

Media Release

2026 property market off to a high inventory start

Edmonton, AB – February 3, 2026 – The Greater Edmonton Area (GEA) real estate market reported 1,151 sales in January 2026, a decrease of 12.5% compared to activity in December 2025 and 27.6% compared to January 2025. There were 2,518 new listings – a month-over-month increase of 84.2% and a year-over-year increase of 4.7%. Inventory levels rose 8.5% from December and are 32.7% higher than January 2025.

Average selling price across all residential property types decreased by 1.4% from the previous month to \$448,761, a number 2.5% higher than January 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$415,000, decreasing 0.1% from December 2025 and 1.0% year-over-year.



“A wave of new inventory has hit the market for 2026, and with inventory levels already pretty healthy at the end of last year, it marks a transition to a more competitive year for sellers.

Buyers looking to make a move in 2026 should consider getting on the property ladder now, if possible. There’s plenty of choice, less rush (with homes averaging 59 days on market) and they’re likely to get a better negotiation on price than if they wait until the market picks up in spring.”

Darlene Reid, 2026 Board Chair, REALTORS® Association of Edmonton

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At A Glance

JANUARY 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	1,151	2,518	\$448,761	4,901	59
Month-over-month change	↓ 12.5%	↑ 84.2%	↓ 1.4%	↑ 8.5%	↑ 10 Days
Year-over-year change	↓ 27.6%	↑ 4.7%	↑ 2.5%	↑ 32.7%	↑ 11 Days

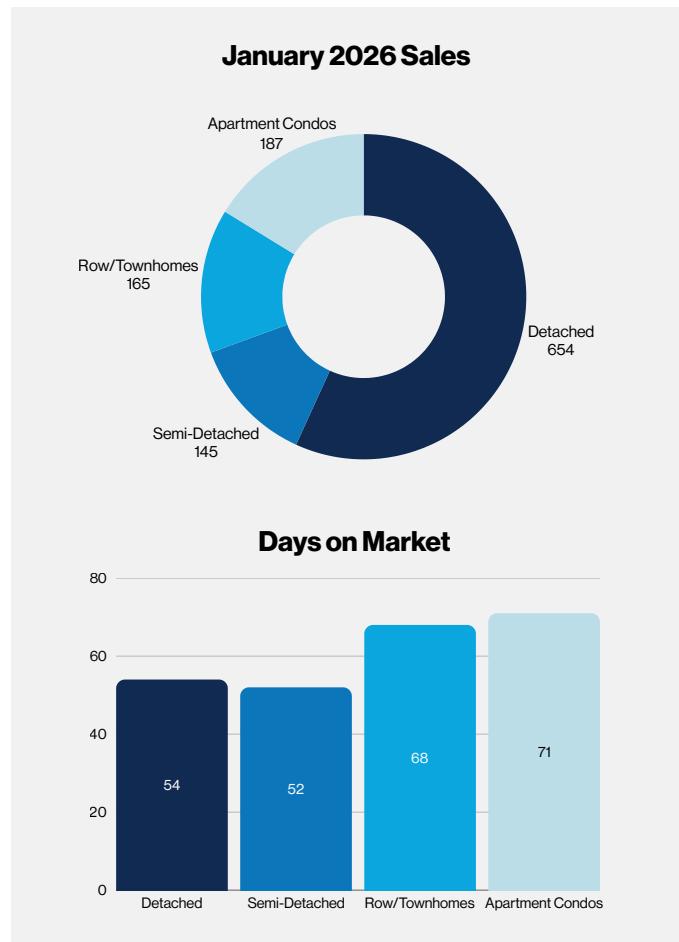
Data by Property Type

Detached home prices averaged \$556,752, decreased 1.7% from December 2025 and 0.6% from January 2025. Sales in the detached category fell 16.3% from the previous month and 23.1% from January 2025. New detached listings increased 84.2% month-over-month and 5.1% year-over-year.

Semi-detached new listings increased 83.9% from the previous month and 13.6% year-over-year. Sales increased by 1.4% from December 2025 but were 27.5% lower than January 2025. Average prices rose 0.2% from December to \$422,964 and were 0.7% higher than the previous year.

Row/townhomes prices decreased 0.3% from December and 5.1% from January of the previous year, averaging \$296,227. New listings were up 71.2% from last month and 7.6% from January 2025. Sales for row/townhouse properties decreased by 13.6% month-over-month and 29.5% year-over-year.

Apartment condominiums sales also decreased in January, selling 6.0% fewer units than the previous month and 38.7% fewer than the previous year. New listings increased 77.9% month-to-month, though they were 4.0% lower than January 2025. Condominium prices averaged \$225,671 at the end of January 2026— increasing 16.5% from December and 11.1% compared to January 2025.



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	\$556,752	\$422,964	\$296,227	\$225,671
Month-over-month change	↓ 1.7%	↑ 0.2%	↓ -0.3%	↑ 16.5%
Year-over-year change	↓ 0.6%	↑ 0.7%	↓ -5.1%	↑ 11.1%

Monthly Market Statistics

JANUARY 2026

MLS® HPI Benchmark Price¹ (for all-residential sales in GEA²)	January 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 508,100.00	-0.1%	0.5%
Apartment benchmark price	\$ 197,200.00	0.4%	-0.7%
Townhouse benchmark price	\$ 268,500.00	0.1%	-2.1%
Composite ³ benchmark price	\$ 415,000.00	-0.1%	-1.0%

MLS® System Activity (for all-residential⁴ sales in GEA)	January 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 448,761.00	-1.4%	2.5%
All-residential median selling price	\$ 430,000.00	-0.6%	3.0%
# residential listings this month	2,518	84.2%	4.7%
# residential sales this month	1,151	-12.5%	-27.6%
# residential inventory at month end	4,901	8.5%	32.7%
# Total ⁶ MLS® System sales this month	1,350	-10.4%	-26.8% ⁷
\$ Value Total residential sales this month	\$ 551,773,542.00	-13.0%	-26.0%
\$ Value of total MLS® System sales – month	\$ 594,758,567.00	-10.0%	-24.2% ⁷
\$ Value of total MLS® System sales - YTD	\$ 594,758,567.00	N/A	-24.2% ⁷

MLS® Rental Listing Activity	January 2026	M/M % Change	Y/Y % Change
	January 2026	M/M % Change	Long-Term Monthly Average⁹
Total rented listings	44	51.7%	18.9%
Active rentals	62	-12.7%	-16.2%
Average days on market	44	7.3%	29
Average price ⁸ for 1-bedroom units	\$ 1,142.00	-7.8%	\$1,222.00
Average price for 2-bedroom units	\$ 1,693.00	11.1%	\$1,721.00

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

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

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

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

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

6 Includes residential, land lease community and rural sales.

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

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

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

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

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5 Year Residential Activity (Part 1)

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Greater Edmonton Area¹

January 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,389 / 1,389	1,321 / 1,321	1,283 / 1,283	1,288 / 1,288	1,089 / 1,089
Sales / YTD	654 / 654	851 / 851	877 / 877	582 / 582	860 / 860
Sales to New Listings Ratio / YTD	47% / 47%	64% / 64%	68% / 68%	45% / 45%	79% / 79%
Sales Volume	364,115,905	476,835,418	423,716,848	262,722,446	396,422,327
Sales Volume YTD	364,115,905	476,835,418	423,716,848	262,722,446	396,422,327
Average Sale Price	556,752	560,324	483,143	451,413	460,956
Average Sale Price YTD	556,752	560,324	483,143	451,413	460,956
Median Sale Price	514,500	515,000	450,000	422,250	425,000
Median Sale Price YTD	514,500	515,000	450,000	422,250	425,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	98% / 98%	97% / 97%	98% / 98%
Average Days on Market / YTD	54 / 54	51 / 51	60 / 60	65 / 65	54 / 54
Median Days on Market / YTD	45 / 45	40 / 40	47 / 47	56 / 56	41 / 41
Average Days on Market (Cum.) / YTD	88 / 88	78 / 78	103 / 103	104 / 104	80 / 80
Median Days on Market (Cum.) / YTD	68 / 68	53 / 53	70 / 70	87 / 87	57 / 57
Semi-detached					
New Listings / YTD	309 / 309	272 / 272	179 / 179	225 / 225	228 / 228
Sales / YTD	145 / 145	200 / 200	141 / 141	100 / 100	158 / 158
Sales to New Listings Ratio / YTD	47% / 47%	74% / 74%	79% / 79%	44% / 44%	69% / 69%
Sales Volume	61,329,743	84,022,828	53,357,316	35,506,082	59,361,638
Sales Volume YTD	61,329,743	84,022,828	53,357,316	35,506,082	59,361,638
Average Sale Price	422,964	420,114	378,421	355,061	375,707
Average Sale Price YTD	422,964	420,114	378,421	355,061	375,707
Median Sale Price	420,000	420,000	394,500	348,650	364,750
Median Sale Price YTD	420,000	420,000	394,500	348,650	364,750
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	97% / 97%	97% / 97%	98% / 98%
Average Days on Market / YTD	52 / 52	36 / 36	53 / 53	50 / 50	57 / 57
Median Days on Market / YTD	45 / 45	26 / 26	42 / 42	42 / 42	42 / 42
Average Days on Market (Cum.) / YTD	76 / 76	48 / 48	72 / 72	78 / 78	86 / 86
Median Days on Market (Cum.) / YTD	63 / 63	30 / 30	54 / 54	65 / 65	58 / 58
Row/Townhouse					
New Listings / YTD	339 / 339	315 / 315	264 / 264	257 / 257	296 / 296
Sales / YTD	165 / 165	234 / 234	193 / 193	148 / 148	157 / 157
Sales to New Listings Ratio / YTD	49% / 49%	74% / 74%	73% / 73%	58% / 58%	53% / 53%
Sales Volume	48,877,500	73,026,111	51,990,455	36,668,573	38,452,724
Sales Volume YTD	48,877,500	73,026,111	51,990,455	36,668,573	38,452,724
Average Sale Price	296,227	312,077	269,381	247,761	244,922
Average Sale Price YTD	296,227	312,077	269,381	247,761	244,922
Median Sale Price	291,000	320,650	266,000	239,999	231,500
Median Sale Price YTD	291,000	320,650	266,000	239,999	231,500
Sale to List Price Ratio / YTD	97% / 97%	99% / 99%	97% / 97%	96% / 96%	97% / 97%
Average Days on Market / YTD	68 / 68	38 / 38	53 / 53	63 / 63	58 / 58
Median Days on Market / YTD	58 / 58	25 / 25	38 / 38	51 / 51	43 / 43
Average Days on Market (Cum.) / YTD	93 / 93	48 / 48	72 / 72	98 / 98	105 / 105
Median Days on Market (Cum.) / YTD	81 / 81	33 / 33	53 / 53	68 / 68	71 / 71

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

January 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	475 / 475	495 / 495	439 / 439	483 / 483	511 / 511
Sales / YTD	187 / 187	305 / 305	225 / 225	152 / 152	155 / 155
Sales to New Listings Ratio / YTD	39% / 39%	62% / 62%	51% / 51%	31% / 31%	30% / 30%
Sales Volume	42,200,532	61,946,874	43,461,201	28,975,250	30,089,592
Sales Volume YTD	42,200,532	61,946,874	43,461,201	28,975,250	30,089,592
Average Sale Price	225,671	203,105	193,161	190,627	194,126
Average Sale Price YTD	225,671	203,105	193,161	190,627	194,126
Median Sale Price	200,000	182,000	167,700	163,750	166,987
Median Sale Price YTD	200,000	182,000	167,700	163,750	166,987
Sale to List Price Ratio / YTD	96% / 96%	96% / 96%	96% / 96%	94% / 94%	95% / 95%
Average Days on Market / YTD	71 / 71	57 / 57	65 / 65	82 / 82	81 / 81
Median Days on Market / YTD	57 / 57	41 / 41	49 / 49	76 / 76	73 / 73
Average Days on Market (Cum.) / YTD	105 / 105	87 / 87	99 / 99	137 / 137	116 / 116
Median Days on Market (Cum.) / YTD	85 / 85	60 / 60	66 / 66	118 / 118	93 / 93
Total Residential²					
New Listings / YTD	2,512 / 2,512	2,403 / 2,403	2,165 / 2,165	2,253 / 2,253	2,124 / 2,124
Sales / YTD	1,151 / 1,151	1,590 / 1,590	1,436 / 1,436	982 / 982	1,330 / 1,330
Sales to New Listings Ratio / YTD	46% / 46%	66% / 66%	66% / 66%	44% / 44%	63% / 63%
Sales Volume	516,523,680	695,831,231	572,525,820	363,872,351	524,326,281
Sales Volume YTD	516,523,680	695,831,231	572,525,820	363,872,351	524,326,281
Average Sale Price	448,761	437,630	398,695	370,542	394,230
Average Sale Price YTD	448,761	437,630	398,695	370,542	394,230
Median Sale Price	430,000	417,500	390,000	350,000	370,250
Median Sale Price YTD	430,000	417,500	390,000	350,000	370,250
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	97% / 97%	96% / 96%	98% / 98%
Average Days on Market / YTD	59 / 59	48 / 48	59 / 59	66 / 66	58 / 58
Median Days on Market / YTD	50 / 50	34 / 34	45 / 45	57 / 57	45 / 45
Average Days on Market (Cum.) / YTD	90 / 90	71 / 71	95 / 95	106 / 106	88 / 88
Median Days on Market (Cum.) / YTD	72 / 72	47 / 47	66 / 66	86 / 86	62 / 62
Other³					
New Listings / YTD	119 / 119	98 / 98	116 / 116	141 / 141	125 / 125
Sales / YTD	52 / 52	66 / 66	61 / 61	42 / 42	73 / 73
Sales to New Listings Ratio / YTD	44% / 44%	67% / 67%	53% / 53%	30% / 30%	58% / 58%
Sales Volume	30,272,325	28,553,212	19,665,950	10,083,742	22,650,501
Sales Volume YTD	30,272,325	28,553,212	19,665,950	10,083,742	22,650,501
Average Sale Price	582,160	432,624	322,393	240,089	310,281
Average Sale Price YTD	582,160	432,624	322,393	240,089	310,281
Median Sale Price	317,500	332,500	234,000	88,750	198,000
Median Sale Price YTD	317,500	332,500	234,000	88,750	198,000
Sale to List Price Ratio / YTD	97% / 97%	95% / 95%	92% / 92%	91% / 91%	93% / 93%
Average Days on Market / YTD	71 / 71	118 / 118	97 / 97	85 / 85	90 / 90
Median Days on Market / YTD	68 / 68	59 / 59	73 / 73	60 / 60	65 / 65
Average Days on Market (Cum.) / YTD	124 / 124	155 / 155	167 / 167	125 / 125	126 / 126
Median Days on Market (Cum.) / YTD	89 / 89	69 / 69	115 / 115	80 / 80	74 / 74

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.

End of Month Active Inventory (Sales Activity)

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Greater Edmonton Area¹

January 2026

Year	Month	Residential ²	Commercial ³	Total
2022	January	4,636 (1,330)	n/a	n/a
	February	4,716 (2,285)	n/a	n/a
	March	5,221 (3,317)	n/a	n/a
	April	6,468 (2,938)	n/a	n/a
	May	7,575 (2,921)	n/a	n/a
	June	8,121 (2,656)	n/a	n/a
	July	8,454 (2,029)	n/a	n/a
	August	8,046 (1,854)	n/a	n/a
	September	7,835 (1,608)	n/a	n/a
	October	7,201 (1,506)	n/a	n/a
	November	6,408 (1,278)	n/a	n/a
	December	4,980 (987)	n/a	n/a
2023	January	5,186 (982)	n/a	n/a
	February	5,628 (1,292)	n/a	n/a
	March	6,317 (1,819)	n/a	n/a
	April	6,899 (2,023)	n/a	n/a
	May	7,080 (2,717)	n/a	n/a
	June	7,101 (2,598)	n/a	n/a
	July	6,940 (2,320)	n/a	n/a
	August	6,749 (2,245)	n/a	n/a
	September	6,514 (2,055)	n/a	n/a
	October	6,232 (1,805)	n/a	n/a
	November	5,469 (1,624)	n/a	n/a
	December	4,650 (1,218)	n/a	n/a
2024	January	4,564 (1,436)	n/a	n/a
	February	4,802 (1,964)	n/a	n/a
	March	5,280 (2,462)	n/a	n/a
	April	5,430 (3,113)	n/a	n/a
	May	5,768 (3,222)	n/a	n/a
	June	5,888 (2,842)	n/a	n/a
	July	5,820 (2,936)	n/a	n/a
	August	5,735 (2,581)	n/a	n/a
	September	5,645 (2,257)	n/a	n/a
	October	5,105 (2,483)	n/a	n/a
	November	4,473 (1,913)	n/a	n/a
	December	3,503 (1,421)	n/a	n/a
2025	January	3,692 (1,590)	n/a	n/a
	February	4,055 (1,814)	n/a	n/a
	March	4,723 (2,480)	n/a	n/a
	April	5,267 (2,702)	n/a	n/a
	May	6,330 (2,951)	n/a	n/a
	June	6,606 (2,863)	n/a	n/a
	July	6,907 (2,850)	n/a	n/a
	August	6,995 (2,377)	n/a	n/a
	September	6,909 (2,183)	n/a	n/a
	October	6,532 (2,055)	n/a	n/a
	November	5,873 (1,652)	n/a	n/a
	December	4,501 (1,314)	n/a	n/a
2026	January	4,881 (1,151)		

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

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Greater Edmonton Area¹

January 2026

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2022	January	2,124	1,330	n/a	n/a	n/a	n/a
	February	2,967	2,285	n/a	n/a	n/a	n/a
	March	4,303	3,317	n/a	n/a	n/a	n/a
	April	4,715	2,938	n/a	n/a	n/a	n/a
	May	4,728	2,921	n/a	n/a	n/a	n/a
	June	4,345	2,656	n/a	n/a	n/a	n/a
	July	3,643	2,029	n/a	n/a	n/a	n/a
	August	3,181	1,854	n/a	n/a	n/a	n/a
	September	3,126	1,608	n/a	n/a	n/a	n/a
	October	2,615	1,506	n/a	n/a	n/a	n/a
	November	1,971	1,278	n/a	n/a	n/a	n/a
	December	1,180	987	n/a	n/a	n/a	n/a
	Total	38,898	24,709	n/a	n/a	n/a	n/a
2023	January	2,253	982	n/a	n/a	n/a	n/a
	February	2,527	1,292	n/a	n/a	n/a	n/a
	March	3,305	1,819	n/a	n/a	n/a	n/a
	April	3,441	2,023	n/a	n/a	n/a	n/a
	May	3,855	2,717	n/a	n/a	n/a	n/a
	June	3,628	2,598	n/a	n/a	n/a	n/a
	July	3,295	2,320	n/a	n/a	n/a	n/a
	August	3,226	2,245	n/a	n/a	n/a	n/a
	September	3,019	2,055	n/a	n/a	n/a	n/a
	October	2,695	1,805	n/a	n/a	n/a	n/a
	November	2,089	1,624	n/a	n/a	n/a	n/a
	December	1,480	1,218	n/a	n/a	n/a	n/a
	Total	34,813	22,698	n/a	n/a	n/a	n/a
2024	January	2,165	1,436	n/a	n/a	n/a	n/a
	February	2,731	1,964	n/a	n/a	n/a	n/a
	March	3,515	2,462	n/a	n/a	n/a	n/a
	April	3,826	3,113	n/a	n/a	n/a	n/a
	May	4,224	3,222	n/a	n/a	n/a	n/a
	June	3,633	2,842	n/a	n/a	n/a	n/a
	July	3,654	2,936	n/a	n/a	n/a	n/a
	August	3,380	2,581	n/a	n/a	n/a	n/a
	September	3,129	2,257	n/a	n/a	n/a	n/a
	October	2,883	2,483	n/a	n/a	n/a	n/a
	November	2,047	1,913	n/a	n/a	n/a	n/a
	December	1,337	1,421	n/a	n/a	n/a	n/a
	Total	36,524	28,630	n/a	n/a	n/a	n/a
2025	January	2,403	1,590	n/a	n/a	n/a	n/a
	February	2,610	1,814	n/a	n/a	n/a	n/a
	March	3,649	2,480	n/a	n/a	n/a	n/a
	April	3,847	2,702	n/a	n/a	n/a	n/a
	May	4,717	2,951	n/a	n/a	n/a	n/a
	June	4,058	2,863	n/a	n/a	n/a	n/a
	July	4,229	2,850	n/a	n/a	n/a	n/a
	August	3,635	2,377	n/a	n/a	n/a	n/a
	September	3,467	2,183	n/a	n/a	n/a	n/a
	October	3,172	2,055	n/a	n/a	n/a	n/a
	November	2,201	1,652	n/a	n/a	n/a	n/a
	December	1,364	1,314	n/a	n/a	n/a	n/a
	Total	39,352	26,831	n/a	n/a	n/a	n/a
2026	January	2,512	1,151				
	Total	2,512	1,151				

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

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Greater Edmonton Area¹

January 2026

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,199	380,471
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,913	398,928
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,036	386,224	275,735	181,686	406,811
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,984	414,956	294,076	206,813	441,465
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	406,464	292,072	204,378	440,185
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,993	408,010	290,610	200,309	432,339
2025	January	560,324	420,114	312,077	203,105	437,630
	February	565,127	421,887	300,530	215,121	448,061
	March	575,818	430,137	314,521	218,099	460,744
	April	584,420	434,891	314,977	218,342	470,075
	May	576,848	439,881	306,882	214,108	462,625
	June	573,945	439,839	309,463	214,888	464,707
	July	578,866	430,342	296,501	209,787	463,257
	August	569,865	420,792	301,820	218,056	461,192
	September	553,940	433,141	303,382	207,491	452,888
	October	560,123	428,966	297,377	202,963	455,049
	November	553,853	423,608	289,605	205,314	446,994
	December	566,494	422,078	297,124	193,638	455,155
	YTD Average	569,971	429,848	304,553	211,395	458,197
2026	January	556,752	422,964	296,227	225,671	448,761

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
January 2026

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Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2022	January	4,636 (1,330)	n/a	3,511 (954)	n/a
	February	4,716 (2,285)	n/a	3,568 (1,633)	n/a
	March	5,221 (3,317)	n/a	3,937 (2,311)	n/a
	April	6,468 (2,938)	n/a	4,820 (2,017)	n/a
	May	7,575 (2,921)	n/a	5,722 (1,927)	n/a
	June	8,121 (2,656)	n/a	6,087 (1,780)	n/a
	July	8,454 (2,029)	n/a	6,308 (1,338)	n/a
	August	8,046 (1,854)	n/a	6,032 (1,215)	n/a
	September	7,835 (1,608)	n/a	5,850 (1,083)	n/a
	October	7,201 (1,506)	n/a	5,332 (1,027)	n/a
	November	6,408 (1,278)	n/a	4,737 (885)	n/a
	December	4,980 (987)	n/a	3,676 (695)	n/a
2023	January	5,186 (982)	n/a	3,812 (699)	n/a
	February	5,628 (1,292)	n/a	4,099 (907)	n/a
	March	6,317 (1,819)	n/a	4,503 (1,251)	n/a
	April	6,899 (2,023)	n/a	4,967 (1,369)	n/a
	May	7,080 (2,717)	n/a	5,165 (1,800)	n/a
	June	7,101 (2,598)	n/a	5,161 (1,750)	n/a
	July	6,940 (2,320)	n/a	5,087 (1,586)	n/a
	August	6,749 (2,245)	n/a	4,863 (1,594)	n/a
	September	6,514 (2,055)	n/a	4,682 (1,430)	n/a
	October	6,232 (1,805)	n/a	4,394 (1,290)	n/a
	November	5,469 (1,624)	n/a	3,871 (1,176)	n/a
	December	4,650 (1,218)	n/a	3,208 (877)	n/a
2024	January	4,564 (1,436)	n/a	3,100 (1,053)	n/a
	February	4,802 (1,964)	n/a	3,240 (1,399)	n/a
	March	5,280 (2,462)	n/a	3,640 (1,728)	n/a
	April	5,430 (3,113)	n/a	3,759 (2,144)	n/a
	May	5,768 (3,222)	n/a	4,124 (2,141)	n/a
	June	5,888 (2,842)	n/a	4,238 (1,932)	n/a
	July	5,820 (2,936)	n/a	4,257 (2,009)	n/a
	August	5,735 (2,581)	n/a	4,210 (1,771)	n/a
	September	5,645 (2,257)	n/a	4,132 (1,537)	n/a
	October	5,105 (2,483)	n/a	3,738 (1,734)	n/a
	November	4,473 (1,913)	n/a	3,286 (1,364)	n/a
	December	3,503 (1,421)	n/a	2,547 (1,053)	n/a
2025	January	3,692 (1,590)	n/a	2,637 (1,181)	n/a
	February	4,055 (1,814)	n/a	2,936 (1,256)	n/a
	March	4,723 (2,480)	n/a	3,451 (1,749)	n/a
	April	5,267 (2,702)	n/a	3,912 (1,841)	n/a
	May	6,330 (2,951)	n/a	4,690 (2,053)	n/a
	June	6,606 (2,863)	n/a	4,902 (1,963)	n/a
	July	6,907 (2,850)	n/a	5,203 (1,932)	n/a
	August	6,995 (2,377)	n/a	5,214 (1,643)	n/a
	September	6,909 (2,183)	n/a	5,152 (1,451)	n/a
	October	6,532 (2,055)	n/a	4,882 (1,432)	n/a
	November	5,873 (1,652)	n/a	4,387 (1,162)	n/a
	December	4,501 (1,314)	n/a	3,332 (913)	n/a
2026	January	4,881 (1,151)		3,581 (791)	

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)
City of Edmonton
January 2026

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	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	894 / 894	827 / 827	805 / 805	855 / 855	718 / 718
Sales / YTD	409 / 409	587 / 587	598 / 598	385 / 385	576 / 576
Sales to New Listings Ratio / YTD	46% / 46%	71% / 71%	74% / 74%	45% / 45%	80% / 80%
Sales Volume	221,474,755	325,100,408	283,528,562	172,722,562	260,091,365
Sales Volume YTD	221,474,755	325,100,408	283,528,562	172,722,562	260,091,365
Average Sale Price	541,503	553,834	474,128	448,630	451,548
Average Sale Price YTD	541,503	553,834	474,128	448,630	451,548
Median Sale Price	492,500	514,250	441,750	420,000	419,000
Median Sale Price YTD	492,500	514,250	441,750	420,000	419,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	98% / 98%	97% / 97%	98% / 98%
Average Days on Market / YTD	55 / 55	50 / 50	59 / 59	64 / 64	52 / 52
Median Days on Market / YTD	47 / 47	38 / 38	44 / 44	56 / 56	42 / 42
Average Days on Market (Cum.) / YTD	87 / 87	76 / 76	104 / 104	107 / 107	78 / 78
Median Days on Market (Cum.) / YTD	71 / 71	53 / 53	69 / 69	87 / 87	59 / 59
Semi-detached					
New Listings / YTD	201 / 201	192 / 192	114 / 114	154 / 154	163 / 163
Sales / YTD	85 / 85	147 / 147	100 / 100	68 / 68	116 / 116
Sales to New Listings Ratio / YTD	42% / 42%	77% / 77%	88% / 88%	44% / 44%	71% / 71%
Sales Volume	34,659,590	62,214,877	38,508,309	24,442,682	43,939,687
Sales Volume YTD	34,659,590	62,214,877	38,508,309	24,442,682	43,939,687
Average Sale Price	407,760	423,230	385,083	359,451	378,790
Average Sale Price YTD	407,760	423,230	385,083	359,451	378,790
Median Sale Price	405,000	427,000	399,950	349,500	365,000
Median Sale Price YTD	405,000	427,000	399,950	349,500	365,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	97% / 97%	97% / 97%	98% / 98%
Average Days on Market / YTD	52 / 52	40 / 40	51 / 51	44 / 44	59 / 59
Median Days on Market / YTD	45 / 45	28 / 28	41 / 41	36 / 36	47 / 47
Average Days on Market (Cum.) / YTD	79 / 79	54 / 54	71 / 71	78 / 78	89 / 89
Median Days on Market (Cum.) / YTD	69 / 69	37 / 37	57 / 57	61 / 61	59 / 59
Row/Townhouse					
New Listings / YTD	271 / 271	260 / 260	210 / 210	191 / 191	247 / 247
Sales / YTD	136 / 136	186 / 186	156 / 156	120 / 120	131 / 131
Sales to New Listings Ratio / YTD	50% / 50%	72% / 72%	74% / 74%	63% / 63%	53% / 53%
Sales Volume	40,139,487	55,908,466	42,120,266	28,864,573	31,341,525
Sales Volume YTD	40,139,487	55,908,466	42,120,266	28,864,573	31,341,525
Average Sale Price	295,143	300,583	270,002	240,538	239,248
Average Sale Price YTD	295,143	300,583	270,002	240,538	239,248
Median Sale Price	296,450	307,500	268,400	237,500	225,000
Median Sale Price YTD	296,450	307,500	268,400	237,500	225,000
Sale to List Price Ratio / YTD	97% / 97%	99% / 99%	97% / 97%	96% / 96%	97% / 97%
Average Days on Market / YTD	71 / 71	37 / 37	54 / 54	61 / 61	62 / 62
Median Days on Market / YTD	61 / 61	25 / 25	38 / 38	52 / 52	49 / 49
Average Days on Market (Cum.) / YTD	97 / 97	46 / 46	73 / 73	93 / 93	113 / 113
Median Days on Market (Cum.) / YTD	87 / 87	31 / 31	53 / 53	65 / 65	88 / 88

5 Year Residential Activity (Part 2)
City of Edmonton
January 2026

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	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	428 / 428	438 / 438	390 / 390	412 / 412	458 / 458
Sales / YTD	161 / 161	261 / 261	199 / 199	126 / 126	131 / 131
Sales to New Listings Ratio / YTD	38% / 38%	60% / 60%	51% / 51%	31% / 31%	29% / 29%
Sales Volume	34,659,337	53,383,424	37,784,851	21,570,350	24,902,204
Sales Volume YTD	34,659,337	53,383,424	37,784,851	21,570,350	24,902,204
Average Sale Price	215,275	204,534	189,874	171,193	190,093
Average Sale Price YTD	215,275	204,534	189,874	171,193	190,093
Median Sale Price	192,000	182,000	163,000	152,500	166,000
Median Sale Price YTD	192,000	182,000	163,000	152,500	166,000
Sale to List Price Ratio / YTD	96% / 96%	96% / 96%	96% / 96%	94% / 94%	95% / 95%
Average Days on Market / YTD	70 / 70	57 / 57	66 / 66	81 / 81	84 / 84
Median Days on Market / YTD	57 / 57	41 / 41	49 / 49	77 / 77	76 / 76
Average Days on Market (Cum.) / YTD	106 / 106	91 / 91	102 / 102	144 / 144	120 / 120
Median Days on Market (Cum.) / YTD	87 / 87	63 / 63	67 / 67	124 / 124	95 / 95
Total Residential¹					
New Listings / YTD	1,794 / 1,794	1,717 / 1,717	1,519 / 1,519	1,612 / 1,612	1,586 / 1,586
Sales / YTD	791 / 791	1,181 / 1,181	1,053 / 1,053	699 / 699	954 / 954
Sales to New Listings Ratio / YTD	44% / 44%	69% / 69%	69% / 69%	43% / 43%	60% / 60%
Sales Volume	330,933,169	496,607,175	401,941,988	247,600,167	360,274,781
Sales Volume YTD	330,933,169	496,607,175	401,941,988	247,600,167	360,274,781
Average Sale Price	418,373	420,497	381,711	354,221	377,647
Average Sale Price YTD	418,373	420,497	381,711	354,221	377,647
Median Sale Price	400,200	408,000	377,500	333,000	362,250
Median Sale Price YTD	400,200	408,000	377,500	333,000	362,250
Sale to List Price Ratio / YTD	97% / 97%	99% / 99%	97% / 97%	96% / 96%	97% / 97%
Average Days on Market / YTD	61 / 61	48 / 48	59 / 59	64 / 64	59 / 59
Median Days on Market / YTD	53 / 53	34 / 34	43 / 43	56 / 56	47 / 47
Average Days on Market (Cum.) / YTD	92 / 92	72 / 72	96 / 96	108 / 108	90 / 90
Median Days on Market (Cum.) / YTD	78 / 78	48 / 48	65 / 65	87 / 87	68 / 68
Other²					
New Listings / YTD	63 / 63	65 / 65	64 / 64	62 / 62	64 / 64
Sales / YTD	31 / 31	39 / 39	31 / 31	16 / 16	33 / 33
Sales to New Listings Ratio / YTD	49% / 49%	60% / 60%	48% / 48%	26% / 26%	52% / 52%
Sales Volume	18,466,750	20,420,855	9,895,300	5,352,300	10,264,201
Sales Volume YTD	18,466,750	20,420,855	9,895,300	5,352,300	10,264,201
Average Sale Price	595,702	523,612	319,203	334,519	311,036
Average Sale Price YTD	595,702	523,612	319,203	334,519	311,036
Median Sale Price	349,000	390,000	234,000	93,500	250,000
Median Sale Price YTD	349,000	390,000	234,000	93,500	250,000
Sale to List Price Ratio / YTD	97% / 97%	96% / 96%	91% / 91%	91% / 91%	94% / 94%
Average Days on Market / YTD	63 / 63	111 / 111	79 / 79	64 / 64	63 / 63
Median Days on Market / YTD	57 / 57	56 / 56	69 / 69	59 / 59	47 / 47
Average Days on Market (Cum.) / YTD	103 / 103	160 / 160	167 / 167	93 / 93	95 / 95
Median Days on Market (Cum.) / YTD	88 / 88	70 / 70	123 / 123	80 / 80	65 / 65

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.

Detached Price by Area

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January 2026

Detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	56	76	64	56	76	64
	Average	516,594	539,673	479,076	516,594	539,673	479,076
	Median	478,700	552,000	472,500	478,700	552,000	472,500
North Central	Sales	77	117	119	77	117	119
	Average	452,814	476,494	425,706	452,814	476,494	425,706
	Median	435,000	458,000	410,000	435,000	458,000	410,000
Northeast	Sales	31	32	35	31	32	35
	Average	421,843	432,537	338,666	421,843	432,537	338,666
	Median	390,000	401,450	324,900	390,000	401,450	324,900
Central	Sales	11	38	33	11	38	33
	Average	284,900	311,937	307,606	284,900	311,937	307,606
	Median	290,000	265,500	255,000	290,000	265,500	255,000
West	Sales	29	39	42	29	39	42
	Average	727,904	722,922	486,217	727,904	722,922	486,217
	Median	525,000	540,000	427,500	525,000	540,000	427,500
Southwest	Sales	33	56	71	33	56	71
	Average	641,410	742,522	556,369	641,410	742,522	556,369
	Median	593,000	550,000	478,000	593,000	550,000	478,000
Southeast	Sales	75	82	112	75	82	112
	Average	483,222	515,960	452,670	483,222	515,960	452,670
	Median	470,000	481,000	428,000	470,000	481,000	428,000
Anthony Henday Southwest	Sales	63	114	100	63	114	100
	Average	695,084	633,365	585,039	695,084	633,365	585,039
	Median	598,900	579,999	534,249	598,900	579,999	534,249
Anthony Henday Southeast	Sales	34	33	22	34	33	22
	Average	563,532	556,154	503,554	563,532	556,154	503,554
	Median	549,268	545,000	479,839	549,268	545,000	479,839
City of Edmonton Total	Sales	409	587	598	409	587	598
	Average	541,503	553,834	474,128	541,503	553,834	474,128
	Median	492,500	514,250	441,750	492,500	514,250	441,750

Semi-detached Price by Area

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January 2026

Semi-detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	13	17	14	13	17	14
	Average	429,569	452,024	385,206	429,569	452,024	385,206
	Median	420,000	415,000	392,450	420,000	415,000	392,450
North Central	Sales	21	31	11	21	31	11
	Average	362,564	394,155	332,273	362,564	394,155	332,273
	Median	330,000	405,000	400,000	330,000	405,000	400,000
Northeast	Sales	4	7	2	4	7	2
	Average	n/a	340,786	n/a	n/a	340,786	n/a
	Median	n/a	268,000	n/a	n/a	268,000	n/a
Central	Sales	2	6	4	2	6	4
	Average	n/a	362,958	n/a	n/a	362,958	n/a
	Median	n/a	381,375	n/a	n/a	381,375	n/a
West	Sales	0	4	3	0	4	3
	Average	n/a	n/a	n/a	n/a	n/a	n/a
	Median	n/a	n/a	n/a	n/a	n/a	n/a
Southwest	Sales	5	11	5	5	11	5
	Average	434,700	453,968	474,500	434,700	453,968	474,500
	Median	430,000	419,900	342,000	430,000	419,900	342,000
Southeast	Sales	12	20	29	12	20	29
	Average	449,488	396,370	376,276	449,488	396,370	376,276
	Median	417,500	424,500	394,500	417,500	424,500	394,500
Anthony Henday Southwest	Sales	15	29	25	15	29	25
	Average	445,409	452,681	422,751	445,409	452,681	422,751
	Median	432,500	450,750	412,000	432,500	450,750	412,000
Anthony Henday Southeast	Sales	13	22	7	13	22	7
	Average	408,952	447,028	397,093	408,952	447,028	397,093
	Median	438,000	467,500	401,000	438,000	467,500	401,000
City of Edmonton Total	Sales	85	147	100	85	147	100
	Average	407,760	423,230	385,083	407,760	423,230	385,083
	Median	405,000	427,000	399,950	405,000	427,000	399,950

n/a = insufficient data

Townhouse/Row Price by Area

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January 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	11	22	10	11	22	10
	Average	341,348	368,899	337,654	341,348	368,899	337,654
	Median	340,000	368,940	346,268	340,000	368,940	346,268
North Central	Sales	18	39	32	18	39	32
	Average	266,717	247,159	257,884	266,717	247,159	257,884
	Median	229,000	220,500	254,250	229,000	220,500	254,250
Northeast	Sales	9	14	16	9	14	16
	Average	214,444	205,779	184,719	214,444	205,779	184,719
	Median	215,000	204,000	163,950	215,000	204,000	163,950
Central	Sales	5	0	5	5	0	5
	Average	316,175	n/a	377,600	316,175	n/a	377,600
	Median	325,000	n/a	305,000	325,000	n/a	305,000
West	Sales	11	16	11	11	16	11
	Average	235,936	296,569	164,523	235,936	296,569	164,523
	Median	233,000	253,750	159,000	233,000	253,750	159,000
Southwest	Sales	16	17	10	16	17	10
	Average	280,844	299,529	272,690	280,844	299,529	272,690
	Median	266,000	317,500	263,500	266,000	317,500	263,500
Southeast	Sales	24	29	27	24	29	27
	Average	250,127	280,293	225,328	250,127	280,293	225,328
	Median	231,650	267,400	190,000	231,650	267,400	190,000
Anthony Henday Southwest	Sales	30	28	30	30	28	30
	Average	372,646	373,721	351,214	372,646	373,721	351,214
	Median	378,844	379,500	352,000	378,844	379,500	352,000
Anthony Henday Southeast	Sales	12	21	15	12	21	15
	Average	316,807	325,848	299,400	316,807	325,848	299,400
	Median	334,913	321,300	298,000	334,913	321,300	298,000
City of Edmonton Total	Sales	136	186	156	136	186	156
	Average	295,143	300,583	270,002	295,143	300,583	270,002
	Median	296,450	307,500	268,400	296,450	307,500	268,400

n/a = insufficient data

Apartment Condominium Price by Area

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January 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	12	15	18	12	15	18
	Average	171,971	178,400	152,282	171,971	178,400	152,282
	Median	183,750	172,000	171,000	183,750	172,000	171,000
North Central	Sales	16	35	25	16	35	25
	Average	212,813	181,033	150,846	212,813	181,033	150,846
	Median	192,500	187,000	155,000	192,500	187,000	155,000
Northeast	Sales	12	20	19	12	20	19
	Average	146,375	147,835	134,074	146,375	147,835	134,074
	Median	144,250	148,250	139,500	144,250	148,250	139,500
Central	Sales	39	63	37	39	63	37
	Average	224,828	238,776	283,348	224,828	238,776	283,348
	Median	171,000	178,500	145,000	171,000	178,500	145,000
West	Sales	9	22	17	9	22	17
	Average	184,722	169,220	143,394	184,722	169,220	143,394
	Median	205,000	165,750	130,000	205,000	165,750	130,000
Southwest	Sales	38	47	36	38	47	36
	Average	248,874	211,402	210,734	248,874	211,402	210,734
	Median	214,500	187,500	199,000	214,500	187,500	199,000
Southeast	Sales	10	25	17	10	25	17
	Average	223,940	197,882	137,754	223,940	197,882	137,754
	Median	184,000	188,000	126,000	184,000	188,000	126,000
Anthony Henday Southwest	Sales	23	28	24	23	28	24
	Average	214,304	233,085	197,188	214,304	233,085	197,188
	Median	206,000	218,500	183,500	206,000	218,500	183,500
Anthony Henday Southeast	Sales	2	6	6	2	6	6
	Average	n/a	206,583	190,483	n/a	206,583	190,483
	Median	n/a	201,500	190,000	n/a	201,500	190,000
City of Edmonton Total	Sales	161	261	199	161	261	199
	Average	215,275	204,534	189,874	215,275	204,534	189,874
	Median	192,000	182,000	163,000	192,000	182,000	163,000

Summary of Properties Listed and Sold

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City of Edmonton

January 2026

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2022	January	1,586	954	n/a	n/a
	February	2,166	1,633	n/a	n/a
	March	3,075	2,311	n/a	n/a
	April	3,333	2,017	n/a	n/a
	May	3,397	1,927	n/a	n/a
	June	3,059	1,780	n/a	n/a
	July	2,584	1,338	n/a	n/a
	August	2,312	1,215	n/a	n/a
	September	2,272	1,083	n/a	n/a
	October	1,866	1,027	n/a	n/a
	November	1,443	885	n/a	n/a
	December	897	695	n/a	n/a
	Total	27,990	16,865	n/a	n/a
2023	January	1,612	699	n/a	n/a
	February	1,785	907	n/a	n/a
	March	2,271	1,251	n/a	n/a
	April	2,467	1,369	n/a	n/a
	May	2,708	1,800	n/a	n/a
	June	2,520	1,750	n/a	n/a
	July	2,390	1,586	n/a	n/a
	August	2,280	1,594	n/a	n/a
	September	2,147	1,430	n/a	n/a
	October	1,873	1,290	n/a	n/a
	November	1,508	1,176	n/a	n/a
	December	1,011	877	n/a	n/a
	Total	24,572	15,729	n/a	n/a
2024	January	1,519	1,053	n/a	n/a
	February	1,920	1,399	n/a	n/a
	March	2,486	1,728	n/a	n/a
	April	2,646	2,144	n/a	n/a
	May	2,962	2,141	n/a	n/a
	June	2,575	1,932	n/a	n/a
	July	2,636	2,009	n/a	n/a
	August	2,428	1,771	n/a	n/a
	September	2,215	1,537	n/a	n/a
	October	2,090	1,734	n/a	n/a
	November	1,505	1,364	n/a	n/a
	December	973	1,053	n/a	n/a
	Total	25,955	19,865	n/a	n/a
2025	January	1,717	1,181	n/a	n/a
	February	1,871	1,256	n/a	n/a
	March	2,626	1,749	n/a	n/a
	April	2,766	1,841	n/a	n/a
	May	3,376	2,053	n/a	n/a
	June	2,933	1,963	n/a	n/a
	July	3,093	1,932	n/a	n/a
	August	2,599	1,643	n/a	n/a
	September	2,493	1,451	n/a	n/a
	October	2,316	1,432	n/a	n/a
	November	1,608	1,162	n/a	n/a
	December	967	913	n/a	n/a
	Total	28,365	18,576	n/a	n/a
2026	January	1,794	791		
	Total	1,794	791		

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
City of Edmonton
January 2026

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Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,681	388,920	271,576	173,422	380,512
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,117	410,716	283,883	196,143	407,421
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,431	294,779	211,102	422,466
	March	574,363	426,951	311,765	215,379	440,222
	April	579,653	432,565	304,799	212,775	445,178
	May	557,827	439,303	300,978	208,773	429,261
	June	561,850	447,645	299,082	211,606	433,118
	July	570,156	431,368	289,155	202,875	432,205
	August	550,986	420,302	299,827	208,674	428,523
	September	540,159	427,592	296,339	201,289	420,017
	October	544,425	430,315	292,279	191,462	429,451
	November	545,108	419,806	281,588	203,505	424,205
	December	552,059	422,627	293,566	194,185	428,596
	YTD Average	558,463	430,322	297,897	206,520	430,446
2026	January	541,503	407,760	295,143	215,275	418,373

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

5 Year Residential Activity
Total Board
January 2026

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	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,556 / 1,556	1,534 / 1,534	1,463 / 1,463	1,479 / 1,479	1,269 / 1,269
Sales / YTD	748 / 748	986 / 986	983 / 983	671 / 671	969 / 969
Sales to New Listings Ratio / YTD	48% / 48%	64% / 64%	67% / 67%	45% / 45%	76% / 76%
Sales Volume	396,746,867	524,766,618	460,770,963	285,067,046	425,495,755
Sales Volume YTD	396,746,867	524,766,618	460,770,963	285,067,046	425,495,755
Semi-detached					
New Listings / YTD	313 / 313	279 / 279	193 / 193	233 / 233	236 / 236
Sales / YTD	150 / 150	202 / 202	147 / 147	100 / 100	163 / 163
Sales to New Listings Ratio / YTD	48% / 48%	72% / 72%	76% / 76%	43% / 43%	69% / 69%
Sales Volume	62,630,743	84,378,828	54,535,316	35,506,082	60,591,338
Sales Volume YTD	62,630,743	84,378,828	54,535,316	35,506,082	60,591,338
Row/Townhouse					
New Listings / YTD	340 / 340	316 / 316	270 / 270	261 / 261	299 / 299
Sales / YTD	166 / 166	238 / 238	197 / 197	149 / 149	161 / 161
Sales to New Listings Ratio / YTD	49% / 49%	75% / 75%	73% / 73%	57% / 57%	54% / 54%
Sales Volume	49,075,000	73,718,136	52,859,455	36,811,073	39,023,224
Sales Volume YTD	49,075,000	73,718,136	52,859,455	36,811,073	39,023,224
Apartment Condominium					
New Listings / YTD	481 / 481	503 / 503	452 / 452	491 / 491	516 / 516
Sales / YTD	193 / 193	308 / 308	226 / 226	152 / 152	163 / 163
Sales to New Listings Ratio / YTD	40% / 40%	61% / 61%	50% / 50%	31% / 31%	32% / 32%
Sales Volume	43,320,932	62,380,774	43,720,201	28,975,250	30,933,292
Sales Volume YTD	43,320,932	62,380,774	43,720,201	28,975,250	30,933,292
Total Residential¹					
New Listings / YTD	2,690 / 2,690	2,632 / 2,632	2,378 / 2,378	2,464 / 2,464	2,320 / 2,320
Sales / YTD	1,257 / 1,257	1,734 / 1,734	1,553 / 1,553	1,072 / 1,072	1,456 / 1,456
Sales to New Listings Ratio / YTD	47% / 47%	66% / 66%	65% / 65%	44% / 44%	63% / 63%
Sales Volume	551,773,542	745,244,356	611,885,935	386,359,451	556,043,609
Sales Volume YTD	551,773,542	745,244,356	611,885,935	386,359,451	556,043,609
Other²					
New Listings / YTD	188 / 188	184 / 184	233 / 233	218 / 218	205 / 205
Sales / YTD	85 / 85	104 / 104	97 / 97	66 / 66	105 / 105
Sales to New Listings Ratio / YTD	45% / 45%	57% / 57%	42% / 42%	30% / 30%	51% / 51%
Sales Volume	33,383,025	34,489,752	26,096,901	13,285,242	27,887,203
Sales Volume YTD	33,383,025	34,489,752	26,096,901	13,285,242	27,887,203

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.

Monthly Residential¹ Sales Activity by Municipality (Part 1)

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January 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	2	3	5	2	3	5
	Sales Volume	n/a	n/a	1,255,000	n/a	n/a	1,255,000
	Average Price	n/a	n/a	251,000	n/a	n/a	251,000
	Median Price	n/a	n/a	247,500	n/a	n/a	247,500
Beaumont	Sales	22	15	17	22	15	17
	Sales Volume	11,654,504	7,519,600	8,468,150	11,654,504	7,519,600	8,468,150
	Average Price	529,750	501,307	498,126	529,750	501,307	498,126
	Median Price	516,000	487,000	450,000	516,000	487,000	450,000
Bonnyville	Sales	14	14	6	14	14	6
	Sales Volume	4,382,388	5,809,400	2,075,000	4,382,388	5,809,400	2,075,000
	Average Price	313,028	414,957	345,833	313,028	414,957	345,833
	Median Price	315,000	356,950	310,000	315,000	356,950	310,000
Cold Lake	Sales	16	15	11	16	15	11
	Sales Volume	6,474,000	5,049,100	4,062,150	6,474,000	5,049,100	4,062,150
	Average Price	404,625	336,607	369,286	404,625	336,607	369,286
	Median Price	332,500	328,000	375,000	332,500	328,000	375,000
Devon	Sales	10	13	4	10	13	4
	Sales Volume	4,956,800	5,627,500	n/a	4,956,800	5,627,500	n/a
	Average Price	495,680	432,885	n/a	495,680	432,885	n/a
	Median Price	480,000	390,000	n/a	480,000	390,000	n/a
Drayton Valley	Sales	6	11	10	6	11	10
	Sales Volume	1,711,400	3,525,000	2,780,700	1,711,400	3,525,000	2,780,700
	Average Price	285,233	320,455	278,070	285,233	320,455	278,070
	Median Price	300,000	268,000	274,000	300,000	268,000	274,000
Fort Saskatchewan	Det. Sales	19	28	23	19	28	23
	Det. Average Price	565,765	554,362	483,230	565,765	554,362	483,230
	Det. Median Price	562,000	548,250	490,000	562,000	548,250	490,000
	Apt. Sales	2	5	2	2	5	2
	Apt. Average Price	n/a	144,600	n/a	n/a	144,600	n/a
	Apt. Median Price	n/a	153,000	n/a	n/a	153,000	n/a
	Total Sales Volume	15,490,547	21,557,448	13,355,295	15,490,547	21,557,448	13,355,295
Gibbons	Sales	3	1	4	3	1	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a	n/a	n/a	n/a
Leduc	Det. Sales	31	24	40	31	24	40
	Det. Average Price	485,223	462,363	450,781	485,223	462,363	450,781
	Det. Median Price	492,500	465,000	459,500	492,500	465,000	459,500
	Apt. Sales	1	3	3	1	3	3
	Apt. Average Price	n/a	n/a	n/a	n/a	n/a	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	n/a	n/a
	Total Sales Volume	18,132,703	17,708,600	21,764,656	18,132,703	17,708,600	21,764,656

n/a = insufficient data

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

Monthly Residential¹ Sales Activity by Municipality (Part 2)

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January 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville	Sales	6	7	11	6	7	11
	Sales Volume	2,157,700	2,944,055	3,583,000	2,157,700	2,944,055	3,583,000
	Average Price	359,617	420,579	325,727	359,617	420,579	325,727
	Median Price	375,350	419,555	311,000	375,350	419,555	311,000
Sherwood Park	Det. Sales	33	29	40	33	29	40
	Det. Average Price	579,765	568,679	480,837	579,765	568,679	480,837
	Det. Median Price	559,707	555,000	466,250	559,707	555,000	466,250
	Apt. Sales	11	6	5	11	6	5
	Apt. Average Price	336,309	249,400	245,100	336,309	249,400	245,100
	Apt. Median Price	298,000	243,000	209,500	298,000	243,000	209,500
Spruce Grove	Total Sales Volume	30,021,919	25,377,298	27,025,792	30,021,919	25,377,298	27,025,792
	Det. Sales	36	43	30	36	43	30
	Det. Average Price	533,231	527,005	453,735	533,231	527,005	453,735
	Det. Median Price	523,350	500,000	447,500	523,350	500,000	447,500
	Apt. Sales	1	7	3	1	7	3
	Apt. Average Price	n/a	222,136	n/a	n/a	222,136	n/a
St. Albert	Apt. Median Price	n/a	217,000	n/a	n/a	217,000	n/a
	Total Sales Volume	27,090,099	30,820,148	20,548,141	27,090,099	30,820,148	20,548,141
	Det. Sales	35	39	34	35	39	34
	Det. Average Price	707,578	593,794	529,685	707,578	593,794	529,685
	Det. Median Price	587,895	535,000	449,999	587,895	535,000	449,999
	Apt. Sales	10	10	9	10	10	9
St. Paul	Apt. Average Price	297,380	208,690	233,889	297,380	208,690	233,889
	Apt. Median Price	244,500	225,000	155,000	244,500	225,000	155,000
	Total Sales Volume	33,797,735	31,457,855	24,445,348	33,797,735	31,457,855	24,445,348
	Sales	8	4	6	8	4	6
	Sales Volume	1,571,000	n/a	1,375,500	1,571,000	n/a	1,375,500
	Average Price	196,375	n/a	229,250	196,375	n/a	229,250
Stony Plain	Median Price	179,500	n/a	197,500	179,500	n/a	197,500
	Sales	20	37	29	20	37	29
	Sales Volume	8,740,480	12,323,246	10,261,100	8,740,480	12,323,246	10,261,100
	Average Price	437,024	333,061	353,831	437,024	333,061	353,831
Vegreville	Median Price	433,313	328,500	344,900	433,313	328,500	344,900
	Sales	4	9	8	4	9	8
	Sales Volume	n/a	2,841,000	1,857,200	n/a	2,841,000	1,857,200
	Average Price	n/a	315,667	232,150	n/a	315,667	232,150
Westlock	Median Price	n/a	300,000	232,900	n/a	300,000	232,900
	Sales	2	4	5	2	4	5
	Sales Volume	n/a	n/a	1,129,900	n/a	n/a	1,129,900
	Average Price	n/a	n/a	225,980	n/a	n/a	225,980
Wetaskiwin	Median Price	n/a	n/a	215,000	n/a	n/a	215,000
	Sales	10	14	7	10	14	7
	Sales Volume	2,207,500	3,143,525	1,451,600	2,207,500	3,143,525	1,451,600
	Average Price	220,750	224,538	207,371	220,750	224,538	207,371
	Median Price	226,250	183,500	215,000	226,250	183,500	215,000

n/a = insufficient data

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