

Media Release

Edmonton housing market activity may have hit turning point for summer

Edmonton, AB – August 5, 2026 — The Greater Edmonton Area (GEA) real estate market reported 2,535 sales in July 2026, decreasing 7.6% in comparison to activity in June 2026 and 11.0% compared to July 2025. There were 4,258 new listings — a month-over-month decrease of 1.0% and a year-over-year increase of 0.6%. Inventory levels rose 0.9% from the previous month and are 17.9% higher than July 2025.

Average selling price across all residential property types decreased by 1.8% from the previous month to \$475,079, a price 2.6% higher than July 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$429,100, decreasing 0.3% from June 2026 and showing no change year-over-year.



“A significant shift in numbers occurred in July, following seasonal trends as the spring market fervor has faded into the summer months. Decreased sales—despite ample inventory—softening prices, and longer days on market are strong indicators that demand is subsiding.

Numbers may rebound slightly through fall, but we’re unlikely to see activity reach the same volume again for the remainder of the year.”

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

Contact:

Michelle Nuño, Senior Communications Specialist

communications@therae.com

780-453-9368

At A Glance

JULY 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,535	4,258	\$475,079	8,142	39
Month-over-month change	↓ -7.6%	↓ -1.0%	↓ -1.8%	↑ 0.9%	↑ 3 Days
Year-over-year change	↓ -11.0%	↑ 0.6%	↑ 2.6%	↑ 17.9%	↑ 6 Days

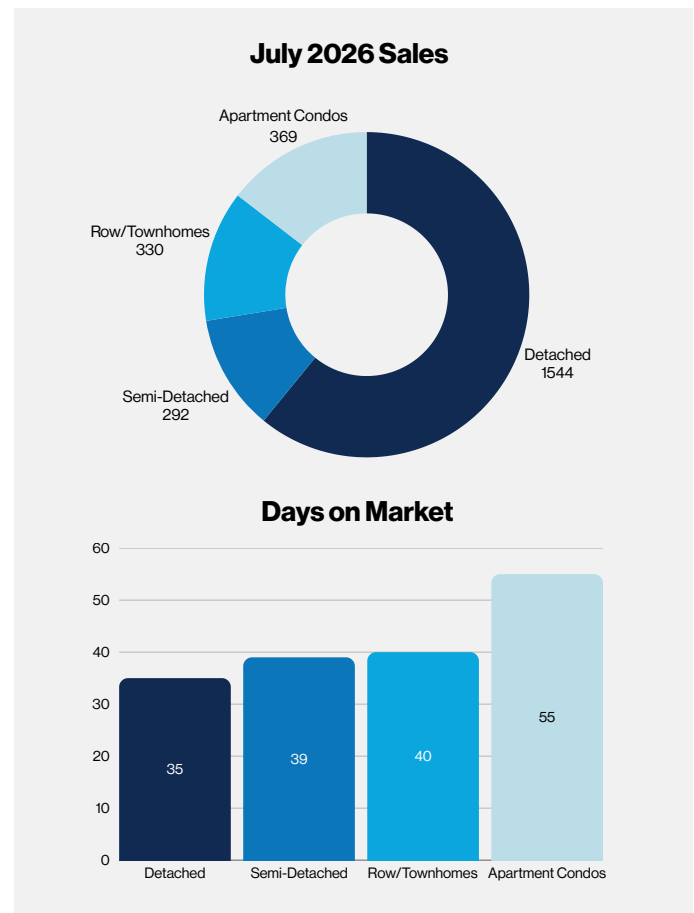
Data by Property Type

Detached home prices averaged \$585,726, decreasing 1.3% from June 2026 and increasing 1.2% from July 2025. New detached listings decreased 4.7% month-over-month but increased 1.9% year-over-year. Detached sales decreased 7.9% from the previous month and 8.3% compared to sales in July of last year.

Semi-detached new listings decreased 4.2% from the previous month but are still 12.5% higher year-over-year. Sales decreased by 8.2% compared to June 2026 and 3.0% compared to July 2025. The semi-detached average price was \$425,329, decreasing 2.1% from June and 1.0% from July 2025.

Row/townhome prices decreased 3.5% from last month and 1.3% from July 2025, averaging \$292,756. New listings were up 0.2% from June and 7.2% from July 2025. Sales for row/townhouse properties decreased by 9.8% month-over-month and were 16.5% lower year-over-year.

Apartment condominiums sales decreased 3.9% in July and sold 21.3% fewer units than the same month of the previous year. New listings decreased 10.3% month-over-month and 14.6% year-over-year. Condominium prices averaged \$214,521 during July 2026—decreasing 2.1% from June but increasing 2.3% over July 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$585,726	\$425,329	\$292,756	\$214,521
Month-over-month change	↓ -1.3%	↓ -2.1%	↓ -3.5%	↓ -2.1%
Year-over-year change	↑ 1.2%	↓ -1.0%	↓ -1.3%	↑ 2.3%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	July 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 527,000	-0.3%	0.5%
Apartment benchmark price	\$ 200,400	-0.7%	-1.7%
Townhouse benchmark price	\$ 274,100	-0.7%	-1.8%
Composite ³ benchmark price	\$ 429,100	-0.3%	0.0%
MLS® System Activity (for all-residential ⁴ sales in GEA)	July 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 475,079	-1.8%	2.6%
All-residential median selling price	\$ 447,000	-1.4%	2.2%
# residential listings this month	4,258	-1.0%	0.6%
# residential sales this month	2,535	-7.6%	-11.0%
# residential inventory at month end	8,142	0.9%	17.9%
# Total ⁶ MLS® System sales this month	2,981	-7.9%	-11.5% ⁷
\$ Value Total residential sales this month	\$ 1,312,542,715	-9.8%	-8.7%
\$ Value of total MLS® System sales – month	\$ 1,354,145,295	-10.5%	-9.2% ⁷
\$ Value of total MLS® System sales - YTD	\$ 8,117,342,931	19.9%	-8.8% ⁷
MLS® Rental Listing Activity	July 2026	M/M % Change	Y/Y % Change
Total rented listings	33	-2.9%	-44.1%
Active rentals	98	46.3%	28.9%
	July 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	38	+7 days	31
Average price ⁸ for 1-bedroom units	\$ 1,392	32.8%	\$1,207
Average price for 2-bedroom units	\$ 1,614	-8.1%	\$1,725

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®.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

5 Year Residential Activity (Part 1)
Greater Edmonton Area¹
July 2026

page 1a

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,496 / 15,129	2,450 / 14,758	2,127 / 13,931	2,005 / 13,396	2,245 / 16,223
Sales / YTD	1,544 / 9,044	1,684 / 9,958	1,704 / 10,603	1,389 / 8,286	1,259 / 11,052
Sales to New Listings Ratio / YTD	62% / 60%	69% / 67%	80% / 76%	69% / 62%	56% / 68%
Sales Volume	904,360,700	974,811,004	940,155,001	697,196,087	638,889,579
Sales Volume YTD	5,316,606,720	5,727,263,562	5,617,328,860	4,095,023,579	5,618,331,262
Average Sale Price	585,726	578,866	551,734	501,941	507,458
Average Sale Price YTD	587,860	575,142	529,787	494,210	508,354
Median Sale Price	531,050	534,950	500,000	455,000	458,000
Median Sale Price YTD	530,000	530,000	487,000	450,000	465,000
Sale to List Price Ratio / YTD	99% / 99%	99% / 100%	100% / 99%	98% / 98%	98% / 99%
Average Days on Market / YTD	35 / 36	31 / 32	32 / 38	44 / 45	34 / 31
Median Days on Market / YTD	25 / 22	21 / 18	19 / 20	30 / 29	25 / 18
Average Days on Market (Cum.) / YTD	52 / 57	44 / 47	45 / 57	65 / 70	42 / 43
Median Days on Market (Cum.) / YTD	30 / 27	25 / 21	21 / 23	37 / 37	29 / 19
Semi-detached					
New Listings / YTD	485 / 2,939	431 / 2,565	338 / 2,293	293 / 2,144	377 / 2,864
Sales / YTD	292 / 1,802	301 / 1,878	313 / 1,946	277 / 1,536	251 / 2,159
Sales to New Listings Ratio / YTD	60% / 61%	70% / 73%	93% / 85%	95% / 72%	67% / 75%
Sales Volume	124,196,055	129,378,302	127,223,214	104,954,958	93,262,633
Sales Volume YTD	777,406,348	811,165,698	792,302,502	576,494,659	815,250,906
Average Sale Price	425,329	429,828	406,464	378,899	371,564
Average Sale Price YTD	431,413	431,931	407,144	375,322	377,606
Median Sale Price	418,500	423,000	405,000	370,550	365,000
Median Sale Price YTD	421,000	427,500	402,950	370,000	370,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	100% / 100%	98% / 98%	98% / 99%
Average Days on Market / YTD	39 / 38	28 / 27	27 / 32	35 / 40	34 / 31
Median Days on Market / YTD	28 / 25	21 / 17	17 / 19	23 / 26	25 / 19
Average Days on Market (Cum.) / YTD	56 / 56	33 / 33	31 / 42	48 / 59	39 / 41
Median Days on Market (Cum.) / YTD	32 / 30	22 / 19	18 / 21	28 / 30	27 / 20
Row/Townhouse					
New Listings / YTD	626 / 3,602	584 / 3,411	503 / 2,987	373 / 2,554	401 / 3,088
Sales / YTD	330 / 2,065	395 / 2,568	424 / 2,500	279 / 1,822	234 / 2,162
Sales to New Listings Ratio / YTD	53% / 57%	68% / 75%	84% / 84%	75% / 71%	58% / 70%
Sales Volume	96,609,446	117,117,930	123,838,398	73,685,796	59,547,481
Sales Volume YTD	629,798,170	790,418,956	719,115,647	465,564,165	567,200,441
Average Sale Price	292,756	296,501	292,072	264,107	254,476
Average Sale Price YTD	304,987	307,796	287,646	255,524	262,350
Median Sale Price	295,000	290,000	285,000	260,000	250,150
Median Sale Price YTD	305,000	310,750	290,000	250,000	258,950
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	99% / 100%	98% / 97%	97% / 98%
Average Days on Market / YTD	40 / 40	31 / 28	31 / 34	41 / 47	41 / 43
Median Days on Market / YTD	30 / 29	21 / 19	20 / 19	29 / 30	32 / 29
Average Days on Market (Cum.) / YTD	58 / 61	35 / 35	36 / 43	53 / 69	52 / 62
Median Days on Market (Cum.) / YTD	40 / 36	24 / 20	21 / 20	32 / 37	37 / 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
July 2026

page 1b

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	651 / 4,549	762 / 4,778	684 / 4,535	620 / 4,210	622 / 4,651
Sales / YTD	369 / 2,267	469 / 2,845	495 / 2,926	375 / 2,107	285 / 2,103
Sales to New Listings Ratio / YTD	57% / 50%	62% / 60%	72% / 65%	60% / 50%	46% / 45%
Sales Volume	79,158,314	98,389,950	101,166,940	73,058,483	57,304,355
Sales Volume YTD	489,727,305	607,913,081	587,017,728	406,874,573	425,204,135
Average Sale Price	214,521	209,787	204,378	194,823	201,068
Average Sale Price YTD	216,024	213,678	200,621	193,106	202,189
Median Sale Price	195,000	190,000	192,000	174,000	175,000
Median Sale Price YTD	195,000	195,000	185,000	173,000	180,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	95% / 95%	95% / 96%
Average Days on Market / YTD	55 / 51	46 / 44	44 / 47	58 / 60	63 / 60
Median Days on Market / YTD	42 / 36	35 / 30	29 / 30	41 / 43	43 / 42
Average Days on Market (Cum.) / YTD	77 / 78	64 / 65	60 / 71	99 / 102	94 / 99
Median Days on Market (Cum.) / YTD	52 / 48	42 / 35	36 / 35	56 / 58	58 / 56
Total Residential²					
New Listings / YTD	4,258 / 26,219	4,227 / 25,512	3,652 / 23,746	3,291 / 22,304	3,645 / 26,826
Sales / YTD	2,535 / 15,178	2,849 / 17,249	2,936 / 17,975	2,320 / 13,751	2,029 / 17,476
Sales to New Listings Ratio / YTD	60% / 58%	67% / 68%	80% / 76%	70% / 62%	56% / 65%
Sales Volume	1,204,324,515	1,319,697,186	1,292,383,553	948,895,324	849,004,048
Sales Volume YTD	7,213,538,543	7,936,761,297	7,715,764,737	5,543,956,976	7,425,986,744
Average Sale Price	475,079	463,214	440,185	409,007	418,435
Average Sale Price YTD	475,263	460,129	429,250	403,168	424,925
Median Sale Price	447,000	437,500	411,867	385,000	390,000
Median Sale Price YTD	445,500	439,998	411,000	380,000	396,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	99% / 99%	98% / 97%	98% / 99%
Average Days on Market / YTD	39 / 39	33 / 33	33 / 38	45 / 47	39 / 36
Median Days on Market / YTD	28 / 26	23 / 20	21 / 21	31 / 30	28 / 21
Average Days on Market (Cum.) / YTD	57 / 61	45 / 46	45 / 56	67 / 74	50 / 52
Median Days on Market (Cum.) / YTD	34 / 32	27 / 22	23 / 24	37 / 39	32 / 23
Other³					
New Listings / YTD	135 / 977	183 / 1,046	153 / 1,110	160 / 1,178	142 / 1,178
Sales / YTD	67 / 462	91 / 549	94 / 576	80 / 478	61 / 657
Sales to New Listings Ratio / YTD	50% / 47%	50% / 52%	61% / 52%	50% / 41%	43% / 56%
Sales Volume	23,467,853	30,966,505	37,953,587	24,716,622	17,789,225
Sales Volume YTD	191,378,329	198,647,391	210,100,124	120,545,510	188,540,917
Average Sale Price	350,266	340,291	403,762	308,958	291,627
Average Sale Price YTD	414,239	361,835	364,757	252,187	286,972
Median Sale Price	226,500	230,000	234,351	203,500	135,000
Median Sale Price YTD	225,000	250,000	251,000	148,625	190,000
Sale to List Price Ratio / YTD	94% / 95%	98% / 96%	96% / 96%	93% / 93%	92% / 94%
Average Days on Market / YTD	48 / 61	47 / 71	70 / 76	62 / 85	67 / 91
Median Days on Market / YTD	32 / 36	28 / 30	33 / 33	35 / 44	50 / 45
Average Days on Market (Cum.) / YTD	58 / 93	79 / 125	87 / 126	97 / 120	84 / 125
Median Days on Market (Cum.) / YTD	36 / 44	34 / 38	36 / 42	42 / 53	50 / 54

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)

page 3

Greater Edmonton Area¹

July 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	4,519 (1,311)	n/a	n/a
2026	January	4,838 (1,148)		
	February	5,361 (1,602)		
	March	6,090 (2,131)		
	April	6,686 (2,470)		
	May	7,622 (2,548)		
	June	7,892 (2,744)		
	July	8,135 (2,535)		

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**

page 9

July 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	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	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	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	n/a
2026	January	2,443	1,148				
	February	2,914	1,602				
	March	3,690	2,131				
	April	3,978	2,470				
	May	4,637	2,548				
	June	4,299	2,744				
	July	4,258	2,535				
	Total	26,219	15,178				

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
July 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	308,137	212,054	471,011
	April	588,758	423,569	313,193	226,713	478,717
	May	603,955	433,222	309,554	206,135	491,236
	June	593,321	434,635	303,372	219,172	483,898
	July	585,726	425,329	292,756	214,521	475,079

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
July 2026

page 11

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	4,519 (1,311)	n/a	3,345 (910)	n/a
2026	January	4,838 (1,148)		3,549 (790)	
	February	5,361 (1,602)		3,950 (1,108)	
	March	6,090 (2,131)		4,529 (1,419)	
	April	6,686 (2,470)		4,992 (1,624)	
	May	7,622 (2,548)		5,770 (1,642)	
	June	7,892 (2,744)		5,958 (1,818)	
	July	8,135 (2,535)		6,145 (1,684)	

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)

page 12a

City of Edmonton

July 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,612 / 9,665	1,617 / 9,502	1,392 / 8,791	1,342 / 8,617	1,435 / 10,529
Sales / YTD	913 / 5,440	1,008 / 6,169	1,044 / 6,615	855 / 5,127	751 / 6,913
Sales to New Listings Ratio / YTD	57% / 56%	62% / 65%	75% / 75%	64% / 59%	52% / 66%
Sales Volume	527,114,045	574,717,561	571,451,913	419,445,041	383,230,846
Sales Volume YTD	3,135,234,977	3,488,608,102	3,448,560,141	2,479,764,134	3,468,346,483
Average Sale Price	577,343	570,156	547,368	490,579	510,294
Average Sale Price YTD	576,330	565,506	521,324	483,668	501,714
Median Sale Price	515,000	517,750	488,000	448,000	460,000
Median Sale Price YTD	519,908	520,000	478,000	440,000	460,000
Sale to List Price Ratio / YTD	99% / 99%	99% / 100%	100% / 100%	98% / 98%	98% / 99%
Average Days on Market / YTD	37 / 37	30 / 32	31 / 37	45 / 46	35 / 31
Median Days on Market / YTD	27 / 24	22 / 19	19 / 20	31 / 29	27 / 18
Average Days on Market (Cum.) / YTD	57 / 60	44 / 47	41 / 56	68 / 73	46 / 43
Median Days on Market (Cum.) / YTD	34 / 30	27 / 22	21 / 23	40 / 40	32 / 20
Semi-detached					
New Listings / YTD	347 / 2,002	316 / 1,825	229 / 1,539	205 / 1,450	260 / 2,055
Sales / YTD	187 / 1,108	201 / 1,308	198 / 1,273	184 / 1,008	161 / 1,517
Sales to New Listings Ratio / YTD	54% / 55%	64% / 72%	86% / 83%	90% / 70%	62% / 74%
Sales Volume	79,857,518	86,704,941	80,143,344	70,247,962	59,478,713
Sales Volume YTD	474,929,928	567,011,609	523,553,416	381,840,070	582,842,165
Average Sale Price	427,046	431,368	404,764	381,782	369,433
Average Sale Price YTD	428,637	433,495	411,275	378,810	384,207
Median Sale Price	419,900	427,000	404,750	371,750	370,000
Median Sale Price YTD	417,925	430,000	405,000	372,750	377,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	100% / 100%	98% / 98%	98% / 99%
Average Days on Market / YTD	43 / 39	29 / 28	26 / 31	32 / 38	36 / 31
Median Days on Market / YTD	29 / 27	21 / 19	20 / 19	23 / 27	26 / 19
Average Days on Market (Cum.) / YTD	65 / 60	34 / 35	32 / 42	42 / 59	40 / 41
Median Days on Market (Cum.) / YTD	37 / 34	25 / 21	21 / 21	29 / 31	27 / 21
Row/Townhouse					
New Listings / YTD	514 / 2,927	480 / 2,776	387 / 2,313	298 / 1,988	329 / 2,481
Sales / YTD	261 / 1,591	312 / 2,038	320 / 1,938	215 / 1,430	183 / 1,728
Sales to New Listings Ratio / YTD	51% / 54%	65% / 73%	83% / 84%	72% / 72%	56% / 70%
Sales Volume	74,592,258	90,216,215	91,361,720	55,012,599	46,280,363
Sales Volume YTD	474,052,784	612,000,497	545,534,558	358,101,891	450,809,543
Average Sale Price	285,794	289,155	285,505	255,873	252,898
Average Sale Price YTD	297,959	300,295	281,494	250,421	260,885
Median Sale Price	289,000	280,000	279,500	249,000	255,000
Median Sale Price YTD	299,000	300,000	284,700	248,650	258,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	99% / 100%	98% / 97%	97% / 98%
Average Days on Market / YTD	40 / 41	29 / 28	31 / 32	40 / 46	40 / 43
Median Days on Market / YTD	33 / 30	21 / 19	19 / 18	29 / 30	32 / 29
Average Days on Market (Cum.) / YTD	60 / 63	34 / 34	35 / 40	49 / 68	52 / 63
Median Days on Market (Cum.) / YTD	43 / 39	24 / 20	20 / 19	32 / 37	34 / 32

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

July 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	582 / 4,107	679 / 4,277	626 / 4,099	540 / 3,695	561 / 4,136
Sales / YTD	323 / 1,946	411 / 2,460	447 / 2,580	332 / 1,797	243 / 1,802
Sales to New Listings Ratio / YTD	55% / 47%	61% / 58%	71% / 63%	61% / 49%	43% / 44%
Sales Volume	67,191,014	83,381,800	89,675,216	64,066,502	48,242,399
Sales Volume YTD	408,826,841	515,629,543	506,026,630	332,458,596	356,623,780
Average Sale Price	208,022	202,875	200,616	192,971	198,528
Average Sale Price YTD	210,086	209,606	196,134	185,008	197,904
Median Sale Price	191,000	186,000	190,000	172,600	172,500
Median Sale Price YTD	190,000	194,000	184,000	169,500	175,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	95% / 95%	95% / 96%
Average Days on Market / YTD	56 / 53	47 / 45	44 / 47	60 / 60	58 / 59
Median Days on Market / YTD	43 / 37	36 / 30	29 / 31	43 / 44	42 / 42
Average Days on Market (Cum.) / YTD	79 / 82	66 / 67	61 / 71	102 / 104	92 / 100
Median Days on Market (Cum.) / YTD	56 / 51	46 / 37	36 / 36	57 / 59	58 / 56
Total Residential¹					
New Listings / YTD	3,055 / 18,701	3,092 / 18,380	2,634 / 16,742	2,385 / 15,750	2,585 / 19,201
Sales / YTD	1,684 / 10,085	1,932 / 11,975	2,009 / 12,406	1,586 / 9,362	1,338 / 11,960
Sales to New Listings Ratio / YTD	55% / 54%	62% / 65%	76% / 74%	66% / 59%	52% / 62%
Sales Volume	748,754,835	835,020,517	832,632,193	608,772,104	537,232,321
Sales Volume YTD	4,493,044,530	5,183,249,751	5,023,674,745	3,552,164,691	4,858,621,971
Average Sale Price	444,629	432,205	414,451	383,841	401,519
Average Sale Price YTD	445,518	432,839	404,939	379,424	406,239
Median Sale Price	417,750	415,000	388,000	365,000	375,750
Median Sale Price YTD	420,000	416,000	390,000	360,000	383,950
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	99% / 99%	97% / 97%	97% / 99%
Average Days on Market / YTD	42 / 41	34 / 34	33 / 38	46 / 48	40 / 37
Median Days on Market / YTD	31 / 28	24 / 21	21 / 21	32 / 32	29 / 22
Average Days on Market (Cum.) / YTD	63 / 65	46 / 48	44 / 55	70 / 77	54 / 54
Median Days on Market (Cum.) / YTD	39 / 35	28 / 24	24 / 25	40 / 42	34 / 25
Other²					
New Listings / YTD	73 / 522	97 / 531	80 / 546	73 / 564	58 / 536
Sales / YTD	36 / 234	41 / 266	45 / 303	40 / 220	27 / 314
Sales to New Listings Ratio / YTD	49% / 45%	42% / 50%	56% / 55%	55% / 39%	47% / 59%
Sales Volume	14,443,953	19,461,305	23,873,102	17,439,400	7,961,325
Sales Volume YTD	125,030,823	120,167,336	133,551,169	70,336,841	104,270,247
Average Sale Price	401,221	474,666	530,513	435,985	294,864
Average Sale Price YTD	534,320	451,757	440,763	319,713	332,071
Median Sale Price	271,005	300,000	400,000	338,500	113,325
Median Sale Price YTD	326,875	353,500	350,000	203,500	262,450
Sale to List Price Ratio / YTD	94% / 95%	97% / 97%	96% / 97%	95% / 94%	93% / 95%
Average Days on Market / YTD	39 / 59	42 / 50	52 / 52	46 / 63	63 / 63
Median Days on Market / YTD	30 / 36	23 / 24	31 / 29	33 / 40	48 / 39
Average Days on Market (Cum.) / YTD	47 / 85	60 / 93	72 / 101	82 / 100	75 / 85
Median Days on Market (Cum.) / YTD	31 / 47	25 / 29	41 / 33	36 / 50	48 / 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.

July 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	105	117	118	658	699	803
	Average	557,206	544,159	538,595	555,134	554,863	514,495
	Median	520,000	518,000	529,500	533,500	540,000	506,500
North Central	Sales	182	208	225	1,057	1,241	1,369
	Average	468,759	481,514	454,178	479,707	482,060	442,702
	Median	460,000	455,000	429,000	462,594	465,000	426,900
Northeast	Sales	64	73	56	345	408	369
	Average	451,757	441,640	412,172	457,618	459,040	398,909
	Median	420,200	412,000	393,250	417,500	425,000	382,500
Central	Sales	29	37	52	164	279	291
	Average	344,619	319,322	301,407	349,169	327,491	307,009
	Median	315,000	300,000	276,000	320,000	295,000	285,000
West	Sales	90	104	107	492	561	585
	Average	799,282	705,526	689,329	760,351	664,956	596,837
	Median	592,500	583,250	520,000	575,000	545,000	479,900
Southwest	Sales	106	124	123	663	686	770
	Average	700,671	675,312	675,487	719,174	713,691	639,385
	Median	622,500	623,000	608,000	620,000	619,000	561,650
Southeast	Sales	138	158	172	895	1,046	1,155
	Average	516,941	514,588	493,650	515,918	526,177	481,568
	Median	480,000	478,945	461,250	475,000	489,500	450,000
Anthony Henday Southwest	Sales	140	131	137	862	924	984
	Average	638,626	706,694	689,201	646,393	666,397	639,951
	Median	573,750	600,000	610,000	585,000	595,750	573,650
Anthony Henday Southeast	Sales	59	56	54	304	326	293
	Average	634,491	640,112	570,028	585,269	598,771	571,278
	Median	571,000	535,000	544,950	549,268	559,000	540,000
City of Edmonton Total	Sales	913	1,008	1,044	5,440	6,169	6,615
	Average	577,343	570,156	547,368	576,330	565,506	521,324
	Median	515,000	517,750	488,000	519,908	520,000	478,000

July 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Semi-detached							
Northwest	Sales	31	28	27	173	184	167
	Average	456,846	472,611	438,861	450,829	446,119	425,748
	Median	437,888	442,000	435,000	440,000	425,150	410,000
North Central	Sales	23	38	39	182	221	218
	Average	356,561	368,089	369,699	369,702	390,717	358,775
	Median	344,000	362,000	357,500	380,050	394,000	380,000
Northeast	Sales	15	10	9	77	53	45
	Average	399,885	331,670	334,809	371,921	346,807	313,397
	Median	416,014	317,650	335,000	373,000	325,000	315,000
Central	Sales	5	4	11	27	36	63
	Average	297,000	n/a	403,182	400,896	369,376	357,089
	Median	260,000	n/a	361,500	398,000	354,500	328,000
West	Sales	9	6	5	42	44	40
	Average	357,467	477,900	443,000	383,434	403,827	423,815
	Median	364,000	421,250	385,000	358,250	362,000	360,000
Southwest	Sales	13	16	21	95	101	110
	Average	554,208	487,071	404,471	518,351	470,934	453,954
	Median	450,000	442,450	352,100	457,500	423,500	401,500
Southeast	Sales	28	25	30	174	210	238
	Average	441,961	430,303	397,632	440,323	436,580	424,753
	Median	446,250	435,000	352,500	421,250	434,500	403,000
Anthony Henday Southwest	Sales	47	46	44	221	287	272
	Average	431,401	465,351	431,798	443,797	467,391	442,753
	Median	420,000	450,500	425,000	431,500	456,000	432,500
Anthony Henday Southeast	Sales	16	28	12	117	172	120
	Average	433,656	433,164	399,217	428,596	440,367	410,279
	Median	425,750	429,600	420,000	435,000	440,000	413,000
City of Edmonton Total	Sales	187	201	198	1,108	1,308	1,273
	Average	427,046	431,368	404,764	428,637	433,495	411,275
	Median	419,900	427,000	404,750	417,925	430,000	405,000

July 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	10	17	23	116	170	169
	Average	331,744	391,083	346,585	358,776	369,384	346,155
	Median	322,000	389,000	347,681	347,941	361,000	336,000
North Central	Sales	63	65	56	311	408	358
	Average	260,552	278,425	265,270	270,680	273,868	250,226
	Median	248,500	275,000	250,000	250,000	254,500	244,500
Northeast	Sales	25	31	33	155	202	174
	Average	240,856	208,382	210,521	234,559	223,403	201,584
	Median	225,000	203,000	197,000	220,000	210,000	194,450
Central	Sales	4	5	6	27	29	32
	Average	n/a	313,700	381,394	389,413	364,934	364,754
	Median	n/a	272,500	370,000	385,000	330,000	331,350
West	Sales	23	24	38	138	159	184
	Average	251,030	230,558	225,171	253,366	256,472	223,322
	Median	210,000	232,500	216,750	230,000	236,000	212,000
Southwest	Sales	29	41	35	175	235	234
	Average	302,231	283,065	309,423	313,348	306,292	288,509
	Median	280,000	302,000	292,500	297,000	308,500	285,500
Southeast	Sales	38	58	63	237	338	311
	Average	257,781	268,388	267,878	266,833	275,137	256,588
	Median	231,450	241,000	248,000	245,000	258,000	235,000
Anthony Henday Southwest	Sales	50	41	41	293	301	305
	Average	345,586	369,033	378,192	359,997	376,470	361,287
	Median	338,500	382,500	380,000	355,000	382,500	354,998
Anthony Henday Southeast	Sales	19	30	25	139	196	171
	Average	321,199	320,199	301,245	308,369	319,823	304,750
	Median	317,250	336,500	312,500	317,250	329,950	307,000
City of Edmonton Total	Sales	261	312	320	1,591	2,038	1,938
	Average	285,794	289,155	285,505	297,959	300,295	281,494
	Median	289,000	280,000	279,500	299,000	300,000	284,700

July 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Apartment Condominium							
Northwest	Sales	16	17	15	125	131	167
	Average	186,331	204,935	188,279	194,293	199,021	172,386
	Median	190,450	204,000	192,500	194,000	200,000	183,000
North Central	Sales	37	48	57	217	281	302
	Average	174,132	186,935	192,148	196,038	187,656	175,963
	Median	175,000	181,000	180,000	188,000	187,000	176,875
Northeast	Sales	12	18	34	101	142	183
	Average	136,042	154,639	141,850	147,549	149,316	136,234
	Median	138,000	159,000	137,500	150,000	153,500	138,000
Central	Sales	97	117	87	520	601	558
	Average	211,066	203,074	187,175	209,963	209,962	209,487
	Median	176,800	174,000	180,000	175,000	178,500	179,450
West	Sales	16	25	38	144	186	186
	Average	179,025	160,432	196,350	186,307	175,240	176,934
	Median	175,750	168,000	172,500	175,000	170,000	160,000
Southwest	Sales	65	87	90	397	486	517
	Average	247,451	232,944	238,609	245,756	242,202	224,899
	Median	212,000	205,000	222,500	213,000	218,250	200,000
Southeast	Sales	34	40	46	182	239	255
	Average	213,643	197,849	189,271	205,153	210,485	182,183
	Median	207,750	202,500	185,250	199,000	209,000	179,900
Anthony Henday Southwest	Sales	33	42	66	200	312	317
	Average	207,894	209,774	218,792	221,662	231,329	214,285
	Median	200,000	200,500	214,000	210,000	215,700	204,000
Anthony Henday Southeast	Sales	13	17	14	60	82	95
	Average	199,062	198,847	193,479	197,555	203,061	196,898
	Median	190,000	210,000	193,500	191,875	205,000	195,000
City of Edmonton Total	Sales	323	411	447	1,946	2,460	2,580
	Average	208,022	202,875	200,616	210,086	209,606	196,134
	Median	191,000	186,000	190,000	190,000	194,000	184,000

Summary of Properties Listed and Sold

City of Edmonton

July 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	2,625	1,419		
	April	2,806	1,624		
	May	3,329	1,642		
	June	3,033	1,818		
	July	3,055	1,684		
	Total	18,701	10,085		

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

page 21

City of Edmonton

July 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	303,109	204,863	441,764
	April	583,915	419,816	309,738	224,504	455,332
	May	588,593	422,901	297,188	200,564	454,579
	June	575,911	429,614	297,477	213,361	452,108
	July	577,343	427,046	285,794	208,022	444,629

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

5 Year Residential Activity

page 23

Total Board

July 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,908 / 17,540	2,841 / 17,289	2,525 / 16,480	2,364 / 15,912	2,722 / 19,153
Sales / YTD	1,833 / 10,517	1,996 / 11,597	1,985 / 12,138	1,655 / 9,700	1,495 / 12,696
Sales to New Listings Ratio / YTD	63% / 60%	70% / 67%	79% / 74%	70% / 61%	55% / 66%
Sales Volume	1,007,760,800	1,088,146,304	1,030,030,999	781,177,444	713,120,329
Sales Volume YTD	5,870,655,572	6,319,012,670	6,128,640,495	4,542,699,016	6,151,777,955
Semi-detached					
New Listings / YTD	493 / 3,006	434 / 2,630	346 / 2,373	298 / 2,223	388 / 2,944
Sales / YTD	298 / 1,853	309 / 1,931	327 / 2,008	286 / 1,575	259 / 2,211
Sales to New Listings Ratio / YTD	60% / 62%	71% / 73%	95% / 85%	96% / 71%	67% / 75%
Sales Volume	126,272,755	131,485,602	130,927,714	107,487,158	94,889,633
Sales Volume YTD	791,645,448	824,652,898	806,585,902	585,620,264	827,647,906
Row/Townhouse					
New Listings / YTD	630 / 3,634	593 / 3,452	509 / 3,040	381 / 2,593	412 / 3,142
Sales / YTD	335 / 2,087	400 / 2,597	430 / 2,527	288 / 1,846	235 / 2,192
Sales to New Listings Ratio / YTD	53% / 57%	67% / 75%	84% / 83%	76% / 71%	57% / 70%
Sales Volume	97,788,446	118,494,930	125,955,048	75,291,296	59,767,481
Sales Volume YTD	635,103,169	796,846,069	725,338,097	469,773,665	573,173,941
Apartment Condominium					
New Listings / YTD	659 / 4,608	768 / 4,853	689 / 4,614	631 / 4,274	634 / 4,715
Sales / YTD	377 / 2,319	478 / 2,894	497 / 2,972	383 / 2,130	290 / 2,153
Sales to New Listings Ratio / YTD	57% / 50%	62% / 60%	72% / 64%	61% / 50%	46% / 46%
Sales Volume	80,720,714	99,754,450	101,426,940	74,288,983	58,035,855
Sales Volume YTD	500,086,005	616,493,281	594,537,728	410,519,473	434,724,385
Total Residential¹					
New Listings / YTD	4,690 / 28,788	4,636 / 28,224	4,069 / 26,507	3,674 / 25,002	4,156 / 29,954
Sales / YTD	2,843 / 16,776	3,183 / 19,019	3,239 / 19,645	2,612 / 15,251	2,279 / 19,252
Sales to New Listings Ratio / YTD	61% / 58%	69% / 67%	80% / 74%	71% / 61%	55% / 64%
Sales Volume	1,312,542,715	1,437,881,286	1,388,340,701	1,038,244,881	925,813,298
Sales Volume YTD	7,797,490,194	8,557,004,918	8,255,102,222	6,008,612,418	7,987,324,187
Other²					
New Listings / YTD	271 / 1,773	310 / 1,964	296 / 2,086	280 / 1,976	254 / 2,067
Sales / YTD	120 / 784	162 / 952	149 / 916	125 / 806	115 / 1,061
Sales to New Listings Ratio / YTD	44% / 44%	52% / 48%	50% / 44%	45% / 41%	45% / 51%
Sales Volume	29,355,080	41,415,544	46,649,253	29,985,822	23,613,025
Sales Volume YTD	237,552,193	267,069,268	264,646,256	168,478,931	248,758,346

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.

July 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	5	8	6	29	39	38
	Sales Volume	1,331,500	1,897,505	1,590,000	7,841,000	10,450,505	9,156,952
	Average Price	266,300	237,188	265,000	270,379	267,962	240,972
	Median Price	234,000	215,000	275,000	244,500	250,000	240,000
Beaumont	Sales	46	48	66	277	274	299
	Sales Volume	25,094,041	27,507,798	34,184,988	152,536,498	149,433,596	154,290,337
	Average Price	545,523	573,079	517,954	550,673	545,378	516,021
	Median Price	522,950	597,000	519,950	534,000	529,250	505,000
Bonnyville	Sales	30	32	28	154	191	155
	Sales Volume	12,168,697	11,393,577	9,729,300	60,528,184	70,332,097	56,793,382
	Average Price	405,623	356,049	347,475	393,040	368,231	366,409
	Median Price	407,500	310,000	345,000	365,000	325,000	337,500
Cold Lake	Sales	33	50	45	228	218	234
	Sales Volume	12,279,893	18,048,093	16,188,900	86,209,727	79,396,504	79,877,650
	Average Price	372,118	360,962	359,753	378,113	364,204	341,357
	Median Price	367,500	359,500	380,500	365,000	361,200	333,000
Devon	Sales	10	18	15	83	82	87
	Sales Volume	4,776,000	6,675,200	5,745,190	37,182,571	32,132,666	35,449,640
	Average Price	477,600	370,844	383,013	447,983	391,862	407,467
	Median Price	464,250	350,000	395,000	440,000	385,150	385,000
Drayton Valley	Sales	17	21	12	82	91	82
	Sales Volume	5,510,600	6,522,900	3,586,000	25,846,900	28,855,700	23,157,600
	Average Price	324,153	310,614	298,833	315,206	317,096	282,410
	Median Price	335,000	287,000	267,500	322,450	299,000	285,000
Fort Saskatchewan	Det. Sales	48	56	46	286	290	324
	Det. Average Price	539,177	539,387	525,376	554,050	536,646	497,968
	Det. Median Price	525,000	538,249	522,500	535,000	524,750	480,000
	Apt. Sales	6	2	4	38	46	28
	Apt. Average Price	164,583	n/a	n/a	175,504	196,050	168,232
	Apt. Median Price	180,750	n/a	n/a	180,000	184,500	168,500
	Total Sales Volume	36,441,372	43,203,471	31,692,880	221,169,516	217,266,141	215,371,421
Gibbons	Sales	9	6	13	39	44	43
	Sales Volume	3,222,100	1,858,500	5,015,797	14,698,900	17,355,235	15,132,797
	Average Price	358,011	309,750	385,831	376,895	394,437	351,926
	Median Price	331,300	342,500	347,500	350,000	363,750	329,500
Leduc	Det. Sales	59	64	56	364	359	388
	Det. Average Price	513,443	478,827	454,453	501,113	501,539	465,738
	Det. Median Price	480,000	459,750	435,000	485,000	482,500	454,125
	Apt. Sales	3	4	2	24	27	18
	Apt. Average Price	n/a	n/a	n/a	202,656	176,522	197,953
	Apt. Median Price	n/a	n/a	n/a	210,000	176,000	202,500
	Total Sales Volume	37,325,594	39,730,625	35,618,588	237,830,026	234,463,082	233,920,804

n/a = insufficient data

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

July 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville	Sales	22	23	19	161	136	164
	Sales Volume	9,405,155	9,866,346	7,146,300	67,465,905	56,109,869	61,936,702
	Average Price	427,507	428,972	376,121	419,043	412,573	377,663
	Median Price	424,450	425,000	370,000	415,000	416,478	387,250
Sherwood Park	Det. Sales	110	105	104	581	579	606
	Det. Average Price	598,395	594,325	551,954	604,189	579,927	538,357
	Det. Median Price	577,500	574,900	518,889	580,000	552,500	510,000
	Apt. Sales	17	17	14	89	84	102
	Apt. Average Price	314,918	323,253	304,679	306,017	306,325	285,539
	Apt. Median Price	336,000	300,000	294,500	295,000	303,000	274,800
	Total Sales Volume	84,438,967	82,037,672	76,874,330	480,724,089	448,859,371	443,413,966
Spruce Grove	Det. Sales	72	83	70	415	484	489
	Det. Average Price	521,198	550,482	515,066	532,919	546,891	484,726
	Det. Median Price	519,950	562,500	504,594	515,000	545,000	465,000
	Apt. Sales	4	9	10	23	46	60
	Apt. Average Price	n/a	168,833	189,250	227,691	191,121	189,583
	Apt. Median Price	n/a	177,000	186,250	216,500	181,050	176,500
	Total Sales Volume	52,319,701	59,101,787	54,268,290	320,061,085	349,551,829	341,036,745
St. Albert	Det. Sales	94	112	100	583	625	630
	Det. Average Price	650,261	628,874	590,507	650,781	620,243	578,461
	Det. Median Price	578,500	579,950	548,533	595,000	560,000	533,950
	Apt. Sales	11	21	6	101	111	76
	Apt. Average Price	256,445	280,002	296,883	280,384	285,282	272,896
	Apt. Median Price	215,000	224,900	252,650	239,900	232,000	228,950
	Total Sales Volume	77,045,289	89,734,992	79,655,582	486,724,589	501,090,441	470,628,526
St. Paul	Sales	31	19	18	123	109	90
	Sales Volume	7,383,100	3,828,400	5,503,150	33,197,019	23,451,350	21,677,950
	Average Price	238,165	201,495	305,731	269,894	215,150	240,866
	Median Price	192,500	186,500	245,000	260,000	192,500	227,500
Stony Plain	Sales	45	32	51	270	288	313
	Sales Volume	19,803,462	14,655,978	20,285,200	115,876,706	117,607,109	122,996,975
	Average Price	440,077	457,999	397,749	429,173	408,358	392,962
	Median Price	427,500	425,000	415,000	427,750	421,250	391,000
Vegreville	Sales	7	14	13	58	76	75
	Sales Volume	1,862,900	3,634,500	3,239,800	16,153,400	20,842,399	16,511,900
	Average Price	266,129	259,607	249,215	278,507	274,242	220,159
	Median Price	279,900	261,250	246,000	277,450	261,250	227,000
Westlock	Sales	6	8	9	39	54	48
	Sales Volume	1,788,000	1,550,250	2,094,400	11,631,250	13,993,200	12,002,000
	Average Price	298,000	193,781	232,711	298,237	259,133	250,042
	Median Price	311,000	188,750	239,000	304,900	261,500	238,500
Wetaskiwin	Sales	20	25	25	126	147	139
	Sales Volume	4,943,350	7,430,800	7,315,750	34,404,950	40,291,875	36,084,383
	Average Price	247,168	297,232	292,630	273,055	274,094	259,600
	Median Price	267,000	300,000	286,000	265,000	271,000	251,000

n/a = insufficient data

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