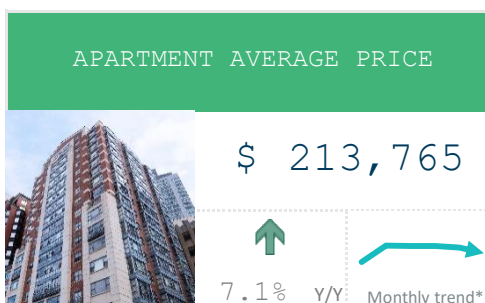
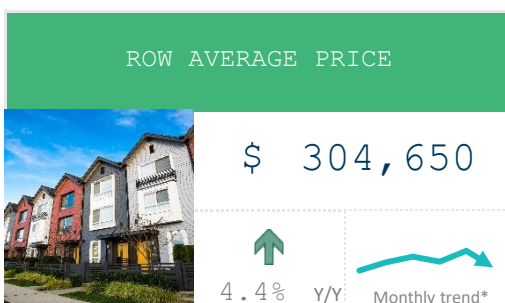
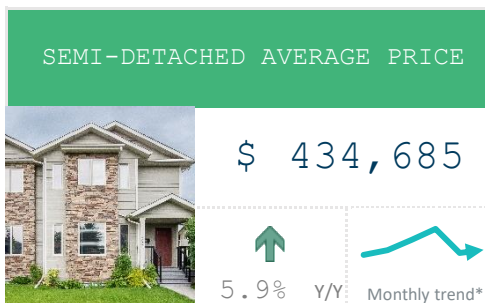
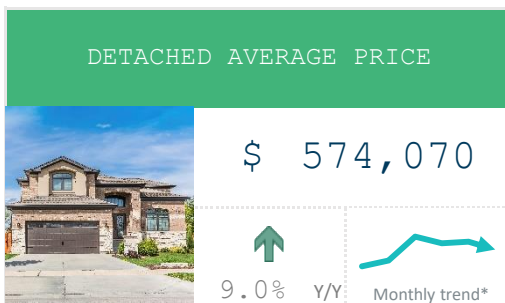
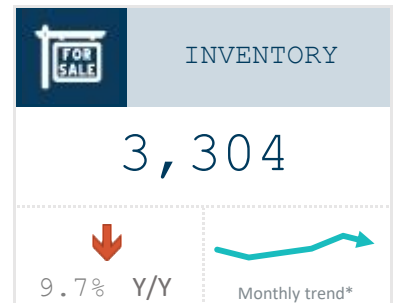
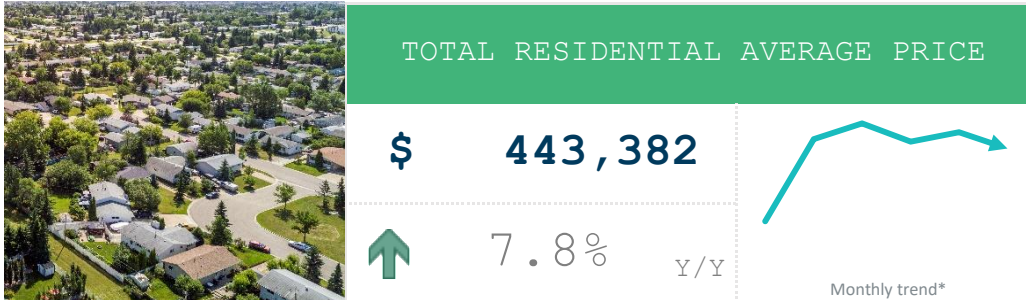
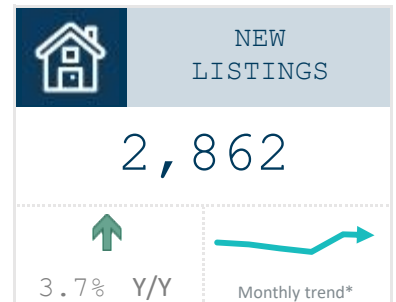
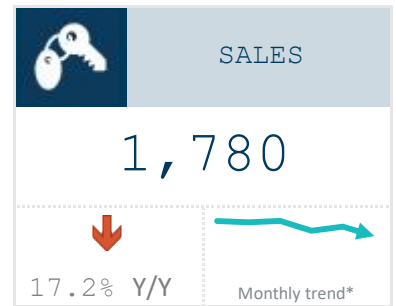


April 2025

## Market Trend Summary

Sales in Edmonton were down in April, resulting in a 17.2 percent year-over-year increase. Sales were down for all property types, dropping 20% for detached and 23% for apartments. New listings were up year over year; however, inventory has declined 9.7 percent year-over-year, and months of supply rose to 1.86 for April and is up 9.1% year-over-year.

In April, the total residential average price was \$443,382, 7.8 percent higher than last year. Prices rose for all property types with the largest gains occurring in apartments (7.1%) and detached (9%).





April 2025

April 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	930	-20%	1467	3%	1669	-11%	63%	1.79	10%	\$574,070	9%
Semi	214	-4%	297	10%	250	-8%	72%	1.17	-4%	\$434,685	6%
Row	290	-10%	453	28%	341	1%	64%	1.18	11%	\$304,650	4%
Apartment	346	-23%	645	-9%	1044	-11%	54%	3.02	16%	\$213,765	7%
<b>Total Residential</b>	<b>1780</b>	<b>-17%</b>	<b>2862</b>	<b>4%</b>	<b>3304</b>	<b>-10%</b>	<b>62%</b>	<b>1.86</b>	<b>9%</b>	<b>\$443,382</b>	<b>8%</b>

Year-to-Date

April 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	3085	-11%	4380	-7%	1376	-22%	70%	1.78	-12%	\$562,904	12%
Semi	696	10%	915	11%	223	-12%	76%	1.28	-21%	\$428,559	6%
Row	1000	3%	1352	16%	305	-8%	74%	1.22	-10%	\$303,754	9%
Apartment	1228	-4%	2051	-5%	887	-11%	60%	2.89	-7%	\$211,650	12%
<b>Total Residential</b>	<b>6009</b>	<b>-5%</b>	<b>8698</b>	<b>-2%</b>	<b>2791</b>	<b>-16%</b>	<b>69%</b>	<b>1.86</b>	<b>-12%</b>	<b>\$432,434</b>	<b>9%</b>

Residential Sales by Price Range

April

