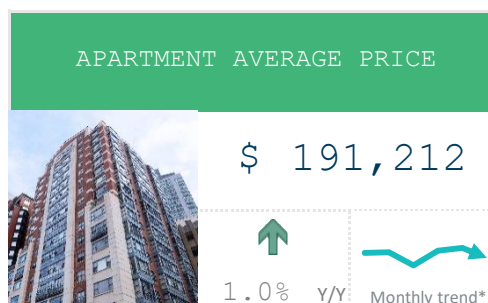
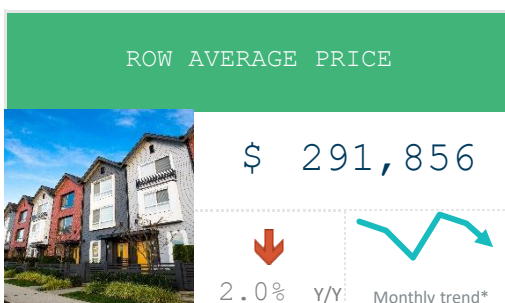
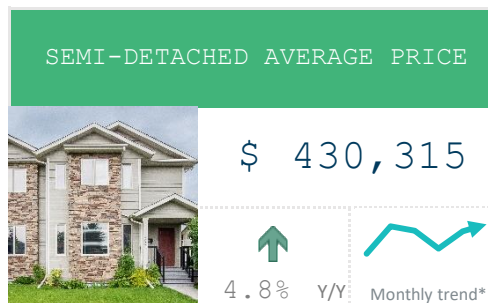
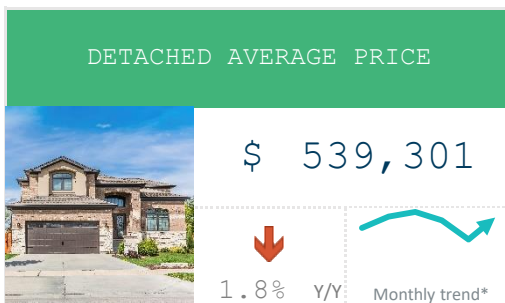
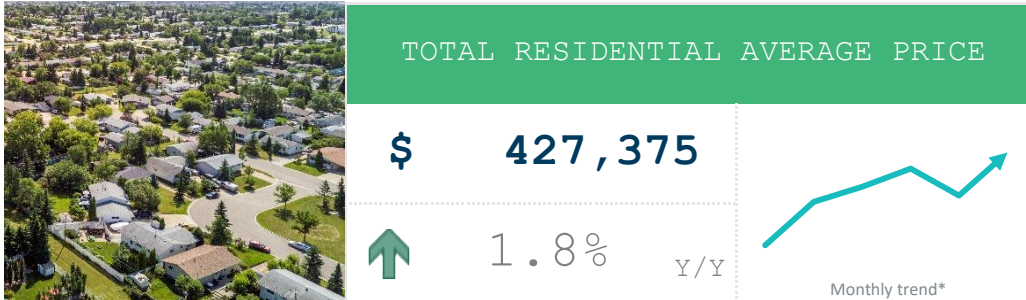


October 2025

## Market Trend Summary

Sales in Edmonton were down in October, resulting in a 16.8 percent year-over-year decrease. Sales were down for all property types, falling the most for row (-25%) and apartments (-25%). New listings were up year over year (30.6%), inventory also rose 46.7 percent year-over-year, and months of supply rose to 3.09 for October and is up 76.2% year-over-year.

In October, the total residential average price was \$427,375, 1.8 percent higher than last year. Prices rose for semi detached (4.8%) and apartments (1%) but fell for detached (-1.8%) and row housing (-2%).





October 2025

October 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                 | 823         | -11%        | 1289         | 28%        | 2254        | 41%        | 64%        | 2.74             | 58%        | \$539,301        | -2%       |
| Semi                     | 141         | -18%        | 264          | 30%        | 411         | 71%        | 53%        | 2.91             | 108%       | \$430,315        | 5%        |
| Row                      | 214         | -25%        | 378          | 55%        | 624         | 97%        | 57%        | 2.92             | 162%       | \$291,856        | -2%       |
| Apartment                | 269         | -25%        | 501          | 22%        | 1181        | 32%        | 54%        | 4.39             | 77%        | \$191,212        | 1%        |
| <b>Total Residential</b> | <b>1447</b> | <b>-17%</b> | <b>2432</b>  | <b>31%</b> | <b>4470</b> | <b>47%</b> | <b>59%</b> | <b>3.09</b>      | <b>76%</b> | <b>\$427,375</b> | <b>2%</b> |

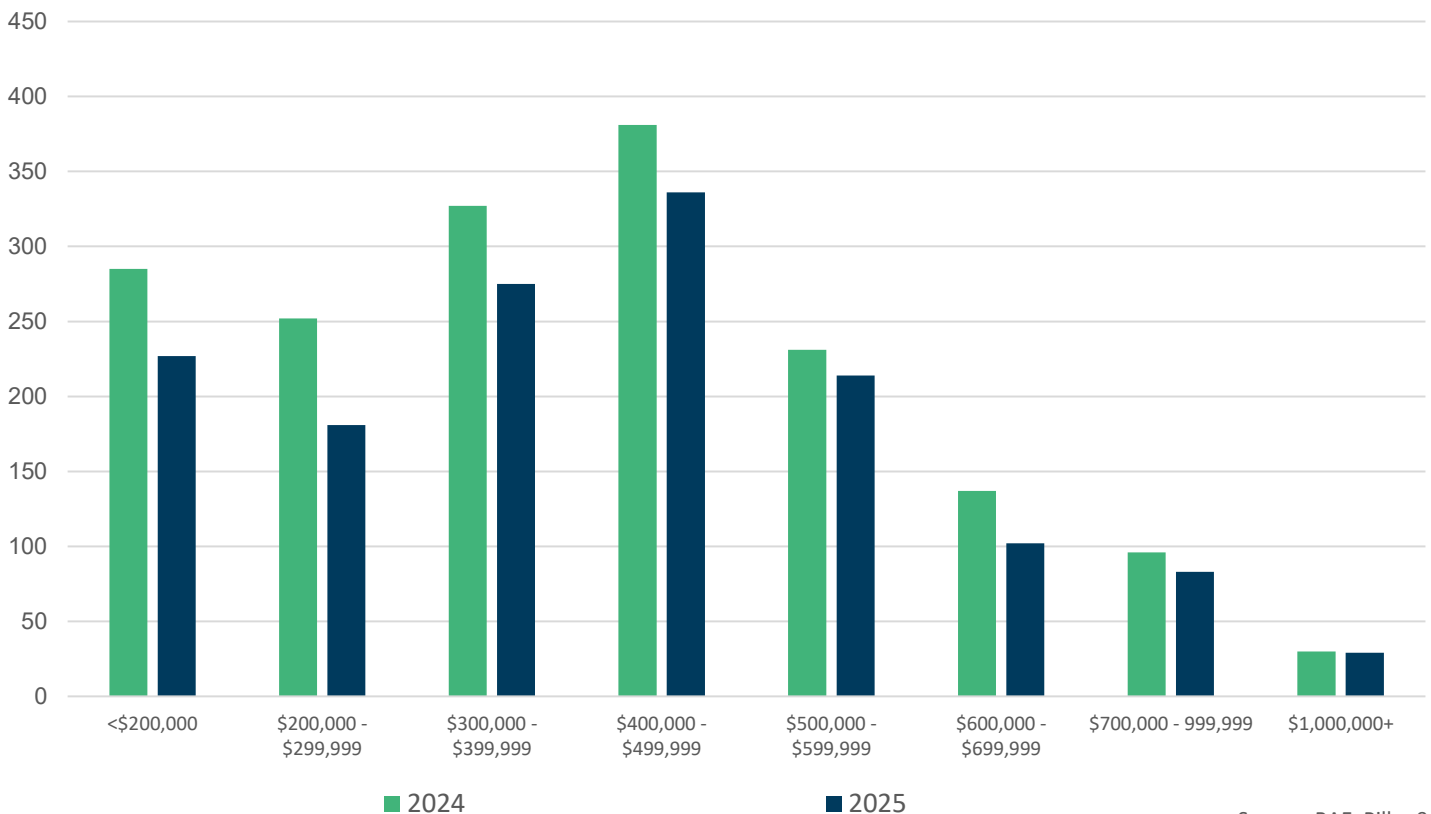
Year-to-Date

October 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                 | 8750         | -6%        | 11626        | 7%        | 1680        | 9%         | 75%        | 1.92             | 16%        | \$554,744        | 5%        |
| Semi                     | 1778         | -1%        | 2281         | 16%       | 291         | 32%        | 78%        | 1.64             | 33%        | \$431,644        | 5%        |
| Row                      | 2763         | -1%        | 3525         | 17%       | 434         | 32%        | 78%        | 1.57             | 34%        | \$299,150        | 5%        |
| Apartment                | 3353         | -8%        | 5123         | 5%        | 1027        | 9%         | 65%        | 3.06             | 18%        | \$207,278        | 6%        |
| <b>Total Residential</b> | <b>16644</b> | <b>-5%</b> | <b>22555</b> | <b>9%</b> | <b>3433</b> | <b>13%</b> | <b>74%</b> | <b>2.06</b>      | <b>19%</b> | <b>\$429,165</b> | <b>5%</b> |

Residential Sales by Price Range

October



Source: RAE, Pillar 9