

5 Year Residential Activity (Part 1)

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Greater Edmonton Area¹

May 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	2,918 / 10,277	2,835 / 9,950	2,483 / 9,678	2,367 / 9,227	2,912 / 11,222
Sales / YTD	1,580 / 5,834	1,720 / 6,581	1,898 / 7,239	1,691 / 5,299	1,877 / 8,111
Sales to New Listings Ratio / YTD	54% / 57%	61% / 66%	76% / 75%	71% / 57%	64% / 72%
Sales Volume	955,495,544	992,177,866	1,036,278,183	865,760,395	948,856,352
Sales Volume YTD	3,425,773,108	3,780,763,991	3,781,832,312	2,598,593,246	4,122,926,933
Average Sale Price	604,744	576,848	545,984	511,981	505,518
Average Sale Price YTD	587,208	574,497	522,425	490,393	508,313
Median Sale Price	548,000	533,000	500,750	470,000	465,000
Median Sale Price YTD	530,000	530,000	481,000	449,000	466,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	100% / 100%
Average Days on Market / YTD	33 / 37	27 / 33	33 / 41	40 / 46	24 / 32
Median Days on Market / YTD	20 / 22	16 / 18	18 / 22	26 / 29	16 / 17
Average Days on Market (Cum.) / YTD	50 / 61	38 / 49	46 / 63	63 / 74	30 / 46
Median Days on Market (Cum.) / YTD	23 / 27	18 / 20	20 / 26	32 / 40	17 / 18
Semi-detached					
New Listings / YTD	501 / 1,977	408 / 1,694	405 / 1,600	393 / 1,494	520 / 2,046
Sales / YTD	300 / 1,194	288 / 1,273	358 / 1,298	301 / 946	343 / 1,565
Sales to New Listings Ratio / YTD	60% / 60%	71% / 75%	88% / 81%	77% / 63%	66% / 76%
Sales Volume	130,043,376	126,685,585	148,554,319	115,067,849	131,954,308
Sales Volume YTD	515,945,244	548,076,479	523,507,655	351,609,338	593,935,404
Average Sale Price	433,478	439,881	414,956	382,285	384,706
Average Sale Price YTD	432,115	430,539	403,319	371,680	379,511
Median Sale Price	425,000	435,250	410,000	370,000	373,500
Median Sale Price YTD	425,000	425,300	400,000	366,900	371,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	100% / 100%
Average Days on Market / YTD	38 / 39	25 / 27	29 / 35	37 / 43	25 / 31
Median Days on Market / YTD	24 / 25	18 / 17	17 / 20	24 / 27	17 / 17
Average Days on Market (Cum.) / YTD	56 / 58	29 / 34	36 / 47	54 / 65	30 / 42
Median Days on Market (Cum.) / YTD	28 / 29	19 / 18	18 / 22	27 / 32	18 / 18
Row/Townhouse					
New Listings / YTD	631 / 2,422	608 / 2,309	560 / 2,013	391 / 1,740	526 / 2,216
Sales / YTD	313 / 1,370	479 / 1,761	433 / 1,671	358 / 1,247	345 / 1,609
Sales to New Listings Ratio / YTD	50% / 57%	79% / 76%	77% / 83%	92% / 72%	66% / 73%
Sales Volume	96,890,320	146,996,673	127,335,121	90,793,077	91,325,366
Sales Volume YTD	422,399,707	545,802,360	477,767,965	315,673,245	425,979,779
Average Sale Price	309,554	306,882	294,076	253,612	264,711
Average Sale Price YTD	308,321	309,939	285,917	253,146	264,748
Median Sale Price	314,900	310,000	295,000	250,000	261,000
Median Sale Price YTD	311,750	315,000	290,000	249,998	260,000
Sale to List Price Ratio / YTD	98% / 98%	100% / 100%	100% / 100%	98% / 97%	98% / 98%
Average Days on Market / YTD	36 / 41	27 / 28	28 / 36	42 / 50	33 / 44
Median Days on Market / YTD	25 / 28	19 / 18	16 / 20	28 / 33	22 / 28
Average Days on Market (Cum.) / YTD	55 / 63	32 / 34	34 / 48	62 / 76	44 / 66
Median Days on Market (Cum.) / YTD	29 / 35	20 / 19	17 / 21	30 / 41	25 / 32

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

5 Year Residential Activity (Part 2)
Greater Edmonton Area¹
May 2026

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	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	804 / 3,216	869 / 3,274	781 / 3,167	700 / 2,920	767 / 3,352
Sales / YTD	364 / 1,518	464 / 1,922	533 / 1,989	367 / 1,341	356 / 1,506
Sales to New Listings Ratio / YTD	45% / 47%	53% / 59%	68% / 63%	52% / 46%	46% / 45%
Sales Volume	75,086,799	99,346,073	110,231,367	70,953,747	74,840,965
Sales Volume YTD	327,066,953	411,964,118	392,243,812	257,536,760	303,944,860
Average Sale Price	206,282	214,108	206,813	193,334	210,227
Average Sale Price YTD	215,459	214,341	197,207	192,048	201,823
Median Sale Price	190,000	198,750	192,000	174,900	189,500
Median Sale Price YTD	194,000	195,000	182,500	172,000	178,500
Sale to List Price Ratio / YTD	97% / 96%	97% / 97%	97% / 97%	96% / 95%	96% / 96%
Average Days on Market / YTD	49 / 52	40 / 44	42 / 49	56 / 61	55 / 60
Median Days on Market / YTD	34 / 36	28 / 29	28 / 30	40 / 44	38 / 42
Average Days on Market (Cum.) / YTD	71 / 80	54 / 66	61 / 76	96 / 107	86 / 102
Median Days on Market (Cum.) / YTD	41 / 49	31 / 34	29 / 36	50 / 61	49 / 59
Total Residential²					
New Listings / YTD	4,854 / 17,892	4,720 / 17,227	4,229 / 16,458	3,851 / 15,381	4,725 / 18,836
Sales / YTD	2,557 / 9,916	2,951 / 11,537	3,222 / 12,197	2,717 / 8,833	2,921 / 12,791
Sales to New Listings Ratio / YTD	53% / 55%	63% / 67%	76% / 74%	71% / 57%	62% / 68%
Sales Volume	1,257,516,039	1,365,206,197	1,422,398,990	1,142,575,068	1,246,976,991
Sales Volume YTD	4,691,185,012	5,286,606,948	5,175,351,744	3,523,412,589	5,446,786,976
Average Sale Price	491,794	462,625	441,465	420,528	426,901
Average Sale Price YTD	473,092	458,231	424,313	398,892	425,830
Median Sale Price	457,900	444,000	421,000	389,500	402,000
Median Sale Price YTD	445,000	439,998	410,000	375,000	399,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	100% / 99%	98% / 97%	99% / 99%
Average Days on Market / YTD	36 / 40	29 / 33	34 / 41	42 / 49	29 / 37
Median Days on Market / YTD	23 / 25	19 / 19	19 / 22	28 / 31	19 / 20
Average Days on Market (Cum.) / YTD	54 / 64	39 / 48	46 / 61	66 / 78	39 / 54
Median Days on Market (Cum.) / YTD	27 / 32	20 / 21	20 / 26	33 / 42	20 / 21
Other³					
New Listings / YTD	145 / 657	187 / 708	200 / 810	207 / 799	187 / 838
Sales / YTD	70 / 325	79 / 354	104 / 417	88 / 317	94 / 493
Sales to New Listings Ratio / YTD	48% / 49%	42% / 50%	52% / 51%	43% / 40%	50% / 59%
Sales Volume	18,718,800	30,139,142	39,028,643	19,877,649	24,328,932
Sales Volume YTD	136,300,876	129,028,880	150,295,383	74,954,068	145,050,640
Average Sale Price	267,411	381,508	375,275	225,882	258,818
Average Sale Price YTD	419,387	364,488	360,421	236,448	294,220
Median Sale Price	188,500	262,000	297,500	149,000	168,250
Median Sale Price YTD	222,000	261,000	252,500	140,000	208,000
Sale to List Price Ratio / YTD	95% / 95%	96% / 96%	98% / 95%	94% / 93%	94% / 95%
Average Days on Market / YTD	49 / 62	81 / 84	61 / 75	97 / 94	64 / 98
Median Days on Market / YTD	35 / 36	31 / 32	33 / 33	45 / 48	32 / 45
Average Days on Market (Cum.) / YTD	71 / 96	97 / 146	90 / 137	135 / 132	84 / 133
Median Days on Market (Cum.) / YTD	44 / 47	34 / 42	36 / 51	51 / 61	33 / 59

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

End of Month Active Inventory (Sales Activity)

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Greater Edmonton Area¹

May 2026

Year	Month	Residential ²	Commercial ³	Total
2022	January	4,632 (1,330)	n/a	n/a
	February	4,712 (2,285)	n/a	n/a
	March	5,212 (3,317)	n/a	n/a
	April	6,468 (2,938)	n/a	n/a
	May	7,572 (2,921)	n/a	n/a
	June	8,118 (2,656)	n/a	n/a
	July	8,453 (2,029)	n/a	n/a
	August	8,044 (1,854)	n/a	n/a
	September	7,835 (1,608)	n/a	n/a
	October	7,201 (1,506)	n/a	n/a
	November	6,408 (1,278)	n/a	n/a
	December	4,975 (987)	n/a	n/a
2023	January	5,186 (982)	n/a	n/a
	February	5,628 (1,292)	n/a	n/a
	March	6,315 (1,819)	n/a	n/a
	April	6,898 (2,023)	n/a	n/a
	May	7,075 (2,717)	n/a	n/a
	June	7,100 (2,598)	n/a	n/a
	July	6,935 (2,320)	n/a	n/a
	August	6,744 (2,245)	n/a	n/a
	September	6,513 (2,055)	n/a	n/a
	October	6,232 (1,805)	n/a	n/a
	November	5,468 (1,624)	n/a	n/a
	December	4,650 (1,218)	n/a	n/a
2024	January	4,563 (1,436)	n/a	n/a
	February	4,796 (1,964)	n/a	n/a
	March	5,279 (2,462)	n/a	n/a
	April	5,422 (3,113)	n/a	n/a
	May	5,765 (3,222)	n/a	n/a
	June	5,888 (2,842)	n/a	n/a
	July	5,818 (2,936)	n/a	n/a
	August	5,733 (2,581)	n/a	n/a
	September	5,643 (2,257)	n/a	n/a
	October	5,099 (2,483)	n/a	n/a
	November	4,471 (1,913)	n/a	n/a
	December	3,503 (1,421)	n/a	n/a
2025	January	3,693 (1,590)	n/a	n/a
	February	4,057 (1,814)	n/a	n/a
	March	4,723 (2,480)	n/a	n/a
	April	5,265 (2,702)	n/a	n/a
	May	6,331 (2,951)	n/a	n/a
	June	6,607 (2,863)	n/a	n/a
	July	6,906 (2,849)	n/a	n/a
	August	6,998 (2,377)	n/a	n/a
	September	6,911 (2,183)	n/a	n/a
	October	6,535 (2,053)	n/a	n/a
	November	5,882 (1,650)	n/a	n/a
	December	4,520 (1,311)	n/a	n/a
2026	January	4,839 (1,148)		
	February	5,362 (1,602)		
	March	6,091 (2,132)		
	April	6,692 (2,477)		
	May	7,839 (2,557)		

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

Residential¹ Sales by Price Range
Greater Edmonton Area²
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	18	114	38	157	54	228	49	196	41	175
100,000 - 149,999	85	296	84	349	123	499	129	496	107	491
150,000 - 199,999	150	598	188	789	202	937	191	716	172	806
200,000 - 249,999	146	670	229	854	235	856	161	592	185	782
250,000 - 299,999	116	499	157	639	188	736	215	771	234	1,041
300,000 - 324,999	75	288	81	327	112	499	140	495	136	686
325,000 - 349,999	81	407	116	479	158	597	162	508	169	782
350,000 - 374,999	93	420	130	524	160	614	202	599	182	789
375,000 - 399,999	135	532	149	550	202	819	182	596	208	876
400,000 - 424,999	156	586	180	672	193	817	147	520	175	787
425,000 - 449,999	184	662	172	714	214	786	149	511	203	784
450,000 - 474,999	142	593	167	670	209	742	116	374	161	638
475,000 - 499,999	133	544	168	653	140	574	111	356	146	566
500,000 - 524,999	109	489	134	529	124	452	88	290	104	506
525,000 - 549,999	116	429	139	530	148	520	105	272	89	423
550,000 - 574,999	95	374	116	476	118	380	94	248	86	364
575,000 - 599,999	106	340	103	442	101	381	85	230	78	331
600,000 - 649,999	155	543	172	620	150	509	117	303	130	533
650,000 - 699,999	124	407	125	419	91	326	78	204	92	394
700,000 - 749,999	76	276	74	269	69	226	45	137	60	280
750,000 - 799,999	58	181	66	222	52	170	28	82	41	193
800,000 - 899,999	73	225	58	250	78	223	47	133	61	241
900,000 - 999,999	44	143	32	124	39	101	25	68	21	129
1,000,000-1,499,999	63	212	50	201	47	161	37	102	30	145
1,500,000-1,999,999	13	51	18	54	10	32	10	23	6	33
2,000,000-2,499,999	5	19	3	11	2	5	2	8	1	7
2,500,000-2,999,999	2	8	1	6	3	7	1	2	1	3
3,000,000-3,499,999	3	5	1	3	0	0	0	0	1	3
3,500,000+	1	5	0	4	0	0	1	1	1	3
Total	2,557	9,916	2,951	11,537	3,222	12,197	2,717	8,833	2,921	12,791

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Residential¹ Active Inventory by Price Range
Greater Edmonton Area²
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	61	83	88	164	190
100,000 - 149,999	235	265	233	343	509
150,000 - 199,999	560	477	454	621	828
200,000 - 249,999	612	487	459	479	577
250,000 - 299,999	488	366	317	537	552
300,000 - 324,999	168	116	146	284	287
325,000 - 349,999	275	172	210	318	405
350,000 - 374,999	241	172	155	250	305
375,000 - 399,999	351	256	292	434	492
400,000 - 424,999	288	184	179	292	224
425,000 - 449,999	423	307	278	340	374
450,000 - 474,999	338	261	198	283	236
475,000 - 499,999	469	343	277	331	324
500,000 - 524,999	225	179	121	166	130
525,000 - 549,999	342	288	254	288	260
550,000 - 574,999	267	196	162	185	152
575,000 - 599,999	341	292	245	253	224
600,000 - 649,999	481	371	313	289	252
650,000 - 699,999	427	300	288	252	254
700,000 - 749,999	231	203	170	136	158
750,000 - 799,999	211	208	173	156	168
800,000 - 899,999	230	242	197	204	188
900,000 - 999,999	132	125	137	116	125
1,000,000-1,499,999	241	231	234	201	207
1,500,000-1,999,999	104	116	98	80	82
2,000,000-2,499,999	34	32	40	21	36
2,500,000-2,999,999	25	30	17	22	15
3,000,000-3,499,999	11	9	9	12	4
3,500,000+	28	20	21	18	14
Total	7,839	6,331	5,765	7,075	7,572

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Detached Sales by Price Range
Greater Edmonton Area¹
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	3	1	7	2	7	1	5	3	10
100,000 - 149,999	3	9	1	17	3	23	7	33	9	37
150,000 - 199,999	5	21	13	44	10	66	10	40	9	51
200,000 - 249,999	8	37	18	67	21	99	36	134	34	163
250,000 - 299,999	18	75	19	98	43	209	69	303	84	380
300,000 - 324,999	24	82	20	87	35	188	68	267	73	340
325,000 - 349,999	31	131	33	135	51	258	90	284	96	443
350,000 - 374,999	43	199	55	205	96	360	122	383	116	482
375,000 - 399,999	53	238	81	267	115	486	125	410	147	547
400,000 - 424,999	80	315	105	360	121	539	112	380	122	558
425,000 - 449,999	118	430	106	436	151	603	123	427	160	625
450,000 - 474,999	108	441	117	484	168	607	102	330	143	562
475,000 - 499,999	106	415	129	501	118	511	103	325	130	511
500,000 - 524,999	91	415	113	450	112	420	85	271	93	470
525,000 - 549,999	108	388	128	477	130	475	97	256	80	395
550,000 - 574,999	89	348	109	441	111	352	90	224	80	341
575,000 - 599,999	100	317	92	412	91	355	75	210	72	314
600,000 - 649,999	149	503	163	581	143	477	112	286	121	498
650,000 - 699,999	115	374	120	401	86	305	74	194	86	378
700,000 - 749,999	74	268	74	256	68	220	45	131	60	267
750,000 - 799,999	54	170	65	215	50	164	25	77	41	187
800,000 - 899,999	72	222	55	243	75	217	45	130	58	237
900,000 - 999,999	44	141	31	122	38	99	25	66	21	129
1,000,000-1,499,999	63	207	49	198	46	157	36	100	29	139
1,500,000-1,999,999	13	49	18	53	9	31	10	22	6	31
2,000,000-2,499,999	5	19	3	11	2	5	2	8	1	7
2,500,000-2,999,999	2	7	1	6	3	6	1	2	1	3
3,000,000-3,499,999	3	5	1	3	0	0	0	0	1	3
3,500,000+	1	5	0	4	0	0	1	1	1	3
Total	1,580	5,834	1,720	6,581	1,898	7,239	1,691	5,299	1,877	8,111

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Detached Active Inventory by Price Range
Greater Edmonton Area¹
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	2	1	5	2	2
100,000 - 149,999	6	9	16	20	14
150,000 - 199,999	20	23	26	50	57
200,000 - 249,999	25	38	50	68	74
250,000 - 299,999	77	56	80	180	179
300,000 - 324,999	34	20	27	128	124
325,000 - 349,999	54	35	72	166	205
350,000 - 374,999	53	65	44	135	172
375,000 - 399,999	128	120	131	252	278
400,000 - 424,999	121	103	91	181	155
425,000 - 449,999	238	175	184	245	273
450,000 - 474,999	224	164	132	234	189
475,000 - 499,999	349	247	205	281	264
500,000 - 524,999	169	134	99	145	114
525,000 - 549,999	292	234	223	255	216
550,000 - 574,999	238	177	139	160	130
575,000 - 599,999	313	256	213	227	200
600,000 - 649,999	452	350	294	270	227
650,000 - 699,999	398	275	259	236	229
700,000 - 749,999	217	195	160	131	147
750,000 - 799,999	196	199	159	143	159
800,000 - 899,999	213	222	188	193	176
900,000 - 999,999	125	117	125	109	115
1,000,000-1,499,999	225	223	225	190	199
1,500,000-1,999,999	96	112	90	77	76
2,000,000-2,499,999	31	32	38	20	31
2,500,000-2,999,999	24	28	16	21	14
3,000,000-3,499,999	11	9	8	9	4
3,500,000+	26	17	18	16	13
Total	4,357	3,636	3,317	4,144	4,036

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Semi-detached Sales by Price Range
Greater Edmonton Area¹
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	1	1	0	0	0	0	0	1	0	0
100,000 - 149,999	0	3	1	2	1	8	0	11	1	4
150,000 - 199,999	0	9	1	5	1	12	4	16	10	21
200,000 - 249,999	4	17	2	20	5	38	9	47	14	69
250,000 - 299,999	9	52	10	54	24	94	36	124	38	178
300,000 - 324,999	9	38	13	60	22	77	33	94	27	140
325,000 - 349,999	14	78	14	78	34	110	33	105	43	200
350,000 - 374,999	28	88	20	103	28	119	44	110	43	195
375,000 - 399,999	40	145	29	124	45	186	37	111	35	215
400,000 - 424,999	42	161	37	171	49	186	29	112	35	175
425,000 - 449,999	54	167	39	172	49	155	25	75	34	131
450,000 - 474,999	28	128	35	139	36	113	12	35	13	61
475,000 - 499,999	24	109	33	128	16	52	8	21	12	38
500,000 - 524,999	15	53	18	62	7	24	3	15	6	24
525,000 - 549,999	6	31	8	45	14	37	8	13	7	23
550,000 - 574,999	4	20	6	26	4	18	3	16	5	18
575,000 - 599,999	3	14	7	23	10	22	8	14	5	16
600,000 - 649,999	6	34	6	29	3	19	4	11	8	28
650,000 - 699,999	8	26	5	15	5	17	3	9	4	11
700,000 - 749,999	1	7	0	8	1	2	0	3	0	8
750,000 - 799,999	3	7	1	4	1	3	2	2	0	4
800,000 - 899,999	1	2	2	4	2	4	0	1	2	2
900,000 - 999,999	0	1	1	1	1	1	0	0	0	0
1,000,000+	0	3	0	0	0	1	0	0	1	4
Total	300	1,194	288	1,273	358	1,298	301	946	343	1,565

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Semi-detached Active Inventory by Price Range
Greater Edmonton Area¹
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	0	0	0	0	0
100,000 - 149,999	1	0	1	3	2
150,000 - 199,999	2	2	4	3	10
200,000 - 249,999	6	6	6	23	30
250,000 - 299,999	20	13	10	53	80
300,000 - 324,999	18	4	27	39	52
325,000 - 349,999	36	20	39	49	72
350,000 - 374,999	47	20	30	63	55
375,000 - 399,999	89	39	45	75	113
400,000 - 424,999	83	41	43	68	42
425,000 - 449,999	121	75	47	67	65
450,000 - 474,999	82	67	43	34	34
475,000 - 499,999	91	66	41	28	30
500,000 - 524,999	48	32	17	12	11
525,000 - 549,999	35	32	22	21	20
550,000 - 574,999	24	14	14	14	14
575,000 - 599,999	19	22	20	14	10
600,000 - 649,999	18	13	10	8	12
650,000 - 699,999	13	16	15	11	13
700,000 - 749,999	9	2	2	3	4
750,000 - 799,999	8	6	6	4	4
800,000 - 899,999	6	7	4	5	2
900,000 - 999,999	3	2	2	0	1
1,000,000+	5	0	1	1	0
Total	784	499	449	598	676

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Row/Townhouse Sales by Price Range
Greater Edmonton Area¹
May 2026

page 7a

Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	3	6	22	4	12
100,000 - 149,999	5	22	8	32	17	78	32	137	32	132
150,000 - 199,999	34	141	52	188	55	260	80	274	51	286
200,000 - 249,999	53	255	92	305	86	290	56	192	72	301
250,000 - 299,999	52	218	80	282	65	268	69	225	68	337
300,000 - 324,999	28	122	32	122	43	187	30	98	32	171
325,000 - 349,999	32	169	54	217	62	197	32	99	24	99
350,000 - 374,999	19	112	50	181	24	110	27	83	19	86
375,000 - 399,999	34	123	29	124	36	129	17	63	17	87
400,000 - 424,999	33	97	30	127	21	80	3	22	12	42
425,000 - 449,999	11	57	24	91	13	25	1	6	5	14
450,000 - 474,999	3	10	15	40	4	16	1	5	1	10
475,000 - 499,999	2	12	5	19	1	4	0	7	3	11
500,000 - 524,999	1	11	2	14	2	4	0	2	2	6
525,000 - 549,999	2	6	2	5	1	4	0	2	2	4
550,000 - 574,999	2	4	0	4	0	5	1	4	0	2
575,000 - 599,999	2	5	2	3	0	2	2	4	1	1
600,000 - 649,999	0	3	2	5	2	6	0	1	0	4
650,000 - 699,999	0	2	0	0	0	1	0	0	0	1
700,000 - 749,999	0	0	0	1	0	1	0	0	0	1
750,000 - 799,999	0	0	0	1	0	0	1	1	0	0
800,000 - 899,999	0	0	0	0	0	0	0	0	0	1
900,000 - 999,999	0	0	0	0	0	0	0	0	0	0
1,000,000+	0	1	0	0	1	1	0	0	0	1
Total	313	1,370	479	1,761	433	1,671	358	1,247	345	1,609

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Row/Townhouse Active Inventory by Price Range
Greater Edmonton Area¹
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	2	0	0	5	6
100,000 - 149,999	9	9	14	34	78
150,000 - 199,999	98	78	81	127	226
200,000 - 249,999	154	112	101	99	138
250,000 - 299,999	179	95	67	121	118
300,000 - 324,999	78	48	45	68	61
325,000 - 349,999	141	71	48	56	61
350,000 - 374,999	110	60	44	22	41
375,000 - 399,999	101	64	71	56	55
400,000 - 424,999	68	32	32	27	15
425,000 - 449,999	42	47	24	11	14
450,000 - 474,999	21	18	15	7	7
475,000 - 499,999	16	9	10	4	7
500,000 - 524,999	1	10	1	5	0
525,000 - 549,999	9	6	3	3	4
550,000 - 574,999	1	1	5	3	3
575,000 - 599,999	4	1	1	3	3
600,000 - 649,999	3	1	1	3	3
650,000 - 699,999	7	0	3	1	2
700,000 - 749,999	4	2	2	1	2
750,000 - 799,999	0	0	2	1	1
800,000 - 899,999	5	3	0	1	1
900,000 - 999,999	0	1	1	1	1
1,000,000+	0	1	0	0	0
Total	1,053	669	571	659	847

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Apartment Condominium Sales by Price Range
Greater Edmonton Area¹
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	17	110	37	150	52	218	42	168	34	153
100,000 - 149,999	77	262	74	298	102	390	90	315	65	318
150,000 - 199,999	111	427	122	552	136	599	97	386	102	448
200,000 - 249,999	81	361	117	462	123	429	60	219	65	249
250,000 - 299,999	37	154	48	205	56	165	41	119	44	146
300,000 - 324,999	14	46	16	58	12	47	9	36	4	35
325,000 - 349,999	4	29	15	49	11	32	7	20	6	40
350,000 - 374,999	3	21	5	35	12	25	9	23	4	26
375,000 - 399,999	8	26	10	35	6	18	3	12	9	27
400,000 - 424,999	1	13	8	14	2	12	3	6	6	12
425,000 - 449,999	1	8	3	15	1	3	0	3	4	14
450,000 - 474,999	3	14	0	7	1	6	1	4	4	5
475,000 - 499,999	1	8	1	5	5	7	0	3	1	6
500,000 - 524,999	2	10	1	3	3	4	0	2	3	6
525,000 - 549,999	0	4	1	3	3	4	0	1	0	1
550,000 - 574,999	0	2	1	5	3	5	0	4	1	3
575,000 - 599,999	1	4	2	4	0	2	0	2	0	0
600,000 - 649,999	0	3	1	5	2	7	1	5	1	3
650,000 - 699,999	1	5	0	3	0	3	1	1	2	4
700,000 - 749,999	1	1	0	4	0	3	0	3	0	4
750,000 - 799,999	1	4	0	2	1	3	0	2	0	2
800,000 - 899,999	0	1	1	3	1	2	2	2	1	1
900,000 - 999,999	0	1	0	1	0	1	0	2	0	0
1,000,000+	0	4	1	4	1	4	1	3	0	3
Total	364	1,518	464	1,922	533	1,989	367	1,341	356	1,506

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

Apartment Condominium Active Inventory by Price Range
Greater Edmonton Area¹
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	57	82	83	157	182
100,000 - 149,999	219	247	202	286	415
150,000 - 199,999	440	374	343	441	535
200,000 - 249,999	427	331	302	289	335
250,000 - 299,999	212	202	160	183	175
300,000 - 324,999	38	44	47	49	50
325,000 - 349,999	44	46	51	47	67
350,000 - 374,999	31	27	37	30	37
375,000 - 399,999	33	33	45	51	46
400,000 - 424,999	16	8	13	16	12
425,000 - 449,999	22	10	23	17	22
450,000 - 474,999	11	12	8	8	6
475,000 - 499,999	13	21	21	18	23
500,000 - 524,999	7	3	4	4	5
525,000 - 549,999	6	16	6	9	20
550,000 - 574,999	4	4	4	8	5
575,000 - 599,999	5	13	11	9	11
600,000 - 649,999	8	7	8	8	10
650,000 - 699,999	9	9	11	4	10
700,000 - 749,999	1	4	6	1	5
750,000 - 799,999	7	3	6	8	4
800,000 - 899,999	6	10	5	5	9
900,000 - 999,999	4	5	9	6	8
1,000,000+	25	16	23	20	21
Total	1,645	1,527	1,428	1,674	2,013

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

**Summary of Properties Listed and Sold
Greater Edmonton Area¹**

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May 2026

Year	Month	Residential ²		Commercial ³		Total	
		Listed	Sold	Listed	Sold	Listed	Sold
2022	January	2,122	1,330	n/a	n/a	n/a	n/a
	February	2,967	2,285	n/a	n/a	n/a	n/a
	March	4,298	3,317	n/a	n/a	n/a	n/a
	April	4,724	2,938	n/a	n/a	n/a	n/a
	May	4,725	2,921	n/a	n/a	n/a	n/a
	June	4,345	2,656	n/a	n/a	n/a	n/a
	July	3,645	2,029	n/a	n/a	n/a	n/a
	August	3,180	1,854	n/a	n/a	n/a	n/a
	September	3,128	1,608	n/a	n/a	n/a	n/a
	October	2,615	1,506	n/a	n/a	n/a	n/a
	November	1,971	1,278	n/a	n/a	n/a	n/a
	December	1,175	987	n/a	n/a	n/a	n/a
	Total	38,895	24,709	n/a	n/a	n/a	n/a
2023	January	2,258	982	n/a	n/a	n/a	n/a
	February	2,527	1,292	n/a	n/a	n/a	n/a
	March	3,303	1,819	n/a	n/a	n/a	n/a
	April	3,442	2,023	n/a	n/a	n/a	n/a
	May	3,851	2,717	n/a	n/a	n/a	n/a
	June	3,632	2,598	n/a	n/a	n/a	n/a
	July	3,291	2,320	n/a	n/a	n/a	n/a
	August	3,226	2,245	n/a	n/a	n/a	n/a
	September	3,023	2,055	n/a	n/a	n/a	n/a
	October	2,696	1,805	n/a	n/a	n/a	n/a
	November	2,088	1,624	n/a	n/a	n/a	n/a
	December	1,481	1,218	n/a	n/a	n/a	n/a
	Total	34,818	22,698	n/a	n/a	n/a	n/a
2024	January	2,164	1,436	n/a	n/a	n/a	n/a
	February	2,726	1,964	n/a	n/a	n/a	n/a
	March	3,520	2,462	n/a	n/a	n/a	n/a
	April	3,819	3,113	n/a	n/a	n/a	n/a
	May	4,229	3,222	n/a	n/a	n/a	n/a
	June	3,636	2,842	n/a	n/a	n/a	n/a
	July	3,652	2,936	n/a	n/a	n/a	n/a
	August	3,380	2,581	n/a	n/a	n/a	n/a
	September	3,129	2,257	n/a	n/a	n/a	n/a
	October	2,879	2,483	n/a	n/a	n/a	n/a
	November	2,051	1,913	n/a	n/a	n/a	n/a
	December	1,339	1,421	n/a	n/a	n/a	n/a
	Total	36,524	28,630	n/a	n/a	n/a	n/a
2025	January	2,404	1,590	n/a	n/a	n/a	n/a
	February	2,611	1,814	n/a	n/a	n/a	n/a
	March	3,647	2,480	n/a	n/a	n/a	n/a
	April	3,845	2,702	n/a	n/a	n/a	n/a
	May	4,720	2,951	n/a	n/a	n/a	n/a
	June	4,058	2,863	n/a	n/a	n/a	n/a
	July	4,227	2,849	n/a	n/a	n/a	n/a
	August	3,639	2,377	n/a	n/a	n/a	n/a
	September	3,466	2,183	n/a	n/a	n/a	n/a
	October	3,171	2,053	n/a	n/a	n/a	n/a
	November	2,203	1,650	n/a	n/a	n/a	n/a
	December	1,367	1,311	n/a	n/a	n/a	n/a
	Total	39,358	26,823	n/a	n/a	n/a	n/a
2026	January	2,443	1,148				
	February	2,914	1,602				
	March	3,692	2,132				
	April	3,989	2,477				
	May	4,854	2,557				
	Total	17,892	9,916				

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type
Greater Edmonton Area¹
May 2026

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ²
2022	January	460,956	375,707	244,922	194,126	394,230
	February	504,617	360,229	262,530	187,597	423,970
	March	518,738	380,912	267,634	203,279	431,001
	April	524,644	390,492	271,401	204,351	434,677
	May	505,518	384,706	264,711	210,227	426,901
	June	509,224	373,332	256,029	204,984	425,525
	July	507,458	371,564	254,476	201,068	418,435
	August	484,147	358,705	244,490	191,845	395,679
	September	481,631	369,275	247,250	185,118	394,510
	October	478,310	370,465	260,325	187,085	400,106
	November	466,947	361,734	241,320	192,154	382,304
	December	471,549	358,322	237,370	179,776	375,894
	YTD Average	499,645	373,888	257,582	197,305	415,075
2023	January	451,413	355,061	247,761	190,627	370,542
	February	461,859	358,600	251,332	187,371	370,589
	March	484,572	366,456	248,051	192,965	389,964
	April	501,000	378,245	261,595	193,876	409,698
	May	511,981	382,285	253,612	193,334	420,528
	June	500,147	383,164	257,450	195,088	412,490
	July	501,941	378,899	264,107	194,823	409,007
	August	495,148	374,071	253,380	193,789	398,631
	September	493,272	353,739	267,127	182,128	394,029
	October	486,307	385,791	258,751	203,669	396,180
	November	478,299	363,653	271,919	171,199	380,471
	December	488,376	364,001	260,934	170,266	388,557
	YTD Average	492,209	372,745	258,156	189,913	398,928
2024	January	483,143	378,421	269,381	193,161	398,695
	February	507,036	386,224	275,735	181,686	406,811
	March	517,172	408,789	282,598	194,368	421,233
	April	530,658	406,848	294,926	201,282	431,858
	May	545,984	414,956	294,076	206,813	441,465
	June	539,362	422,602	290,146	211,780	439,138
	July	551,734	406,464	292,072	204,378	440,185
	August	545,394	415,047	291,256	204,373	435,312
	September	552,720	411,799	293,347	199,686	440,642
	October	552,830	407,429	307,854	192,478	440,697
	November	539,612	401,769	288,722	200,266	435,090
	December	538,501	408,572	292,490	204,210	434,528
	YTD Average	535,993	408,010	290,610	200,309	432,339
2025	January	560,324	420,114	312,077	203,105	437,630
	February	565,127	421,887	300,530	215,121	448,061
	March	575,818	430,137	314,521	218,099	460,744
	April	584,420	434,891	314,977	218,342	470,075
	May	576,848	439,881	306,882	214,108	462,625
	June	573,945	439,839	309,463	214,888	464,707
	July	578,866	429,828	296,501	209,787	463,214
	August	569,865	420,792	301,820	218,056	461,192
	September	553,940	433,141	303,382	207,491	452,888
	October	560,596	428,966	297,377	202,963	455,232
	November	554,627	423,608	289,605	205,314	447,315
	December	566,620	422,078	297,535	193,638	455,240
	YTD Average	570,066	429,795	304,575	211,395	458,232
2026	January	555,989	422,964	296,227	224,364	448,121
	February	571,476	442,180	308,393	212,133	455,137
	March	590,120	436,997	307,926	212,054	470,907
	April	589,231	423,623	313,193	225,985	478,854
	May	604,744	433,478	309,554	206,282	491,794

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

End of Month Active Inventory (Sales Activity)
Greater Edmonton Area¹ and City of Edmonton
May 2026

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Year	Month	GEA Residential ²	GEA Commercial ³	Edmonton Residential ²	Edmonton Commercial ⁴
2022	January	4,632 (1,330)	n/a	3,507 (954)	n/a
	February	4,712 (2,285)	n/a	3,566 (1,633)	n/a
	March	5,212 (3,317)	n/a	3,928 (2,311)	n/a
	April	6,468 (2,938)	n/a	4,820 (2,017)	n/a
	May	7,572 (2,921)	n/a	5,719 (1,927)	n/a
	June	8,118 (2,656)	n/a	6,085 (1,780)	n/a
	July	8,453 (2,029)	n/a	6,307 (1,338)	n/a
	August	8,044 (1,854)	n/a	6,030 (1,215)	n/a
	September	7,835 (1,608)	n/a	5,850 (1,083)	n/a
	October	7,201 (1,506)	n/a	5,332 (1,027)	n/a
	November	6,408 (1,278)	n/a	4,737 (885)	n/a
	December	4,975 (987)	n/a	3,674 (695)	n/a
2023	January	5,186 (982)	n/a	3,812 (699)	n/a
	February	5,628 (1,292)	n/a	4,099 (907)	n/a
	March	6,315 (1,819)	n/a	4,501 (1,251)	n/a
	April	6,898 (2,023)	n/a	4,966 (1,369)	n/a
	May	7,075 (2,717)	n/a	5,163 (1,800)	n/a
	June	7,100 (2,598)	n/a	5,161 (1,750)	n/a
	July	6,935 (2,320)	n/a	5,082 (1,586)	n/a
	August	6,744 (2,245)	n/a	4,859 (1,594)	n/a
	September	6,513 (2,055)	n/a	4,681 (1,430)	n/a
	October	6,232 (1,805)	n/a	4,394 (1,290)	n/a
	November	5,468 (1,624)	n/a	3,870 (1,176)	n/a
	December	4,650 (1,218)	n/a	3,208 (877)	n/a
2024	January	4,563 (1,436)	n/a	3,100 (1,053)	n/a
	February	4,796 (1,964)	n/a	3,234 (1,399)	n/a
	March	5,279 (2,462)	n/a	3,639 (1,728)	n/a
	April	5,422 (3,113)	n/a	3,752 (2,144)	n/a
	May	5,765 (3,222)	n/a	4,121 (2,141)	n/a
	June	5,888 (2,842)	n/a	4,238 (1,932)	n/a
	July	5,818 (2,936)	n/a	4,255 (2,009)	n/a
	August	5,733 (2,581)	n/a	4,208 (1,771)	n/a
	September	5,643 (2,257)	n/a	4,130 (1,537)	n/a
	October	5,099 (2,483)	n/a	3,734 (1,734)	n/a
	November	4,471 (1,913)	n/a	3,284 (1,364)	n/a
	December	3,503 (1,421)	n/a	2,547 (1,053)	n/a
2025	January	3,693 (1,590)	n/a	2,637 (1,181)	n/a
	February	4,057 (1,814)	n/a	2,936 (1,256)	n/a
	March	4,723 (2,480)	n/a	3,449 (1,749)	n/a
	April	5,265 (2,702)	n/a	3,908 (1,841)	n/a
	May	6,331 (2,951)	n/a	4,690 (2,053)	n/a
	June	6,607 (2,863)	n/a	4,901 (1,963)	n/a
	July	6,906 (2,849)	n/a	5,201 (1,932)	n/a
	August	6,998 (2,377)	n/a	5,214 (1,643)	n/a
	September	6,911 (2,183)	n/a	5,151 (1,451)	n/a
	October	6,535 (2,053)	n/a	4,884 (1,430)	n/a
	November	5,882 (1,650)	n/a	4,393 (1,161)	n/a
	December	4,520 (1,311)	n/a	3,346 (910)	n/a
2026	January	4,839 (1,148)		3,550 (790)	
	February	5,362 (1,602)		3,951 (1,108)	
	March	6,091 (2,132)		4,530 (1,420)	
	April	6,692 (2,477)		4,996 (1,630)	
	May	7,839 (2,557)		5,940 (1,649)	

¹ Please refer to Appendix A for the full list of areas within the Greater Edmonton Area (GEA).

² Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

³ Farms are included in Commercial if the property is zoned agricultural.

5 Year Residential Activity (Part 1)

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City of Edmonton

May 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	1,894 / 6,593	1,806 / 6,341	1,548 / 6,047	1,500 / 5,913	1,906 / 7,315
Sales / YTD	916 / 3,515	1,060 / 4,140	1,116 / 4,558	1,029 / 3,294	1,132 / 5,148
Sales to New Listings Ratio / YTD	48% / 53%	59% / 65%	72% / 75%	69% / 56%	59% / 70%
Sales Volume	540,162,201	591,296,541	607,428,201	512,494,383	563,525,285
Sales Volume YTD	2,027,103,947	2,340,241,764	2,341,623,202	1,580,878,458	2,574,675,684
Average Sale Price	589,697	557,827	544,291	498,051	497,814
Average Sale Price YTD	576,701	565,276	513,739	479,927	500,131
Median Sale Price	532,250	523,000	499,450	450,000	460,000
Median Sale Price YTD	518,000	523,500	475,000	438,000	460,000
Sale to List Price Ratio / YTD	99% / 99%	100% / 100%	100% / 99%	98% / 98%	99% / 100%
Average Days on Market / YTD	36 / 38	28 / 34	31 / 40	41 / 47	23 / 31
Median Days on Market / YTD	21 / 24	17 / 18	18 / 21	27 / 30	16 / 17
Average Days on Market (Cum.) / YTD	54 / 64	40 / 49	43 / 63	66 / 78	29 / 45
Median Days on Market (Cum.) / YTD	27 / 30	20 / 21	19 / 26	34 / 43	17 / 18
Semi-detached					
New Listings / YTD	349 / 1,338	279 / 1,209	278 / 1,067	275 / 1,008	381 / 1,495
Sales / YTD	181 / 732	203 / 901	229 / 859	188 / 608	225 / 1,106
Sales to New Listings Ratio / YTD	52% / 55%	73% / 75%	82% / 81%	68% / 60%	59% / 74%
Sales Volume	76,632,155	89,178,478	97,606,339	73,507,036	89,232,990
Sales Volume YTD	313,965,224	388,091,813	351,536,380	228,154,335	429,234,855
Average Sale Price	423,382	439,303	426,229	390,995	396,591
Average Sale Price YTD	428,914	430,735	409,239	375,254	388,097
Median Sale Price	415,000	436,000	415,000	377,000	385,000
Median Sale Price YTD	420,000	429,999	404,000	370,500	380,000
Sale to List Price Ratio / YTD	99% / 98%	100% / 100%	100% / 99%	98% / 98%	99% / 100%
Average Days on Market / YTD	36 / 39	26 / 28	25 / 33	35 / 41	25 / 31
Median Days on Market / YTD	25 / 26	19 / 18	16 / 20	24 / 27	19 / 17
Average Days on Market (Cum.) / YTD	56 / 61	31 / 36	32 / 46	52 / 65	30 / 42
Median Days on Market (Cum.) / YTD	33 / 34	21 / 20	18 / 22	25 / 33	20 / 18
Row/Townhouse					
New Listings / YTD	512 / 1,956	506 / 1,880	443 / 1,566	314 / 1,363	426 / 1,778
Sales / YTD	240 / 1,054	389 / 1,399	337 / 1,307	269 / 988	268 / 1,301
Sales to New Listings Ratio / YTD	47% / 54%	77% / 74%	76% / 83%	86% / 72%	63% / 73%
Sales Volume	71,325,055	117,080,274	94,671,162	67,439,165	69,772,149
Sales Volume YTD	317,304,397	423,984,476	365,610,412	245,449,193	341,857,729
Average Sale Price	297,188	300,978	280,923	250,703	260,344
Average Sale Price YTD	301,048	303,063	279,733	248,430	262,765
Median Sale Price	300,613	299,000	285,000	250,000	259,700
Median Sale Price YTD	303,750	309,000	285,000	245,000	260,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 100%	101% / 100%	98% / 97%	98% / 98%
Average Days on Market / YTD	38 / 43	26 / 27	24 / 35	40 / 49	32 / 45
Median Days on Market / YTD	27 / 30	19 / 18	16 / 19	27 / 32	22 / 29
Average Days on Market (Cum.) / YTD	57 / 66	32 / 33	28 / 44	59 / 75	45 / 67
Median Days on Market (Cum.) / YTD	31 / 39	20 / 19	16 / 20	30 / 40	25 / 33

5 Year Residential Activity (Part 2)

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City of Edmonton

May 2026

	2026	2025	2024	2023	2022
Apartment Condominium					
New Listings / YTD	743 / 2,905	789 / 2,926	697 / 2,850	618 / 2,559	681 / 2,968
Sales / YTD	312 / 1,296	401 / 1,640	459 / 1,741	314 / 1,136	302 / 1,287
Sales to New Listings Ratio / YTD	42% / 45%	51% / 56%	66% / 61%	51% / 44%	44% / 43%
Sales Volume	62,640,949	83,718,068	92,371,727	57,098,577	62,395,715
Sales Volume YTD	271,673,461	345,701,030	335,188,748	207,896,214	253,577,266
Average Sale Price	200,772	208,773	201,246	181,843	206,608
Average Sale Price YTD	209,625	210,793	192,527	183,007	197,030
Median Sale Price	188,750	195,000	187,000	165,450	182,250
Median Sale Price YTD	190,000	195,000	180,000	168,000	175,000
Sale to List Price Ratio / YTD	96% / 96%	97% / 97%	97% / 97%	95% / 95%	96% / 96%
Average Days on Market / YTD	50 / 53	41 / 44	43 / 49	56 / 61	55 / 60
Median Days on Market / YTD	35 / 36	29 / 29	28 / 31	41 / 44	40 / 42
Average Days on Market (Cum.) / YTD	75 / 85	57 / 68	63 / 76	99 / 109	86 / 103
Median Days on Market (Cum.) / YTD	43 / 54	32 / 35	30 / 36	51 / 63	50 / 59
Total Residential¹					
New Listings / YTD	3,498 / 12,792	3,380 / 12,356	2,966 / 11,530	2,707 / 10,843	3,394 / 13,556
Sales / YTD	1,649 / 6,597	2,053 / 8,080	2,141 / 8,465	1,800 / 6,026	1,927 / 8,842
Sales to New Listings Ratio / YTD	47% / 52%	61% / 65%	72% / 73%	66% / 56%	57% / 65%
Sales Volume	750,760,360	881,273,361	892,077,429	710,539,161	784,926,139
Sales Volume YTD	2,930,047,029	3,498,019,083	3,393,958,742	2,262,378,200	3,599,345,534
Average Sale Price	455,282	429,261	416,664	394,744	407,331
Average Sale Price YTD	444,148	432,923	400,940	375,436	407,074
Median Sale Price	433,000	416,000	395,000	367,500	389,000
Median Sale Price YTD	420,000	417,250	389,000	355,250	385,000
Sale to List Price Ratio / YTD	98% / 98%	99% / 99%	100% / 99%	98% / 97%	99% / 99%
Average Days on Market / YTD	39 / 42	30 / 34	32 / 40	43 / 50	30 / 37
Median Days on Market / YTD	26 / 27	20 / 20	19 / 22	28 / 32	20 / 20
Average Days on Market (Cum.) / YTD	59 / 68	41 / 49	44 / 61	69 / 82	40 / 56
Median Days on Market (Cum.) / YTD	32 / 36	22 / 22	20 / 26	34 / 45	21 / 22
Other²					
New Listings / YTD	81 / 342	93 / 367	98 / 400	103 / 371	80 / 396
Sales / YTD	34 / 166	35 / 185	59 / 228	37 / 140	39 / 242
Sales to New Listings Ratio / YTD	42% / 49%	38% / 50%	60% / 57%	36% / 38%	49% / 61%
Sales Volume	11,437,900	13,985,000	28,253,103	10,582,075	13,172,958
Sales Volume YTD	91,055,370	81,995,855	97,437,662	39,838,253	83,968,161
Average Sale Price	336,409	399,571	478,866	286,002	337,768
Average Sale Price YTD	548,526	443,221	427,358	284,559	346,976
Median Sale Price	273,125	301,000	430,000	219,250	208,000
Median Sale Price YTD	320,000	367,500	350,000	150,000	285,000
Sale to List Price Ratio / YTD	95% / 96%	97% / 97%	100% / 97%	96% / 93%	95% / 95%
Average Days on Market / YTD	41 / 62	36 / 54	44 / 52	70 / 66	45 / 65
Median Days on Market / YTD	27 / 39	27 / 24	26 / 29	33 / 48	29 / 37
Average Days on Market (Cum.) / YTD	64 / 91	60 / 108	72 / 110	108 / 107	67 / 91
Median Days on Market (Cum.) / YTD	46 / 50	34 / 32	28 / 37	35 / 59	29 / 44

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Detached							
Northwest	Sales	117	107	148	447	462	590
	Average	562,053	567,846	512,746	549,734	556,050	507,930
	Median	545,000	560,000	493,000	536,500	547,250	495,550
North Central	Sales	164	212	223	666	818	936
	Average	481,602	481,785	454,561	477,156	481,738	435,647
	Median	469,950	467,000	445,000	460,000	465,000	425,000
Northeast	Sales	53	68	70	217	261	257
	Average	445,204	465,418	386,043	447,632	469,285	396,074
	Median	420,000	416,850	382,500	410,000	429,997	382,500
Central	Sales	24	51	31	102	196	184
	Average	412,733	349,546	362,345	359,223	330,691	315,672
	Median	400,700	325,000	360,000	332,400	295,000	289,500
West	Sales	87	84	107	312	353	382
	Average	789,830	602,394	589,721	776,624	658,255	565,087
	Median	615,000	525,000	497,500	575,100	535,000	469,813
Southwest	Sales	119	132	145	412	452	519
	Average	762,428	716,494	678,672	726,460	721,628	629,502
	Median	637,000	633,000	596,475	625,000	615,000	555,000
Southeast	Sales	150	195	191	587	724	786
	Average	507,136	520,563	506,429	509,689	532,558	479,019
	Median	480,000	497,900	466,000	472,000	490,000	447,000
Anthony Henday Southwest	Sales	154	161	151	571	659	718
	Average	644,772	636,037	669,121	652,906	656,339	624,636
	Median	600,000	581,000	587,000	588,000	595,500	564,999
Anthony Henday Southeast	Sales	48	51	51	201	216	189
	Average	564,756	586,924	647,771	578,135	580,775	571,962
	Median	531,250	591,000	578,000	545,000	562,500	539,750
City of Edmonton Total	Sales	916	1,060	1,116	3,515	4,140	4,558
	Average	589,697	557,827	544,291	576,701	565,276	513,739
	Median	532,250	523,000	499,450	518,000	523,500	475,000

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Semi-detached							
Northwest	Sales	21	25	32	107	125	113
	Average	423,750	466,484	431,647	442,196	441,000	411,505
	Median	445,000	450,000	412,450	438,000	424,888	400,000
North Central	Sales	32	25	45	118	147	146
	Average	363,903	395,154	364,348	366,458	391,161	352,055
	Median	377,750	400,000	364,000	377,500	395,000	377,450
Northeast	Sales	14	11	5	53	36	24
	Average	358,026	352,381	316,400	361,358	344,478	310,650
	Median	368,546	355,000	315,000	368,890	323,500	303,600
Central	Sales	6	4	11	19	29	41
	Average	426,667	n/a	367,809	424,431	378,074	342,785
	Median	416,500	n/a	328,000	425,400	356,000	325,000
West	Sales	10	6	9	25	31	28
	Average	448,412	376,167	493,133	406,761	403,797	414,564
	Median	370,308	359,750	495,000	365,000	354,000	372,500
Southwest	Sales	13	17	13	68	67	72
	Average	536,565	481,341	422,345	518,629	455,022	467,668
	Median	476,000	435,000	383,000	462,000	420,000	412,550
Southeast	Sales	34	39	41	124	149	164
	Average	441,706	433,313	448,180	442,975	428,475	420,595
	Median	446,000	450,000	421,250	408,400	425,000	400,500
Anthony Henday Southwest	Sales	27	51	52	134	198	184
	Average	434,417	476,812	473,752	445,732	468,099	446,103
	Median	435,000	465,000	447,500	433,950	459,999	432,500
Anthony Henday Southeast	Sales	24	25	21	84	119	87
	Average	429,558	426,896	420,518	429,754	441,766	411,333
	Median	438,000	430,000	415,000	439,750	445,000	413,000
City of Edmonton Total	Sales	181	203	229	732	901	859
	Average	423,382	439,303	426,229	428,914	430,735	409,239
	Median	415,000	436,000	415,000	420,000	429,999	404,000

May 2026

Row/Townhouse		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Northwest	Sales	21	28	29	83	122	117
	Average	364,508	362,910	327,543	359,379	367,863	341,824
	Median	345,000	355,300	336,000	347,886	363,661	337,000
North Central	Sales	39	78	63	194	279	237
	Average	254,644	269,686	249,192	279,581	270,914	247,426
	Median	227,500	256,551	245,000	255,000	250,000	245,000
Northeast	Sales	25	38	35	107	131	122
	Average	208,627	215,152	214,429	227,555	225,833	196,991
	Median	204,500	200,000	198,000	218,000	215,000	185,000
Central	Sales	4	6	4	21	18	24
	Average	n/a	383,599	n/a	416,507	400,144	364,588
	Median	n/a	336,399	n/a	415,000	384,999	305,000
West	Sales	29	24	25	88	112	122
	Average	268,183	231,471	229,628	254,010	259,627	216,690
	Median	231,500	225,250	208,000	230,500	236,500	208,000
Southwest	Sales	23	44	49	112	157	150
	Average	307,913	315,790	282,215	313,033	310,968	282,579
	Median	315,000	314,500	294,000	297,250	315,000	285,500
Southeast	Sales	32	62	53	156	226	194
	Average	277,681	282,114	260,573	268,271	278,863	255,547
	Median	244,000	255,150	239,900	245,000	265,000	230,000
Anthony Henday Southwest	Sales	44	67	48	197	220	222
	Average	361,550	379,327	356,945	362,505	374,535	356,887
	Median	376,788	386,000	344,448	365,000	380,125	348,750
Anthony Henday Southeast	Sales	23	42	31	96	134	119
	Average	317,252	310,711	315,595	306,936	323,974	307,279
	Median	310,000	327,250	315,000	317,250	330,000	305,900
City of Edmonton Total	Sales	240	389	337	1,054	1,399	1,307
	Average	297,188	300,978	280,923	301,048	303,063	279,733
	Median	300,613	299,000	285,000	303,750	309,000	285,000

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Apartment Condominium							
Northwest	Sales	24	27	42	93	95	128
	Average	178,022	194,835	179,100	192,758	197,047	170,418
	Median	180,000	215,000	184,500	191,750	205,000	181,500
North Central	Sales	29	50	40	140	189	198
	Average	198,734	182,054	177,045	199,764	184,881	167,617
	Median	192,500	183,750	183,500	190,000	185,000	171,500
Northeast	Sales	21	25	33	73	103	125
	Average	156,871	160,572	133,518	151,631	150,476	131,254
	Median	160,500	160,000	132,000	156,000	154,000	136,500
Central	Sales	79	82	102	326	379	382
	Average	198,099	200,720	204,087	209,599	212,999	212,919
	Median	183,000	167,000	182,500	175,500	173,476	179,000
West	Sales	25	27	32	103	124	121
	Average	182,048	169,330	193,825	189,233	178,250	174,247
	Median	185,000	164,000	162,250	180,000	170,500	160,000
Southwest	Sales	67	87	100	271	315	344
	Average	215,659	247,411	233,507	239,800	246,386	217,408
	Median	198,000	222,500	202,500	211,500	222,000	195,000
Southeast	Sales	27	38	38	115	163	164
	Average	206,839	213,007	193,029	204,196	213,068	173,750
	Median	191,000	202,750	180,250	197,900	206,000	175,000
Anthony Henday Southwest	Sales	31	55	49	139	222	215
	Average	235,106	231,078	221,564	225,383	230,911	210,980
	Median	222,500	216,000	217,500	213,555	216,000	196,000
Anthony Henday Southeast	Sales	9	10	23	36	50	64
	Average	198,639	198,130	208,695	197,057	202,124	198,707
	Median	185,000	200,450	205,000	187,500	203,950	201,000
City of Edmonton Total	Sales	312	401	459	1,296	1,640	1,741
	Average	200,772	208,773	201,246	209,625	210,793	192,527
	Median	188,750	195,000	187,000	190,000	195,000	180,000

Residential¹ Sales by Price Range
City of Edmonton
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	15	101	35	139	47	211	46	184	37	157
100,000 - 149,999	76	266	72	289	105	429	111	421	97	430
150,000 - 199,999	132	520	169	681	179	819	163	604	133	671
200,000 - 249,999	123	561	191	734	194	687	120	454	136	596
250,000 - 299,999	86	369	127	502	142	558	155	553	176	780
300,000 - 324,999	57	215	56	234	84	381	98	335	91	473
325,000 - 349,999	59	306	88	364	113	432	108	345	97	506
350,000 - 374,999	59	283	95	381	106	401	131	397	110	542
375,000 - 399,999	86	341	108	386	119	522	124	395	143	606
400,000 - 424,999	107	386	126	464	111	543	87	330	111	538
425,000 - 449,999	111	395	117	482	127	493	93	327	127	514
450,000 - 474,999	87	381	110	443	119	479	69	230	92	418
475,000 - 499,999	86	343	103	430	81	352	65	217	101	378
500,000 - 524,999	66	289	90	328	83	299	45	168	69	327
525,000 - 549,999	70	273	95	352	86	338	62	159	58	270
550,000 - 574,999	58	232	77	311	72	251	50	152	49	228
575,000 - 599,999	58	205	66	277	65	231	50	140	39	208
600,000 - 649,999	83	301	104	376	80	318	68	177	77	342
650,000 - 699,999	60	224	60	247	55	205	45	124	54	252
700,000 - 749,999	37	151	44	157	44	126	26	83	39	180
750,000 - 799,999	30	95	38	134	25	100	16	54	24	107
800,000 - 899,999	34	106	31	138	45	117	23	67	35	141
900,000 - 999,999	26	80	17	69	22	52	14	34	12	71
1,000,000-1,499,999	27	110	23	113	27	91	22	54	14	76
1,500,000-1,999,999	9	36	10	33	6	22	7	15	4	19
2,000,000-2,499,999	3	14	1	9	1	3	1	5	0	5
2,500,000-2,999,999	2	7	0	2	3	5	1	2	1	3
3,000,000-3,499,999	2	4	0	1	0	0	0	0	0	1
3,500,000+	0	3	0	4	0	0	0	0	1	3
Total	1,649	6,597	2,053	8,080	2,141	8,465	1,800	6,026	1,927	8,842

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

Residential¹ Active Inventory by Price Range
City of Edmonton
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	57	78	83	155	179
100,000 - 149,999	219	243	205	291	443
150,000 - 199,999	521	442	402	543	706
200,000 - 249,999	559	443	410	406	460
250,000 - 299,999	420	298	261	423	432
300,000 - 324,999	136	94	117	215	206
325,000 - 349,999	233	146	157	225	292
350,000 - 374,999	195	143	119	182	220
375,000 - 399,999	268	191	219	307	379
400,000 - 424,999	197	127	111	193	176
425,000 - 449,999	300	221	180	228	280
450,000 - 474,999	233	172	121	180	172
475,000 - 499,999	349	246	181	229	238
500,000 - 524,999	172	122	71	123	95
525,000 - 549,999	244	193	162	202	189
550,000 - 574,999	197	139	106	130	121
575,000 - 599,999	236	207	166	173	159
600,000 - 649,999	316	247	218	199	178
650,000 - 699,999	295	183	177	150	166
700,000 - 749,999	151	122	102	95	113
750,000 - 799,999	129	138	96	94	110
800,000 - 899,999	158	163	128	125	116
900,000 - 999,999	76	79	76	70	79
1,000,000-1,499,999	141	131	133	120	112
1,500,000-1,999,999	70	64	55	53	55
2,000,000-2,499,999	21	19	29	14	22
2,500,000-2,999,999	16	17	14	14	9
3,000,000-3,499,999	10	6	6	9	3
3,500,000+	21	16	16	15	9
Total	5,940	4,690	4,121	5,163	5,719

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

Detached Sales by Price Range
City of Edmonton
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	1	0	0	0	0	0	0
100,000 - 149,999	2	6	1	8	0	15	4	21	7	26
150,000 - 199,999	1	10	9	33	3	39	8	24	3	34
200,000 - 249,999	3	25	10	45	14	63	26	95	22	98
250,000 - 299,999	11	46	13	64	27	138	58	216	66	277
300,000 - 324,999	15	59	12	49	26	141	50	187	54	248
325,000 - 349,999	17	92	22	95	38	189	62	197	57	299
350,000 - 374,999	28	132	37	148	65	254	78	250	62	304
375,000 - 399,999	35	153	60	190	64	298	85	263	93	345
400,000 - 424,999	58	213	69	242	68	350	62	228	68	361
425,000 - 449,999	76	268	69	289	91	387	75	270	97	388
450,000 - 474,999	69	289	78	317	97	393	60	203	80	357
475,000 - 499,999	70	270	80	331	66	306	60	192	88	335
500,000 - 524,999	56	250	72	264	71	269	42	155	60	296
525,000 - 549,999	65	243	87	313	71	302	56	148	50	243
550,000 - 574,999	55	214	70	278	68	229	47	134	44	211
575,000 - 599,999	54	187	58	256	56	208	44	129	35	193
600,000 - 649,999	81	274	96	347	75	295	64	166	69	313
650,000 - 699,999	53	200	57	236	51	190	42	116	48	237
700,000 - 749,999	37	149	44	147	43	120	26	77	39	168
750,000 - 799,999	27	86	38	128	23	95	13	50	24	104
800,000 - 899,999	34	105	28	133	42	111	22	65	35	141
900,000 - 999,999	26	78	16	67	21	50	14	33	12	71
1,000,000-1,499,999	27	105	23	111	26	87	22	53	13	70
1,500,000-1,999,999	9	34	10	32	6	22	7	15	4	17
2,000,000-2,499,999	3	14	1	9	1	3	1	5	0	5
2,500,000-2,999,999	2	6	0	2	3	4	1	2	1	3
3,000,000-3,499,999	2	4	0	1	0	0	0	0	0	1
3,500,000+	0	3	0	4	0	0	0	0	1	3
Total	916	3,515	1,060	4,140	1,116	4,558	1,029	3,294	1,132	5,148

Detached Active Inventory by Price Range
City of Edmonton
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	1	0	1	0	0
100,000 - 149,999	1	4	7	11	5
150,000 - 199,999	10	13	15	37	41
200,000 - 249,999	18	27	43	46	47
250,000 - 299,999	52	29	55	119	116
300,000 - 324,999	23	10	19	93	76
325,000 - 349,999	41	21	48	119	138
350,000 - 374,999	45	52	28	94	115
375,000 - 399,999	103	88	98	170	199
400,000 - 424,999	78	65	56	107	118
425,000 - 449,999	161	120	122	169	193
450,000 - 474,999	153	104	83	152	143
475,000 - 499,999	262	178	125	186	183
500,000 - 524,999	135	90	53	109	84
525,000 - 549,999	208	155	140	173	152
550,000 - 574,999	169	122	87	106	99
575,000 - 599,999	211	176	136	148	139
600,000 - 649,999	291	228	200	185	158
650,000 - 699,999	270	164	151	136	145
700,000 - 749,999	141	115	94	91	102
750,000 - 799,999	119	130	84	83	102
800,000 - 899,999	142	146	122	115	106
900,000 - 999,999	69	72	66	64	70
1,000,000-1,499,999	127	125	126	109	104
1,500,000-1,999,999	62	62	50	50	50
2,000,000-2,499,999	18	19	27	13	18
2,500,000-2,999,999	15	15	13	14	9
3,000,000-3,499,999	10	6	5	6	3
3,500,000+	19	13	13	13	8
Total	2,954	2,349	2,067	2,718	2,723

Semi-detached Sales by Price Range
City of Edmonton
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	1	1	0	0	0	0	0	1	0	0
100,000 - 149,999	0	1	1	2	1	5	0	6	1	4
150,000 - 199,999	0	7	1	3	0	7	3	13	6	14
200,000 - 249,999	4	15	2	17	4	30	8	43	8	53
250,000 - 299,999	9	44	10	48	18	76	21	73	25	116
300,000 - 324,999	9	28	11	50	10	44	15	43	10	73
325,000 - 349,999	10	50	9	48	18	67	17	63	18	107
350,000 - 374,999	16	54	11	65	16	55	27	69	31	145
375,000 - 399,999	25	88	18	81	32	124	24	75	29	170
400,000 - 424,999	24	99	26	117	30	130	19	76	27	127
425,000 - 449,999	28	83	27	119	26	87	17	49	22	101
450,000 - 474,999	14	76	24	98	21	71	7	19	7	46
475,000 - 499,999	14	57	19	83	10	37	5	16	9	29
500,000 - 524,999	8	24	16	51	7	22	3	10	5	21
525,000 - 549,999	4	23	6	32	12	31	6	9	6	22
550,000 - 574,999	2	16	6	25	3	16	2	11	4	13
575,000 - 599,999	2	11	4	16	9	19	5	8	4	15
600,000 - 649,999	2	24	6	23	3	14	4	10	8	25
650,000 - 699,999	7	19	3	9	4	13	3	8	4	11
700,000 - 749,999	0	2	0	7	1	2	0	3	0	8
750,000 - 799,999	2	6	0	3	1	3	2	2	0	2
800,000 - 899,999	0	0	2	3	2	4	0	1	0	0
900,000 - 999,999	0	1	1	1	1	1	0	0	0	0
1,000,000+	0	3	0	0	0	1	0	0	1	4
Total	181	732	203	901	229	859	188	608	225	1,106

Semi-detached Active Inventory by Price Range
City of Edmonton
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	0	0	0	0	0
100,000 - 149,999	1	0	1	0	2
150,000 - 199,999	0	1	2	3	7
200,000 - 249,999	5	5	5	21	19
250,000 - 299,999	19	8	10	40	65
300,000 - 324,999	14	4	22	27	36
325,000 - 349,999	26	15	22	31	47
350,000 - 374,999	30	11	20	47	42
375,000 - 399,999	69	27	31	51	91
400,000 - 424,999	54	29	24	49	33
425,000 - 449,999	91	55	25	39	54
450,000 - 474,999	55	45	21	16	19
475,000 - 499,999	64	40	28	22	26
500,000 - 524,999	32	26	15	9	7
525,000 - 549,999	23	24	13	18	13
550,000 - 574,999	23	13	12	13	14
575,000 - 599,999	18	18	19	14	7
600,000 - 649,999	14	12	9	6	11
650,000 - 699,999	10	12	13	9	12
700,000 - 749,999	6	2	1	3	4
750,000 - 799,999	5	6	5	4	4
800,000 - 899,999	5	5	3	5	2
900,000 - 999,999	3	2	1	0	1
1,000,000+	4	0	1	1	0
Total	571	360	303	428	516

Row/Townhouse Sales by Price Range
City of Edmonton
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	0	0	0	0	0	3	5	21	4	12
100,000 - 149,999	5	22	8	31	15	67	27	128	32	125
150,000 - 199,999	33	130	47	167	51	224	65	224	37	227
200,000 - 249,999	46	210	75	259	67	218	37	134	53	239
250,000 - 299,999	35	152	66	217	56	218	49	181	55	278
300,000 - 324,999	24	98	24	98	41	165	26	79	24	126
325,000 - 349,999	28	140	45	183	48	153	22	67	16	67
350,000 - 374,999	13	82	43	142	15	72	18	62	13	70
375,000 - 399,999	20	80	21	85	17	84	12	47	12	68
400,000 - 424,999	24	65	25	93	12	56	3	20	10	38
425,000 - 449,999	6	38	18	64	9	16	1	6	5	14
450,000 - 474,999	1	5	8	23	1	11	1	4	1	10
475,000 - 499,999	1	9	3	12	1	3	0	6	3	11
500,000 - 524,999	0	8	1	10	2	4	0	2	1	4
525,000 - 549,999	1	4	1	4	0	1	0	1	2	4
550,000 - 574,999	1	1	0	3	0	3	1	3	0	2
575,000 - 599,999	2	5	2	2	0	2	1	2	0	0
600,000 - 649,999	0	2	2	4	2	5	0	0	0	3
650,000 - 699,999	0	2	0	0	0	1	0	0	0	1
700,000 - 749,999	0	0	0	1	0	1	0	0	0	1
750,000 - 799,999	0	0	0	1	0	0	1	1	0	0
800,000 - 899,999	0	0	0	0	0	0	0	0	0	0
900,000 - 999,999	0	0	0	0	0	0	0	0	0	0
1,000,000+	0	1	0	0	0	0	0	0	0	1
Total	240	1,054	389	1,399	337	1,307	269	988	268	1,301

Row/Townhouse Active Inventory by Price Range
City of Edmonton
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	1	0	0	5	5
100,000 - 149,999	9	9	10	29	76
150,000 - 199,999	89	70	72	104	173
200,000 - 249,999	139	99	76	77	97
250,000 - 299,999	149	79	53	105	96
300,000 - 324,999	68	40	34	53	47
325,000 - 349,999	132	65	40	36	47
350,000 - 374,999	90	53	35	16	31
375,000 - 399,999	66	45	48	38	49
400,000 - 424,999	50	26	19	21	13
425,000 - 449,999	26	36	13	5	12
450,000 - 474,999	16	13	10	6	6
475,000 - 499,999	11	7	8	4	7
500,000 - 524,999	1	3	0	1	0
525,000 - 549,999	7	2	3	3	4
550,000 - 574,999	1	1	3	3	3
575,000 - 599,999	3	1	1	3	2
600,000 - 649,999	3	1	1	2	2
650,000 - 699,999	6	0	3	1	1
700,000 - 749,999	3	2	2	1	2
750,000 - 799,999	0	0	2	1	1
800,000 - 899,999	5	2	0	1	1
900,000 - 999,999	0	0	0	1	1
1,000,000+	0	1	0	0	0
Total	875	555	433	516	676

Apartment Condominium Sales by Price Range
City of Edmonton
May 2026

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Price Range	2026		2025		2024		2023		2022	
	Month	YTD	Month	YTD	Month	YTD	Month	YTD	Month	YTD
<100,000	14	100	35	138	47	208	41	162	33	145
100,000 - 149,999	69	237	62	248	89	342	80	266	57	275
150,000 - 199,999	98	373	112	478	125	549	87	343	87	396
200,000 - 249,999	70	311	104	413	109	376	49	182	53	206
250,000 - 299,999	31	127	38	173	41	126	27	83	30	109
300,000 - 324,999	9	30	9	37	7	31	7	26	3	26
325,000 - 349,999	4	24	12	38	9	23	7	18	6	33
350,000 - 374,999	2	15	4	26	10	20	8	16	4	23
375,000 - 399,999	6	20	9	30	6	16	3	10	9	23
400,000 - 424,999	1	9	6	12	1	7	3	6	6	12
425,000 - 449,999	1	6	3	10	1	3	0	2	3	11
450,000 - 474,999	3	11	0	5	0	4	1	4	4	5
475,000 - 499,999	1	7	1	4	4	6	0	3	1	3
500,000 - 524,999	2	7	1	3	3	4	0	1	3	6
525,000 - 549,999	0	3	1	3	3	4	0	1	0	1
550,000 - 574,999	0	1	1	5	1	3	0	4	1	2
575,000 - 599,999	0	2	2	3	0	2	0	1	0	0
600,000 - 649,999	0	1	0	2	0	4	0	1	0	1
650,000 - 699,999	0	3	0	2	0	1	0	0	2	3
700,000 - 749,999	0	0	0	2	0	3	0	3	0	3
750,000 - 799,999	1	3	0	2	1	2	0	1	0	1
800,000 - 899,999	0	1	1	2	1	2	1	1	0	0
900,000 - 999,999	0	1	0	1	0	1	0	1	0	0
1,000,000+	0	4	0	3	1	4	0	1	0	3
Total	312	1,296	401	1,640	459	1,741	314	1,136	302	1,287

Apartment Condominium Active Inventory by Price Range
City of Edmonton
May 2026

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	2026	2025	2024	2023	2022
Price Range	Month	Month	Month	Month	Month
<100,000	55	78	82	150	174
100,000 - 149,999	208	230	187	251	360
150,000 - 199,999	422	358	313	399	485
200,000 - 249,999	397	312	286	262	297
250,000 - 299,999	200	182	143	159	155
300,000 - 324,999	31	40	42	42	47
325,000 - 349,999	34	45	47	39	60
350,000 - 374,999	30	27	36	25	32
375,000 - 399,999	30	31	42	48	40
400,000 - 424,999	15	7	12	16	12
425,000 - 449,999	22	10	20	15	21
450,000 - 474,999	9	10	7	6	4
475,000 - 499,999	12	21	20	17	22
500,000 - 524,999	4	3	3	4	4
525,000 - 549,999	6	12	6	8	20
550,000 - 574,999	4	3	4	8	5
575,000 - 599,999	4	12	10	8	11
600,000 - 649,999	8	6	8	6	7
650,000 - 699,999	9	7	10	4	8
700,000 - 749,999	1	3	5	0	5
750,000 - 799,999	5	2	5	6	3
800,000 - 899,999	6	10	3	4	7
900,000 - 999,999	4	5	9	5	7
1,000,000+	24	12	18	19	18
Total	1,540	1,426	1,318	1,501	1,804

Summary of Properties Listed and Sold
City of Edmonton
May 2026

Year	Month	Residential ¹		Commercial ²	
		Listed	Sold	Listed	Sold
2022	January	1,584	954	n/a	n/a
	February	2,168	1,633	n/a	n/a
	March	3,068	2,311	n/a	n/a
	April	3,342	2,017	n/a	n/a
	May	3,394	1,927	n/a	n/a
	June	3,060	1,780	n/a	n/a
	July	2,585	1,338	n/a	n/a
	August	2,311	1,215	n/a	n/a
	September	2,274	1,083	n/a	n/a
	October	1,866	1,027	n/a	n/a
	November	1,443	885	n/a	n/a
	December	895	695	n/a	n/a
	Total	27,990	16,865	n/a	n/a
2023	January	1,614	699	n/a	n/a
	February	1,785	907	n/a	n/a
	March	2,269	1,251	n/a	n/a
	April	2,468	1,369	n/a	n/a
	May	2,707	1,800	n/a	n/a
	June	2,522	1,750	n/a	n/a
	July	2,385	1,586	n/a	n/a
	August	2,281	1,594	n/a	n/a
	September	2,150	1,430	n/a	n/a
	October	1,874	1,290	n/a	n/a
	November	1,507	1,176	n/a	n/a
	December	1,012	877	n/a	n/a
	Total	24,574	15,729	n/a	n/a
2024	January	1,519	1,053	n/a	n/a
	February	1,914	1,399	n/a	n/a
	March	2,491	1,728	n/a	n/a
	April	2,640	2,144	n/a	n/a
	May	2,966	2,141	n/a	n/a
	June	2,578	1,932	n/a	n/a
	July	2,634	2,009	n/a	n/a
	August	2,428	1,771	n/a	n/a
	September	2,215	1,537	n/a	n/a
	October	2,088	1,734	n/a	n/a
	November	1,507	1,364	n/a	n/a
	December	975	1,053	n/a	n/a
	Total	25,955	19,865	n/a	n/a
2025	January	1,717	1,181	n/a	n/a
	February	1,871	1,256	n/a	n/a
	March	2,624	1,749	n/a	n/a
	April	2,764	1,841	n/a	n/a
	May	3,380	2,053	n/a	n/a
	June	2,932	1,963	n/a	n/a
	July	3,092	1,932	n/a	n/a
	August	2,601	1,643	n/a	n/a
	September	2,492	1,451	n/a	n/a
	October	2,317	1,430	n/a	n/a
	November	1,609	1,161	n/a	n/a
	December	969	910	n/a	n/a
	Total	28,368	18,570	n/a	n/a
2026	January	1,745	790		
	February	2,108	1,108		
	March	2,627	1,420		
	April	2,814	1,630		
	May	3,498	1,649		
	Total	12,792	6,597		

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Farms are included in Commercial if the property is zoned agricultural.

Residential Average Sale Price by Type

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City of Edmonton

May 2026

Year	Month	Detached	Semi-detached	Row/Townhouse	Apartment Condominium	Residential ¹
2022	January	451,548	378,790	239,248	190,093	377,647
	February	501,781	368,548	260,728	185,129	412,463
	March	509,003	390,205	265,063	197,839	411,101
	April	515,472	398,326	273,884	197,558	411,768
	May	497,814	396,591	260,344	206,608	407,331
	June	503,392	376,514	256,850	201,486	405,643
	July	510,294	369,433	252,898	198,528	401,519
	August	479,138	363,726	244,079	190,247	374,441
	September	475,439	381,592	251,063	181,588	376,244
	October	469,437	369,794	256,081	175,888	377,759
	November	460,231	363,018	236,869	190,761	366,177
	December	460,827	345,013	234,428	173,616	350,841
	YTD Average	492,924	379,530	256,240	193,003	395,903
2023	January	448,630	359,451	240,538	171,193	354,221
	February	450,372	360,847	250,205	184,508	349,063
	March	475,064	368,130	236,126	187,600	366,314
	April	493,295	378,610	260,238	184,668	386,691
	May	498,051	390,995	250,703	181,843	394,744
	June	490,226	386,286	253,921	183,878	389,151
	July	490,579	381,782	255,873	192,971	383,841
	August	493,189	377,877	250,382	190,638	383,349
	September	488,713	355,462	263,625	177,679	376,590
	October	476,234	399,718	258,578	201,926	378,067
	November	466,657	362,493	271,603	167,551	360,376
	December	483,867	367,368	260,624	168,767	372,267
	YTD Average	483,257	376,550	254,524	183,880	377,629
2024	January	474,128	385,083	270,002	189,874	381,711
	February	493,681	388,920	271,576	173,422	380,512
	March	502,440	414,055	276,118	189,429	396,989
	April	527,016	410,326	292,052	199,644	411,197
	May	544,291	426,229	280,923	201,246	416,664
	June	528,613	425,341	284,767	207,048	412,569
	July	547,368	404,764	285,505	200,616	414,451
	August	527,223	415,027	286,956	201,133	404,100
	September	538,603	413,549	283,667	195,240	410,763
	October	549,307	410,571	297,917	189,230	419,903
	November	520,975	403,396	279,785	193,822	406,900
	December	531,806	402,752	287,734	204,106	417,490
	YTD Average	526,117	410,716	283,883	196,143	407,421
2025	January	553,834	423,230	300,583	204,534	420,497
	February	553,445	428,431	294,779	211,102	422,466
	March	574,363	426,951	311,765	215,379	440,222
	April	579,653	432,565	304,799	212,775	445,178
	May	557,827	439,303	300,978	208,773	429,261
	June	561,850	447,645	299,082	211,606	433,118
	July	570,156	431,368	289,155	202,875	432,205
	August	550,986	420,302	299,827	208,674	428,523
	September	540,159	427,592	296,339	201,289	420,017
	October	545,110	430,315	292,279	191,462	429,677
	November	545,447	419,806	281,588	203,505	424,282
	December	552,197	422,627	294,051	194,185	428,631
	YTD Average	558,554	430,322	297,922	206,520	430,471
2026	January	541,500	407,760	295,143	213,690	418,307
	February	561,705	448,382	294,884	207,000	432,448
	March	582,065	440,629	302,863	204,863	441,629
	April	584,722	419,923	309,738	223,640	455,557
	May	589,697	423,382	297,188	200,772	455,282

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

Total Board

May 2026

	2026	2025	2024	2023	2022
Detached					
New Listings / YTD	3,455 / 11,902	3,320 / 11,680	2,955 / 11,453	2,898 / 10,972	3,439 / 13,124
Sales / YTD	1,853 / 6,717	2,009 / 7,599	2,203 / 8,224	1,970 / 6,128	2,213 / 9,223
Sales to New Listings Ratio / YTD	54% / 56%	61% / 65%	75% / 72%	68% / 56%	64% / 70%
Sales Volume	1,060,597,448	1,096,150,326	1,137,587,724	958,701,682	1,061,400,040
Sales Volume YTD	3,755,450,233	4,145,136,972	4,110,759,564	2,855,779,548	4,484,427,328
Semi-detached					
New Listings / YTD	516 / 2,020	420 / 1,747	414 / 1,656	407 / 1,555	539 / 2,103
Sales / YTD	310 / 1,223	295 / 1,309	366 / 1,341	307 / 966	349 / 1,605
Sales to New Listings Ratio / YTD	60% / 61%	70% / 75%	88% / 81%	75% / 62%	65% / 76%
Sales Volume	132,693,576	128,556,585	150,647,719	116,372,849	133,321,308
Sales Volume YTD	523,859,744	557,086,879	532,884,555	356,055,743	603,620,404
Row/Townhouse					
New Listings / YTD	639 / 2,446	613 / 2,339	575 / 2,055	398 / 1,765	537 / 2,253
Sales / YTD	319 / 1,383	482 / 1,782	436 / 1,683	358 / 1,258	348 / 1,633
Sales to New Listings Ratio / YTD	50% / 57%	79% / 76%	76% / 82%	90% / 71%	65% / 72%
Sales Volume	98,000,320	147,603,673	127,810,021	90,793,077	91,948,866
Sales Volume YTD	425,420,507	550,102,473	480,076,965	317,449,245	430,720,279
Apartment Condominium					
New Listings / YTD	810 / 3,259	878 / 3,328	791 / 3,235	710 / 2,962	778 / 3,393
Sales / YTD	374 / 1,557	470 / 1,954	542 / 2,025	370 / 1,352	362 / 1,540
Sales to New Listings Ratio / YTD	46% / 48%	54% / 59%	69% / 63%	52% / 46%	47% / 45%
Sales Volume	77,299,399	100,614,873	111,564,367	71,321,747	75,953,965
Sales Volume YTD	334,300,253	417,792,318	397,845,812	259,378,160	310,446,710
Total Residential¹					
New Listings / YTD	5,420 / 19,627	5,231 / 19,094	4,735 / 18,399	4,413 / 17,254	5,293 / 20,873
Sales / YTD	2,856 / 10,880	3,256 / 12,644	3,547 / 13,273	3,005 / 9,704	3,272 / 14,001
Sales to New Listings Ratio / YTD	53% / 55%	62% / 66%	75% / 72%	68% / 56%	62% / 67%
Sales Volume	1,368,590,743	1,472,925,457	1,527,609,831	1,237,189,355	1,362,624,179
Sales Volume YTD	5,039,030,737	5,670,118,642	5,521,566,896	3,788,662,696	5,829,214,721
Other²					
New Listings / YTD	291 / 1,198	345 / 1,328	359 / 1,489	341 / 1,350	376 / 1,479
Sales / YTD	125 / 533	148 / 633	164 / 657	139 / 537	158 / 777
Sales to New Listings Ratio / YTD	43% / 44%	43% / 48%	46% / 44%	41% / 40%	42% / 53%
Sales Volume	28,101,455	39,496,842	48,960,616	28,315,587	38,502,037
Sales Volume YTD	168,482,750	178,919,018	190,761,947	109,501,313	192,324,442

¹ Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium

² Includes properties not included in other categories such as duplex, triplex, fourplex, vacant lot/land, mobile, etc.

May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Barrhead	Sales	7	6	6	20	24	30
	Sales Volume	1,776,500	1,665,000	1,092,450	5,584,500	6,583,500	7,026,952
	Average Price	253,786	277,500	182,075	279,225	274,313	234,232
	Median Price	235,000	290,000	170,175	299,250	250,000	240,000
Beaumont	Sales	53	54	50	184	187	171
	Sales Volume	30,841,787	28,709,948	26,918,240	102,006,636	100,062,198	87,826,435
	Average Price	581,921	531,666	538,365	554,384	535,092	513,605
	Median Price	580,000	517,500	536,250	539,350	515,000	500,000
Bonnyville	Sales	28	30	31	99	125	101
	Sales Volume	11,632,350	11,423,200	11,245,355	38,105,438	45,057,347	35,443,833
	Average Price	415,441	380,773	362,753	384,903	360,459	350,929
	Median Price	362,500	322,000	329,500	335,000	319,000	324,000
Cold Lake	Sales	49	38	42	146	126	143
	Sales Volume	19,380,400	13,444,150	14,289,100	55,764,374	44,951,707	48,089,450
	Average Price	395,518	353,793	340,217	381,948	356,760	336,290
	Median Price	372,500	358,500	348,500	365,000	347,500	325,000
Devon	Sales	14	9	22	51	49	58
	Sales Volume	6,613,550	2,973,498	8,799,500	22,641,616	19,269,393	24,859,450
	Average Price	472,396	330,389	399,977	443,953	393,253	428,611
	Median Price	482,500	297,500	392,500	431,000	385,500	397,500
Drayton Valley	Sales	17	11	15	53	59	63
	Sales Volume	5,650,200	3,752,300	3,826,900	16,323,800	18,663,000	17,784,100
	Average Price	332,365	341,118	255,127	307,996	316,322	282,287
	Median Price	327,500	315,000	248,000	290,000	293,000	285,000
Fort Saskatchewan	Det. Sales	59	43	55	188	188	234
	Det. Average Price	573,240	540,902	502,821	555,414	536,618	485,843
	Det. Median Price	571,000	525,000	475,000	539,950	520,000	465,000
	Apt. Sales	6	6	6	26	37	19
	Apt. Average Price	163,067	174,233	176,250	171,313	190,954	162,784
	Apt. Median Price	169,200	171,250	193,500	172,500	180,000	180,000
	Total Sales Volume	43,241,731	30,386,285	41,332,087	146,508,043	142,031,250	154,911,089
Gibbons	Sales	6	4	8	25	28	26
	Sales Volume	2,072,900	n/a	2,675,000	9,951,900	11,536,835	8,858,000
	Average Price	345,483	n/a	334,375	398,076	412,030	340,692
	Median Price	325,000	n/a	349,000	370,000	378,500	314,750
Leduc	Det. Sales	63	76	70	246	243	268
	Det. Average Price	505,152	503,968	474,120	501,403	506,318	467,951
	Det. Median Price	489,000	482,250	452,450	487,750	495,000	460,750
	Apt. Sales	4	4	4	17	19	15
	Apt. Average Price	n/a	n/a	n/a	206,309	170,721	201,283
	Apt. Median Price	n/a	n/a	n/a	210,000	175,000	205,000
	Total Sales Volume	41,742,505	46,098,510	44,230,365	157,883,319	159,912,957	160,545,722

n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

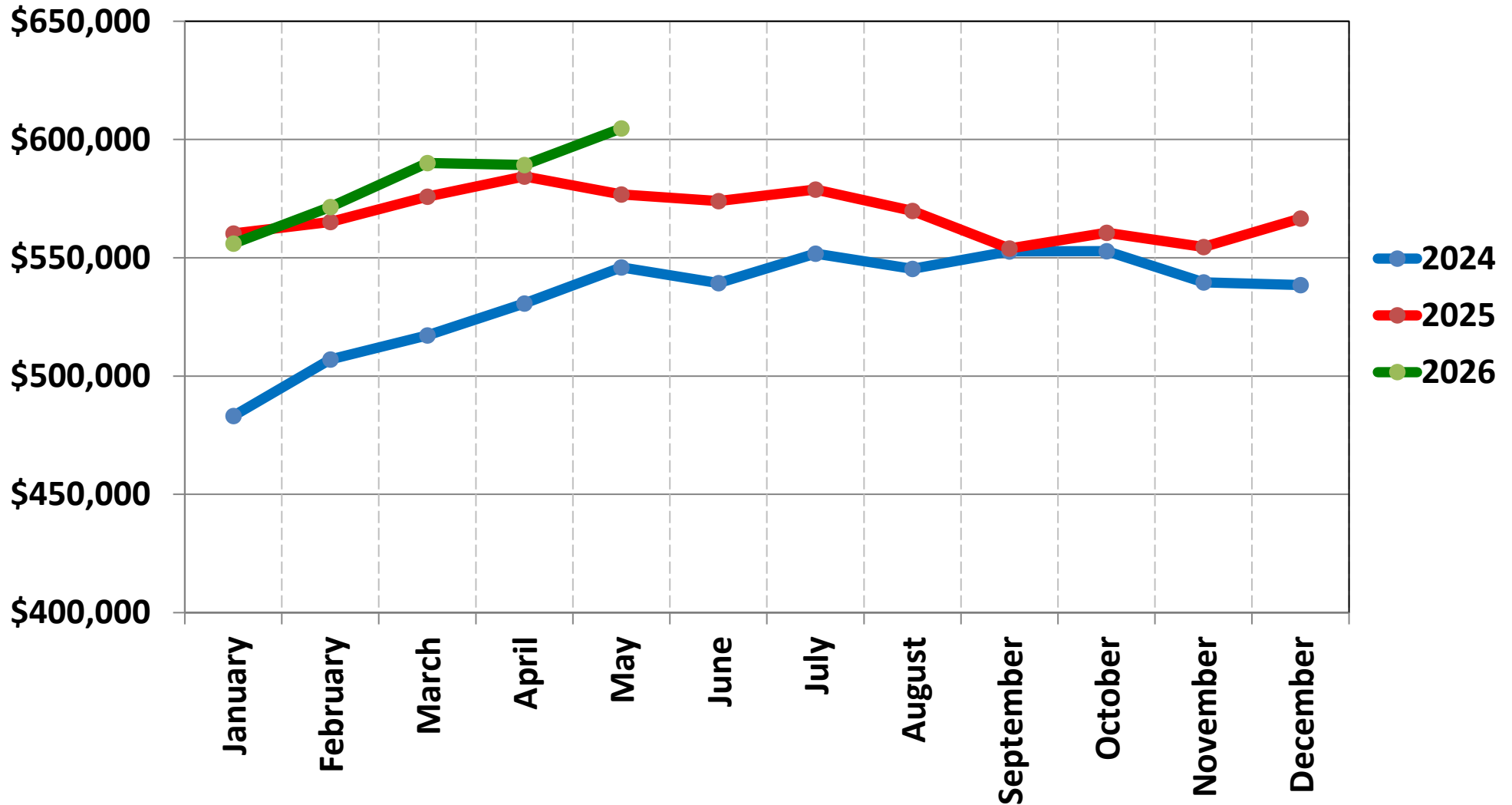
May 2026

		2026	2025	2024	2026 YTD	2025 YTD	2024 YTD
Morinville	Sales	31	25	39	106	81	116
	Sales Volume	13,691,000	10,798,700	15,614,960	44,394,750	33,487,123	43,607,847
	Average Price	441,645	431,948	400,384	418,818	413,421	375,930
	Median Price	438,500	440,000	415,000	417,150	413,400	390,000
Sherwood Park	Det. Sales	106	101	107	367	374	398
	Det. Average Price	624,755	597,325	539,091	608,565	577,333	536,485
	Det. Median Price	601,500	573,222	505,000	582,990	553,000	510,000
	Apt. Sales	20	13	21	57	60	73
	Apt. Average Price	288,395	303,308	293,343	304,076	303,978	282,988
	Apt. Median Price	261,000	305,000	274,900	285,000	304,750	272,000
	Total Sales Volume	89,998,401	79,122,974	78,224,517	312,379,132	290,286,621	290,354,542
Spruce Grove	Det. Sales	64	73	105	270	327	351
	Det. Average Price	535,286	535,163	504,198	526,361	544,750	478,932
	Det. Median Price	522,250	519,900	465,000	510,000	545,000	458,000
	Apt. Sales	4	14	11	15	33	46
	Apt. Average Price	n/a	190,979	167,000	215,407	205,153	186,742
	Apt. Median Price	n/a	182,750	140,000	206,500	191,000	173,625
	Total Sales Volume	51,935,928	54,107,176	72,687,986	211,799,892	237,079,885	237,524,650
St. Albert	Det. Sales	120	110	129	390	406	413
	Det. Average Price	676,188	621,798	566,708	648,543	616,374	575,359
	Det. Median Price	608,750	560,000	529,900	600,000	555,000	532,500
	Apt. Sales	14	16	17	73	75	53
	Apt. Average Price	232,528	334,138	292,482	284,116	278,771	266,442
	Apt. Median Price	208,000	255,950	264,000	239,900	234,600	217,500
	Total Sales Volume	96,385,146	87,906,290	91,985,346	323,104,540	324,153,937	300,550,648
St. Paul	Sales	20	22	14	72	70	52
	Sales Volume	5,811,800	4,669,500	3,190,900	18,282,119	14,925,650	10,975,450
	Average Price	290,590	212,250	227,921	253,918	213,224	211,066
	Median Price	271,500	209,000	217,750	259,000	200,000	212,500
Stony Plain	Sales	46	45	54	180	203	214
	Sales Volume	20,014,505	18,252,669	21,093,049	76,179,256	80,046,582	83,310,303
	Average Price	435,098	405,615	390,612	423,218	394,318	389,300
	Median Price	433,487	410,000	393,000	427,675	418,000	389,950
Vegreville	Sales	10	16	11	35	51	53
	Sales Volume	2,785,500	4,454,000	2,755,000	9,103,000	14,192,899	11,269,100
	Average Price	278,550	278,375	250,455	260,086	278,292	212,625
	Median Price	255,000	279,500	240,000	260,000	266,000	225,000
Westlock	Sales	5	9	9	21	39	30
	Sales Volume	1,589,950	2,162,800	2,189,000	6,028,750	10,793,450	7,030,600
	Average Price	317,990	240,311	243,222	287,083	276,755	234,353
	Median Price	305,000	220,000	239,000	287,500	272,500	222,000
Wetaskiwin	Sales	26	24	25	85	92	91
	Sales Volume	7,261,300	7,213,850	6,509,733	22,939,400	25,209,675	22,605,333
	Average Price	279,281	300,577	260,389	269,875	274,018	248,410
	Median Price	285,000	270,500	251,000	263,500	270,500	249,900

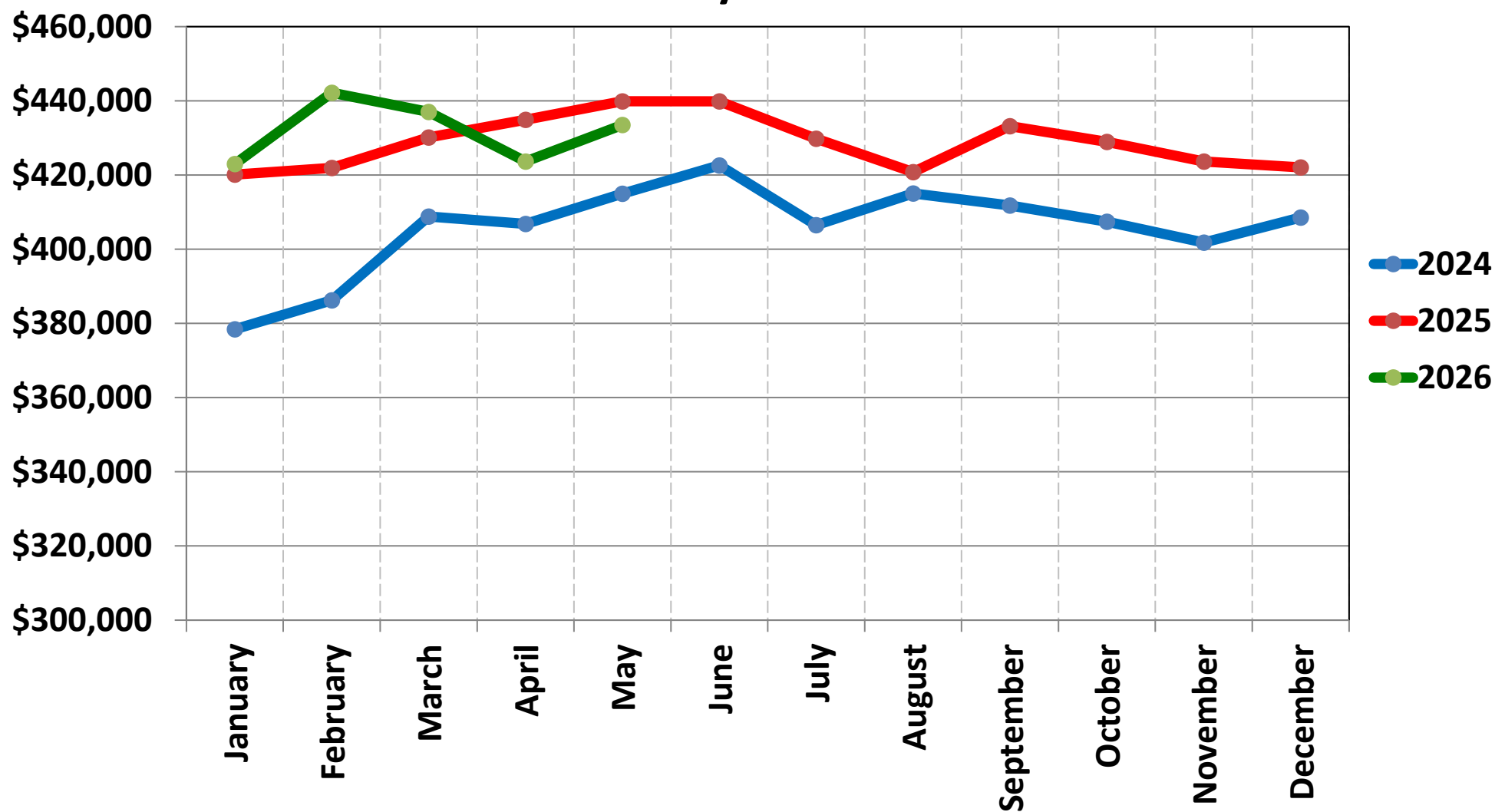
n/a = insufficient data

¹ Residential includes Detached, Semi-Detached, Row/Townhouse, and Apartment Condominium

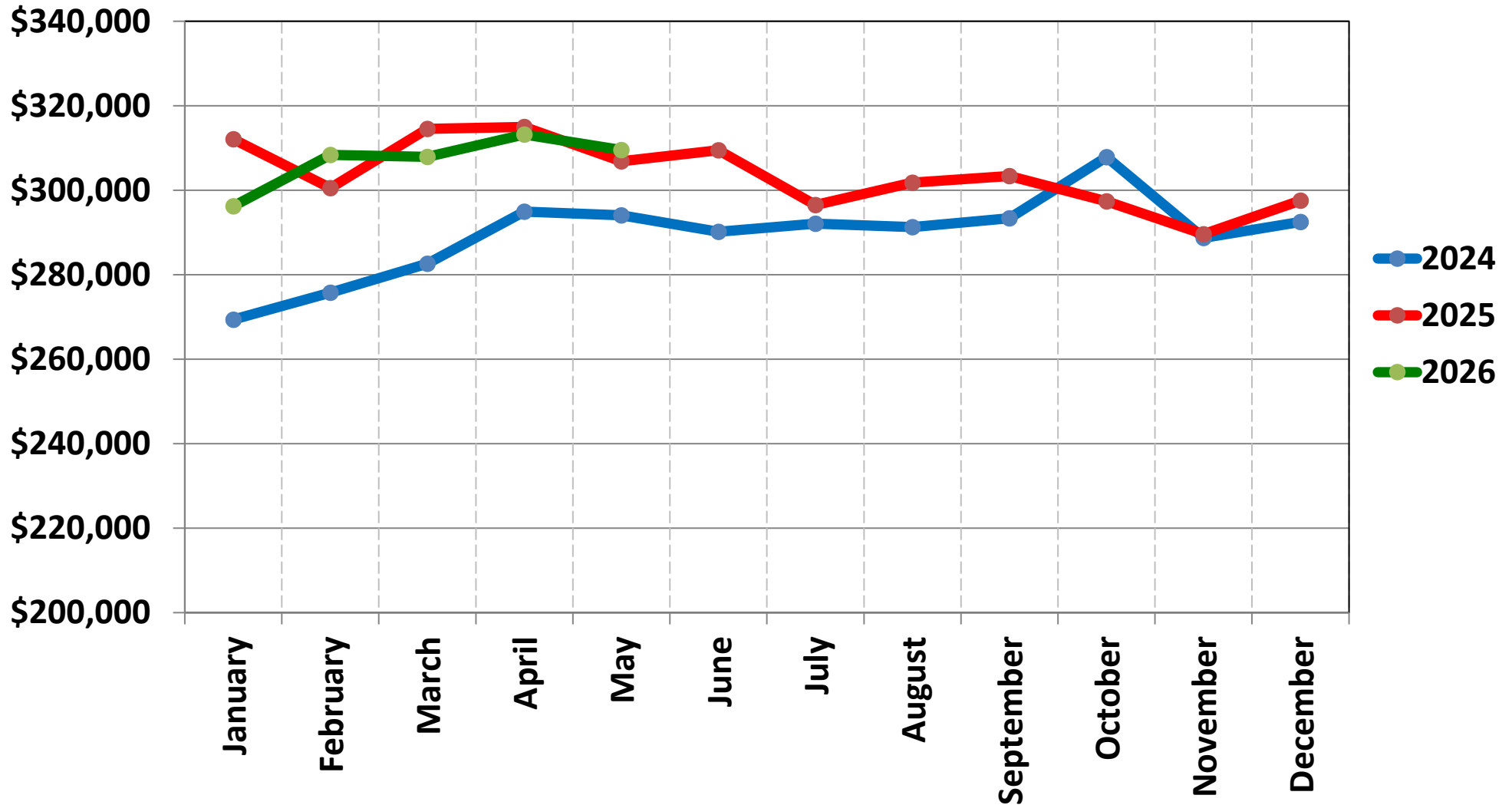
Greater Edmonton Area Detached Average Price May 2026



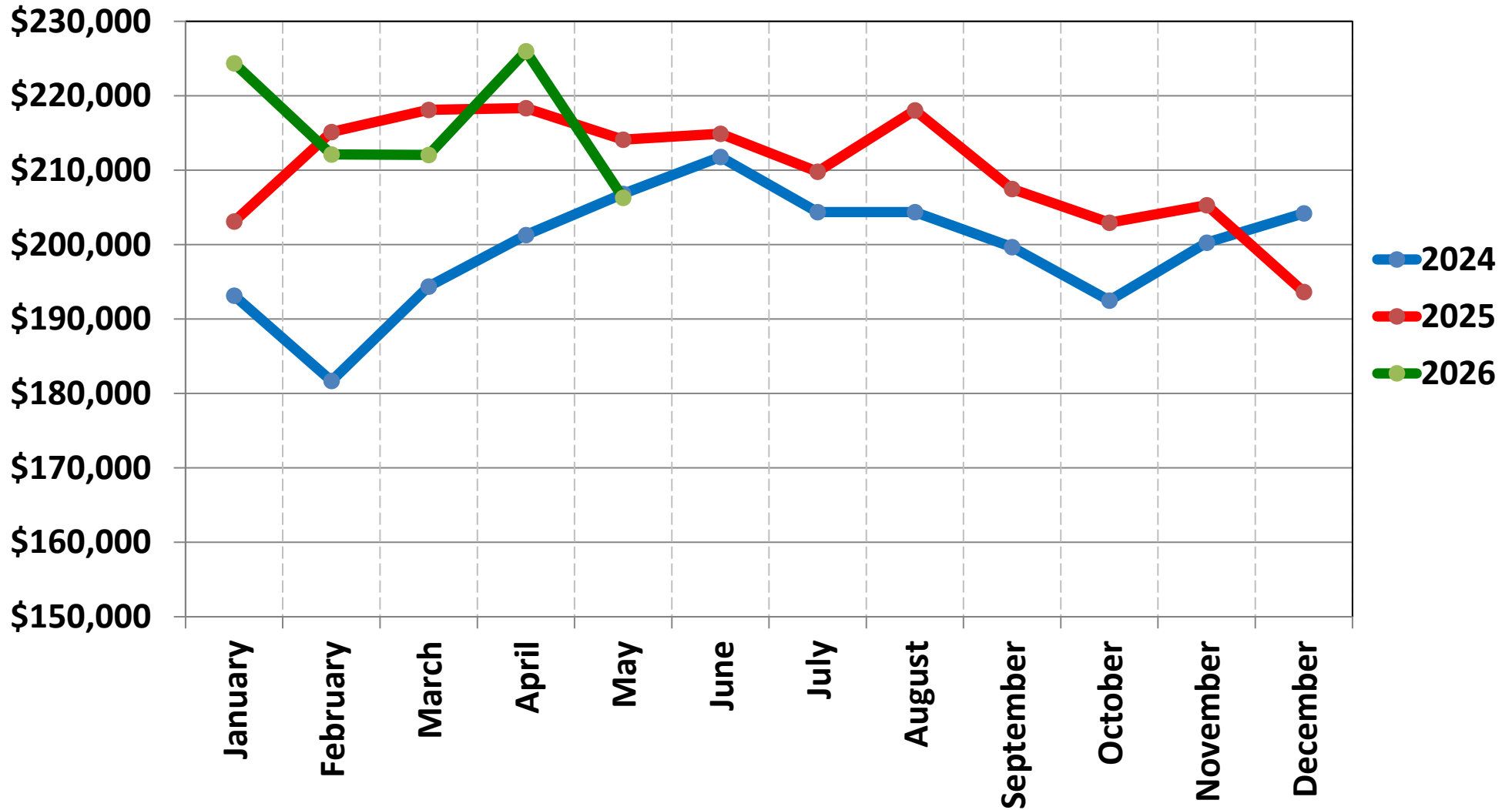
Greater Edmonton Area Semi-detached Average Price May 2026



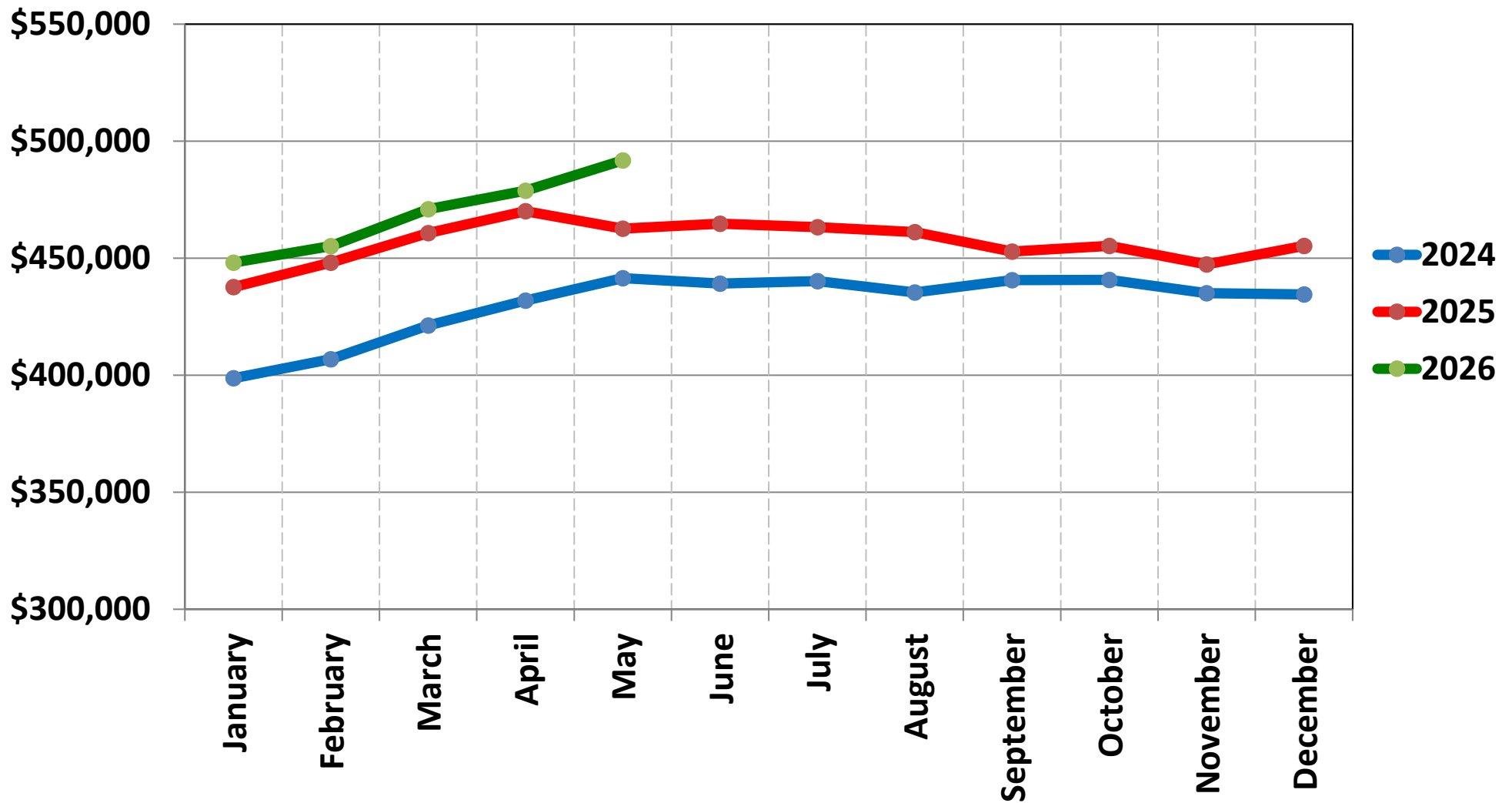
Greater Edmonton Area Row/Townhouse Average Price May 2026



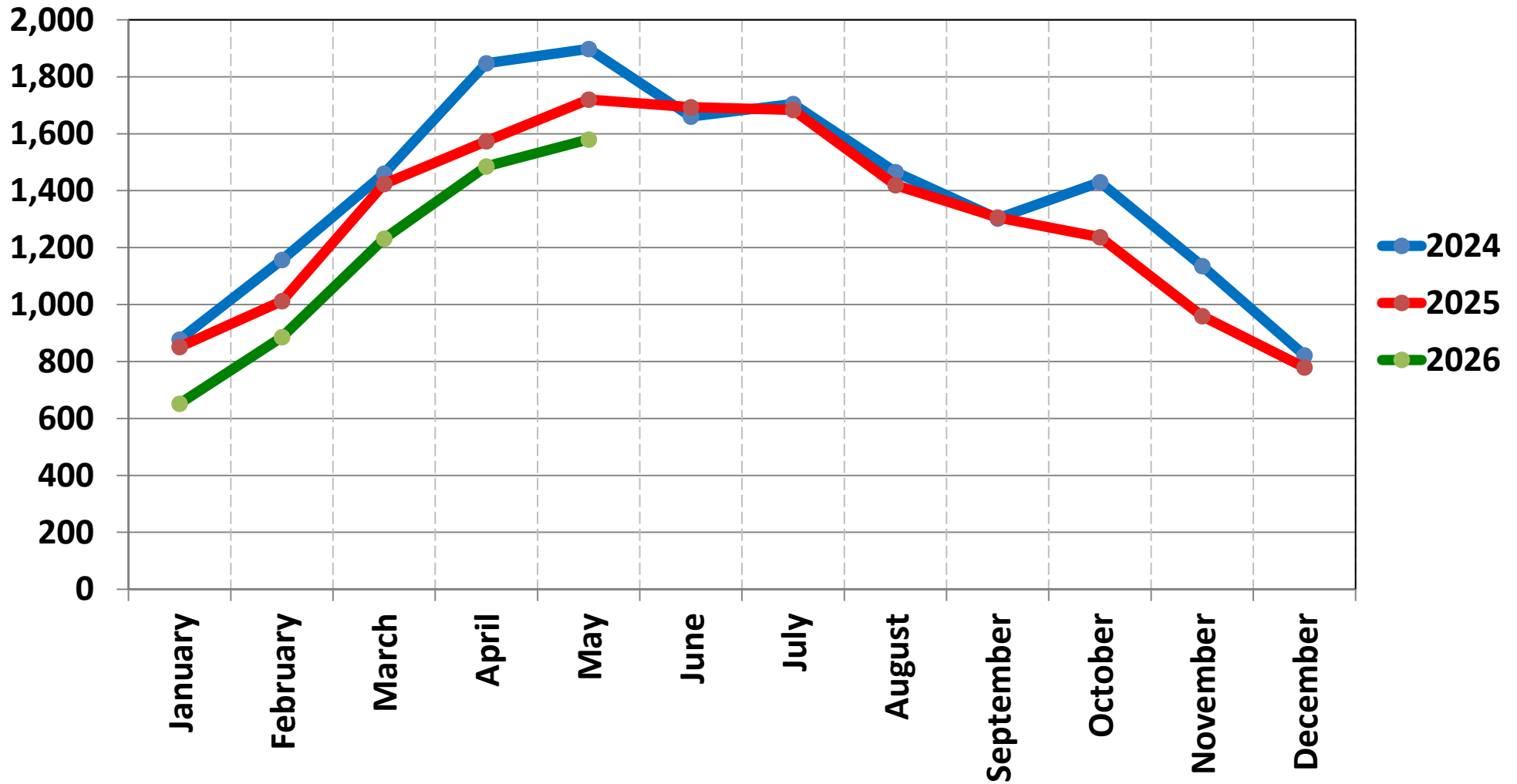
Greater Edmonton Area Apartment Condominium Average Price May 2026



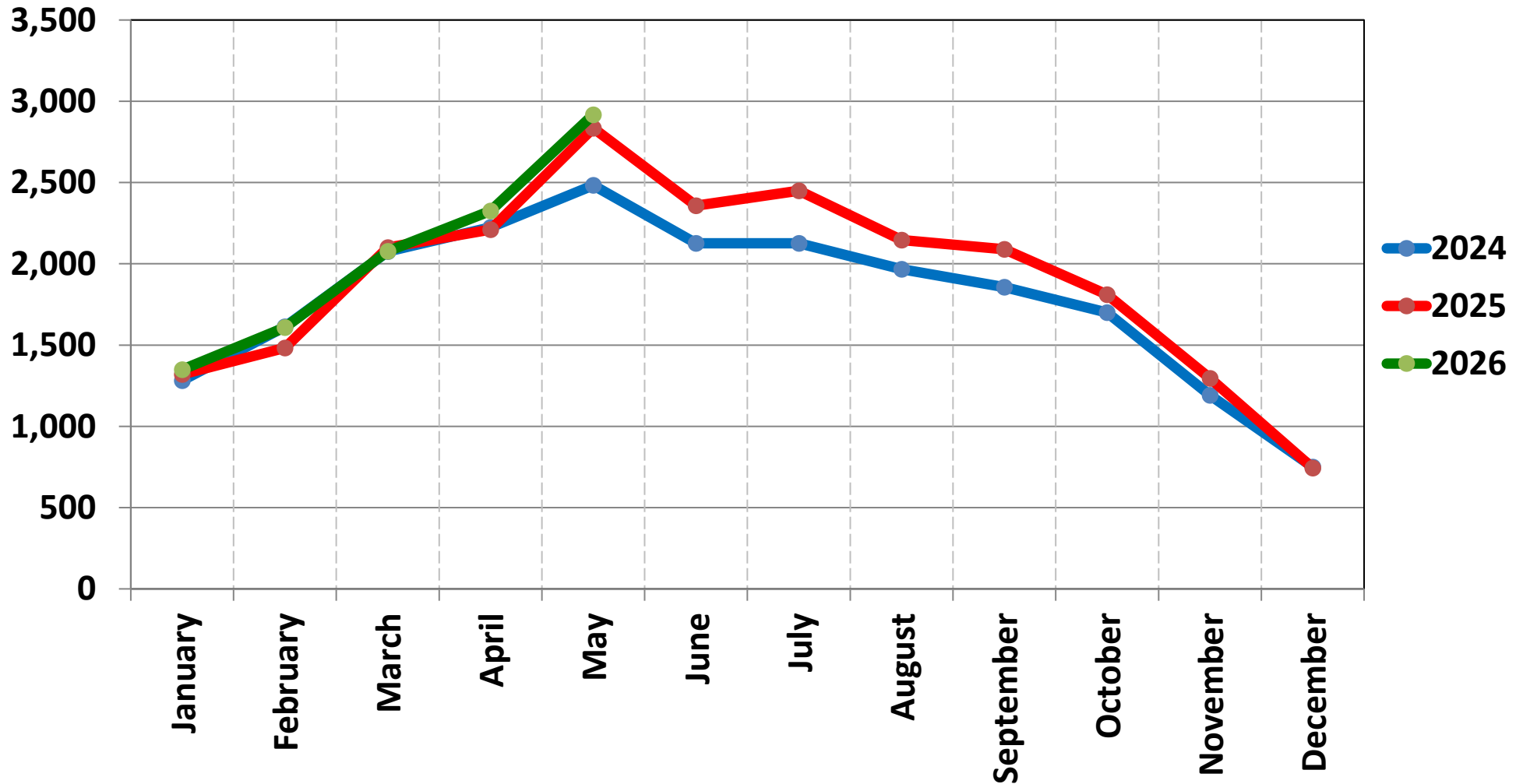
Greater Edmonton Area Residential Average Price May 2026



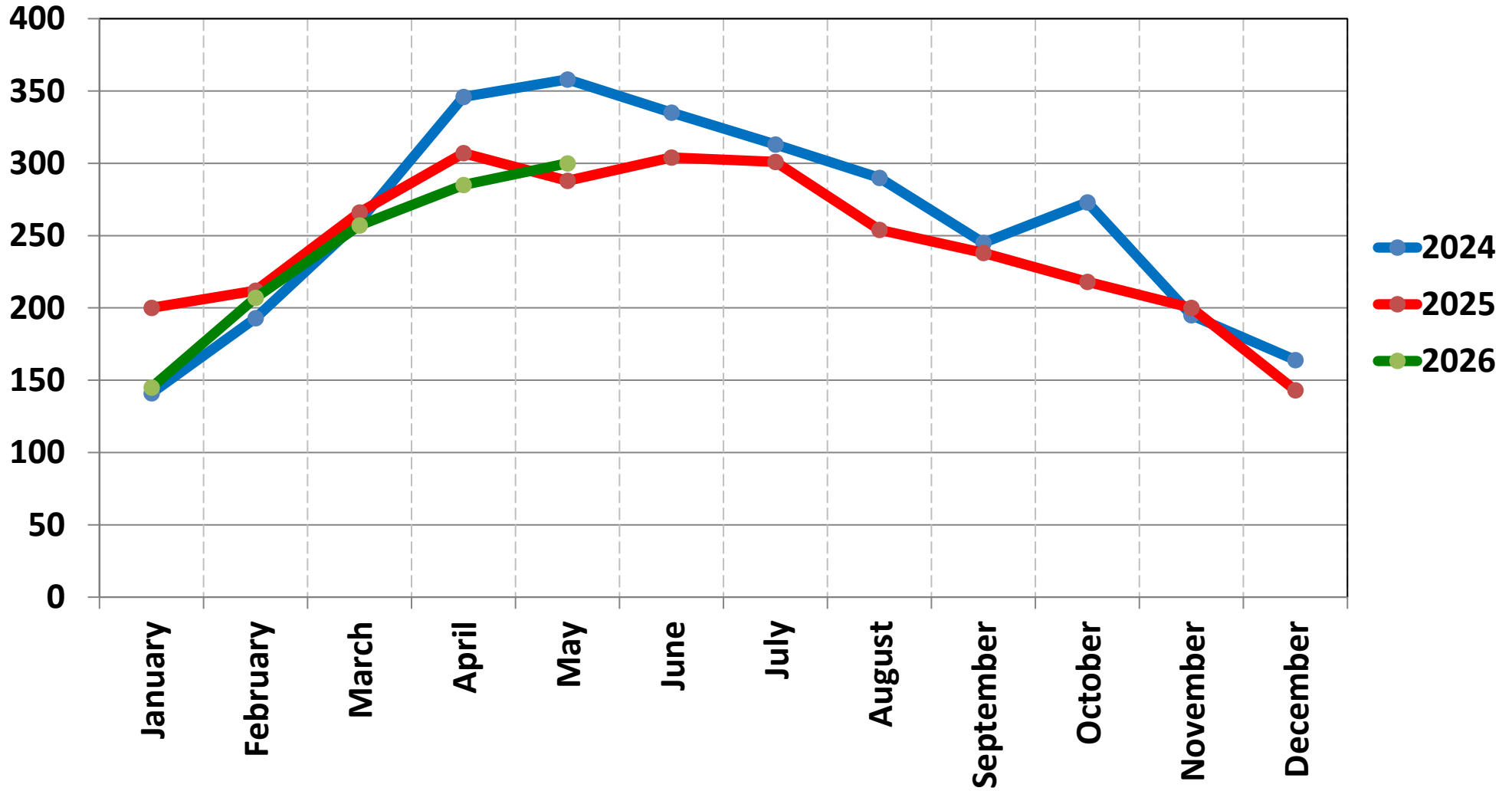
Greater Edmonton Area Detached Sales May 2026



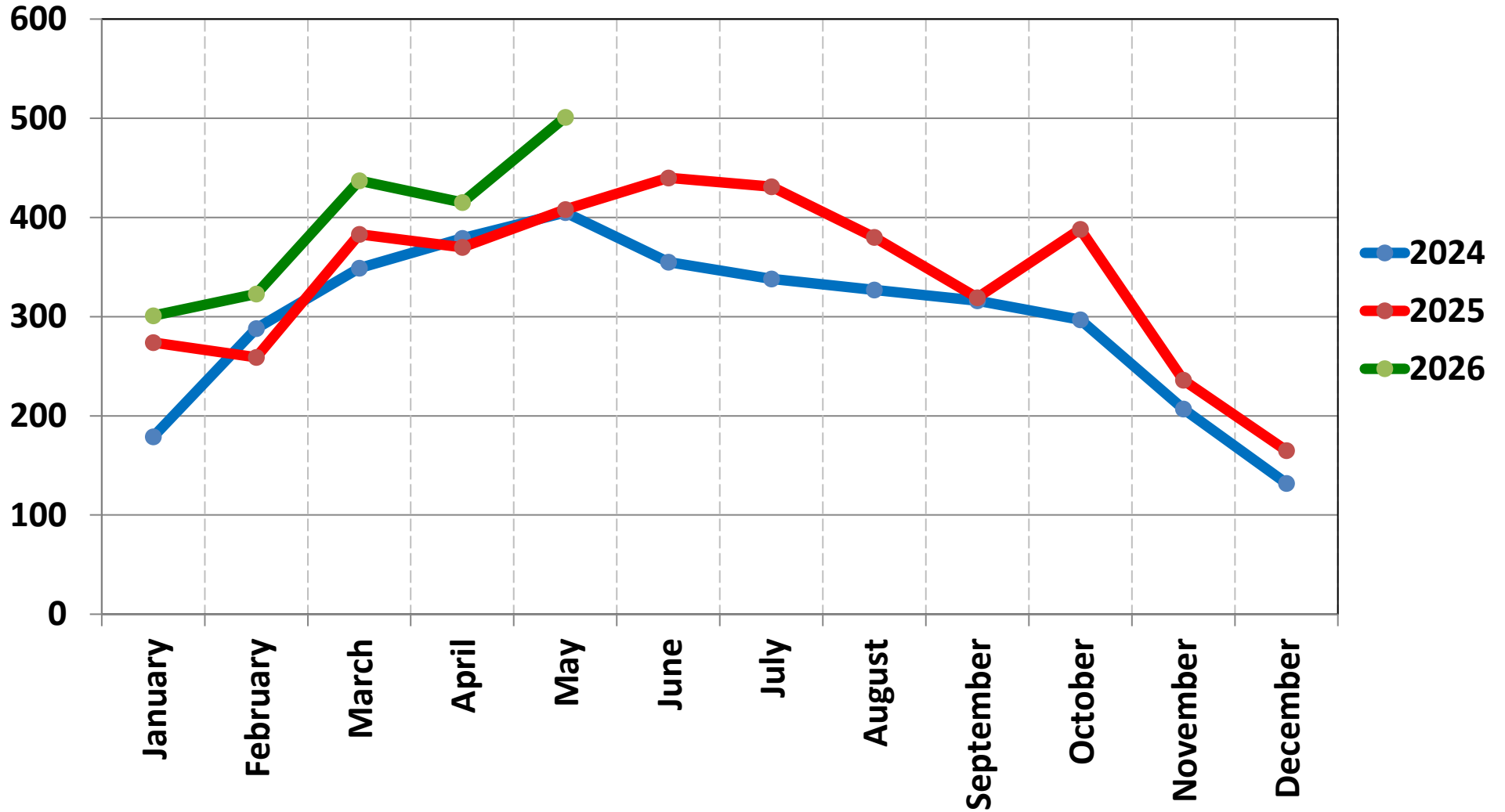
Greater Edmonton Area Detached New Listings May 2026



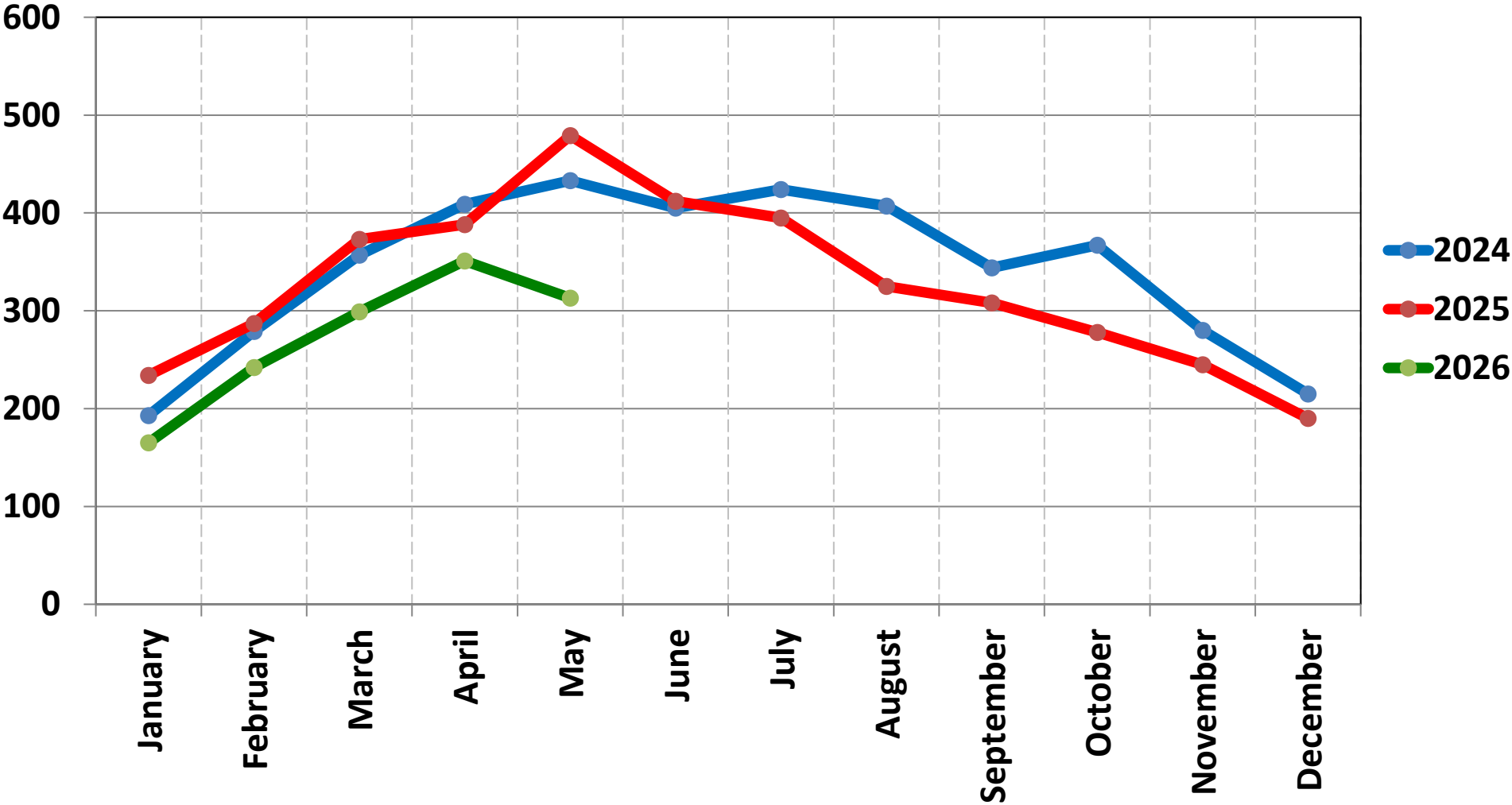
Greater Edmonton Area Semi-detached Sales May 2026



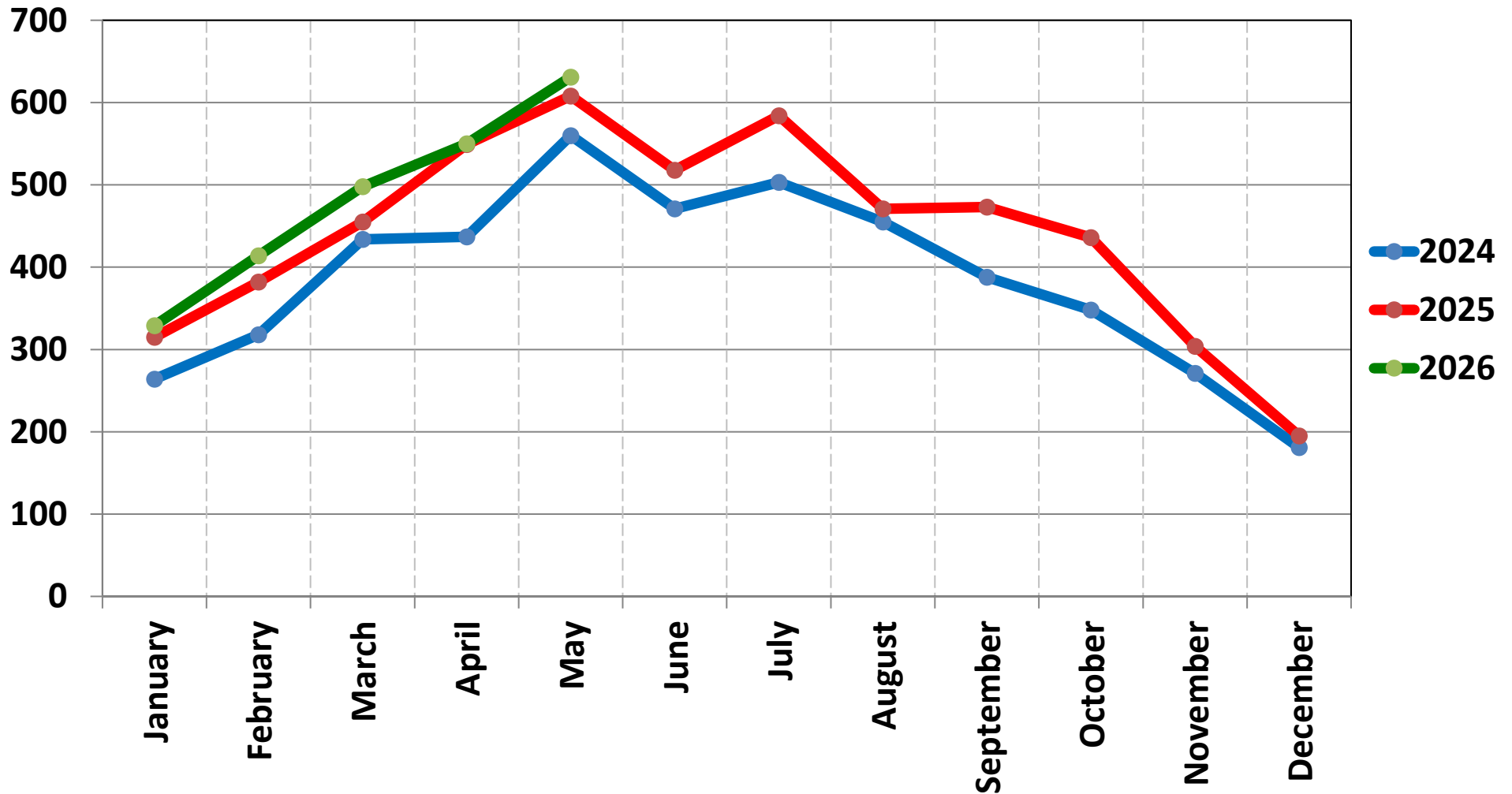
Greater Edmonton Area Semi-detached New Listings May 2026



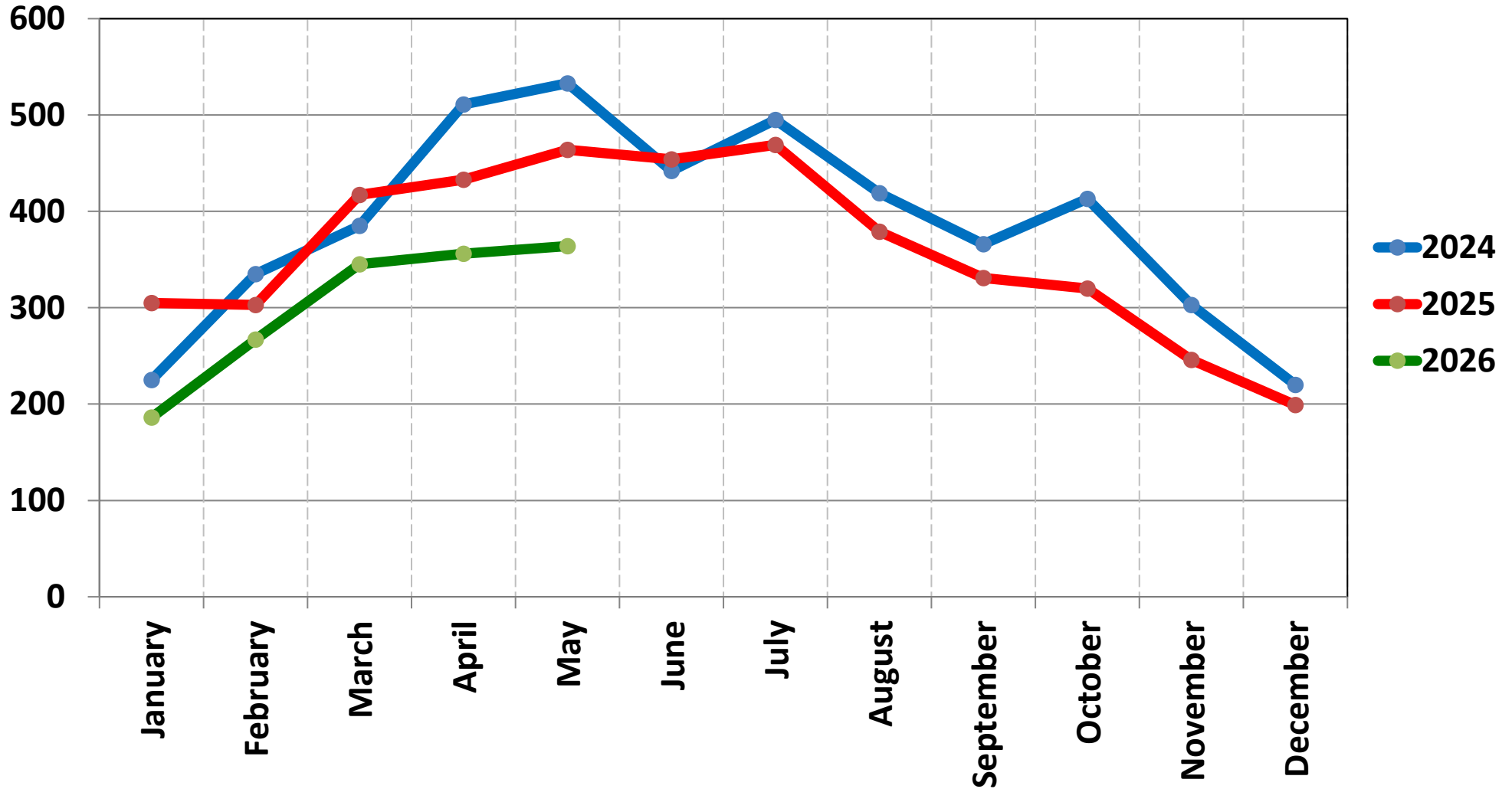
Greater Edmonton Area Row/Townhouse Sales May 2026



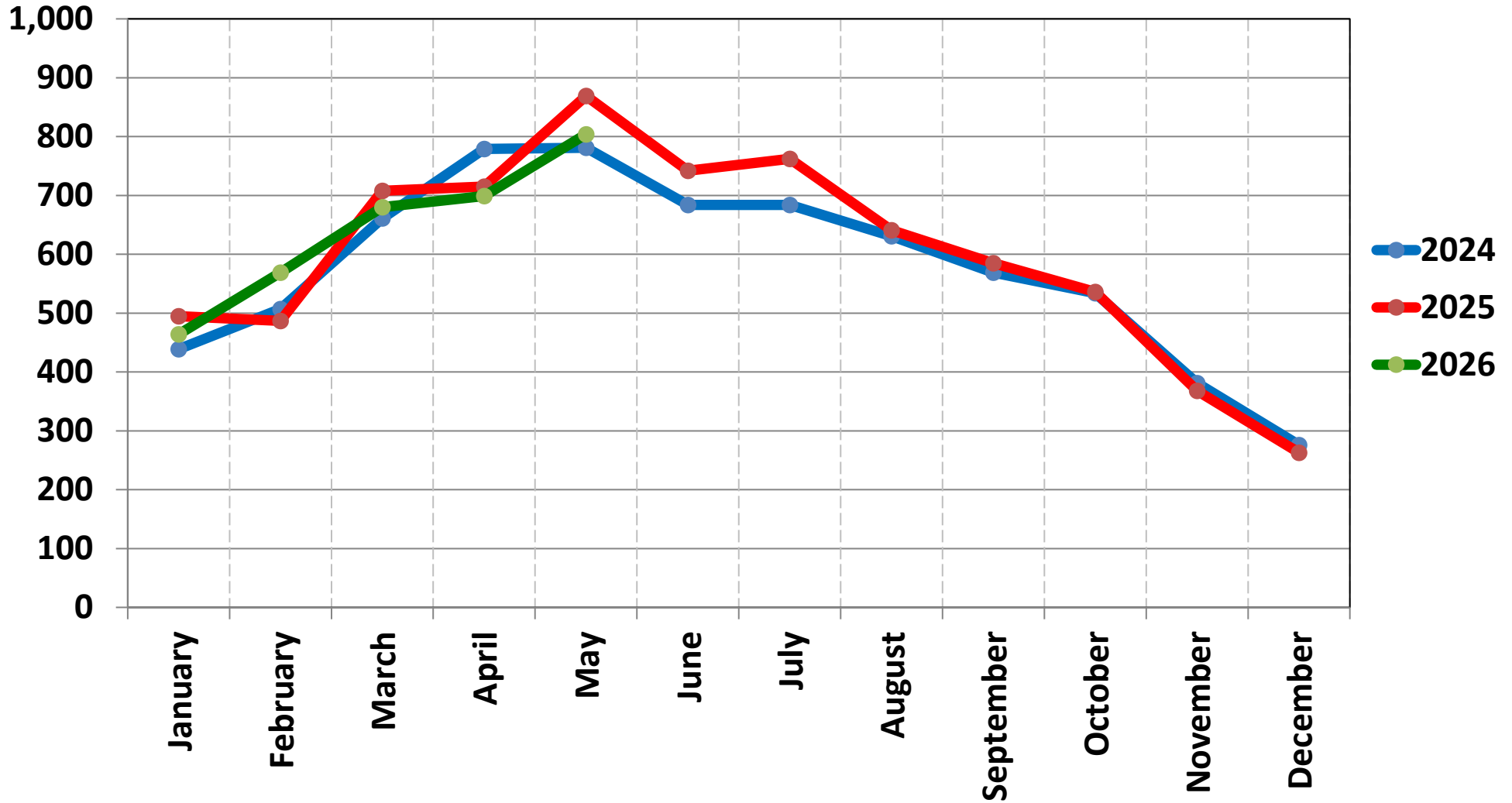
Greater Edmonton Area Row/Townhouse New Listings May 2026



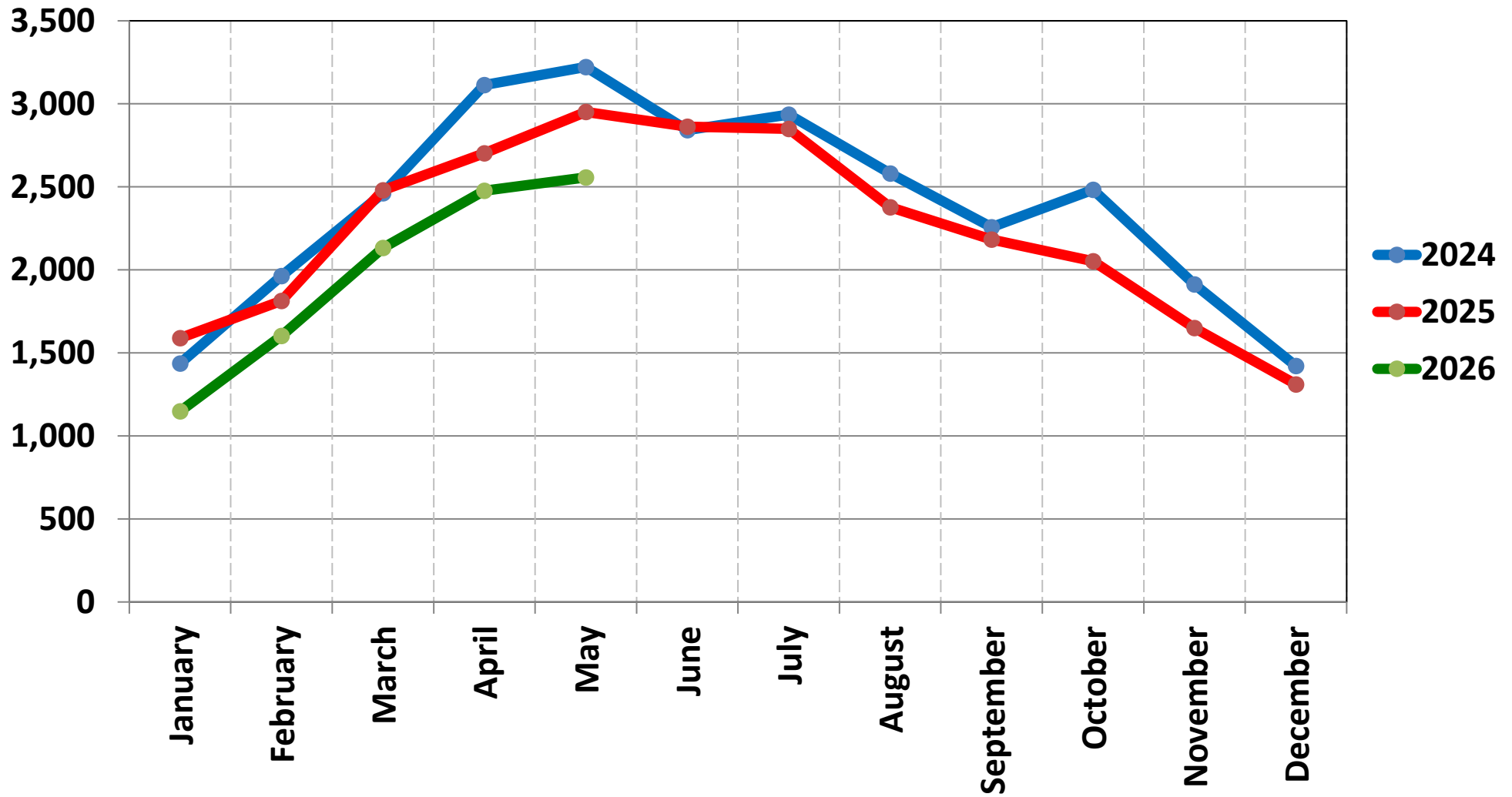
Greater Edmonton Area Apartment Condominium Sales May 2026



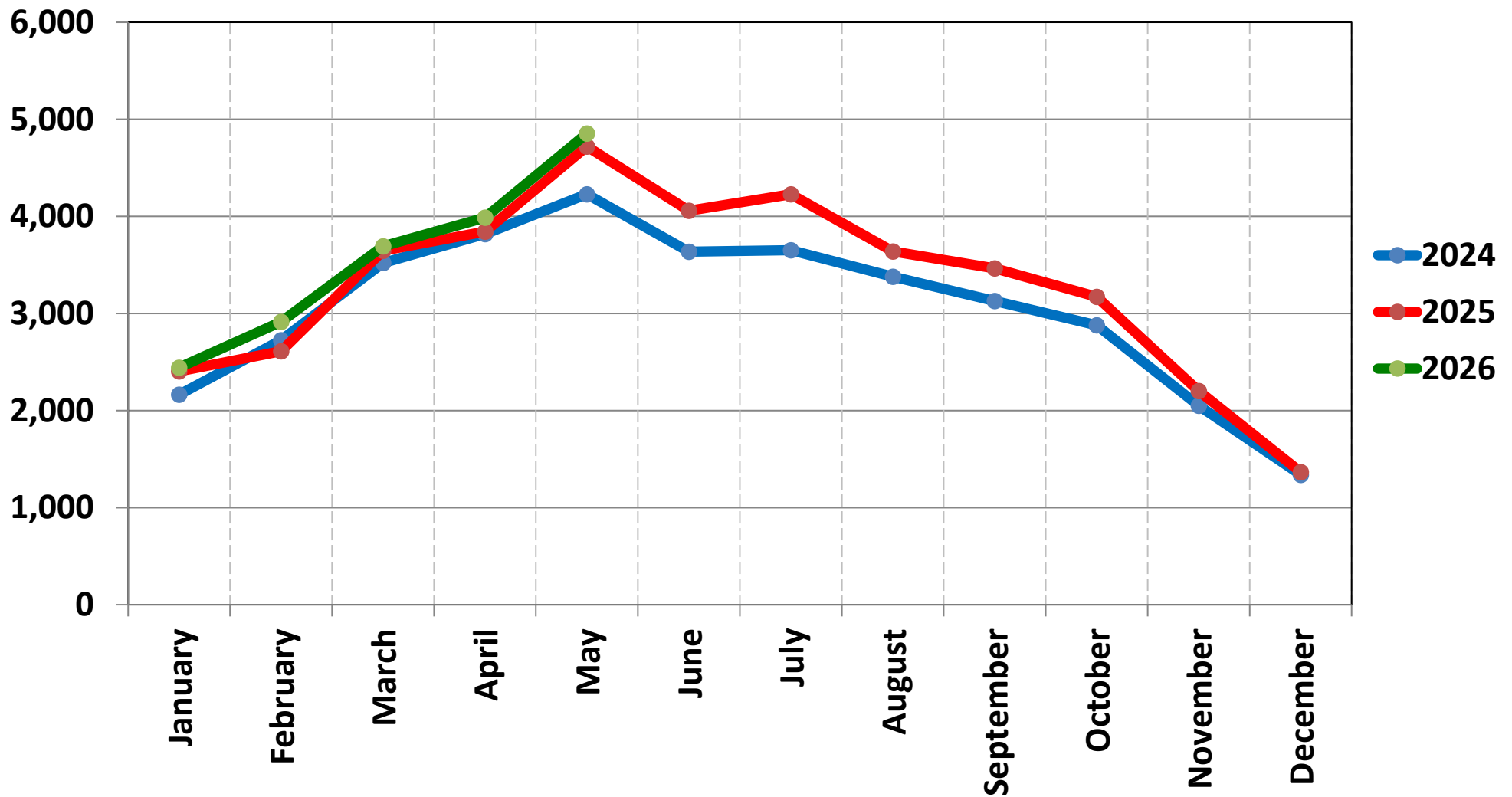
Greater Edmonton Area Apartment Condominium New Listings May 2026



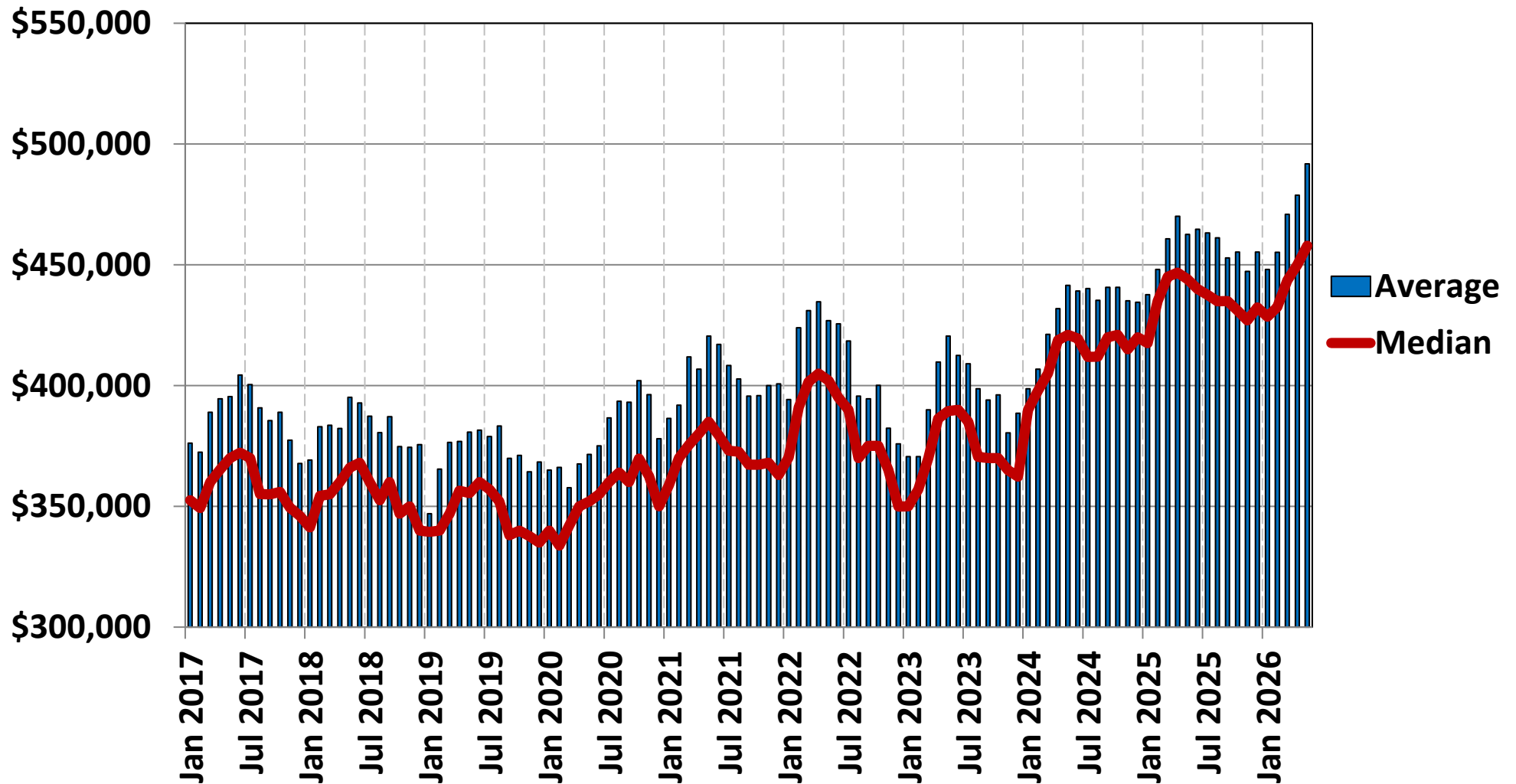
Greater Edmonton Area Residential Sales May 2026



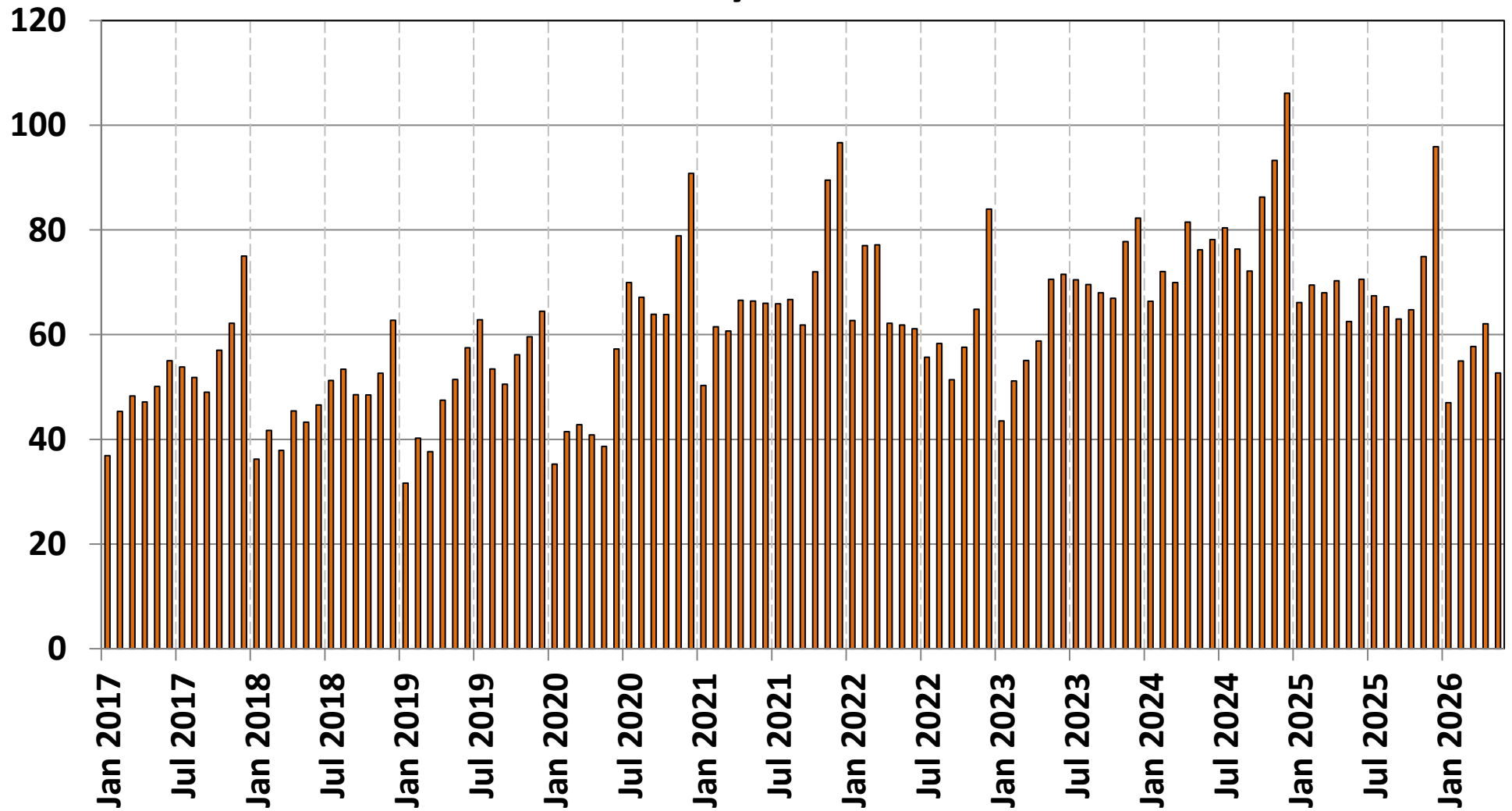
Greater Edmonton Area Residential New Listings May 2026



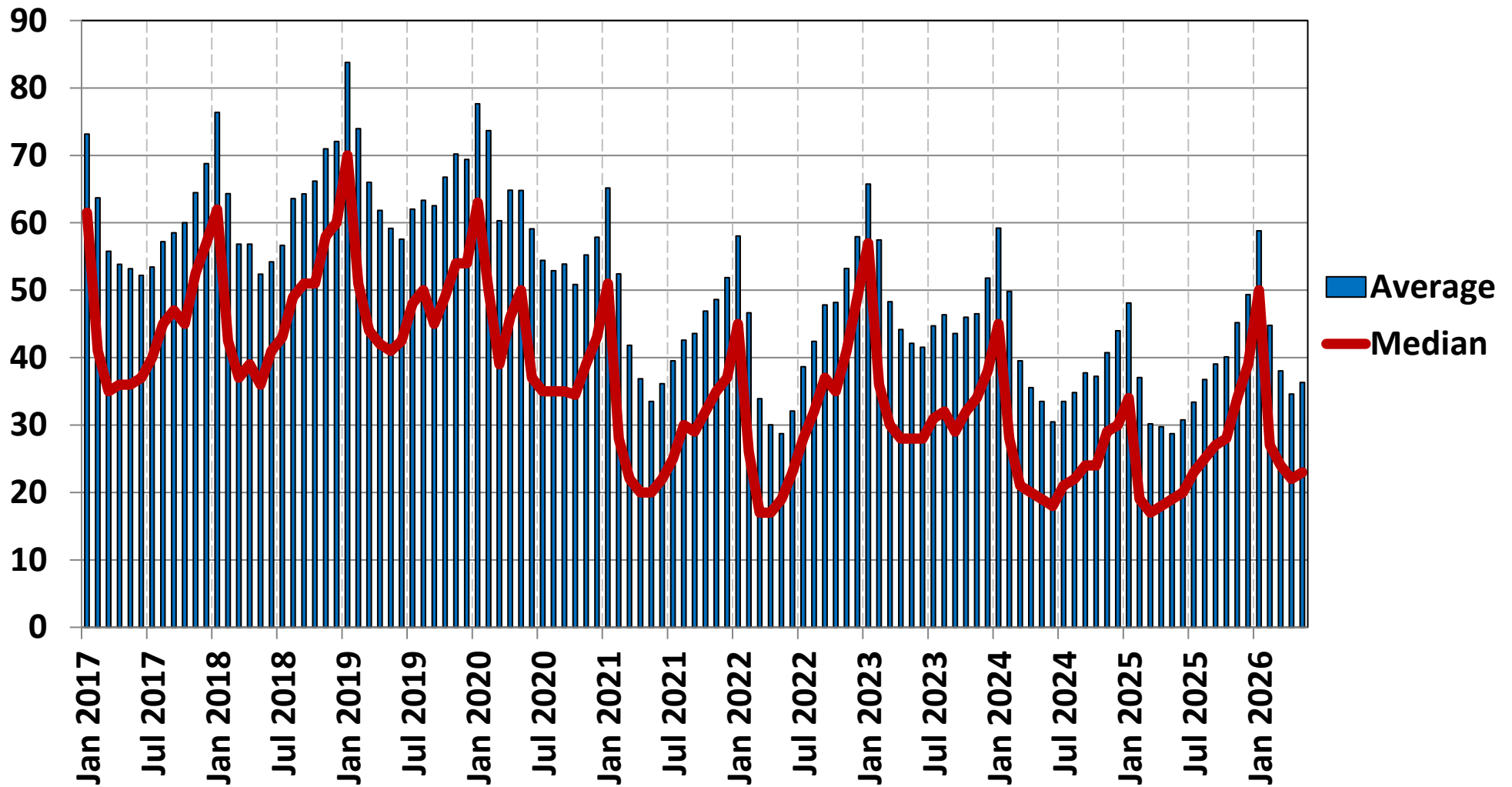
Greater Edmonton Area Residential Average and Median Price May 2026



Greater Edmonton Area Residential Sales-to-New Listings Ratio May 2026



Greater Edmonton Area Residential Average and Median Days on Market May 2026



Appendix A

List of areas within the Greater Edmonton Area

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

For a list of expanded areas included in the Greater Edmonton Area please see:

<https://support.therae.com/hc/en-us/articles/33054549394587>