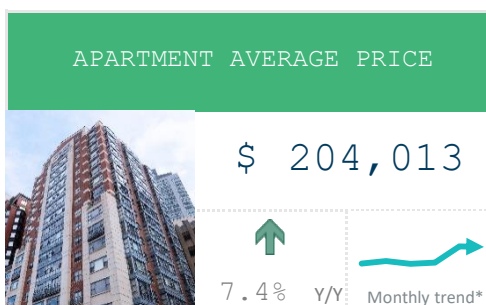
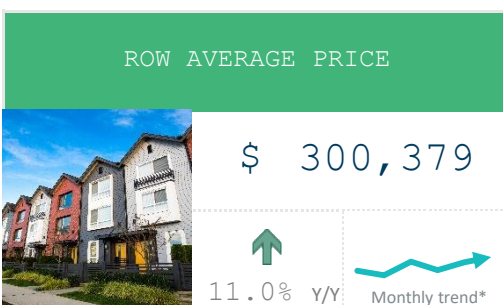
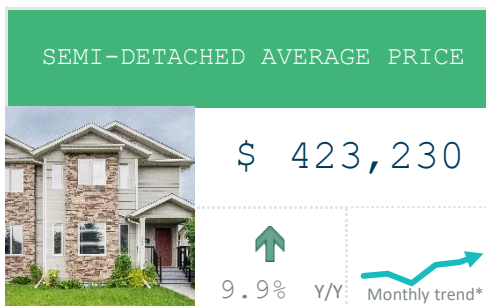
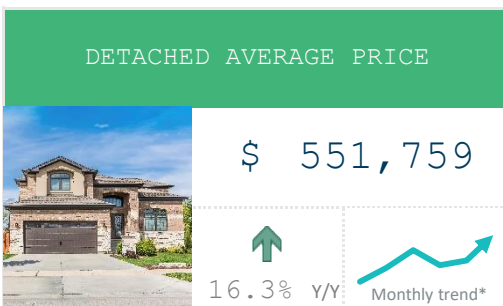
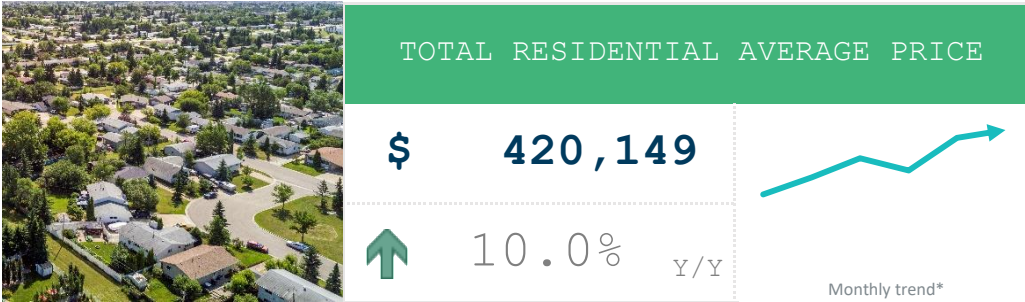


January 2025

## Market Trend Summary

Sales in Edmonton were strong in January, contributing to a 12.9 percent year-over-year rise. Sales have improved across most property types, with the strongest showing in semi detached and apartments. New listings were up year over year; however, inventory has declined 25.5 percent year-over-year, and months of supply fell to 1.9 for January and is down 34% year-over-year.

In January, the total residential average price was \$420,149, 10 percent higher than last year. Prices rose for all property types with the largest gains occurring in row and detached, which saw 11% and 16% increases.



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



## January 2025

### January 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	597	-1%	854	4%	1126	-30%	70%	1.89	-30%	\$551,759	16%
Semi	147	47%	194	67%	153	-29%	76%	1.04	-52%	\$423,230	10%
Row	187	18%	268	31%	213	-34%	70%	1.14	-45%	\$300,379	11%
Apartment	262	32%	440	12%	769	-12%	60%	2.94	-33%	\$204,013	7%
<b>Total Residential</b>	<b>1193</b>	<b>13%</b>	<b>1756</b>	<b>14%</b>	<b>2261</b>	<b>-26%</b>	<b>68%</b>	<b>1.90</b>	<b>-34%</b>	<b>\$420,149</b>	<b>10%</b>

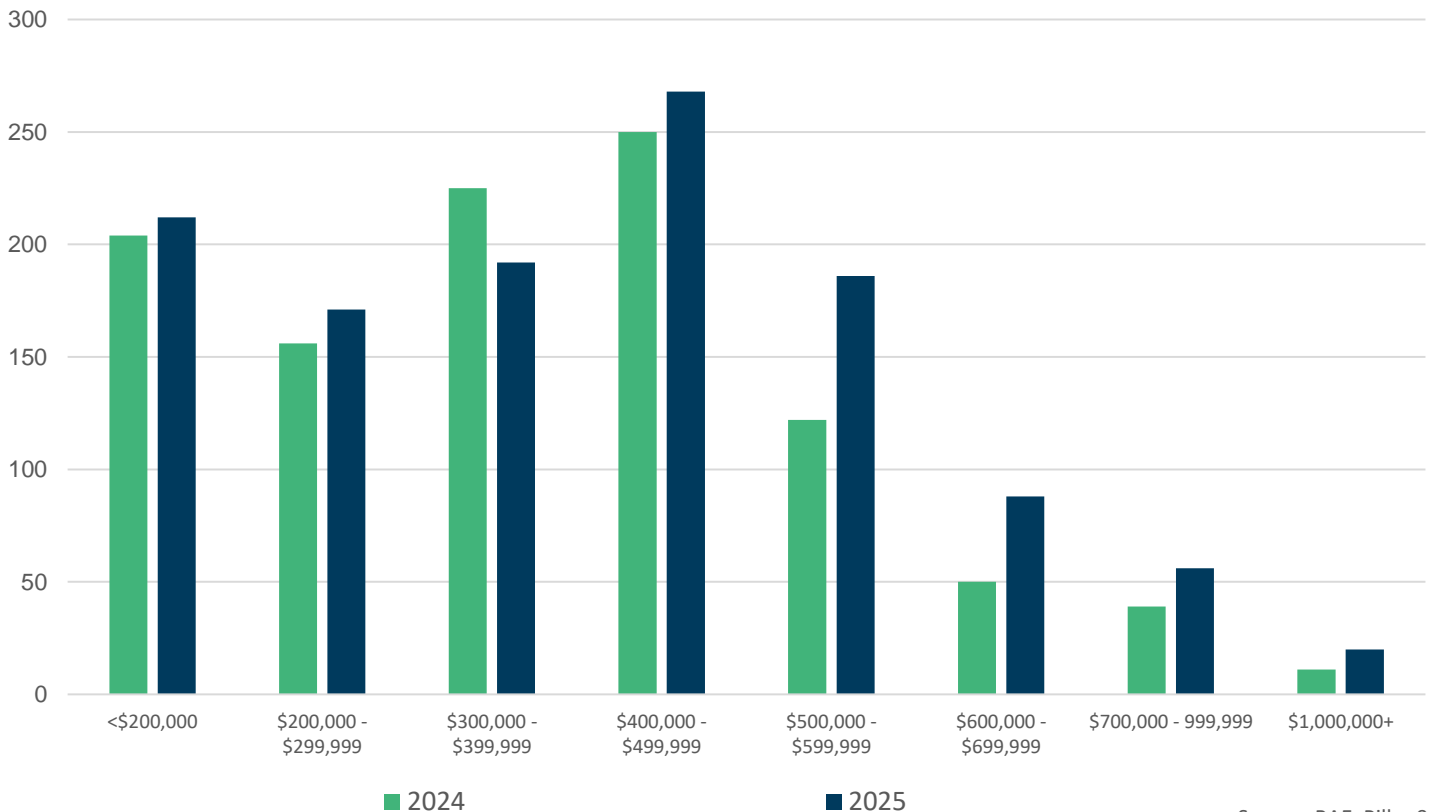
### Year-to-Date

### January 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	597	-1%	854	4%	1126	-30%	70%	1.89	-30%	\$551,759	16%
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### Residential Sales by Price Range

January



Source: RAE, Pillar 9