City of Edmonton Monthly Statistics

Alberta Real Estate Association

August 2026

Market Trend Summary

Sales in Edmonton were down in August, resulting in a 13.4 percent year-over-year decrease. Sales were down for all property types, falling the most for apartments (-23%) and row (-16%). New listings were down year over year (1.1%), inventory also rose 5.2% percent year-over-year, and months of supply rose to 3.86 for August and is up 21.4% year-over-year.

In August, the total residential average price was $436,475, 2 percent higher than last year. Year over Year prices fell for semi-detached (-1.8%), row (-1.3%), and apartments (-2%), and rose for detached (1%).

SALES

1,427

13.4% Y/Y

Monthly trend*

NEW LISTINGS

2,774

1.1% Y/Y

Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE

$ 436,475

2.0% Y/Y

Monthly trend*

INVENTORY

5,509

5.2% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE

$ 556,257

1.0% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE

$ 412,704

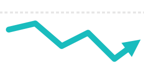
1.8% Y/Y

Monthly trend*

ROW AVERAGE PRICE

$ 295,583

1.3% Y/Y



Monthly trend*

APARTMENT AVERAGE PRICE

$ 204,434

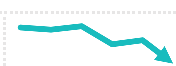
2.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.86

21.4% Y/Y



Monthly trend*

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

Data source: Pillar 9

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August 2026

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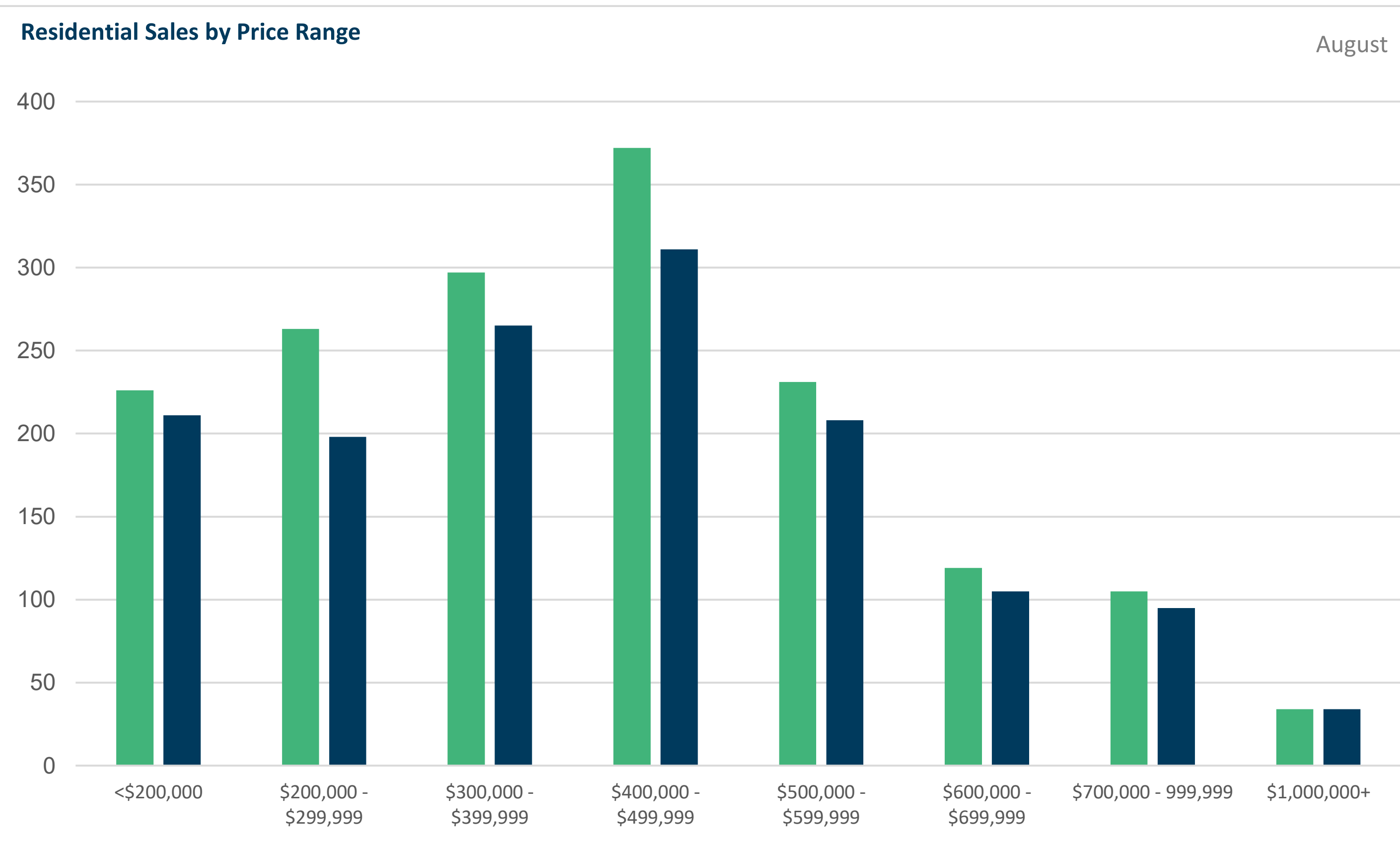
	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	793	-10%	1529	2%	2768	4%	52%	3.49	15%	$556,257	1%
Semi	154	-8%	248	-14%	524	9%	62%	3.40	18%	$412,704	-2%
Row	220	-16%	429	4%	843	22%	51%	3.83	45%	$295,583	-1%
Apartment	260	-23%	568	-5%	1374	-2%	46%	5.28	27%	$204,434	-2%
Total Residential	1427	-13%	2774	-1%	5509	5%	51%	3.86	21%	$436,475	2%

Year-to-Date August 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	6239	-12%	11953	1%	2493	19%	52%	3.20	35%	$573,789	2%
Semi	1260	-15%	2394	7%	504	47%	53%	3.20	73%	$426,707	-1%
Row	1812	-21%	3548	5%	756	53%	51%	3.34	95%	$297,618	-1%
Apartment	2208	-21%	4844	-4%	1325	9%	46%	4.80	38%	$209,347	0%
Total Residential	11519	-16%	22739	1%	5079	23%	51%	3.53	45%	$444,400	3%



Source: RAE, Pillar 9