

February 2026

Market Trend Summary

Sales in Edmonton were down in February, resulting in a 11.7 percent year-over-year decrease. Sales were down for all property types, falling the most for apartment (-10%) and row (-23%). New listings were up year over year (12.3%), inventory also rose 20.7 percent year-over-year, and months of supply rose to 3.17 for January and is up 36.7% year-over-year.

In January, the total residential average price was \$428,978, 2.1 percent higher than last year. Prices rose for detached and semi detached, but fell for row and apartments.


SALES

1,121



11.7% Y/Y



Monthly trend*


NEW LISTINGS

2,241



12.3% Y/Y



Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE



\$ 428,978


2.1%
Y/Y



Monthly trend*


INVENTORY

3,556



20.7% Y/Y



Monthly trend*

DETACHED AVERAGE PRICE



\$ 554,313


1.4%
Y/Y



Monthly trend*

SEMI-DETACHED AVERAGE PRICE



\$ 447,997


4.6%
Y/Y



Monthly trend*

ROW AVERAGE PRICE



\$ 293,816


0.2%
Y/Y



Monthly trend*

APARTMENT AVERAGE PRICE



\$ 206,776


2.0%
Y/Y



Monthly trend*


MONTHS OF SUPPLY

3.17



36.7% Y/Y



Monthly trend*

*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

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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	579	-9%	1127	7%	1734	16%	51%	2.99	29%	\$554,313	1%
Semi	136	-9%	242	25%	358	59%	56%	2.63	74%	\$447,997	5%
Row	173	-23%	347	10%	497	49%	50%	2.87	93%	\$293,816	0%
Apartment	233	-10%	525	20%	967	8%	44%	4.15	19%	\$206,776	-2%
Total Residential	1121	-12%	2241	12%	3556	21%	50%	3.17	37%	\$428,978	2%

Year-to-Date

February 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	991	-20%	2052	6%	1735	25%	48%	3.50	55%	\$547,612	0%
Semi	221	-25%	453	16%	354	65%	49%	3.20	121%	\$432,521	2%
Row	309	-25%	630	7%	506	67%	49%	3.27	121%	\$294,400	-1%
Apartment	395	-24%	961	9%	969	11%	41%	4.91	45%	\$210,092	1%
Total Residential	1916	-22%	4096	8%	3563	28%	47%	3.72	64%	\$423,918	1%

