

SELLING PRICE

AVERAGE	\$475K		\$447K	MEDIAN
Month-over-Month	-1.8%		-1.4%	Month-over-Month
Year-over-Year	2.6%		2.2%	Year-over-Year
ALL RESIDENTIAL				

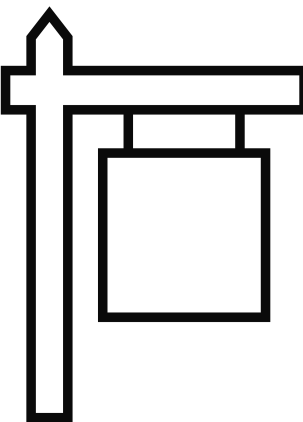
AVERAGE	\$586K		\$531K	MEDIAN
M/M	-1.3%		-0.7%	M/M
Y/Y	1.2%		-0.7%	Y/Y
DETACHED				

AVERAGE	\$425K		\$419K	MEDIAN
M/M	-2.1%		0.6%	M/M
Y/Y	-1.0%		-1.1%	Y/Y
SEMI-DETACHED				

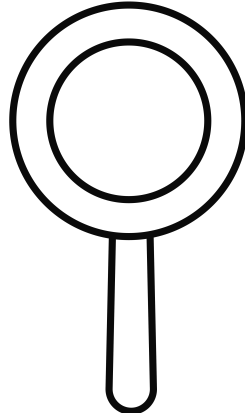
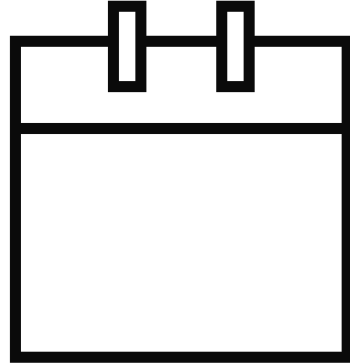
AVERAGE	\$293K		\$295K	MEDIAN
M/M	-3.5%		-0.4%	M/M
Y/Y	-1.3%		1.7%	Y/Y
ROW/TOWNHOUSE				

AVERAGE	\$215K		\$195K	MEDIAN
M/M	-2.1%		-0.8%	M/M
Y/Y	2.3%		2.6%	Y/Y
APARTMENT CONDOMINIUM				

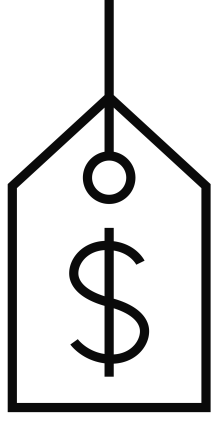
NEW LISTINGS

	CURRENT MONTH		M/M
	4,258	↓	-1.0%
	YTD	↑	Y/Y
	26K		0.6%

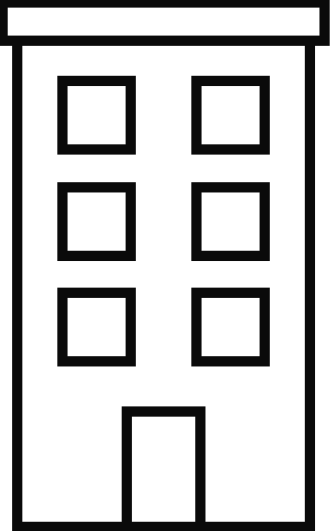
INVENTORY

8,142		3.2	
INVENTORY		MONTHS OF INVENTORY	

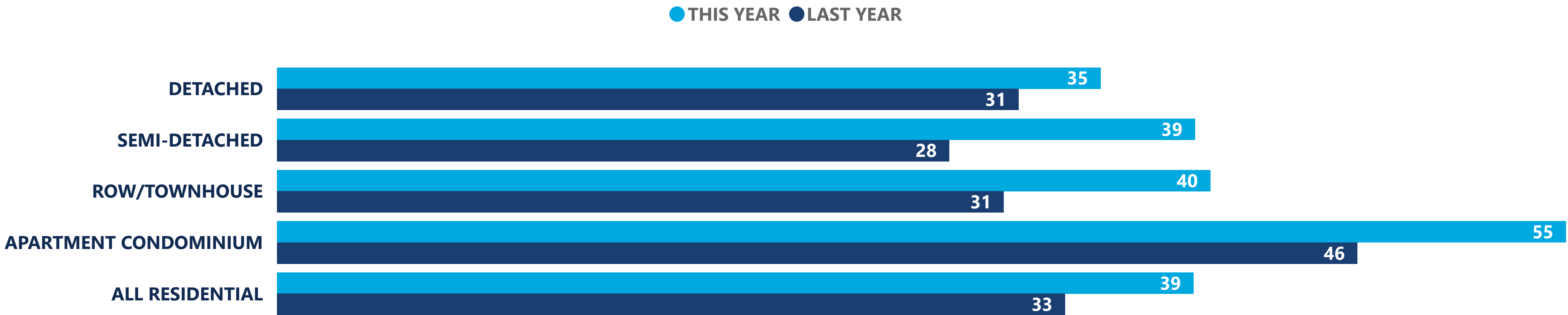
SALES

	CURRENT MONTH		M/M
	2,535	↓	-7.6%
	YTD	↓	Y/Y
	15K		-11.0%

HIGH ROLLERS

DETACHED	\$3,100,000	
SEMI-DETACHED	\$1,212,500	
ROW/TOWNHOUSE	\$645,000	
APARTMENT CONDOMINIUM	\$920,000	

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

SELLING PRICE

AVERAGE

\$445K

Month-over-Month
-1.7%

Year-over-Year
2.9%

MEDIAN

\$418K

Month-over-Month
-1.9%

Year-over-Year
0.7%

ALL RESIDENTIAL

AVERAGE

\$577K

M/M
0.2%

Y/Y
1.3%

MEDIAN

\$515K

M/M
-1.9%

Y/Y
-0.5%

DETACHED

AVERAGE

\$427K

M/M
-0.6%

Y/Y
-1.0%

MEDIAN

\$420K

M/M
1.2%

Y/Y
-1.7%

SEMI-DETACHED

AVERAGE

\$286K

M/M
-3.9%

Y/Y
-1.2%

MEDIAN

\$289K

M/M
0.2%

Y/Y
3.2%

ROW/TOWNHOUSE

AVERAGE

\$208K

M/M
-2.5%

Y/Y
2.5%

MEDIAN

\$191K

M/M
0.3%

Y/Y
2.7%

APARTMENT CONDOMINIUM

NEW LISTINGS

CURRENT MONTH

3,055

YTD

19K

↑

↓

M/M

0.7%

Y/Y

-1.2%

INVENTORY

6,151

INVENTORY

3.7

MONTHS OF INVENTORY

SALES

CURRENT MONTH

1,684

YTD

10K

↓

↓

M/M

-7.4%

Y/Y

-12.8%

HIGH ROLLERS

DETACHED

\$3,100,000

SEMI-DETACHED

\$1,212,500

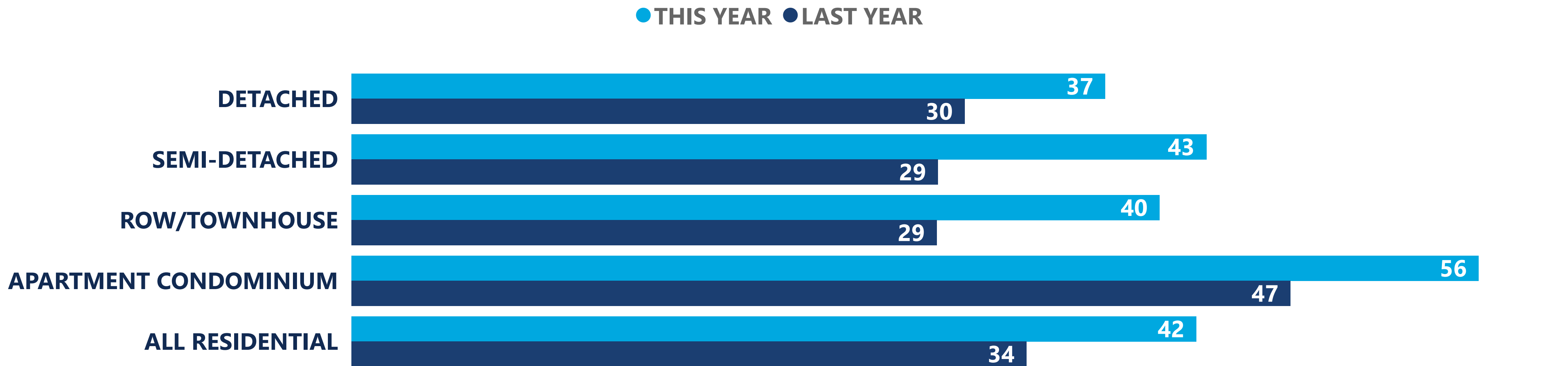
ROW/TOWNHOUSE

\$645,000

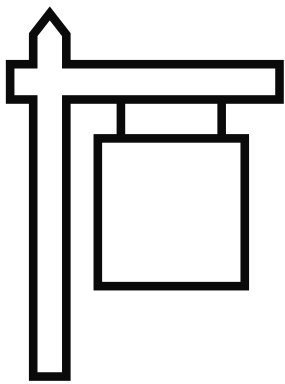
APARTMENT CONDOMINIUM

\$920,000

AVERAGE DAYS ON MARKET FOR MONTHLY SALES

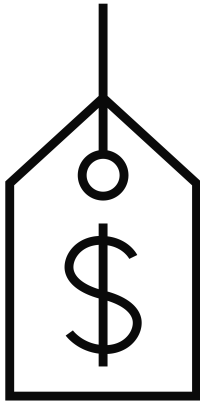


NEW LISTINGS



CURRENT MONTH
4,258
↓ -1%
YTD
26K
↑ 1%
M/M
Y/Y

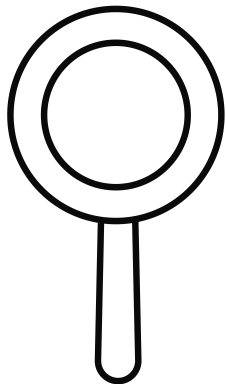
SALES



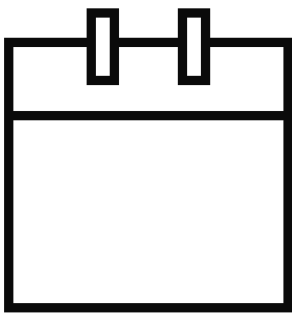
CURRENT MONTH
2,535
↓ -8%
YTD
15K
↓ -11%
M/M
Y/Y

MONTHS OF INVENTORY

8,142
INVENTORY

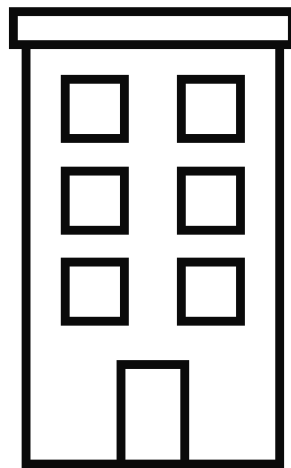


3.2
MONTHS OF INVENTORY



HIGH ROLLERS

DETACHED \$3,100,000
SEMI-DETACHED \$1,212,500
ROW/TOWNHOUSE \$645,000
APARTMENT CONDOMINIUM \$920,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE \$475,079
M/M -2%
Y/Y 3%
MEDIAN \$447,000
M/M -1%
Y/Y 2%



DETACHED

AVERAGE \$585,726
M/M -1%
Y/Y 1%
MEDIAN \$531,050
M/M -1%
Y/Y -1%



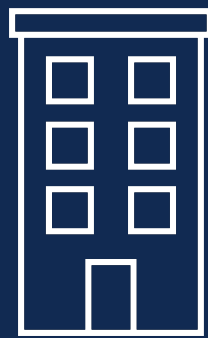
SEMI-DETACHED

AVERAGE \$425,329
M/M -2%
Y/Y -1%
MEDIAN \$418,500
M/M 1%
Y/Y -1%



ROW/TOWNHOUSE

AVERAGE \$292,756
M/M -3%
Y/Y -1%
MEDIAN \$295,000
M/M -0%
Y/Y 2%

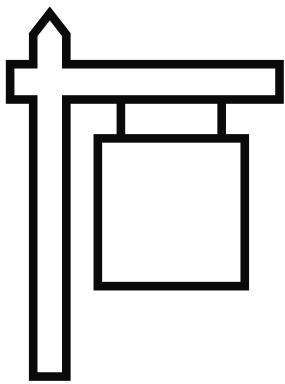


APARTMENT
CONDOMINIUM

AVERAGE \$214,521
M/M -2%
Y/Y 2%
MEDIAN \$195,000
M/M -1%
Y/Y 3%

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NEW LISTINGS



CURRENT MONTH

3,055

↑

M/M

1%

YTD

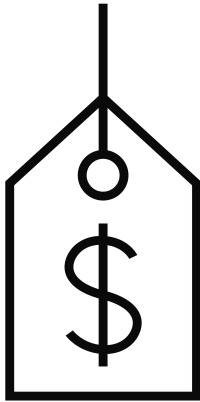
19K

↓

Y/Y

-1%

SALES



CURRENT MONTH

1,684

↓

M/M

-7%

YTD

10K

↓

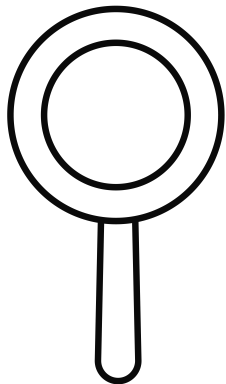
Y/Y

-13%

MONTHS OF INVENTORY

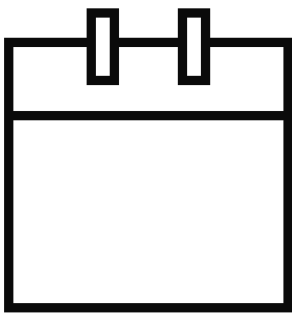
6,151

INVENTORY



3.7

MONTHS OF
INVENTORY



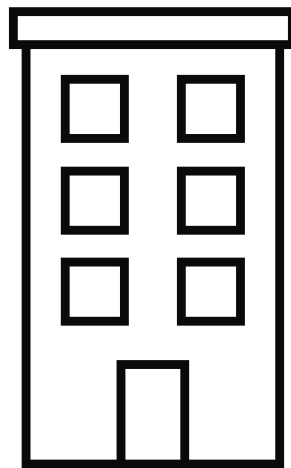
HIGH ROLLERS

DETACHED\$3,100,000

SEMI-DETACHED\$1,212,500

ROW/TOWNHOUSE\$645,000

APARTMENT CONDOMINIUM\$920,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE\$444,629

M/M-2%

Y/Y3%

MEDIAN\$417,750

M/M-2%

Y/Y1%



DETACHED

AVERAGE\$577,343

M/M0%

Y/Y1%

MEDIAN\$515,000

M/M-2%

Y/Y-1%



SEMI-DETACHED

AVERAGE\$427,046

M/M-1%

Y/Y-1%

MEDIAN\$419,900

M/M1%

Y/Y-2%



ROW/TOWNHOUSE

AVERAGE\$285,794

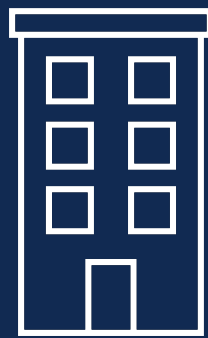
M/M-4%

Y/Y-1%

MEDIAN\$289,000

M/M0%

Y/Y3%



APARTMENT
CONDOMINIUM

AVERAGE\$208,022

M/M-3%

Y/Y3%

MEDIAN\$191,000

M/M0%

Y/Y3%

MLS® HOME PRICE INDEX

\$429K

Benchmark Price



-0.3%

Month-over-Month



-0.0%

Year-over-Year

\$475K

Average Sales Price



-1.8%

Month-over-Month



2.6%

Year-over-Year

\$447K

Median Sales Price



-1.4%

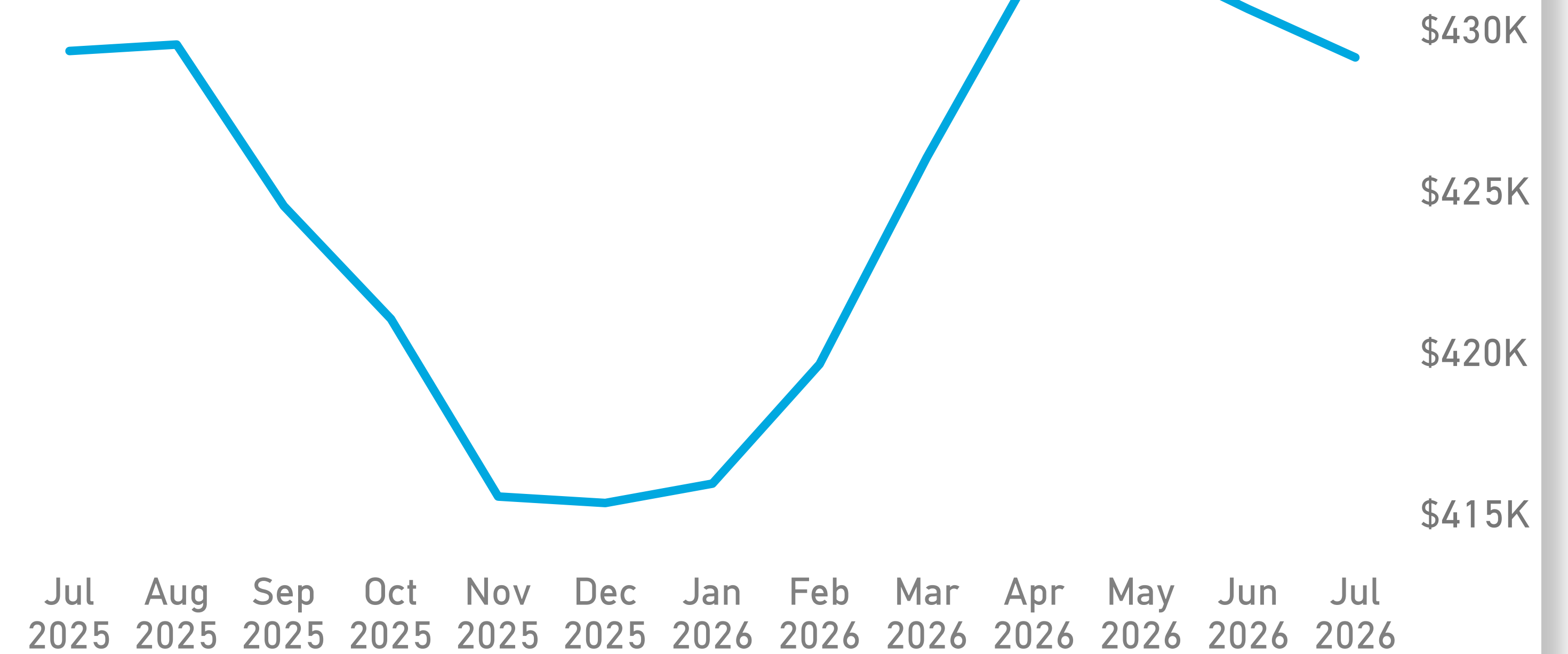
Month-over-Month



2.2%

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$527K

Benchmark Price



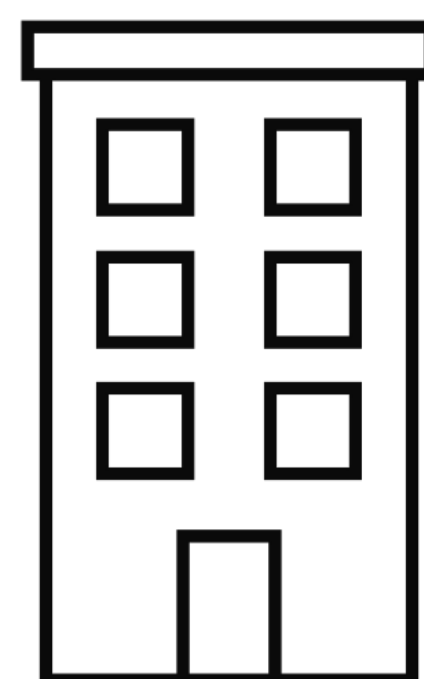
-0.3%

Month-over-Month



0.5%

Year-over-Year



APARTMENT

\$200K

Benchmark Price



-0.7%

Month-over-Month



-1.7%

Year-over-Year



TOWNHOUSE

\$274K

Benchmark Price



-0.7%

Month-over-Month



-1.8%

Year-over-Year

JULY 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

\$410K

Benchmark Price

↓ **-0.5%**

Month-over-Month

↓ **-0.9%**

Year-over-Year

\$445K

Average Sales Price

↓ **-1.7%**

Month-over-Month

↑ **2.9%**

Year-over-Year

\$418K

Median Sales Price

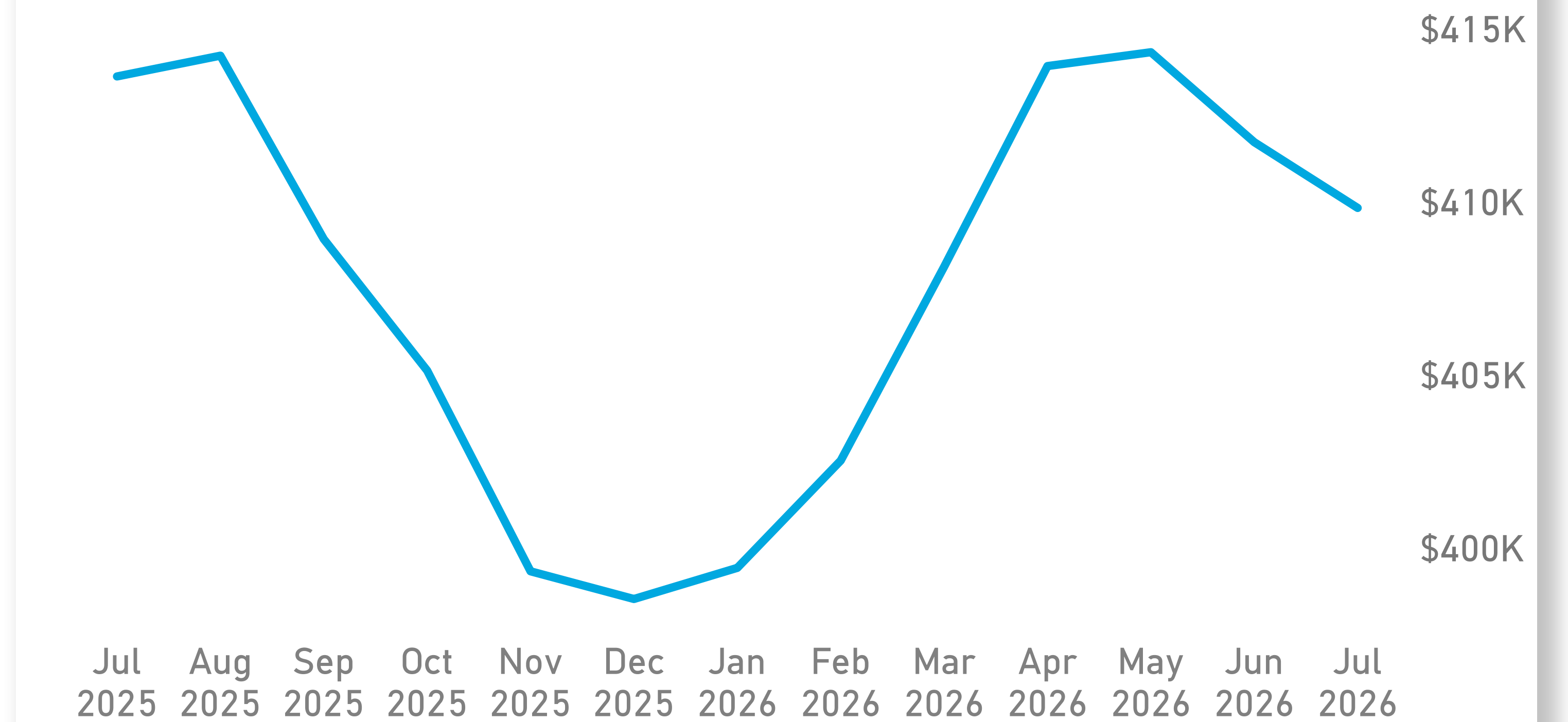
↓ **-1.9%**

Month-over-Month

↑ **0.7%**

Year-over-Year

BENCHMARK PRICE TREND



\$525K

Benchmark Price

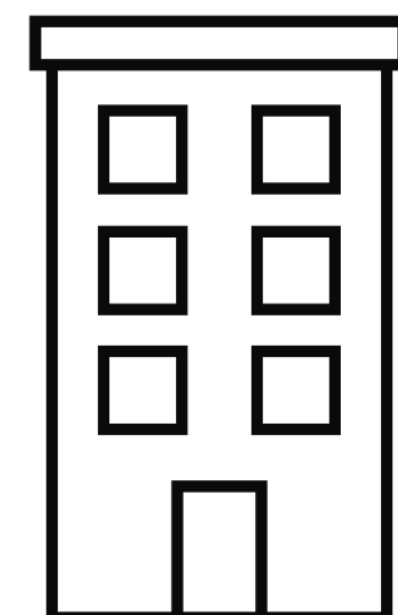
↓ **-0.4%**

Month-over-Month

↓ **-0.3%**

Year-over-Year

SINGLE FAMILY



\$194K

Benchmark Price

↓ **-0.9%**

Month-over-Month

↓ **-2.3%**

Year-over-Year

APARTMENT



\$272K

Benchmark Price

↓ **-1.2%**

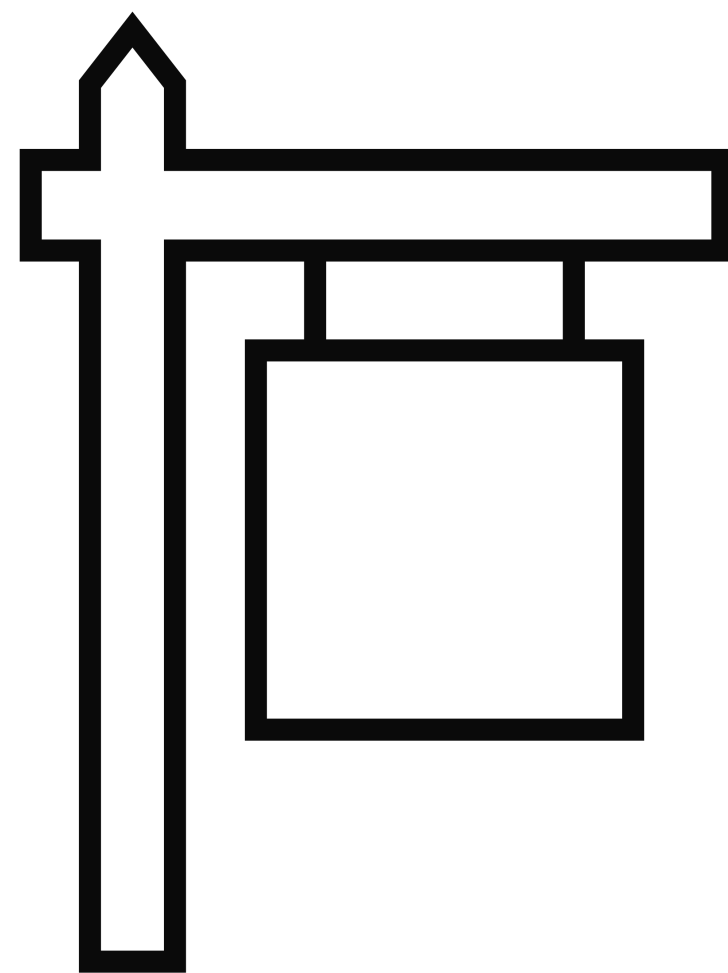
Month-over-Month

↓ **-2.3%**

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

4,258

MONTH-OVER-MONTH

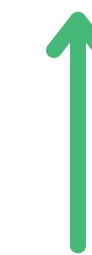


-1.0%

YTD

26K

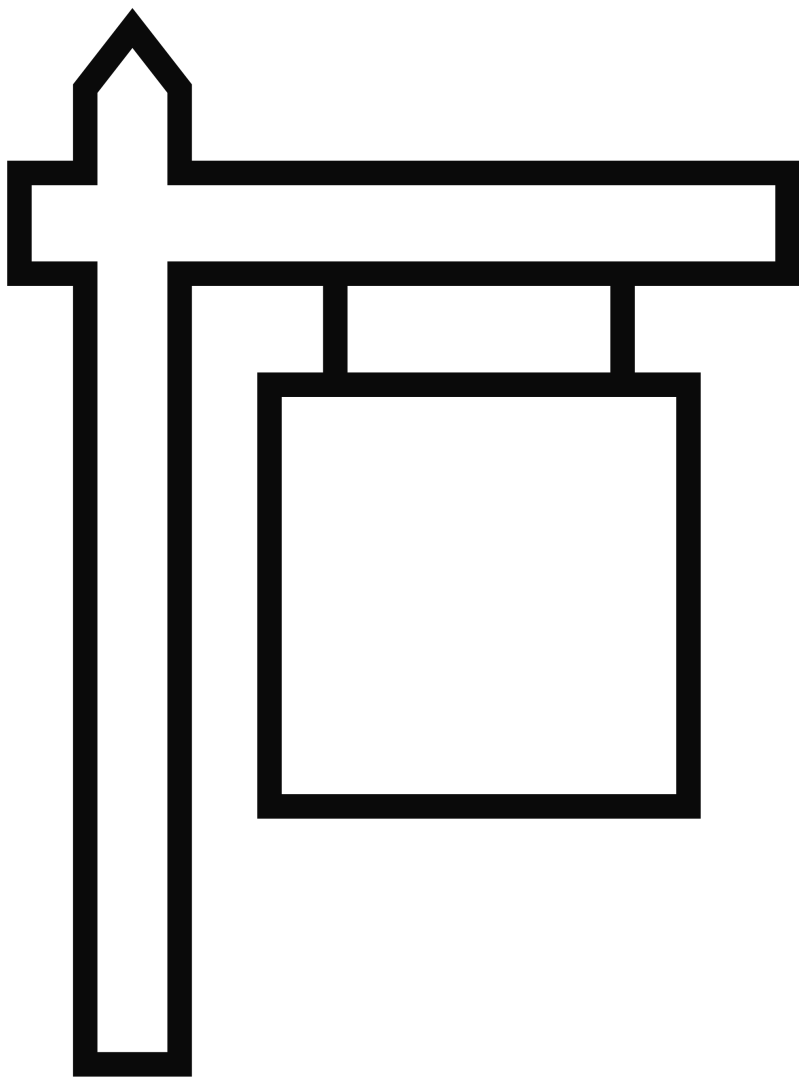
YEAR-OVER-YEAR



0.6%

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NEW LISTINGS



CURRENT MONTH

3,055

YTD

19K

MONTH-OVER-MONTH

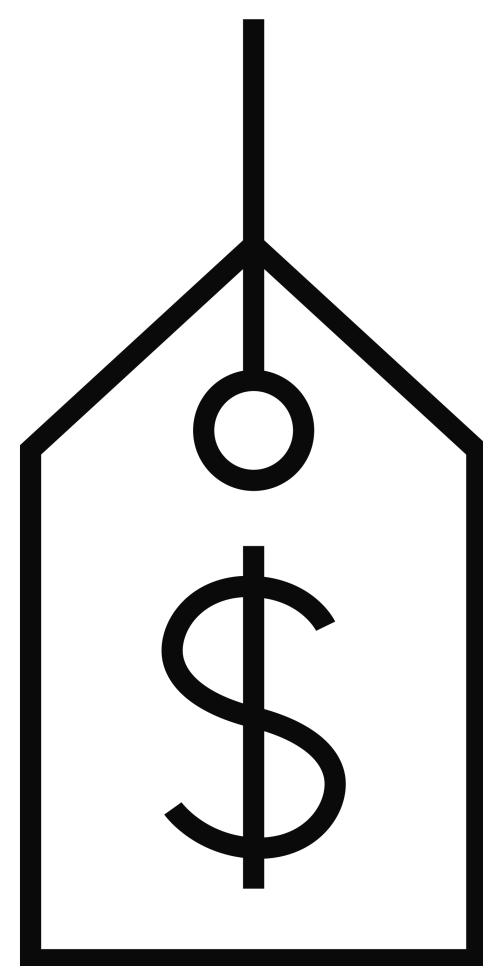


0.7%

YEAR-OVER-YEAR



-1.2%



SALES

CURRENT MONTH

2,535

YTD

15K

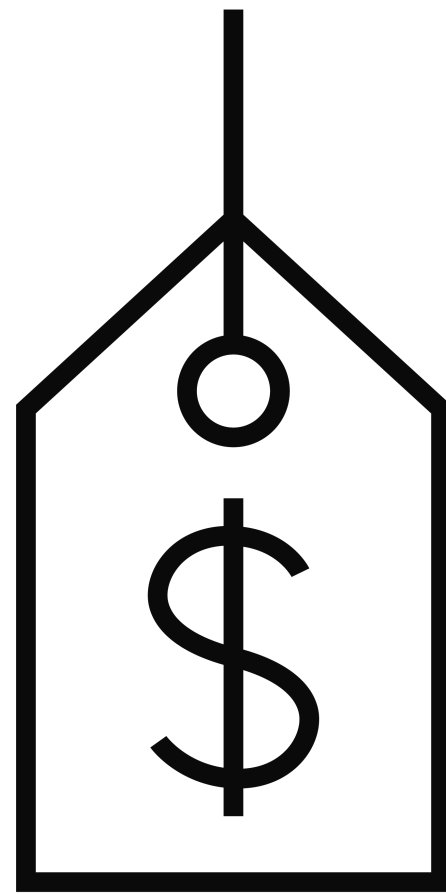
MONTH-OVER-MONTH

↓ **-7.6%**

YEAR-OVER-YEAR

↓ **-11.0%**

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SALES

CURRENT MONTH

1,684

YTD

10K

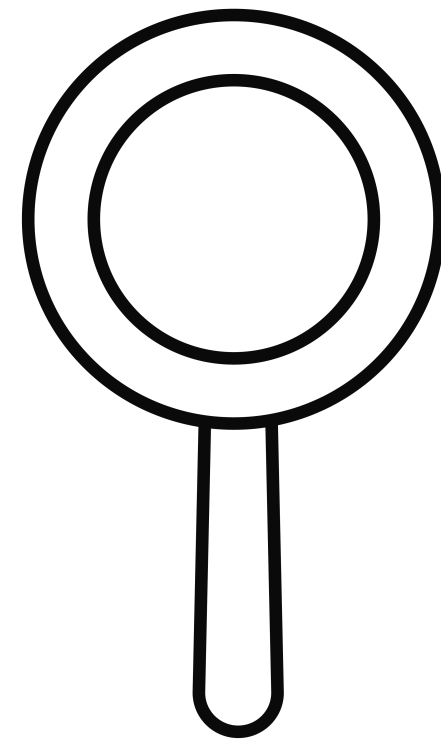
MONTH-OVER-MONTH

↓ **-7.4%**

YEAR-OVER-YEAR

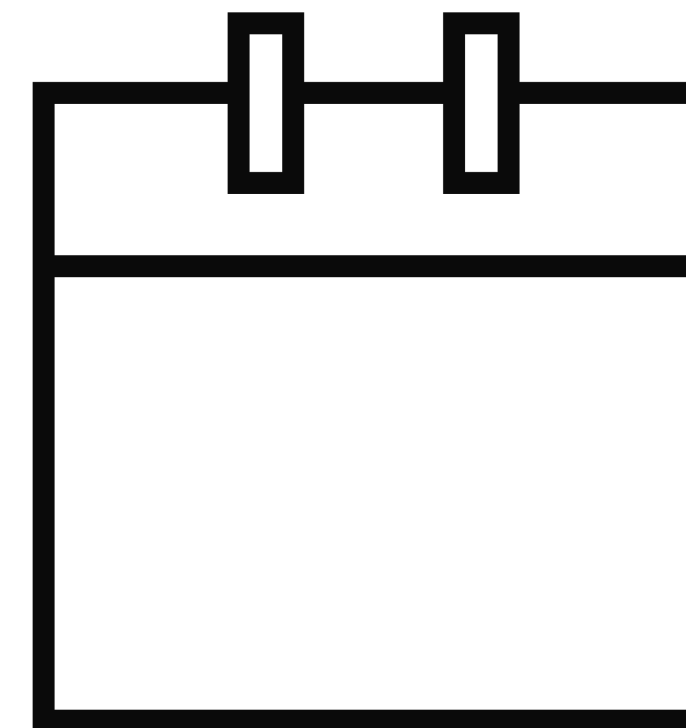
↓ **-12.8%**

8,142



INVENTORY

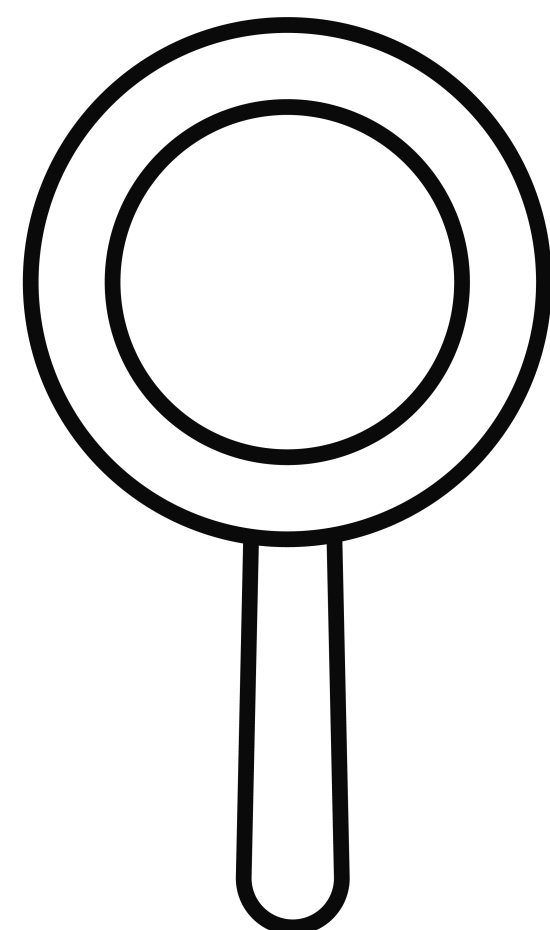
3.2



MOI

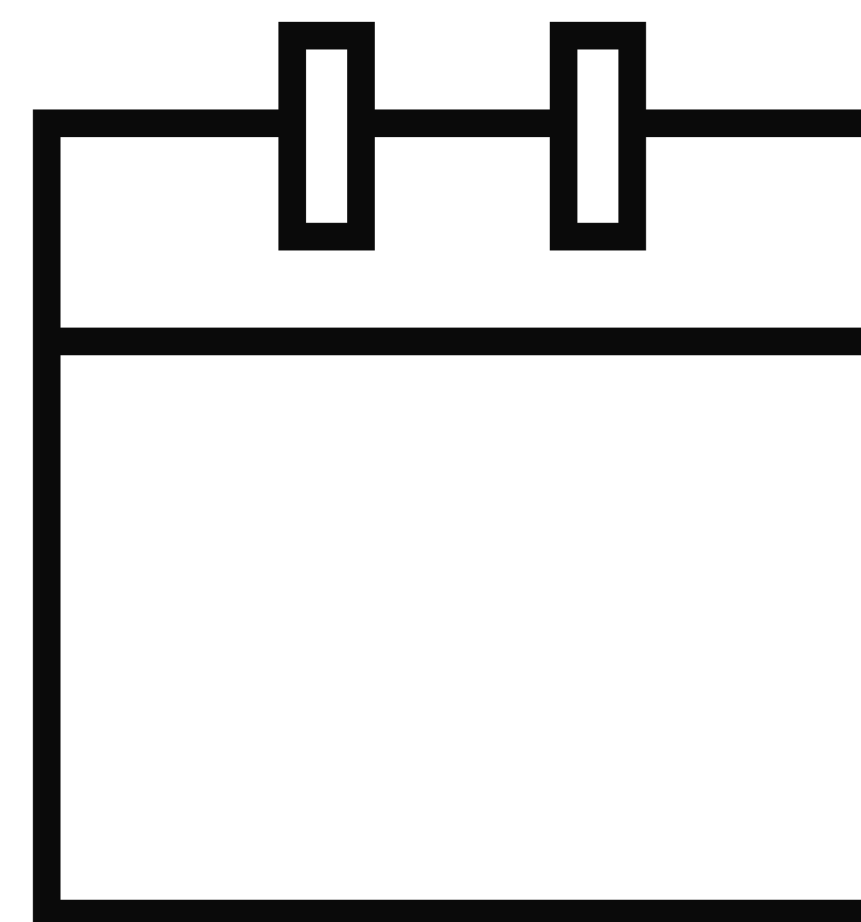
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6,151

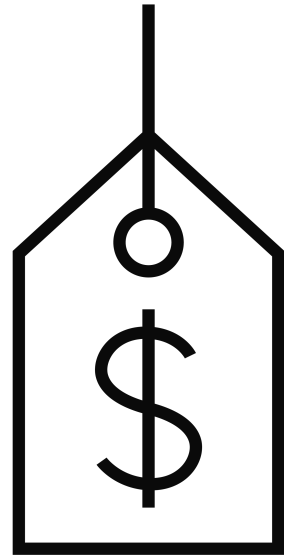


INVENTORY

3.7



MOI

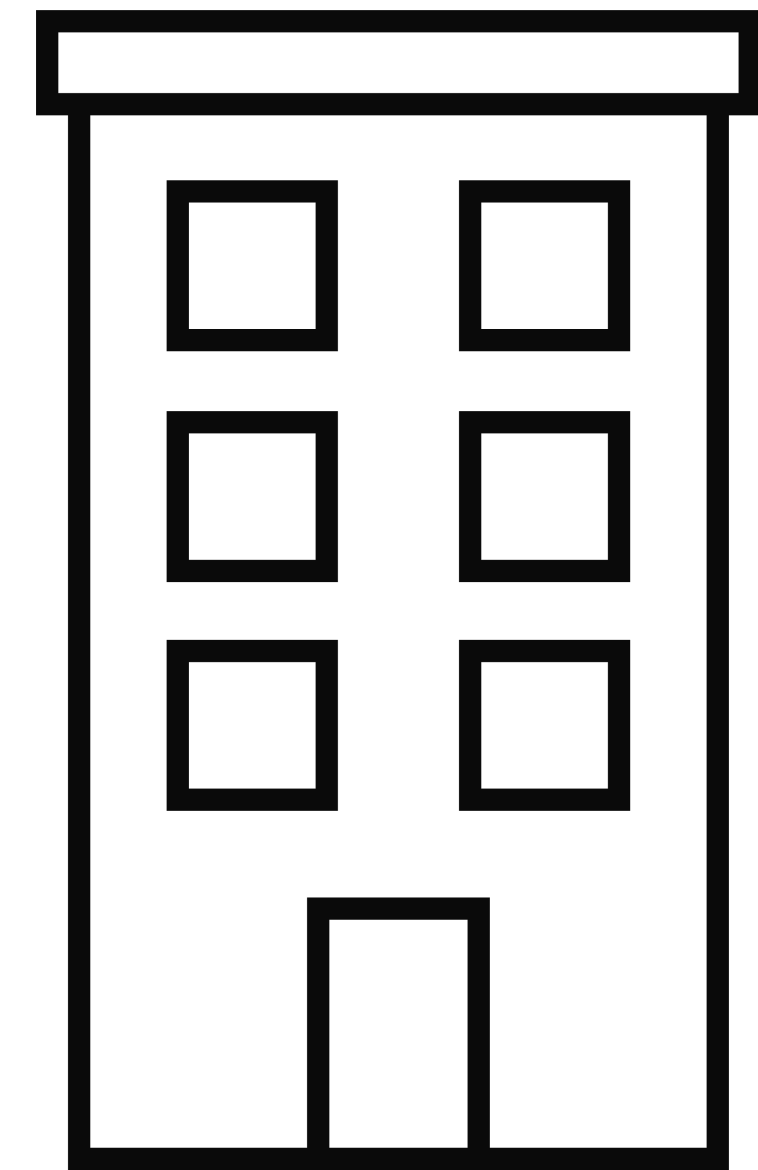


DETACHED **\$3,100,000**

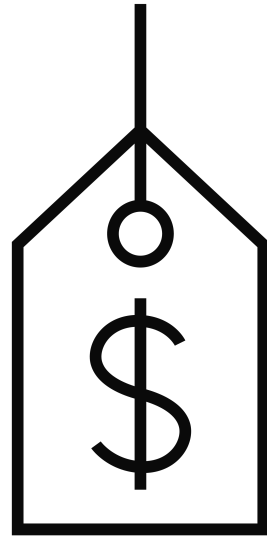
SEMI-DETACHED **\$1,212,500**

ROW/TOWNHOUSE **\$645,000**

APARTMENT
CONDOMINIUM **\$920,000**



HIGH ROLLERS



DETACHED

\$3,100,000

SEMI-DETACHED

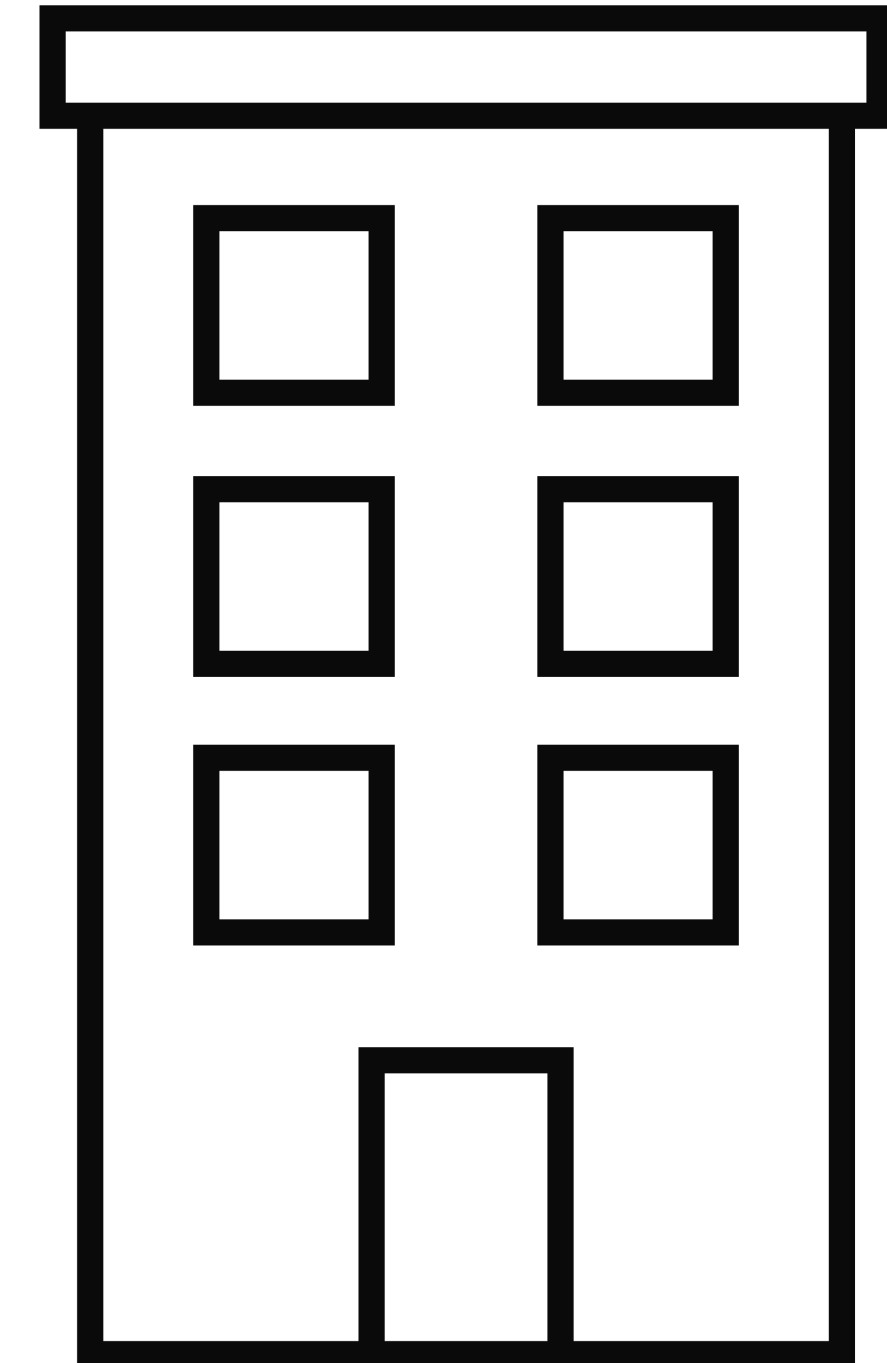
\$1,212,500

ROW/TOWNHOUSE

\$645,000

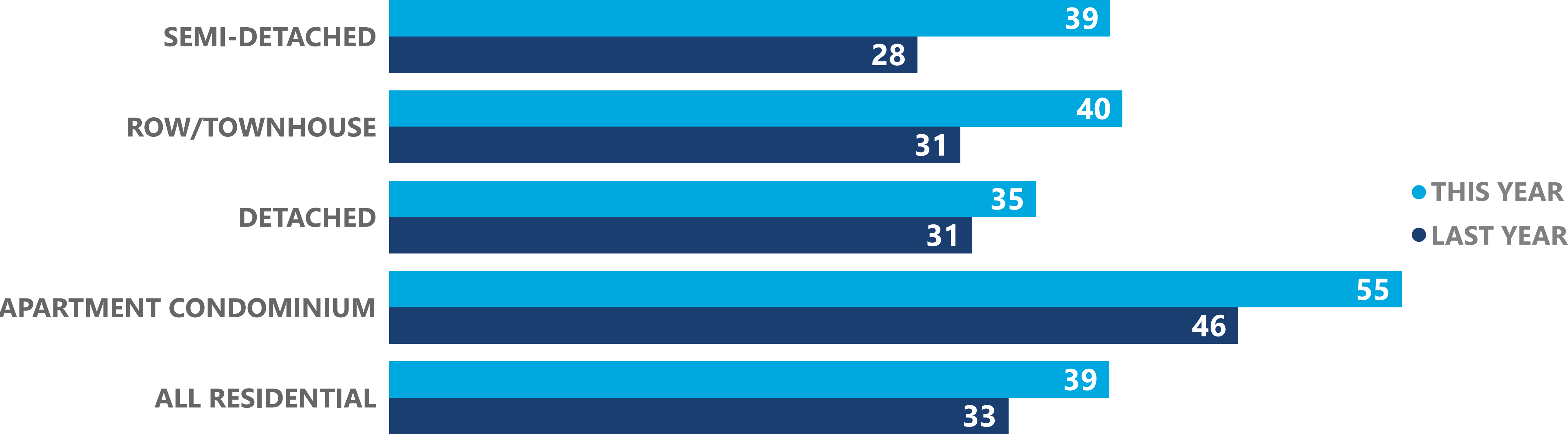
APARTMENT
CONDOMINIUM

\$920,000



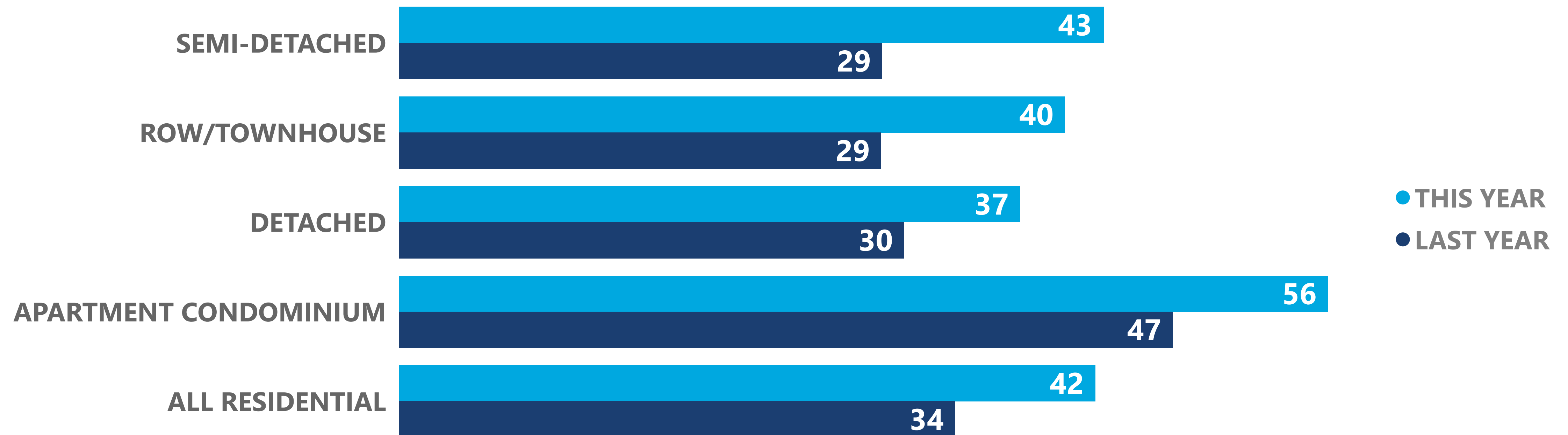
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



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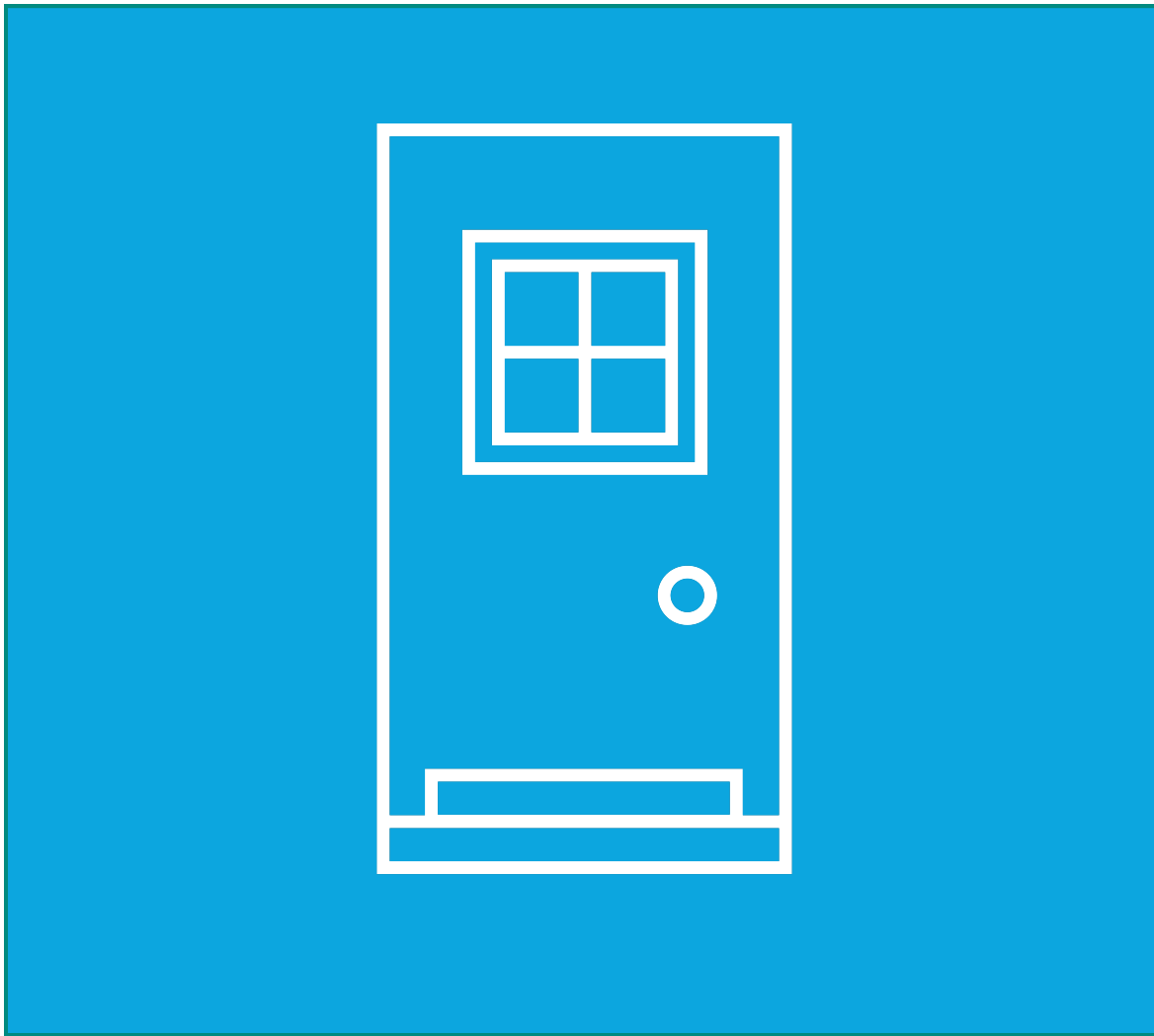
AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE	\$475K		\$447K	MEDIAN
M/M	-1.8%		-1.4%	M/M
Y/Y	2.6%		2.2%	Y/Y

ALL RESIDENTIAL

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AVERAGE	\$445K		\$418K	MEDIAN
M/M	-1.7%		-1.9%	M/M
Y/Y	2.9%		0.7%	Y/Y

ALL RESIDENTIAL

AVERAGE

\$586K

M/M

-1.3%

Y/Y

1.2%



DETACHED

\$531K

MEDIAN

-0.7%

M/M

-0.7%

Y/Y

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AVERAGE **\$577K**

M/M **0.2%**

Y/Y **1.3%**



DETACHED

\$515K MEDIAN

-1.9% M/M

-0.5% Y/Y



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AVERAGE

\$427K

M/M

-0.6%

Y/Y

-1.0%



SEMI-DETACHED

\$420K

MEDIAN

1.2%

M/M

-1.7%

Y/Y

AVERAGE

\$293K

M/M

-3.5%

Y/Y

-1.3%



\$295K

MEDIAN

-0.4%

M/M

1.7%

Y/Y

ROW/TOWNHOUSE

** Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.*

AVERAGE	\$286K		\$289K	MEDIAN
M/M	-3.9%		0.2%	M/M
Y/Y	-1.2%		3.2%	Y/Y

ROW/TOWNHOUSE