

Media Release

Inventory levels in Edmonton high as summer market sales begin to wane.

Edmonton, AB – August 1, 2025 — Activity in the Greater Edmonton Area (GEA) real estate market mostly kept pace with June 2025, selling 2,860 units in July, a month-over-month decrease of 0.5%, but new listings outpaced sales as 4,387 properties were added to the REALTORS® Association of Edmonton's (RAE) MLS® System, an increase of 7.8%. Year-over-year comparisons painted a clearer picture of the shift in the GEA market, with residential unit sales down 2.6% and new listings up 20.0% from July 2024. With sales lagging and new listings plentiful, inventory levels also trended up, with 7,083 properties available at the end of the month, up 4.7% from June and 21.8% higher than July last year.

The average selling price across all residential property types decreased 0.4% from June to \$463,078, a price 5.2% higher year-over-year. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$427,800, reflecting a 2.7% decrease from June 2025 and a 5.2% increase from July 2024.



"Another month of strong listing activity has bolstered Edmonton's inventory levels, to the point where motivated sellers might be willing to lower their price to close the deal, and buyers' options remain plentiful. I won't speculate on whether the busy season is over just yet, as this month's sellers often become next month's buyers, and we'll be watching to see if sales tick up again during the back-to-school months."

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

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At A Glance

	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
JULY 2025	2,860	4,387	\$463,078	7,083	33
Month-over-month change	↓ 0.5%	↑ 7.8%	↓ 0.4%	↑ 4.7%	↑ 2
Year-over-year change	↓ 2.6%	↑ 20.0%	↑ 5.2%	↑ 21.8%	— 0

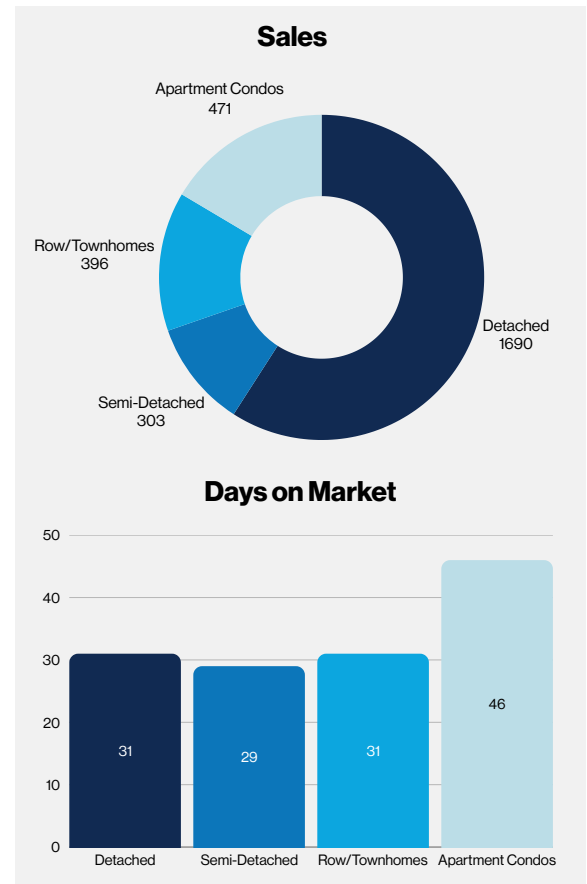
Data by Property Type





Detached home average prices increased 0.7% month-over-month to \$578,442, bucking the short-term trend compared to other property types, while the year-over-year change increased 4.8%. New detached listings were 3.0% higher than in June, and 19.7% higher than July 2024. Meanwhile, detached unit sales decreased 0.5% month-over-month and 0.8% year-over-year.

Semi-detached property prices fell 2.1% from June 2025, to \$430,813, a price that is still 5.8% higher than July 2024. Sales also slowed for semi-detached homes, sitting 0.3% lower than the previous month and 2.9% lower than the previous year. July 2025 added 34.1% more new semi-detached listings than the previous year and 0.7% more than the previous month.

Row/townhomes also added plenty of new listings, with 13.0% more properties listed month-over-month and 21.1% more year-over-year. Sales in this category showed the sharpest drop of all, slowing 4.3% compared to June and 6.6% compared to July 2024. Row/townhouse prices also fell in July, averaging at \$296,785, a 4.1% monthly decrease and only increasing 1.6% over the previous year.

Apartment condominiums sales were strong, increasing 3.5% from June, though activity is still 4.8% lower than the previous year. Condominium prices fell 2.4% from the previous month, but continue to increase year-over-year at \$209,711 — an average price 2.6% higher than July 2024. Newly listed apartment condos increased 3.2% from June and 13.9% from July 2024.



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	\$578,442	\$430,813	\$296,785	\$209,711
Month-over-month change	↓ 0.7%	↓ 2.1%	↓ 4.1%	↓ 2.4%
Year-over-year change	↑ 4.8%	↑ 5.8%	↑ 1.6%	↑ 2.6%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	July 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 517,900.00	-0.5%	8.8%
Apartment benchmark price	\$ 204,000.00	-9.3%	3.6%
Townhouse benchmark price	\$ 286,500.00	-4.8%	7.8%
Composite ³ benchmark price	\$ 427,800.00	-2.7%	5.2%

MLS® System Activity (for all-residential ⁴ sales in GEA)	July 2025	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$463,078.00	-0.4%	5.2%
All-residential median selling price	\$437,500.00	-0.6%	6.2%
# residential listings this month	4,387	7.8%	20.0%
# residential sales this month	2,860	-0.5%	-2.6%
# residential inventory at month end	7,083	4.7%	21.8%
# Total ⁶ MLS® System sales this month	3,451	-0.3%	0.0%
\$ Value Total residential sales this month	\$1,442,982,480.00	-0.9%	3.9%
\$ Value of total MLS® System sales – month	\$ 1,555,585,198.00	-0.2%	5.1%
\$ Value of total MLS® System sales - YTD	\$ 9,216,185,418.00	20.1%	4.0%

MLS® Rental Listing Activity	July 2025	M/M % Change	Y/Y % Change
Total rented listings	59	31%	59.0%
Active rentals	76	12%	138.0%
	July 2025	M/M % Change	Long-Term Monthly Average ⁸
Average days on market	26	-28.0%	27
Average price ⁷ for 1-bedroom units	\$1,544.00	23.0%	\$1,284.00
Average price for 2-bedroom units	\$1,687.00	1.0%	\$1,768.00

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

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

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

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

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

6 Includes residential, rural and commercial sales

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

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

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

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

page 1a

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,547 / 14,871	2,127 / 13,931	2,005 / 13,396	2,245 / 16,223	2,073 / 15,263
Sales / YTD	1,690 / 9,973	1,704 / 10,604	1,389 / 8,286	1,259 / 11,052	1,464 / 10,961
Sales to New Listings Ratio / YTD	66% / 67%	80% / 76%	69% / 62%	56% / 68%	71% / 72%
Sales Volume	977,566,399	940,155,001	697,196,087	638,889,579	703,493,707
Sales Volume YTD	5,739,555,957	5,617,963,860	4,095,023,579	5,618,331,262	5,209,376,938
Average Sale Price	578,442	551,734	501,941	507,458	480,528
Average Sale Price YTD	575,509	529,797	494,210	508,354	475,265
Median Sale Price	534,249	500,000	455,000	458,000	433,000
Median Sale Price YTD	530,000	486,950	450,000	465,000	427,500
Sale to List Price Ratio / YTD	99% / 100%	100% / 99%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	31 / 32	32 / 38	44 / 45	34 / 31	35 / 37
Median Days on Market / YTD	21 / 18	19 / 20	30 / 29	25 / 18	21 / 20
Average Days on Market (Cum.) / YTD	44 / 47	45 / 57	65 / 70	42 / 43	45 / 54
Median Days on Market (Cum.) / YTD	25 / 21	21 / 23	37 / 37	29 / 19	22 / 22
Semi-detached					
New Listings / YTD	452 / 2,586	337 / 2,292	293 / 2,144	377 / 2,864	343 / 2,690
Sales / YTD	303 / 1,880	312 / 1,945	277 / 1,536	251 / 2,159	282 / 1,873
Sales to New Listings Ratio / YTD	67% / 73%	93% / 85%	95% / 72%	67% / 75%	82% / 70%
Sales Volume	130,536,201	127,037,214	104,954,958	93,262,633	99,723,435
Sales Volume YTD	812,640,597	792,116,502	576,494,659	815,250,906	654,142,219
Average Sale Price	430,813	407,171	378,899	371,564	353,629
Average Sale Price YTD	432,256	407,258	375,322	377,606	349,248
Median Sale Price	423,500	405,000	370,550	365,000	340,250
Median Sale Price YTD	427,750	403,000	370,000	370,000	336,270
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	29 / 27	27 / 32	35 / 40	34 / 31	40 / 40
Median Days on Market / YTD	21 / 18	17 / 19	23 / 26	25 / 19	31 / 24
Average Days on Market (Cum.) / YTD	33 / 33	31 / 42	48 / 59	39 / 41	52 / 56
Median Days on Market (Cum.) / YTD	22 / 19	19 / 21	28 / 30	27 / 20	35 / 27
Row/Townhouse					
New Listings / YTD	609 / 3,436	503 / 2,987	373 / 2,554	401 / 3,088	410 / 3,083
Sales / YTD	396 / 2,572	424 / 2,500	279 / 1,822	234 / 2,162	245 / 1,764
Sales to New Listings Ratio / YTD	65% / 75%	84% / 84%	75% / 71%	58% / 70%	60% / 57%
Sales Volume	117,526,930	123,838,398	73,685,796	59,547,481	61,903,075
Sales Volume YTD	791,874,556	719,115,647	465,564,165	567,200,441	437,404,934
Average Sale Price	296,785	292,072	264,107	254,476	252,666
Average Sale Price YTD	307,883	287,646	255,524	262,350	247,962
Median Sale Price	290,000	285,000	260,000	250,150	256,000
Median Sale Price YTD	311,000	290,000	250,000	258,950	246,000
Sale to List Price Ratio / YTD	99% / 100%	99% / 100%	98% / 97%	97% / 98%	97% / 97%
Average Days on Market / YTD	31 / 28	31 / 34	41 / 47	41 / 43	48 / 50
Median Days on Market / YTD	21 / 19	20 / 19	29 / 30	32 / 29	37 / 33
Average Days on Market (Cum.) / YTD	35 / 35	36 / 43	53 / 69	52 / 62	69 / 71
Median Days on Market (Cum.) / YTD	24 / 20	21 / 20	32 / 37	37 / 32	47 / 40

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

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

page 1b

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	779 / 4,793	684 / 4,536	620 / 4,210	622 / 4,651	618 / 4,640
Sales / YTD	471 / 2,848	495 / 2,927	375 / 2,107	285 / 2,103	278 / 1,669
Sales to New Listings Ratio / YTD	60% / 59%	72% / 65%	60% / 50%	46% / 45%	45% / 36%
Sales Volume	98,773,850	101,166,940	73,058,483	57,304,355	61,446,509
Sales Volume YTD	608,511,981	587,085,728	406,874,573	425,204,135	351,223,438
Average Sale Price	209,711	204,378	194,823	201,068	221,031
Average Sale Price YTD	213,663	200,576	193,106	202,189	210,439
Median Sale Price	190,000	192,000	174,000	175,000	195,000
Median Sale Price YTD	195,000	185,000	173,000	180,000	188,500
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	95% / 95%	95% / 96%	96% / 95%
Average Days on Market / YTD	46 / 44	44 / 47	58 / 60	63 / 60	57 / 60
Median Days on Market / YTD	34 / 30	29 / 30	41 / 43	43 / 42	41 / 43
Average Days on Market (Cum.) / YTD	64 / 65	60 / 71	99 / 102	94 / 99	92 / 101
Median Days on Market (Cum.) / YTD	42 / 35	36 / 35	56 / 58	58 / 56	68 / 62
Total Residential²					
New Listings / YTD	4,387 / 25,686	3,651 / 23,746	3,291 / 22,304	3,645 / 26,826	3,444 / 25,676
Sales / YTD	2,860 / 17,273	2,935 / 17,976	2,320 / 13,751	2,029 / 17,476	2,269 / 16,267
Sales to New Listings Ratio / YTD	65% / 67%	80% / 76%	70% / 62%	56% / 65%	66% / 63%
Sales Volume	1,324,403,380	1,292,197,553	948,895,324	849,004,048	926,566,726
Sales Volume YTD	7,952,583,091	7,716,281,737	5,543,956,976	7,425,986,744	6,652,147,529
Average Sale Price	463,078	440,272	409,007	418,435	408,359
Average Sale Price YTD	460,405	429,255	403,168	424,925	408,935
Median Sale Price	437,500	411,899	385,000	390,000	373,000
Median Sale Price YTD	440,000	411,000	380,000	396,000	376,500
Sale to List Price Ratio / YTD	99% / 99%	99% / 99%	98% / 97%	98% / 99%	98% / 98%
Average Days on Market / YTD	33 / 33	33 / 38	45 / 47	39 / 36	40 / 41
Median Days on Market / YTD	23 / 20	21 / 21	31 / 30	28 / 21	25 / 23
Average Days on Market (Cum.) / YTD	45 / 46	45 / 56	67 / 74	50 / 52	54 / 61
Median Days on Market (Cum.) / YTD	27 / 22	23 / 24	37 / 39	32 / 23	29 / 27
Other³					
New Listings / YTD	189 / 1,052	154 / 1,111	159 / 1,177	142 / 1,178	174 / 1,293
Sales / YTD	92 / 553	95 / 577	80 / 478	61 / 657	108 / 674
Sales to New Listings Ratio / YTD	49% / 53%	62% / 52%	50% / 41%	43% / 56%	62% / 52%
Sales Volume	31,861,505	38,139,587	24,716,622	17,789,225	30,553,975
Sales Volume YTD	200,403,304	210,286,124	120,545,510	188,540,917	191,434,163
Average Sale Price	346,321	401,469	308,958	291,627	282,907
Average Sale Price YTD	362,393	364,447	252,187	286,972	284,027
Median Sale Price	231,000	230,000	203,500	135,000	210,000
Median Sale Price YTD	250,000	250,000	148,625	190,000	200,000
Sale to List Price Ratio / YTD	97% / 96%	96% / 96%	93% / 93%	92% / 94%	94% / 142%
Average Days on Market / YTD	53 / 72	69 / 75	62 / 85	67 / 91	66 / 91
Median Days on Market / YTD	29 / 30	32 / 32	35 / 44	50 / 45	42 / 44
Average Days on Market (Cum.) / YTD	84 / 125	86 / 126	97 / 120	84 / 125	95 / 149
Median Days on Market (Cum.) / YTD	36 / 38	34 / 42	42 / 53	50 / 54	50 / 60

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

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

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

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

page 2a

Land	2025	2024	2023	2022	2021
New Listings / YTD	25 / 151	20 / 124	16 / 115	14 / 101	8 / 90
Sales / YTD	10 / 39	4 / 30	5 / 20	5 / 31	4 / 17
Sales to New Listings Ratio / YTD	40% / 26%	20% / 24%	31% / 17%	36% / 31%	50% / 19%
Sales Volume	21,271,270	2,791,501	3,420,000	9,504,000	549,000
Sales Volume YTD	54,421,905	70,770,001	20,713,000	58,543,030	12,392,158
Average Sale Price	2,127,127	697,875	684,000	1,900,800	137,250
Average Sale Price YTD	1,395,433	2,359,000	1,035,650	1,888,485	728,950
Median Sale Price	802,500	862,500	485,000	1,175,000	84,500
Median Sale Price YTD	725,000	862,500	675,000	815,000	500,000
Sale to List Price Ratio / YTD	90% / 92%	91% / 92%	87% / 90%	93% / 93%	70% / 79%
Average Days on Market / YTD	285 / 238	94 / 171	99 / 208	131 / 224	140 / 242
Median Days on Market / YTD	88 / 85	70 / 101	106 / 111	104 / 157	51 / 92
Average Days on Market (Cum.) / YTD	614 / 351	94 / 235	99 / 345	483 / 347	788 / 412
Median Days on Market (Cum.) / YTD	88 / 98	70 / 145	106 / 163	104 / 166	51 / 92

Investment

New Listings / YTD	26 / 257	43 / 221	31 / 261	44 / 216	32 / 180
Sales / YTD	18 / 86	8 / 70	13 / 71	10 / 88	11 / 58
Sales to New Listings Ratio / YTD	69% / 33%	19% / 32%	42% / 27%	23% / 41%	34% / 32%
Sales Volume	20,855,670	17,370,280	15,614,457	11,234,380	7,763,492
Sales Volume YTD	90,836,581	64,745,717	61,524,891	72,742,248	42,056,853
Average Sale Price	1,158,648	2,171,285	1,201,112	1,123,438	705,772
Average Sale Price YTD	1,056,239	924,939	866,548	826,616	725,118
Median Sale Price	995,000	548,750	469,000	785,000	495,000
Median Sale Price YTD	612,500	480,000	490,000	552,500	438,500
Sale to List Price Ratio / YTD	90% / 92%	193% / 103%	102% / 93%	90% / 95%	89% / 85%
Average Days on Market / YTD	168 / 154	362 / 202	134 / 158	242 / 181	154 / 172
Median Days on Market / YTD	137 / 124	338 / 120	106 / 114	141 / 132	139 / 134
Average Days on Market (Cum.) / YTD	243 / 191	452 / 271	171 / 204	242 / 224	226 / 247
Median Days on Market (Cum.) / YTD	161 / 145	407 / 165	106 / 147	141 / 139	139 / 140

Multi Family

New Listings / YTD	8 / 67	9 / 81	8 / 93	8 / 90	9 / 74
Sales / YTD	5 / 40	9 / 38	5 / 19	1 / 25	4 / 41
Sales to New Listings Ratio / YTD	63% / 60%	100% / 47%	63% / 20%	13% / 28%	44% / 55%
Sales Volume	7,980,000	12,148,000	5,433,235	1,800,000	4,272,000
Sales Volume YTD	72,732,900	58,374,000	21,295,235	35,380,000	52,418,250
Average Sale Price	1,596,000	1,349,778	1,086,647	1,800,000	1,068,000
Average Sale Price YTD	1,818,323	1,536,158	1,120,802	1,415,200	1,278,494
Median Sale Price	890,000	1,150,000	1,055,000	1,800,000	903,500
Median Sale Price YTD	1,115,556	1,277,500	1,024,250	1,395,000	1,100,000
Sale to List Price Ratio / YTD	97% / 96%	92% / 94%	94% / 92%	95% / 93%	86% / 91%
Average Days on Market / YTD	56 / 118	172 / 120	148 / 172	88 / 94	313 / 187
Median Days on Market / YTD	40 / 98	140 / 89	103 / 70	88 / 64	227 / 112
Average Days on Market (Cum.) / YTD	99 / 153	288 / 182	207 / 200	88 / 118	313 / 224
Median Days on Market (Cum.) / YTD	111 / 122	154 / 111	135 / 95	88 / 78	227 / 132

Hotel/Motel

New Listings / YTD	0 / 2	0 / 1	1 / 3	0 / 0	0 / 2
Sales / YTD	0 / 1	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 50%	0% / 100%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	690,000	785,000	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	690,000	785,000	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	690,000	785,000	0	0	0
Sale to List Price Ratio / YTD	0% / 77%	0% / 88%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 126	0 / 103	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 126	0 / 103	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 126	0 / 134	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 126	0 / 134	0 / 0	0 / 0	0 / 0

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

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

page 2b

Business	2025	2024	2023	2022	2021
New Listings / YTD	38 / 296	25 / 203	22 / 183	24 / 159	16 / 84
Sales / YTD	6 / 41	8 / 49	8 / 39	10 / 41	3 / 15
Sales to New Listings Ratio / YTD	16% / 14%	32% / 24%	36% / 21%	42% / 26%	19% / 18%
Sales Volume	1,175,000	1,498,500	1,933,200	2,482,300	287,000
Sales Volume YTD	14,032,500	10,179,000	10,139,200	10,631,800	3,799,568
Average Sale Price	195,833	187,313	241,650	248,230	95,667
Average Sale Price YTD	342,256	207,735	259,979	259,312	253,305
Median Sale Price	67,500	156,500	252,500	175,000	125,000
Median Sale Price YTD	155,000	163,000	160,000	167,000	145,000
Sale to List Price Ratio / YTD	73% / 85%	88% / 86%	85% / 84%	82% / 85%	77% / 125%
Average Days on Market / YTD	127 / 126	136 / 121	195 / 131	160 / 153	68 / 177
Median Days on Market / YTD	90 / 125	91 / 105	146 / 112	159 / 105	81 / 161
Average Days on Market (Cum.) / YTD	143 / 155	136 / 133	195 / 168	169 / 162	68 / 177
Median Days on Market (Cum.) / YTD	121 / 127	91 / 107	146 / 118	159 / 105	81 / 161
Lease					
New Listings / YTD	34 / 205	29 / 194	27 / 198	31 / 162	20 / 155
Sales / YTD	20 / 78	10 / 77	9 / 66	3 / 52	1 / 44
Sales to New Listings Ratio / YTD	59% / 38%	34% / 40%	33% / 33%	10% / 32%	5% / 28%
Sales Volume	3,692,414	2,995,569	1,284,328	330,900	161,600
Sales Volume YTD	19,756,160	31,549,340	16,932,666	6,977,196	8,151,903
Average Sale Price	184,621	299,557	142,703	110,300	161,600
Average Sale Price YTD	253,284	409,732	256,556	134,177	185,271
Median Sale Price	111,942	118,520	93,075	115,200	161,600
Median Sale Price YTD	144,421	138,000	95,630	89,239	114,300
Average Days on Market / YTD	132 / 186	295 / 202	357 / 203	123 / 180	101 / 226
Median Days on Market / YTD	94 / 103	147 / 115	186 / 131	71 / 100	101 / 139
Average Days on Market (Cum.) / YTD	164 / 220	295 / 231	395 / 235	123 / 206	101 / 236
Median Days on Market (Cum.) / YTD	109 / 127	147 / 147	308 / 144	71 / 139	101 / 148
Farms					
New Listings / YTD	16 / 90	15 / 90	12 / 91	14 / 88	4 / 90
Sales / YTD	14 / 49	5 / 35	3 / 33	5 / 40	3 / 46
Sales to New Listings Ratio / YTD	88% / 54%	33% / 39%	25% / 36%	36% / 45%	75% / 51%
Sales Volume	9,176,420	4,073,900	1,926,000	4,543,000	2,599,500
Sales Volume YTD	38,273,309	31,581,100	29,705,595	34,454,580	29,955,592
Average Sale Price	655,459	814,780	642,000	908,600	866,500
Average Sale Price YTD	781,088	902,317	900,170	861,365	651,209
Median Sale Price	554,500	950,000	795,000	798,000	884,500
Median Sale Price YTD	725,000	875,000	704,500	739,000	552,500
Sale to List Price Ratio / YTD	94% / 93%	93% / 93%	77% / 91%	95% / 94%	96% / 93%
Average Days on Market / YTD	69 / 87	231 / 147	293 / 172	61 / 74	66 / 138
Median Days on Market / YTD	40 / 32	74 / 57	211 / 70	65 / 57	58 / 86
Average Days on Market (Cum.) / YTD	69 / 95	525 / 215	293 / 239	80 / 124	66 / 203
Median Days on Market (Cum.) / YTD	40 / 32	74 / 73	211 / 97	65 / 65	58 / 102
Total Commercial²					
New Listings / YTD	149 / 1,074	142 / 919	119 / 946	135 / 819	89 / 677
Sales / YTD	73 / 337	44 / 302	43 / 249	34 / 277	26 / 222
Sales to New Listings Ratio / YTD	49% / 31%	31% / 33%	36% / 26%	25% / 34%	29% / 33%
Sales Volume	64,150,774	40,877,750	29,611,220	29,894,580	15,632,592
Sales Volume YTD	294,093,355	268,962,158	160,437,587	218,728,854	149,524,324
Average Sale Price	878,778	929,040	688,633	879,252	601,254
Average Sale Price YTD	872,681	890,603	644,328	789,635	673,533
Median Sale Price	470,000	431,250	355,000	477,500	420,000
Median Sale Price YTD	495,000	438,750	380,000	453,000	477,500
Sale to List Price Ratio / YTD	90% / 92%	115% / 95%	92% / 90%	89% / 93%	85% / 92%
Average Days on Market / YTD	144 / 153	228 / 167	201 / 173	160 / 158	154 / 183
Median Days on Market / YTD	85 / 98	138 / 103	131 / 111	113 / 99	111 / 117
Average Days on Market (Cum.) / YTD	221 / 193	301 / 215	227 / 223	217 / 201	284 / 238
Median Days on Market (Cum.) / YTD	98 / 123	147 / 120	135 / 139	127 / 121	111 / 134

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

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

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

July 2025

Year	Month	Residential ²	Commercial ³	Total
2021	January	5,566 (1,216)	705 (27)	6,871 (1,301)
	February	5,956 (1,639)	735 (22)	7,313 (1,723)
	March	6,816 (2,512)	742 (40)	8,191 (2,664)
	April	7,576 (2,972)	755 (30)	9,020 (3,124)
	May	8,124 (2,845)	761 (40)	9,592 (3,002)
	June	8,487 (2,814)	746 (37)	10,009 (2,946)
	July	8,424 (2,269)	752 (26)	9,953 (2,403)
	August	8,063 (2,122)	745 (24)	9,573 (2,232)
	September	7,728 (1,918)	729 (38)	9,182 (2,032)
	October	7,119 (1,922)	720 (33)	8,555 (2,033)
	November	6,000 (1,872)	734 (26)	7,404 (1,971)
	December	4,673 (1,340)	643 (40)	5,863 (1,442)
2022	January	4,632 (1,330)	667 (31)	5,846 (1,434)
	February	4,712 (2,285)	712 (44)	5,982 (2,399)
	March	5,212 (3,317)	745 (42)	6,534 (3,477)
	April	6,468 (2,938)	760 (52)	7,833 (3,128)
	May	7,572 (2,921)	774 (37)	8,989 (3,052)
	June	8,118 (2,656)	769 (37)	9,567 (2,796)
	July	8,453 (2,029)	817 (34)	9,964 (2,124)
	August	8,044 (1,854)	834 (27)	9,587 (1,945)
	September	7,835 (1,608)	846 (21)	9,374 (1,692)
	October	7,201 (1,506)	857 (19)	8,709 (1,584)
	November	6,408 (1,278)	834 (38)	7,850 (1,364)
	December	4,975 (987)	749 (19)	6,265 (1,037)
2023	January	5,186 (982)	784 (26)	6,543 (1,050)
	February	5,628 (1,292)	797 (30)	7,022 (1,373)
	March	6,315 (1,819)	830 (27)	7,777 (1,906)
	April	6,898 (2,023)	850 (38)	8,401 (2,137)
	May	7,075 (2,717)	898 (40)	8,619 (2,845)
	June	7,100 (2,598)	909 (45)	8,712 (2,724)
	July	6,935 (2,320)	900 (43)	8,544 (2,443)
	August	6,744 (2,245)	884 (38)	8,318 (2,370)
	September	6,512 (2,055)	870 (36)	8,042 (2,165)
	October	6,231 (1,805)	875 (42)	7,710 (1,920)
	November	5,467 (1,624)	822 (41)	6,843 (1,730)
	December	4,649 (1,218)	713 (39)	5,834 (1,297)
2024	January	4,563 (1,436)	726 (25)	5,739 (1,522)
	February	4,794 (1,966)	756 (30)	6,013 (2,069)
	March	5,277 (2,462)	712 (51)	6,490 (2,607)
	April	5,420 (3,113)	755 (45)	6,730 (3,243)
	May	5,763 (3,222)	781 (48)	7,130 (3,374)
	June	5,886 (2,842)	764 (59)	7,261 (2,966)
	July	5,817 (2,935)	799 (44)	7,221 (3,074)
	August	5,732 (2,581)	801 (42)	7,102 (2,717)
	September	5,643 (2,257)	816 (45)	6,999 (2,389)
	October	5,099 (2,483)	806 (51)	6,406 (2,616)
	November	4,471 (1,913)	805 (47)	5,742 (2,029)
	December	3,503 (1,421)	704 (48)	4,576 (1,522)
2025	January	3,693 (1,589)	749 (33)	4,791 (1,689)
	February	4,057 (1,816)	780 (34)	5,194 (1,904)
	March	4,724 (2,481)	838 (49)	5,961 (2,606)
	April	5,266 (2,702)	841 (50)	6,549 (2,831)
	May	6,335 (2,953)	872 (58)	7,702 (3,090)
	June	6,609 (2,872)	873 (40)	7,971 (3,018)
	July	7,061 (2,860)	850 (73)	8,439 (3,025)

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

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

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

Summary of Properties Listed and Sold Greater Edmonton Area¹

page 9

July 2025

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	97	27	2,644	1,301
	February	2,664	1,639	88	22	2,887	1,723
	March	4,138	2,512	118	40	4,460	2,664
	April	4,465	2,972	106	30	4,794	3,124
	May	4,284	2,845	94	40	4,585	3,002
	June	4,263	2,814	85	37	4,569	2,946
	July	3,444	2,269	89	26	3,707	2,403
	August	3,181	2,122	76	24	3,412	2,232
	September	3,102	1,918	83	38	3,309	2,032
	October	2,669	1,922	94	33	2,908	2,033
	November	2,091	1,872	95	26	2,321	1,971
	December	1,386	1,340	79	40	1,525	1,442
	Total	38,105	25,441	1,104	383	41,121	26,873
2022	January	2,122	1,330	105	31	2,351	1,434
	February	2,967	2,285	126	44	3,219	2,399
	March	4,298	3,317	118	42	4,602	3,477
	April	4,724	2,938	116	52	5,055	3,128
	May	4,725	2,921	108	37	5,020	3,052
	June	4,345	2,656	111	37	4,654	2,796
	July	3,645	2,029	135	34	3,922	2,124
	August	3,180	1,854	121	27	3,450	1,945
	September	3,128	1,608	121	21	3,391	1,692
	October	2,615	1,506	101	19	2,836	1,584
	November	1,971	1,278	100	38	2,178	1,364
	December	1,175	987	90	19	1,341	1,037
	Total	38,895	24,709	1,352	401	42,019	26,032
2023	January	2,258	982	130	26	2,529	1,050
	February	2,527	1,292	119	30	2,775	1,373
	March	3,303	1,819	145	27	3,613	1,906
	April	3,442	2,023	142	38	3,741	2,137
	May	3,851	2,717	149	40	4,207	2,845
	June	3,632	2,598	142	45	3,993	2,724
	July	3,291	2,320	119	43	3,569	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,022	2,055	119	36	3,286	2,165
	October	2,696	1,805	134	42	2,953	1,920
	November	2,088	1,624	90	41	2,286	1,730
	December	1,481	1,218	80	39	1,633	1,297
	Total	34,817	22,698	1,467	445	38,064	23,960
2024	January	2,165	1,436	121	25	2,401	1,522
	February	2,726	1,966	121	30	2,977	2,069
	March	3,520	2,462	106	51	3,804	2,607
	April	3,819	3,113	162	45	4,168	3,243
	May	4,229	3,222	150	48	4,579	3,374
	June	3,636	2,842	117	59	3,900	2,966
	July	3,651	2,935	142	44	3,947	3,074
	August	3,380	2,581	118	42	3,640	2,717
	September	3,130	2,257	122	45	3,395	2,389
	October	2,879	2,483	121	51	3,117	2,616
	November	2,051	1,913	120	47	2,267	2,029
	December	1,339	1,421	80	48	1,464	1,522
	Total	36,525	28,631	1,480	535	39,659	30,128
2025	January	2,403	1,589	157	33	2,659	1,689
	February	2,613	1,816	153	34	2,870	1,904
	March	3,649	2,481	160	49	3,971	2,606
	April	3,845	2,702	153	50	4,154	2,831
	May	4,725	2,953	161	58	5,073	3,090
	June	4,064	2,872	141	40	4,360	3,018
	July	4,387	2,860	149	73	4,725	3,025
	Total	25,686	17,273	1,074	337	27,812	18,163

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

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

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

Residential Average Sale Price by Type
Greater Edmonton Area¹
July 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2021	January	448,935	341,854	242,111	184,747	386,430
	February	448,505	350,225	247,884	205,892	391,900
	March	477,021	341,907	244,744	209,826	411,883
	April	472,653	344,060	246,910	200,968	406,754
	May	482,175	358,279	253,790	212,547	420,506
	June	492,826	350,911	245,185	221,608	417,020
	July	480,528	353,629	252,666	221,031	408,359
	August	476,622	341,646	258,176	203,546	402,700
	September	469,561	341,472	239,011	191,183	395,599
	October	466,830	358,918	243,511	200,752	395,822
	November	472,835	340,663	246,464	197,049	399,976
	December	478,245	353,671	241,702	197,651	400,733
	YTD Average	474,312	348,304	247,376	205,605	405,328
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,199	380,471
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,913	398,928
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,224	386,224	275,735	181,347	406,800
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,937	414,956	294,076	206,813	441,437
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	407,171	292,072	204,378	440,272
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,998	408,081	290,610	200,280	432,342
2025	January	560,324	421,331	312,077	203,105	437,793
	February	565,127	422,230	301,032	215,121	448,085
	March	575,782	430,137	314,521	218,207	460,788
	April	584,420	434,891	314,909	218,342	470,065
	May	579,418	439,881	306,882	214,108	464,201
	June	573,938	439,839	309,485	214,789	464,724
	July	578,442	430,813	296,785	209,711	463,078

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

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

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

page 11

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2021	January	5,566 (1,216)	705 (27)	3,944 (804)	355 (15)
	February	5,956 (1,639)	735 (22)	4,249 (1,047)	376 (15)
	March	6,816 (2,512)	742 (40)	4,876 (1,596)	368 (17)
	April	7,576 (2,972)	755 (30)	5,490 (1,883)	363 (14)
	May	8,124 (2,845)	761 (40)	5,944 (1,863)	369 (14)
	June	8,487 (2,814)	746 (37)	6,234 (1,856)	363 (18)
	July	8,424 (2,269)	752 (26)	6,206 (1,493)	365 (17)
	August	8,063 (2,122)	745 (24)	5,978 (1,392)	365 (11)
	September	7,728 (1,918)	729 (38)	5,778 (1,272)	373 (17)
	October	7,119 (1,922)	720 (33)	5,363 (1,273)	369 (17)
	November	6,000 (1,872)	734 (26)	4,590 (1,280)	395 (9)
	December	4,673 (1,340)	643 (40)	3,532 (938)	354 (25)
2022	January	4,632 (1,330)	667 (31)	3,507 (954)	371 (20)
	February	4,712 (2,285)	712 (44)	3,566 (1,633)	399 (25)
	March	5,212 (3,317)	745 (42)	3,928 (2,311)	418 (21)
	April	6,468 (2,938)	760 (52)	4,820 (2,017)	439 (18)
	May	7,572 (2,921)	774 (37)	5,719 (1,927)	448 (19)
	June	8,118 (2,656)	769 (37)	6,085 (1,780)	447 (17)
	July	8,453 (2,029)	817 (34)	6,307 (1,338)	470 (17)
	August	8,044 (1,854)	834 (27)	6,030 (1,215)	477 (15)
	September	7,835 (1,608)	846 (21)	5,850 (1,083)	477 (12)
	October	7,201 (1,506)	857 (19)	5,332 (1,027)	488 (5)
	November	6,408 (1,278)	834 (38)	4,737 (885)	489 (18)
	December	4,975 (987)	749 (19)	3,674 (695)	430 (14)
2023	January	5,186 (982)	784 (26)	3,812 (699)	456 (14)
	February	5,628 (1,292)	797 (30)	4,099 (907)	458 (21)
	March	6,315 (1,819)	830 (27)	4,501 (1,251)	486 (12)
	April	6,898 (2,023)	850 (38)	4,966 (1,369)	499 (18)
	May	7,075 (2,717)	898 (40)	5,163 (1,800)	538 (18)
	June	7,100 (2,598)	909 (45)	5,161 (1,750)	561 (24)
	July	6,935 (2,320)	900 (43)	5,082 (1,586)	550 (28)
	August	6,744 (2,245)	884 (38)	4,859 (1,594)	547 (23)
	September	6,512 (2,055)	870 (36)	4,680 (1,430)	535 (23)
	October	6,231 (1,805)	875 (42)	4,393 (1,290)	534 (28)
	November	5,467 (1,624)	822 (41)	3,869 (1,176)	501 (22)
	December	4,649 (1,218)	713 (39)	3,207 (877)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,100 (1,053)	444 (10)
	February	4,794 (1,966)	756 (30)	3,232 (1,401)	460 (17)
	March	5,277 (2,462)	712 (51)	3,637 (1,728)	437 (32)
	April	5,420 (3,113)	755 (45)	3,750 (2,144)	460 (32)
	May	5,763 (3,222)	781 (48)	4,119 (2,141)	457 (26)
	June	5,886 (2,842)	764 (59)	4,236 (1,932)	457 (33)
	July	5,817 (2,935)	799 (44)	4,254 (2,009)	482 (24)
	August	5,732 (2,581)	801 (42)	4,207 (1,771)	484 (18)
	September	5,643 (2,257)	816 (45)	4,129 (1,537)	490 (19)
	October	5,099 (2,483)	806 (51)	3,733 (1,734)	496 (27)
	November	4,471 (1,913)	805 (47)	3,283 (1,364)	502 (26)
	December	3,503 (1,421)	704 (48)	2,546 (1,053)	448 (28)
2025	January	3,693 (1,589)	749 (33)	2,636 (1,181)	468 (18)
	February	4,057 (1,816)	780 (34)	2,935 (1,258)	488 (22)
	March	4,724 (2,481)	838 (49)	3,449 (1,749)	523 (33)
	April	5,266 (2,702)	841 (50)	3,908 (1,841)	522 (25)
	May	6,335 (2,953)	872 (58)	4,692 (2,055)	546 (30)
	June	6,609 (2,872)	873 (40)	4,902 (1,971)	556 (24)
	July	7,061 (2,860)	850 (73)	5,317 (1,941)	534 (39)

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

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

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

5 Year Residential Activity (Part 1)

page 12a

City of Edmonton

July 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,686 / 9,584	1,392 / 8,791	1,342 / 8,617	1,435 / 10,529	1,348 / 9,401
Sales / YTD	1,014 / 6,182	1,044 / 6,616	855 / 5,127	751 / 6,913	879 / 6,482
Sales to New Listings Ratio / YTD	60% / 65%	75% / 75%	64% / 59%	52% / 66%	65% / 69%
Sales Volume	577,472,956	571,451,913	419,445,041	383,230,846	417,971,216
Sales Volume YTD	3,499,985,497	3,449,285,141	2,479,764,134	3,468,346,483	3,052,556,471
Average Sale Price	569,500	547,368	490,579	510,294	475,508
Average Sale Price YTD	566,157	521,355	483,668	501,714	470,928
Median Sale Price	517,000	488,000	448,000	460,000	429,300
Median Sale Price YTD	520,000	478,000	440,000	460,000	423,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	30 / 32	31 / 37	45 / 46	35 / 31	33 / 35
Median Days on Market / YTD	22 / 19	19 / 20	31 / 29	27 / 18	20 / 19
Average Days on Market (Cum.) / YTD	44 / 47	41 / 56	68 / 73	46 / 43	41 / 51
Median Days on Market (Cum.) / YTD	26 / 22	21 / 23	40 / 40	32 / 20	22 / 21
Semi-detached					
New Listings / YTD	334 / 1,844	229 / 1,539	205 / 1,450	260 / 2,055	234 / 1,796
Sales / YTD	201 / 1,309	198 / 1,273	184 / 1,008	161 / 1,517	189 / 1,217
Sales to New Listings Ratio / YTD	60% / 71%	86% / 83%	90% / 70%	62% / 74%	81% / 68%
Sales Volume	86,710,191	80,143,344	70,247,962	59,478,713	67,527,935
Sales Volume YTD	567,511,859	523,553,416	381,840,070	582,842,165	429,383,404
Average Sale Price	431,394	404,764	381,782	369,433	357,291
Average Sale Price YTD	433,546	411,275	378,810	384,207	352,821
Median Sale Price	427,000	404,750	371,750	370,000	344,000
Median Sale Price YTD	430,000	405,000	372,750	377,000	340,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	29 / 28	26 / 31	32 / 38	36 / 31	39 / 41
Median Days on Market / YTD	21 / 19	20 / 19	23 / 27	26 / 19	27 / 24
Average Days on Market (Cum.) / YTD	34 / 35	32 / 42	42 / 59	40 / 41	53 / 57
Median Days on Market (Cum.) / YTD	25 / 21	21 / 21	29 / 31	27 / 21	32 / 26
Row/Townhouse					
New Listings / YTD	500 / 2,796	387 / 2,313	298 / 1,988	329 / 2,481	336 / 2,462
Sales / YTD	313 / 2,042	320 / 1,938	215 / 1,430	183 / 1,728	181 / 1,399
Sales to New Listings Ratio / YTD	63% / 73%	83% / 84%	72% / 72%	56% / 70%	54% / 57%
Sales Volume	90,625,215	91,361,720	55,012,599	46,280,363	45,672,827
Sales Volume YTD	613,482,497	545,534,558	358,101,891	450,809,543	343,594,694
Average Sale Price	289,537	285,505	255,873	252,898	252,336
Average Sale Price YTD	300,432	281,494	250,421	260,885	245,600
Median Sale Price	280,000	279,500	249,000	255,000	260,000
Median Sale Price YTD	300,000	284,700	248,650	258,000	247,500
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	98% / 97%	97% / 98%	97% / 97%
Average Days on Market / YTD	29 / 28	31 / 32	40 / 46	40 / 43	46 / 49
Median Days on Market / YTD	21 / 19	19 / 18	29 / 30	32 / 29	36 / 32
Average Days on Market (Cum.) / YTD	34 / 34	35 / 40	49 / 68	52 / 63	66 / 70
Median Days on Market (Cum.) / YTD	24 / 20	20 / 19	32 / 37	34 / 32	49 / 39

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

July 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	694 / 4,291	626 / 4,100	540 / 3,695	561 / 4,136	542 / 4,146
Sales / YTD	413 / 2,463	447 / 2,581	332 / 1,797	243 / 1,802	244 / 1,444
Sales to New Listings Ratio / YTD	60% / 57%	71% / 63%	61% / 49%	43% / 44%	45% / 35%
Sales Volume	83,765,700	89,675,216	64,066,502	48,242,399	53,759,209
Sales Volume YTD	516,228,443	506,094,630	332,458,596	356,623,780	298,850,033
Average Sale Price	202,823	200,616	192,971	198,528	220,325
Average Sale Price YTD	209,593	196,085	185,008	197,904	206,960
Median Sale Price	186,000	190,000	172,600	172,500	194,950
Median Sale Price YTD	194,000	184,000	169,500	175,000	185,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	95% / 95%	95% / 96%	96% / 95%
Average Days on Market / YTD	47 / 45	44 / 47	60 / 60	58 / 59	58 / 59
Median Days on Market / YTD	36 / 30	29 / 31	43 / 44	42 / 42	42 / 43
Average Days on Market (Cum.) / YTD	66 / 67	61 / 71	102 / 104	92 / 100	96 / 102
Median Days on Market (Cum.) / YTD	44 / 37	36 / 36	57 / 59	58 / 56	69 / 63
Total Residential¹					
New Listings / YTD	3,214 / 18,515	2,634 / 16,743	2,385 / 15,750	2,585 / 19,201	2,460 / 17,805
Sales / YTD	1,941 / 11,996	2,009 / 12,408	1,586 / 9,362	1,338 / 11,960	1,493 / 10,542
Sales to New Listings Ratio / YTD	60% / 65%	76% / 74%	66% / 59%	52% / 62%	61% / 59%
Sales Volume	838,574,062	832,632,193	608,772,104	537,232,321	584,931,187
Sales Volume YTD	5,197,208,296	5,024,467,745	3,552,164,691	4,858,621,971	4,124,384,602
Average Sale Price	432,032	414,451	383,841	401,519	391,782
Average Sale Price YTD	433,245	404,938	379,424	406,239	391,234
Median Sale Price	415,000	388,000	365,000	375,750	360,000
Median Sale Price YTD	416,500	390,000	360,000	383,950	363,925
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 97%	97% / 99%	98% / 98%
Average Days on Market / YTD	34 / 34	33 / 38	46 / 48	40 / 37	39 / 41
Median Days on Market / YTD	24 / 21	21 / 21	32 / 32	29 / 22	25 / 24
Average Days on Market (Cum.) / YTD	46 / 48	44 / 55	70 / 77	54 / 54	54 / 61
Median Days on Market (Cum.) / YTD	28 / 24	24 / 25	40 / 42	34 / 25	30 / 28
Other²					
New Listings / YTD	100 / 532	80 / 546	73 / 564	58 / 536	80 / 535
Sales / YTD	41 / 267	45 / 303	40 / 220	27 / 314	41 / 256
Sales to New Listings Ratio / YTD	41% / 50%	56% / 55%	55% / 39%	47% / 59%	51% / 48%
Sales Volume	19,461,305	23,873,102	17,439,400	7,961,325	13,359,800
Sales Volume YTD	120,487,249	133,551,169	70,336,841	104,270,247	87,625,022
Average Sale Price	474,666	530,513	435,985	294,864	325,849
Average Sale Price YTD	451,263	440,763	319,713	332,071	342,285
Median Sale Price	300,000	400,000	338,500	113,325	310,000
Median Sale Price YTD	352,000	350,000	203,500	262,450	290,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 97%	95% / 94%	93% / 95%	95% / 95%
Average Days on Market / YTD	42 / 49	52 / 52	46 / 63	63 / 63	45 / 73
Median Days on Market / YTD	23 / 24	31 / 29	33 / 40	48 / 39	37 / 42
Average Days on Market (Cum.) / YTD	60 / 92	72 / 101	82 / 100	75 / 85	116 / 115
Median Days on Market (Cum.) / YTD	25 / 29	41 / 33	36 / 50	48 / 44	64 / 63

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

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

5 Year Commercial Activity (Part 1)

page 13a

City of Edmonton

July 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	19 / 84	12 / 66	9 / 65	9 / 60	4 / 43
Sales / YTD	3 / 18	1 / 18	4 / 12	2 / 20	2 / 8
Sales to New Listings Ratio / YTD	16% / 21%	8% / 27%	44% / 18%	22% / 33%	50% / 19%
Sales Volume	8,482,720	1,025,001	2,935,000	2,675,000	530,000
Sales Volume YTD	29,372,345	51,736,001	8,028,000	40,998,130	4,630,000
Average Sale Price	2,827,573	1,025,001	733,750	1,337,500	265,000
Average Sale Price YTD	1,631,797	2,874,222	669,000	2,049,907	578,750
Median Sale Price	880,000	1,025,001	467,500	1,337,500	265,000
Median Sale Price YTD	890,000	1,097,501	452,500	1,087,500	512,500
Sale to List Price Ratio / YTD	93% / 95%	92% / 96%	85% / 89%	94% / 95%	77% / 80%
Average Days on Market / YTD	55 / 156	175 / 231	97 / 197	82 / 198	37 / 75
Median Days on Market / YTD	73 / 67	175 / 164	106 / 106	82 / 135	37 / 63
Average Days on Market (Cum.) / YTD	63 / 191	175 / 315	97 / 266	82 / 301	37 / 113
Median Days on Market (Cum.) / YTD	73 / 79	175 / 233	106 / 112	82 / 166	37 / 68

Investment

New Listings / YTD	18 / 179	30 / 150	24 / 175	20 / 124	16 / 100
Sales / YTD	12 / 53	4 / 44	9 / 50	7 / 51	8 / 35
Sales to New Listings Ratio / YTD	67% / 30%	13% / 29%	38% / 29%	35% / 41%	50% / 35%
Sales Volume	14,222,000	2,613,000	13,119,457	9,847,000	6,552,992
Sales Volume YTD	51,088,735	36,667,132	47,200,191	46,968,168	23,354,578
Average Sale Price	1,185,167	653,250	1,457,717	1,406,714	819,124
Average Sale Price YTD	963,938	833,344	944,004	920,944	667,274
Median Sale Price	1,190,000	437,500	469,000	1,595,000	562,500
Median Sale Price YTD	572,760	500,000	483,500	520,000	455,000
Sale to List Price Ratio / YTD	94% / 92%	94% / 92%	104% / 94%	89% / 93%	86% / 85%
Average Days on Market / YTD	141 / 140	305 / 129	122 / 142	252 / 171	155 / 164
Median Days on Market / YTD	109 / 108	275 / 83	106 / 107	160 / 126	137 / 134
Average Days on Market (Cum.) / YTD	230 / 182	485 / 186	149 / 185	252 / 174	155 / 192
Median Days on Market (Cum.) / YTD	137 / 143	502 / 120	106 / 141	160 / 126	137 / 139

Multi Family

New Listings / YTD	8 / 63	8 / 74	7 / 83	8 / 83	8 / 65
Sales / YTD	5 / 36	7 / 33	5 / 17	1 / 21	4 / 35
Sales to New Listings Ratio / YTD	63% / 57%	88% / 45%	71% / 20%	13% / 25%	50% / 54%
Sales Volume	7,980,000	9,168,000	5,433,235	1,800,000	4,272,000
Sales Volume YTD	68,818,789	45,257,500	19,870,235	29,855,000	45,028,250
Average Sale Price	1,596,000	1,309,714	1,086,647	1,800,000	1,068,000
Average Sale Price YTD	1,911,633	1,371,439	1,168,837	1,421,667	1,286,521
Median Sale Price	890,000	1,150,000	1,055,000	1,800,000	903,500
Median Sale Price YTD	1,206,000	1,330,000	1,055,000	1,600,000	1,100,000
Sale to List Price Ratio / YTD	97% / 96%	92% / 93%	94% / 92%	95% / 94%	86% / 93%
Average Days on Market / YTD	56 / 117	139 / 118	148 / 112	88 / 81	313 / 196
Median Days on Market / YTD	40 / 96	140 / 90	103 / 66	88 / 52	227 / 112
Average Days on Market (Cum.) / YTD	99 / 156	287 / 189	207 / 144	88 / 109	313 / 238
Median Days on Market (Cum.) / YTD	111 / 122	154 / 116	135 / 70	88 / 78	227 / 140

Hotel/Motel

New Listings / YTD	0 / 1	0 / 1	0 / 1	0 / 0	0 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

page 13b

City of Edmonton

July 2025

Business	2025	2024	2023	2022	2021
New Listings / YTD	26 / 227	18 / 157	15 / 133	14 / 104	9 / 54
Sales / YTD	5 / 31	7 / 37	5 / 25	6 / 24	2 / 10
Sales to New Listings Ratio / YTD	19% / 14%	39% / 24%	33% / 19%	43% / 23%	22% / 19%
Sales Volume	1,105,000	1,163,500	868,200	1,265,300	142,000
Sales Volume YTD	6,427,500	7,355,500	4,068,700	6,765,800	2,122,068
Average Sale Price	221,000	166,214	173,640	210,883	71,000
Average Sale Price YTD	207,339	198,797	162,748	281,908	212,207
Median Sale Price	65,000	115,000	174,200	184,500	71,000
Median Sale Price YTD	155,000	150,000	140,000	182,500	91,500
Sale to List Price Ratio / YTD	74% / 85%	88% / 86%	81% / 82%	83% / 84%	79% / 145%
Average Days on Market / YTD	145 / 124	95 / 112	206 / 133	160 / 160	62 / 208
Median Days on Market / YTD	104 / 117	86 / 102	152 / 102	154 / 105	62 / 189
Average Days on Market (Cum.) / YTD	164 / 155	95 / 126	206 / 140	176 / 176	62 / 208
Median Days on Market (Cum.) / YTD	165 / 127	86 / 105	152 / 102	154 / 105	62 / 189
Lease					
New Listings / YTD	17 / 138	18 / 121	20 / 118	18 / 89	11 / 73
Sales / YTD	14 / 50	5 / 40	5 / 31	1 / 20	1 / 20
Sales to New Listings Ratio / YTD	82% / 36%	28% / 33%	25% / 26%	6% / 22%	9% / 27%
Sales Volume	3,242,626	1,994,292	1,016,463	10,500	161,600
Sales Volume YTD	14,859,895	17,552,718	12,922,362	2,365,206	5,002,432
Average Sale Price	231,616	398,858	203,293	10,500	161,600
Average Sale Price YTD	297,198	438,818	416,850	118,260	250,122
Median Sale Price	123,125	110,700	123,250	10,500	161,600
Median Sale Price YTD	182,827	118,235	123,250	96,172	144,400
Average Days on Market / YTD	138 / 173	221 / 196	479 / 204	71 / 131	101 / 210
Median Days on Market / YTD	80 / 98	81 / 100	308 / 146	71 / 89	101 / 103
Average Days on Market (Cum.) / YTD	184 / 201	221 / 202	479 / 221	71 / 171	101 / 224
Median Days on Market (Cum.) / YTD	119 / 127	81 / 122	308 / 147	71 / 145	101 / 125
Farms					
New Listings / YTD	1 / 5	2 / 7	1 / 7	2 / 4	0 / 2
Sales / YTD	0 / 1	0 / 0	0 / 0	0 / 1	0 / 2
Sales to New Listings Ratio / YTD	0% / 20%	0% / 0%	0% / 0%	0% / 25%	0% / 100%
Sales Volume	0	0	0	0	0
Sales Volume YTD	1,000,000	0	0	2,200,000	2,548,000
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	1,000,000	0	0	2,200,000	1,274,000
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	1,000,000	0	0	2,200,000	1,274,000
Sale to List Price Ratio / YTD	0% / 77%	0% / 0%	0% / 0%	0% / 92%	0% / 80%
Average Days on Market / YTD	0 / 27	0 / 0	0 / 0	0 / 83	0 / 263
Median Days on Market / YTD	0 / 27	0 / 0	0 / 0	0 / 83	0 / 263
Average Days on Market (Cum.) / YTD	0 / 27	0 / 0	0 / 0	0 / 213	0 / 510
Median Days on Market (Cum.) / YTD	0 / 27	0 / 0	0 / 0	0 / 213	0 / 510
Total Commercial¹					
New Listings / YTD	91 / 703	88 / 580	76 / 582	71 / 466	48 / 339
Sales / YTD	39 / 191	24 / 174	28 / 135	17 / 137	17 / 110
Sales to New Listings Ratio / YTD	43% / 27%	27% / 30%	37% / 23%	24% / 29%	35% / 32%
Sales Volume	35,032,346	15,963,793	23,372,355	15,597,800	11,658,592
Sales Volume YTD	172,967,264	159,546,851	92,089,488	129,152,304	82,685,328
Average Sale Price	898,265	665,158	834,727	917,518	685,800
Average Sale Price YTD	905,588	916,936	682,144	942,718	751,685
Median Sale Price	527,000	325,000	412,500	450,000	495,000
Median Sale Price YTD	467,000	425,000	385,000	475,000	532,500
Sale to List Price Ratio / YTD	90% / 92%	91% / 92%	93% / 90%	87% / 92%	84% / 94%
Average Days on Market / YTD	123 / 142	172 / 148	202 / 156	179 / 152	164 / 182
Median Days on Market / YTD	84 / 97	106 / 96	115 / 107	121 / 104	123 / 124
Average Days on Market (Cum.) / YTD	175 / 177	245 / 190	221 / 187	185 / 183	164 / 214
Median Days on Market (Cum.) / YTD	111 / 125	126 / 119	124 / 131	121 / 121	123 / 139

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

July 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	55	58	55	374	392	294
	Average	553,699	511,149	448,884	547,416	491,181	459,269
	Median	485,000	499,500	405,000	515,300	450,000	417,500
North Central	Sales	208	225	189	1,242	1,369	1,025
	Average	481,514	454,178	412,170	482,058	442,702	409,876
	Median	455,000	429,000	399,000	465,000	426,900	389,900
Northeast	Sales	74	56	50	410	369	311
	Average	440,672	412,172	352,902	459,459	398,909	340,110
	Median	412,000	393,250	338,700	425,000	382,500	322,500
Central	Sales	38	52	25	281	291	193
	Average	322,103	301,407	278,640	327,883	307,009	288,070
	Median	300,000	276,000	275,000	295,000	285,000	266,000
West	Sales	106	107	78	564	585	486
	Average	700,012	689,329	587,205	664,383	596,837	545,977
	Median	581,250	520,000	472,500	545,000	479,900	430,000
Southwest	Sales	124	123	111	686	770	710
	Average	675,312	675,487	610,912	713,691	639,385	600,735
	Median	623,000	608,000	543,500	619,000	561,650	529,500
Southeast	Sales	158	172	154	1,048	1,155	887
	Average	514,651	493,650	438,644	530,583	481,568	435,204
	Median	478,945	461,250	409,500	490,000	450,000	405,000
Anthony Henday	Sales	250	250	193	1,574	1,687	1,223
	Average	645,881	626,438	575,549	628,877	601,433	560,638
	Median	574,735	572,571	513,000	577,000	551,000	520,000
City of Edmonton Total	Sales	1,014	1,044	855	6,182	6,616	5,127
	Average	569,500	547,368	490,579	566,157	521,355	483,668
	Median	517,000	488,000	448,000	520,000	478,000	440,000
Semi-detached							
Northwest	Sales	12	10	9	74	95	59
	Average	476,179	441,500	375,903	444,397	432,670	396,037
	Median	443,875	436,750	420,000	443,875	425,000	408,000
North Central	Sales	38	39	29	221	218	164
	Average	368,089	369,699	329,710	390,717	358,775	326,077
	Median	362,000	357,500	345,000	394,000	380,000	335,900
Northeast	Sales	10	9	6	53	45	41
	Average	331,670	334,809	310,917	346,807	313,397	275,187
	Median	317,650	335,000	301,500	325,000	315,000	249,500
Central	Sales	4	11	5	36	63	22
	Average	n/a	403,182	404,500	369,376	357,089	362,450
	Median	n/a	361,500	375,000	354,500	328,000	329,500
West	Sales	6	5	8	44	40	36
	Average	477,900	443,000	320,863	403,827	423,815	348,471
	Median	421,250	385,000	317,500	362,000	360,000	310,000
Southwest	Sales	16	21	15	101	110	98
	Average	487,071	404,471	476,593	470,934	453,954	466,916
	Median	442,450	352,100	431,500	423,500	401,500	433,900
Southeast	Sales	25	30	34	210	238	189
	Average	430,513	397,632	361,882	436,605	424,753	367,997
	Median	435,000	352,500	352,000	434,500	403,000	350,000
Anthony Henday	Sales	90	73	78	570	464	399
	Average	456,152	427,726	402,506	455,403	430,299	395,705
	Median	445,000	424,900	387,000	449,900	422,250	388,000
City of Edmonton Total	Sales	201	198	184	1,309	1,273	1,008
	Average	431,394	404,764	381,782	433,546	411,275	378,810
	Median	427,000	404,750	371,750	430,000	405,000	372,750

n/a = insufficient data

July 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	11	7	7	80	65	42
	Average	378,992	339,129	301,543	368,085	367,633	302,876
	Median	382,403	366,000	294,000	362,250	367,000	303,250
North Central	Sales	65	56	44	409	358	281
	Average	278,425	265,270	226,741	273,933	250,226	223,530
	Median	275,000	250,000	209,000	255,000	244,500	209,000
Northeast	Sales	31	33	16	202	174	133
	Average	208,382	210,521	165,169	223,403	201,584	166,804
	Median	203,000	197,000	163,850	210,000	194,450	162,000
Central	Sales	5	6	3	29	32	19
	Average	313,700	381,394	n/a	364,934	364,754	350,863
	Median	272,500	370,000	n/a	330,000	331,350	345,000
West	Sales	24	38	15	159	184	140
	Average	230,558	225,171	220,018	256,472	223,322	211,660
	Median	232,500	216,750	212,500	236,000	212,000	184,385
Southwest	Sales	41	35	32	235	234	167
	Average	283,065	309,423	276,650	306,292	288,509	257,306
	Median	302,000	292,500	261,000	308,500	285,500	249,000
Southeast	Sales	58	63	32	338	311	228
	Average	268,388	267,878	224,270	275,137	256,588	223,501
	Median	241,000	248,000	197,500	258,000	235,000	196,750
Anthony Henday	Sales	78	82	66	590	580	420
	Average	354,164	349,202	300,271	356,835	339,498	309,898
	Median	348,750	345,000	289,500	355,050	332,250	305,000
City of Edmonton Total	Sales	313	320	215	2,042	1,938	1,430
	Average	289,537	285,505	255,873	300,432	281,494	250,421
	Median	280,000	279,500	249,000	300,000	284,700	248,650
Apartment Condominium							
Northwest	Sales	9	5	10	64	82	56
	Average	186,156	178,480	160,700	170,468	140,511	130,948
	Median	174,500	184,900	130,000	147,750	131,500	116,500
North Central	Sales	48	57	39	281	302	219
	Average	186,935	192,148	159,934	187,656	175,963	160,123
	Median	181,000	180,000	156,000	187,000	176,875	162,500
Northeast	Sales	18	34	16	142	183	83
	Average	154,639	141,850	90,125	149,316	136,234	119,740
	Median	159,000	137,500	93,000	153,500	138,000	117,000
Central	Sales	117	87	72	601	558	401
	Average	203,074	187,175	195,815	209,962	209,487	199,085
	Median	174,000	180,000	171,500	178,500	179,450	170,000
West	Sales	25	38	28	186	186	155
	Average	160,432	196,350	212,065	175,482	176,934	163,180
	Median	168,000	172,500	145,000	170,000	160,000	146,000
Southwest	Sales	88	90	73	487	517	352
	Average	231,876	238,609	226,621	241,991	224,899	216,798
	Median	204,700	222,500	217,700	218,000	200,000	197,450
Southeast	Sales	41	46	43	240	256	201
	Average	198,997	189,271	189,666	210,628	181,737	174,835
	Median	206,000	185,250	179,750	209,500	179,450	173,000
Anthony Henday	Sales	67	90	51	462	497	330
	Average	208,946	212,008	196,953	225,449	209,055	192,543
	Median	205,000	206,500	177,000	215,000	200,000	180,000
City of Edmonton Total	Sales	413	447	332	2,463	2,581	1,797
	Average	202,823	200,616	192,971	209,593	196,085	185,008
	Median	186,000	190,000	172,600	194,000	184,000	169,500

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
July 2025

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,269	1,251	93	12
	April	2,468	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,507	1,176	63	22
	December	1,012	877	45	21
	Total	24,573	15,729	918	252
2024	January	1,520	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,640	2,144	104	32
	May	2,966	2,141	81	26
	June	2,578	1,932	82	33
	July	2,634	2,009	88	24
	August	2,428	1,771	69	18
	September	2,215	1,537	72	19
	October	2,088	1,734	90	27
	November	1,507	1,364	85	26
	December	975	1,053	64	28
	Total	25,956	19,867	960	292
2025	January	1,717	1,181	102	18
	February	1,873	1,258	98	22
	March	2,625	1,749	102	33
	April	2,764	1,841	95	25
	May	3,384	2,055	112	30
	June	2,938	1,971	103	24
	July	3,214	1,941	91	39
	Total	18,515	11,996	703	191

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

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

Residential Average Sale Price by Type

page 21

City of Edmonton

July 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,136	410,716	283,883	196,112	407,420
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,878	295,449	211,102	422,542
	March	574,363	426,951	311,765	215,504	440,248
	April	579,653	432,565	304,799	212,775	445,178
	May	562,031	439,303	300,978	208,773	431,559
	June	562,077	447,645	299,173	211,504	433,308
	July	569,500	431,394	289,537	202,823	432,032

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

July 2025

	2025	2024	2023	2022	2021
Edmonton City Monthly					
New Listings	3,405	2,802	2,534	2,714	2,588
Sales	2,021	2,078	1,654	1,382	1,551
Sales Volume	893,067,713	872,469,088	649,583,859	560,791,446	609,949,579
Edmonton City Year to Date					
New Listings	19,750	17,869	16,896	20,203	18,679
Sales	12,454	12,885	9,717	12,411	10,908
Sales Volume	5,490,662,809	5,317,565,765	3,714,591,020	5,092,044,522	4,294,694,952
Edmonton City Month End Active Inventory					
Residential	5,317	4,254	5,082	6,307	6,206
Commercial	534	482	550	470	365
TOTAL	6,079	4,973	5,928	7,032	6,854
Greater Edmonton Area Monthly					
New Listings	4,725	3,947	3,569	3,922	3,707
Sales	3,025	3,074	2,443	2,124	2,403
Sales Volume	1,420,415,659	1,371,214,890	1,003,223,166	896,687,853	972,753,293
Greater Edmonton Area Year to Date					
New Listings	27,812	25,776	24,427	28,823	27,646
Sales	18,163	18,855	14,478	18,410	17,163
Sales Volume	8,447,079,750	8,195,530,019	5,824,940,073	7,833,256,515	6,993,106,016
Greater Edmonton Area Month End Active Inventory					
Residential	7,061	5,817	6,935	8,453	8,424
Commercial	850	799	900	817	752
TOTAL	8,439	7,221	8,544	9,964	9,953
Total Board Monthly					
New Listings	5,318	4,580	4,158	4,625	4,302
Sales	3,451	3,450	2,800	2,445	2,757
Sales Volume	1,555,585,198	1,480,629,704	1,105,219,533	988,231,218	1,076,373,147
Total Board Year to Date					
New Listings	31,876	29,960	28,375	33,250	32,127
Sales	20,494	20,998	16,428	20,714	19,832
Sales Volume	9,216,185,418	8,860,151,074	6,385,862,070	8,518,081,722	7,746,758,417

5 Year Residential Activity

page 23

Total Board

July 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,938 / 17,402	2,525 / 16,480	2,364 / 15,912	2,722 / 19,153	2,444 / 18,261
Sales / YTD	2,004 / 11,614	1,985 / 12,139	1,655 / 9,700	1,495 / 12,696	1,731 / 12,878
Sales to New Listings Ratio / YTD	68% / 67%	79% / 74%	70% / 61%	55% / 66%	71% / 71%
Sales Volume	1,091,296,699	1,030,030,999	781,177,444	713,120,329	786,107,367
Sales Volume YTD	6,331,700,065	6,129,275,495	4,542,699,016	6,151,777,955	5,813,389,736
Semi-detached					
New Listings / YTD	456 / 2,652	345 / 2,372	298 / 2,223	388 / 2,944	353 / 2,777
Sales / YTD	311 / 1,933	326 / 2,007	286 / 1,575	259 / 2,211	292 / 1,921
Sales to New Listings Ratio / YTD	68% / 73%	94% / 85%	96% / 71%	67% / 75%	83% / 69%
Sales Volume	132,643,501	130,741,714	107,487,158	94,889,633	101,951,185
Sales Volume YTD	826,127,797	806,399,902	585,620,264	827,647,906	665,245,969
Row/Townhouse					
New Listings / YTD	618 / 3,477	509 / 3,040	381 / 2,593	412 / 3,142	414 / 3,127
Sales / YTD	401 / 2,601	430 / 2,527	288 / 1,846	235 / 2,192	250 / 1,788
Sales to New Listings Ratio / YTD	65% / 75%	84% / 83%	76% / 71%	57% / 70%	60% / 57%
Sales Volume	118,903,930	125,955,048	75,291,296	59,767,481	62,948,575
Sales Volume YTD	798,301,669	725,338,097	469,773,665	573,173,941	443,080,334
Apartment Condominium					
New Listings / YTD	785 / 4,868	689 / 4,615	631 / 4,274	634 / 4,715	625 / 4,688
Sales / YTD	480 / 2,897	497 / 2,973	383 / 2,130	290 / 2,153	287 / 1,705
Sales to New Listings Ratio / YTD	61% / 60%	72% / 64%	61% / 50%	46% / 46%	46% / 36%
Sales Volume	100,138,350	101,426,940	74,288,983	58,035,855	63,476,009
Sales Volume YTD	617,092,181	594,605,728	410,519,473	434,724,385	357,563,265
Total Residential¹					
New Listings / YTD	4,797 / 28,399	4,068 / 26,507	3,674 / 25,002	4,156 / 29,954	3,836 / 28,853
Sales / YTD	3,196 / 19,045	3,238 / 19,646	2,612 / 15,251	2,279 / 19,252	2,560 / 18,292
Sales to New Listings Ratio / YTD	67% / 67%	80% / 74%	71% / 61%	55% / 64%	67% / 63%
Sales Volume	1,442,982,480	1,388,154,701	1,038,244,881	925,813,298	1,014,483,136
Sales Volume YTD	8,573,221,712	8,255,619,222	6,008,612,418	7,987,324,187	7,279,279,304
Other²					
New Listings / YTD	316 / 1,971	297 / 2,087	279 / 1,975	254 / 2,067	312 / 2,229
Sales / YTD	164 / 959	150 / 918	125 / 806	115 / 1,061	156 / 1,166
Sales to New Listings Ratio / YTD	52% / 49%	51% / 44%	45% / 41%	45% / 51%	50% / 52%
Sales Volume	42,580,544	46,835,253	29,985,822	23,613,025	37,165,029
Sales Volume YTD	269,195,181	264,841,256	168,478,931	248,758,346	252,269,566

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

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

5 Year Commercial Activity

page 24

Total Board

July 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	32 / 217	40 / 220	37 / 193	33 / 195	16 / 148
Sales / YTD	12 / 50	8 / 50	7 / 37	7 / 44	5 / 30
Sales to New Listings Ratio / YTD	38% / 23%	20% / 23%	19% / 19%	21% / 23%	31% / 20%
Sales Volume	21,668,270	3,407,501	3,835,000	10,549,555	854,000
Sales Volume YTD	56,495,305	73,003,801	22,893,900	66,230,084	14,514,658
Investment					
New Listings / YTD	37 / 359	59 / 329	52 / 376	64 / 306	42 / 259
Sales / YTD	22 / 121	10 / 93	16 / 99	15 / 111	13 / 88
Sales to New Listings Ratio / YTD	59% / 34%	17% / 28%	31% / 26%	23% / 36%	31% / 34%
Sales Volume	21,992,670	17,800,280	15,691,957	13,682,380	9,336,492
Sales Volume YTD	112,073,481	74,464,817	71,743,891	82,989,498	57,892,305
Multi Family					
New Listings / YTD	12 / 85	10 / 98	11 / 115	13 / 120	16 / 95
Sales / YTD	5 / 44	9 / 45	6 / 24	1 / 32	5 / 47
Sales to New Listings Ratio / YTD	42% / 52%	90% / 46%	55% / 21%	8% / 27%	31% / 49%
Sales Volume	7,980,000	12,148,000	6,783,235	1,800,000	6,187,000
Sales Volume YTD	77,306,900	69,519,000	24,555,235	39,607,500	56,505,750
Hotel/Motel					
New Listings / YTD	1 / 15	2 / 9	2 / 10	2 / 4	1 / 6
Sales / YTD	0 / 1	0 / 3	0 / 0	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 7%	0% / 33%	0% / 0%	0% / 50%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	690,000	2,270,000	0	633,000	0
Business					
New Listings / YTD	50 / 368	37 / 290	33 / 255	30 / 210	24 / 119
Sales / YTD	7 / 63	10 / 64	10 / 49	10 / 44	3 / 26
Sales to New Listings Ratio / YTD	14% / 17%	27% / 22%	30% / 19%	33% / 21%	13% / 22%
Sales Volume	2,100,000	1,748,500	2,248,200	2,482,300	287,000
Sales Volume YTD	27,412,500	17,672,000	13,049,200	11,363,300	11,275,068
Lease					
New Listings / YTD	43 / 241	34 / 214	31 / 231	35 / 181	21 / 182
Sales / YTD	21 / 97	10 / 81	13 / 76	4 / 59	2 / 53
Sales to New Listings Ratio / YTD	49% / 40%	29% / 38%	42% / 33%	11% / 33%	10% / 29%
Sales Volume	3,712,214	2,995,569	2,321,938	450,900	192,800
Sales Volume YTD	22,810,630	31,986,980	18,718,900	7,670,067	9,128,283
Farms					
New Listings / YTD	28 / 209	32 / 198	35 / 209	38 / 208	34 / 230
Sales / YTD	24 / 110	12 / 93	11 / 84	14 / 106	12 / 126
Sales to New Listings Ratio / YTD	86% / 53%	38% / 47%	31% / 40%	37% / 51%	35% / 55%
Sales Volume	12,569,020	6,928,900	6,108,500	9,839,760	6,227,690
Sales Volume YTD	72,387,209	69,184,998	57,472,595	72,942,240	63,383,482
Total Commercial¹					
New Listings / YTD	205 / 1,506	215 / 1,366	205 / 1,398	215 / 1,229	154 / 1,045
Sales / YTD	91 / 490	62 / 434	63 / 371	51 / 401	41 / 374
Sales to New Listings Ratio / YTD	44% / 33%	29% / 32%	31% / 27%	24% / 33%	27% / 36%
Sales Volume	70,022,174	45,639,750	36,988,830	38,804,895	24,724,982
Sales Volume YTD	373,768,525	339,690,596	208,770,721	281,999,189	215,209,547

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

July 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	8	6	6	39	38	40
	Sales Volume	1,897,505	1,590,000	1,693,776	10,450,505	9,156,952	9,934,776
	Average Price	237,188	265,000	282,296	267,962	240,972	248,369
	Median Price	215,000	275,000	276,000	250,000	240,000	236,500
Beaumont	Sales	48	66	46	274	299	244
	Sales Volume	27,507,798	34,184,988	25,635,240	149,433,596	154,290,337	122,586,412
	Average Price	573,079	517,954	557,288	545,378	516,021	502,403
	Median Price	597,000	519,950	560,000	529,250	505,000	489,950
Bonnyville	Sales	32	28	38	191	155	146
	Sales Volume	11,393,577	9,729,300	11,420,400	70,332,097	56,793,382	46,830,950
	Average Price	356,049	347,475	300,537	368,231	366,409	320,760
	Median Price	310,000	345,000	283,500	325,000	337,500	300,000
Cold Lake	Sales	50	45	52	218	234	238
	Sales Volume	18,048,093	16,188,900	17,197,450	79,396,504	79,877,650	80,188,738
	Average Price	360,962	359,753	330,720	364,204	341,357	336,927
	Median Price	359,500	380,500	326,250	361,200	333,000	325,000
Devon	Sales	18	15	17	82	87	61
	Sales Volume	6,675,200	5,745,190	6,402,900	32,132,666	35,449,640	23,305,550
	Average Price	370,844	383,013	376,641	391,862	407,467	382,058
	Median Price	350,000	395,000	387,000	385,150	385,000	360,000
Drayton Valley	Sales	21	12	15	91	82	77
	Sales Volume	6,522,900	3,586,000	4,075,400	28,855,700	23,157,600	20,753,699
	Average Price	310,614	298,833	271,693	317,096	282,410	269,529
	Median Price	287,000	267,500	270,000	299,000	285,000	266,500
Fort Saskatchewan	Det. Sales	56	46	41	290	324	237
	Det. Average Price	539,387	525,376	485,573	536,646	497,968	483,097
	Det. Median Price	538,249	522,500	450,000	524,750	480,000	470,000
	Apt. Sales	2	4	6	46	28	43
	Apt. Average Price	n/a	n/a	152,583	196,050	168,232	179,549
	Apt. Median Price	n/a	n/a	140,250	184,500	168,500	157,000
	Total Sales Volume	43,203,471	31,692,880	27,334,597	217,266,141	215,371,421	156,368,785
Gibbons	Sales	6	13	8	44	43	45
	Sales Volume	1,858,500	5,015,797	2,673,990	17,355,235	15,132,797	14,796,890
	Average Price	309,750	385,831	334,249	394,437	351,926	328,820
	Median Price	342,500	347,500	328,995	363,750	329,500	313,000
Leduc	Det. Sales	64	56	46	359	388	299
	Det. Average Price	478,827	454,453	419,818	501,539	465,738	439,165
	Det. Median Price	459,750	435,000	419,000	482,500	454,125	420,000
	Apt. Sales	4	2	1	27	18	12
	Apt. Average Price	n/a	n/a	n/a	176,522	197,953	201,825
	Apt. Median Price	n/a	n/a	n/a	176,000	202,500	173,750
	Total Sales Volume	39,730,625	35,432,588	26,965,288	234,285,082	233,734,804	174,428,790

n/a = insufficient data

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

July 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville	Sales	23	19	20	136	164	139
	Sales Volume	9,866,346	7,146,300	6,545,000	56,109,869	61,936,702	49,100,654
	Average Price	428,972	376,121	327,250	412,573	377,663	353,242
	Median Price	425,000	370,000	330,000	416,478	387,250	365,000
Sherwood Park	Det. Sales	105	104	72	580	606	484
	Det. Average Price	594,325	551,954	542,298	579,600	538,357	510,840
	Det. Median Price	574,900	518,889	527,250	551,750	510,000	480,000
	Apt. Sales	17	14	10	84	102	73
	Apt. Average Price	323,253	304,679	248,400	306,325	285,539	258,024
	Apt. Median Price	300,000	294,500	246,000	303,000	274,800	270,000
	Total Sales Volume	82,037,672	76,874,330	51,595,258	449,249,371	443,413,966	326,281,032
Spruce Grove	Det. Sales	83	70	60	484	489	358
	Det. Average Price	550,482	515,066	470,071	546,891	484,542	457,593
	Det. Median Price	562,500	504,594	467,500	545,000	465,000	445,000
	Apt. Sales	9	10	10	46	60	40
	Apt. Average Price	168,833	189,250	164,390	191,121	189,583	185,449
	Apt. Median Price	177,000	186,250	158,250	181,050	176,500	185,000
	Total Sales Volume	60,254,436	54,268,290	40,546,601	350,704,478	340,946,745	233,314,951
St. Albert	Det. Sales	112	100	83	625	630	497
	Det. Average Price	628,874	590,507	509,152	620,243	578,461	531,655
	Det. Median Price	579,950	548,533	475,000	560,000	533,950	490,000
	Apt. Sales	21	6	12	111	76	98
	Apt. Average Price	280,002	296,883	252,174	285,282	272,896	311,855
	Apt. Median Price	224,900	252,650	213,875	232,000	228,950	214,500
	Total Sales Volume	89,734,992	79,655,582	57,102,195	501,064,041	470,628,526	356,687,787
St. Paul	Sales	19	18	13	109	90	85
	Sales Volume	3,828,400	5,503,150	3,306,800	23,451,350	21,677,950	22,701,600
	Average Price	201,495	305,731	254,369	215,150	240,866	267,078
	Median Price	186,500	245,000	210,000	192,500	227,500	260,000
Stony Plain	Sales	32	51	36	288	313	227
	Sales Volume	14,655,978	20,285,200	14,060,904	117,607,109	122,996,975	82,433,151
	Average Price	457,999	397,749	390,581	408,358	392,962	363,142
	Median Price	425,000	415,000	378,750	421,250	391,000	360,000
Vegreville	Sales	14	13	11	76	75	56
	Sales Volume	3,634,500	3,239,800	2,903,500	20,842,399	16,511,900	12,362,400
	Average Price	259,607	249,215	263,955	274,242	220,159	220,757
	Median Price	261,250	246,000	189,000	261,250	227,000	189,500
Westlock	Sales	8	9	7	54	48	48
	Sales Volume	1,550,250	2,094,400	1,749,400	13,993,200	12,002,000	12,022,750
	Average Price	193,781	232,711	249,914	259,133	250,042	250,474
	Median Price	188,750	239,000	260,000	261,500	238,500	245,250
Wetaskiwin	Sales	25	25	13	147	139	118
	Sales Volume	7,430,800	7,315,750	2,853,000	40,291,875	36,084,383	27,897,933
	Average Price	297,232	292,630	219,462	274,094	259,600	236,423
	Median Price	300,000	286,000	217,200	271,000	251,000	232,500

n/a = insufficient data

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

July 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	1	2	0	4	5	0
	Sales Volume	n/a	n/a	n/a	n/a	1,905,000	n/a
Bonnyville M.D.	Sales	0	0	3	5	12	17
	Sales Volume	n/a	n/a	n/a	2,350,900	6,205,800	5,215,740
Lac la Biche County	Sales	0	0	0	1	2	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	5	4	1
	Sales Volume	n/a	n/a	n/a	1,178,500	n/a	n/a
Leduc County	Sales	9	3	0	25	23	12
	Sales Volume	5,841,420	n/a	n/a	20,295,320	37,625,100	10,755,595
Parkland County	Sales	1	1	0	11	9	9
	Sales Volume	n/a	n/a	n/a	9,058,999	5,460,500	8,061,500
Smoky Lake County	Sales	0	2	1	1	8	4
	Sales Volume	n/a	n/a	n/a	n/a	3,064,000	n/a
St. Paul County	Sales	2	0	5	17	9	16
	Sales Volume	n/a	n/a	1,845,500	6,320,255	3,125,064	4,723,509
Strathcona County	Sales	2	2	1	12	9	9
	Sales Volume	n/a	n/a	n/a	10,826,000	9,039,293	10,758,000
Sturgeon County	Sales	7	1	3	12	4	8
	Sales Volume	12,723,050	n/a	n/a	15,794,050	n/a	8,430,500
Thorhild County	Sales	2	0	0	4	4	7
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,618,500
Two Hills County	Sales	0	1	1	3	1	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

July 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	15	11	7	74	52	57
	Sales Volume	3,451,875	2,486,500	2,557,000	21,664,475	12,747,200	15,321,900
Bonnyville M.D.	Sales	37	35	48	223	190	193
	Sales Volume	11,801,577	10,772,300	13,402,600	76,138,297	67,957,182	57,575,790
Lac la Biche County	Sales	0	1	0	6	7	6
	Sales Volume	n/a	n/a	n/a	2,680,000	1,998,200	2,454,000
Lac Ste. Anne County	Sales	3	1	4	25	31	20
	Sales Volume	n/a	n/a	n/a	5,115,850	6,904,700	4,172,750
Leduc County	Sales	26	27	18	127	147	98
	Sales Volume	17,257,833	20,029,800	10,898,400	88,711,379	119,732,072	56,047,605
Parkland County	Sales	77	71	55	408	387	327
	Sales Volume	49,112,430	41,396,198	36,787,640	255,142,033	231,396,524	186,342,009
Smoky Lake County	Sales	5	8	11	45	41	41
	Sales Volume	944,000	1,623,000	2,236,500	10,861,300	11,428,750	8,523,500
St. Paul County	Sales	29	22	18	152	131	115
	Sales Volume	4,574,389	5,925,150	5,152,300	31,641,794	28,996,264	30,170,749
Strathcona County	Sales	41	39	30	248	226	184
	Sales Volume	31,503,107	31,982,000	19,244,897	206,874,884	170,306,800	136,157,749
Sturgeon County	Sales	34	26	21	144	169	137
	Sales Volume	31,696,800	18,236,997	13,581,060	115,390,022	121,148,826	87,535,932
Thorhild County	Sales	11	7	4	48	52	48
	Sales Volume	3,897,400	1,291,499	n/a	14,361,910	10,704,400	10,319,280
Two Hills County	Sales	6	9	4	38	34	27
	Sales Volume	1,030,000	720,450	n/a	8,531,000	6,783,850	4,461,500
Vermilion River County	Sales	1	0	0	3	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data