

THE SCHMIDT REPORT

April 2026

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Real estate forecast looking clearer!


In last month's Schmidt Report we talked about the confusing signals in the market. Sales are up! Inventory is up! Multiple offers are happening! More sellers are reducing price! It wasn't obvious where the market was heading. Fortunately the trend is becoming clearer, and overall it's good news!

- **Oh yay!** Residential sales increased a whopping 33% over Feb/26! That's exciting, but it's also important to remember that there is a seasonality to Alberta real estate, and it's typical to see a big increase in activity as the weather warms up.
- **Oh no!** Comparing March 26 to March 2025 is much more meaningful as it compares "apples to apples". In this case, there were 2,133 residential sales in the Greater Edmonton area this March, compared to 2,480 sales in March 2025. That's a 14% decrease this year. To put that in context, average March sales for the past 4 years was 2,519, which puts March 2026 results 15% below average.
- **Oh yay!** The good news is that year-to-date sales are starting to catch up a bit. Sales in the first quarter of 2026 were 2,769 vs 3,287 in the first quarter last year. So while first quarter sales are still lagging by 17% compared to 2025, there's a small improvement from the year-to-date lag of 19% for the first two months of the year.
- **OK.** Median residential price is a helpful number to consider. It considers supply and demand as well as consumer confidence. **The median sales price for a detached house** in Edmonton was stable, comparing March 2026 to March 2025...\$535,000 indicating that Edmonton real estate is definitely holding its value.
- **Oh yay!** And the year-to-date **median selling price for all residential properties** showed a modest increase as of March 31st to \$436,500, vs \$435,000 at March 31 2025.



With the late spring we've had, it's very likely that April will be a strong "catch-up month". The market does naturally fluctuate, so year-to-date trends are more important than results for a single month. Focusing in too closely can easily give a false impression of the overall strength of the market. Looking at the market value of Edmonton real estate indicates solid value and a stable market over the long term.

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Stay tuned for next month's Schmidt Report for our take on the Edmonton area real estate market. And in the meantime, if you'd like us to dive into the activity and results for your neighbourhood, please reach out to us any time! We love nerding out on the numbers and are always happy to provide the info you need!

MARKET SNAPSHOT MAR 2026

