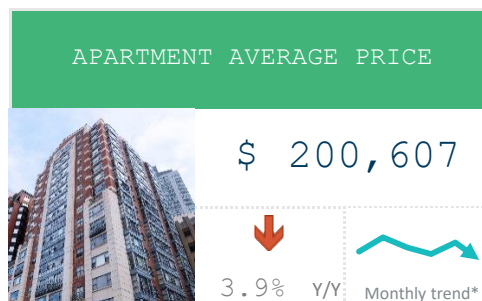
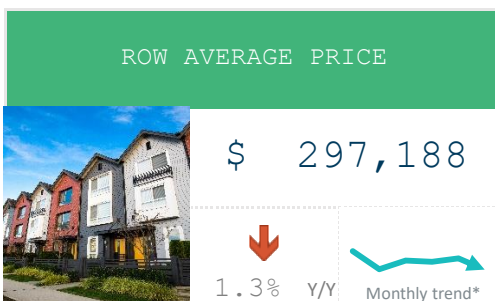
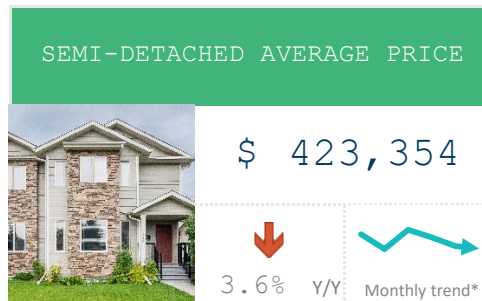
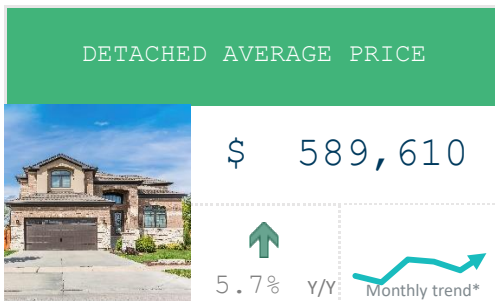
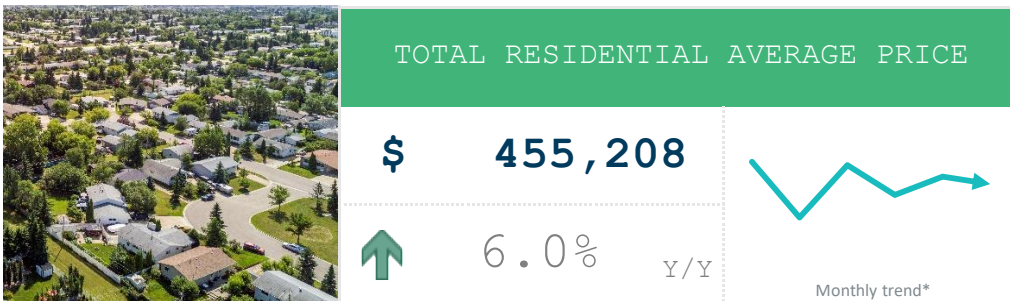
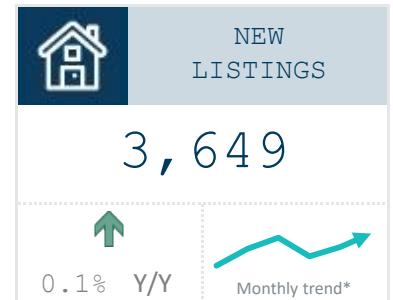


May 2026

Market Trend Summary

Sales in Edmonton were down in May, resulting in a 19.6 percent year-over-year decrease. Sales were down for all property types, falling the most for apartments (-22%) and row (-38%). New listings were up year over year (0.1%), inventory also rose 9.2 percent year-over-year, and months of supply rose to 3.11 for May and is up 35.8% year-over-year.

In May, the total residential average price was \$455,208, 6 percent higher than last year. Prices fell for all categories except detached, which rose 5.7%.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

May 2026

May 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	918	-13%	1984	1%	2522	7%	46%	2.75	23%	\$589,610	6%
Semi	181	-11%	370	20%	491	37%	49%	2.71	54%	\$423,354	-4%
Row	240	-38%	530	-5%	740	34%	45%	3.08	117%	\$297,188	-1%
Apartment	313	-22%	765	-7%	1381	-3%	41%	4.41	24%	\$200,607	-4%
Total Residential	1652	-20%	3649	0%	5134	9%	45%	3.11	36%	\$455,208	6%

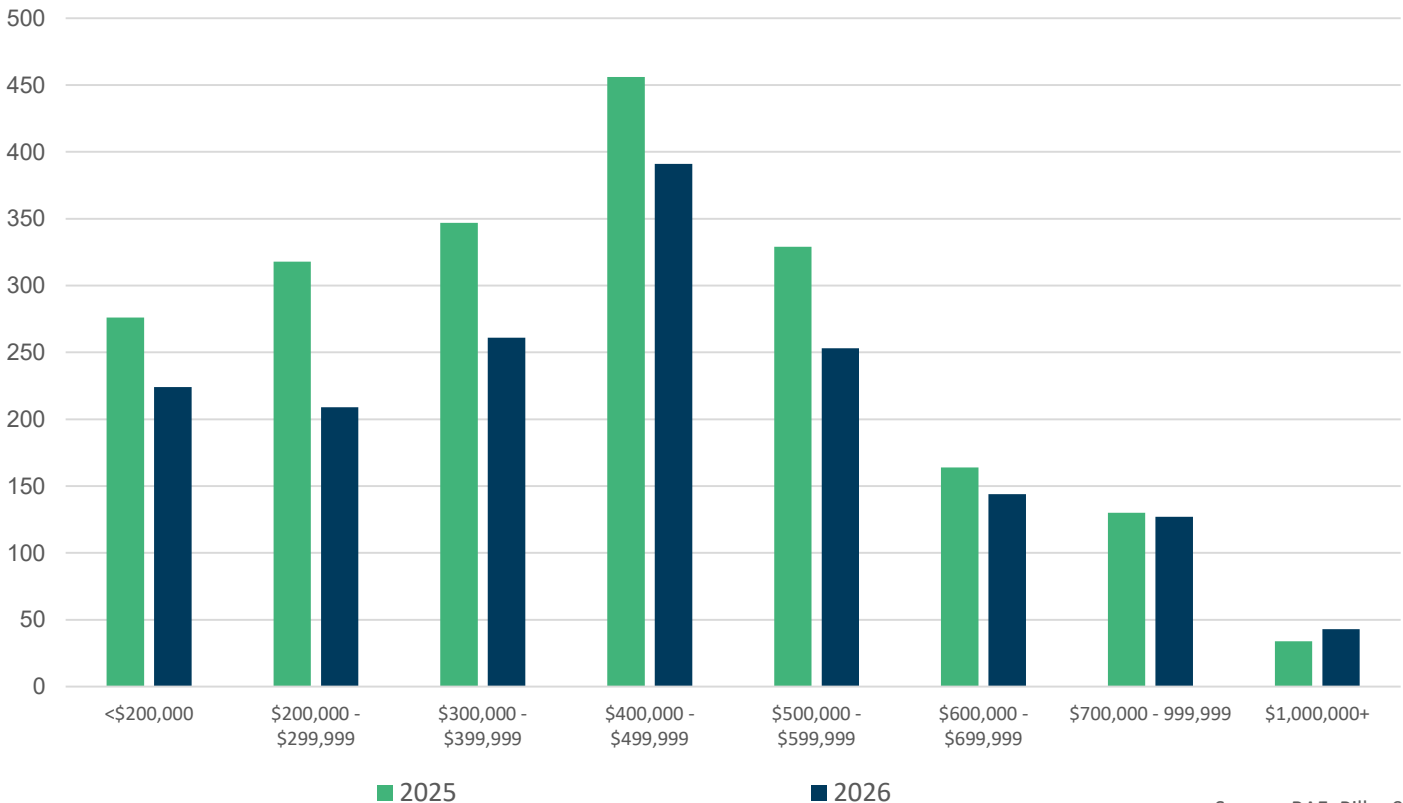
Year-to-Date

May 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	3518	-15%	7016	2%	2168	23%	50%	3.08	45%	\$576,691	2%
Semi	732	-19%	1437	11%	438	56%	51%	2.99	93%	\$428,907	0%
Row	1054	-25%	2072	3%	652	60%	51%	3.09	113%	\$301,048	-1%
Apartment	1299	-21%	3014	-1%	1201	11%	43%	4.62	40%	\$209,488	-1%
Total Residential	6603	-18%	13539	3%	4459	26%	49%	3.38	55%	\$444,069	3%

Residential Sales by Price Range

May



Source: RAE, Pillar 9