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THE SCHMIDT REPORT

July 2026

Feel good about the choice you make.

Wondering where the Edmonton market is headed?

Last month we talked about 3 ways to tell if the market might be shifting... Days on Market, Supply, and Proportion of Multiple Offers.

Days on Market continue to increase, with the average time to sell a detached house for June sitting at 49 days. Townhomes were selling in an average of 56 days and apartment condos were selling on average in 71 days. For perspective, that's 20% longer to sell a detached house compared to last June, 60% longer to sell a townhouse, and 16% longer to sell an apartment condo. The combined average for all residential properties in the Greater Edmonton Area was 26% longer to sell in June 2026 compared to June 2025.

Inventory is also up significantly, which is giving buyers more choice in some markets, decreasing the competition and leading to longer days on market for many listings. There were 8,068 homes for sale on June 30, 2026 in the Greater Edmonton Area, the highest inventory since August 2022.

As you'll see in the charts to the right, the total number of sales for June 2026 was pretty much on par with June 2025. What's different is the level of competition. There was a significantly higher number of homes selling for list price or more last June in all areas. The biggest decline in competition was in the City of Edmonton. While last June more than 1 in 3 listings sold for list price or more, this year that number is down to approximately 1 in 4. Interestingly, while there was a shift in Sherwood Park and St Albert as well, those markets have remained much more competitive.

As you can see, the market varies dramatically by area, and when we break it down even further to neighbourhood and property type it varies even more. The detailed analysis and expert advice of your REALTOR® is always important, but perhaps never more important than when the market is shifting, as it is today.

MONTHLY DETACHED HOME SALES - JUNE 2025

	# SOLD for List Price or More	Total Sales	% SOLD for List Price or More
City of Edmonton	372	983	38%
Sherwood Park	65	98	66%
St Albert	48	100	48%

MONTHLY DETACHED HOME SALES - JUNE 2026

	# SOLD for List Price or More	Total Sales	% SOLD for List Price or More
City of Edmonton	259	990	26%
Sherwood Park	58	99	59%
St Albert	44	95	46%

City of Edmonton Detached Single Family Sales - June 2025



City of Edmonton Detached Single Family Sales - June 2026



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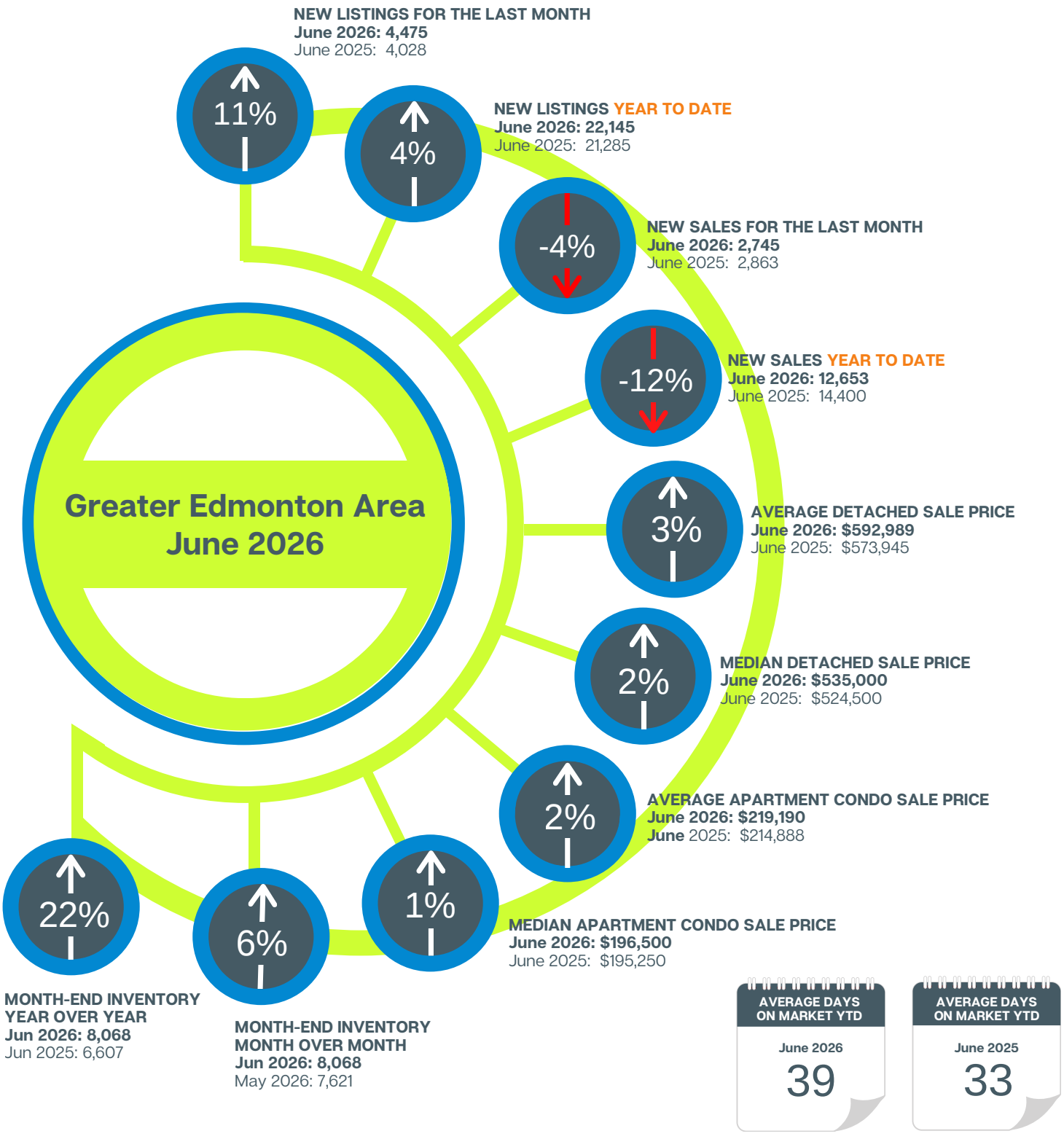
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Stay tuned for next month's Schmidt Report for our take on the Edmonton area real estate market. And in the meantime, if you'd like us to dive into the activity and results for your neighbourhood, please reach out to us any time! We love nerding out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

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MARKET SNAPSHOT JUN 2026



NEW LISTINGS FOR THE LAST MONTH
June 2026: 4,475
June 2025: 4,028

NEW LISTINGS YEAR TO DATE
June 2026: 22,145
June 2025: 21,285

NEW SALES FOR THE LAST MONTH
June 2026: 2,745
June 2025: 2,863

NEW SALES YEAR TO DATE
June 2026: 12,653
June 2025: 14,400

AVERAGE DETACHED SALE PRICE
June 2026: $592,989
June 2025: $573,945

MEDIAN DETACHED SALE PRICE
June 2026: $535,000
June 2025: $524,500

AVERAGE APARTMENT CONDO SALE PRICE
June 2026: $219,190
June 2025: $214,888

MEDIAN APARTMENT CONDO SALE PRICE
June 2026: $196,500
June 2025: $195,250

MONTH-END INVENTORY YEAR OVER YEAR
Jun 2026: 8,068
Jun 2025: 6,607

MONTH-END INVENTORY MONTH OVER MONTH
Jun 2026: 8,068
May 2026: 7,621

AVERAGE DAYS ON MARKET YTD	
June 2026	39

AVERAGE DAYS ON MARKET YTD	
June 2025	33

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