

Media Release

Average residential price pulls back in June as inventory levels continue to rise

Edmonton, AB – July 2, 2026 – The Greater Edmonton Area (GEA) real estate market reported 2,746 sales in June 2026, increasing 7.5% in comparison to activity in May 2026 and decreasing 4.1% compared to June 2025. There were 4,475 new listings – a month-over-month decrease of 3.6% and a year-over-year increase of 10.1%. Inventory levels rose 2.9% from the previous month and are 22.2% higher than June 2025.

Average selling price across all residential property types decreased by 1.6% from the previous month to \$483,600, a price 4.1% higher than June 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$431,300, decreasing 0.2% from May 2026 and decreasing 2.1% year-over-year.



"While average prices dropped from a peak of just over \$490,000 in May, June appears to be a peak month for the number of sales—though not enough to keep up with growing inventory. An influx of new listings over the last several months has set up this year's market to offer plenty of choice and availability to buyers. Although new listings showed a slight reversal in June, it's not enough to impact the overall trend, as inventory levels are still increasing in the double-digits over last year."

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
JUNE 2026	2,746	4,475	\$483,600	8,072	36
Month-over-month change	↑ 7.5%	↓ -3.6%	↓ -1.6%	↑ 2.9%	0 Days
Year-over-year change	↓ -4.1%	↑ 10.1%	↑ 4.1%	↑ 22.2%	↑ 5 Days

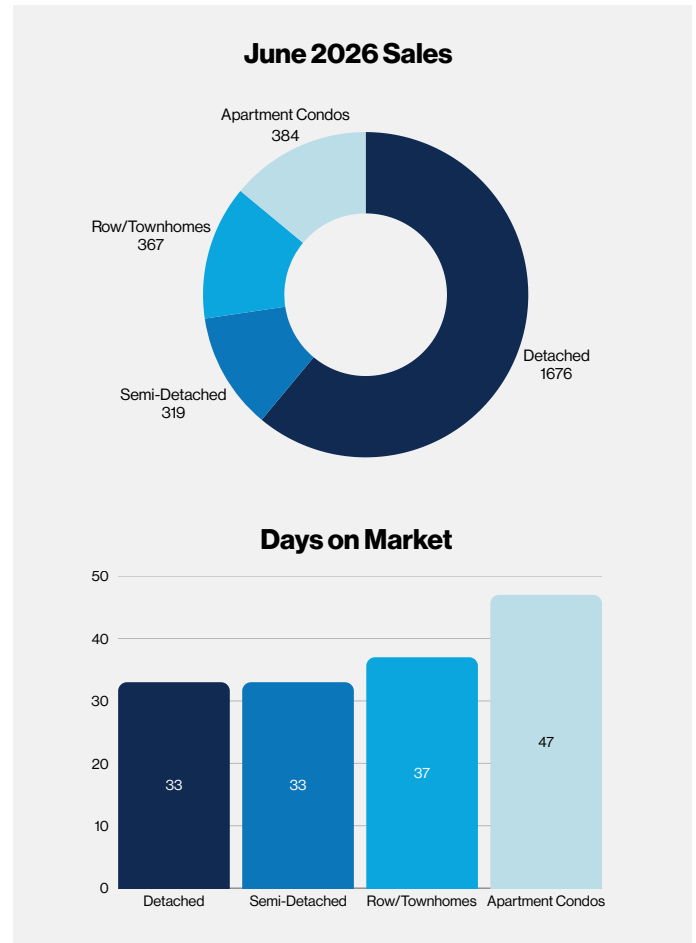
Data by Property Type





Detached home prices averaged \$592,989, decreasing 1.9% from May 2026 and increasing 3.3% from June 2025. New detached listings decreased 10.3% month-over-month but showed an 11.0% year-over-year increase. Detached sales increased 6.1% from the previous month but decreased 1.0% compared to sales in June of last year.

Semi-detached new listings increased 1.0% from the previous month and showed an increase of 15.0% year-over-year. Sales increased by 6.7% compared to May 2026 and 4.9% compared to June 2025. The semi-detached average price was \$434,651, rising 0.3% from May but decreasing 1.2% from June 2025.

Row/townhome prices decreased 2.1% from last month and 2.1% from June 2025, averaging \$303,117. New listings were down 1.0% from May and up 20.7% from June 2025. Sales for row/townhouse properties increased by 17.3% month-over-month and were 10.9% lower year-over-year.

Apartment condominiums sales increased 5.5% in June, but sold 15.4% fewer units than in June of the previous year. New listings decreased 9.7% month-over-month and 2.2% year-over-year. Condominium prices averaged \$219,190 during June 2026—increasing 6.4% from May and 2.0% compared to June 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$592,989	\$434,651	\$303,117	\$219,190
Month-over-month change	↓ -1.9%	↑ 0.3%	↓ -2.1%	↑ 6.4%
Year-over-year change	↑ 3.3%	↓ -1.2%	↓ -2.1%	↑ 2.0%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	June 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 529,700.00	-0.3%	-0.5%
Apartment benchmark price	\$ 202,100.00	0.1%	-10.2%
Townhouse benchmark price	\$ 275,800.00	0.2%	-5.6%
Composite ³ benchmark price	\$ 431,300.00	-0.2%	-2.1%
MLS® System Activity (for all-residential ⁴ sales in GEA)	June 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 483,600.00	-1.6%	4.1%
All-residential median selling price	\$ 452,500.00	-1.1%	2.8%
# residential listings this month	4,475	-3.6%	10.1%
# residential sales this month	2,746	7.5%	-4.1%
# residential inventory at month end	8,072	2.9%	22.2%
# Total ⁶ MLS® System sales this month	3,238	7.6%	7.8% ⁷
\$ Value Total residential sales this month	\$ 1,455,532,091.00	6.4%	0.5%
\$ Value of total MLS® System sales – month	\$ 1,512,569,729.00	7.1%	7.3% ⁷
\$ Value of total MLS® System sales - YTD	\$ 6,770,869,236.00	28.7%	28.8% ⁷

MLS® Rental Listing Activity	June 2026	M/M % Change	Y/Y % Change
Total rented listings	34	3.0%	-22.7%
Active rentals	67	17.5%	-1.5%
	June 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	31	-11 days	31
Average price ⁸ for 1-bedroom units	\$ 1,048.00	-11.0%	\$1,201.00
Average price for 2-bedroom units	\$ 1,757.00	1.3%	\$1,728.00

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

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

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

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

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

6 Includes residential, land lease community and rural sales.

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

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

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

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

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5 Year Residential Activity (Part 1)

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Greater Edmonton Area¹

June 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,618 / 12,750	2,358 / 12,308	2,126 / 11,804	2,164 / 11,391	2,756 / 13,978
Sales / YTD	1,676 / 7,505	1,693 / 8,274	1,660 / 8,899	1,598 / 6,897	1,682 / 9,793
Sales to New Listings Ratio / YTD	64% / 59%	72% / 67%	78% / 75%	74% / 61%	61% / 70%
Sales Volume	993,849,362	971,688,567	895,341,547	799,234,246	856,514,750
Sales Volume YTD	4,416,440,970	4,752,452,558	4,677,173,859	3,397,827,492	4,979,441,683
Average Sale Price	592,989	573,945	539,362	500,147	509,224
Average Sale Price YTD	588,466	574,384	525,584	492,653	508,469
Median Sale Price	535,000	524,500	495,000	460,000	466,500
Median Sale Price YTD	530,000	529,998	485,000	450,000	466,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	99% / 100%
Average Days on Market / YTD	33 / 36	29 / 32	29 / 39	40 / 45	28 / 31
Median Days on Market / YTD	21 / 22	19 / 18	17 / 21	26 / 28	20 / 17
Average Days on Market (Cum.) / YTD	49 / 58	41 / 47	42 / 59	60 / 71	33 / 43
Median Days on Market (Cum.) / YTD	25 / 27	21 / 20	20 / 24	31 / 37	21 / 18
Semi-detached					
New Listings / YTD	506 / 2,471	440 / 2,134	355 / 1,955	357 / 1,851	441 / 2,487
Sales / YTD	318 / 1,510	304 / 1,577	335 / 1,633	313 / 1,259	343 / 1,908
Sales to New Listings Ratio / YTD	63% / 61%	69% / 74%	94% / 84%	88% / 68%	78% / 77%
Sales Volume	138,219,049	133,710,917	141,571,633	119,930,363	128,052,869
Sales Volume YTD	653,215,293	681,787,396	665,079,288	471,539,701	721,988,273
Average Sale Price	434,651	439,839	422,602	383,164	373,332
Average Sale Price YTD	432,593	432,332	407,275	374,535	378,401
Median Sale Price	415,923	430,050	411,000	376,000	370,000
Median Sale Price YTD	422,622	429,000	402,000	369,900	370,500
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	99% / 100%
Average Days on Market / YTD	33 / 37	26 / 27	28 / 33	34 / 41	30 / 31
Median Days on Market / YTD	23 / 24	17 / 17	17 / 19	27 / 27	22 / 18
Average Days on Market (Cum.) / YTD	48 / 56	31 / 33	34 / 45	50 / 61	35 / 41
Median Days on Market (Cum.) / YTD	31 / 29	18 / 18	17 / 21	29 / 31	24 / 19
Row/Townhouse					
New Listings / YTD	625 / 3,007	518 / 2,827	471 / 2,484	441 / 2,181	471 / 2,687
Sales / YTD	367 / 1,737	412 / 2,173	405 / 2,076	296 / 1,543	319 / 1,928
Sales to New Listings Ratio / YTD	59% / 58%	80% / 77%	86% / 84%	67% / 71%	68% / 72%
Sales Volume	111,243,916	127,498,666	117,509,284	76,205,124	81,673,181
Sales Volume YTD	533,643,624	673,301,026	595,277,249	391,878,369	507,652,960
Average Sale Price	303,117	309,463	290,146	257,450	256,029
Average Sale Price YTD	307,221	309,849	286,742	253,972	263,305
Median Sale Price	295,000	309,999	290,000	250,750	245,800
Median Sale Price YTD	307,500	314,800	290,000	250,000	259,650
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	100% / 100%	98% / 97%	98% / 98%
Average Days on Market / YTD	37 / 40	29 / 28	25 / 34	41 / 48	37 / 43
Median Days on Market / YTD	29 / 29	20 / 18	17 / 19	25 / 31	29 / 28
Average Days on Market (Cum.) / YTD	56 / 62	35 / 35	30 / 44	55 / 72	49 / 63
Median Days on Market (Cum.) / YTD	35 / 35	23 / 20	18 / 20	29 / 38	30 / 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)
Greater Edmonton Area¹
June 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	726 / 3,917	742 / 4,016	684 / 3,851	670 / 3,590	677 / 4,029
Sales / YTD	384 / 1,901	454 / 2,376	442 / 2,431	391 / 1,732	312 / 1,818
Sales to New Listings Ratio / YTD	53% / 49%	61% / 59%	65% / 63%	58% / 48%	46% / 45%
Sales Volume	84,169,038	97,559,013	93,606,976	76,279,330	63,954,920
Sales Volume YTD	410,904,991	509,523,131	485,850,788	333,816,090	367,899,780
Average Sale Price	219,190	214,888	211,780	195,088	204,984
Average Sale Price YTD	216,152	214,446	199,856	192,734	202,365
Median Sale Price	196,500	195,250	195,000	175,000	185,500
Median Sale Price YTD	194,999	195,000	185,000	173,000	180,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	96% / 95%	96% / 96%
Average Days on Market / YTD	47 / 51	42 / 44	42 / 48	55 / 60	54 / 59
Median Days on Market / YTD	34 / 35	30 / 29	29 / 30	40 / 43	42 / 42
Average Days on Market (Cum.) / YTD	71 / 78	61 / 65	59 / 73	87 / 102	85 / 99
Median Days on Market (Cum.) / YTD	43 / 47	34 / 34	33 / 35	50 / 59	49 / 56
Total Residential²					
New Listings / YTD	4,475 / 22,145	4,058 / 21,285	3,636 / 20,094	3,632 / 19,013	4,345 / 23,181
Sales / YTD	2,745 / 12,653	2,863 / 14,400	2,842 / 15,039	2,598 / 11,431	2,656 / 15,447
Sales to New Listings Ratio / YTD	61% / 57%	71% / 68%	78% / 75%	72% / 60%	61% / 67%
Sales Volume	1,327,481,365	1,330,457,163	1,248,029,440	1,071,649,063	1,130,195,720
Sales Volume YTD	6,014,204,878	6,617,064,111	6,423,381,184	4,595,061,652	6,576,982,696
Average Sale Price	483,600	464,707	439,138	412,490	425,525
Average Sale Price YTD	475,318	459,518	427,115	401,982	425,777
Median Sale Price	452,500	440,000	419,500	390,000	395,000
Median Sale Price YTD	445,000	440,000	410,388	379,000	397,900
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	100% / 99%	98% / 97%	98% / 99%
Average Days on Market / YTD	36 / 39	31 / 33	30 / 39	42 / 47	32 / 36
Median Days on Market / YTD	24 / 25	20 / 19	18 / 21	28 / 30	23 / 20
Average Days on Market (Cum.) / YTD	53 / 61	42 / 47	42 / 58	63 / 75	41 / 52
Median Days on Market (Cum.) / YTD	29 / 31	22 / 21	20 / 25	33 / 39	25 / 22
Other³					
New Listings / YTD	194 / 847	155 / 863	147 / 957	219 / 1,018	198 / 1,036
Sales / YTD	72 / 396	104 / 458	65 / 482	81 / 398	103 / 596
Sales to New Listings Ratio / YTD	37% / 47%	67% / 53%	44% / 50%	37% / 39%	52% / 58%
Sales Volume	32,479,600	38,652,006	21,851,154	20,874,820	25,701,052
Sales Volume YTD	168,590,476	167,680,886	172,146,537	95,828,888	170,751,692
Average Sale Price	451,106	371,654	336,172	257,714	249,525
Average Sale Price YTD	425,734	366,115	357,150	240,776	286,496
Median Sale Price	235,600	220,000	237,000	145,000	140,000
Median Sale Price YTD	222,250	252,500	252,000	142,750	197,500
Sale to List Price Ratio / YTD	94% / 95%	95% / 96%	96% / 96%	95% / 93%	95% / 95%
Average Days on Market / YTD	69 / 64	50 / 76	90 / 77	74 / 90	73 / 94
Median Days on Market / YTD	40 / 36	26 / 31	29 / 33	29 / 44	39 / 44
Average Days on Market (Cum.) / YTD	114 / 99	95 / 134	117 / 134	94 / 124	111 / 129
Median Days on Market (Cum.) / YTD	48 / 47	32 / 39	29 / 45	30 / 55	41 / 55

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

June 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	5,881 (1,650)	n/a	n/a
	December	4,518 (1,311)	n/a	n/a
2026	January	4,837 (1,148)		
	February	5,361 (1,602)		
	March	6,087 (2,132)		
	April	6,684 (2,473)		
	May	7,621 (2,553)		
	June	8,068 (2,745)		

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**

June 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	2,202	1,650	n/a	n/a	n/a	n/a
	December	1,367	1,311	n/a	n/a	n/a	n/a
	Total		39,357	26,823	n/a	n/a	n/a
2026	January	2,443	1,148				
	February	2,915	1,602				
	March	3,689	2,132				
	April	3,982	2,473				
	May	4,641	2,553				
	June	4,475	2,745				
	Total		22,145	12,653			

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
June 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	590,116	436,997	307,926	212,054	470,905
	April	589,309	423,569	313,193	225,985	478,783
	May	604,545	433,222	309,554	205,939	491,638
	June	592,989	434,651	303,117	219,190	483,600

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
June 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	5,881 (1,650)	n/a	4,392 (1,161)	n/a
	December	4,518 (1,311)	n/a	3,344 (910)	n/a
2026	January	4,837 (1,148)		3,548 (790)	
	February	5,361 (1,602)		3,950 (1,108)	
	March	6,087 (2,132)		4,526 (1,420)	
	April	6,684 (2,473)		4,988 (1,627)	
	May	7,621 (2,553)		5,769 (1,646)	
	June	8,068 (2,745)		6,094 (1,820)	

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

June 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,660 / 8,140	1,544 / 7,885	1,352 / 7,399	1,362 / 7,275	1,779 / 9,094
Sales / YTD	1,019 / 4,531	1,021 / 5,161	1,013 / 5,571	978 / 4,272	1,014 / 6,162
Sales to New Listings Ratio / YTD	61% / 56%	66% / 65%	75% / 75%	72% / 59%	57% / 68%
Sales Volume	586,287,935	573,648,777	535,485,026	479,440,635	510,439,953
Sales Volume YTD	2,611,457,882	2,913,890,541	2,877,108,228	2,060,319,093	3,085,115,637
Average Sale Price	575,356	561,850	528,613	490,226	503,392
Average Sale Price YTD	576,354	564,598	516,444	482,284	500,668
Median Sale Price	525,000	515,000	480,500	449,900	460,000
Median Sale Price YTD	520,000	521,500	475,000	440,000	460,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	100% / 100%	98% / 98%	98% / 100%
Average Days on Market / YTD	35 / 37	29 / 33	29 / 38	40 / 46	29 / 31
Median Days on Market / YTD	22 / 23	19 / 18	17 / 20	26 / 29	22 / 18
Average Days on Market (Cum.) / YTD	52 / 61	42 / 48	41 / 59	60 / 74	35 / 43
Median Days on Market (Cum.) / YTD	27 / 29	22 / 21	20 / 24	32 / 40	25 / 19
Semi-detached					
New Listings / YTD	341 / 1,670	300 / 1,509	243 / 1,310	237 / 1,245	300 / 1,795
Sales / YTD	192 / 922	206 / 1,107	216 / 1,075	216 / 824	250 / 1,356
Sales to New Listings Ratio / YTD	56% / 55%	69% / 73%	89% / 82%	91% / 66%	83% / 76%
Sales Volume	82,456,186	92,214,855	91,873,692	83,437,773	94,128,597
Sales Volume YTD	395,472,410	480,306,668	443,410,072	311,592,108	523,363,452
Average Sale Price	429,459	447,645	425,341	386,286	376,514
Average Sale Price YTD	428,929	433,881	412,474	378,146	385,961
Median Sale Price	414,700	433,325	412,000	380,000	371,500
Median Sale Price YTD	417,250	430,000	405,000	373,500	378,950
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	100% / 99%	98% / 98%	98% / 100%
Average Days on Market / YTD	34 / 38	28 / 28	28 / 32	35 / 40	32 / 31
Median Days on Market / YTD	26 / 26	18 / 18	17 / 19	29 / 27	24 / 19
Average Days on Market (Cum.) / YTD	50 / 59	32 / 35	34 / 44	55 / 62	37 / 41
Median Days on Market (Cum.) / YTD	34 / 34	20 / 20	18 / 21	32 / 32	27 / 20
Row/Townhouse					
New Listings / YTD	513 / 2,438	416 / 2,296	360 / 1,926	327 / 1,690	374 / 2,152
Sales / YTD	278 / 1,332	327 / 1,726	311 / 1,618	227 / 1,215	244 / 1,545
Sales to New Listings Ratio / YTD	54% / 55%	79% / 75%	86% / 84%	69% / 72%	65% / 72%
Sales Volume	82,611,028	97,799,806	88,562,426	57,640,099	62,671,451
Sales Volume YTD	399,915,426	521,784,282	454,172,838	303,089,292	404,529,180
Average Sale Price	297,162	299,082	284,767	253,921	256,850
Average Sale Price YTD	300,237	302,308	280,700	249,456	261,831
Median Sale Price	288,225	299,900	280,500	252,500	250,700
Median Sale Price YTD	300,000	307,000	285,000	248,300	259,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	100% / 100%	98% / 97%	98% / 98%
Average Days on Market / YTD	37 / 41	28 / 27	24 / 32	40 / 47	37 / 44
Median Days on Market / YTD	29 / 30	21 / 19	17 / 18	26 / 31	28 / 29
Average Days on Market (Cum.) / YTD	56 / 64	35 / 34	27 / 41	56 / 71	51 / 65
Median Days on Market (Cum.) / YTD	36 / 38	23 / 20	18 / 19	30 / 39	29 / 32

5 Year Residential Activity (Part 2)

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City of Edmonton

June 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	658 / 3,543	672 / 3,598	623 / 3,473	596 / 3,155	607 / 3,575
Sales / YTD	331 / 1,626	409 / 2,049	392 / 2,133	329 / 1,465	272 / 1,559
Sales to New Listings Ratio / YTD	50% / 46%	61% / 57%	63% / 61%	55% / 46%	45% / 44%
Sales Volume	70,629,366	86,546,713	81,162,666	60,495,880	54,804,115
Sales Volume YTD	341,971,827	432,247,743	416,351,414	268,392,094	308,381,381
Average Sale Price	213,382	211,606	207,048	183,878	201,486
Average Sale Price YTD	210,315	210,955	195,195	183,203	197,807
Median Sale Price	190,500	195,000	191,900	171,000	181,250
Median Sale Price YTD	190,000	195,000	181,500	169,000	176,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	95% / 95%	96% / 96%
Average Days on Market / YTD	50 / 52	43 / 44	43 / 48	54 / 60	55 / 59
Median Days on Market / YTD	36 / 36	30 / 29	31 / 31	41 / 44	42 / 42
Average Days on Market (Cum.) / YTD	76 / 83	62 / 67	61 / 73	87 / 104	88 / 101
Median Days on Market (Cum.) / YTD	47 / 51	34 / 35	34 / 36	50 / 60	51 / 56
Total Residential¹					
New Listings / YTD	3,172 / 15,791	2,932 / 15,288	2,578 / 14,108	2,522 / 13,365	3,060 / 16,616
Sales / YTD	1,820 / 8,411	1,963 / 10,043	1,932 / 10,397	1,750 / 7,776	1,780 / 10,622
Sales to New Listings Ratio / YTD	57% / 53%	67% / 66%	75% / 74%	69% / 58%	58% / 64%
Sales Volume	821,984,515	850,210,151	797,083,810	681,014,387	722,044,116
Sales Volume YTD	3,748,817,545	4,348,229,234	4,191,042,552	2,943,392,587	4,321,389,650
Average Sale Price	451,640	433,118	412,569	389,151	405,643
Average Sale Price YTD	445,704	432,961	403,101	378,523	406,834
Median Sale Price	425,500	418,000	394,333	370,000	381,250
Median Sale Price YTD	422,000	417,500	390,000	360,000	385,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	99% / 99%	97% / 97%	98% / 99%
Average Days on Market / YTD	38 / 41	32 / 34	31 / 38	42 / 48	35 / 37
Median Days on Market / YTD	26 / 27	21 / 20	19 / 21	29 / 32	26 / 21
Average Days on Market (Cum.) / YTD	57 / 66	44 / 48	42 / 57	64 / 78	46 / 55
Median Days on Market (Cum.) / YTD	33 / 35	24 / 23	21 / 25	35 / 42	28 / 24
Other²					
New Listings / YTD	114 / 452	67 / 434	66 / 466	120 / 491	82 / 478
Sales / YTD	33 / 199	40 / 225	30 / 258	40 / 180	45 / 287
Sales to New Listings Ratio / YTD	29% / 44%	60% / 52%	45% / 55%	33% / 37%	55% / 60%
Sales Volume	20,211,500	18,710,176	12,240,405	13,059,188	12,340,761
Sales Volume YTD	111,266,870	100,706,031	109,678,067	52,897,441	96,308,922
Average Sale Price	612,470	467,754	408,014	326,480	274,239
Average Sale Price YTD	559,130	447,582	425,109	293,875	335,571
Median Sale Price	480,000	436,250	267,000	190,750	190,000
Median Sale Price YTD	340,000	369,900	337,500	151,250	285,000
Sale to List Price Ratio / YTD	96% / 96%	96% / 97%	96% / 97%	97% / 94%	95% / 95%
Average Days on Market / YTD	67 / 63	35 / 51	47 / 52	71 / 67	53 / 63
Median Days on Market / YTD	44 / 39	23 / 24	28 / 29	27 / 41	41 / 37
Average Days on Market (Cum.) / YTD	98 / 92	56 / 99	74 / 106	93 / 104	60 / 86
Median Days on Market (Cum.) / YTD	51 / 50	29 / 30	29 / 33	28 / 53	41 / 43

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.

June 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	107	120	95	553	582	685
	Average	576,106	560,733	525,333	554,740	557,015	510,343
	Median	530,011	535,000	522,000	535,000	545,000	502,000
North Central	Sales	213	215	208	878	1,033	1,144
	Average	496,903	483,815	462,038	481,969	482,170	440,445
	Median	469,000	470,000	439,450	463,000	465,000	425,000
Northeast	Sales	64	74	56	281	335	313
	Average	497,339	440,068	398,655	458,953	462,831	396,536
	Median	427,500	421,250	368,500	417,500	427,500	375,000
Central	Sales	34	46	55	135	242	239
	Average	343,499	320,428	283,322	350,146	328,740	308,228
	Median	284,000	294,000	305,000	321,000	295,000	290,222
West	Sales	91	104	96	403	457	478
	Average	675,831	647,129	620,087	753,864	655,723	576,133
	Median	545,500	553,500	489,500	572,000	535,000	471,750
Southwest	Sales	146	110	128	558	562	647
	Average	716,746	724,341	644,763	723,919	722,159	632,521
	Median	613,500	629,000	563,655	620,000	618,000	557,000
Southeast	Sales	170	164	197	757	888	983
	Average	535,528	509,175	481,189	515,732	528,239	479,454
	Median	485,000	489,500	455,000	475,000	490,000	450,000
Anthony Henday Southwest	Sales	150	134	129	721	793	847
	Average	625,492	676,466	672,890	647,202	659,740	631,985
	Median	581,561	590,000	602,500	587,500	595,000	570,000
Anthony Henday Southeast	Sales	44	54	50	245	270	239
	Average	551,970	627,885	570,043	573,416	590,197	571,561
	Median	545,250	561,250	548,950	545,000	562,500	539,900
City of Edmonton Total	Sales	1,019	1,021	1,013	4,531	5,161	5,571
	Average	575,356	561,850	528,613	576,354	564,598	516,444
	Median	525,000	515,000	480,500	520,000	521,500	475,000

June 2026

Semi-detached		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	35	31	27	142	156	140
	Average	471,890	442,832	472,246	449,515	441,364	423,220
	Median	450,000	426,500	449,900	440,000	425,000	408,500
North Central	Sales	42	36	33	159	183	179
	Average	387,664	412,787	375,594	371,603	395,415	356,394
	Median	389,250	428,000	393,000	380,100	401,000	380,000
Northeast	Sales	9	7	12	62	43	36
	Average	387,520	380,411	302,833	365,155	350,327	308,044
	Median	373,000	420,000	306,500	370,536	326,000	306,500
Central	Sales	3	3	11	22	32	52
	Average	n/a	n/a	364,309	424,509	377,583	347,338
	Median	n/a	n/a	322,000	427,700	358,000	323,750
West	Sales	8	7	7	33	38	35
	Average	339,750	340,471	447,114	390,516	392,132	421,074
	Median	309,000	335,000	346,500	353,000	344,900	360,000
Southwest	Sales	14	18	17	82	85	89
	Average	484,064	515,817	456,992	512,666	467,897	465,629
	Median	420,500	426,450	424,900	458,750	420,900	415,100
Southeast	Sales	24	36	44	147	185	208
	Average	425,723	474,486	458,741	439,736	437,428	428,664
	Median	405,120	472,450	433,250	408,000	434,000	407,250
Anthony Henday Southwest	Sales	40	43	44	174	241	228
	Average	451,882	466,315	439,700	447,145	467,781	444,868
	Median	437,750	449,900	437,500	433,950	458,000	434,250
Anthony Henday Southeast	Sales	17	25	21	101	144	108
	Average	418,112	441,772	412,238	427,795	441,767	411,509
	Median	409,500	445,000	405,000	436,500	445,000	411,500
City of Edmonton Total	Sales	192	206	216	922	1,107	1,075
	Average	429,459	447,645	425,341	428,929	433,881	412,474
	Median	414,700	433,325	412,000	417,250	430,000	405,000

June 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	23	31	29	106	153	146
	Average	368,349	363,470	363,286	361,326	366,973	346,087
	Median	370,000	349,998	328,000	348,248	359,000	335,250
North Central	Sales	54	64	65	248	343	302
	Average	250,521	282,117	247,478	273,253	273,004	247,437
	Median	240,000	255,000	230,000	250,000	250,000	242,250
Northeast	Sales	24	40	19	131	171	141
	Average	259,660	227,088	215,558	233,437	226,126	199,493
	Median	232,000	203,000	213,500	220,000	212,000	193,000
Central	Sales	3	6	2	24	24	26
	Average	n/a	302,000	n/a	400,065	375,608	360,914
	Median	n/a	291,500	n/a	400,250	355,000	305,000
West	Sales	27	23	24	115	135	146
	Average	253,259	268,148	254,104	253,834	261,079	222,840
	Median	240,000	249,900	223,000	231,500	240,000	210,500
Southwest	Sales	34	37	49	146	194	199
	Average	323,868	312,186	291,722	315,556	311,201	284,830
	Median	298,500	290,000	278,877	297,250	311,500	285,000
Southeast	Sales	43	54	54	199	280	248
	Average	269,616	266,790	247,155	268,562	276,535	253,720
	Median	254,500	260,950	224,000	247,000	264,950	230,000
Anthony Henday Southwest	Sales	46	40	42	243	260	264
	Average	364,923	394,736	368,039	362,963	377,643	358,661
	Median	349,000	398,500	374,950	362,000	382,750	350,000
Anthony Henday Southeast	Sales	24	32	27	120	166	146
	Average	303,943	302,087	296,848	306,337	319,755	305,350
	Median	316,750	321,500	309,500	317,250	329,894	307,000
City of Edmonton Total	Sales	278	327	311	1,332	1,726	1,618
	Average	297,162	299,082	284,767	300,237	302,308	280,700
	Median	288,225	299,900	280,500	300,000	307,000	285,000

June 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	16	19	24	109	114	152
	Average	211,181	203,600	172,950	195,462	198,139	170,818
	Median	220,125	180,000	176,500	194,000	199,950	180,500
North Central	Sales	40	44	47	180	233	245
	Average	203,261	200,359	191,492	200,541	187,804	172,197
	Median	187,750	196,000	185,000	190,000	188,000	175,000
Northeast	Sales	16	21	24	89	124	149
	Average	137,556	139,067	154,217	149,101	148,544	134,952
	Median	140,750	145,000	140,000	155,000	151,850	139,000
Central	Sales	97	105	89	423	484	471
	Average	210,153	206,673	216,569	209,726	211,627	213,609
	Median	170,000	187,000	179,000	173,000	179,950	179,000
West	Sales	25	37	27	128	161	148
	Average	178,912	175,160	161,652	187,217	177,540	171,949
	Median	165,000	164,900	152,300	175,000	170,000	158,500
Southwest	Sales	64	84	83	335	399	427
	Average	262,875	236,103	241,078	244,209	244,221	222,009
	Median	231,438	224,450	213,000	213,000	222,500	198,000
Southeast	Sales	33	36	45	148	199	209
	Average	199,739	212,825	205,671	203,202	213,024	180,623
	Median	193,000	225,750	200,097	195,450	210,000	179,000
Anthony Henday Southwest	Sales	29	48	36	167	270	251
	Average	223,262	252,122	225,757	224,382	234,682	213,099
	Median	218,000	225,100	215,650	213,555	216,700	199,600
Anthony Henday Southeast	Sales	11	15	17	47	65	81
	Average	197,405	210,960	192,906	197,138	204,163	197,489
	Median	195,000	219,000	186,000	193,750	205,000	197,000
City of Edmonton Total	Sales	331	409	392	1,626	2,049	2,133
	Average	213,382	211,606	207,048	210,315	210,955	195,195
	Median	190,500	195,000	191,900	190,000	195,000	181,500

Summary of Properties Listed and Sold
City of Edmonton
June 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	1,608	1,161	n/a	n/a
	December	969	910	n/a	n/a
	Total	28,367	18,570	n/a	n/a
2026	January	1,745	790		
	February	2,109	1,108		
	March	2,624	1,420		
	April	2,808	1,627		
	May	3,333	1,646		
	June	3,172	1,820		
	Total	15,791	8,411		

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

June 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	582,059	440,629	302,863	204,863	441,626
	April	584,844	419,816	309,738	223,640	455,475
	May	589,393	422,901	297,188	200,354	455,074
	June	575,356	429,459	297,162	213,382	451,640

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

Total Board

June 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	3,003 / 14,751	2,768 / 14,448	2,502 / 13,955	2,576 / 13,548	3,307 / 16,431
Sales / YTD	1,978 / 8,690	2,002 / 9,601	1,929 / 10,153	1,917 / 8,045	1,978 / 11,201
Sales to New Listings Ratio / YTD	66% / 59%	72% / 66%	77% / 73%	74% / 59%	60% / 68%
Sales Volume	1,114,983,989	1,085,729,394	987,849,932	905,742,024	954,230,298
Sales Volume YTD	4,867,249,722	5,230,866,366	5,098,609,496	3,761,521,572	5,438,657,626
Semi-detached					
New Listings / YTD	522 / 2,530	449 / 2,196	371 / 2,027	370 / 1,925	453 / 2,556
Sales / YTD	334 / 1,555	313 / 1,622	340 / 1,681	323 / 1,289	347 / 1,952
Sales to New Listings Ratio / YTD	64% / 61%	70% / 74%	92% / 83%	87% / 67%	77% / 76%
Sales Volume	142,466,949	136,080,417	142,773,633	122,077,363	129,137,869
Sales Volume YTD	665,377,693	693,167,296	675,658,188	478,133,106	732,758,273
Row/Townhouse					
New Listings / YTD	629 / 3,035	520 / 2,859	476 / 2,531	447 / 2,212	477 / 2,730
Sales / YTD	371 / 1,754	415 / 2,197	414 / 2,097	300 / 1,558	324 / 1,957
Sales to New Listings Ratio / YTD	59% / 58%	80% / 77%	87% / 83%	67% / 70%	68% / 72%
Sales Volume	112,349,115	128,248,666	119,306,084	77,033,124	82,686,181
Sales Volume YTD	537,769,623	678,351,139	599,383,049	394,482,369	513,406,460
Apartment Condominium					
New Listings / YTD	734 / 3,968	757 / 4,085	690 / 3,925	681 / 3,643	688 / 4,081
Sales / YTD	389 / 1,945	462 / 2,416	450 / 2,475	395 / 1,747	323 / 1,863
Sales to New Listings Ratio / YTD	53% / 49%	61% / 59%	65% / 63%	58% / 48%	47% / 46%
Sales Volume	85,732,038	98,946,513	95,264,976	76,852,330	66,241,820
Sales Volume YTD	419,701,291	516,738,831	493,110,788	336,230,490	376,688,530
Total Residential¹					
New Listings / YTD	4,888 / 24,284	4,494 / 23,588	4,039 / 22,438	4,074 / 21,328	4,925 / 25,798
Sales / YTD	3,072 / 13,944	3,192 / 15,836	3,133 / 16,406	2,935 / 12,639	2,972 / 16,973
Sales to New Listings Ratio / YTD	63% / 57%	71% / 67%	78% / 73%	72% / 59%	60% / 66%
Sales Volume	1,455,532,091	1,449,004,990	1,345,194,625	1,181,704,841	1,232,296,168
Sales Volume YTD	6,490,098,329	7,119,123,632	6,866,761,521	4,970,367,537	7,061,510,889
Other²					
New Listings / YTD	317 / 1,505	326 / 1,654	301 / 1,790	346 / 1,696	334 / 1,813
Sales / YTD	136 / 667	157 / 790	110 / 767	144 / 681	169 / 946
Sales to New Listings Ratio / YTD	43% / 44%	48% / 48%	37% / 43%	42% / 40%	51% / 52%
Sales Volume	40,910,113	46,734,706	27,235,056	28,991,796	32,820,879
Sales Volume YTD	209,172,863	225,653,724	217,997,003	138,493,109	225,145,321

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.

June 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	4	7	2	24	31	32
	Sales Volume	n/a	1,969,500	n/a	6,509,500	8,553,000	7,566,952
	Average Price	n/a	281,357	n/a	271,229	275,903	236,467
	Median Price	n/a	327,000	n/a	263,750	250,000	240,000
Beaumont	Sales	47	39	62	231	226	233
	Sales Volume	25,444,821	21,863,600	32,278,914	127,451,457	121,925,798	120,105,349
	Average Price	541,379	560,605	520,628	551,738	539,495	515,474
	Median Price	528,000	545,000	492,250	538,000	522,000	500,000
Bonnyville	Sales	25	34	26	124	159	127
	Sales Volume	10,254,049	13,881,173	11,620,249	48,359,487	58,938,520	47,064,082
	Average Price	410,162	408,270	446,933	389,996	370,683	370,583
	Median Price	469,999	377,500	442,000	347,500	329,000	335,000
Cold Lake	Sales	49	42	46	195	168	189
	Sales Volume	18,165,460	16,396,704	15,599,300	73,929,834	61,348,411	63,688,750
	Average Price	370,724	390,398	339,115	379,127	365,169	336,978
	Median Price	360,200	380,500	320,750	365,000	362,450	325,000
Devon	Sales	22	15	14	73	64	72
	Sales Volume	9,764,955	6,188,073	4,845,000	32,406,571	25,457,466	29,704,450
	Average Price	443,862	412,538	346,071	443,926	397,773	412,562
	Median Price	452,500	388,500	322,000	440,000	387,000	385,000
Drayton Valley	Sales	12	11	7	65	70	70
	Sales Volume	4,012,500	3,669,800	1,787,500	20,336,300	22,332,800	19,571,600
	Average Price	334,375	333,618	255,357	312,866	319,040	279,594
	Median Price	327,000	336,000	286,000	320,000	306,750	285,000
Fort Saskatchewan	Det. Sales	50	46	44	238	234	278
	Det. Average Price	563,202	533,427	533,794	557,050	535,990	493,432
	Det. Median Price	532,500	537,450	541,278	538,700	520,500	473,200
	Apt. Sales	6	7	5	32	44	24
	Apt. Average Price	204,583	206,500	189,620	177,552	193,427	168,375
	Apt. Median Price	188,000	215,000	155,000	180,000	181,000	177,500
	Total Sales Volume	38,220,101	32,031,420	28,767,452	184,728,144	174,062,670	183,678,541
Gibbons	Sales	5	10	4	30	38	30
	Sales Volume	1,524,900	3,959,900	n/a	11,476,800	15,496,735	10,117,000
	Average Price	304,980	395,990	n/a	382,560	407,809	337,233
	Median Price	335,000	355,000	n/a	369,950	373,750	315,000
Leduc	Det. Sales	59	52	64	305	295	332
	Det. Average Price	487,555	507,158	466,343	498,725	506,466	467,641
	Det. Median Price	475,000	487,500	450,117	485,000	492,000	458,500
	Apt. Sales	4	4	1	21	23	16
	Apt. Average Price	n/a	n/a	n/a	201,179	177,187	199,260
	Apt. Median Price	n/a	n/a	n/a	210,000	176,000	202,500
	Total Sales Volume	42,620,113	34,819,500	37,756,494	200,503,432	194,732,457	198,302,216

n/a = insufficient data

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

June 2026

	2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville						
Sales	33	32	29	139	113	145
Sales Volume	13,666,000	12,756,400	11,182,555	58,060,750	46,243,523	54,790,402
Average Price	414,121	398,638	385,605	417,703	409,235	377,865
Median Price	402,000	406,950	383,000	415,000	410,000	390,000
Sherwood Park						
Det. Sales	104	100	104	471	474	502
Det. Average Price	594,876	574,511	531,921	605,542	576,738	535,540
Det. Median Price	553,056	527,599	506,500	580,000	550,000	509,750
Apt. Sales	15	7	15	72	67	88
Apt. Average Price	303,307	285,329	280,093	303,916	302,030	282,494
Apt. Median Price	295,000	280,000	245,000	287,500	304,500	270,000
Total Sales Volume	83,905,990	76,535,078	76,185,094	396,285,122	366,821,699	366,539,636
Spruce Grove						
Det. Sales	73	74	68	343	401	419
Det. Average Price	568,735	552,321	483,398	535,380	546,147	479,657
Det. Median Price	560,000	530,750	449,950	515,000	535,395	455,000
Apt. Sales	4	4	4	19	37	50
Apt. Average Price	n/a	n/a	n/a	213,263	196,542	189,650
Apt. Median Price	n/a	n/a	n/a	207,500	185,000	173,875
Total Sales Volume	55,941,492	53,370,157	49,243,805	267,741,384	290,450,042	286,768,455
St. Albert						
Det. Sales	99	107	117	489	513	530
Det. Average Price	660,093	625,888	579,116	650,881	618,358	576,188
Det. Median Price	605,000	570,000	524,900	600,000	555,000	530,000
Apt. Sales	17	15	17	90	90	70
Apt. Average Price	279,848	325,227	284,553	283,310	286,514	270,840
Apt. Median Price	280,000	255,000	265,000	240,950	235,300	223,950
Total Sales Volume	86,574,760	87,201,512	90,422,296	409,679,300	411,355,449	390,972,944
St. Paul						
Sales	21	20	20	93	90	72
Sales Volume	7,691,800	4,697,300	5,199,350	25,973,919	19,622,950	16,174,800
Average Price	366,276	234,865	259,968	279,289	218,033	224,650
Median Price	303,000	175,750	253,725	268,000	199,950	218,750
Stony Plain						
Sales	44	53	48	224	256	262
Sales Volume	19,498,988	22,904,549	19,401,472	95,678,244	102,951,131	102,711,775
Average Price	443,159	432,161	404,197	427,135	402,153	392,030
Median Price	440,000	430,000	396,000	429,000	420,000	390,000
Vegreville						
Sales	16	11	9	51	62	62
Sales Volume	5,187,500	3,015,000	2,003,000	14,290,500	17,207,899	13,272,100
Average Price	324,219	274,091	222,556	280,206	277,547	214,066
Median Price	326,000	256,000	199,000	275,000	263,000	223,500
Westlock						
Sales	12	7	9	33	46	39
Sales Volume	3,814,500	1,649,500	2,877,000	9,843,250	12,442,950	9,907,600
Average Price	317,875	235,643	319,667	298,280	270,499	254,041
Median Price	329,000	245,000	290,000	295,000	271,250	238,000
Wetaskiwin						
Sales	21	30	23	106	122	114
Sales Volume	6,522,200	7,651,400	6,163,300	29,461,600	32,861,075	28,768,633
Average Price	310,581	255,047	267,970	277,940	269,353	252,356
Median Price	300,000	255,000	245,000	265,000	269,950	249,450

n/a = insufficient data

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

Second Quarter 2026

		2026-Q2	2025-Q2	2024-Q2	2026 YTD	2025 YTD	2024 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	8	11	15	16	20	18
	Sales Volume	2,588,500	3,935,200	3,916,500	5,401,500	6,756,900	4,566,000
Calmar	Sales	12	14	15	30	24	31
	Sales Volume	4,538,974	5,969,000	5,364,000	12,369,273	9,007,500	10,949,300
Elk Point	Sales	3	8	5	8	11	15
	Sales Volume	n/a	966,900	752,900	1,741,500	1,561,900	1,907,700
Millet	Sales	11	8	6	17	13	10
	Sales Volume	4,404,000	2,382,500	1,831,050	6,607,900	4,066,400	2,964,050
Redwater	Sales	14	23	20	22	32	29
	Sales Volume	4,463,310	6,370,700	5,089,350	7,215,310	8,835,700	6,604,750
Tofield	Sales	8	19	23	11	30	31
	Sales Volume	2,930,400	5,805,000	5,456,500	4,093,900	8,309,000	7,160,500
Commercial² Sales by County							
Athabasca County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Barrhead County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Beaver County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Brazeau County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Minburn County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Wetaskiwin County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

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

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