

Media Release

Inventory levels in Edmonton high as summer market sales begin to wane.

Edmonton, AB – August 1, 2025 — Activity in the Greater Edmonton Area (GEA) real estate market mostly kept pace with June 2025, selling 2,860 units in July, a month-over-month decrease of 0.5%, but new listings outpaced sales as 4,387 properties were added to the REALTORS® Association of Edmonton's (RAE) MLS® System, an increase of 7.8%. Year-over-year comparisons painted a clearer picture of the shift in the GEA market, with residential unit sales down 2.6% and new listings up 20.0% from July 2024. With sales lagging and new listings plentiful, inventory levels also trended up, with 7,083 properties available at the end of the month, up 4.7% from June and 21.8% higher than July last year.

The average selling price across all residential property types decreased 0.4% from June to \$463,078, a price 5.2% higher year-over-year. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$427,800, reflecting a 2.7% decrease from June 2025 and a 5.2% increase from July 2024.



"Another month of strong listing activity has bolstered Edmonton's inventory levels, to the point where motivated sellers might be willing to lower their price to close the deal, and buyers' options remain plentiful. I won't speculate on whether the busy season is over just yet, as this month's sellers often become next month's buyers, and we'll be watching to see if sales tick up again during the back-to-school months."

Darlene Reid, 2025 Board Chair, REALTORS® Association of Edmonton

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At A Glance

	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
JUNE 2025	2,860	4,387	\$463,078	7,083	33
Month-over-month change	↓ 0.5%	↑ 7.8%	↓ 0.4%	↑ 4.7%	↑ 2
Year-over-year change	↓ 2.6%	↑ 20.0%	↑ 5.2%	↑ 21.8%	— 0

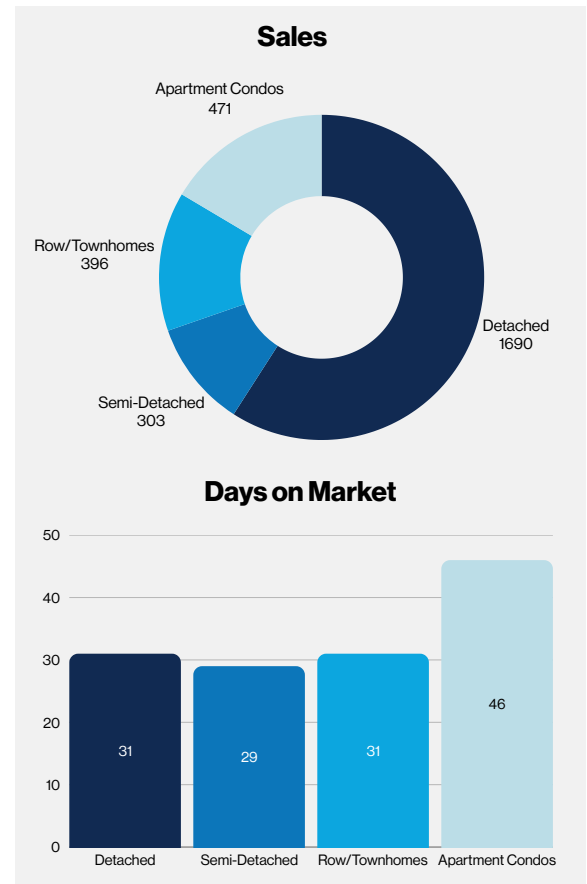
Data by Property Type





Detached home average prices increased 0.7% month-over-month to \$578,442, bucking the short-term trend compared to other property types, while the year-over-year change increased 4.8%. New detached listings were 3.0% higher than in June, and 19.7% higher than July 2024. Meanwhile, detached unit sales decreased 0.5% month-over-month and 0.8% year-over-year.

Semi-detached property prices fell 2.1% from June 2025, to \$430,813, a price that is still 5.8% higher than July 2024. Sales also slowed for semi-detached homes, sitting 0.3% lower than the previous month and 2.9% lower than the previous year. July 2025 added 34.1% more new semi-detached listings than the previous year and 0.7% more than the previous month.

Row/townhomes also added plenty of new listings, with 13.0% more properties listed month-over-month and 21.1% more year-over-year. Sales in this category showed the sharpest drop of all, slowing 4.3% compared to June and 6.6% compared to July 2024. Row/townhouse prices also fell in July, averaging at \$296,785, a 4.1% monthly decrease and only increasing 1.6% over the previous year.

Apartment condominiums sales were strong, increasing 3.5% from June, though activity is still 4.8% lower than the previous year. Condominium prices fell 2.4% from the previous month, but continue to increase year-over-year at \$209,711 — an average price 2.6% higher than July 2024. Newly listed apartment condos increased 3.2% from June and 13.9% from July 2024.



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	\$578,442	\$430,813	\$296,785	\$209,711
Month-over-month change	↓ 0.7%	↓ 2.1%	↓ 4.1%	↓ 2.4%
Year-over-year change	↑ 4.8%	↑ 5.8%	↑ 1.6%	↑ 2.6%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	July 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 517,900.00	-0.5%	8.8%
Apartment benchmark price	\$ 204,000.00	-9.3%	3.6%
Townhouse benchmark price	\$ 286,500.00	-4.8%	7.8%
Composite ³ benchmark price	\$ 427,800.00	-2.7%	5.2%

MLS® System Activity (for all-residential ⁴ sales in GEA)	July 2025	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$463,078.00	-0.4%	5.2%
All-residential median selling price	\$437,500.00	-0.6%	6.2%
# residential listings this month	4,387	7.8%	20.0%
# residential sales this month	2,860	-0.5%	-2.6%
# residential inventory at month end	7,083	4.7%	21.8%
#Total ⁶ MLS® System sales this month	3,451	-0.3%	0.0%
\$ Value Total residential sales this month	\$1,442,982,480.00	-0.9%	3.9%
\$ Value of total MLS® System sales – month	\$ 1,555,585,198.00	-0.2%	5.1%
\$ Value of total MLS® System sales - YTD	\$ 9,216,185,418.00	20.1%	4.0%

MLS® Rental Listing Activity	July 2025	M/M % Change	Y/Y % Change
Total rented listings	59	31%	59.0%
Active rentals	76	12%	138.0%
	July 2025	M/M % Change	Long-Term Monthly Average ⁸
Average days on market	26	-28.0%	27
Average price ⁷ for 1-bedroom units	\$1,544.00	23.0%	\$1,284.00
Average price for 2-bedroom units	\$1,687.00	1.0%	\$1,768.00

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, rural and commercial sales

7 Average Price: The total value of Rental prices in a category divided by the number of properties rented.

8 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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