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, decreasing 1.4% from September 2026 and 0.9% 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

REALTORS® Association of Edmonton

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Data by Property Type

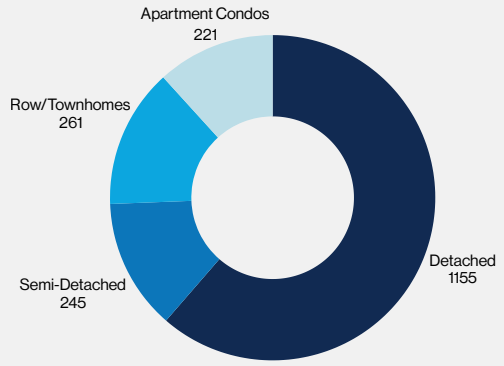
Detached home prices averaged $550,510, decreasing 3.4% from September 2026 and 1.8% from October 2025. New detached listings decreased 17.3% month-over-month and increased 8.4% year-over-year. Detached sales decreased 5.3% from the previous month and 6.6% compared to sales in October of last year.

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.

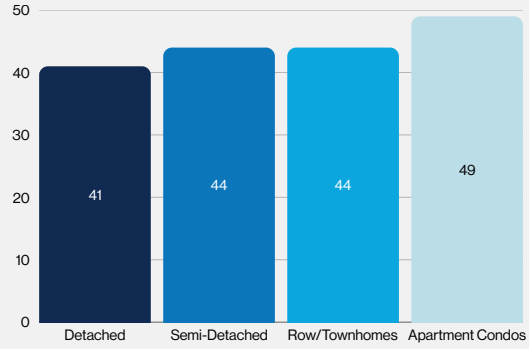
Row/townhome prices increased 2.9% from last month, and 0.1% from October 2025, averaging $297,691. New listings were down 25.2% from September and 8.7% from last year. Row/townhouse sales increased by 6.5% month-over-month and decreased 6.1% year-over-year.

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%

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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	-0.7%	-1.6%
Composite[3] benchmark price	$ 417,200	-1.4%	-0.9%

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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Review these statistics and more at www.realtorsofedmonton.com

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