THE SCHMIDT REPORT

August 2026

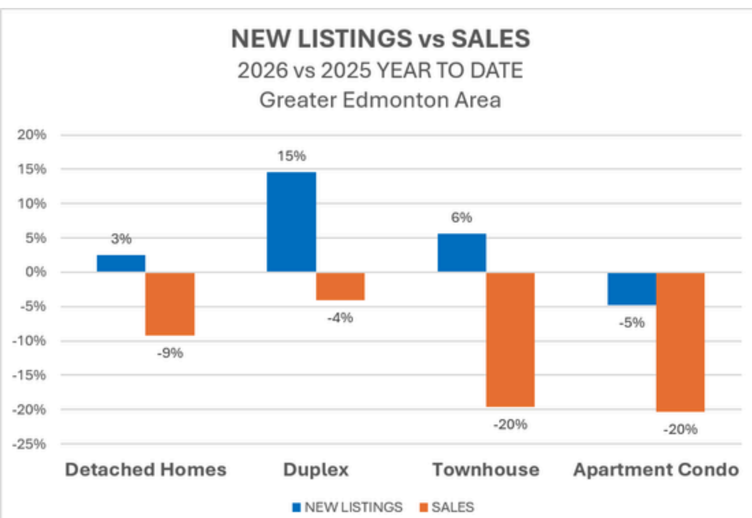
Feel good about the choice you make.

Are you seeing the signs?

For Sale signs are always popping up in spring and summer, but this year there's a bumper crop! New listings are up significantly over 2025, which is reducing competition. While that's generally good news for buyers, sellers need to pay close attention to pricing.

It's basic supply and demand…

- When SUPPLY GOES UP, there's more chance that prices will go down.
- When SALES GO DOWN, there's more chance that the prices will go down.
- When SUPPLY AND SALES shift in opposite directions, the potential for a market shift becomes much stronger.



The chart to the left summarizes the activity for the entire Greater Edmonton Area (GEA), but real estate is hyper-local, so these trends may not apply to your neighbourhood. Your community and property type might continue to be in high demand, or you might be noticing that For Sale signs are taking longer to turn into SOLD signs. In a shifting market, you need the best advice you can get more than ever. Call on your friends at Schmidt Realty Group anytime for a deep dive into your market. We'll get you market-wise fast!

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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 JUL 2026

Greater Edmonton Area
July 2026

NEW LISTINGS FOR THE LAST MONTH
July 2026: 4,258
July 2025: 4,227

1%

NEW LISTINGS YEAR TO DATE
July 2026: 26,219
July 2025: 25,512

3%

NEW SALES FOR THE LAST MONTH
July 2026: 2,535
July 2025: 2.849

-11%

NEW SALES YEAR TO DATE
July 2026: 15,178
July 2025: 17,249

-12%

AVERAGE DETACHED SALE PRICE
July 2026: $585,726
July 2025: $578,866

1%

MEDIAN DETACHED SALE PRICE
July 2026: $531,050
July 2025: $534,950

-1%

AVERAGE APARTMENT CONDO SALE PRICE
July 2026: $214,521
July 2025: $209,787

2%

MEDIAN APARTMENT CONDO SALE PRICE
July 2026: $195,000
July 2025: $190,000

3%

MONTH-END INVENTORY YEAR OVER YEAR
July 2026: 8,135
July 2025: 6,906

18%

MONTH-END INVENTORY MONTH OVER MONTH
July 2026: 8,135
June 2026: 7,892

3%

AVERAGE DAYS ON MARKET YTD
July 2026
39

AVERAGE DAYS ON MARKET YTD
July 2025
33