

January 2026

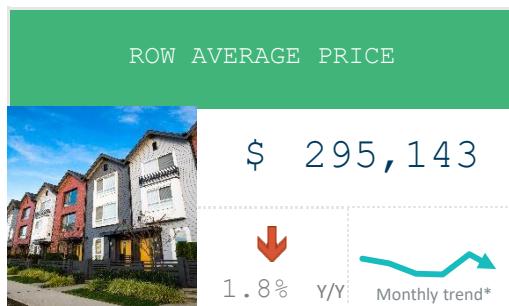
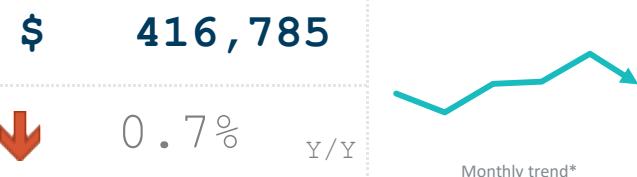
## Market Trend Summary

Sales in Edmonton were down in January, resulting in a 33.1 percent year-over-year decrease. Sales were down for all property types, falling the most for apartment (-38%) and semi detached (-42%). New listings were up year over year (3.6%), inventory also rose 20.6% percent year-over-year, and months of supply rose to 3.98 for January and is up 80.3% year-over-year.

In January, the total residential average price was \$416,785, 0.7 percent lower than last year. Prices fell for all categories except apartments. Prices fell for semi detached (-4%), detached (-2%) and row housing (-2%).



### TOTAL RESIDENTIAL AVERAGE PRICE





January 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	412	-31%	926	5%	1548	19%	44%	3.76	72%	\$538,198	-2%
Semi	85	-42%	210	7%	301	48%	40%	3.54	155%	\$407,760	-4%
Row	136	-27%	283	4%	441	62%	48%	3.24	121%	\$295,143	-2%
Apartment	162	-38%	436	-2%	877	3%	37%	5.41	66%	\$214,860	5%
<b>Total Residential</b>	<b>795</b>	<b>-33%</b>	<b>1855</b>	<b>4%</b>	<b>3167</b>	<b>21%</b>	<b>43%</b>	<b>3.98</b>	<b>80%</b>	<b>\$416,785</b>	<b>-1%</b>

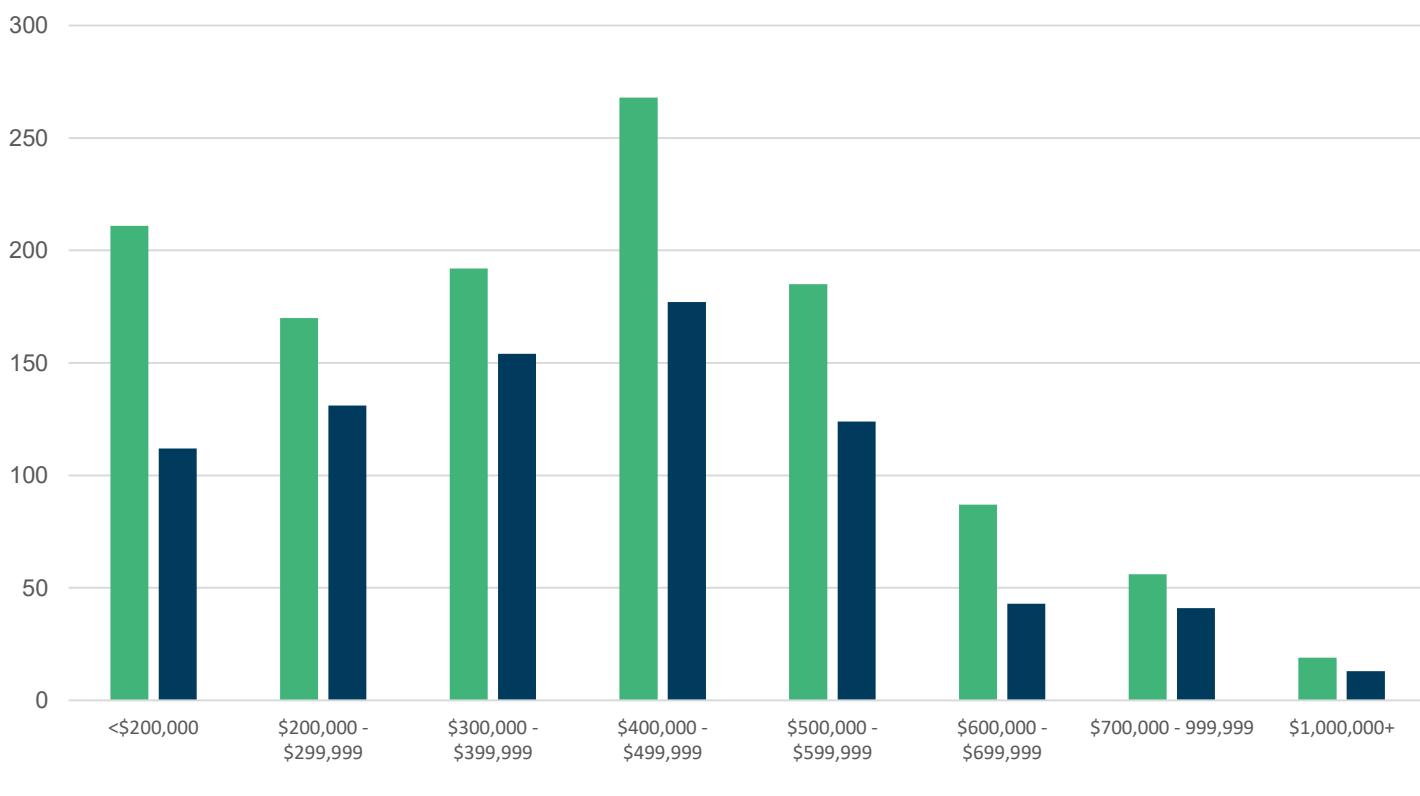
Year-to-Date

January 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
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## Residential Sales by Price Range

January



Source: RAE, Pillar 9