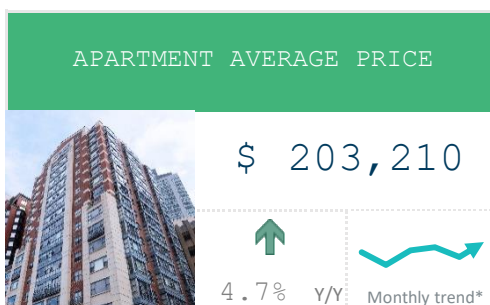
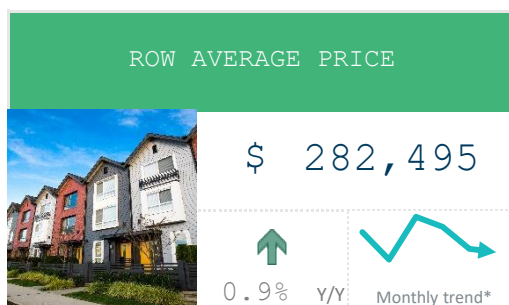
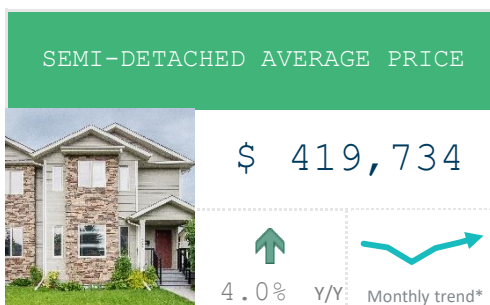
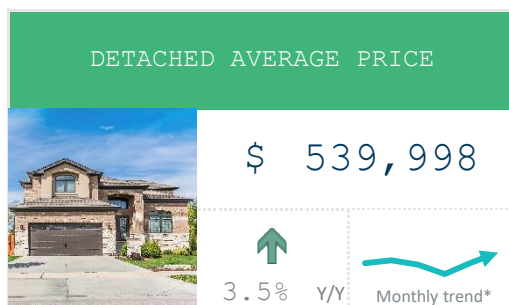
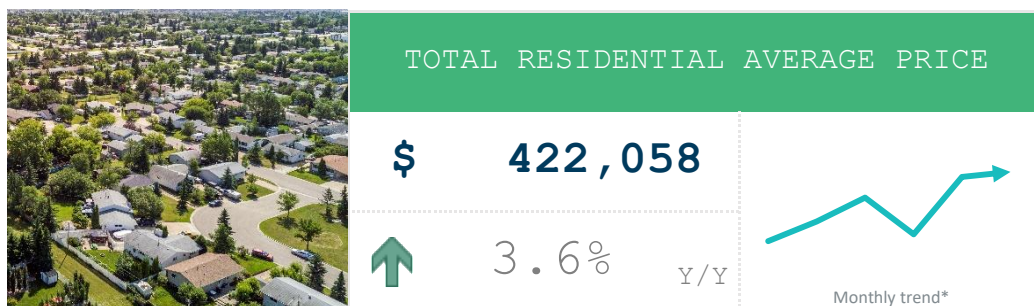
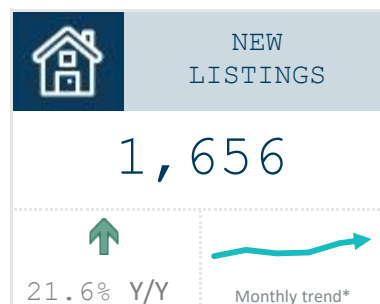


November 2025

Market Trend Summary

Sales in Edmonton were down in November, resulting in a 14.3 percent year-over-year decrease. Sales were down for all property types except semi-detached, falling the most for detached (-16%) and apartments (-19%). New listings were up year over year (21.6%), inventory also rose 50.1 percent year-over-year, and months of supply rose to 3.45 for November and is up 75% year-over-year.

In November, the total residential average price was \$422,058, 3.6 percent higher than last year. Prices rose for all categories - semi detached (4%) and apartments (4.7%), detached (3.5%) and row housing (0.9%).



November 2025

November 2025

	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	630	-16%	895	27%	2031	48%	70%	3.22	76%	\$539,998	4%
Semi	135	1%	160	14%	373	66%	84%	2.76	65%	\$419,734	4%
Row	193	-12%	254	19%	586	105%	76%	3.04	134%	\$282,495	1%
Apartment	215	-19%	347	14%	1062	30%	62%	4.94	61%	\$203,210	5%
Total Residential	1173	-14%	1656	22%	4052	50%	71%	3.45	75%	\$422,058	4%

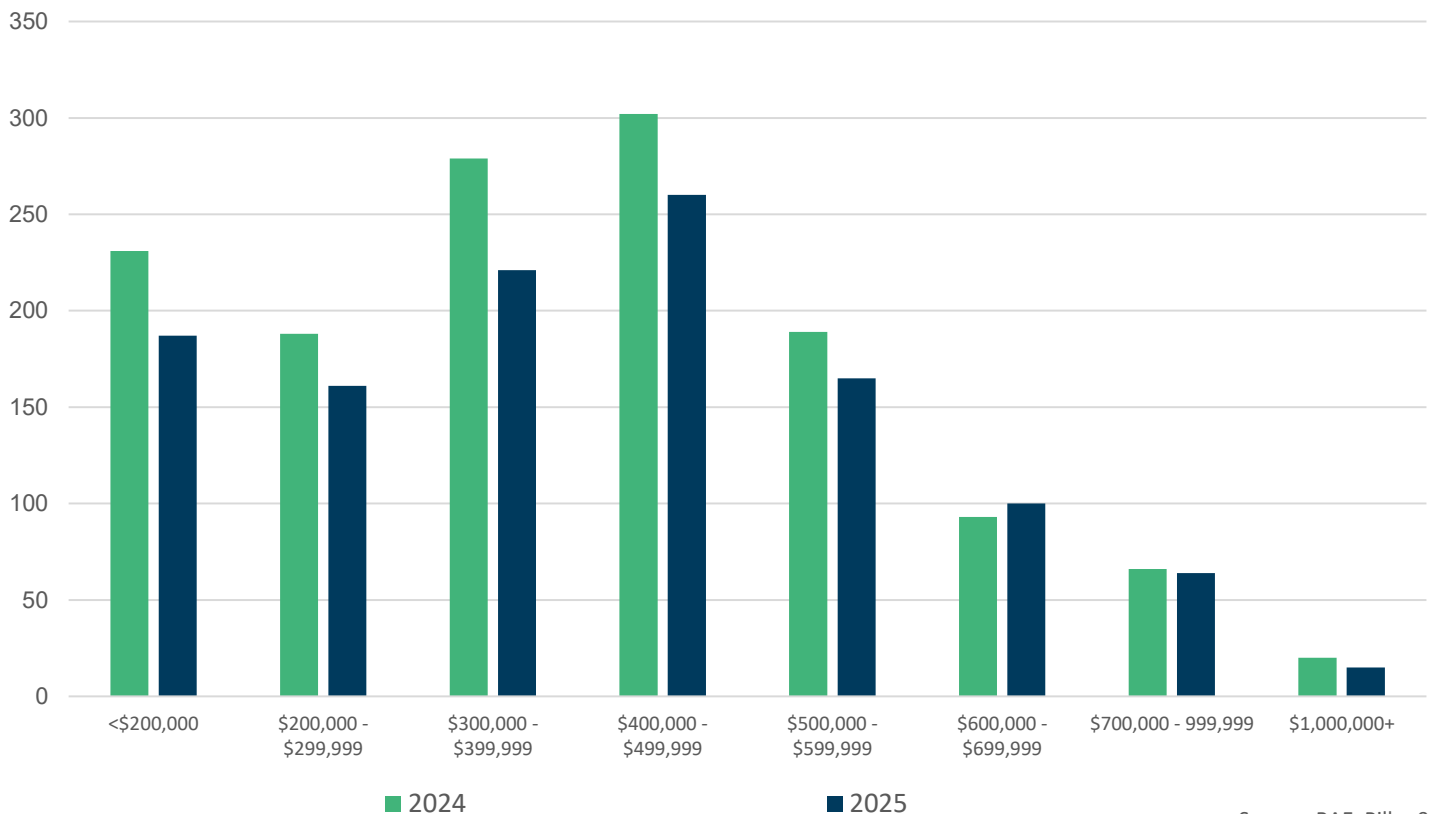
Year-to-Date

November 2025

	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	9376	-6%	12167	6%	1668	10%	77%	1.96	17%	\$553,814	5%
Semi	1912	-1%	2377	13%	293	33%	80%	1.69	34%	\$430,770	5%
Row	2956	-2%	3677	14%	437	34%	80%	1.63	37%	\$298,093	5%
Apartment	3568	-9%	5331	3%	1011	9%	67%	3.12	19%	\$207,033	6%
Total Residential	17812	-6%	23552	7%	3409	14%	76%	2.11	20%	\$428,702	5%

Residential Sales by Price Range

November



Source: RAE, Pillar 9