



Christy Tien Le
Realtor
Selling/ Buying Edmonton



Quick Review

This PDF market report was designed and created to provide market insight and intelligence. The list of metrics below are based on the MLS® data within the real estate association.

Total Sales was 1.23K for September, 2026, compared with 1.31K for September, 2025 (-6.12%); Total Sales was 11.8K for YTD 2026, compared with 12.9K for YTD 2025 (-8.71%).

Average Sale Price was \$526K for September, 2026, compared with \$516K for September, 2025 (+1.85%); Average Sale Price was \$540K for YTD 2026, compared with \$529K for YTD 2025 (+1.97%).

Total Listings Volume was \$1.42B for September, 2026, compared with \$1.32B for September, 2025 (+7.75%); Total Listings Volume was \$12.3B for YTD 2026, compared with \$11.9B for YTD 2025 (+3.41%).

Key Figures

	Sep, 2026	Sep, 2025	Percent Change
New Listings	2.43K	2.27K	+6.78%
Unconditional Sales	1.23K	1.31K	-6.12%
Ratio of Sold to New listings	50.6%	57.5%	-12.07%
Days on Market Until Sale	44	40	+10.00%
Median Sale Price	\$490K	\$490K	+0.06%
Average Sale Price	\$526K	\$516K	+1.85%
Average Ask to Sell Ratio	0.978	0.984	-0.61%
Total Listing Volume	\$1.42B	\$1.32B	+7.75%

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Average Ask to Sell Ratio	14
Total Listing Volume	16



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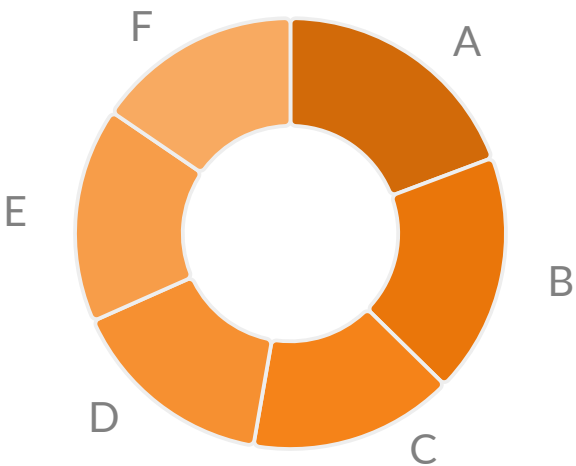
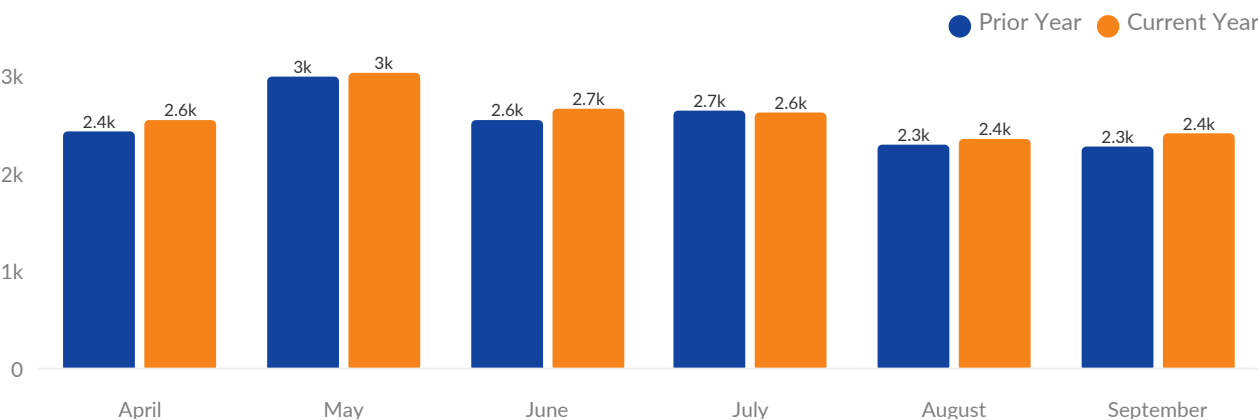
New Listings

Overview of the number of listings which have been added to the market as of March, 2016



Line Monthly New Listings

Overview of the number of listings which have been added to the market on a monthly basis



A SEP, 2026

Total Listings was 2.43K for September, 2026, compared with 2.27K for September, 2025 (+6.78%)

B SEP, 2025

Total Listings was 2.27K for September, 2025, compared with 1.94K for September, 2024 (+17.23%)

C SEP, 2024

Total Listings was 1.94K for September, 2024, compared with 1.96K for September, 2023 (-1.17%)

D SEP, 2023

Total Listings was 1.96K for September, 2023, compared with 2.04K for September, 2022 (-3.59%)

E SEP, 2022

Total Listings was 2.04K for September, 2022, compared with 1.95K for September, 2021 (+4.52%)

F SEP, 2021

Total Listings was 1.95K for September, 2021, compared with 1.93K for September, 2020 (+0.99%)



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New Listings

Overview of the number of listings which have been added to the market as of March, 2016



-14%

Percent Change



3%

Percent Change



9%

Percent Change



2%

Percent Change

18.2_K

YTD 2023

18.7_K

YTD 2024

20.5_K

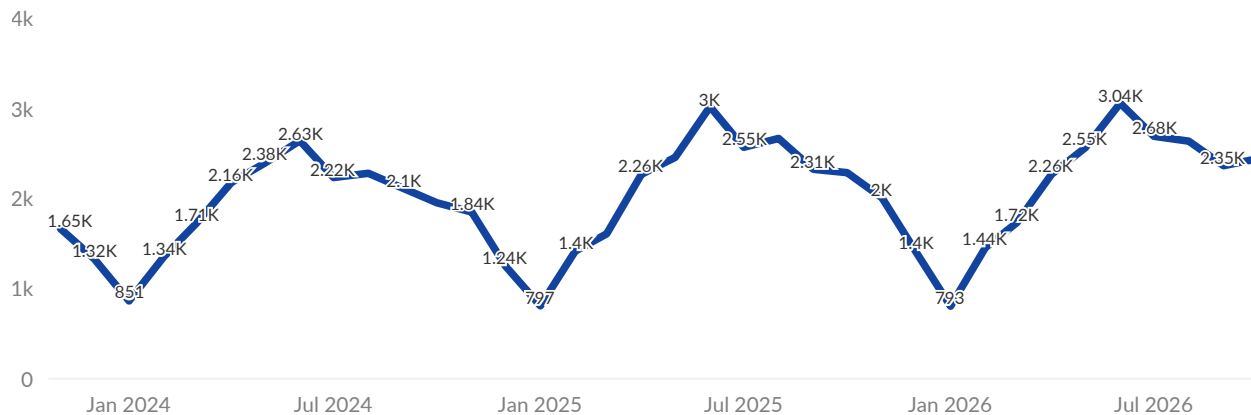
YTD 2025

21.1_K

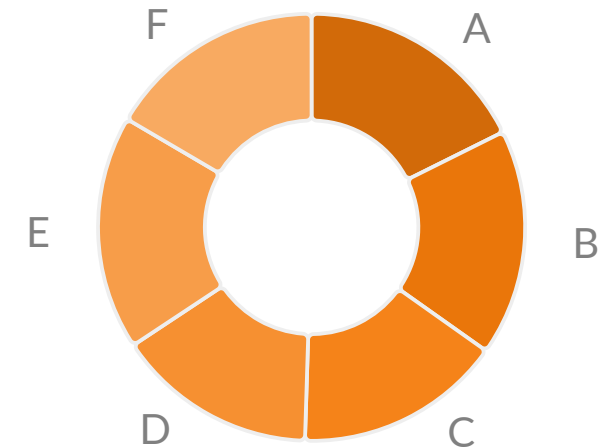
YTD 2026

Line Monthly New Listings

Overview of the number of listings which have been added to the market on a monthly basis



Market statistics are supplied by the selected real estate board and are intended for informational use.



A YTD 2026

Total Listings was 21.1K for YTD 2026, compared with 20.5K for YTD 2025 (+2.91%)

B YTD 2025

Total Listings was 20.5K for YTD 2025, compared with 18.7K for YTD 2024 (+9.28%)

C YTD 2024

Total Listings was 18.7K for YTD 2024, compared with 18.2K for YTD 2023 (+3.24%)

D YTD 2023

Total Listings was 18.2K for YTD 2023, compared with 21.2K for YTD 2022 (-14.40%)

E YTD 2022

Total Listings was 21.2K for YTD 2022, compared with 19.8K for YTD 2021 (+7.29%)

F YTD 2021

Total Listings was 19.8K for YTD 2021, compared with 1.93K for YTD 2020 (+925.52%)

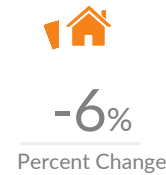
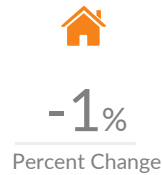
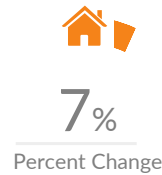
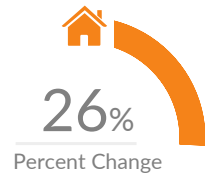


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Unconditional Sales

Overview of the number of sold listings as of March, 2016



1.24K
Sep, 2023

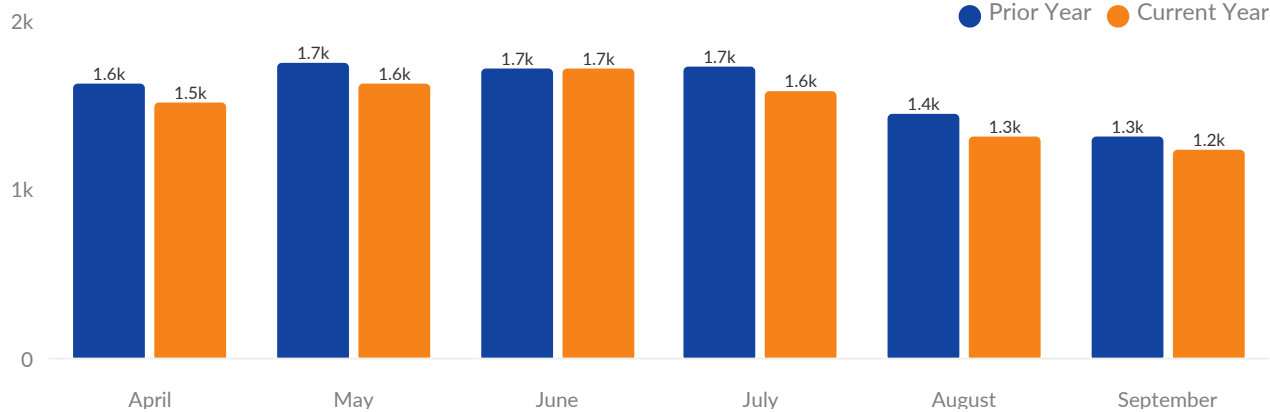
1.33K
Sep, 2024

1.31K
Sep, 2025

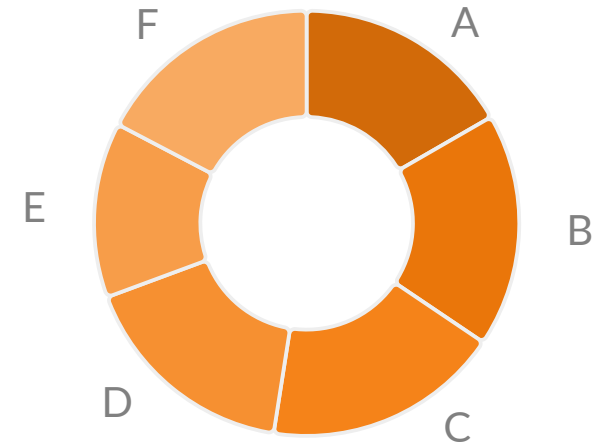
1.23K
Sep, 2026

Line Monthly Sales

Overview of the number of sold listings on a monthly basis



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A SEP, 2026

Total Sales was 1.23K for September, 2026, compared with 1.31K for September, 2025 (-6.12%)

B SEP, 2025

Total Sales was 1.31K for September, 2025, compared with 1.33K for September, 2024 (-1.58%)

C SEP, 2024

Total Sales was 1.33K for September, 2024, compared with 1.24K for September, 2023 (+7.00%)

D SEP, 2023

Total Sales was 1.24K for September, 2023, compared with 981 for September, 2022 (+26.61%)

E SEP, 2022

Total Sales was 981 for September, 2022, compared with 1.28K for September, 2021 (-23.06%)

F SEP, 2021

Total Sales was 1.28K for September, 2021, compared with 1.3K for September, 2020 (-2.00%)



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Unconditional Sales

Overview of the number of sold listings as of March, 2016



-16%

Percent Change



21%

Percent Change



-4%

Percent Change



-8%

Percent Change

11.2K

YTD 2023

13.6K

YTD 2024

12.9K

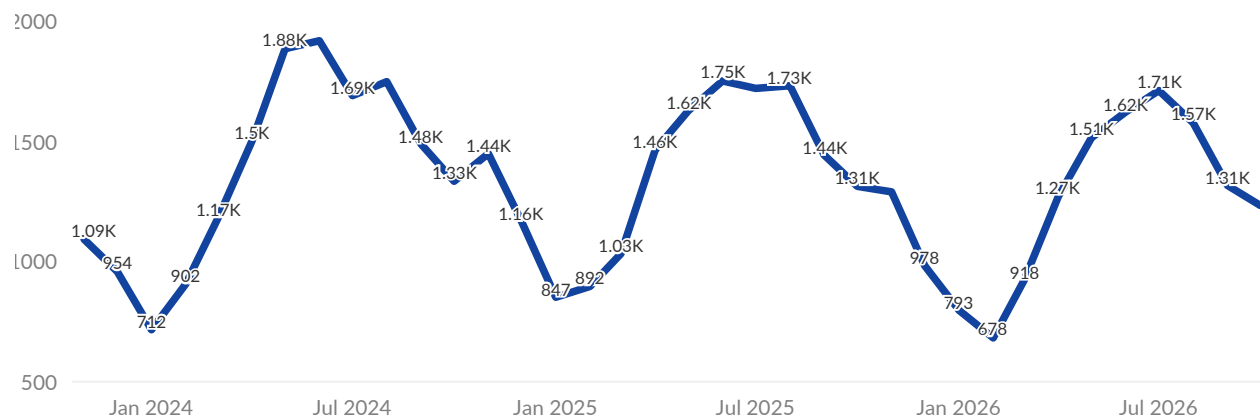
YTD 2025

11.8K

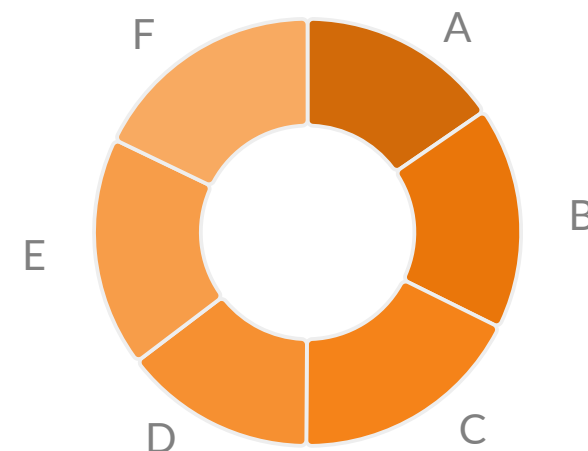
YTD 2026

Line Monthly Sales

Overview of the number of sold listings on a monthly basis



Market statistics are supplied by the selected real estate board and are intended for informational use.



A YTD 2026

Total Sales was 11.8K for YTD 2026, compared with 12.9K for YTD 2025 (-8.71%)

B YTD 2025

Total Sales was 12.9K for YTD 2025, compared with 13.6K for YTD 2024 (-4.94%)

C YTD 2024

Total Sales was 13.6K for YTD 2024, compared with 11.2K for YTD 2023 (+21.92%)

D YTD 2023

Total Sales was 11.2K for YTD 2023, compared with 13.4K for YTD 2022 (-16.52%)

E YTD 2022

Total Sales was 13.4K for YTD 2022, compared with 13.7K for YTD 2021 (-2.23%)

F YTD 2021

Total Sales was 13.7K for YTD 2021, compared with 1.3K for YTD 2020 (+950.96%)

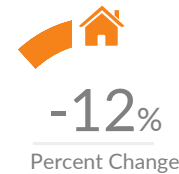
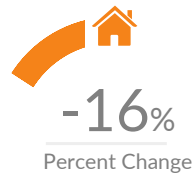
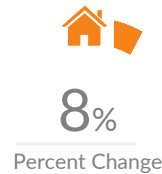
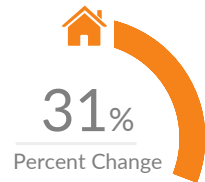


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Ratio of Sold to New listings

Comparison between the number of sold listings to the number of new listings as of March, 2016



63.3%
Sep, 2023

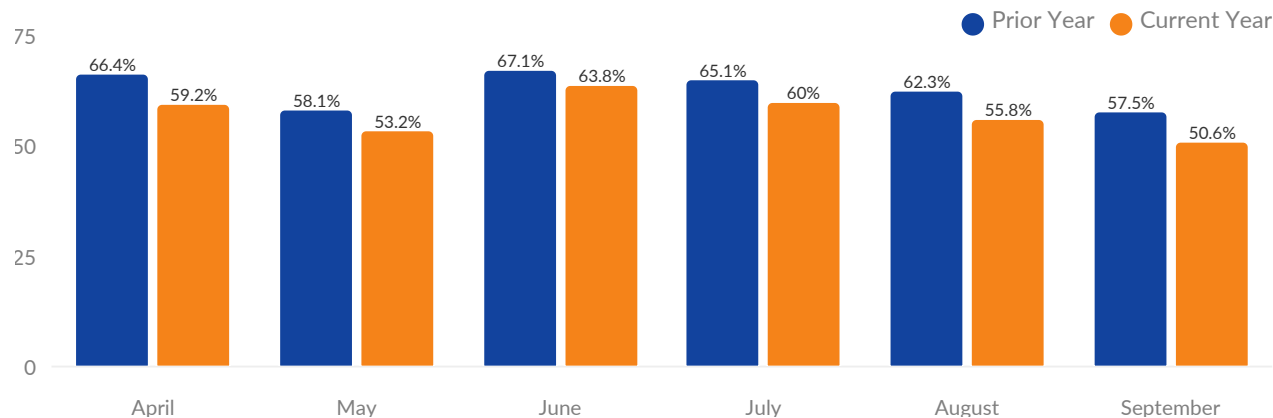
68.5%
Sep, 2024

57.5%
Sep, 2025

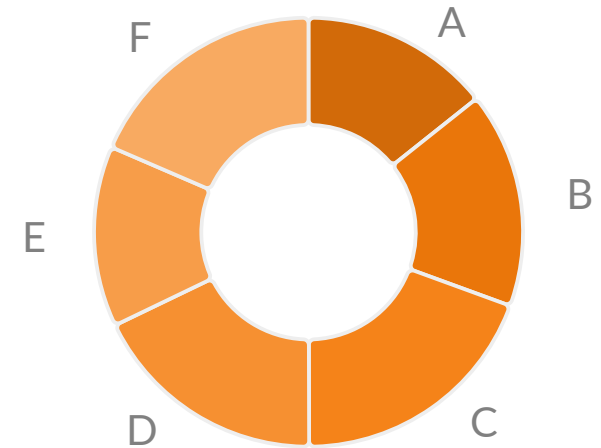
50.6%
Sep, 2026

Area Monthly Sales to New Listings

Comparison between the number of sold listings to the number of new listings on a monthly basis



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A SEP, 2026

Sales-to-New-Listings Ratio was 50.6% for September, 2026, compared with 57.5% for September, 2025 (-12.07%)

C SEP, 2024

Sales-to-New-Listings Ratio was 68.5% for September, 2024, compared with 63.3% for September, 2023 (+8.27%)

E SEP, 2022

Sales-to-New-Listings Ratio was 48.2% for September, 2022, compared with 65.5% for September, 2021 (-26.39%)

B SEP, 2025

Sales-to-New-Listings Ratio was 57.5% for September, 2025, compared with 68.5% for September, 2024 (-16.04%)

D SEP, 2023

Sales-to-New-Listings Ratio was 63.3% for September, 2023, compared with 48.2% for September, 2022 (+31.32%)

F SEP, 2021

Sales-to-New-Listings Ratio was 65.5% for September, 2021, compared with 67.5% for September, 2020 (-2.95%)

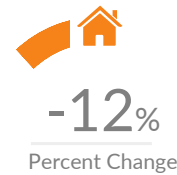
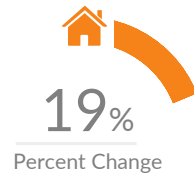
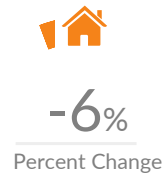


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Ratio of Sold to New listings

Comparison between the number of sold listings to the number of new listings as of March, 2016



60.2%
YTD 2023

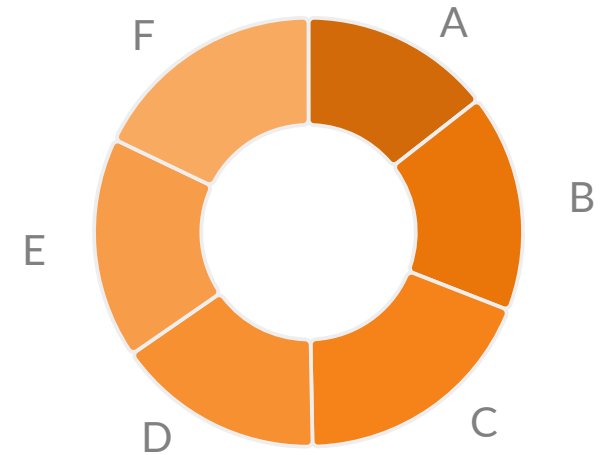
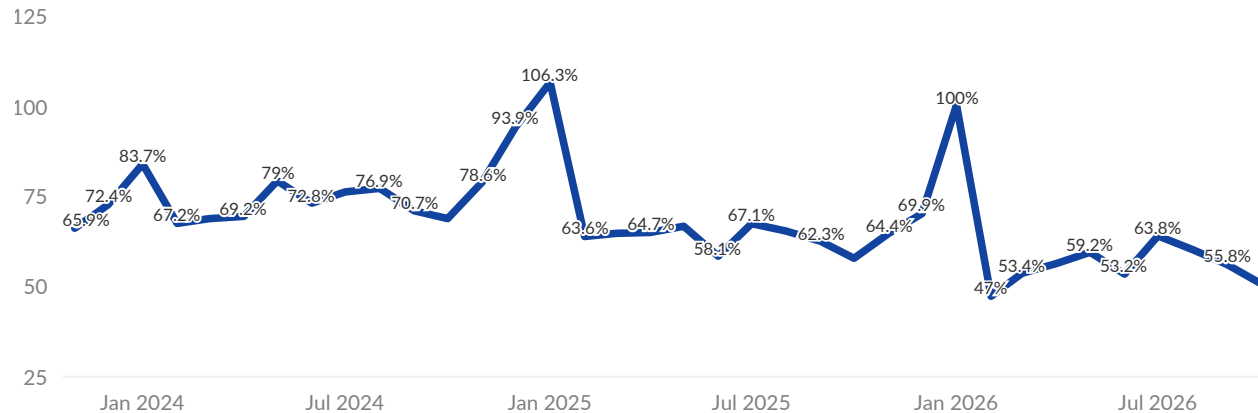
72.1%
YTD 2024

63.3%
YTD 2025

55.4%
YTD 2026

Area Monthly Sales to New Listings

Comparison between the number of sold listings to the number of new listings on a monthly basis



A YTD 2026

Sales-to-New-Listings Ratio was 55.4% for YTD 2026, compared with 63.3% for YTD 2025 (-12.34%)

B YTD 2025

Sales-to-New-Listings Ratio was 63.3% for YTD 2025, compared with 72.1% for YTD 2024 (-12.26%)

C YTD 2024

Sales-to-New-Listings Ratio was 72.1% for YTD 2024, compared with 60.2% for YTD 2023 (+19.79%)

D YTD 2023

Sales-to-New-Listings Ratio was 60.2% for YTD 2023, compared with 64.2% for YTD 2022 (-6.32%)

E YTD 2022

Sales-to-New-Listings Ratio was 64.2% for YTD 2022, compared with 68.7% for YTD 2021 (-6.50%)

F YTD 2021

Sales-to-New-Listings Ratio was 68.7% for YTD 2021, compared with 67.5% for YTD 2020 (+1.82%)

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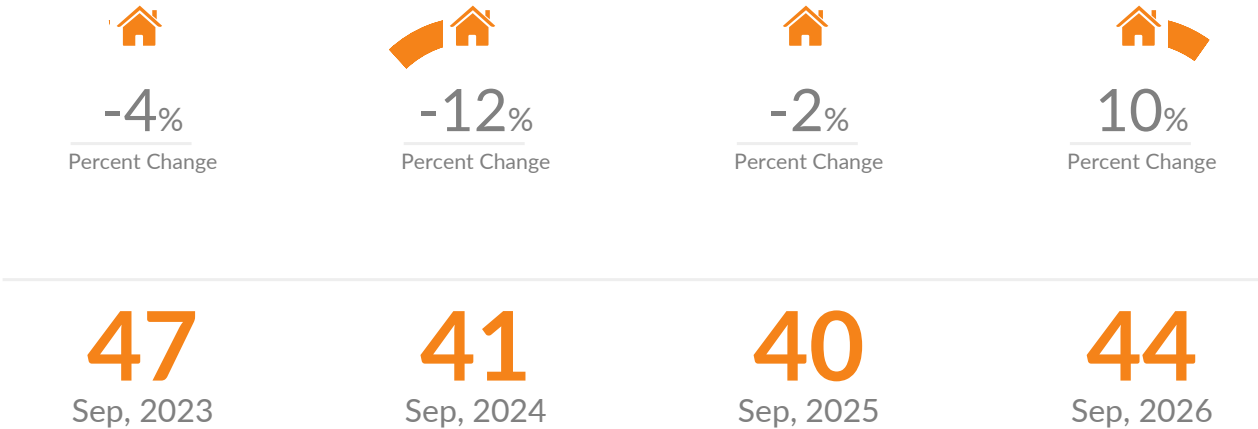
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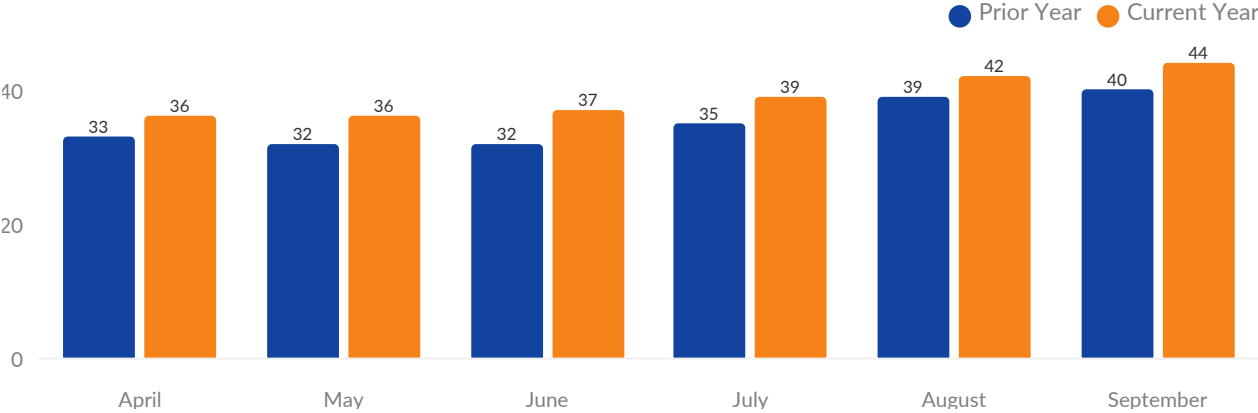
Days on Market Until Sale

Overview of the average number of days that sold listings as of March, 2016 have been on the market for

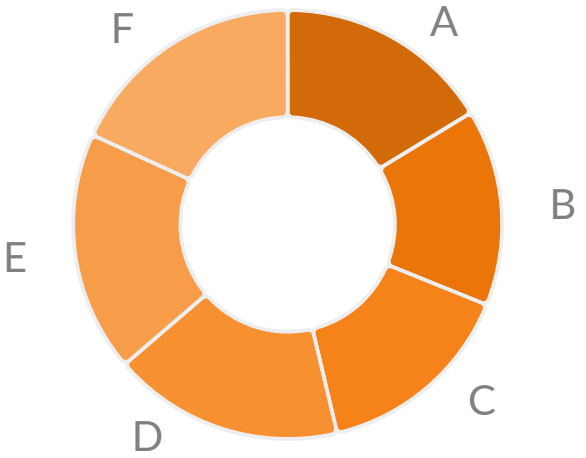


Line Monthly Days on Market

Overview of the average number of days that sold listings have been on the market for on a monthly basis



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- A SEP, 2026

Average Days on Market was 44 for September, 2026, compared with 40 for September, 2025 (+10.00%)
- B SEP, 2025

Average Days on Market was 40 for September, 2025, compared with 41 for September, 2024 (-2.44%)
- C SEP, 2024

Average Days on Market was 41 for September, 2024, compared with 47 for September, 2023 (-12.77%)
- D SEP, 2023

Average Days on Market was 47 for September, 2023, compared with 49 for September, 2022 (-4.08%)
- E SEP, 2022

Average Days on Market was 49 for September, 2022, compared with 49 for September, 2021 (0.00%)
- F SEP, 2021

Average Days on Market was 49 for September, 2021, compared with 60 for September, 2020 (-18.33%)

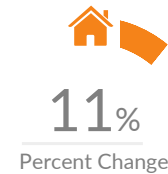
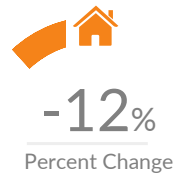
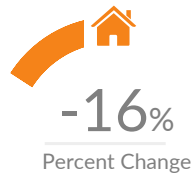
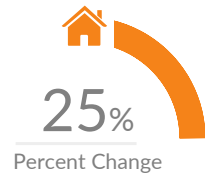


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Days on Market Until Sale

Overview of the average number of days that sold listings as of March, 2016 have been on the market for



51.7
YTD 2023

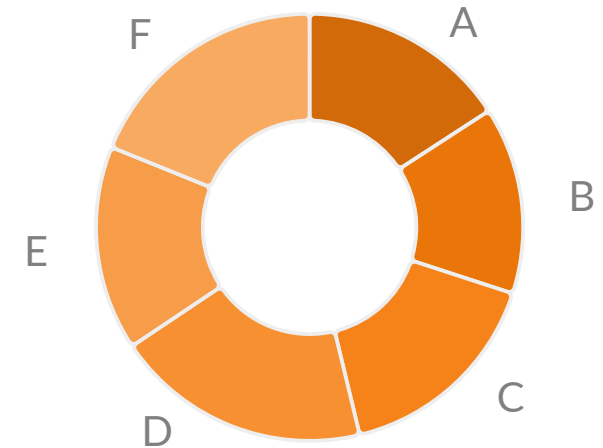
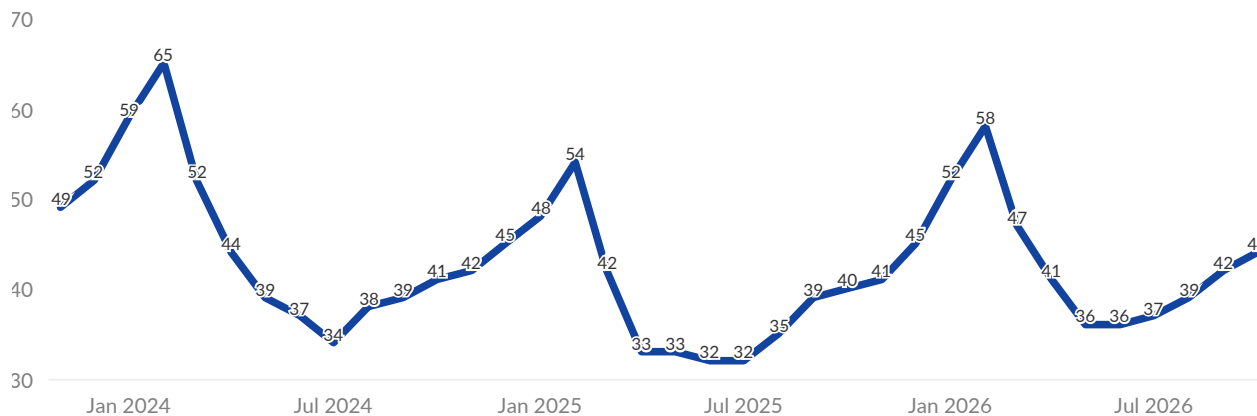
43.2
YTD 2024

37.8
YTD 2025

42.2
YTD 2026

Line Monthly Days on Market

Overview of the average number of days that sold listings have been on the market for on a monthly basis



A YTD 2026

Average Days on Market was 42.2 for YTD 2026, compared with 37.8 for YTD 2025 (+11.76%)

B YTD 2025

Average Days on Market was 37.8 for YTD 2025, compared with 43.2 for YTD 2024 (-12.60%)

C YTD 2024

Average Days on Market was 43.2 for YTD 2024, compared with 51.7 for YTD 2023 (-16.34%)

D YTD 2023

Average Days on Market was 51.7 for YTD 2023, compared with 41.3 for YTD 2022 (+25.00%)

E YTD 2022

Average Days on Market was 41.3 for YTD 2022, compared with 50.3 for YTD 2021 (-17.88%)

F YTD 2021

Average Days on Market was 50.3 for YTD 2021, compared with 60 for YTD 2020 (-16.11%)

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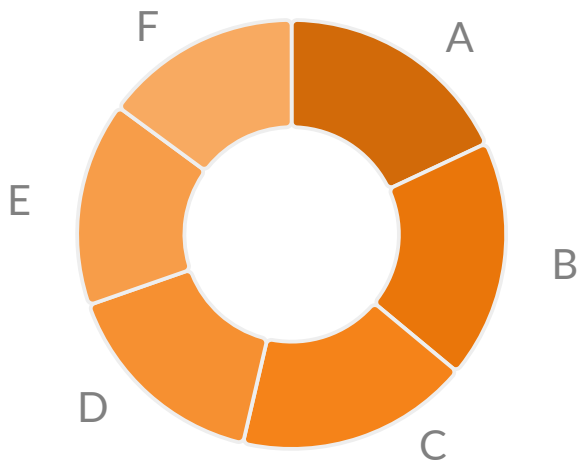
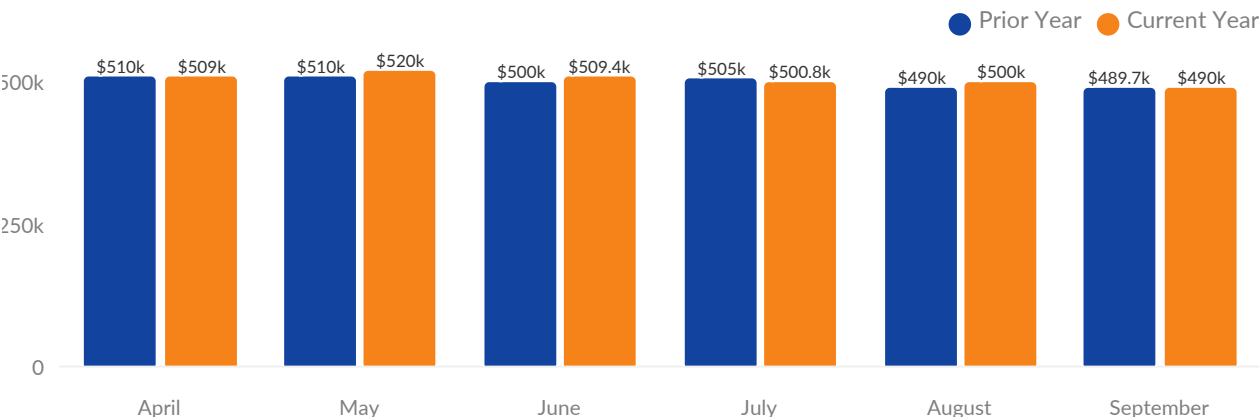
Median Sale Price

Overview of the median selling price based on sold listings as of March, 2016



Line Monthly Median Sales Price

Overview of the median selling price based on sold listings on a monthly basis



A SEP, 2026

Median Sale Price was \$490K for September, 2026, compared with \$490K for September, 2025 (+0.06%)

B SEP, 2025

Median Sale Price was \$490K for September, 2025, compared with \$479K for September, 2024 (+2.23%)

C SEP, 2024

Median Sale Price was \$479K for September, 2024, compared with \$435K for September, 2023 (+10.11%)

D SEP, 2023

Median Sale Price was \$435K for September, 2023, compared with \$420K for September, 2022 (+3.57%)

E SEP, 2022

Median Sale Price was \$420K for September, 2022, compared with \$405K for September, 2021 (+3.70%)

F SEP, 2021

Median Sale Price was \$405K for September, 2021, compared with \$389K for September, 2020 (+4.11%)



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Median Sale Price

Overview of the median selling price based on sold listings as of March, 2016

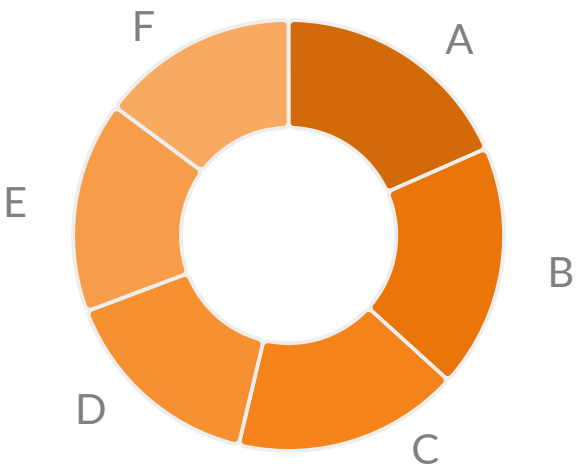


Line Monthly Median Sales Price

Overview of the median selling price based on sold listings on a monthly basis



Market statistics are supplied by the selected real estate board and are intended for informational use.



- A YTD 2026**
Median Sale Price was \$505K for YTD 2026, compared with \$503K for YTD 2025 (+0.33%)
- B YTD 2025**
Median Sale Price was \$503K for YTD 2025, compared with \$466K for YTD 2024 (+7.88%)
- C YTD 2024**
Median Sale Price was \$466K for YTD 2024, compared with \$426K for YTD 2023 (+9.38%)
- D YTD 2023**
Median Sale Price was \$426K for YTD 2023, compared with \$436K for YTD 2022 (-2.19%)
- E YTD 2022**
Median Sale Price was \$436K for YTD 2022, compared with \$407K for YTD 2021 (+7.10%)
- F YTD 2021**
Median Sale Price was \$407K for YTD 2021, compared with \$389K for YTD 2020 (+4.60%)



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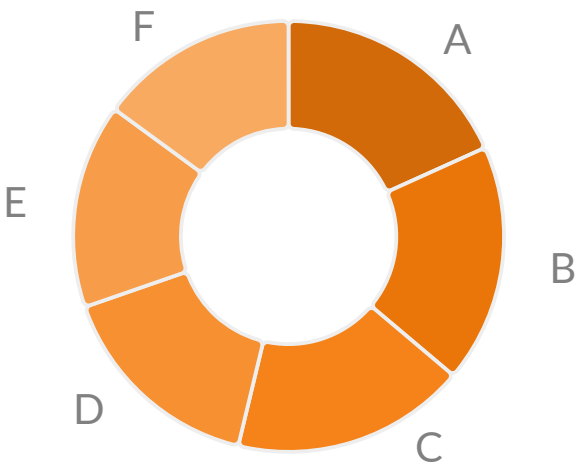
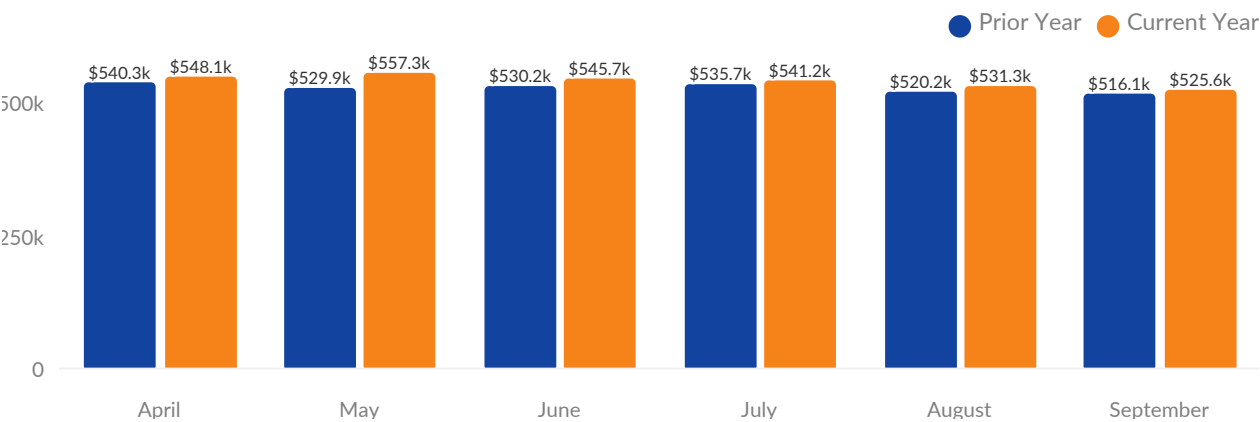
Average Sale Price

Overview of the average selling price based on sold listings as of March, 2016



Line Monthly Sales Price

Overview of the average selling price based on sold listings on a monthly basis



- A SEP, 2026

Average Sale Price was \$526K for September, 2026, compared with \$516K for September, 2025 (+1.85%)
- B SEP, 2025

Average Sale Price was \$516K for September, 2025, compared with \$507K for September, 2024 (+1.73%)
- C SEP, 2024

Average Sale Price was \$507K for September, 2024, compared with \$459K for September, 2023 (+10.56%)
- D SEP, 2023

Average Sale Price was \$459K for September, 2023, compared with \$442K for September, 2022 (+3.69%)
- E SEP, 2022

Average Sale Price was \$442K for September, 2022, compared with \$431K for September, 2021 (+2.75%)
- F SEP, 2021

Average Sale Price was \$431K for September, 2021, compared with \$422K for September, 2020 (+2.14%)

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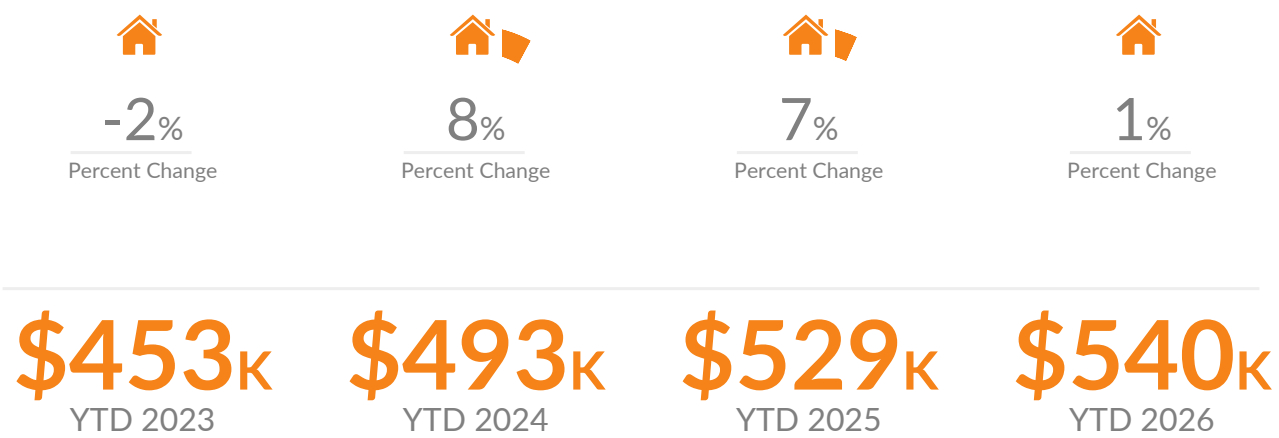
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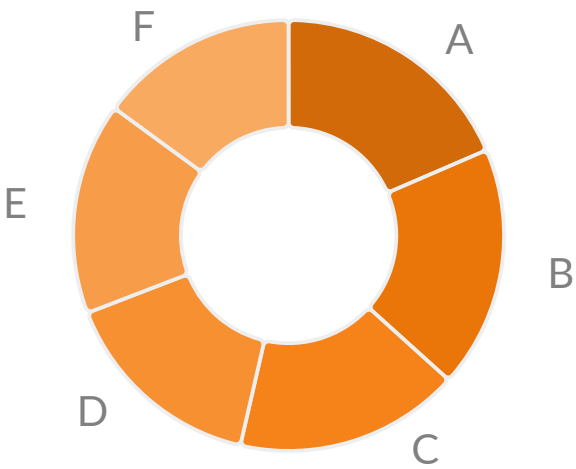
Average Sale Price

Overview of the average selling price based on sold listings as of March, 2016



Line Monthly Sales Price

Overview of the average selling price based on sold listings on a monthly basis



A YTD 2026

Average Sale Price was \$540K for YTD 2026, compared with \$529K for YTD 2025 (+1.97%)

B YTD 2025

Average Sale Price was \$529K for YTD 2025, compared with \$493K for YTD 2024 (+7.35%)

C YTD 2024

Average Sale Price was \$493K for YTD 2024, compared with \$453K for YTD 2023 (+8.82%)

D YTD 2023

Average Sale Price was \$453K for YTD 2023, compared with \$463K for YTD 2022 (-2.21%)

E YTD 2022

Average Sale Price was \$463K for YTD 2022, compared with \$436K for YTD 2021 (+6.34%)

F YTD 2021

Average Sale Price was \$436K for YTD 2021, compared with \$422K for YTD 2020 (+3.34%)

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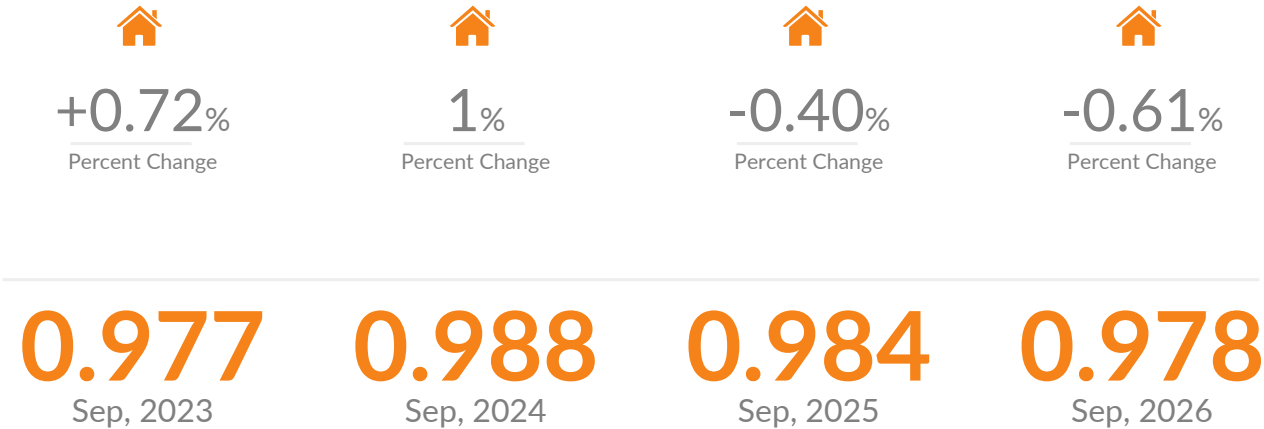
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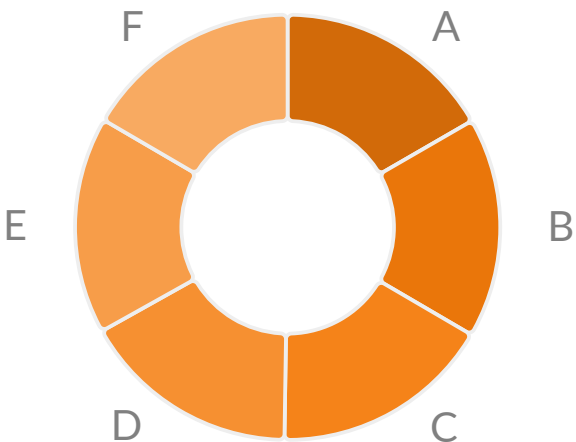
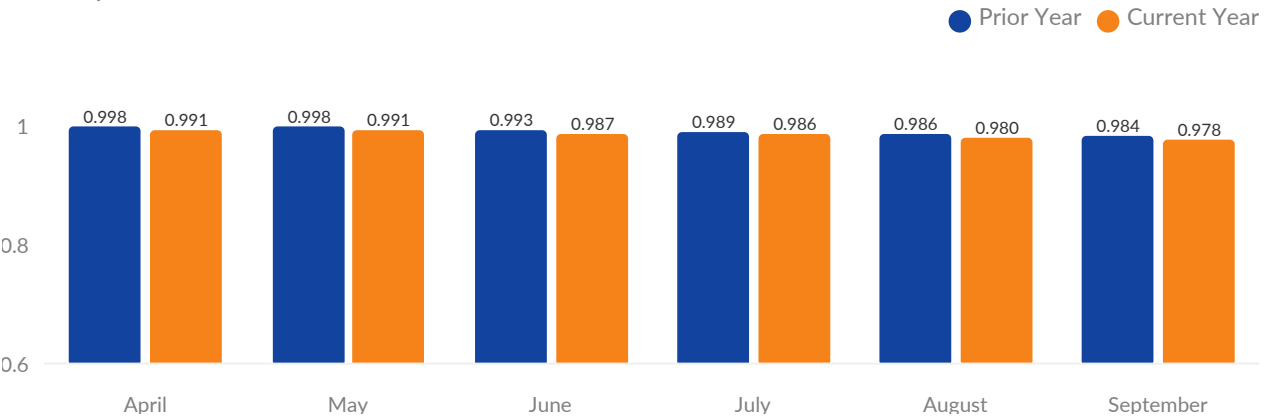
Average Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings as of March, 2016



Line Monthly Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings on a monthly basis



- A SEP, 2026

Average Sale-to-List Ratio was 0.978 for September, 2026, compared with 0.984 for September, 2025 (-0.61%)
- B SEP, 2025

Average Sale-to-List Ratio was 0.984 for September, 2025, compared with 0.988 for September, 2024 (-0.40%)
- C SEP, 2024

Average Sale-to-List Ratio was 0.988 for September, 2024, compared with 0.977 for September, 2023 (+1.13%)
- D SEP, 2023

Average Sale-to-List Ratio was 0.977 for September, 2023, compared with 0.970 for September, 2022 (+0.72%)
- E SEP, 2022

Average Sale-to-List Ratio was 0.970 for September, 2022, compared with 0.974 for September, 2021 (-0.41%)
- F SEP, 2021

Average Sale-to-List Ratio was 0.974 for September, 2021, compared with 0.970 for September, 2020 (+0.41%)

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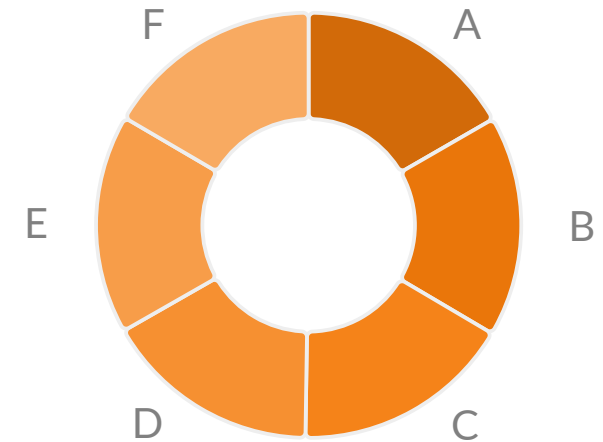
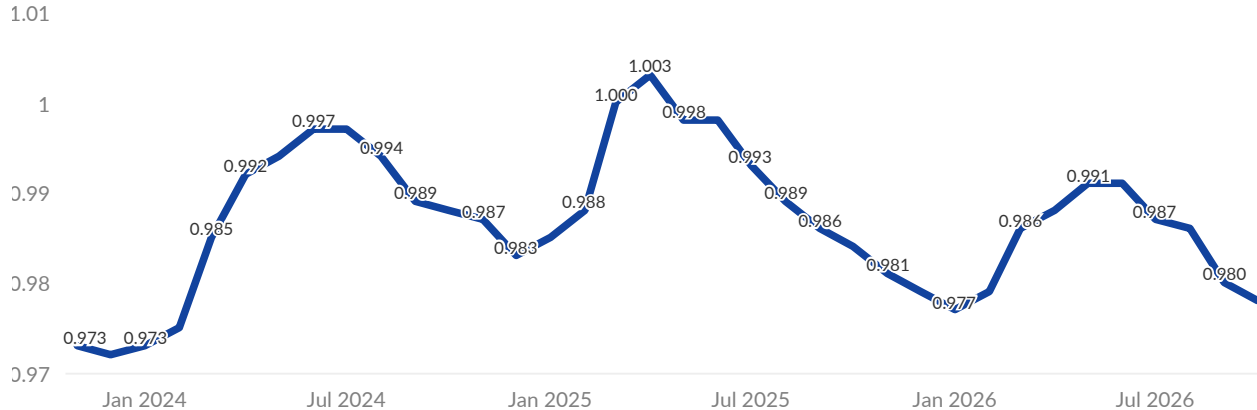
Average Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings as of March, 2016



Line Monthly Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings on a monthly basis



A YTD 2026

Average Sale-to-List Ratio was 0.985 for YTD 2026, compared with 0.993 for YTD 2025 (-0.82%)

B YTD 2025

Average Sale-to-List Ratio was 0.993 for YTD 2025, compared with 0.990 for YTD 2024 (+0.31%)

C YTD 2024

Average Sale-to-List Ratio was 0.990 for YTD 2024, compared with 0.975 for YTD 2023 (+1.55%)

D YTD 2023

Average Sale-to-List Ratio was 0.975 for YTD 2023, compared with 0.986 for YTD 2022 (-1.09%)

E YTD 2022

Average Sale-to-List Ratio was 0.986 for YTD 2022, compared with 0.979 for YTD 2021 (+0.72%)

F YTD 2021

Average Sale-to-List Ratio was 0.979 for YTD 2021, compared with 0.970 for YTD 2020 (+0.90%)

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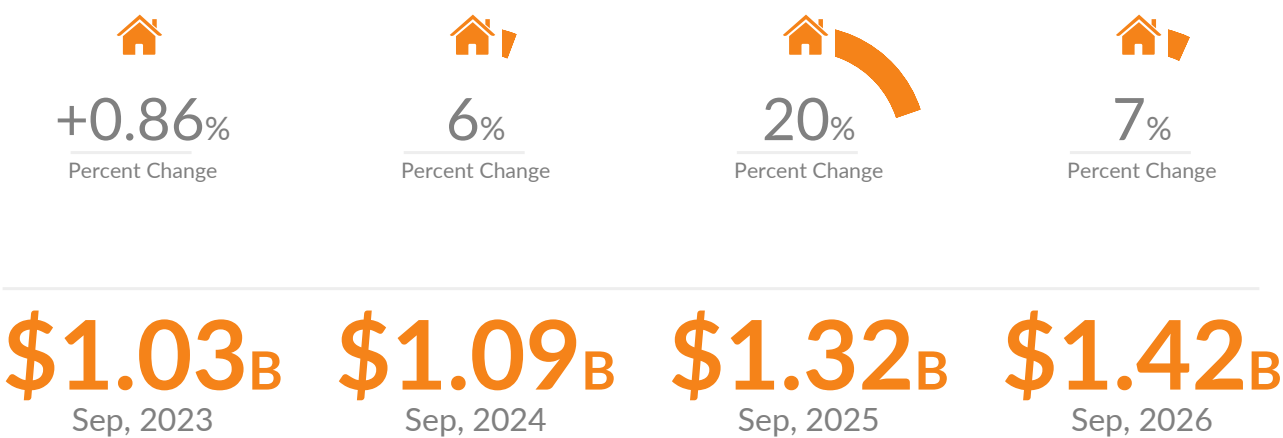
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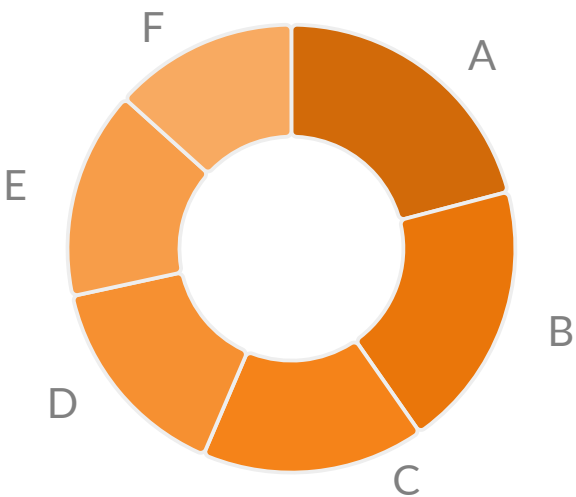
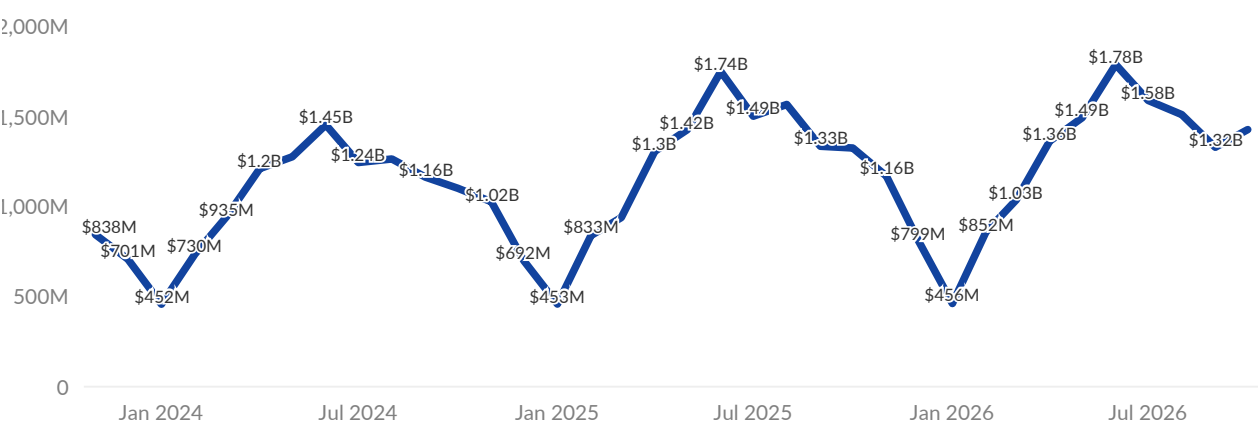
Total Listing Volume

Overview of the total asking-price volume of new listings through September 2026.



Monthly Total Listing Volume

Total asking-price volume of new listings on a monthly basis.



- A SEP, 2026

Total Listings Volume was \$1.42B for September, 2026, compared with \$1.32B for September, 2025 (+7.75%)
- B SEP, 2025

Total Listings Volume was \$1.32B for September, 2025, compared with \$1.09B for September, 2024 (+20.39%)
- C SEP, 2024

Total Listings Volume was \$1.09B for September, 2024, compared with \$1.03B for September, 2023 (+6.03%)
- D SEP, 2023

Total Listings Volume was \$1.03B for September, 2023, compared with \$1.02B for September, 2022 (+0.86%)
- E SEP, 2022

Total Listings Volume was \$1.02B for September, 2022, compared with \$905M for September, 2021 (+13.05%)
- F SEP, 2021

Total Listings Volume was \$905M for September, 2021, compared with \$890M for September, 2020 (+1.64%)

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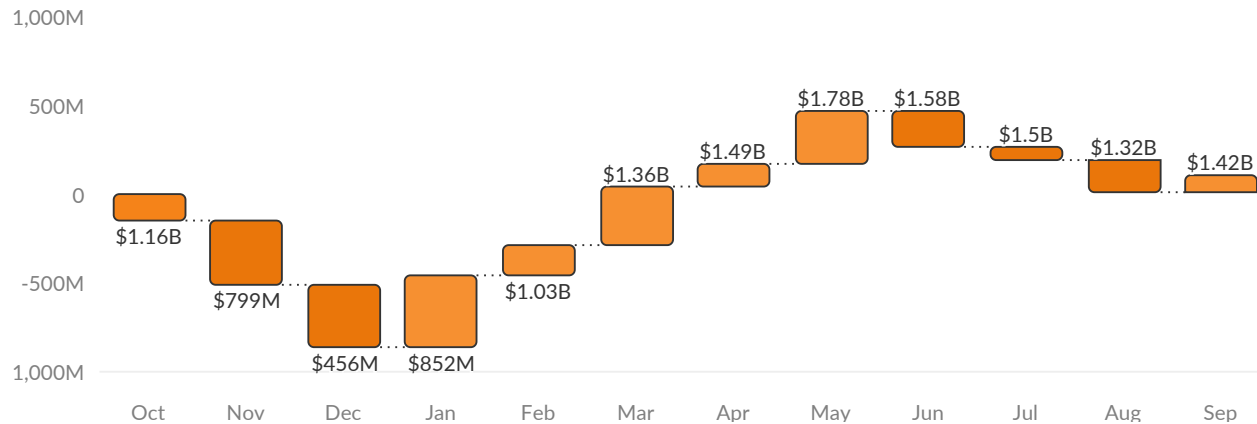


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Total Listing Volume

Overview of the total asking-price volume of new listings through September 2026.



Each bar shows the month-over-month change in total listing volume. The label above each bar and the matching legend entry show that month's total listing volume.

OCT 2025

Total listing volume was \$1.16B in Oct 2025, a 11.80% decrease from Sep 2025.

DEC 2025

Total listing volume was \$456M in Dec 2025, a 42.98% decrease from Nov 2025.

FEB 2026

Total listing volume was \$1.03B in Feb 2026, a 20.91% increase from Jan 2026.

APR 2026

Total listing volume was \$1.49B in Apr 2026, a 9.56% increase from Mar 2026.

JUN 2026

Total listing volume was \$1.58B in Jun 2026, a 11.19% decrease from May 2026.

AUG 2026

Total listing volume was \$1.32B in Aug 2026, a 12.05% decrease from Jul 2026.

NOV 2025

Total listing volume was \$799M in Nov 2025, a 31.23% decrease from Oct 2025.

JAN 2026

Total listing volume was \$852M in Jan 2026, a 86.93% increase from Dec 2025.

MAR 2026

Total listing volume was \$1.36B in Mar 2026, a 31.64% increase from Feb 2026.

MAY 2026

Total listing volume was \$1.78B in May 2026, a 19.84% increase from Apr 2026.

JUL 2026

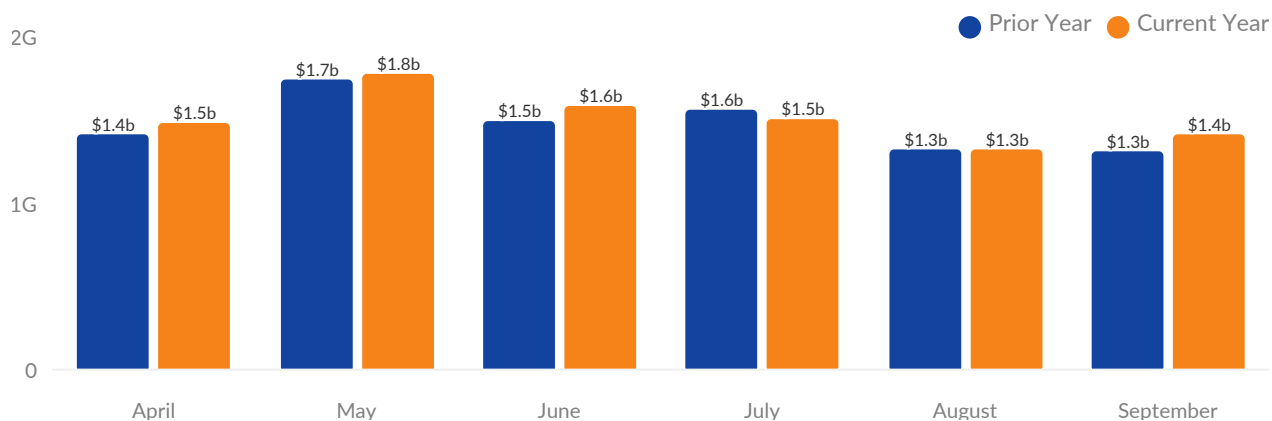
Total listing volume was \$1.5B in Jul 2026, a 4.95% decrease from Jun 2026.

SEP 2026

Total listing volume was \$1.42B in Sep 2026, a 7.42% increase from Aug 2026.

Monthly Total Listing Volume

Total asking-price volume of new listings on a monthly basis.



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