REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

SELLING PRICE

ALL RESIDENTIAL

AVERAGE	$458K	$423K	MEDIAN
Month-over-Month	-2.0%	-2.8%	Month-over-Month
Year-over-Year	0.5%	-1.9%	Year-over-Year

DETACHED

AVERAGE	$551K	$504K	MEDIAN
M/M	-3.4%	-2.2%	M/M
Y/Y	-1.8%	-1.7%	Y/Y

SEMI-DETACHED

AVERAGE	$411K	$405K	MEDIAN
M/M	-0.6%	-0.7%	M/M
Y/Y	-4.3%	-4.3%	Y/Y

ROW/TOWNHOUSE

AVERAGE	$298K	$303K	MEDIAN
M/M	2.9%	2.7%	M/M
Y/Y	0.1%	-1.4%	Y/Y

APARTMENT CONDOMINIUM

AVERAGE	$213K	$185K	MEDIAN
M/M	1.8%	0.0%	M/M
Y/Y	5.1%	0.7%	Y/Y

NEW LISTINGS

CURRENT MONTH		M/M
3,265	↓	-11.2%
YTD		**Y/Y**
37K	↑	2.9%

INVENTORY

7,533	4.0
INVENTORY	MONTHS OF INVENTORY

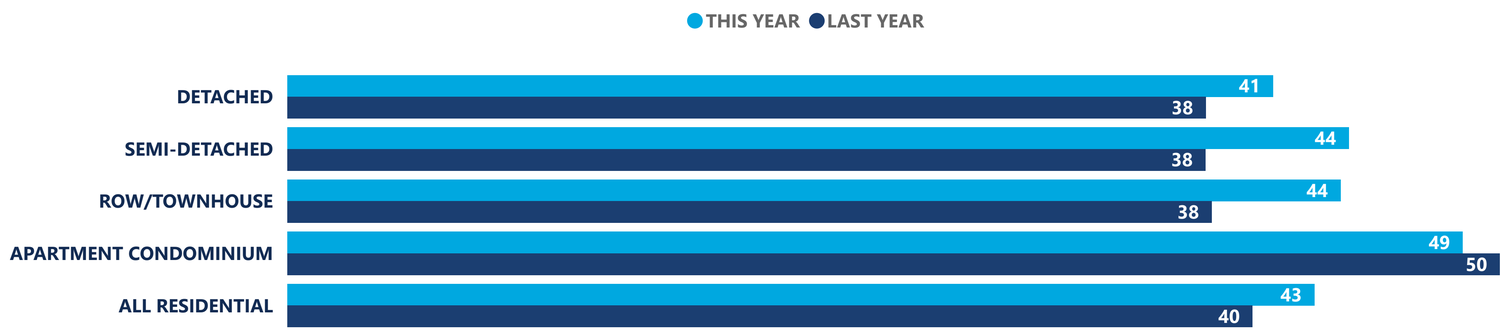
SALES

CURRENT MONTH		M/M
1,882	↓	-3.5%
YTD		**Y/Y**
21K	↓	-8.3%

HIGH ROLLERS

DETACHED	$3,087,184
SEMI-DETACHED	$815,000
ROW/TOWNHOUSE	$523,238
APARTMENT CONDOMINIUM	$1,997,000

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

SELLING PRICE

ALL RESIDENTIAL

AVERAGE	$425K	$406K	MEDIAN
Month-over-Month	-2.4%	-2.3%	Month-over-Month
Year-over-Year	-1.0%	-2.3%	Year-over-Year

DETACHED

AVERAGE	$521K	$480K	MEDIAN
M/M	-4.7%	-2.0%	M/M
Y/Y	-4.3%	-3.6%	Y/Y

SEMI-DETACHED

AVERAGE	$406K	$400K	MEDIAN
M/M	-0.8%	-0.7%	M/M
Y/Y	-5.7%	-5.4%	Y/Y

ROW/TOWNHOUSE

AVERAGE	$286K	$290K	MEDIAN
M/M	3.0%	12.5%	M/M
Y/Y	-2.1%	-5.4%	Y/Y

APARTMENT CONDOMINIUM

AVERAGE	$203K	$177K	MEDIAN
M/M	0.0%	0.1%	M/M
Y/Y	6.2%	0.9%	Y/Y

NEW LISTINGS

	CURRENT MONTH	M/M
	2,381	-8.2%
	YTD	Y/Y
	26K	2.8%

INVENTORY

5,612
INVENTORY

4.5
MONTHS OF INVENTORY

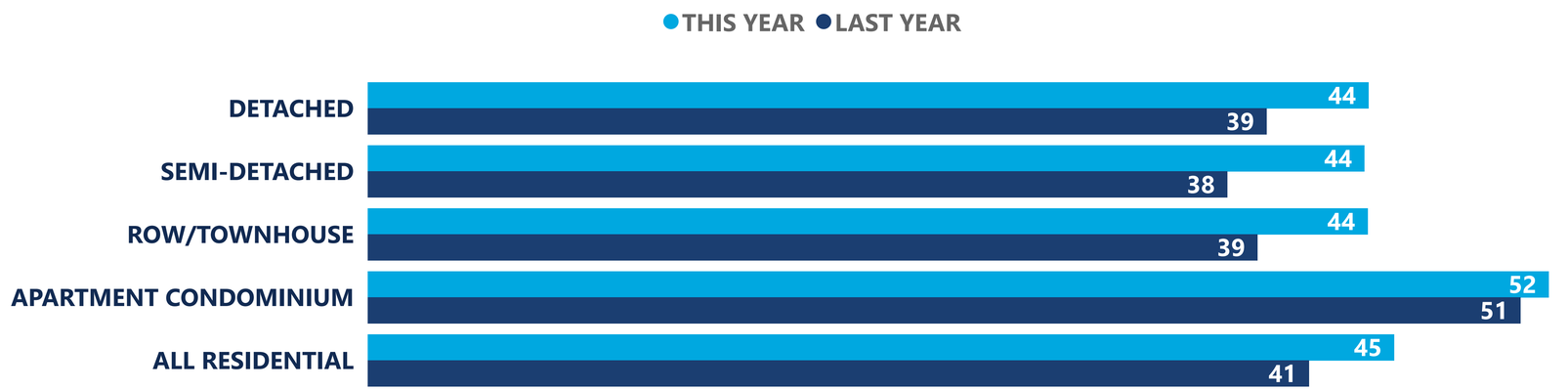
SALES

	CURRENT MONTH	M/M
	1,256	-2.9%
	YTD	Y/Y
	14K	-12.2%

HIGH ROLLERS

DETACHED	$2,000,000
SEMI-DETACHED	$815,000
ROW/TOWNHOUSE	$492,500
APARTMENT CONDOMINIUM	$1,997,000

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

NEW LISTINGS

	CURRENT MONTH	M/M
	3,265	-11%
	YTD	**Y/Y**
	37K	3%

SALES

	CURRENT MONTH	M/M
	1,882	-3%
	YTD	**Y/Y**
	21K	-8%

MONTHS OF INVENTORY

7,533
INVENTORY

4.0
MONTHS OF INVENTORY

HIGH ROLLERS

DETACHED	$3,087,184
SEMI-DETACHED	$815,000
ROW/TOWNHOUSE	$523,238
APARTMENT CONDOMINIUM	$1,997,000

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



SELLING PRICE COMPARISONS

ALL RESIDENTIAL		DETACHED		SEMI-DETACHED		ROW/TOWNHOUSE		APARTMENT CONDOMINIUM	
AVERAGE	$457,641	AVERAGE	$550,510	AVERAGE	$410,683	AVERAGE	$297,691	AVERAGE	$213,245
M/M	-2%	M/M	-3%	M/M	-1%	M/M	3%	M/M	2%
Y/Y	1%	Y/Y	-2%	Y/Y	-4%	Y/Y	0%	Y/Y	5%
MEDIAN	$423,000	MEDIAN	$503,500	MEDIAN	$405,000	MEDIAN	$303,057	MEDIAN	$185,000
M/M	-3%	M/M	-2%	M/M	-1%	M/M	3%	M/M	0%
Y/Y	-2%	Y/Y	-2%	Y/Y	-4%	Y/Y	-1%	Y/Y	1%

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

NEW LISTINGS

	CURRENT MONTH	M/M
	2,381	-8%
	YTD	**Y/Y**
	26K	3%

SALES

	CURRENT MONTH	M/M
	1,256	-3%
	YTD	**Y/Y**
	14K	-12%

MONTHS OF INVENTORY

5,612	INVENTORY
4.5	MONTHS OF INVENTORY

HIGH ROLLERS

DETACHED	$2,000,000
SEMI-DETACHED	$815,000
ROW/TOWNHOUSE	$492,500
APARTMENT CONDOMINIUM	$1,997,000

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



SELLING PRICE COMPARISONS

ALL RESIDENTIAL

AVERAGE	$425,348
M/M	-2%
Y/Y	-1%
MEDIAN	$405,500
M/M	-2%
Y/Y	-2%

DETACHED

AVERAGE	$521,471
M/M	-5%
Y/Y	-4%
MEDIAN	$480,000
M/M	-2%
Y/Y	-4%

SEMI-DETACHED

AVERAGE	$405,770
M/M	-1%
Y/Y	-6%
MEDIAN	$400,000
M/M	-1%
Y/Y	-5%

ROW/TOWNHOUSE

AVERAGE	$286,067
M/M	3%
Y/Y	-2%
MEDIAN	$290,000
M/M	12%
Y/Y	-5%

APARTMENT CONDOMINIUM

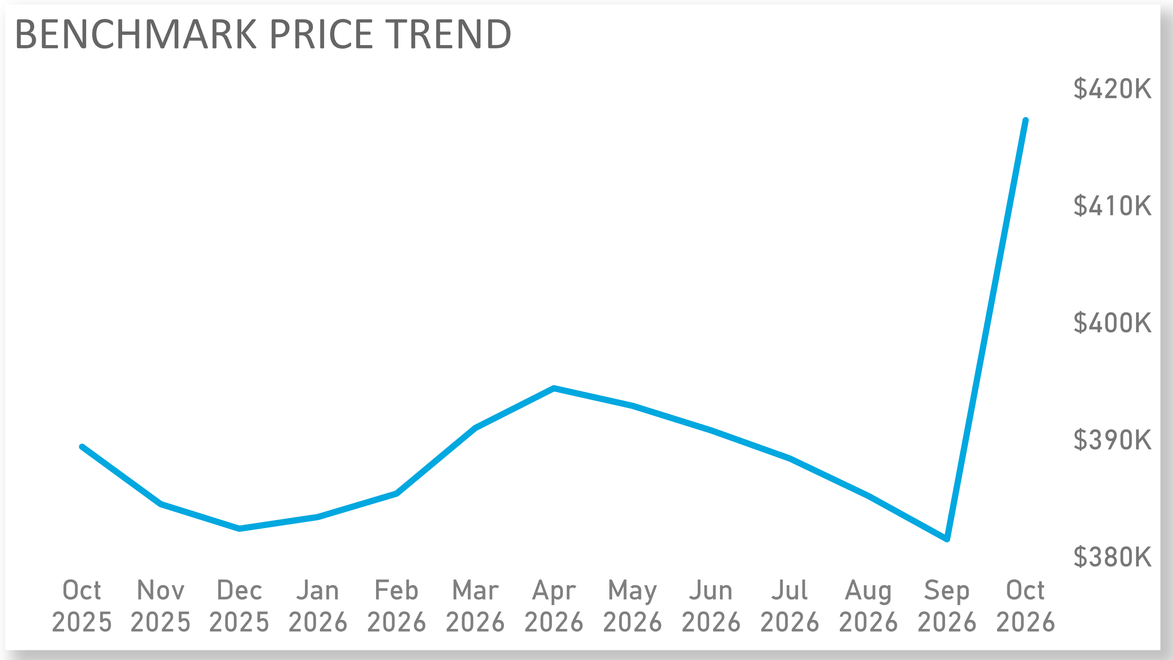
AVERAGE	$203,313
M/M	0%
Y/Y	6%
MEDIAN	$176,500
M/M	0%
Y/Y	1%

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

MLS® HOME PRICE INDEX

$417K	↑ 9.4%	↑ 7.2%
Benchmark Price	Month-over-Month	Year-over-Year
$458K	↓ -2.0%	↑ 0.5%
Average Sales Price	Month-over-Month	Year-over-Year
$423K	↓ -2.8%	↓ -1.9%
Median Sales Price	Month-over-Month	Year-over-Year



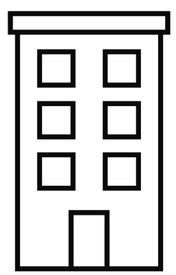


SINGLE FAMILY

$510K Benchmark Price

↓ -1.8% Month-over-Month

↓ -1.1% Year-over-Year



APARTMENT

$198K Benchmark Price

↓ -0.1% Month-over-Month

↓ -0.6% Year-over-Year



TOWNHOUSE

$268K Benchmark Price

↓ -7.7% Month-over-Month

↓ -8.6% Year-over-Year

For more information about the Home Price Index (HPI) and benchmark price visit www.crea.ca

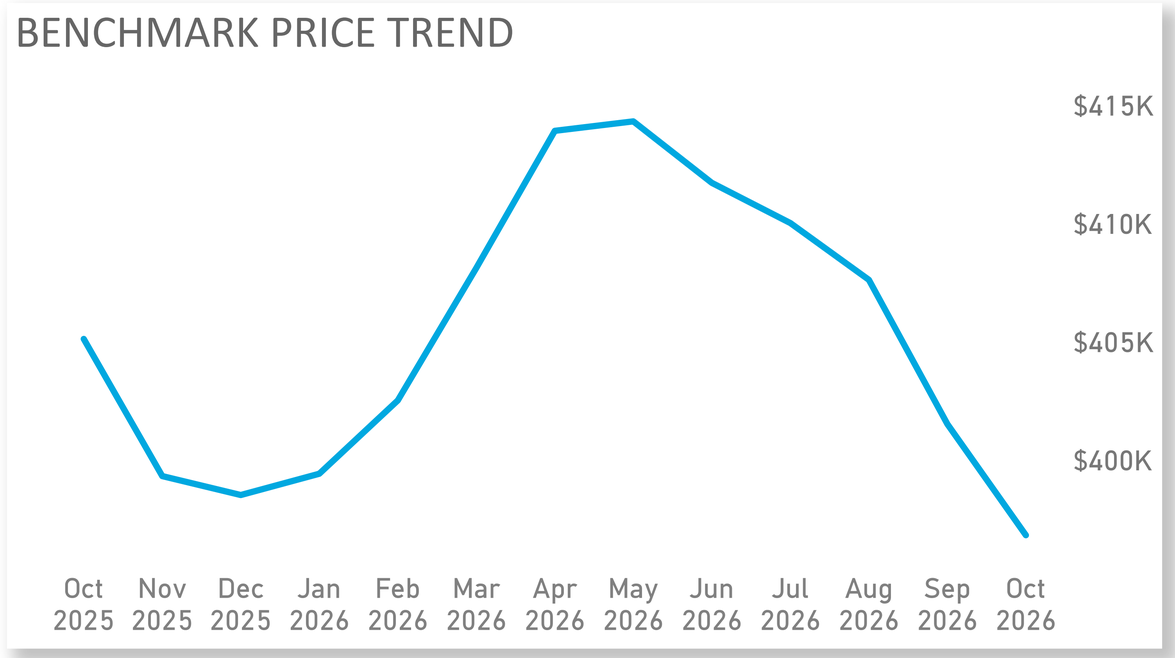
MLS® Home Price Index

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

MLS® HOME PRICE INDEX

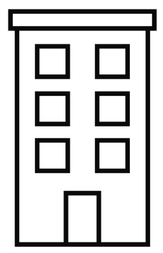
$397K	-1.2%	-2.0%
Benchmark Price	Month-over-Month	Year-over-Year
$425K	-2.4%	-1.0%
Average Sales Price	Month-over-Month	Year-over-Year
$406K	-2.3%	-2.3%
Median Sales Price	Month-over-Month	Year-over-Year





SINGLE FAMILY

$505K Benchmark Price
-1.6% Month-over-Month
-2.2% Year-over-Year



APARTMENT

$190K Benchmark Price
0.2% Month-over-Month
-1.4% Year-over-Year



TOWNHOUSE

$266K Benchmark Price
-0.4% Month-over-Month
-2.6% Year-over-Year

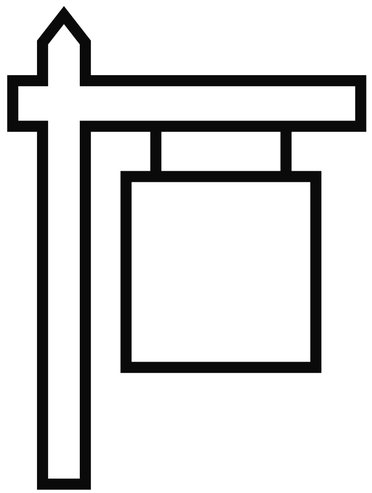
For more information about the Home Price Index (HPI) and benchmark price visit www.crea.ca

MLS® Home Price Index

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

NEW LISTINGS



CURRENT MONTH

3,265

MONTH-OVER-MONTH

↓ -11.2%

YTD

37K

YEAR-OVER-YEAR

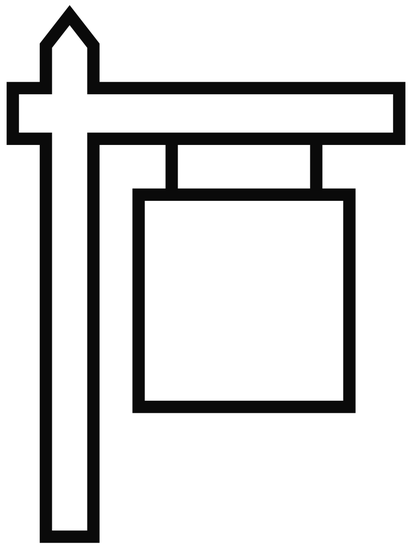
↑ 2.9%

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

NEW LISTINGS



CURRENT MONTH

2,381

MONTH-OVER-MONTH

↓ -8.2%

YTD

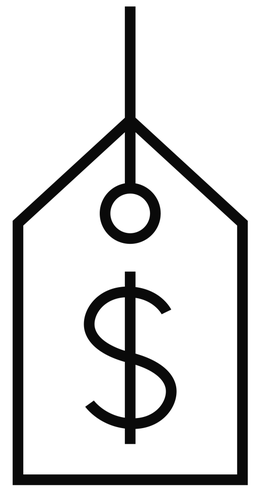
26K

YEAR-OVER-YEAR

↑ 2.8%

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*



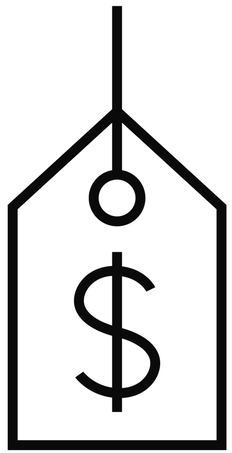
SALES

	CURRENT MONTH	MONTH-OVER-MONTH
	1,882	↓ -3.5%
	YTD	**YEAR-OVER-YEAR**
	21K	↓ -8.3%

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON



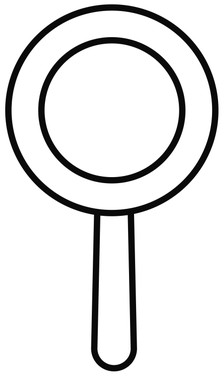
SALES

	CURRENT MONTH	MONTH-OVER-MONTH
	1,256	↓ -2.9%
	YTD	**YEAR-OVER-YEAR**
	14K	↓ -12.2%

REALTORS® Association of Edmonton

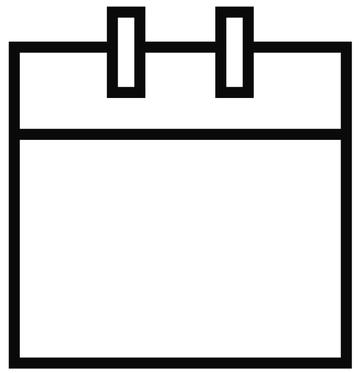
OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

7,533



INVENTORY

4.0



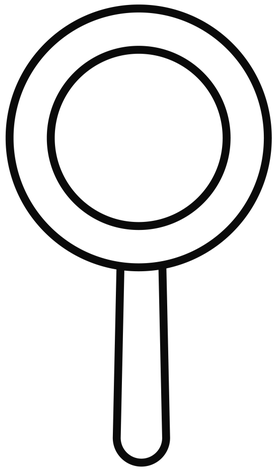
MOI

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

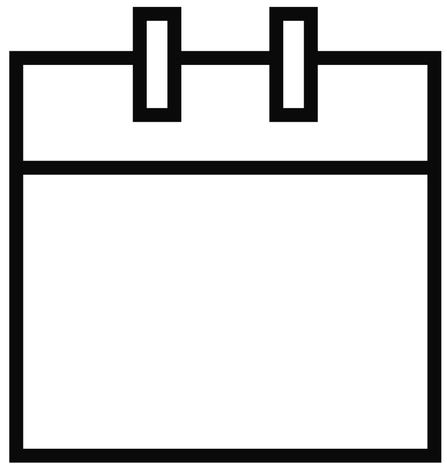
OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

5,612



INVENTORY

4.5



MOI

REALTORS® Association of Edmonton

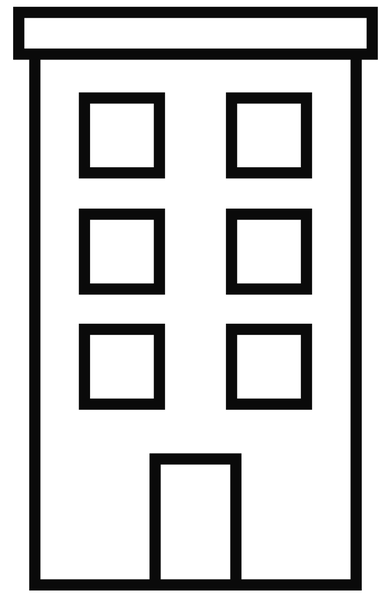
OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

DETACHED **$3,087,184**

SEMI-DETACHED **$815,000**

ROW/TOWNHOUSE **$523,238**

APARTMENT CONDOMINIUM **$1,997,000**



HIGH ROLLERS

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

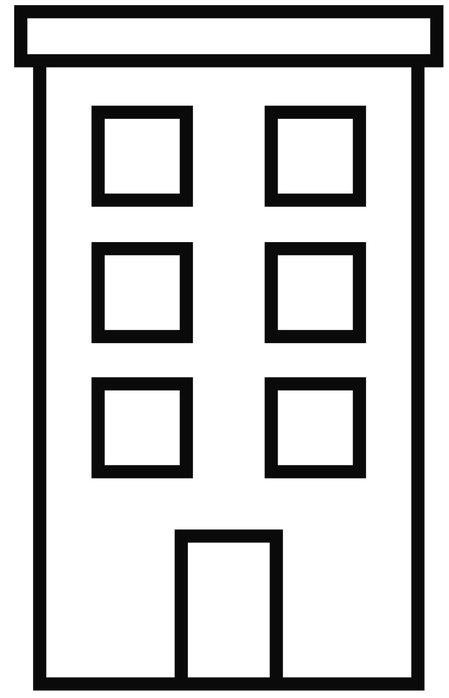
OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

DETACHED **$2,000,000**

SEMI-DETACHED **$815,000**

ROW/TOWNHOUSE **$492,500**

APARTMENT CONDOMINIUM **$1,997,000**



HIGH ROLLERS

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

AVERAGE DAYS ON MARKET FOR MONTHLY SALES



REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

AVERAGE	**$458K**		**$423K**	MEDIAN
M/M	**-2.0%**		**-2.8%**	M/M
Y/Y	**0.5%**		**-1.9%**	Y/Y



ALL RESIDENTIAL

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

AVERAGE	**$425K**		**$406K**	MEDIAN
M/M	**-2.4%**		**-2.3%**	M/M
Y/Y	**-1.0%**		**-2.3%**	Y/Y

ALL RESIDENTIAL

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*

DETACHED

AVERAGE	**$551K**		**$504K**	MEDIAN
M/M	**-3.4%**		**-2.2%**	M/M
Y/Y	**-1.8%**		**-1.7%**	Y/Y

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON



DETACHED

AVERAGE	$521K	$480K	MEDIAN
M/M	-4.7%	-2.0%	M/M
Y/Y	-4.3%	-3.6%	Y/Y

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*



SEMI-DETACHED

AVERAGE	$411K		$405K	MEDIAN
M/M	-0.6%		-0.7%	M/M
Y/Y	-4.3%		-4.3%	Y/Y

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON

SEMI-DETACHED

AVERAGE	**$406K**		**$400K**	MEDIAN
M/M	**-0.8%**		**-0.7%**	M/M
Y/Y	**-5.7%**		**-5.4%**	Y/Y

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - GREATER EDMONTON AREA*



ROW/TOWNHOUSE

AVERAGE	**$298K**		**$303K**	MEDIAN
M/M	**2.9%**		**2.7%**	M/M
Y/Y	**0.1%**		**-1.4%**	Y/Y

** Greater Edmonton Area includes 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.*

REALTORS® Association of Edmonton

OCTOBER 2026 RESIDENTIAL STATISTICS - CITY OF EDMONTON



ROW/TOWNHOUSE

AVERAGE	$286K			$290K	MEDIAN
M/M	3.0%			12.5%	M/M
Y/Y	-2.1%			-5.4%	Y/Y