


February 2025


Market Trend Summary

Sales in Edmonton were weaker in February, contributing to a 9 percent year-over-year drop. Sales have fallen across most property types, with the exception of semi detached. New listings were down slightly year over year; however, inventory has declined 23.3 percent year-over-year, and months of supply held at 1.9 for February and is down 16% year-over-year.

In February, the total residential average price was \$419,347, 10 percent higher than last year. Prices rose for all property types with the largest gains occurring in apartments and detached, which saw 22% and 11% increases.


SALES

1,279



9.0% Y/Y



Monthly trend*


NEW LISTINGS

1,952




1.3% Y/Y





Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE




\$ 419,347


10.2%
Y/Y





Monthly trend*

DETACHED AVERAGE PRICE




\$ 546,408


10.7%
Y/Y





Monthly trend*

SEMI-DETACHED AVERAGE PRICE



\$ 426,558


9.7%
Y/Y



Monthly trend*


INVENTORY

2,425




23.3% Y/Y





Monthly trend*

ROW AVERAGE PRICE




\$ 294,917


8.6%
Y/Y





Monthly trend*

APARTMENT AVERAGE PRICE



\$ 211,005


22.0%
Y/Y



Monthly trend*


MONTHS OF SUPPLY

1.90



15.7% 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	640	-15%	1024	-3%	1265	-25%	63%	1.98	-11%	\$546,408	11%
Semi	152	20%	188	-2%	166	-33%	81%	1.09	-44%	\$426,558	10%
Row	227	-1%	308	17%	228	-27%	74%	1.00	-26%	\$294,917	9%
Apartment	260	-12%	432	-7%	766	-17%	60%	2.95	-6%	\$211,005	22%
Total Residential	1279	-9%	1952	-1%	2425	-23%	66%	1.90	-16%	\$419,347	10%

Year-to-Date

February 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	1237	-9%	1828	-3%	1215	-26%	68%	1.96	-19%	\$548,990	13%
Semi	299	32%	378	23%	182	-22%	79%	1.21	-40%	\$424,922	10%
Row	414	7%	568	21%	244	-23%	73%	1.18	-28%	\$297,384	10%
Apartment	522	5%	862	0%	783	-13%	61%	3.00	-18%	\$207,495	15%
Total Residential	2472	0%	3636	3%	2423	-22%	68%	1.96	-22%	\$419,734	10%

