

December 2025

Market Trend Summary

Sales in Edmonton were down in December, resulting in a 12.8 percent year-over-year decrease. Sales were down for all property types, falling the most for detached (-11%) and semi detached (-33%). New listings were up year over year (15.4%), inventory also rose 44.4% percent year-over-year, and months of supply rose to 3.33 for December and is up 65.6% year-over-year.

In December, the total residential average price was \$426,975, 2.3 percent higher than last year. Prices rose for all categories except apartments. Prices rose for semi detached (4.9%), detached (3.2%) and row housing (2%).



TOTAL RESIDENTIAL AVERAGE PRICE

\$ 426,975



2.3%

Y/Y

Monthly trend*

DETACHED AVERAGE PRICE



\$ 548,389



3.2% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



\$ 422,627



4.9% Y/Y

Monthly trend*

ROW AVERAGE PRICE



\$ 293,566



2.0% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



\$ 194,112



4.9% Y/Y

Monthly trend*

SALES

919



12.8% Y/Y

Monthly trend*

NEW LISTINGS

1,009



15.4% Y/Y

Monthly trend*



INVENTORY

3,059



44.4% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.33



65.6% Y/Y

Monthly trend*

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

Data source: Pillar 9

December 2025

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	Sales		New Listings		Inventory		S/NL Ratio	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%		Actual	Y/Y%	Actual	Y/Y%
Detached	507	-11%	495	11%	1483	40%	102%	2.93	58%	\$548,389	3%
Semi	83	-33%	109	21%	298	89%	76%	3.59	180%	\$422,627	5%
Row	155	-6%	150	23%	429	103%	103%	2.77	116%	\$293,566	2%
Apartment	174	-11%	255	19%	849	23%	68%	4.88	38%	\$194,112	-5%
Total Residential	919	-13%	1009	15%	3059	44%	91%	3.33	66%	\$426,975	2%

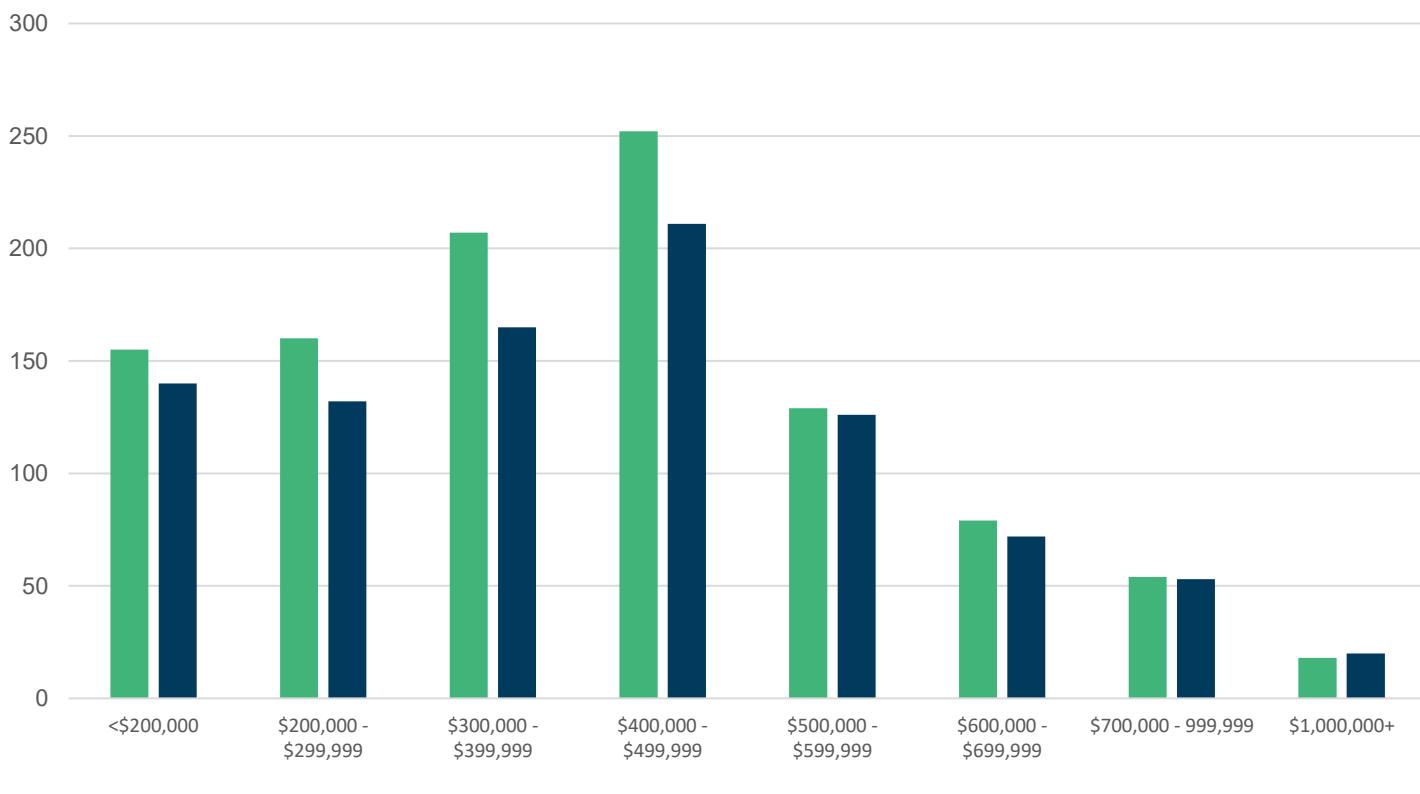
Year-to-Date

December 2025

	Sales		New Listings		Inventory		S/NL Ratio	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%		Actual	Y/Y%	Actual	Y/Y%
Detached	9879	-7%	12493	4%	1631	10%	79%	1.98	18%	\$553,573	5%
Semi	1995	-3%	2446	11%	286	33%	82%	1.72	37%	\$430,431	5%
Row	3111	-2%	3774	13%	430	36%	82%	1.66	39%	\$297,868	5%
Apartment	3741	-9%	5537	3%	990	9%	68%	3.18	19%	\$206,454	5%
Total Residential	18726	-6%	24250	6%	3337	14%	77%	2.14	21%	\$428,627	5%

Residential Sales by Price Range

December



Source: RAE, Pillar 9