

December 2024

Market Trend Summary

Sales in Edmonton were strong in December, contributing to a 19.1 percent year-over-year rise. Sales have improved across all property types, with the strongest showing in detached and semi detached. New listings were down year over year; however, inventory has declined 26 percent year-over-year, and months of supply increased to 2.25 for December, but is down 38% year-over-year.


In December, the total residential average price was \$417,652, 12.2 percent higher than last year. Prices rose for all property types with the largest gains occurring in row and apartments, which saw 11% and 21% increases.


SALES


1,048



19.1% Y/Y



Monthly trend*


NEW LISTINGS

996




7.0% Y/Y





Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE



\$ 417,652


12.2%
Y/Y



Monthly trend*


INVENTORY

2,357




26.0% Y/Y





Monthly trend*

DETACHED AVERAGE PRICE




\$ 530,978


9.7%
Y/Y





Monthly trend*

SEMI-DETACHED AVERAGE PRICE




\$ 402,800


9.7%
Y/Y





Monthly trend*

ROW AVERAGE PRICE




\$ 287,959


10.6%
Y/Y





Monthly trend*

APARTMENT AVERAGE PRICE




\$ 204,331



21.1%
Y/Y




Monthly trend*


MONTHS OF SUPPLY

2.25



37.9% Y/Y



Monthly trend*

*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is 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	569	22%	515	-12%	1189	-31%	110%	2.09	-43%	\$530,978	10%
Semi	120	26%	96	-12%	146	-40%	125%	1.22	-52%	\$402,800	10%
Row	166	11%	138	9%	203	-39%	120%	1.22	-46%	\$287,959	11%
Apartment	193	13%	247	-2%	819	-9%	78%	4.24	-19%	\$204,331	21%
Total Residential	1048	19%	996	-7%	2357	-26%	105%	2.25	-38%	\$417,652	12%

Year-to-Date

December 2024

	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	10587	24%	14381	2%	1857	-22%	74%	2.10	-37%	\$526,117	9%
Semi	2049	22%	2536	6%	259	-22%	81%	1.52	-36%	\$410,858	9%
Row	3185	28%	3737	14%	364	-25%	85%	1.37	-42%	\$283,996	12%
Apartment	4103	34%	6385	9%	1109	-13%	64%	3.24	-35%	\$196,061	7%
Total Residential	19924	26%	27039	5%	3588	-19%	74%	2.16	-36%	\$407,590	8%

