

Media Release

Cooling market still seeing some heat in semi-detached units

Edmonton, AB – October 2, 2025 — Housing activity in the Greater Edmonton Area (GEA) real estate market during the month of September included 3,645 new listings added to the market and 2,192 units sold. Compared to the previous month, these figures represent a 0.1% increase in new listings and a 7.8% decrease in sales. Year-over-year the change is 16.3% more listings added and 2.9% fewer sales. This difference has created a 25.6% increase in available inventory compared to a year ago.

Average selling price across all residential property types decreased by 1.8% month-over-month to \$452,849, though it remains 2.8% higher than September 2024. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was \$423,500, a 1.0% decrease from August 2025 and 4.2% higher than one year ago.



"Real estate activity is getting quieter as expected in the fall, though last month we did see prices go up for semi-detached and even row/townhouse property types. Looking ahead, there is some potential for another spike of activity if the Bank of Canada lowers interest rates again. We'll have to wait and see how many buyers are incentivized by their ability to leverage that lending power and whether or not they'll be able to capitalize on the cooling effect of autumn on home prices."

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

Contact:

Michelle Koch, Senior Communications Specialist

communications@therae.com

780-453-9368

At A Glance

| SEPTEMBER 2025 | SALES | NEW LISTINGS | AVERAGE PRICE (Total Residential ²) | INVENTORY (at month end) | AVERAGE DAYS ON MARKET |
|----------------------------|--------|-----------------|----------------------------------------------------|-----------------------------|---------------------------|
| | 2,192 | 3,645 | \$452,849 | 7,085 | 39 |
| Month-over-month change | ↓ 7.8% | ↑ 0.1% | ↓ 1.8% | ↓ 0.8% | ↑ 2 Days |
| Year-over-year change | ↓ 2.9% | ↑ 16.3% | ↑ 2.8% | ↑ 25.6% | ↑ 1 Day |

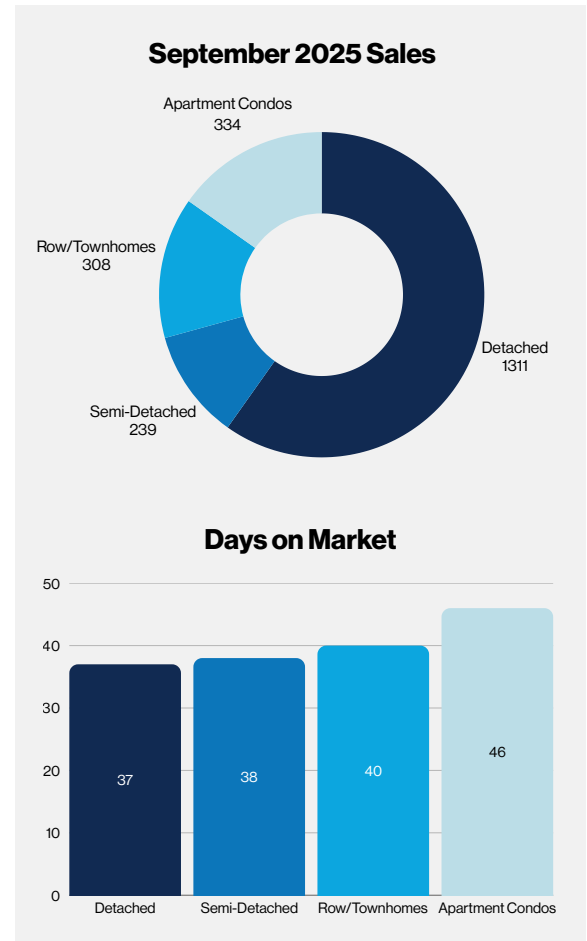
Data by Property Type





Detached home average prices decreased 2.8% from August 2025 to \$554,084, and are 0.2% higher than the September 2024. The number of detached sales fell 7.7% from last month and rose 0.7% from last year. New detached listings decreased 2.3% month-over-month, and rose 18.6% year-over-year.

Semi-detached property prices increased to \$433,760 in September, rising 3.1% from August 2025 and 5.3% from September 2024. There were fewer sales reported, decreasing 5.9% month-over-month and 2.4% year-over-year. In September 2025, new semi-detached listings decreased by 15.5% compared to August, but remained 5.4% higher than September 2024.

Row/townhomes prices increased a second month in a row, averaging \$303,382, a 0.5% monthly increase and a 3.4% increase over the previous year. New listings were also 4.1% higher than August and 30.4% higher than September last year. This category did see a decrease in the number of units sold, falling 5.2% month-over-month and 10.5% compared to September 2024.

Apartment condominiums sales also decreased in September, selling 11.9% fewer units than the previous month, and 8.7% fewer than the previous year. New listings slowed by 8.0% from August but remained 5.4% higher than September 2024. Condominium prices came down by 4.9% to average \$207,363 in September; this price compares 3.8% higher than the same month in 2024.



| | DETACHED | SEMI-DETACHED | ROW/TOWNHOMES | APARTMENT CONDOS |
|-----------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| RESIDENTIAL AVERAGE PRICES |  |  |  |  |
| | \$554,084 | \$433,760 | \$303,382 | \$207,363 |
| Month-over-month change | ↓ 2.8% | ↑ 3.1% | ↑ 0.5% | ↓ 4.9% |
| Year-over-year change | ↑ 0.2% | ↑ 5.3% | ↑ 3.4% | ↑ 3.8% |

Monthly Market Statistics

SEPTEMBER 2025

| MLS® HPI Benchmark Price ¹ (for all-residential sales in GEA ²) | September 2025 | M/M % Change | Y/Y % Change |
|-------------------------------------------------------------------------------------------|----------------------|--------------|--------------|
| Single-Family Dwelling (SFD) benchmark price | \$ 513,900.00 | -1.0% | 7.8% |
| Apartment benchmark price | \$199,100.00 | -1.4% | 0.6% |
| Townhouse benchmark price | \$ 284,300.00 | -0.8% | 6.2% |
| Composite ³ benchmark price | \$ 423,500.00 | -1.0% | 4.2% |
| | | | |
| MLS® System Activity (for all-residential ⁴ sales in GEA) | September 2025 | M/M % Change | Y/Y % Change |
| All-residential average ⁵ selling price | \$ 452,849.00 | -1.8% | 2.8% |
| All-residential median selling price | \$ 435,000.00 | 0.0% | 3.6% |
| # residential listings this month | 3,645 | 0.1% | 16.3% |
| # residential sales this month | 2,192 | -7.8% | -2.9% |
| # residential inventory at month end | 7,085 | -0.8% | 25.6% |
| #Total ⁶ MLS® System sales this month | 2,647 | -8.2% | -1.4% |
| \$ Value Total residential sales this month | \$ 1,061,554,896.00 | -11.0% | -0.5% |
| \$ Value of total MLS® System sales – month | \$ 1,189,119,119.00 | -8.8% | 3.3% |
| \$ Value of total MLS® System sales - YTD | \$ 11,695,504,148.00 | 11.2% | 3.5% |

| MLS® Rental Listing Activity | September 2025 | M/M % Change | Y/Y % Change |
|------------------------------------------------|----------------|--------------|----------------------------------------|
| Total rented listings | 47 | 24.0% | 81.0% |
| Active rentals | 86 | 21.0% | 62.0% |
| | September 2025 | M/M % Change | Long-Term Monthly Average ⁸ |
| Average days on market | 31 | 15.0% | 27 |
| Average price ⁷ for 1-bedroom units | \$ 1,011.00 | -17.0% | \$1,262.00 |
| Average price for 2-bedroom units | \$ 1,579.00 | -10.0% | \$1,753.00 |

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®.

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).