

Media Release

New inventory is still being added, but sales have slowed for fall

Edmonton, AB – October 2, 2026 — The Greater Edmonton Area (GEA) real estate market reported 1,959 sales in September 2026, decreasing 8.8% compared to August activity and 10.3% compared to September 2025. There were 3,864 new listings — a month-over-month increase of 7.2% and a year-over-year increase of 11.3%. Inventory levels increased 0.1% from the previous month and are 16.7% higher than September 2025.

Average selling price across all residential property types decreased by 0.8% from the previous month to \$466,080, a price 2.9% higher than September 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$423,100, decreasing 0.9% from August 2026 and decreasing 0.3% year-over-year.



“Sales activity has slowed with the arrival of the new school year, and although new listings are up, typical seasonal trends suggest sales will not rebound until after year end.

Average price is still holding onto the gains it has made in 2026, but when considering year-over-year trends, price growth has slowed over the last few years. The rising inventory in our market could soften that growth even further.”

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

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At A Glance

SEPT 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	1,959	3,864	\$466,080	8,062	44
Month-over-month change	↓ -8.8%	↑ 7.2%	↓ -0.8%	↑ 0.1%	↑ 3 Days
Year-over-year change	↓ -10.3%	↑ 11.3%	↑ 2.9%	↑ 16.7%	↑ 5 Days

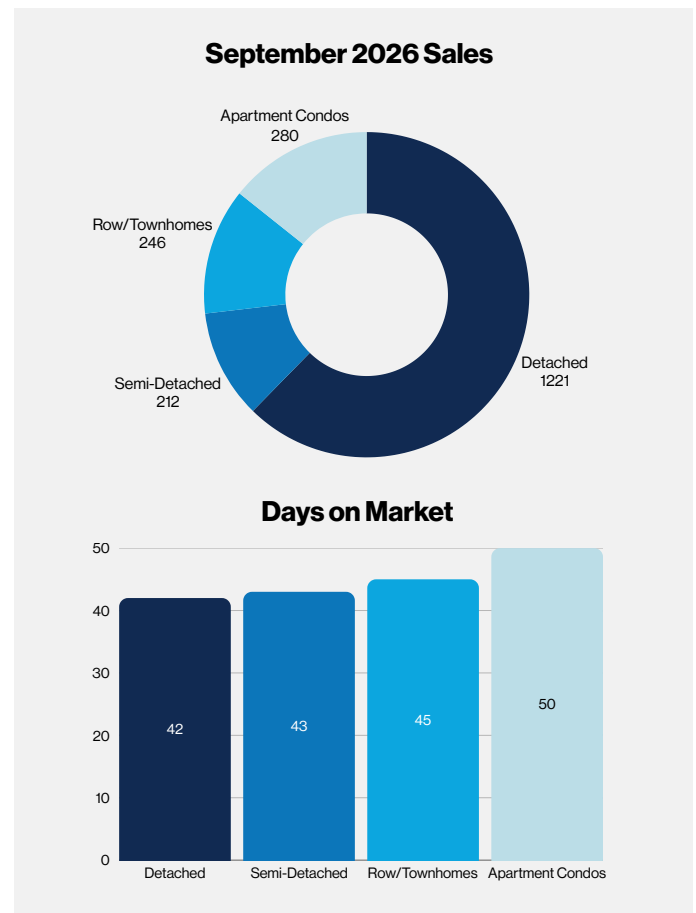
Data by Property Type

Detached home prices averaged \$569,820, decreasing 1.1% from August 2026 and increasing 2.9% from September 2025. New detached listings increased 4.5% month-over-month and 13.6% year-over-year. Detached sales decreased 6.2% from the previous month and 6.5% compared to sales in September of last year.

Semi-detached new listings increased 8.1% from the previous month and 25.4% from the previous year. Sales decreased by 15.5% compared to August 2026 and 10.9% compared to September 2025. The semi-detached average price was \$412,974, a month-over-month decrease of 2.7% and 4.8% decrease year-over-year.

Row/townhome prices decreased 2.9% from last month, and 4.5% from September 2025, averaging \$289,640. New listings were up 5.3% from August and 12.5% from last year. Sales for row/townhouse properties decreased by 12.8% month-over-month and 20.1% year-over-year.

Apartment condominiums sales decreased 9.1% in September and sold 15.4% fewer units than in September of the previous year. New listings decreased 11.1% month-over-month and 5.3% year-over-year. Condo prices averaged \$208,672 — decreasing 3.1% from August but increasing 0.6% compared to September 2025.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$569,820	\$412,974	\$289,640	\$208,672
Month-over-month change	↓ -1.1%	↓ -2.7%	↓ -2.9%	↓ -3.1%
Year-over-year change	↑ 2.9%	↓ -4.8%	↓ -4.5%	↑ 0.6%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	September 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 518,900	-1.1%	-0.0%
Apartment benchmark price	\$ 197,400	-0.7%	-1.1%
Townhouse benchmark price	\$ 269,500	-0.4%	-3.4%
Composite ³ benchmark price	\$ 423,100	-0.9%	-0.3%

MLS® System Activity (for all-residential ⁴ sales in GEA)	September 2026	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 466,080	-0.8%	2.9%
All-residential median selling price	\$ 435,000	-0.9%	0.0%
# residential listings this month	3,864	7.2%	11.3%
# residential sales this month	1,959	-8.5%	-10.3%
# residential inventory at month end	8,062	0.1%	16.7%
# Total ⁶ MLS® System sales this month	2,313	-8.5%	-10.5% ⁷
\$ Value Total residential sales this month	\$ 996,665,437	-8.6%	-5.8%
\$ Value of total MLS® System sales – month	\$ 1,044,327,215	-8.8%	-8.1% ⁷
\$ Value of total MLS® System sales - YTD	\$ 10,293,379,080	11.2%	-8.7% ⁷

MLS® Rental Listing Activity	September 2026	M/M % Change	Y/Y % Change
Total rented listings	43	22.9%	-8.5%
Active rentals	98	-2.0%	14.0%
	September 2026	M/M Change	Long-Term Monthly Average ⁹
Average days on market	38	+6 days	38
Average price ⁸ for 1-bedroom units	\$959	-16.7%	\$1,095
Average price for 2-bedroom units	\$ 1,481	-25.5%	\$1,658

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
September 2026

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	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,374 / 19,570	2,089 / 18,993	1,856 / 17,754	1,837 / 17,206	1,950 / 20,102
Sales / YTD	1,221 / 11,555	1,306 / 12,682	1,302 / 13,370	1,205 / 10,802	964 / 13,143
Sales to New Listings Ratio / YTD	51% / 59%	63% / 67%	70% / 75%	66% / 63%	49% / 65%
Sales Volume	695,821,203	723,445,028	719,641,878	594,392,188	464,292,263
Sales Volume YTD	6,755,122,857	7,258,497,380	7,135,973,048	5,338,554,705	6,628,257,261
Average Sale Price	569,878	553,940	552,720	493,272	481,631
Average Sale Price YTD	584,606	572,346	533,730	494,219	504,318
Median Sale Price	515,000	510,000	507,000	453,500	435,750
Median Sale Price YTD	530,000	526,652	490,000	450,000	460,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	99% / 99%	98% / 98%	97% / 99%
Average Days on Market / YTD	42 / 37	37 / 33	37 / 37	42 / 44	44 / 33
Median Days on Market / YTD	28 / 24	25 / 20	23 / 21	28 / 29	33 / 19
Average Days on Market (Cum.) / YTD	64 / 58	51 / 48	53 / 56	65 / 69	58 / 45
Median Days on Market (Cum.) / YTD	39 / 29	32 / 22	28 / 24	36 / 37	43 / 21
Semi-detached					
New Listings / YTD	400 / 3,672	319 / 3,264	316 / 2,936	293 / 2,756	304 / 3,463
Sales / YTD	212 / 2,263	238 / 2,370	245 / 2,481	217 / 1,999	204 / 2,581
Sales to New Listings Ratio / YTD	53% / 62%	75% / 73%	78% / 85%	74% / 73%	67% / 75%
Sales Volume	87,550,446	103,087,648	100,890,692	76,761,447	75,332,116
Sales Volume YTD	970,626,211	1,021,134,520	1,013,556,691	745,277,678	968,780,762
Average Sale Price	412,974	433,141	411,799	353,739	369,275
Average Sale Price YTD	428,911	430,858	408,527	372,825	375,351
Median Sale Price	406,500	423,750	407,000	349,900	364,900
Median Sale Price YTD	420,000	425,000	405,000	367,500	368,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 100%	100% / 100%	98% / 98%	98% / 99%
Average Days on Market / YTD	43 / 38	38 / 29	29 / 32	37 / 40	45 / 33
Median Days on Market / YTD	34 / 26	22 / 19	18 / 19	25 / 26	35 / 21
Average Days on Market (Cum.) / YTD	65 / 58	53 / 36	35 / 41	52 / 58	58 / 43
Median Days on Market (Cum.) / YTD	43 / 33	34 / 20	19 / 21	26 / 30	47 / 22
Row/Townhouse					
New Listings / YTD	532 / 4,579	473 / 4,355	388 / 3,830	364 / 3,304	349 / 3,838
Sales / YTD	246 / 2,593	308 / 3,201	344 / 3,251	274 / 2,439	214 / 2,606
Sales to New Listings Ratio / YTD	46% / 57%	65% / 74%	89% / 85%	75% / 74%	61% / 68%
Sales Volume	71,251,544	93,441,593	100,911,210	73,192,811	52,911,449
Sales Volume YTD	785,132,951	981,952,128	938,567,942	625,666,182	676,344,525
Average Sale Price	289,640	303,382	293,347	267,127	247,250
Average Sale Price YTD	302,789	306,764	288,701	256,526	259,534
Median Sale Price	295,000	304,350	289,000	268,950	237,000
Median Sale Price YTD	300,000	309,000	290,000	252,000	255,000
Sale to List Price Ratio / YTD	97% / 98%	98% / 99%	99% / 100%	98% / 97%	96% / 98%
Average Days on Market / YTD	45 / 41	40 / 30	36 / 33	42 / 46	51 / 44
Median Days on Market / YTD	39 / 30	29 / 20	24 / 20	29 / 30	39 / 30
Average Days on Market (Cum.) / YTD	72 / 63	46 / 36	46 / 42	53 / 66	65 / 62
Median Days on Market (Cum.) / YTD	51 / 39	32 / 21	25 / 21	31 / 36	48 / 34

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
September 2026

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	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	554 / 5,695	585 / 6,004	569 / 5,735	529 / 5,287	525 / 5,731
Sales / YTD	280 / 2,849	331 / 3,555	366 / 3,711	359 / 2,811	226 / 2,608
Sales to New Listings Ratio / YTD	51% / 50%	57% / 59%	64% / 65%	68% / 53%	43% / 46%
Sales Volume	58,428,290	68,679,375	73,084,910	65,384,100	41,836,749
Sales Volume YTD	613,501,648	759,235,661	745,734,906	539,115,951	520,565,608
Average Sale Price	208,672	207,491	199,686	182,128	185,118
Average Sale Price YTD	215,339	213,568	200,953	191,788	199,603
Median Sale Price	184,500	192,500	190,000	168,500	172,500
Median Sale Price YTD	193,000	195,000	186,000	174,000	178,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	96% / 95%	95% / 96%
Average Days on Market / YTD	50 / 51	46 / 44	48 / 47	54 / 58	61 / 60
Median Days on Market / YTD	39 / 36	36 / 31	34 / 30	39 / 42	55 / 44
Average Days on Market (Cum.) / YTD	79 / 78	65 / 65	71 / 69	78 / 97	94 / 98
Median Days on Market (Cum.) / YTD	59 / 49	45 / 37	40 / 36	49 / 57	69 / 58
Total Residential²					
New Listings / YTD	3,860 / 33,516	3,466 / 32,616	3,129 / 30,255	3,023 / 28,553	3,128 / 33,134
Sales / YTD	1,959 / 19,260	2,183 / 21,808	2,257 / 22,813	2,055 / 18,051	1,608 / 20,938
Sales to New Listings Ratio / YTD	51% / 57%	63% / 67%	72% / 75%	68% / 63%	51% / 63%
Sales Volume	913,051,483	988,653,644	994,528,690	809,730,546	634,372,577
Sales Volume YTD	9,124,383,667	10,020,819,689	9,833,832,587	7,248,614,516	8,793,948,156
Average Sale Price	466,080	452,888	440,642	394,029	394,510
Average Sale Price YTD	473,748	459,502	431,063	401,563	419,999
Median Sale Price	435,000	435,000	420,000	370,000	375,000
Median Sale Price YTD	445,000	438,500	412,000	377,500	392,700
Sale to List Price Ratio / YTD	98% / 98%	98% / 99%	99% / 99%	98% / 97%	97% / 99%
Average Days on Market / YTD	44 / 40	39 / 34	38 / 38	44 / 46	48 / 38
Median Days on Market / YTD	33 / 27	27 / 21	24 / 22	29 / 30	37 / 23
Average Days on Market (Cum.) / YTD	67 / 62	53 / 48	53 / 54	64 / 71	64 / 53
Median Days on Market (Cum.) / YTD	43 / 34	34 / 24	28 / 25	35 / 38	48 / 26
Other³					
New Listings / YTD	153 / 1,245	137 / 1,374	143 / 1,395	145 / 1,478	142 / 1,469
Sales / YTD	70 / 602	97 / 739	87 / 757	74 / 639	63 / 784
Sales to New Listings Ratio / YTD	46% / 48%	71% / 54%	61% / 54%	51% / 43%	44% / 53%
Sales Volume	25,842,475	48,384,409	33,176,900	21,188,650	17,262,838
Sales Volume YTD	241,672,998	282,924,874	270,061,324	158,272,800	218,598,405
Average Sale Price	369,178	498,808	381,344	286,333	274,013
Average Sale Price YTD	401,450	382,848	356,752	247,688	278,824
Median Sale Price	233,965	235,000	220,000	217,525	157,500
Median Sale Price YTD	220,000	242,500	238,702	154,000	179,950
Sale to List Price Ratio / YTD	94% / 95%	96% / 96%	94% / 96%	94% / 93%	94% / 94%
Average Days on Market / YTD	83 / 66	63 / 69	105 / 77	68 / 81	62 / 87
Median Days on Market / YTD	48 / 39	34 / 31	42 / 34	47 / 44	52 / 45
Average Days on Market (Cum.) / YTD	109 / 96	91 / 117	156 / 124	133 / 123	76 / 118
Median Days on Market (Cum.) / YTD	66 / 47	41 / 38	58 / 43	78 / 55	56 / 55

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

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

End of Month Active Inventory (Sales Activity)

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Greater Edmonton Area¹

September 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	6,688 (2,467)		
	May	7,627 (2,547)		
	June	7,901 (2,736)		
	July	7,986 (2,530)		
	August	7,874 (2,140)		
	September	8,047 (1,959)		

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
September 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	566,931	422,078	297,535	193,638	455,425
	YTD Average	570,063	429,795	304,575	211,395	458,226
2026	January	555,989	422,964	296,227	224,364	448,121
	February	571,476	442,180	308,393	212,133	455,137
	March	590,147	436,997	308,137	212,054	471,029
	April	589,046	423,569	313,193	226,713	478,756
	May	603,894	433,214	309,554	206,135	491,153
	June	593,207	434,635	303,372	220,549	484,383
	July	585,544	425,390	292,756	213,938	474,945
	August	575,919	424,322	298,168	215,419	469,652
	September	569,878	412,974	289,640	208,672	466,080

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
September 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)		4,529 (1,419)	
	April	6,688 (2,467)		4,993 (1,622)	
	May	7,627 (2,547)		5,773 (1,642)	
	June	7,901 (2,736)		5,964 (1,811)	
	July	7,986 (2,530)		6,024 (1,680)	
	August	7,874 (2,140)		5,920 (1,424)	
	September	8,047 (1,959)		5,988 (1,299)	

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

September 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,553 / 12,552	1,350 / 12,228	1,201 / 11,279	1,198 / 11,090	1,318 / 13,120
Sales / YTD	749 / 6,974	763 / 7,815	799 / 8,308	775 / 6,750	584 / 8,150
Sales to New Listings Ratio / YTD	48% / 56%	57% / 64%	67% / 74%	65% / 61%	44% / 62%
Sales Volume	410,022,359	412,141,547	430,343,501	378,752,270	277,656,661
Sales Volume YTD	3,982,205,890	4,387,270,706	4,350,241,437	3,276,740,668	4,058,880,549
Average Sale Price	547,426	540,159	538,603	488,713	475,439
Average Sale Price YTD	571,007	561,391	523,621	485,443	498,022
Median Sale Price	490,000	497,000	490,000	449,000	430,000
Median Sale Price YTD	515,000	517,500	480,000	443,000	455,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	99% / 99%	98% / 98%	97% / 99%
Average Days on Market / YTD	44 / 38	38 / 33	36 / 36	42 / 45	46 / 33
Median Days on Market / YTD	31 / 25	27 / 20	23 / 21	29 / 29	34 / 20
Average Days on Market (Cum.) / YTD	67 / 61	54 / 49	53 / 55	65 / 71	60 / 45
Median Days on Market (Cum.) / YTD	44 / 33	35 / 24	28 / 24	40 / 40	49 / 22
Semi-detached					
New Listings / YTD	269 / 2,484	211 / 2,298	199 / 1,963	206 / 1,869	214 / 2,480
Sales / YTD	144 / 1,404	157 / 1,632	157 / 1,622	144 / 1,333	138 / 1,803
Sales to New Listings Ratio / YTD	54% / 57%	74% / 71%	79% / 83%	70% / 71%	64% / 73%
Sales Volume	58,875,727	67,131,939	64,927,259	51,186,470	52,659,686
Sales Volume YTD	596,526,620	704,334,047	668,165,804	501,422,364	689,333,234
Average Sale Price	408,859	427,592	413,549	355,462	381,592
Average Sale Price YTD	424,877	431,577	411,939	376,161	382,326
Median Sale Price	402,000	420,000	415,000	354,000	380,500
Median Sale Price YTD	415,000	427,500	406,250	371,000	375,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	100% / 100%	98% / 98%	97% / 99%
Average Days on Market / YTD	44 / 40	36 / 30	29 / 31	37 / 39	47 / 33
Median Days on Market / YTD	38 / 28	22 / 20	19 / 20	25 / 27	37 / 21
Average Days on Market (Cum.) / YTD	72 / 62	53 / 37	37 / 41	45 / 57	59 / 43
Median Days on Market (Cum.) / YTD	48 / 36	40 / 22	21 / 21	27 / 32	47 / 23
Row/Townhouse					
New Listings / YTD	429 / 3,716	394 / 3,554	307 / 2,974	293 / 2,582	285 / 3,088
Sales / YTD	184 / 1,995	245 / 2,542	256 / 2,507	207 / 1,917	167 / 2,071
Sales to New Listings Ratio / YTD	43% / 54%	62% / 72%	83% / 84%	71% / 74%	59% / 67%
Sales Volume	51,093,435	72,602,952	72,618,673	54,570,453	41,927,601
Sales Volume YTD	590,154,440	762,258,749	707,970,489	482,779,245	535,695,057
Average Sale Price	277,682	296,339	283,667	263,625	251,063
Average Sale Price YTD	295,817	299,866	282,397	251,841	258,665
Median Sale Price	257,817	300,000	279,250	266,500	252,000
Median Sale Price YTD	295,000	300,000	285,000	250,000	255,000
Sale to List Price Ratio / YTD	97% / 98%	98% / 99%	99% / 100%	98% / 97%	96% / 98%
Average Days on Market / YTD	46 / 42	39 / 29	36 / 32	41 / 45	52 / 44
Median Days on Market / YTD	41 / 32	28 / 20	23 / 19	29 / 30	41 / 30
Average Days on Market (Cum.) / YTD	70 / 65	45 / 36	46 / 40	53 / 65	69 / 63
Median Days on Market (Cum.) / YTD	54 / 42	31 / 22	26 / 20	31 / 36	51 / 34

5 Year Residential Activity (Part 2)

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City of Edmonton

September 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	477 / 5,112	537 / 5,393	508 / 5,169	453 / 4,640	457 / 5,098
Sales / YTD	222 / 2,422	286 / 3,080	325 / 3,277	304 / 2,386	194 / 2,234
Sales to New Listings Ratio / YTD	47% / 47%	53% / 57%	64% / 63%	67% / 51%	42% / 44%
Sales Volume	44,927,645	57,568,625	63,452,903	54,014,293	35,228,123
Sales Volume YTD	505,903,389	642,895,243	644,301,051	440,804,667	437,130,577
Average Sale Price	202,377	201,289	195,240	177,679	181,588
Average Sale Price YTD	208,878	208,732	196,613	184,746	195,672
Median Sale Price	175,000	189,375	188,000	165,000	169,950
Median Sale Price YTD	189,000	194,000	185,000	170,000	175,000
Sale to List Price Ratio / YTD	96% / 96%	96% / 97%	96% / 97%	96% / 95%	94% / 96%
Average Days on Market / YTD	54 / 53	47 / 45	49 / 47	54 / 59	62 / 60
Median Days on Market / YTD	44 / 38	37 / 32	34 / 31	39 / 43	55 / 45
Average Days on Market (Cum.) / YTD	89 / 83	67 / 67	73 / 70	79 / 99	97 / 99
Median Days on Market (Cum.) / YTD	64 / 54	48 / 39	42 / 37	53 / 58	69 / 59
Total Residential¹					
New Listings / YTD	2,728 / 23,864	2,492 / 23,473	2,215 / 21,385	2,150 / 20,181	2,274 / 23,786
Sales / YTD	1,299 / 12,795	1,451 / 15,069	1,537 / 15,714	1,430 / 12,386	1,083 / 14,258
Sales to New Listings Ratio / YTD	48% / 54%	58% / 64%	69% / 73%	67% / 61%	48% / 60%
Sales Volume	564,919,166	609,445,063	631,342,336	538,523,486	407,472,071
Sales Volume YTD	5,674,790,339	6,496,758,745	6,370,678,781	4,701,746,944	5,721,039,417
Average Sale Price	434,888	420,017	410,763	376,590	376,244
Average Sale Price YTD	443,516	431,134	405,414	379,602	401,251
Median Sale Price	415,000	410,000	394,600	355,000	363,000
Median Sale Price YTD	420,000	415,000	390,000	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	46 / 42	40 / 35	38 / 37	44 / 47	50 / 39
Median Days on Market / YTD	35 / 29	28 / 22	24 / 22	31 / 32	39 / 24
Average Days on Market (Cum.) / YTD	72 / 66	55 / 49	54 / 54	64 / 74	68 / 56
Median Days on Market (Cum.) / YTD	49 / 38	38 / 26	30 / 25	39 / 41	53 / 28
Other²					
New Listings / YTD	82 / 668	96 / 720	72 / 694	73 / 713	75 / 675
Sales / YTD	37 / 302	52 / 357	32 / 379	30 / 290	24 / 365
Sales to New Listings Ratio / YTD	45% / 45%	54% / 50%	44% / 55%	41% / 41%	32% / 54%
Sales Volume	16,180,250	34,321,587	15,672,700	10,339,300	7,004,238
Sales Volume YTD	156,226,373	174,142,984	165,477,569	88,538,131	116,581,135
Average Sale Price	437,304	660,031	489,772	344,643	291,843
Average Sale Price YTD	517,306	487,795	436,616	305,304	319,400
Median Sale Price	300,000	315,000	395,000	303,750	222,250
Median Sale Price YTD	317,450	352,000	350,000	203,500	240,000
Sale to List Price Ratio / YTD	95% / 95%	95% / 97%	96% / 97%	93% / 94%	94% / 95%
Average Days on Market / YTD	61 / 61	73 / 53	44 / 51	77 / 62	51 / 61
Median Days on Market / YTD	43 / 39	41 / 26	28 / 28	70 / 42	39 / 38
Average Days on Market (Cum.) / YTD	96 / 88	95 / 89	54 / 92	106 / 102	68 / 83
Median Days on Market (Cum.) / YTD	57 / 48	42 / 32	28 / 33	95 / 52	39 / 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.

September 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	80	85	76	820	897	989
	Average	516,497	526,746	542,533	549,938	547,004	517,342
	Median	475,250	489,900	500,622	525,000	535,000	509,900
North Central	Sales	157	170	175	1,383	1,559	1,721
	Average	474,464	486,226	469,187	478,681	481,570	446,708
	Median	450,000	475,000	455,000	460,000	465,000	430,000
Northeast	Sales	47	45	61	438	512	493
	Average	417,482	400,821	427,590	450,622	450,642	405,362
	Median	383,000	365,000	388,000	415,000	418,000	383,000
Central	Sales	25	28	33	219	345	369
	Average	286,140	347,523	323,455	333,991	331,190	311,350
	Median	240,000	367,500	299,000	304,000	304,000	290,000
West	Sales	70	78	75	637	722	737
	Average	632,377	607,271	679,655	741,342	655,309	608,536
	Median	539,000	488,000	525,000	568,000	535,000	485,000
Southwest	Sales	94	89	99	834	877	969
	Average	723,344	613,013	647,801	716,059	701,576	640,943
	Median	609,000	560,000	560,000	619,950	612,000	565,000
Southeast	Sales	116	133	136	1,131	1,345	1,442
	Average	481,198	503,305	498,192	510,248	519,683	484,487
	Median	438,750	475,000	458,500	475,000	482,500	450,000
Anthony Henday Southwest	Sales	104	100	104	1,098	1,162	1,216
	Average	636,953	671,704	608,519	647,132	666,768	634,781
	Median	550,098	592,000	576,150	581,061	596,000	573,000
Anthony Henday Southeast	Sales	56	35	40	414	397	377
	Average	591,318	597,340	602,492	583,708	601,452	576,466
	Median	556,416	557,000	557,000	550,000	560,000	540,000
City of Edmonton Total	Sales	749	763	799	6,974	7,815	8,308
	Average	547,426	540,159	538,603	571,007	561,391	523,621
	Median	490,000	497,000	490,000	515,000	517,500	480,000

September 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Semi-detached							
Northwest	Sales	21	22	20	212	233	219
	Average	424,830	453,481	388,940	447,228	445,101	418,683
	Median	440,000	454,800	386,500	440,000	430,000	405,000
North Central	Sales	27	23	28	237	276	274
	Average	356,746	385,476	374,225	369,860	386,628	357,935
	Median	361,500	405,000	386,200	380,100	391,500	374,950
Northeast	Sales	8	7	9	100	65	65
	Average	327,237	352,795	284,533	365,540	348,413	309,078
	Median	305,000	350,000	262,000	368,194	326,000	304,000
Central	Sales	0	2	4	34	43	70
	Average	n/a	n/a	n/a	401,483	376,450	359,214
	Median	n/a	n/a	n/a	409,000	355,000	332,500
West	Sales	8	4	3	54	51	47
	Average	510,250	n/a	n/a	408,893	415,537	416,255
	Median	540,000	n/a	n/a	367,500	370,000	360,000
Southwest	Sales	13	13	11	122	128	135
	Average	432,953	472,377	505,487	504,717	471,868	461,545
	Median	412,000	430,500	517,500	446,750	424,250	410,000
Southeast	Sales	22	23	27	226	257	309
	Average	397,088	401,098	443,496	430,185	430,209	428,417
	Median	366,250	402,000	438,000	406,500	423,200	409,000
Anthony Henday Southwest	Sales	32	37	29	280	358	342
	Average	419,766	463,296	436,400	440,890	464,737	443,496
	Median	410,500	455,000	437,500	429,350	455,000	435,000
Anthony Henday Southeast	Sales	13	26	26	139	221	161
	Average	448,109	418,990	438,700	428,248	436,883	417,613
	Median	459,900	411,500	428,500	435,000	438,000	417,000
City of Edmonton Total	Sales	144	157	157	1,404	1,632	1,622
	Average	408,859	427,592	413,549	424,877	431,577	411,939
	Median	402,000	420,000	415,000	415,000	427,500	406,250

September 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	12	21	19	143	209	224
	Average	363,679	349,045	356,425	364,436	366,771	349,026
	Median	370,278	345,000	349,900	354,286	360,000	345,000
North Central	Sales	45	46	50	401	503	461
	Average	242,202	254,760	266,158	268,080	272,349	252,460
	Median	224,000	232,500	252,000	248,500	255,100	245,000
Northeast	Sales	22	32	20	194	261	224
	Average	233,064	223,337	215,628	233,600	223,167	202,985
	Median	244,000	220,000	212,250	222,250	213,500	194,900
Central	Sales	3	4	3	38	36	43
	Average	n/a	n/a	n/a	402,068	354,508	354,794
	Median	n/a	n/a	n/a	385,112	325,000	313,000
West	Sales	14	19	25	173	201	234
	Average	275,012	239,105	204,252	256,441	252,429	223,515
	Median	227,500	219,888	203,000	231,000	230,000	212,250
Southwest	Sales	18	23	38	226	296	316
	Average	278,579	325,120	284,921	306,631	307,258	286,888
	Median	263,750	340,000	257,775	294,500	306,750	285,000
Southeast	Sales	35	34	42	299	409	402
	Average	249,960	272,070	258,739	264,349	274,854	256,934
	Median	228,500	249,000	258,450	243,000	257,500	237,500
Anthony Henday Southwest	Sales	22	42	40	353	390	387
	Average	364,396	376,075	366,895	357,294	378,009	362,504
	Median	356,500	382,500	388,250	355,000	384,258	358,000
Anthony Henday Southeast	Sales	13	24	19	168	237	216
	Average	296,954	339,771	308,185	304,257	321,002	306,223
	Median	303,000	338,250	305,000	314,000	329,888	308,500
City of Edmonton Total	Sales	184	245	256	1,995	2,542	2,507
	Average	277,682	296,339	283,667	295,817	299,866	282,397
	Median	257,817	300,000	279,250	295,000	300,000	285,000

September 2026

Apartment Condominium		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	12	22	21	155	177	205
	Average	154,067	198,070	191,983	190,470	197,723	176,947
	Median	151,400	208,750	205,000	190,000	204,000	188,750
North Central	Sales	23	33	50	271	360	395
	Average	181,913	199,173	187,690	192,885	185,977	178,270
	Median	179,000	199,000	188,250	185,000	187,750	178,000
Northeast	Sales	9	23	19	125	180	230
	Average	118,722	141,557	123,916	146,809	149,756	134,328
	Median	118,000	141,000	128,000	150,000	153,500	136,000
Central	Sales	61	73	69	648	751	727
	Average	224,183	214,703	219,481	214,191	210,680	210,179
	Median	180,000	176,000	205,000	176,500	178,500	179,900
West	Sales	20	17	27	177	221	239
	Average	155,152	155,879	162,287	183,173	178,468	177,976
	Median	155,500	160,000	153,150	173,245	170,000	160,000
Southwest	Sales	41	44	66	481	606	645
	Average	235,049	206,712	210,289	240,855	237,953	223,006
	Median	214,000	182,500	201,750	212,150	214,950	200,000
Southeast	Sales	22	28	26	236	294	329
	Average	213,677	219,870	171,771	207,519	210,701	183,952
	Median	192,500	209,350	172,500	194,250	209,350	179,000
Anthony Henday Southwest	Sales	30	37	36	256	393	388
	Average	201,942	213,570	218,883	217,340	229,707	215,747
	Median	188,500	207,000	206,450	205,000	215,000	205,000
Anthony Henday Southeast	Sales	4	9	11	73	98	119
	Average	n/a	211,722	175,591	192,812	203,143	195,885
	Median	n/a	208,000	172,000	183,000	205,000	194,000
City of Edmonton Total	Sales	222	286	325	2,422	3,080	3,277
	Average	202,377	201,289	195,240	208,878	208,732	196,613
	Median	175,000	189,375	188,000	189,000	194,000	185,000

Summary of Properties Listed and Sold

City of Edmonton

September 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	2,805	1,622		
	May	3,331	1,642		
	June	3,033	1,811		
	July	2,925	1,680		
	August	2,564	1,424		
	September	2,728	1,299		
	Total	23,864	12,795		

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

September 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	575,982	429,614	297,477	214,872	452,943
	July	576,964	427,160	285,794	207,335	444,387
	August	556,750	412,704	295,492	204,430	436,481
	September	547,426	408,859	277,682	202,377	434,888

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

5 Year Residential Activity

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Total Board September 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,639 / 22,563	2,398 / 22,166	2,108 / 20,895	2,157 / 20,392	2,262 / 23,690
Sales / YTD	1,423 / 13,450	1,500 / 14,761	1,513 / 15,369	1,434 / 12,691	1,147 / 15,219
Sales to New Listings Ratio / YTD	54% / 60%	63% / 67%	72% / 74%	66% / 62%	51% / 64%
Sales Volume	774,486,857	789,860,528	788,997,347	665,665,487	517,974,811
Sales Volume YTD	7,468,081,652	8,006,279,936	7,802,716,027	5,928,634,290	7,295,492,571
Semi-detached					
New Listings / YTD	409 / 3,760	324 / 3,346	326 / 3,032	302 / 2,850	309 / 3,560
Sales / YTD	219 / 2,325	243 / 2,434	247 / 2,552	223 / 2,054	212 / 2,650
Sales to New Listings Ratio / YTD	54% / 62%	75% / 73%	76% / 84%	74% / 72%	69% / 74%
Sales Volume	89,483,346	104,408,448	101,440,692	78,331,347	76,848,616
Sales Volume YTD	987,896,111	1,037,791,920	1,029,939,591	757,886,083	984,518,262
Row/Townhouse					
New Listings / YTD	536 / 4,618	475 / 4,403	395 / 3,898	367 / 3,349	356 / 3,900
Sales / YTD	250 / 2,620	310 / 3,235	351 / 3,287	276 / 2,465	215 / 2,641
Sales to New Listings Ratio / YTD	47% / 57%	65% / 73%	89% / 84%	75% / 74%	60% / 68%
Sales Volume	72,134,044	93,891,593	102,343,210	73,431,811	53,142,249
Sales Volume YTD	791,502,950	989,534,241	946,627,392	630,114,682	683,571,825
Apartment Condominium					
New Listings / YTD	559 / 5,769	592 / 6,094	579 / 5,833	537 / 5,366	532 / 5,811
Sales / YTD	290 / 2,916	337 / 3,617	371 / 3,773	362 / 2,847	228 / 2,663
Sales to New Listings Ratio / YTD	52% / 51%	57% / 59%	64% / 65%	67% / 53%	43% / 46%
Sales Volume	60,561,190	69,872,375	74,070,210	65,938,100	42,331,749
Sales Volume YTD	627,115,148	770,731,261	755,891,106	544,589,851	531,052,858
Total Residential¹					
New Listings / YTD	4,143 / 36,710	3,789 / 36,009	3,408 / 33,658	3,363 / 31,957	3,459 / 36,961
Sales / YTD	2,182 / 21,311	2,390 / 24,047	2,482 / 24,981	2,295 / 20,057	1,802 / 23,173
Sales to New Listings Ratio / YTD	53% / 58%	63% / 67%	73% / 74%	68% / 63%	52% / 63%
Sales Volume	996,665,437	1,058,032,944	1,066,851,459	883,366,745	690,297,425
Sales Volume YTD	9,874,595,861	10,804,337,358	10,535,174,116	7,861,224,906	9,494,635,516
Other²					
New Listings / YTD	240 / 2,233	239 / 2,524	221 / 2,567	250 / 2,499	249 / 2,595
Sales / YTD	114 / 1,022	168 / 1,292	138 / 1,206	140 / 1,087	110 / 1,284
Sales to New Listings Ratio / YTD	48% / 46%	70% / 51%	62% / 47%	56% / 43%	44% / 49%
Sales Volume	33,324,130	64,626,469	41,449,867	29,835,650	21,657,638
Sales Volume YTD	304,607,197	379,958,116	340,802,083	222,334,609	289,363,584

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.

September 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	7	5	8	40	52	48
	Sales Volume	2,207,500	1,234,000	1,575,500	11,528,500	14,323,405	11,326,452
	Average Price	315,357	246,800	196,938	288,213	275,450	235,968
	Median Price	325,000	255,000	195,000	288,250	250,000	230,750
Beaumont	Sales	33	32	54	355	359	419
	Sales Volume	18,050,629	18,119,967	28,283,763	194,606,957	195,938,533	219,475,888
	Average Price	546,989	566,249	523,773	548,189	545,790	523,809
	Median Price	549,000	540,475	487,450	535,000	530,000	514,000
Bonnyville	Sales	24	24	20	208	240	194
	Sales Volume	9,860,200	9,541,500	7,784,400	80,540,234	89,728,597	71,359,582
	Average Price	410,842	397,563	389,220	387,213	373,869	367,833
	Median Price	358,000	328,750	369,000	362,500	325,000	339,250
Cold Lake	Sales	27	19	26	275	264	285
	Sales Volume	9,523,000	6,062,500	9,427,850	102,093,864	95,935,704	97,798,500
	Average Price	352,704	319,079	362,610	371,250	363,393	343,153
	Median Price	345,000	330,000	346,750	360,000	363,400	330,500
Devon	Sales	12	11	8	100	108	104
	Sales Volume	4,681,999	4,092,400	3,261,350	43,884,270	41,915,354	42,120,990
	Average Price	390,167	372,036	407,669	438,843	388,105	405,010
	Median Price	367,000	395,000	423,775	440,000	385,150	390,000
Drayton Valley	Sales	8	6	17	99	111	114
	Sales Volume	3,412,500	2,081,000	4,955,700	32,061,400	35,196,100	32,548,400
	Average Price	426,563	346,833	291,512	323,853	317,082	285,512
	Median Price	427,500	267,250	268,000	327,500	300,000	272,500
Fort Saskatchewan	Det. Sales	44	29	50	364	353	417
	Det. Average Price	505,549	521,297	537,422	546,892	537,219	505,715
	Det. Median Price	497,450	519,000	541,750	525,300	521,000	485,000
	Apt. Sales	7	3	4	52	53	35
	Apt. Average Price	175,071	n/a	n/a	179,078	196,940	166,300
	Apt. Median Price	148,000	n/a	n/a	180,000	187,000	161,500
	Total Sales Volume	27,978,572	20,212,112	34,481,936	273,486,628	261,972,684	280,120,972
Gibbons	Sales	1	4	5	43	51	50
	Sales Volume	n/a	n/a	2,142,500	15,796,900	19,666,635	18,214,197
	Average Price	n/a	n/a	428,500	367,370	385,620	364,284
	Median Price	n/a	n/a	342,500	349,900	360,000	339,000
Leduc	Det. Sales	48	61	44	460	460	474
	Det. Average Price	481,631	486,843	515,699	500,897	501,147	472,737
	Det. Median Price	473,749	471,750	494,950	485,000	485,000	459,000
	Apt. Sales	4	2	2	31	31	21
	Apt. Average Price	n/a	n/a	n/a	207,169	179,229	196,531
	Apt. Median Price	n/a	n/a	n/a	210,000	176,000	205,000
	Total Sales Volume	31,891,720	37,072,850	30,408,399	301,756,254	301,095,907	293,602,075

n/a = insufficient data

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

September 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville	Sales	18	21	19	200	177	208
	Sales Volume	7,870,500	8,085,400	7,604,054	83,820,605	72,302,499	78,640,231
	Average Price	437,250	385,019	400,213	419,103	408,489	378,078
	Median Price	426,750	400,000	401,000	415,000	413,000	387,250
Sherwood Park	Det. Sales	79	82	74	720	742	751
	Det. Average Price	595,120	578,420	564,865	603,020	578,813	543,747
	Det. Median Price	569,990	545,000	525,500	575,000	550,500	515,000
	Apt. Sales	13	12	13	109	104	131
	Apt. Average Price	285,065	331,308	280,424	301,695	314,202	282,224
	Apt. Median Price	288,000	308,450	292,000	290,000	305,000	275,000
	Total Sales Volume	58,198,947	65,350,969	62,254,867	588,403,742	575,785,551	564,531,590
Spruce Grove	Det. Sales	46	58	66	532	614	622
	Det. Average Price	516,500	519,729	511,742	533,059	539,797	488,185
	Det. Median Price	499,375	512,325	477,500	515,000	535,000	465,000
	Apt. Sales	7	6	5	36	57	70
	Apt. Average Price	229,957	174,083	220,000	233,710	188,873	191,064
	Apt. Median Price	212,000	183,500	220,000	221,400	179,600	176,500
	Total Sales Volume	38,280,281	40,779,687	44,704,165	415,675,180	437,743,130	433,833,289
St. Albert	Det. Sales	66	105	61	737	801	802
	Det. Average Price	669,000	570,909	588,007	649,426	611,146	577,256
	Det. Median Price	608,500	539,000	575,000	597,000	558,000	532,250
	Apt. Sales	16	13	11	137	143	104
	Apt. Average Price	260,912	272,473	244,273	286,783	292,960	264,990
	Apt. Median Price	230,000	272,400	175,000	250,000	239,900	229,950
	Total Sales Volume	57,483,820	76,105,454	49,034,336	615,989,884	634,211,320	601,643,843
St. Paul	Sales	18	10	14	168	136	126
	Sales Volume	4,395,000	2,603,500	2,758,500	44,267,419	30,138,750	29,945,850
	Average Price	244,167	260,350	197,036	263,497	221,608	237,665
	Median Price	237,500	227,500	175,250	251,000	200,000	220,250
Stony Plain	Sales	28	33	34	332	361	382
	Sales Volume	9,266,712	13,025,793	11,875,749	141,352,868	146,368,545	148,323,440
	Average Price	330,954	394,721	349,287	425,762	405,453	388,281
	Median Price	372,000	422,430	347,875	427,500	422,500	390,000
Vegreville	Sales	6	10	8	72	92	90
	Sales Volume	1,872,000	2,783,900	1,986,000	20,091,400	24,862,799	19,760,900
	Average Price	312,000	278,390	248,250	279,047	270,248	219,566
	Median Price	303,750	289,450	210,000	280,950	261,250	223,500
Westlock	Sales	12	9	9	57	73	68
	Sales Volume	3,449,400	2,476,900	2,270,000	16,709,800	19,567,100	16,883,600
	Average Price	287,450	275,211	252,222	293,154	268,042	248,288
	Median Price	278,700	279,900	250,000	295,000	270,000	239,000
Wetaskiwin	Sales	6	11	19	148	176	178
	Sales Volume	1,552,000	3,472,900	4,841,150	40,143,350	49,071,075	46,232,333
	Average Price	258,667	315,718	254,797	271,239	278,813	259,732
	Median Price	261,000	322,500	232,000	264,000	276,200	251,500

n/a = insufficient data

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

Third Quarter 2026

		2026-Q3	2025-Q3	2024-Q3	2026 YTD	2025 YTD	2024 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	13	12	11	29	32	29
	Sales Volume	3,952,688	3,852,650	3,438,900	9,354,188	10,609,550	8,004,900
Calmar	Sales	21	16	12	51	40	43
	Sales Volume	8,902,019	7,305,140	4,704,945	21,271,292	16,312,640	15,654,245
Elk Point	Sales	13	6	4	21	17	19
	Sales Volume	2,123,900	1,097,500	n/a	3,865,400	2,659,400	2,512,600
Millet	Sales	3	12	14	20	25	24
	Sales Volume	n/a	5,004,900	4,463,300	7,888,754	9,071,300	7,427,350
Redwater	Sales	12	13	11	34	45	40
	Sales Volume	3,352,725	3,508,400	2,994,800	10,568,035	12,344,100	9,599,550
Tofield	Sales	9	10	13	20	40	44
	Sales Volume	2,878,400	3,005,300	3,832,800	6,972,300	11,314,300	10,993,300
Commercial² Sales by County							
Athabasca County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Barrhead County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Beaver County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Brazeau County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac la Biche County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Minburn County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Smoky Lake County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Westlock County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Wetaskiwin County	Sales	n/a	n/a	n/a	n/a	n/a	n/a
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium² Farms are included in Commercial if the property is zoned agricultural.