Fort McMurray Monthly Statistics

October 2026

Market Trend Summary

Sales in October rose 34.7 percent year over year. October saw an 33.6 percent decrease in inventory levels year over year. With 243 units in inventory and 132 sales, the months of supply for October fell to 1.84 months, and was down 50.7% year over year.

Year-over-year average prices are up 1.7 percent. Year-to-date, prices are up 3%, rising the most for row (9%) and semi-detached (7%). Year-to-date, sales are up 7%.

SALES

132

34.7% Y/Y

Monthly trend*

NEW LISTINGS

110

15.4% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 352,934

1.7% Y/Y

Monthly trend*

INVENTORY

243

33.6% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE



$ 463,647

3.0% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



$ 365,792

Y/Y

Monthly trend*

ROW AVERAGE PRICE



$ 281,119

10.7% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 124,313

3.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.84

50.7% 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	73	28%	73	-9%	185	-27%	100%	2.53	-43%	$463,647	3%
Semi	12	100%	6	-33%	11	-52%	200%	0.92	-76%	$365,792	-6%
Row	16	33%	11	-31%	25	-29%	145%	1.56	-46%	$281,119	11%
Apartment	31	35%	20	-20%	22	-59%	155%	0.71	-70%	$124,313	-3%
Total Residential	132	35%	110	-15%	243	-34%	120%	1.84	-51%	$352,934	2%

Year-to-Date October 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	713	8%	1014	-8%	210	-21%	70%	2.95	-27%	$479,901	3%
Semi	60	-18%	87	-24%	14	-41%	69%	2.33	-28%	$376,094	7%
Row	138	5%	181	-6%	33	-26%	76%	2.41	-30%	$244,213	9%
Apartment	234	17%	270	-6%	50	-24%	87%	2.13	-35%	$136,883	6%
Total Residential	1145	7%	1552	-8%	307	-23%	74%	2.68	-28%	$375,953	3%

