

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

JUNE 02, 2025 MARKET STATISTICS



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

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

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

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

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

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

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