REALTORS® Association of Edmonton

Monthly Market Statistics
MAY 2026

Media Release

Strong detached price growth contrasts with softening condo market in May

Edmonton, AB – June 2, 2026 — The Greater Edmonton Area (GEA) real estate market reported 2,557 sales in May 2026, increasing 3.2% in comparison to activity in April 2026 and decreasing 13.4% compared to May 2025. There were 4,855 new listings — a month-over-month increase of 21.7% and a year-over-year increase of 2.7%. Inventory levels rose 13.4% from the previous month and are 23.9% higher than May 2025.

Average selling price across all residential property types increased by 2.7% from the previous month to $491,794, a price 6.3% higher than May 2025. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was $432,200, increasing 0.1% from April 2026 and decreasing 1.8% year-over-year.

"May saw steady price growth across our residential market, with the all-residential average price rising to nearly $492,000. Detached homes led the way with a 4.8% year-over-year price increase—significantly outperforming other housing types, which saw more modest gains or outright declines. Condominiums in particular have seen weakening prices, as available inventory and competition has risen."

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

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At A Glance

MAY 2026	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential[2])	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,557	4,855	$491,794	7,844	36
Month-over-month change	↑ 3.2%	↑ 21.7%	↑ 2.7%	↑ 13.4%	↑ 1 Days
Year-over-year change	↓ -13.4%	↑ 2.7%	↑ 6.3%	↑ 23.9%	↑ 7 Days

Review these statistics and more at www.realtorsofedmonton.com

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Data by Property Type

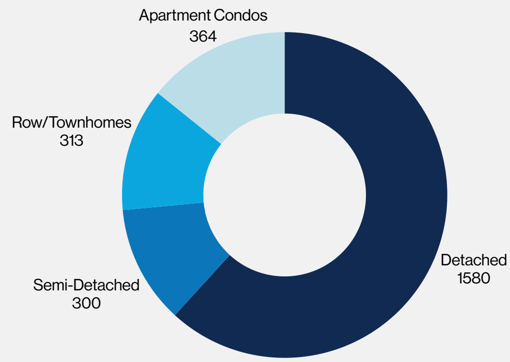
Detached home prices averaged $604,744, increasing 2.6% from April 2026 and 4.8% from May 2025. Detached sales increased 6.4% from the previous month but decreased 8.1% compared to sales in May of last year. New detached listings increased 19.5% month-over-month and 2.9% year-over-year.

Semi-detached new listings increased 11.1% from the previous month and showed in increase of 22.8% year-over-year. Sales increased by 5.3% compared to April 2026 and 4.2% compared to May 2025. The semi-detached average price was $433,478, rising 2.3% from April but decreasing 1.5% from May 2025.

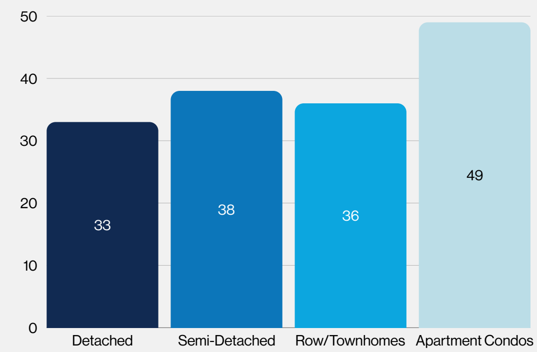
Row/townhomes prices decreased 1.2% from last month but increased 0.9% from May 2025, averaging $309,554. New listings were up 6.4% from April and 3.8% from May 2025. Sales for row/townhouse properties decreased by 10.8% month-over-month and were 34.7% lower year-over-year.

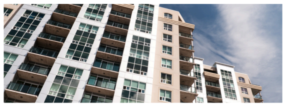
Apartment condominiums sales increased 2.2% in May, but sold 21.6% fewer units than the previous year. New listings increased 11.4% month-over-month and decreased 7.5% year-over-year. Condominium prices averaged $206,282 during May 2026—decreasing 8.7% from April and 3.7% compared to May 2025.

May 2026 Sales



Days on Market



RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	$604,744	$433,478	$309,554	$206,282
Month-over-month change	↑ 2.6%	↑ 2.3%	↓ -1.2%	↓ -8.7%
Year-over-year change	↑ 4.8%	↓ -1.5%	↑ 0.9%	↓ -3.7%

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MLS® HPI Benchmark Price[1] (for all-residential sales in GEA[2])	May 2026	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	$ 531,200.00	0.1%	0.2%
Apartment benchmark price	$ 201,900.00	0.4%	-9.3%
Townhouse benchmark price	$ 275,200.00	-0.8%	-6.6%
Composite[3] benchmark price	$ 432,200.00	0.1	-1.8%

MLS® System Activity (for all-residential[4] sales in GEA)	May 2026	M/M % Change	Y/Y % Change
All-residential average[5] selling price	$ 491,794.00	2.7%	6.3%
All-residential median selling price	$ 457,900.00	1.8%	3.1%
# residential listings this month	4,855	21.7%	2.7%
# residential sales this month	2,557	3.2%	-13.4%
# residential inventory at month end	7,844	13.4%	23.9%
#Total[6] MLS® System sales this month	3,008	5.7%	-12.0%[7]
$ Value Total residential sales this month	$ 1,368,590,743.00	7.0%	-7.1%
$ Value of total MLS® System sales – month	$ 1,412,260,848.00	6.4%	-7.5%[7]
$ Value of total MLS® System sales - YTD	$ 5,262,984,006.00	36.6%	-10.8%[7]

MLS® Rental Listing Activity	May 2026	M/M % Change	Y/Y % Change
Total rented listings	33	-17.5%	-25.0%
Active rentals	57	-6.6%	-16.2%
	May 2026	M/M Change	Long-Term Monthly Average[9]
Average days on market	42	-2 days	31
Average price[8] for 1-bedroom units	$ 1,178.00	33.9%	$1,205.00
Average price for 2-bedroom units	$ 1,734.00	-24.8%	$1,727.00

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®.

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