Fort McMurray Monthly Statistics

July 2026

Market Trend Summary

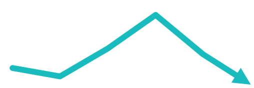
Sales in July rose 33.3 percent year over year. July saw an 20.6 percent decrease in inventory levels year over year. With 343 units in inventory and 144 sales, the months of supply for July fell to 2.38 months, and was down 40% year over year.

Year-over-year average prices are down 0.3 percent. Year-to-date, prices are up 3%, rising the most for apartments (7%(and semi-detached (6%).

TOTAL RESIDENTIAL AVERAGE PRICE

$ 356,489

0.3% Y/Y



Monthly trend*

DETACHED AVERAGE PRICE

$ 476,948

6.7% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE

$ 371,429

Y/Y

Monthly trend*

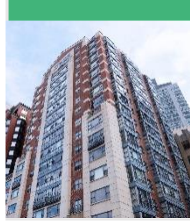
ROW AVERAGE PRICE

$ 273,847

25.8% Y/Y

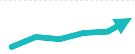
Monthly trend*

APARTMENT AVERAGE PRICE



$ 139,647

7.7% Y/Y



Monthly trend*

SALES

144

33.3% Y/Y

Monthly trend*

NEW LISTINGS

160

0.0% Y/Y

Monthly trend*

INVENTORY

343

20.6% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.38

40.5% Y/Y

Monthly trend*

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

Fort McMurray Monthly Statistics

AREA Alberta Real Estate Association

July 2026

July 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	81	16%	106	-5%	240	-18%	76%	2.96	-29%	$476,948	7%
Semi	7	0%	9	-10%	12	-56%	78%	1.71	-56%	$371,429	10%
Row	17	55%	14	-22%	39	-13%	121%	2.29	-44%	$273,847	26%
Apartment	39	95%	31	55%	52	-24%	126%	1.33	-61%	$139,647	8%
Total Residential	144	33%	160	0%	343	-21%	90%	2.38	-40%	$356,489	0%

Year-to-Date July 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	502	6%	764	-6%	211	-19%	66%	2.94	-24%	$485,524	4%
Semi	39	-24%	59	-30%	13	-44%	66%	2.36	-27%	$375,481	6%
Row	90	3%	124	-9%	34	-30%	73%	2.61	-32%	$234,520	3%
Apartment	165	16%	210	2%	56	-17%	79%	2.38	-29%	$137,770	7%
Total Residential	796	6%	1157	-6%	314	-22%	69%	2.76	-26%	$379,668	3%