

Media Release

Softening Edmonton market makes a shift towards balance

Edmonton, AB – November 3, 2025 — In the month of October, the Greater Edmonton Area (GEA) real estate market reported 2,061 sales, a 5.7% decrease compared to activity in September and a 17.0% increase compared to October 2024. In addition, 3,306 new properties were listed, marking a 4.7% decrease in new listings month-over-month and a 14.7% increase year-over-year. The shift in inventory levels is lower by 5.9% from the previous month but 30.7% higher compared to the previous year.

Average selling price across all residential property types increased by 0.3% month-over-month to \$454,777 and compares 3.2% higher than October 2024. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$418,500, a 1.2% decrease from September 2025 and 3.7% higher than one year ago.



"October's numbers suggest a natural seasonal slowdown. While month-over-month activity has slowed, sales and prices remain notably higher than this time last year, signalling a market that continues to show healthy demand and stability. After a period of tighter supply, the increase in available listings compared to last year is creating more balanced conditions for everyone in the market — more choice for buyers and steady opportunity for sellers."

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

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At A Glance

OCTOBER 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential ²)	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	2,061	3,306	\$454,777	6,665	40
Month-over-month change	↓ 5.7%	↓ 4.7%	↑ 0.3%	↓ 5.9%	↑ 1 Day
Year-over-year change	↓ 17.0%	↑ 14.7%	↑ 3.2%	↑ 30.7%	↑ 3 Days

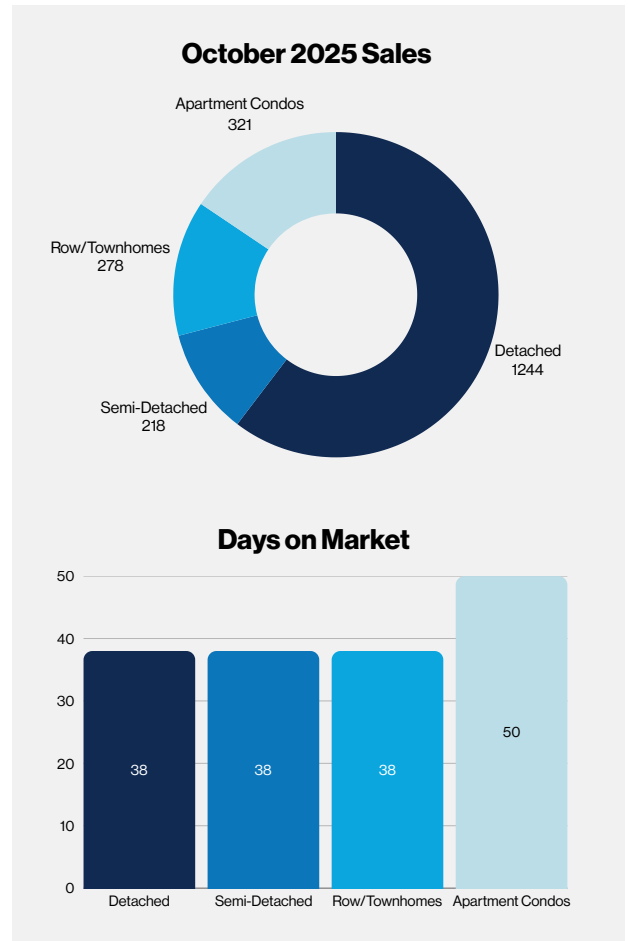
Data by Property Type

Detached home average prices increased 0.9% from September 2025 to \$559,585, a price 1.2% higher than October 2024. The number of sales in the detached category fell 4.8% from last month and 13.0% from last year. New detached listings fell 14.2% month-over-month, but are still 11.2% higher year-over-year.

Semi-detached new listings increased 19.5% from the previous month and increased 34.0% year-over-year, while sales slowed, decreasing by 8.8% compared to September 2025 and 20.1% compared to October 2024. Average prices fell 1.1% from September to \$428,966—a price 5.3% higher than the previous year.

Row/townhomes prices decreased 2.1% in October, averaging \$297,051. This price reflects a 3.5% decrease from the previous year. New listings were also 8.9% lower than September but remained higher than the previous year by 32.5%. Sales for row/townhouse properties decreased by 9.7% month-over-month and 24.3% compared to October 2024.

Apartment condominiums sales slowed from September, selling 3.0% fewer units than the previous month and 22.3% fewer than the previous year. New listings slowed by 7.2% from September but remained 4.3% higher than the previous year. Condominium prices averaged \$202,733 at the end of the month, a 2.3% decrease from September and a 5.3% increase compared to October 2024.



	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
RESIDENTIAL AVERAGE PRICES				
	\$559,585	\$428,966	\$297,051	\$202,733
Month-over-month change	↑ 0.9%	↓ 1.1%	↓ 2.1%	↓ 2.3%
Year-over-year change	↑ 1.2%	↑ 5.3%	↓ 3.5%	↑ 5.3%

MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²)	October 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	\$ 507,700.00	-1.2%	7.2%
Apartment benchmark price	\$198,600.00	-0.3%	1.4%
Townhouse benchmark price	\$ 280,500.00	-1.3%	4.5%
Composite ³ benchmark price	\$ 418,500.00	-1.2%	3.7%
MLS® System Activity (for all-residential ⁴ sales in GEA)	October 2025	M/M % Change	Y/Y % Change
All-residential average ⁵ selling price	\$ 454,777.00	0.4%	3.2%
All-residential median selling price	\$ 430,000.00	-1.1%	2.1%
# residential listings this month	3,306	-4.7%	14.7%
# residential sales this month	2,061	-5.7%	-17.0%
# residential inventory at month end	6,665	-5.9%	30.7%
# Total ⁶ MLS® System sales this month	2,522	-4.7%	-14.1%
\$ Value Total residential sales this month	\$ 1,017,906,520.00	-4.1%	-12.6%
\$ Value of total MLS® System sales – month	\$ 1,112,854,440.00	-6.4%	-12.3%
\$ Value of total MLS® System sales - YTD	\$ 12,802,968,136.00	9.5%	1.8%

MLS® Rental Listing Activity	October 2025	M/M % Change	Y/Y % Change
Total rented listings	46	-2.0%	53.0%
Active rentals	86	0.0%	48.0%
	October 2025	M/M % Change	Long-Term Monthly Average ⁸
Average days on market	28	-10.0%	27
Average price ⁷ for 1-bedroom units	\$ 1,001.00	-1.0%	\$1,250.00
Average price for 2-bedroom units	\$ 1,503.00	-5.0%	\$1,737.00

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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