

Media Release

Late summer slow-down continues for Edmonton housing activity

Edmonton, AB – September 2, 2026 — The Greater Edmonton Area (GEA) real estate market reported 2,143 sales in August 2026, decreasing 15.4% when compared to activity in July and 9.8% compared to August 2025. There were 3,769 new listings — a month-over-month decrease of 8.1% and a year-over-year increase of 3.3%. Inventory levels decreased 1.1% from the previous month and are 15.1% higher than August 2025.

Average selling price across all residential property types decreased by 1.1% from the previous month to \$469,602, a price 1.8% higher than August 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$426,900, decreasing 0.6% from July 2026 and decreasing 0.6% year-over-year.



“A slow-down in activity has continued as autumn approaches, reflecting normal seasonal trends. There are also indicators that a shift in the wider market is taking place. Average prices are not showing significant changes from the previous year, indicating steadiness; meanwhile, inventory is continuing to accrue in our market. Supply is ample, but unless demand keeps up, we are likely to see downward pressure on prices beyond the usual seasonal patterns.”

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

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At A Glance

AUGUST 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,143	3,769	\$469,602	8,052	41
Month-over-month change	↓ -15.4%	↓ -8.1%	↓ -1.1%	↓ -1.1%	↑ 2 Days
Year-over-year change	↓ -9.8%	↑ 3.3%	↑ 1.8%	↑ 15.1	↑ 4 Days

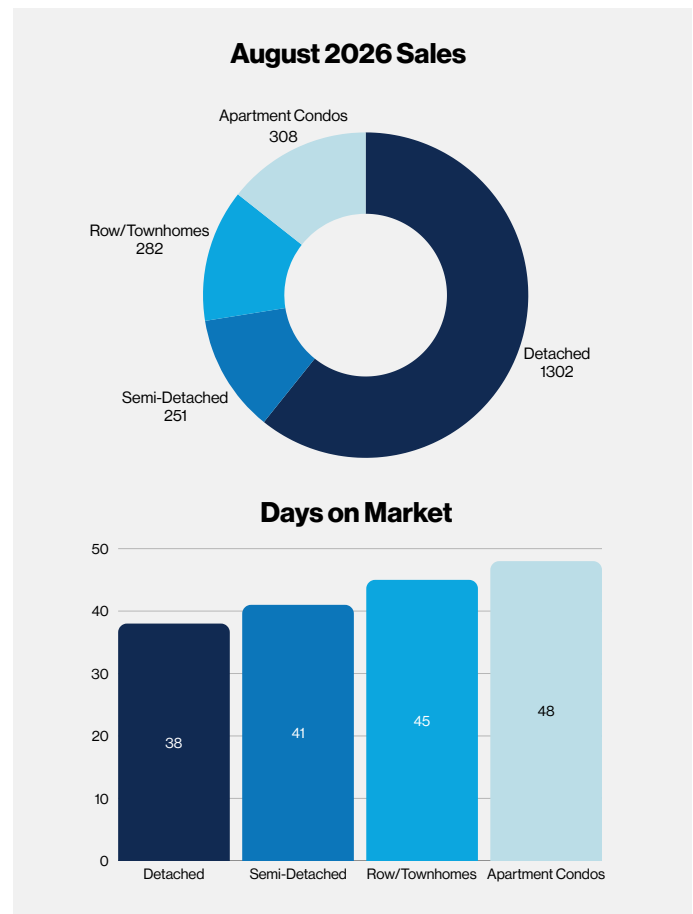
Data by Property Type

Detached home prices averaged \$575,575, decreasing 1.6% from July 2026 and increasing 1.0% from August 2025. New detached listings decreased 9.0% month-over-month but increased 5.8% year-over-year. Detached sales decreased 15.7% from the previous month and 8.2% compared to sales in August of last year.

Semi-detached new listings decreased 23.7% from the previous month and 2.6% from the previous year. Sales decreased by 13.4% compared to July 2026 and 1.2% compared to August 2025. The semi-detached average price was \$424,322, a decrease of 0.3% from July and a year-over-year increase of 0.8%.

Row/townhome prices increased 1.9% from last month, but decreased 1.2% from August 2025, averaging \$298,238. New listings were down 19.3% from July and up 7.2% from last year. Sales for row/townhouse properties decreased by 14.5% month-over-month and were 13.2% lower year-over-year.

Apartment condominiums sales decreased 16.3% in August and sold 18.7% fewer units than in August of the previous year. New listings decreased 4.3% month-over-month and 2.8% year-over-year. August condo prices averaged \$215,422 — increasing 0.7% from July but decreasing 1.2% compared to August 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$575,575	\$424,322	\$298,238	\$215,422
Month-over-month change	↓ -1.6%	↓ -0.3%	↑ 1.9%	↑ 0.7%
Year-over-year change	↑ 1.0%	↑ 0.8%	↓ -1.2%	↓ -1.2%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	August 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 524,500	-0.7%	-0.2%
Apartment benchmark price	\$ 198,800	-0.5%	-1.6%
Townhouse benchmark price	\$ 270,600	-0.7%	-3.1%
Composite ³ benchmark price	\$ 426,900	-0.6%	-0.6%

MLS® System Activity (for all-residential ⁴ sales in GEA)	August 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 469,602	-1.1%	1.8%
All-residential median selling price	\$ 439,000	-1.8%	0.9%
# residential listings this month	3,769	-8.1%	3.3%
# residential sales this month	2,143	-15.4%	-9.8%
# residential inventory at month end	8,052	-1.1%	15.1%
# Total ⁶ MLS® System sales this month	2,529	-15.2%	-10.5% ⁷
\$ Value Total residential sales this month	\$ 1,090,605,372	-16.9%	-8.4%
\$ Value of total MLS® System sales – month	\$ 1,144,739,246	-15.5%	-8.2% ⁷
\$ Value of total MLS® System sales - YTD	\$ 9,253,471,465	14.0%	-8.8% ⁷

MLS® Rental Listing Activity	August 2026	M/M % Change	Y/Y % Change
Total rented listings	35	6.1%	-7.9%
Active rentals	100	2.0%	40.8%
	August 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	32	-6 days	37
Average price ⁸ for 1-bedroom units	\$ 1,151	-17.3%	\$1,104
Average price for 2-bedroom units	\$ 1,989	23.2%	\$1,673

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

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

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

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

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

6 Includes residential, land lease community and rural sales.

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

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

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

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

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

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	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,271 / 17,309	2,147 / 16,904	1,967 / 15,898	1,973 / 15,369	1,929 / 18,152
Sales / YTD	1,302 / 10,341	1,419 / 11,376	1,465 / 12,068	1,311 / 9,597	1,127 / 12,179
Sales to New Listings Ratio / YTD	57% / 60%	66% / 67%	74% / 76%	66% / 62%	58% / 67%
Sales Volume	749,398,576	808,637,790	799,002,310	649,138,938	545,633,736
Sales Volume YTD	6,062,137,254	6,535,052,352	6,416,331,170	4,744,162,517	6,163,964,998
Average Sale Price	575,575	569,865	545,394	495,148	484,147
Average Sale Price YTD	586,224	574,460	531,681	494,338	506,114
Median Sale Price	525,000	523,500	497,000	450,000	440,000
Median Sale Price YTD	530,000	529,900	489,000	450,000	463,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	99% / 99%	98% / 98%	97% / 99%
Average Days on Market / YTD	38 / 36	36 / 32	35 / 37	45 / 45	38 / 32
Median Days on Market / YTD	27 / 23	24 / 19	22 / 21	29 / 29	28 / 19
Average Days on Market (Cum.) / YTD	59 / 57	52 / 47	49 / 56	63 / 69	48 / 44
Median Days on Market (Cum.) / YTD	36 / 28	29 / 22	25 / 24	35 / 37	33 / 20
Semi-detached					
New Listings / YTD	370 / 3,289	380 / 2,945	327 / 2,620	319 / 2,463	295 / 3,159
Sales / YTD	251 / 2,051	254 / 2,132	290 / 2,236	246 / 1,782	218 / 2,377
Sales to New Listings Ratio / YTD	68% / 62%	67% / 72%	89% / 85%	77% / 72%	74% / 75%
Sales Volume	106,504,917	106,881,174	120,363,497	92,021,572	78,197,740
Sales Volume YTD	883,075,765	918,046,872	912,665,999	668,516,231	893,448,646
Average Sale Price	424,322	420,792	415,047	374,071	358,705
Average Sale Price YTD	430,559	430,604	408,169	375,149	375,872
Median Sale Price	417,500	418,000	413,994	370,000	346,250
Median Sale Price YTD	420,000	425,000	405,000	370,000	368,000
Sale to List Price Ratio / YTD	99% / 99%	99% / 100%	100% / 100%	98% / 98%	98% / 99%
Average Days on Market / YTD	41 / 38	35 / 28	30 / 32	43 / 40	38 / 32
Median Days on Market / YTD	29 / 26	23 / 18	20 / 19	29 / 27	31 / 20
Average Days on Market (Cum.) / YTD	65 / 57	39 / 34	39 / 42	57 / 58	47 / 41
Median Days on Market (Cum.) / YTD	43 / 32	25 / 19	21 / 21	35 / 31	36 / 21
Row/Townhouse					
New Listings / YTD	505 / 4,079	471 / 3,882	455 / 3,442	386 / 2,940	401 / 3,489
Sales / YTD	282 / 2,347	325 / 2,893	407 / 2,907	343 / 2,165	230 / 2,392
Sales to New Listings Ratio / YTD	56% / 58%	69% / 75%	89% / 84%	89% / 74%	57% / 69%
Sales Volume	84,103,237	98,091,579	118,541,085	86,909,206	56,232,635
Sales Volume YTD	713,901,407	888,510,535	837,656,732	552,473,371	623,433,076
Average Sale Price	298,238	301,820	291,256	253,380	244,490
Average Sale Price YTD	304,176	307,124	288,152	255,184	260,633
Median Sale Price	292,450	295,000	290,000	247,000	240,000
Median Sale Price YTD	301,744	310,000	290,000	250,000	257,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	99% / 100%	97% / 97%	97% / 98%
Average Days on Market / YTD	45 / 41	33 / 29	31 / 33	44 / 47	45 / 43
Median Days on Market / YTD	34 / 29	24 / 19	20 / 20	30 / 30	32 / 29
Average Days on Market (Cum.) / YTD	65 / 62	41 / 35	36 / 42	61 / 68	58 / 62
Median Days on Market (Cum.) / YTD	45 / 37	28 / 21	21 / 20	36 / 37	40 / 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
August 2026

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	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	623 / 5,151	641 / 5,419	631 / 5,166	548 / 4,758	555 / 5,206
Sales / YTD	308 / 2,571	379 / 3,224	419 / 3,345	345 / 2,452	279 / 2,382
Sales to New Listings Ratio / YTD	49% / 50%	59% / 59%	66% / 65%	63% / 52%	50% / 46%
Sales Volume	66,350,053	82,643,205	85,632,268	66,857,278	53,524,724
Sales Volume YTD	555,303,358	690,556,286	672,649,996	473,731,851	478,728,859
Average Sale Price	215,422	218,056	204,373	193,789	191,845
Average Sale Price YTD	215,987	214,192	201,091	193,202	200,978
Median Sale Price	190,000	200,000	190,300	180,000	171,500
Median Sale Price YTD	193,500	195,000	186,000	175,000	178,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	96% / 95%	95% / 96%
Average Days on Market / YTD	48 / 51	44 / 44	41 / 46	56 / 59	62 / 60
Median Days on Market / YTD	35 / 36	34 / 30	29 / 30	42 / 43	53 / 43
Average Days on Market (Cum.) / YTD	71 / 77	63 / 65	57 / 69	84 / 99	96 / 98
Median Days on Market (Cum.) / YTD	50 / 48	40 / 36	36 / 35	54 / 58	64 / 57
Total Residential²					
New Listings / YTD	3,769 / 29,828	3,639 / 29,150	3,380 / 27,126	3,226 / 25,530	3,180 / 30,006
Sales / YTD	2,143 / 17,310	2,377 / 19,625	2,581 / 20,556	2,245 / 15,996	1,854 / 19,330
Sales to New Listings Ratio / YTD	57% / 58%	65% / 67%	76% / 76%	70% / 63%	58% / 64%
Sales Volume	1,006,356,783	1,096,253,748	1,123,539,160	894,926,994	733,588,835
Sales Volume YTD	8,214,417,784	9,032,166,045	8,839,303,897	6,438,883,970	8,159,575,579
Average Sale Price	469,602	461,192	435,312	398,631	395,679
Average Sale Price YTD	474,548	460,238	430,011	402,531	422,120
Median Sale Price	439,000	434,900	412,000	370,500	370,000
Median Sale Price YTD	445,000	439,200	411,000	378,999	395,000
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	99% / 99%	97% / 97%	97% / 99%
Average Days on Market / YTD	41 / 39	37 / 33	35 / 38	46 / 47	42 / 37
Median Days on Market / YTD	29 / 26	25 / 21	22 / 21	32 / 31	32 / 22
Average Days on Market (Cum.) / YTD	62 / 61	51 / 47	47 / 54	65 / 72	56 / 52
Median Days on Market (Cum.) / YTD	40 / 32	30 / 23	25 / 24	38 / 39	37 / 24
Other³					
New Listings / YTD	120 / 1,095	191 / 1,237	142 / 1,252	155 / 1,333	149 / 1,327
Sales / YTD	74 / 536	93 / 642	94 / 670	87 / 565	64 / 721
Sales to New Listings Ratio / YTD	62% / 49%	49% / 52%	66% / 54%	56% / 42%	43% / 54%
Sales Volume	25,557,194	35,893,074	26,784,300	16,538,640	12,794,650
Sales Volume YTD	216,935,523	234,540,465	236,884,424	137,084,150	201,335,567
Average Sale Price	345,367	385,947	284,939	190,099	199,916
Average Sale Price YTD	404,730	365,328	353,559	242,627	279,245
Median Sale Price	181,000	190,000	202,500	132,500	115,000
Median Sale Price YTD	218,250	243,750	249,444	148,000	180,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 96%	96% / 96%	92% / 93%	93% / 94%
Average Days on Market / YTD	74 / 63	66 / 70	61 / 74	73 / 83	66 / 89
Median Days on Market / YTD	46 / 38	33 / 31	37 / 33	45 / 44	42 / 44
Average Days on Market (Cum.) / YTD	99 / 94	100 / 121	80 / 120	133 / 122	80 / 121
Median Days on Market (Cum.) / YTD	64 / 46	34 / 38	42 / 42	51 / 52	55 / 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)

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Greater Edmonton Area¹

August 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 (2,848)	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	6,089 (2,131)		
	April	6,687 (2,468)		
	May	7,625 (2,547)		
	June	7,898 (2,739)		
	July	7,985 (2,532)		
	August	8,042 (2,143)		

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
August 2026

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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	578,706	429,828	296,501	209,787	463,079
	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	570,048	429,795	304,575	211,395	458,217
2026	January	555,989	422,964	296,227	224,364	448,121
	February	571,476	442,180	308,393	212,133	455,137
	March	590,124	436,997	308,137	212,054	471,016
	April	588,952	423,569	313,193	226,713	478,744
	May	603,894	433,214	309,554	206,135	491,153
	June	593,122	434,635	303,372	219,992	484,101
	July	585,229	425,390	292,756	213,938	474,840
	August	575,575	424,322	298,238	215,422	469,602

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
August 2026

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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 (2,848)	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	6,089 (2,131)		4,528 (1,419)	
	April	6,687 (2,468)		4,992 (1,622)	
	May	7,625 (2,547)		5,771 (1,642)	
	June	7,898 (2,739)		5,962 (1,814)	
	July	7,985 (2,532)		6,026 (1,681)	
	August	8,042 (2,143)		6,040 (1,427)	

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)

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City of Edmonton

August 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,480 / 11,077	1,376 / 10,878	1,287 / 10,078	1,275 / 9,892	1,273 / 11,802
Sales / YTD	793 / 6,230	883 / 7,052	894 / 7,509	848 / 5,975	653 / 7,566
Sales to New Listings Ratio / YTD	54% / 56%	64% / 65%	69% / 75%	67% / 60%	51% / 64%
Sales Volume	441,112,196	486,521,057	471,337,795	418,224,264	312,877,405
Sales Volume YTD	3,574,076,531	3,975,129,159	3,919,897,936	2,897,988,398	3,781,223,888
Average Sale Price	556,257	550,986	527,223	493,189	479,138
Average Sale Price YTD	573,688	563,688	522,027	485,019	499,765
Median Sale Price	506,000	506,888	480,444	446,400	439,500
Median Sale Price YTD	517,000	520,000	479,000	442,000	458,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	99% / 99%	98% / 98%	97% / 99%
Average Days on Market / YTD	39 / 38	36 / 33	33 / 36	44 / 45	39 / 32
Median Days on Market / YTD	28 / 25	24 / 20	22 / 20	29 / 29	30 / 19
Average Days on Market (Cum.) / YTD	61 / 60	53 / 48	45 / 55	64 / 72	51 / 44
Median Days on Market (Cum.) / YTD	39 / 32	32 / 23	26 / 24	37 / 40	35 / 21
Semi-detached					
New Listings / YTD	240 / 2,226	262 / 2,087	225 / 1,764	213 / 1,663	211 / 2,266
Sales / YTD	154 / 1,260	167 / 1,475	192 / 1,465	181 / 1,189	148 / 1,665
Sales to New Listings Ratio / YTD	64% / 57%	64% / 71%	85% / 83%	85% / 71%	70% / 73%
Sales Volume	63,556,465	70,190,499	79,685,129	68,395,824	53,831,383
Sales Volume YTD	537,650,893	637,202,108	603,238,545	450,235,894	636,673,548
Average Sale Price	412,704	420,302	415,027	377,877	363,726
Average Sale Price YTD	426,707	432,001	411,767	378,668	382,387
Median Sale Price	405,000	417,000	410,000	375,000	352,750
Median Sale Price YTD	416,116	429,500	405,000	373,000	375,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	100% / 100%	98% / 98%	98% / 99%
Average Days on Market / YTD	46 / 40	35 / 29	30 / 31	46 / 40	39 / 32
Median Days on Market / YTD	29 / 27	24 / 19	21 / 20	33 / 28	33 / 20
Average Days on Market (Cum.) / YTD	73 / 61	40 / 36	40 / 42	57 / 58	49 / 42
Median Days on Market (Cum.) / YTD	52 / 35	28 / 21	24 / 21	40 / 33	38 / 22
Row/Townhouse					
New Listings / YTD	412 / 3,314	384 / 3,160	354 / 2,667	301 / 2,289	322 / 2,803
Sales / YTD	220 / 1,811	259 / 2,297	313 / 2,251	280 / 1,710	176 / 1,904
Sales to New Listings Ratio / YTD	53% / 55%	67% / 73%	88% / 84%	93% / 75%	55% / 68%
Sales Volume	65,028,221	77,655,300	89,817,258	70,106,901	42,957,913
Sales Volume YTD	539,081,005	689,655,797	635,351,816	428,208,792	493,767,456
Average Sale Price	295,583	299,827	286,956	250,382	244,079
Average Sale Price YTD	297,670	300,242	282,253	250,414	259,332
Median Sale Price	285,000	295,000	288,000	246,750	245,000
Median Sale Price YTD	297,000	300,000	285,000	247,000	256,500
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	99% / 100%	97% / 97%	96% / 98%
Average Days on Market / YTD	46 / 42	32 / 28	29 / 32	44 / 46	44 / 43
Median Days on Market / YTD	36 / 31	23 / 20	20 / 19	29 / 30	32 / 29
Average Days on Market (Cum.) / YTD	69 / 64	41 / 35	33 / 39	60 / 67	58 / 63
Median Days on Market (Cum.) / YTD	53 / 40	28 / 21	22 / 20	35 / 37	40 / 33

5 Year Residential Activity (Part 2)

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City of Edmonton

August 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	554 / 4,644	579 / 4,856	562 / 4,661	492 / 4,187	505 / 4,641
Sales / YTD	260 / 2,202	334 / 2,794	372 / 2,952	285 / 2,082	238 / 2,040
Sales to New Listings Ratio / YTD	47% / 47%	58% / 58%	66% / 63%	58% / 50%	47% / 44%
Sales Volume	53,152,903	69,697,075	74,821,518	54,331,778	45,278,674
Sales Volume YTD	461,205,744	585,326,618	580,848,148	386,790,374	401,902,454
Average Sale Price	204,434	208,674	201,133	190,638	190,247
Average Sale Price YTD	209,449	209,494	196,764	185,778	197,011
Median Sale Price	182,950	199,450	190,000	177,000	167,750
Median Sale Price YTD	190,000	194,949	185,000	170,000	175,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	96% / 95%	95% / 96%
Average Days on Market / YTD	51 / 53	45 / 45	42 / 47	58 / 59	63 / 60
Median Days on Market / YTD	40 / 38	35 / 31	31 / 31	43 / 44	53 / 44
Average Days on Market (Cum.) / YTD	78 / 82	66 / 67	60 / 70	88 / 101	99 / 99
Median Days on Market (Cum.) / YTD	60 / 52	41 / 38	38 / 36	58 / 59	66 / 57
Total Residential¹					
New Listings / YTD	2,686 / 21,261	2,601 / 20,981	2,428 / 19,170	2,281 / 18,031	2,311 / 21,512
Sales / YTD	1,427 / 11,503	1,643 / 13,618	1,771 / 14,177	1,594 / 10,956	1,215 / 13,175
Sales to New Listings Ratio / YTD	53% / 54%	63% / 65%	73% / 74%	70% / 61%	53% / 61%
Sales Volume	622,849,785	704,063,931	715,661,700	611,058,767	454,945,375
Sales Volume YTD	5,112,014,173	5,887,313,682	5,739,336,445	4,163,223,458	5,313,567,346
Average Sale Price	436,475	428,523	404,100	383,349	374,441
Average Sale Price YTD	444,407	432,319	404,834	379,995	403,307
Median Sale Price	415,000	410,000	380,000	358,000	352,000
Median Sale Price YTD	420,000	415,000	389,000	360,000	380,000
Sale to List Price Ratio / YTD	97% / 98%	98% / 99%	99% / 99%	97% / 97%	97% / 98%
Average Days on Market / YTD	43 / 41	37 / 34	34 / 37	47 / 47	44 / 38
Median Days on Market / YTD	31 / 28	26 / 21	23 / 21	32 / 32	34 / 23
Average Days on Market (Cum.) / YTD	66 / 65	53 / 48	46 / 54	67 / 75	61 / 55
Median Days on Market (Cum.) / YTD	44 / 36	32 / 25	27 / 25	40 / 41	40 / 26
Other²					
New Listings / YTD	67 / 588	93 / 624	76 / 622	76 / 640	64 / 600
Sales / YTD	35 / 269	39 / 305	44 / 347	40 / 260	27 / 341
Sales to New Listings Ratio / YTD	52% / 46%	42% / 49%	58% / 56%	53% / 41%	42% / 57%
Sales Volume	16,120,300	19,654,061	16,253,700	7,861,990	5,306,650
Sales Volume YTD	141,151,123	139,821,397	149,804,869	78,198,831	109,576,897
Average Sale Price	460,580	503,950	369,402	196,550	196,543
Average Sale Price YTD	524,725	458,431	431,714	300,765	321,340
Median Sale Price	260,000	355,000	307,500	127,750	73,500
Median Sale Price YTD	319,900	355,000	349,900	188,750	240,000
Sale to List Price Ratio / YTD	95% / 95%	96% / 97%	97% / 97%	93% / 94%	90% / 95%
Average Days on Market / YTD	73 / 61	47 / 49	50 / 51	47 / 61	51 / 62
Median Days on Market / YTD	65 / 38	25 / 24	26 / 29	44 / 41	36 / 38
Average Days on Market (Cum.) / YTD	93 / 86	55 / 88	62 / 96	112 / 102	69 / 84
Median Days on Market (Cum.) / YTD	68 / 48	29 / 29	38 / 33	46 / 49	46 / 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.

August 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	83	113	110	740	812	913
	Average	540,676	513,629	520,720	553,567	549,125	515,245
	Median	519,750	507,500	525,000	530,006	538,000	510,000
North Central	Sales	173	148	177	1,229	1,389	1,546
	Average	476,292	472,110	455,467	479,028	481,000	444,164
	Median	460,400	457,750	426,000	462,000	463,000	426,700
Northeast	Sales	46	59	63	391	467	432
	Average	431,183	430,573	421,641	454,605	455,443	402,224
	Median	412,500	390,000	390,000	415,500	422,500	382,500
Central	Sales	31	38	45	195	317	336
	Average	286,285	346,313	330,544	339,172	329,748	310,161
	Median	275,000	308,300	295,900	315,000	299,000	289,500
West	Sales	75	83	77	567	644	662
	Average	718,344	635,252	628,148	754,794	661,128	600,479
	Median	565,000	560,000	487,500	575,000	548,250	480,800
Southwest	Sales	79	102	100	741	788	870
	Average	683,435	697,371	646,151	714,891	711,578	640,162
	Median	612,000	607,500	585,000	619,999	618,000	565,000
Southeast	Sales	120	166	151	1,015	1,212	1,306
	Average	496,038	491,887	494,475	513,568	521,481	483,060
	Median	477,000	460,000	463,000	475,000	485,000	450,000
Anthony Henday Southwest	Sales	132	138	128	994	1,062	1,112
	Average	659,979	665,682	616,371	648,197	666,304	637,237
	Median	581,500	599,450	559,000	584,250	597,948	572,150
Anthony Henday Southeast	Sales	54	36	44	358	362	337
	Average	567,026	629,721	587,348	582,517	601,849	573,376
	Median	549,500	565,448	523,500	549,500	560,000	539,900
City of Edmonton Total	Sales	793	883	894	6,230	7,052	7,509
	Average	556,257	550,986	527,223	573,688	563,688	522,027
	Median	506,000	506,888	480,444	517,000	520,000	479,000

August 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Semi-detached							
Northwest	Sales	18	27	32	191	211	199
	Average	438,750	431,333	400,403	449,690	444,227	421,673
	Median	449,250	423,000	403,000	440,000	425,000	409,000
North Central	Sales	28	32	28	210	253	246
	Average	383,623	359,220	335,109	371,546	386,733	356,081
	Median	392,700	374,950	327,875	382,750	390,000	374,550
Northeast	Sales	15	5	11	92	58	56
	Average	353,214	359,300	311,491	368,871	347,884	313,023
	Median	353,000	335,000	304,000	370,536	325,500	312,000
Central	Sales	7	5	3	34	41	66
	Average	403,750	446,360	n/a	401,483	378,765	359,418
	Median	420,000	495,000	n/a	409,000	355,000	332,500
West	Sales	4	3	4	46	47	44
	Average	n/a	n/a	n/a	391,266	413,455	419,877
	Median	n/a	n/a	n/a	363,750	370,000	356,250
Southwest	Sales	15	14	14	109	115	124
	Average	469,447	478,129	486,664	513,276	471,810	457,647
	Median	395,000	421,500	475,275	450,000	423,500	410,000
Southeast	Sales	31	24	44	204	234	282
	Average	398,860	402,360	438,987	433,754	433,070	426,974
	Median	375,000	394,500	424,150	412,500	429,500	406,750
Anthony Henday Southwest	Sales	27	34	41	248	321	313
	Average	442,127	443,898	453,441	443,615	464,903	444,153
	Median	445,000	441,000	447,000	432,500	455,000	435,000
Anthony Henday Southeast	Sales	9	23	15	126	195	135
	Average	395,032	431,052	439,731	426,199	439,268	413,552
	Median	415,750	438,000	420,000	431,500	440,000	415,000
City of Edmonton Total	Sales	154	167	192	1,260	1,475	1,465
	Average	412,704	420,302	415,027	426,707	432,001	411,767
	Median	405,000	417,000	410,000	416,116	429,500	405,000

August 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	15	18	36	131	188	205
	Average	410,153	362,777	358,603	364,659	368,751	348,341
	Median	375,800	367,000	365,000	348,500	362,000	344,000
North Central	Sales	45	49	53	356	457	411
	Average	275,986	276,214	254,624	271,351	274,119	250,793
	Median	267,000	265,000	234,500	251,250	258,000	240,500
Northeast	Sales	17	27	30	172	229	204
	Average	225,545	221,200	202,685	233,668	223,143	201,746
	Median	241,000	215,000	190,775	220,000	212,000	194,450
Central	Sales	8	3	8	35	32	40
	Average	443,997	n/a	336,188	401,889	361,744	359,041
	Median	427,611	n/a	308,500	385,223	325,000	326,000
West	Sales	21	23	25	159	182	209
	Average	264,264	235,485	244,202	254,806	253,820	225,819
	Median	250,000	215,000	222,800	231,500	233,500	214,000
Southwest	Sales	33	38	44	208	273	278
	Average	286,311	302,423	279,970	309,058	305,753	287,157
	Median	289,500	292,950	291,250	295,500	305,500	287,000
Southeast	Sales	27	37	49	264	375	360
	Average	261,196	274,830	257,583	266,257	275,106	256,723
	Median	253,000	290,000	237,500	245,000	259,200	235,000
Anthony Henday Southwest	Sales	38	47	42	331	348	347
	Average	332,335	389,595	367,162	356,822	378,243	361,998
	Median	346,531	385,210	367,950	355,000	384,258	355,000
Anthony Henday Southeast	Sales	16	17	26	155	213	197
	Average	274,469	308,106	314,476	304,869	318,888	306,034
	Median	298,750	315,000	315,000	315,000	327,850	309,500
City of Edmonton Total	Sales	220	259	313	1,811	2,297	2,251
	Average	295,583	299,827	286,956	297,670	300,242	282,253
	Median	285,000	295,000	288,000	297,000	300,000	285,000

August 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Apartment Condominium							
Northwest	Sales	18	24	17	143	155	184
	Average	188,189	190,323	203,176	193,525	197,674	175,231
	Median	192,200	214,000	207,000	194,000	200,000	185,000
North Central	Sales	31	46	43	248	327	345
	Average	178,986	166,257	183,519	193,907	184,646	176,905
	Median	173,000	188,250	180,000	185,500	187,000	177,000
Northeast	Sales	15	15	28	116	157	211
	Average	158,680	166,493	128,936	148,988	150,957	135,265
	Median	157,500	165,000	126,950	155,000	154,500	137,000
Central	Sales	69	77	100	587	678	658
	Average	234,489	212,467	207,617	213,152	210,246	209,203
	Median	190,000	177,500	175,050	176,500	178,500	178,500
West	Sales	14	18	26	157	204	212
	Average	185,679	233,156	201,715	186,743	180,350	179,974
	Median	183,000	199,950	170,250	175,000	170,000	162,250
Southwest	Sales	44	76	62	440	562	579
	Average	206,230	228,862	220,757	241,396	240,398	224,455
	Median	191,500	210,000	205,000	212,075	217,000	200,000
Southeast	Sales	34	27	48	216	266	303
	Average	210,732	203,113	199,947	206,031	209,736	184,997
	Median	187,000	215,000	187,500	193,250	209,500	180,000
Anthony Henday Southwest	Sales	26	44	35	226	356	352
	Average	201,865	231,780	225,767	219,384	231,385	215,426
	Median	188,500	218,750	212,000	207,500	216,000	205,000
Anthony Henday Southeast	Sales	9	7	13	69	89	108
	Average	174,444	193,071	205,654	194,541	202,275	197,952
	Median	168,000	195,000	215,000	190,000	205,000	195,250
City of Edmonton Total	Sales	260	334	372	2,202	2,794	2,952
	Average	204,434	208,674	201,133	209,449	209,494	196,764
	Median	182,950	199,450	190,000	190,000	194,949	185,000

Summary of Properties Listed and Sold
City of Edmonton
August 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	2,624	1,419		
	April	2,805	1,622		
	May	3,330	1,642		
	June	3,033	1,814		
	July	2,930	1,681		
	August	2,686	1,427		
	Total	21,261	11,503		

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

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City of Edmonton

August 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	582,072	440,629	303,109	204,863	441,772
	April	584,230	419,816	309,738	224,504	455,344
	May	588,593	422,887	297,188	200,564	454,578
	June	575,873	429,614	297,477	214,260	452,576
	July	576,494	427,160	285,794	207,335	444,210
	August	556,257	412,704	295,583	204,434	436,475

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

Total Board

August 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,596 / 20,041	2,480 / 19,768	2,307 / 18,787	2,323 / 18,235	2,275 / 21,428
Sales / YTD	1,525 / 12,035	1,665 / 13,261	1,718 / 13,856	1,557 / 11,257	1,376 / 14,072
Sales to New Listings Ratio / YTD	59% / 60%	67% / 67%	74% / 74%	67% / 62%	60% / 66%
Sales Volume	830,796,865	898,255,738	885,078,185	720,269,787	625,739,805
Sales Volume YTD	6,696,659,395	7,216,419,408	7,013,718,680	5,262,968,803	6,777,517,760
Semi-detached					
New Listings / YTD	382 / 3,368	392 / 3,022	333 / 2,706	325 / 2,548	307 / 3,251
Sales / YTD	255 / 2,106	260 / 2,191	297 / 2,305	256 / 1,831	227 / 2,438
Sales to New Listings Ratio / YTD	67% / 63%	66% / 73%	89% / 85%	79% / 72%	74% / 75%
Sales Volume	107,602,817	108,730,574	121,912,997	93,934,472	80,021,740
Sales Volume YTD	898,412,765	933,383,472	928,498,899	679,554,736	907,669,646
Row/Townhouse					
New Listings / YTD	508 / 4,114	476 / 3,928	463 / 3,503	389 / 2,982	402 / 3,544
Sales / YTD	284 / 2,370	328 / 2,925	409 / 2,936	343 / 2,189	234 / 2,426
Sales to New Listings Ratio / YTD	56% / 58%	69% / 74%	88% / 84%	88% / 73%	58% / 68%
Sales Volume	84,553,737	98,796,579	118,946,085	86,909,206	57,255,635
Sales Volume YTD	719,388,906	895,642,648	844,284,182	556,682,871	630,429,576
Apartment Condominium					
New Listings / YTD	633 / 5,220	649 / 5,502	640 / 5,254	555 / 4,829	564 / 5,279
Sales / YTD	314 / 2,628	386 / 3,280	430 / 3,402	355 / 2,485	282 / 2,435
Sales to New Listings Ratio / YTD	50% / 50%	59% / 60%	67% / 65%	64% / 51%	50% / 46%
Sales Volume	67,651,953	84,365,605	87,283,168	68,132,278	53,996,724
Sales Volume YTD	566,783,958	700,858,886	681,820,896	478,651,751	488,721,109
Total Residential¹					
New Listings / YTD	4,119 / 32,743	3,997 / 32,220	3,743 / 30,250	3,592 / 28,594	3,548 / 33,502
Sales / YTD	2,378 / 19,139	2,639 / 21,657	2,854 / 22,499	2,511 / 17,762	2,119 / 21,371
Sales to New Listings Ratio / YTD	58% / 58%	66% / 67%	76% / 74%	70% / 62%	60% / 64%
Sales Volume	1,090,605,372	1,190,148,496	1,213,220,435	969,245,743	817,013,904
Sales Volume YTD	8,881,245,024	9,746,304,414	9,468,322,657	6,977,858,161	8,804,338,091
Other²					
New Listings / YTD	227 / 1,998	321 / 2,285	260 / 2,346	273 / 2,249	279 / 2,346
Sales / YTD	129 / 912	172 / 1,124	152 / 1,068	141 / 947	113 / 1,174
Sales to New Listings Ratio / YTD	57% / 46%	54% / 49%	58% / 46%	52% / 42%	41% / 50%
Sales Volume	34,930,874	48,262,379	34,705,960	24,020,028	18,947,600
Sales Volume YTD	272,388,067	315,331,647	299,352,216	192,498,959	267,705,946

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.

August 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	4	8	2	33	47	40
	Sales Volume	n/a	2,638,900	n/a	9,321,000	13,089,405	9,750,952
	Average Price	n/a	329,863	n/a	282,455	278,498	243,774
	Median Price	n/a	302,000	n/a	288,000	250,000	240,000
Beaumont	Sales	45	53	66	322	327	365
	Sales Volume	24,019,830	28,384,970	36,901,788	176,556,328	177,818,566	191,192,125
	Average Price	533,774	535,565	559,118	548,312	543,788	523,814
	Median Price	520,000	540,000	562,500	533,000	530,000	518,000
Bonnyville	Sales	30	25	19	184	216	174
	Sales Volume	10,151,850	9,855,000	6,781,800	70,680,034	80,187,097	63,575,182
	Average Price	338,395	394,200	356,937	384,131	371,237	365,375
	Median Price	357,500	322,000	325,000	362,500	323,750	334,000
Cold Lake	Sales	21	27	25	248	245	259
	Sales Volume	6,541,137	10,476,700	8,493,000	92,570,864	89,873,204	88,370,650
	Average Price	311,483	388,026	339,720	373,270	366,829	341,199
	Median Price	326,000	379,900	316,000	360,350	365,000	327,500
Devon	Sales	5	15	9	88	97	96
	Sales Volume	2,019,700	5,690,288	3,410,000	39,202,271	37,822,954	38,859,640
	Average Price	403,940	379,353	378,889	445,480	389,927	404,788
	Median Price	480,000	356,000	370,000	450,000	384,900	385,000
Drayton Valley	Sales	9	14	15	91	105	97
	Sales Volume	2,802,000	4,259,400	4,435,100	28,648,900	33,115,100	27,592,700
	Average Price	311,333	304,243	295,673	314,823	315,382	284,461
	Median Price	355,000	321,750	282,000	324,900	300,000	285,000
Fort Saskatchewan	Det. Sales	34	34	43	320	324	367
	Det. Average Price	540,179	555,688	527,220	552,576	538,644	501,395
	Det. Median Price	541,625	517,500	510,000	536,250	522,750	482,500
	Apt. Sales	7	4	3	45	50	31
	Apt. Average Price	202,486	n/a	n/a	179,701	198,806	165,871
	Apt. Median Price	193,000	n/a	n/a	180,000	187,250	155,000
	Total Sales Volume	24,338,540	24,494,431	30,267,615	245,508,056	241,760,572	245,639,036
Gibbons	Sales	3	3	2	42	47	45
	Sales Volume	n/a	n/a	n/a	15,581,900	18,375,735	16,071,697
	Average Price	n/a	n/a	n/a	370,998	390,973	357,149
	Median Price	n/a	n/a	n/a	349,950	361,500	338,000
Leduc	Det. Sales	48	41	42	412	399	430
	Det. Average Price	518,529	527,478	492,383	503,142	503,333	468,341
	Det. Median Price	523,500	508,500	462,950	487,750	485,000	455,000
	Apt. Sales	3	2	1	27	29	19
	Apt. Average Price	n/a	n/a	n/a	199,583	179,866	199,114
	Apt. Median Price	n/a	n/a	n/a	210,000	180,000	205,000
	Total Sales Volume	32,034,508	30,408,975	29,272,872	269,864,534	264,023,057	263,193,676

n/a = insufficient data

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

August 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville	Sales	21	20	25	182	156	189
	Sales Volume	8,484,200	8,107,230	9,099,475	75,950,105	64,217,099	71,036,177
	Average Price	404,010	405,362	363,979	417,308	411,648	375,853
	Median Price	412,500	406,115	387,000	415,000	416,478	387,000
Sherwood Park	Det. Sales	61	81	71	642	660	677
	Det. Average Price	599,258	571,250	567,742	603,732	578,862	541,438
	Det. Median Price	555,000	555,000	520,000	577,995	552,500	511,000
	Apt. Sales	7	8	16	96	92	118
	Apt. Average Price	277,629	371,254	262,553	303,947	311,971	282,423
	Apt. Median Price	320,000	333,000	264,875	295,000	304,750	273,350
	Total Sales Volume	49,908,906	61,575,211	58,862,757	530,640,495	510,434,582	502,276,723
Spruce Grove	Det. Sales	71	72	67	486	556	556
	Det. Average Price	544,602	508,280	490,228	534,626	541,891	485,389
	Det. Median Price	519,800	481,000	455,000	516,250	538,700	464,500
	Apt. Sales	6	5	5	29	51	65
	Apt. Average Price	261,158	185,940	179,900	234,616	190,613	188,838
	Apt. Median Price	241,000	175,000	160,000	223,900	179,600	174,000
	Total Sales Volume	57,333,814	47,411,614	48,092,379	377,394,899	396,963,443	389,129,124
St. Albert	Det. Sales	88	71	111	671	696	741
	Det. Average Price	625,434	590,570	564,505	647,457	617,216	576,371
	Det. Median Price	596,250	565,500	510,000	595,000	564,000	530,000
	Apt. Sales	20	19	17	121	130	93
	Apt. Average Price	339,795	351,837	243,053	290,204	295,009	267,441
	Apt. Median Price	290,500	259,000	233,500	250,000	235,300	230,000
	Total Sales Volume	71,752,475	57,015,425	81,980,981	558,477,064	558,105,866	552,609,507
St. Paul	Sales	27	17	22	150	126	112
	Sales Volume	6,675,400	4,083,900	5,509,400	39,872,419	27,535,250	27,187,350
	Average Price	247,237	240,229	250,427	265,816	218,534	242,744
	Median Price	223,000	252,000	222,500	255,000	199,950	227,500
Stony Plain	Sales	35	40	35	305	328	348
	Sales Volume	16,745,350	15,735,643	13,450,716	132,622,056	133,342,752	136,447,691
	Average Price	478,439	393,391	384,306	434,826	406,533	392,091
	Median Price	452,000	426,489	385,000	430,125	423,750	390,000
Vegreville	Sales	8	6	7	66	82	82
	Sales Volume	2,066,000	1,236,500	1,263,000	18,219,400	22,078,899	17,774,900
	Average Price	258,250	206,083	180,429	276,052	269,255	216,767
	Median Price	290,000	212,500	215,000	280,950	260,000	223,500
Westlock	Sales	6	10	11	45	64	59
	Sales Volume	1,629,150	3,097,000	2,611,600	13,260,400	17,090,200	14,613,600
	Average Price	271,525	309,700	237,418	294,676	267,034	247,688
	Median Price	247,625	321,500	260,000	295,000	267,000	239,000
Wetaskiwin	Sales	16	18	20	142	165	159
	Sales Volume	4,186,400	5,306,300	5,306,800	38,591,350	45,598,175	41,391,183
	Average Price	261,650	294,794	265,340	271,770	276,353	260,322
	Median Price	233,950	293,750	264,000	264,000	275,000	255,000

n/a = insufficient data

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