City of Edmonton Monthly Statistics

July 2026

Market Trend Summary

Sales in Edmonton were down in July, resulting in a 12.7 percent year-over-year decrease. Sales were down for all property types, falling the most for apartments (-21%) and row (-17%). New listings were down year over year (4.2%), inventory also rose 5.8% percent year-over-year, and months of supply rose to 3.28 for July and is up 21.2% year-over-year.

In July, the total residential average price was $444,950, 3 percent higher than last year. Prices fell for semi-detached (-1%) and row (-1.1%), and rose for detached (1.4%) and apartments (2.5%).

SALES

1,688

12.7% Y/Y

Monthly trend*

NEW LISTINGS

3,173

4.2% Y/Y

Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE

$ 444,950

3.0% Y/Y

Monthly trend*

INVENTORY

5,535

5.8% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE

$ 578,238

1.4% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE

$ 427,046

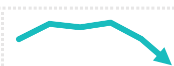
1.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.28

21.2% Y/Y

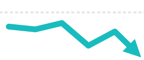


Monthly trend*

ROW AVERAGE PRICE

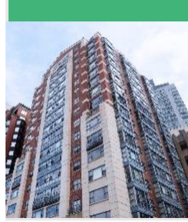
$ 285,794

1.1% Y/Y



Monthly trend*

APARTMENT AVERAGE PRICE



$ 207,811

2.5% Y/Y

Monthly trend*

*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

Data source: Pillar 9

City of Edmonton Monthly Statistics

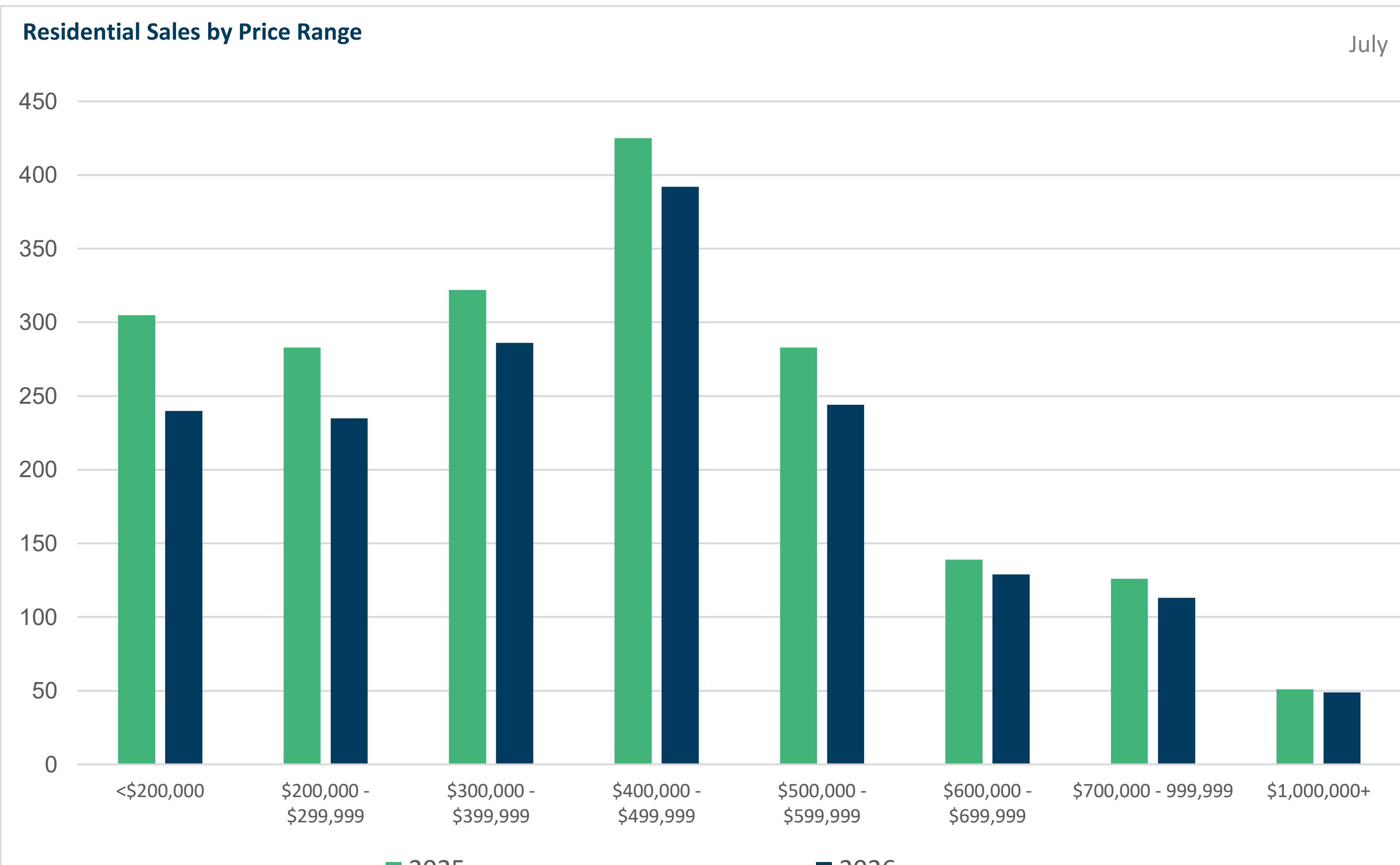
July 2026

July 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	915	-9%	1691	-3%	2715	2%	54%	2.97	12%	$578,238	1%
Semi	187	-7%	361	5%	562	25%	52%	3.01	34%	$427,046	-1%
Row	261	-17%	530	3%	856	30%	49%	3.28	56%	$285,794	-1%
Apartment	325	-21%	591	-16%	1402	-4%	55%	4.31	22%	$207,811	2%
Total Residential	1688	-13%	3173	-4%	5535	6%	53%	3.28	21%	$444,950	3%

Year-to-Date July 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	5449	-12%	10425	1%	2415	20%	52%	3.10	37%	$576,441	2%
Semi	1108	-16%	2145	10%	491	52%	52%	3.10	80%	$428,637	-1%
Row	1592	-22%	3119	5%	732	57%	51%	3.22	101%	$297,899	-1%
Apartment	1952	-21%	4276	-4%	1301	9%	46%	4.67	38%	$209,969	0%
Total Residential	10101	-16%	19965	2%	4938	24%	51%	3.42	47%	$445,508	3%



Source: RAE, Pillar 9