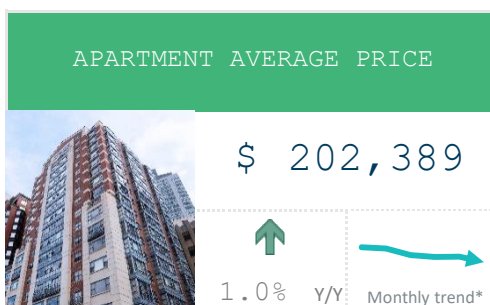
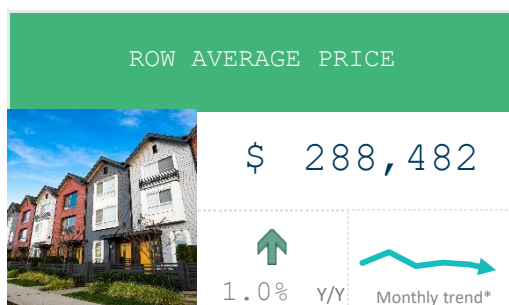
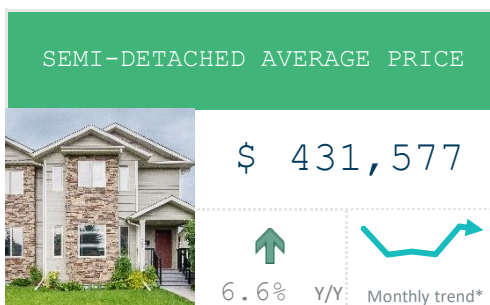
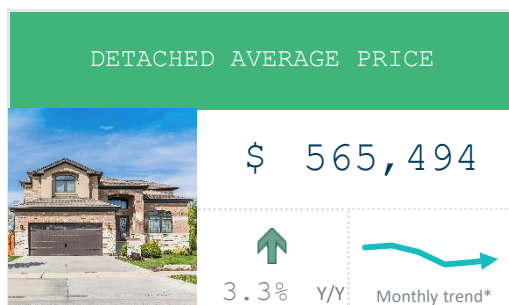
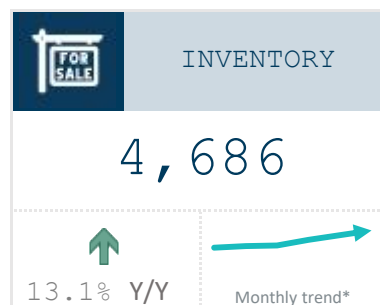
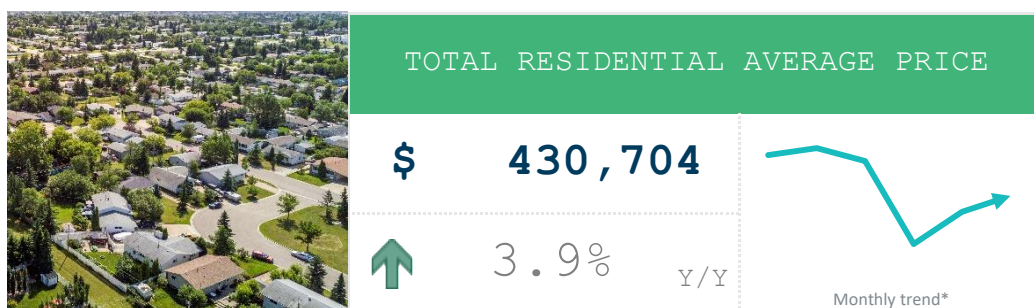
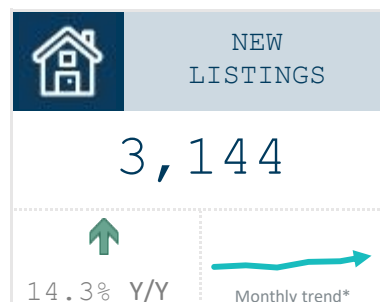
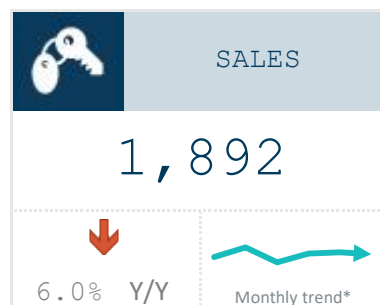


July 2025

## Market Trend Summary

Sales in Edmonton were down in July, resulting in a 6 percent year-over-year increase. Sales were down for all property types, falling the most for apartments (-11%). New listings were up year over year (14.3%), inventory also rose 13.1 percent year-over-year, and months of supply rose to 2.48 for July and is up 20.3% year-over-year.

In July, the total residential average price was \$430,704, 3.9 percent higher than last year. Prices rose for all property types with the largest gains occurring in detached (3.3%) and semi detached (6.6%).





July 2025

July 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	993	-5%	1659	12%	2394	12%	60%	2.41	18%	\$565,494	3%
Semi	197	-1%	330	36%	397	37%	60%	2.02	38%	\$431,577	7%
Row	305	-5%	480	18%	540	18%	64%	1.77	23%	\$288,482	1%
Apartment	397	-11%	675	8%	1355	8%	59%	3.41	22%	\$202,389	1%
<b>Total Residential</b>	<b>1892</b>	<b>-6%</b>	<b>3144</b>	<b>14%</b>	<b>4686</b>	<b>13%</b>	<b>60%</b>	<b>2.48</b>	<b>20%</b>	<b>\$430,704</b>	<b>4%</b>

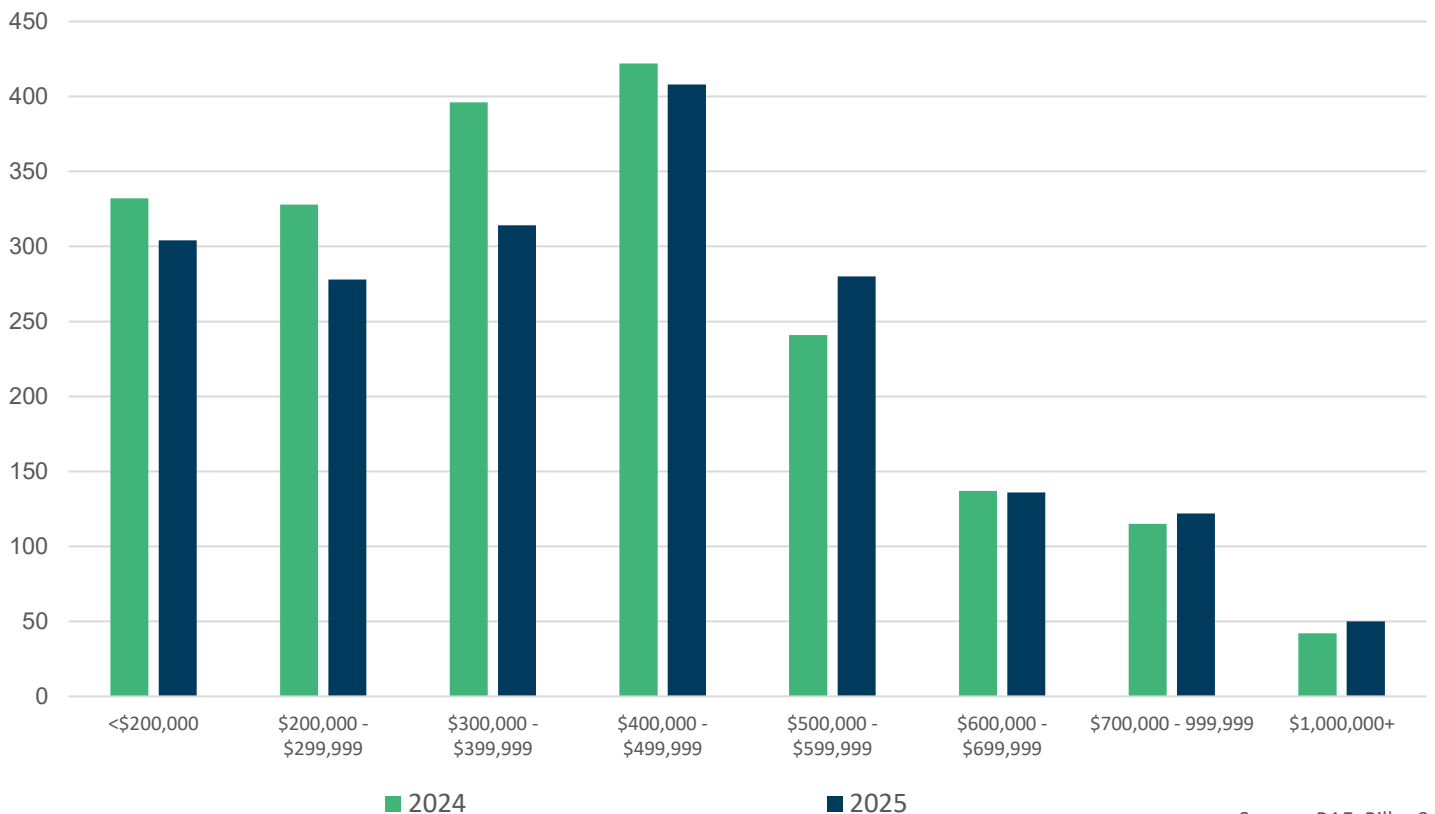
Year-to-Date

July 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	6224	-6%	8603	-7%	1616	-15%	72%	1.82	-9%	\$562,245	8%
Semi	1309	3%	1694	5%	266	-2%	77%	1.42	-4%	\$433,752	5%
Row	2035	5%	2597	8%	383	2%	78%	1.32	-2%	\$300,280	7%
Apartment	2448	-5%	3876	-6%	1026	-8%	63%	2.93	-3%	\$209,531	7%
<b>Total Residential</b>	<b>12016</b>	<b>-3%</b>	<b>16770</b>	<b>-4%</b>	<b>3291</b>	<b>-10%</b>	<b>72%</b>	<b>1.92</b>	<b>-7%</b>	<b>\$432,023</b>	<b>7%</b>

Residential Sales by Price Range

July



Source: RAE, Pillar 9