

Media Release

March housing activity signalling a changing Edmonton market

Edmonton, AB – April 2, 2026 – The Greater Edmonton Area (GEA) real estate market reported 2,133 sales in March 2026, increasing 33.1% in comparison to activity in February 2026 and decreasing 14.0% compared to March 2025. There were 3,809 new listings – a month-over-month increase of 30.6% and a year-over-year increase of 4.2%. Inventory levels rose 13.8% from the previous month and are 31.6% higher than March 2025.

Average selling price across all residential property types increased by 3.4% from the previous month to \$470,819, a price 2.2% higher than March 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$426,000, increasing 1.5% from February 2026 and decreasing 2.9% year-over-year.



"It's no surprise that month-to-month trends are showing an increase in activity, but certain key stats are giving us an indication of the kind of market we're going to see this year.

Compared to last year, there's more available inventory and fewer sales; sellers looking for a quick sale may have to price strategically to get their property to stand out."

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

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At A Glance

MARCH 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,133	3,809	\$470,819	6,214	38
Month-over-month change	↑ 33.1%	↑ 30.6%	↑ 3.4%	↑ 13.8%	↓ 6 Days
Year-over-year change	↓ -14.0%	↑ 4.2%	↑ 2.2%	↑ 31.6%	↑ 8 Days

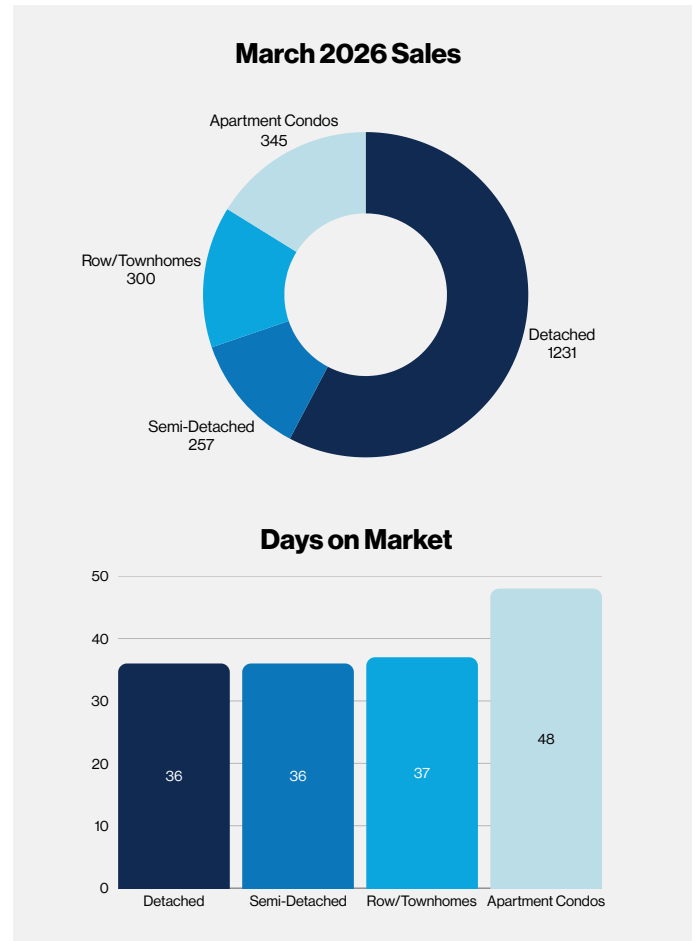
Data by Property Type





Detached home prices averaged \$590,162, increasing 3.3% from February 2026 and 2.5% from March 2025. Detached sales increased 38.9% from the previous month but fell 13.6% short of sales in March of last year. New detached listings increased 28.4% month-over-month and 2.5% year-over-year.

Semi-detached new listings increased 35.6% from the previous month and 18.3% year-over-year. Sales increased by 24.2% from February but were 3.4% lower than March 2025. Average prices fell 1.2% from February to \$436,997, a number 1.6% higher than the previous year.

Row/townhomes prices decreased 0.2% from last month and 2.2% from March 2025, averaging \$307,666. New listings were up 19.7% from February and 12.1% from March 2025. Sales for row/townhouse properties increased by 24.0% month-over-month but were 19.6% lower year-over-year.

Apartment condominiums sales also increased in March, selling 29.2% more units than the previous month but 17.3% fewer than the previous year. New listings increased 18.9% month-over-month and fell 2.1% year-over-year. Condominium prices averaged \$212,054 at the end of March 2026—staying at par with February and decreasing 2.8% compared to March 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$590,162	\$436,997	\$307,666	\$212,054
Month-over-month change	↑ 3.3%	↓ -1.2%	↓ -0.2%	0.0%
Year-over-year change	↑ 2.5%	↑ 1.6%	↓ -2.2%	↓ -2.8%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	March 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 521,400.00	1.5%	-1.3%
Apartment benchmark price	\$ 201,100.00	1.1%	-6.4%
Townhouse benchmark price	\$ 278,200.00	2.4%	-5.9%
Composite ³ benchmark price	\$ 426,000.00	1.5%	-2.9%
MLS® System Activity (for all-residential ⁴ sales in GEA)	March 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 470,819.00	3.4%	2.2%
All-residential median selling price	\$ 443,500.00	2.5%	-0.3%
# residential listings this month	3,809	30.6%	4.2%
# residential sales this month	2,133	33.1%	-14.0%
# residential inventory at month end	6,214	13.8%	31.6%
# Total ⁶ MLS® System sales this month	2,469	34.7%	-13.3% ⁷
\$ Value Total residential sales this month	\$ 1,077,168,671.00	40.0%	-11.7%
\$ Value of total MLS® System sales – month	\$ 1,126,781,240.00	39.4%	-10.7% ⁷
\$ Value of total MLS® System sales - YTD	\$ 2,527,718,042.00	80.4%	-14.2% ⁷

MLS® Rental Listing Activity	March 2026	M/M % Change	Y/Y % Change
Total rented listings	27	-34.1%	-38.6%
Active rentals	66	26.9%	-1.5%
	March 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	36	-6	30
Average price ⁸ for 1-bedroom units	\$ 1,023.00	-12.3%	\$1,212.00
Average price for 2-bedroom units	\$ 1,516.00	-1.0%	\$1,712.00

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)

Greater Edmonton Area¹

March 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,154 / 5,111	2,101 / 4,904	2,076 / 4,971	2,039 / 4,813	2,579 / 5,339
Sales / YTD	1,231 / 2,769	1,424 / 3,287	1,460 / 3,494	1,070 / 2,376	2,057 / 4,397
Sales to New Listings Ratio / YTD	57% / 54%	68% / 67%	70% / 70%	52% / 49%	80% / 82%
Sales Volume	726,489,783	819,965,002	755,070,814	518,492,453	1,067,043,832
Sales Volume YTD	1,595,321,621	1,868,709,054	1,765,428,016	1,115,600,952	2,210,298,675
Average Sale Price	590,162	575,818	517,172	484,572	518,738
Average Sale Price YTD	576,136	568,515	505,274	469,529	502,683
Median Sale Price	535,000	535,000	475,000	445,000	477,500
Median Sale Price YTD	525,000	529,998	466,000	432,700	464,000
Sale to List Price Ratio / YTD	99% / 99%	101% / 100%	99% / 99%	98% / 97%	101% / 100%
Average Days on Market / YTD	36 / 42	30 / 38	40 / 48	46 / 53	28 / 38
Median Days on Market / YTD	22 / 26	15 / 19	20 / 28	28 / 35	14 / 18
Average Days on Market (Cum.) / YTD	60 / 72	47 / 59	61 / 79	74 / 87	43 / 57
Median Days on Market (Cum.) / YTD	25 / 35	16 / 22	22 / 38	36 / 57	15 / 20
Semi-detached					
New Listings / YTD	453 / 1,076	383 / 916	349 / 816	297 / 737	471 / 1,014
Sales / YTD	257 / 609	266 / 678	260 / 594	180 / 432	433 / 879
Sales to New Listings Ratio / YTD	57% / 57%	69% / 74%	74% / 73%	61% / 59%	92% / 87%
Sales Volume	112,308,326	114,416,524	106,285,199	65,962,126	164,934,804
Sales Volume YTD	265,169,404	287,879,393	234,183,837	155,975,397	328,042,251
Average Sale Price	436,997	430,137	408,789	366,456	380,912
Average Sale Price YTD	435,418	424,601	394,249	361,054	373,199
Median Sale Price	425,000	425,000	400,300	365,000	376,000
Median Sale Price YTD	426,000	425,000	394,700	358,000	365,100
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	99% / 99%	98% / 98%	101% / 100%
Average Days on Market / YTD	36 / 41	22 / 28	35 / 41	39 / 48	28 / 37
Median Days on Market / YTD	22 / 26	15 / 17	20 / 24	26 / 32	15 / 18
Average Days on Market (Cum.) / YTD	51 / 61	30 / 36	52 / 61	60 / 76	39 / 53
Median Days on Market (Cum.) / YTD	24 / 32	16 / 18	23 / 30	27 / 45	15 / 21
Row/Townhouse					
New Listings / YTD	510 / 1,253	455 / 1,152	434 / 1,016	377 / 953	507 / 1,179
Sales / YTD	300 / 707	373 / 894	357 / 829	274 / 609	459 / 899
Sales to New Listings Ratio / YTD	59% / 56%	82% / 78%	82% / 82%	73% / 64%	91% / 76%
Sales Volume	92,299,887	117,316,222	100,887,601	67,965,958	122,844,134
Sales Volume YTD	215,808,609	276,594,454	229,808,191	151,633,696	235,592,947
Average Sale Price	307,666	314,521	282,598	248,051	267,634
Average Sale Price YTD	305,246	309,390	277,211	248,988	262,061
Median Sale Price	315,702	322,500	289,900	233,750	265,000
Median Sale Price YTD	311,500	315,000	278,000	240,000	259,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 99%	97% / 97%	99% / 98%
Average Days on Market / YTD	37 / 47	25 / 29	35 / 42	51 / 57	45 / 51
Median Days on Market / YTD	25 / 33	16 / 18	19 / 24	33 / 39	28 / 34
Average Days on Market (Cum.) / YTD	58 / 70	30 / 38	50 / 58	81 / 89	66 / 80
Median Days on Market (Cum.) / YTD	31 / 43	16 / 19	20 / 27	41 / 53	33 / 43

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

5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
March 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	693 / 1,726	708 / 1,690	661 / 1,607	590 / 1,585	741 / 1,855
Sales / YTD	345 / 798	417 / 1,025	385 / 945	295 / 676	368 / 757
Sales to New Listings Ratio / YTD	50% / 46%	59% / 61%	58% / 59%	50% / 43%	50% / 41%
Sales Volume	73,158,555	90,947,442	74,831,581	56,924,785	74,806,520
Sales Volume YTD	171,529,641	218,076,106	179,157,510	128,808,012	148,793,775
Average Sale Price	212,054	218,099	194,368	192,965	203,279
Average Sale Price YTD	214,949	212,757	189,585	190,544	196,557
Median Sale Price	200,000	197,000	185,750	170,000	178,500
Median Sale Price YTD	195,000	193,000	177,000	170,000	175,000
Sale to List Price Ratio / YTD	97% / 96%	97% / 97%	97% / 96%	96% / 95%	96% / 96%
Average Days on Market / YTD	48 / 56	42 / 48	46 / 57	59 / 67	59 / 66
Median Days on Market / YTD	29 / 38	24 / 30	28 / 36	41 / 47	38 / 48
Average Days on Market (Cum.) / YTD	77 / 89	68 / 77	73 / 87	112 / 121	107 / 115
Median Days on Market (Cum.) / YTD	41 / 60	30 / 42	35 / 47	52 / 94	56 / 79
Total Residential²					
New Listings / YTD	3,810 / 9,166	3,647 / 8,662	3,520 / 8,410	3,303 / 8,088	4,298 / 9,387
Sales / YTD	2,133 / 4,883	2,480 / 5,884	2,462 / 5,862	1,819 / 4,093	3,317 / 6,932
Sales to New Listings Ratio / YTD	56% / 53%	68% / 68%	70% / 70%	55% / 51%	77% / 74%
Sales Volume	1,004,256,551	1,142,645,190	1,037,075,195	709,345,322	1,429,629,290
Sales Volume YTD	2,247,829,275	2,651,259,007	2,408,577,554	1,552,018,057	2,922,727,648
Average Sale Price	470,819	460,744	421,233	389,964	431,001
Average Sale Price YTD	460,338	450,588	410,880	379,188	421,628
Median Sale Price	443,500	445,000	405,000	370,000	401,500
Median Sale Price YTD	436,500	435,000	399,900	360,000	393,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 99%	99% / 98%	97% / 97%	100% / 99%
Average Days on Market / YTD	38 / 45	30 / 37	40 / 48	48 / 55	34 / 43
Median Days on Market / YTD	24 / 28	17 / 20	21 / 28	30 / 37	17 / 22
Average Days on Market (Cum.) / YTD	61 / 73	46 / 56	60 / 75	80 / 92	53 / 66
Median Days on Market (Cum.) / YTD	27 / 40	18 / 23	24 / 36	38 / 59	18 / 26
Other³					
New Listings / YTD	159 / 379	163 / 365	178 / 423	165 / 435	186 / 436
Sales / YTD	70 / 192	76 / 196	94 / 228	60 / 153	118 / 261
Sales to New Listings Ratio / YTD	44% / 51%	47% / 54%	53% / 54%	36% / 35%	63% / 60%
Sales Volume	31,028,606	24,266,323	34,437,459	13,924,330	32,619,567
Sales Volume YTD	90,285,481	71,495,440	75,944,019	36,103,171	76,085,868
Average Sale Price	443,266	319,294	366,356	232,072	276,437
Average Sale Price YTD	470,237	364,773	333,088	235,968	291,517
Median Sale Price	319,500	186,000	218,750	125,000	203,000
Median Sale Price YTD	260,000	257,500	218,750	125,000	209,649
Sale to List Price Ratio / YTD	95% / 95%	96% / 96%	95% / 94%	95% / 93%	95% / 94%
Average Days on Market / YTD	65 / 69	101 / 98	81 / 82	89 / 88	122 / 107
Median Days on Market / YTD	28 / 39	32 / 37	32 / 45	46 / 53	49 / 59
Average Days on Market (Cum.) / YTD	104 / 108	206 / 181	137 / 159	132 / 132	165 / 147
Median Days on Market (Cum.) / YTD	41 / 63	50 / 55	41 / 76	61 / 86	55 / 75

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

March 2026

Year	Month	Residential ²	Commercial ³	Total
2022	January	4,632 (1,330)	n/a	n/a
	February	4,712 (2,285)	n/a	n/a
	March	5,212 (3,317)	n/a	n/a
	April	6,468 (2,938)	n/a	n/a
	May	7,572 (2,921)	n/a	n/a
	June	8,118 (2,656)	n/a	n/a
	July	8,453 (2,029)	n/a	n/a
	August	8,044 (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	4,975 (987)	n/a	n/a
2023	January	5,186 (982)	n/a	n/a
	February	5,628 (1,292)	n/a	n/a
	March	6,315 (1,819)	n/a	n/a
	April	6,898 (2,023)	n/a	n/a
	May	7,075 (2,717)	n/a	n/a
	June	7,100 (2,598)	n/a	n/a
	July	6,935 (2,320)	n/a	n/a
	August	6,744 (2,245)	n/a	n/a
	September	6,513 (2,055)	n/a	n/a
	October	6,232 (1,805)	n/a	n/a
	November	5,468 (1,624)	n/a	n/a
	December	4,650 (1,218)	n/a	n/a
2024	January	4,563 (1,436)	n/a	n/a
	February	4,796 (1,964)	n/a	n/a
	March	5,279 (2,462)	n/a	n/a
	April	5,422 (3,113)	n/a	n/a
	May	5,765 (3,222)	n/a	n/a
	June	5,888 (2,842)	n/a	n/a
	July	5,818 (2,936)	n/a	n/a
	August	5,733 (2,581)	n/a	n/a
	September	5,643 (2,257)	n/a	n/a
	October	5,099 (2,483)	n/a	n/a
	November	4,471 (1,913)	n/a	n/a
	December	3,503 (1,421)	n/a	n/a
2025	January	3,693 (1,590)	n/a	n/a
	February	4,057 (1,814)	n/a	n/a
	March	4,723 (2,480)	n/a	n/a
	April	5,265 (2,702)	n/a	n/a
	May	6,331 (2,951)	n/a	n/a
	June	6,607 (2,863)	n/a	n/a
	July	6,906 (2,849)	n/a	n/a
	August	6,999 (2,377)	n/a	n/a
	September	6,911 (2,183)	n/a	n/a
	October	6,535 (2,053)	n/a	n/a
	November	5,880 (1,652)	n/a	n/a
	December	4,518 (1,312)	n/a	n/a
2026	January	4,837 (1,148)		
	February	5,360 (1,602)		
	March	6,210 (2,133)		

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**

March 2026

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2022	January	2,122	1,330	n/a	n/a	n/a	n/a
	February	2,967	2,285	n/a	n/a	n/a	n/a
	March	4,298	3,317	n/a	n/a	n/a	n/a
	April	4,724	2,938	n/a	n/a	n/a	n/a
	May	4,725	2,921	n/a	n/a	n/a	n/a
	June	4,345	2,656	n/a	n/a	n/a	n/a
	July	3,645	2,029	n/a	n/a	n/a	n/a
	August	3,180	1,854	n/a	n/a	n/a	n/a
	September	3,128	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	1,175	987	n/a	n/a	n/a	n/a
	Total		38,895	24,709	n/a	n/a	n/a
2023	January	2,258	982	n/a	n/a	n/a	n/a
	February	2,527	1,292	n/a	n/a	n/a	n/a
	March	3,303	1,819	n/a	n/a	n/a	n/a
	April	3,442	2,023	n/a	n/a	n/a	n/a
	May	3,851	2,717	n/a	n/a	n/a	n/a
	June	3,632	2,598	n/a	n/a	n/a	n/a
	July	3,291	2,320	n/a	n/a	n/a	n/a
	August	3,226	2,245	n/a	n/a	n/a	n/a
	September	3,023	2,055	n/a	n/a	n/a	n/a
	October	2,696	1,805	n/a	n/a	n/a	n/a
	November	2,088	1,624	n/a	n/a	n/a	n/a
	December	1,481	1,218	n/a	n/a	n/a	n/a
	Total		34,818	22,698	n/a	n/a	n/a
2024	January	2,164	1,436	n/a	n/a	n/a	n/a
	February	2,726	1,964	n/a	n/a	n/a	n/a
	March	3,520	2,462	n/a	n/a	n/a	n/a
	April	3,819	3,113	n/a	n/a	n/a	n/a
	May	4,229	3,222	n/a	n/a	n/a	n/a
	June	3,636	2,842	n/a	n/a	n/a	n/a
	July	3,652	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	2,879	2,483	n/a	n/a	n/a	n/a
	November	2,051	1,913	n/a	n/a	n/a	n/a
	December	1,339	1,421	n/a	n/a	n/a	n/a
	Total		36,524	28,630	n/a	n/a	n/a
2025	January	2,404	1,590	n/a	n/a	n/a	n/a
	February	2,611	1,814	n/a	n/a	n/a	n/a
	March	3,647	2,480	n/a	n/a	n/a	n/a
	April	3,845	2,702	n/a	n/a	n/a	n/a
	May	4,720	2,951	n/a	n/a	n/a	n/a
	June	4,058	2,863	n/a	n/a	n/a	n/a
	July	4,227	2,849	n/a	n/a	n/a	n/a
	August	3,640	2,377	n/a	n/a	n/a	n/a
	September	3,465	2,183	n/a	n/a	n/a	n/a
	October	3,171	2,053	n/a	n/a	n/a	n/a
	November	2,203	1,652	n/a	n/a	n/a	n/a
	December	1,368	1,312	n/a	n/a	n/a	n/a
	Total		39,359	26,826	n/a	n/a	n/a
2026	January	2,442	1,148				
	February	2,914	1,602				
	March	3,810	2,133				
	Total	9,166	4,883				

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
March 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	429,828	296,501	209,787	463,214
	August	569,865	420,792	301,820	218,056	461,192
	September	553,940	433,141	303,382	207,491	452,888
	October	560,596	428,966	297,377	202,963	455,232
	November	553,853	423,608	289,605	205,314	446,994
	December	566,620	422,078	297,124	193,638	455,060
	YTD Average	570,016	429,795	304,553	211,395	458,202
2026	January	555,989	422,964	296,227	224,364	448,121
	February	571,476	442,180	308,393	212,133	455,137
	March	590,162	436,997	307,666	212,054	470,819

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
March 2026**

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2022	January	4,632 (1,330)	n/a	3,507 (954)	n/a
	February	4,712 (2,285)	n/a	3,566 (1,633)	n/a
	March	5,212 (3,317)	n/a	3,928 (2,311)	n/a
	April	6,468 (2,938)	n/a	4,820 (2,017)	n/a
	May	7,572 (2,921)	n/a	5,719 (1,927)	n/a
	June	8,118 (2,656)	n/a	6,085 (1,780)	n/a
	July	8,453 (2,029)	n/a	6,307 (1,338)	n/a
	August	8,044 (1,854)	n/a	6,030 (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	4,975 (987)	n/a	3,674 (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	6,315 (1,819)	n/a	4,501 (1,251)	n/a
	April	6,898 (2,023)	n/a	4,966 (1,369)	n/a
	May	7,075 (2,717)	n/a	5,163 (1,800)	n/a
	June	7,100 (2,598)	n/a	5,161 (1,750)	n/a
	July	6,935 (2,320)	n/a	5,082 (1,586)	n/a
	August	6,744 (2,245)	n/a	4,859 (1,594)	n/a
	September	6,513 (2,055)	n/a	4,681 (1,430)	n/a
	October	6,232 (1,805)	n/a	4,394 (1,290)	n/a
	November	5,468 (1,624)	n/a	3,870 (1,176)	n/a
	December	4,650 (1,218)	n/a	3,208 (877)	n/a
2024	January	4,563 (1,436)	n/a	3,100 (1,053)	n/a
	February	4,796 (1,964)	n/a	3,234 (1,399)	n/a
	March	5,279 (2,462)	n/a	3,639 (1,728)	n/a
	April	5,422 (3,113)	n/a	3,752 (2,144)	n/a
	May	5,765 (3,222)	n/a	4,121 (2,141)	n/a
	June	5,888 (2,842)	n/a	4,238 (1,932)	n/a
	July	5,818 (2,936)	n/a	4,255 (2,009)	n/a
	August	5,733 (2,581)	n/a	4,208 (1,771)	n/a
	September	5,643 (2,257)	n/a	4,130 (1,537)	n/a
	October	5,099 (2,483)	n/a	3,734 (1,734)	n/a
	November	4,471 (1,913)	n/a	3,284 (1,364)	n/a
	December	3,503 (1,421)	n/a	2,547 (1,053)	n/a
2025	January	3,693 (1,590)	n/a	2,637 (1,181)	n/a
	February	4,057 (1,814)	n/a	2,936 (1,256)	n/a
	March	4,723 (2,480)	n/a	3,449 (1,749)	n/a
	April	5,265 (2,702)	n/a	3,908 (1,841)	n/a
	May	6,331 (2,951)	n/a	4,690 (2,053)	n/a
	June	6,607 (2,863)	n/a	4,901 (1,963)	n/a
	July	6,906 (2,849)	n/a	5,201 (1,932)	n/a
	August	6,999 (2,377)	n/a	5,215 (1,643)	n/a
	September	6,911 (2,183)	n/a	5,151 (1,451)	n/a
	October	6,535 (2,053)	n/a	4,883 (1,430)	n/a
	November	5,880 (1,652)	n/a	4,391 (1,162)	n/a
	December	4,518 (1,312)	n/a	3,344 (911)	n/a
2026	January	4,837 (1,148)		3,549 (790)	
	February	5,360 (1,602)		3,951 (1,108)	
	March	6,210 (2,133)		4,618 (1,421)	

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

March 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,386 / 3,291	1,340 / 3,138	1,334 / 3,149	1,270 / 3,084	1,657 / 3,476
Sales / YTD	735 / 1,714	907 / 2,121	944 / 2,291	667 / 1,508	1,312 / 2,887
Sales to New Listings Ratio / YTD	53% / 52%	68% / 68%	71% / 73%	53% / 49%	79% / 83%
Sales Volume	427,845,613	520,947,495	474,303,713	316,867,502	667,812,260
Sales Volume YTD	969,490,570	1,193,057,858	1,127,599,283	694,959,700	1,429,182,871
Average Sale Price	582,103	574,363	502,440	475,064	509,003
Average Sale Price YTD	565,630	562,498	492,187	460,849	495,041
Median Sale Price	520,000	528,000	469,000	439,000	470,000
Median Sale Price YTD	512,000	521,000	459,900	428,000	457,309
Sale to List Price Ratio / YTD	99% / 99%	101% / 100%	100% / 99%	98% / 97%	101% / 100%
Average Days on Market / YTD	35 / 43	30 / 38	39 / 47	49 / 54	27 / 37
Median Days on Market / YTD	22 / 27	15 / 19	19 / 27	29 / 35	14 / 18
Average Days on Market (Cum.) / YTD	62 / 73	48 / 57	61 / 79	79 / 91	42 / 57
Median Days on Market (Cum.) / YTD	25 / 39	16 / 23	21 / 37	42 / 63	15 / 20
Semi-detached					
New Listings / YTD	294 / 720	271 / 647	239 / 542	192 / 486	346 / 741
Sales / YTD	152 / 372	184 / 479	179 / 406	118 / 289	307 / 630
Sales to New Listings Ratio / YTD	52% / 52%	68% / 74%	75% / 75%	61% / 59%	89% / 85%
Sales Volume	66,975,651	78,558,979	74,115,883	43,439,354	119,792,898
Sales Volume YTD	162,166,851	204,181,701	162,017,037	105,049,327	240,022,007
Average Sale Price	440,629	426,951	414,055	368,130	390,205
Average Sale Price YTD	435,932	426,267	399,057	363,492	380,987
Median Sale Price	418,925	425,000	406,500	375,000	385,000
Median Sale Price YTD	420,000	427,000	400,000	365,000	375,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 99%	98% / 98%	101% / 100%
Average Days on Market / YTD	38 / 44	23 / 29	32 / 40	41 / 47	27 / 36
Median Days on Market / YTD	25 / 28	15 / 18	18 / 23	27 / 32	14 / 18
Average Days on Market (Cum.) / YTD	56 / 67	34 / 40	53 / 61	59 / 77	40 / 52
Median Days on Market (Cum.) / YTD	28 / 37	17 / 20	22 / 29	30 / 46	14 / 20
Row/Townhouse					
New Listings / YTD	415 / 1,011	375 / 934	326 / 783	294 / 729	405 / 958
Sales / YTD	237 / 544	298 / 707	265 / 650	217 / 487	380 / 735
Sales to New Listings Ratio / YTD	57% / 54%	79% / 76%	81% / 83%	74% / 67%	94% / 77%
Sales Volume	71,705,662	92,905,878	73,171,301	51,239,337	100,723,766
Sales Volume YTD	162,270,353	214,549,975	177,482,584	117,634,697	190,468,284
Average Sale Price	302,556	311,765	276,118	236,126	265,063
Average Sale Price YTD	298,291	303,465	273,050	241,550	259,141
Median Sale Price	306,000	318,225	277,500	225,000	260,000
Median Sale Price YTD	303,000	310,281	276,750	230,000	253,250
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	99% / 99%	97% / 97%	99% / 98%
Average Days on Market / YTD	37 / 48	24 / 29	34 / 42	51 / 56	46 / 52
Median Days on Market / YTD	25 / 34	16 / 18	18 / 22	33 / 39	30 / 35
Average Days on Market (Cum.) / YTD	59 / 73	28 / 36	45 / 55	86 / 90	66 / 81
Median Days on Market (Cum.) / YTD	31 / 47	17 / 18	18 / 25	42 / 57	35 / 45

5 Year Residential Activity (Part 2)

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City of Edmonton

March 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	618 / 1,545	638 / 1,493	592 / 1,450	513 / 1,369	660 / 1,645
Sales / YTD	297 / 689	360 / 879	340 / 833	249 / 573	312 / 646
Sales to New Listings Ratio / YTD	48% / 45%	56% / 59%	57% / 57%	49% / 42%	47% / 39%
Sales Volume	60,844,357	77,536,435	64,405,997	46,712,307	61,725,920
Sales Volume YTD	143,058,698	185,384,054	153,176,784	104,815,185	124,209,237
Average Sale Price	204,863	215,379	189,429	187,600	197,839
Average Sale Price YTD	207,632	210,903	183,886	182,924	192,274
Median Sale Price	192,000	197,150	183,800	170,000	175,000
Median Sale Price YTD	190,000	194,000	175,000	167,000	170,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 96%	95% / 95%	96% / 96%
Average Days on Market / YTD	51 / 57	43 / 49	46 / 56	62 / 67	58 / 66
Median Days on Market / YTD	30 / 40	26 / 30	28 / 36	41 / 47	38 / 47
Average Days on Market (Cum.) / YTD	83 / 93	70 / 79	71 / 84	117 / 125	105 / 116
Median Days on Market (Cum.) / YTD	45 / 66	30 / 44	35 / 45	54 / 99	56 / 79
Total Residential¹					
New Listings / YTD	2,713 / 6,567	2,624 / 6,212	2,491 / 5,924	2,269 / 5,668	3,068 / 6,820
Sales / YTD	1,421 / 3,319	1,749 / 4,186	1,728 / 4,180	1,251 / 2,857	2,311 / 4,898
Sales to New Listings Ratio / YTD	52% / 51%	67% / 67%	69% / 71%	55% / 50%	75% / 72%
Sales Volume	627,371,283	769,948,787	685,996,894	458,258,500	950,054,844
Sales Volume YTD	1,436,986,472	1,797,173,588	1,620,275,688	1,022,458,909	1,983,882,399
Average Sale Price	441,500	440,222	396,989	366,314	411,101
Average Sale Price YTD	432,958	429,330	387,626	357,879	405,039
Median Sale Price	420,000	424,900	386,500	353,000	388,000
Median Sale Price YTD	414,000	416,000	380,000	343,000	380,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 99%	99% / 98%	97% / 97%	100% / 99%
Average Days on Market / YTD	39 / 47	31 / 38	39 / 47	51 / 56	35 / 43
Median Days on Market / YTD	25 / 30	17 / 21	20 / 28	33 / 39	18 / 23
Average Days on Market (Cum.) / YTD	65 / 76	48 / 57	59 / 75	86 / 96	54 / 68
Median Days on Market (Cum.) / YTD	29 / 46	18 / 24	23 / 35	42 / 64	18 / 27
Other²					
New Listings / YTD	77 / 195	72 / 192	85 / 215	74 / 203	94 / 219
Sales / YTD	39 / 99	39 / 114	56 / 127	28 / 73	57 / 131
Sales to New Listings Ratio / YTD	51% / 51%	54% / 59%	66% / 59%	38% / 36%	61% / 60%
Sales Volume	18,341,525	17,028,775	19,173,459	7,333,630	19,656,612
Sales Volume YTD	59,326,275	51,810,055	44,545,569	20,195,030	43,604,713
Average Sale Price	470,296	436,635	342,383	261,915	344,853
Average Sale Price YTD	599,255	454,474	350,753	276,644	332,860
Median Sale Price	315,000	352,000	288,750	116,000	285,000
Median Sale Price YTD	345,000	369,900	280,500	122,000	285,000
Sale to List Price Ratio / YTD	96% / 96%	99% / 97%	96% / 95%	95% / 92%	94% / 95%
Average Days on Market / YTD	46 / 67	37 / 65	44 / 57	58 / 66	59 / 72
Median Days on Market / YTD	24 / 39	20 / 26	24 / 30	42 / 51	32 / 45
Average Days on Market (Cum.) / YTD	82 / 100	126 / 130	114 / 134	120 / 113	76 / 96
Median Days on Market (Cum.) / YTD	31 / 63	20 / 39	26 / 55	51 / 81	44 / 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.

March 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	89	99	131	223	254	286
	Average	548,901	561,073	493,254	544,319	551,923	488,042
	Median	525,000	550,000	490,000	529,000	547,750	484,950
North Central	Sales	138	177	201	324	422	475
	Average	493,070	490,331	416,613	471,640	481,710	417,836
	Median	465,000	475,000	405,000	456,800	464,000	407,500
Northeast	Sales	48	66	45	111	129	127
	Average	466,103	468,984	400,702	455,272	473,841	393,123
	Median	417,500	442,500	373,250	413,000	440,000	371,400
Central	Sales	20	39	36	50	112	106
	Average	368,015	354,951	305,016	329,837	332,119	304,296
	Median	358,750	305,500	274,500	325,000	283,500	274,500
West	Sales	62	91	79	145	180	186
	Average	822,593	625,261	548,380	807,062	684,490	540,584
	Median	590,000	525,000	474,000	572,000	534,750	465,000
Southwest	Sales	90	97	100	179	208	258
	Average	730,945	713,852	636,555	683,751	713,583	604,823
	Median	711,000	630,000	577,500	619,900	594,375	536,639
Southeast	Sales	122	153	145	280	356	384
	Average	519,087	546,431	454,027	501,001	526,631	453,967
	Median	477,500	499,900	435,000	470,000	485,000	430,000
Anthony Henday Southwest	Sales	119	136	161	282	352	376
	Average	628,587	705,381	615,464	635,680	655,963	601,025
	Median	582,000	612,000	544,900	576,500	592,000	546,486
Anthony Henday Southeast	Sales	47	49	46	120	108	94
	Average	559,579	574,256	544,239	577,597	567,151	542,263
	Median	545,000	535,000	525,000	550,000	547,000	514,950
City of Edmonton Total	Sales	735	907	944	1,714	2,121	2,291
	Average	582,103	574,363	502,440	565,630	562,498	492,187
	Median	520,000	528,000	469,000	512,000	521,000	459,900

March 2026

Semi-detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	25	25	26	59	64	54
	Average	459,726	432,455	409,616	455,684	438,531	405,822
	Median	438,000	424,888	385,000	438,000	424,444	399,950
North Central	Sales	24	39	36	65	92	68
	Average	363,154	378,332	363,669	371,516	385,979	349,900
	Median	396,400	384,000	385,643	375,000	394,000	385,250
Northeast	Sales	11	5	8	28	18	15
	Average	357,046	358,000	317,150	370,377	338,167	293,513
	Median	369,900	325,000	311,600	373,848	307,500	275,000
Central	Sales	3	3	7	6	14	16
	Average	n/a	n/a	325,486	329,048	401,475	334,206
	Median	n/a	n/a	335,000	323,750	363,000	326,250
West	Sales	5	7	2	8	15	9
	Average	436,100	325,429	n/a	429,938	400,047	335,111
	Median	387,500	335,000	n/a	356,250	370,000	283,000
Southwest	Sales	18	13	18	41	37	32
	Average	550,708	430,908	477,177	523,684	438,187	469,662
	Median	495,500	410,000	507,750	462,000	405,000	441,500
Southeast	Sales	19	25	29	55	74	81
	Average	445,229	430,324	460,951	458,094	413,299	407,586
	Median	374,900	403,000	425,000	405,000	415,000	394,000
Anthony Henday Southwest	Sales	28	40	37	65	97	91
	Average	457,780	479,867	443,806	450,909	466,973	431,131
	Median	430,900	476,250	435,000	432,500	459,000	422,000
Anthony Henday Southeast	Sales	19	27	16	45	68	40
	Average	449,588	440,356	411,038	430,518	452,998	406,672
	Median	450,000	439,000	407,000	450,000	458,750	410,000
City of Edmonton Total	Sales	152	184	179	372	479	406
	Average	440,629	426,951	414,055	435,932	426,267	399,057
	Median	418,925	425,000	406,500	420,000	427,000	400,000

March 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	19	26	30	45	72	59
	Average	353,679	364,501	352,315	354,832	362,143	344,725
	Median	336,444	373,249	372,000	340,000	362,000	350,000
North Central	Sales	42	48	51	99	135	117
	Average	290,496	307,069	233,592	278,703	268,536	243,014
	Median	279,450	311,141	219,000	250,000	249,900	249,000
Northeast	Sales	27	26	27	54	62	64
	Average	245,758	223,542	185,800	232,410	219,708	184,133
	Median	242,000	211,500	181,500	224,500	211,750	173,500
Central	Sales	3	4	4	9	7	11
	Average	n/a	n/a	n/a	414,455	382,714	327,945
	Median	n/a	n/a	n/a	385,500	355,000	305,000
West	Sales	19	29	29	45	63	63
	Average	257,953	267,022	227,168	250,404	270,129	205,640
	Median	241,000	230,000	225,000	227,500	249,000	190,000
Southwest	Sales	33	35	23	65	81	57
	Average	306,052	309,472	296,839	293,699	302,830	271,098
	Median	297,000	309,000	311,250	283,000	308,500	269,000
Southeast	Sales	31	52	46	80	113	112
	Average	261,074	291,868	269,663	263,578	286,435	254,149
	Median	239,500	285,500	241,000	245,000	275,000	230,000
Anthony Henday Southwest	Sales	46	50	39	104	109	114
	Average	358,153	366,817	347,121	365,234	372,566	348,893
	Median	350,763	363,750	348,500	373,000	375,000	346,150
Anthony Henday Southeast	Sales	17	28	16	43	65	53
	Average	290,606	326,045	322,189	302,372	329,204	314,581
	Median	307,500	327,425	315,400	328,000	330,000	307,000
City of Edmonton Total	Sales	237	298	265	544	707	650
	Average	302,556	311,765	276,118	298,291	303,465	273,050
	Median	306,000	318,225	277,500	303,000	310,281	276,750

March 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	21	25	14	48	54	54
	Average	206,758	203,748	200,457	191,362	190,521	161,681
	Median	212,000	215,000	191,500	194,000	199,250	183,500
North Central	Sales	29	35	50	77	97	103
	Average	196,620	179,359	174,603	203,203	184,179	162,877
	Median	192,000	185,000	180,000	194,000	187,000	174,500
Northeast	Sales	16	18	22	40	54	63
	Average	149,281	145,467	114,663	149,580	142,474	128,028
	Median	155,000	152,750	134,450	155,000	146,750	133,900
Central	Sales	74	84	73	177	210	183
	Average	199,802	220,129	192,278	217,046	221,273	206,828
	Median	170,000	194,000	189,000	170,000	184,625	163,000
West	Sales	29	26	23	58	72	62
	Average	186,548	190,854	201,691	179,359	178,355	164,179
	Median	175,000	177,000	195,000	173,500	170,000	154,500
Southwest	Sales	62	67	71	134	162	158
	Average	224,055	255,011	207,146	230,000	244,741	206,733
	Median	212,250	228,900	193,000	212,500	213,750	187,500
Southeast	Sales	26	45	29	58	89	80
	Average	211,842	201,177	184,600	200,276	210,466	166,353
	Median	207,000	200,000	183,000	193,450	200,000	163,000
Anthony Henday Southwest	Sales	27	49	44	76	113	100
	Average	230,088	237,583	202,165	221,655	232,302	198,200
	Median	221,000	215,400	185,000	216,000	216,000	185,000
Anthony Henday Southeast	Sales	13	11	14	21	28	30
	Average	200,385	210,318	193,975	197,229	199,943	192,779
	Median	202,000	205,000	194,500	202,000	198,500	190,000
City of Edmonton Total	Sales	297	360	340	689	879	833
	Average	204,863	215,379	189,429	207,632	210,903	183,886
	Median	192,000	197,150	183,800	190,000	194,000	175,000

Summary of Properties Listed and Sold
City of Edmonton
March 2026

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2022	January	1,584	954	n/a	n/a
	February	2,168	1,633	n/a	n/a
	March	3,068	2,311	n/a	n/a
	April	3,342	2,017	n/a	n/a
	May	3,394	1,927	n/a	n/a
	June	3,060	1,780	n/a	n/a
	July	2,585	1,338	n/a	n/a
	August	2,311	1,215	n/a	n/a
	September	2,274	1,083	n/a	n/a
	October	1,866	1,027	n/a	n/a
	November	1,443	885	n/a	n/a
	December	895	695	n/a	n/a
	Total	27,990	16,865	n/a	n/a
2023	January	1,614	699	n/a	n/a
	February	1,785	907	n/a	n/a
	March	2,269	1,251	n/a	n/a
	April	2,468	1,369	n/a	n/a
	May	2,707	1,800	n/a	n/a
	June	2,522	1,750	n/a	n/a
	July	2,385	1,586	n/a	n/a
	August	2,281	1,594	n/a	n/a
	September	2,150	1,430	n/a	n/a
	October	1,874	1,290	n/a	n/a
	November	1,507	1,176	n/a	n/a
	December	1,012	877	n/a	n/a
	Total	24,574	15,729	n/a	n/a
2024	January	1,519	1,053	n/a	n/a
	February	1,914	1,399	n/a	n/a
	March	2,491	1,728	n/a	n/a
	April	2,640	2,144	n/a	n/a
	May	2,966	2,141	n/a	n/a
	June	2,578	1,932	n/a	n/a
	July	2,634	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	2,088	1,734	n/a	n/a
	November	1,507	1,364	n/a	n/a
	December	975	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	2,624	1,749	n/a	n/a
	April	2,764	1,841	n/a	n/a
	May	3,380	2,053	n/a	n/a
	June	2,932	1,963	n/a	n/a
	July	3,092	1,932	n/a	n/a
	August	2,602	1,643	n/a	n/a
	September	2,491	1,451	n/a	n/a
	October	2,316	1,430	n/a	n/a
	November	1,609	1,162	n/a	n/a
	December	970	911	n/a	n/a
	Total	28,368	18,572	n/a	n/a
2026	January	1,745	790		
	February	2,109	1,108		
	March	2,713	1,421		
	Total	6,567	3,319		

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

March 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	545,110	430,315	292,279	191,462	429,677
	November	545,108	419,806	281,588	203,505	424,205
	December	552,197	422,627	293,566	194,185	428,401
	YTD Average	558,531	430,322	297,897	206,520	430,454
2026	January	541,500	407,760	295,143	213,690	418,307
	February	561,705	448,382	294,884	207,000	432,448
	March	582,103	440,629	302,556	204,863	441,500

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

Total Board

March 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,482 / 5,796	2,460 / 5,715	2,438 / 5,794	2,432 / 5,643	2,987 / 6,206
Sales / YTD	1,421 / 3,160	1,622 / 3,751	1,664 / 3,940	1,234 / 2,738	2,325 / 4,918
Sales to New Listings Ratio / YTD	57% / 55%	66% / 66%	68% / 68%	51% / 49%	78% / 79%
Sales Volume	795,784,903	893,192,642	824,280,908	569,384,791	1,156,093,659
Sales Volume YTD	1,734,021,119	2,035,015,747	1,915,509,475	1,219,354,967	2,373,508,380
Semi-detached					
New Listings / YTD	464 / 1,097	398 / 944	363 / 855	314 / 773	485 / 1,043
Sales / YTD	262 / 623	274 / 695	271 / 618	189 / 441	441 / 897
Sales to New Listings Ratio / YTD	56% / 57%	69% / 74%	75% / 72%	60% / 57%	91% / 86%
Sales Volume	113,835,826	116,585,524	108,550,699	68,134,531	167,011,054
Sales Volume YTD	269,046,904	292,394,393	239,040,937	158,147,802	332,654,101
Row/Townhouse					
New Listings / YTD	512 / 1,259	462 / 1,171	445 / 1,038	383 / 969	513 / 1,196
Sales / YTD	301 / 710	377 / 907	359 / 835	278 / 617	465 / 911
Sales to New Listings Ratio / YTD	59% / 56%	82% / 77%	81% / 80%	73% / 64%	91% / 76%
Sales Volume	92,559,887	118,189,722	101,218,701	68,721,458	124,515,634
Sales Volume YTD	216,531,109	279,137,667	231,008,291	152,994,696	238,179,947
Apartment Condominium					
New Listings / YTD	707 / 1,752	720 / 1,718	683 / 1,653	602 / 1,609	751 / 1,874
Sales / YTD	355 / 817	426 / 1,040	392 / 961	299 / 682	373 / 776
Sales to New Listings Ratio / YTD	50% / 47%	59% / 61%	57% / 58%	50% / 42%	50% / 41%
Sales Volume	74,988,055	92,499,442	75,903,581	57,707,785	75,620,520
Sales Volume YTD	174,817,041	220,584,506	181,714,010	129,904,012	151,613,225
Total Residential¹					
New Listings / YTD	4,165 / 9,904	4,040 / 9,548	3,929 / 9,340	3,731 / 8,994	4,736 / 10,319
Sales / YTD	2,339 / 5,310	2,699 / 6,393	2,686 / 6,354	2,000 / 4,478	3,604 / 7,502
Sales to New Listings Ratio / YTD	56% / 54%	67% / 67%	68% / 68%	54% / 50%	76% / 73%
Sales Volume	1,077,168,671	1,220,467,330	1,109,953,889	763,948,565	1,523,240,867
Sales Volume YTD	2,394,416,173	2,827,132,313	2,567,272,713	1,660,401,477	3,095,955,653
Other²					
New Listings / YTD	280 / 658	294 / 682	320 / 789	310 / 741	315 / 733
Sales / YTD	114 / 303	138 / 340	132 / 335	117 / 277	184 / 406
Sales to New Listings Ratio / YTD	41% / 46%	47% / 50%	41% / 42%	38% / 37%	58% / 55%
Sales Volume	37,211,400	36,973,673	40,631,759	26,132,449	41,221,417
Sales Volume YTD	106,403,400	97,464,378	93,437,972	56,041,178	96,597,620

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.

March 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	8	5	9	10	11	15
	Sales Volume	2,064,000	1,385,500	2,127,000	2,869,000	3,092,500	3,717,000
	Average Price	258,000	277,100	236,333	286,900	281,136	247,800
	Median Price	275,000	245,000	240,000	312,500	250,000	247,500
Beaumont	Sales	32	43	34	80	85	70
	Sales Volume	18,039,368	22,132,350	16,694,059	42,573,072	44,677,950	35,285,045
	Average Price	563,730	514,706	491,002	532,163	525,623	504,072
	Median Price	564,434	509,000	488,000	523,500	500,000	507,450
Bonnyville	Sales	22	27	26	49	60	43
	Sales Volume	8,551,150	9,628,150	8,386,528	17,225,188	21,459,347	14,093,478
	Average Price	388,689	356,598	322,559	351,534	357,656	327,755
	Median Price	367,250	322,500	308,765	320,000	329,950	311,750
Cold Lake	Sales	23	22	35	50	47	71
	Sales Volume	7,463,500	7,454,300	11,963,200	18,364,000	15,736,288	23,781,850
	Average Price	324,500	338,832	341,806	367,280	334,815	334,956
	Median Price	305,000	349,950	308,000	323,750	336,000	304,000
Devon	Sales	12	10	14	29	30	24
	Sales Volume	5,018,100	3,761,000	6,407,500	12,624,066	12,197,795	10,642,000
	Average Price	418,175	376,100	457,679	435,313	406,593	443,417
	Median Price	393,000	403,500	411,000	420,000	403,500	378,250
Drayton Valley	Sales	14	6	13	25	29	29
	Sales Volume	4,433,200	1,742,000	4,028,400	7,561,100	9,025,800	8,500,300
	Average Price	316,657	290,333	309,877	302,444	311,234	293,114
	Median Price	309,950	274,500	295,000	299,900	270,000	289,000
Fort Saskatchewan	Det. Sales	41	44	42	80	101	111
	Det. Average Price	556,736	522,942	486,459	552,018	529,906	475,124
	Det. Median Price	568,728	519,000	451,625	539,950	520,000	460,000
	Apt. Sales	5	10	4	14	21	9
	Apt. Average Price	151,200	189,700	n/a	167,393	173,952	170,544
	Apt. Median Price	145,000	163,750	n/a	163,500	169,000	180,000
	Total Sales Volume	32,842,682	30,316,180	28,095,544	70,122,003	77,940,132	67,564,029
Gibbons	Sales	4	6	4	9	13	13
	Sales Volume	n/a	2,100,000	n/a	3,714,000	4,781,800	4,659,000
	Average Price	n/a	350,000	n/a	412,667	367,831	358,385
	Median Price	n/a	325,000	n/a	382,500	325,000	300,000
Leduc	Det. Sales	56	45	56	129	117	137
	Det. Average Price	503,932	519,559	458,365	495,869	505,114	454,887
	Det. Median Price	490,250	519,900	466,500	483,000	512,100	454,000
	Apt. Sales	6	1	4	8	8	8
	Apt. Average Price	208,167	n/a	n/a	210,375	170,625	213,344
	Apt. Median Price	214,500	n/a	n/a	214,500	162,500	207,500
	Total Sales Volume	36,301,917	28,496,746	33,000,151	79,610,866	77,506,596	78,515,835

n/a = insufficient data

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

March 2026

	2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville						
Sales	22	15	16	47	34	43
Sales Volume	9,152,800	5,743,113	5,535,650	19,226,550	13,524,423	14,625,937
Average Price	416,036	382,874	345,978	409,076	397,777	340,138
Median Price	411,500	404,900	367,250	408,000	406,950	359,900
Sherwood Park						
Det. Sales	82	95	76	164	183	188
Det. Average Price	612,331	561,680	553,042	602,732	579,245	526,500
Det. Median Price	606,211	540,000	527,689	580,495	549,998	507,500
Apt. Sales	7	14	13	26	31	30
Apt. Average Price	267,143	372,122	295,483	307,554	325,384	294,781
Apt. Median Price	222,000	348,750	275,000	291,500	328,500	284,950
Total Sales Volume	68,036,841	68,334,957	58,416,146	140,990,462	140,439,948	136,213,853
Spruce Grove						
Det. Sales	55	73	74	131	174	153
Det. Average Price	519,724	561,437	467,709	531,272	551,236	458,665
Det. Median Price	505,000	554,000	451,950	510,000	547,750	449,000
Apt. Sales	1	2	10	7	13	20
Apt. Average Price	n/a	n/a	202,800	227,414	209,227	190,845
Apt. Median Price	n/a	n/a	195,950	216,500	210,200	171,500
Total Sales Volume	45,459,294	54,976,819	45,818,171	105,472,737	124,676,781	100,242,360
St. Albert						
Det. Sales	82	93	72	176	187	175
Det. Average Price	620,661	620,582	598,207	652,488	613,375	578,591
Det. Median Price	592,350	552,623	559,250	600,000	555,000	532,000
Apt. Sales	19	14	8	38	39	26
Apt. Average Price	302,105	222,436	244,738	302,400	239,300	258,146
Apt. Median Price	250,000	201,750	217,450	240,000	215,000	223,450
Total Sales Volume	65,811,316	73,718,692	57,521,425	152,767,829	152,661,800	128,741,567
St. Paul						
Sales	23	16	7	37	27	26
Sales Volume	5,393,719	3,761,650	1,408,500	8,161,819	6,038,850	5,067,300
Average Price	234,510	235,103	201,214	220,590	223,661	194,896
Median Price	244,219	215,000	185,000	238,000	203,000	183,750
Stony Plain						
Sales	40	42	47	87	111	106
Sales Volume	19,086,900	16,297,448	18,816,598	38,311,580	42,361,590	39,939,833
Average Price	477,173	388,034	400,353	440,363	381,636	376,791
Median Price	446,750	436,250	412,000	427,350	414,450	386,500
Vegreville						
Sales	8	6	15	17	22	30
Sales Volume	1,696,000	2,020,500	2,968,000	3,963,500	6,742,499	6,175,600
Average Price	212,000	336,750	197,867	233,147	306,477	205,853
Median Price	182,500	303,500	192,500	215,000	294,500	213,900
Westlock						
Sales	4	10	6	9	18	14
Sales Volume	n/a	2,767,800	1,268,800	2,344,500	4,846,200	3,214,700
Average Price	n/a	276,780	211,467	260,500	269,233	229,621
Median Price	n/a	261,500	222,500	287,500	261,500	217,500
Wetaskiwin						
Sales	13	16	18	37	49	36
Sales Volume	3,885,100	4,604,300	4,671,000	9,791,200	12,871,625	8,796,400
Average Price	298,854	287,769	259,500	264,627	262,686	244,344
Median Price	259,900	307,500	245,250	245,000	267,000	238,250

n/a = insufficient data

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

First Quarter 2026

		2026-Q1	2025-Q1	2024-Q1	2026 YTD	2025 YTD	2024 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	8	9	3	8	9	3
	Sales Volume	2,813,000	2,821,700	n/a	2,813,000	2,821,700	n/a
Calmar	Sales	18	10	16	18	10	16
	Sales Volume	7,830,299	3,038,500	5,585,300	7,830,299	3,038,500	5,585,300
Elk Point	Sales	5	3	10	5	3	10
	Sales Volume	845,000	n/a	1,154,800	845,000	n/a	1,154,800
Millet	Sales	6	5	4	6	5	4
	Sales Volume	2,203,900	1,683,900	n/a	2,203,900	1,683,900	n/a
Redwater	Sales	8	9	9	8	9	9
	Sales Volume	2,752,000	2,465,000	1,515,400	2,752,000	2,465,000	1,515,400
Tofield	Sales	3	11	8	3	11	8
	Sales Volume	n/a	2,504,000	1,704,000	n/a	2,504,000	1,704,000
Commercial² Sales by County							
Athabasca County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Barrhead County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Beaver County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Brazeau County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Minburn County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Wetaskiwin County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

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