

Media Release

Sales rebound in February as housing activity gains momentum

Edmonton, AB – March 2, 2026 — The Greater Edmonton Area (GEA) real estate market reported 1,606 sales in February 2026, which marks an increase of 39.7% compared to activity in January and a decrease of 11.5% from February 2025. There were 3,020 new listings — a month-over-month increase of 23.6% and a year-over-year increase of 15.4%. Inventory levels rose 11.4% from the previous month and are 34.6% higher than February 2025.

Average selling price across all residential property types increased by 1.4% from the previous month to \$454,801, which is 1.5% higher than February 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$419,600, increasing 0.9% from January 2026 and decreasing 2.1% year-over-year.



"In February, more than any groundhog, the Greater Edmonton Area property market gave us a sure sign that spring is on its way. Signs of life and activity heating up are consistent across almost all property types, with the exception of condos where prices adjusted downward from last month and are lower than last year. As other property categories see price increases, apartment condos may rely on their affordability, possibly attracting first-time homeowners and investors."

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

Contact:

Michelle Nuño, Senior Communications Specialist

communications@therae.com

780-453-9368

At A Glance

FEBRUARY 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	1,606	3,020	\$454,801	5,462	45
Month-over-month change	↑ 39.7%	↑ 23.6%	↑ 1.4%	↑ 11.4%	↓ 14 Days
Year-over-year change	↓ 11.5%	↑ 15.4%	↑ 1.5%	↑ 34.6%	↑ 8 Days

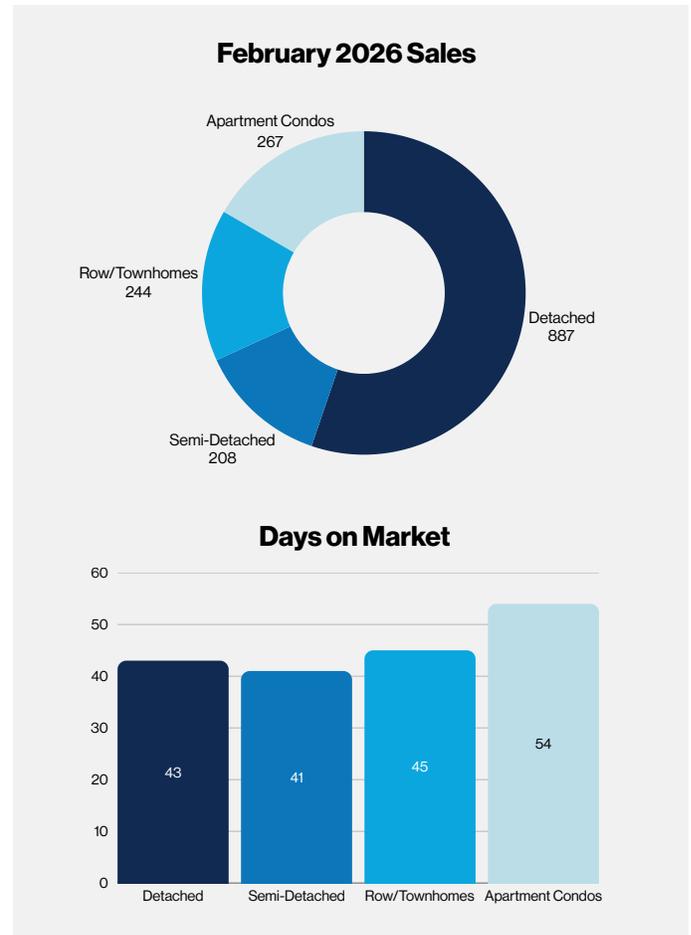
Data by Property Type

Detached home prices averaged \$571,372, increasing 2.7% from January 2026 and 1.1% from February 2025. Detached sales increased 35.8% from the previous month but fell 12.4% short of sales in February of last year. New detached listings increased 20.7% month-over-month and 13.2% year-over-year.

Semi-detached new listings increased 8.1% from the previous month and 29.0% year-over-year. Sales increased by 43.4% from January but were 1.9% lower than February 2025. Average prices rose 4.5% from January to \$441,958, a number 4.8% higher than the previous year.

Row/townhomes prices increased 3.8% from last month and 2.3% from February of the previous year, averaging \$307,526. New listings were up 25.7% from January and 11.5% from February 2025. Sales for row/townhouse properties increased by 47.9% month-over-month but were 15.0% lower year-over-year.

Apartment condominiums sales also increased in February, selling 42.8% more units than the previous month but 11.9% fewer than the previous year. New listings increased 22.7% month-over-month and 19.7% year-over-year. Condominium prices averaged \$212,133 at the end of February 2026— decreasing 6.0% from January and 1.4% compared to February 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$571,372	\$441,958	\$307,526	\$212,133
Month-over-month change	↑ 2.7%	↑ 4.5%	↑ 3.8%	↓ -6.0%
Year-over-year change	↑ 1.1%	↑ 4.8%	↑ 2.3%	↓ -1.4%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	February 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 513,700.00	1.0%	-0.6%
Apartment benchmark price	\$ 198,900.00	0.8%	-3.8%
Townhouse benchmark price	\$ 271,700.00	-0.1%	-4.5%
Composite ³ benchmark price	\$ 419,600.00	0.9%	-2.1%

MLS® System Activity (for all-residential ⁴ sales in GEA)	February 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 454,801.00	1.4%	1.5%
All-residential median selling price	\$ 432,250.00	0.6%	-0.6%
# residential listings this month	3,020	23.6%	15.4%
# residential sales this month	1,606	39.5%	-11.5%
# residential inventory at month end	5,462	11.4%	34.6%
# Total ⁶ MLS® System sales this month	1,838	36.1%	-11.2% ⁷
\$ Value Total residential sales this month	\$ 769,265,759.00	39.4%	-10.7%
\$ Value of total MLS® System sales – month	\$ 809,970,034.00	36.2%	-9.8% ⁷
\$ Value of total MLS® System sales - YTD	\$ 1,403,887,201.00	136.0%	-16.6% ⁷

MLS® Rental Listing Activity	February 2026	M/M % Change	Y/Y % Change
Total rented listings	41	-6.8%	70.8%
Active rentals	52	-16.1%	-35.0%
	February 2026	M/M % Change	Long-Term Monthly Average ⁹
Average days on market	42	-2	30
Average price ⁸ for 1-bedroom units	\$ 1,167.00	2.2%	\$1,219.00
Average price for 2-bedroom units	\$ 1,531.00	-9.6%	\$1,650.00

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®.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

5 Year Residential Activity (Part 1)

page 1a

Greater Edmonton Area¹

February 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,677 / 3,024	1,482 / 2,803	1,618 / 2,901	1,484 / 2,772	1,675 / 2,764
Sales / YTD	887 / 1,540	1,012 / 1,863	1,157 / 2,034	724 / 1,306	1,480 / 2,340
Sales to New Listings Ratio / YTD	53% / 51%	68% / 66%	72% / 70%	49% / 47%	88% / 85%
Sales Volume	506,807,333	571,908,634	586,640,354	334,386,053	746,832,516
Sales Volume YTD	870,161,838	1,048,744,052	1,010,357,202	597,108,499	1,143,254,843
Average Sale Price	571,372	565,127	507,036	461,859	504,617
Average Sale Price YTD	565,040	562,933	496,734	457,204	488,570
Median Sale Price	517,500	530,000	465,000	429,500	470,000
Median Sale Price YTD	515,000	525,000	460,000	425,000	452,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	99% / 98%	97% / 97%	99% / 99%
Average Days on Market / YTD	43 / 48	38 / 44	48 / 53	54 / 59	43 / 47
Median Days on Market / YTD	26 / 31	19 / 26	28 / 35	33 / 46	21 / 27
Average Days on Market (Cum.) / YTD	76 / 81	58 / 67	83 / 91	91 / 97	65 / 70
Median Days on Market (Cum.) / YTD	40 / 58	21 / 33	41 / 58	72 / 80	26 / 35
Semi-detached					
New Listings / YTD	334 / 637	259 / 533	288 / 467	213 / 438	315 / 543
Sales / YTD	208 / 353	212 / 412	193 / 334	152 / 252	288 / 446
Sales to New Listings Ratio / YTD	62% / 55%	82% / 77%	67% / 72%	71% / 58%	91% / 82%
Sales Volume	91,927,334	89,440,041	74,541,322	54,507,189	103,745,809
Sales Volume YTD	153,257,077	173,462,869	127,898,638	90,013,271	163,107,447
Average Sale Price	441,958	421,887	386,224	358,600	360,229
Average Sale Price YTD	434,156	421,026	382,930	357,196	365,712
Median Sale Price	431,650	426,058	388,000	364,250	359,950
Median Sale Price YTD	429,250	424,000	390,000	353,750	360,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	99% / 98%	98% / 98%	100% / 99%
Average Days on Market / YTD	41 / 46	26 / 31	41 / 46	58 / 55	40 / 46
Median Days on Market / YTD	24 / 29	15 / 19	23 / 30	35 / 37	22 / 26
Average Days on Market (Cum.) / YTD	64 / 69	33 / 40	66 / 69	93 / 87	56 / 66
Median Days on Market (Cum.) / YTD	32 / 47	16 / 20	28 / 39	71 / 67	24 / 31
Row/Townhouse					
New Listings / YTD	426 / 755	382 / 697	318 / 582	318 / 575	376 / 672
Sales / YTD	244 / 409	287 / 521	279 / 472	187 / 335	283 / 440
Sales to New Listings Ratio / YTD	57% / 54%	75% / 75%	88% / 81%	59% / 58%	75% / 65%
Sales Volume	75,036,222	86,252,121	76,930,135	46,999,165	74,296,089
Sales Volume YTD	123,913,722	159,278,232	128,920,590	83,667,738	112,748,813
Average Sale Price	307,526	300,530	275,735	251,332	262,530
Average Sale Price YTD	302,968	305,716	273,137	249,754	256,247
Median Sale Price	318,400	305,000	285,000	248,500	260,000
Median Sale Price YTD	308,000	312,500	275,000	241,000	253,125
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 98%	97% / 96%	98% / 97%
Average Days on Market / YTD	45 / 54	29 / 33	45 / 48	60 / 61	57 / 57
Median Days on Market / YTD	29 / 39	17 / 20	25 / 29	41 / 48	37 / 39
Average Days on Market (Cum.) / YTD	71 / 80	41 / 44	59 / 64	93 / 95	88 / 94
Median Days on Market (Cum.) / YTD	43 / 64	17 / 22	28 / 36	78 / 72	61 / 67

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
February 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	583 / 1,047	487 / 982	507 / 946	512 / 995	601 / 1,112
Sales / YTD	267 / 454	303 / 608	335 / 560	229 / 381	234 / 389
Sales to New Listings Ratio / YTD	46% / 43%	62% / 62%	66% / 59%	45% / 38%	39% / 35%
Sales Volume	56,639,454	65,181,790	60,864,728	42,907,977	43,897,663
Sales Volume YTD	98,839,986	127,128,664	104,325,929	71,883,227	73,987,255
Average Sale Price	212,133	215,121	181,686	187,371	187,597
Average Sale Price YTD	217,709	209,093	186,296	188,670	190,199
Median Sale Price	191,200	198,500	168,000	172,500	174,000
Median Sale Price YTD	195,000	190,000	168,000	168,000	170,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 96%	96% / 96%	95% / 95%	95% / 95%
Average Days on Market / YTD	54 / 61	48 / 52	65 / 65	65 / 72	68 / 73
Median Days on Market / YTD	36 / 48	30 / 34	38 / 43	44 / 57	52 / 61
Average Days on Market (Cum.) / YTD	92 / 98	78 / 83	94 / 96	123 / 129	126 / 122
Median Days on Market (Cum.) / YTD	82 / 84	46 / 53	56 / 61	104 / 110	97 / 95
Total Residential²					
New Listings / YTD	3,020 / 5,463	2,610 / 5,015	2,731 / 4,896	2,527 / 4,780	2,967 / 5,091
Sales / YTD	1,606 / 2,756	1,814 / 3,404	1,964 / 3,400	1,292 / 2,274	2,285 / 3,615
Sales to New Listings Ratio / YTD	53% / 50%	70% / 68%	72% / 69%	51% / 48%	77% / 71%
Sales Volume	730,410,343	812,782,586	798,976,539	478,800,384	968,772,077
Sales Volume YTD	1,246,172,623	1,508,613,817	1,371,502,359	842,672,735	1,493,098,358
Average Sale Price	454,801	448,061	406,811	370,589	423,970
Average Sale Price YTD	452,167	443,189	403,383	370,568	413,029
Median Sale Price	432,250	435,000	398,000	357,000	391,000
Median Sale Price YTD	430,000	427,250	395,000	352,500	383,900
Sale to List Price Ratio / YTD	98% / 98%	100% / 99%	98% / 98%	97% / 97%	99% / 98%
Average Days on Market / YTD	45 / 51	37 / 42	50 / 54	57 / 61	47 / 51
Median Days on Market / YTD	27 / 35	19 / 25	28 / 35	36 / 47	26 / 30
Average Days on Market (Cum.) / YTD	76 / 82	56 / 63	80 / 86	97 / 101	73 / 78
Median Days on Market (Cum.) / YTD	44 / 61	21 / 31	38 / 54	78 / 83	32 / 45
Other³					
New Listings / YTD	105 / 221	104 / 202	129 / 245	129 / 270	125 / 250
Sales / YTD	70 / 122	54 / 120	73 / 134	51 / 93	70 / 143
Sales to New Listings Ratio / YTD	67% / 55%	52% / 59%	57% / 55%	40% / 34%	56% / 57%
Sales Volume	28,984,550	18,675,905	21,840,610	12,095,099	20,815,800
Sales Volume YTD	59,256,875	47,229,117	41,506,560	22,178,841	43,466,301
Average Sale Price	414,065	345,850	299,186	237,159	297,369
Average Sale Price YTD	485,712	393,576	309,750	238,482	303,960
Median Sale Price	175,000	299,990	199,900	152,500	233,750
Median Sale Price YTD	216,000	315,000	215,000	127,000	219,000
Sale to List Price Ratio / YTD	93% / 95%	97% / 96%	95% / 94%	92% / 91%	96% / 94%
Average Days on Market / YTD	71 / 71	68 / 96	69 / 82	91 / 88	102 / 96
Median Days on Market / YTD	38 / 45	22 / 43	50 / 54	76 / 76	70 / 66
Average Days on Market (Cum.) / YTD	100 / 110	180 / 166	179 / 174	138 / 132	136 / 131
Median Days on Market (Cum.) / YTD	45 / 74	26 / 59	66 / 88	102 / 92	98 / 88

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)

Greater Edmonton Area¹

February 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	3,694 (1,590)	n/a	n/a
	February	4,057 (1,814)	n/a	n/a
	March	4,725 (2,480)	n/a	n/a
	April	5,269 (2,702)	n/a	n/a
	May	6,332 (2,951)	n/a	n/a
	June	6,608 (2,863)	n/a	n/a
	July	6,909 (2,850)	n/a	n/a
	August	6,999 (2,377)	n/a	n/a
	September	6,913 (2,183)	n/a	n/a
	October	6,538 (2,054)	n/a	n/a
	November	5,879 (1,652)	n/a	n/a
	December	4,515 (1,312)	n/a	n/a
2026	January	4,833 (1,150)		
	February	5,460 (1,606)		

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
February 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
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
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
2025	January	2,405	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	3,637	2,377	n/a	n/a	n/a	n/a
	September	3,467	2,183	n/a	n/a	n/a	n/a
	October	3,173	2,054	n/a	n/a	n/a	n/a
	November	2,200	1,652	n/a	n/a	n/a	n/a
	December	1,367	1,312	n/a	n/a	n/a	n/a
	Total		39,359	26,828	n/a	n/a	n/a
2026	January	2,443	1,150				
	February	3,020	1,606				
	Total	5,463	2,756				

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
February 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	560,482	428,966	297,377	202,963	455,214
	November	553,853	423,608	289,605	205,314	446,994
	December	566,620	422,078	297,124	193,638	455,060
	YTD Average	570,007	429,848	304,553	211,395	458,206
2026	January	556,439	422,964	296,227	225,671	448,489
	February	571,372	441,958	307,526	212,133	454,801

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
February 2026**

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	3,694 (1,590)	n/a	2,637 (1,181)	n/a
	February	4,057 (1,814)	n/a	2,936 (1,256)	n/a
	March	4,725 (2,480)	n/a	3,451 (1,749)	n/a
	April	5,269 (2,702)	n/a	3,912 (1,841)	n/a
	May	6,332 (2,951)	n/a	4,690 (2,053)	n/a
	June	6,608 (2,863)	n/a	4,902 (1,963)	n/a
	July	6,909 (2,850)	n/a	5,203 (1,932)	n/a
	August	6,999 (2,377)	n/a	5,215 (1,643)	n/a
	September	6,913 (2,183)	n/a	5,153 (1,451)	n/a
	October	6,538 (2,054)	n/a	4,885 (1,431)	n/a
	November	5,879 (1,652)	n/a	4,390 (1,162)	n/a
	December	4,515 (1,312)	n/a	3,342 (911)	n/a
2026	January	4,833 (1,150)		3,546 (791)	
	February	5,460 (1,606)		4,027 (1,111)	

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

February 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,086 / 1,951	971 / 1,798	1,016 / 1,821	957 / 1,812	1,103 / 1,821
Sales / YTD	570 / 979	627 / 1,214	749 / 1,347	456 / 841	999 / 1,575
Sales to New Listings Ratio / YTD	52% / 50%	65% / 68%	74% / 74%	48% / 46%	91% / 86%
Sales Volume	320,171,602	347,009,955	369,767,008	205,369,636	501,279,246
Sales Volume YTD	541,644,957	672,110,363	653,295,570	378,092,198	761,370,611
Average Sale Price	561,705	553,445	493,681	450,372	501,781
Average Sale Price YTD	553,263	553,633	485,000	449,575	483,410
Median Sale Price	512,000	520,000	459,900	420,000	466,000
Median Sale Price YTD	505,000	517,250	450,609	420,000	450,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 98%	97% / 97%	99% / 99%
Average Days on Market / YTD	43 / 48	39 / 44	47 / 52	54 / 58	41 / 45
Median Days on Market / YTD	26 / 33	19 / 26	27 / 35	32 / 43	20 / 26
Average Days on Market (Cum.) / YTD	77 / 81	55 / 65	83 / 92	94 / 100	64 / 69
Median Days on Market (Cum.) / YTD	47 / 63	21 / 35	40 / 57	76 / 84	25 / 37
Semi-detached					
New Listings / YTD	240 / 439	184 / 376	189 / 303	140 / 294	232 / 395
Sales / YTD	136 / 221	148 / 295	127 / 227	103 / 171	207 / 323
Sales to New Listings Ratio / YTD	57% / 50%	80% / 78%	67% / 75%	74% / 58%	89% / 82%
Sales Volume	60,927,609	63,407,845	49,392,845	37,167,291	76,289,422
Sales Volume YTD	95,587,199	125,622,722	87,901,154	61,609,973	120,229,109
Average Sale Price	447,997	428,431	388,920	360,847	368,548
Average Sale Price YTD	432,521	425,840	387,230	360,292	372,226
Median Sale Price	444,940	430,000	398,500	368,000	369,900
Median Sale Price YTD	420,000	430,000	399,800	363,500	368,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	99% / 98%	98% / 98%	100% / 99%
Average Days on Market / YTD	45 / 47	26 / 33	42 / 46	55 / 50	36 / 44
Median Days on Market / YTD	26 / 32	17 / 21	21 / 30	35 / 36	21 / 25
Average Days on Market (Cum.) / YTD	70 / 74	34 / 44	63 / 67	97 / 89	48 / 63
Median Days on Market (Cum.) / YTD	33 / 53	19 / 22	22 / 37	83 / 72	22 / 28
Row/Townhouse					
New Listings / YTD	341 / 605	299 / 559	247 / 457	244 / 435	306 / 553
Sales / YTD	173 / 309	223 / 409	229 / 385	150 / 270	224 / 355
Sales to New Listings Ratio / YTD	51% / 51%	75% / 73%	93% / 84%	61% / 62%	73% / 64%
Sales Volume	50,830,204	65,735,631	62,191,017	37,530,787	58,402,993
Sales Volume YTD	90,969,691	121,644,097	104,311,283	66,395,360	89,744,518
Average Sale Price	293,816	294,779	271,576	250,205	260,728
Average Sale Price YTD	294,400	297,418	270,938	245,909	252,801
Median Sale Price	296,500	290,000	281,000	246,106	258,950
Median Sale Price YTD	296,500	300,000	275,000	239,999	246,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 99%	96% / 96%	98% / 97%
Average Days on Market / YTD	45 / 56	28 / 32	43 / 47	60 / 60	56 / 58
Median Days on Market / YTD	30 / 41	17 / 19	23 / 27	42 / 48	37 / 40
Average Days on Market (Cum.) / YTD	74 / 84	39 / 42	56 / 63	93 / 93	87 / 96
Median Days on Market (Cum.) / YTD	49 / 73	17 / 21	25 / 33	78 / 70	68 / 72

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

February 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	522 / 939	417 / 855	468 / 858	444 / 856	525 / 983
Sales / YTD	232 / 393	258 / 519	294 / 493	198 / 324	203 / 334
Sales to New Listings Ratio / YTD	44% / 42%	62% / 61%	63% / 57%	45% / 38%	39% / 34%
Sales Volume	48,023,904	54,464,195	50,985,936	36,532,528	37,581,113
Sales Volume YTD	82,683,241	107,847,619	88,770,787	58,102,878	62,483,317
Average Sale Price	207,000	211,102	173,422	184,508	185,129
Average Sale Price YTD	210,390	207,799	180,062	179,330	187,076
Median Sale Price	189,500	197,250	162,125	170,000	170,000
Median Sale Price YTD	190,000	190,000	162,500	165,000	166,999
Sale to List Price Ratio / YTD	96% / 96%	97% / 96%	96% / 96%	95% / 94%	95% / 95%
Average Days on Market / YTD	56 / 62	49 / 53	61 / 63	64 / 70	67 / 74
Median Days on Market / YTD	37 / 49	31 / 35	36 / 41	44 / 57	51 / 62
Average Days on Market (Cum.) / YTD	97 / 101	81 / 86	87 / 93	122 / 131	129 / 126
Median Days on Market (Cum.) / YTD	90 / 89	51 / 55	51 / 57	104 / 114	97 / 97
Total Residential¹					
New Listings / YTD	2,189 / 3,934	1,871 / 3,588	1,920 / 3,439	1,785 / 3,397	2,166 / 3,752
Sales / YTD	1,111 / 1,902	1,256 / 2,437	1,399 / 2,452	907 / 1,606	1,633 / 2,587
Sales to New Listings Ratio / YTD	51% / 48%	67% / 68%	73% / 71%	51% / 47%	75% / 69%
Sales Volume	479,953,319	530,617,626	532,336,806	316,600,242	673,552,774
Sales Volume YTD	810,885,088	1,027,224,801	934,278,794	564,200,409	1,033,827,555
Average Sale Price	432,001	422,466	380,512	349,063	412,463
Average Sale Price YTD	426,333	421,512	381,027	351,308	399,624
Median Sale Price	413,000	415,000	375,000	338,000	385,000
Median Sale Price YTD	409,200	410,000	375,000	335,500	375,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 99%	98% / 98%	97% / 96%	99% / 98%
Average Days on Market / YTD	46 / 52	37 / 43	49 / 53	57 / 60	46 / 51
Median Days on Market / YTD	28 / 37	20 / 25	28 / 34	36 / 46	26 / 31
Average Days on Market (Cum.) / YTD	80 / 85	55 / 63	78 / 86	100 / 104	73 / 79
Median Days on Market (Cum.) / YTD	53 / 68	22 / 33	36 / 51	83 / 86	33 / 49
Other²					
New Listings / YTD	59 / 119	55 / 120	66 / 130	67 / 129	61 / 125
Sales / YTD	29 / 60	36 / 75	40 / 71	29 / 45	41 / 74
Sales to New Listings Ratio / YTD	49% / 50%	65% / 63%	61% / 55%	43% / 35%	67% / 59%
Sales Volume	22,518,000	14,360,425	15,476,810	7,509,100	13,683,900
Sales Volume YTD	40,984,750	34,781,280	25,372,110	12,861,400	23,948,101
Average Sale Price	776,483	398,901	386,920	258,934	333,754
Average Sale Price YTD	683,079	463,750	357,354	285,809	323,623
Median Sale Price	390,000	360,000	295,750	132,000	325,000
Median Sale Price YTD	378,000	370,000	273,000	127,000	286,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 96%	97% / 94%	90% / 91%	96% / 95%
Average Days on Market / YTD	99 / 80	45 / 80	57 / 67	75 / 71	98 / 82
Median Days on Market / YTD	63 / 63	19 / 29	46 / 51	76 / 59	68 / 61
Average Days on Market (Cum.) / YTD	119 / 111	103 / 133	138 / 151	117 / 109	126 / 112
Median Days on Market (Cum.) / YTD	63 / 80	20 / 49	64 / 87	102 / 92	94 / 76

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.

February 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	78	79	91	134	155	155
	Average	558,996	552,241	486,845	541,276	546,078	483,637
	Median	547,450	538,000	484,000	536,750	545,000	480,000
North Central	Sales	109	128	155	186	245	274
	Average	457,808	474,555	413,378	455,741	475,481	418,733
	Median	454,000	456,300	410,000	440,000	457,500	410,000
Northeast	Sales	32	31	47	63	63	82
	Average	471,410	526,817	426,420	447,020	478,929	388,964
	Median	417,000	465,000	411,000	412,400	437,500	370,700
Central	Sales	19	35	37	30	73	70
	Average	315,666	328,588	300,644	304,385	319,920	303,926
	Median	320,000	268,000	289,000	317,500	268,000	270,000
West	Sales	54	50	65	83	89	107
	Average	831,740	762,309	566,239	795,460	745,049	534,828
	Median	583,500	583,200	466,000	550,500	555,000	461,000
Southwest	Sales	56	55	87	89	111	158
	Average	632,856	683,642	607,893	636,028	713,347	584,740
	Median	550,444	568,000	525,000	555,000	556,500	521,000
Southeast	Sales	83	121	127	158	203	239
	Average	490,498	508,826	455,041	487,036	511,708	453,930
	Median	465,000	475,000	429,300	468,000	477,000	428,000
Anthony Henday Southwest	Sales	100	102	115	163	216	215
	Average	606,694	615,329	594,712	640,857	624,848	590,213
	Median	552,500	590,000	550,000	574,844	585,000	549,000
Anthony Henday Southeast	Sales	39	26	26	73	59	48
	Average	611,575	567,719	571,521	589,199	561,250	540,369
	Median	575,000	557,750	544,825	556,395	550,000	504,950
City of Edmonton Total	Sales	570	627	749	979	1,214	1,347
	Average	561,705	553,445	493,681	553,263	553,633	485,000
	Median	512,000	520,000	459,900	505,000	517,250	450,609

February 2026

Semi-detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	21	22	14	34	39	28
	Average	467,038	435,011	419,393	452,712	442,427	402,300
	Median	445,500	431,000	410,000	436,950	424,000	400,000
North Central	Sales	20	22	21	41	53	32
	Average	390,949	388,014	335,528	376,410	391,606	334,409
	Median	404,000	405,000	351,000	345,000	405,000	382,500
Northeast	Sales	13	6	5	17	13	7
	Average	393,975	318,583	260,700	379,004	330,538	266,500
	Median	405,000	307,500	229,500	377,796	300,000	260,000
Central	Sales	1	5	5	3	11	9
	Average	n/a	392,480	322,980	n/a	376,377	340,989
	Median	n/a	325,000	299,900	n/a	356,000	320,000
West	Sales	3	4	4	3	8	7
	Average	n/a	n/a	n/a	n/a	465,338	344,571
	Median	n/a	n/a	n/a	n/a	443,850	272,500
Southwest	Sales	18	13	9	23	24	14
	Average	521,378	432,112	451,944	502,535	442,129	460,000
	Median	468,000	385,000	375,000	462,000	397,750	365,000
Southeast	Sales	24	29	23	36	49	52
	Average	472,583	410,298	379,778	464,885	404,613	377,825
	Median	430,000	420,000	375,000	417,500	420,000	380,500
Anthony Henday Southwest	Sales	23	28	29	38	57	54
	Average	443,744	463,355	422,183	444,401	457,925	422,446
	Median	424,900	451,499	420,000	431,250	450,750	414,937
Anthony Henday Southeast	Sales	13	19	17	26	41	24
	Average	424,213	477,876	406,508	416,582	461,324	403,762
	Median	450,000	475,000	413,000	448,500	474,900	410,000
City of Edmonton Total	Sales	136	148	127	221	295	227
	Average	447,997	428,431	388,920	432,521	425,840	387,230
	Median	444,940	430,000	398,500	420,000	430,000	399,800

February 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	15	24	19	26	46	29
	Average	366,179	353,395	336,465	355,674	360,810	336,875
	Median	355,000	350,500	331,500	351,086	354,500	331,500
North Central	Sales	40	48	34	58	87	66
	Average	268,371	247,372	243,151	267,858	247,276	250,295
	Median	250,250	226,000	255,000	241,450	225,000	255,000
Northeast	Sales	18	22	21	27	36	37
	Average	221,371	224,041	181,543	219,062	216,939	182,916
	Median	206,250	211,750	167,000	215,000	211,750	167,000
Central	Sales	1	3	2	6	3	7
	Average	n/a	n/a	n/a	348,349	n/a	349,671
	Median	n/a	n/a	n/a	345,639	n/a	305,000
West	Sales	16	18	23	27	34	34
	Average	251,984	251,633	198,161	245,446	272,779	187,278
	Median	210,000	245,500	191,000	224,000	249,500	179,000
Southwest	Sales	16	29	24	32	46	34
	Average	281,077	296,748	245,767	280,961	297,775	253,685
	Median	276,500	279,250	241,000	268,500	304,000	249,500
Southeast	Sales	25	32	39	49	61	66
	Average	279,596	283,172	255,805	265,162	281,803	243,337
	Median	270,500	264,250	235,000	247,000	265,000	227,500
Anthony Henday Southwest	Sales	28	31	45	58	59	75
	Average	368,925	380,793	348,882	370,849	377,437	349,815
	Median	380,750	405,000	344,500	380,000	385,000	345,000
Anthony Henday Southeast	Sales	14	16	22	26	37	37
	Average	304,286	339,139	319,399	310,065	331,595	311,291
	Median	329,000	342,000	309,330	331,163	339,000	307,000
City of Edmonton Total	Sales	173	223	229	309	409	385
	Average	293,816	294,779	271,576	294,400	297,418	270,938
	Median	296,500	290,000	281,000	296,500	300,000	275,000

February 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	15	14	22	27	29	40
	Average	185,318	179,886	144,695	179,386	179,117	148,109
	Median	190,000	194,250	170,750	190,000	183,500	171,000
North Central	Sales	32	27	28	48	62	53
	Average	204,364	194,507	152,679	207,180	186,901	151,814
	Median	195,000	190,000	150,500	195,000	187,000	152,000
Northeast	Sales	12	16	22	24	36	41
	Average	153,183	132,406	136,170	149,779	140,978	135,199
	Median	149,500	135,250	131,000	149,500	145,000	133,000
Central	Sales	65	63	73	104	126	110
	Average	235,882	205,296	182,594	231,737	222,036	216,484
	Median	165,000	178,500	160,000	169,500	178,500	155,250
West	Sales	20	24	22	29	46	39
	Average	166,520	173,189	141,023	172,169	171,291	142,056
	Median	164,000	170,450	141,500	170,000	169,950	140,000
Southwest	Sales	34	48	51	72	95	87
	Average	219,749	263,050	203,334	235,120	237,498	206,396
	Median	207,000	232,750	180,000	212,500	210,000	185,000
Southeast	Sales	22	19	34	32	44	51
	Average	175,850	249,024	165,088	190,878	219,966	155,977
	Median	162,500	220,000	155,500	172,000	200,500	148,500
Anthony Henday Southwest	Sales	26	36	32	49	64	56
	Average	219,400	224,506	193,506	217,008	228,259	195,084
	Median	220,200	214,500	185,000	212,000	217,000	185,000
Anthony Henday Southeast	Sales	6	11	10	8	17	16
	Average	193,167	185,945	192,480	192,100	193,229	191,731
	Median	189,750	180,000	188,500	189,750	187,500	190,000
City of Edmonton Total	Sales	232	258	294	393	519	493
	Average	207,000	211,102	173,422	210,390	207,799	180,062
	Median	189,500	197,250	162,125	190,000	190,000	162,500

Summary of Properties Listed and Sold
City of Edmonton
February 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	2,600	1,643	n/a	n/a
	September	2,493	1,451	n/a	n/a
	October	2,317	1,431	n/a	n/a
	November	1,607	1,162	n/a	n/a
	December	969	911	n/a	n/a
	Total	28,368	18,573	n/a	n/a
2026	January	1,745	791		
	February	2,189	1,111		
	Total	3,934	1,902		

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

February 2026

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	544,956	430,315	292,279	191,462	429,670
	November	545,108	419,806	281,588	203,505	424,205
	December	552,197	422,627	293,566	194,185	428,401
	YTD Average	558,517	430,322	297,897	206,520	430,454
2026	January	541,500	407,760	295,143	215,275	418,371
	February	561,705	447,997	293,816	207,000	432,001

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

**Total Board
February 2026**

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,882 / 3,389	1,721 / 3,255	1,899 / 3,362	1,730 / 3,209	1,954 / 3,223
Sales / YTD	996 / 1,742	1,143 / 2,129	1,293 / 2,276	833 / 1,504	1,624 / 2,593
Sales to New Listings Ratio / YTD	53% / 51%	66% / 65%	68% / 68%	48% / 47%	83% / 80%
Sales Volume	543,868,749	617,056,487	630,457,604	364,903,130	791,918,966
Sales Volume YTD	939,774,216	1,141,823,105	1,091,228,567	649,970,176	1,217,414,721
Semi-detached					
New Listings / YTD	340 / 647	265 / 546	299 / 492	224 / 457	321 / 557
Sales / YTD	212 / 362	219 / 421	200 / 347	152 / 252	293 / 456
Sales to New Listings Ratio / YTD	62% / 56%	83% / 77%	67% / 71%	68% / 55%	91% / 82%
Sales Volume	92,976,334	91,430,041	75,954,922	54,507,189	105,051,709
Sales Volume YTD	155,607,077	175,808,869	130,490,238	90,013,271	165,643,047
Row/Townhouse					
New Listings / YTD	429 / 759	393 / 709	323 / 593	324 / 585	384 / 683
Sales / YTD	245 / 411	292 / 530	279 / 476	190 / 339	285 / 446
Sales to New Listings Ratio / YTD	57% / 54%	74% / 75%	86% / 80%	59% / 58%	74% / 65%
Sales Volume	75,301,222	87,229,809	76,930,135	47,462,165	74,641,089
Sales Volume YTD	124,376,222	160,947,945	129,789,590	84,273,238	113,664,313
Apartment Condominium					
New Listings / YTD	589 / 1,059	495 / 998	518 / 970	516 / 1,007	605 / 1,121
Sales / YTD	271 / 464	306 / 614	343 / 569	231 / 383	240 / 403
Sales to New Listings Ratio / YTD	46% / 44%	62% / 62%	66% / 59%	45% / 38%	40% / 36%
Sales Volume	57,119,454	65,704,290	62,090,228	43,220,977	45,059,413
Sales Volume YTD	100,440,386	128,085,064	105,810,429	72,196,227	75,992,705
Total Residential¹					
New Listings / YTD	3,240 / 5,854	2,874 / 5,508	3,039 / 5,417	2,794 / 5,258	3,264 / 5,584
Sales / YTD	1,724 / 2,979	1,960 / 3,694	2,115 / 3,668	1,406 / 2,478	2,442 / 3,898
Sales to New Listings Ratio / YTD	53% / 51%	68% / 67%	70% / 68%	50% / 47%	75% / 70%
Sales Volume	769,265,759	861,420,627	845,432,889	510,093,461	1,016,671,177
Sales Volume YTD	1,320,197,901	1,606,664,983	1,457,318,824	896,452,912	1,572,714,786
Other²					
New Listings / YTD	197 / 382	204 / 388	236 / 469	213 / 431	209 / 414
Sales / YTD	104 / 189	98 / 202	106 / 203	94 / 160	117 / 222
Sales to New Listings Ratio / YTD	53% / 49%	48% / 52%	45% / 43%	44% / 37%	56% / 54%
Sales Volume	35,808,975	26,000,953	26,709,312	16,623,487	27,489,000
Sales Volume YTD	69,192,000	60,490,705	52,806,213	29,908,729	55,376,203

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.

February 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	0	3	1	2	6	6
	Sales Volume	n/a	n/a	n/a	n/a	1,707,000	1,590,000
	Average Price	n/a	n/a	n/a	n/a	284,500	265,000
	Median Price	n/a	n/a	n/a	n/a	272,500	251,750
Beaumont	Sales	27	27	19	48	42	36
	Sales Volume	13,639,200	15,026,000	10,122,836	24,533,704	22,545,600	18,590,986
	Average Price	505,156	556,519	532,781	511,119	536,800	516,416
	Median Price	480,000	555,000	533,008	500,000	495,000	514,034
Bonnyville	Sales	13	19	11	27	33	17
	Sales Volume	4,291,650	6,021,797	3,631,950	8,674,038	11,831,197	5,706,950
	Average Price	330,127	316,937	330,177	321,261	358,521	335,703
	Median Price	287,000	335,000	311,750	310,000	335,000	311,750
Cold Lake	Sales	12	10	25	28	25	36
	Sales Volume	4,569,000	3,232,888	7,756,500	11,043,000	8,281,988	11,818,650
	Average Price	380,750	323,289	310,260	394,393	331,280	328,296
	Median Price	367,000	329,250	285,000	347,000	328,000	295,000
Devon	Sales	7	7	6	17	20	10
	Sales Volume	2,649,166	2,809,295	2,329,500	7,605,966	8,436,795	4,234,500
	Average Price	378,452	401,328	388,250	447,410	421,840	423,450
	Median Price	370,000	430,000	345,000	420,000	410,000	358,000
Drayton Valley	Sales	5	12	6	11	23	16
	Sales Volume	1,416,500	3,758,800	1,691,200	3,127,900	7,283,800	4,471,900
	Average Price	283,300	313,233	281,867	284,355	316,687	279,494
	Median Price	237,500	292,250	291,850	260,000	270,000	287,000
Fort Saskatchewan	Det. Sales	21	29	46	40	57	69
	Det. Average Price	526,942	516,859	460,722	545,383	535,282	468,224
	Det. Median Price	515,000	521,000	445,972	523,700	525,000	465,000
	Apt. Sales	7	6	3	9	11	5
	Apt. Average Price	187,214	172,167	n/a	176,389	159,636	205,300
	Apt. Median Price	182,500	182,750	n/a	165,000	169,000	185,000
	Total Sales Volume	22,268,774	26,066,504	26,113,190	37,759,321	47,623,952	39,468,485
Gibbons	Sales	2	6	5	5	7	9
	Sales Volume	n/a	2,191,900	1,694,000	2,403,000	2,681,800	3,368,000
	Average Price	n/a	365,317	338,800	480,600	383,114	374,222
	Median Price	n/a	329,950	300,000	410,000	350,000	300,000
Leduc	Det. Sales	42	48	41	73	72	81
	Det. Average Price	492,976	512,949	454,143	489,684	496,087	452,483
	Det. Median Price	464,000	520,950	422,500	480,000	510,050	428,500
	Apt. Sales	1	4	1	2	7	4
	Apt. Average Price	n/a	n/a	n/a	n/a	165,714	n/a
	Apt. Median Price	n/a	n/a	n/a	n/a	154,000	n/a
	Total Sales Volume	25,176,246	31,301,250	23,751,028	43,308,949	49,009,850	45,515,684

n/a = insufficient data

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

February 2026

	2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville						
Sales	19	12	16	25	19	27
Sales Volume	7,916,050	4,837,255	5,507,287	10,073,750	7,781,310	9,090,287
Average Price	416,634	403,105	344,205	402,950	409,543	336,677
Median Price	434,000	402,450	359,950	389,900	409,900	359,900
Sherwood Park						
Det. Sales	49	59	72	82	88	112
Det. Average Price	602,136	612,720	523,852	593,133	598,207	508,489
Det. Median Price	550,000	565,500	503,500	551,000	565,000	495,854
Apt. Sales	8	11	12	19	17	17
Apt. Average Price	303,375	307,345	314,719	322,442	286,894	294,243
Apt. Median Price	293,250	328,000	306,616	298,000	304,500	289,900
Total Sales Volume	42,931,702	46,727,693	50,771,915	72,953,621	72,104,991	77,797,707
Spruce Grove						
Det. Sales	40	58	49	76	101	79
Det. Average Price	545,387	556,362	448,024	539,629	543,864	450,193
Det. Median Price	521,250	555,000	440,000	523,350	540,000	440,000
Apt. Sales	5	4	7	6	11	10
Apt. Average Price	214,380	n/a	155,857	213,233	202,268	178,890
Apt. Median Price	216,500	n/a	169,000	212,000	210,200	169,950
Total Sales Volume	32,923,344	38,879,814	33,876,048	60,013,443	69,699,962	54,424,189
St. Albert						
Det. Sales	59	55	69	94	94	103
Det. Average Price	664,041	615,074	582,221	680,252	606,245	564,879
Det. Median Price	613,500	575,000	547,500	610,000	557,500	529,000
Apt. Sales	9	15	9	19	25	18
Apt. Average Price	308,600	275,446	294,322	302,694	248,744	264,106
Apt. Median Price	223,000	210,000	290,000	223,000	215,000	231,500
Total Sales Volume	53,158,778	47,485,253	46,774,794	86,956,513	78,943,108	71,220,142
St. Paul						
Sales	6	7	13	14	11	19
Sales Volume	1,197,100	1,708,500	2,283,300	2,768,100	2,277,200	3,658,800
Average Price	199,517	244,071	175,638	197,721	207,018	192,568
Median Price	203,300	215,000	182,500	179,500	203,000	182,500
Stony Plain						
Sales	27	32	30	47	69	59
Sales Volume	10,484,200	13,740,896	10,862,135	19,224,680	26,064,142	21,123,235
Average Price	388,304	429,403	362,071	409,036	377,741	358,021
Median Price	354,000	449,999	368,000	394,250	405,000	359,900
Vegreville						
Sales	5	7	7	9	16	15
Sales Volume	1,123,000	1,880,999	1,350,400	2,267,500	4,721,999	3,207,600
Average Price	224,600	268,714	192,914	251,944	295,125	213,840
Median Price	118,000	260,000	225,000	235,000	294,500	225,000
Westlock						
Sales	3	4	3	5	8	8
Sales Volume	n/a	n/a	n/a	1,107,000	2,078,400	1,945,900
Average Price	n/a	n/a	n/a	221,400	259,800	243,238
Median Price	n/a	n/a	n/a	279,000	263,500	198,500
Wetaskiwin						
Sales	14	19	11	24	33	18
Sales Volume	3,701,600	5,123,800	2,673,800	5,909,100	8,267,325	4,125,400
Average Price	264,400	269,674	243,073	246,213	250,525	229,189
Median Price	256,450	267,000	265,000	245,000	265,000	226,500

n/a = insufficient data

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