

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 |

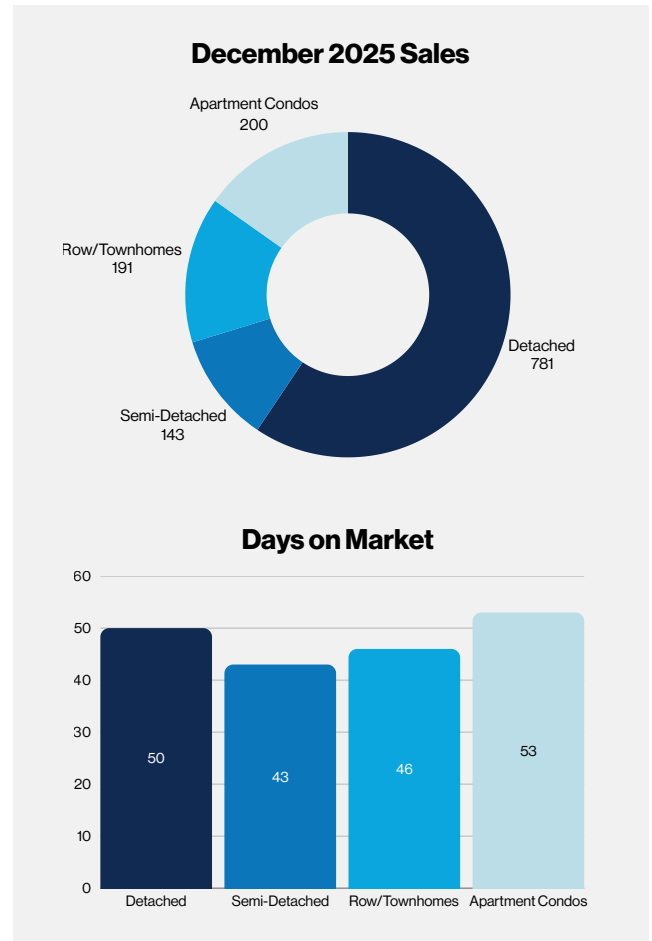
Data by Property Type





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 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.



| | DETACHED | SEMI-DETACHED | ROW/TOWNHOMES | APARTMENT CONDOS |
|-----------------------------------|---|---|--|---|
| RESIDENTIAL AVERAGE PRICES |  |  |  |  |
| | \$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% |

| MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²) | 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-residential ⁴ 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 Average ⁹ |
| 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)
Greater Edmonton Area¹
December 2025

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| | 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)
Greater Edmonton Area¹
December 2025

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| | 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)

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
Greater Edmonton Area¹**

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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
Greater Edmonton Area¹
December 2025

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| 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)

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City of Edmonton

December 2025

| | 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)

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City of Edmonton

December 2025

| | 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
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

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City of Edmonton

December 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 | 493,681 | 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

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Total Board December 2025

| | 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.

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

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 | 272,667 | 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 Condominium

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

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

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