REALTORS® Association of Edmonton

# Monthly Market Statistics
OCTOBER 2026

# Media Release

## Edmonton market activity slows, creating opportunity for buyers

*Edmonton, AB – November 3, 2026* — The Greater Edmonton Area (GEA) real estate market reported 1,882 sales in October 2026, decreasing 3.5% compared to September activity and 8.3% compared to October 2025. There were 3,264 new listings — a month-over-month decrease of 11.2% and a year-over-year increase of 2.9%. Inventory levels decreased 6.6% from the previous month and are 15.2% higher than October 2025.

Average selling price across all residential property types decreased by 2.0% from the previous month to $457,641, a price 0.5% higher than October 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was $417,200, increasing 9.4% from September 2026 and 7.2% year-over-year.



*"Activity is tapering off seasonally as sales, new listings and average prices decreased last month. Certain property types did have a small rebound in sales and average price, but with higher inventory overall, it's a fluctuation rather than a trend. We're likely to see gains stall or reverse as the year comes to a close. Sellers seeing declining activity shouldn't be discouraged, however. This season is when serious buyers are looking, and while they may have plenty of options, the right home can still compete."*

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

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## At A Glance

| OCT 2026 | SALES | NEW LISTINGS | AVERAGE PRICE (Total Residential[2]) | INVENTORY (at month end) | AVERAGE DAYS ON MARKET |
|---|---|---|---|---|---|
| | 1,882 | 3,264 | $457,641 | 7,533 | 43 |
| Month-over-month change | ↓ -3.5% | ↓ -11.2% | ↓ -2.0% | ↓ -6.6% | 0 Days |
| Year-over-year change | ↓ -8.3% | ↑ 2.9% | ↑ 0.5% | ↑ 15.2% | ↑ 3 Days |

Review these statistics and more at www.realtorsofedmonton.com

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## Data by Property Type

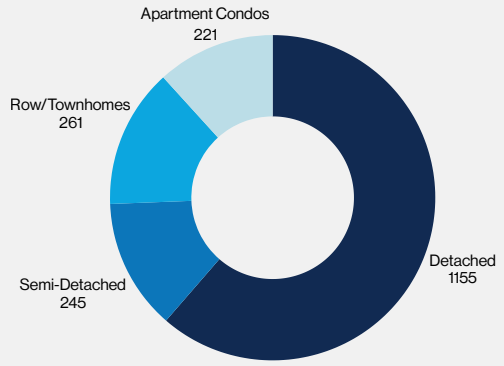
**Detached home** prices averaged $550,510, decreasing 3.4% from September 2026 and 1.8% from October 2025. New detached listings decreased 17.3% month-over-month and increased 8.4% year-over-year. Detached sales decreased 5.3% from the previous month and 6.6% compared to sales in October of last year.

**Semi-detached** new listings decreased 12.8% from the previous month and 10.1% from the previous year. Sales increased by 16.1% compared to September 2026 and 12.4% year-over-year. The semi-detached average price was $410,683, a decrease of 0.6% month-over-month and 4.3% compared to October 2025.

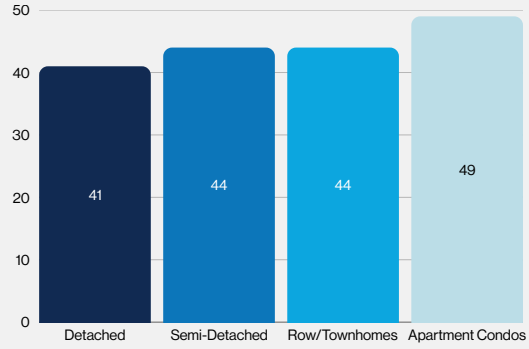
**Row/townhome** prices increased 2.9% from last month, and 0.1% from October 2025, averaging $297,691. New listings were down 25.2% from September and 8.7% from last year. Row/townhouse sales increased by 6.5% month-over-month and decreased 6.1% year-over-year.

**Apartment condominiums** sales decreased 19.6% in October and fell 30.9% compared to the same month of the previous year. New listings decreased 0.2% month-over-month and increased 3.2% year-over-year. Condo prices averaged $213,245— increasing 1.8% from September and 5.1% compared to October 2025.

### October 2026 Sales




### Days on Market




| RESIDENTIAL AVERAGE PRICES | DETACHED | SEMI-DETACHED | ROW/TOWNHOMES | APARTMENT CONDOS |
|---|---|---|---|---|
| |  |  |  |  |
| | $550,510 | $410,683 | $297,691 | $213,245 |
| Month-over-month change | ↓ -3.4% | ↓ -0.6% | ↑ 2.9% | ↑ 1.8% |
| Year-over-year change | ↓ -1.8% | ↓ -4.3% | ↑ 0.1% | ↑ 5.1% |

Review these statistics and more at [www.realtorsofedmonton.com](http://www.realtorsofedmonton.com)

REALTORS® Association of Edmonton

# Monthly Market Statistics
## OCTOBER 2026

| MLS® HPI Benchmark Price[1] (for all-residential sales in GEA[2]) | October 2026 | M/M % Change | Y/Y % Change |
|---|---|---|---|
| Single-Family Dwelling (SFD) benchmark price | $ 509,800 | -1.8% | -1.1% |
| Apartment benchmark price | $ 198,000 | -0.1% | -0.6% |
| Townhouse benchmark price | $ 267,700 | -7.7% | -8.6% |
| Composite[3] benchmark price | $ 417,200 | 9.4% | 7.2% |

| MLS® System Activity (for all-residential[4] sales in GEA) | October 2026 | M/M % Change | Y/Y % Change |
|---|---|---|---|
| All-residential average[5] selling price | $457,641 | -2.0% | 0.5% |
| All-residential median selling price | $423,000 | -2.8% | -1.9% |
| # residential listings this month | 3,264 | -11.2% | 2.9% |
| # residential sales this month | 1,882 | -3.5% | -8.3% |
| # residential inventory at month end | 7,533 | -6.6% | 15.2% |
| #Total[6] MLS® System sales this month | 2,211 | -4.1% | -9.5% |
| $ Value Total residential sales this month | $936,232,134 | -6.1% | -7.8% |
| $ Value of total MLS® System sales – month | $979,902,008 | -6.0% | -7.8% |
| $ Value of total MLS® System sales - YTD | $11,268,807,585 | 9.5% | -8.7% |

| MLS® Rental Listing Activity | October 2026 | M/M % Change | Y/Y % Change |
|---|---|---|---|
| Total rented listings | 32 | -25.6% | -30.4% |
| Active rentals | 108 | 10.2% | 25.6% |
| | **October 2026** | **M/M Change** | **Long-Term Monthly Average[9]** |
| Average days on market | 49 | +11 days | 40 |
| Average price[8] for 1-bedroom units | $1,360 | 41.8% | $1,121 |
| Average price for 2-bedroom units | $ 1,452 | -2.0% | $1,662 |

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 Area[1]
# October 2026



| | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|
| **Detached** | | | | | |
| New Listings / YTD | 1,964 / 21,427 | 1,811 / 20,807 | 1,700 / 19,456 | 1,579 / 18,786 | 1,607 / 21,710 |
| Sales / YTD | 1,155 / 12,706 | 1,237 / 13,918 | 1,429 / 14,801 | 1,050 / 11,852 | 945 / 14,089 |
| Sales to New Listings Ratio / YTD | 59% / 59% | 68% / 67% | 84% / 76% | 66% / 63% | 59% / 65% |
| Sales Volume | 635,838,610 | 693,456,714 | 789,027,077 | 510,622,818 | 452,003,208 |
| Sales Volume YTD | 7,389,171,164 | 7,948,279,094 | 7,926,417,125 | 5,849,177,523 | 7,081,515,469 |
| Average Sale Price | 550,510 | 560,596 | 552,153 | 486,307 | 478,310 |
| Average Sale Price YTD | 581,550 | 571,079 | 535,533 | 493,518 | 502,627 |
| Median Sale Price | 503,500 | 512,000 | 505,000 | 451,000 | 430,000 |
| Median Sale Price YTD | 526,178 | 525,000 | 490,500 | 450,000 | 459,000 |
| Sale to List Price Ratio / YTD | 98% / 99% | 98% / 100% | 99% / 99% | 98% / 98% | 97% / 99% |
| Average Days on Market / YTD | 41 / 37 | 38 / 33 | 37 / 37 | 43 / 44 | 45 / 34 |
| Median Days on Market / YTD | 29 / 24 | 27 / 20 | 22 / 21 | 31 / 29 | 33 / 20 |
| Average Days on Market (Cum.) / YTD | 65 / 59 | 56 / 48 | 54 / 55 | 68 / 69 | 63 / 46 |
| Median Days on Market (Cum.) / YTD | 41 / 30 | 36 / 23 | 28 / 24 | 40 / 37 | 45 / 22 |
| **Semi-detached** | | | | | |
| New Listings / YTD | 349 / 3,991 | 388 / 3,653 | 297 / 3,233 | 245 / 3,001 | 233 / 3,696 |
| Sales / YTD | 245 / 2,507 | 218 / 2,589 | 273 / 2,754 | 198 / 2,197 | 164 / 2,745 |
| Sales to New Listings Ratio / YTD | 70% / 63% | 56% / 71% | 92% / 85% | 81% / 73% | 70% / 74% |
| Sales Volume | 100,617,424 | 93,514,684 | 111,228,210 | 76,386,682 | 60,756,325 |
| Sales Volume YTD | 1,070,853,635 | 1,115,230,204 | 1,124,784,901 | 821,664,360 | 1,029,537,087 |
| Average Sale Price | 410,683 | 428,966 | 407,429 | 385,791 | 370,465 |
| Average Sale Price YTD | 427,145 | 430,757 | 408,419 | 373,994 | 375,059 |
| Median Sale Price | 405,000 | 423,000 | 407,000 | 373,450 | 365,000 |
| Median Sale Price YTD | 420,000 | 425,000 | 405,000 | 368,000 | 367,500 |
| Sale to List Price Ratio / YTD | 98% / 99% | 98% / 100% | 100% / 100% | 98% / 98% | 98% / 99% |
| Average Days on Market / YTD | 44 / 39 | 38 / 30 | 29 / 32 | 47 / 40 | 45 / 34 |
| Median Days on Market / YTD | 31 / 27 | 27 / 19 | 21 / 19 | 30 / 27 | 33 / 21 |
| Average Days on Market (Cum.) / YTD | 73 / 59 | 50 / 37 | 34 / 40 | 55 / 58 | 55 / 43 |
| Median Days on Market (Cum.) / YTD | 48 / 34 | 34 / 21 | 21 / 21 | 36 / 31 | 40 / 23 |
| **Row/Townhouse** | | | | | |
| New Listings / YTD | 398 / 4,950 | 436 / 4,792 | 348 / 4,178 | 387 / 3,691 | 304 / 4,142 |
| Sales / YTD | 261 / 2,852 | 278 / 3,479 | 367 / 3,618 | 266 / 2,705 | 212 / 2,818 |
| Sales to New Listings Ratio / YTD | 66% / 58% | 64% / 73% | 105% / 87% | 69% / 73% | 70% / 68% |
| Sales Volume | 77,697,476 | 82,670,683 | 112,982,379 | 68,827,768 | 55,188,978 |
| Sales Volume YTD | 862,134,576 | 1,064,622,811 | 1,051,550,321 | 694,493,950 | 731,533,503 |
| Average Sale Price | 297,691 | 297,377 | 307,854 | 258,751 | 260,325 |
| Average Sale Price YTD | 302,291 | 306,014 | 290,644 | 256,745 | 259,593 |
| Median Sale Price | 303,057 | 307,250 | 311,000 | 252,250 | 249,500 |
| Median Sale Price YTD | 300,072 | 309,000 | 292,000 | 252,000 | 255,000 |
| Sale to List Price Ratio / YTD | 98% / 98% | 97% / 99% | 99% / 99% | 98% / 98% | 97% / 98% |
| Average Days on Market / YTD | 44 / 41 | 38 / 31 | 35 / 34 | 41 / 46 | 52 / 44 |
| Median Days on Market / YTD | 34 / 31 | 28 / 21 | 23 / 20 | 29 / 30 | 36 / 30 |
| Average Days on Market (Cum.) / YTD | 79 / 64 | 50 / 37 | 43 / 42 | 53 / 65 | 67 / 62 |
| Median Days on Market (Cum.) / YTD | 59 / 40 | 35 / 22 | 25 / 21 | 32 / 35 | 46 / 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 Area[1]
# October 2026



| | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|
| **Apartment Condominium** | | | | | |
| New Listings / YTD | 553 / 6,238 | 536 / 6,540 | 534 / 6,269 | 485 / 5,772 | 471 / 6,202 |
| Sales / YTD | 221 / 3,065 | 320 / 3,875 | 413 / 4,124 | 291 / 3,102 | 185 / 2,793 |
| Sales to New Listings Ratio / YTD | 40% / 49% | 60% / 59% | 77% / 66% | 60% / 54% | 39% / 45% |
| Sales Volume | 47,127,241 | 64,948,317 | 79,493,445 | 59,267,568 | 34,610,648 |
| Sales Volume YTD | 659,790,789 | 824,183,978 | 825,228,351 | 598,383,519 | 555,176,256 |
| Average Sale Price | 213,245 | 202,963 | 192,478 | 203,669 | 187,085 |
| Average Sale Price YTD | 215,266 | 212,693 | 200,104 | 192,902 | 198,774 |
| Median Sale Price | 185,000 | 183,750 | 182,000 | 168,750 | 172,500 |
| Median Sale Price YTD | 192,000 | 195,000 | 185,000 | 173,000 | 177,500 |
| Sale to List Price Ratio / YTD | 96% / 96% | 96% / 97% | 96% / 97% | 95% / 95% | 95% / 96% |
| Average Days on Market / YTD | 49 / 51 | 50 / 45 | 44 / 46 | 61 / 59 | 61 / 60 |
| Median Days on Market / YTD | 40 / 37 | 42 / 31 | 33 / 31 | 43 / 42 | 50 / 45 |
| Average Days on Market (Cum.) / YTD | 95 / 79 | 74 / 66 | 65 / 69 | 89 / 96 | 94 / 98 |
| Median Days on Market (Cum.) / YTD | 66 / 49 | 58 / 39 | 43 / 37 | 58 / 57 | 74 / 59 |
| **Total Residential[2]** | | | | | |
| New Listings / YTD | 3,264 / 36,606 | 3,171 / 35,792 | 2,879 / 33,136 | 2,696 / 31,250 | 2,615 / 35,750 |
| Sales / YTD | 1,882 / 21,130 | 2,053 / 23,861 | 2,482 / 25,297 | 1,805 / 19,856 | 1,506 / 22,445 |
| Sales to New Listings Ratio / YTD | 58% / 58% | 65% / 67% | 86% / 76% | 67% / 64% | 58% / 63% |
| Sales Volume | 861,280,751 | 934,590,398 | 1,092,731,111 | 715,104,836 | 602,559,159 |
| Sales Volume YTD | 9,981,950,164 | 10,952,316,087 | 10,927,980,698 | 7,963,719,352 | 9,397,762,315 |
| Average Sale Price | 457,641 | 455,232 | 440,262 | 396,180 | 400,106 |
| Average Sale Price YTD | 472,407 | 459,005 | 431,987 | 401,074 | 418,702 |
| Median Sale Price | 423,000 | 431,000 | 420,550 | 370,000 | 375,000 |
| Median Sale Price YTD | 442,000 | 438,000 | 413,500 | 376,500 | 390,000 |
| Sale to List Price Ratio / YTD | 98% / 98% | 98% / 99% | 99% / 99% | 97% / 97% | 97% / 98% |
| Average Days on Market / YTD | 43 / 40 | 40 / 34 | 37 / 38 | 46 / 46 | 48 / 38 |
| Median Days on Market / YTD | 32 / 27 | 28 / 22 | 24 / 22 | 32 / 31 | 35 / 24 |
| Average Days on Market (Cum.) / YTD | 72 / 62 | 57 / 48 | 52 / 54 | 67 / 71 | 67 / 54 |
| Median Days on Market (Cum.) / YTD | 46 / 35 | 38 / 25 | 28 / 25 | 40 / 38 | 48 / 27 |
| **Other[3]** | | | | | |
| New Listings / YTD | 123 / 1,367 | 116 / 1,490 | 117 / 1,512 | 123 / 1,601 | 120 / 1,589 |
| Sales / YTD | 53 / 655 | 80 / 819 | 82 / 839 | 73 / 712 | 59 / 843 |
| Sales to New Listings Ratio / YTD | 43% / 48% | 69% / 55% | 70% / 55% | 59% / 44% | 49% / 53% |
| Sales Volume | 20,118,174 | 28,663,375 | 23,788,350 | 20,875,400 | 13,371,773 |
| Sales Volume YTD | 261,791,572 | 311,588,249 | 293,849,674 | 179,148,200 | 231,970,178 |
| Average Sale Price | 379,588 | 358,292 | 290,102 | 285,964 | 226,640 |
| Average Sale Price YTD | 399,682 | 380,450 | 350,238 | 251,613 | 275,172 |
| Median Sale Price | 307,500 | 236,250 | 197,625 | 213,000 | 145,000 |
| Median Sale Price YTD | 220,000 | 242,500 | 231,500 | 160,500 | 172,000 |
| Sale to List Price Ratio / YTD | 96% / 95% | 95% / 96% | 95% / 95% | 93% / 93% | 93% / 94% |
| Average Days on Market / YTD | 60 / 65 | 63 / 69 | 81 / 78 | 67 / 80 | 84 / 87 |
| Median Days on Market / YTD | 49 / 39 | 33 / 32 | 49 / 35 | 40 / 42 | 47 / 45 |
| Average Days on Market (Cum.) / YTD | 117 / 98 | 93 / 115 | 139 / 125 | 127 / 123 | 109 / 117 |
| Median Days on Market (Cum.) / YTD | 63 / 48 | 47 / 38 | 65 / 45 | 47 / 54 | 50 / 54 |

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

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

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

# End of Month Active Inventory (Sales Activity)
## Greater Edmonton Area[1]
## October 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 | 5,213 (3,317) | n/a | n/a |
| | April | 6,469 (2,938) | n/a | n/a |
| | May | 7,572 (2,922) | 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 | 6,514 (2,055) | n/a | n/a |
| | October | 6,233 (1,805) | n/a | n/a |
| | November | 5,470 (1,624) | n/a | n/a |
| | December | 4,651 (1,219) | n/a | n/a |
| 2024 | January | 4,564 (1,436) | n/a | n/a |
| | February | 4,797 (1,964) | n/a | n/a |
| | March | 5,280 (2,462) | n/a | n/a |
| | April | 5,423 (3,113) | n/a | n/a |
| | May | 5,766 (3,222) | n/a | n/a |
| | June | 5,888 (2,843) | n/a | n/a |
| | July | 5,818 (2,937) | n/a | n/a |
| | August | 5,733 (2,581) | n/a | n/a |
| | September | 5,643 (2,257) | n/a | n/a |
| | October | 5,100 (2,482) | n/a | n/a |
| | November | 4,472 (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 | 6,608 (2,862) | n/a | n/a |
| | July | 6,908 (2,848) | n/a | n/a |
| | August | 7,002 (2,377) | n/a | n/a |
| | September | 6,916 (2,184) | n/a | n/a |
| | October | 6,540 (2,053) | n/a | n/a |
| | November | 5,887 (1,650) | n/a | n/a |
| | December | 4,522 (1,311) | n/a | n/a |
| 2026 | January | 4,842 (1,148) | | |
| | February | 5,363 (1,602) | | |
| | March | 6,091 (2,131) | | |
| | April | 6,691 (2,467) | | |
| | May | 7,631 (2,548) | | |
| | June | 7,906 (2,736) | | |
| | July | 7,992 (2,529) | | |
| | August | 7,885 (2,137) | | |
| | September | 7,878 (1,950) | | |
| | October | 7,529 (1,882) | | |

[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 Area[1]
## October 2026

| Year | Month | Detached | Semi-detached | Row/Townhouse | Apartment Condominium | Residential[2] |
|---|---|---|---|---|---|---|
| 2022 | January | 460,956 | 375,707 | 244,922 | 194,126 | 394,230 |
| | February | 504,617 | 360,229 | 262,530 | 187,597 | 423,970 |
| | March | 518,738 | 380,912 | 267,634 | 203,279 | 431,001 |
| | April | 524,644 | 390,492 | 271,401 | 204,351 | 434,677 |
| | May | 505,917 | 384,706 | 264,711 | 210,227 | 427,184 |
| | 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 | 499,694 | 373,888 | 257,582 | 197,305 | 415,109 |
| 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 | 488,264 | 364,001 | 260,934 | 170,266 | 388,575 |
| | YTD Average | 492,203 | 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 | 539,356 | 422,602 | 290,146 | 211,780 | 439,169 |
| | July | 551,932 | 406,464 | 292,072 | 204,378 | 440,338 |
| | August | 545,394 | 415,047 | 291,256 | 204,373 | 435,312 |
| | September | 552,720 | 411,799 | 293,347 | 199,686 | 440,642 |
| | October | 552,153 | 407,429 | 307,854 | 192,478 | 440,262 |
| | November | 539,612 | 401,769 | 288,722 | 200,266 | 435,090 |
| | December | 538,501 | 408,572 | 292,490 | 204,210 | 434,528 |
| | YTD Average | 535,954 | 408,010 | 290,610 | 200,309 | 432,321 |
| 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 | 572,112 | 439,839 | 309,463 | 214,888 | 463,586 |
| | 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 | 433,760 | 303,382 | 207,491 | 452,946 |
| | 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 | 569,865 | 429,846 | 304,575 | 211,395 | 458,111 |
| 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 | 603,837 | 433,214 | 309,554 | 206,135 | 491,162 |
| | June | 593,207 | 434,635 | 303,372 | 220,533 | 484,381 |
| | July | 585,725 | 425,390 | 292,756 | 213,938 | 475,011 |
| | August | 576,086 | 424,322 | 297,978 | 215,419 | 469,710 |
| | September | 569,941 | 413,083 | 289,417 | 209,441 | 466,883 |
| | October | 550,510 | 410,683 | 297,691 | 213,245 | 457,641 |

[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 Area[1] and City of Edmonton
# October 2026

| Year | Month | GEA Residential[2] | GEA Commercial[3] | Edmonton Residential[2] | Edmonton Commercial[4] |
|---|---|---|---|---|---|
| 2022 | January | 4,632 (1,330) | n/a | 3,507 (954) | n/a |
| | February | 4,712 (2,285) | n/a | 3,566 (1,633) | n/a |
| | March | 5,213 (3,317) | n/a | 3,929 (2,311) | n/a |
| | April | 6,469 (2,938) | n/a | 4,821 (2,017) | n/a |
| | May | 7,572 (2,922) | n/a | 5,719 (1,928) | 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 | 6,514 (2,055) | n/a | 4,681 (1,430) | n/a |
| | October | 6,233 (1,805) | n/a | 4,394 (1,290) | n/a |
| | November | 5,470 (1,624) | n/a | 3,871 (1,176) | n/a |
| | December | 4,651 (1,219) | n/a | 3,209 (877) | n/a |
| 2024 | January | 4,564 (1,436) | n/a | 3,101 (1,053) | n/a |
| | February | 4,797 (1,964) | n/a | 3,235 (1,399) | n/a |
| | March | 5,280 (2,462) | n/a | 3,640 (1,728) | n/a |
| | April | 5,423 (3,113) | n/a | 3,753 (2,144) | n/a |
| | May | 5,766 (3,222) | n/a | 4,122 (2,141) | n/a |
| | June | 5,888 (2,843) | n/a | 4,238 (1,933) | n/a |
| | July | 5,818 (2,937) | n/a | 4,255 (2,010) | 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 | 5,100 (2,482) | n/a | 3,735 (1,733) | n/a |
| | November | 4,472 (1,913) | n/a | 3,285 (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 | 6,608 (2,862) | n/a | 4,902 (1,962) | n/a |
| | July | 6,908 (2,848) | n/a | 5,203 (1,932) | n/a |
| | August | 7,002 (2,377) | n/a | 5,218 (1,643) | n/a |
| | September | 6,916 (2,184) | n/a | 5,156 (1,452) | n/a |
| | October | 6,540 (2,053) | n/a | 4,889 (1,430) | n/a |
| | November | 5,887 (1,650) | n/a | 4,398 (1,161) | n/a |
| | December | 4,522 (1,311) | n/a | 3,348 (910) | n/a |
| 2026 | January | 4,842 (1,148) | | 3,552 (790) | |
| | February | 5,363 (1,602) | | 3,951 (1,108) | |
| | March | 6,091 (2,131) | | 4,530 (1,419) | |
| | April | 6,691 (2,467) | | 4,995 (1,622) | |
| | May | 7,631 (2,548) | | 5,777 (1,642) | |
| | June | 7,906 (2,736) | | 5,969 (1,811) | |
| | July | 7,992 (2,529) | | 6,029 (1,678) | |
| | August | 7,885 (2,137) | | 5,926 (1,422) | |
| | September | 7,878 (1,950) | | 5,863 (1,293) | |
| | October | 7,529 (1,882) | | 5,608 (1,256) | |

[1] Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).
[2] Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium
[3] Farms are included in Commercial if the property is zoned agricultural.

# 5 Year Residential Activity (Part 1)
# City of Edmonton
# October 2026

| | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|
| **Detached** | | | | | |
| New Listings / YTD | 1,327 / 13,804 | 1,222 / 13,453 | 1,131 / 12,412 | 1,025 / 12,115 | 1,059 / 14,180 |
| Sales / YTD | 729 / 7,699 | 807 / 8,621 | 919 / 9,229 | 690 / 7,440 | 588 / 8,739 |
| Sales to New Listings Ratio / YTD | 55% / 56% | 66% / 64% | 81% / 74% | 67% / 61% | 56% / 62% |
| Sales Volume | 380,152,442 | 439,904,169 | 503,841,997 | 328,601,272 | 276,028,807 |
| Sales Volume YTD | 4,360,415,032 | 4,823,499,875 | 4,855,500,434 | 3,605,341,940 | 4,336,164,356 |
| Average Sale Price | 521,471 | 545,110 | 548,250 | 476,234 | 469,437 |
| Average Sale Price YTD | 566,361 | 559,506 | 526,113 | 484,589 | 496,185 |
| Median Sale Price | 480,000 | 498,000 | 497,498 | 438,950 | 422,900 |
| Median Sale Price YTD | 510,000 | 515,000 | 481,500 | 442,000 | 455,000 |
| Sale to List Price Ratio / YTD | 98% / 98% | 98% / 99% | 99% / 99% | 98% / 98% | 97% / 99% |
| Average Days on Market / YTD | 44 / 39 | 39 / 34 | 38 / 36 | 41 / 45 | 45 / 34 |
| Median Days on Market / YTD | 33 / 26 | 27 / 21 | 23 / 21 | 31 / 29 | 35 / 21 |
| Average Days on Market (Cum.) / YTD | 71 / 62 | 59 / 50 | 56 / 55 | 66 / 70 | 67 / 47 |
| Median Days on Market (Cum.) / YTD | 48 / 34 | 39 / 25 | 31 / 25 | 40 / 40 | 49 / 23 |
| **Semi-detached** | | | | | |
| New Listings / YTD | 215 / 2,677 | 255 / 2,554 | 220 / 2,183 | 166 / 2,035 | 152 / 2,632 |
| Sales / YTD | 155 / 1,558 | 141 / 1,774 | 171 / 1,793 | 130 / 1,463 | 105 / 1,908 |
| Sales to New Listings Ratio / YTD | 72% / 58% | 55% / 69% | 78% / 82% | 78% / 72% | 69% / 72% |
| Sales Volume | 62,894,333 | 60,674,350 | 70,207,710 | 51,963,334 | 38,828,400 |
| Sales Volume YTD | 659,030,953 | 765,589,397 | 738,373,514 | 553,385,698 | 728,161,634 |
| Average Sale Price | 405,770 | 430,315 | 410,571 | 399,718 | 369,794 |
| Average Sale Price YTD | 422,998 | 431,561 | 411,809 | 378,254 | 381,636 |
| Median Sale Price | 400,000 | 423,000 | 407,000 | 383,000 | 372,500 |
| Median Sale Price YTD | 415,000 | 427,000 | 406,500 | 372,900 | 375,000 |
| Sale to List Price Ratio / YTD | 98% / 98% | 98% / 100% | 100% / 100% | 98% / 98% | 97% / 99% |
| Average Days on Market / YTD | 44 / 40 | 38 / 30 | 31 / 31 | 44 / 40 | 53 / 34 |
| Median Days on Market / YTD | 32 / 28 | 27 / 20 | 22 / 20 | 28 / 28 | 42 / 22 |
| Average Days on Market (Cum.) / YTD | 82 / 64 | 53 / 39 | 37 / 41 | 52 / 56 | 61 / 44 |
| Median Days on Market (Cum.) / YTD | 51 / 38 | 37 / 22 | 23 / 21 | 30 / 32 | 51 / 24 |
| **Row/Townhouse** | | | | | |
| New Listings / YTD | 336 / 4,028 | 359 / 3,914 | 263 / 3,237 | 248 / 2,830 | 239 / 3,327 |
| Sales / YTD | 188 / 2,182 | 214 / 2,756 | 284 / 2,791 | 216 / 2,133 | 179 / 2,250 |
| Sales to New Listings Ratio / YTD | 56% / 54% | 60% / 70% | 108% / 86% | 87% / 75% | 75% / 68% |
| Sales Volume | 53,780,626 | 62,547,653 | 84,608,524 | 55,852,950 | 45,838,587 |
| Sales Volume YTD | 643,583,215 | 824,806,402 | 792,579,013 | 538,632,195 | 581,533,644 |
| Average Sale Price | 286,067 | 292,279 | 297,917 | 258,578 | 256,081 |
| Average Sale Price YTD | 294,951 | 299,277 | 283,977 | 252,523 | 258,459 |
| Median Sale Price | 290,000 | 306,500 | 298,250 | 258,000 | 248,500 |
| Median Sale Price YTD | 294,750 | 300,000 | 285,000 | 250,000 | 255,000 |
| Sale to List Price Ratio / YTD | 98% / 98% | 97% / 99% | 99% / 100% | 98% / 97% | 96% / 98% |
| Average Days on Market / YTD | 44 / 42 | 39 / 30 | 35 / 32 | 41 / 45 | 52 / 45 |
| Median Days on Market / YTD | 35 / 32 | 28 / 21 | 23 / 20 | 29 / 30 | 40 / 31 |
| Average Days on Market (Cum.) / YTD | 86 / 67 | 51 / 37 | 44 / 40 | 51 / 64 | 67 / 64 |
| Median Days on Market (Cum.) / YTD | 68 / 43 | 35 / 23 | 25 / 20 | 31 / 35 | 48 / 35 |

# 5 Year Residential Activity (Part 2)
# City of Edmonton
# October 2026



| | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|
| **Apartment Condominium** | | | | | |
| New Listings / YTD | 502 / 5,605 | 481 / 5,874 | 474 / 5,643 | 435 / 5,075 | 416 / 5,514 |
| Sales / YTD | 184 / 2,602 | 268 / 3,348 | 359 / 3,636 | 254 / 2,640 | 155 / 2,389 |
| Sales to New Listings Ratio / YTD | 37% / 46% | 56% / 57% | 76% / 64% | 58% / 52% | 37% / 43% |
| Sales Volume | 37,409,641 | 51,311,933 | 67,933,520 | 51,289,169 | 27,262,598 |
| Sales Volume YTD | 542,682,930 | 694,207,176 | 712,234,571 | 492,093,836 | 464,393,175 |
| Average Sale Price | 203,313 | 191,462 | 189,230 | 201,926 | 175,888 |
| Average Sale Price YTD | 208,564 | 207,350 | 195,884 | 186,399 | 194,388 |
| Median Sale Price | 176,500 | 174,900 | 183,500 | 165,500 | 161,000 |
| Median Sale Price YTD | 188,000 | 192,500 | 185,000 | 170,000 | 175,000 |
| Sale to List Price Ratio / YTD | 96% / 96% | 96% / 97% | 96% / 97% | 95% / 95% | 95% / 96% |
| Average Days on Market / YTD | 52 / 53 | 51 / 45 | 45 / 47 | 63 / 59 | 58 / 60 |
| Median Days on Market / YTD | 43 / 38 | 41 / 32 | 34 / 31 | 46 / 43 | 49 / 45 |
| Average Days on Market (Cum.) / YTD | 102 / 84 | 76 / 68 | 67 / 70 | 91 / 98 | 93 / 99 |
| Median Days on Market (Cum.) / YTD | 73 / 56 | 60 / 40 | 45 / 38 | 59 / 58 | 74 / 60 |
| **Total Residential**[1] | | | | | |
| New Listings / YTD | 2,380 / 26,114 | 2,317 / 25,795 | 2,088 / 23,475 | 1,874 / 22,055 | 1,866 / 25,653 |
| Sales / YTD | 1,256 / 14,041 | 1,430 / 16,499 | 1,733 / 17,449 | 1,290 / 13,676 | 1,027 / 15,286 |
| Sales to New Listings Ratio / YTD | 53% / 54% | 62% / 64% | 83% / 74% | 69% / 62% | 55% / 60% |
| Sales Volume | 534,237,042 | 614,438,105 | 726,591,751 | 487,706,725 | 387,958,392 |
| Sales Volume YTD | 6,205,712,130 | 7,108,102,850 | 7,098,687,532 | 5,189,453,669 | 6,110,252,809 |
| Average Sale Price | 425,348 | 429,677 | 419,268 | 378,067 | 377,759 |
| Average Sale Price YTD | 441,971 | 430,820 | 406,825 | 379,457 | 399,729 |
| Median Sale Price | 405,500 | 415,000 | 400,000 | 350,000 | 358,000 |
| Median Sale Price YTD | 419,000 | 415,000 | 390,000 | 359,000 | 378,000 |
| Sale to List Price Ratio / YTD | 97% / 98% | 98% / 99% | 98% / 99% | 97% / 97% | 97% / 98% |
| Average Days on Market / YTD | 45 / 42 | 41 / 35 | 38 / 37 | 46 / 47 | 49 / 39 |
| Median Days on Market / YTD | 34 / 29 | 29 / 23 | 25 / 22 | 32 / 32 | 39 / 25 |
| Average Days on Market (Cum.) / YTD | 79 / 67 | 60 / 50 | 54 / 54 | 67 / 73 | 71 / 57 |
| Median Days on Market (Cum.) / YTD | 53 / 39 | 41 / 27 | 31 / 26 | 40 / 41 | 52 / 29 |
| **Other**[2] | | | | | |
| New Listings / YTD | 77 / 746 | 67 / 787 | 61 / 755 | 78 / 791 | 60 / 735 |
| Sales / YTD | 27 / 329 | 42 / 399 | 35 / 414 | 40 / 330 | 22 / 387 |
| Sales to New Listings Ratio / YTD | 35% / 44% | 63% / 51% | 57% / 55% | 51% / 42% | 37% / 53% |
| Sales Volume | 10,009,724 | 17,662,800 | 14,224,950 | 13,554,600 | 6,387,923 |
| Sales Volume YTD | 166,236,497 | 191,805,784 | 179,702,519 | 102,092,731 | 122,969,058 |
| Average Sale Price | 370,731 | 420,543 | 406,427 | 338,865 | 290,360 |
| Average Sale Price YTD | 505,278 | 480,716 | 434,064 | 309,372 | 317,750 |
| Median Sale Price | 362,000 | 292,500 | 235,000 | 242,750 | 155,000 |
| Median Sale Price YTD | 325,000 | 350,000 | 339,900 | 213,000 | 240,000 |
| Sale to List Price Ratio / YTD | 93% / 95% | 97% / 97% | 96% / 97% | 93% / 94% | 92% / 95% |
| Average Days on Market / YTD | 74 / 62 | 50 / 53 | 53 / 51 | 68 / 63 | 56 / 61 |
| Median Days on Market / YTD | 63 / 40 | 33 / 27 | 46 / 29 | 40 / 41 | 35 / 38 |
| Average Days on Market (Cum.) / YTD | 116 / 90 | 70 / 87 | 81 / 91 | 141 / 107 | 85 / 83 |
| Median Days on Market (Cum.) / YTD | 85 / 51 | 47 / 33 | 65 / 34 | 55 / 52 | 56 / 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.

# Detached Price by Area

## October 2026

| Detached | | 2026 | 2025 | 2024 | 2026 YTD | 2025 YTD | 2024 YTD |
|---|---|---|---|---|---|---|---|
| **Northwest** | Sales | 95 | 83 | 109 | 914 | 980 | 1,098 |
| | Average | 483,720 | 550,238 | 544,735 | 543,097 | 547,278 | 520,061 |
| | Median | 500,000 | 537,000 | 552,000 | 523,639 | 535,000 | 510,000 |
| **North Central** | Sales | 149 | 163 | 182 | 1,529 | 1,722 | 1,903 |
| | Average | 464,375 | 466,797 | 451,837 | 477,260 | 480,171 | 447,199 |
| | Median | 445,000 | 450,000 | 437,750 | 460,000 | 462,250 | 430,000 |
| **Northeast** | Sales | 54 | 56 | 39 | 492 | 568 | 532 |
| | Average | 411,527 | 417,365 | 392,379 | 446,425 | 447,362 | 404,411 |
| | Median | 385,000 | 387,500 | 355,000 | 415,000 | 415,000 | 382,000 |
| **Central** | Sales | 27 | 31 | 28 | 246 | 376 | 397 |
| | Average | 311,219 | 320,235 | 305,346 | 331,492 | 330,287 | 310,926 |
| | Median | 302,500 | 285,000 | 311,000 | 302,700 | 300,000 | 293,000 |
| **West** | Sales | 62 | 77 | 88 | 699 | 799 | 825 |
| | Average | 612,165 | 637,454 | 637,624 | 729,884 | 653,589 | 611,639 |
| | Median | 495,500 | 497,000 | 520,000 | 560,500 | 532,600 | 485,000 |
| **Southwest** | Sales | 62 | 87 | 122 | 896 | 964 | 1,092 |
| | Average | 692,985 | 669,920 | 681,275 | 714,462 | 698,719 | 645,676 |
| | Median | 575,700 | 555,000 | 582,750 | 617,500 | 610,000 | 565,000 |
| **Southeast** | Sales | 123 | 144 | 160 | 1,254 | 1,489 | 1,603 |
| | Average | 489,964 | 507,009 | 495,674 | 508,258 | 518,458 | 485,631 |
| | Median | 450,000 | 470,000 | 469,000 | 471,750 | 481,000 | 452,000 |
| **Anthony Henday Southwest** | Sales | 123 | 117 | 132 | 1,221 | 1,278 | 1,348 |
| | Average | 592,879 | 645,182 | 637,371 | 641,667 | 662,438 | 635,034 |
| | Median | 542,000 | 570,000 | 577,750 | 577,555 | 594,500 | 573,150 |
| **Anthony Henday Southeast** | Sales | 34 | 49 | 60 | 448 | 446 | 437 |
| | Average | 596,264 | 591,515 | 607,828 | 584,661 | 600,360 | 580,772 |
| | Median | 543,125 | 567,999 | 553,500 | 550,000 | 560,000 | 545,000 |
| **City of Edmonton Total** | Sales | 729 | 807 | 919 | 7,699 | 8,621 | 9,229 |
| | Average | 521,471 | 545,110 | 548,250 | 566,361 | 559,506 | 526,113 |
| | Median | 480,000 | 498,000 | 497,498 | 510,000 | 515,000 | 481,500 |

n/a = insufficient data

# Semi-detached Price by Area

## October 2026

| Semi-detached | | 2026 | 2025 | 2024 | 2026 YTD | 2025 YTD | 2024 YTD |
|---|---|---|---|---|---|---|---|
| **Northwest** | Sales | 18 | 23 | 18 | 230 | 256 | 237 |
| | Average | 431,865 | 440,322 | 436,497 | 446,026 | 444,671 | 420,036 |
| | Median | 439,450 | 438,000 | 389,600 | 440,000 | 430,000 | 405,000 |
| **North Central** | Sales | 41 | 20 | 29 | 277 | 296 | 303 |
| | Average | 377,402 | 408,150 | 359,407 | 370,904 | 388,082 | 358,076 |
| | Median | 390,000 | 423,500 | 369,900 | 385,000 | 395,000 | 374,200 |
| **Northeast** | Sales | 10 | 8 | 9 | 110 | 73 | 74 |
| | Average | 345,575 | 374,828 | 335,611 | 363,725 | 351,308 | 312,305 |
| | Median | 371,999 | 395,301 | 330,000 | 368,194 | 330,000 | 306,500 |
| **Central** | Sales | 3 | 3 | 7 | 37 | 46 | 77 |
| | Average | n/a | n/a | 454,029 | 406,225 | 373,866 | 367,834 |
| | Median | n/a | n/a | 450,000 | 420,000 | 354,500 | 338,000 |
| **West** | Sales | 2 | 4 | 2 | 56 | 55 | 49 |
| | Average | n/a | n/a | n/a | 405,227 | 412,080 | 413,551 |
| | Median | n/a | n/a | n/a | 367,500 | 370,000 | 360,000 |
| **Southwest** | Sales | 10 | 13 | 17 | 132 | 142 | 152 |
| | Average | 448,179 | 462,962 | 428,768 | 500,434 | 471,821 | 457,879 |
| | Median | 412,450 | 485,000 | 364,000 | 445,500 | 428,250 | 401,500 |
| **Southeast** | Sales | 28 | 18 | 36 | 254 | 275 | 345 |
| | Average | 412,667 | 456,917 | 404,936 | 428,254 | 431,957 | 425,967 |
| | Median | 391,500 | 427,000 | 411,000 | 400,000 | 424,000 | 409,000 |
| **Anthony Henday Southwest** | Sales | 30 | 40 | 31 | 310 | 398 | 373 |
| | Average | 427,062 | 454,308 | 444,479 | 439,551 | 463,689 | 443,578 |
| | Median | 424,599 | 430,000 | 450,000 | 427,900 | 451,250 | 435,000 |
| **Anthony Henday Southeast** | Sales | 13 | 12 | 22 | 152 | 233 | 183 |
| | Average | 411,600 | 373,958 | 426,529 | 426,824 | 433,642 | 418,685 |
| | Median | 417,000 | 377,000 | 427,450 | 430,500 | 435,750 | 418,200 |
| **City of Edmonton Total** | Sales | 155 | 141 | 171 | 1,558 | 1,774 | 1,793 |
| | Average | 405,770 | 430,315 | 410,571 | 422,998 | 431,561 | 411,809 |
| | Median | 400,000 | 423,000 | 407,000 | 415,000 | 427,000 | 406,500 |

n/a = insufficient data

# Townhouse/Row Price by Area

## October 2026

| Row/Townhouse | | 2026 | 2025 | 2024 | 2026 YTD | 2025 YTD | 2024 YTD |
|---|---|---|---|---|---|---|---|
| **Northwest** | Sales | 15 | 11 | 22 | 158 | 220 | 246 |
| | Average | 332,302 | 337,722 | 366,391 | 361,383 | 365,319 | 350,579 |
| | Median | 335,753 | 345,000 | 380,000 | 349,470 | 357,100 | 346,250 |
| **North Central** | Sales | 25 | 52 | 50 | 426 | 555 | 511 |
| | Average | 258,470 | 276,304 | 272,954 | 267,487 | 272,719 | 254,465 |
| | Median | 239,000 | 285,000 | 273,500 | 248,250 | 258,000 | 249,000 |
| **Northeast** | Sales | 14 | 17 | 22 | 208 | 278 | 246 |
| | Average | 230,836 | 235,892 | 205,666 | 233,414 | 223,945 | 203,225 |
| | Median | 226,500 | 255,000 | 192,450 | 222,250 | 214,250 | 194,900 |
| **Central** | Sales | 3 | 3 | 6 | 41 | 39 | 49 |
| | Average | n/a | n/a | 330,667 | 393,745 | 366,907 | 351,839 |
| | Median | n/a | n/a | 290,000 | 381,000 | 345,000 | 312,500 |
| **West** | Sales | 20 | 22 | 25 | 193 | 223 | 259 |
| | Average | 235,025 | 227,963 | 258,418 | 254,222 | 250,015 | 226,884 |
| | Median | 233,700 | 221,750 | 235,000 | 231,000 | 230,000 | 215,000 |
| **Southwest** | Sales | 22 | 26 | 34 | 247 | 322 | 350 |
| | Average | 303,234 | 286,806 | 290,968 | 306,197 | 305,607 | 287,285 |
| | Median | 319,000 | 289,000 | 255,000 | 297,000 | 305,250 | 283,200 |
| **Southeast** | Sales | 30 | 27 | 63 | 329 | 436 | 465 |
| | Average | 254,222 | 261,811 | 278,277 | 263,425 | 274,046 | 259,825 |
| | Median | 243,500 | 243,000 | 268,000 | 243,000 | 257,250 | 241,500 |
| **Anthony Henday Southwest** | Sales | 41 | 32 | 48 | 394 | 422 | 435 |
| | Average | 343,605 | 372,444 | 371,126 | 355,869 | 377,587 | 363,455 |
| | Median | 345,928 | 377,500 | 367,500 | 354,013 | 383,500 | 360,000 |
| **Anthony Henday Southeast** | Sales | 18 | 24 | 14 | 186 | 261 | 230 |
| | Average | 286,198 | 310,351 | 335,197 | 302,509 | 320,023 | 307,987 |
| | Median | 292,950 | 325,000 | 329,325 | 310,000 | 328,000 | 310,000 |
| **City of Edmonton Total** | Sales | 188 | 214 | 284 | 2,182 | 2,756 | 2,791 |
| | Average | 286,067 | 292,279 | 297,917 | 294,951 | 299,277 | 283,977 |
| | Median | 290,000 | 306,500 | 298,250 | 294,750 | 300,000 | 285,000 |

n/a = insufficient data

# Apartment Condominium Price by Area

## October 2026

| Apartment Condominium | | 2026 | 2025 | 2024 | 2026 YTD | 2025 YTD | 2024 YTD |
|---|---|---|---|---|---|---|---|
| **Northwest** | Sales | 9 | 24 | 18 | 164 | 201 | 223 |
| | Average | 203,167 | 191,827 | 214,622 | 191,167 | 197,019 | 179,988 |
| | Median | 214,000 | 185,000 | 211,500 | 192,875 | 200,000 | 190,000 |
| **North Central** | Sales | 20 | 23 | 48 | 291 | 383 | 443 |
| | Average | 166,600 | 175,911 | 194,530 | 191,079 | 185,373 | 180,032 |
| | Median | 154,150 | 166,000 | 185,000 | 185,000 | 187,000 | 180,000 |
| **Northeast** | Sales | 16 | 19 | 35 | 141 | 199 | 265 |
| | Average | 154,868 | 148,337 | 140,367 | 147,724 | 149,621 | 135,126 |
| | Median | 167,500 | 145,000 | 139,500 | 152,000 | 152,700 | 136,500 |
| **Central** | Sales | 57 | 75 | 80 | 703 | 826 | 807 |
| | Average | 192,764 | 182,158 | 192,816 | 212,516 | 208,090 | 208,457 |
| | Median | 170,500 | 160,000 | 157,500 | 176,000 | 176,750 | 177,150 |
| **West** | Sales | 15 | 26 | 27 | 192 | 247 | 266 |
| | Average | 174,277 | 178,502 | 175,291 | 182,478 | 178,472 | 177,703 |
| | Median | 184,000 | 166,500 | 174,900 | 173,373 | 170,000 | 160,750 |
| **Southwest** | Sales | 31 | 46 | 45 | 511 | 652 | 690 |
| | Average | 300,560 | 219,280 | 191,036 | 244,808 | 236,635 | 220,921 |
| | Median | 213,800 | 193,875 | 189,750 | 212,500 | 212,040 | 200,000 |
| **Southeast** | Sales | 10 | 22 | 39 | 246 | 316 | 368 |
| | Average | 191,050 | 179,907 | 195,997 | 206,850 | 208,557 | 185,228 |
| | Median | 196,000 | 157,000 | 210,000 | 195,000 | 206,000 | 180,000 |
| **Anthony Henday Southwest** | Sales | 22 | 25 | 55 | 277 | 418 | 443 |
| | Average | 188,305 | 231,460 | 202,317 | 215,192 | 229,812 | 214,080 |
| | Median | 171,000 | 225,000 | 193,000 | 201,500 | 215,000 | 205,000 |
| **Anthony Henday Southeast** | Sales | 4 | 8 | 12 | 77 | 106 | 131 |
| | Average | n/a | 213,688 | 191,167 | 193,173 | 203,939 | 195,453 |
| | Median | n/a | 216,000 | 179,500 | 185,000 | 205,000 | 193,000 |
| **City of Edmonton Total** | Sales | 184 | 268 | 359 | 2,602 | 3,348 | 3,636 |
| | Average | 203,313 | 191,462 | 189,230 | 208,564 | 207,350 | 195,884 |
| | Median | 176,500 | 174,900 | 183,500 | 188,000 | 192,500 | 185,000 |

n/a = insufficient data

# Summary of Properties Listed and Sold
## City of Edmonton
## October 2026

| Year | Month | Residential[1] Listed | Residential[1] Sold | Commercial[2] Listed | Commercial[2] Sold |
|---|---|---|---|---|---|
| 2022 | January | 1,584 | 954 | n/a | n/a |
| | February | 2,168 | 1,633 | n/a | n/a |
| | March | 3,069 | 2,311 | n/a | n/a |
| | April | 3,342 | 2,017 | n/a | n/a |
| | May | 3,394 | 1,928 | 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 | 27,991 | 16,866 | 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 | 1,508 | 1,176 | n/a | n/a |
| | December | 1,012 | 877 | n/a | n/a |
| | Total | 24,575 | 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 | 2,492 | 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 | 1,933 | n/a | n/a |
| | July | 2,635 | 2,010 | 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 | 1,733 | n/a | n/a |
| | November | 1,507 | 1,364 | n/a | n/a |
| | December | 975 | 1,053 | n/a | n/a |
| | Total | 25,957 | 19,866 | 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 | 1,962 | n/a | n/a |
| | July | 3,093 | 1,932 | n/a | n/a |
| | August | 2,603 | 1,643 | n/a | n/a |
| | September | 2,494 | 1,452 | n/a | n/a |
| | October | 2,317 | 1,430 | n/a | n/a |
| | November | 1,610 | 1,161 | n/a | n/a |
| | December | 969 | 910 | n/a | n/a |
| | Total | 28,374 | 18,570 | n/a | n/a |
| 2026 | January | 1,745 | 790 | | |
| | February | 2,108 | 1,108 | | |
| | March | 2,625 | 1,419 | | |
| | April | 2,806 | 1,622 | | |
| | May | 3,333 | 1,642 | | |
| | June | 3,034 | 1,811 | | |
| | July | 2,925 | 1,678 | | |
| | August | 2,565 | 1,422 | | |
| | September | 2,593 | 1,293 | | |
| | October | 2,380 | 1,256 | | |
| | Total | 26,114 | 14,041 | | |

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

# Residential Average Sale Price by Type
## City of Edmonton
## October 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 | 498,482 | 396,591 | 260,344 | 206,608 | 407,770 |
| | 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 | 493,004 | 379,530 | 256,240 | 193,003 | 395,954 |
| 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 | 528,612 | 425,341 | 284,767 | 207,048 | 412,629 |
| | July | 547,695 | 404,764 | 285,505 | 200,616 | 414,687 |
| | August | 527,223 | 415,027 | 286,956 | 201,133 | 404,100 |
| | September | 538,603 | 413,549 | 283,667 | 195,240 | 410,763 |
| | October | 548,250 | 410,571 | 297,917 | 189,230 | 419,268 |
| | November | 520,975 | 403,396 | 279,785 | 193,822 | 406,900 |
| | December | 531,806 | 402,752 | 287,734 | 204,106 | 417,490 |
| | YTD Average | 526,058 | 410,716 | 283,883 | 196,143 | 407,395 |
| 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 | 558,798 | 447,645 | 299,082 | 211,606 | 431,465 |
| | 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 | 428,563 | 296,339 | 201,289 | 420,128 |
| | 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 | 558,235 | 430,398 | 297,922 | 206,520 | 430,304 |
| 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 | 214,854 | 452,939 |
| | July | 577,344 | 427,160 | 285,794 | 207,335 | 444,435 |
| | August | 556,860 | 412,704 | 295,237 | 204,430 | 436,517 |
| | September | 547,268 | 408,991 | 277,679 | 203,228 | 435,606 |
| | October | 521,471 | 405,770 | 286,067 | 203,313 | 425,348 |

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

# 5 Year Residential Activity
# Total Board
# October 2026

| | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|
| **Detached** | | | | | |
| New Listings / YTD | 2,212 / 24,663 | 2,038 / 24,207 | 1,968 / 22,865 | 1,790 / 22,183 | 1,845 / 25,537 |
| Sales / YTD | 1,349 / 14,794 | 1,462 / 16,222 | 1,635 / 17,006 | 1,248 / 13,939 | 1,107 / 16,328 |
| Sales to New Listings Ratio / YTD | 61% / 60% | 72% / 67% | 83% / 74% | 70% / 63% | 60% / 64% |
| Sales Volume | 707,337,493 | 771,053,142 | 855,454,378 | 568,644,631 | 501,704,345 |
| Sales Volume YTD | 8,173,423,842 | 8,773,658,078 | 8,659,587,405 | 6,497,278,921 | 7,799,084,893 |
| **Semi-detached** | | | | | |
| New Listings / YTD | 354 / 4,083 | 397 / 3,744 | 310 / 3,342 | 251 / 3,101 | 239 / 3,799 |
| Sales / YTD | 253 / 2,577 | 223 / 2,658 | 283 / 2,835 | 204 / 2,258 | 168 / 2,818 |
| Sales to New Listings Ratio / YTD | 71% / 63% | 56% / 71% | 91% / 85% | 81% / 73% | 70% / 74% |
| Sales Volume | 102,610,924 | 94,808,684 | 113,590,610 | 77,682,182 | 61,609,325 |
| Sales Volume YTD | 1,090,117,035 | 1,133,181,604 | 1,143,530,201 | 835,568,265 | 1,046,127,587 |
| **Row/Townhouse** | | | | | |
| New Listings / YTD | 402 / 4,995 | 440 / 4,844 | 356 / 4,254 | 394 / 3,743 | 308 / 4,208 |
| Sales / YTD | 262 / 2,881 | 281 / 3,516 | 372 / 3,659 | 272 / 2,737 | 213 / 2,854 |
| Sales to New Listings Ratio / YTD | 65% / 58% | 64% / 73% | 104% / 86% | 69% / 73% | 69% / 68% |
| Sales Volume | 78,108,976 | 83,411,683 | 114,038,879 | 69,686,018 | 55,294,478 |
| Sales Volume YTD | 869,976,075 | 1,072,945,924 | 1,060,666,271 | 699,800,700 | 738,866,303 |
| **Apartment Condominium** | | | | | |
| New Listings / YTD | 560 / 6,319 | 539 / 6,633 | 539 / 6,372 | 495 / 5,861 | 475 / 6,286 |
| Sales / YTD | 227 / 3,138 | 323 / 3,940 | 415 / 4,188 | 294 / 3,141 | 189 / 2,852 |
| Sales to New Listings Ratio / YTD | 41% / 50% | 60% / 59% | 77% / 66% | 59% / 54% | 40% / 45% |
| Sales Volume | 48,174,741 | 65,751,317 | 79,863,445 | 59,668,568 | 35,344,648 |
| Sales Volume YTD | 674,451,789 | 836,482,578 | 835,754,551 | 604,258,419 | 566,397,506 |
| **Total Residential[1]** | | | | | |
| New Listings / YTD | 3,528 / 40,060 | 3,414 / 39,428 | 3,173 / 36,833 | 2,930 / 34,888 | 2,867 / 39,830 |
| Sales / YTD | 2,091 / 23,390 | 2,289 / 26,336 | 2,705 / 27,688 | 2,018 / 22,075 | 1,677 / 24,852 |
| Sales to New Listings Ratio / YTD | 59% / 58% | 67% / 67% | 85% / 75% | 69% / 63% | 58% / 62% |
| Sales Volume | 936,232,134 | 1,015,024,826 | 1,162,947,312 | 775,681,399 | 653,952,796 |
| Sales Volume YTD | 10,807,968,741 | 11,816,268,184 | 11,699,538,428 | 8,636,906,305 | 10,150,476,289 |
| **Other[2]** | | | | | |
| New Listings / YTD | 188 / 2,421 | 233 / 2,757 | 229 / 2,796 | 204 / 2,703 | 206 / 2,801 |
| Sales / YTD | 99 / 1,121 | 137 / 1,429 | 150 / 1,356 | 107 / 1,194 | 108 / 1,392 |
| Sales to New Listings Ratio / YTD | 53% / 46% | 59% / 52% | 66% / 48% | 52% / 44% | 52% / 50% |
| Sales Volume | 29,350,474 | 39,141,525 | 35,240,700 | 26,117,888 | 19,359,273 |
| Sales Volume YTD | 333,958,071 | 419,099,641 | 376,042,783 | 248,452,497 | 308,722,857 |

[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.

# Monthly Residential[1] Sales Activity by Municipality (Part 1)



## October 2026

| | | 2026 | 2025 | 2024 | 2026 YTD | 2025 YTD | 2024 YTD |
|---|---|---|---|---|---|---|---|
| **Barrhead** | Sales | 4 | 7 | 14 | 44 | 59 | 62 |
| | Sales Volume | n/a | 1,881,000 | 3,328,500 | 12,945,500 | 16,204,405 | 14,654,952 |
| | Average Price | n/a | 268,714 | 237,750 | 294,216 | 274,651 | 236,370 |
| | Median Price | n/a | 250,000 | 196,000 | 292,750 | 250,000 | 218,500 |
| **Beaumont** | Sales | 20 | 30 | 48 | 375 | 389 | 467 |
| | Sales Volume | 10,220,500 | 16,659,775 | 24,614,414 | 204,827,457 | 212,598,308 | 244,090,302 |
| | Average Price | 511,025 | 555,326 | 512,800 | 546,207 | 546,525 | 522,677 |
| | Median Price | 521,000 | 532,000 | 475,500 | 534,000 | 530,000 | 510,000 |
| **Bonnyville** | Sales | 24 | 25 | 20 | 232 | 265 | 214 |
| | Sales Volume | 8,933,733 | 8,918,400 | 5,743,077 | 89,473,967 | 98,646,997 | 77,102,659 |
| | Average Price | 372,239 | 356,736 | 287,154 | 385,664 | 372,253 | 360,293 |
| | Median Price | 356,750 | 358,000 | 276,500 | 360,000 | 329,000 | 332,750 |
| **Cold Lake** | Sales | 22 | 25 | 15 | 297 | 289 | 300 |
| | Sales Volume | 7,069,500 | 8,697,900 | 4,681,125 | 109,163,364 | 104,633,604 | 102,479,625 |
| | Average Price | 321,341 | 347,916 | 312,075 | 367,553 | 362,054 | 341,599 |
| | Median Price | 320,000 | 355,000 | 295,000 | 357,000 | 362,800 | 329,000 |
| **Devon** | Sales | 8 | 8 | 6 | 108 | 116 | 110 |
| | Sales Volume | 3,264,000 | 3,755,610 | 2,338,000 | 47,148,270 | 45,670,964 | 44,458,990 |
| | Average Price | 408,000 | 469,451 | 389,667 | 436,558 | 393,715 | 404,173 |
| | Median Price | 387,500 | 420,500 | 409,500 | 436,500 | 387,000 | 392,500 |
| **Drayton Valley** | Sales | 11 | 12 | 8 | 110 | 123 | 122 |
| | Sales Volume | 3,633,000 | 4,438,100 | 2,116,400 | 35,694,400 | 39,634,200 | 34,664,800 |
| | Average Price | 330,273 | 369,842 | 264,550 | 324,495 | 322,229 | 284,138 |
| | Median Price | 295,000 | 372,500 | 281,450 | 327,000 | 305,000 | 272,500 |
| **Fort Saskatchewan** | Det. Sales | 42 | 35 | 37 | 406 | 388 | 454 |
| | Det. Average Price | 487,435 | 543,878 | 530,252 | 540,741 | 537,820 | 507,714 |
| | Det. Median Price | 472,500 | 548,900 | 535,000 | 524,222 | 523,250 | 489,500 |
| | Apt. Sales | 5 | 6 | 4 | 57 | 59 | 39 |
| | Apt. Average Price | 199,000 | 184,833 | n/a | 180,825 | 195,708 | 169,436 |
| | Apt. Median Price | 196,000 | 176,000 | n/a | 180,000 | 187,000 | 168,000 |
| | Total Sales Volume | 29,086,038 | 25,960,729 | 28,880,862 | 302,572,666 | 287,933,413 | 309,001,834 |
| **Gibbons** | Sales | 5 | 8 | 5 | 48 | 59 | 55 |
| | Sales Volume | 1,767,000 | 2,844,400 | 1,803,400 | 17,563,900 | 22,511,035 | 20,017,597 |
| | Average Price | 353,400 | 355,550 | 360,680 | 365,915 | 381,543 | 363,956 |
| | Median Price | 315,000 | 347,450 | 375,000 | 349,900 | 358,000 | 340,000 |
| **Leduc** | Det. Sales | 44 | 23 | 44 | 504 | 483 | 518 |
| | Det. Average Price | 487,506 | 516,452 | 469,586 | 499,836 | 501,875 | 472,469 |
| | Det. Median Price | 457,000 | 495,000 | 440,000 | 485,000 | 485,000 | 456,000 |
| | Apt. Sales | 3 | 6 | 1 | 33 | 37 | 22 |
| | Apt. Average Price | n/a | 245,000 | n/a | 203,762 | 189,895 | 191,916 |
| | Apt. Median Price | n/a | 221,250 | n/a | 210,000 | 186,900 | 202,500 |
| | Total Sales Volume | 26,926,016 | 17,241,901 | 27,941,200 | 328,528,818 | 318,337,808 | 321,543,275 |

n/a = insufficient data

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

# Monthly Residential[1] Sales Activity by Municipality (Part 2)



## October 2026

| | | 2026 | 2025 | 2024 | 2026 YTD | 2025 YTD | 2024 YTD |
|---|---|---|---|---|---|---|---|
| **Morinville** | Sales | 15 | 21 | 21 | 214 | 198 | 229 |
| | Sales Volume | 5,845,455 | 8,245,863 | 6,825,700 | 89,322,060 | 80,548,362 | 85,465,931 |
| | Average Price | 389,697 | 392,660 | 325,033 | 417,393 | 406,810 | 373,214 |
| | Median Price | 407,000 | 368,000 | 342,500 | 415,000 | 409,950 | 385,000 |
| **Sherwood Park** | Det. Sales | 78 | 72 | 93 | 798 | 814 | 844 |
| | Det. Average Price | 589,956 | 556,358 | 564,086 | 601,737 | 576,827 | 545,988 |
| | Det. Median Price | 548,500 | 549,500 | 540,150 | 574,804 | 550,000 | 517,000 |
| | Apt. Sales | 13 | 11 | 12 | 122 | 115 | 143 |
| | Apt. Average Price | 275,000 | 302,208 | 250,244 | 298,851 | 313,055 | 279,541 |
| | Apt. Median Price | 240,000 | 290,000 | 257,500 | 285,000 | 301,500 | 275,000 |
| | Total Sales Volume | 63,766,696 | 56,950,288 | 70,588,116 | 652,165,438 | 632,735,839 | 635,119,706 |
| **Spruce Grove** | Det. Sales | 53 | 47 | 52 | 585 | 661 | 674 |
| | Det. Average Price | 516,888 | 551,401 | 512,139 | 531,771 | 540,622 | 490,033 |
| | Det. Median Price | 506,500 | 538,305 | 515,000 | 515,000 | 535,000 | 471,000 |
| | Apt. Sales | 4 | 5 | 7 | 40 | 62 | 77 |
| | Apt. Average Price | n/a | 162,420 | 186,214 | 224,824 | 186,740 | 190,623 |
| | Apt. Median Price | n/a | 140,100 | 170,000 | 215,000 | 178,000 | 174,000 |
| | Total Sales Volume | 40,106,715 | 35,715,677 | 41,755,274 | 455,885,844 | 473,458,807 | 475,588,563 |
| **St. Albert** | Det. Sales | 62 | 80 | 77 | 799 | 881 | 879 |
| | Det. Average Price | 621,279 | 578,620 | 551,036 | 647,241 | 608,192 | 574,959 |
| | Det. Median Price | 545,450 | 521,500 | 515,000 | 595,000 | 554,200 | 530,000 |
| | Apt. Sales | 11 | 16 | 13 | 148 | 159 | 117 |
| | Apt. Average Price | 343,709 | 350,343 | 264,546 | 291,011 | 298,735 | 264,941 |
| | Apt. Median Price | 289,900 | 271,950 | 193,500 | 253,000 | 242,000 | 229,900 |
| | Total Sales Volume | 55,583,561 | 62,506,244 | 56,355,732 | 671,572,945 | 696,717,564 | 657,999,575 |
| **St. Paul** | Sales | 8 | 16 | 16 | 176 | 152 | 142 |
| | Sales Volume | 2,279,400 | 4,762,500 | 2,691,500 | 46,546,819 | 34,901,250 | 32,637,350 |
| | Average Price | 284,925 | 297,656 | 168,219 | 264,471 | 229,613 | 229,840 |
| | Median Price | 266,250 | 221,750 | 172,250 | 251,000 | 202,500 | 215,000 |
| **Stony Plain** | Sales | 27 | 40 | 51 | 359 | 401 | 433 |
| | Sales Volume | 11,415,370 | 15,650,834 | 17,725,900 | 152,768,238 | 162,019,379 | 166,049,340 |
| | Average Price | 422,791 | 391,271 | 347,567 | 425,538 | 404,038 | 383,486 |
| | Median Price | 400,000 | 415,818 | 355,000 | 427,350 | 422,430 | 389,998 |
| **Vegreville** | Sales | 6 | 15 | 6 | 78 | 107 | 96 |
| | Sales Volume | 1,429,500 | 3,600,000 | 1,808,500 | 21,520,900 | 28,462,799 | 21,569,400 |
| | Average Price | 238,250 | 240,000 | 301,417 | 275,909 | 266,007 | 224,681 |
| | Median Price | 262,250 | 195,000 | 307,500 | 279,950 | 256,000 | 225,000 |
| **Westlock** | Sales | 2 | 7 | 5 | 59 | 80 | 73 |
| | Sales Volume | n/a | 1,355,000 | 1,196,500 | 17,103,050 | 20,922,100 | 18,080,100 |
| | Average Price | n/a | 193,571 | 239,300 | 289,882 | 261,526 | 247,673 |
| | Median Price | n/a | 170,000 | 220,000 | 287,500 | 260,500 | 239,000 |
| **Wetaskiwin** | Sales | 19 | 15 | 17 | 167 | 191 | 195 |
| | Sales Volume | 5,252,500 | 3,947,400 | 4,918,900 | 45,395,850 | 53,018,475 | 51,151,233 |
| | Average Price | 276,447 | 263,160 | 289,347 | 271,831 | 277,584 | 262,314 |
| | Median Price | 245,000 | 245,000 | 305,000 | 261,900 | 275,000 | 252,000 |

n/a = insufficient data

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