THE SCHMIDT REPORT
November 2025
Feel good about the choice you make.

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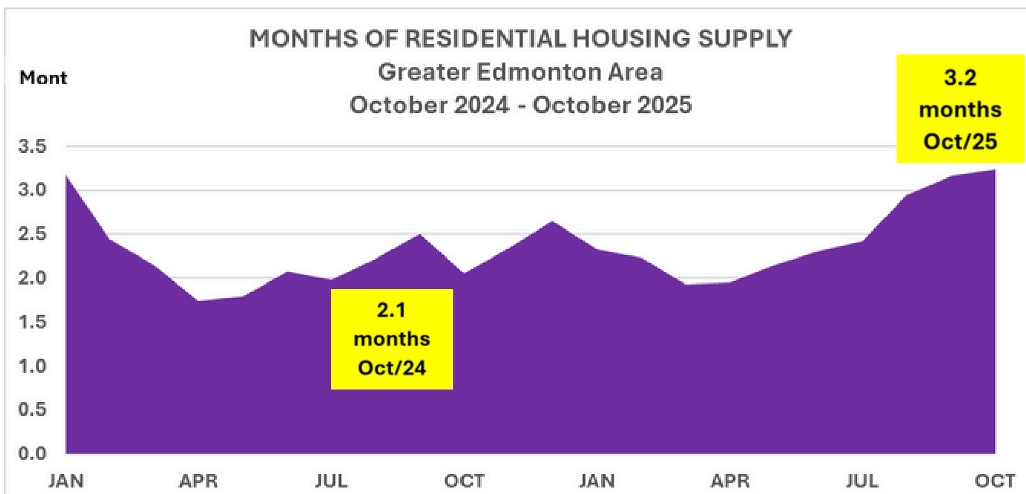
Is it still a seller's market in Edmonton?

The Greater Edmonton Area has been in a seller's market for a good while now, but inventory is slowly rising. On Oct 31, 2024 there was just 2.1 months of supply available. This means that it would take just 2.1 months for all the homes in Edmonton to be sold, provided the number of sales stayed about the same. This Oct 31 shows a very different situation. There was 3.2 months of supply on October 31 2025. This means it would theoretically take 3.2 months for all the homes in Edmonton to be sold, if sales continued at the same current rate.

Generally, we consider it to be a seller's market until there is at least 4 months of supply, at which time we refer to it as a balanced market. The thing is, there is not just one market in the Greater Edmonton Area. It's made up of hundreds of micro-markets. Demand for affordable single-family homes remains strong, and even in the higher end, we've seen multiple offer scenarios for one-of-a-kind homes over $1,000,000.

Whether you're planning on buying, selling, or both, now more than ever it's critical to understand the market that you're in. It could be you're in a seller's market in the neighbourhood where you currently own, and the neighbourhood you're looking to purchase in is currently experiencing a lot of inventory so it's a buyer's market. That would be the ideal scenario, so you could sell high and buy low. But it might also be the reverse where your home could have more competition (ie you're in a bit of a buyer's market) and the neighbourhood where you're looking to buy is more balanced, favouring neither buyers or sellers. Either way, in a shifting market getting the data and some solid advice from a REALTOR® you trust, is more important than ever.



"October's numbers suggest a natural seasonal slowdown. While month-over-month activity has slowed, sales and prices remain notably higher than this time last year, signalling a market that continues to show healthy demand and stability. After a period of tighter supply, the increase in available listings compared to last year is creating more balanced conditions for everyone in the market — more choice for buyers and steady opportunity for sellers."
–Darlene Reid, 2025 Board Chair, REALTORS® Association of Edmonton

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Looking to make a smart purchase in today's market? You can trust your friends at Schmidt Realty Group to give you solid data-driven advice you can rely on. Feel free to reach out any time for a conversation about your next move!

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MARKET SNAPSHOT OCT 2025

Greater Edmonton Area
October 2025

NEW LISTINGS FOR THE LAST MONTH — 15%
Oct 2025: 3,306
Oct 2024: 2,879

NEW LISTINGS YEAR TO DATE — 8%
Oct 2025: 35,931
Oct 2024: 33,135

NEW SALES FOR THE LAST MONTH — -17%
Oct 2025: 2,061
Oct 2024: 2,483

NEW SALES YEAR TO DATE — -6%
Oct 2025: 23,878
Oct 2024: 25,297

AVERAGE DETACHED SALE PRICE — 1%
Oct 2025: $559,585
Oct 2024: $552,830

MEDIAN DETACHED SALE PRICE — 1%
Oct 2025: $512,000
Oct 2024: $505,000

AVERAGE APARTMENT CONDO SALE PRICE — 5%
Oct 2025: $202,733
Oct 2024: $192,478

MEDIAN APARTMENT CONDO SALE PRICE — 2%
Oct 2025: $430,000
Oct 2024: $421,000

MONTH-END INVENTORY YEAR OVER YEAR — 31%
Oct 2025: 6,664
Oct 2024: 5,099

MONTH-END INVENTORY MONTH OVER MONTH — -3%
Oct 2025: 6,664
Sep 2025: 6,914

AVERAGE DAYS ON MARKET YTD	AVERAGE DAYS ON MARKET YTD
Oct 2025	Oct 2024
34	38