



THE SCHMIDT REPORT

Jun 2026

Feel good about the choice you make.

Is the market shifting? Here are 3 things to watch...

Days on Market (DOM): Did you know there are two ways to measure how long a property took to sell? The simplest, and what you'll most likely hear reported in the media, is the number of days from the time a home was last listed until it becomes a firm sale (ie. all conditions waived by the buyers). A much more meaningful statistic is Cumulative Days on Market. This includes the total number of days that a property was on the market, including any prior listings within the past 45 days. For example, if a listing was on the market for 60 days, the listing expired, then the property was re-listed a week later, the Cumulative Days on Market would include the first 60 days PLUS the time it's been on the market in the new listing. That's a much more complete (and realistic) story.

- Average Cumulative DOM for All Residential Sales in the City of Edmonton in May 2026 was 59 days, while Regular DOM for the last listing when these homes sold was just 39. That's more than a 2-week difference!
- Looking back at May 2025, Average Cumulative DOM for All Residential Sales was 41, while regular DOM was just 30 which gives the impression that the market is moving faster than it really was.

Months of Supply: The second indicator of where our market might be heading is Months of Supply. This is calculated by taking the available homes for sale and dividing that by the number of recent home sales in a 30 day period. If you're looking at a neighborhood where 12 homes sold in the past 3 months, that's an average of 4 homes a month. If there are now 20 homes for sale, that's a 5 month supply of homes. In other words, even if no new properties are listed in that neighbourhood, it would take 5 months for the active listings to all be sold...provided sales continue at the same rate as they have in the past 90 days. When Months of Supply starts to go up, the market is slowing down.

- Based on the number of homes for sale on May 31 2026, there was a 3.6 month supply of homes available.
- There was just 2.3 Months of Supply on May 31 2025, and even lower at 1.9 Months of Supply at May 31 2024. This change shows how the market has been shifting over the past 2 years.

Proportion of Multiple Offers: While there's no way to track the number of homes that go into multiple offer competition, we can estimate this by looking at the number of sales at or above list price. While it's possible that a buyer offered full list price without competing offers, it's most likely the result of competition. In May 2026, 25% of City of Edmonton sales were at or over list price. That's a lot! But in May 2025, over 37% of sales were at or over list price. So while the market is still strong, it's not as competitive as it was.

With each of these indicators it's important to focus on the specific sub-market that you're buying or selling in. Days on Market, Months of Supply, and the frequency of Multiple Offers all vary dramatically depending on the micro market you're in. University area apartment condos, Sherwood Park townhomes, and Meadowlark bungalows will each have their own pace and market trends.

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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 MAY 2026

