

Media Release

Momentum builds as market sets up for peak spring months

Edmonton, AB – May 1, 2026 – The Greater Edmonton Area (GEA) real estate market reported 2,482 sales in April 2026, increasing 16.4% in comparison to activity in March 2026 and decreasing 8.1% compared to April 2025. There were 4,204 new listings – a month-over-month increase of 13.9% and a year-over-year increase of 9.1%. Inventory levels rose 11.3% from the previous month and are 31.4% higher than April 2025.

Average selling price across all residential property types increased by 1.7% from the previous month to \$478,902, a price 1.9% higher than April 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$431,900, increasing 1.4% from March 2026 and decreasing 1.6% year-over-year.



“Activity in April has continued the upward trend set in March, albeit at a slower pace leading up to May. The year’s highest levels of market activity will occur in the next two months, especially now that the Bank of Canada policy interest rate has been held at 2.25 until at least mid-June.

Expect more listings to hit the market—giving buyers lots of choice—and though prices still have room to rise, we’re unlikely to see as many multiple offer situations as last year.”

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

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At A Glance

APRIL 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,482	4,204	\$478,902	6,917	35
Month-over-month change	↑ 16.4%	↑ 13.9%	↑ 1.7%	↑ 11.3%	↓ 3 Days
Year-over-year change	↓ -8.1%	↑ 9.1%	↑ 1.9%	↑ 31.4%	↑ 5 Days

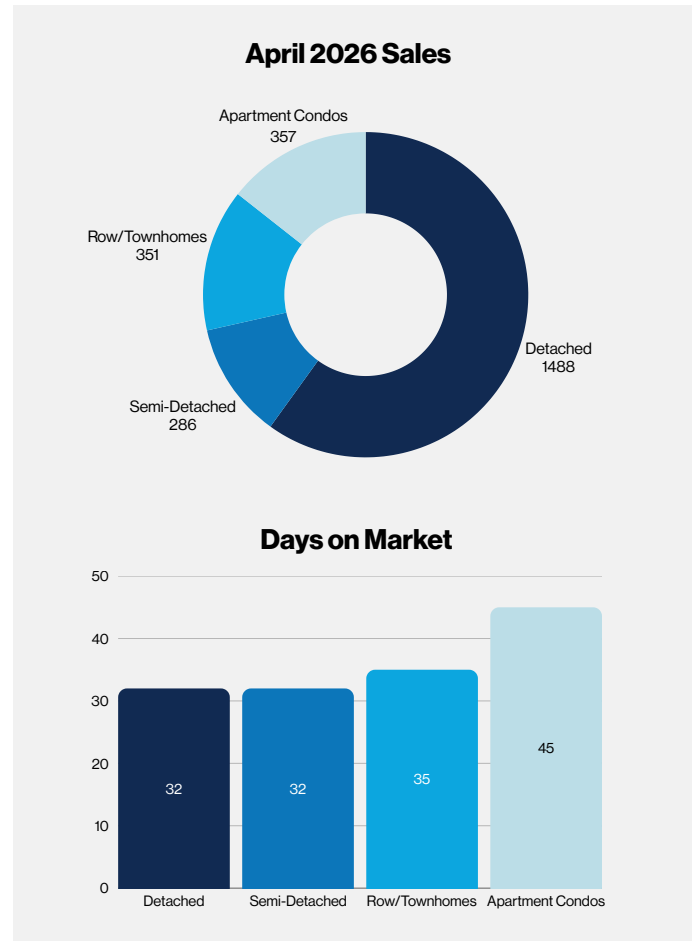
Data by Property Type

Detached home prices averaged \$589,384, decreasing 0.1% from March 2026 and increasing 0.8% from April 2025. Detached sales increased 20.9% from the previous month but fell 5.5% short of sales in April of last year. New detached listings increased 13.3% month-over-month and 10.4% year-over-year.

Semi-detached new listings decreased 0.4% from the previous month but showed an increase of 21.9% year-over-year. Sales increased by 11.3% from March but were 6.8% lower than April 2025. Average prices fell 3.1% from March and 2.7% from the previous April, to \$423,341.

Row/townhomes prices increased 1.7% from last month and decreased 0.6% from April 2025, averaging \$313,193. New listings were up 16.3% from March and 8.0% from April 2025. Sales for row/townhouse properties increased by 17.4% month-over-month but were 9.5% lower year-over-year.

Apartment condominiums sales also increased in April, selling 3.5% more units than the previous month but 17.6% fewer than the previous year. New listings increased 4.2% month-over-month and 1.0% year-over-year. Condominium prices averaged \$225,842 at the end of April 2026—increasing 6.5% from March and 3.4% compared to April 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$589,384	\$423,341	\$313,193	\$225,842
Month-over-month change	↓ -0.1%	↓ -3.1%	↑ 1.7%	↑ 6.5%
Year-over-year change	↑ 0.8%	↓ -2.7%	↓ -0.6%	↑ 3.4%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	April 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 530,500.00	1.7%	0.4%
Apartment benchmark price	\$ 201,000.00	0.0%	-7.8%
Townhouse benchmark price	\$ 277,300.00	-0.3%	-5.9%
Composite ³ benchmark price	\$ 431,900.00	1.4%	-1.6%
MLS® System Activity (for all-residential ⁴ sales in GEA)	April 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 478,902.00	1.7%	1.9%
All-residential median selling price	\$ 450,000.00	1.5%	0.7%
# residential listings this month	4,204	13.9%	9.1%
# residential sales this month	2,482	16.4%	-8.1%
# residential inventory at month end	6,917	11.3%	31.4%
# Total ⁶ MLS® System sales this month	2,847	15.3%	-10.2% ⁷
\$ Value Total residential sales this month	\$ 1,279,472,098.00	18.8%	-6.6%
\$ Value of total MLS® System sales – month	\$ 1,327,091,893.00	17.8%	-7.0% ⁷
\$ Value of total MLS® System sales - YTD	\$ 3,854,170,935.00	52.5%	170.2% ⁷

MLS® Rental Listing Activity	April 2026	M/M % Change	Y/Y % Change
Total rented listings	40	48.1%	0.0%
Active rentals	61	-7.6%	-14.1%
	April 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	44	+8 days	31
Average price ⁸ for 1-bedroom units	\$ 880.00	-14.0%	\$1,206.00
Average price for 2-bedroom units	\$ 2,307.00	52.2%	\$1,727.00

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
April 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,441 / 7,475	2,211 / 7,115	2,224 / 7,195	2,047 / 6,860	2,971 / 8,310
Sales / YTD	1,488 / 4,257	1,574 / 4,861	1,847 / 5,341	1,232 / 3,608	1,837 / 6,234
Sales to New Listings Ratio / YTD	61% / 57%	71% / 68%	83% / 74%	60% / 53%	62% / 75%
Sales Volume	877,002,720	919,877,071	980,126,113	617,231,899	963,771,906
Sales Volume YTD	2,472,271,841	2,788,586,125	2,745,554,129	1,732,832,851	3,174,070,581
Average Sale Price	589,384	584,420	530,658	501,000	524,644
Average Sale Price YTD	580,754	573,665	514,052	480,275	509,155
Median Sale Price	525,000	535,000	495,000	457,500	480,000
Median Sale Price YTD	525,000	530,000	475,000	440,000	467,879
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	100% / 100%
Average Days on Market / YTD	32 / 39	29 / 35	36 / 43	42 / 49	25 / 34
Median Days on Market / YTD	20 / 24	16 / 18	19 / 23	25 / 31	15 / 17
Average Days on Market (Cum.) / YTD	52 / 65	40 / 53	51 / 69	65 / 79	33 / 50
Median Days on Market (Cum.) / YTD	22 / 29	18 / 20	20 / 29	30 / 44	15 / 18
Semi-detached					
New Listings / YTD	451 / 1,514	370 / 1,286	379 / 1,195	364 / 1,101	512 / 1,526
Sales / YTD	286 / 895	307 / 985	346 / 940	213 / 645	343 / 1,222
Sales to New Listings Ratio / YTD	63% / 59%	83% / 77%	91% / 79%	59% / 59%	67% / 80%
Sales Volume	121,075,464	133,511,501	140,769,499	80,566,092	133,938,845
Sales Volume YTD	386,244,868	421,390,894	374,953,336	236,541,489	461,981,096
Average Sale Price	423,341	434,891	406,848	378,245	390,492
Average Sale Price YTD	431,559	427,808	398,887	366,731	378,053
Median Sale Price	420,000	425,000	399,950	373,000	382,000
Median Sale Price YTD	425,000	425,000	396,000	363,500	370,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	101% / 100%
Average Days on Market / YTD	32 / 39	27 / 27	29 / 37	41 / 46	23 / 33
Median Days on Market / YTD	23 / 25	17 / 17	18 / 21	26 / 29	14 / 17
Average Days on Market (Cum.) / YTD	53 / 59	33 / 35	35 / 52	57 / 70	28 / 46
Median Days on Market (Cum.) / YTD	26 / 29	17 / 18	19 / 24	27 / 35	14 / 18
Row/Townhouse					
New Listings / YTD	593 / 1,834	549 / 1,701	437 / 1,453	396 / 1,349	511 / 1,690
Sales / YTD	351 / 1,057	388 / 1,282	409 / 1,238	280 / 889	365 / 1,264
Sales to New Listings Ratio / YTD	59% / 58%	71% / 75%	94% / 85%	71% / 66%	71% / 75%
Sales Volume	109,930,778	122,211,233	120,624,653	73,246,472	99,061,466
Sales Volume YTD	325,509,387	398,805,687	350,432,844	224,880,168	334,654,413
Average Sale Price	313,193	314,977	294,926	261,595	271,401
Average Sale Price YTD	307,956	311,081	283,064	252,959	264,758
Median Sale Price	309,000	322,000	298,888	264,500	269,000
Median Sale Price YTD	311,500	316,625	287,000	249,000	260,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	100% / 99%	98% / 97%	99% / 98%
Average Days on Market / YTD	35 / 43	25 / 28	33 / 39	45 / 53	37 / 47
Median Days on Market / YTD	26 / 30	18 / 18	18 / 22	27 / 35	22 / 30
Average Days on Market (Cum.) / YTD	57 / 66	29 / 35	41 / 52	65 / 81	53 / 72
Median Days on Market (Cum.) / YTD	29 / 39	19 / 19	19 / 24	33 / 46	23 / 36

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

April 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	722 / 2,436	715 / 2,405	779 / 2,386	635 / 2,220	730 / 2,585
Sales / YTD	357 / 1,155	433 / 1,458	511 / 1,456	298 / 974	393 / 1,150
Sales to New Listings Ratio / YTD	49% / 47%	61% / 61%	66% / 61%	47% / 44%	54% / 44%
Sales Volume	80,625,513	94,541,939	102,854,935	57,775,001	80,310,120
Sales Volume YTD	252,155,154	312,618,045	282,012,445	186,583,013	229,103,895
Average Sale Price	225,842	218,342	201,282	193,876	204,351
Average Sale Price YTD	218,316	214,416	193,690	191,564	199,221
Median Sale Price	195,000	200,500	185,000	177,500	179,000
Median Sale Price YTD	195,000	195,000	180,000	171,550	176,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	96% / 95%	96% / 96%
Average Days on Market / YTD	45 / 53	39 / 45	42 / 52	56 / 63	53 / 62
Median Days on Market / YTD	32 / 36	27 / 29	27 / 32	43 / 45	41 / 44
Average Days on Market (Cum.) / YTD	71 / 83	54 / 70	74 / 82	87 / 111	93 / 107
Median Days on Market (Cum.) / YTD	40 / 51	29 / 36	31 / 40	50 / 71	46 / 63
Total Residential²					
New Listings / YTD	4,207 / 13,259	3,845 / 12,507	3,819 / 12,229	3,442 / 11,530	4,724 / 14,111
Sales / YTD	2,482 / 7,364	2,702 / 8,586	3,113 / 8,975	2,023 / 6,116	2,938 / 9,870
Sales to New Listings Ratio / YTD	59% / 56%	70% / 69%	82% / 73%	59% / 53%	62% / 70%
Sales Volume	1,188,634,475	1,270,141,744	1,344,375,200	828,819,464	1,277,082,337
Sales Volume YTD	3,436,181,250	3,921,400,751	3,752,952,754	2,380,837,521	4,199,809,985
Average Sale Price	478,902	470,075	431,858	409,698	434,677
Average Sale Price YTD	466,619	456,720	418,156	389,280	425,513
Median Sale Price	450,000	446,750	418,750	386,300	405,000
Median Sale Price YTD	440,000	438,000	405,000	369,900	397,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	99% / 99%	98% / 97%	100% / 99%
Average Days on Market / YTD	35 / 42	30 / 35	36 / 44	44 / 52	30 / 39
Median Days on Market / YTD	22 / 26	18 / 19	20 / 24	28 / 34	17 / 20
Average Days on Market (Cum.) / YTD	56 / 67	40 / 51	52 / 67	68 / 84	43 / 59
Median Days on Market (Cum.) / YTD	26 / 34	19 / 21	21 / 29	33 / 47	18 / 22
Other³					
New Listings / YTD	141 / 511	156 / 521	187 / 610	157 / 592	215 / 651
Sales / YTD	64 / 255	79 / 275	85 / 313	76 / 229	138 / 399
Sales to New Listings Ratio / YTD	45% / 50%	51% / 53%	45% / 51%	48% / 39%	64% / 61%
Sales Volume	27,586,595	27,394,298	35,322,721	18,973,248	44,635,840
Sales Volume YTD	117,582,076	98,889,738	111,266,740	55,076,419	120,721,708
Average Sale Price	431,041	346,763	415,561	249,648	323,448
Average Sale Price YTD	461,106	359,599	355,485	240,508	302,561
Median Sale Price	214,500	270,000	300,000	166,775	242,500
Median Sale Price YTD	240,000	260,000	248,800	140,000	219,761
Sale to List Price Ratio / YTD	96% / 95%	96% / 96%	96% / 95%	93% / 93%	95% / 95%
Average Days on Market / YTD	57 / 66	51 / 84	72 / 79	100 / 92	105 / 106
Median Days on Market / YTD	36 / 37	28 / 33	27 / 36	40 / 49	38 / 50
Average Days on Market (Cum.) / YTD	89 / 103	106 / 160	136 / 152	128 / 131	142 / 145
Median Days on Market (Cum.) / YTD	36 / 48	28 / 43	50 / 65	55 / 75	44 / 66

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

April 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	6,998 (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	5,882 (1,650)	n/a	n/a
	December	4,520 (1,311)	n/a	n/a
2026	January	4,840 (1,148)		
	February	5,364 (1,602)		
	March	6,094 (2,132)		
	April	6,911 (2,482)		

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**

April 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	3,639	2,377	n/a	n/a	n/a	n/a
	September	3,466	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	1,650	n/a	n/a	n/a	n/a
	December	1,367	1,311	n/a	n/a	n/a	n/a
	Total		39,358	26,823	n/a	n/a	n/a
2026	January	2,444	1,148				
	February	2,915	1,602				
	March	3,693	2,132				
	April	4,207	2,482				
	Total		13,259	7,364			

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
April 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	554,627	423,608	289,605	205,314	447,315
	December	566,620	422,078	297,535	193,638	455,240
	YTD Average	570,066	429,795	304,575	211,395	458,232
2026	January	555,989	422,964	296,227	224,364	448,121
	February	571,476	442,180	308,393	212,133	455,137
	March	590,120	436,997	307,926	212,054	470,907
	April	589,384	423,341	313,193	225,842	478,902

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
April 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	6,998 (2,377)	n/a	5,214 (1,643)	n/a
	September	6,911 (2,183)	n/a	5,151 (1,451)	n/a
	October	6,535 (2,053)	n/a	4,884 (1,430)	n/a
	November	5,882 (1,650)	n/a	4,393 (1,161)	n/a
	December	4,520 (1,311)	n/a	3,346 (910)	n/a
2026	January	4,840 (1,148)		3,550 (790)	
	February	5,364 (1,602)		3,952 (1,108)	
	March	6,094 (2,132)		4,531 (1,420)	
	April	6,911 (2,482)		5,166 (1,634)	

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

April 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,548 / 4,784	1,397 / 4,535	1,350 / 4,499	1,329 / 4,413	1,933 / 5,409
Sales / YTD	887 / 2,601	959 / 3,080	1,151 / 3,442	757 / 2,265	1,129 / 4,016
Sales to New Listings Ratio / YTD	57% / 54%	69% / 68%	85% / 77%	57% / 51%	58% / 74%
Sales Volume	518,717,953	555,887,365	606,595,718	373,424,375	581,967,528
Sales Volume YTD	1,488,181,023	1,748,945,223	1,734,195,001	1,068,384,075	2,011,150,399
Average Sale Price	584,800	579,653	527,016	493,295	515,472
Average Sale Price YTD	572,157	567,839	503,834	471,693	500,784
Median Sale Price	520,000	525,000	492,500	447,500	470,000
Median Sale Price YTD	515,000	524,900	469,900	432,900	460,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 97%	100% / 100%
Average Days on Market / YTD	33 / 39	30 / 36	34 / 42	43 / 50	23 / 33
Median Days on Market / YTD	20 / 25	18 / 19	18 / 23	27 / 32	14 / 17
Average Days on Market (Cum.) / YTD	55 / 67	41 / 53	49 / 69	70 / 84	30 / 49
Median Days on Market (Cum.) / YTD	23 / 32	19 / 21	20 / 29	33 / 50	15 / 18
Semi-detached					
New Listings / YTD	307 / 1,016	283 / 930	247 / 789	247 / 733	373 / 1,114
Sales / YTD	180 / 552	219 / 698	224 / 630	131 / 420	251 / 881
Sales to New Listings Ratio / YTD	59% / 54%	77% / 75%	91% / 80%	53% / 57%	67% / 79%
Sales Volume	75,509,218	94,731,634	91,913,004	49,597,972	99,979,858
Sales Volume YTD	237,676,069	298,913,335	253,930,041	154,647,299	340,001,865
Average Sale Price	419,496	432,565	410,326	378,610	398,326
Average Sale Price YTD	430,573	428,243	403,064	368,208	385,927
Median Sale Price	419,000	424,000	404,250	373,000	387,000
Median Sale Price YTD	420,000	425,208	400,000	366,950	379,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	100% / 99%	98% / 98%	100% / 100%
Average Days on Market / YTD	33 / 40	26 / 28	30 / 36	38 / 44	23 / 32
Median Days on Market / YTD	25 / 27	17 / 18	20 / 21	27 / 31	14 / 17
Average Days on Market (Cum.) / YTD	55 / 63	33 / 38	35 / 52	57 / 71	28 / 45
Median Days on Market (Cum.) / YTD	30 / 34	18 / 19	20 / 24	30 / 40	14 / 17
Row/Townhouse					
New Listings / YTD	478 / 1,481	440 / 1,374	340 / 1,123	320 / 1,049	394 / 1,352
Sales / YTD	271 / 814	303 / 1,010	320 / 970	232 / 719	298 / 1,033
Sales to New Listings Ratio / YTD	57% / 55%	69% / 74%	94% / 86%	73% / 69%	76% / 76%
Sales Volume	83,938,989	92,354,227	93,456,666	60,375,331	81,617,296
Sales Volume YTD	245,979,342	306,904,202	270,939,250	178,010,028	272,085,580
Average Sale Price	309,738	304,799	292,052	260,238	273,884
Average Sale Price YTD	302,186	303,866	279,319	247,580	263,394
Median Sale Price	307,000	307,750	295,000	269,000	270,250
Median Sale Price YTD	305,000	310,000	285,000	241,000	260,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	100% / 99%	98% / 97%	99% / 98%
Average Days on Market / YTD	37 / 44	25 / 27	31 / 38	45 / 52	38 / 48
Median Days on Market / YTD	27 / 31	18 / 18	17 / 21	27 / 35	23 / 31
Average Days on Market (Cum.) / YTD	60 / 69	28 / 34	38 / 50	61 / 81	55 / 73
Median Days on Market (Cum.) / YTD	31 / 41	19 / 19	18 / 22	33 / 47	24 / 37

5 Year Residential Activity (Part 2)

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City of Edmonton

April 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	652 / 2,185	644 / 2,137	703 / 2,153	572 / 1,941	642 / 2,287
Sales / YTD	296 / 985	360 / 1,239	449 / 1,282	249 / 822	339 / 985
Sales to New Listings Ratio / YTD	45% / 45%	56% / 58%	64% / 60%	44% / 42%	53% / 43%
Sales Volume	66,148,814	76,598,908	89,640,237	45,982,452	66,972,314
Sales Volume YTD	209,207,512	261,982,962	242,817,021	150,797,637	191,181,551
Average Sale Price	223,476	212,775	199,644	184,668	197,558
Average Sale Price YTD	212,393	211,447	189,405	183,452	194,093
Median Sale Price	195,000	200,250	185,000	173,000	176,000
Median Sale Price YTD	190,000	195,000	178,000	168,060	173,500
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	95% / 95%	96% / 96%
Average Days on Market / YTD	46 / 54	38 / 46	42 / 51	56 / 63	53 / 62
Median Days on Market / YTD	33 / 37	28 / 29	27 / 33	44 / 45	41 / 44
Average Days on Market (Cum.) / YTD	75 / 88	54 / 72	74 / 81	84 / 112	95 / 109
Median Days on Market (Cum.) / YTD	42 / 57	29 / 38	31 / 40	49 / 75	47 / 63
Total Residential¹					
New Listings / YTD	2,985 / 9,466	2,764 / 8,976	2,640 / 8,564	2,468 / 8,136	3,342 / 10,162
Sales / YTD	1,634 / 4,952	1,841 / 6,027	2,144 / 6,324	1,369 / 4,226	2,017 / 6,915
Sales to New Listings Ratio / YTD	55% / 52%	67% / 67%	81% / 74%	55% / 52%	60% / 68%
Sales Volume	744,314,974	819,572,134	881,605,625	529,380,130	830,536,996
Sales Volume YTD	2,181,043,946	2,616,745,722	2,501,881,313	1,551,839,039	2,814,419,395
Average Sale Price	455,517	445,178	411,197	386,691	411,768
Average Sale Price YTD	440,437	434,171	395,617	367,212	407,002
Median Sale Price	425,000	420,000	400,000	365,000	388,000
Median Sale Price YTD	418,000	417,700	387,249	350,000	383,500
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	99% / 99%	97% / 97%	100% / 99%
Average Days on Market / YTD	36 / 43	30 / 35	34 / 43	45 / 53	30 / 39
Median Days on Market / YTD	24 / 28	19 / 20	20 / 24	29 / 35	17 / 21
Average Days on Market (Cum.) / YTD	59 / 71	41 / 52	51 / 67	70 / 88	44 / 61
Median Days on Market (Cum.) / YTD	29 / 37	20 / 22	21 / 29	36 / 51	18 / 23
Other²					
New Listings / YTD	72 / 259	82 / 274	87 / 302	65 / 268	97 / 316
Sales / YTD	34 / 132	36 / 150	42 / 169	30 / 103	72 / 203
Sales to New Listings Ratio / YTD	47% / 51%	44% / 55%	48% / 56%	46% / 38%	74% / 64%
Sales Volume	20,581,195	16,200,800	24,638,990	9,061,148	27,190,490
Sales Volume YTD	79,617,470	68,010,855	69,184,559	29,256,178	70,795,203
Average Sale Price	605,329	450,022	586,643	302,038	377,646
Average Sale Price YTD	603,163	453,406	409,376	284,041	348,745
Median Sale Price	375,000	374,950	512,500	242,500	327,250
Median Sale Price YTD	349,500	369,900	326,000	148,000	295,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	98% / 96%	92% / 92%	96% / 95%
Average Days on Market / YTD	67 / 67	38 / 59	49 / 55	59 / 64	63 / 69
Median Days on Market / YTD	36 / 39	21 / 22	27 / 29	50 / 51	30 / 40
Average Days on Market (Cum.) / YTD	95 / 98	82 / 119	90 / 123	92 / 107	96 / 96
Median Days on Market (Cum.) / YTD	40 / 53	21 / 31	35 / 51	59 / 64	34 / 49

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.

April 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	108	101	156	331	355	442
	Average	549,194	553,932	539,821	545,910	552,494	506,317
	Median	538,000	524,900	524,671	533,000	545,000	497,500
North Central	Sales	178	184	238	502	606	713
	Average	483,251	481,748	453,472	475,703	481,721	429,731
	Median	465,000	465,000	434,950	459,990	465,000	417,000
Northeast	Sales	53	64	60	164	193	187
	Average	434,059	464,211	414,023	448,417	470,648	399,829
	Median	403,500	429,500	402,450	409,700	430,013	380,000
Central	Sales	28	33	47	78	145	153
	Average	365,834	296,706	310,545	342,759	324,059	306,216
	Median	331,444	299,000	300,000	325,000	284,000	283,000
West	Sales	80	89	89	225	269	275
	Average	707,093	657,921	586,681	771,517	675,699	555,503
	Median	577,500	555,000	470,000	575,000	542,500	465,000
Southwest	Sales	114	112	116	293	320	374
	Average	755,975	742,620	622,931	711,852	723,746	610,439
	Median	623,000	634,500	571,000	622,000	600,450	546,750
Southeast	Sales	157	173	211	437	529	595
	Average	527,622	558,273	499,800	510,565	536,979	470,220
	Median	470,000	500,000	467,000	470,000	490,000	440,000
Anthony Henday Southwest	Sales	136	146	191	418	498	567
	Average	696,819	679,631	635,947	655,570	662,902	612,789
	Median	583,500	613,050	573,000	579,969	599,979	553,000
Anthony Henday Southeast	Sales	33	57	44	153	165	138
	Average	599,552	601,088	547,541	582,333	578,875	543,946
	Median	535,000	574,999	535,700	545,000	550,000	522,450
City of Edmonton Total	Sales	887	959	1,151	2,601	3,080	3,442
	Average	584,800	579,653	527,016	572,157	567,839	503,834
	Median	520,000	525,000	492,500	515,000	524,900	469,900

April 2026

Semi-detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	27	36	27	86	100	81
	Average	427,182	427,692	399,000	446,736	434,629	403,548
	Median	425,000	417,500	399,900	431,075	421,000	399,900
North Central	Sales	22	30	33	87	122	101
	Average	354,027	403,727	339,733	367,093	390,343	346,578
	Median	365,000	390,800	343,000	375,000	394,000	380,000
Northeast	Sales	11	7	4	39	25	19
	Average	342,638	348,286	n/a	362,554	341,000	309,137
	Median	330,000	330,000	n/a	368,890	315,000	287,000
Central	Sales	7	11	14	13	25	30
	Average	504,271	355,545	332,929	423,399	381,266	333,610
	Median	521,250	352,000	318,450	425,400	355,000	323,750
West	Sales	7	10	10	15	25	19
	Average	320,771	426,000	415,360	378,993	410,428	377,347
	Median	328,000	336,250	355,000	328,000	354,000	335,000
Southwest	Sales	14	13	27	55	50	59
	Average	487,168	468,523	487,128	514,389	446,074	477,655
	Median	423,500	369,900	420,000	460,000	401,500	420,000
Southeast	Sales	35	36	42	90	110	123
	Average	420,448	454,428	418,755	443,454	426,760	411,400
	Median	400,000	439,250	400,450	402,500	423,500	395,000
Anthony Henday Southwest	Sales	42	50	41	107	147	132
	Average	444,993	461,396	444,269	448,587	465,076	435,212
	Median	436,950	457,499	430,900	433,000	459,000	429,867
Anthony Henday Southeast	Sales	15	26	26	60	94	66
	Average	427,777	426,689	411,083	429,833	445,721	408,410
	Median	416,000	428,250	420,000	443,500	454,250	411,500
City of Edmonton Total	Sales	180	219	224	552	698	630
	Average	419,496	432,565	410,326	430,573	428,243	403,064
	Median	419,000	424,000	404,250	420,000	425,208	400,000

April 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	17	22	29	62	94	88
	Average	365,083	392,887	350,201	357,642	369,338	346,530
	Median	366,776	364,911	330,000	347,941	364,661	343,341
North Central	Sales	57	66	57	155	201	174
	Average	297,298	277,229	254,529	285,855	271,390	246,786
	Median	290,000	250,000	240,500	269,000	250,000	246,500
Northeast	Sales	28	31	23	82	93	87
	Average	235,094	251,175	206,233	233,326	230,197	189,975
	Median	218,000	227,000	190,000	219,250	218,000	180,000
Central	Sales	8	5	9	17	12	20
	Average	430,383	444,400	385,644	421,950	408,416	353,910
	Median	479,772	415,000	305,000	452,500	407,500	305,000
West	Sales	14	25	34	59	88	97
	Average	236,243	260,192	227,651	247,043	267,306	213,355
	Median	231,750	241,000	220,750	228,500	245,500	205,000
Southwest	Sales	24	32	44	89	113	101
	Average	370,303	324,941	297,857	314,356	309,091	282,755
	Median	323,500	336,000	294,000	295,000	316,000	285,000
Southeast	Sales	44	51	29	124	164	141
	Average	269,959	258,132	251,759	265,842	277,634	253,658
	Median	249,500	245,000	224,000	245,000	265,750	230,000
Anthony Henday Southwest	Sales	49	44	60	153	153	174
	Average	357,571	372,117	372,029	362,780	372,437	356,871
	Median	347,500	371,267	368,750	358,000	372,533	350,000
Anthony Henday Southeast	Sales	30	27	35	73	92	88
	Average	305,568	332,014	288,857	303,685	330,029	304,350
	Median	316,250	330,000	295,000	317,500	330,000	303,250
City of Edmonton Total	Sales	271	303	320	814	1,010	970
	Average	309,738	304,799	292,052	302,186	303,866	279,319
	Median	307,000	307,750	295,000	305,000	310,000	285,000

April 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	21	14	32	69	68	86
	Average	212,790	226,486	173,766	197,883	197,925	166,178
	Median	227,500	222,750	180,000	209,000	202,500	181,500
North Central	Sales	34	42	55	111	139	158
	Average	192,853	189,869	169,639	200,033	185,898	165,231
	Median	184,950	187,250	164,000	190,000	187,000	165,000
Northeast	Sales	12	24	29	52	78	92
	Average	149,298	157,963	135,685	149,515	147,240	130,441
	Median	154,000	170,950	145,000	155,000	151,850	136,750
Central	Sales	70	87	97	247	297	280
	Average	203,750	204,602	233,699	213,278	216,390	216,137
	Median	181,000	170,000	187,500	173,000	178,000	177,500
West	Sales	20	25	27	78	97	89
	Average	226,848	187,580	174,163	191,535	180,733	167,208
	Median	182,525	185,000	176,000	176,000	179,000	159,000
Southwest	Sales	70	66	86	204	228	244
	Average	281,667	249,074	218,301	247,729	245,995	210,810
	Median	219,500	233,900	193,250	213,000	220,000	190,500
Southeast	Sales	30	36	46	88	125	126
	Average	209,395	219,567	170,687	203,385	213,087	167,935
	Median	213,875	216,700	175,000	203,500	209,000	170,000
Anthony Henday Southwest	Sales	32	54	66	108	167	166
	Average	224,817	227,831	222,486	222,592	230,856	207,856
	Median	197,750	217,700	204,000	212,000	216,000	190,000
Anthony Henday Southeast	Sales	7	12	11	28	40	41
	Average	191,357	210,542	193,991	195,761	203,123	193,104
	Median	175,000	214,000	192,000	186,500	204,000	190,000
City of Edmonton Total	Sales	296	360	449	985	1,239	1,282
	Average	223,476	212,775	199,644	212,393	211,447	189,405
	Median	195,000	200,250	185,000	190,000	195,000	178,000

Summary of Properties Listed and Sold
City of Edmonton
April 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	2,601	1,643	n/a	n/a
	September	2,492	1,451	n/a	n/a
	October	2,317	1,430	n/a	n/a
	November	1,609	1,161	n/a	n/a
	December	969	910	n/a	n/a
	Total	28,368	18,570	n/a	n/a
2026	January	1,745	790		
	February	2,109	1,108		
	March	2,627	1,420		
	April	2,985	1,634		
	Total	9,466	4,952		

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

April 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	545,447	419,806	281,588	203,505	424,282
	December	552,197	422,627	294,051	194,185	428,631
	YTD Average	558,554	430,322	297,922	206,520	430,471
2026	January	541,500	407,760	295,143	213,690	418,307
	February	561,705	448,382	294,884	207,000	432,448
	March	582,065	440,629	302,863	204,863	441,629
	April	584,800	419,496	309,738	223,476	455,517

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

Total Board

April 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,852 / 8,567	2,645 / 8,360	2,704 / 8,498	2,431 / 8,074	3,479 / 9,685
Sales / YTD	1,710 / 4,870	1,839 / 5,590	2,081 / 6,021	1,420 / 4,158	2,092 / 7,010
Sales to New Listings Ratio / YTD	60% / 57%	70% / 67%	77% / 71%	58% / 51%	60% / 72%
Sales Volume	963,531,943	1,013,970,899	1,057,662,365	677,722,899	1,049,518,908
Sales Volume YTD	2,697,500,562	3,048,986,646	2,973,171,840	1,897,077,866	3,423,027,288
Semi-detached					
New Listings / YTD	458 / 1,542	383 / 1,327	387 / 1,242	375 / 1,148	521 / 1,564
Sales / YTD	291 / 914	319 / 1,014	357 / 975	218 / 659	359 / 1,256
Sales to New Listings Ratio / YTD	64% / 59%	83% / 76%	92% / 79%	58% / 57%	69% / 80%
Sales Volume	122,462,264	136,135,901	143,195,899	81,535,092	137,644,995
Sales Volume YTD	391,509,168	428,530,294	382,236,836	239,682,894	470,299,096
Row/Townhouse					
New Listings / YTD	601 / 1,850	555 / 1,726	442 / 1,480	398 / 1,367	520 / 1,716
Sales / YTD	355 / 1,064	393 / 1,300	412 / 1,247	283 / 900	374 / 1,285
Sales to New Listings Ratio / YTD	59% / 58%	71% / 75%	93% / 84%	71% / 66%	72% / 75%
Sales Volume	111,119,078	123,361,133	121,258,653	73,661,472	100,591,466
Sales Volume YTD	327,420,187	402,498,800	352,266,944	226,656,168	338,771,413
Apartment Condominium					
New Listings / YTD	733 / 2,473	732 / 2,450	791 / 2,444	643 / 2,252	741 / 2,615
Sales / YTD	367 / 1,184	444 / 1,484	522 / 1,483	300 / 982	402 / 1,178
Sales to New Listings Ratio / YTD	50% / 48%	61% / 61%	66% / 61%	47% / 44%	54% / 45%
Sales Volume	82,358,813	96,592,939	104,567,435	58,152,401	82,879,520
Sales Volume YTD	257,175,854	317,177,445	286,281,445	188,056,413	234,492,745
Total Residential¹					
New Listings / YTD	4,644 / 14,432	4,315 / 13,863	4,324 / 13,664	3,847 / 12,841	5,261 / 15,580
Sales / YTD	2,723 / 8,032	2,995 / 9,388	3,372 / 9,726	2,221 / 6,699	3,227 / 10,729
Sales to New Listings Ratio / YTD	59% / 56%	69% / 68%	78% / 71%	58% / 52%	61% / 69%
Sales Volume	1,279,472,098	1,370,060,872	1,426,684,352	891,071,864	1,370,634,889
Sales Volume YTD	3,673,605,771	4,197,193,185	3,993,957,065	2,551,473,341	4,466,590,542
Other²					
New Listings / YTD	261 / 907	301 / 983	341 / 1,130	268 / 1,009	370 / 1,103
Sales / YTD	110 / 410	145 / 485	158 / 493	121 / 398	213 / 619
Sales to New Listings Ratio / YTD	42% / 45%	48% / 49%	46% / 44%	45% / 39%	58% / 56%
Sales Volume	34,619,395	41,957,798	48,363,359	25,144,548	57,224,785
Sales Volume YTD	140,666,295	139,422,176	141,801,331	81,185,726	153,822,405

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.

April 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	3	7	9	13	18	24
	Sales Volume	n/a	1,826,000	2,217,502	3,808,000	4,918,500	5,934,502
	Average Price	n/a	260,857	246,389	292,923	273,250	247,271
	Median Price	n/a	249,000	265,502	315,000	249,500	248,750
Beaumont	Sales	51	48	51	131	133	121
	Sales Volume	28,591,777	26,674,300	25,623,150	71,164,849	71,352,250	60,908,195
	Average Price	560,623	555,715	502,415	543,243	536,483	503,374
	Median Price	532,000	541,750	470,000	527,000	515,000	497,000
Bonnyville	Sales	22	35	27	71	95	70
	Sales Volume	9,247,900	12,174,800	10,105,000	26,473,088	33,634,147	24,198,478
	Average Price	420,359	347,851	374,259	372,860	354,044	345,693
	Median Price	340,000	295,000	340,000	320,000	319,000	320,765
Cold Lake	Sales	48	41	30	98	88	101
	Sales Volume	18,469,974	15,771,269	10,018,500	36,833,974	31,507,557	33,800,350
	Average Price	384,791	384,665	333,950	375,857	358,040	334,657
	Median Price	382,500	370,000	327,000	362,000	342,500	314,000
Devon	Sales	8	10	12	37	40	36
	Sales Volume	3,404,000	4,098,100	5,417,950	16,028,066	16,295,895	16,059,950
	Average Price	425,500	409,810	451,496	433,191	407,397	446,110
	Median Price	391,000	392,450	437,450	420,000	395,000	401,500
Drayton Valley	Sales	11	19	19	36	48	48
	Sales Volume	3,112,500	5,884,900	5,456,900	10,673,600	14,910,700	13,957,200
	Average Price	282,955	309,732	287,205	296,489	310,640	290,775
	Median Price	267,000	293,000	294,000	271,000	286,750	289,500
Fort Saskatchewan	Det. Sales	49	44	68	129	145	179
	Det. Average Price	539,492	547,837	489,607	547,260	535,347	480,626
	Det. Median Price	515,000	515,500	453,518	532,500	519,000	457,035
	Apt. Sales	6	10	4	20	31	13
	Apt. Average Price	188,708	236,690	n/a	173,788	194,190	156,569
	Apt. Median Price	216,750	193,500	n/a	172,500	180,000	175,000
	Total Sales Volume	33,144,309	33,704,833	46,014,973	103,266,312	111,644,965	113,579,002
Gibbons	Sales	10	11	5	19	24	18
	Sales Volume	4,165,000	4,814,035	1,524,000	7,879,000	9,595,835	6,183,000
	Average Price	416,500	437,640	304,800	414,684	399,826	343,500
	Median Price	372,500	414,635	225,000	375,000	370,250	279,000
Leduc	Det. Sales	54	50	61	183	167	198
	Det. Average Price	510,714	512,705	490,213	500,113	507,387	465,771
	Det. Median Price	488,575	480,000	479,000	485,000	500,000	463,500
	Apt. Sales	5	7	3	13	15	11
	Apt. Average Price	168,380	168,686	n/a	194,223	169,720	200,977
	Apt. Median Price	158,000	175,000	n/a	210,000	171,000	205,000
	Total Sales Volume	36,554,948	36,307,851	37,799,522	116,140,814	113,814,447	116,315,357

n/a = insufficient data

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

April 2026

	2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville						
Sales	28	22	34	75	56	77
Sales Volume	11,477,200	9,164,000	13,366,950	30,703,750	22,688,423	27,992,887
Average Price	409,900	416,545	393,146	409,383	405,150	363,544
Median Price	412,500	432,500	401,000	410,000	410,700	380,987
Sherwood Park						
Det. Sales	97	90	103	261	273	291
Det. Average Price	600,784	551,011	552,003	602,008	569,937	535,527
Det. Median Price	565,000	540,750	515,000	570,000	549,998	510,000
Apt. Sales	11	16	22	37	47	52
Apt. Average Price	324,368	263,050	257,023	312,553	304,164	278,806
Apt. Median Price	290,000	258,750	249,000	290,000	304,500	264,000
Total Sales Volume	81,395,269	70,723,699	75,916,172	222,385,731	211,163,647	212,130,025
Spruce Grove						
Det. Sales	75	80	93	206	254	246
Det. Average Price	510,169	539,391	483,748	523,589	547,506	468,148
Det. Median Price	497,500	532,499	465,000	508,000	545,500	451,950
Apt. Sales	4	6	15	11	19	35
Apt. Average Price	n/a	229,400	195,750	219,736	215,597	192,947
Apt. Median Price	n/a	205,000	183,000	207,500	210,200	174,000
Total Sales Volume	54,391,227	58,295,928	64,594,304	159,863,964	182,972,709	164,836,664
St. Albert						
Det. Sales	95	109	109	271	296	284
Det. Average Price	607,383	616,044	580,407	636,676	614,358	579,288
Det. Median Price	585,000	550,000	545,000	598,000	555,000	538,500
Apt. Sales	21	20	10	59	59	36
Apt. Average Price	285,424	311,447	243,740	296,358	263,756	254,144
Apt. Median Price	301,600	263,750	180,500	250,000	223,500	202,500
Total Sales Volume	74,701,565	83,585,847	79,823,735	227,469,394	236,247,647	208,565,302
St. Paul						
Sales	16	21	12	53	48	38
Sales Volume	4,443,500	4,217,300	2,717,250	12,605,319	10,256,150	7,784,550
Average Price	277,719	200,824	226,438	237,836	213,670	204,857
Median Price	271,000	199,900	226,375	238,000	200,000	205,000
Stony Plain						
Sales	47	47	54	134	158	160
Sales Volume	17,853,171	19,432,323	22,277,421	56,164,751	61,793,913	62,217,254
Average Price	379,855	413,454	412,545	419,140	391,101	388,858
Median Price	415,000	428,000	389,450	426,500	418,250	389,450
Vegreville						
Sales	8	13	12	25	35	42
Sales Volume	2,354,000	2,996,400	2,338,500	6,317,500	9,738,899	8,514,100
Average Price	294,250	230,492	194,875	252,700	278,254	202,717
Median Price	288,500	185,000	172,000	265,000	260,000	197,650
Westlock						
Sales	7	12	7	16	30	21
Sales Volume	2,094,300	3,784,450	1,626,900	4,438,800	8,630,650	4,841,600
Average Price	299,186	315,371	232,414	277,425	287,688	230,552
Median Price	275,000	296,000	220,000	283,250	274,750	220,000
Wetaskiwin						
Sales	22	19	30	59	68	66
Sales Volume	5,886,900	5,124,200	7,299,200	15,678,100	17,995,825	16,095,600
Average Price	267,586	269,695	243,307	265,731	264,644	243,873
Median Price	264,250	277,000	249,450	254,000	272,450	247,000

n/a = insufficient data

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