

Growing options for buyers with strong prices bringing sellers to market

JULY 02, 2025 MARKET STATISTICS



Edmonton, AB – July 2, 2025 — Activity in the Greater Edmonton Area (GEA) residential real estate market remained robust in June 2025, with 2,877 homes sold and 4,215 new listings added to the REALTORS® Association of Edmonton's (RAE) MLS® System. While sales dipped 2.8% and new listings declined 10.9% compared to May 2025, year-over-year trends remain positive. Residential unit sales were up 1.2% from June 2024, and new listings saw a notable 15.8% increase from the same time last year. Inventory levels also edged upward, with 6,768 residential properties available at the end of June, up 3.8% from May and 15.0% higher than a year ago.

The average selling price across all residential property types rose 0.1% from May to \$464,955, up 5.9% year-over-year. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$439,700, reflecting a 0.1% increase from May 2025 and a 7.7% increase from June 2024.

“June’s market remained steady overall, with year-over-year gains in sales and listings. However, we’re starting to see signs of a slowdown in some categories—particularly semi-detached and row/townhomes, where sales dipped and time on market increased. That said, with inventory growing and strong listing activity, the Greater Edmonton Area continues to offer opportunity for both buyers and sellers as we head into the second half of the year.” –Darlene Reid, 2025 Board Chair, REALTORS® Association of Edmonton

Data by Property Type

Detached homes remain in demand selling 2.6% more units than the same month last year, and prices continue to trend 6.4% higher year-over-year despite a monthly dip of 1.0%. New listings were 16.3% higher compared to June 2024, helping ease tight conditions. While new listings slowed during June, detached properties stayed on the market an average of two days longer than the previous month.

While **semi-detached** sales saw a month-over-month increase of 5.6%, sales were down 9.3% from last year in contrast to other property categories. An influx of 449 new listings reflects a 26.5% increase compared to June 2024. Although the average sale price remained steady, a modest 4.1% year-over-year growth in prices suggests balanced conditions.

Row/townhomes continue to show solid year-over-year price growth with an average price of \$309,811, higher than June 2024 by 6.8%. Although the pace of sales slowed 13.7% compared to May 2025, with 415 sales in June, the category still showed an annual increase of 2.5%. A three-day monthly increase in the number of days on market may reflect increased choice for buyers.

Apartment condominiums remain a relatively stable segment, with modest price growth of 0.3% month-over-month and 1.4% year-over-year. Sales volume showed a downward trend of 1.9% at the end of spring but increased 2.9% over last year. Supply in this category remains strong with 10.4% more new listings compared to last year, despite a month-over-month decrease of 14.5%.

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