

Media Release

Strong detached price growth contrasts with softening condo market in May

Edmonton, AB – June 2, 2026 – The Greater Edmonton Area (GEA) real estate market reported 2,557 sales in May 2026, increasing 3.2% in comparison to activity in April 2026 and decreasing 13.4% compared to May 2025. There were 4,855 new listings – a month-over-month increase of 21.7% and a year-over-year increase of 2.7%. Inventory levels rose 13.4% from the previous month and are 23.9% higher than May 2025.

Average selling price across all residential property types increased by 2.7% from the previous month to \$491,794, a price 6.3% higher than May 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$432,200, increasing 0.1% from April 2026 and decreasing 1.8% year-over-year.



"May saw steady price growth across our residential market, with the all-residential average price rising to nearly \$492,000. Detached homes led the way with a 4.8% year-over-year price increase—significantly outperforming other housing types, which saw more modest gains or outright declines. Condominiums in particular have seen weakening prices, as available inventory and competition has risen."

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

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At A Glance

	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
MAY 2026	2,557	4,855	\$491,794	7,844	36
Month-over-month change	↑ 3.2%	↑ 21.7%	↑ 2.7%	↑ 13.4%	↑ 1 Days
Year-over-year change	↓ -13.4%	↑ 2.7%	↑ 6.3%	↑ 23.9%	↑ 7 Days

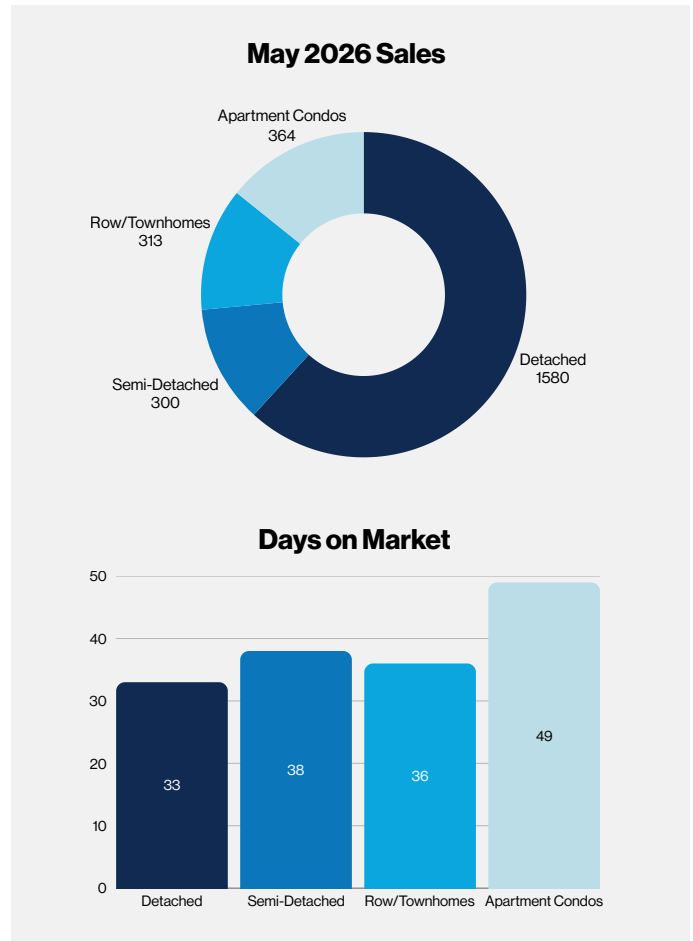
Data by Property Type





Detached home prices averaged \$604,744, increasing 2.6% from April 2026 and 4.8% from May 2025. Detached sales increased 6.4% from the previous month but decreased 8.1% compared to sales in May of last year. New detached listings increased 19.5% month-over-month and 2.9% year-over-year.

Semi-detached new listings increased 11.1% from the previous month and showed an increase of 22.8% year-over-year. Sales increased by 5.3% compared to April 2026 and 4.2% compared to May 2025. The semi-detached average price was \$433,478, rising 2.3% from April but decreasing 1.5% from May 2025.

Row/townhomes prices decreased 1.2% from last month but increased 0.9% from May 2025, averaging \$309,554. New listings were up 6.4% from April and 3.8% from May 2025. Sales for row/townhouse properties decreased by 10.8% month-over-month and were 34.7% lower year-over-year.

Apartment condominiums sales increased 2.2% in May, but sold 21.6% fewer units than the previous year. New listings increased 11.4% month-over-month and decreased 7.5% year-over-year. Condominium prices averaged \$206,282 during May 2026—decreasing 8.7% from April and 3.7% compared to May 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$604,744	\$433,478	\$309,554	\$206,282
Month-over-month change	↑ 2.6%	↑ 2.3%	↓ -1.2%	↓ -8.7%
Year-over-year change	↑ 4.8%	↓ -1.5%	↑ 0.9%	↓ -3.7%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	May 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 531,200.00	0.1%	0.2%
Apartment benchmark price	\$ 201,900.00	0.4%	-9.3%
Townhouse benchmark price	\$ 275,200.00	-0.8%	-6.6%
Composite ³ benchmark price	\$ 432,200.00	0.1	-1.8%
MLS® System Activity (for all-residential ⁴ sales in GEA)	May 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 491,794.00	2.7%	6.3%
All-residential median selling price	\$ 457,900.00	1.8%	3.1%
# residential listings this month	4,855	21.7%	2.7%
# residential sales this month	2,557	3.2%	-13.4%
# residential inventory at month end	7,844	13.4%	23.9%
# Total ⁶ MLS® System sales this month	3,008	5.7%	-12.0% ⁷
\$ Value Total residential sales this month	\$ 1,368,590,743.00	7.0%	-7.1%
\$ Value of total MLS® System sales – month	\$ 1,412,260,848.00	6.4%	-7.5% ⁷
\$ Value of total MLS® System sales - YTD	\$ 5,262,984,006.00	36.6%	-10.8% ⁷

MLS® Rental Listing Activity	May 2026	M/M % Change	Y/Y % Change
Total rented listings	33	-17.5%	-25.0%
Active rentals	57	-6.6%	-16.2%
	May 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	42	-2 days	31
Average price ⁸ for 1-bedroom units	\$ 1,178.00	33.9%	\$1,205.00
Average price for 2-bedroom units	\$ 1,734.00	-24.8%	\$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)

page 1a

Greater Edmonton Area¹

May 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,918 / 10,277	2,835 / 9,950	2,483 / 9,678	2,367 / 9,227	2,912 / 11,222
Sales / YTD	1,580 / 5,834	1,720 / 6,581	1,898 / 7,239	1,691 / 5,299	1,877 / 8,111
Sales to New Listings Ratio / YTD	54% / 57%	61% / 66%	76% / 75%	71% / 57%	64% / 72%
Sales Volume	955,495,544	992,177,866	1,036,278,183	865,760,395	948,856,352
Sales Volume YTD	3,425,773,108	3,780,763,991	3,781,832,312	2,598,593,246	4,122,926,933
Average Sale Price	604,744	576,848	545,984	511,981	505,518
Average Sale Price YTD	587,208	574,497	522,425	490,393	508,313
Median Sale Price	548,000	533,000	500,750	470,000	465,000
Median Sale Price YTD	530,000	530,000	481,000	449,000	466,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	100% / 100%
Average Days on Market / YTD	33 / 37	27 / 33	33 / 41	40 / 46	24 / 32
Median Days on Market / YTD	20 / 22	16 / 18	18 / 22	26 / 29	16 / 17
Average Days on Market (Cum.) / YTD	50 / 61	38 / 49	46 / 63	63 / 74	30 / 46
Median Days on Market (Cum.) / YTD	23 / 27	18 / 20	20 / 26	32 / 40	17 / 18
Semi-detached					
New Listings / YTD	501 / 1,977	408 / 1,694	405 / 1,600	393 / 1,494	520 / 2,046
Sales / YTD	300 / 1,194	288 / 1,273	358 / 1,298	301 / 946	343 / 1,565
Sales to New Listings Ratio / YTD	60% / 60%	71% / 75%	88% / 81%	77% / 63%	66% / 76%
Sales Volume	130,043,376	126,685,585	148,554,319	115,067,849	131,954,308
Sales Volume YTD	515,945,244	548,076,479	523,507,655	351,609,338	593,935,404
Average Sale Price	433,478	439,881	414,956	382,285	384,706
Average Sale Price YTD	432,115	430,539	403,319	371,680	379,511
Median Sale Price	425,000	435,250	410,000	370,000	373,500
Median Sale Price YTD	425,000	425,300	400,000	366,900	371,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	100% / 100%
Average Days on Market / YTD	38 / 39	25 / 27	29 / 35	37 / 43	25 / 31
Median Days on Market / YTD	24 / 25	18 / 17	17 / 20	24 / 27	17 / 17
Average Days on Market (Cum.) / YTD	56 / 58	29 / 34	36 / 47	54 / 65	30 / 42
Median Days on Market (Cum.) / YTD	28 / 29	19 / 18	18 / 22	27 / 32	18 / 18
Row/Townhouse					
New Listings / YTD	631 / 2,422	608 / 2,309	560 / 2,013	391 / 1,740	526 / 2,216
Sales / YTD	313 / 1,370	479 / 1,761	433 / 1,671	358 / 1,247	345 / 1,609
Sales to New Listings Ratio / YTD	50% / 57%	79% / 76%	77% / 83%	92% / 72%	66% / 73%
Sales Volume	96,890,320	146,996,673	127,335,121	90,793,077	91,325,366
Sales Volume YTD	422,399,707	545,802,360	477,767,965	315,673,245	425,979,779
Average Sale Price	309,554	306,882	294,076	253,612	264,711
Average Sale Price YTD	308,321	309,939	285,917	253,146	264,748
Median Sale Price	314,900	310,000	295,000	250,000	261,000
Median Sale Price YTD	311,750	315,000	290,000	249,998	260,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	100% / 100%	98% / 97%	98% / 98%
Average Days on Market / YTD	36 / 41	27 / 28	28 / 36	42 / 50	33 / 44
Median Days on Market / YTD	25 / 28	19 / 18	16 / 20	28 / 33	22 / 28
Average Days on Market (Cum.) / YTD	55 / 63	32 / 34	34 / 48	62 / 76	44 / 66
Median Days on Market (Cum.) / YTD	29 / 35	20 / 19	17 / 21	30 / 41	25 / 32

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

5 Year Residential Activity (Part 2)

page 1b

Greater Edmonton Area¹

May 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	804 / 3,216	869 / 3,274	781 / 3,167	700 / 2,920	767 / 3,352
Sales / YTD	364 / 1,518	464 / 1,922	533 / 1,989	367 / 1,341	356 / 1,506
Sales to New Listings Ratio / YTD	45% / 47%	53% / 59%	68% / 63%	52% / 46%	46% / 45%
Sales Volume	75,086,799	99,346,073	110,231,367	70,953,747	74,840,965
Sales Volume YTD	327,066,953	411,964,118	392,243,812	257,536,760	303,944,860
Average Sale Price	206,282	214,108	206,813	193,334	210,227
Average Sale Price YTD	215,459	214,341	197,207	192,048	201,823
Median Sale Price	190,000	198,750	192,000	174,900	189,500
Median Sale Price YTD	194,000	195,000	182,500	172,000	178,500
Sale to List Price Ratio / YTD	97% / 96%	97% / 97%	97% / 97%	96% / 95%	96% / 96%
Average Days on Market / YTD	49 / 52	40 / 44	42 / 49	56 / 61	55 / 60
Median Days on Market / YTD	34 / 36	28 / 29	28 / 30	40 / 44	38 / 42
Average Days on Market (Cum.) / YTD	71 / 80	54 / 66	61 / 76	96 / 107	86 / 102
Median Days on Market (Cum.) / YTD	41 / 49	31 / 34	29 / 36	50 / 61	49 / 59
Total Residential²					
New Listings / YTD	4,854 / 17,892	4,720 / 17,227	4,229 / 16,458	3,851 / 15,381	4,725 / 18,836
Sales / YTD	2,557 / 9,916	2,951 / 11,537	3,222 / 12,197	2,717 / 8,833	2,921 / 12,791
Sales to New Listings Ratio / YTD	53% / 55%	63% / 67%	76% / 74%	71% / 57%	62% / 68%
Sales Volume	1,257,516,039	1,365,206,197	1,422,398,990	1,142,575,068	1,246,976,991
Sales Volume YTD	4,691,185,012	5,286,606,948	5,175,351,744	3,523,412,589	5,446,786,976
Average Sale Price	491,794	462,625	441,465	420,528	426,901
Average Sale Price YTD	473,092	458,231	424,313	398,892	425,830
Median Sale Price	457,900	444,000	421,000	389,500	402,000
Median Sale Price YTD	445,000	439,998	410,000	375,000	399,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	100% / 99%	98% / 97%	99% / 99%
Average Days on Market / YTD	36 / 40	29 / 33	34 / 41	42 / 49	29 / 37
Median Days on Market / YTD	23 / 25	19 / 19	19 / 22	28 / 31	19 / 20
Average Days on Market (Cum.) / YTD	54 / 64	39 / 48	46 / 61	66 / 78	39 / 54
Median Days on Market (Cum.) / YTD	27 / 32	20 / 21	20 / 26	33 / 42	20 / 21
Other³					
New Listings / YTD	145 / 657	187 / 708	200 / 810	207 / 799	187 / 838
Sales / YTD	70 / 325	79 / 354	104 / 417	88 / 317	94 / 493
Sales to New Listings Ratio / YTD	48% / 49%	42% / 50%	52% / 51%	43% / 40%	50% / 59%
Sales Volume	18,718,800	30,139,142	39,028,643	19,877,649	24,328,932
Sales Volume YTD	136,300,876	129,028,880	150,295,383	74,954,068	145,050,640
Average Sale Price	267,411	381,508	375,275	225,882	258,818
Average Sale Price YTD	419,387	364,488	360,421	236,448	294,220
Median Sale Price	188,500	262,000	297,500	149,000	168,250
Median Sale Price YTD	222,000	261,000	252,500	140,000	208,000
Sale to List Price Ratio / YTD	95% / 95%	96% / 96%	98% / 95%	94% / 93%	94% / 95%
Average Days on Market / YTD	49 / 62	81 / 84	61 / 75	97 / 94	64 / 98
Median Days on Market / YTD	35 / 36	31 / 32	33 / 33	45 / 48	32 / 45
Average Days on Market (Cum.) / YTD	71 / 96	97 / 146	90 / 137	135 / 132	84 / 133
Median Days on Market (Cum.) / YTD	44 / 47	34 / 42	36 / 51	51 / 61	33 / 59

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

May 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	4,839 (1,148)		
	February	5,362 (1,602)		
	March	6,091 (2,132)		
	April	6,692 (2,477)		
	May	7,839 (2,557)		

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**

May 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	2,443	1,148				
	February	2,914	1,602				
	March	3,692	2,132				
	April	3,989	2,477				
	May	4,854	2,557				
	Total		17,892	9,916			

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
May 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	589,231	423,623	313,193	225,985	478,854
	May	604,744	433,478	309,554	206,282	491,794

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
May 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	4,839 (1,148)		3,550 (790)	
	February	5,362 (1,602)		3,951 (1,108)	
	March	6,091 (2,132)		4,530 (1,420)	
	April	6,692 (2,477)		4,996 (1,630)	
	May	7,839 (2,557)		5,940 (1,649)	

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

May 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,894 / 6,593	1,806 / 6,341	1,548 / 6,047	1,500 / 5,913	1,906 / 7,315
Sales / YTD	916 / 3,515	1,060 / 4,140	1,116 / 4,558	1,029 / 3,294	1,132 / 5,148
Sales to New Listings Ratio / YTD	48% / 53%	59% / 65%	72% / 75%	69% / 56%	59% / 70%
Sales Volume	540,162,201	591,296,541	607,428,201	512,494,383	563,525,285
Sales Volume YTD	2,027,103,947	2,340,241,764	2,341,623,202	1,580,878,458	2,574,675,684
Average Sale Price	589,697	557,827	544,291	498,051	497,814
Average Sale Price YTD	576,701	565,276	513,739	479,927	500,131
Median Sale Price	532,250	523,000	499,450	450,000	460,000
Median Sale Price YTD	518,000	523,500	475,000	438,000	460,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	99% / 100%
Average Days on Market / YTD	36 / 38	28 / 34	31 / 40	41 / 47	23 / 31
Median Days on Market / YTD	21 / 24	17 / 18	18 / 21	27 / 30	16 / 17
Average Days on Market (Cum.) / YTD	54 / 64	40 / 49	43 / 63	66 / 78	29 / 45
Median Days on Market (Cum.) / YTD	27 / 30	20 / 21	19 / 26	34 / 43	17 / 18
Semi-detached					
New Listings / YTD	349 / 1,338	279 / 1,209	278 / 1,067	275 / 1,008	381 / 1,495
Sales / YTD	181 / 732	203 / 901	229 / 859	188 / 608	225 / 1,106
Sales to New Listings Ratio / YTD	52% / 55%	73% / 75%	82% / 81%	68% / 60%	59% / 74%
Sales Volume	76,632,155	89,178,478	97,606,339	73,507,036	89,232,990
Sales Volume YTD	313,965,224	388,091,813	351,536,380	228,154,335	429,234,855
Average Sale Price	423,382	439,303	426,229	390,995	396,591
Average Sale Price YTD	428,914	430,735	409,239	375,254	388,097
Median Sale Price	415,000	436,000	415,000	377,000	385,000
Median Sale Price YTD	420,000	429,999	404,000	370,500	380,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	100% / 99%	98% / 98%	99% / 100%
Average Days on Market / YTD	36 / 39	26 / 28	25 / 33	35 / 41	25 / 31
Median Days on Market / YTD	25 / 26	19 / 18	16 / 20	24 / 27	19 / 17
Average Days on Market (Cum.) / YTD	56 / 61	31 / 36	32 / 46	52 / 65	30 / 42
Median Days on Market (Cum.) / YTD	33 / 34	21 / 20	18 / 22	25 / 33	20 / 18
Row/Townhouse					
New Listings / YTD	512 / 1,956	506 / 1,880	443 / 1,566	314 / 1,363	426 / 1,778
Sales / YTD	240 / 1,054	389 / 1,399	337 / 1,307	269 / 988	268 / 1,301
Sales to New Listings Ratio / YTD	47% / 54%	77% / 74%	76% / 83%	86% / 72%	63% / 73%
Sales Volume	71,325,055	117,080,274	94,671,162	67,439,165	69,772,149
Sales Volume YTD	317,304,397	423,984,476	365,610,412	245,449,193	341,857,729
Average Sale Price	297,188	300,978	280,923	250,703	260,344
Average Sale Price YTD	301,048	303,063	279,733	248,430	262,765
Median Sale Price	300,613	299,000	285,000	250,000	259,700
Median Sale Price YTD	303,750	309,000	285,000	245,000	260,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	101% / 100%	98% / 97%	98% / 98%
Average Days on Market / YTD	38 / 43	26 / 27	24 / 35	40 / 49	32 / 45
Median Days on Market / YTD	27 / 30	19 / 18	16 / 19	27 / 32	22 / 29
Average Days on Market (Cum.) / YTD	57 / 66	32 / 33	28 / 44	59 / 75	45 / 67
Median Days on Market (Cum.) / YTD	31 / 39	20 / 19	16 / 20	30 / 40	25 / 33

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

May 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	743 / 2,905	789 / 2,926	697 / 2,850	618 / 2,559	681 / 2,968
Sales / YTD	312 / 1,296	401 / 1,640	459 / 1,741	314 / 1,136	302 / 1,287
Sales to New Listings Ratio / YTD	42% / 45%	51% / 56%	66% / 61%	51% / 44%	44% / 43%
Sales Volume	62,640,949	83,718,068	92,371,727	57,098,577	62,395,715
Sales Volume YTD	271,673,461	345,701,030	335,188,748	207,896,214	253,577,266
Average Sale Price	200,772	208,773	201,246	181,843	206,608
Average Sale Price YTD	209,625	210,793	192,527	183,007	197,030
Median Sale Price	188,750	195,000	187,000	165,450	182,250
Median Sale Price YTD	190,000	195,000	180,000	168,000	175,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	95% / 95%	96% / 96%
Average Days on Market / YTD	50 / 53	41 / 44	43 / 49	56 / 61	55 / 60
Median Days on Market / YTD	35 / 36	29 / 29	28 / 31	41 / 44	40 / 42
Average Days on Market (Cum.) / YTD	75 / 85	57 / 68	63 / 76	99 / 109	86 / 103
Median Days on Market (Cum.) / YTD	43 / 54	32 / 35	30 / 36	51 / 63	50 / 59
Total Residential¹					
New Listings / YTD	3,498 / 12,792	3,380 / 12,356	2,966 / 11,530	2,707 / 10,843	3,394 / 13,556
Sales / YTD	1,649 / 6,597	2,053 / 8,080	2,141 / 8,465	1,800 / 6,026	1,927 / 8,842
Sales to New Listings Ratio / YTD	47% / 52%	61% / 65%	72% / 73%	66% / 56%	57% / 65%
Sales Volume	750,760,360	881,273,361	892,077,429	710,539,161	784,926,139
Sales Volume YTD	2,930,047,029	3,498,019,083	3,393,958,742	2,262,378,200	3,599,345,534
Average Sale Price	455,282	429,261	416,664	394,744	407,331
Average Sale Price YTD	444,148	432,923	400,940	375,436	407,074
Median Sale Price	433,000	416,000	395,000	367,500	389,000
Median Sale Price YTD	420,000	417,250	389,000	355,250	385,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	100% / 99%	98% / 97%	99% / 99%
Average Days on Market / YTD	39 / 42	30 / 34	32 / 40	43 / 50	30 / 37
Median Days on Market / YTD	26 / 27	20 / 20	19 / 22	28 / 32	20 / 20
Average Days on Market (Cum.) / YTD	59 / 68	41 / 49	44 / 61	69 / 82	40 / 56
Median Days on Market (Cum.) / YTD	32 / 36	22 / 22	20 / 26	34 / 45	21 / 22
Other²					
New Listings / YTD	81 / 342	93 / 367	98 / 400	103 / 371	80 / 396
Sales / YTD	34 / 166	35 / 185	59 / 228	37 / 140	39 / 242
Sales to New Listings Ratio / YTD	42% / 49%	38% / 50%	60% / 57%	36% / 38%	49% / 61%
Sales Volume	11,437,900	13,985,000	28,253,103	10,582,075	13,172,958
Sales Volume YTD	91,055,370	81,995,855	97,437,662	39,838,253	83,968,161
Average Sale Price	336,409	399,571	478,866	286,002	337,768
Average Sale Price YTD	548,526	443,221	427,358	284,559	346,976
Median Sale Price	273,125	301,000	430,000	219,250	208,000
Median Sale Price YTD	320,000	367,500	350,000	150,000	285,000
Sale to List Price Ratio / YTD	95% / 96%	97% / 97%	100% / 97%	96% / 93%	95% / 95%
Average Days on Market / YTD	41 / 62	36 / 54	44 / 52	70 / 66	45 / 65
Median Days on Market / YTD	27 / 39	27 / 24	26 / 29	33 / 48	29 / 37
Average Days on Market (Cum.) / YTD	64 / 91	60 / 108	72 / 110	108 / 107	67 / 91
Median Days on Market (Cum.) / YTD	46 / 50	34 / 32	28 / 37	35 / 59	29 / 44

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.

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	117	107	148	447	462	590
	Average	562,053	567,846	512,746	549,734	556,050	507,930
	Median	545,000	560,000	493,000	536,500	547,250	495,550
North Central	Sales	164	212	223	666	818	936
	Average	481,602	481,785	454,561	477,156	481,738	435,647
	Median	469,950	467,000	445,000	460,000	465,000	425,000
Northeast	Sales	53	68	70	217	261	257
	Average	445,204	465,418	386,043	447,632	469,285	396,074
	Median	420,000	416,850	382,500	410,000	429,997	382,500
Central	Sales	24	51	31	102	196	184
	Average	412,733	349,546	362,345	359,223	330,691	315,672
	Median	400,700	325,000	360,000	332,400	295,000	289,500
West	Sales	87	84	107	312	353	382
	Average	789,830	602,394	589,721	776,624	658,255	565,087
	Median	615,000	525,000	497,500	575,100	535,000	469,813
Southwest	Sales	119	132	145	412	452	519
	Average	762,428	716,494	678,672	726,460	721,628	629,502
	Median	637,000	633,000	596,475	625,000	615,000	555,000
Southeast	Sales	150	195	191	587	724	786
	Average	507,136	520,563	506,429	509,689	532,558	479,019
	Median	480,000	497,900	466,000	472,000	490,000	447,000
Anthony Henday Southwest	Sales	154	161	151	571	659	718
	Average	644,772	636,037	669,121	652,906	656,339	624,636
	Median	600,000	581,000	587,000	588,000	595,500	564,999
Anthony Henday Southeast	Sales	48	51	51	201	216	189
	Average	564,756	586,924	647,771	578,135	580,775	571,962
	Median	531,250	591,000	578,000	545,000	562,500	539,750
City of Edmonton Total	Sales	916	1,060	1,116	3,515	4,140	4,558
	Average	589,697	557,827	544,291	576,701	565,276	513,739
	Median	532,250	523,000	499,450	518,000	523,500	475,000

May 2026

Semi-detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	21	25	32	107	125	113
	Average	423,750	466,484	431,647	442,196	441,000	411,505
	Median	445,000	450,000	412,450	438,000	424,888	400,000
North Central	Sales	32	25	45	118	147	146
	Average	363,903	395,154	364,348	366,458	391,161	352,055
	Median	377,750	400,000	364,000	377,500	395,000	377,450
Northeast	Sales	14	11	5	53	36	24
	Average	358,026	352,381	316,400	361,358	344,478	310,650
	Median	368,546	355,000	315,000	368,890	323,500	303,600
Central	Sales	6	4	11	19	29	41
	Average	426,667	n/a	367,809	424,431	378,074	342,785
	Median	416,500	n/a	328,000	425,400	356,000	325,000
West	Sales	10	6	9	25	31	28
	Average	448,412	376,167	493,133	406,761	403,797	414,564
	Median	370,308	359,750	495,000	365,000	354,000	372,500
Southwest	Sales	13	17	13	68	67	72
	Average	536,565	481,341	422,345	518,629	455,022	467,668
	Median	476,000	435,000	383,000	462,000	420,000	412,550
Southeast	Sales	34	39	41	124	149	164
	Average	441,706	433,313	448,180	442,975	428,475	420,595
	Median	446,000	450,000	421,250	408,400	425,000	400,500
Anthony Henday Southwest	Sales	27	51	52	134	198	184
	Average	434,417	476,812	473,752	445,732	468,099	446,103
	Median	435,000	465,000	447,500	433,950	459,999	432,500
Anthony Henday Southeast	Sales	24	25	21	84	119	87
	Average	429,558	426,896	420,518	429,754	441,766	411,333
	Median	438,000	430,000	415,000	439,750	445,000	413,000
City of Edmonton Total	Sales	181	203	229	732	901	859
	Average	423,382	439,303	426,229	428,914	430,735	409,239
	Median	415,000	436,000	415,000	420,000	429,999	404,000

May 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	21	28	29	83	122	117
	Average	364,508	362,910	327,543	359,379	367,863	341,824
	Median	345,000	355,300	336,000	347,886	363,661	337,000
North Central	Sales	39	78	63	194	279	237
	Average	254,644	269,686	249,192	279,581	270,914	247,426
	Median	227,500	256,551	245,000	255,000	250,000	245,000
Northeast	Sales	25	38	35	107	131	122
	Average	208,627	215,152	214,429	227,555	225,833	196,991
	Median	204,500	200,000	198,000	218,000	215,000	185,000
Central	Sales	4	6	4	21	18	24
	Average	n/a	383,599	n/a	416,507	400,144	364,588
	Median	n/a	336,399	n/a	415,000	384,999	305,000
West	Sales	29	24	25	88	112	122
	Average	268,183	231,471	229,628	254,010	259,627	216,690
	Median	231,500	225,250	208,000	230,500	236,500	208,000
Southwest	Sales	23	44	49	112	157	150
	Average	307,913	315,790	282,215	313,033	310,968	282,579
	Median	315,000	314,500	294,000	297,250	315,000	285,500
Southeast	Sales	32	62	53	156	226	194
	Average	277,681	282,114	260,573	268,271	278,863	255,547
	Median	244,000	255,150	239,900	245,000	265,000	230,000
Anthony Henday Southwest	Sales	44	67	48	197	220	222
	Average	361,550	379,327	356,945	362,505	374,535	356,887
	Median	376,788	386,000	344,448	365,000	380,125	348,750
Anthony Henday Southeast	Sales	23	42	31	96	134	119
	Average	317,252	310,711	315,595	306,936	323,974	307,279
	Median	310,000	327,250	315,000	317,250	330,000	305,900
City of Edmonton Total	Sales	240	389	337	1,054	1,399	1,307
	Average	297,188	300,978	280,923	301,048	303,063	279,733
	Median	300,613	299,000	285,000	303,750	309,000	285,000

May 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	24	27	42	93	95	128
	Average	178,022	194,835	179,100	192,758	197,047	170,418
	Median	180,000	215,000	184,500	191,750	205,000	181,500
North Central	Sales	29	50	40	140	189	198
	Average	198,734	182,054	177,045	199,764	184,881	167,617
	Median	192,500	183,750	183,500	190,000	185,000	171,500
Northeast	Sales	21	25	33	73	103	125
	Average	156,871	160,572	133,518	151,631	150,476	131,254
	Median	160,500	160,000	132,000	156,000	154,000	136,500
Central	Sales	79	82	102	326	379	382
	Average	198,099	200,720	204,087	209,599	212,999	212,919
	Median	183,000	167,000	182,500	175,500	173,476	179,000
West	Sales	25	27	32	103	124	121
	Average	182,048	169,330	193,825	189,233	178,250	174,247
	Median	185,000	164,000	162,250	180,000	170,500	160,000
Southwest	Sales	67	87	100	271	315	344
	Average	215,659	247,411	233,507	239,800	246,386	217,408
	Median	198,000	222,500	202,500	211,500	222,000	195,000
Southeast	Sales	27	38	38	115	163	164
	Average	206,839	213,007	193,029	204,196	213,068	173,750
	Median	191,000	202,750	180,250	197,900	206,000	175,000
Anthony Henday Southwest	Sales	31	55	49	139	222	215
	Average	235,106	231,078	221,564	225,383	230,911	210,980
	Median	222,500	216,000	217,500	213,555	216,000	196,000
Anthony Henday Southeast	Sales	9	10	23	36	50	64
	Average	198,639	198,130	208,695	197,057	202,124	198,707
	Median	185,000	200,450	205,000	187,500	203,950	201,000
City of Edmonton Total	Sales	312	401	459	1,296	1,640	1,741
	Average	200,772	208,773	201,246	209,625	210,793	192,527
	Median	188,750	195,000	187,000	190,000	195,000	180,000

Summary of Properties Listed and Sold
City of Edmonton
May 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	2,108	1,108		
	March	2,627	1,420		
	April	2,814	1,630		
	May	3,498	1,649		
	Total	12,792	6,597		

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

May 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	584,722	419,923	309,738	223,640	455,557
	May	589,697	423,382	297,188	200,772	455,282

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

Total Board

May 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	3,455 / 11,902	3,320 / 11,680	2,955 / 11,453	2,898 / 10,972	3,439 / 13,124
Sales / YTD	1,853 / 6,717	2,009 / 7,599	2,203 / 8,224	1,970 / 6,128	2,213 / 9,223
Sales to New Listings Ratio / YTD	54% / 56%	61% / 65%	75% / 72%	68% / 56%	64% / 70%
Sales Volume	1,060,597,448	1,096,150,326	1,137,587,724	958,701,682	1,061,400,040
Sales Volume YTD	3,755,450,233	4,145,136,972	4,110,759,564	2,855,779,548	4,484,427,328
Semi-detached					
New Listings / YTD	516 / 2,020	420 / 1,747	414 / 1,656	407 / 1,555	539 / 2,103
Sales / YTD	310 / 1,223	295 / 1,309	366 / 1,341	307 / 966	349 / 1,605
Sales to New Listings Ratio / YTD	60% / 61%	70% / 75%	88% / 81%	75% / 62%	65% / 76%
Sales Volume	132,693,576	128,556,585	150,647,719	116,372,849	133,321,308
Sales Volume YTD	523,859,744	557,086,879	532,884,555	356,055,743	603,620,404
Row/Townhouse					
New Listings / YTD	639 / 2,446	613 / 2,339	575 / 2,055	398 / 1,765	537 / 2,253
Sales / YTD	319 / 1,383	482 / 1,782	436 / 1,683	358 / 1,258	348 / 1,633
Sales to New Listings Ratio / YTD	50% / 57%	79% / 76%	76% / 82%	90% / 71%	65% / 72%
Sales Volume	98,000,320	147,603,673	127,810,021	90,793,077	91,948,866
Sales Volume YTD	425,420,507	550,102,473	480,076,965	317,449,245	430,720,279
Apartment Condominium					
New Listings / YTD	810 / 3,259	878 / 3,328	791 / 3,235	710 / 2,962	778 / 3,393
Sales / YTD	374 / 1,557	470 / 1,954	542 / 2,025	370 / 1,352	362 / 1,540
Sales to New Listings Ratio / YTD	46% / 48%	54% / 59%	69% / 63%	52% / 46%	47% / 45%
Sales Volume	77,299,399	100,614,873	111,564,367	71,321,747	75,953,965
Sales Volume YTD	334,300,253	417,792,318	397,845,812	259,378,160	310,446,710
Total Residential¹					
New Listings / YTD	5,420 / 19,627	5,231 / 19,094	4,735 / 18,399	4,413 / 17,254	5,293 / 20,873
Sales / YTD	2,856 / 10,880	3,256 / 12,644	3,547 / 13,273	3,005 / 9,704	3,272 / 14,001
Sales to New Listings Ratio / YTD	53% / 55%	62% / 66%	75% / 72%	68% / 56%	62% / 67%
Sales Volume	1,368,590,743	1,472,925,457	1,527,609,831	1,237,189,355	1,362,624,179
Sales Volume YTD	5,039,030,737	5,670,118,642	5,521,566,896	3,788,662,696	5,829,214,721
Other²					
New Listings / YTD	291 / 1,198	345 / 1,328	359 / 1,489	341 / 1,350	376 / 1,479
Sales / YTD	125 / 533	148 / 633	164 / 657	139 / 537	158 / 777
Sales to New Listings Ratio / YTD	43% / 44%	43% / 48%	46% / 44%	41% / 40%	42% / 53%
Sales Volume	28,101,455	39,496,842	48,960,616	28,315,587	38,502,037
Sales Volume YTD	168,482,750	178,919,018	190,761,947	109,501,313	192,324,442

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.

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	7	6	6	20	24	30
	Sales Volume	1,776,500	1,665,000	1,092,450	5,584,500	6,583,500	7,026,952
	Average Price	253,786	277,500	182,075	279,225	274,313	234,232
	Median Price	235,000	290,000	170,175	299,250	250,000	240,000
Beaumont	Sales	53	54	50	184	187	171
	Sales Volume	30,841,787	28,709,948	26,918,240	102,006,636	100,062,198	87,826,435
	Average Price	581,921	531,666	538,365	554,384	535,092	513,605
	Median Price	580,000	517,500	536,250	539,350	515,000	500,000
Bonnyville	Sales	28	30	31	99	125	101
	Sales Volume	11,632,350	11,423,200	11,245,355	38,105,438	45,057,347	35,443,833
	Average Price	415,441	380,773	362,753	384,903	360,459	350,929
	Median Price	362,500	322,000	329,500	335,000	319,000	324,000
Cold Lake	Sales	49	38	42	146	126	143
	Sales Volume	19,380,400	13,444,150	14,289,100	55,764,374	44,951,707	48,089,450
	Average Price	395,518	353,793	340,217	381,948	356,760	336,290
	Median Price	372,500	358,500	348,500	365,000	347,500	325,000
Devon	Sales	14	9	22	51	49	58
	Sales Volume	6,613,550	2,973,498	8,799,500	22,641,616	19,269,393	24,859,450
	Average Price	472,396	330,389	399,977	443,953	393,253	428,611
	Median Price	482,500	297,500	392,500	431,000	385,500	397,500
Drayton Valley	Sales	17	11	15	53	59	63
	Sales Volume	5,650,200	3,752,300	3,826,900	16,323,800	18,663,000	17,784,100
	Average Price	332,365	341,118	255,127	307,996	316,322	282,287
	Median Price	327,500	315,000	248,000	290,000	293,000	285,000
Fort Saskatchewan	Det. Sales	59	43	55	188	188	234
	Det. Average Price	573,240	540,902	502,821	555,414	536,618	485,843
	Det. Median Price	571,000	525,000	475,000	539,950	520,000	465,000
	Apt. Sales	6	6	6	26	37	19
	Apt. Average Price	163,067	174,233	176,250	171,313	190,954	162,784
	Apt. Median Price	169,200	171,250	193,500	172,500	180,000	180,000
	Total Sales Volume	43,241,731	30,386,285	41,332,087	146,508,043	142,031,250	154,911,089
Gibbons	Sales	6	4	8	25	28	26
	Sales Volume	2,072,900	n/a	2,675,000	9,951,900	11,536,835	8,858,000
	Average Price	345,483	n/a	334,375	398,076	412,030	340,692
	Median Price	325,000	n/a	349,000	370,000	378,500	314,750
Leduc	Det. Sales	63	76	70	246	243	268
	Det. Average Price	505,152	503,968	474,120	501,403	506,318	467,951
	Det. Median Price	489,000	482,250	452,450	487,750	495,000	460,750
	Apt. Sales	4	4	4	17	19	15
	Apt. Average Price	n/a	n/a	n/a	206,309	170,721	201,283
	Apt. Median Price	n/a	n/a	n/a	210,000	175,000	205,000
	Total Sales Volume	41,742,505	46,098,510	44,230,365	157,883,319	159,912,957	160,545,722

n/a = insufficient data

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

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville	Sales	31	25	39	106	81	116
	Sales Volume	13,691,000	10,798,700	15,614,960	44,394,750	33,487,123	43,607,847
	Average Price	441,645	431,948	400,384	418,818	413,421	375,930
	Median Price	438,500	440,000	415,000	417,150	413,400	390,000
Sherwood Park	Det. Sales	106	101	107	367	374	398
	Det. Average Price	624,755	597,325	539,091	608,565	577,333	536,485
	Det. Median Price	601,500	573,222	505,000	582,990	553,000	510,000
	Apt. Sales	20	13	21	57	60	73
	Apt. Average Price	288,395	303,308	293,343	304,076	303,978	282,988
	Apt. Median Price	261,000	305,000	274,900	285,000	304,750	272,000
	Total Sales Volume	89,998,401	79,122,974	78,224,517	312,379,132	290,286,621	290,354,542
Spruce Grove	Det. Sales	64	73	105	270	327	351
	Det. Average Price	535,286	535,163	504,198	526,361	544,750	478,932
	Det. Median Price	522,250	519,900	465,000	510,000	545,000	458,000
	Apt. Sales	4	14	11	15	33	46
	Apt. Average Price	n/a	190,979	167,000	215,407	205,153	186,742
	Apt. Median Price	n/a	182,750	140,000	206,500	191,000	173,625
	Total Sales Volume	51,935,928	54,107,176	72,687,986	211,799,892	237,079,885	237,524,650
St. Albert	Det. Sales	120	110	129	390	406	413
	Det. Average Price	676,188	621,798	566,708	648,543	616,374	575,359
	Det. Median Price	608,750	560,000	529,900	600,000	555,000	532,500
	Apt. Sales	14	16	17	73	75	53
	Apt. Average Price	232,528	334,138	292,482	284,116	278,771	266,442
	Apt. Median Price	208,000	255,950	264,000	239,900	234,600	217,500
	Total Sales Volume	96,385,146	87,906,290	91,985,346	323,104,540	324,153,937	300,550,648
St. Paul	Sales	20	22	14	72	70	52
	Sales Volume	5,811,800	4,669,500	3,190,900	18,282,119	14,925,650	10,975,450
	Average Price	290,590	212,250	227,921	253,918	213,224	211,066
	Median Price	271,500	209,000	217,750	259,000	200,000	212,500
Stony Plain	Sales	46	45	54	180	203	214
	Sales Volume	20,014,505	18,252,669	21,093,049	76,179,256	80,046,582	83,310,303
	Average Price	435,098	405,615	390,612	423,218	394,318	389,300
	Median Price	433,487	410,000	393,000	427,675	418,000	389,950
Vegreville	Sales	10	16	11	35	51	53
	Sales Volume	2,785,500	4,454,000	2,755,000	9,103,000	14,192,899	11,269,100
	Average Price	278,550	278,375	250,455	260,086	278,292	212,625
	Median Price	255,000	279,500	240,000	260,000	266,000	225,000
Westlock	Sales	5	9	9	21	39	30
	Sales Volume	1,589,950	2,162,800	2,189,000	6,028,750	10,793,450	7,030,600
	Average Price	317,990	240,311	243,222	287,083	276,755	234,353
	Median Price	305,000	220,000	239,000	287,500	272,500	222,000
Wetaskiwin	Sales	26	24	25	85	92	91
	Sales Volume	7,261,300	7,213,850	6,509,733	22,939,400	25,209,675	22,605,333
	Average Price	279,281	300,577	260,389	269,875	274,018	248,410
	Median Price	285,000	270,500	251,000	263,500	270,500	249,900

n/a = insufficient data

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