Fort McMurray Monthly Statistics

August 2026

Market Trend Summary

Sales in August rose 8.4 percent year over year. August saw an 25.4 percent decrease in inventory levels year over year. With 315 units in inventory and 116 sales, the months of supply for August fell to 2.72 months, and was down 31.1% year over year.

Year-over-year average prices are up 5.6 percent. Year-to-date, prices are up 3%, rising the most for apartments (7%) and semi-detached (8%). Year-to-date, sales are up 6%.

SALES

116

8.4% Y/Y

Monthly trend*

NEW LISTINGS

139

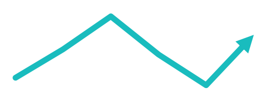
14.7% Y/Y

Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE

$ 399,590

5.6% Y/Y



Monthly trend*

INVENTORY

315

25.4% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE

$ 475,992

0.3% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE

$ 385,600

Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.72

31.1% Y/Y

Monthly trend*

ROW AVERAGE PRICE

$ 263,290

30.2% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE

$ 149,734

7.2% Y/Y

Monthly trend*

*Monthly trend data is based on seasonally adjusted data, with the prior 6 months 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	80	18%	90	-20%	218	-25%	89%	2.73	-36%	$475,992	0%
Semi	5	-50%	9	0%	16	-30%	56%	3.20	39%	$385,600	22%
Row	15	-6%	21	5%	34	-24%	71%	2.27	-19%	$263,290	30%
Apartment	16	23%	19	-10%	47	-25%	84%	2.94	-39%	$149,734	7%
Total Residential	116	8%	139	-15%	315	-25%	83%	2.72	-31%	$399,590	6%

Year-to-Date August 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	582	8%	854	-7%	212	-20%	68%	2.91	-26%	$484,214	3%
Semi	44	-28%	69	-26%	14	-41%	64%	2.50	-19%	$376,631	8%
Row	105	2%	145	-7%	34	-29%	72%	2.57	-30%	$238,630	7%
Apartment	181	17%	228	0%	55	-19%	79%	2.41	-30%	$138,828	7%
Total Residential	912	6%	1296	-7%	314	-22%	70%	2.75	-27%	$382,202	3%