

Media Release

End of year marked by decline in sales and condo prices

Edmonton, AB – January 5, 2026 – The Greater Edmonton Area (GEA) real estate market reported 1,315 sales in December 2025, decreasing 20.4% compared to the previous month's activity and 7.5% compared to December 2024. There were 1,389 new listings – a month-over-month decrease of 37.1% and year-over-year increase of 3.9%. Inventory levels fell 24.2% from November but are 28.9% higher than December 2024.

Average selling price across all residential property types increased by 1.8% from the previous month to \$454,981, a figure 4.7% higher than December 2024. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$415,300, decreasing by less than 0.1% from November 2025 and increasing by 2.8% year-over-year.



"It's not unusual for market activity to drop sharply at the end of the year as the holiday season takes hold, nor is it unusual to see price negotiations favour buyers at this time of year. However, detached homes and row/townhouses performed particularly well during the final month of 2025, posting price growth of 2.3% and 2.6% respectively. By comparison, condo/apartment prices declined 5.7% month-over-month and were the only property type to record a decrease compared to 2024."

Darlene Reid, 2025 Board Chair, REALTORS® Association of Edmonton

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At A Glance

DECEMBER 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	1,315	1,389	\$454,981	4,517	49
Month-over-month change	⬇️ 20.4%	⬇️ 37.1%	⬆️ 1.8%	⬇️ 24.2%	⬆️ 4 Days
Year-over-year change	⬇️ 7.5%	⬆️ 3.9%	⬆️ 4.7%	⬆️ 28.9%	⬆️ 5 Days

Monthly Market Statistics

DECEMBER 2025

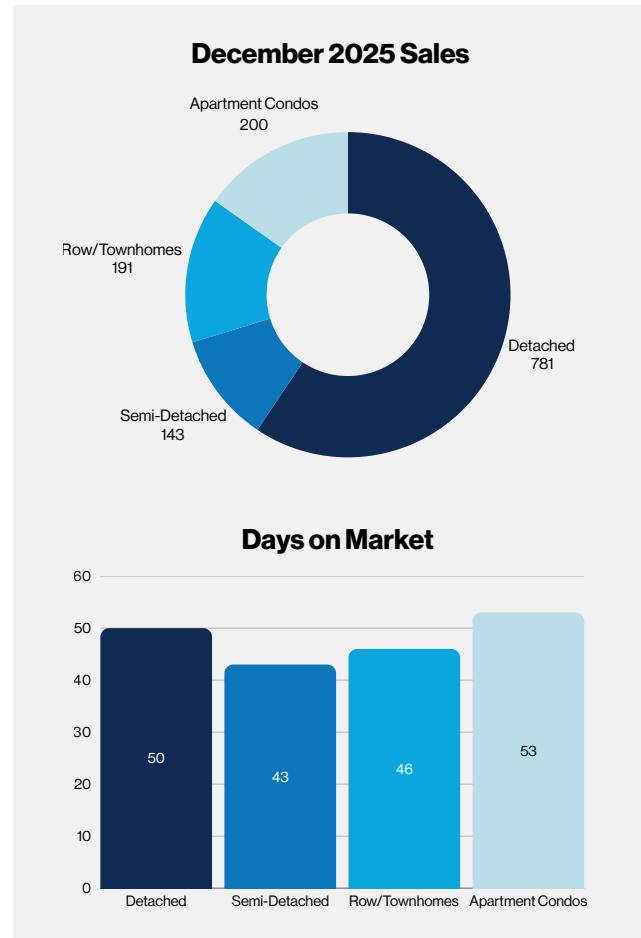
Data by Property Type

Detached home average prices increased 2.3% from November 2025 to \$566,552, a 5.2% increase compared to December 2024. Sales in the detached category fell 18.8% from the previous month and 5.0% from 2024. New detached listings fell 43.7% month-over-month and are 0.8% higher year-over-year.

Semi-detached new listings decreased 30.3% from the previous month and increased 27.3% year-over-year. Sales also slowed, decreasing by 28.5% compared to November 2025, and 12.8% compared to December 2024. Average prices fell 0.4% from November to \$422,078—a price 3.3% higher than the previous year.

Row/townhomes prices increased 2.6% in December, averaging \$297,124. This price reflects a 1.6% increase from the same month in 2024. New listings were 37.9% lower than November but were 9.4% higher than December 2024. Sales for row/townhouse properties decreased by 22.0% month-over-month and 11.2% year-over-year.

Apartment condominiums sales slowed in December, selling 18.7% fewer units than the previous month and 9.1% fewer than the previous year. New listings slowed by 30.1% from November and 3.3% from December 2024. Condominium prices averaged \$193,577 at the end of the month, a 5.7% decrease from November and a 5.2% decrease compared to December 2024.



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	\$566,552	\$422,078	\$297,124	\$193,577
Month-over-month change	↑ 2.3%	↓ 0.4%	↑ 2.6%	↓ 5.7%
Year-over-year change	↑ 5.2%	↑ 3.3%	↑ 1.6%	↓ 5.2%

Monthly Market Statistics

DECEMBER 2025

MLS® HPI Benchmark Price¹ (for all-residential sales in GEA²)	December 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 508,500.00	0.1%	6.9%
Apartment benchmark price	\$196,500.00	-0.1%	1.0%
Townhouse benchmark price	\$ 268,200.00	-1.5%	-0.1%
Composite ³ benchmark price	\$ 415,300.00	0.0%	2.8%

MLS® System Activity (for all-residential⁴ sales in GEA)	December 2025	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 454,981.00	1.8%	4.7%
All-residential median selling price	\$ 432,403.00	1.3%	3.0%
# residential listings this month	1,389	-37.1%	3.9%
# residential sales this month	1,315	-20.4%	-7.5%
# residential inventory at month end	4,517	-24.2%	28.9%
# Total ⁶ MLS® System sales this month	1,507	-21.1%	-7.4% ⁷
\$ Value Total residential sales this month	\$ 634,357,394.00	-19.4%	-2.6%
\$ Value of total MLS® System sales – month	\$ 660,560,429.00	-19.9%	-3.8% ⁷
\$ Value of total MLS® System sales - YTD	\$ 13,831,289,599.00	5.0%	0.0% ⁷

MLS® Rental Listing Activity	December 2025	M/M % Change	Y/Y % Change
Total rented listings	29	-24.0%	16.0%
Active rentals	71	-9.0%	27.0%
	December 2025	M/M % Change	Long-Term Monthly Average⁹
Average days on market	41	7.0%	29
Average price ⁸ for 1-bedroom units	\$ 1,238.00	26.0%	\$1,230.00
Average price for 2-bedroom units	\$ 1,524.00	-7.0%	\$1,723.00

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

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

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

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

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

6 Includes residential, land lease community and rural sales.

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

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

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

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

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5 Year Residential Activity (Part 1)

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Greater Edmonton Area¹

December 2025

	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	754 / 22,856	748 / 21,396	830 / 20,843	677 / 23,562	738 / 22,439
Sales / YTD	781 / 15,667	822 / 16,757	697 / 13,472	577 / 15,431	859 / 16,890
Sales to New Listings Ratio / YTD	104% / 69%	110% / 78%	84% / 65%	85% / 65%	116% / 75%
Sales Volume	442,476,966	442,647,521	340,398,168	272,083,624	410,812,688
Sales Volume YTD	8,930,887,552	8,981,626,739	6,631,045,214	7,710,025,534	8,011,124,807
Average Sale Price	566,552	538,501	488,376	471,549	478,245
Average Sale Price YTD	570,045	535,993	492,209	499,645	474,312
Median Sale Price	514,900	497,700	440,000	428,369	426,000
Median Sale Price YTD	525,000	492,000	450,000	455,000	426,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 98%	97% / 99%	97% / 98%
Average Days on Market / YTD	50 / 35	45 / 38	53 / 45	53 / 35	48 / 38
Median Days on Market / YTD	39 / 21	31 / 22	41 / 30	43 / 21	35 / 22
Average Days on Market (Cum.) / YTD	78 / 51	65 / 56	84 / 70	84 / 49	71 / 55
Median Days on Market (Cum.) / YTD	57 / 26	40 / 26	59 / 39	67 / 24	45 / 26
Semi-detached					
New Listings / YTD	168 / 4,058	132 / 3,572	154 / 3,359	118 / 4,000	152 / 3,985
Sales / YTD	143 / 2,932	164 / 3,113	139 / 2,504	98 / 2,982	155 / 2,984
Sales to New Listings Ratio / YTD	85% / 72%	124% / 87%	90% / 75%	83% / 75%	102% / 75%
Sales Volume	60,357,160	67,005,755	50,596,138	35,115,600	54,819,076
Sales Volume YTD	1,260,313,054	1,270,135,545	933,354,159	1,114,933,647	1,039,339,645
Average Sale Price	422,078	408,572	364,001	358,322	353,671
Average Sale Price YTD	429,848	408,010	372,745	373,888	348,304
Median Sale Price	420,000	410,250	360,000	335,000	347,000
Median Sale Price YTD	425,000	405,000	368,000	365,000	335,750
Sale to List Price Ratio / YTD	98% / 100%	99% / 100%	98% / 98%	97% / 99%	99% / 98%
Average Days on Market / YTD	43 / 31	32 / 32	41 / 40	48 / 35	43 / 42
Median Days on Market / YTD	35 / 21	24 / 19	26 / 27	44 / 22	30 / 27
Average Days on Market (Cum.) / YTD	65 / 40	45 / 41	54 / 57	79 / 46	60 / 57
Median Days on Market (Cum.) / YTD	48 / 22	30 / 21	35 / 31	69 / 25	42 / 32
Row/Townhouse					
New Listings / YTD	198 / 5,291	181 / 4,630	229 / 4,173	145 / 4,548	176 / 4,582
Sales / YTD	191 / 3,915	215 / 4,113	190 / 3,134	134 / 3,134	157 / 2,798
Sales to New Listings Ratio / YTD	96% / 74%	119% / 89%	83% / 75%	92% / 69%	89% / 61%
Sales Volume	56,750,705	62,885,289	49,577,370	31,807,638	37,947,154
Sales Volume YTD	1,192,326,688	1,195,277,870	809,060,075	807,261,436	692,156,866
Average Sale Price	297,124	292,490	260,934	237,370	241,702
Average Sale Price YTD	304,553	290,610	258,156	257,582	247,376
Median Sale Price	295,000	290,000	259,000	229,500	240,000
Median Sale Price YTD	305,000	292,000	255,999	252,250	245,000
Sale to List Price Ratio / YTD	97% / 99%	99% / 99%	97% / 98%	96% / 97%	97% / 97%
Average Days on Market / YTD	46 / 32	38 / 34	51 / 46	56 / 45	62 / 52
Median Days on Market / YTD	34 / 22	25 / 20	35 / 30	49 / 31	47 / 36
Average Days on Market (Cum.) / YTD	66 / 40	48 / 43	67 / 65	83 / 64	89 / 73
Median Days on Market (Cum.) / YTD	47 / 24	30 / 22	41 / 35	68 / 36	64 / 46

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

5 Year Residential Activity (Part 2)

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Greater Edmonton Area¹

December 2025

	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	267 / 7,176	276 / 6,926	267 / 6,438	240 / 6,788	321 / 7,101
Sales / YTD	200 / 4,321	220 / 4,647	192 / 3,588	178 / 3,162	169 / 2,769
Sales to New Listings Ratio / YTD	75% / 60%	80% / 67%	72% / 56%	74% / 47%	53% / 39%
Sales Volume	38,715,414	44,926,255	32,691,070	32,000,111	33,403,072
Sales Volume YTD	913,406,702	930,835,192	681,407,181	623,877,839	569,321,499
Average Sale Price	193,577	204,210	170,266	179,776	197,651
Average Sale Price YTD	211,388	200,309	189,913	197,305	205,605
Median Sale Price	174,150	192,250	170,000	163,250	165,000
Median Sale Price YTD	193,000	186,000	170,000	175,000	182,500
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	95% / 95%	94% / 96%	95% / 95%
Average Days on Market / YTD	53 / 46	57 / 47	57 / 58	81 / 62	69 / 62
Median Days on Market / YTD	45 / 33	41 / 31	40 / 42	68 / 46	51 / 46
Average Days on Market (Cum.) / YTD	82 / 67	90 / 70	89 / 94	121 / 100	115 / 100
Median Days on Market (Cum.) / YTD	62 / 41	52 / 38	59 / 57	97 / 63	85 / 65
Total Residential²					
New Listings / YTD	1,387 / 39,381	1,337 / 36,524	1,480 / 34,813	1,180 / 38,898	1,387 / 38,107
Sales / YTD	1,315 / 26,835	1,421 / 28,630	1,218 / 22,698	987 / 24,709	1,340 / 25,441
Sales to New Listings Ratio / YTD	95% / 68%	106% / 78%	82% / 65%	84% / 64%	97% / 67%
Sales Volume	598,300,245	617,464,820	473,262,746	371,006,973	536,981,990
Sales Volume YTD	12,296,933,996	12,377,875,346	9,054,866,629	10,256,098,456	10,311,942,817
Average Sale Price	454,981	434,528	388,557	375,894	400,733
Average Sale Price YTD	458,242	432,339	398,928	415,075	405,328
Median Sale Price	432,403	420,000	362,250	349,900	363,000
Median Sale Price YTD	436,000	414,900	375,000	389,000	374,500
Sale to List Price Ratio / YTD	97% / 99%	98% / 99%	97% / 97%	96% / 98%	97% / 98%
Average Days on Market / YTD	49 / 36	44 / 38	52 / 47	58 / 40	52 / 43
Median Days on Market / YTD	39 / 23	30 / 23	38 / 31	49 / 25	37 / 26
Average Days on Market (Cum.) / YTD	75 / 51	64 / 55	79 / 71	90 / 57	77 / 62
Median Days on Market (Cum.) / YTD	55 / 27	38 / 27	53 / 40	70 / 29	52 / 31
Other³					
New Listings / YTD	70 / 1,651	45 / 1,653	72 / 1,781	76 / 1,772	60 / 1,912
Sales / YTD	50 / 919	53 / 961	40 / 817	31 / 922	62 / 1,049
Sales to New Listings Ratio / YTD	71% / 56%	118% / 58%	56% / 46%	41% / 52%	103% / 55%
Sales Volume	16,198,249	22,588,740	10,634,300	9,475,800	16,560,258
Sales Volume YTD	348,691,648	341,297,265	215,596,451	253,505,778	298,398,936
Average Sale Price	323,965	426,203	265,858	305,671	267,101
Average Sale Price YTD	379,425	355,148	263,888	274,952	284,460
Median Sale Price	278,500	260,000	205,000	245,000	154,000
Median Sale Price YTD	245,000	230,000	174,900	170,000	197,000
Sale to List Price Ratio / YTD	95% / 96%	94% / 95%	93% / 93%	93% / 94%	92% / 125%
Average Days on Market / YTD	84 / 70	83 / 78	73 / 80	130 / 88	86 / 90
Median Days on Market / YTD	42 / 34	56 / 38	43 / 44	75 / 48	60 / 46
Average Days on Market (Cum.) / YTD	121 / 115	137 / 127	152 / 126	212 / 120	154 / 140
Median Days on Market (Cum.) / YTD	81 / 42	57 / 47	72 / 56	78 / 58	115 / 64

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

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

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

End of Month Active Inventory (Sales Activity)

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Greater Edmonton Area¹

December 2025

Year	Month	Residential ²	Commercial ³	Total
2021	January	5,566 (1,216)	n/a	n/a
	February	5,957 (1,639)	n/a	n/a
	March	6,821 (2,512)	n/a	n/a
	April	7,578 (2,972)	n/a	n/a
	May	8,125 (2,845)	n/a	n/a
	June	8,489 (2,814)	n/a	n/a
	July	8,427 (2,269)	n/a	n/a
	August	8,065 (2,122)	n/a	n/a
	September	7,729 (1,918)	n/a	n/a
	October	7,120 (1,922)	n/a	n/a
	November	6,001 (1,872)	n/a	n/a
	December	4,675 (1,340)	n/a	n/a
2022	January	4,636 (1,330)	n/a	n/a
	February	4,716 (2,285)	n/a	n/a
	March	5,221 (3,317)	n/a	n/a
	April	6,468 (2,938)	n/a	n/a
	May	7,575 (2,921)	n/a	n/a
	June	8,121 (2,656)	n/a	n/a
	July	8,454 (2,029)	n/a	n/a
	August	8,046 (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	4,980 (987)	n/a	n/a
2023	January	5,186 (982)	n/a	n/a
	February	5,628 (1,292)	n/a	n/a
	March	6,317 (1,819)	n/a	n/a
	April	6,899 (2,023)	n/a	n/a
	May	7,080 (2,717)	n/a	n/a
	June	7,101 (2,598)	n/a	n/a
	July	6,940 (2,320)	n/a	n/a
	August	6,749 (2,245)	n/a	n/a
	September	6,514 (2,055)	n/a	n/a
	October	6,232 (1,805)	n/a	n/a
	November	5,469 (1,624)	n/a	n/a
	December	4,650 (1,218)	n/a	n/a
2024	January	4,564 (1,436)	n/a	n/a
	February	4,802 (1,964)	n/a	n/a
	March	5,280 (2,462)	n/a	n/a
	April	5,430 (3,113)	n/a	n/a
	May	5,768 (3,222)	n/a	n/a
	June	5,888 (2,842)	n/a	n/a
	July	5,820 (2,936)	n/a	n/a
	August	5,735 (2,581)	n/a	n/a
	September	5,645 (2,257)	n/a	n/a
	October	5,105 (2,483)	n/a	n/a
	November	4,473 (1,913)	n/a	n/a
	December	3,503 (1,421)	n/a	n/a
2025	January	3,694 (1,590)		
	February	4,057 (1,814)		
	March	4,725 (2,480)		
	April	5,269 (2,702)		
	May	6,332 (2,951)		
	June	6,608 (2,863)		
	July	6,908 (2,851)		
	August	6,998 (2,377)		
	September	6,912 (2,184)		
	October	6,536 (2,055)		
	November	5,875 (1,653)		
	December	4,515 (1,315)		

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

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Greater Edmonton Area¹

December 2025

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2021	January	2,418	1,216	n/a	n/a	n/a	n/a
	February	2,665	1,639	n/a	n/a	n/a	n/a
	March	4,142	2,512	n/a	n/a	n/a	n/a
	April	4,462	2,972	n/a	n/a	n/a	n/a
	May	4,283	2,845	n/a	n/a	n/a	n/a
	June	4,264	2,814	n/a	n/a	n/a	n/a
	July	3,445	2,269	n/a	n/a	n/a	n/a
	August	3,180	2,122	n/a	n/a	n/a	n/a
	September	3,101	1,918	n/a	n/a	n/a	n/a
	October	2,669	1,922	n/a	n/a	n/a	n/a
	November	2,091	1,872	n/a	n/a	n/a	n/a
	December	1,387	1,340	n/a	n/a	n/a	n/a
	Total	38,107	25,441	n/a	n/a	n/a	n/a
2022	January	2,124	1,330	n/a	n/a	n/a	n/a
	February	2,967	2,285	n/a	n/a	n/a	n/a
	March	4,303	3,317	n/a	n/a	n/a	n/a
	April	4,715	2,938	n/a	n/a	n/a	n/a
	May	4,728	2,921	n/a	n/a	n/a	n/a
	June	4,345	2,656	n/a	n/a	n/a	n/a
	July	3,643	2,029	n/a	n/a	n/a	n/a
	August	3,181	1,854	n/a	n/a	n/a	n/a
	September	3,126	1,608	n/a	n/a	n/a	n/a
	October	2,615	1,506	n/a	n/a	n/a	n/a
	November	1,971	1,278	n/a	n/a	n/a	n/a
	December	1,180	987	n/a	n/a	n/a	n/a
	Total	38,898	24,709	n/a	n/a	n/a	n/a
2023	January	2,253	982	n/a	n/a	n/a	n/a
	February	2,527	1,292	n/a	n/a	n/a	n/a
	March	3,305	1,819	n/a	n/a	n/a	n/a
	April	3,441	2,023	n/a	n/a	n/a	n/a
	May	3,855	2,717	n/a	n/a	n/a	n/a
	June	3,628	2,598	n/a	n/a	n/a	n/a
	July	3,295	2,320	n/a	n/a	n/a	n/a
	August	3,226	2,245	n/a	n/a	n/a	n/a
	September	3,019	2,055	n/a	n/a	n/a	n/a
	October	2,695	1,805	n/a	n/a	n/a	n/a
	November	2,089	1,624	n/a	n/a	n/a	n/a
	December	1,480	1,218	n/a	n/a	n/a	n/a
	Total	34,813	22,698	n/a	n/a	n/a	n/a
2024	January	2,165	1,436	n/a	n/a	n/a	n/a
	February	2,731	1,964	n/a	n/a	n/a	n/a
	March	3,515	2,462	n/a	n/a	n/a	n/a
	April	3,826	3,113	n/a	n/a	n/a	n/a
	May	4,224	3,222	n/a	n/a	n/a	n/a
	June	3,633	2,842	n/a	n/a	n/a	n/a
	July	3,654	2,936	n/a	n/a	n/a	n/a
	August	3,380	2,581	n/a	n/a	n/a	n/a
	September	3,129	2,257	n/a	n/a	n/a	n/a
	October	2,883	2,483	n/a	n/a	n/a	n/a
	November	2,047	1,913	n/a	n/a	n/a	n/a
	December	1,337	1,421	n/a	n/a	n/a	n/a
	Total	36,524	28,630	n/a	n/a	n/a	n/a
2025	January	2,405	1,590				
	February	2,610	1,814				
	March	3,649	2,480				
	April	3,847	2,702				
	May	4,717	2,951				
	June	4,058	2,863				
	July	4,229	2,851				
	August	3,637	2,377				
	September	3,468	2,184				
	October	3,172	2,055				
	November	2,202	1,653				
	December	1,387	1,315				
	Total	39,381	26,835				

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

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Greater Edmonton Area¹

December 2025

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	507,036	386,224	275,735	181,686	406,811
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,984	414,956	294,076	206,813	441,465
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	406,464	292,072	204,378	440,185
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,993	408,010	290,610	200,309	432,339
2025	January	560,324	420,114	312,077	203,105	437,630
	February	565,127	421,887	300,530	215,121	448,061
	March	575,818	430,137	314,521	218,099	460,744
	April	584,420	434,891	314,977	218,342	470,075
	May	576,848	439,881	306,882	214,108	462,625
	June	573,945	439,839	309,463	214,888	464,707
	July	578,884	430,342	296,501	209,787	463,308
	August	569,865	420,792	301,820	218,056	461,192
	September	554,855	433,141	303,382	207,491	453,482
	October	560,123	428,966	297,377	202,963	455,049
	November	553,755	423,608	289,605	205,314	447,002
	December	566,552	422,078	297,124	193,577	454,981
	YTD Average	570,045	429,848	304,553	211,388	458,242

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
December 2025

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Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2021	January	5,566 (1,216)	n/a	3,944 (804)	n/a
	February	5,957 (1,639)	n/a	4,250 (1,047)	n/a
	March	6,821 (2,512)	n/a	4,880 (1,596)	n/a
	April	7,578 (2,972)	n/a	5,491 (1,883)	n/a
	May	8,125 (2,845)	n/a	5,945 (1,863)	n/a
	June	8,489 (2,814)	n/a	6,235 (1,856)	n/a
	July	8,427 (2,269)	n/a	6,209 (1,493)	n/a
	August	8,065 (2,122)	n/a	5,979 (1,392)	n/a
	September	7,729 (1,918)	n/a	5,779 (1,272)	n/a
	October	7,120 (1,922)	n/a	5,364 (1,273)	n/a
	November	6,001 (1,872)	n/a	4,591 (1,280)	n/a
	December	4,675 (1,340)	n/a	3,534 (938)	n/a
2022	January	4,636 (1,330)	n/a	3,511 (954)	n/a
	February	4,716 (2,285)	n/a	3,568 (1,633)	n/a
	March	5,221 (3,317)	n/a	3,937 (2,311)	n/a
	April	6,468 (2,938)	n/a	4,820 (2,017)	n/a
	May	7,575 (2,921)	n/a	5,722 (1,927)	n/a
	June	8,121 (2,656)	n/a	6,087 (1,780)	n/a
	July	8,454 (2,029)	n/a	6,308 (1,338)	n/a
	August	8,046 (1,854)	n/a	6,032 (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	4,980 (987)	n/a	3,676 (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	6,317 (1,819)	n/a	4,503 (1,251)	n/a
	April	6,899 (2,023)	n/a	4,967 (1,369)	n/a
	May	7,080 (2,717)	n/a	5,165 (1,800)	n/a
	June	7,101 (2,598)	n/a	5,161 (1,750)	n/a
	July	6,940 (2,320)	n/a	5,087 (1,586)	n/a
	August	6,749 (2,245)	n/a	4,863 (1,594)	n/a
	September	6,514 (2,055)	n/a	4,682 (1,430)	n/a
	October	6,232 (1,805)	n/a	4,394 (1,290)	n/a
	November	5,469 (1,624)	n/a	3,871 (1,176)	n/a
	December	4,650 (1,218)	n/a	3,208 (877)	n/a
2024	January	4,564 (1,436)	n/a	3,100 (1,053)	n/a
	February	4,802 (1,964)	n/a	3,240 (1,399)	n/a
	March	5,280 (2,462)	n/a	3,640 (1,728)	n/a
	April	5,430 (3,113)	n/a	3,759 (2,144)	n/a
	May	5,768 (3,222)	n/a	4,124 (2,141)	n/a
	June	5,888 (2,842)	n/a	4,238 (1,932)	n/a
	July	5,820 (2,936)	n/a	4,257 (2,009)	n/a
	August	5,735 (2,581)	n/a	4,210 (1,771)	n/a
	September	5,645 (2,257)	n/a	4,132 (1,537)	n/a
	October	5,105 (2,483)	n/a	3,738 (1,734)	n/a
	November	4,473 (1,913)	n/a	3,286 (1,364)	n/a
	December	3,503 (1,421)	n/a	2,547 (1,053)	n/a
2025	January	3,694 (1,590)		2,637 (1,181)	
	February	4,057 (1,814)		2,936 (1,256)	
	March	4,725 (2,480)		3,451 (1,749)	
	April	5,269 (2,702)		3,912 (1,841)	
	May	6,332 (2,951)		4,690 (2,053)	
	June	6,608 (2,863)		4,902 (1,963)	
	July	6,908 (2,851)		5,202 (1,933)	
	August	6,998 (2,377)		5,214 (1,643)	
	September	6,912 (2,184)		5,153 (1,451)	
	October	6,536 (2,055)		4,885 (1,432)	
	November	5,875 (1,653)		4,389 (1,163)	
	December	4,515 (1,315)		3,343 (914)	

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
December 2025

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	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	479 / 14,799	500 / 13,693	550 / 13,471	471 / 15,441	484 / 14,097
Sales / YTD	502 / 9,750	569 / 10,542	464 / 8,518	364 / 9,593	556 / 10,141
Sales to New Listings Ratio / YTD	105% / 66%	114% / 77%	84% / 63%	77% / 62%	115% / 72%
Sales Volume	277,178,446	302,597,639	224,514,332	167,741,045	262,399,152
Sales Volume YTD	5,445,015,528	5,546,327,405	4,116,383,469	4,728,623,590	4,765,796,395
Average Sale Price	552,148	531,806	483,867	460,827	471,941
Average Sale Price YTD	558,463	526,117	483,257	492,924	469,953
Median Sale Price	502,500	488,000	440,000	424,251	426,000
Median Sale Price YTD	515,000	483,225	440,000	450,000	421,500
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	97% / 98%	96% / 99%	97% / 98%
Average Days on Market / YTD	50 / 35	44 / 37	52 / 45	56 / 35	49 / 37
Median Days on Market / YTD	39 / 22	31 / 22	41 / 30	47 / 22	36 / 22
Average Days on Market (Cum.) / YTD	77 / 52	66 / 56	87 / 71	89 / 50	72 / 54
Median Days on Market (Cum.) / YTD	59 / 28	43 / 27	58 / 41	76 / 25	48 / 26
Semi-detached					
New Listings / YTD	108 / 2,820	92 / 2,429	104 / 2,285	90 / 2,864	102 / 2,723
Sales / YTD	83 / 1,990	123 / 2,050	94 / 1,673	70 / 2,075	105 / 1,965
Sales to New Listings Ratio / YTD	77% / 71%	134% / 84%	90% / 73%	78% / 72%	103% / 72%
Sales Volume	35,078,060	49,538,455	34,532,553	24,150,900	37,016,576
Sales Volume YTD	856,340,480	841,967,063	629,967,398	787,525,244	692,416,699
Average Sale Price	422,627	402,752	367,368	345,013	352,539
Average Sale Price YTD	430,322	410,716	376,550	379,530	352,375
Median Sale Price	410,000	410,000	365,000	327,750	357,500
Median Sale Price YTD	425,000	406,500	372,000	374,000	340,000
Sale to List Price Ratio / YTD	98% / 99%	99% / 99%	98% / 98%	97% / 99%	99% / 98%
Average Days on Market / YTD	42 / 32	32 / 31	40 / 40	45 / 35	40 / 42
Median Days on Market / YTD	34 / 21	24 / 20	25 / 28	43 / 23	32 / 27
Average Days on Market (Cum.) / YTD	66 / 41	46 / 41	54 / 56	82 / 46	61 / 58
Median Days on Market (Cum.) / YTD	48 / 24	31 / 22	31 / 32	72 / 26	46 / 32
Row/Townhouse					
New Listings / YTD	148 / 4,306	135 / 3,595	117 / 3,148	121 / 3,655	138 / 3,681
Sales / YTD	155 / 3,103	165 / 3,175	148 / 2,478	109 / 2,494	124 / 2,206
Sales to New Listings Ratio / YTD	105% / 72%	122% / 88%	126% / 79%	90% / 68%	90% / 60%
Sales Volume	45,502,798	47,476,163	38,572,330	25,552,600	30,153,614
Sales Volume YTD	924,374,184	901,328,063	630,710,298	639,063,589	540,098,119
Average Sale Price	293,566	287,734	260,624	234,428	243,174
Average Sale Price YTD	297,897	283,883	254,524	256,240	244,831
Median Sale Price	291,000	290,000	267,000	228,750	244,000
Median Sale Price YTD	298,000	285,000	255,000	252,750	245,700
Sale to List Price Ratio / YTD	97% / 99%	98% / 99%	97% / 97%	96% / 97%	97% / 97%
Average Days on Market / YTD	46 / 32	36 / 33	48 / 45	53 / 45	65 / 52
Median Days on Market / YTD	39 / 22	23 / 20	35 / 30	43 / 32	50 / 35
Average Days on Market (Cum.) / YTD	68 / 40	46 / 40	67 / 64	83 / 65	92 / 73
Median Days on Market (Cum.) / YTD	52 / 24	29 / 21	41 / 35	70 / 37	68 / 47

5 Year Residential Activity (Part 2)
City of Edmonton
December 2025

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	2025	2024	2023	2022	2021
Apartment Condominium					
New Listings / YTD	251 / 6,464	246 / 6,238	240 / 5,668	215 / 6,030	283 / 6,336
Sales / YTD	174 / 3,736	196 / 4,098	171 / 3,060	152 / 2,703	153 / 2,385
Sales to New Listings Ratio / YTD	69% / 58%	80% / 66%	71% / 54%	71% / 45%	54% / 38%
Sales Volume	33,775,488	40,004,705	28,859,170	26,389,686	27,597,985
Sales Volume YTD	771,532,775	803,796,012	562,673,098	521,686,183	478,929,358
Average Sale Price	194,112	204,106	168,767	173,616	180,379
Average Sale Price YTD	206,513	196,143	183,880	193,003	200,809
Median Sale Price	173,750	191,250	170,000	160,000	160,000
Median Sale Price YTD	190,000	185,000	168,000	172,500	179,000
Sale to List Price Ratio / YTD	96% / 97%	96% / 97%	95% / 95%	94% / 95%	95% / 95%
Average Days on Market / YTD	52 / 46	56 / 47	58 / 59	84 / 61	69 / 61
Median Days on Market / YTD	43 / 33	41 / 32	40 / 42	69 / 47	51 / 46
Average Days on Market (Cum.) / YTD	81 / 69	92 / 71	93 / 97	123 / 101	115 / 101
Median Days on Market (Cum.) / YTD	59 / 42	54 / 39	60 / 58	99 / 63	85 / 66
Total Residential¹					
New Listings / YTD	986 / 28,389	973 / 25,955	1,011 / 24,572	897 / 27,990	1,007 / 26,837
Sales / YTD	914 / 18,579	1,053 / 19,865	877 / 15,729	695 / 16,865	938 / 16,697
Sales to New Listings Ratio / YTD	93% / 65%	108% / 77%	87% / 64%	77% / 60%	93% / 62%
Sales Volume	391,534,792	439,616,962	326,478,385	243,834,231	357,167,327
Sales Volume YTD	7,997,262,967	8,093,418,543	5,939,734,263	6,676,898,606	6,477,240,571
Average Sale Price	428,375	417,490	372,267	350,841	380,775
Average Sale Price YTD	430,446	407,421	377,629	395,903	387,928
Median Sale Price	410,500	400,000	349,900	325,000	353,444
Median Sale Price YTD	415,000	390,000	357,000	375,000	360,000
Sale to List Price Ratio / YTD	97% / 99%	98% / 99%	97% / 97%	96% / 98%	97% / 97%
Average Days on Market / YTD	49 / 37	44 / 38	51 / 47	60 / 41	53 / 43
Median Days on Market / YTD	39 / 24	31 / 23	37 / 32	51 / 27	39 / 27
Average Days on Market (Cum.) / YTD	75 / 52	65 / 55	81 / 73	95 / 60	81 / 63
Median Days on Market (Cum.) / YTD	56 / 29	39 / 27	51 / 42	78 / 31	57 / 33
Other²					
New Listings / YTD	40 / 879	29 / 828	36 / 886	48 / 852	31 / 828
Sales / YTD	28 / 459	26 / 470	21 / 383	14 / 420	27 / 418
Sales to New Listings Ratio / YTD	70% / 52%	90% / 57%	58% / 43%	29% / 49%	87% / 50%
Sales Volume	10,297,499	11,577,300	6,271,500	4,536,500	8,479,958
Sales Volume YTD	218,077,733	209,204,319	123,089,182	134,307,908	143,560,168
Average Sale Price	367,768	445,281	298,643	324,036	314,073
Average Sale Price YTD	475,115	445,116	321,382	319,781	343,445
Median Sale Price	321,500	326,250	240,000	221,500	378,000
Median Sale Price YTD	350,000	340,000	215,500	239,950	288,250
Sale to List Price Ratio / YTD	95% / 96%	95% / 96%	94% / 94%	91% / 94%	94% / 95%
Average Days on Market / YTD	56 / 53	77 / 52	52 / 65	74 / 62	94 / 76
Median Days on Market / YTD	37 / 31	56 / 30	40 / 41	48 / 40	80 / 44
Average Days on Market (Cum.) / YTD	95 / 87	173 / 97	126 / 113	83 / 83	141 / 112
Median Days on Market (Cum.) / YTD	68 / 37	56 / 38	56 / 55	54 / 46	118 / 63

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.

December 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Detached							
Northwest	Sales	30	38	31	574	641	515
	Average	517,376	476,022	447,179	534,689	498,310	450,135
	Median	485,000	434,950	380,000	499,900	460,000	412,500
North Central	Sales	114	109	97	1,963	2,165	1,746
	Average	487,298	470,690	416,131	479,933	449,513	410,222
	Median	467,250	468,000	405,000	463,000	433,800	392,000
Northeast	Sales	28	46	30	644	642	527
	Average	451,769	423,709	307,423	444,655	406,048	350,155
	Median	381,000	393,500	309,000	412,275	384,000	325,000
Central	Sales	25	30	23	431	459	346
	Average	346,740	316,547	236,608	333,442	311,914	276,029
	Median	300,000	312,000	203,000	303,750	295,000	250,000
West	Sales	46	54	39	894	942	776
	Average	636,567	644,298	633,524	652,995	611,885	549,389
	Median	504,950	504,500	470,000	525,000	487,250	439,950
Southwest	Sales	48	51	48	1,090	1,218	1,110
	Average	641,522	662,919	559,310	694,382	647,181	599,475
	Median	571,500	578,000	512,500	605,000	568,944	525,000
Southeast	Sales	70	95	92	1,637	1,833	1,502
	Average	511,216	496,879	455,431	517,100	486,029	440,523
	Median	461,250	465,500	416,000	480,000	452,100	407,000
Anthony Henday	Sales	141	145	104	2,514	2,644	1,998
	Average	630,687	602,842	597,773	625,681	602,003	568,157
	Median	569,000	567,000	531,750	575,000	555,000	520,000
City of Edmonton Total	Sales	502	569	464	9,750	10,542	8,518
	Average	552,148	531,806	483,867	558,463	526,117	483,257
	Median	502,500	488,000	440,000	515,000	483,225	440,000
Semi-detached							
Northwest	Sales	7	5	6	128	132	99
	Average	403,084	422,100	381,833	450,854	427,978	391,426
	Median	413,700	404,000	398,000	445,000	421,250	399,900
North Central	Sales	12	24	15	341	356	272
	Average	396,292	371,663	300,933	387,549	358,691	319,284
	Median	403,500	373,500	300,000	395,000	373,200	316,250
Northeast	Sales	5	6	4	81	83	63
	Average	358,924	322,000	n/a	350,649	310,356	277,704
	Median	335,000	311,750	n/a	330,000	304,000	252,500
Central	Sales	0	5	3	47	85	48
	Average	n/a	381,580	n/a	372,571	367,267	352,303
	Median	n/a	372,500	n/a	354,000	342,500	317,500
West	Sales	2	4	2	58	56	64
	Average	n/a	n/a	n/a	410,421	408,086	377,133
	Median	n/a	n/a	n/a	370,000	351,250	337,950
Southwest	Sales	5	9	10	157	172	160
	Average	564,100	383,000	412,740	474,179	453,701	448,474
	Median	508,000	352,500	354,500	429,000	401,500	375,000
Southeast	Sales	15	24	17	310	392	303
	Average	426,792	386,912	359,774	430,183	419,411	364,785
	Median	397,000	393,750	365,000	419,250	405,750	350,000
Anthony Henday	Sales	37	46	37	868	774	664
	Average	427,675	443,071	390,646	448,106	433,468	396,902
	Median	416,000	440,000	395,000	440,000	425,000	389,995
City of Edmonton Total	Sales	83	123	94	1,990	2,050	1,673
	Average	422,627	402,752	367,368	430,322	410,716	376,550
	Median	410,000	410,000	365,000	425,000	406,500	372,000

n/a = insufficient data

December 2025

Row/Townhouse		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Northwest	Sales	3	4	6	105	116	88
	Average	n/a	n/a	297,567	365,199	377,599	312,007
	Median	n/a	n/a	301,500	363,000	372,000	313,000
North Central	Sales	33	32	27	623	581	463
	Average	249,459	238,424	206,978	270,685	253,411	228,373
	Median	230,000	214,000	180,000	254,000	245,000	215,000
Northeast	Sales	17	10	12	315	279	244
	Average	252,271	230,145	195,950	224,720	203,050	175,759
	Median	232,000	215,700	209,250	215,000	194,500	167,250
Central	Sales	3	1	5	48	54	30
	Average	n/a	n/a	346,000	369,305	349,702	353,363
	Median	n/a	n/a	269,000	346,089	308,750	345,000
West	Sales	14	21	16	256	295	227
	Average	240,671	225,831	190,013	248,394	226,967	210,858
	Median	244,500	232,500	192,000	230,250	218,000	193,000
Southwest	Sales	14	17	13	354	396	295
	Average	274,229	281,829	243,877	301,623	284,733	256,993
	Median	259,750	270,000	220,000	298,950	280,000	250,000
Southeast	Sales	18	26	19	494	522	388
	Average	286,443	242,838	256,337	272,037	257,278	226,069
	Median	276,000	222,950	255,000	255,000	239,950	202,500
Anthony Henday	Sales	53	54	50	908	932	743
	Average	351,273	356,291	320,723	356,970	344,154	313,107
	Median	340,100	352,500	310,000	355,000	337,658	310,000
City of Edmonton Total	Sales	155	165	148	3,103	3,175	2,478
	Average	293,566	287,734	260,624	297,897	283,883	254,524
	Median	291,000	290,000	267,000	298,000	285,000	255,000
Apartment Condominium							
Northwest	Sales	3	2	8	101	114	105
	Average	n/a	n/a	136,269	165,334	143,067	134,449
	Median	n/a	n/a	142,150	148,000	134,400	120,000
North Central	Sales	25	28	27	442	512	379
	Average	191,092	185,318	136,001	185,760	179,287	156,962
	Median	181,500	198,625	155,000	186,000	182,000	161,000
Northeast	Sales	15	9	15	220	291	166
	Average	132,453	140,444	114,504	148,271	134,578	121,272
	Median	131,500	175,000	129,000	150,000	135,000	121,000
Central	Sales	38	55	47	907	929	682
	Average	203,259	217,014	185,126	207,211	209,905	205,113
	Median	156,500	149,998	174,000	174,900	175,000	165,000
West	Sales	16	13	10	279	291	246
	Average	214,000	152,177	135,190	181,218	175,389	162,000
	Median	162,500	150,000	142,500	170,000	159,800	148,000
Southwest	Sales	22	37	26	717	766	556
	Average	205,800	214,231	197,842	235,197	220,285	210,517
	Median	180,000	208,000	182,500	210,000	200,000	192,250
Southeast	Sales	21	14	15	356	408	334
	Average	191,937	198,926	152,413	207,614	186,369	170,135
	Median	197,500	191,950	165,000	204,000	182,250	167,250
Anthony Henday	Sales	34	38	23	714	787	592
	Average	201,155	224,757	212,891	222,775	210,561	194,805
	Median	195,500	200,000	197,000	214,600	202,500	185,000
City of Edmonton Total	Sales	174	196	171	3,736	4,098	3,060
	Average	194,112	204,106	168,767	206,513	196,143	183,880
	Median	173,750	191,250	170,000	190,000	185,000	168,000

n/a = insufficient data

Summary of Properties Listed and Sold

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City of Edmonton

December 2025

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2021	January	1,635	804	n/a	n/a
	February	1,830	1,047	n/a	n/a
	March	2,825	1,596	n/a	n/a
	April	3,064	1,883	n/a	n/a
	May	3,009	1,863	n/a	n/a
	June	2,983	1,856	n/a	n/a
	July	2,462	1,493	n/a	n/a
	August	2,295	1,392	n/a	n/a
	September	2,266	1,272	n/a	n/a
	October	1,900	1,273	n/a	n/a
	November	1,561	1,280	n/a	n/a
	December	1,007	938	n/a	n/a
	Total	26,837	16,697	n/a	n/a
2022	January	1,586	954	n/a	n/a
	February	2,166	1,633	n/a	n/a
	March	3,075	2,311	n/a	n/a
	April	3,333	2,017	n/a	n/a
	May	3,397	1,927	n/a	n/a
	June	3,059	1,780	n/a	n/a
	July	2,584	1,338	n/a	n/a
	August	2,312	1,215	n/a	n/a
	September	2,272	1,083	n/a	n/a
	October	1,866	1,027	n/a	n/a
	November	1,443	885	n/a	n/a
	December	897	695	n/a	n/a
	Total	27,990	16,865	n/a	n/a
2023	January	1,612	699	n/a	n/a
	February	1,785	907	n/a	n/a
	March	2,271	1,251	n/a	n/a
	April	2,467	1,369	n/a	n/a
	May	2,708	1,800	n/a	n/a
	June	2,520	1,750	n/a	n/a
	July	2,390	1,586	n/a	n/a
	August	2,280	1,594	n/a	n/a
	September	2,147	1,430	n/a	n/a
	October	1,873	1,290	n/a	n/a
	November	1,508	1,176	n/a	n/a
	December	1,011	877	n/a	n/a
	Total	24,572	15,729	n/a	n/a
2024	January	1,519	1,053	n/a	n/a
	February	1,920	1,399	n/a	n/a
	March	2,486	1,728	n/a	n/a
	April	2,646	2,144	n/a	n/a
	May	2,962	2,141	n/a	n/a
	June	2,575	1,932	n/a	n/a
	July	2,636	2,009	n/a	n/a
	August	2,428	1,771	n/a	n/a
	September	2,215	1,537	n/a	n/a
	October	2,090	1,734	n/a	n/a
	November	1,505	1,364	n/a	n/a
	December	973	1,053	n/a	n/a
	Total	25,955	19,865	n/a	n/a
2025	January	1,717	1,181		
	February	1,871	1,256		
	March	2,626	1,749		
	April	2,766	1,841		
	May	3,376	2,053		
	June	2,933	1,963		
	July	3,093	1,933		
	August	2,600	1,643		
	September	2,494	1,451		
	October	2,317	1,432		
	November	1,610	1,163		
	December	986	914		
	Total	28,389	18,579		

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
December 2025

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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	493,681	388,920	271,576	173,422	380,512
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,117	410,716	283,883	196,143	407,421
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,431	294,779	211,102	422,466
	March	574,363	426,951	311,765	215,379	440,222
	April	579,653	432,565	304,799	212,775	445,178
	May	557,827	439,303	300,978	208,773	429,261
	June	561,850	447,645	299,082	211,606	433,118
	July	570,195	431,368	289,155	202,875	432,297
	August	550,986	420,302	299,827	208,674	428,523
	September	540,159	427,592	296,339	201,289	420,017
	October	544,425	430,315	292,279	191,462	429,451
	November	544,972	419,806	281,588	203,505	424,236
	December	552,148	422,627	293,566	194,112	428,375
	YTD Average	558,463	430,322	297,897	206,513	430,446

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

5 Year Residential Activity
Total Board
December 2025

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	2025	2024	2023	2022	2021
Detached					
New Listings / YTD	832 / 26,513	853 / 25,062	931 / 24,513	797 / 27,676	872 / 26,711
Sales / YTD	876 / 18,206	928 / 19,239	797 / 15,797	660 / 17,878	1,005 / 19,840
Sales to New Listings Ratio / YTD	105% / 69%	109% / 77%	86% / 64%	83% / 65%	115% / 74%
Sales Volume	476,163,615	475,802,771	367,422,743	293,137,101	452,851,806
Sales Volume YTD	9,835,245,209	9,800,036,687	7,346,479,388	8,483,842,858	8,928,169,465
Semi-detached					
New Listings / YTD	173 / 4,159	133 / 3,684	157 / 3,466	119 / 4,106	159 / 4,118
Sales / YTD	147 / 3,009	164 / 3,200	141 / 2,572	101 / 3,062	164 / 3,067
Sales to New Listings Ratio / YTD	85% / 72%	123% / 87%	90% / 74%	85% / 75%	103% / 74%
Sales Volume	61,328,160	67,005,755	51,061,138	35,784,600	56,485,801
Sales Volume YTD	1,280,315,954	1,290,344,345	948,859,064	1,133,003,147	1,057,965,820
Row/Townhouse					
New Listings / YTD	202 / 5,349	184 / 4,714	231 / 4,228	147 / 4,619	180 / 4,646
Sales / YTD	192 / 3,955	216 / 4,159	192 / 3,169	135 / 3,173	161 / 2,839
Sales to New Listings Ratio / YTD	95% / 74%	117% / 88%	83% / 75%	92% / 69%	89% / 61%
Sales Volume	57,041,705	62,972,289	49,925,870	32,057,638	39,510,154
Sales Volume YTD	1,201,610,801	1,205,368,820	814,850,325	815,164,236	703,121,816
Apartment Condominium					
New Listings / YTD	270 / 7,282	279 / 7,037	271 / 6,542	241 / 6,879	338 / 7,192
Sales / YTD	205 / 4,393	224 / 4,719	197 / 3,638	179 / 3,224	174 / 2,827
Sales to New Listings Ratio / YTD	76% / 60%	80% / 67%	73% / 56%	74% / 47%	51% / 39%
Sales Volume	39,823,914	45,540,255	33,614,570	32,164,111	34,218,072
Sales Volume YTD	927,188,802	942,920,392	689,293,081	635,453,089	579,602,126
Total Residential¹					
New Listings / YTD	1,477 / 43,303	1,449 / 40,497	1,590 / 38,749	1,304 / 43,280	1,549 / 42,667
Sales / YTD	1,420 / 29,563	1,532 / 31,317	1,327 / 25,176	1,075 / 27,337	1,504 / 28,573
Sales to New Listings Ratio / YTD	96% / 68%	106% / 77%	83% / 65%	82% / 63%	97% / 67%
Sales Volume	634,357,394	651,321,070	502,024,321	393,143,450	583,065,833
Sales Volume YTD	13,244,360,766	13,238,670,244	9,799,481,858	11,067,463,330	11,268,859,227
Other²					
New Listings / YTD	106 / 3,020	101 / 3,072	145 / 3,027	106 / 3,110	139 / 3,289
Sales / YTD	80 / 1,604	83 / 1,551	71 / 1,361	50 / 1,518	110 / 1,822
Sales to New Listings Ratio / YTD	75% / 53%	82% / 50%	49% / 45%	47% / 49%	79% / 55%
Sales Volume	20,253,035	28,094,140	16,244,000	12,523,300	24,874,958
Sales Volume YTD	464,986,126	436,873,074	295,077,048	338,668,657	398,743,899

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 Residential¹ Sales Activity by Municipality (Part 1)

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December 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Barrhead	Sales	7	4	3	71	68	67
	Sales Volume	2,881,000	n/a	n/a	20,696,905	16,336,952	16,229,776
	Average Price	411,571	n/a	n/a	291,506	240,249	242,235
	Median Price	365,000	n/a	n/a	272,000	218,500	235,000
Beaumont	Sales	31	25	28	446	521	418
	Sales Volume	16,212,400	14,314,100	13,033,750	241,997,543	272,437,390	205,939,481
	Average Price	522,981	572,564	465,491	542,595	522,912	492,678
	Median Price	517,500	569,900	422,500	525,000	511,000	471,950
Bonnyville	Sales	3	9	6	281	246	219
	Sales Volume	n/a	2,790,500	1,703,500	105,347,497	87,639,859	70,221,550
	Average Price	n/a	310,056	283,917	374,902	356,260	320,646
	Median Price	n/a	288,000	220,000	330,000	325,250	300,000
Cold Lake	Sales	14	13	15	318	338	365
	Sales Volume	5,550,000	4,484,100	4,002,325	115,900,779	113,927,225	120,208,789
	Average Price	396,429	344,931	266,822	364,468	337,063	329,339
	Median Price	342,500	360,000	255,325	362,650	325,000	316,500
Devon	Sales	2	8	5	129	122	102
	Sales Volume	n/a	2,937,900	1,824,000	51,076,964	48,721,114	37,453,171
	Average Price	n/a	367,238	364,800	395,945	399,353	367,188
	Median Price	n/a	322,500	320,000	389,900	385,000	347,000
Drayton Valley	Sales	4	8	4	132	145	122
	Sales Volume	n/a	2,079,500	n/a	42,340,700	41,007,720	34,416,099
	Average Price	n/a	259,938	n/a	320,763	282,812	282,099
	Median Price	n/a	256,500	n/a	302,250	275,000	281,450
Fort Saskatchewan	Det. Sales	21	23	21	433	498	368
	Det. Average Price	510,810	565,984	469,262	533,490	510,038	473,966
	Det. Median Price	494,500	590,000	460,000	520,000	491,562	461,500
	Apt. Sales	7	2	3	70	46	74
	Apt. Average Price	163,643	n/a	n/a	192,103	170,310	166,142
	Apt. Median Price	195,000	n/a	n/a	187,250	170,250	146,500
	Total Sales Volume	14,464,900	17,175,587	12,684,400	320,731,752	341,480,926	234,615,310
Gibbons	Sales	4	3	3	66	62	70
	Sales Volume	n/a	n/a	n/a	25,358,835	22,582,347	22,188,040
	Average Price	n/a	n/a	n/a	384,225	364,231	316,972
	Median Price	n/a	n/a	n/a	359,000	341,250	305,250
Leduc	Det. Sales	45	19	23	570	578	487
	Det. Average Price	502,343	506,395	403,596	501,945	476,416	432,188
	Det. Median Price	485,000	485,500	401,900	490,000	460,000	417,500
	Apt. Sales	0	1	2	39	27	24
	Apt. Average Price	n/a	n/a	n/a	188,332	199,428	197,113
	Apt. Median Price	n/a	n/a	n/a	186,900	207,500	169,950
	Total Sales Volume	28,966,750	14,084,200	14,823,325	374,775,713	364,424,075	279,944,843

n/a = insufficient data

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

Monthly Residential¹ Sales Activity by Municipality (Part 2)

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December 2025

		2025	2024	2023	2025 YTD	2024 YTD	2023 YTD
Morinville	Sales	9	12	11	218	256	217
	Sales Volume	3,808,055	4,374,400	3,606,300	88,142,417	95,221,786	74,058,004
	Average Price	423,117	364,533	327,845	404,323	371,960	341,281
	Median Price	435,000	382,450	325,000	409,950	385,000	342,000
Sherwood Park	Det. Sales	45	29	27	915	949	753
	Det. Average Price	583,546	559,184	445,574	578,324	547,993	505,769
	Det. Median Price	587,000	505,000	430,000	552,500	520,000	480,000
	Apt. Sales	7	8	8	128	159	135
	Apt. Average Price	236,847	238,913	228,300	307,631	277,903	254,086
	Apt. Median Price	230,000	256,750	205,000	299,000	275,000	259,900
Total Sales Volume		37,150,538	24,730,698	20,472,000	715,292,902	715,082,790	508,140,646
Spruce Grove	Det. Sales	31	34	23	731	749	553
	Det. Average Price	527,766	510,540	454,413	539,212	492,298	457,885
	Det. Median Price	524,900	472,500	438,000	535,000	472,500	445,000
	Apt. Sales	1	1	2	68	83	62
	Apt. Average Price	n/a	n/a	n/a	186,542	196,241	184,104
	Apt. Median Price	n/a	n/a	n/a	178,000	182,500	173,000
Total Sales Volume		24,400,519	24,939,837	15,505,400	526,169,853	530,526,685	362,886,549
St. Albert	Det. Sales	34	40	30	963	982	754
	Det. Average Price	657,089	557,282	531,758	607,527	576,066	538,566
	Det. Median Price	552,750	549,000	467,450	552,000	530,000	490,000
	Apt. Sales	7	4	4	175	131	158
	Apt. Average Price	182,786	n/a	n/a	291,313	267,407	272,355
	Apt. Median Price	150,000	n/a	n/a	236,000	229,900	208,750
Total Sales Volume		28,201,037	29,150,006	20,427,236	762,318,045	736,496,954	547,468,126
St. Paul	Sales	6	4	12	169	158	161
	Sales Volume	2,206,000	n/a	2,732,000	39,285,150	35,859,450	38,038,550
	Average Price	367,667	n/a	227,667	232,457	226,959	236,264
	Median Price	246,250	n/a	212,500	202,000	210,000	215,000
Stony Plain	Sales	17	33	17	444	491	368
	Sales Volume	6,140,649	12,034,948	6,977,500	179,029,203	187,787,637	131,764,849
	Average Price	361,215	364,695	410,441	403,219	382,460	358,057
	Median Price	330,500	363,000	365,000	422,033	389,900	351,250
Vegreville	Sales	4	5	4	116	107	98
	Sales Volume	n/a	963,000	n/a	30,308,299	24,152,400	21,559,650
	Average Price	n/a	192,600	n/a	261,278	225,723	219,996
	Median Price	n/a	223,500	n/a	250,000	225,000	195,000
Westlock	Sales	1	4	5	87	84	90
	Sales Volume	n/a	n/a	603,400	22,539,100	21,070,000	21,439,250
	Average Price	n/a	n/a	120,680	259,070	250,833	238,214
	Median Price	n/a	n/a	115,000	260,000	239,500	231,750
Wetaskiwin	Sales	8	10	8	214	219	184
	Sales Volume	1,969,000	2,900,500	1,553,400	59,766,475	57,206,533	42,281,543
	Average Price	246,125	290,050	194,175	279,283	261,217	229,791
	Median Price	241,750	296,750	187,550	275,000	251,000	225,000

n/a = insufficient data

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

2025

		2025-Q4	2024-Q4	2023-Q4	2025 YTD	2024 YTD	2023 YTD
Residential¹ Sales by Municipality							
Bon Accord	Sales	5	0	2	37	29	25
	Sales Volume	1,610,900	n/a	n/a	12,220,450	8,004,900	6,453,246
Calmar	Sales	7	10	10	47	53	56
	Sales Volume	3,067,899	3,947,000	3,021,050	19,380,539	19,601,245	16,455,850
Elk Point	Sales	6	7	5	23	26	19
	Sales Volume	979,000	978,000	826,000	3,638,400	3,490,600	2,825,900
Millet	Sales	4	5	4	29	29	30
	Sales Volume	n/a	1,561,500	n/a	10,661,300	8,988,850	8,892,750
Redwater	Sales	10	12	11	55	52	57
	Sales Volume	2,696,925	2,861,900	2,757,400	15,041,025	12,461,450	12,397,550
Tofield	Sales	3	8	3	43	52	26
	Sales Volume	n/a	2,519,000	n/a	11,951,900	13,512,300	7,137,902

n/a = insufficient data

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

Residential¹ Annual Sales Activity by Municipality (Part 1)

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2025

		2025	2024	2023
Sales by Municipality				
Andrew	Sales	13	14	9
	Sales Volume	2,699,500	2,536,500	1,299,500
	Average Price	207,654	181,179	144,389
	Median Price	235,000	173,750	95,000
Breton	Sales	15	16	7
	Sales Volume	3,731,550	3,056,400	1,333,000
	Average Price	248,770	191,025	190,429
	Median Price	268,000	154,450	197,000
Bruderheim	Sales	26	30	30
	Sales Volume	7,099,250	7,853,450	7,975,000
	Average Price	273,048	261,782	265,833
	Median Price	280,875	260,000	285,000
Cardiff	Sales	13	15	13
	Sales Volume	5,700,000	6,927,900	5,159,900
	Average Price	438,462	461,860	396,915
	Median Price	450,000	457,000	385,000
Evansburg	Sales	8	11	13
	Sales Volume	1,634,500	1,795,900	2,488,000
	Average Price	204,313	163,264	191,385
	Median Price	165,500	151,500	174,000
Hardisty	Sales	0	0	4
	Sales Volume	n/a	n/a	n/a
	Average Price	n/a	n/a	n/a
	Median Price	n/a	n/a	n/a
Lamont	Sales	34	36	34
	Sales Volume	9,641,200	9,200,399	5,988,962
	Average Price	283,565	255,567	176,146
	Median Price	288,950	249,950	174,950
Legal (Town)	Sales	24	28	27
	Sales Volume	7,885,850	7,849,650	7,403,800
	Average Price	328,577	280,345	274,215
	Median Price	346,725	289,950	285,000

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

Residential¹ Annual Sales Activity by Municipality (Part 2)

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2025

		2025	2024	2023
Sales by Municipality				
Mundare	Sales	21	21	22
	Sales Volume	6,177,400	6,126,954	5,558,750
	Average Price	294,162	291,760	252,670
	Median Price	270,000	285,000	230,500
New Sarepta (Village)	Sales	6	10	5
	Sales Volume	2,364,400	3,106,400	1,209,500
	Average Price	394,067	310,640	241,900
	Median Price	436,700	242,500	237,500
Onoway	Sales	20	25	17
	Sales Volume	5,108,050	7,333,257	4,152,500
	Average Price	255,403	293,330	244,265
	Median Price	267,500	295,000	230,000
Smoky Lake	Sales	22	28	28
	Sales Volume	5,592,500	5,995,650	4,963,400
	Average Price	254,205	214,130	177,264
	Median Price	280,000	225,000	182,500
Thorsby (Village)	Sales	15	24	12
	Sales Volume	3,895,700	5,501,500	2,398,400
	Average Price	259,713	229,229	199,867
	Median Price	270,000	263,950	208,750
Two Hills	Sales	21	15	13
	Sales Volume	3,250,000	2,559,000	1,785,700
	Average Price	154,762	170,600	137,362
	Median Price	146,000	137,000	115,700
Wabamun (Village)	Sales	22	12	9
	Sales Volume	6,825,100	3,438,400	1,890,000
	Average Price	310,232	286,533	210,000
	Median Price	303,050	279,250	180,000
Warburg (Village)	Sales	17	18	6
	Sales Volume	3,624,000	3,473,300	1,154,000
	Average Price	213,176	192,961	192,333
	Median Price	220,000	165,000	193,000

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