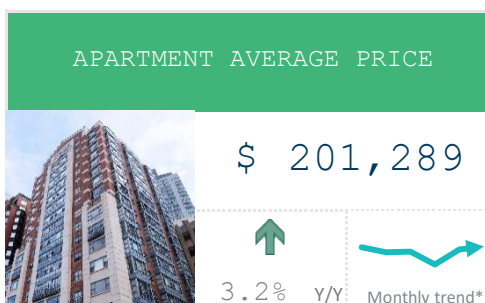
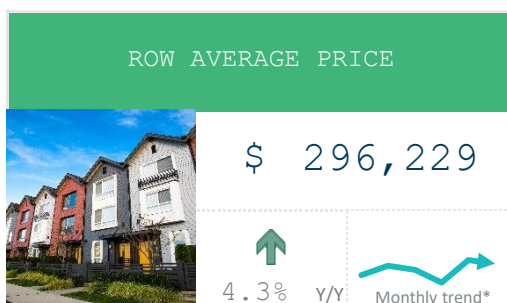
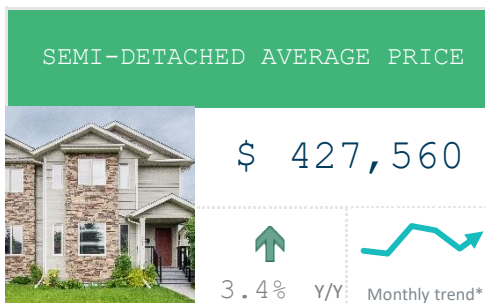
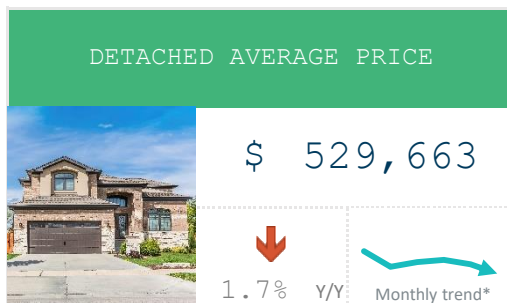
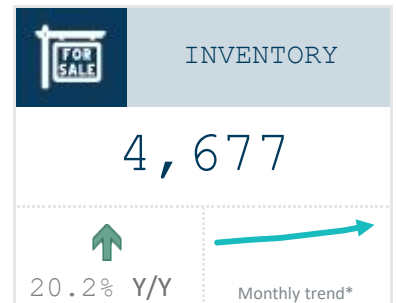
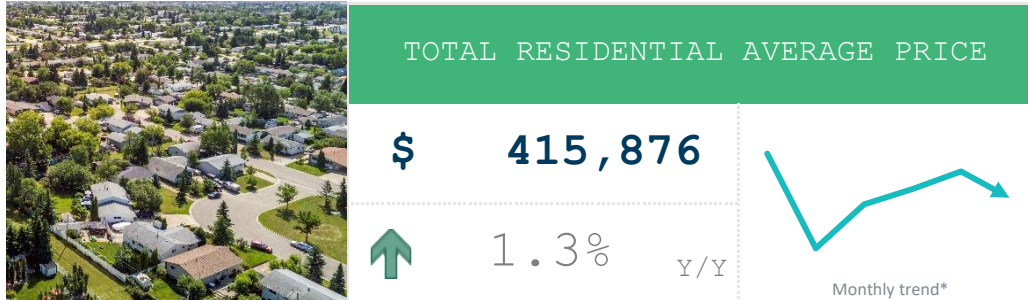


September 2025

Market Trend Summary

Sales in Edmonton were down in September, resulting in a 4.2 percent year-over-year decrease. Sales were down for all property types, falling the most for row (-12%). New listings were up year over year (14.9%), inventory also rose 20.2% percent year-over-year, and months of supply rose to 3.17 for September and is up 25.5% year-over-year.

In September, the total residential average price was \$415,876, 1.3 percent higher than last year. Prices rose for all property types except detached houses with the largest gains occurring in row (4.3%) and semi-detached (3.4%).



September 2025

September 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	784	-2%	1420	15%	2412	17%	55%	3.08	19%	\$529,663	-2%
Semi	157	0%	222	8%	397	45%	71%	2.53	45%	\$427,560	3%
Row	248	-4%	407	28%	623	47%	61%	2.51	53%	\$296,229	4%
Apartment	286	-12%	544	10%	1245	11%	53%	4.35	26%	\$201,289	3%
Total Residential	1475	-4%	2593	15%	4677	20%	57%	3.17	26%	\$415,876	1%

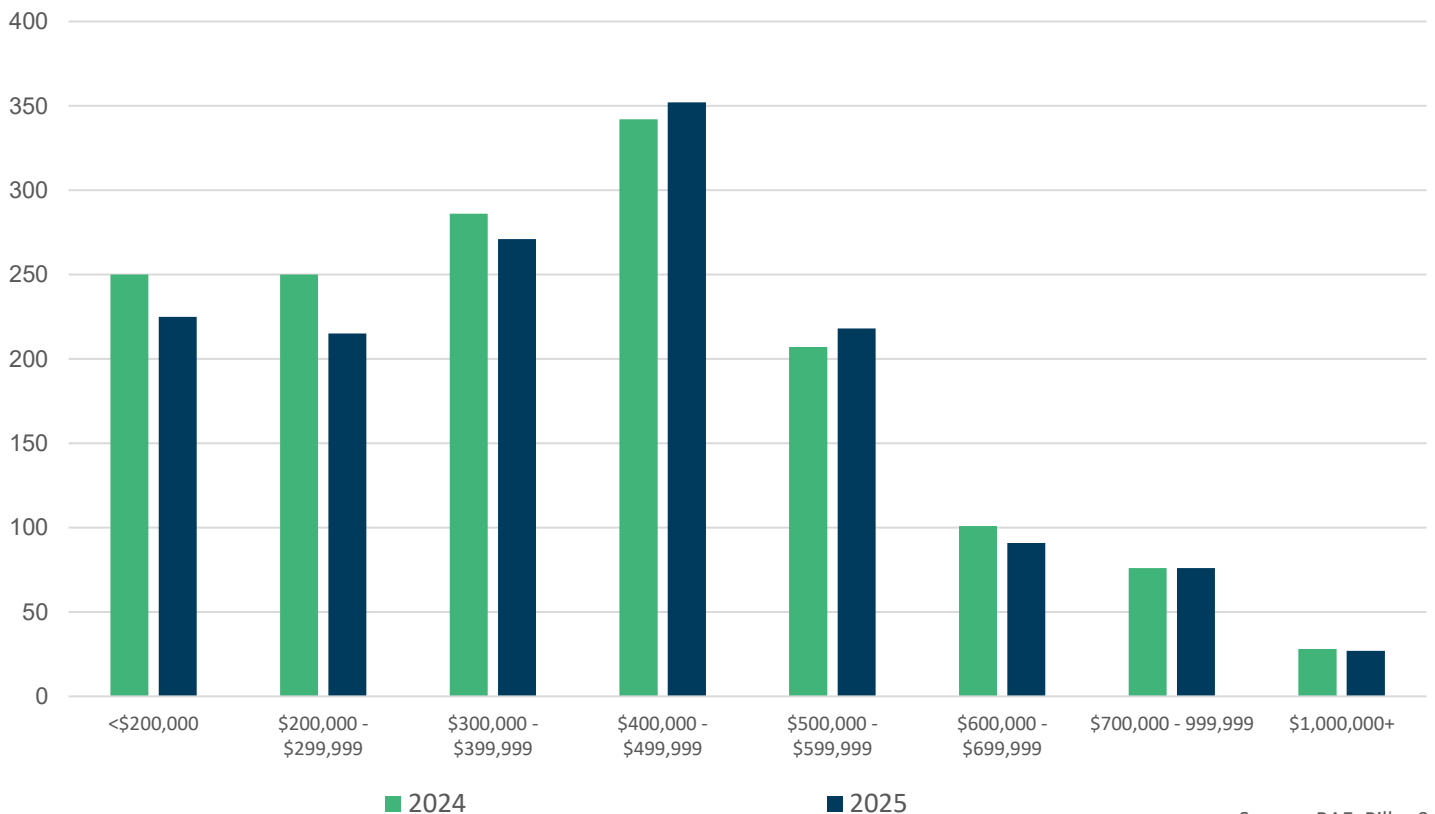
Year-to-Date

September 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	7930	-5%	10672	-10%	1664	-15%	74%	1.89	-10%	\$556,320	6%
Semi	1637	1%	2068	0%	286	5%	79%	1.57	4%	\$431,755	5%
Row	2549	1%	3234	5%	423	9%	79%	1.49	8%	\$299,763	6%
Apartment	3084	-6%	4714	-9%	1026	-9%	65%	3.00	-3%	\$208,680	6%
Total Residential	15200	-4%	20688	-7%	3399	-9%	73%	2.01	-6%	\$429,347	6%

Residential Sales by Price Range

September



Source: RAE, Pillar 9