

Media Release

Edmonton home buyers' options plentiful as new inventory hits the market.

Edmonton, April 2, 2025: There were 2,494 residential unit sales in the Greater Edmonton Area (GEA) real estate market during March 2025, representing a 36.9% increase from February 2025 and a 1.3% increase from March 2024. New residential listings totaled 3,780, representing a 44.5% increase from February 2025 and a 7.5% increase over the previous year. The overall inventory in the GEA increased 16.6% month-over-month, though levels remain lower year-over-year, decreasing 8.1% from March 2024.

The total number of Detached units sold was 1,434, representing a 41.3% increase over the previous month and a 1.8% decrease compared to sales in March of last year. Semi-detached sales increased 24.7% month-over-month and 3.1% year-over-year, with 268 units sold in March 2025. Row/Townhouse unit sales increased 27.9% compared to February 2025 and recorded 3.9% more sales than March 2024. Apartment Condominium unit sales were up 8.8% from the previous year and 37.8% from the previous month.

The total residential average price came in at \$460,685, increasing 2.5% from the previous month and reflecting an overall growth of 9.3% compared to March 2024. Detached home prices averaged \$574,872, representing a 1.2% increase from February 2025 and 11.2% higher than the previous year. Semi-detached units sold for an average of \$430,646, representing a 2.3% increase from the last month and a 5.3% year-over-year increase. Row/townhouse prices increased by 4.6% from February 2025 and by 11.3% compared to March 2024, with an average selling price of \$314,791. Apartment Condominium average prices rose 1.4% from the previous month to \$218,052 and ended the month 12.2% higher than the same month one year ago.

The MLS® Home Price Index (HPI) composite benchmark price* in the GEA was \$438,100, representing a 2.2% increase from February 2025 and a 12.2% increase from March 2024.

"The marked increase in sales and new listings means the busy season has arrived, and with prices on the rise, it's a great time to be on the seller's side," says REALTORS® Association of Edmonton 2025 Board Chair Darlene Reid. "For buyers, the higher level of inventory available means a better chance of finding your dream home, but with overall inventory still lower than last year, multiple-offer situations are also becoming increasingly common."

Detached homes averaged 30 days on the market, a nine-day decrease from February 2025. Semi-detached homes decreased by four days, with properties averaging 22 days on the market. Row/townhouses decreased three days to 25, while Apartment Condominiums averaged 42 days on market, reflecting a six-day decrease. Overall, all residential listings averaged 30 days on the market, equating to a seven-day month-over-month decrease and a 10-day decrease compared to March 2024.

Darlene Reid, 2025 Chair for the RAE Board of Directors

Contact:

Marlena Lesmister, Senior Communications Specialist

780-453-9368

Review these statistics and more at www.realtorsofedmonton.com.

MLS® System Activity (for all-residential sales in GEA ¹)	March 2025	M/M % Change	Y/Y % Change
Detached average ² selling price – month	\$ 574,872.00	1.2%	11.2%
Detached median ³ selling price – month	\$ 535,000.00	0.9%	12.6%
Semi-detached average selling price – month	\$ 430,646.00	2.3%	5.3%
Semi-detached median selling price – month	\$ 425,150.00	0.0%	6.2%
Row/Townhouse average selling price – month	\$ 314,791.00	4.6%	11.3%
Row/Townhouse median selling price – month	\$ 322,500.00	5.7%	11.2%
Apartment Condominium average selling price	\$ 218,052.00	1.4%	12.2%
Apartment Condominium median selling price	\$ 197,000.00	-0.1%	6.1%
All-residential ⁴ average selling price	\$ 460,685.00	2.5%	9.3%
All-residential median selling price	\$ 445,000.00	2.3%	9.9%
# residential listings this month	3,780	44.5%	7.5%
# residential sales this month	2,494	36.9%	1.3%
# residential inventory at month end	4,848	16.6%	-8.1%
# Total ⁵ MLS® System sales this month	2,921	37.7%	0.9%
\$ Value Total residential sales this month	\$1,225,745,404.00	41.0%	10.4%
\$ Value of total MLS® System sales – month	\$1,314,345,204.00	39.6%	9.1%
\$ Value of total MLS® System sales - YTD	\$3,053,385,558.00	74.0%	8.6%

1 Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)

2 Average: The total value of sales in a category divided by the number of properties sold

3 Median: The middle figure in an ordered list of all sales prices

4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

5 Includes residential, rural and commercial sales

MLS® HPI Benchmark Price* (for all-residential sales in GEA ¹)	March 2025	M/M % Change	Y/Y % Change
SFD ⁶ benchmark price	\$ 516,400.00	2.1%	14.0%
Apartment benchmark price	\$ 215,400.00	3.9%	14.7%
Townhouse benchmark price	\$ 303,900.00	3.8%	20.3%
Composite benchmark price	\$ 438,100.00	2.2%	12.2%

What is the MLS® HPI Benchmark Price? Find out [here](#).

MLS® Rental Listing Activity (Monthly ⁸)	March 2025	
Total Rented Listings	44	
Active Rentals	67	
	March 2025	Long-term Monthly Average ¹⁰
Average Days on Market	29	26
Average Price ⁹ for 1-Bedroom Units	\$1,285.00	\$1,291.00
Average Price for 2-Bedroom Units	\$1,599.00	\$1,788.00

6 Single-family Dwelling

7 Includes SFD, condos, duplex/row houses and mobile homes

8 MLS® Rental Activity:

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

10 Long-term Monthly Average is calculated using Rental listing data gathered since March 2024.

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.** 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®.

The REALTORS® Association of Edmonton (Edmonton Real Estate Board), founded in 1927, is a professional association of real estate Brokers and Associates in the greater Edmonton area. The Association administers the Multiple Listing Service®, provides professional education to its members and enforces a strict Code of Ethics and Standards of Business Practice. The Association also advertises property listings and publishes consumer information on the Internet at www.realtorsofedmonton.com, and www.REALTOR.ca. REALTORS® support charities involving shelter and the homeless through the REALTORS® Community Foundation.

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*MLS® HPI Benchmark Price

The MLS® Home Price Index (HPI) provides timely, accurate, and detailed information on home price trends in residential markets of participating real estate boards in Canada. Average or median prices can change a lot from one month to the next and paint an inaccurate or even unhelpful picture of price values and trends. The MLS® HPI is based on the value home buyers assign to various housing attributes, which tend to evolve gradually over time. It therefore provides an "apples to apples" comparison of home prices across the entire country.

Each month, the MLS® HPI uses more than 15 years of MLS® System data and sophisticated statistical models to define a "typical" home based on the features of homes that have been bought and sold. These benchmark homes are tracked across Canadian neighbourhoods and different types of houses.

More information on the MLS® HPI can be found on the [REALTORS® Association of Edmonton website](#) or the [Canadian Real Estate Association website](#).