



THE SCHMIDT REPORT

October 2026

Feel good about the choice you make.

BACK TO THE FUTURE? Echos of 2023...

2026 has been an interesting year in real estate. After a bit of a slower start the market played catch-up in late spring, then moved steadily through the summer. Quarter 3 wrapped up with high inventory, and the scent of a cooler market in the air.

Looking back, the closest comparable year for Total Residential Sales is 2023, as you can see in the first chart below. As you can see, the number of sales isn't all we need to watch.

- Year to date sales were just 3% higher in 2026 vs 2023, so the years appear to be quite similar.
- However, new listings were up 18% in 2026 vs 2023
- And the inventory of available homes for sale is up 27% in 2026 vs 2023

CITY OF EDMONTON	2026	2023
Year-to-Date Total Residential Sales	12795	12386
Year-to-Date New Listings	23864	20181
Inventory <u>at</u> September 30	5988	4681

Comparing average selling prices for the September 2026 vs September 2025, detached home prices are up, apartment condos appear to have remained quite steady, but duplex and townhome prices are lower this September vs last year.

CITY OF EDMONTON	2026	2025
Detached House	\$547,426	\$540,159
Half Duplex	\$408,859	\$427,592
Townhouse	\$277,682	\$296,339
Apartment Condo	\$202,377	\$201,289
All Residential	434,888	\$420,017

It will be interesting to see what October brings. Even if average and median prices hold, buyers might find they're getting more house for those same dollars.

LET'S CONNECT



Whether you're buying, selling, or happily owning, you can count on Schmidt Realty Group to provide you with the market data and analysis you need to make a smart decision in any market. Contact us anytime to get the latest news on *your* neighbourhood!

MARKET SNAPSHOT SEP 2026

