

EDMONTON CONDO MARKET: SEPTEMBER 2026

Apartment condo prices held steady year over year while townhouse prices slipped, and a jump in listings with fewer sales gave buyers more choice heading into fall.

condosforsaleedmonton.ca · Elevate Realty Group · Real Broker · 587-415-0804 · hello@elevaterealtygroup.ca

\$208,672 Avg apartment condo · ↑ 0.6% YoY	\$289,640 Avg townhouse condo · ↓ 4.5% YoY	4.1 months Supply, all residential	44 days Avg time to sell, all residential
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CONDO SNAPSHOT

THE NUMBERS: SEPTEMBER 2026

Greater Edmonton Area, as reported by the REALTORS® Association of Edmonton (RAE) and WOWA. Arrows show the change from last month (MoM) and a year ago (YoY).

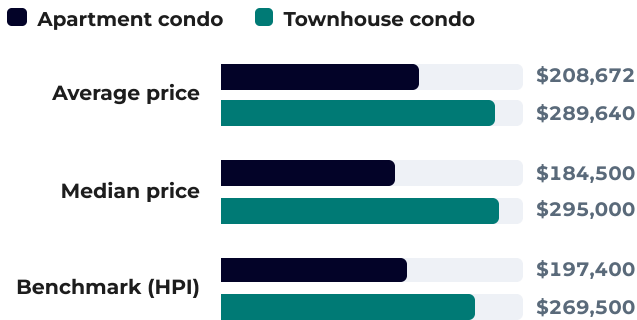
MEASURE	APARTMENT CONDO	MOM	YOY	TOWNHOUSE CONDO	MOM	YOY
Average price	\$208,672	↓ 3.1%	↑ 0.6%	\$289,640	↓ 2.9%	↓ 4.5%
Median price	\$184,500	↓ 2.9%	↓ 4.3%	\$295,000	↑ 0.9%	↓ 3.1%
Benchmark price (MLS® HPI)	\$197,400	↓ 0.7%	↓ 1.1%	\$269,500	↓ 0.4%	↓ 3.4%
Sales	280	↓ 9.1%	↓ 16.2%	246	↓ 12.8%	↓ 20%
New listings	—	↓ 11.1%	↓ 5.3%	—	↑ 5.3%	↑ 12.5%

1,959 sales All residential, ↓ 8.8% MoM · ↓ 10.3% YoY	3,864 new listings All residential, ↑ 7.2% MoM · ↑ 11.3% YoY	8,062 for sale Inventory, all residential, ↑ 16.7% YoY	44 days to sell All residential: 3 days longer than last month, 5 longer than a year ago
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PRICES

Apartment vs. townhouse condo prices

A typical townhouse condo costs about \$80,968 more than an apartment condo on average.



GLOSSARY

Average, median or benchmark?

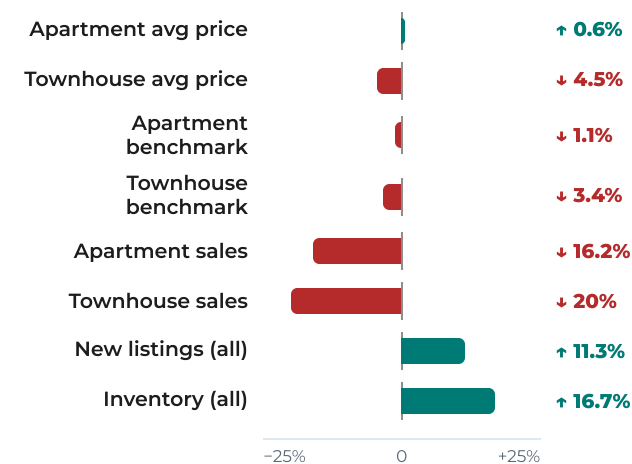
- ✓ **Average price** — total sales value divided by the number of sales. One expensive penthouse can pull it up.
- ✓ **Median price** — the middle sale: half sold for more, half for less. Less swayed by outliers.
- ✓ **Benchmark price (MLS® HPI)** — the price of a "typical" condo with the same features each month, so it tracks real price change best.

This month the apartment benchmark (\$197,400, -1.1% YoY) and median (\$184,500, -4.3% YoY) both slipped, while the average rose 0.6% — a sign that a few higher-priced sales lifted the average.

YEAR OVER YEAR

What changed since September 2025

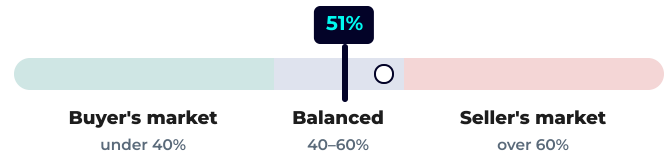
Condo sales fell sharply while listings and inventory climbed — more choice for buyers.



MARKET BALANCE

Buyer's, seller's or balanced?

The share of new listings that sell is the quickest read on who has the leverage. 4.1 months of supply backs up the same picture.



Sales-to-new-listings ratio (all residential): **51%**, down from 57% last month (hollow marker) — a balanced market by the 40–60% rule of thumb, edging toward buyers.

MONTH OVER MONTH	AUGUST 2026	SEPTEMBER 2026
Avg apartment condo	\$215,422	\$208,672
Avg townhouse condo	\$298,238	\$289,640
All residential sales	2,143	1,959

READING THE SEP 2026 NUMBERS

For buyers

More listings and slower sales mean more choice and more room to negotiate, especially on townhouses, where prices are down 4.5% from a year ago. Take the time to review [condo documents](#) before you firm up.

For sellers

With inventory up 16.7% year over year, pricing matters: list close to the benchmark for your building and condo type, and expect homes to take about 44 days to sell.

For investors

Apartment condo values held roughly flat year over year at an average of \$208,672, keeping Edmonton among Canada's most affordable major markets for a first rental property.

SOURCES & NOTES

- REALTORS® Association of Edmonton — [New inventory is still being added, but sales have slowed for fall](#) (October 2, 2026): average prices, all-residential sales, new listings, inventory change and benchmark.
- WOWA.ca — [Edmonton Housing Market Report](#): condo sales counts, median and benchmark prices, inventory count, months of supply and sales-to-new-listings ratio.
- All figures are for the Greater Edmonton Area. Days to sell, months of supply and the sales-to-new-listings ratio cover all residential property types, not condos only. RAE and WOWA report slightly different sales percentages; RAE's are used for all-residential totals and WOWA's for condo sales.

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Prepared by Elevate Realty Group, Real Broker · 587-415-0804 · hello@elevaterealtygroup.ca. This report is general information only and does not constitute real estate, financial, investment or legal advice; market conditions change and past trends do not predict future prices. Statistics come from the sources above and are believed reliable but are not guaranteed. Always consult a licensed REALTOR® and an Alberta real estate lawyer before making a real estate decision. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service®, MLS® HPI and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.