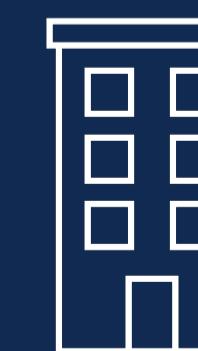
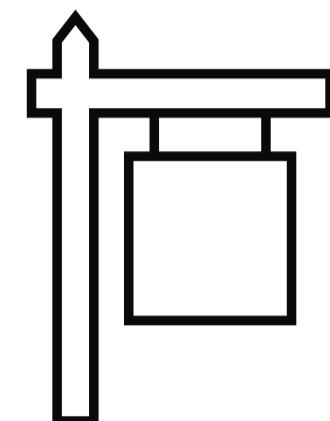


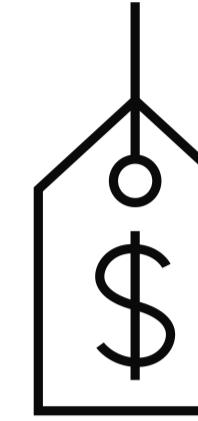
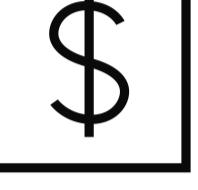
SELLING PRICE

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				

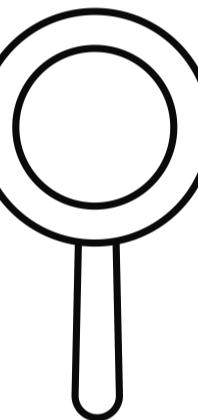
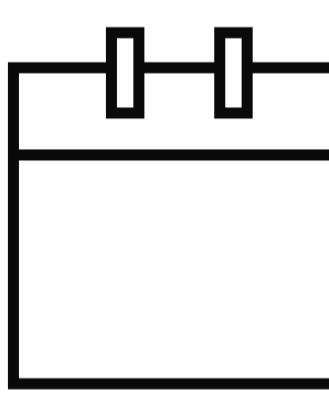
NEW LISTINGS

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

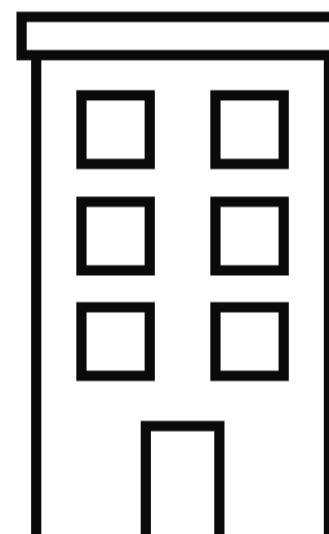
SALES

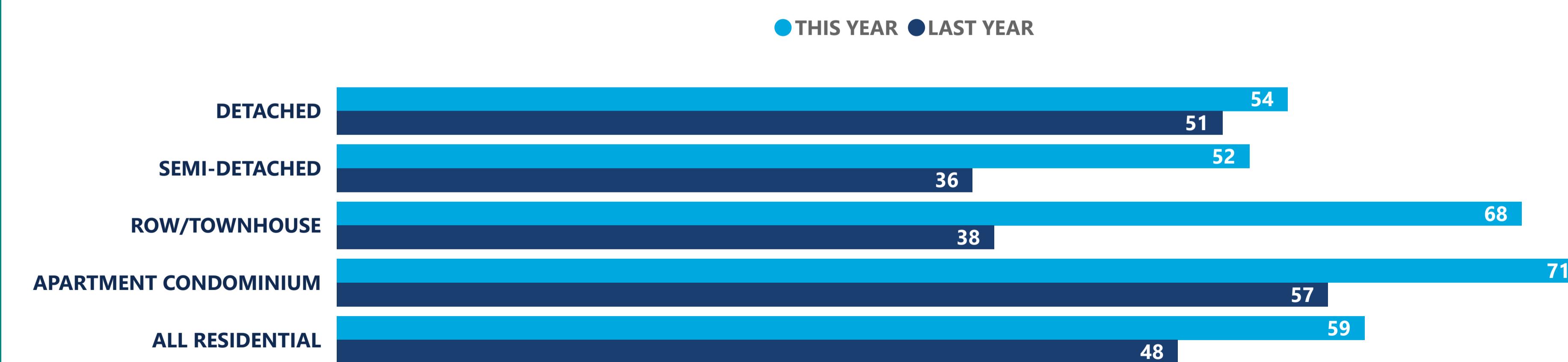
	CURRENT MONTH	M/M
	1,151	-12.4%
	YTD	Y/Y
	1,151	-27.6%

INVENTORY

	4,901		4.3
INVENTORY		MONTHS OF INVENTORY	

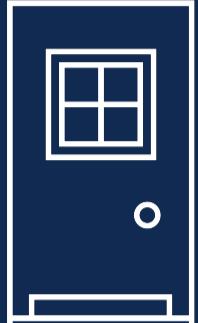
HIGH ROLLERS

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

AVERAGE DAYS ON MARKET FOR MONTHLY SALES


JANUARY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

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

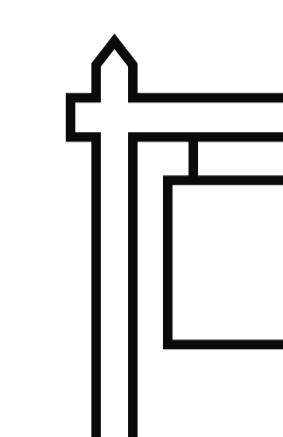
AVERAGE	\$542K		\$493K	MEDIAN
M/M	-1.9%		-2.0%	M/M
Y/Y	-2.2%	DETACHED	-4.2%	Y/Y

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

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

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

NEW LISTINGS



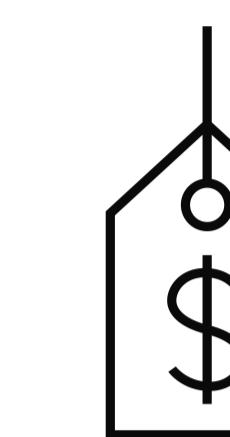
CURRENT MONTH

1,799
 YTD
1,799

M/M

 85.7%
 Y/Y
 4.8%

SALES



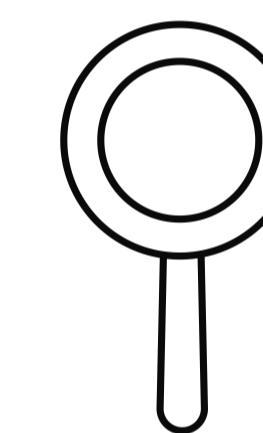
CURRENT MONTH

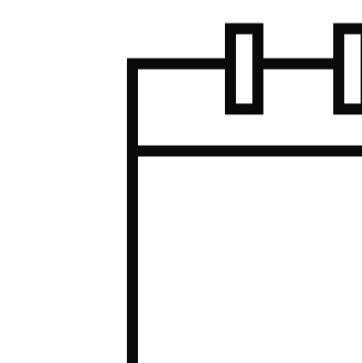
791
 YTD
791

M/M

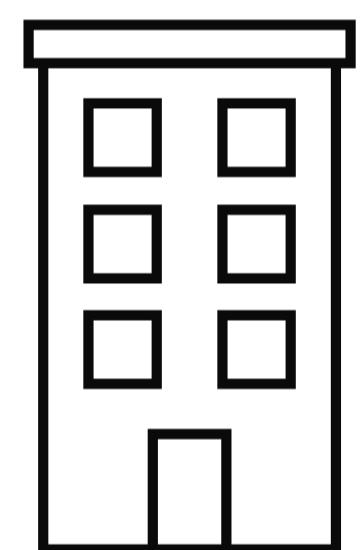
 -13.4%
 Y/Y
 -33.0%

INVENTORY


3,596
 INVENTORY

4.5
 MONTHS OF
 INVENTORY


HIGH ROLLERS

DETACHED \$2,698,519

SEMI-DETACHED \$590,000

ROW/TOWNHOUSE \$490,000

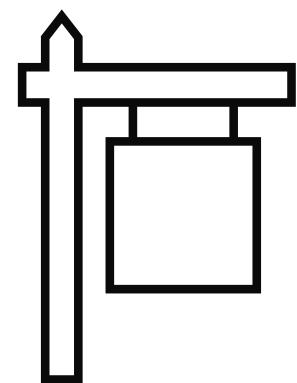
APARTMENT CONDOMINIUM \$968,000

AVERAGE DAYS ON MARKET FOR MONTHLY SALES

● THIS YEAR ● LAST YEAR



NEW LISTINGS



CURRENT MONTH

2,518

M/M

84%

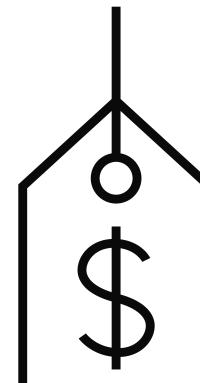
YTD

3K

Y/Y

5%

SALES



CURRENT MONTH

1,151

M/M

-12%

YTD

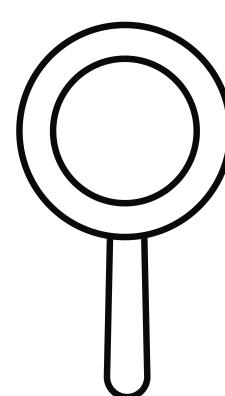
1K

Y/Y

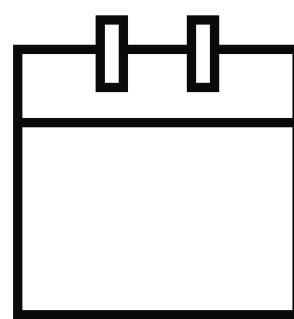
-28%

MONTHS OF INVENTORY

4,901



4.3



INVENTORY

 MONTHS OF
 INVENTORY

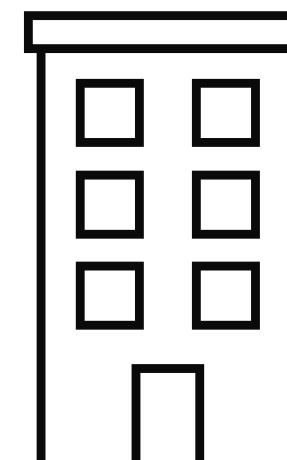
HIGH ROLLERS

DETACHED \$3,825,000

SEMI-DETACHED \$873,998

ROW/TOWNHOUSE \$510,000

APARTMENT CONDOMINIUM \$968,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● 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

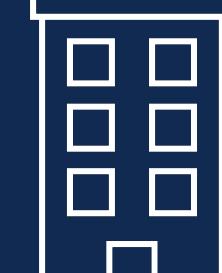
M/M -0%

Y/Y -5%

MEDIAN \$291,000

M/M -1%

Y/Y -9%



APARTMENT CONDOMINIUM

AVERAGE \$225,671

M/M 17%

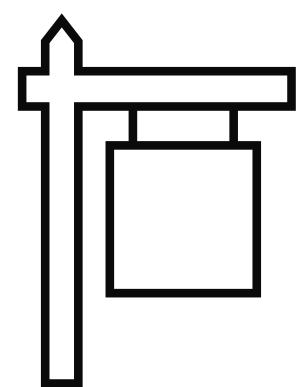
Y/Y 11%

MEDIAN \$200,000

M/M 15%

Y/Y 10%

NEW LISTINGS



CURRENT MONTH

1,799

M/M

86%

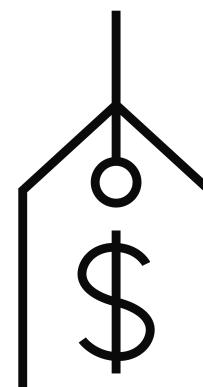
YTD

2K

Y/Y

5%

SALES



CURRENT MONTH

791

M/M

-13%

YTD

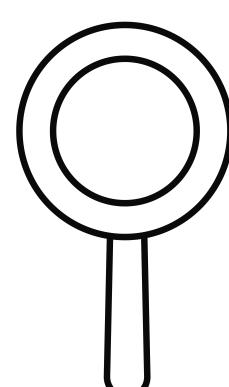
1K

Y/Y

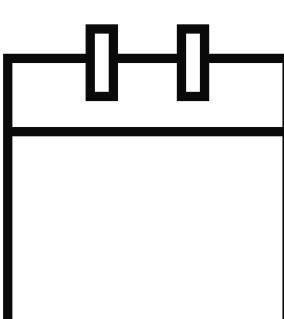
-33%

MONTHS OF INVENTORY

3,596



4.5

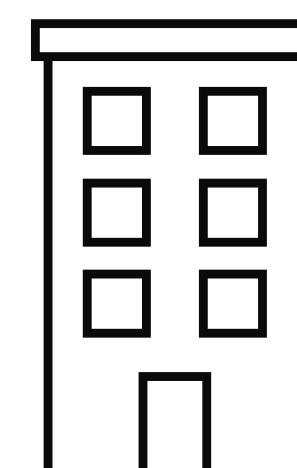


INVENTORY

**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%**



DETACHED

AVERAGE **\$541,503**

M/M **-2%**

Y/Y **-2%**



SEMI-DETACHED

AVERAGE **\$407,760**

M/M **-4%**

Y/Y **-4%**

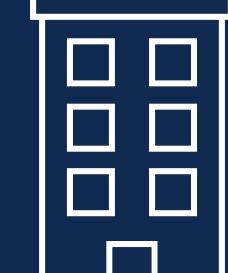


ROW/TOWNHOUSE

AVERAGE **\$295,143**

M/M **1%**

Y/Y **-2%**



APARTMENT CONDOMINIUM

AVERAGE **\$215,275**

M/M **11%**

Y/Y **5%**

MEDIAN **\$400,200**

M/M **-3%**

Y/Y **-2%**

MEDIAN **\$492,500**

M/M **-2%**

Y/Y **-4%**

MEDIAN **\$405,000**

M/M **-1%**

Y/Y **-5%**

MEDIAN **\$296,450**

M/M **2%**

Y/Y **-4%**

MEDIAN **\$192,000**

M/M **11%**

Y/Y **5%**

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

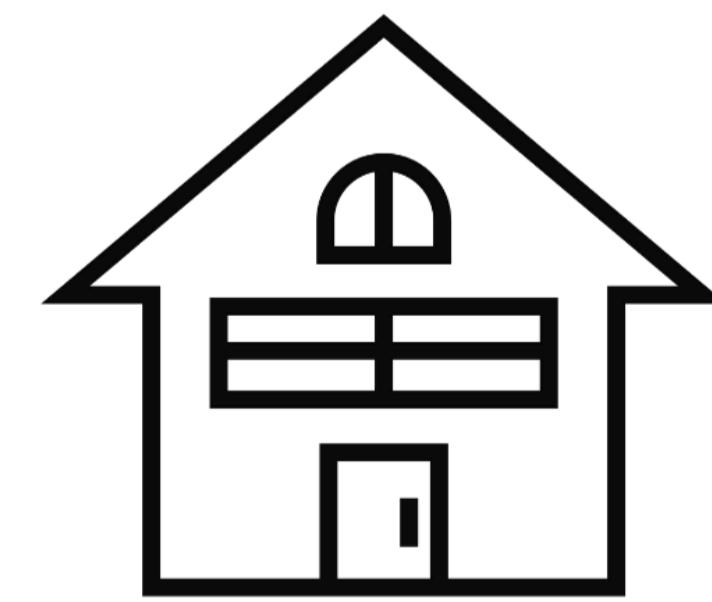
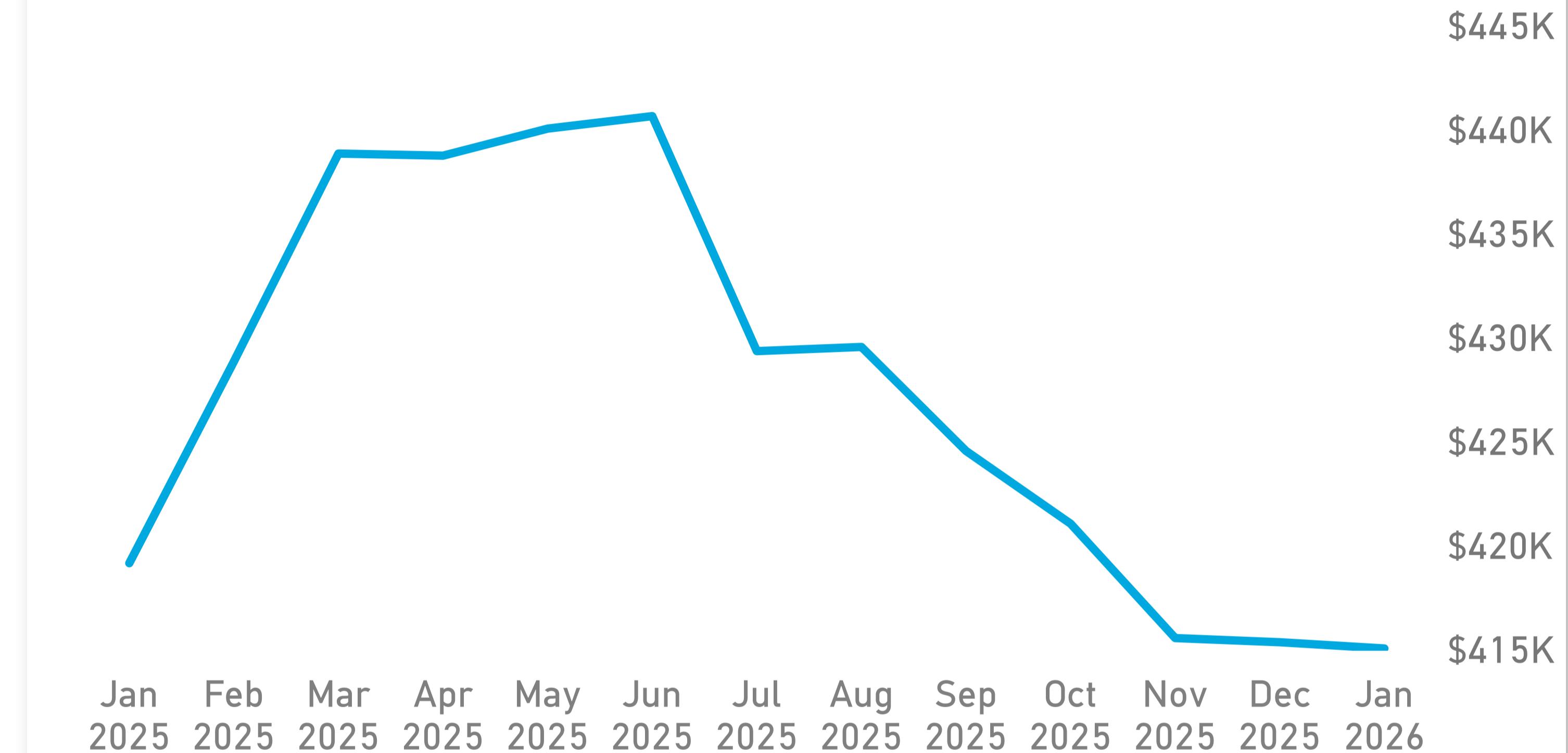
-0.6%

Month-over-Month

3.0%

Year-over-Year

BENCHMARK PRICE TREND


\$508K

Benchmark Price

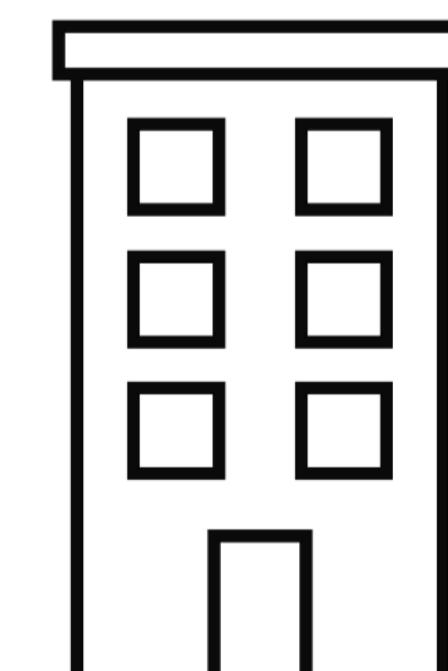
-0.1%

Month-over-Month

0.5%

Year-over-Year

SINGLE FAMILY


\$197K

Benchmark Price

0.4%

Month-over-Month

-0.7%

Year-over-Year

APARTMENT


\$269K

Benchmark Price

0.1%

Month-over-Month

-2.1%

Year-over-Year

TOWNHOUSE

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

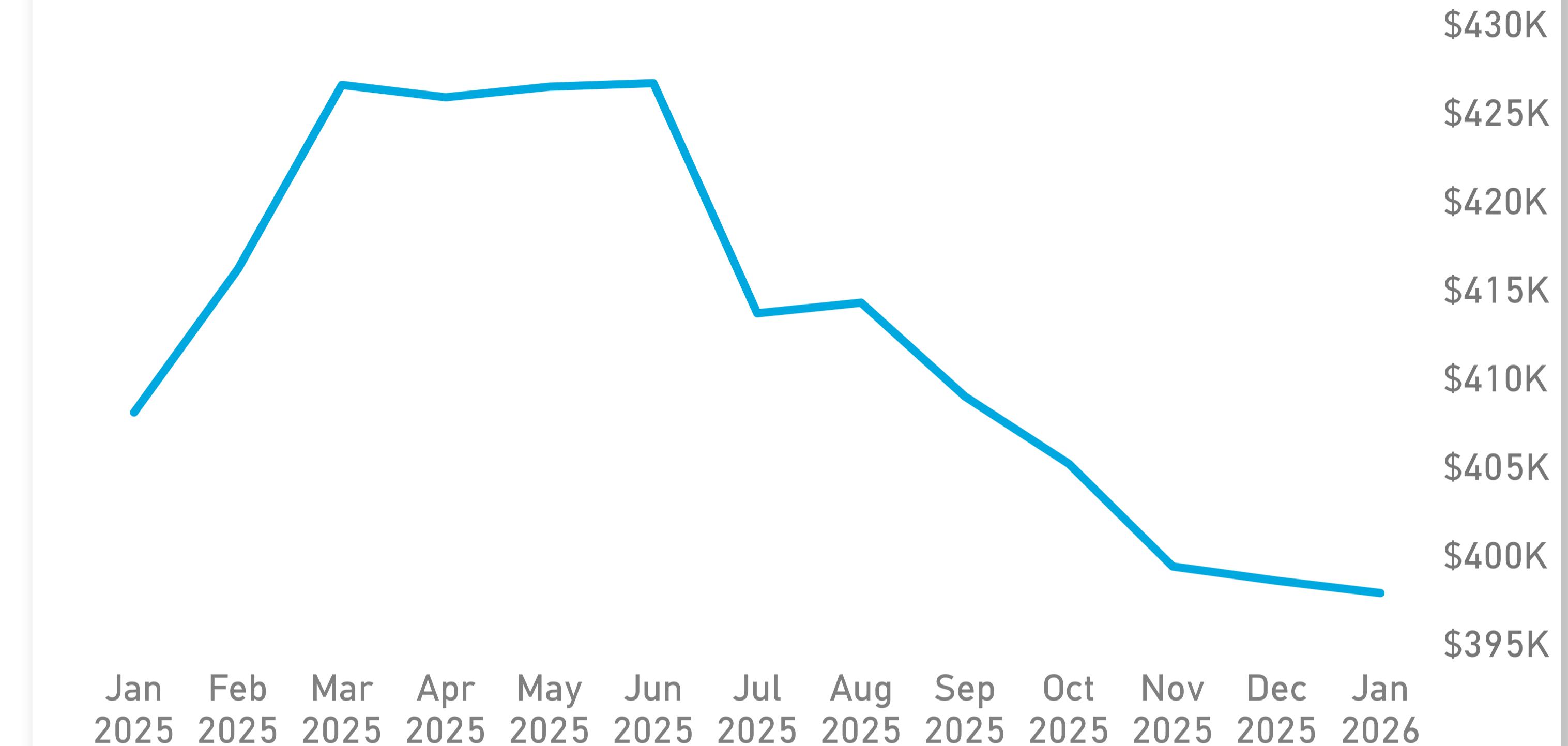
↓ -2.6%

Month-over-Month

↓ -1.9%

Year-over-Year

BENCHMARK PRICE TREND



\$507K

Benchmark Price

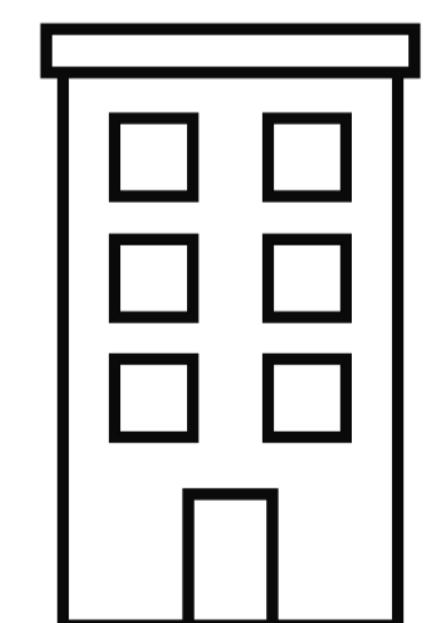
↓

-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

↑

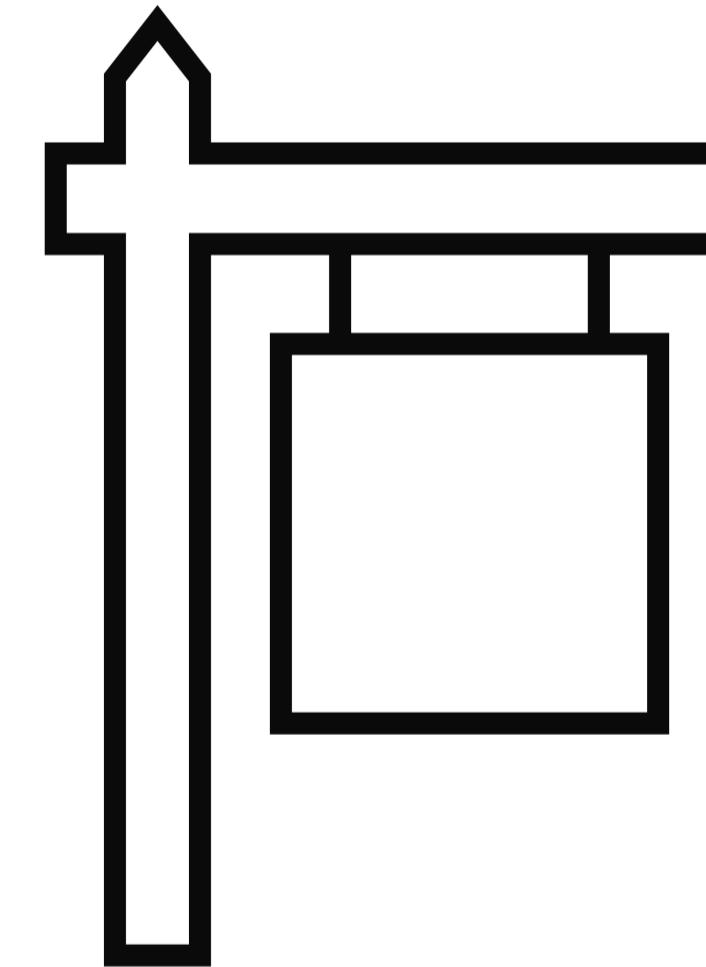
0.0% Month-over-Month

↓

-2.5% Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

2,518

MONTH-OVER-MONTH

↑ 84.2%

YTD

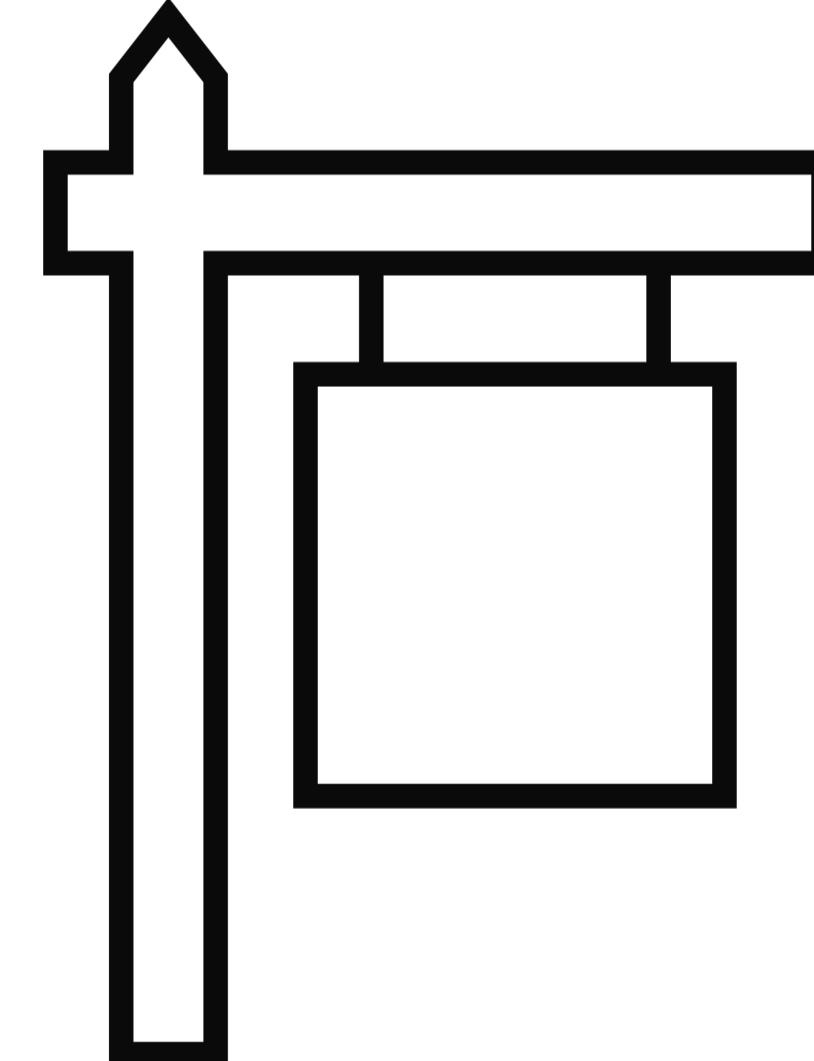
2,518

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

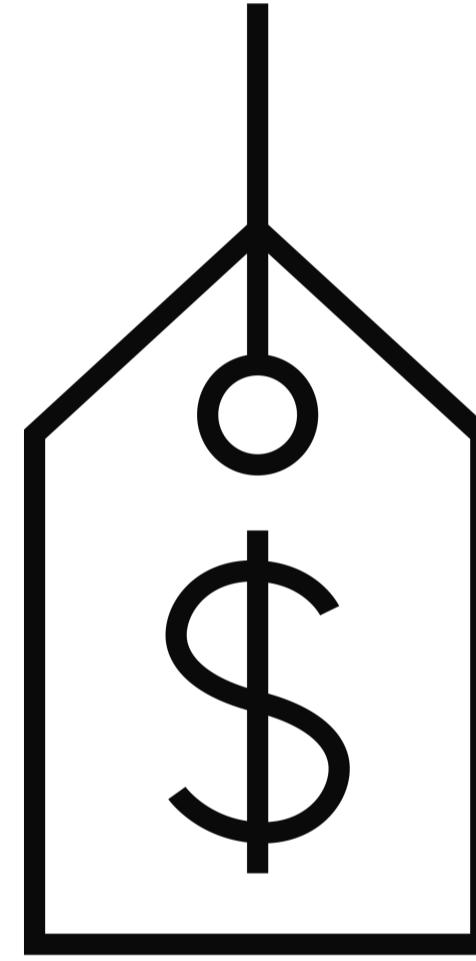
1,799

MONTH-OVER-MONTH

↑ 85.7%

YEAR-OVER-YEAR

↑ 4.8%



SALES

CURRENT MONTH

1,151

YTD

1,151

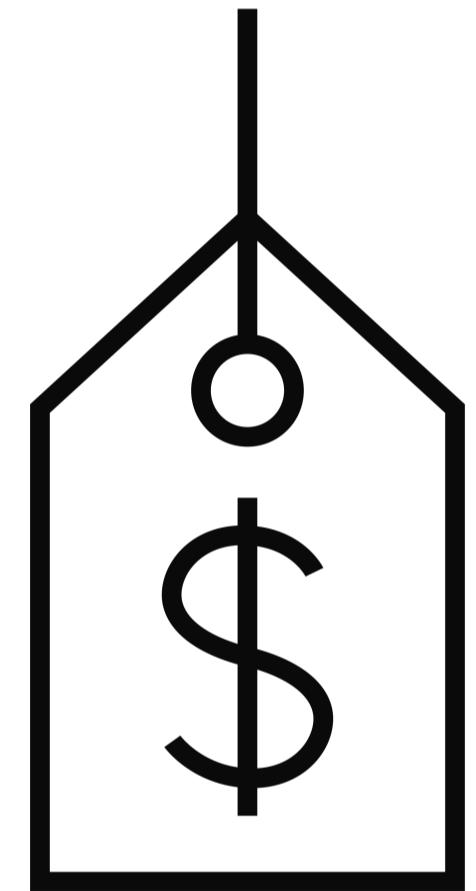
MONTH-OVER-MONTH

↓ -12.4%

YEAR-OVER-YEAR

↓ -27.6%

JANUARY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON



SALES

CURRENT MONTH

791

YTD

791

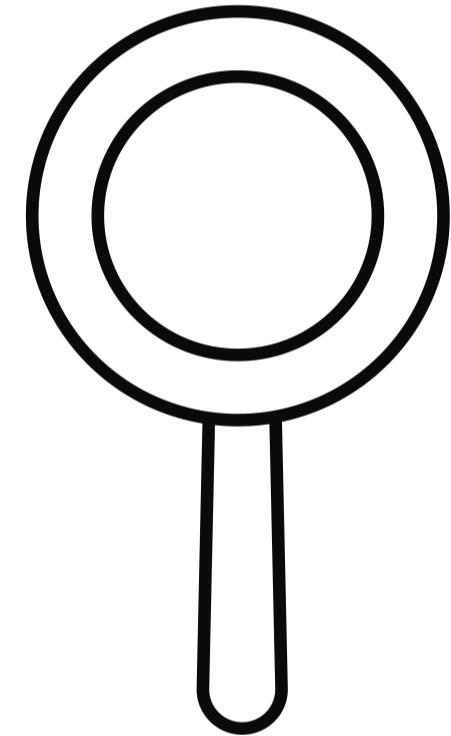
MONTH-OVER-MONTH

 **-13.4%**

YEAR-OVER-YEAR

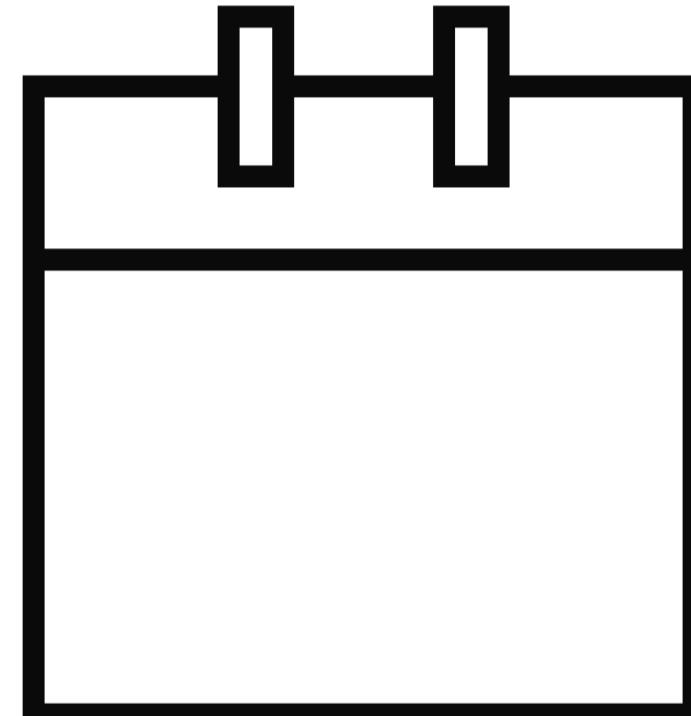
 **-33.0%**

4,901



INVENTORY

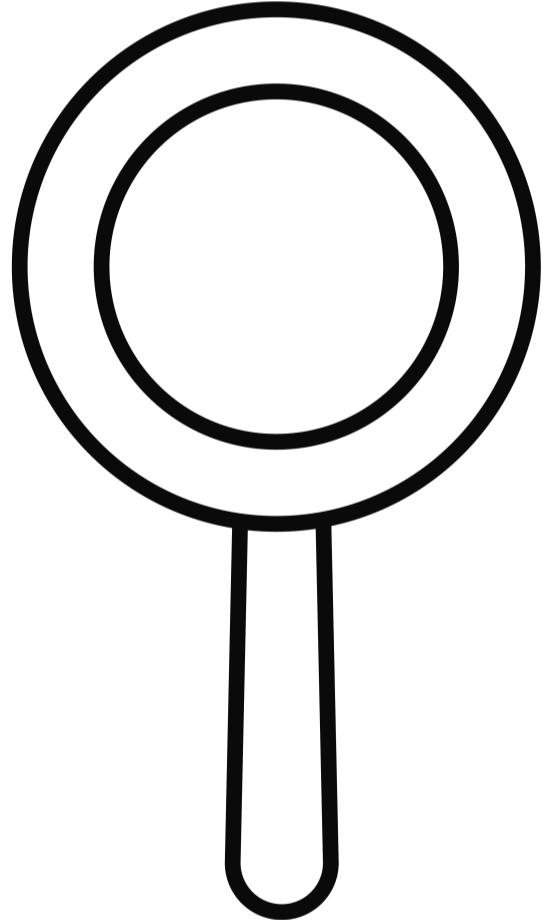
4.3



MOI

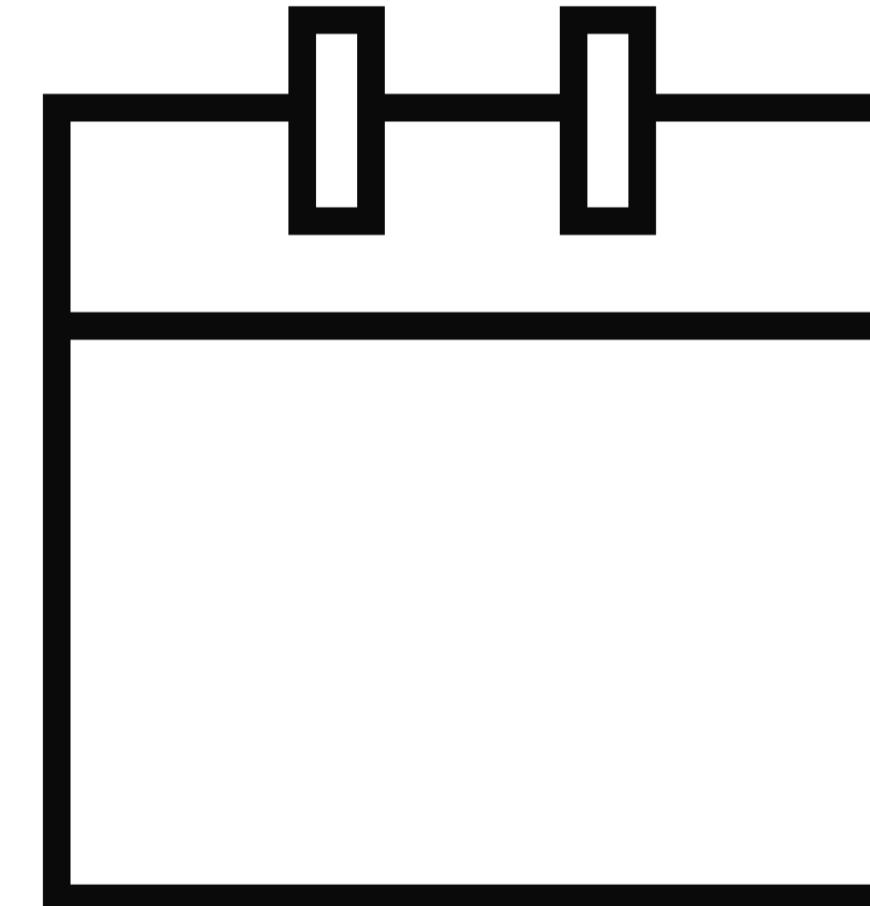
* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

3,596

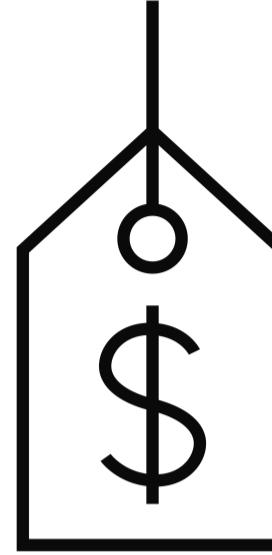


INVENTORY

4.5



MOI



DETACHED

\$3,825,000

SEMI-DETACHED

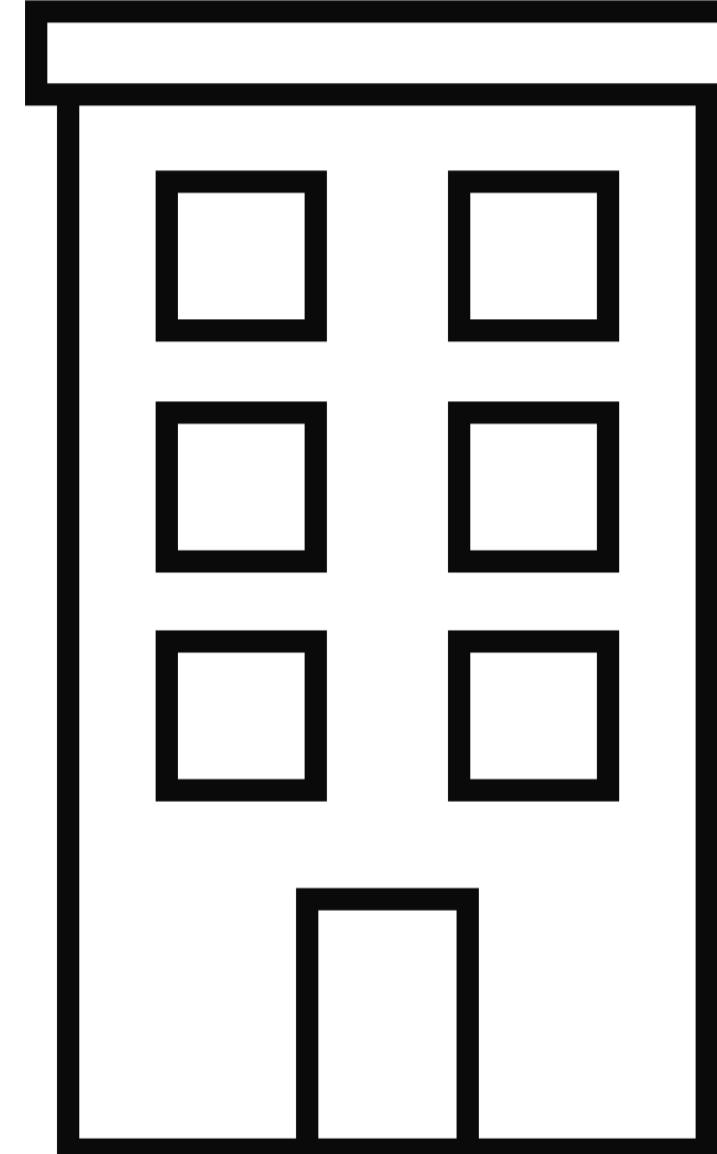
\$873,998

ROW/TOWNHOUSE

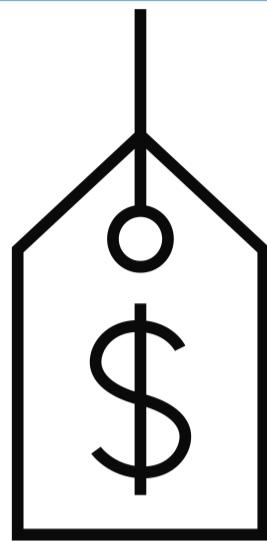
\$510,000

APARTMENT
CONDOMINIUM

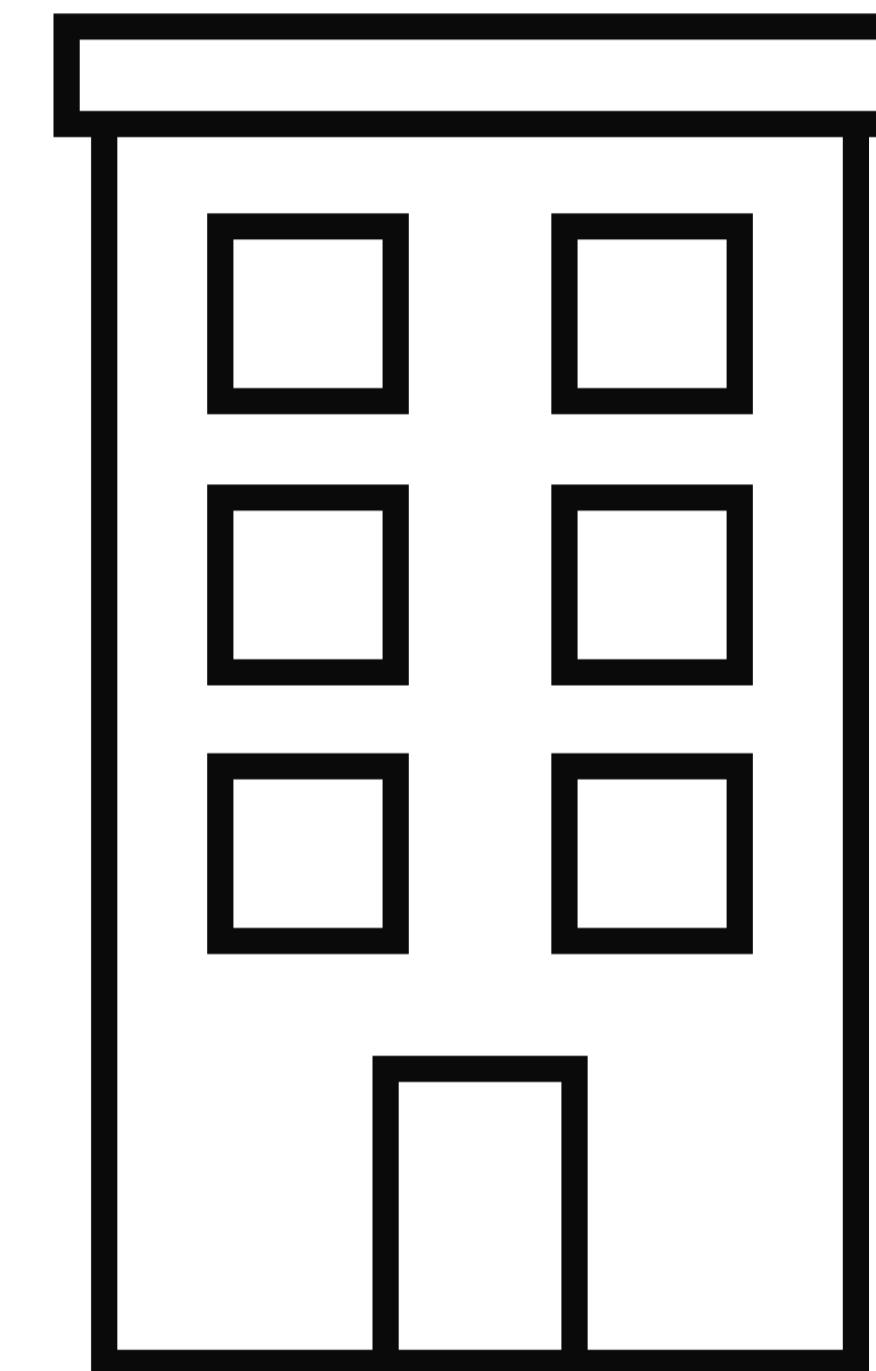
\$968,000



HIGH ROLLERS



DETACHED **\$2,698,519**



SEMI-DETACHED **\$590,000**

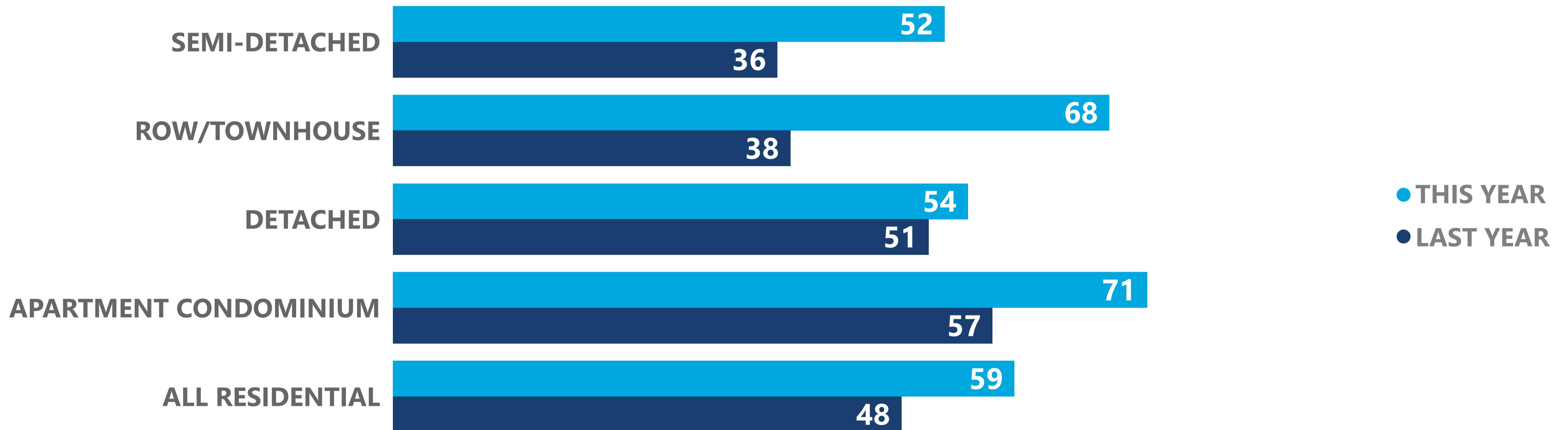
ROW/TOWNHOUSE **\$490,000**

APARTMENT
CONDOMINIUM

\$968,000

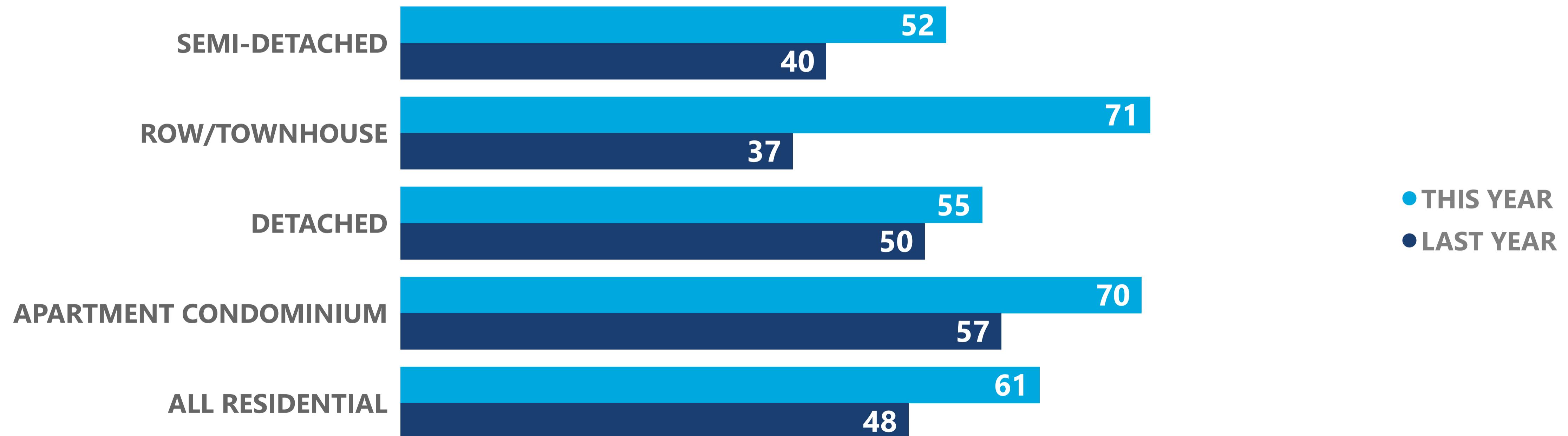
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



* 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 DAYS ON MARKET FOR MONTHLY SALES



AVERAGE

\$449K

M/M

-1.4%

Y/Y

2.5%



\$430K

MEDIAN

-0.6%

M/M

3.0%

Y/Y

ALL RESIDENTIAL

* 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

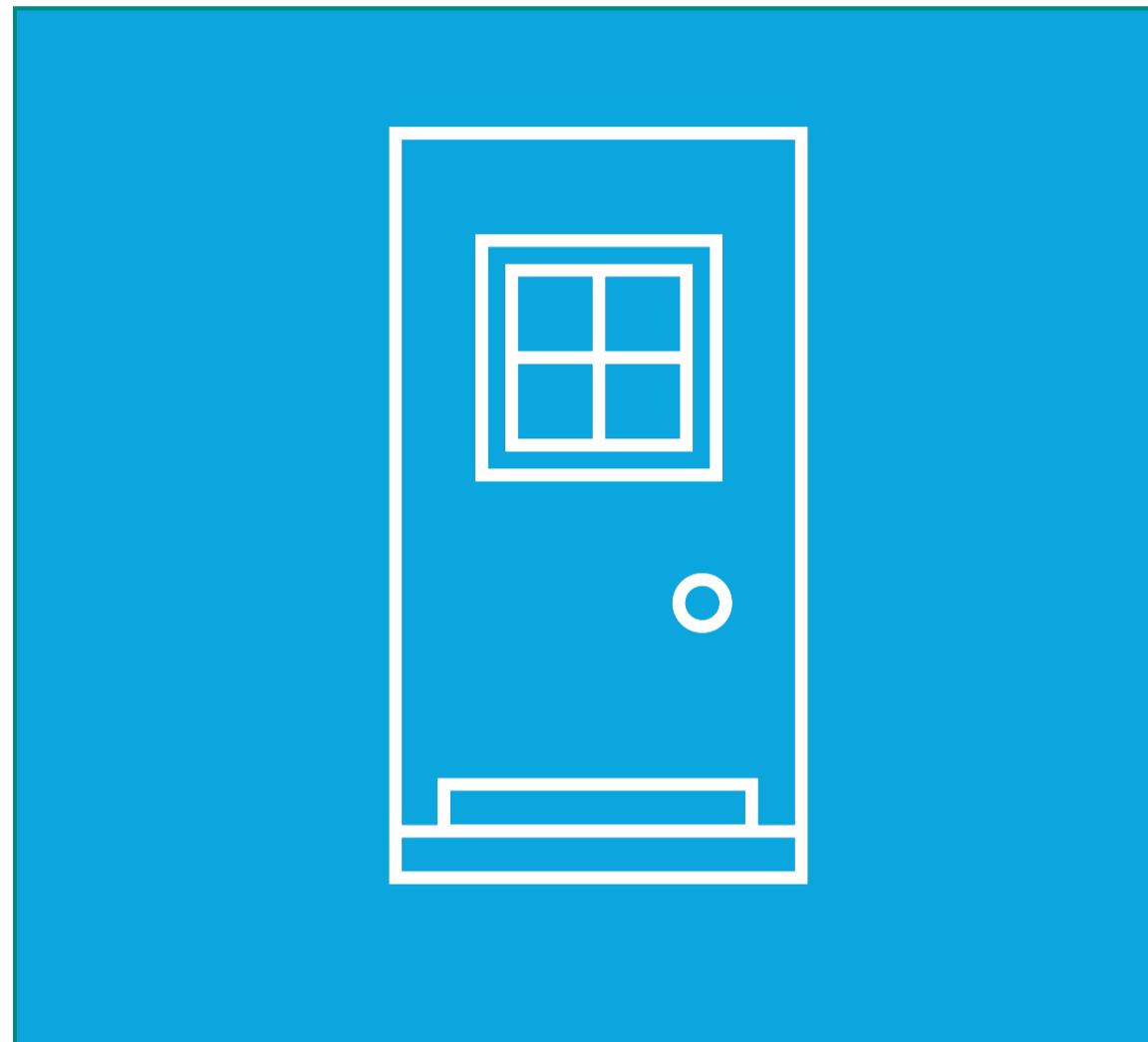
\$418K

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

* 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.

JANUARY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

AVERAGE

\$542K

M/M

-1.9%

Y/Y

-2.2%



DETACHED

\$493K

MEDIAN

-2.0%

M/M

-4.2%

Y/Y

AVERAGE

\$423K

M/M

0.2%

Y/Y

0.7%



\$420K

MEDIAN

0.0%

M/M

0.0%

Y/Y

SEMI-DETACHED

* 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.

JANUARY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

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

M/M

0.5%

Y/Y

-1.8%



\$296K

MEDIAN

1.9%

M/M

-3.6%

Y/Y

ROW/TOWNHOUSE