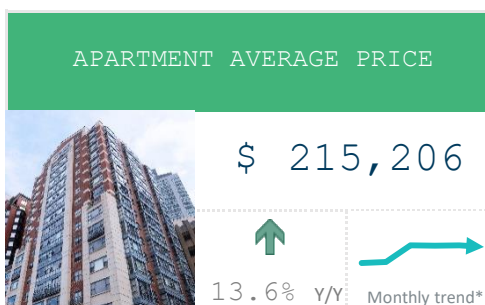
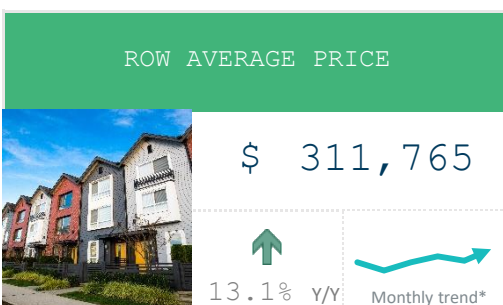
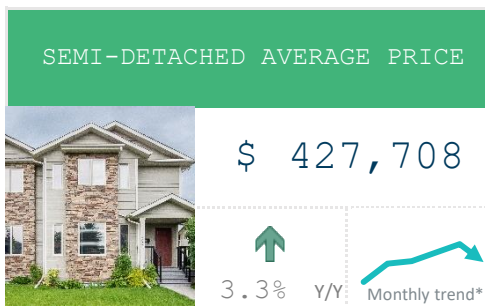
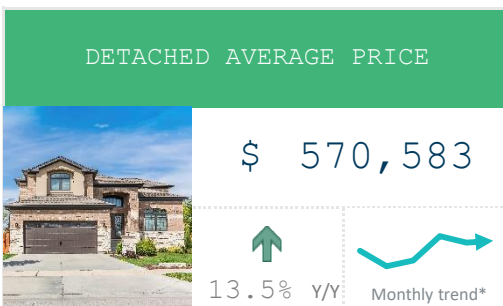
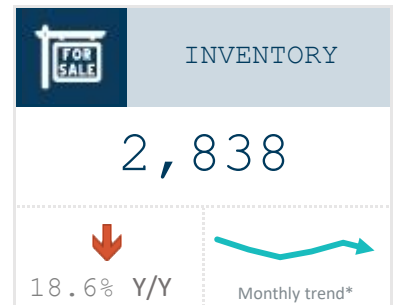
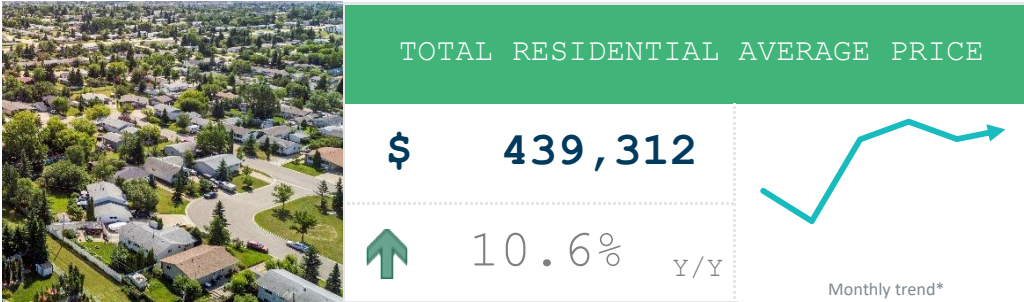


March 2025

Market Trend Summary

Sales in Edmonton were up slightly March, resulting in a 2 percent year-over-year increase. Sales were up for most property types, with the exception of detached. New listings were up year over year; however, inventory has declined 18.6 percent year-over-year, and months of supply held at 1.6 for March and is down 20% year-over-year.

In March, the total residential average price was \$439,312, 10.6 percent higher than last year. Prices rose for all property types with the largest gains occurring in apartments and detached, which both saw 14% increases.



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

March 2025

March 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	924	-3%	1402	0%	1440	-22%	66%	1.56	-20%	\$570,583	14%
Semi	186	4%	284	16%	220	-21%	65%	1.18	-24%	\$427,708	3%
Row	298	12%	396	16%	277	-20%	75%	0.93	-29%	\$311,765	13%
Apartment	362	6%	649	10%	901	-11%	56%	2.49	-17%	\$215,206	14%
Total Residential	1770	2%	2731	6%	2838	-19%	65%	1.60	-20%	\$439,312	11%

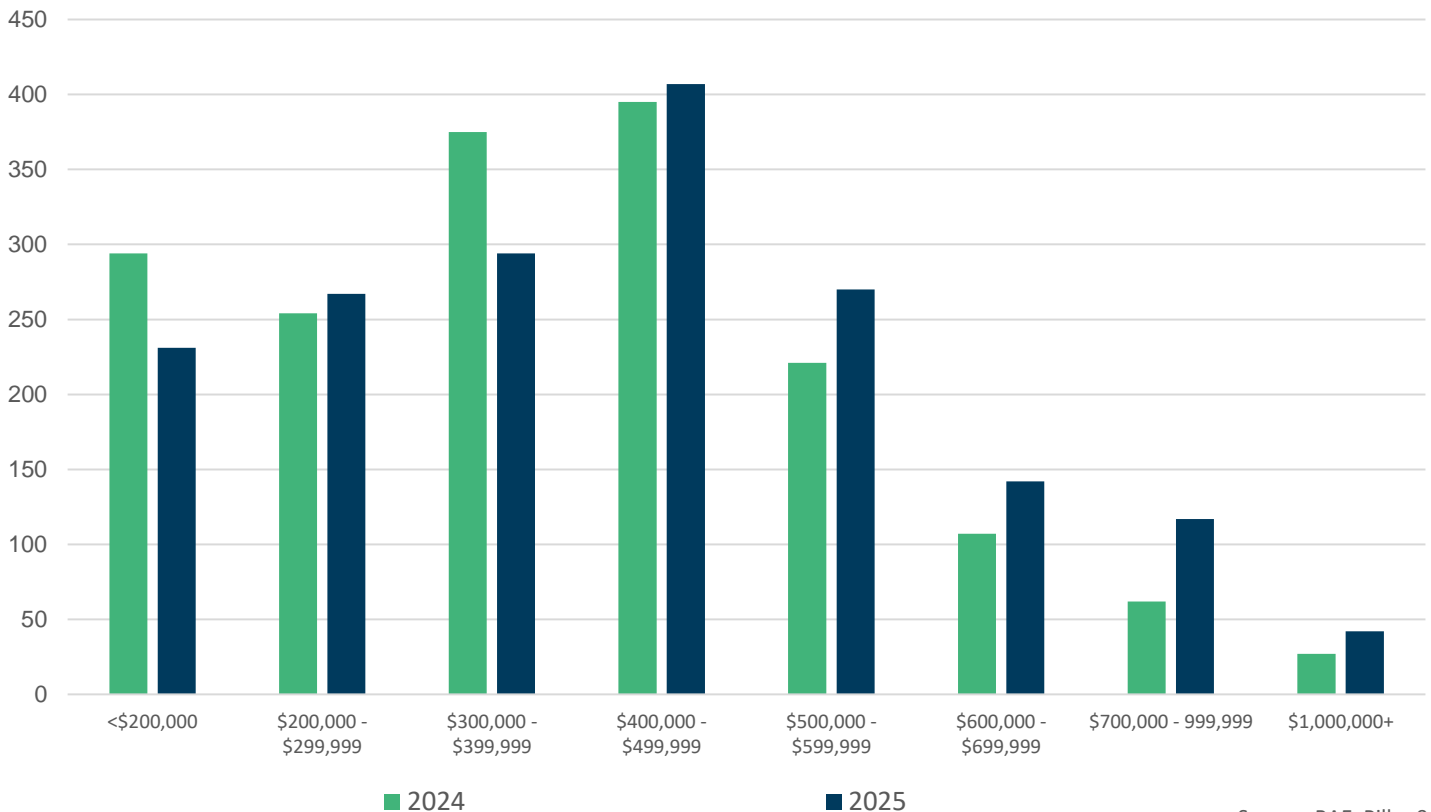
Year-to-Date

March 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	2158	-6%	3094	-6%	1287	-25%	70%	1.79	-20%	\$557,970	13%
Semi	485	19%	648	17%	202	-18%	75%	1.25	-32%	\$425,987	7%
Row	710	9%	939	16%	274	-16%	76%	1.16	-23%	\$303,388	11%
Apartment	882	6%	1463	1%	829	-12%	60%	2.82	-16%	\$210,819	15%
Total Residential	4235	1%	6144	1%	2592	-20%	69%	1.84	-20%	\$427,875	10%

Residential Sales by Price Range

March



Source: RAE, Pillar 9