

EDMONTON

APRIL 2025
MARKET REPORT

RESIDENTIAL

SOLD  2025 2,710 2024 3,113
- 12.9%

ACTIVE  2025 4,010 2024 3,819
+ 5.0%

	SALES		LISTINGS		AVG DAYS ON MARKET	
DETACHED	1,576	- 14.7%	2,324	+ 4.5%	29	- 19.4%
SEMI-DETACHED	307	- 11.3%	387	+ 2.1%	27	- 6.9%
ROW/TOWNHOUSE	392	- 4.2%	570	+ 30.4%	26	- 21.2%
APARTMENT/CONDO	435	- 4.9%	729	- 6.4%	38	- 9.5%

COMMERCIAL

SOLD  2025 51 2024 45
+ 13.3%

ACTIVE  2025 152 2024 162
- 6.2%

	SALES		LISTINGS		AVG DAYS ON MARKET	
LAND	8	+ 100.0%	24	- 11.1%	378	- 4.1%
INVESTMENT	10	- 9.1%	36	- 12.2%	189	- 6.0%
MULTI-FAMILY	7	- 22.2%	8	- 27.3%	114	+ 5.6%
MOTEL/HOTEL	0	+ 100%	0	+ 100%	0	+ 100%
BUSINESS	7	+ 16.7%	38	+ 26.7%	118	- 7.8%
LEASE	9	- 30.8%	32	+ 0.0%	103	- 45.5%
FARM	10	+ 900.0%	14	- 30.0%	67	- 8.2%

CITY OF EDMONTON

	SALES	% CHANGE	LISTINGS	% CHANGE
RESIDENTIAL	2,710	- 12.9%	4,010	+ 5.0%
COMMERCIAL	51	+ 13.3%	152	- 6.2%
TOTAL	2,761	- 12.6%	4,162	+ 4.5%

Percentages are comparison against last year's figures.

Current as of May 2025. All MLS active listings for Edmonton and areas may be found at the board's website.

Source: realtorsofedmonton.com