


EDMONTON

AUGUST 2025
MARKET REPORT


RESIDENTIAL


SOLD  ²⁰²⁵ 2,382 ²⁰²⁴ 2,581
- 7.7%

ACTIVE  ²⁰²⁵ 3,785 ²⁰²⁴ 3,380
+ 12.0%

	SALES		LISTINGS		AVG DAYS ON MARKET	
DETACHED	1,423	- 2.9%	2,253	+ 14.5%	36	+ 2.9%
SEMI-DETACHED	254	- 12.4%	394	+ 20.5%	35	+ 16.7%
ROW/TOWNHOUSE	326	- 19.9%	486	+ 6.8%	33	+ 6.5%
APARTMENT/CONDO	379	- 9.5%	652	+ 3.3%	44	+ 7.3%

COMMERCIAL

SOLD  ²⁰²⁵ 44 ²⁰²⁴ 42
+ 4.8%

ACTIVE  ²⁰²⁵ 124 ²⁰²⁴ 118
+ 5.1%

	SALES		LISTINGS		AVG DAYS ON MARKET	
LAND	12	N/A	12	+ 9.1%	163	N/A
INVESTMENT	11	- 45.0%	33	- 10.8%	195	+ 45.5%
MULTI-FAMILY	5	+ 66.7%	13	+ 30.0%	79	- 19.4%
MOTEL/HOTEL	0	N/A	1	N/A	0	N/A
BUSINESS	3	- 50.0%	39	+ 116.7%	205	+ 66.7%
LEASE	6	+ 0.0%	17	- 37.0%	106	- 7.8%
FARM	7	+ 0.0%	9	- 40.0%	151	+ 81.9%

CITY OF EDMONTON

	SALES	% CHANGE	LISTINGS	% CHANGE
RESIDENTIAL	2,382	- 7.7%	3,785	+ 12.0%
COMMERCIAL	44	+ 4.8%	124	+ 5.1%
TOTAL	2,426	- 7.5%	3,909	+ 11.7%

Percentages are comparison against last year's figures.

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

Source: realtorsofedmonton.com