

SELLING PRICE

AVERAGE

\$470K

Month-over-Month

-1.1%

Year-over-Year

1.8%



ALL RESIDENTIAL

MEDIAN

\$439K

Month-over-Month

-1.8%

Year-over-Year

0.9%

AVERAGE

\$576K

M/M

-1.6%

Y/Y

1.0%



DETACHED

MEDIAN

\$525K

M/M

-1.1%

Y/Y

0.3%

AVERAGE

\$424K

M/M

-0.3%

Y/Y

0.8%



SEMI-DETACHED

MEDIAN

\$418K

M/M

-0.2%

Y/Y

-0.1%

AVERAGE

\$298K

M/M

1.9%

Y/Y

-1.2%



ROW/TOWNHOUSE

MEDIAN

\$292K

M/M

-0.9%

Y/Y

-0.9%

AVERAGE

\$215K

M/M

0.7%

Y/Y

-1.2%



APARTMENT CONDOMINIUM

MEDIAN

\$190K

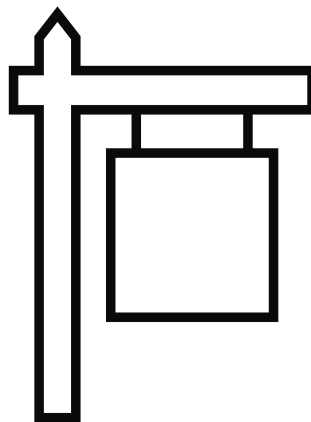
M/M

-2.6%

Y/Y

-5.0%

NEW LISTINGS



CURRENT MONTH

3,769

YTD

30K



M/M

-8.1%



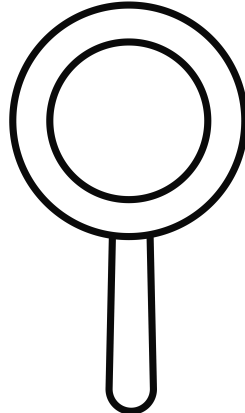
Y/Y

3.3%

INVENTORY

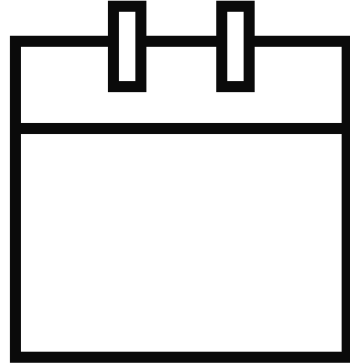
8,052

INVENTORY

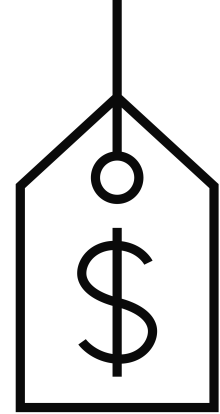


3.8

MONTHS OF INVENTORY



SALES



CURRENT MONTH

2,143

YTD

17K



M/M

-15.4%



Y/Y

-9.8%

HIGH ROLLERS

DETACHED

\$4,200,000

SEMI-DETACHED

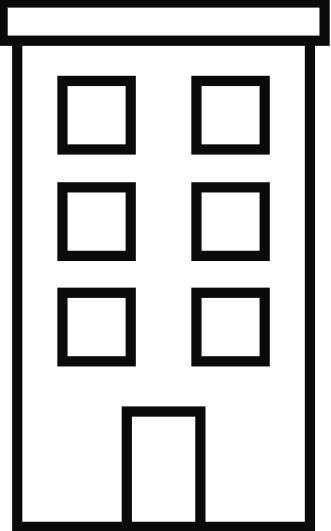
\$1,029,500

ROW/TOWNHOUSE

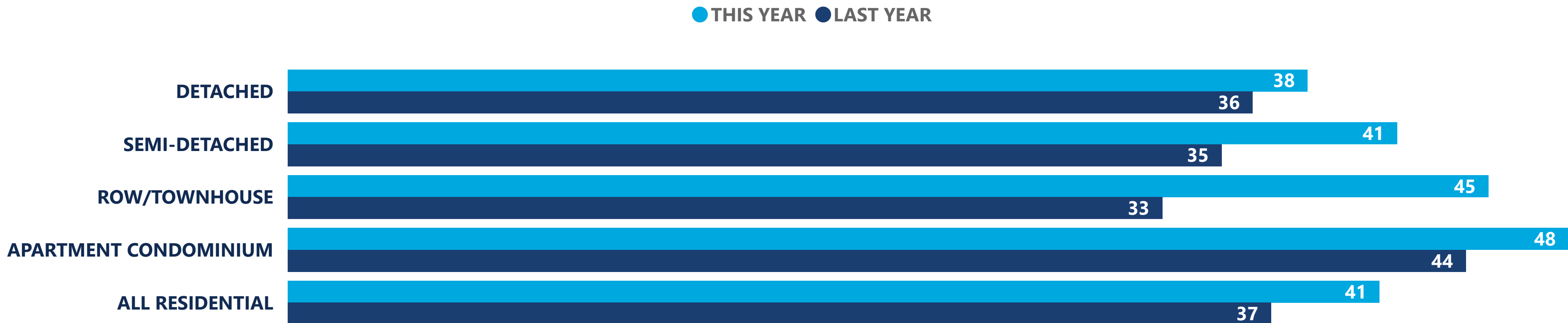
\$891,500

APARTMENT CONDOMINIUM

\$1,550,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AUGUST 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

SELLING PRICE



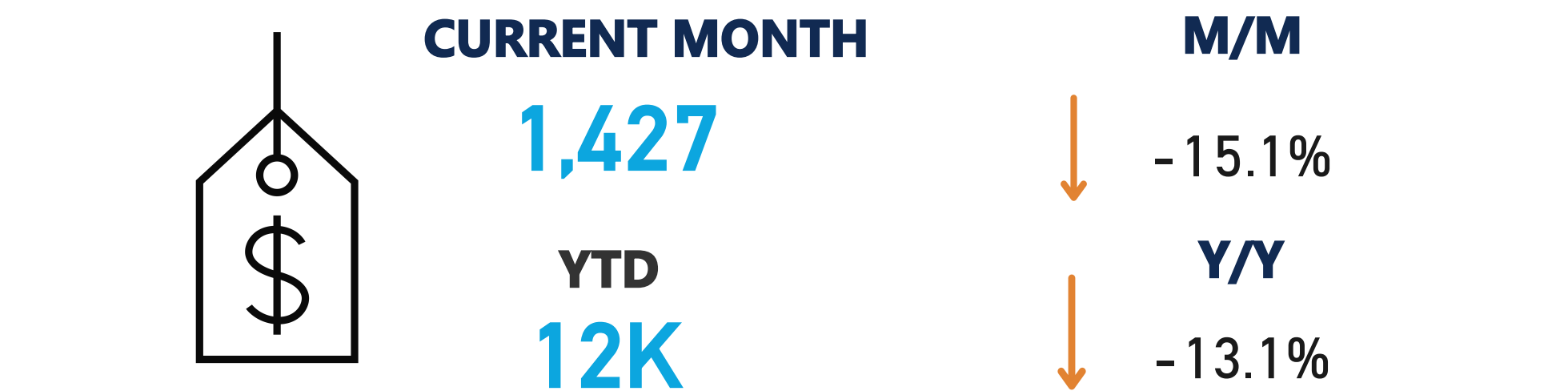
NEW LISTINGS



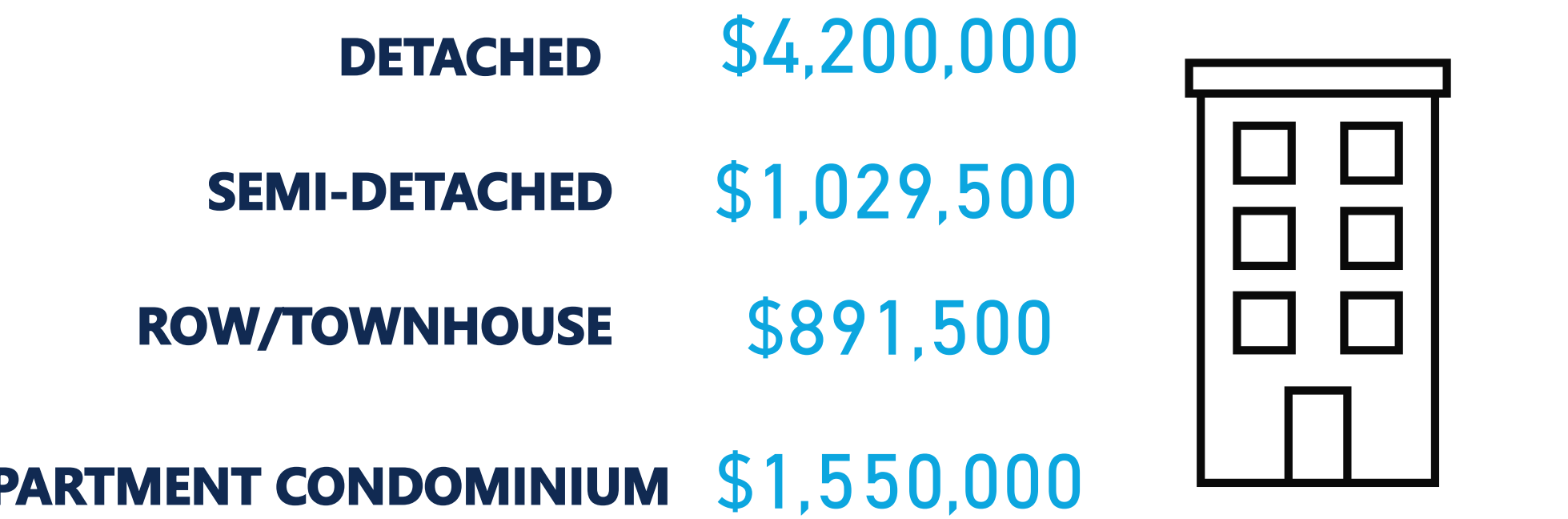
INVENTORY



SALES



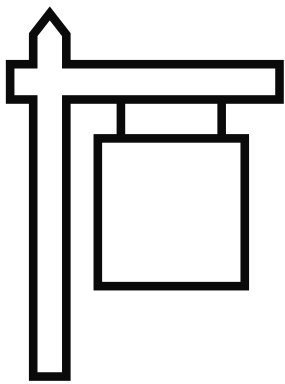
HIGH ROLLERS



AVERAGE DAYS ON MARKET FOR MONTHLY SALES

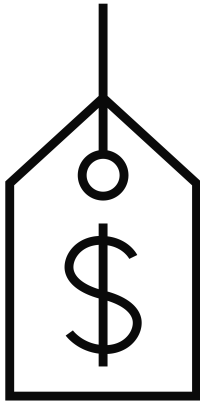


NEW LISTINGS



CURRENT MONTH
3,769
↓ -8%
YTD
30K
↑ 3%
M/M
Y/Y

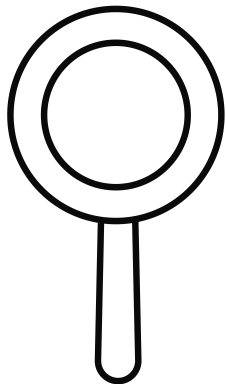
SALES



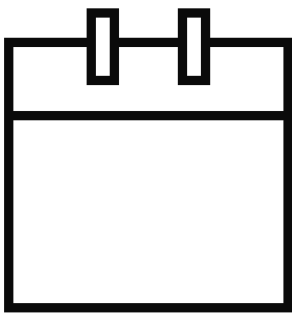
CURRENT MONTH
2,143
↓ -15%
YTD
17K
↓ -10%
M/M
Y/Y

MONTHS OF INVENTORY

8,052
INVENTORY

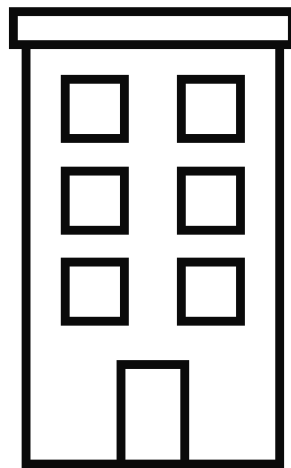


3.8
MONTHS OF INVENTORY



HIGH ROLLERS

DETACHED \$4,200,000
SEMI-DETACHED \$1,029,500
ROW/TOWNHOUSE \$891,500
APARTMENT CONDOMINIUM \$1,550,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE \$469,602
M/M -1%
Y/Y 2%
MEDIAN \$439,000
M/M -2%
Y/Y 1%



DETACHED

AVERAGE \$575,575
M/M -2%
Y/Y 1%
MEDIAN \$525,000
M/M -1%
Y/Y 0%



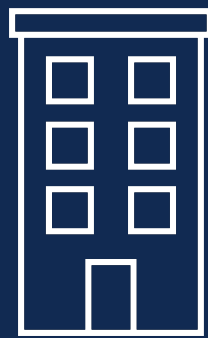
SEMI-DETACHED

AVERAGE \$424,322
M/M -0%
Y/Y 1%
MEDIAN \$417,500
M/M -0%
Y/Y -0%



ROW/TOWNHOUSE

AVERAGE \$298,238
M/M 2%
Y/Y -1%
MEDIAN \$292,450
M/M -1%
Y/Y -1%

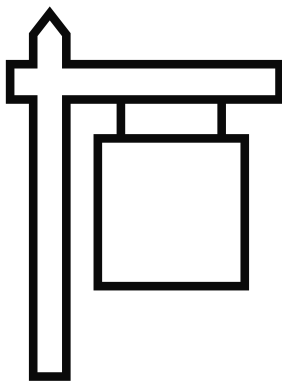


APARTMENT
CONDOMINIUM

AVERAGE \$215,422
M/M 1%
Y/Y -1%
MEDIAN \$190,000
M/M -3%
Y/Y -5%

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

NEW LISTINGS



CURRENT MONTH

2,684

↓ -8%

YTD

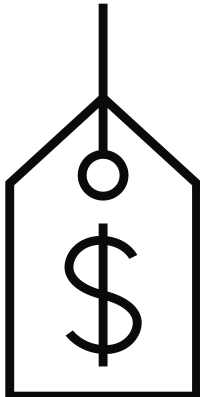
21K

↑ 3%

M/M

Y/Y

SALES



CURRENT MONTH

1,427

↓ -15%

YTD

12K

↓ -13%

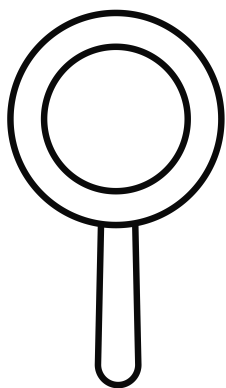
M/M

Y/Y

MONTHS OF INVENTORY

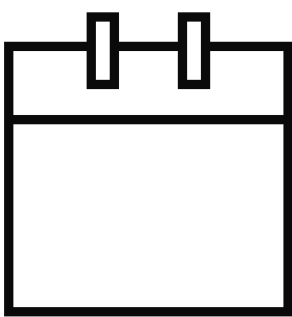
6,045

INVENTORY



4.2

MONTHS OF
INVENTORY



HIGH ROLLERS

DETACHED

\$4,200,000

SEMI-DETACHED

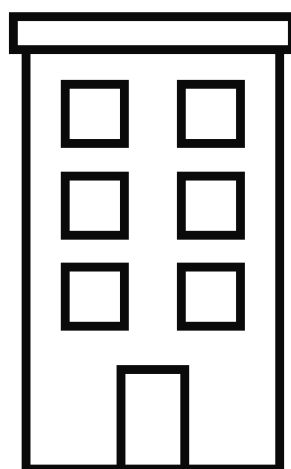
\$1,029,500

ROW/TOWNHOUSE

\$891,500

APARTMENT CONDOMINIUM

\$1,550,000



AVERAGE DAYS ON MARKET FOR MONTHLY SALES



● THIS YEAR ● LAST YEAR

SELLING PRICE COMPARISONS



ALL RESIDENTIAL

AVERAGE

\$436,475

M/M -2%

Y/Y 2%

MEDIAN

\$415,000

M/M -0%

Y/Y 1%



DETACHED

AVERAGE

\$556,257

M/M -4%

Y/Y 1%

MEDIAN

\$506,000

M/M -2%

Y/Y -0%



SEMI-DETACHED

AVERAGE

\$412,704

M/M -3%

Y/Y -2%

MEDIAN

\$405,000

M/M -4%

Y/Y -3%



ROW/TOWNHOUSE

AVERAGE

\$295,583

M/M 3%

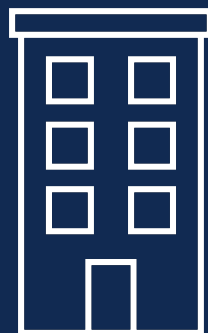
Y/Y -1%

MEDIAN

\$285,000

M/M -1%

Y/Y -3%



APARTMENT
CONDOMINIUM

AVERAGE

\$204,434

M/M -1%

Y/Y -2%

MEDIAN

\$182,950

M/M -4%

Y/Y -8%

MLS® HOME PRICE INDEX

\$427K

Benchmark Price



-0.6%

Month-over-Month



-0.6%

Year-over-Year

\$470K

Average Sales Price



-1.1%

Month-over-Month



1.8%

Year-over-Year

\$439K

Median Sales Price



-1.8%

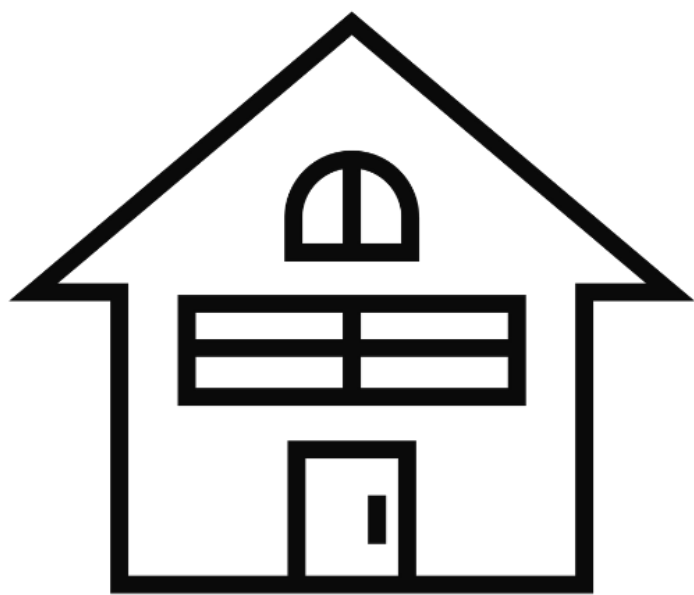
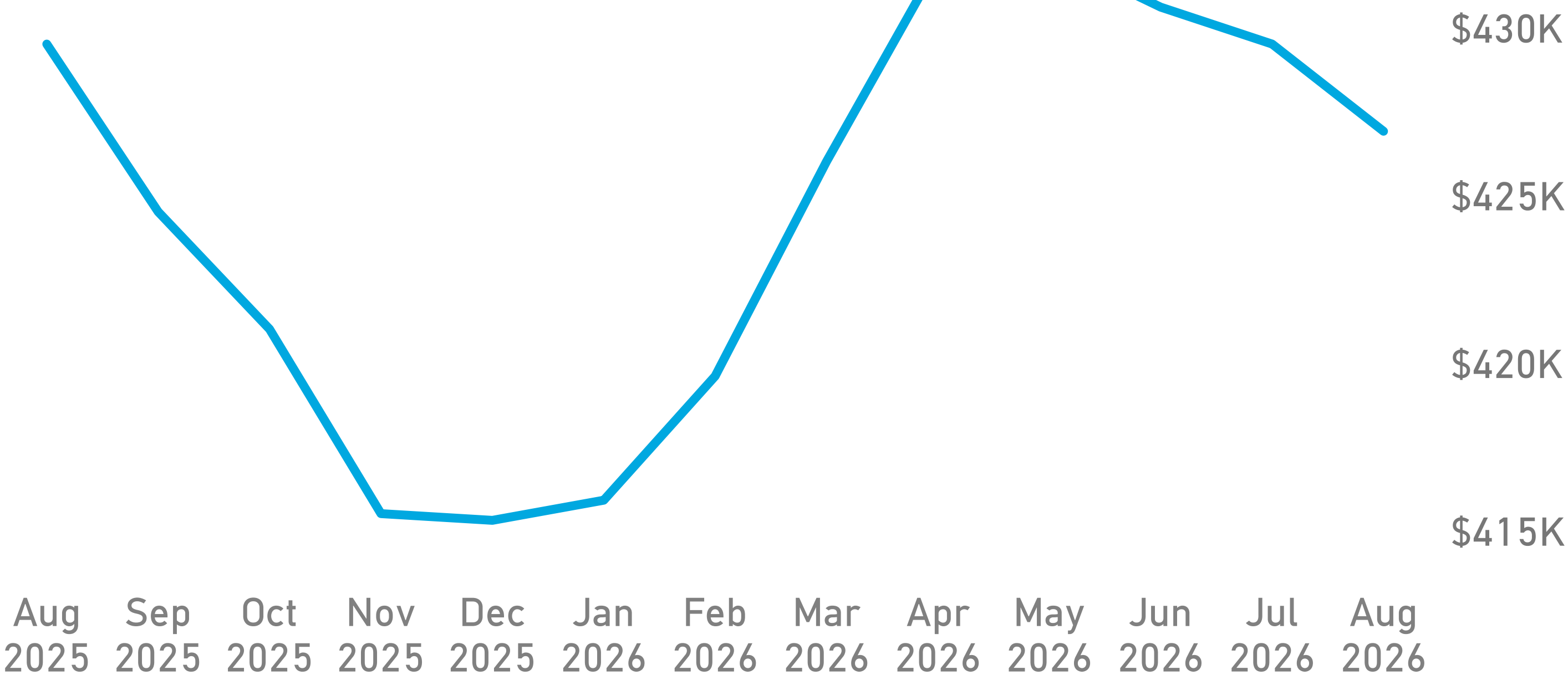
Month-over-Month



0.9%

Year-over-Year

BENCHMARK PRICE TREND



SINGLE FAMILY

\$525K

Benchmark Price



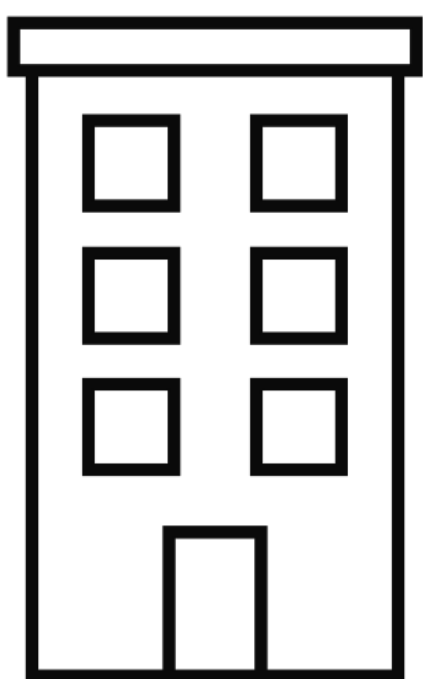
-0.7%

Month-over-Month



-0.2%

Year-over-Year



APARTMENT

\$199K

Benchmark Price



-0.5%

Month-over-Month



-1.6%

Year-over-Year



TOWNHOUSE

\$271K

Benchmark Price



-0.7%

Month-over-Month



-3.1%

Year-over-Year

AUGUST 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

\$408K

Benchmark Price

↓ **-0.6%**

Month-over-Month

↓ **-1.6%**

Year-over-Year

\$436K

Average Sales Price

↓ **-1.7%**

Month-over-Month

↑ **1.9%**

Year-over-Year

\$415K

Median Sales Price

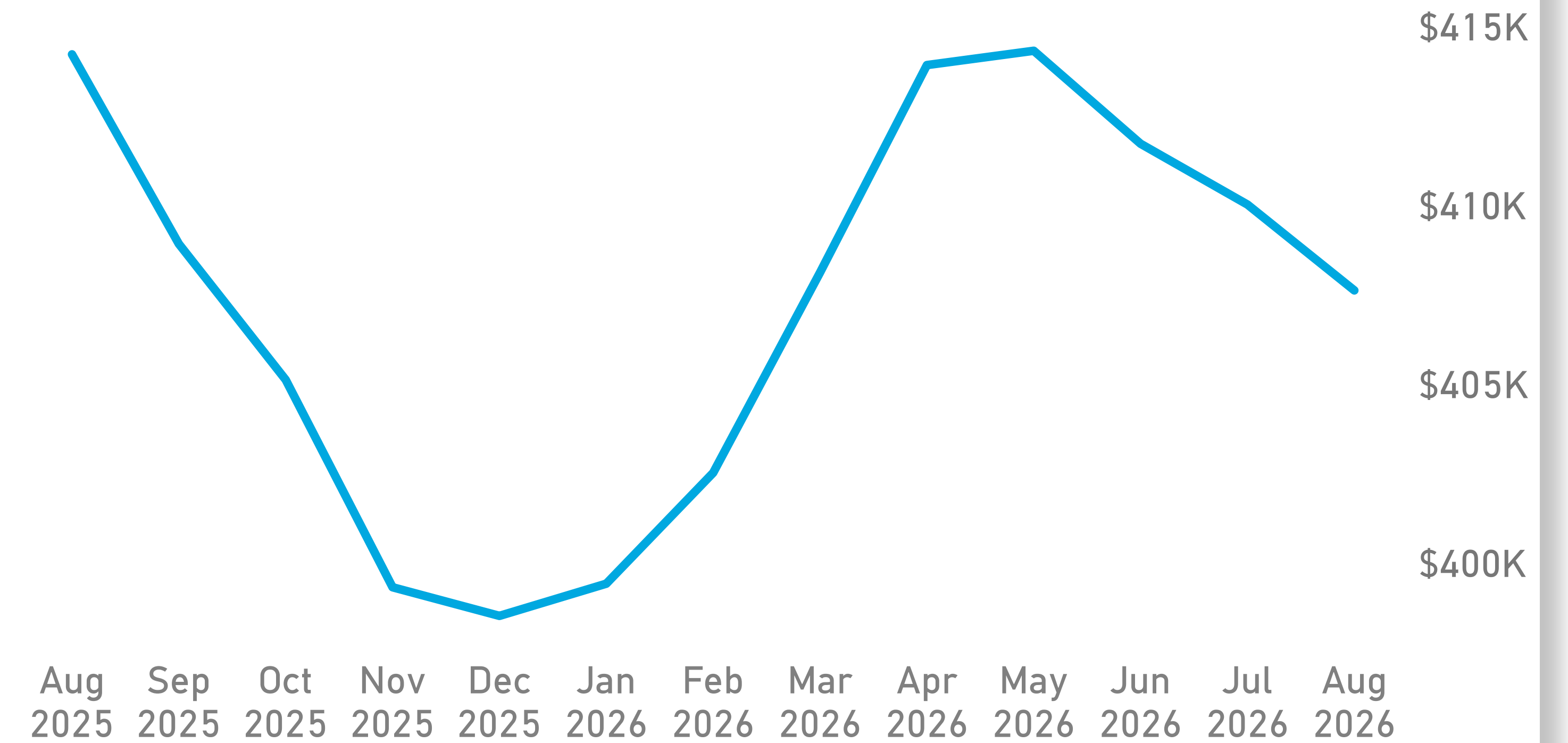
↓ **-0.5%**

Month-over-Month

↑ **1.2%**

Year-over-Year

BENCHMARK PRICE TREND



\$523K

Benchmark Price

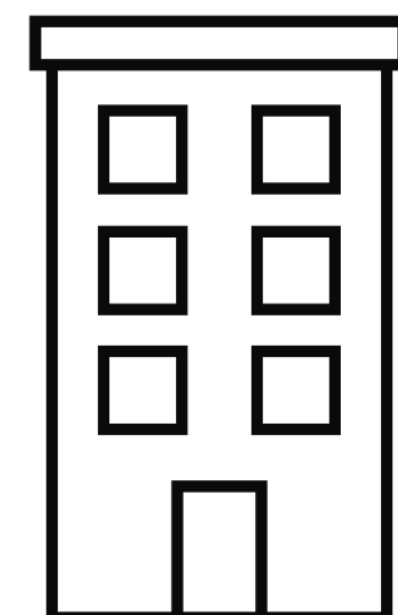
↓ **-0.6%**

Month-over-Month

↓ **-1.0%**

Year-over-Year

SINGLE FAMILY



\$191K

Benchmark Price

↓ **-0.7%**

Month-over-Month

↓ **-2.1%**

Year-over-Year

APARTMENT



\$269K

Benchmark Price

↓ **-1.0%**

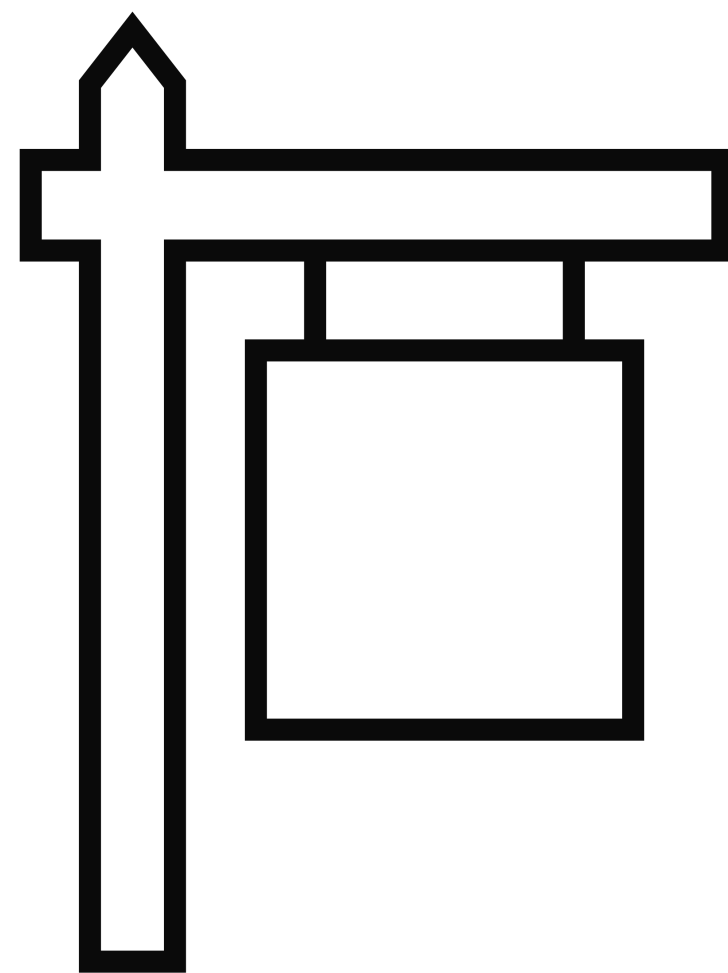
Month-over-Month

↓ **-4.2%**

Year-over-Year

TOWNHOUSE

NEW LISTINGS



CURRENT MONTH

3,769

MONTH-OVER-MONTH

↓ **-8.1%**

YTD

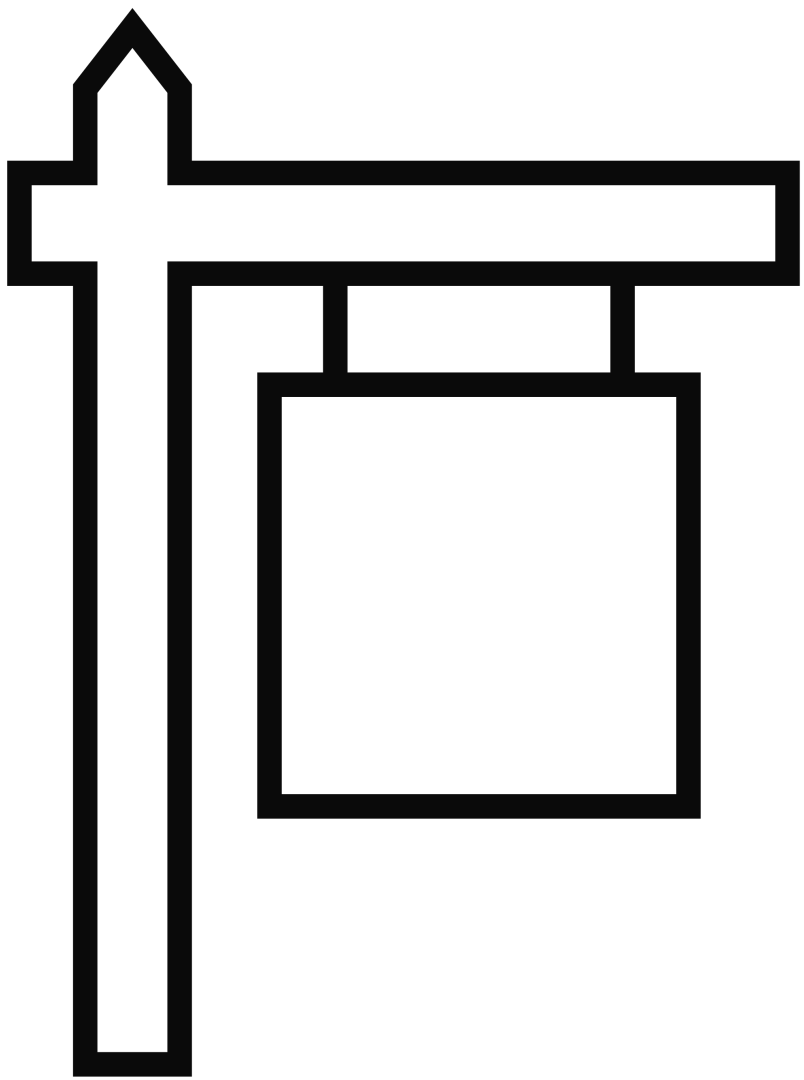
30K

YEAR-OVER-YEAR

↑ **3.3%**

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

NEW LISTINGS



CURRENT MONTH

2,684

YTD

21K

MONTH-OVER-MONTH

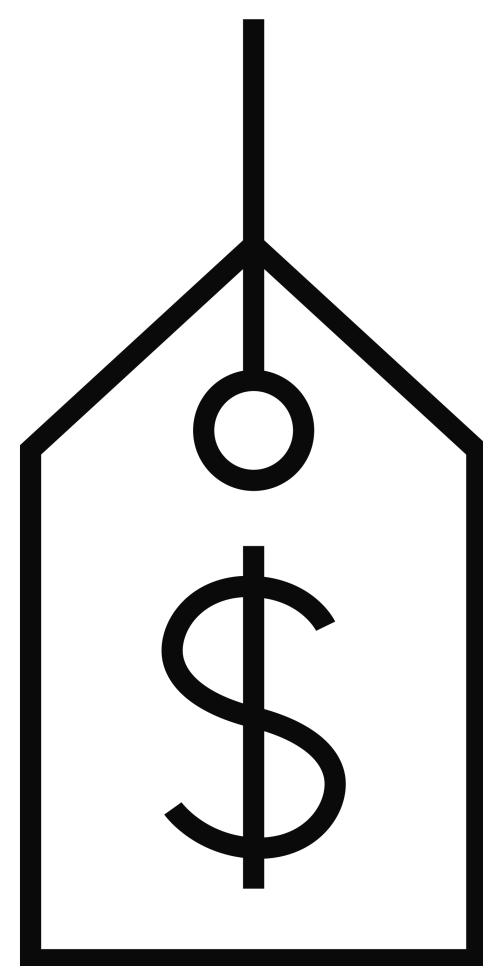


-8.4%

YEAR-OVER-YEAR



3.1%



SALES

CURRENT MONTH

2,143

YTD

17K

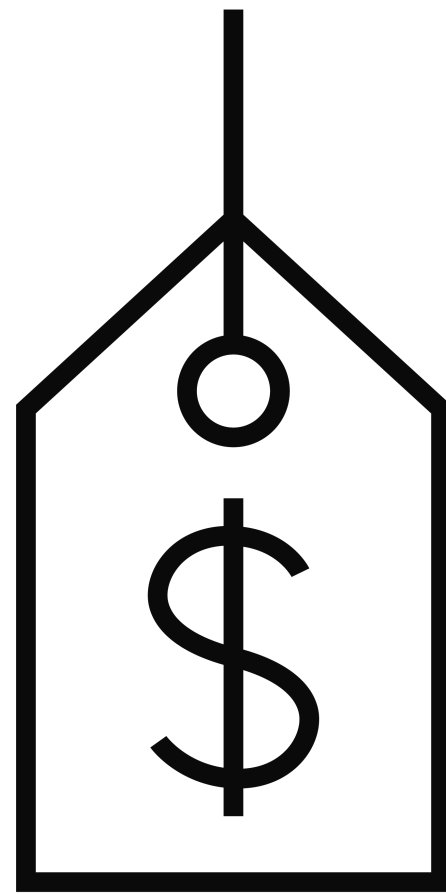
MONTH-OVER-MONTH

↓ **-15.4%**

YEAR-OVER-YEAR

↓ **-9.8%**

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SALES

CURRENT MONTH

1,427

YTD

12K

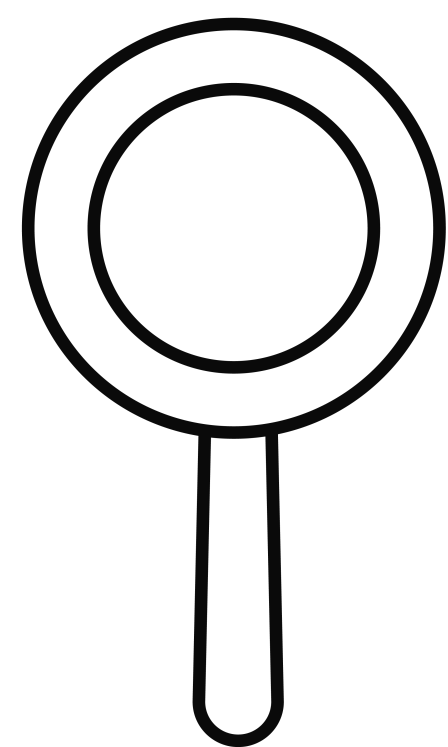
MONTH-OVER-MONTH

↓ **-15.1%**

YEAR-OVER-YEAR

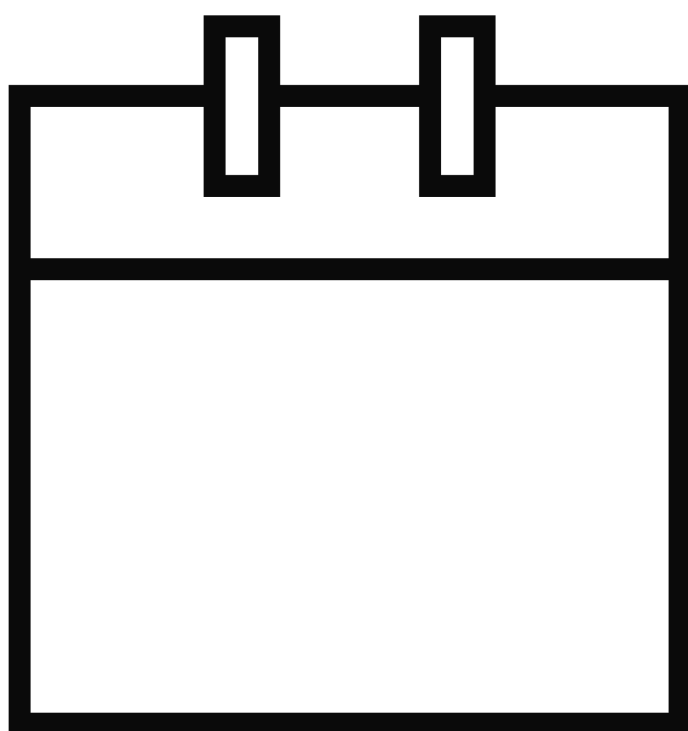
↓ **-13.1%**

8,052



INVENTORY

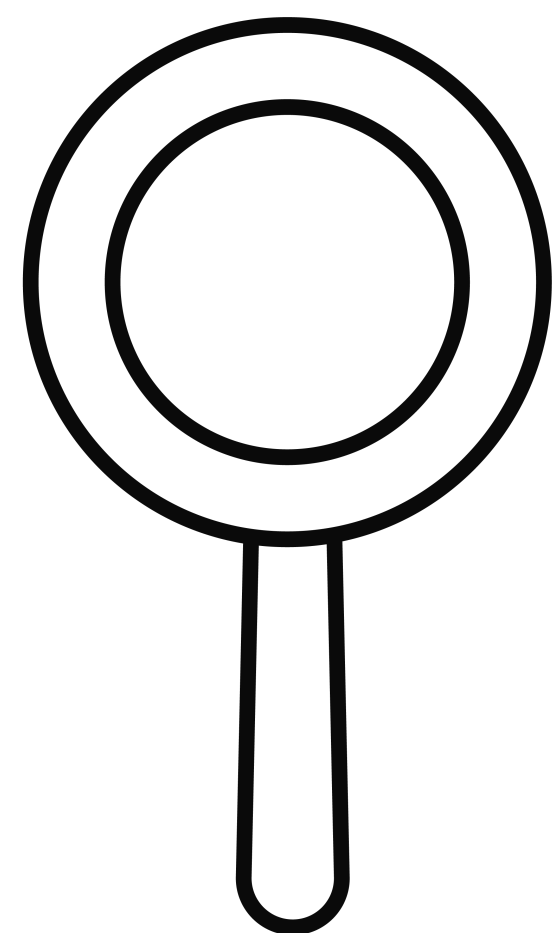
3.8



MOI

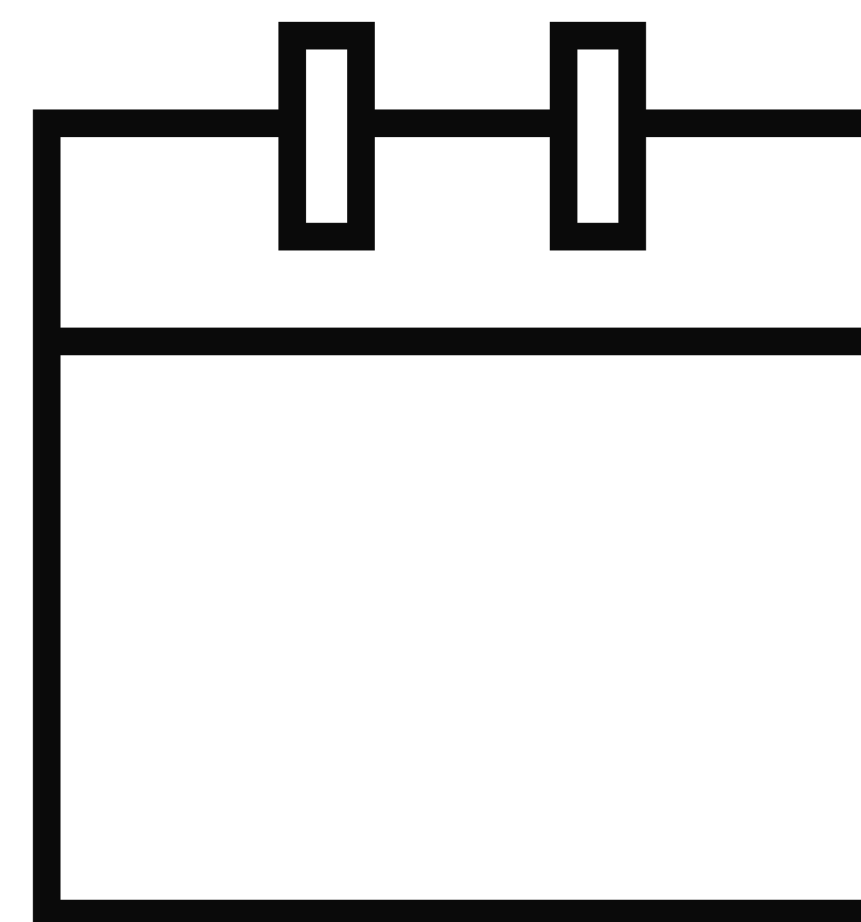
** Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.*

6,045

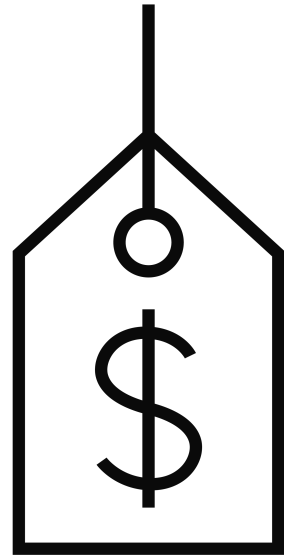


INVENTORY

4.2



MOI

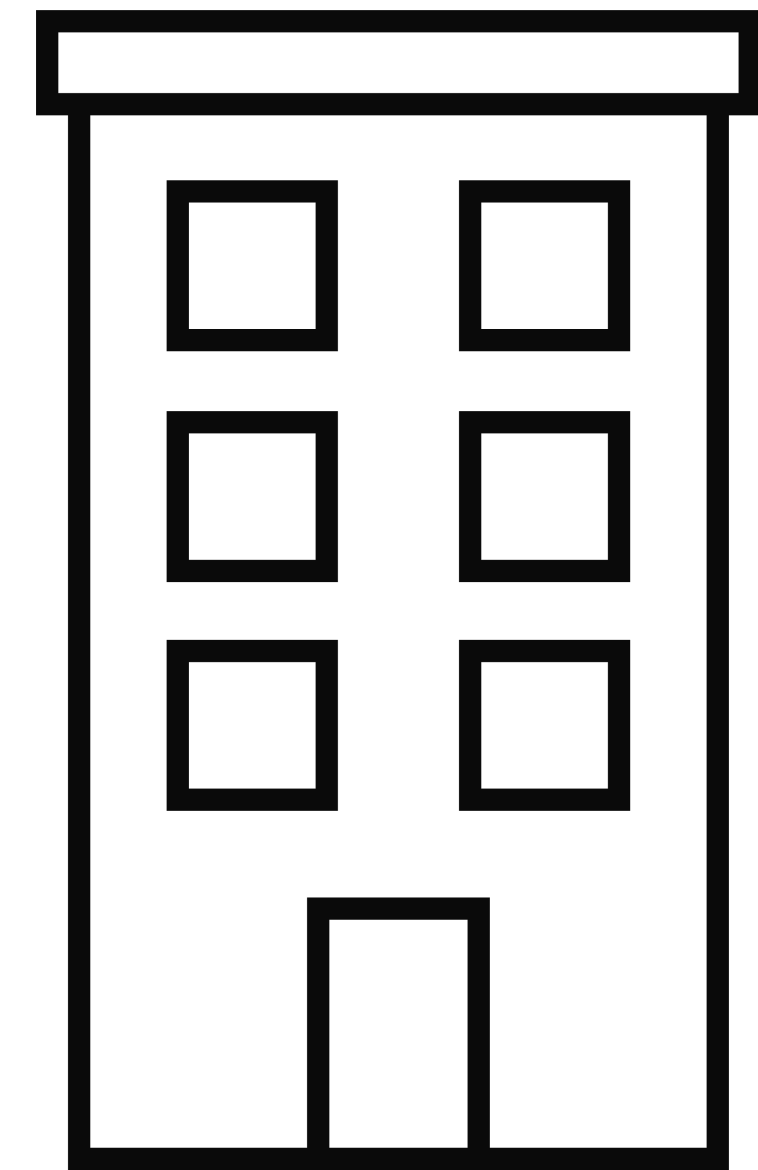


DETACHED **\$4,200,000**

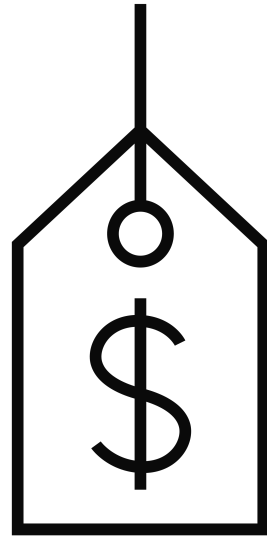
SEMI-DETACHED **\$1,029,500**

ROW/TOWNHOUSE **\$891,500**

APARTMENT
CONDOMINIUM **\$1,550,000**



HIGH ROLLERS



DETACHED

\$4,200,000

SEMI-DETACHED

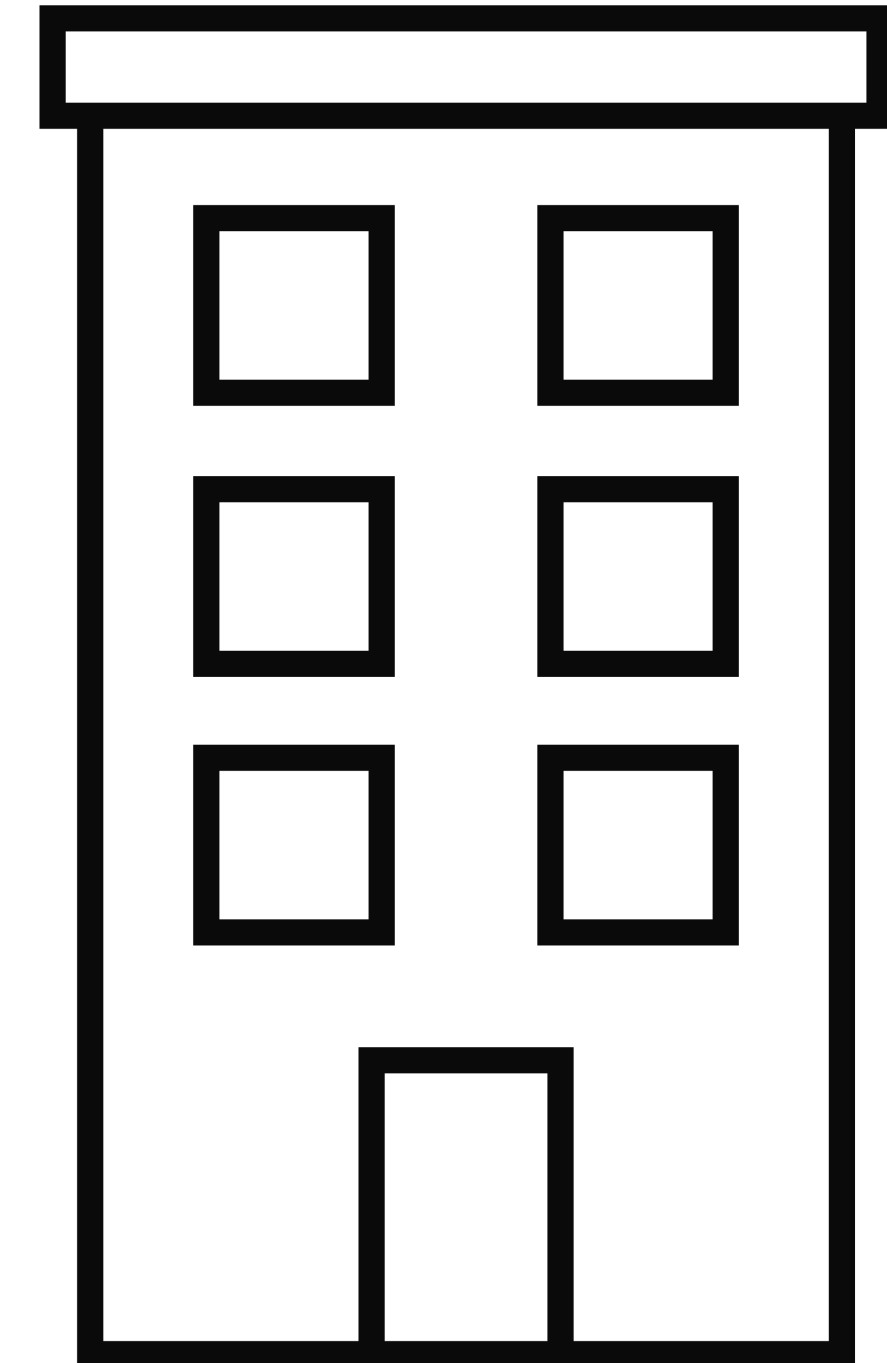
\$1,029,500

ROW/TOWNHOUSE

\$891,500

APARTMENT
CONDOMINIUM

\$1,550,000



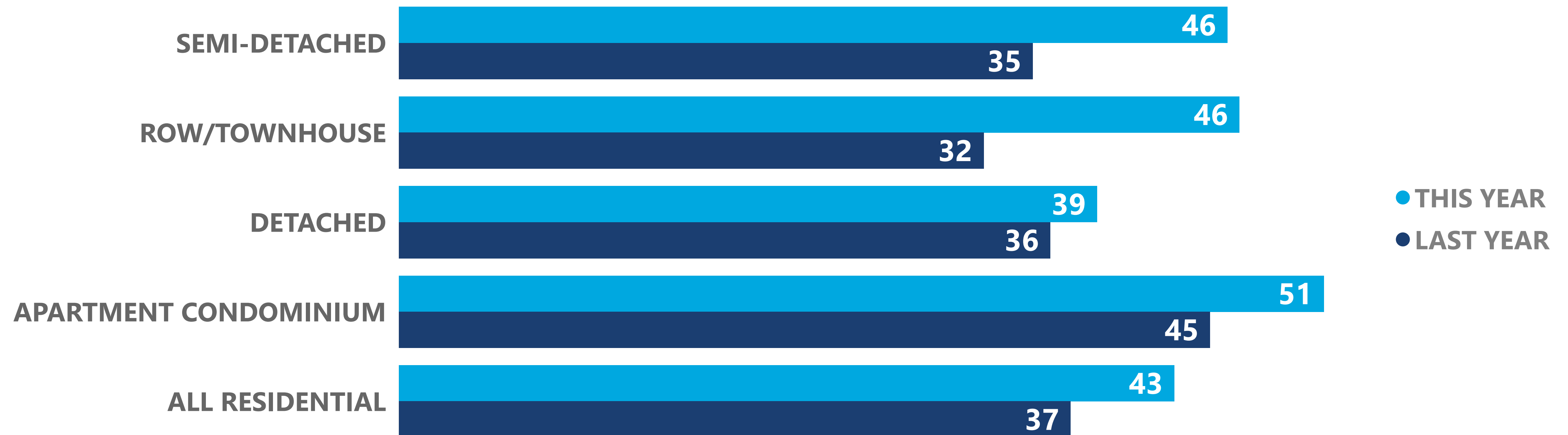
HIGH ROLLERS

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



AVERAGE	\$470K		\$439K	MEDIAN
M/M	-1.1%		-1.8%	M/M
Y/Y	1.8%		0.9%	Y/Y

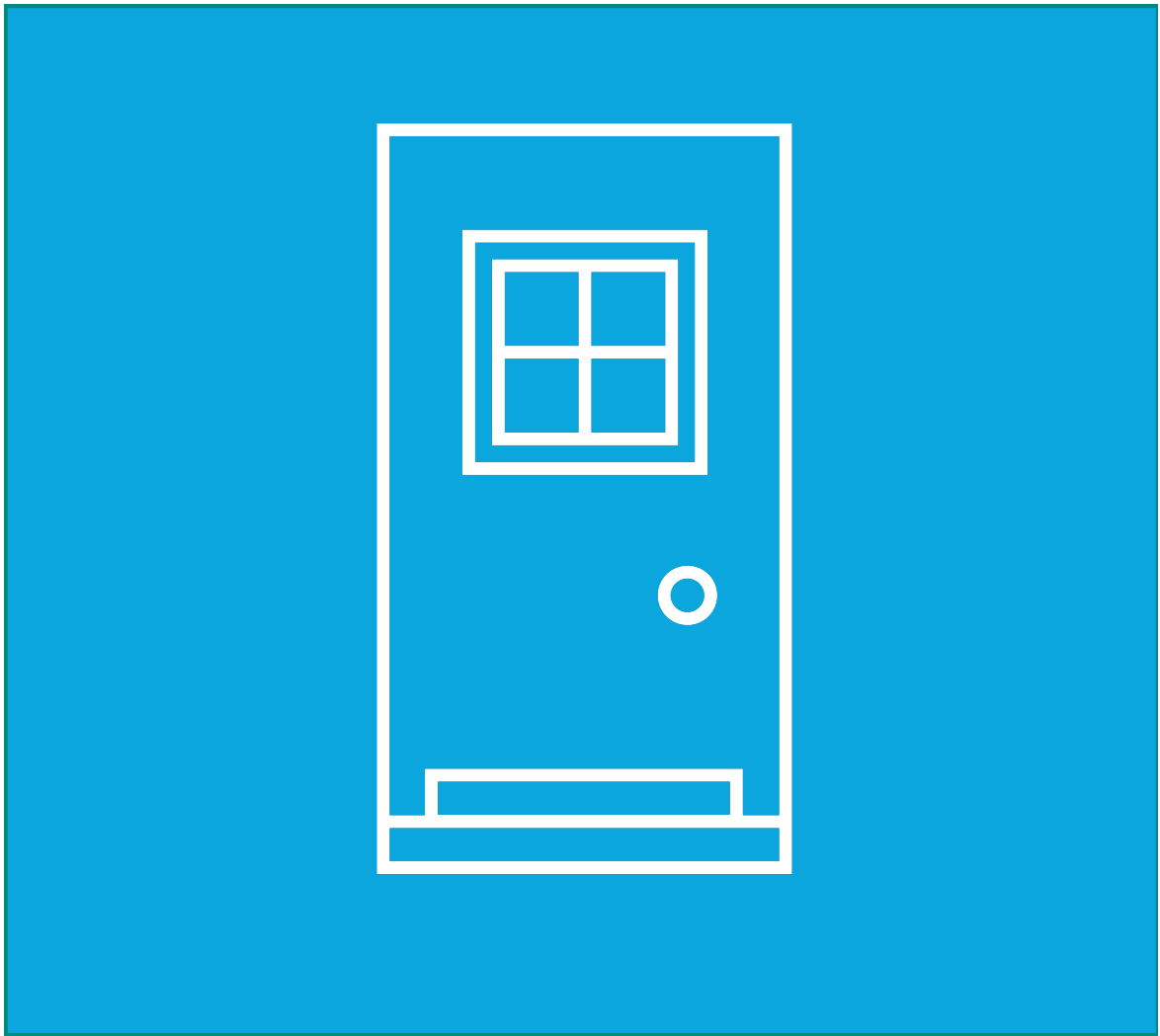
ALL RESIDENTIAL

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE **\$436K**

M/M **-1.7%**

Y/Y **1.9%**



\$415K MEDIAN

-0.5% M/M

1.2% Y/Y

ALL RESIDENTIAL

AVERAGE

\$576K

M/M

-1.6%

Y/Y

1.0%



DETACHED

\$525K

MEDIAN

-1.1%

M/M

0.3%

Y/Y

** Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.*

AVERAGE **\$556K**

M/M **-3.5%**

Y/Y **1.0%**



DETACHED

\$506K MEDIAN

-1.7% M/M

-0.2% Y/Y



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AVERAGE **\$413K**

M/M **-3.4%**

Y/Y **-1.8%**



SEMI-DETACHED

\$405K MEDIAN

-3.5% M/M

-2.9% Y/Y

AVERAGE

\$298K

M/M

1.9%

Y/Y

-1.2%



\$292K

MEDIAN

-0.9%

M/M

-0.9%

Y/Y

ROW/TOWNHOUSE

* Greater Edmonton Area includes Edmonton, Strathcona County, Sherwood Park, Parkland County, St. Albert, Spruce Grove, Leduc, Fort Saskatchewan, Beaumont, Sturgeon County, Stony Plain, Leduc County, Morinville, Devon, Gibbons, Calmar, Redwater, Bon Accord, Bruderheim, Legal, Thorsby, Warburg.

AVERAGE

\$296K

M/M

3.4%

Y/Y

-1.4%



\$285K

MEDIAN

-1.4%

M/M

-3.4%

Y/Y

ROW/TOWNHOUSE