

Media Release

Softening Edmonton market makes a shift towards balance

Edmonton, AB – November 3, 2025 — In the month of October, the Greater Edmonton Area (GEA) real estate market reported 2,061 sales, a 5.7% decrease compared to activity in September and a 17.0% increase compared to October 2024. In addition, 3,306 new properties were listed, marking a 4.7% decrease in new listings month-over-month and a 14.7% increase year-over-year. The shift in inventory levels is lower by 5.9% from the previous month but 30.7% higher compared to the previous year.

Average selling price across all residential property types increased by 0.3% month-over-month to \$454,777 and compares 3.2% higher than October 2024. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$418,500, a 1.2% decrease from September 2025 and 3.7% higher than one year ago.



"October's numbers suggest a natural seasonal slowdown. While month-over-month activity has slowed, sales and prices remain notably higher than this time last year, signalling a market that continues to show healthy demand and stability. After a period of tighter supply, the increase in available listings compared to last year is creating more balanced conditions for everyone in the market — more choice for buyers and steady opportunity for sellers."

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

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At A Glance

OCTOBER 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,061	3,306	\$454,777	6,665	40
Month-over-month change	↓ 5.7%	↓ 4.7%	↑ 0.3%	↓ 5.9%	↑ 1 Day
Year-over-year change	↓ 17.0%	↑ 14.7%	↑ 3.2%	↑ 30.7%	↑ 3 Days

Review these statistics and more at www.realtorsofedmonton.com

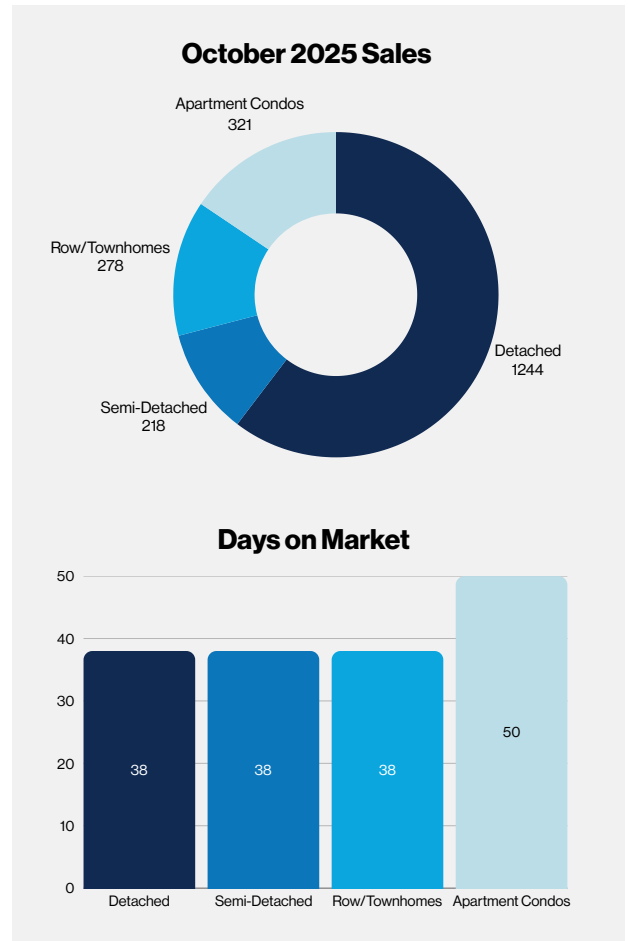
Data by Property Type

Detached home average prices increased 0.9% from September 2025 to \$559,585, a price 1.2% higher than October 2024. The number of sales in the detached category fell 4.8% from last month and 13.0% from last year. New detached listings fell 14.2% month-over-month, but are still 11.2% higher year-over-year.

Semi-detached new listings increased 19.5% from the previous month and increased 34.0% year-over-year, while sales slowed, decreasing by 8.8% compared to September 2025 and 20.1% compared to October 2024. Average prices fell 1.1% from September to \$428,966—a price 5.3% higher than the previous year.

Row/townhomes prices decreased 2.1% in October, averaging \$297,051. This price reflects a 3.5% decrease from the previous year. New listings were also 8.9% lower than September but remained higher than the previous year by 32.5%. Sales for row/townhouse properties decreased by 9.7% month-over-month and 24.3% compared to October 2024.

Apartment condominiums sales slowed from September, selling 3.0% fewer units than the previous month and 22.3% fewer than the previous year. New listings slowed by 7.2% from September but remained 4.3% higher than the previous year. Condominium prices averaged \$202,733 at the end of the month, a 2.3% decrease from September and a 5.3% increase compared to October 2024.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$559,585	\$428,966	\$297,051	\$202,733
Month-over-month change	↑ 0.9%	↓ 1.1%	↓ 2.1%	↓ 2.3%
Year-over-year change	↑ 1.2%	↑ 5.3%	↓ 3.5%	↑ 5.3%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	October 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 507,700.00	-1.2%	7.2%
Apartment benchmark price	\$198,600.00	-0.3%	1.4%
Townhouse benchmark price	\$ 280,500.00	-1.3%	4.5%
Composite ³ benchmark price	\$ 418,500.00	-1.2%	3.7%
MLS® System Activity (for all-residential ⁴ sales in GEA)	October 2025	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 454,777.00	0.4%	3.2%
All-residential median selling price	\$ 430,000.00	-1.1%	2.1%
# residential listings this month	3,306	-4.7%	14.7%
# residential sales this month	2,061	-5.7%	-17.0%
# residential inventory at month end	6,665	-5.9%	30.7%
# Total ⁶ MLS® System sales this month	2,522	-4.7%	-14.1%
\$ Value Total residential sales this month	\$ 1,017,906,520.00	-4.1%	-12.6%
\$ Value of total MLS® System sales – month	\$ 1,112,854,440.00	-6.4%	-12.3%
\$ Value of total MLS® System sales - YTD	\$ 12,802,968,136.00	9.5%	1.8%

MLS® Rental Listing Activity	October 2025	M/M % Change	Y/Y % Change
Total rented listings	46	-2.0%	53.0%
Active rentals	86	0.0%	48.0%
	October 2025	M/M % Change	Long-Term Monthly Average ⁸
Average days on market	28	-10.0%	27
Average price ⁷ for 1-bedroom units	\$ 1,001.00	-1.0%	\$1,250.00
Average price for 2-bedroom units	\$ 1,503.00	-5.0%	\$1,737.00

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
October 2025

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	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,890 / 20,891	1,700 / 19,454	1,579 / 18,785	1,607 / 21,709	1,590 / 20,522
Sales / YTD	1,244 / 13,933	1,430 / 14,800	1,050 / 11,852	945 / 14,088	1,238 / 14,819
Sales to New Listings Ratio / YTD	66% / 67%	84% / 76%	66% / 63%	59% / 65%	78% / 72%
Sales Volume	696,123,819	790,547,077	510,622,818	452,003,208	577,935,280
Sales Volume YTD	7,959,703,594	7,926,520,125	5,849,177,523	7,080,260,469	7,027,235,739
Average Sale Price	559,585	552,830	486,307	478,310	466,830
Average Sale Price YTD	571,284	535,576	493,518	502,574	474,204
Median Sale Price	512,000	505,000	451,000	430,000	421,250
Median Sale Price YTD	525,000	490,500	450,000	459,000	426,900
Sale to List Price Ratio / YTD	98% / 100%	99% / 99%	98% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	38 / 33	37 / 37	43 / 44	45 / 34	42 / 38
Median Days on Market / YTD	27 / 20	22 / 21	31 / 29	33 / 20	28 / 21
Average Days on Market (Cum.) / YTD	56 / 49	54 / 55	68 / 69	63 / 46	58 / 53
Median Days on Market (Cum.) / YTD	36 / 24	28 / 24	40 / 37	45 / 22	36 / 24
Semi-detached					
New Listings / YTD	398 / 3,664	297 / 3,233	245 / 3,001	233 / 3,696	256 / 3,610
Sales / YTD	218 / 2,590	273 / 2,754	198 / 2,197	164 / 2,745	234 / 2,587
Sales to New Listings Ratio / YTD	55% / 71%	92% / 85%	81% / 73%	70% / 74%	91% / 72%
Sales Volume	93,514,684	111,228,210	76,386,682	60,756,325	83,986,837
Sales Volume YTD	1,115,729,204	1,124,784,901	821,664,360	1,029,537,087	902,080,170
Average Sale Price	428,966	407,429	385,791	370,465	358,918
Average Sale Price YTD	430,783	408,419	373,994	375,059	348,697
Median Sale Price	423,000	407,000	373,450	365,000	336,450
Median Sale Price YTD	425,000	405,000	368,000	367,500	335,000
Sale to List Price Ratio / YTD	98% / 100%	100% / 100%	98% / 98%	98% / 99%	98% / 98%
Average Days on Market / YTD	38 / 30	29 / 32	47 / 40	45 / 34	43 / 41
Median Days on Market / YTD	27 / 19	21 / 19	30 / 27	33 / 21	29 / 26
Average Days on Market (Cum.) / YTD	50 / 37	34 / 40	55 / 58	55 / 43	60 / 55
Median Days on Market (Cum.) / YTD	34 / 21	21 / 21	36 / 31	40 / 23	38 / 29
Row/Townhouse					
New Listings / YTD	461 / 4,814	348 / 4,178	387 / 3,691	304 / 4,142	329 / 4,143
Sales / YTD	278 / 3,479	367 / 3,618	266 / 2,705	212 / 2,818	199 / 2,421
Sales to New Listings Ratio / YTD	60% / 72%	105% / 87%	69% / 73%	70% / 68%	60% / 58%
Sales Volume	82,580,272	112,982,379	68,827,768	55,188,978	48,458,694
Sales Volume YTD	1,064,532,400	1,051,550,321	694,493,950	731,533,503	599,987,714
Average Sale Price	297,051	307,854	258,751	260,325	243,511
Average Sale Price YTD	305,988	290,644	256,745	259,593	247,826
Median Sale Price	307,250	311,000	252,250	249,500	243,000
Median Sale Price YTD	309,000	292,000	252,000	255,000	246,000
Sale to List Price Ratio / YTD	97% / 99%	99% / 99%	98% / 98%	97% / 98%	97% / 97%
Average Days on Market / YTD	38 / 31	35 / 34	41 / 46	52 / 44	52 / 51
Median Days on Market / YTD	28 / 21	23 / 20	29 / 30	36 / 30	38 / 34
Average Days on Market (Cum.) / YTD	50 / 37	43 / 42	53 / 65	67 / 62	70 / 72
Median Days on Market (Cum.) / YTD	35 / 22	25 / 21	32 / 35	46 / 34	51 / 43

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
October 2025

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	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	557 / 6,562	534 / 6,270	485 / 5,772	471 / 6,202	494 / 6,353
Sales / YTD	321 / 3,876	413 / 4,125	291 / 3,102	185 / 2,793	251 / 2,402
Sales to New Listings Ratio / YTD	58% / 59%	77% / 66%	60% / 54%	39% / 45%	51% / 38%
Sales Volume	65,077,317	79,493,445	59,267,568	34,610,648	50,388,744
Sales Volume YTD	824,315,478	825,296,351	598,383,519	555,176,256	496,902,760
Average Sale Price	202,733	192,478	203,669	187,085	200,752
Average Sale Price YTD	212,672	200,072	192,902	198,774	206,870
Median Sale Price	183,000	182,000	168,750	172,500	165,000
Median Sale Price YTD	195,000	185,000	173,000	177,500	185,000
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	95% / 95%	95% / 96%	95% / 95%
Average Days on Market / YTD	50 / 45	44 / 46	61 / 59	61 / 60	70 / 61
Median Days on Market / YTD	42 / 31	33 / 31	43 / 42	50 / 45	53 / 45
Average Days on Market (Cum.) / YTD	74 / 66	65 / 69	89 / 96	94 / 98	109 / 99
Median Days on Market (Cum.) / YTD	58 / 39	43 / 37	58 / 57	74 / 59	73 / 63
Total Residential²					
New Listings / YTD	3,306 / 35,931	2,879 / 33,135	2,696 / 31,249	2,615 / 35,749	2,669 / 34,628
Sales / YTD	2,061 / 23,878	2,483 / 25,297	1,805 / 19,856	1,506 / 22,444	1,922 / 22,229
Sales to New Listings Ratio / YTD	62% / 66%	86% / 76%	67% / 64%	58% / 63%	72% / 64%
Sales Volume	937,296,092	1,094,251,111	715,104,836	602,559,159	760,769,555
Sales Volume YTD	10,964,280,676	10,928,151,698	7,963,719,352	9,396,507,315	9,026,206,383
Average Sale Price	454,777	440,697	396,180	400,106	395,822
Average Sale Price YTD	459,179	431,994	401,074	418,665	406,055
Median Sale Price	430,000	421,000	370,000	375,000	367,250
Median Sale Price YTD	438,000	413,250	376,500	390,000	375,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 97%	97% / 98%	97% / 98%
Average Days on Market / YTD	40 / 34	37 / 38	46 / 46	48 / 38	47 / 42
Median Days on Market / YTD	28 / 22	24 / 22	32 / 31	35 / 24	32 / 25
Average Days on Market (Cum.) / YTD	57 / 48	52 / 54	67 / 71	67 / 54	66 / 60
Median Days on Market (Cum.) / YTD	38 / 25	28 / 25	40 / 38	48 / 27	41 / 29
Other³					
New Listings / YTD	123 / 1,498	117 / 1,512	123 / 1,601	120 / 1,589	145 / 1,717
Sales / YTD	84 / 826	82 / 839	73 / 712	59 / 843	78 / 914
Sales to New Listings Ratio / YTD	68% / 55%	70% / 55%	59% / 44%	49% / 53%	54% / 53%
Sales Volume	29,087,375	23,788,350	20,875,400	13,371,773	20,904,752
Sales Volume YTD	313,007,162	293,849,674	179,148,200	231,970,178	256,067,153
Average Sale Price	346,278	290,102	285,964	226,640	268,010
Average Sale Price YTD	378,943	350,238	251,613	275,172	280,161
Median Sale Price	220,000	197,625	213,000	145,000	205,000
Median Sale Price YTD	241,750	231,500	160,500	172,000	197,500
Sale to List Price Ratio / YTD	94% / 96%	95% / 95%	93% / 93%	93% / 94%	94% / 129%
Average Days on Market / YTD	61 / 68	81 / 78	67 / 80	84 / 87	106 / 89
Median Days on Market / YTD	33 / 32	49 / 35	40 / 42	47 / 45	44 / 44
Average Days on Market (Cum.) / YTD	90 / 114	139 / 125	127 / 123	109 / 117	126 / 140
Median Days on Market (Cum.) / YTD	45 / 38	65 / 45	47 / 54	50 / 54	81 / 63

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
October 2025

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	2025	2024	2023	2022	2021
Land					
New Listings / YTD	13 / 198	8 / 164	21 / 165	4 / 136	13 / 126
Sales / YTD	7 / 65	7 / 47	2 / 29	1 / 43	3 / 23
Sales to New Listings Ratio / YTD	54% / 33%	88% / 29%	10% / 18%	25% / 32%	23% / 18%
Sales Volume	3,170,000	22,967,190	2,520,000	530,000	1,184,000
Sales Volume YTD	78,925,117	103,050,191	34,051,000	66,191,030	21,545,158
Average Sale Price	452,857	3,281,027	1,260,000	530,000	394,667
Average Sale Price YTD	1,214,233	2,192,557	1,174,172	1,539,326	936,746
Median Sale Price	550,000	380,000	1,260,000	530,000	430,000
Median Sale Price YTD	675,000	750,000	700,000	725,000	430,000
Sale to List Price Ratio / YTD	88% / 99%	101% / 93%	87% / 90%	97% / 94%	86% / 82%
Average Days on Market / YTD	263 / 258	302 / 176	373 / 188	49 / 177	249 / 243
Median Days on Market / YTD	110 / 107	89 / 98	373 / 111	49 / 87	320 / 92
Average Days on Market (Cum.) / YTD	380 / 375	378 / 270	373 / 294	49 / 299	363 / 454
Median Days on Market (Cum.) / YTD	181 / 120	89 / 114	373 / 117	49 / 146	353 / 137

Investment

New Listings / YTD	32 / 353	30 / 318	33 / 354	29 / 308	26 / 243
Sales / YTD	12 / 129	9 / 107	13 / 111	6 / 110	8 / 84
Sales to New Listings Ratio / YTD	38% / 37%	30% / 34%	39% / 31%	21% / 36%	31% / 35%
Sales Volume	16,258,200	5,174,278	14,746,800	2,713,345	9,711,000
Sales Volume YTD	147,298,025	93,702,776	89,275,585	97,544,893	70,571,353
Average Sale Price	1,354,850	574,920	1,134,369	452,224	1,213,875
Average Sale Price YTD	1,141,845	875,727	804,285	886,772	840,135
Median Sale Price	950,500	565,000	670,000	499,950	603,000
Median Sale Price YTD	680,000	499,900	490,000	547,500	460,000
Sale to List Price Ratio / YTD	92% / 90%	77% / 98%	93% / 90%	82% / 96%	104% / 88%
Average Days on Market / YTD	143 / 157	73 / 176	121 / 154	213 / 184	89 / 175
Median Days on Market / YTD	117 / 123	62 / 111	88 / 113	95 / 132	77 / 124
Average Days on Market (Cum.) / YTD	173 / 194	122 / 248	149 / 206	356 / 247	124 / 231
Median Days on Market (Cum.) / YTD	131 / 145	77 / 149	91 / 147	95 / 158	77 / 137

Multi Family

New Listings / YTD	8 / 98	12 / 111	11 / 128	5 / 114	10 / 103
Sales / YTD	6 / 55	5 / 50	7 / 33	2 / 29	4 / 51
Sales to New Listings Ratio / YTD	75% / 56%	42% / 45%	64% / 26%	40% / 25%	40% / 50%
Sales Volume	12,103,000	6,893,627	7,294,000	1,615,000	5,792,500
Sales Volume YTD	111,234,150	73,527,627	40,786,106	38,732,500	69,300,750
Average Sale Price	2,017,167	1,378,725	1,042,000	807,500	1,448,125
Average Sale Price YTD	2,022,439	1,470,553	1,235,943	1,335,603	1,358,838
Median Sale Price	1,609,000	1,548,627	980,000	807,500	1,389,750
Median Sale Price YTD	1,498,500	1,199,500	1,055,000	1,375,000	1,240,000
Sale to List Price Ratio / YTD	91% / 95%	96% / 94%	93% / 93%	83% / 92%	91% / 92%
Average Days on Market / YTD	84 / 110	188 / 127	136 / 159	76 / 90	177 / 179
Median Days on Market / YTD	78 / 96	194 / 90	147 / 129	76 / 64	123 / 125
Average Days on Market (Cum.) / YTD	84 / 137	206 / 181	211 / 206	76 / 110	262 / 216
Median Days on Market (Cum.) / YTD	78 / 111	194 / 115	158 / 149	76 / 78	263 / 132

Hotel/Motel

New Listings / YTD	1 / 4	0 / 2	0 / 4	0 / 1	0 / 2
Sales / YTD	0 / 1	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 25%	0% / 50%	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
October 2025

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Business	2025	2024	2023	2022	2021
New Listings / YTD	34 / 405	34 / 290	33 / 253	23 / 230	16 / 125
Sales / YTD	6 / 61	9 / 72	6 / 54	3 / 48	4 / 28
Sales to New Listings Ratio / YTD	18% / 15%	26% / 25%	18% / 21%	13% / 21%	25% / 22%
Sales Volume	1,561,000	994,703	707,500	772,500	535,500
Sales Volume YTD	20,149,500	14,046,703	15,943,700	11,923,300	5,575,068
Average Sale Price	260,167	110,523	117,917	257,500	133,875
Average Sale Price YTD	330,320	195,093	295,254	248,402	199,110
Median Sale Price	137,000	120,000	118,000	192,500	142,750
Median Sale Price YTD	155,000	126,628	153,750	175,000	125,000
Sale to List Price Ratio / YTD	83% / 84%	82% / 84%	84% / 84%	74% / 84%	88% / 108%
Average Days on Market / YTD	160 / 130	120 / 121	243 / 143	128 / 148	141 / 158
Median Days on Market / YTD	143 / 121	94 / 106	224 / 113	138 / 119	127 / 146
Average Days on Market (Cum.) / YTD	198 / 161	146 / 135	243 / 169	128 / 156	141 / 178
Median Days on Market (Cum.) / YTD	162 / 140	103 / 112	224 / 116	138 / 119	127 / 146
Lease					
New Listings / YTD	26 / 296	27 / 265	31 / 273	31 / 251	17 / 206
Sales / YTD	16 / 103	11 / 99	8 / 89	4 / 68	5 / 63
Sales to New Listings Ratio / YTD	62% / 35%	41% / 37%	26% / 33%	13% / 27%	29% / 31%
Sales Volume	6,663,605	6,055,551	2,219,178	194,190	550,751
Sales Volume YTD	26,587,742	40,317,602	21,061,586	8,955,665	10,515,842
Average Sale Price	416,475	550,505	277,397	48,548	110,150
Average Sale Price YTD	258,133	407,249	236,647	131,701	166,918
Median Sale Price	161,753	345,395	190,782	25,800	105,600
Median Sale Price YTD	136,875	144,000	102,154	92,752	105,750
Average Days on Market / YTD	126 / 168	182 / 199	149 / 184	264 / 204	185 / 214
Median Days on Market / YTD	79 / 98	135 / 115	105 / 109	220 / 107	164 / 135
Average Days on Market (Cum.) / YTD	126 / 194	182 / 222	155 / 209	376 / 230	185 / 221
Median Days on Market (Cum.) / YTD	79 / 109	135 / 134	123 / 130	329 / 133	164 / 145
Farms					
New Listings / YTD	14 / 119	9 / 124	5 / 118	9 / 119	12 / 123
Sales / YTD	7 / 67	10 / 62	6 / 48	3 / 46	9 / 67
Sales to New Listings Ratio / YTD	50% / 56%	111% / 50%	120% / 41%	33% / 39%	75% / 54%
Sales Volume	4,917,000	14,400,360	4,585,600	2,830,000	8,058,000
Sales Volume YTD	51,385,309	57,033,204	40,541,095	39,819,580	45,884,592
Average Sale Price	702,429	1,440,036	764,267	943,333	895,333
Average Sale Price YTD	766,945	919,890	844,606	865,643	684,845
Median Sale Price	545,000	957,500	717,500	800,000	849,000
Median Sale Price YTD	675,000	780,000	682,500	766,750	630,000
Sale to List Price Ratio / YTD	91% / 93%	95% / 94%	92% / 91%	93% / 94%	95% / 93%
Average Days on Market / YTD	88 / 96	154 / 126	73 / 155	123 / 76	81 / 126
Median Days on Market / YTD	66 / 52	70 / 57	72 / 69	106 / 58	45 / 86
Average Days on Market (Cum.) / YTD	258 / 121	242 / 179	88 / 209	123 / 120	83 / 173
Median Days on Market (Cum.) / YTD	91 / 55	115 / 70	72 / 90	106 / 66	45 / 93
Total Commercial²					
New Listings / YTD	128 / 1,481	121 / 1,280	134 / 1,297	101 / 1,162	94 / 930
Sales / YTD	55 / 485	51 / 440	42 / 365	19 / 344	33 / 317
Sales to New Listings Ratio / YTD	43% / 33%	42% / 34%	31% / 28%	19% / 30%	35% / 34%
Sales Volume	44,912,805	56,485,709	32,073,078	8,655,035	25,831,751
Sales Volume YTD	439,859,843	383,441,103	241,786,072	263,166,968	224,142,763
Average Sale Price	816,596	1,107,563	763,645	455,528	782,780
Average Sale Price YTD	906,928	871,457	662,428	765,020	707,075
Median Sale Price	517,000	565,000	592,514	420,000	430,000
Median Sale Price YTD	529,875	451,250	385,000	449,950	460,000
Sale to List Price Ratio / YTD	89% / 92%	89% / 93%	91% / 89%	84% / 93%	95% / 92%
Average Days on Market / YTD	140 / 155	163 / 159	151 / 163	173 / 160	133 / 176
Median Days on Market / YTD	101 / 104	91 / 98	119 / 107	104 / 96	92 / 116
Average Days on Market (Cum.) / YTD	189 / 197	206 / 208	176 / 209	241 / 209	163 / 225
Median Days on Market (Cum.) / YTD	115 / 123	130 / 115	138 / 133	104 / 123	125 / 133

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

October 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)	8,545 (2,443)
	August	6,744 (2,245)	884 (38)	8,319 (2,370)
	September	6,513 (2,055)	870 (36)	8,044 (2,165)
	October	6,232 (1,805)	875 (42)	7,712 (1,920)
	November	5,468 (1,624)	822 (41)	6,845 (1,730)
	December	4,650 (1,218)	713 (39)	5,836 (1,297)
2024	January	4,564 (1,436)	726 (25)	5,741 (1,522)
	February	4,796 (1,965)	756 (30)	6,016 (2,068)
	March	5,279 (2,462)	712 (51)	6,493 (2,607)
	April	5,422 (3,113)	755 (45)	6,733 (3,243)
	May	5,765 (3,222)	781 (48)	7,133 (3,374)
	June	5,888 (2,842)	765 (59)	7,265 (2,966)
	July	5,818 (2,936)	800 (44)	7,224 (3,074)
	August	5,733 (2,581)	802 (42)	7,105 (2,717)
	September	5,643 (2,257)	817 (45)	7,001 (2,389)
	October	5,099 (2,483)	807 (51)	6,408 (2,616)
	November	4,471 (1,913)	806 (47)	5,744 (2,029)
	December	3,503 (1,421)	705 (48)	4,578 (1,522)
2025	January	3,693 (1,590)	749 (33)	4,792 (1,689)
	February	4,056 (1,815)	780 (34)	5,194 (1,903)
	March	4,722 (2,480)	839 (49)	5,962 (2,605)
	April	5,264 (2,702)	842 (50)	6,550 (2,831)
	May	6,330 (2,951)	873 (58)	7,700 (3,088)
	June	6,607 (2,864)	872 (40)	7,972 (3,009)
	July	6,906 (2,853)	848 (71)	8,283 (3,015)
	August	6,998 (2,378)	837 (44)	8,406 (2,515)
	September	6,914 (2,184)	841 (51)	8,289 (2,334)
	October	6,664 (2,061)	833 (55)	8,001 (2,200)

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
October 2025

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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	3,570	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,023	2,055	119	36	3,287	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	34,818	22,698	1,467	445	38,066	23,960
2024	January	2,165	1,436	121	25	2,401	1,522
	February	2,726	1,965	121	30	2,977	2,068
	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	3,652	2,936	142	44	3,947	3,074
	August	3,380	2,581	118	42	3,640	2,717
	September	3,129	2,257	122	45	3,394	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	39,658	30,127
2025	January	2,404	1,590	156	33	2,658	1,689
	February	2,611	1,815	153	34	2,868	1,903
	March	3,647	2,480	160	49	3,970	2,605
	April	3,845	2,702	153	50	4,154	2,831
	May	4,720	2,951	161	58	5,068	3,088
	June	4,060	2,864	141	40	4,357	3,009
	July	4,229	2,853	149	71	4,561	3,015
	August	3,639	2,378	120	44	3,951	2,515
	September	3,470	2,184	160	51	3,766	2,334
	October	3,306	2,061	128	55	3,557	2,200
	Total	35,931	23,878	1,481	485	38,910	25,189

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
October 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	507,036	386,224	275,735	181,347	406,638
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,984	414,956	294,076	206,813	441,465
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	406,464	292,072	204,378	440,185
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,993	408,010	290,610	200,280	432,327
2025	January	560,324	420,114	312,077	203,105	437,630
	February	565,127	422,230	300,530	215,121	448,087
	March	575,818	430,137	314,521	218,099	460,744
	April	584,420	434,891	314,977	218,342	470,075
	May	576,848	439,881	306,882	214,108	462,625
	June	573,816	439,839	309,463	214,888	464,669
	July	578,670	430,342	296,501	209,787	463,262
	August	569,972	420,792	301,820	218,063	461,303
	September	554,855	433,141	303,382	207,491	453,482
	October	559,585	428,966	297,051	202,733	454,777

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
October 2025

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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	6,513 (2,055)	870 (36)	4,681 (1,430)	535 (23)
	October	6,232 (1,805)	875 (42)	4,394 (1,290)	534 (28)
	November	5,468 (1,624)	822 (41)	3,870 (1,176)	501 (22)
	December	4,650 (1,218)	713 (39)	3,208 (877)	425 (21)
2024	January	4,564 (1,436)	726 (25)	3,101 (1,053)	444 (10)
	February	4,796 (1,965)	756 (30)	3,234 (1,400)	460 (17)
	March	5,279 (2,462)	712 (51)	3,639 (1,728)	437 (32)
	April	5,422 (3,113)	755 (45)	3,752 (2,144)	460 (32)
	May	5,765 (3,222)	781 (48)	4,121 (2,141)	457 (26)
	June	5,888 (2,842)	765 (59)	4,238 (1,932)	457 (33)
	July	5,818 (2,936)	800 (44)	4,255 (2,009)	482 (24)
	August	5,733 (2,581)	802 (42)	4,208 (1,771)	484 (18)
	September	5,643 (2,257)	817 (45)	4,130 (1,537)	490 (19)
	October	5,099 (2,483)	807 (51)	3,734 (1,734)	496 (27)
	November	4,471 (1,913)	806 (47)	3,284 (1,364)	502 (26)
	December	3,503 (1,421)	705 (48)	2,547 (1,053)	448 (28)
2025	January	3,693 (1,590)	749 (33)	2,637 (1,181)	468 (18)
	February	4,056 (1,815)	780 (34)	2,935 (1,257)	488 (22)
	March	4,722 (2,480)	839 (49)	3,448 (1,749)	523 (33)
	April	5,264 (2,702)	842 (50)	3,907 (1,841)	522 (25)
	May	6,330 (2,951)	873 (58)	4,689 (2,053)	546 (30)
	June	6,607 (2,864)	872 (40)	4,901 (1,964)	554 (24)
	July	6,906 (2,853)	848 (71)	5,201 (1,935)	531 (38)
	August	6,998 (2,378)	837 (44)	5,214 (1,644)	531 (22)
	September	6,914 (2,184)	841 (51)	5,156 (1,451)	543 (30)
	October	6,664 (2,061)	833 (55)	4,978 (1,437)	528 (35)

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)

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City of Edmonton

October 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,273 / 13,508	1,131 / 12,410	1,025 / 12,115	1,059 / 14,179	1,025 / 12,823
Sales / YTD	813 / 8,633	920 / 9,228	690 / 7,440	588 / 8,738	741 / 8,816
Sales to New Listings Ratio / YTD	64% / 64%	81% / 74%	67% / 61%	56% / 62%	72% / 69%
Sales Volume	442,053,074	505,361,997	328,601,272	276,028,807	344,093,695
Sales Volume YTD	4,831,807,175	4,855,603,434	3,605,341,940	4,334,909,356	4,142,699,041
Average Sale Price	543,731	549,307	476,234	469,437	464,364
Average Sale Price YTD	559,690	526,182	484,589	496,099	469,907
Median Sale Price	497,000	497,499	438,950	422,900	420,000
Median Sale Price YTD	515,000	481,500	442,000	455,000	422,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	98% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	39 / 34	38 / 36	41 / 45	45 / 34	42 / 36
Median Days on Market / YTD	27 / 21	23 / 21	31 / 29	35 / 21	29 / 21
Average Days on Market (Cum.) / YTD	59 / 50	56 / 55	66 / 70	67 / 47	58 / 51
Median Days on Market (Cum.) / YTD	39 / 25	31 / 25	40 / 40	49 / 23	37 / 24
Semi-detached					
New Listings / YTD	264 / 2,565	220 / 2,183	166 / 2,035	152 / 2,632	180 / 2,453
Sales / YTD	141 / 1,774	171 / 1,793	130 / 1,463	105 / 1,908	163 / 1,691
Sales to New Listings Ratio / YTD	53% / 69%	78% / 82%	78% / 72%	69% / 72%	91% / 69%
Sales Volume	60,674,350	70,207,710	51,963,334	38,828,400	60,182,705
Sales Volume YTD	765,503,397	738,373,514	553,385,698	728,161,634	598,105,424
Average Sale Price	430,315	410,571	399,718	369,794	369,219
Average Sale Price YTD	431,513	411,809	378,254	381,636	353,699
Median Sale Price	423,000	407,000	383,000	372,500	340,000
Median Sale Price YTD	427,000	406,500	372,900	375,000	340,000
Sale to List Price Ratio / YTD	98% / 100%	100% / 100%	98% / 98%	97% / 99%	98% / 98%
Average Days on Market / YTD	38 / 30	31 / 31	44 / 40	53 / 34	42 / 41
Median Days on Market / YTD	27 / 20	22 / 20	28 / 28	42 / 22	27 / 25
Average Days on Market (Cum.) / YTD	53 / 39	37 / 41	52 / 56	61 / 44	62 / 56
Median Days on Market (Cum.) / YTD	37 / 22	23 / 21	30 / 32	51 / 24	40 / 29
Row/Townhouse					
New Listings / YTD	379 / 3,931	263 / 3,237	248 / 2,830	239 / 3,327	258 / 3,318
Sales / YTD	214 / 2,756	284 / 2,791	216 / 2,133	179 / 2,250	157 / 1,912
Sales to New Listings Ratio / YTD	56% / 70%	108% / 86%	87% / 75%	75% / 68%	61% / 58%
Sales Volume	62,457,242	84,608,524	55,852,950	45,838,587	37,344,044
Sales Volume YTD	824,715,991	792,579,013	538,632,195	581,533,644	467,799,526
Average Sale Price	291,856	297,917	258,578	256,081	237,860
Average Sale Price YTD	299,244	283,977	252,523	258,459	244,665
Median Sale Price	306,500	298,250	258,000	248,500	242,000
Median Sale Price YTD	300,000	285,000	250,000	255,000	246,000
Sale to List Price Ratio / YTD	97% / 99%	99% / 100%	98% / 97%	96% / 98%	97% / 97%
Average Days on Market / YTD	39 / 30	35 / 32	41 / 45	52 / 45	50 / 51
Median Days on Market / YTD	28 / 21	23 / 20	29 / 30	40 / 31	36 / 34
Average Days on Market (Cum.) / YTD	51 / 37	44 / 40	51 / 64	67 / 64	67 / 72
Median Days on Market (Cum.) / YTD	35 / 23	25 / 20	31 / 35	48 / 35	50 / 43

5 Year Residential Activity (Part 2)

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City of Edmonton

October 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	499 / 5,893	474 / 5,644	435 / 5,075	416 / 5,514	437 / 5,674
Sales / YTD	269 / 3,349	359 / 3,637	254 / 2,640	155 / 2,389	212 / 2,060
Sales to New Listings Ratio / YTD	54% / 57%	76% / 64%	58% / 52%	37% / 43%	49% / 36%
Sales Volume	51,435,933	67,933,520	51,289,169	27,262,598	41,823,844
Sales Volume YTD	694,333,676	712,302,571	492,093,836	464,393,175	419,001,006
Average Sale Price	191,212	189,230	201,926	175,888	197,282
Average Sale Price YTD	207,326	195,849	186,399	194,388	203,399
Median Sale Price	174,800	183,500	165,500	161,000	161,000
Median Sale Price YTD	192,500	185,000	170,000	175,000	182,700
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	95% / 95%	95% / 96%	95% / 95%
Average Days on Market / YTD	50 / 45	45 / 47	63 / 59	58 / 60	71 / 61
Median Days on Market / YTD	41 / 32	34 / 31	46 / 43	49 / 45	53 / 45
Average Days on Market (Cum.) / YTD	76 / 68	67 / 70	91 / 98	93 / 99	109 / 100
Median Days on Market (Cum.) / YTD	60 / 40	45 / 37	59 / 58	74 / 60	74 / 64
Total Residential¹					
New Listings / YTD	2,415 / 25,897	2,088 / 23,474	1,874 / 22,055	1,866 / 25,652	1,900 / 24,268
Sales / YTD	1,437 / 16,512	1,734 / 17,449	1,290 / 13,676	1,027 / 15,285	1,273 / 14,479
Sales to New Listings Ratio / YTD	60% / 64%	83% / 74%	69% / 62%	55% / 60%	67% / 60%
Sales Volume	616,620,599	728,111,751	487,706,725	387,958,392	483,444,288
Sales Volume YTD	7,116,360,239	7,098,858,532	5,189,453,669	6,108,997,809	5,627,604,997
Average Sale Price	429,103	419,903	378,067	377,759	379,768
Average Sale Price YTD	430,981	406,835	379,457	399,673	388,674
Median Sale Price	415,000	400,000	350,000	358,000	352,500
Median Sale Price YTD	415,000	390,000	359,000	378,000	362,000
Sale to List Price Ratio / YTD	98% / 99%	98% / 99%	97% / 97%	97% / 98%	97% / 98%
Average Days on Market / YTD	41 / 35	38 / 37	46 / 47	49 / 39	48 / 42
Median Days on Market / YTD	29 / 23	25 / 22	32 / 32	39 / 25	33 / 26
Average Days on Market (Cum.) / YTD	60 / 50	54 / 54	67 / 73	71 / 57	68 / 61
Median Days on Market (Cum.) / YTD	41 / 27	31 / 26	40 / 41	52 / 29	45 / 31
Other²					
New Listings / YTD	69 / 789	61 / 755	78 / 791	60 / 735	64 / 732
Sales / YTD	43 / 401	35 / 414	40 / 330	22 / 387	29 / 361
Sales to New Listings Ratio / YTD	62% / 51%	57% / 55%	51% / 42%	37% / 53%	45% / 49%
Sales Volume	17,654,300	14,224,950	13,554,600	6,387,923	9,690,050
Sales Volume YTD	192,297,197	179,702,519	102,092,731	122,969,058	123,791,960
Average Sale Price	410,565	406,427	338,865	290,360	334,140
Average Sale Price YTD	479,544	434,064	309,372	317,750	342,914
Median Sale Price	295,000	235,000	242,750	155,000	357,500
Median Sale Price YTD	350,000	339,900	213,000	240,000	284,500
Sale to List Price Ratio / YTD	95% / 97%	96% / 97%	93% / 94%	92% / 95%	96% / 95%
Average Days on Market / YTD	52 / 53	53 / 51	68 / 63	56 / 61	110 / 74
Median Days on Market / YTD	33 / 27	46 / 29	40 / 41	35 / 38	41 / 41
Average Days on Market (Cum.) / YTD	71 / 87	81 / 91	141 / 107	85 / 83	128 / 110
Median Days on Market (Cum.) / YTD	47 / 33	65 / 34	55 / 52	56 / 44	105 / 56

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)

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City of Edmonton

October 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	4 / 108	3 / 80	7 / 88	2 / 78	7 / 64
Sales / YTD	3 / 28	5 / 26	1 / 17	0 / 24	1 / 10
Sales to New Listings Ratio / YTD	75% / 26%	167% / 33%	14% / 19%	0% / 31%	14% / 16%
Sales Volume	934,000	22,287,190	345,000	0	740,000
Sales Volume YTD	36,486,345	76,358,191	10,791,000	43,969,130	5,775,000
Average Sale Price	311,333	4,457,438	345,000	0	740,000
Average Sale Price YTD	1,303,084	2,936,854	634,765	1,832,047	577,500
Median Sale Price	225,000	3,500,000	345,000	0	740,000
Median Sale Price YTD	730,000	1,097,501	355,000	907,500	512,500
Sale to List Price Ratio / YTD	89% / 115%	101% / 97%	87% / 90%	0% / 95%	79% / 82%
Average Days on Market / YTD	71 / 133	241 / 223	270 / 170	0 / 177	417 / 102
Median Days on Market / YTD	89 / 60	89 / 151	270 / 106	0 / 111	417 / 63
Average Days on Market (Cum.) / YTD	101 / 166	347 / 344	270 / 239	0 / 277	417 / 132
Median Days on Market (Cum.) / YTD	110 / 79	89 / 211	270 / 117	0 / 153	417 / 68
Investment					
New Listings / YTD	27 / 257	27 / 225	23 / 237	20 / 184	17 / 139
Sales / YTD	10 / 83	5 / 63	7 / 75	2 / 62	7 / 52
Sales to New Listings Ratio / YTD	37% / 32%	19% / 28%	30% / 32%	10% / 34%	41% / 37%
Sales Volume	15,268,200	3,177,712	7,360,000	995,000	6,861,000
Sales Volume YTD	89,863,179	51,267,110	63,720,485	65,968,168	40,643,078
Average Sale Price	1,526,820	635,542	1,051,429	497,500	980,143
Average Sale Price YTD	1,082,689	813,764	849,606	1,064,003	781,598
Median Sale Price	1,030,100	565,000	630,000	497,500	525,000
Median Sale Price YTD	605,000	500,000	498,000	532,500	460,000
Sale to List Price Ratio / YTD	89% / 91%	79% / 93%	94% / 90%	93% / 93%	106% / 88%
Average Days on Market / YTD	117 / 145	82 / 124	97 / 148	60 / 166	81 / 165
Median Days on Market / YTD	117 / 115	62 / 79	84 / 107	60 / 125	74 / 123
Average Days on Market (Cum.) / YTD	117 / 178	111 / 181	117 / 205	60 / 192	81 / 185
Median Days on Market (Cum.) / YTD	117 / 142	62 / 119	84 / 138	60 / 132	74 / 137
Multi Family					
New Listings / YTD	8 / 92	11 / 103	11 / 116	5 / 103	9 / 92
Sales / YTD	6 / 51	5 / 45	6 / 29	1 / 24	3 / 44
Sales to New Listings Ratio / YTD	75% / 55%	45% / 44%	55% / 25%	20% / 23%	33% / 48%
Sales Volume	12,103,000	6,893,627	7,164,000	1,375,000	4,330,500
Sales Volume YTD	107,320,039	60,411,127	37,981,106	32,967,500	60,448,750
Average Sale Price	2,017,167	1,378,725	1,194,000	1,375,000	1,443,500
Average Sale Price YTD	2,104,314	1,342,469	1,309,693	1,373,646	1,373,835
Median Sale Price	1,609,000	1,548,627	989,500	1,375,000	1,317,500
Median Sale Price YTD	1,532,789	1,225,000	1,080,000	1,385,000	1,232,500
Sale to List Price Ratio / YTD	91% / 95%	96% / 93%	95% / 93%	69% / 93%	95% / 93%
Average Days on Market / YTD	84 / 109	188 / 126	137 / 127	104 / 79	112 / 180
Median Days on Market / YTD	78 / 95	194 / 94	148 / 106	104 / 58	92 / 119
Average Days on Market (Cum.) / YTD	84 / 138	206 / 186	194 / 173	104 / 104	225 / 223
Median Days on Market (Cum.) / YTD	78 / 111	194 / 137	153 / 147	104 / 81	153 / 137
Hotel/Motel					
New Listings / YTD	1 / 3	0 / 1	0 / 1	0 / 1	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)

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City of Edmonton

October 2025

Business	2025	2024	2023	2022	2021
New Listings / YTD	26 / 310	26 / 224	23 / 187	16 / 158	7 / 78
Sales / YTD	5 / 46	7 / 52	6 / 39	2 / 30	3 / 20
Sales to New Listings Ratio / YTD	19% / 15%	27% / 23%	26% / 21%	13% / 19%	43% / 26%
Sales Volume	662,500	854,703	707,500	372,500	398,000
Sales Volume YTD	9,992,000	9,114,203	9,848,200	7,657,300	3,542,068
Average Sale Price	132,500	122,100	117,917	186,250	132,667
Average Sale Price YTD	217,217	175,273	252,518	255,243	177,103
Median Sale Price	130,000	120,448	118,000	186,250	148,000
Median Sale Price YTD	150,750	120,224	140,000	180,000	84,500
Sale to List Price Ratio / YTD	80% / 85%	81% / 84%	84% / 83%	69% / 83%	87% / 117%
Average Days on Market / YTD	134 / 125	128 / 115	243 / 147	106 / 151	105 / 170
Median Days on Market / YTD	121 / 117	94 / 104	224 / 102	106 / 105	91 / 146
Average Days on Market (Cum.) / YTD	145 / 157	162 / 130	243 / 152	106 / 164	105 / 170
Median Days on Market (Cum.) / YTD	159 / 138	157 / 106	224 / 102	106 / 105	91 / 146
Lease					
New Listings / YTD	18 / 197	22 / 165	21 / 172	22 / 142	7 / 105
Sales / YTD	10 / 65	5 / 49	7 / 48	0 / 28	2 / 26
Sales to New Listings Ratio / YTD	56% / 33%	23% / 30%	33% / 28%	0% / 20%	29% / 25%
Sales Volume	5,565,908	3,615,102	1,297,010	0	167,526
Sales Volume YTD	20,201,092	22,145,088	15,802,826	3,496,384	6,086,204
Average Sale Price	556,591	723,020	185,287	0	83,763
Average Sale Price YTD	310,786	451,941	329,226	124,871	234,085
Median Sale Price	185,966	498,104	189,563	0	83,763
Median Sale Price YTD	162,877	123,970	132,255	107,447	122,400
Average Days on Market / YTD	152 / 160	196 / 195	115 / 175	0 / 163	270 / 222
Median Days on Market / YTD	79 / 94	135 / 107	86 / 132	0 / 89	270 / 125
Average Days on Market (Cum.) / YTD	152 / 182	196 / 200	122 / 188	0 / 192	270 / 233
Median Days on Market (Cum.) / YTD	79 / 108	135 / 135	122 / 135	0 / 130	270 / 148
Farms					
New Listings / YTD	0 / 6	0 / 8	2 / 9	0 / 4	0 / 3
Sales / YTD	0 / 1	0 / 1	1 / 1	0 / 1	1 / 3
Sales to New Listings Ratio / YTD	0% / 17%	0% / 13%	50% / 11%	0% / 25%	0% / 100%
Sales Volume	0	0	1,400,000	0	835,000
Sales Volume YTD	1,000,000	700,000	1,400,000	2,200,000	3,383,000
Average Sale Price	0	0	1,400,000	0	835,000
Average Sale Price YTD	1,000,000	700,000	1,400,000	2,200,000	1,127,667
Median Sale Price	0	0	1,400,000	0	835,000
Median Sale Price YTD	1,000,000	700,000	1,400,000	2,200,000	1,100,000
Sale to List Price Ratio / YTD	0% / 77%	0% / 93%	93% / 93%	0% / 92%	98% / 86%
Average Days on Market / YTD	0 / 27	0 / 71	86 / 86	0 / 83	17 / 181
Median Days on Market / YTD	0 / 27	0 / 71	86 / 86	0 / 83	17 / 183
Average Days on Market (Cum.) / YTD	0 / 27	0 / 71	178 / 178	0 / 213	17 / 345
Median Days on Market (Cum.) / YTD	0 / 27	0 / 71	178 / 178	0 / 213	17 / 343
Total Commercial¹					
New Listings / YTD	84 / 980	90 / 811	87 / 810	65 / 672	47 / 483
Sales / YTD	35 / 277	27 / 238	28 / 209	5 / 169	17 / 155
Sales to New Listings Ratio / YTD	42% / 28%	30% / 29%	32% / 26%	8% / 25%	36% / 32%
Sales Volume	34,773,608	36,828,334	18,273,510	2,742,500	13,332,026
Sales Volume YTD	266,502,655	220,973,719	139,543,617	156,258,482	119,878,100
Average Sale Price	993,532	1,364,012	652,625	548,500	784,237
Average Sale Price YTD	962,103	928,461	667,673	924,606	773,407
Median Sale Price	425,000	520,000	452,500	420,000	525,000
Median Sale Price YTD	480,000	442,500	380,000	450,000	525,000
Sale to List Price Ratio / YTD	86% / 94%	89% / 91%	91% / 89%	79% / 91%	97% / 94%
Average Days on Market / YTD	119 / 136	164 / 147	147 / 153	87 / 152	129 / 175
Median Days on Market / YTD	105 / 97	103 / 97	119 / 107	96 / 104	90 / 123
Average Days on Market (Cum.) / YTD	125 / 165	201 / 191	169 / 189	87 / 187	149 / 202
Median Days on Market (Cum.) / YTD	115 / 118	138 / 119	127 / 131	96 / 121	90 / 137

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

October 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	46	59	46	510	557	437
	Average	515,016	514,661	435,315	533,493	500,445	452,730
	Median	496,500	475,000	409,950	499,900	456,500	418,000
North Central	Sales	163	182	138	1,722	1,903	1,522
	Average	466,797	451,837	403,220	480,171	447,199	410,197
	Median	450,000	437,750	376,250	462,250	430,000	390,000
Northeast	Sales	57	39	45	569	532	451
	Average	417,409	392,379	377,958	447,313	404,411	352,471
	Median	392,500	355,000	345,000	415,000	382,000	327,000
Central	Sales	32	28	33	379	397	295
	Average	314,916	305,346	250,135	330,074	310,926	280,672
	Median	280,000	311,000	230,000	300,000	293,000	257,500
West	Sales	77	88	73	800	825	690
	Average	637,454	637,624	502,904	653,267	611,639	543,938
	Median	497,000	520,000	435,000	532,300	485,000	439,651
Southwest	Sales	87	123	83	964	1,092	988
	Average	669,920	688,094	601,925	698,719	646,254	604,335
	Median	555,000	588,500	540,000	610,000	565,000	527,750
Southeast	Sales	147	160	123	1,493	1,602	1,298
	Average	505,934	495,674	434,042	518,462	485,605	439,617
	Median	470,000	469,000	394,000	481,000	452,000	407,000
Anthony Henday	Sales	204	242	149	2,193	2,324	1,761
	Average	620,910	618,239	587,993	627,995	601,679	567,121
	Median	562,037	576,021	532,500	575,000	555,000	520,000
City of Edmonton Total	Sales	813	920	690	8,633	9,228	7,440
	Average	543,731	549,307	476,234	559,690	526,182	484,589
	Median	497,000	497,499	438,950	515,000	481,500	442,000
Semi-detached							
Northwest	Sales	13	6	5	113	121	85
	Average	475,185	411,492	408,860	450,364	428,191	392,497
	Median	446,500	389,600	449,900	445,000	422,500	402,000
North Central	Sales	20	29	21	296	303	233
	Average	408,150	359,407	302,816	388,082	358,076	320,180
	Median	423,500	369,900	292,000	395,000	374,200	317,000
Northeast	Sales	8	9	3	73	74	53
	Average	374,828	335,611	n/a	351,308	312,305	271,295
	Median	395,301	330,000	n/a	330,000	306,500	249,500
Central	Sales	3	7	4	46	77	42
	Average	n/a	454,029	n/a	373,866	367,834	357,885
	Median	n/a	450,000	n/a	354,500	338,000	317,500
West	Sales	4	2	6	55	49	56
	Average	n/a	n/a	479,917	412,080	413,551	385,893
	Median	n/a	n/a	472,500	370,000	360,000	337,950
Southwest	Sales	13	17	17	141	152	137
	Average	462,962	428,768	476,458	471,046	457,879	459,752
	Median	485,000	364,000	343,000	427,500	401,500	390,000
Southeast	Sales	18	36	22	275	345	270
	Average	456,917	404,936	376,745	431,957	425,967	364,614
	Median	427,000	411,000	383,500	424,000	409,000	350,750
Anthony Henday	Sales	62	65	52	775	672	587
	Average	429,191	439,238	420,908	450,357	431,267	396,882
	Median	420,500	435,000	422,500	442,235	424,762	388,000
City of Edmonton Total	Sales	141	171	130	1,774	1,793	1,463
	Average	430,315	410,571	399,718	431,513	411,809	378,254
	Median	423,000	407,000	383,000	427,000	406,500	372,900

n/a = insufficient data

October 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	3	13	7	98	104	74
	Average	n/a	379,049	335,100	367,353	371,127	313,223
	Median	n/a	390,000	356,000	362,750	372,000	322,250
North Central	Sales	52	50	36	555	511	397
	Average	276,304	272,954	229,044	272,719	254,465	226,725
	Median	285,000	273,500	222,950	258,000	249,000	213,500
Northeast	Sales	17	22	22	278	246	209
	Average	235,892	205,666	197,762	223,945	203,225	174,270
	Median	255,000	192,450	185,950	214,250	194,900	165,000
Central	Sales	3	6	1	39	49	24
	Average	n/a	330,667	n/a	366,907	351,839	357,225
	Median	n/a	290,000	n/a	345,000	312,500	347,500
West	Sales	22	25	24	223	259	201
	Average	227,963	258,418	233,287	250,015	226,884	211,722
	Median	221,750	235,000	197,000	230,000	215,000	190,000
Southwest	Sales	26	34	26	322	350	266
	Average	286,806	290,968	250,167	305,607	287,285	257,314
	Median	289,000	255,000	225,099	305,250	283,200	250,250
Southeast	Sales	27	63	28	436	465	341
	Average	261,811	278,277	213,225	274,046	259,825	223,085
	Median	243,000	268,000	201,200	257,250	241,500	199,900
Anthony Henday	Sales	64	71	72	805	807	621
	Average	344,476	361,124	314,102	356,704	342,733	311,392
	Median	342,667	357,000	317,633	355,000	335,900	305,230
City of Edmonton Total	Sales	214	284	216	2,756	2,791	2,133
	Average	291,856	297,917	258,578	299,244	283,977	252,523
	Median	306,500	298,250	258,000	300,000	285,000	250,000
Apartment Condominium							
Northwest	Sales	10	4	8	96	100	85
	Average	155,650	n/a	129,519	165,367	143,512	137,822
	Median	113,500	n/a	106,250	148,950	134,400	120,000
North Central	Sales	23	48	27	383	443	307
	Average	175,911	194,530	167,389	185,373	180,032	160,101
	Median	166,000	185,000	157,500	187,000	180,000	162,000
Northeast	Sales	19	35	18	199	265	137
	Average	148,337	140,367	133,883	149,621	135,126	122,377
	Median	145,000	139,500	136,250	152,700	136,500	121,000
Central	Sales	75	80	49	826	807	582
	Average	182,158	192,816	313,974	208,090	208,457	207,343
	Median	160,000	157,500	139,000	176,750	177,150	166,250
West	Sales	26	27	18	247	266	217
	Average	178,502	175,291	164,033	178,472	177,703	163,129
	Median	166,500	174,900	154,250	170,000	160,750	149,000
Southwest	Sales	47	45	37	653	690	500
	Average	217,253	191,036	202,467	236,466	220,921	214,771
	Median	190,000	189,750	187,000	212,000	200,000	195,450
Southeast	Sales	22	39	42	316	369	298
	Average	179,907	195,997	159,570	208,557	184,911	172,259
	Median	157,000	210,000	162,500	206,000	180,000	169,250
Anthony Henday	Sales	47	81	55	629	697	514
	Average	224,326	205,650	196,237	224,809	209,796	193,912
	Median	224,000	193,800	189,950	215,000	202,000	182,675
City of Edmonton Total	Sales	269	359	254	3,349	3,637	2,640
	Average	191,212	189,230	201,926	207,326	195,849	186,399
	Median	174,800	183,500	165,500	192,500	185,000	170,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
October 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	2,150	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	24,574	15,729	918	252
2024	January	1,520	1,053	81	10
	February	1,914	1,400	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	19,866	960	292
2025	January	1,717	1,181	102	18
	February	1,871	1,257	98	22
	March	2,624	1,749	102	33
	April	2,764	1,841	95	25
	May	3,380	2,053	112	30
	June	2,934	1,964	103	24
	July	3,094	1,935	91	38
	August	2,601	1,644	89	22
	September	2,497	1,451	104	30
	October	2,415	1,437	84	35
	Total	25,897	16,512	980	277

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

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City of Edmonton

October 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	493,681	388,920	271,576	173,064	380,289
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,117	410,716	283,883	196,112	407,404
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,878	294,779	211,102	422,524
	March	574,363	426,951	311,765	215,379	440,222
	April	579,653	432,565	304,799	212,775	445,178
	May	557,827	439,303	300,978	208,773	429,261
	June	561,648	447,645	299,082	211,606	433,078
	July	569,855	431,368	289,155	202,875	432,261
	August	551,181	420,302	299,827	208,681	428,704
	September	540,159	427,592	296,339	201,289	420,017
	October	543,731	430,315	291,856	191,212	429,103

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

October 2025

	2025	2024	2023	2022	2021
Edmonton City Monthly					
New Listings	2,568	2,239	2,039	1,991	2,011
Sales	1,515	1,796	1,358	1,054	1,319
Sales Volume	669,048,507	779,165,035	519,534,835	397,088,815	506,466,364
Edmonton City Year to Date					
New Listings	27,666	25,040	23,656	27,059	25,483
Sales	17,190	18,101	14,215	15,841	14,995
Sales Volume	7,575,160,091	7,499,534,770	5,431,090,017	6,388,225,349	5,871,275,057
Edmonton City Month End Active Inventory					
Residential	4,978	3,734	4,394	5,332	5,363
Commercial	528	496	534	488	369
TOTAL	5,752	4,446	5,186	6,077	6,003
Greater Edmonton Area Monthly					
New Listings	3,557	3,117	2,953	2,836	2,908
Sales	2,200	2,616	1,920	1,584	2,033
Sales Volume	1,011,296,272	1,174,525,170	768,053,314	624,585,967	807,506,058
Greater Edmonton Area Year to Date					
New Listings	38,910	35,927	34,147	38,500	37,275
Sales	25,189	26,576	20,933	23,631	23,460
Sales Volume	11,717,147,681	11,605,442,475	8,384,653,624	9,891,644,461	9,506,416,299
Greater Edmonton Area Month End Active Inventory					
Residential	6,664	5,099	6,232	7,201	7,119
Commercial	833	807	875	857	720
TOTAL	8,001	6,408	7,712	8,709	8,555
Total Board Monthly					
New Listings	3,990	3,607	3,315	3,243	3,340
Sales	2,522	2,935	2,194	1,821	2,335
Sales Volume	1,112,854,440	1,268,800,721	845,724,283	691,109,986	891,477,749
Total Board Year to Date					
New Listings	44,419	41,563	39,511	44,371	43,197
Sales	28,507	29,691	23,833	26,764	27,122
Sales Volume	12,802,968,136	12,570,579,391	9,208,155,370	10,813,369,002	10,529,856,521

5 Year Residential Activity

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Total Board October 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,127 / 24,301	1,968 / 22,863	1,790 / 22,182	1,845 / 25,535	1,856 / 24,468
Sales / YTD	1,472 / 16,240	1,636 / 17,005	1,248 / 13,939	1,107 / 16,326	1,446 / 17,430
Sales to New Listings Ratio / YTD	69% / 67%	83% / 74%	70% / 63%	60% / 64%	78% / 71%
Sales Volume	773,896,247	856,974,378	568,644,631	501,704,345	641,246,601
Sales Volume YTD	8,785,241,078	8,659,690,405	6,497,278,921	7,797,196,916	7,839,514,938
Semi-detached					
New Listings / YTD	406 / 3,754	310 / 3,342	251 / 3,101	239 / 3,799	266 / 3,726
Sales / YTD	223 / 2,659	283 / 2,835	204 / 2,258	168 / 2,818	239 / 2,657
Sales to New Listings Ratio / YTD	55% / 71%	91% / 85%	81% / 73%	70% / 74%	90% / 71%
Sales Volume	94,808,684	113,590,610	77,682,182	61,609,325	84,836,737
Sales Volume YTD	1,133,680,604	1,143,530,201	835,568,265	1,046,127,587	918,016,120
Row/Townhouse					
New Listings / YTD	465 / 4,866	356 / 4,254	394 / 3,743	308 / 4,208	331 / 4,199
Sales / YTD	281 / 3,516	372 / 3,659	272 / 2,737	213 / 2,854	202 / 2,455
Sales to New Listings Ratio / YTD	60% / 72%	104% / 86%	69% / 73%	69% / 68%	61% / 58%
Sales Volume	83,321,272	114,038,879	69,686,018	55,294,478	48,819,744
Sales Volume YTD	1,072,855,513	1,060,666,271	699,800,700	738,866,303	608,352,664
Apartment Condominium					
New Listings / YTD	560 / 6,655	539 / 6,373	495 / 5,861	475 / 6,286	499 / 6,424
Sales / YTD	324 / 3,943	415 / 4,189	294 / 3,141	189 / 2,852	257 / 2,452
Sales to New Listings Ratio / YTD	58% / 59%	77% / 66%	59% / 54%	40% / 45%	52% / 38%
Sales Volume	65,880,317	79,863,445	59,668,568	35,344,648	51,343,144
Sales Volume YTD	836,762,078	835,822,551	604,258,419	566,397,506	505,909,887
Total Residential¹					
New Listings / YTD	3,558 / 39,576	3,173 / 36,832	2,930 / 34,887	2,867 / 39,828	2,952 / 38,817
Sales / YTD	2,300 / 26,358	2,706 / 27,688	2,018 / 22,075	1,677 / 24,850	2,144 / 24,994
Sales to New Listings Ratio / YTD	65% / 67%	85% / 75%	69% / 63%	58% / 62%	73% / 64%
Sales Volume	1,017,906,520	1,164,467,312	775,681,399	653,952,796	826,246,226
Sales Volume YTD	11,828,539,273	11,699,709,428	8,636,906,305	10,148,588,312	9,871,793,609
Other²					
New Listings / YTD	241 / 2,766	229 / 2,796	204 / 2,703	206 / 2,801	242 / 2,951
Sales / YTD	141 / 1,436	150 / 1,356	107 / 1,194	108 / 1,392	131 / 1,595
Sales to New Listings Ratio / YTD	59% / 52%	66% / 48%	52% / 44%	52% / 50%	54% / 54%
Sales Volume	39,565,525	35,240,700	26,117,888	19,359,273	28,334,902
Sales Volume YTD	420,518,554	376,042,783	248,452,497	308,722,857	341,775,316

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

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Total Board October 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	22 / 288	27 / 307	32 / 282	19 / 261	22 / 201
Sales / YTD	10 / 84	9 / 74	4 / 51	3 / 62	5 / 40
Sales to New Listings Ratio / YTD	45% / 29%	33% / 24%	13% / 18%	16% / 24%	23% / 20%
Sales Volume	3,926,000	23,352,190	3,110,000	710,000	1,744,000
Sales Volume YTD	81,961,817	106,443,158	38,974,900	74,620,584	24,417,658
Investment					
New Listings / YTD	48 / 495	48 / 474	50 / 508	39 / 428	38 / 349
Sales / YTD	17 / 176	17 / 152	23 / 161	7 / 145	11 / 128
Sales to New Listings Ratio / YTD	35% / 36%	35% / 32%	46% / 32%	18% / 34%	29% / 37%
Sales Volume	17,968,200	10,221,278	17,814,818	2,750,845	10,913,000
Sales Volume YTD	176,027,925	118,328,796	105,778,353	111,236,893	94,170,195
Multi Family					
New Listings / YTD	8 / 121	14 / 132	12 / 157	9 / 153	13 / 132
Sales / YTD	7 / 61	5 / 61	8 / 40	4 / 39	4 / 57
Sales to New Listings Ratio / YTD	88% / 50%	36% / 46%	67% / 25%	44% / 25%	31% / 43%
Sales Volume	13,753,000	6,893,627	7,433,500	5,720,000	5,792,500
Sales Volume YTD	119,108,150	88,437,627	45,043,106	47,835,000	73,388,250
Hotel/Motel					
New Listings / YTD	1 / 19	1 / 11	1 / 14	2 / 8	2 / 8
Sales / YTD	2 / 3	0 / 3	1 / 1	1 / 3	0 / 0
Sales to New Listings Ratio / YTD	200% / 16%	0% / 27%	100% / 7%	50% / 38%	0% / 0%
Sales Volume	666,060	0	215,000	408,000	0
Sales Volume YTD	1,356,060	2,270,000	215,000	1,041,000	0
Business					
New Listings / YTD	47 / 506	48 / 410	36 / 356	41 / 317	22 / 175
Sales / YTD	8 / 89	12 / 93	10 / 77	4 / 54	4 / 39
Sales to New Listings Ratio / YTD	17% / 18%	25% / 23%	28% / 22%	10% / 17%	18% / 22%
Sales Volume	3,161,000	1,574,703	2,652,500	1,322,500	535,500
Sales Volume YTD	36,911,000	24,189,203	24,565,600	15,614,800	13,050,568
Lease					
New Listings / YTD	35 / 352	39 / 305	35 / 317	34 / 278	22 / 245
Sales / YTD	18 / 129	11 / 107	9 / 103	5 / 76	6 / 75
Sales to New Listings Ratio / YTD	51% / 37%	28% / 35%	26% / 32%	15% / 27%	27% / 31%
Sales Volume	6,731,135	6,055,551	2,302,678	226,772	647,771
Sales Volume YTD	30,462,148	42,117,294	23,120,314	9,681,118	11,731,292
Farms					
New Listings / YTD	29 / 281	26 / 286	14 / 275	26 / 292	27 / 313
Sales / YTD	18 / 165	25 / 152	14 / 126	12 / 140	30 / 190
Sales to New Listings Ratio / YTD	62% / 59%	96% / 53%	100% / 46%	46% / 48%	111% / 61%
Sales Volume	8,937,000	20,995,360	10,396,500	6,659,800	17,263,850
Sales Volume YTD	103,090,709	111,452,102	83,847,295	95,464,938	97,019,632
Total Commercial¹					
New Listings / YTD	191 / 2,077	205 / 1,935	181 / 1,921	170 / 1,742	146 / 1,429
Sales / YTD	81 / 713	79 / 647	69 / 564	36 / 522	60 / 533
Sales to New Listings Ratio / YTD	42% / 34%	39% / 33%	38% / 29%	21% / 30%	41% / 37%
Sales Volume	55,382,395	69,092,709	43,924,996	17,797,917	36,896,621
Sales Volume YTD	553,910,309	494,827,180	322,796,568	356,057,833	316,287,596

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

October 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	7	14	3	59	62	60
	Sales Volume	1,881,000	3,328,500	n/a	16,204,405	14,654,952	14,242,776
	Average Price	268,714	237,750	n/a	274,651	236,370	237,380
	Median Price	250,000	196,000	n/a	250,000	218,500	232,000
Beaumont	Sales	31	48	30	390	467	360
	Sales Volume	17,177,975	24,614,414	14,529,750	213,116,508	244,090,302	178,036,231
	Average Price	554,128	512,800	484,325	546,453	522,677	494,545
	Median Price	530,000	475,500	467,000	530,000	510,000	471,950
Bonnyville	Sales	27	20	16	267	214	202
	Sales Volume	9,029,400	5,743,077	4,564,000	98,757,997	77,102,659	64,950,050
	Average Price	334,422	287,154	285,250	369,880	360,293	321,535
	Median Price	332,500	276,500	309,500	325,000	332,750	300,000
Cold Lake	Sales	25	15	27	289	300	335
	Sales Volume	8,697,900	4,681,125	9,647,091	104,633,604	102,479,625	111,460,464
	Average Price	347,916	312,075	357,300	362,054	341,599	332,718
	Median Price	355,000	295,000	350,000	362,800	329,000	321,000
Devon	Sales	8	6	10	116	110	94
	Sales Volume	3,755,610	2,338,000	3,765,021	45,670,964	44,458,990	34,576,171
	Average Price	469,451	389,667	376,502	393,715	404,173	367,832
	Median Price	420,500	409,500	345,000	387,000	392,500	349,500
Drayton Valley	Sales	12	8	10	123	122	110
	Sales Volume	4,438,100	2,116,400	3,320,000	39,634,200	34,664,800	31,225,099
	Average Price	369,842	264,550	332,000	322,229	284,138	283,865
	Median Price	372,500	281,450	331,500	305,000	272,500	283,500
Fort Saskatchewan	Det. Sales	35	37	22	388	454	323
	Det. Average Price	543,878	530,252	464,814	537,820	507,714	475,861
	Det. Median Price	548,900	535,000	454,000	523,250	489,500	465,000
	Apt. Sales	6	4	1	59	39	65
	Apt. Average Price	184,833	n/a	n/a	195,708	169,436	170,069
	Apt. Median Price	176,000	n/a	n/a	187,000	168,000	149,500
	Total Sales Volume	25,960,729	28,880,862	13,425,898	287,933,413	309,001,834	207,498,410
Gibbons	Sales	8	5	2	59	55	61
	Sales Volume	2,844,400	1,803,400	n/a	22,511,035	20,017,597	19,326,040
	Average Price	355,550	360,680	n/a	381,543	363,956	316,820
	Median Price	347,450	375,000	n/a	358,000	340,000	305,500
Leduc	Det. Sales	23	44	32	484	518	422
	Det. Average Price	516,452	469,586	439,834	502,593	472,469	436,209
	Det. Median Price	495,000	440,000	432,000	486,500	456,000	422,500
	Apt. Sales	6	1	1	37	22	19
	Apt. Average Price	245,000	n/a	n/a	189,895	191,916	195,363
	Apt. Median Price	221,250	n/a	n/a	186,900	202,500	170,000
	Total Sales Volume	17,241,901	27,941,200	20,097,110	319,186,808	321,543,275	244,684,230

n/a = insufficient data

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

October 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville	Sales	21	21	16	198	229	197
	Sales Volume	8,245,863	6,825,700	4,936,900	80,548,362	85,465,931	67,437,954
	Average Price	392,660	325,033	308,556	406,810	373,214	342,325
	Median Price	368,000	342,500	315,000	409,950	385,000	345,000
Sherwood Park	Det. Sales	72	93	65	814	844	677
	Det. Average Price	556,358	564,086	491,544	576,827	545,988	508,982
	Det. Median Price	549,500	540,150	493,000	550,000	517,000	480,000
	Apt. Sales	11	12	12	115	143	120
	Apt. Average Price	302,208	250,244	265,925	313,055	279,541	255,115
	Apt. Median Price	290,000	257,500	302,000	301,500	275,000	268,750
	Total Sales Volume	56,950,288	70,588,116	42,167,485	632,735,839	635,119,706	456,854,839
Spruce Grove	Det. Sales	47	52	34	661	674	496
	Det. Average Price	551,401	512,139	432,866	540,622	490,033	458,402
	Det. Median Price	538,305	515,000	436,500	535,000	471,000	445,000
	Apt. Sales	5	7	5	62	77	56
	Apt. Average Price	162,420	186,214	215,400	186,740	190,623	186,472
	Apt. Median Price	140,100	170,000	171,000	178,000	174,000	176,000
	Total Sales Volume	35,715,677	41,755,274	23,713,806	474,043,807	475,588,563	324,094,426
St. Albert	Det. Sales	80	77	53	881	879	671
	Det. Average Price	578,620	551,036	500,238	608,192	574,959	535,811
	Det. Median Price	521,500	515,000	474,000	554,200	530,000	490,000
	Apt. Sales	16	13	12	159	117	137
	Apt. Average Price	350,343	264,546	205,963	298,735	264,941	287,517
	Apt. Median Price	271,950	193,500	178,750	242,000	229,900	213,900
	Total Sales Volume	62,506,244	56,355,732	35,102,346	696,717,564	657,999,575	485,986,913
St. Paul	Sales	16	16	12	154	142	138
	Sales Volume	4,762,500	2,691,500	2,311,700	35,049,250	32,637,350	32,477,300
	Average Price	297,656	168,219	192,642	227,593	230,840	235,343
	Median Price	221,750	172,250	209,000	201,000	215,000	214,500
Stony Plain	Sales	40	51	27	401	433	329
	Sales Volume	15,655,834	17,725,900	8,136,050	162,024,379	166,049,340	117,860,949
	Average Price	391,396	347,567	301,335	404,051	383,486	358,240
	Median Price	415,818	355,000	290,000	422,430	389,998	355,000
Vegreville	Sales	15	6	10	107	96	91
	Sales Volume	3,600,000	1,808,500	1,672,000	28,462,799	21,569,400	20,109,400
	Average Price	240,000	301,417	167,200	266,007	224,681	220,982
	Median Price	195,000	307,500	160,000	256,000	225,000	200,000
Westlock	Sales	7	5	6	80	73	73
	Sales Volume	1,355,000	1,196,500	1,583,100	20,922,100	18,080,100	18,060,350
	Average Price	193,571	239,300	263,850	261,526	247,673	247,402
	Median Price	170,000	220,000	298,000	260,500	239,000	239,000
Wetaskiwin	Sales	15	17	18	191	195	165
	Sales Volume	3,947,400	4,918,900	4,234,010	53,018,475	51,151,233	38,436,743
	Average Price	263,160	289,347	235,223	277,584	262,314	232,950
	Median Price	245,000	305,000	186,000	275,000	252,000	227,500

n/a = insufficient data

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

October 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	0	3	0	5	9	2
	Sales Volume	n/a	n/a	n/a	1,437,500	3,530,000	n/a
Bonnyville M.D.	Sales	2	3	3	9	19	27
	Sales Volume	n/a	n/a	n/a	4,426,180	10,698,947	9,727,480
Lac la Biche County	Sales	0	0	0	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	2	0	2	10	4	3
	Sales Volume	n/a	n/a	n/a	1,780,500	n/a	n/a
Leduc County	Sales	3	3	2	31	36	18
	Sales Volume	n/a	n/a	n/a	25,672,320	46,254,933	21,880,595
Parkland County	Sales	3	1	3	19	13	14
	Sales Volume	n/a	n/a	n/a	19,888,999	7,586,300	12,212,080
Smoky Lake County	Sales	1	6	0	4	15	5
	Sales Volume	n/a	1,745,000	n/a	n/a	5,419,000	1,170,000
St. Paul County	Sales	0	3	3	21	17	24
	Sales Volume	n/a	n/a	n/a	9,753,555	5,084,240	6,542,909
Strathcona County	Sales	1	3	0	18	14	12
	Sales Volume	n/a	n/a	n/a	14,041,000	13,584,204	12,718,000
Sturgeon County	Sales	0	2	1	14	8	11
	Sales Volume	n/a	n/a	n/a	18,636,900	7,560,000	9,915,500
Thorhild County	Sales	2	0	0	10	4	7
	Sales Volume	n/a	n/a	n/a	4,413,500	n/a	1,618,500
Two Hills County	Sales	1	0	0	6	3	6
	Sales Volume	n/a	n/a	n/a	2,640,000	n/a	1,012,900
Vermilion River County	Sales	1	0	0	2	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.

October 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	8	10	4	100	80	81
	Sales Volume	1,865,500	2,268,000	n/a	26,437,275	19,887,500	21,574,150
Bonnyville M.D.	Sales	36	30	21	322	276	268
	Sales Volume	9,456,180	8,258,577	5,809,000	108,654,977	94,816,606	81,204,030
Lac la Biche County	Sales	1	0	1	11	8	8
	Sales Volume	n/a	n/a	n/a	4,532,500	2,168,200	3,259,000
Lac Ste. Anne County	Sales	6	4	5	44	44	33
	Sales Volume	1,649,000	n/a	909,500	8,608,850	9,555,200	6,056,050
Leduc County	Sales	22	13	23	191	225	162
	Sales Volume	17,314,325	7,036,900	12,688,200	134,424,093	169,730,819	96,563,805
Parkland County	Sales	44	60	50	591	556	486
	Sales Volume	23,512,500	36,523,449	31,544,015	369,718,268	329,202,951	267,757,504
Smoky Lake County	Sales	4	21	12	68	78	68
	Sales Volume	n/a	5,985,400	2,597,500	16,923,400	21,462,050	13,496,300
St. Paul County	Sales	17	22	16	215	209	191
	Sales Volume	4,844,500	3,340,000	2,741,700	47,888,994	44,281,740	43,852,849
Strathcona County	Sales	28	45	22	361	338	270
	Sales Volume	25,616,050	33,728,063	14,354,980	304,942,934	255,940,699	191,695,721
Sturgeon County	Sales	18	23	13	201	242	189
	Sales Volume	13,032,397	15,209,150	7,890,650	158,596,669	176,363,976	118,838,882
Thorhild County	Sales	6	5	4	68	63	59
	Sales Volume	1,104,700	1,207,000	n/a	20,937,610	13,915,800	11,987,330
Two Hills County	Sales	9	3	6	59	51	49
	Sales Volume	1,894,000	n/a	272,500	12,520,900	9,921,350	7,334,900
Vermilion River County	Sales	1	0	0	7	1	1
	Sales Volume	n/a	n/a	n/a	1,218,700	n/a	n/a

n/a = insufficient data