Monthly Market Statistics
NOVEMBER 2025

Media Release

Winter brings a drop in temperatures and home sales

Edmonton, AB – December 2, 2025 — For November 2025, the Greater Edmonton Area (GEA) real estate market reported 1,654 sales, a 19.7% decrease compared to activity in October 2025 and a 13.5% decrease compared to November 2024. There were 2,281 new properties listed, decreasing 27.9% month-over-month, tracking 11.0% higher year-over-year. Inventory levels fell 10.6% from the previous month but are 33.3% higher compared to the previous year.

Average selling price across all residential property types decreased by 1.7% in November to $447,005, reflecting a 2.7% increase compared to November 2024. The MLS® Home Price Index (HPI) composite benchmark price in the GEA was $415,500, a 1.3% decrease from October 2025 and 3.3% higher than one year ago.

"Last month's market shift was significant, but well within seasonal expectations. This time of year typically brings fewer sales and more days on market, and it's not unusual to see softening prices during the colder months, as motivated sellers try to close a deal before year-end. Usually though, it's a time of year where different priorities are taking precedence over house-hunting, and it's a great time to start planning for the 2026 market."

Darlene Reid, *2025 Board Chair, REALTORS® Association of Edmonton*

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At A Glance

NOVEMBER 2025	SALES	NEW LISTINGS	AVERAGE PRICE (Total Residential[2])	INVENTORY (at month end)	AVERAGE DAYS ON MARKET
	1,654	2,281	$447,005	5,961	45
Month-over-month change	↓ 19.7%	↓ 27.9%	↓ 1.7%	↓ 10.6%	↑ 5 Days
Year-over-year change	↓ 13.5%	↑ 11.0%	↑ 2.7%	↑ 33.3%	↑ 4 Days

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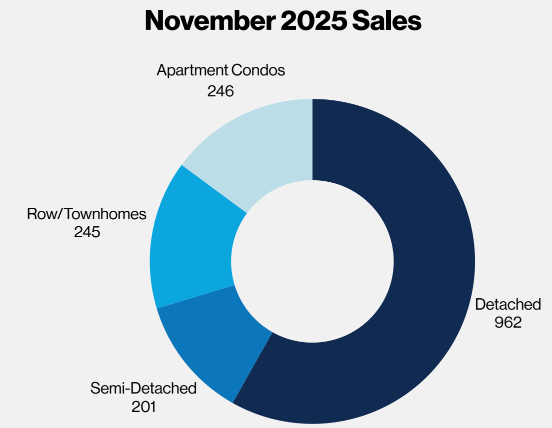
Data by Property Type

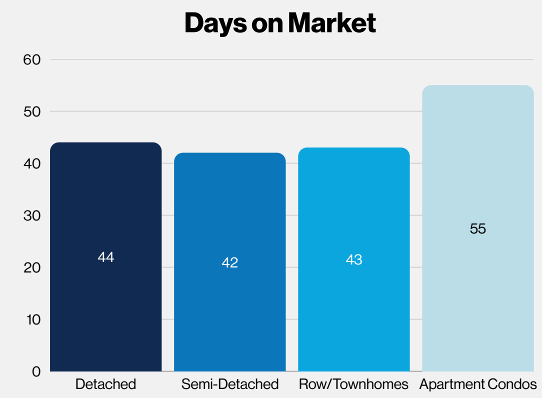
Detached home average prices decreased 1.0% from October 2025 to $553,746, and increased 2.6% compared to November 2024. Sales in the detached category fell 22.7% from last month and 15.2% from last year. New detached listings fell 29.2% month-over-month, but are still 12.5% higher year-over-year.

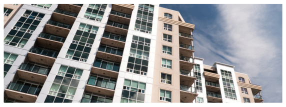
Semi-detached new listings decreased 39.4% from the previous month and increased 17.0% year-over-year. Sales also slowed, decreasing by 7.8% compared to October 2025, but increased 3.1% compared to last year. Average prices fell 1.2% from October to $423,790 —a price 5.5% higher than the previous year.

Row/townhomes prices decreased 2.5% in November, averaging $289,605. This price reflects a 0.3% increase from the previous year. New listings were also 30.8% lower than October but remained higher than the previous year by 17.7%. Sales for row/townhouse properties decreased by 11.9% month-over-month and 12.5% compared to November 2024.

Apartment condominiums sales slowed from October, selling 23.4% fewer units than the previous month and 18.8% fewer than the previous year. New listings slowed by 31.4% from October but remained 0.5% higher than the previous year. Condominium prices averaged $205,314 at the end of the month, a 1.3% increase from October and a 2.5% increase compared to November 2024.





RESIDENTIAL AVERAGE PRICES	DETACHED	SEMI-DETACHED	ROW/TOWNHOMES	APARTMENT CONDOS
				
	$553,746	$423,790	$289,605	$205,314
Month-over-month change	↓ 1.0%	↓ 1.2%	↓ 2.5%	↑ 1.3%
Year-over-year change	↑ 2.6%	↑ 5.5%	↑ 0.3%	↑ 2.5%

Review these statistics and more at www.realtorsofedmonton.com

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NOVEMBER 2025

MLS® HPI Benchmark Price[1] (for all-residential sales in GEA[2])	November 2025	M/M % Change	Y/Y % Change
Single-Family Dwelling (SFD) benchmark price	$ 508,000.00	-1.5%	7.5%
Apartment benchmark price	$196,700.00	-1.1%	1.4%
Townhouse benchmark price	$ 272,400.00	0.1%	1.1%
Composite[3] benchmark price	$ 415,500.00	-1.3%	3.3%

MLS® System Activity (for all-residential[4] sales in GEA)	November 2025	M/M % Change	Y/Y % Change
All-residential average[5] selling price	$ 447,005.00	-1.7%	2.7%
All-residential median selling price	$ 427,000.00	-0.7%	2.9%
# residential listings this month	2,281	-27.9%	11.0%
# residential sales this month	1,654	-19.7%	-13.5%
# residential inventory at month end	5,961	-10.6%	33.3%
#Total[6] MLS® System sales this month	1,909	-22.2%[7]	-14.3%[7]
$ Value Total residential sales this month	$ 786,763,388.00	-26.2%	-11.4%
$ Value of total MLS® System sales – month	$ 824,921,838.00	-25.9%[7]	-14.1%[7]
$ Value of total MLS® System sales - YTD	$ 13,175,851,959.00	6.7%[7]	0.2%[7]

MLS® Rental Listing Activity	November 2025	M/M % Change	Y/Y % Change
Total rented listings	38	-17.0%	65.0%
Active rentals	78	-9.0%	13.0%
	November 2025	**M/M % Change**	**Long-Term Monthly Average[9]**
Average days on market	38	36.0%	28
Average price[8] for 1-bedroom units	$ 979.00	-2.0%	$1,229.00
Average price for 2-bedroom units	$ 1,638.00	9.0%	$1,733.00

1 What is the MLS® HPI Benchmark Price? Find out **here**.
2 Greater Edmonton Area (Edmonton and municipalities in the four surrounding counties)
3 Includes SFD, condos, duplex/row houses and mobile homes
4 Residential includes Detached, Semi-detached, Row/Townhouse, and Apartment Condominium
5 Average: The total value of sales in a category divided by the number of properties sold. Average prices indicate market trends only. They do not reflect actual changes for a particular property, which vary from house to house and area to area. Sales are compared to the month end reports from the prior period and do not reflect late reported sales.
6 Includes residential, land lease community and rural sales.
7 Commercial listings were removed from the RAE MLS® System as of November 3, 2025. MoM and YoY comparisons for Total MLS® System data have been adjusted to exclude previously reported commercial listings for a direct comparison.
8 Average Price: The total value of Rental prices in a category divided by the number of properties rented.
9 Long-term Monthly Average is calculated using Rental listing data from the previous 12 months.

The RAE trading area includes communities beyond the GEA (Greater Edmonton Area) and therefore average and median prices include sold properties outside the GEA. For information on a specific area, contact your local REALTOR®.

Review these statistics and more at **www.realtorsofedmonton.com**