

Media Release

Inventory rising in Edmonton could be a sign of a shifting property market

Edmonton, June 2, 2025: There were 2,967 residential unit sales in the Greater Edmonton Area (GEA) real estate market during May 2025, representing a 9.7% increase from April 2025 and a 7.9% decrease from May 2024. New residential listings totalled 4,917, representing a 27.8% increase from April 2025 and a 16.1% increase over the previous year. The overall inventory in the GEA increased 19.9% month-over-month and 13.2% year-over-year.

The total number of Detached units sold was 1,730, representing a 9.8% increase over the previous month and an 8.9% decrease compared to sales in May 2024. With 289 units sold in May 2025, Semi-Detached sales were down 5.9% month-over-month and 19.3% year-over-year. Row/Townhouse unit sales increased 23.9% compared to April 2025 and 11.3% compared to May 2024. Apartment Condominium unit sales were up 7.4% from the previous month and down 12.6% from the previous year.

The total residential average price in May 2025 was \$464,277, decreasing 1.4% from the previous month and reflecting an overall growth of 5.2% compared to May 2024. Detached home prices averaged \$579,704, representing a 1.0% decrease from April 2025 and a 6.2% increase over the previous year. Semi-Detached units sold for an average of \$439,857, representing a 1.1% increase from the last month and a 6.0% year-over-year increase. Row/Townhouse prices decreased by 2.7% from April 2025 and increased 4.3% compared to May 2024, with an average selling price of \$306,796. Apartment Condominium average prices fell 2.1% from the previous month to \$213,792, ending the month 3.4% higher than May of last year.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA was \$439,100, reflecting a 0.3% increase from April 2025 and a 9.8% increase from May 2024.

“A new trend may be emerging in our market right now, signalled by a rebound in our inventory levels,” says REALTORS® Association of Edmonton 2025 Board Chair Darlene Reid. “For the second month in a row, our inventory levels have been buoyed by a flood of new listings, giving buyers more choice and sellers more competition. As a result, we saw a nominal decrease in average price over most property categories, which could signal a change in the direction of our housing market as the year progresses.”

Detached homes averaged 27 days on the market; a one-day decrease from April 2025. Semi-Detached homes decreased by two days, with properties averaging 25 days on the market. Row/Townhouses increased one day to 27, while Apartment Condominiums averaged 40 days on market, reflecting a two-day increase. Overall, residential days-on-market decreased by one day from the previous month, averaging 29 days on the market, reflecting a five-day decrease from the previous year.

Darlene Reid, 2025 Chair for the RAE Board of Directors

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*The [MLS® Home Price Index](#) composite benchmark measures overall home prices for the market and includes all property categories.

Review these statistics and more at www.realtorsofedmonton.com.

MLS® System Activity (for all-residential sales in GEA ¹)	May 2025	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 579,704.00	-1.0%	6.2%
Detached median ³ selling price – month	\$ 533,250.00	-0.3%	6.6%
Semi-detached average selling price – month	\$ 439,857.00	1.1%	6.0%
Semi-detached median selling price – month	\$ 435,000.00	2.4%	6.1%
Row/Townhouse average selling price – month	\$ 306,796.00	-2.7%	4.3%
Row/Townhouse median selling price – month	\$ 310,000.00	-3.9%	5.1%
Apartment Condominium average selling price	\$ 213,792.00	-2.1%	3.4%
Apartment Condominium median selling price	\$ 198,750.00	-1.2%	3.5%
All-residential ⁴ average selling price	\$ 464,277.00	-1.4%	5.2%
All-residential median selling price	\$ 444,000.00	-0.4%	5.5%
# residential listings this month	4,917	27.8%	16.1%
# residential sales this month	2,967	9.7%	-7.9%
# residential inventory at month end	6,520	19.9%	13.2%
# Total ⁵ MLS® System sales this month	3,512	8.9%	-7.1%
\$ Value Total residential sales this month	\$ 1,486,066,607.00	8.1%	-2.7%
\$ Value of total MLS® System sales – month	\$ 1,598,507,875.00	8.2%	-1.3%
\$ Value of total MLS® System sales - YTD	\$ 6,116,891,600.00	35.2%	2.7%

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

2 Average: The total value of sales in a category divided by the number of properties sold

3 Median: The middle figure in an ordered list of all sales prices

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

5 Includes residential, rural and commercial sales

MLS® HPI Benchmark Price* (for all-residential sales in GEA)	May 2025	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 518,500.00	0.3%	11.3%
Apartment benchmark price	\$ 222,300.00	1.8%	14.8%
Townhouse benchmark price	\$ 303,100.00	0.0%	16.2%
Composite ⁷ benchmark price	\$ 439,100.00	0.3%	9.8%

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

MLS® Rental Listing Activity (Monthly)	May 2025	M/M% Change	Y/Y% Change
Total Rented Listings	44	10.0%	42.0%
Active Rentals	68	-4.0%	84.0%
	May 2025	Y/Y% Change	Long-term Monthly Average ⁹
Average Days on Market	24	20.0%	26
Average Price ⁸ for 1-Bedroom Units	\$1,117.00	-18.0%	\$1,266.00
Average Price for 2-Bedroom Units	\$1,820.00	19.0%	\$1,786.00

⁶ Single-family Dwelling

⁷ Includes SFD, condos, duplex/row houses and mobile homes

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.

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.** 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®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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*MLS® HPI Benchmark Price

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an "apples to apples" comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a "typical" home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the REALTORS® Association of Edmonton website or the Canadian Real Estate Association website.

5 Year Residential Activity (Part 1)
Greater Edmonton Area¹
May 2025

page 1a

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	2,955 / 10,075	2,483 / 9,678	2,367 / 9,227	2,912 / 11,222	2,595 / 10,610
Sales / YTD	1,730 / 6,595	1,898 / 7,240	1,691 / 5,299	1,877 / 8,111	1,979 / 7,658
Sales to New Listings Ratio / YTD	59% / 65%	76% / 75%	71% / 57%	64% / 72%	76% / 72%
Sales Volume	1,002,888,616	1,036,188,183	865,760,395	948,856,352	954,223,394
Sales Volume YTD	3,794,905,241	3,782,467,312	2,598,593,246	4,122,926,933	3,599,576,199
Average Sale Price	579,704	545,937	511,981	505,518	482,175
Average Sale Price YTD	575,422	522,440	490,393	508,313	470,041
Median Sale Price	533,250	500,250	470,000	465,000	434,000
Median Sale Price YTD	530,000	480,950	449,000	466,000	425,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	100% / 100%	99% / 98%
Average Days on Market / YTD	27 / 33	33 / 41	40 / 46	24 / 32	30 / 39
Median Days on Market / YTD	16 / 18	18 / 22	26 / 29	16 / 17	17 / 20
Average Days on Market (Cum.) / YTD	38 / 49	46 / 63	63 / 74	30 / 46	41 / 59
Median Days on Market (Cum.) / YTD	18 / 20	20 / 26	32 / 40	17 / 18	17 / 22
Semi-detached					
New Listings / YTD	435 / 1,718	405 / 1,600	393 / 1,494	520 / 2,046	453 / 1,884
Sales / YTD	289 / 1,274	358 / 1,298	301 / 946	343 / 1,565	314 / 1,256
Sales to New Listings Ratio / YTD	66% / 74%	88% / 81%	77% / 63%	66% / 76%	69% / 67%
Sales Volume	127,118,585	148,554,319	115,067,849	131,954,308	112,499,581
Sales Volume YTD	548,816,479	523,507,655	351,609,338	593,935,404	436,863,644
Average Sale Price	439,857	414,956	382,285	384,706	358,279
Average Sale Price YTD	430,782	403,319	371,680	379,511	347,821
Median Sale Price	435,000	410,000	370,000	373,500	342,000
Median Sale Price YTD	426,500	400,000	366,900	371,000	335,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	100% / 100%	98% / 98%
Average Days on Market / YTD	25 / 27	29 / 35	37 / 43	25 / 31	34 / 42
Median Days on Market / YTD	18 / 17	17 / 20	24 / 27	17 / 17	22 / 24
Average Days on Market (Cum.) / YTD	29 / 34	36 / 47	54 / 65	30 / 42	44 / 60
Median Days on Market (Cum.) / YTD	19 / 18	18 / 22	27 / 32	18 / 18	23 / 27
Row/Townhouse					
New Listings / YTD	642 / 2,344	560 / 2,013	391 / 1,740	526 / 2,216	544 / 2,165
Sales / YTD	482 / 1,766	433 / 1,671	358 / 1,247	345 / 1,609	298 / 1,188
Sales to New Listings Ratio / YTD	75% / 75%	77% / 83%	92% / 72%	66% / 73%	55% / 55%
Sales Volume	147,875,573	127,335,121	90,793,077	91,325,366	75,629,467
Sales Volume YTD	547,531,765	477,767,965	315,673,245	425,979,779	294,345,459
Average Sale Price	306,796	294,076	253,612	264,711	253,790
Average Sale Price YTD	310,041	285,917	253,146	264,748	247,766
Median Sale Price	310,000	295,000	250,000	261,000	253,000
Median Sale Price YTD	315,000	290,000	249,998	260,000	245,000
Sale to List Price Ratio / YTD	99% / 100%	100% / 100%	98% / 97%	98% / 98%	97% / 97%
Average Days on Market / YTD	27 / 28	28 / 36	42 / 50	33 / 44	43 / 51
Median Days on Market / YTD	19 / 18	16 / 20	28 / 33	22 / 28	28 / 32
Average Days on Market (Cum.) / YTD	32 / 35	34 / 48	62 / 76	44 / 66	63 / 74
Median Days on Market (Cum.) / YTD	20 / 19	17 / 21	30 / 41	25 / 32	33 / 41

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

5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
May 2025

page 1b

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	883 / 3,289	781 / 3,167	700 / 2,920	767 / 3,352	692 / 3,310
Sales / YTD	466 / 1,925	533 / 1,990	367 / 1,341	356 / 1,506	254 / 1,082
Sales to New Listings Ratio / YTD	53% / 59%	68% / 63%	52% / 46%	46% / 45%	37% / 33%
Sales Volume	99,627,073	110,231,367	70,953,747	74,840,965	53,986,913
Sales Volume YTD	412,512,018	392,311,812	257,536,760	303,944,860	221,300,067
Average Sale Price	213,792	206,813	193,334	210,227	212,547
Average Sale Price YTD	214,292	197,142	192,048	201,823	204,529
Median Sale Price	198,750	192,000	174,900	189,500	194,500
Median Sale Price YTD	195,000	182,500	172,000	178,500	185,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	96% / 95%	96% / 96%	96% / 95%
Average Days on Market / YTD	40 / 44	42 / 49	56 / 61	55 / 60	50 / 60
Median Days on Market / YTD	28 / 29	28 / 30	40 / 44	38 / 42	37 / 43
Average Days on Market (Cum.) / YTD	54 / 66	61 / 76	96 / 107	86 / 102	82 / 105
Median Days on Market (Cum.) / YTD	31 / 34	29 / 36	50 / 61	49 / 59	52 / 62
Total Residential²					
New Listings / YTD	4,915 / 17,426	4,229 / 16,458	3,851 / 15,381	4,725 / 18,836	4,284 / 17,969
Sales / YTD	2,967 / 11,560	3,222 / 12,199	2,717 / 8,833	2,921 / 12,791	2,845 / 11,184
Sales to New Listings Ratio / YTD	60% / 66%	76% / 74%	71% / 57%	62% / 68%	66% / 62%
Sales Volume	1,377,509,847	1,422,308,990	1,142,575,068	1,246,976,991	1,196,339,355
Sales Volume YTD	5,303,765,503	5,176,054,744	3,523,412,589	5,446,786,976	4,552,085,369
Average Sale Price	464,277	441,437	420,528	426,901	420,506
Average Sale Price YTD	458,803	424,302	398,892	425,830	407,018
Median Sale Price	444,000	421,000	389,500	402,000	385,000
Median Sale Price YTD	439,999	410,000	375,000	399,000	376,500
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 97%	99% / 99%	98% / 98%
Average Days on Market / YTD	29 / 33	34 / 41	42 / 49	29 / 37	33 / 42
Median Days on Market / YTD	19 / 19	19 / 22	28 / 31	19 / 20	20 / 23
Average Days on Market (Cum.) / YTD	39 / 48	46 / 61	66 / 78	39 / 54	47 / 65
Median Days on Market (Cum.) / YTD	20 / 21	20 / 26	33 / 42	20 / 21	22 / 26
Other³					
New Listings / YTD	192 / 715	200 / 810	207 / 799	187 / 838	207 / 898
Sales / YTD	79 / 355	104 / 417	88 / 317	94 / 493	117 / 471
Sales to New Listings Ratio / YTD	41% / 50%	52% / 51%	43% / 40%	50% / 59%	57% / 52%
Sales Volume	30,139,142	39,028,643	19,877,649	24,328,932	38,645,757
Sales Volume YTD	129,186,793	150,295,383	74,954,068	145,050,640	133,628,756
Average Sale Price	381,508	375,275	225,882	258,818	330,306
Average Sale Price YTD	363,906	360,421	236,448	294,220	283,713
Median Sale Price	262,000	297,500	149,000	168,250	212,500
Median Sale Price YTD	260,000	252,500	140,000	208,000	205,000
Sale to List Price Ratio / YTD	96% / 96%	98% / 95%	94% / 93%	94% / 95%	371% / 163%
Average Days on Market / YTD	81 / 83	61 / 75	97 / 94	64 / 98	83 / 100
Median Days on Market / YTD	31 / 32	33 / 33	45 / 48	32 / 45	34 / 48
Average Days on Market (Cum.) / YTD	97 / 145	90 / 137	135 / 132	84 / 133	127 / 170
Median Days on Market (Cum.) / YTD	34 / 41	36 / 51	51 / 61	33 / 59	42 / 71

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.

5 Year Commercial Activity (Part 1)
Greater Edmonton Area¹
May 2025

page 2a

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	17 / 105	15 / 92	17 / 93	15 / 73	11 / 67
Sales / YTD	3 / 23	6 / 20	4 / 14	2 / 20	4 / 9
Sales to New Listings Ratio / YTD	18% / 22%	40% / 22%	24% / 15%	13% / 27%	36% / 13%
Sales Volume	5,360,000	8,116,000	2,490,000	1,515,000	2,055,000
Sales Volume YTD	24,400,635	65,564,500	16,993,000	44,733,250	4,713,878
Average Sale Price	1,786,667	1,352,667	622,500	757,500	513,750
Average Sale Price YTD	1,060,897	3,278,225	1,213,786	2,236,663	523,764
Median Sale Price	635,000	938,000	675,000	757,500	397,500
Median Sale Price YTD	609,000	1,325,000	755,000	775,000	500,000
Sale to List Price Ratio / YTD	110% / 93%	95% / 96%	97% / 91%	98% / 97%	74% / 79%
Average Days on Market / YTD	71 / 248	93 / 197	132 / 260	162 / 243	101 / 350
Median Days on Market / YTD	39 / 84	76 / 103	40 / 218	162 / 164	92 / 92
Average Days on Market (Cum.) / YTD	71 / 296	213 / 272	246 / 456	508 / 347	177 / 384
Median Days on Market (Cum.) / YTD	39 / 109	96 / 190	176 / 322	508 / 166	115 / 137

Investment

New Listings / YTD	32 / 194	33 / 149	48 / 190	27 / 145	19 / 127
Sales / YTD	16 / 55	9 / 46	14 / 41	14 / 66	9 / 39
Sales to New Listings Ratio / YTD	50% / 28%	27% / 31%	29% / 22%	52% / 46%	47% / 31%
Sales Volume	15,357,000	5,546,000	10,817,816	12,870,000	8,767,500
Sales Volume YTD	51,744,013	35,935,675	30,049,934	53,811,980	27,423,660
Average Sale Price	959,813	616,222	772,701	919,286	974,167
Average Sale Price YTD	940,800	781,210	732,925	815,333	703,171
Median Sale Price	502,500	645,000	468,000	676,250	586,500
Median Sale Price YTD	560,000	500,000	525,000	547,500	436,000
Sale to List Price Ratio / YTD	93% / 92%	93% / 90%	84% / 89%	94% / 96%	92% / 85%
Average Days on Market / YTD	122 / 139	143 / 204	177 / 173	194 / 179	166 / 193
Median Days on Market / YTD	110 / 118	169 / 120	97 / 115	189 / 139	102 / 157
Average Days on Market (Cum.) / YTD	171 / 165	156 / 284	263 / 233	220 / 236	208 / 237
Median Days on Market (Cum.) / YTD	130 / 143	181 / 163	147 / 183	217 / 176	105 / 179

Multi Family

New Listings / YTD	9 / 50	15 / 63	19 / 66	13 / 67	9 / 55
Sales / YTD	8 / 31	6 / 22	3 / 10	4 / 20	5 / 31
Sales to New Listings Ratio / YTD	89% / 62%	40% / 35%	16% / 15%	31% / 30%	56% / 56%
Sales Volume	22,059,000	5,519,000	2,640,000	4,995,000	3,845,000
Sales Volume YTD	58,711,400	31,286,000	11,579,000	25,640,000	40,280,000
Average Sale Price	2,757,375	919,833	880,000	1,248,750	769,000
Average Sale Price YTD	1,893,916	1,422,091	1,157,900	1,282,000	1,299,355
Median Sale Price	1,720,000	595,000	950,000	1,297,500	760,000
Median Sale Price YTD	1,130,000	1,532,500	890,000	1,249,000	1,215,000
Sale to List Price Ratio / YTD	96% / 95%	94% / 95%	86% / 90%	97% / 93%	95% / 94%
Average Days on Market / YTD	125 / 121	99 / 117	97 / 194	55 / 81	89 / 186
Median Days on Market / YTD	98 / 99	63 / 81	66 / 64	62 / 53	66 / 112
Average Days on Market (Cum.) / YTD	193 / 159	229 / 168	97 / 219	55 / 111	190 / 234
Median Days on Market (Cum.) / YTD	165 / 130	151 / 89	66 / 81	62 / 75	112 / 132

Hotel/Motel

New Listings / YTD	1 / 2	0 / 1	0 / 1	0 / 0	1 / 2
Sales / YTD	0 / 0	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 100%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	785,000	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	785,000	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	785,000	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 88%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 103	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 103	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 134	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 134	0 / 0	0 / 0	0 / 0

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

5 Year Commercial Activity (Part 2)
Greater Edmonton Area¹
May 2025

page 2b

Business	2025	2024	2023	2022	2021
New Listings / YTD	51 / 217	35 / 145	26 / 132	21 / 114	7 / 58
Sales / YTD	5 / 30	10 / 29	4 / 25	7 / 28	4 / 9
Sales to New Listings Ratio / YTD	10% / 14%	29% / 20%	15% / 19%	33% / 25%	57% / 16%
Sales Volume	1,960,000	2,197,000	3,603,000	2,435,500	1,992,288
Sales Volume YTD	11,976,500	6,252,500	7,166,500	6,961,500	3,357,068
Average Sale Price	392,000	219,700	900,750	347,929	498,072
Average Sale Price YTD	399,217	215,603	286,660	248,625	373,008
Median Sale Price	155,000	203,500	180,000	99,000	451,144
Median Sale Price YTD	155,000	163,000	120,000	128,750	315,000
Sale to List Price Ratio / YTD	93% / 88%	80% / 86%	87% / 84%	82% / 84%	73% / 158%
Average Days on Market / YTD	188 / 124	111 / 114	127 / 114	175 / 134	209 / 216
Median Days on Market / YTD	182 / 125	105 / 105	77 / 98	88 / 78	209 / 217
Average Days on Market (Cum.) / YTD	229 / 153	115 / 131	304 / 170	175 / 134	209 / 216
Median Days on Market (Cum.) / YTD	182 / 125	105 / 105	77 / 102	88 / 78	209 / 217
Lease					
New Listings / YTD	34 / 151	31 / 143	30 / 145	17 / 108	27 / 115
Sales / YTD	18 / 50	11 / 58	7 / 47	7 / 42	6 / 35
Sales to New Listings Ratio / YTD	53% / 33%	35% / 41%	23% / 32%	41% / 39%	22% / 30%
Sales Volume	3,835,399	2,917,147	4,119,339	1,480,499	899,780
Sales Volume YTD	14,183,159	24,693,000	10,090,771	5,841,803	5,589,343
Average Sale Price	213,078	265,195	588,477	211,500	149,963
Average Sale Price YTD	283,663	425,741	214,697	139,091	159,696
Median Sale Price	157,500	195,637	134,909	105,000	61,983
Median Sale Price YTD	170,235	138,152	82,800	84,466	105,750
Average Days on Market / YTD	278 / 186	193 / 169	212 / 140	440 / 187	264 / 259
Median Days on Market / YTD	206 / 139	115 / 103	109 / 101	360 / 95	288 / 190
Average Days on Market (Cum.) / YTD	343 / 226	228 / 208	364 / 178	440 / 219	264 / 271
Median Days on Market (Cum.) / YTD	206 / 161	118 / 117	139 / 127	360 / 123	288 / 195
Farms					
New Listings / YTD	16 / 64	21 / 63	9 / 58	15 / 63	20 / 77
Sales / YTD	7 / 33	6 / 21	8 / 23	3 / 30	11 / 35
Sales to New Listings Ratio / YTD	44% / 52%	29% / 33%	89% / 40%	20% / 48%	55% / 45%
Sales Volume	7,996,000	4,545,000	8,672,235	2,858,000	6,088,000
Sales Volume YTD	27,321,900	18,939,200	23,414,485	26,561,680	22,289,992
Average Sale Price	1,142,286	757,500	1,084,029	952,667	553,455
Average Sale Price YTD	827,936	901,867	1,018,021	885,389	636,857
Median Sale Price	1,025,000	760,000	807,500	403,000	437,500
Median Sale Price YTD	730,000	875,000	800,000	760,750	530,000
Sale to List Price Ratio / YTD	94% / 94%	98% / 93%	96% / 93%	89% / 94%	94% / 93%
Average Days on Market / YTD	138 / 82	221 / 158	122 / 144	57 / 79	104 / 146
Median Days on Market / YTD	27 / 32	149 / 122	46 / 50	74 / 57	81 / 84
Average Days on Market (Cum.) / YTD	138 / 95	283 / 189	123 / 240	100 / 143	211 / 189
Median Days on Market (Cum.) / YTD	27 / 32	149 / 129	46 / 70	74 / 82	141 / 141
Total Commercial²					
New Listings / YTD	163 / 787	150 / 660	149 / 685	108 / 573	94 / 503
Sales / YTD	58 / 225	48 / 199	40 / 161	37 / 206	40 / 159
Sales to New Listings Ratio / YTD	36% / 29%	32% / 30%	27% / 24%	34% / 36%	43% / 32%
Sales Volume	58,517,399	28,840,147	32,342,390	26,153,999	24,397,568
Sales Volume YTD	191,687,607	184,433,875	99,420,690	163,550,213	104,403,941
Average Sale Price	1,008,921	600,836	808,560	706,865	609,939
Average Sale Price YTD	851,945	926,803	617,520	793,933	656,629
Median Sale Price	502,500	425,000	529,000	432,000	470,500
Median Sale Price YTD	500,000	450,000	350,000	431,000	470,000
Sale to List Price Ratio / YTD	95% / 92%	91% / 91%	89% / 89%	91% / 93%	89% / 95%
Average Days on Market / YTD	179 / 148	146 / 163	157 / 160	209 / 157	148 / 205
Median Days on Market / YTD	121 / 98	103 / 103	78 / 99	126 / 96	92 / 133
Average Days on Market (Cum.) / YTD	225 / 179	196 / 213	243 / 227	241 / 204	208 / 239
Median Days on Market (Cum.) / YTD	165 / 125	117 / 122	111 / 143	189 / 129	139 / 160

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

² Farms are included in Commercial if the property is zoned agricultural.

End of Month Active Inventory (Sales Activity)

Greater Edmonton Area¹

May 2025

Year	Month	Residential ²	Commercial ³	Total
2021	January	5,566 (1,216)	705 (27)	6,871 (1,301)
	February	5,956 (1,639)	735 (22)	7,313 (1,723)
	March	6,816 (2,512)	742 (40)	8,191 (2,664)
	April	7,576 (2,972)	755 (30)	9,020 (3,124)
	May	8,124 (2,845)	761 (40)	9,592 (3,002)
	June	8,487 (2,814)	746 (37)	10,009 (2,946)
	July	8,424 (2,269)	752 (26)	9,953 (2,403)
	August	8,063 (2,122)	745 (24)	9,573 (2,232)
	September	7,728 (1,918)	729 (38)	9,182 (2,032)
	October	7,119 (1,922)	720 (33)	8,555 (2,033)
	November	6,000 (1,872)	734 (26)	7,404 (1,971)
	December	4,673 (1,340)	643 (40)	5,863 (1,442)
2022	January	4,632 (1,330)	667 (31)	5,846 (1,434)
	February	4,712 (2,285)	712 (44)	5,982 (2,399)
	March	5,212 (3,317)	745 (42)	6,534 (3,477)
	April	6,468 (2,938)	760 (52)	7,833 (3,128)
	May	7,572 (2,921)	774 (37)	8,989 (3,052)
	June	8,118 (2,656)	769 (37)	9,567 (2,796)
	July	8,453 (2,029)	817 (34)	9,964 (2,124)
	August	8,044 (1,854)	834 (27)	9,587 (1,945)
	September	7,835 (1,608)	846 (21)	9,374 (1,692)
	October	7,201 (1,506)	857 (19)	8,709 (1,584)
	November	6,408 (1,278)	834 (38)	7,850 (1,364)
	December	4,975 (987)	749 (19)	6,265 (1,037)
2023	January	5,186 (982)	784 (26)	6,543 (1,050)
	February	5,628 (1,292)	797 (30)	7,022 (1,373)
	March	6,315 (1,819)	830 (27)	7,777 (1,906)
	April	6,898 (2,023)	850 (38)	8,401 (2,137)
	May	7,075 (2,717)	898 (40)	8,619 (2,845)
	June	7,100 (2,598)	909 (45)	8,712 (2,724)
	July	6,935 (2,320)	900 (43)	8,544 (2,443)
	August	6,744 (2,245)	884 (38)	8,318 (2,370)
	September	6,512 (2,055)	870 (36)	8,042 (2,165)
	October	6,231 (1,805)	875 (42)	7,710 (1,920)
	November	5,467 (1,624)	822 (41)	6,843 (1,730)
	December	4,649 (1,218)	713 (39)	5,834 (1,297)
2024	January	4,563 (1,436)	726 (25)	5,739 (1,522)
	February	4,794 (1,966)	756 (30)	6,013 (2,069)
	March	5,277 (2,462)	712 (51)	6,490 (2,607)
	April	5,419 (3,113)	755 (45)	6,729 (3,243)
	May	5,762 (3,222)	781 (48)	7,129 (3,374)
	June	5,885 (2,842)	764 (59)	7,260 (2,966)
	July	5,816 (2,935)	799 (44)	7,220 (3,074)
	August	5,731 (2,581)	801 (42)	7,101 (2,717)
	September	5,642 (2,257)	816 (45)	6,998 (2,389)
	October	5,098 (2,483)	806 (51)	6,405 (2,616)
	November	4,470 (1,913)	805 (47)	5,741 (2,029)
	December	3,502 (1,421)	704 (48)	4,575 (1,522)
2025	January	3,692 (1,589)	749 (33)	4,790 (1,689)
	February	4,055 (1,817)	781 (34)	5,193 (1,905)
	March	4,720 (2,482)	840 (49)	5,961 (2,607)
	April	5,260 (2,705)	843 (51)	6,547 (2,835)
	May	6,512 (2,967)	875 (58)	7,890 (3,104)

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

Summary of Properties Listed and Sold Greater Edmonton Area¹

page 9

May 2025

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	97	27	2,644	1,301
	February	2,664	1,639	88	22	2,887	1,723
	March	4,138	2,512	118	40	4,460	2,664
	April	4,465	2,972	106	30	4,794	3,124
	May	4,284	2,845	94	40	4,585	3,002
	June	4,263	2,814	85	37	4,569	2,946
	July	3,444	2,269	89	26	3,707	2,403
	August	3,181	2,122	76	24	3,412	2,232
	September	3,102	1,918	83	38	3,309	2,032
	October	2,669	1,922	94	33	2,908	2,033
	November	2,091	1,872	95	26	2,321	1,971
	December	1,386	1,340	79	40	1,525	1,442
	Total	38,105	25,441	1,104	383	41,121	26,873
2022	January	2,122	1,330	105	31	2,351	1,434
	February	2,967	2,285	126	44	3,219	2,399
	March	4,298	3,317	118	42	4,602	3,477
	April	4,724	2,938	116	52	5,055	3,128
	May	4,725	2,921	108	37	5,020	3,052
	June	4,345	2,656	111	37	4,654	2,796
	July	3,645	2,029	135	34	3,922	2,124
	August	3,180	1,854	121	27	3,450	1,945
	September	3,128	1,608	121	21	3,391	1,692
	October	2,615	1,506	101	19	2,836	1,584
	November	1,971	1,278	100	38	2,178	1,364
	December	1,175	987	90	19	1,341	1,037
	Total	38,895	24,709	1,352	401	42,019	26,032
2023	January	2,258	982	130	26	2,529	1,050
	February	2,527	1,292	119	30	2,775	1,373
	March	3,303	1,819	145	27	3,613	1,906
	April	3,442	2,023	142	38	3,741	2,137
	May	3,851	2,717	149	40	4,207	2,845
	June	3,632	2,598	142	45	3,993	2,724
	July	3,291	2,320	119	43	3,569	2,443
	August	3,226	2,245	98	38	3,479	2,370
	September	3,022	2,055	119	36	3,286	2,165
	October	2,696	1,805	134	42	2,953	1,920
	November	2,088	1,624	90	41	2,286	1,730
	December	1,481	1,218	80	39	1,633	1,297
	Total	34,817	22,698	1,467	445	38,064	23,960
2024	January	2,165	1,436	121	25	2,401	1,522
	February	2,726	1,966	121	30	2,977	2,069
	March	3,520	2,462	106	51	3,804	2,607
	April	3,818	3,113	162	45	4,167	3,243
	May	4,229	3,222	150	48	4,579	3,374
	June	3,636	2,842	117	59	3,900	2,966
	July	3,651	2,935	142	44	3,947	3,074
	August	3,380	2,581	118	42	3,640	2,717
	September	3,130	2,257	122	45	3,395	2,389
	October	2,879	2,483	121	51	3,117	2,616
	November	2,050	1,913	120	47	2,266	2,029
	December	1,339	1,421	80	48	1,464	1,522
	Total	36,523	28,631	1,480	535	39,657	30,128
2025	January	2,403	1,589	157	33	2,659	1,689
	February	2,613	1,817	153	34	2,870	1,905
	March	3,647	2,482	161	49	3,972	2,607
	April	3,848	2,705	153	51	4,157	2,835
	May	4,915	2,967	163	58	5,270	3,104
	Total	17,426	11,560	787	225	18,928	12,140

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type
Greater Edmonton Area¹
May 2025

page 10

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2021	January	448,935	341,854	242,111	184,747	386,430
	February	448,505	350,225	247,884	205,892	391,900
	March	477,021	341,907	244,744	209,826	411,883
	April	472,653	344,060	246,910	200,968	406,754
	May	482,175	358,279	253,790	212,547	420,506
	June	492,826	350,911	245,185	221,608	417,020
	July	480,528	353,629	252,666	221,031	408,359
	August	476,622	341,646	258,176	203,546	402,700
	September	469,561	341,472	239,011	191,183	395,599
	October	466,830	358,918	243,511	200,752	395,822
	November	472,835	340,663	246,464	197,049	399,976
	December	478,245	353,671	241,702	197,651	400,733
	YTD Average	474,312	348,304	247,376	205,605	405,328
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,199	380,471
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,913	398,928
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,224	386,224	275,735	181,347	406,800
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,937	414,956	294,076	206,813	441,437
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	407,171	292,072	204,378	440,272
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,998	408,081	290,610	200,280	432,342
2025	January	560,324	421,331	312,077	203,105	437,793
	February	564,683	422,230	301,032	215,121	447,902
	March	575,652	430,137	314,521	218,207	460,760
	April	585,573	434,858	315,210	218,350	470,669
	May	579,704	439,857	306,796	213,792	464,277

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

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

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
May 2025

page 11

Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2021	January	5,566 (1,216)	705 (27)	3,944 (804)	355 (15)
	February	5,956 (1,639)	735 (22)	4,249 (1,047)	376 (15)
	March	6,816 (2,512)	742 (40)	4,876 (1,596)	368 (17)
	April	7,576 (2,972)	755 (30)	5,490 (1,883)	363 (14)
	May	8,124 (2,845)	761 (40)	5,944 (1,863)	369 (14)
	June	8,487 (2,814)	746 (37)	6,234 (1,856)	363 (18)
	July	8,424 (2,269)	752 (26)	6,206 (1,493)	365 (17)
	August	8,063 (2,122)	745 (24)	5,978 (1,392)	365 (11)
	September	7,728 (1,918)	729 (38)	5,778 (1,272)	373 (17)
	October	7,119 (1,922)	720 (33)	5,363 (1,273)	369 (17)
	November	6,000 (1,872)	734 (26)	4,590 (1,280)	395 (9)
	December	4,673 (1,340)	643 (40)	3,532 (938)	354 (25)
2022	January	4,632 (1,330)	667 (31)	3,507 (954)	371 (20)
	February	4,712 (2,285)	712 (44)	3,566 (1,633)	399 (25)
	March	5,212 (3,317)	745 (42)	3,928 (2,311)	418 (21)
	April	6,468 (2,938)	760 (52)	4,820 (2,017)	439 (18)
	May	7,572 (2,921)	774 (37)	5,719 (1,927)	448 (19)
	June	8,118 (2,656)	769 (37)	6,085 (1,780)	447 (17)
	July	8,453 (2,029)	817 (34)	6,307 (1,338)	470 (17)
	August	8,044 (1,854)	834 (27)	6,030 (1,215)	477 (15)
	September	7,835 (1,608)	846 (21)	5,850 (1,083)	477 (12)
	October	7,201 (1,506)	857 (19)	5,332 (1,027)	488 (5)
	November	6,408 (1,278)	834 (38)	4,737 (885)	489 (18)
	December	4,975 (987)	749 (19)	3,674 (695)	430 (14)
2023	January	5,186 (982)	784 (26)	3,812 (699)	456 (14)
	February	5,628 (1,292)	797 (30)	4,099 (907)	458 (21)
	March	6,315 (1,819)	830 (27)	4,501 (1,251)	486 (12)
	April	6,898 (2,023)	850 (38)	4,966 (1,369)	499 (18)
	May	7,075 (2,717)	898 (40)	5,163 (1,800)	538 (18)
	June	7,100 (2,598)	909 (45)	5,161 (1,750)	561 (24)
	July	6,935 (2,320)	900 (43)	5,082 (1,586)	550 (28)
	August	6,744 (2,245)	884 (38)	4,859 (1,594)	547 (23)
	September	6,512 (2,055)	870 (36)	4,680 (1,430)	535 (23)
	October	6,231 (1,805)	875 (42)	4,393 (1,290)	534 (28)
	November	5,467 (1,624)	822 (41)	3,869 (1,176)	501 (22)
	December	4,649 (1,218)	713 (39)	3,207 (877)	425 (21)
2024	January	4,563 (1,436)	726 (25)	3,100 (1,053)	444 (10)
	February	4,794 (1,966)	756 (30)	3,232 (1,401)	460 (17)
	March	5,277 (2,462)	712 (51)	3,637 (1,728)	437 (32)
	April	5,419 (3,113)	755 (45)	3,749 (2,144)	460 (32)
	May	5,762 (3,222)	781 (48)	4,118 (2,141)	457 (26)
	June	5,885 (2,842)	764 (59)	4,235 (1,932)	457 (33)
	July	5,816 (2,935)	799 (44)	4,253 (2,009)	482 (24)
	August	5,731 (2,581)	801 (42)	4,206 (1,771)	484 (18)
	September	5,642 (2,257)	816 (45)	4,128 (1,537)	490 (19)
	October	5,098 (2,483)	806 (51)	3,732 (1,734)	496 (27)
	November	4,470 (1,913)	805 (47)	3,283 (1,364)	502 (26)
	December	3,502 (1,421)	704 (48)	2,546 (1,053)	448 (28)
2025	January	3,692 (1,589)	749 (33)	2,636 (1,181)	468 (18)
	February	4,055 (1,817)	781 (34)	2,935 (1,258)	488 (22)
	March	4,720 (2,482)	840 (49)	3,445 (1,750)	524 (33)
	April	5,260 (2,705)	843 (51)	3,906 (1,841)	524 (25)
	May	6,512 (2,967)	875 (58)	4,837 (2,065)	548 (30)

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

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

³ Farms are included in Commercial if the property is zoned agricultural.

5 Year Residential Activity (Part 1)

page 12a

City of Edmonton

May 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	1,889 / 6,428	1,548 / 6,047	1,500 / 5,913	1,906 / 7,315	1,648 / 6,428
Sales / YTD	1,066 / 4,147	1,116 / 4,559	1,029 / 3,294	1,132 / 5,148	1,208 / 4,508
Sales to New Listings Ratio / YTD	56% / 65%	72% / 75%	69% / 56%	59% / 70%	73% / 70%
Sales Volume	598,447,291	607,428,201	512,494,383	563,525,285	575,755,668
Sales Volume YTD	2,347,782,514	2,342,348,202	1,580,878,458	2,574,675,684	2,095,929,496
Average Sale Price	561,395	544,291	498,051	497,814	476,619
Average Sale Price YTD	566,140	513,786	479,927	500,131	464,936
Median Sale Price	523,500	499,450	450,000	460,000	429,000
Median Sale Price YTD	524,000	475,000	438,000	460,000	419,375
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	99% / 100%	99% / 98%
Average Days on Market / YTD	28 / 34	31 / 40	41 / 47	23 / 31	27 / 37
Median Days on Market / YTD	17 / 18	18 / 21	27 / 30	16 / 17	16 / 19
Average Days on Market (Cum.) / YTD	40 / 49	43 / 63	66 / 78	29 / 45	38 / 56
Median Days on Market (Cum.) / YTD	20 / 21	19 / 26	34 / 43	17 / 18	17 / 22
Semi-detached					
New Listings / YTD	305 / 1,233	278 / 1,067	275 / 1,008	381 / 1,495	306 / 1,242
Sales / YTD	204 / 903	229 / 859	188 / 608	225 / 1,106	200 / 804
Sales to New Listings Ratio / YTD	67% / 73%	82% / 81%	68% / 60%	59% / 74%	65% / 65%
Sales Volume	89,611,478	97,606,339	73,507,036	89,232,990	71,553,783
Sales Volume YTD	389,009,813	351,536,380	228,154,335	429,234,855	282,856,102
Average Sale Price	439,272	426,229	390,995	396,591	357,769
Average Sale Price YTD	430,797	409,239	375,254	388,097	351,811
Median Sale Price	435,500	415,000	377,000	385,000	342,450
Median Sale Price YTD	430,000	404,000	370,500	380,000	340,000
Sale to List Price Ratio / YTD	100% / 100%	100% / 99%	98% / 98%	99% / 100%	98% / 98%
Average Days on Market / YTD	27 / 28	25 / 33	35 / 41	25 / 31	35 / 43
Median Days on Market / YTD	19 / 18	16 / 20	24 / 27	19 / 17	23 / 24
Average Days on Market (Cum.) / YTD	31 / 36	32 / 46	52 / 65	30 / 42	44 / 62
Median Days on Market (Cum.) / YTD	21 / 20	18 / 22	25 / 33	20 / 18	23 / 27
Row/Townhouse					
New Listings / YTD	538 / 1,913	443 / 1,566	314 / 1,363	426 / 1,778	445 / 1,732
Sales / YTD	392 / 1,403	337 / 1,307	269 / 988	268 / 1,301	238 / 952
Sales to New Listings Ratio / YTD	73% / 73%	76% / 83%	86% / 72%	63% / 73%	53% / 55%
Sales Volume	117,959,174	94,671,162	67,439,165	69,772,149	60,179,809
Sales Volume YTD	425,308,376	365,610,412	245,449,193	341,857,729	233,199,419
Average Sale Price	300,916	280,923	250,703	260,344	252,856
Average Sale Price YTD	303,142	279,733	248,430	262,765	244,957
Median Sale Price	299,499	285,000	250,000	259,700	254,300
Median Sale Price YTD	309,000	285,000	245,000	260,000	245,000
Sale to List Price Ratio / YTD	99% / 100%	101% / 100%	98% / 97%	98% / 98%	98% / 97%
Average Days on Market / YTD	26 / 27	24 / 35	40 / 49	32 / 45	44 / 52
Median Days on Market / YTD	19 / 18	16 / 19	27 / 32	22 / 29	26 / 32
Average Days on Market (Cum.) / YTD	32 / 33	28 / 44	59 / 75	45 / 67	62 / 75
Median Days on Market (Cum.) / YTD	20 / 19	16 / 20	30 / 40	25 / 33	31 / 41

5 Year Residential Activity (Part 2)

page 12b

City of Edmonton

May 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	803 / 2,940	697 / 2,850	618 / 2,559	681 / 2,968	610 / 2,960
Sales / YTD	403 / 1,642	459 / 1,742	314 / 1,136	302 / 1,287	217 / 929
Sales to New Listings Ratio / YTD	50% / 56%	66% / 61%	51% / 44%	44% / 43%	36% / 31%
Sales Volume	83,999,068	92,371,727	57,098,577	62,395,715	45,518,963
Sales Volume YTD	346,027,030	335,256,748	207,896,214	253,577,266	186,310,311
Average Sale Price	208,434	201,246	181,843	206,608	209,765
Average Sale Price YTD	210,735	192,455	183,007	197,030	200,549
Median Sale Price	195,000	187,000	165,450	182,250	189,900
Median Sale Price YTD	195,000	180,000	168,000	175,000	181,000
Sale to List Price Ratio / YTD	97% / 97%	97% / 97%	95% / 95%	96% / 96%	96% / 95%
Average Days on Market / YTD	41 / 44	43 / 49	56 / 61	55 / 60	50 / 59
Median Days on Market / YTD	29 / 29	28 / 31	41 / 44	40 / 42	36 / 42
Average Days on Market (Cum.) / YTD	57 / 68	63 / 76	99 / 109	86 / 103	86 / 105
Median Days on Market (Cum.) / YTD	32 / 35	30 / 36	51 / 63	50 / 59	55 / 62
Total Residential¹					
New Listings / YTD	3,535 / 12,514	2,966 / 11,530	2,707 / 10,843	3,394 / 13,556	3,009 / 12,362
Sales / YTD	2,065 / 8,095	2,141 / 8,467	1,800 / 6,026	1,927 / 8,842	1,863 / 7,193
Sales to New Listings Ratio / YTD	58% / 65%	72% / 73%	66% / 56%	57% / 65%	62% / 58%
Sales Volume	890,017,011	892,077,429	710,539,161	784,926,139	753,008,223
Sales Volume YTD	3,508,127,733	3,394,751,742	2,262,378,200	3,599,345,534	2,798,295,328
Average Sale Price	431,001	416,664	394,744	407,331	404,191
Average Sale Price YTD	433,370	400,939	375,436	407,074	389,030
Median Sale Price	415,700	395,000	367,500	389,000	373,000
Median Sale Price YTD	417,000	389,000	355,250	385,000	363,500
Sale to List Price Ratio / YTD	99% / 99%	100% / 99%	98% / 97%	99% / 99%	98% / 98%
Average Days on Market / YTD	30 / 34	32 / 40	43 / 50	30 / 37	33 / 42
Median Days on Market / YTD	20 / 20	19 / 22	28 / 32	20 / 20	20 / 24
Average Days on Market (Cum.) / YTD	41 / 49	44 / 61	69 / 82	40 / 56	47 / 66
Median Days on Market (Cum.) / YTD	22 / 22	20 / 26	34 / 45	21 / 22	22 / 28
Other²					
New Listings / YTD	95 / 369	98 / 400	103 / 371	80 / 396	92 / 357
Sales / YTD	35 / 185	59 / 228	37 / 140	39 / 242	38 / 174
Sales to New Listings Ratio / YTD	37% / 50%	60% / 57%	36% / 38%	49% / 61%	41% / 49%
Sales Volume	13,985,000	28,253,103	10,582,075	13,172,958	14,276,300
Sales Volume YTD	81,975,768	97,437,662	39,838,253	83,968,161	59,748,222
Average Sale Price	399,571	478,866	286,002	337,768	375,692
Average Sale Price YTD	443,112	427,358	284,559	346,976	343,381
Median Sale Price	301,000	430,000	219,250	208,000	349,500
Median Sale Price YTD	367,500	350,000	150,000	285,000	282,250
Sale to List Price Ratio / YTD	97% / 97%	100% / 97%	96% / 93%	95% / 95%	96% / 95%
Average Days on Market / YTD	36 / 54	44 / 52	70 / 66	45 / 65	80 / 84
Median Days on Market / YTD	27 / 24	26 / 29	33 / 48	29 / 37	35 / 47
Average Days on Market (Cum.) / YTD	60 / 108	72 / 110	108 / 107	67 / 91	129 / 125
Median Days on Market (Cum.) / YTD	34 / 32	28 / 37	35 / 59	29 / 44	58 / 68

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.

5 Year Commercial Activity (Part 1)

page 13a

City of Edmonton

May 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	10 / 50	3 / 47	9 / 52	8 / 45	6 / 31
Sales / YTD	1 / 12	4 / 13	1 / 7	2 / 16	2 / 4
Sales to New Listings Ratio / YTD	10% / 24%	133% / 28%	11% / 13%	25% / 36%	33% / 13%
Sales Volume	375,000	3,651,000	355,000	1,515,000	660,000
Sales Volume YTD	14,429,625	48,332,000	4,793,000	35,523,250	1,900,000
Average Sale Price	375,000	912,750	355,000	757,500	330,000
Average Sale Price YTD	1,202,469	3,717,846	684,714	2,220,203	475,000
Median Sale Price	375,000	938,000	355,000	757,500	330,000
Median Sale Price YTD	690,000	1,250,000	550,000	723,750	512,500
Sale to List Price Ratio / YTD	150% / 95%	97% / 99%	100% / 90%	98% / 99%	65% / 78%
Average Days on Market / YTD	39 / 197	64 / 248	69 / 278	162 / 185	110 / 82
Median Days on Market / YTD	39 / 59	65 / 87	69 / 226	162 / 127	110 / 87
Average Days on Market (Cum.) / YTD	39 / 248	244 / 331	69 / 396	508 / 315	262 / 158
Median Days on Market (Cum.) / YTD	39 / 72	76 / 230	69 / 360	508 / 166	262 / 114

Investment

New Listings / YTD	23 / 129	17 / 97	30 / 119	18 / 88	11 / 70
Sales / YTD	9 / 34	5 / 32	9 / 30	7 / 36	5 / 23
Sales to New Listings Ratio / YTD	39% / 26%	29% / 33%	30% / 25%	39% / 41%	45% / 33%
Sales Volume	8,457,000	3,257,000	8,301,316	5,320,000	2,352,500
Sales Volume YTD	33,361,737	26,208,632	21,729,234	31,752,280	13,312,250
Average Sale Price	939,667	651,400	922,368	760,000	470,500
Average Sale Price YTD	981,228	819,020	724,308	882,008	578,793
Median Sale Price	535,000	645,000	498,000	415,000	426,000
Median Sale Price YTD	553,750	536,500	511,500	474,000	426,000
Sale to List Price Ratio / YTD	93% / 92%	92% / 92%	87% / 91%	94% / 94%	92% / 86%
Average Days on Market / YTD	119 / 146	94 / 114	90 / 152	212 / 152	135 / 183
Median Days on Market / YTD	81 / 109	79 / 93	75 / 108	207 / 129	68 / 166
Average Days on Market (Cum.) / YTD	162 / 168	117 / 158	169 / 205	238 / 157	212 / 225
Median Days on Market (Cum.) / YTD	81 / 133	111 / 120	143 / 149	227 / 132	102 / 179

Multi Family

New Listings / YTD	7 / 46	12 / 59	16 / 60	12 / 61	8 / 49
Sales / YTD	8 / 27	5 / 20	3 / 8	3 / 18	5 / 28
Sales to New Listings Ratio / YTD	114% / 59%	42% / 34%	19% / 13%	25% / 30%	63% / 57%
Sales Volume	22,059,000	4,345,000	2,640,000	3,795,000	3,845,000
Sales Volume YTD	54,797,289	29,849,500	10,154,000	23,605,000	36,705,000
Average Sale Price	2,757,375	869,000	880,000	1,265,000	769,000
Average Sale Price YTD	2,029,529	1,492,475	1,269,250	1,311,389	1,310,893
Median Sale Price	1,720,000	440,000	950,000	1,395,000	760,000
Median Sale Price YTD	1,282,000	1,652,500	1,030,000	1,346,500	1,220,000
Sale to List Price Ratio / YTD	96% / 95%	92% / 94%	86% / 89%	99% / 93%	95% / 94%
Average Days on Market / YTD	125 / 120	109 / 124	97 / 72	50 / 83	89 / 185
Median Days on Market / YTD	98 / 97	74 / 87	66 / 59	52 / 51	66 / 102
Average Days on Market (Cum.) / YTD	193 / 164	266 / 180	97 / 103	50 / 116	190 / 238
Median Days on Market (Cum.) / YTD	165 / 130	250 / 117	66 / 61	52 / 95	112 / 130

Hotel/Motel

New Listings / YTD	1 / 1	0 / 1	0 / 0	0 / 0	1 / 1
Sales / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	0	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	0	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	0	0	0	0
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	0% / 0%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0

5 Year Commercial Activity (Part 2)

page 13b

City of Edmonton

May 2025

	2025	2024	2023	2022	2021
Business					
New Listings / YTD	41 / 169	27 / 115	20 / 96	17 / 76	3 / 39
Sales / YTD	3 / 22	7 / 21	2 / 16	5 / 17	1 / 6
Sales to New Listings Ratio / YTD	7% / 13%	26% / 18%	10% / 17%	29% / 22%	33% / 15%
Sales Volume	380,000	1,017,000	306,000	1,705,500	517,288
Sales Volume YTD	4,516,500	4,362,000	2,625,000	5,001,500	1,882,068
Average Sale Price	126,667	145,286	153,000	341,100	517,288
Average Sale Price YTD	205,295	207,714	164,063	294,206	313,678
Median Sale Price	155,000	145,000	153,000	56,500	517,288
Median Sale Price YTD	150,750	150,000	130,000	167,000	286,140
Sale to List Price Ratio / YTD	91% / 88%	75% / 86%	88% / 81%	76% / 83%	21% / 191%
Average Days on Market / YTD	193 / 119	107 / 119	77 / 112	117 / 140	366 / 247
Median Days on Market / YTD	182 / 121	105 / 105	77 / 97	68 / 75	366 / 276
Average Days on Market (Cum.) / YTD	193 / 150	107 / 140	77 / 125	117 / 140	366 / 247
Median Days on Market (Cum.) / YTD	182 / 125	105 / 105	77 / 97	68 / 75	366 / 276
Lease					
New Listings / YTD	26 / 108	20 / 83	20 / 83	9 / 58	14 / 48
Sales / YTD	9 / 31	5 / 29	3 / 22	1 / 15	1 / 13
Sales to New Listings Ratio / YTD	35% / 29%	25% / 35%	15% / 27%	11% / 26%	7% / 27%
Sales Volume	1,840,771	1,886,607	3,855,829	79,200	570,000
Sales Volume YTD	10,339,645	11,789,558	6,833,065	2,032,730	2,601,357
Average Sale Price	204,530	377,321	1,285,276	79,200	570,000
Average Sale Price YTD	333,537	406,536	310,594	135,515	200,104
Median Sale Price	178,500	195,637	161,000	79,200	570,000
Median Sale Price YTD	189,600	107,514	113,893	111,889	106,200
Average Days on Market / YTD	204 / 163	223 / 178	116 / 156	207 / 123	235 / 273
Median Days on Market / YTD	179 / 134	165 / 107	109 / 144	207 / 83	235 / 145
Average Days on Market (Cum.) / YTD	212 / 188	223 / 186	235 / 181	207 / 177	235 / 295
Median Days on Market (Cum.) / YTD	179 / 143	165 / 136	109 / 153	207 / 135	235 / 207
Farms					
New Listings / YTD	2 / 4	2 / 4	1 / 5	1 / 2	0 / 2
Sales / YTD	0 / 0	0 / 0	0 / 0	1 / 1	0 / 1
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	100% / 50%	0% / 50%
Sales Volume	0	0	0	2,200,000	0
Sales Volume YTD	0	0	0	2,200,000	1,448,000
Average Sale Price	0	0	0	2,200,000	0
Average Sale Price YTD	0	0	0	2,200,000	1,448,000
Median Sale Price	0	0	0	2,200,000	0
Median Sale Price YTD	0	0	0	2,200,000	1,448,000
Sale to List Price Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	92% / 92%	0% / 78%
Average Days on Market / YTD	0 / 0	0 / 0	0 / 0	83 / 83	0 / 343
Median Days on Market / YTD	0 / 0	0 / 0	0 / 0	83 / 83	0 / 343
Average Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	213 / 213	0 / 343
Median Days on Market (Cum.) / YTD	0 / 0	0 / 0	0 / 0	213 / 213	0 / 343
Total Commercial¹					
New Listings / YTD	113 / 511	81 / 410	96 / 415	65 / 332	43 / 241
Sales / YTD	30 / 128	26 / 117	18 / 83	19 / 103	14 / 75
Sales to New Listings Ratio / YTD	27% / 25%	32% / 29%	19% / 20%	29% / 31%	33% / 31%
Sales Volume	33,111,771	14,156,607	15,458,145	14,614,700	7,944,788
Sales Volume YTD	118,844,796	121,519,690	46,134,299	100,114,760	57,848,675
Average Sale Price	1,103,726	544,485	858,786	769,195	567,485
Average Sale Price YTD	928,475	1,038,630	555,835	971,988	771,316
Median Sale Price	446,988	425,000	468,000	415,000	528,644
Median Sale Price YTD	468,500	455,000	350,000	453,000	550,000
Sale to List Price Ratio / YTD	97% / 92%	87% / 92%	88% / 88%	90% / 93%	84% / 99%
Average Days on Market / YTD	151 / 144	121 / 146	93 / 148	149 / 138	139 / 201
Median Days on Market / YTD	103 / 98	85 / 93	78 / 102	126 / 94	92 / 134
Average Days on Market (Cum.) / YTD	185 / 175	183 / 183	152 / 189	202 / 175	224 / 242
Median Days on Market (Cum.) / YTD	146 / 124	105 / 120	108 / 142	156 / 126	160 / 178

¹ Farms are included in Commercial if the property is zoned agricultural.

May 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	53	69	54	259	282	184
	Average	551,089	475,748	478,998	541,768	486,504	456,192
	Median	522,500	442,000	438,273	519,900	447,000	412,500
North Central	Sales	212	223	211	818	936	643
	Average	481,785	454,561	426,744	481,738	435,647	408,494
	Median	467,000	445,000	407,000	465,000	425,000	389,000
Northeast	Sales	68	70	75	261	257	200
	Average	465,418	386,043	363,173	469,285	396,074	335,892
	Median	416,850	382,500	330,000	429,997	382,500	317,000
Central	Sales	53	31	42	199	184	132
	Average	346,384	362,345	277,305	330,336	315,672	283,920
	Median	325,000	360,000	247,500	295,000	289,500	264,000
West	Sales	84	107	100	353	382	312
	Average	602,394	589,721	595,910	658,255	565,087	546,727
	Median	525,000	497,500	434,000	535,000	469,813	425,750
Southwest	Sales	133	145	157	453	519	455
	Average	715,426	678,672	605,804	721,303	629,502	587,440
	Median	632,500	596,475	550,000	615,000	555,000	524,800
Southeast	Sales	197	191	160	726	786	560
	Average	543,018	506,429	440,647	538,618	479,019	431,830
	Median	497,900	466,000	399,750	490,000	447,000	400,000
Anthony Henday	Sales	266	280	231	1,077	1,215	809
	Average	610,872	627,976	574,205	623,822	591,357	556,340
	Median	580,000	569,500	539,900	580,000	545,000	518,000
City of Edmonton Total	Sales	1,066	1,116	1,029	4,147	4,559	3,294
	Average	561,395	544,291	498,051	566,140	513,786	479,927
	Median	523,500	499,450	450,000	524,000	475,000	438,000
Semi-detached							
Northwest	Sales	12	17	11	46	65	34
	Average	444,542	452,093	389,445	440,835	420,084	386,654
	Median	455,000	425,000	399,900	443,250	416,000	399,900
North Central	Sales	25	45	22	147	146	98
	Average	395,154	364,348	333,268	391,161	352,055	320,502
	Median	400,000	364,000	347,750	395,000	377,450	321,750
Northeast	Sales	11	5	9	36	24	31
	Average	352,381	316,400	266,989	344,478	310,650	271,215
	Median	355,000	315,000	245,000	323,500	303,600	245,000
Central	Sales	4	11	3	29	41	15
	Average	n/a	367,809	n/a	378,074	342,785	333,160
	Median	n/a	328,000	n/a	356,000	325,000	320,000
West	Sales	6	9	3	31	28	18
	Average	376,167	493,133	n/a	403,797	414,564	340,314
	Median	359,750	495,000	n/a	354,000	372,500	290,000
Southwest	Sales	17	13	24	67	72	62
	Average	481,341	422,345	473,077	455,022	467,668	468,832
	Median	435,000	383,000	461,250	420,000	412,550	439,500
Southeast	Sales	39	41	33	149	164	108
	Average	433,313	448,180	382,809	428,475	420,595	367,236
	Median	450,000	421,250	379,900	425,000	400,500	363,500
Anthony Henday	Sales	90	88	83	398	319	242
	Average	463,894	449,922	400,806	454,820	429,666	393,963
	Median	455,000	429,750	387,000	450,000	420,000	388,995
City of Edmonton Total	Sales	204	229	188	903	859	608
	Average	439,272	426,229	390,995	430,797	409,239	375,254
	Median	435,500	415,000	377,000	430,000	404,000	370,500

n/a = insufficient data

May 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	11	10	10	59	48	29
	Average	354,341	318,275	283,240	366,902	358,967	296,775
	Median	355,100	333,500	293,750	362,000	369,000	303,000
North Central	Sales	80	63	55	281	237	205
	Average	269,981	249,192	233,625	270,989	247,426	216,526
	Median	256,551	245,000	218,000	250,000	245,000	194,900
Northeast	Sales	38	35	30	131	122	89
	Average	215,152	214,429	170,117	225,833	196,991	165,052
	Median	200,000	198,000	172,125	215,000	185,000	162,000
Central	Sales	6	4	5	18	24	15
	Average	383,599	n/a	370,600	400,144	364,588	352,767
	Median	336,399	n/a	350,000	384,999	305,000	350,000
West	Sales	24	25	28	112	122	102
	Average	231,471	229,628	188,948	259,627	216,690	208,937
	Median	225,250	208,000	172,000	236,500	208,000	180,000
Southwest	Sales	44	49	30	157	150	104
	Average	315,790	282,215	258,361	310,968	282,579	257,148
	Median	314,500	294,000	264,500	315,000	285,500	254,000
Southeast	Sales	62	53	45	226	194	155
	Average	282,114	260,573	233,133	278,863	255,547	223,529
	Median	255,150	239,900	200,000	265,000	230,000	194,500
Anthony Henday	Sales	127	98	66	419	410	289
	Average	354,681	339,110	322,250	357,526	337,947	310,629
	Median	356,000	332,000	311,650	357,000	330,000	305,000
City of Edmonton Total	Sales	392	337	269	1,403	1,307	988
	Average	300,916	280,923	250,703	303,142	279,733	248,430
	Median	299,499	285,000	250,000	309,000	285,000	245,000
Apartment Condominium							
Northwest	Sales	17	22	11	45	67	35
	Average	175,444	150,537	163,329	162,512	139,279	119,063
	Median	175,000	138,402	193,000	142,700	125,000	97,000
North Central	Sales	51	40	37	190	198	141
	Average	182,955	177,045	150,746	185,108	167,617	159,258
	Median	185,000	183,500	155,000	186,000	171,500	163,000
Northeast	Sales	26	33	13	104	125	51
	Average	156,435	133,518	134,769	149,538	131,254	131,161
	Median	159,000	132,000	140,000	153,500	136,500	130,000
Central	Sales	82	102	71	379	382	248
	Average	200,720	204,087	184,055	212,999	212,919	202,512
	Median	167,000	182,500	167,000	173,476	179,000	171,950
West	Sales	27	32	24	124	121	98
	Average	169,330	193,825	147,765	178,613	174,247	148,634
	Median	164,000	162,250	135,250	170,500	160,000	137,500
Southwest	Sales	87	100	68	315	344	222
	Average	247,411	233,507	213,555	246,386	217,408	212,340
	Median	222,500	202,500	197,700	222,000	195,000	187,500
Southeast	Sales	38	38	31	163	165	120
	Average	213,007	193,029	173,158	213,068	173,109	168,754
	Median	202,750	180,250	159,000	206,000	175,000	168,000
Anthony Henday	Sales	75	92	59	322	340	221
	Average	226,248	215,946	194,381	226,009	207,529	191,879
	Median	216,000	210,000	177,500	216,000	197,750	182,000
City of Edmonton Total	Sales	403	459	314	1,642	1,742	1,136
	Average	208,434	201,246	181,843	210,735	192,455	183,007
	Median	195,000	187,000	165,450	195,000	180,000	168,000

n/a = insufficient data

Summary of Properties Listed and Sold
City of Edmonton
May 2025

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	52	15
	February	1,829	1,047	49	15
	March	2,822	1,596	54	17
	April	3,067	1,883	43	14
	May	3,009	1,863	43	14
	June	2,983	1,856	50	18
	July	2,460	1,493	48	17
	August	2,297	1,392	41	11
	September	2,266	1,272	56	17
	October	1,900	1,273	47	17
	November	1,561	1,280	61	9
	December	1,006	938	53	25
	Total	26,835	16,697	597	189
2022	January	1,584	954	64	20
	February	2,168	1,633	69	25
	March	3,068	2,311	66	21
	April	3,342	2,017	68	18
	May	3,394	1,927	65	19
	June	3,060	1,780	63	17
	July	2,585	1,338	71	17
	August	2,311	1,215	75	15
	September	2,274	1,083	66	12
	October	1,866	1,027	65	5
	November	1,443	885	74	18
	December	895	695	57	14
	Total	27,990	16,865	803	201
2023	January	1,614	699	73	14
	February	1,785	907	67	21
	March	2,269	1,251	93	12
	April	2,468	1,369	86	18
	May	2,707	1,800	96	18
	June	2,522	1,750	91	24
	July	2,385	1,586	76	28
	August	2,281	1,594	67	23
	September	2,149	1,430	74	23
	October	1,874	1,290	87	28
	November	1,507	1,176	63	22
	December	1,012	877	45	21
	Total	24,573	15,729	918	252
2024	January	1,520	1,053	81	10
	February	1,914	1,401	75	17
	March	2,491	1,728	69	32
	April	2,639	2,144	104	32
	May	2,966	2,141	81	26
	June	2,578	1,932	82	33
	July	2,634	2,009	88	24
	August	2,428	1,771	69	18
	September	2,215	1,537	72	19
	October	2,088	1,734	90	27
	November	1,507	1,364	85	26
	December	975	1,053	64	28
	Total	25,955	19,867	960	292
2025	January	1,717	1,181	102	18
	February	1,873	1,258	98	22
	March	2,621	1,750	103	33
	April	2,768	1,841	95	25
	May	3,535	2,065	113	30
	Total	12,514	8,095	511	128

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

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

page 21

City of Edmonton

May 2025

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2021	January	434,804	355,444	239,795	182,501	364,145
	February	446,608	351,933	243,743	191,113	375,068
	March	471,104	345,920	242,423	209,415	392,820
	April	470,612	349,620	242,572	198,073	389,207
	May	476,619	357,769	252,856	209,765	404,191
	June	491,923	352,676	243,317	216,902	399,331
	July	475,508	357,291	252,336	220,325	391,782
	August	469,977	351,569	252,325	200,800	385,408
	September	466,550	346,172	234,452	186,238	379,943
	October	464,364	369,219	237,860	197,282	379,768
	November	469,048	339,022	247,912	187,967	384,741
	December	471,941	352,539	243,174	180,379	380,775
	YTD Average	469,953	352,375	244,831	200,809	387,928
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,989	388,920	271,576	173,064	380,535
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,136	410,716	283,883	196,112	407,420
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,878	295,449	211,102	422,542
	March	574,160	426,951	311,765	215,504	440,219
	April	579,653	432,519	304,799	212,775	445,172
	May	561,395	439,272	300,916	208,434	431,001

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

May 2025

	2025	2024	2023	2022	2021
Edmonton City Monthly					
New Listings	3,743	3,145	2,906	3,539	3,144
Sales	2,130	2,226	1,855	1,985	1,915
Sales Volume	937,113,782	934,487,139	736,579,381	812,713,797	775,229,311
Edmonton City Year to Date					
New Listings	13,394	12,340	11,629	14,284	12,960
Sales	8,408	8,812	6,249	9,187	7,442
Sales Volume	3,708,948,297	3,613,709,094	2,348,350,752	3,783,428,455	2,915,892,225
Edmonton City Month End Active Inventory					
Residential	4,837	4,118	5,163	5,719	5,944
Commercial	548	457	538	448	369
TOTAL	5,601	4,807	5,967	6,404	6,556
Greater Edmonton Area Monthly					
New Listings	5,270	4,579	4,207	5,020	4,585
Sales	3,104	3,374	2,845	3,052	3,002
Sales Volume	1,466,166,388	1,490,177,780	1,194,795,107	1,297,459,922	1,259,382,680
Greater Edmonton Area Year to Date					
New Listings	18,928	17,928	16,865	20,247	19,370
Sales	12,140	12,815	9,311	13,490	11,814
Sales Volume	5,624,639,903	5,510,784,002	3,697,787,347	5,755,387,829	4,790,118,066
Greater Edmonton Area Month End Active Inventory					
Residential	6,512	5,762	7,075	7,572	8,124
Commercial	875	781	898	774	761
TOTAL	7,890	7,129	8,619	8,989	9,592
Total Board Monthly					
New Listings	6,015	5,309	4,974	5,835	5,310
Sales	3,512	3,781	3,211	3,485	3,496
Sales Volume	1,598,507,875	1,619,653,294	1,306,164,732	1,437,192,055	1,410,628,301
Total Board Year to Date					
New Listings	21,737	20,854	19,588	23,192	22,527
Sales	13,634	14,224	10,481	15,074	13,640
Sales Volume	6,116,891,600	5,953,614,482	4,023,664,723	6,220,870,391	5,310,342,641

Total Board

May 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	3,445 / 11,814	2,953 / 11,451	2,898 / 10,972	3,439 / 13,124	3,076 / 12,755
Sales / YTD	2,022 / 7,616	2,203 / 8,225	1,970 / 6,128	2,213 / 9,223	2,347 / 8,962
Sales to New Listings Ratio / YTD	59% / 64%	75% / 72%	68% / 56%	64% / 70%	76% / 70%
Sales Volume	1,107,491,076	1,137,497,724	958,701,682	1,061,400,040	1,079,782,631
Sales Volume YTD	4,159,908,222	4,111,394,564	2,855,779,548	4,484,427,328	4,015,070,312
Semi-detached					
New Listings / YTD	446 / 1,770	414 / 1,656	407 / 1,555	539 / 2,103	473 / 1,949
Sales / YTD	296 / 1,310	366 / 1,341	307 / 966	349 / 1,605	328 / 1,287
Sales to New Listings Ratio / YTD	66% / 74%	88% / 81%	75% / 62%	65% / 76%	69% / 66%
Sales Volume	128,989,585	150,647,719	116,372,849	133,321,308	115,780,831
Sales Volume YTD	557,826,879	532,884,555	356,055,743	603,620,404	444,317,394
Row/Townhouse					
New Listings / YTD	647 / 2,374	575 / 2,055	398 / 1,765	537 / 2,253	551 / 2,199
Sales / YTD	486 / 1,788	436 / 1,683	358 / 1,258	348 / 1,633	301 / 1,203
Sales to New Listings Ratio / YTD	75% / 75%	76% / 82%	90% / 71%	65% / 72%	55% / 55%
Sales Volume	148,690,073	127,810,021	90,793,077	91,948,866	76,328,367
Sales Volume YTD	552,039,378	480,076,965	317,449,245	430,720,279	297,965,359
Apartment Condominium					
New Listings / YTD	892 / 3,343	791 / 3,235	710 / 2,962	778 / 3,393	698 / 3,345
Sales / YTD	472 / 1,957	542 / 2,026	370 / 1,352	362 / 1,540	258 / 1,104
Sales to New Listings Ratio / YTD	53% / 59%	69% / 63%	52% / 46%	47% / 45%	37% / 33%
Sales Volume	100,895,873	111,564,367	71,321,747	75,953,965	54,586,813
Sales Volume YTD	418,340,218	397,913,812	259,378,160	310,446,710	224,887,394
Total Residential¹					
New Listings / YTD	5,430 / 19,301	4,733 / 18,397	4,413 / 17,254	5,293 / 20,873	4,798 / 20,248
Sales / YTD	3,276 / 12,671	3,547 / 13,275	3,005 / 9,704	3,272 / 14,001	3,234 / 12,556
Sales to New Listings Ratio / YTD	60% / 66%	75% / 72%	68% / 56%	62% / 67%	67% / 62%
Sales Volume	1,486,066,607	1,527,519,831	1,237,189,355	1,362,624,179	1,326,478,642
Sales Volume YTD	5,688,114,697	5,522,269,896	3,788,662,696	5,829,214,721	4,982,240,459
Other²					
New Listings / YTD	351 / 1,337	361 / 1,491	341 / 1,350	376 / 1,479	360 / 1,524
Sales / YTD	149 / 636	165 / 658	139 / 537	158 / 777	198 / 816
Sales to New Listings Ratio / YTD	42% / 48%	46% / 44%	41% / 40%	42% / 53%	55% / 54%
Sales Volume	39,576,842	48,969,616	28,315,587	38,502,037	48,055,359
Sales Volume YTD	179,176,931	190,770,947	109,501,313	192,324,442	177,807,708

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.

5 Year Commercial Activity

page 24

Total Board

May 2025

	2025	2024	2023	2022	2021
Land					
New Listings / YTD	25 / 157	27 / 149	28 / 143	28 / 137	21 / 111
Sales / YTD	5 / 29	7 / 35	10 / 26	4 / 30	6 / 17
Sales to New Listings Ratio / YTD	20% / 18%	26% / 23%	36% / 18%	14% / 22%	29% / 15%
Sales Volume	5,708,900	8,163,000	3,450,400	1,668,500	2,420,000
Sales Volume YTD	24,847,035	66,957,300	18,558,900	47,424,749	5,978,378
Investment					
New Listings / YTD	41 / 262	49 / 227	64 / 265	47 / 206	33 / 182
Sales / YTD	23 / 77	13 / 62	20 / 58	18 / 82	16 / 62
Sales to New Listings Ratio / YTD	56% / 29%	27% / 27%	31% / 22%	38% / 40%	48% / 34%
Sales Volume	18,839,000	9,131,000	11,872,816	15,073,250	13,777,052
Sales Volume YTD	69,464,413	42,529,775	34,004,934	59,211,230	40,279,212
Multi Family					
New Listings / YTD	11 / 61	15 / 78	22 / 82	17 / 87	12 / 65
Sales / YTD	10 / 34	9 / 29	3 / 14	4 / 27	6 / 35
Sales to New Listings Ratio / YTD	91% / 56%	60% / 37%	14% / 17%	24% / 31%	50% / 54%
Sales Volume	24,488,000	10,669,000	2,640,000	4,995,000	4,175,000
Sales Volume YTD	61,785,400	42,431,000	13,489,000	29,867,500	41,960,000
Hotel/Motel					
New Listings / YTD	5 / 13	0 / 6	1 / 5	0 / 1	2 / 5
Sales / YTD	0 / 0	0 / 3	0 / 0	0 / 2	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 50%	0% / 0%	0% / 200%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	2,270,000	0	633,000	0
Business					
New Listings / YTD	63 / 269	48 / 206	39 / 184	27 / 147	10 / 78
Sales / YTD	9 / 46	12 / 39	6 / 31	8 / 31	5 / 17
Sales to New Listings Ratio / YTD	14% / 17%	25% / 19%	15% / 17%	30% / 21%	50% / 22%
Sales Volume	2,692,000	2,850,000	3,788,000	3,055,500	2,367,288
Sales Volume YTD	22,430,500	12,545,500	8,331,500	7,693,000	8,832,568
Lease					
New Listings / YTD	39 / 174	37 / 157	35 / 165	19 / 120	32 / 139
Sales / YTD	23 / 67	11 / 62	8 / 53	8 / 46	9 / 42
Sales to New Listings Ratio / YTD	59% / 39%	30% / 39%	23% / 32%	42% / 38%	28% / 30%
Sales Volume	4,701,526	2,917,147	4,155,339	1,738,589	1,086,960
Sales Volume YTD	17,020,324	25,130,640	10,839,395	6,227,669	6,462,523
Farms					
New Listings / YTD	44 / 153	38 / 136	30 / 135	28 / 137	42 / 169
Sales / YTD	16 / 71	17 / 59	19 / 56	13 / 75	21 / 92
Sales to New Listings Ratio / YTD	36% / 46%	45% / 43%	63% / 41%	46% / 55%	50% / 54%
Sales Volume	14,485,000	9,433,700	14,543,235	9,535,000	11,518,000
Sales Volume YTD	50,702,300	47,731,424	39,939,985	47,710,580	45,911,792
Total Commercial¹					
New Listings / YTD	234 / 1,099	215 / 966	220 / 984	166 / 840	152 / 755
Sales / YTD	87 / 327	69 / 291	67 / 240	55 / 296	64 / 268
Sales to New Listings Ratio / YTD	37% / 30%	32% / 30%	30% / 24%	33% / 35%	42% / 35%
Sales Volume	72,864,426	43,163,847	40,659,790	36,065,839	36,094,300
Sales Volume YTD	249,599,972	240,573,639	125,500,714	199,331,228	150,294,474

¹ Farms are included in Commercial if the property is zoned agricultural.

May 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	6	6	8	24	30	28
	Sales Volume	1,665,000	1,092,450	2,010,500	6,583,500	7,026,952	7,079,500
	Average Price	277,500	182,075	251,313	274,313	234,232	252,839
	Median Price	290,000	170,175	241,000	250,000	240,000	245,500
Beaumont	Sales	54	50	53	187	171	149
	Sales Volume	28,709,948	26,918,240	25,281,634	100,062,198	87,826,435	71,023,872
	Average Price	531,666	538,365	477,012	535,092	513,605	476,670
	Median Price	517,500	536,250	457,700	515,000	500,000	460,000
Bonnyville	Sales	30	31	25	125	101	76
	Sales Volume	11,423,200	11,245,355	8,290,900	45,057,347	35,443,833	23,680,050
	Average Price	380,773	362,753	331,636	360,459	350,929	311,580
	Median Price	322,000	329,500	283,000	319,000	324,000	302,500
Cold Lake	Sales	39	42	54	127	143	128
	Sales Volume	13,651,650	14,289,100	21,742,236	45,159,207	48,089,450	44,439,130
	Average Price	350,042	340,217	402,634	355,584	336,290	347,181
	Median Price	350,000	348,500	376,000	345,000	325,000	328,000
Devon	Sales	9	22	11	49	58	37
	Sales Volume	2,973,498	8,799,500	4,266,400	19,269,393	24,859,450	14,275,900
	Average Price	330,389	399,977	387,855	393,253	428,611	385,835
	Median Price	297,500	392,500	345,000	385,500	397,500	355,000
Drayton Valley	Sales	11	15	11	59	63	42
	Sales Volume	3,752,300	3,826,900	3,628,000	18,663,000	17,784,100	10,984,399
	Average Price	341,118	255,127	329,818	316,322	282,287	261,533
	Median Price	315,000	248,000	310,000	293,000	285,000	246,500
Fort Saskatchewan	Det. Sales	43	55	56	188	234	155
	Det. Average Price	540,902	502,821	497,239	536,618	485,843	479,183
	Det. Median Price	525,000	475,000	486,500	520,000	465,000	465,500
	Apt. Sales	6	6	6	38	19	27
	Apt. Average Price	174,233	176,250	220,292	191,768	162,784	184,915
	Apt. Median Price	171,250	193,500	260,375	181,000	180,000	149,500
	Total Sales Volume	30,386,285	41,332,087	37,436,957	142,253,150	154,911,089	101,031,288
Gibbons	Sales	4	8	7	28	26	26
	Sales Volume	n/a	2,675,000	2,483,500	11,536,835	8,858,000	8,352,400
	Average Price	n/a	334,375	354,786	412,030	340,692	321,246
	Median Price	n/a	349,000	382,000	378,500	314,750	312,500
Leduc	Det. Sales	76	70	65	243	268	194
	Det. Average Price	503,968	474,120	441,212	506,318	467,951	445,127
	Det. Median Price	482,250	452,450	417,000	495,000	460,750	425,000
	Apt. Sales	4	4	2	19	15	9
	Apt. Average Price	n/a	n/a	n/a	170,721	201,283	199,211
	Apt. Median Price	n/a	n/a	n/a	175,000	205,000	170,000
	Total Sales Volume	46,098,510	44,230,365	37,615,788	159,734,957	160,545,722	114,998,477

n/a = insufficient data

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

May 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville	Sales	25	39	33	81	116	98
	Sales Volume	10,798,700	15,614,960	12,813,399	33,487,123	43,607,847	35,120,954
	Average Price	431,948	400,384	388,285	413,421	375,930	358,377
	Median Price	440,000	415,000	425,000	413,400	390,000	367,750
Sherwood Park	Det. Sales	102	107	106	375	398	312
	Det. Average Price	597,008	539,091	533,364	577,300	536,485	508,169
	Det. Median Price	572,061	505,000	505,000	553,500	510,000	474,000
	Apt. Sales	13	21	16	60	73	43
	Apt. Average Price	303,308	293,343	235,226	303,978	282,988	255,187
	Apt. Median Price	305,000	274,900	246,000	304,750	272,000	270,000
	Total Sales Volume	79,687,974	78,224,517	73,409,202	291,283,526	290,354,542	206,572,144
Spruce Grove	Det. Sales	73	105	64	327	351	235
	Det. Average Price	535,163	503,341	474,497	544,750	478,676	456,319
	Det. Median Price	519,900	465,000	465,000	545,000	456,000	443,770
	Apt. Sales	14	11	5	33	46	23
	Apt. Average Price	190,979	167,000	195,300	205,153	186,742	192,637
	Apt. Median Price	182,750	140,000	185,500	191,000	173,625	185,500
	Total Sales Volume	54,107,176	72,597,986	44,533,491	237,079,885	237,434,650	151,649,724
St. Albert	Det. Sales	112	129	117	408	413	311
	Det. Average Price	622,391	566,708	537,365	616,563	575,359	532,557
	Det. Median Price	560,000	529,900	522,000	555,000	532,500	505,500
	Apt. Sales	16	17	17	75	53	70
	Apt. Average Price	334,138	292,482	362,765	278,771	266,442	309,768
	Apt. Median Price	255,950	264,000	247,000	234,600	217,500	219,675
	Total Sales Volume	89,216,290	91,985,346	81,231,088	325,437,537	300,550,648	227,079,080
St. Paul	Sales	23	14	25	71	52	53
	Sales Volume	4,834,500	3,190,900	6,510,900	15,090,650	10,975,450	14,000,300
	Average Price	210,196	227,921	260,436	212,544	211,066	264,157
	Median Price	194,000	217,750	218,000	200,000	212,500	230,000
Stony Plain	Sales	45	54	31	203	214	152
	Sales Volume	18,252,669	21,093,049	10,963,200	80,046,582	83,310,303	54,872,397
	Average Price	405,615	390,612	353,652	394,318	389,300	361,003
	Median Price	410,000	393,000	355,000	418,000	389,950	359,400
Vegreville	Sales	16	11	13	51	53	34
	Sales Volume	4,454,000	2,755,000	2,059,000	14,192,899	11,269,100	7,151,400
	Average Price	278,375	250,455	158,385	278,292	212,625	210,335
	Median Price	279,500	240,000	155,000	266,000	225,000	190,000
Westlock	Sales	9	9	9	39	30	32
	Sales Volume	2,162,800	2,189,000	2,372,700	10,793,450	7,030,600	7,809,100
	Average Price	240,311	243,222	263,633	276,755	234,353	244,034
	Median Price	220,000	239,000	285,500	272,500	222,000	231,750
Wetaskiwin	Sales	25	25	26	93	91	79
	Sales Volume	7,343,850	6,509,733	6,600,400	25,339,675	22,605,333	17,825,650
	Average Price	293,754	260,389	253,862	272,470	248,410	225,641
	Median Price	270,000	251,000	241,000	270,000	249,900	219,500

n/a = insufficient data

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

May 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	0	2	0	3	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	2	4	5	3	7	9
	Sales Volume	n/a	n/a	553,500	n/a	4,305,900	1,447,740
Lac la Biche County	Sales	0	2	0	1	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	4	3	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	2	1	2	15	12	9
	Sales Volume	n/a	n/a	n/a	13,478,900	20,164,200	8,829,485
Parkland County	Sales	2	4	3	9	7	6
	Sales Volume	n/a	n/a	n/a	6,859,010	4,002,500	6,620,000
Smoky Lake County	Sales	0	0	1	0	4	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	3	2	4	13	7	9
	Sales Volume	n/a	n/a	n/a	5,680,650	2,052,540	2,404,009
Strathcona County	Sales	4	0	2	10	5	6
	Sales Volume	n/a	n/a	n/a	9,701,000	6,204,293	8,750,500
Sturgeon County	Sales	1	1	2	5	3	5
	Sales Volume	n/a	n/a	n/a	3,071,000	n/a	6,894,500
Thorhild County	Sales	0	0	0	2	4	5
	Sales Volume	n/a	n/a	n/a	n/a	n/a	1,278,500
Two Hills County	Sales	1	0	1	2	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural.

May 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Sales by County							
Athabasca County	Sales	12	9	14	45	32	34
	Sales Volume	2,731,400	2,549,300	4,243,300	13,457,000	6,775,800	8,281,800
Bonnyville M.D.	Sales	37	39	35	147	122	103
	Sales Volume	13,254,600	15,484,355	9,413,400	49,300,247	43,591,733	27,796,190
Lac la Biche County	Sales	1	6	2	4	6	4
	Sales Volume	n/a	1,713,200	n/a	n/a	1,713,200	n/a
Lac Ste. Anne County	Sales	4	9	3	21	26	13
	Sales Volume	n/a	2,296,800	n/a	4,159,850	5,193,200	2,461,250
Leduc County	Sales	22	23	25	77	93	67
	Sales Volume	15,048,499	15,211,422	15,921,535	57,497,791	72,024,772	37,989,115
Parkland County	Sales	72	86	64	254	250	199
	Sales Volume	50,337,927	52,884,029	36,944,150	164,028,839	152,751,677	105,758,719
Smoky Lake County	Sales	10	8	3	31	25	14
	Sales Volume	2,495,500	2,101,500	n/a	7,537,000	6,951,400	2,976,500
St. Paul County	Sales	30	25	33	97	81	72
	Sales Volume	7,362,500	5,215,550	8,566,900	21,555,600	16,417,740	19,028,949
Strathcona County	Sales	48	32	44	153	149	118
	Sales Volume	42,473,054	25,628,200	34,641,300	126,499,577	109,259,650	90,433,952
Sturgeon County	Sales	29	40	31	82	116	93
	Sales Volume	23,693,300	29,118,200	18,503,900	63,399,199	81,030,681	61,650,850
Thorhild County	Sales	9	8	2	35	35	33
	Sales Volume	3,212,500	1,786,649	n/a	9,744,610	7,479,001	6,893,804
Two Hills County	Sales	8	3	5	24	20	20
	Sales Volume	1,517,500	n/a	684,500	5,221,000	4,990,900	3,201,600
Vermilion River County	Sales	0	1	0	2	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a