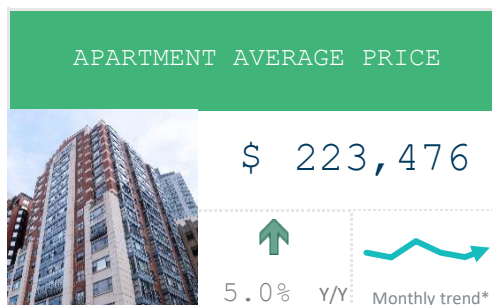
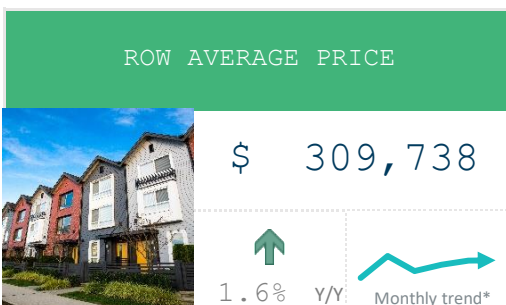
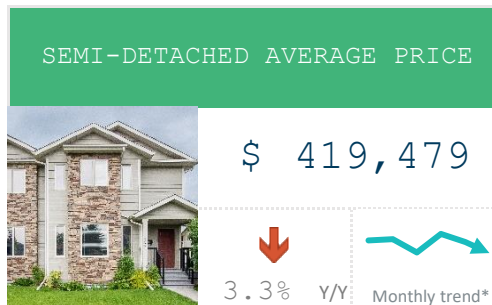
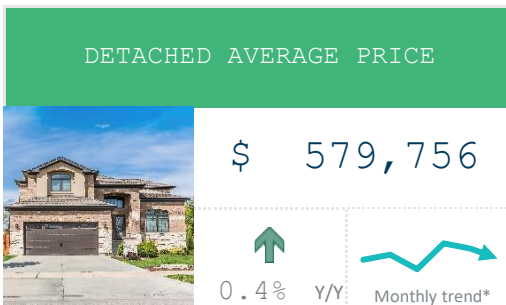
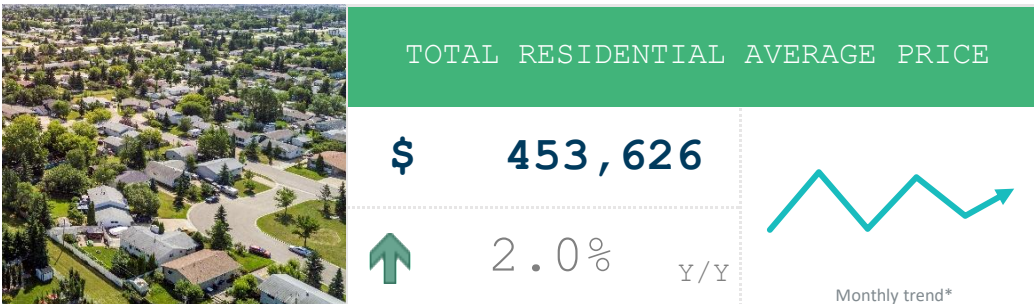


April 2026

## Market Trend Summary

Sales in Edmonton were down in April, resulting in a 11.2 percent year-over-year decrease. Sales were down for all property types, falling the most for semi-detached (-19%) and row (-18%). New listings were up year over year (2.8%), inventory also rose 13.6 percent year-over-year, and months of supply rose to 2.73 for January and is up 27.8% year-over-year.

In April, the total residential average price was \$453,626, 2 percent higher than last year. Prices rose for all categories except semi detached, which fell 3.3%.



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

April 2026

April 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	898	-7%	1595	4%	2180	11%	56%	2.43	19%	\$579,756	0%
Semi	180	-19%	323	6%	437	35%	56%	2.43	66%	\$419,479	-3%
Row	271	-11%	488	4%	649	36%	56%	2.39	52%	\$309,738	2%
Apartment	296	-18%	660	-1%	1232	4%	45%	4.16	26%	\$223,476	5%
<b>Total Residential</b>	<b>1645</b>	<b>-11%</b>	<b>3066</b>	<b>3%</b>	<b>4498</b>	<b>14%</b>	<b>54%</b>	<b>2.73</b>	<b>28%</b>	<b>\$453,626</b>	<b>2%</b>

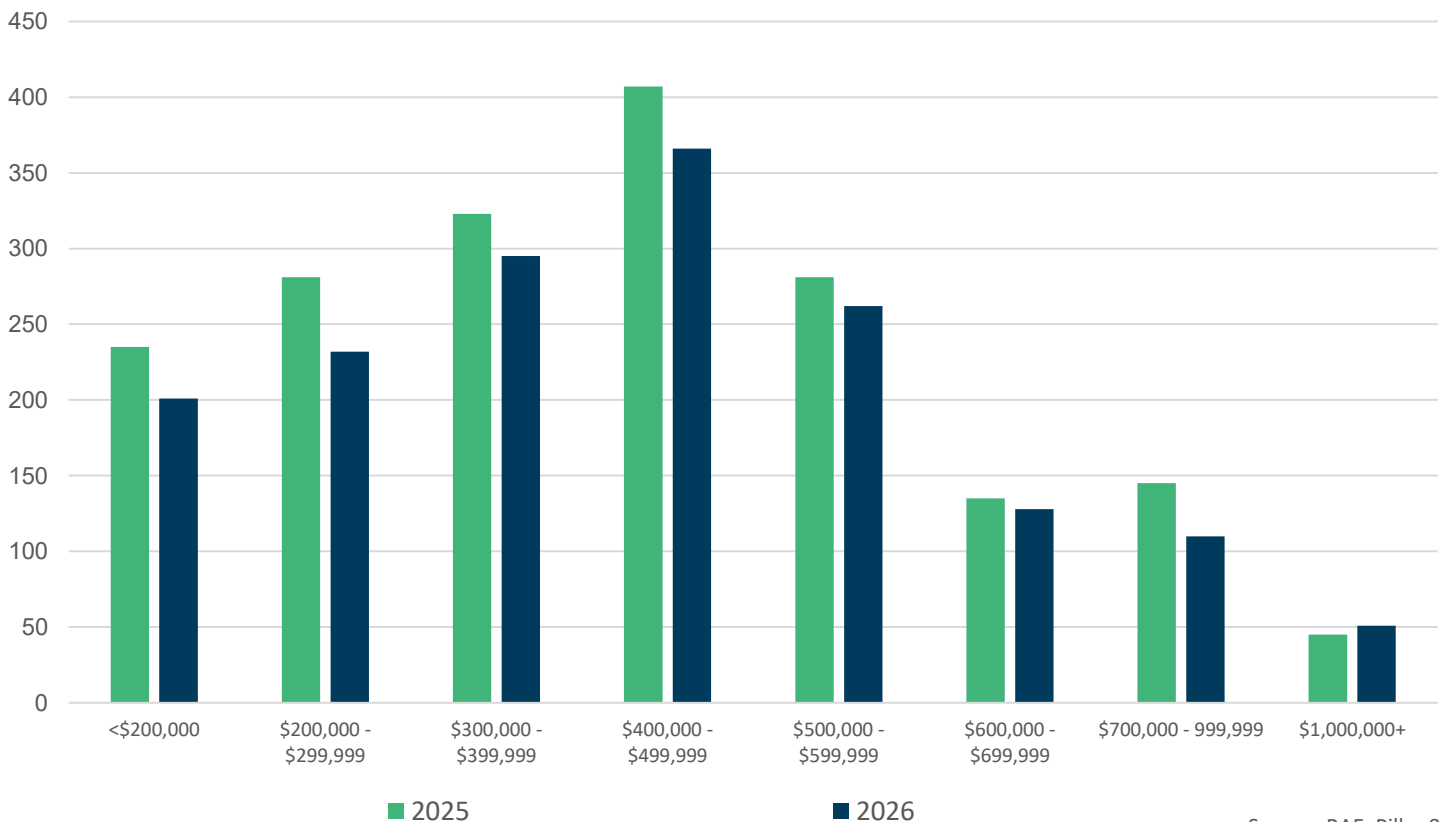
Year-to-Date

April 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	2637	-15%	5089	3%	2029	25%	52%	3.08	47%	\$565,957	0%
Semi	552	-21%	1068	8%	409	56%	52%	2.96	98%	\$430,567	0%
Row	814	-19%	1544	6%	606	64%	53%	2.98	103%	\$302,186	-1%
Apartment	987	-20%	2249	2%	1126	13%	44%	4.56	42%	\$212,270	0%
<b>Total Residential</b>	<b>4990</b>	<b>-18%</b>	<b>9950</b>	<b>4%</b>	<b>4168</b>	<b>28%</b>	<b>50%</b>	<b>3.34</b>	<b>56%</b>	<b>\$437,994</b>	<b>1%</b>

Residential Sales by Price Range

April



Source: RAE, Pillar 9