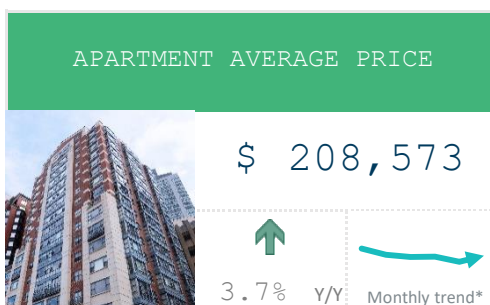
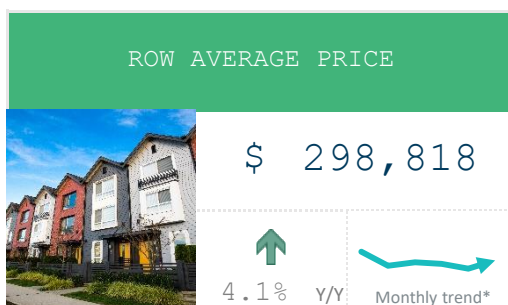
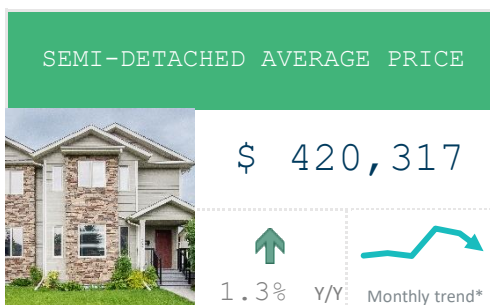
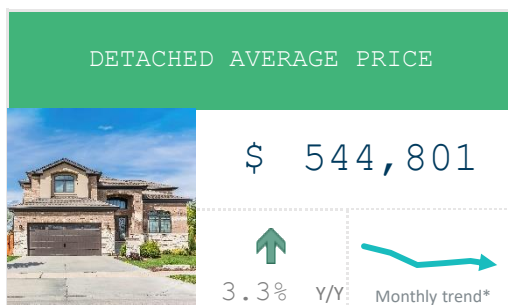
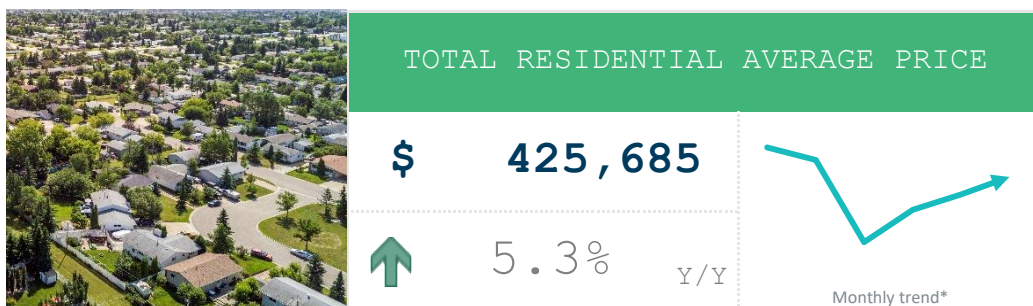
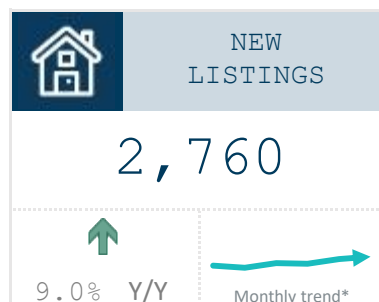


August 2025

## Market Trend Summary

Sales in Edmonton were down in August, resulting in a 6.1 percent year-over-year decrease. Sales were down for all property types, falling the most for row (-16%). New listings were up year over year (9%), inventory also rose 15.5 percent year-over-year, and months of supply rose to 2.83 for July and is up 22.9% year-over-year.

In August, the total residential average price was \$425,685, 5.3 percent higher than last year. Prices rose for all property types with the largest gains occurring in row (4.1%) and apartments (3.7%).





August 2025

August 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	899	0%	1489	10%	2413	11%	60%	2.68	11%	\$544,801	3%
Semi	167	-13%	276	17%	421	53%	61%	2.52	76%	\$420,317	1%
Row	262	-16%	400	6%	605	41%	66%	2.31	68%	\$298,818	4%
Apartment	336	-10%	595	5%	1276	5%	56%	3.80	16%	\$208,573	4%
<b>Total Residential</b>	<b>1664</b>	<b>-6%</b>	<b>2760</b>	<b>9%</b>	<b>4715</b>	<b>15%</b>	<b>60%</b>	<b>2.83</b>	<b>23%</b>	<b>\$425,685</b>	<b>5%</b>

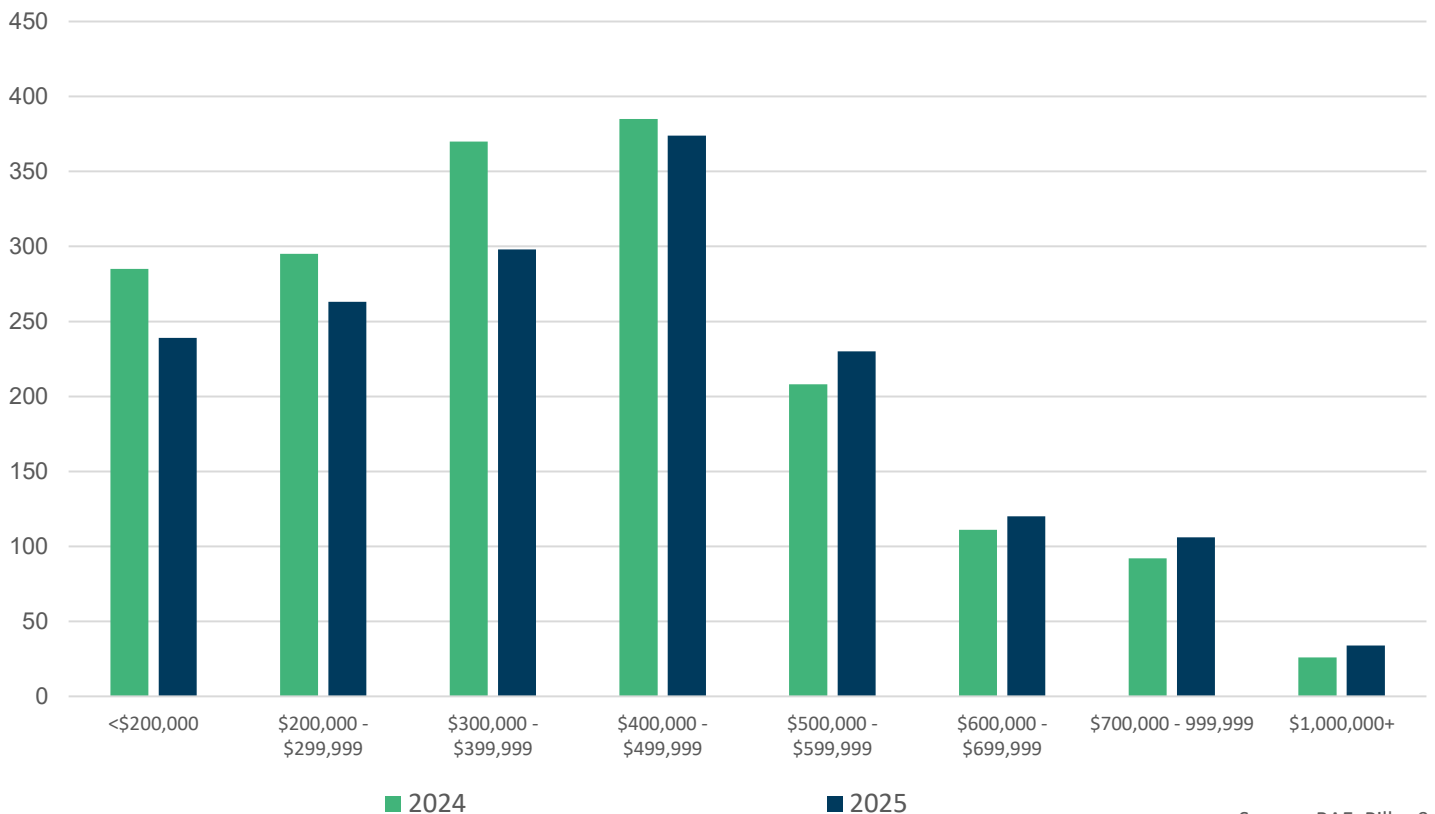
Year-to-Date

August 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	7153	-5%	9748	-8%	1658	-14%	73%	1.85	-10%	\$559,817	7%
Semi	1480	1%	1918	3%	281	4%	77%	1.52	3%	\$432,202	5%
Row	2305	2%	2940	6%	410	7%	78%	1.42	5%	\$300,187	6%
Apartment	2798	-5%	4343	-7%	1032	-8%	64%	2.95	-3%	\$209,451	7%
<b>Total Residential</b>	<b>13736</b>	<b>-3%</b>	<b>18949</b>	<b>-5%</b>	<b>3381</b>	<b>-9%</b>	<b>72%</b>	<b>1.97</b>	<b>-6%</b>	<b>\$431,131</b>	<b>6%</b>

Residential Sales by Price Range

August



Source: RAE, Pillar 9