



THE SCHMIDT REPORT

September 2026

Feel good about the choice you make.

What buyers, sellers & homeowners need to know this fall...

BUYERS are finally getting a break from the hyper competitive market. There are more homes on the market to choose from and if they act quickly on that new listing, buyers have a solid chance of avoiding a bidding war. There were 6,040 homes for sale in the City of Edmonton on August 31st 2026. That's the highest since July 2022! Buyers looking for a condo between \$150,000 and \$200,000 are spoiled for choice with 497 units available at August 31st this year vs 354 units available August 31 2025. There are good condo deals to be had!

SELLERS are still benefiting from a solid market. If they price their home appropriately and prepare it well for viewing, sellers can anticipate good activity and a reasonably short time to wait for an offer. The median time for a detached home in the City of Edmonton to sell was just 39 days in August 2026 vs 32 last August. That's still a market that is moving very well!

HOMEOWNERS are still enjoying stable equity. Values are holding overall, especially in the single family detached home market. The median sales price for a detached home in August 2026 in the City of Edmonton was \$506,000 almost exactly on par with August 2025's median price of \$506,888 and with gains firmly retained from the increases since August 2024 when the median price was \$480,444. And if you prefer to look at average prices, values are actually up... \$556,257 in August 2026 vs \$550,986 in August 2025. If you own a single family home in Edmonton, your equity is doing just fine!



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MARKET SNAPSHOT AUG 2026

