City of Edmonton Monthly Statistics

October 2026

Market Trend Summary

Sales in Edmonton were down in October, resulting in a 19.5 percent year-over-year decrease. Sales were down for all property types, falling the most for apartments (-38%) and row (-20%). New listings were down year over year (-3.9%), inventory also rose 8.5% percent year-over-year, and months of supply rose to 4.62 for October and is up 34.8% year-over-year.

In October, the total residential average price was $426,171, 0.8 percent lower than last year. Year over Year prices fell for semi-detached (-5.3%), row (-2.2%), and detached (-4.6%) and rose for apartments (7.2%).

SALES

1,153

19.5% Y/Y

Monthly trend*

NEW LISTINGS

2,414

3.9% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 426,171

0.8% Y/Y

Monthly trend*

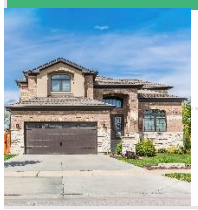
INVENTORY

5,329

8.5% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE



$ 519,671

4.6% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



$ 407,305

5.3% Y/Y

Monthly trend*

ROW AVERAGE PRICE

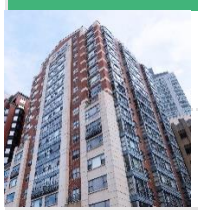


$ 285,965

2.2% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 205,213

7.2% Y/Y

Monthly trend*

MONTHS OF SUPPLY

4.62

34.8% 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

October 2026

October 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	675	-17%	1349	1%	2731	11%	50%	4.05	33%	$519,671	-5%
Semi	142	1%	226	-16%	483	5%	63%	3.40	4%	$407,305	-5%
Row	171	-20%	341	-13%	782	11%	50%	4.57	39%	$285,965	-2%
Apartment	165	-38%	498	-3%	1333	4%	33%	8.08	69%	$205,213	7%
Total Residential	1153	-19%	2414	-4%	5329	9%	48%	4.62	35%	$426,171	-1%

Year-to-Date October 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	7659	-11%	14934	2%	2601	19%	51%	3.40	34%	$566,624	1%
Semi	1545	-13%	2894	5%	515	41%	53%	3.34	62%	$423,284	-2%
Row	2167	-22%	4327	2%	782	45%	50%	3.61	85%	$294,988	-1%
Apartment	2591	-23%	5829	-5%	1341	8%	44%	5.18	40%	$208,627	1%
Total Residential	13962	-16%	27984	1%	5239	21%	50%	3.75	43%	$442,167	3%

