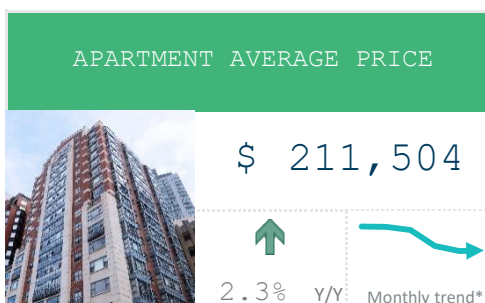
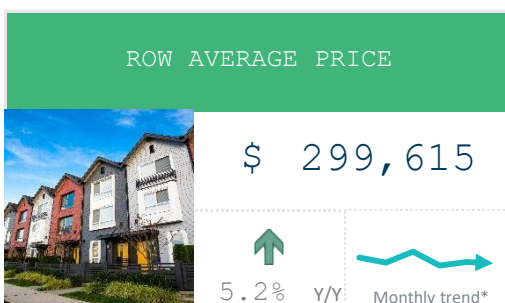
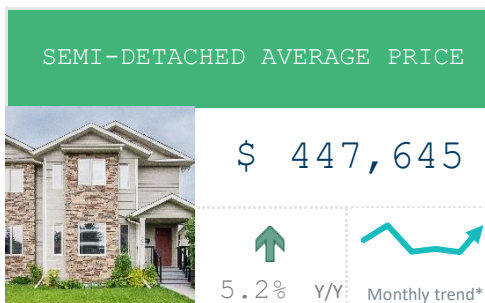
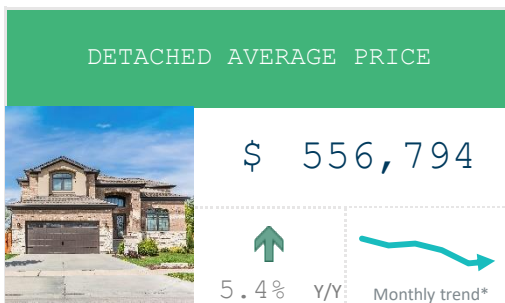
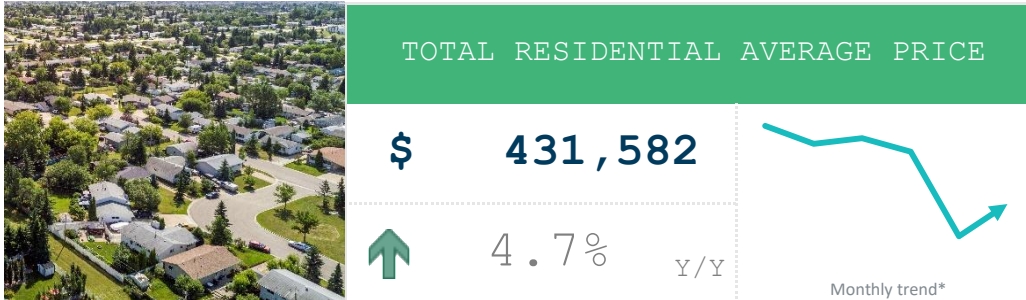


June 2025

Market Trend Summary

Sales in Edmonton were up in June, resulting in a 2.6 percent year-over-year increase. Sales were up for all property types but semi detached housing, dropping 5% for semi detached. New listings were up year over year (12.2%), inventory also rose 7.4% percent year-over-year, and months of supply rose to 2.22 for June and is up 4.7% year-over-year.

In June, the total residential average price was \$431,582, 4.7 percent higher than last year. Prices rose for all property types with the largest gains occurring in detached (5%) and semi detached (5%).



June 2025

June 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	1042	3%	1608	11%	2254	7%	65%	2.16	5%	\$556,794	5%
Semi	206	-5%	307	23%	349	22%	67%	1.69	28%	\$447,645	5%
Row	330	6%	423	14%	481	11%	78%	1.46	5%	\$299,615	5%
Apartment	410	4%	678	9%	1336	3%	60%	3.26	-1%	\$211,504	2%
Total Residential	1988	3%	3016	12%	4420	7%	66%	2.22	5%	\$431,582	5%

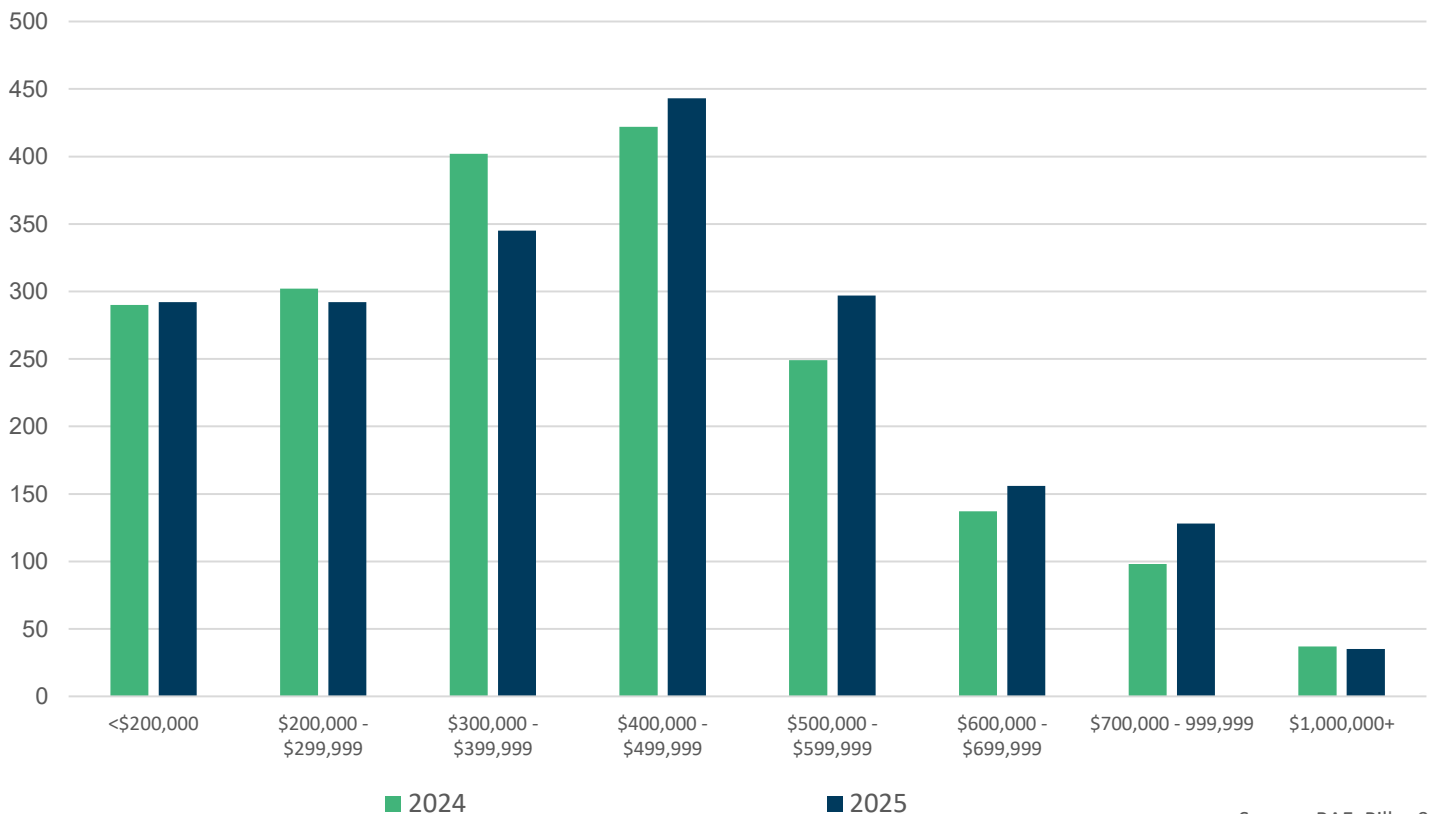
Year-to-Date

June 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	5233	-7%	7180	-8%	1526	-18%	73%	1.75	-12%	\$561,602	9%
Semi	1112	3%	1411	3%	250	-6%	79%	1.35	-9%	\$434,137	5%
Row	1733	7%	2162	9%	359	-1%	80%	1.24	-7%	\$302,424	8%
Apartment	2051	-4%	3304	-5%	994	-9%	62%	2.91	-5%	\$210,913	8%
Total Residential	10129	-3%	14057	-4%	3129	-13%	72%	1.85	-10%	\$432,254	7%

Residential Sales by Price Range

June



Source: RAE, Pillar 9