City of Edmonton Monthly Statistics

AREA
Alberta Real Estate Association

June 2026

Market Trend Summary

Sales in Edmonton were down in June, resulting in a 7 percent year-over-year decrease. Sales were down for all property types except detached, falling the most for apartments (-19%) and row (-15%). New listings were up year over year (3.1%), inventory also rose 8% percent year-over-year, and months of supply rose to 2.93 for June and is up 16.1% year-over-year.

In June, the total residential average price was $451,938, 4.3 percent higher than last year. Prices fell for semi-detached (-4.1%) and row (-0.8%), and rose for detached (2.4%) and apartments (0.9%).

SALES

1,827

7.0% Y/Y

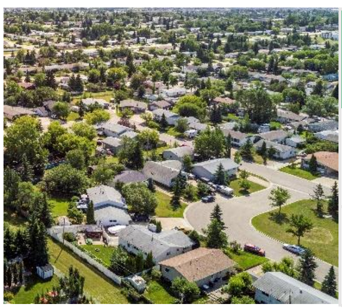
Monthly trend*

NEW LISTINGS

3,254

3.1% Y/Y

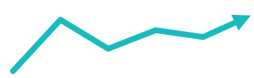
Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 451,938

4.3% Y/Y



Monthly trend*

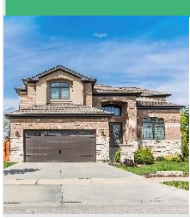
INVENTORY

5,352

8.0% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE

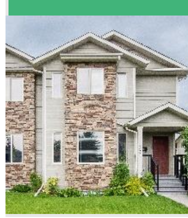


$ 575,741

2.4% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



$ 429,459

4.1% Y/Y

Monthly trend*

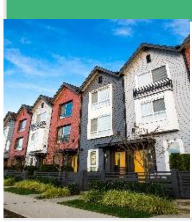
MONTHS OF SUPPLY

2.93

16.1% Y/Y

Monthly trend*

ROW AVERAGE PRICE

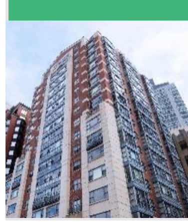


$ 296,821

0.8% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 213,444

0.9% 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

June 2026

June 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	1024	0%	1713	1%	2594	2%	60%	2.53	2%	$575,741	2%
Semi	192	-7%	347	9%	539	35%	55%	2.81	45%	$429,459	-4%
Row	279	-15%	524	19%	779	38%	53%	2.79	61%	$296,821	-1%
Apartment	332	-19%	670	-4%	1440	-1%	50%	4.34	22%	$213,444	1%
Total Residential	1827	-7%	3254	3%	5352	8%	56%	2.93	16%	$451,938	4%

Year-to-Date June 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	4539	-12%	8733	2%	2301	21%	52%	3.04	38%	$576,433	2%
Semi	922	-17%	1787	11%	468	56%	52%	3.04	87%	$428,929	-1%
Row	1333	-23%	2588	5%	691	59%	52%	3.11	106%	$300,163	-1%
Apartment	1630	-20%	3684	-1%	1262	10%	44%	4.65	38%	$210,220	0%
Total Residential	8424	-16%	16792	3%	4722	25%	50%	3.36	49%	$445,712	3%