



# THE SCHMIDT REPORT

## February 2026

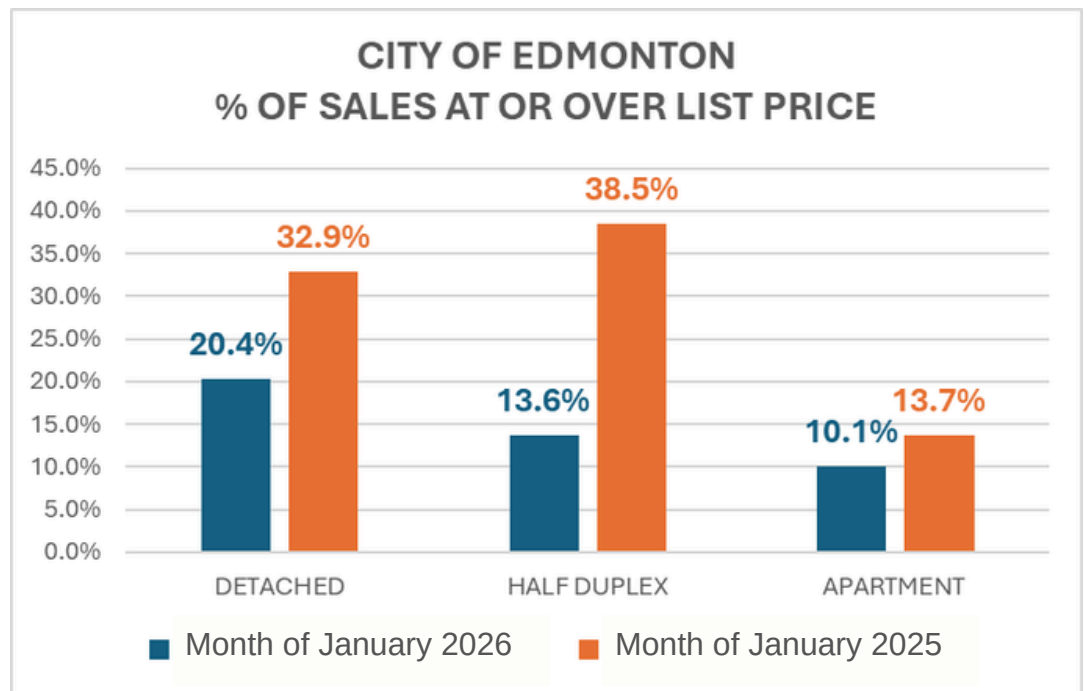
Feel good about the choice you make.

### IT'S ALL ABOUT SUPPLY & DEMAND

The big real estate story this month is all about SUPPLY AND DEMAND. Residential inventory has increased dramatically compared to last January, with 3,581 residential homes for sale on January 31<sup>st</sup> vs only 2,736 homes for sale last January 31<sup>st</sup>! Compounding the effect of the increased inventory is the decreased number of homes sold. There were just 791 homes sold in the City of Edmonton in January 2026, vs 1,181 in January 2025. When you combine all of that, the result is an almost doubling of Months of Supply. As of January 31 2026 there was 4.5 months of supply for the City of Edmonton. This means that if sales continue at the same rate, it would take 4.5 months for all of those homes to be sold. Compare that to 2.3 months of supply at January 31, 2026.

One way this change is visible is the number of homes sold for list price or more. When supply eases and demand reduces, there's less competition. As the graph shows, the number of homes selling for list price or more has reduced dramatically since this time last year. However, it's interesting to see that there are still 20% of homes selling at or over list price, so the competition is clearly not out of all segments of the market.

The other way this change is evident is sold price as a percentage of list price. That's dropped significantly since last January as well. This time last year, the median sold price was 99.6% of list price. This year that number is reduced to 97.2%, which is much more typical.



### LET'S CONNECT

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Edmonton's been in a strong seller's market for a good while now, and it's arguable that these new numbers move us either towards or right into a balanced market. However...all markets are not equal. Apartment condos, half duplexes, and detached homes in widely varying neighbourhoods around the city create hundreds of micro markets. As a result, it's critical to understand the micro-market that you are buying or selling in. Reach out to any of us at Schmidt Realty Group for the latest market info for your neighbourhood. We like nerding out on this stuff and are always happy to dig into the numbers for you!

# MARKET SNAPSHOT JAN 2026

