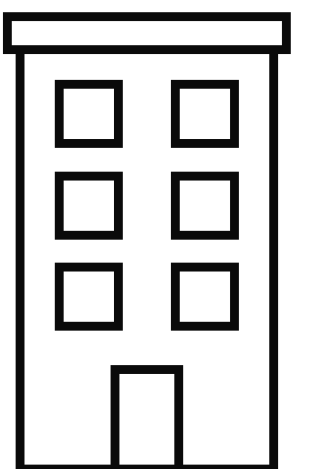
HIGH ROLLERS

DETACHED \$3,825,000

SEMI-DETACHED \$873,998

ROW/TOWNHOUSE \$510,000

APARTMENT CONDOMINIUM \$968,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES

DETACHED

54

51

SEMI-DETACHED

52

36

ROW/TOWNHOUSE

68

38

APARTMENT CONDOMINIUM

71

57

ALL RESIDENTIAL

59

48

● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE \$448,761

M/M -1%

Y/Y 3%

MEDIAN \$430,000

M/M -1%

Y/Y 3%



DETACHED

AVERAGE \$556,752

M/M -2%

Y/Y -1%

MEDIAN \$514,500

M/M -0%

Y/Y -0%



SEMI-DETACHED

AVERAGE \$422,964

M/M 0%

Y/Y 1%

MEDIAN \$420,000

M/M 0%

Y/Y 0%



ROW/TOWNHOUSE

AVERAGE \$296,227

M/M -0%

Y/Y -5%

MEDIAN \$291,000

M/M -1%

Y/Y -9%



APARTMENT
CONDOMINIUM

AVERAGE \$225,671

M/M 17%

Y/Y 11%

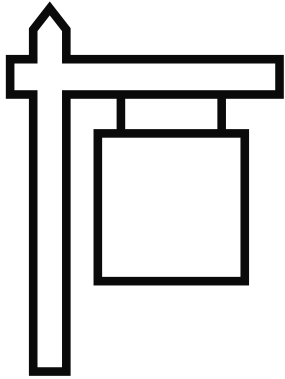
MEDIAN \$200,000

M/M 15%

Y/Y 10%

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NEW LISTINGS



CURRENT MONTH

1,799

↑

M/M

86%

YTD

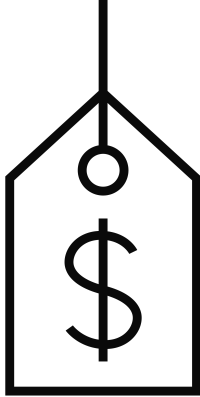
2K

↑

Y/Y

5%

SALES



CURRENT MONTH

791

↓

M/M

-13%

YTD

1K

↓

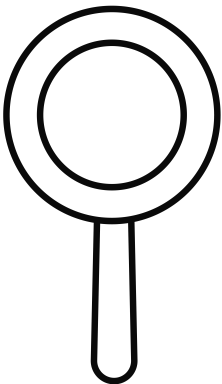
Y/Y

-33%

MONTHS OF INVENTORY

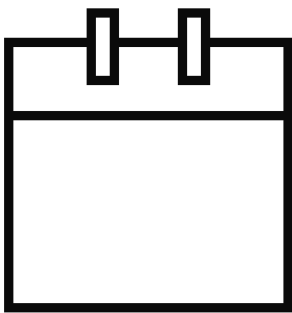
3,596

INVENTORY



4.5

MONTHS OF
INVENTORY



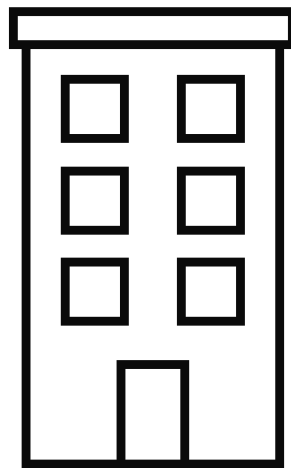
HIGH ROLLERS

DETACHED\$2,698,519

SEMI-DETACHED\$590,000

ROW/TOWNHOUSE\$490,000

APARTMENT CONDOMINIUM\$968,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE\$418,373

M/M-2%

Y/Y-1%

MEDIAN\$400,200

M/M-3%

Y/Y-2%



DETACHED

AVERAGE\$541,503

M/M-2%

Y/Y-2%

MEDIAN\$492,500

M/M-2%

Y/Y-4%



SEMI-DETACHED

AVERAGE\$407,760

M/M-4%

Y/Y-4%

MEDIAN\$405,000

M/M-1%

Y/Y-5%



ROW/TOWNHOUSE

AVERAGE\$295,143

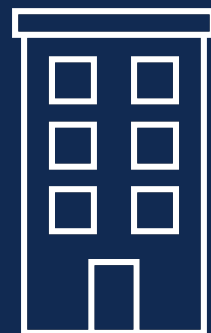
M/M1%

Y/Y-2%

MEDIAN\$296,450

M/M2%

Y/Y-4%



APARTMENT
CONDOMINIUM

AVERAGE\$215,275

M/M11%

Y/Y5%

MEDIAN\$192,000

M/M11%

Y/Y5%

MLS® HOME PRICE INDEX

\$415K

Benchmark Price

↓ **-0.1%**

Month-over-Month

↓ **-1.0%**

Year-over-Year

\$449K

Average Sales Price

↓ **-1.4%**

Month-over-Month

↑ **2.5%**

Year-over-Year

\$430K

Median Sales Price

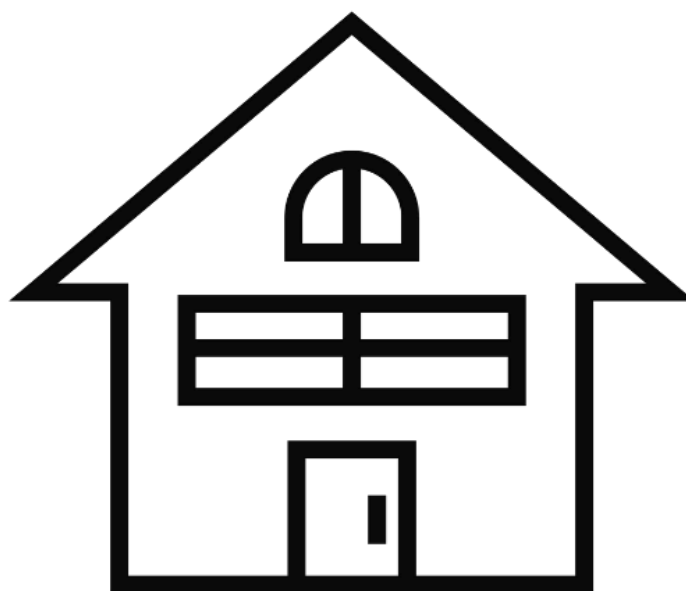
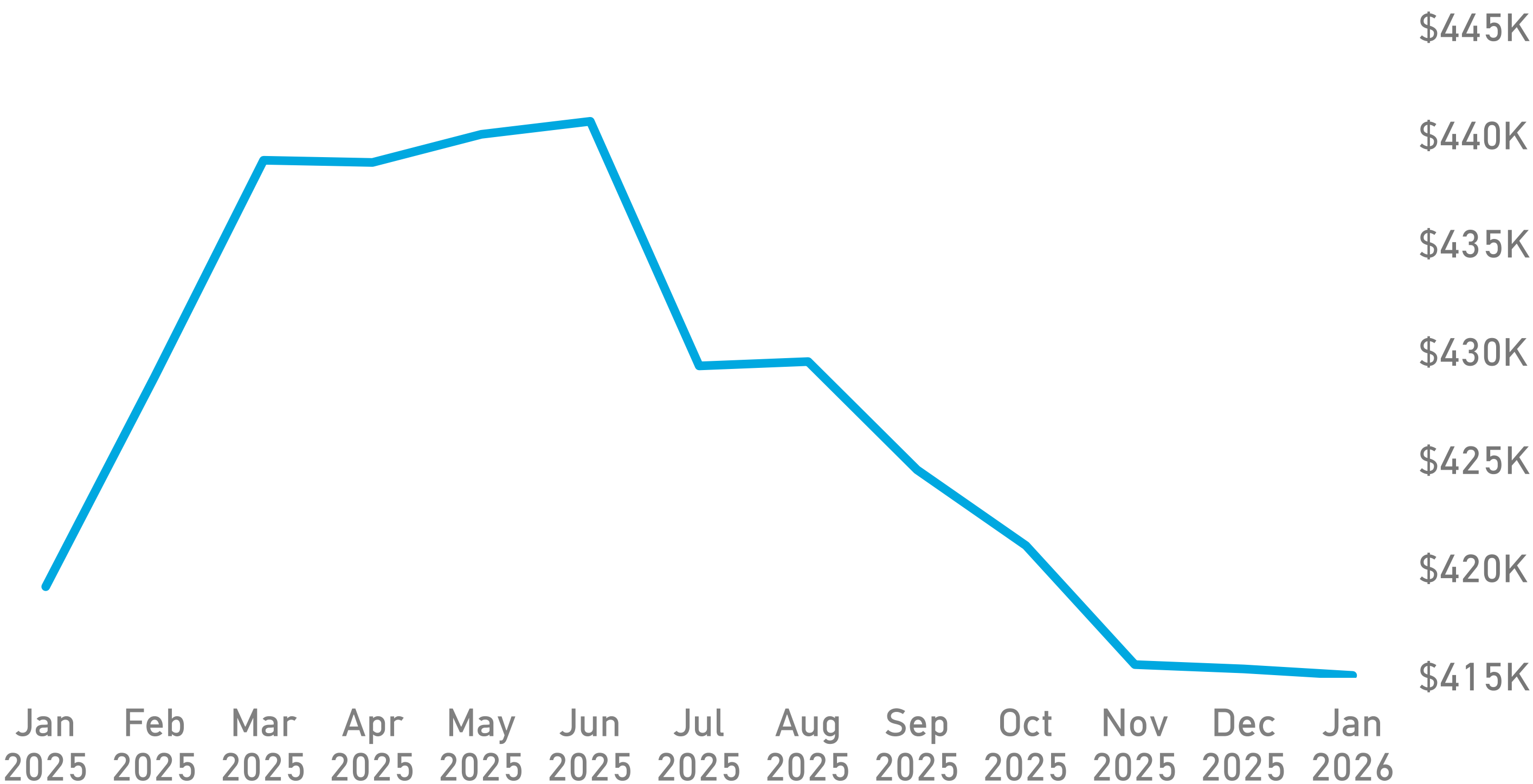
↓ **-0.6%**

Month-over-Month

↑ **3.0%**

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$508K

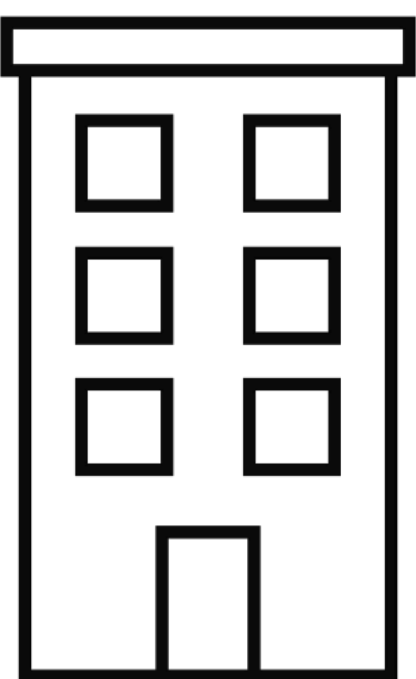
Benchmark Price

↓ **-0.1%**

Month-over-Month

↑ **0.5%**

Year-over-Year



APARTMENT

\$197K

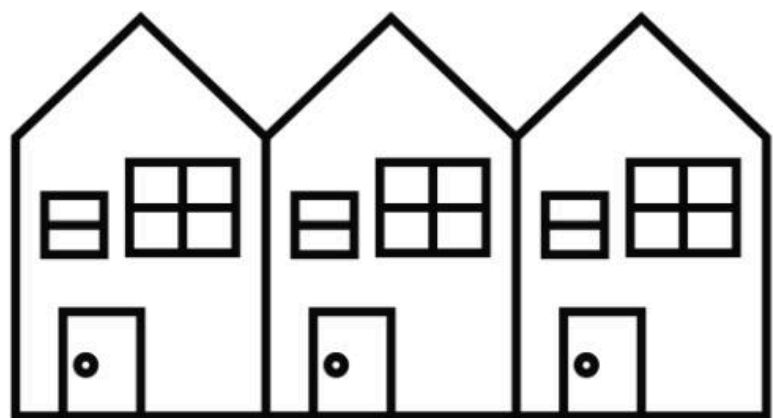
Benchmark Price

↑ **0.4%**

Month-over-Month

↓ **-0.7%**

Year-over-Year



TOWNHOUSE

\$269K

Benchmark Price

↑ **0.1%**

Month-over-Month

↓ **-2.1%**

Year-over-Year

JANUARY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

\$398K

Benchmark Price

↓ **-0.2%**

Month-over-Month

↓ **-2.5%**

Year-over-Year

\$418K

Average Sales Price

↓ **-2.4%**

Month-over-Month

↓ **-0.5%**

Year-over-Year

\$400K

Median Sales Price

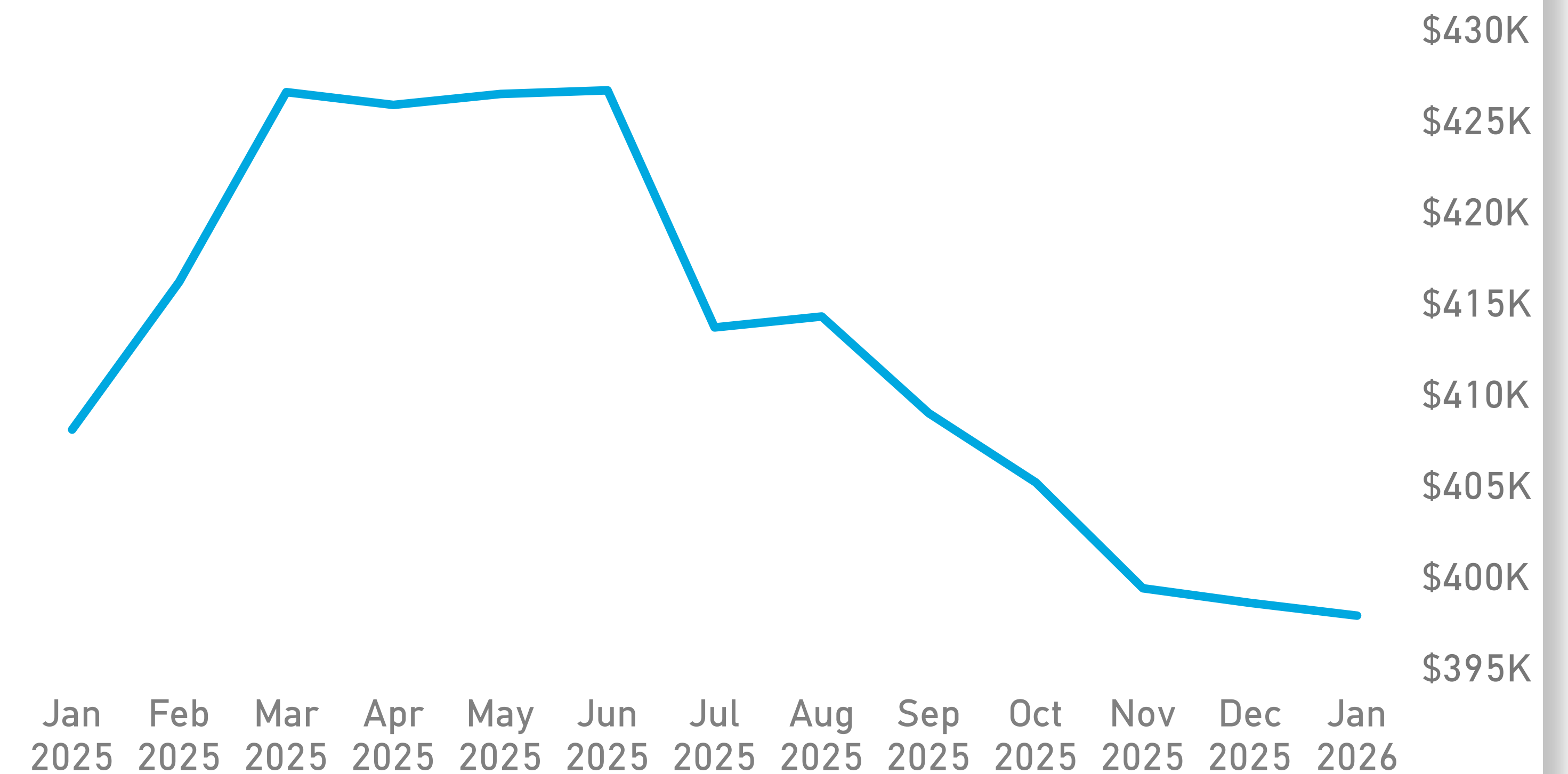
↓ **-2.6%**

Month-over-Month

↓ **-1.9%**

Year-over-Year

BENCHMARK PRICE TREND



\$507K

Benchmark Price

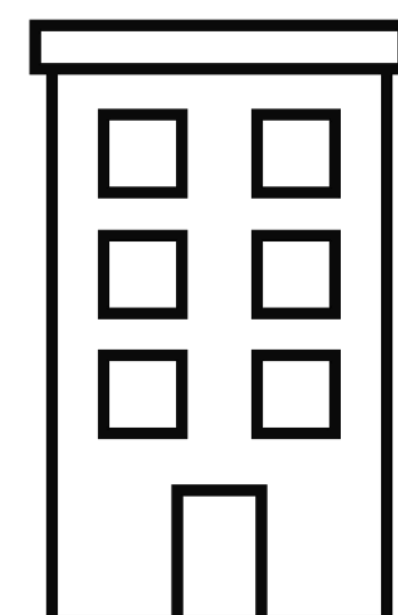
↓ **-0.1%**

Month-over-Month

↓ **-1.0%**

Year-over-Year

SINGLE FAMILY



\$191K

Benchmark Price

↑ **0.1%**

Month-over-Month

↓ **-0.4%**

Year-over-Year

APARTMENT



\$268K

Benchmark Price

↑ **0.0%**

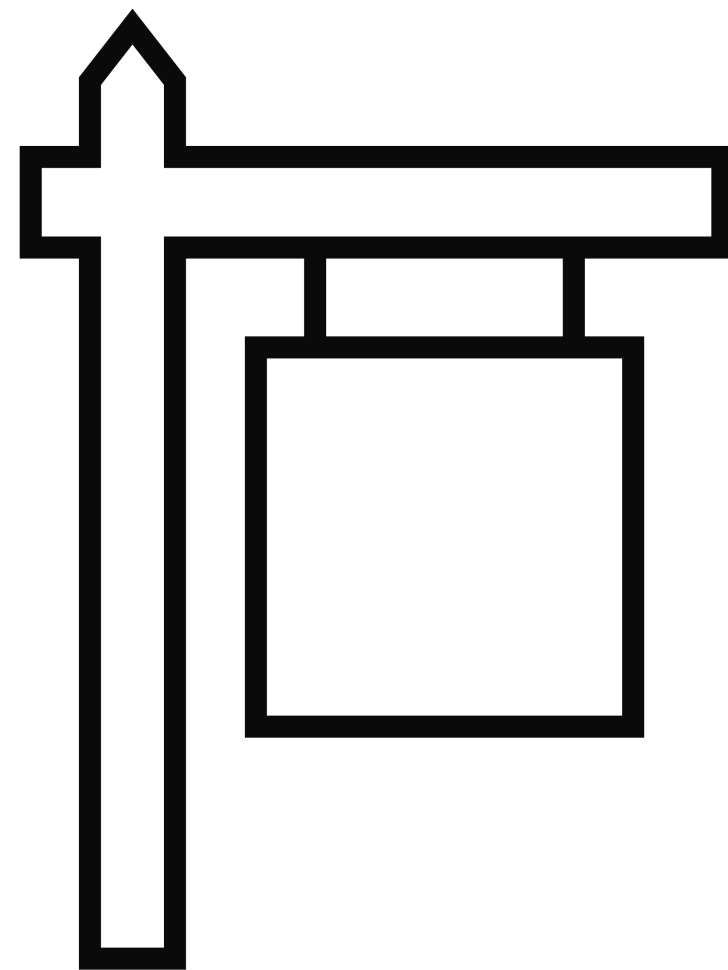
Month-over-Month

↓ **-2.5%**

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

2,518

YTD

2,518

MONTH-OVER-MONTH

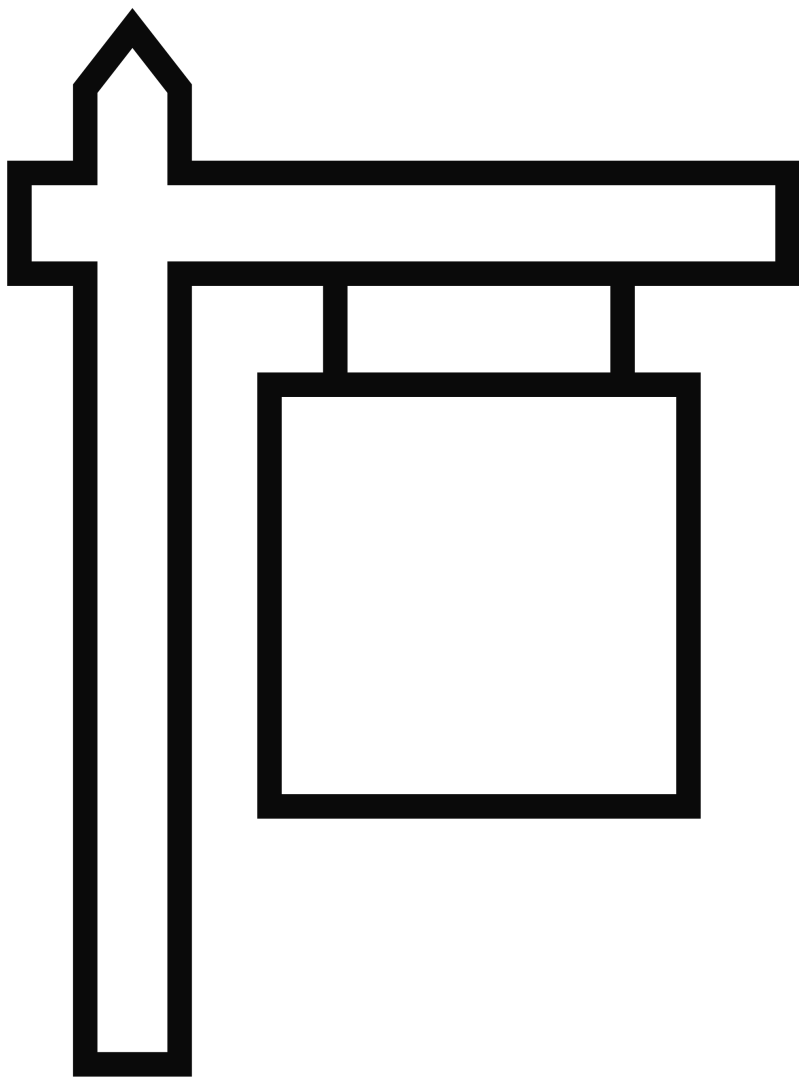
↑ 84.2%

YEAR-OVER-YEAR

↑ 4.7%

* 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

1,799

YTD

1,799

MONTH-OVER-MONTH

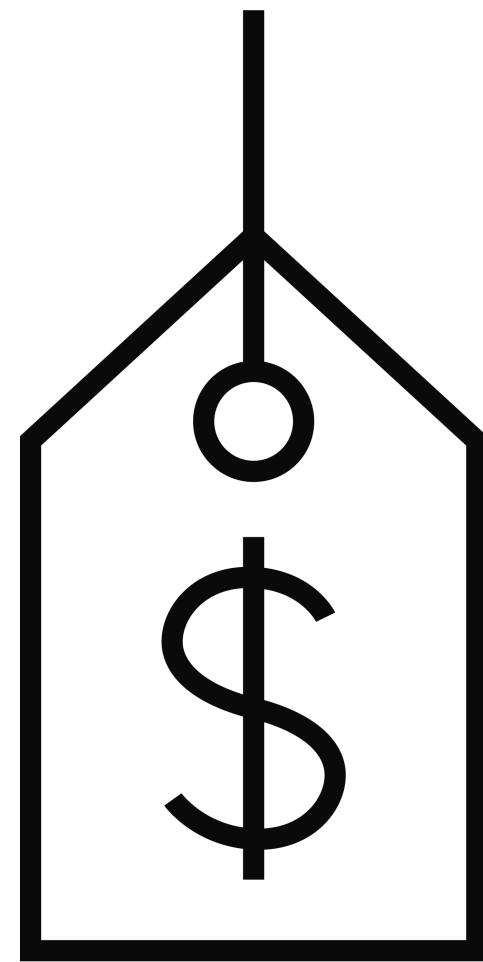


85.7%

YEAR-OVER-YEAR



4.8%



SALES

CURRENT MONTH

1,151

YTD

1,151

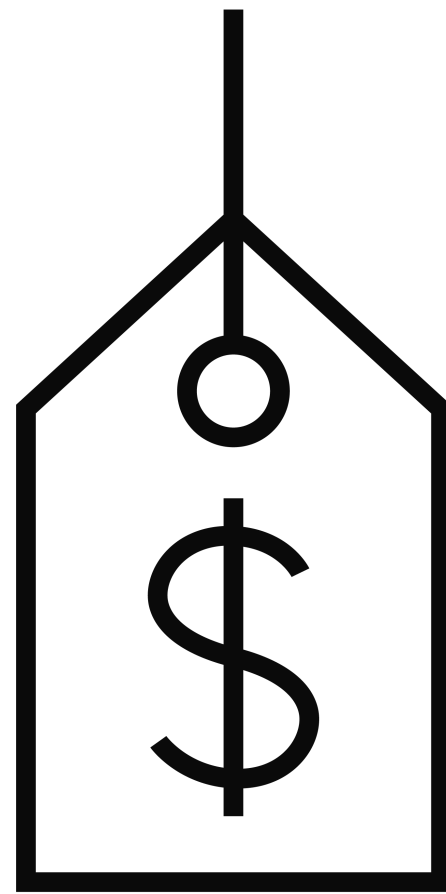
MONTH-OVER-MONTH

↓ **-12.4%**

YEAR-OVER-YEAR

↓ **-27.6%**

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SALES

CURRENT MONTH

791

YTD

791

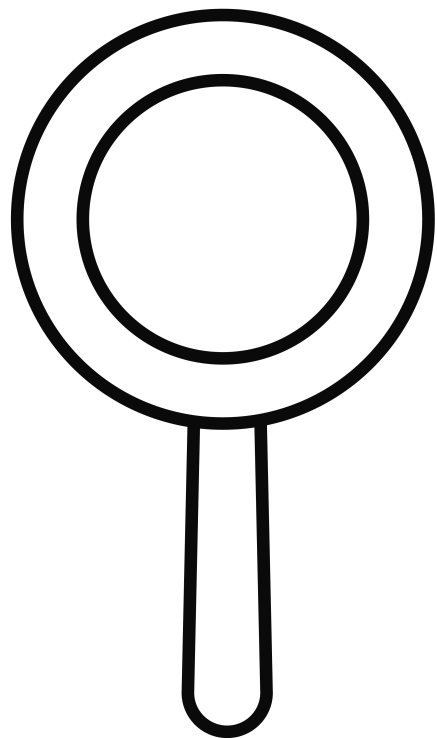
MONTH-OVER-MONTH

↓ **-13.4%**

YEAR-OVER-YEAR

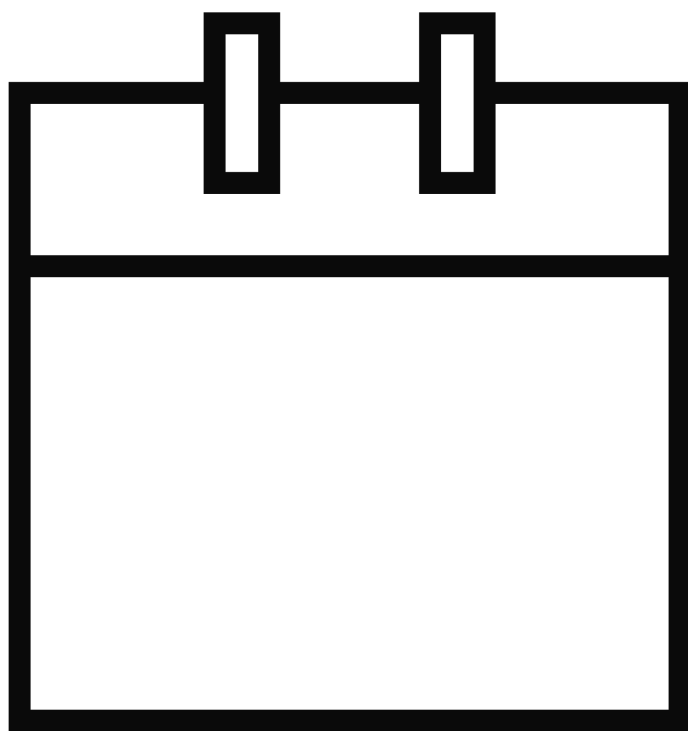
↓ **-33.0%**

4,901



INVENTORY

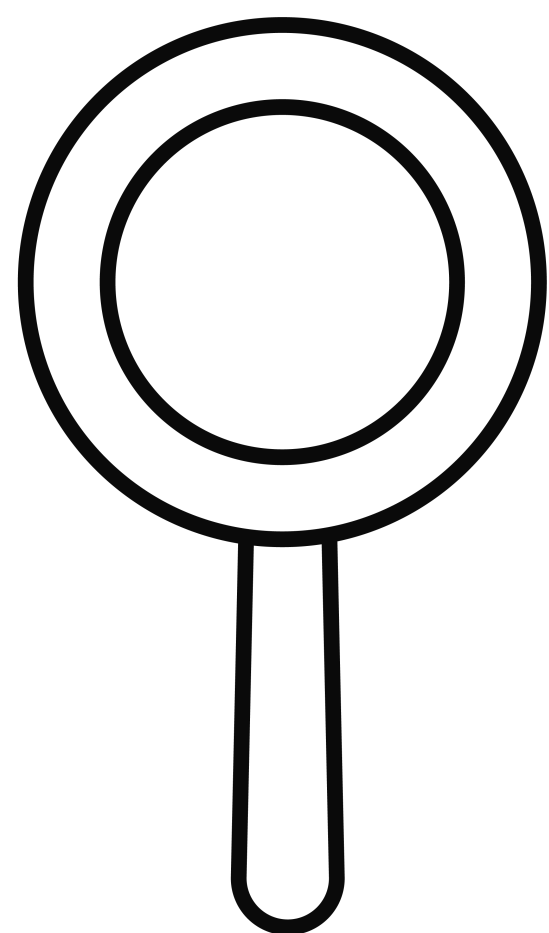
4.3



MOI

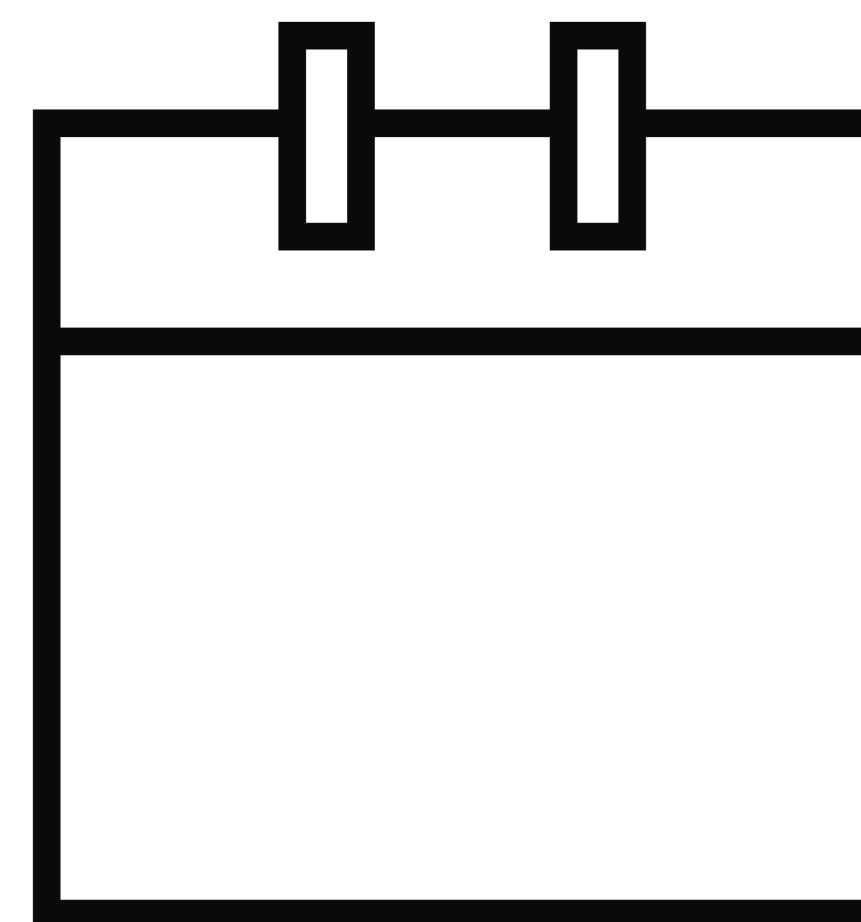
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3,596

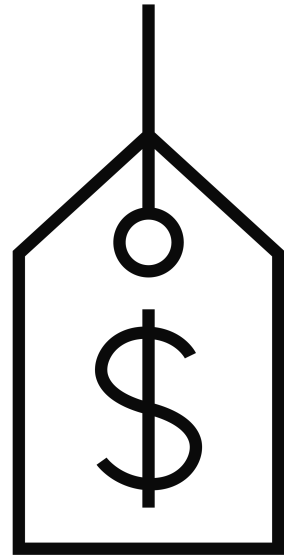


INVENTORY

4.5



MOI

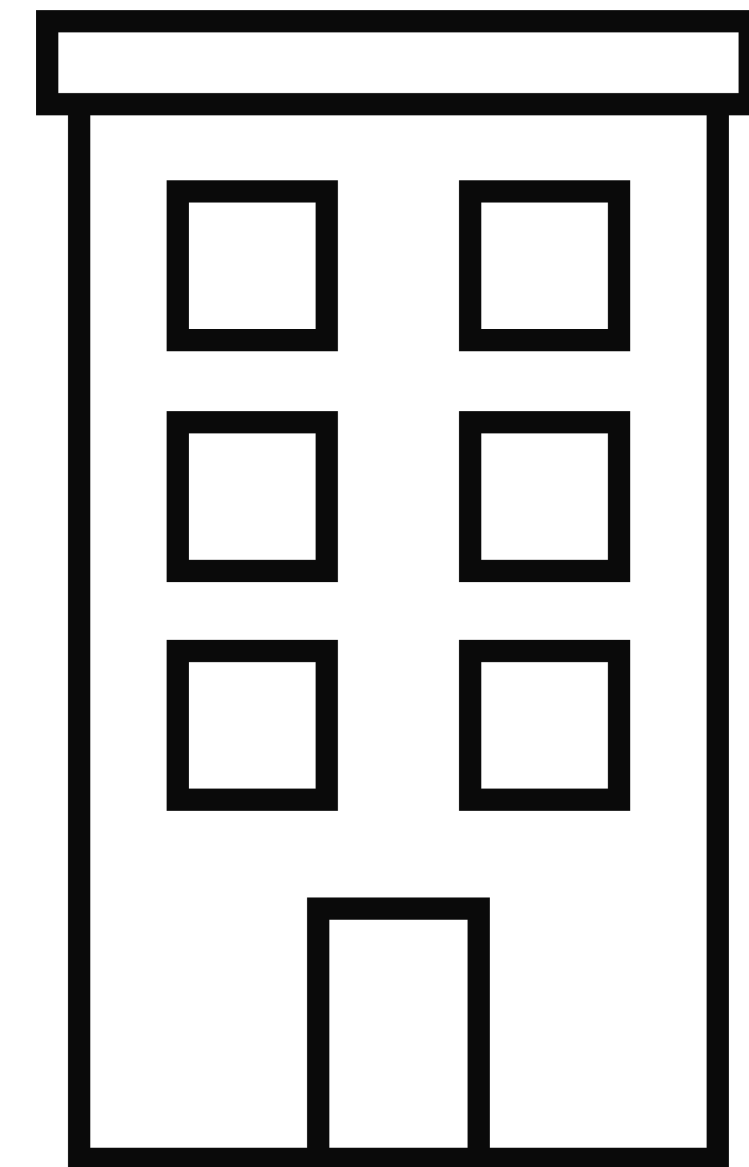


DETACHED **\$3,825,000**

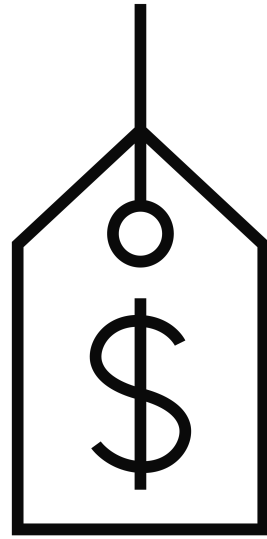
SEMI-DETACHED **\$873,998**

ROW/TOWNHOUSE **\$510,000**

APARTMENT
CONDOMINIUM **\$968,000**



HIGH ROLLERS



DETACHED

\$2,698,519

SEMI-DETACHED

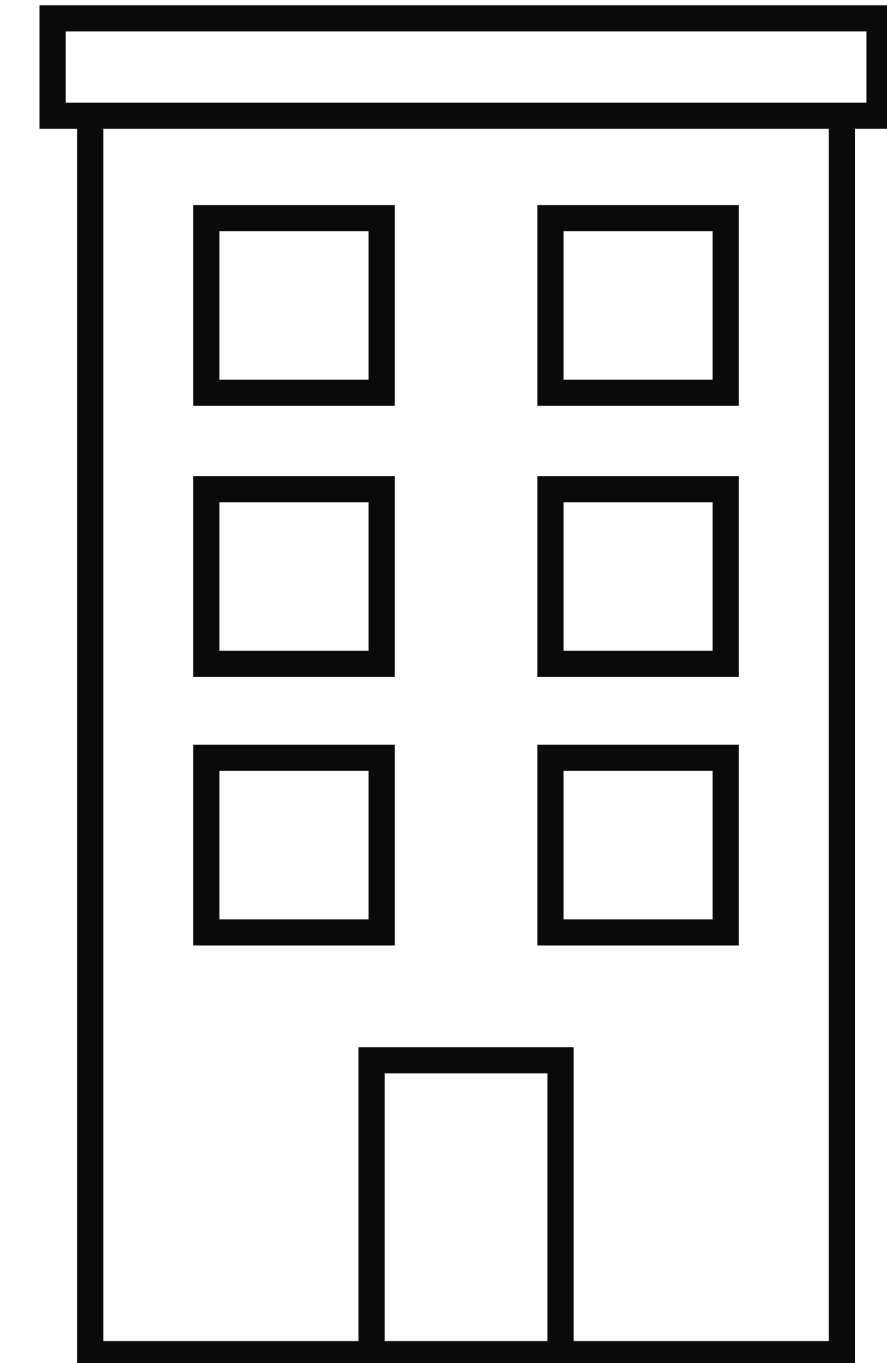
\$590,000

ROW/TOWNHOUSE

\$490,000

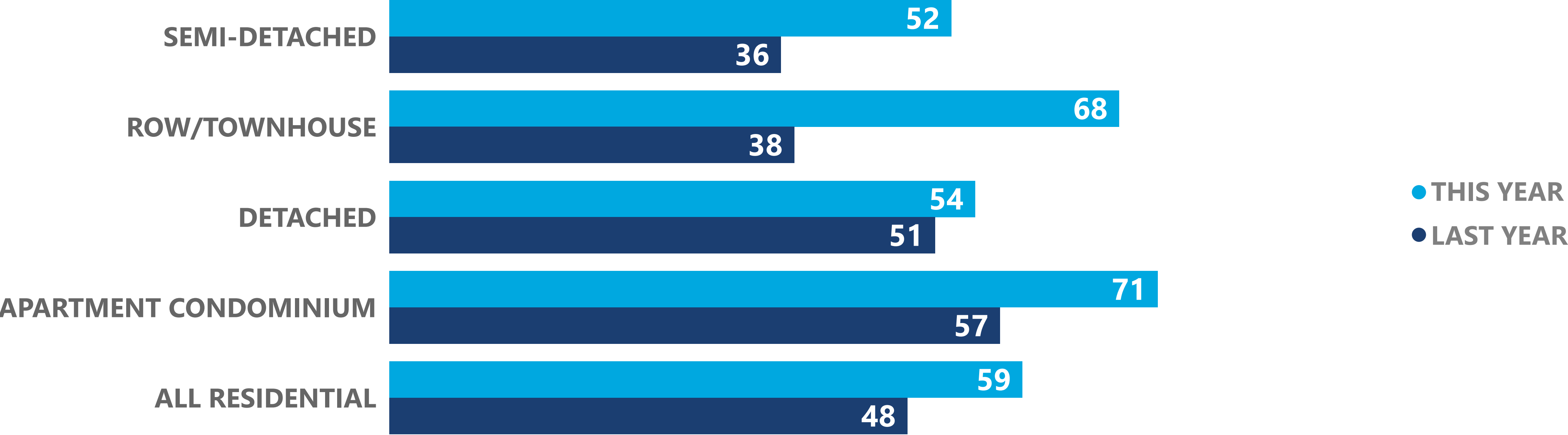
APARTMENT
CONDOMINIUM

\$968,000



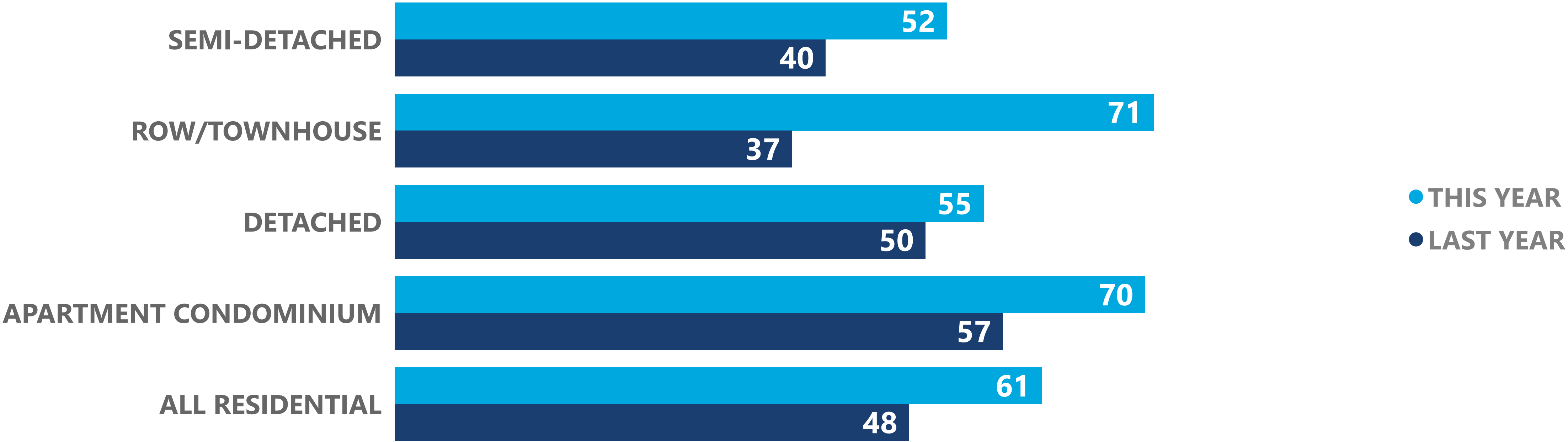
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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AVERAGE DAYS ON MARKET FOR MONTHLY SALES





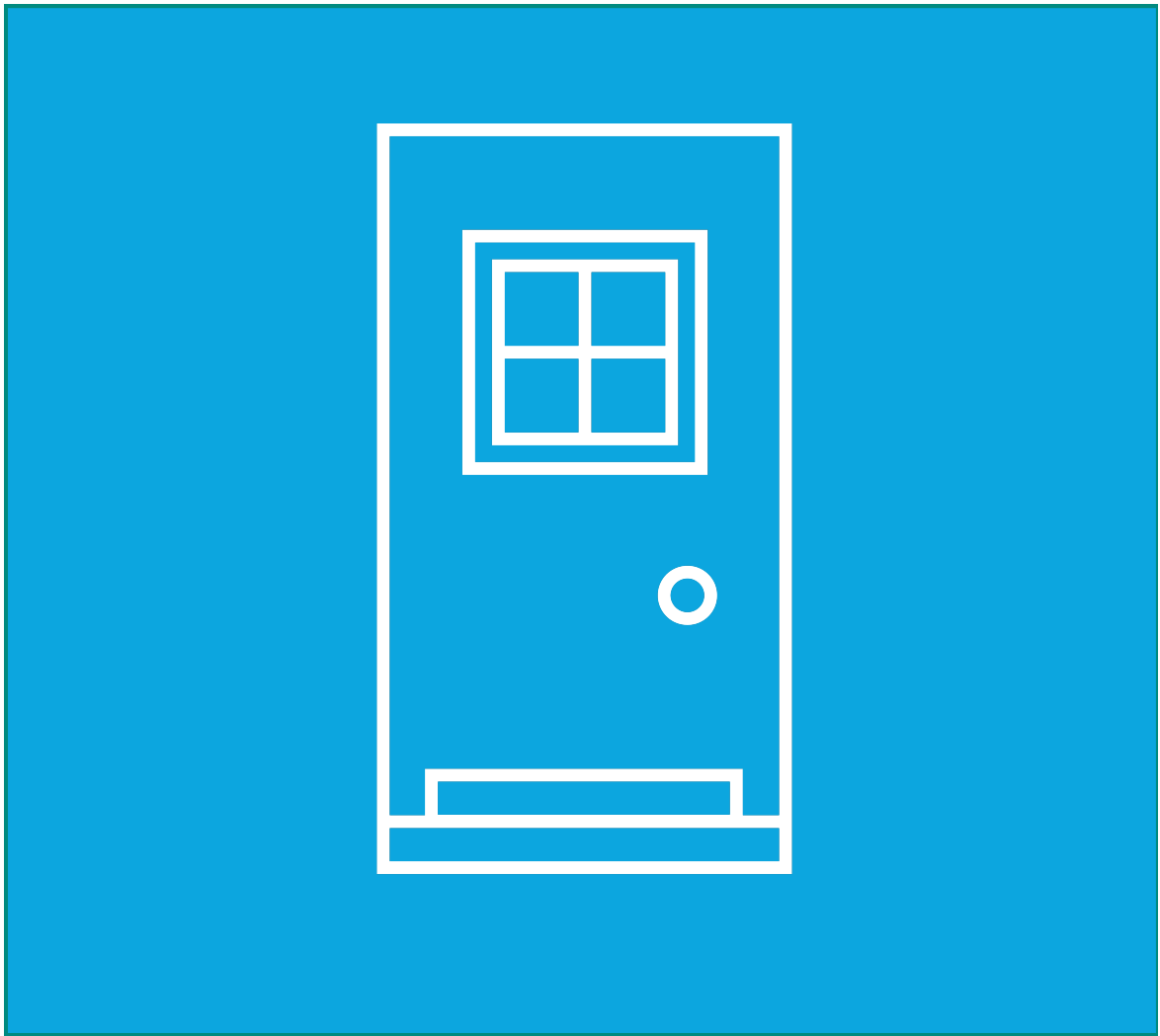
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JANUARY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

AVERAGE **\$418K**

M/M **-2.4%**

Y/Y **-0.5%**



\$400K MEDIAN

-2.6% M/M

-1.9% Y/Y

ALL RESIDENTIAL

AVERAGE **\$557K**

M/M **-1.7%**

Y/Y **-0.6%**



DETACHED

\$515K MEDIAN

-0.1% M/M

-0.1% Y/Y

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AVERAGE

\$542K

M/M

-1.9%

Y/Y

-2.2%



DETACHED

\$493K

MEDIAN

-2.0%

M/M

-4.2%

Y/Y



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AVERAGE

\$408K

M/M

-3.5%

Y/Y

-3.7%



\$405K

MEDIAN

-1.2%

M/M

-5.2%

Y/Y

SEMI-DETACHED

AVERAGE

\$296K

M/M

-0.3%

Y/Y

-5.1%



\$291K

MEDIAN

-1.4%

M/M

-9.2%

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	\$295K		\$296K	MEDIAN
M/M	0.5%		1.9%	M/M
Y/Y	-1.8%		-3.6%	Y/Y

ROW/TOWNHOUSE