

# Edmonton housing demand continues to trend upwards as 2025 begins

FEBRUARY 04, 2025 MARKET STATISTICS



**Edmonton, February 4, 2025:** There were a total of 1,597 residential unit sales in the Greater Edmonton Area (GEA) real estate market during January 2025, a 12.1% monthly increase from December 2024 and an 11.2% annual increase from January 2024. New residential listings amounted to 2,452, up 83.5% from December 2024 and 12.9% from the previous year. Overall inventory in the GEA increased 6.9% month-over-month, while still trending lower year-over-year, showing an 18.2% decrease from January 2024.

The total number of Detached unit sales was 856, an increase of 3.9% over the previous month but 2.4% lower than the previous year. Semi-detached sales increased 22.0% month-over-month and 41.8% higher year-over-year, moving 200 units last month. Row/Townhouse unit sales increased 8.8% compared to December 2024 and recorded 21.8% more sales than January 2024. Apartment Condominium unit sales were 36.0% higher than the previous year and 39.1% higher than December 2024.

Total residential average prices came in at \$438,278, showing a minimal 0.8% increase from the previous month and reflecting an overall growth of 9.9% compared to January 2024. Detached home prices averaged \$561,282, an increase of 4.2% from December 2024, and coming in 16.2% higher than the previous year. Semi-detached units sold for an average of \$420,844, increasing 3.0% from the previous month and 11.2% year-over-year. Row/townhouse prices were up 6.6% from December 2024 and were 15.8% higher than in January 2024 with an average selling price of \$311,866. Apartment Condominium average prices fell 0.8% from December 2024 to \$202,663 but still ended the month 4.9% higher than the previous year.

The MLS® Home Price Index (HPI) composite benchmark price\* in the GEA came in at \$419,200, increasing 3.8% from December 2024 and up 12.0% from January 2024.

“When we announced our 2025 Housing Market Forecast just a few weeks ago, we did count on some unpredictability this year,” says REALTORS® Association of Edmonton 2025 Board Chair Darlene Reid. “The first surprise of the year is seeing such a marked increase in newly listed properties coming onto the market in what is typically a slower month, and of course, many were snatched up right away. I’d love to say that trend will continue through the year, but we’ll have to wait and see.”

Detached homes averaged 51 days on the market, an increase of seven days from December 2024. Semi-detached homes increased by four days with properties averaging 37 days on the market. Row/townhouses decreased one day to 37, while Apartment Condominiums averaged 57 days on market, reflecting no change. Overall, all residential listings averaged 48 days on the market, with a four-day month-over-month increase and an 11-day decrease compared to January 2024.

*\*Please note – Each year, in line with statistical best practices, the MLS® HPI undergoes a comprehensive review by Canadian Real Estate Association (CREA). The results can lead to changes in the available data and historical composite or aggregate benchmark*

*prices could be revised higher or lower. Learn more [here](#) or see the FAQ document [here](#).*

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