REALTORS® Association of Edmonton

Monthly Market Statistics
JUNE 2026

Media Release

Average residential price pulls back in June as inventory levels continue to rise

Edmonton, AB – July 2, 2026 — The Greater Edmonton Area (GEA) real estate market reported 2,746 sales in June 2026, increasing 7.5% in comparison to activity in May 2026 and decreasing 4.1% compared to June 2025. There were 4,475 new listings — a month-over-month decrease of 3.6% and a year-over-year increase of 10.1%. Inventory levels rose 2.9% from the previous month and are 22.2% higher than June 2025.

Average selling price across all residential property types decreased by 1.6% from the previous month to $483,600, a price 4.1% higher than June 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was $431,300, decreasing 0.2% from May 2026 and decreasing 2.1% year-over-year.

"While average prices dropped from a peak of just over $490,000 in May, June appears to be a peak month for the number of sales—though not enough to keep up with growing inventory.
An influx of new listings over the last several months has set up this year's market to offer plenty of choice and availability to buyers. Although new listings showed a slight reversal in June, it's not enough to impact the overall trend, as inventory levels are still increasing in the double-digits over last year."

***Darlene Reid,** 2026 Board Chair, REALTORS® Association of Edmonton*

Contact:
Michelle Nuño, Senior Communications Specialist
communications@therae.com
780-453-9368

At A Glance

JUNE 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential[2])	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,746	4,475	$483,600	8,072	36
Month-over-month change	↑ 7.5%	↓ -3.6%	↓ -1.6%	↑ 2.9%	0 Days
Year-over-year change	↓ -4.1%	↑ 10.1%	↑ 4.1%	↑ 22.2%	↑ 5 Days

Review these statistics and more at www.realtorsofedmonton.com

Monthly Market Statistics
JUNE 2026

REALTORS® Association of Edmonton

Data by Property Type

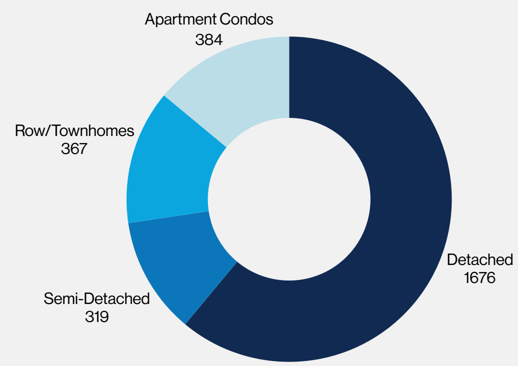
Detached home prices averaged $592,989, decreasing 1.9% from May 2026 and increasing 3.3% from June 2025. New detached listings decreased 10.3% month-over-month but showed an 11.0% year-over-year increase. Detached sales increased 6.1% from the previous month but decreased 1.0% compared to sales in June of last year.

Semi-detached new listings increased 1.0% from the previous month and showed in increase of 15.0% year-over-year. Sales increased by 6.7% compared to May 2026 and 4.9% compared to June 2025. The semi-detached average price was $434,651, rising 0.3% from May but decreasing 1.2% from June 2025.

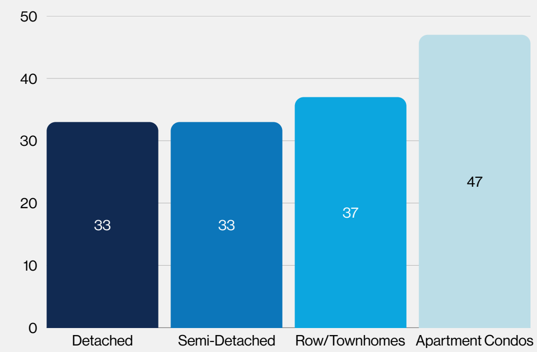
Row/townhome prices decreased 2.1% from last month and 2.1% from June 2025, averaging $303,117. New listings were down 1.0% from May and up 20.7% from June 2025. Sales for row/townhouse properties increased by 17.3% month-over-month and were 10.9% lower year-over-year.

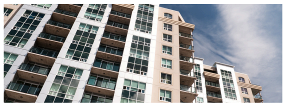
Apartment condominiums sales increased 5.5% in June, but sold 15.4% fewer units than in June of the previous year. New listings decreased 9.7% month-over-month and 2.2% year-over-year. Condominium prices averaged $219,190 during June 2026—increasing 6.4% from May and 2.0% compared to June 2025.

June 2026 Sales



Days on Market



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	$592,989	$434,651	$303,117	$219,190
Month-over-month change	↓ -1.9%	↑ 0.3%	↓ -2.1%	↑ 6.4%
Year-over-year change	↑ 3.3%	↓ -1.2%	↓ -2.1%	↑ 2.0%

Review these statistics and more at www.realtorsofedmonton.com

REALTORS® Association of Edmonton

Monthly Market Statistics
JUNE 2026

MLS® HPI Benchmark Price[1] (for all-residential sales in GEA[2])	June 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	$ 529,700.00	-0.3%	-0.5%
Apartment benchmark price	$ 202,100.00	0.1%	-10.2%
Townhouse benchmark price	$ 275,800.00	0.2%	-5.6%
Composite[3] benchmark price	$ 431,300.00	-0.2%	-2.1%
MLS® System Activity (for all-residential[4] sales in GEA)	**June 2026**	**M/M % Change**	**Y/Y % Change**
All-residential average[5] selling price	$ 483,600.00	-1.6%	4.1%
All-residential median selling price	$ 452,500.00	-1.1%	2.8%
# residential listings this month	4,475	-3.6%	10.1%
# residential sales this month	2,746	7.5%	-4.1%
# residential inventory at month end	8,072	2.9%	22.2%
#Total[6] MLS® System sales this month	3,238	7.6%	7.8%[7]
$ Value Total residential sales this month	$ 1,455,532,091.00	6.4%	0.5%
$ Value of total MLS® System sales – month	$ 1,512,569,729.00	7.1%	7.3%[7]
$ Value of total MLS® System sales - YTD	$ 6,770,869,236.00	28.7%	28.8%[7]

MLS® Rental Listing Activity	June 2026	M/M % Change	Y/Y % Change
Total rented listings	34	3.0%	-22.7%
Active rentals	67	17.5%	-1.5%
	June 2026	**M/M Change**	**Long-Term Monthly Average[9]**
Average days on market	31	-11 days	31
Average price[8] for 1-bedroom units	$ 1,048.00	-11.0%	$1,201.00
Average price for 2-bedroom units	$ 1,757.00	1.3%	$1,728.00

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®.