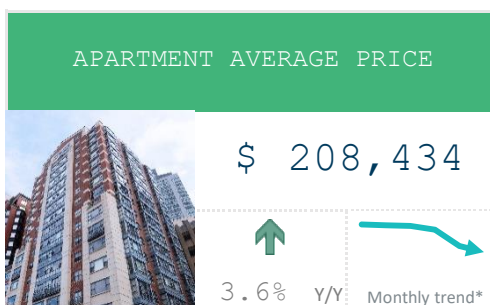
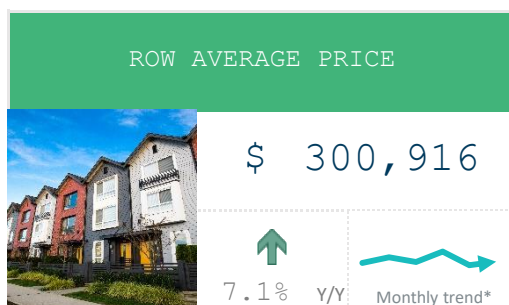
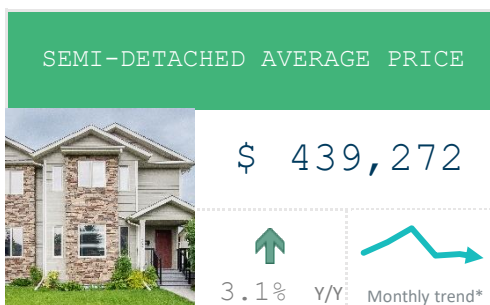
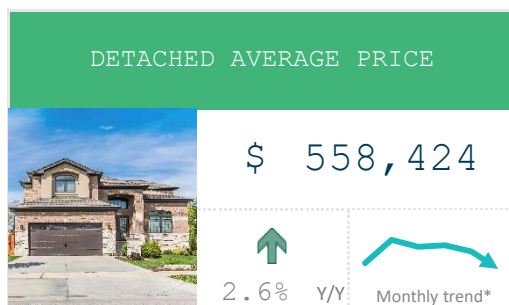
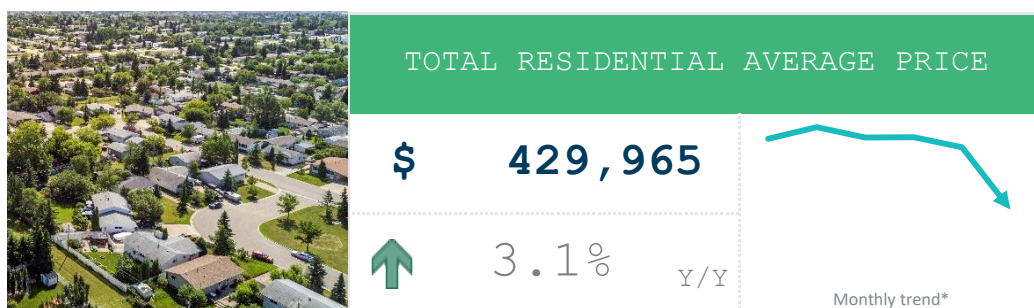
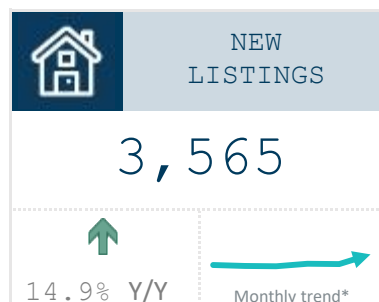


May 2025

## Market Trend Summary

Sales in Edmonton were down in May, resulting in a 3.6 percent year-over-year increase. Sales were down for all property types but row housing, dropping 11% for semi detached and 12% for apartments. New listings were up year over year (14.9%), inventory also rose 0.4 percent year-over-year, and months of supply rose to 1.94 for May and is up 4.2% year-over-year.

In May, the total residential average price was \$429,965, 3.1 percent higher than last year. Prices rose for all property types with the largest gains occurring in apartments (3.6%) and row housing (7.1%).





May 2025

May 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	1074	-4%	1911	16%	2058	1%	56%	1.92	6%	\$558,424	3%
Semi	204	-11%	303	0%	293	-3%	67%	1.44	9%	\$439,272	3%
Row	392	16%	544	20%	426	3%	72%	1.09	-11%	\$300,916	7%
Apartment	403	-12%	807	15%	1252	-1%	50%	3.11	13%	\$208,434	4%
<b>Total Residential</b>	<b>2073</b>	<b>-4%</b>	<b>3565</b>	<b>15%</b>	<b>4029</b>	<b>0%</b>	<b>58%</b>	<b>1.94</b>	<b>4%</b>	<b>\$429,965</b>	<b>3%</b>

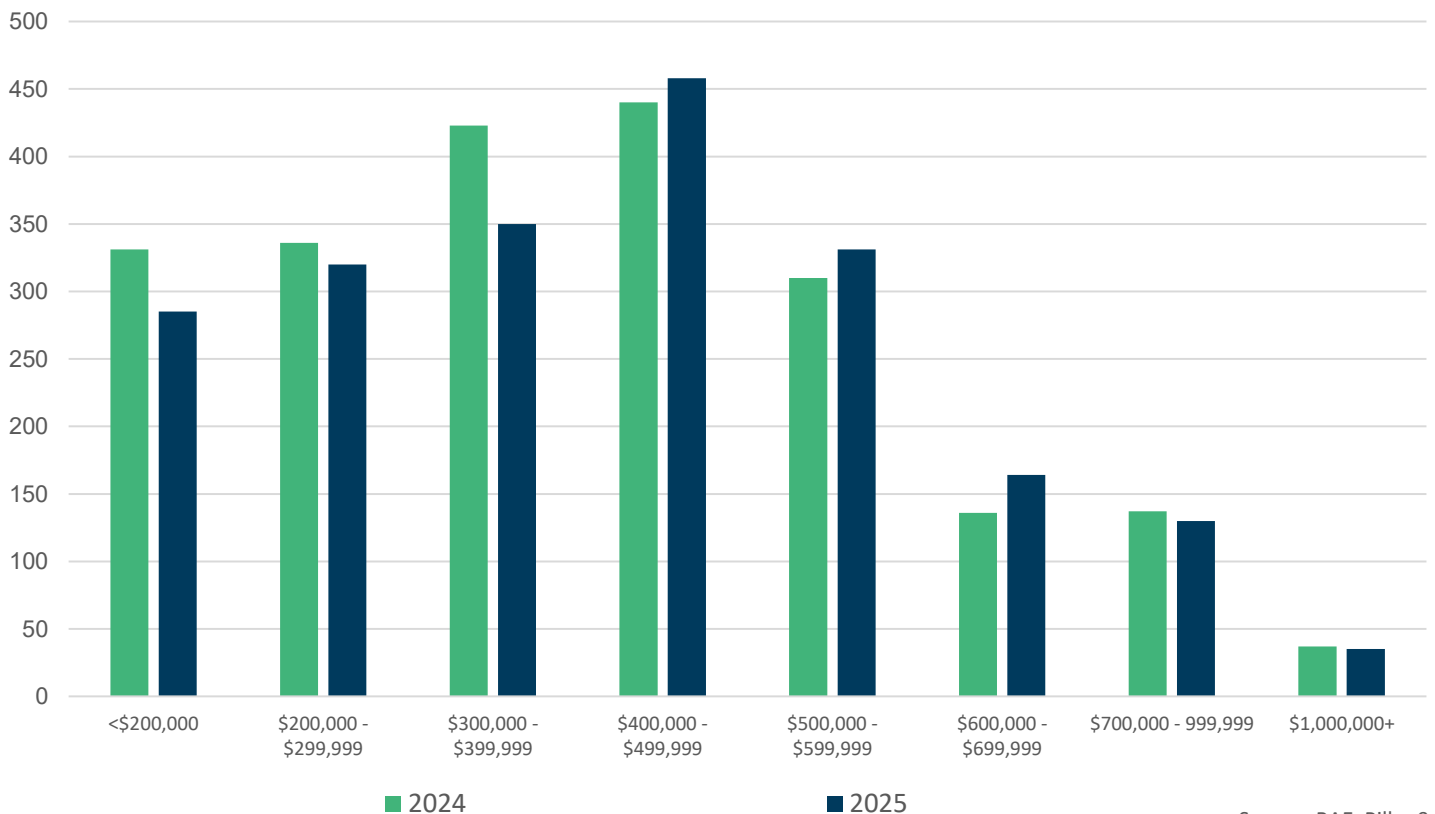
Year-to-Date

May 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	4195	-9%	6003	-6%	1464	-19%	70%	1.75	-12%	\$562,618	10%
Semi	907	6%	1181	5%	240	-9%	77%	1.32	-14%	\$431,057	5%
Row	1404	7%	1846	14%	341	-2%	76%	1.21	-8%	\$303,087	8%
Apartment	1643	-6%	2784	-3%	955	-9%	59%	2.91	-3%	\$210,680	9%
<b>Total Residential</b>	<b>8149</b>	<b>-4%</b>	<b>11814</b>	<b>-1%</b>	<b>3000</b>	<b>-14%</b>	<b>69%</b>	<b>1.84</b>	<b>-10%</b>	<b>\$432,302</b>	<b>8%</b>

Residential Sales by Price Range

May



Source: RAE, Pillar 9