City of Lethbridge Monthly Statistics

July 2026

Market Trend Summary

New listings were 250 units in July, up 5% year-over-year. Sales were 161, down 20.3% year-over-year. The sales-to-new-listings ratio fell to 64 percent in July. Inventory now sits at 402, up 28.4 percent compared to last year.

Total residential average price is up 8.1 percent year over year. Months of supply is up 61% year-over-year to 2.5. Average prices are up for all property types, increasing for detached (8%), semi-detached (8.7%), row housing (22.1%), and apartments (0.7%).

SALES
161

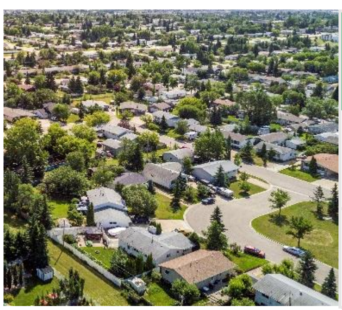
20.3% Y/Y

Monthly trend*

NEW LISTINGS
250

5.0% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE
$ 465,724

8.1% Y/Y

Monthly trend*

INVENTORY
402

28.4% Y/Y

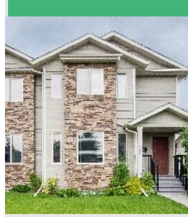
Monthly trend*

DETACHED AVERAGE PRICE


$ 523,292

8.0% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE


$ 387,575

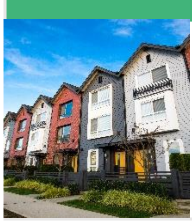
8.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY
2.50

61.1% Y/Y

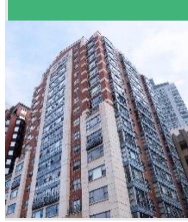
Monthly trend*

ROW AVERAGE PRICE


$ 336,400

22.1% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE


$ 249,788

0.7% Y/Y

Monthly trend*

*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

Data source: Pillar 9

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	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	116	-22%	186	0%	283	15%	62%	2.44	47%	$523,292	8%
Semi	12	0%	15	25%	23	28%	80%	1.92	28%	$387,575	9%
Row	16	-24%	26	30%	56	100%	62%	3.50	163%	$336,400	22%
Apartment	17	-19%	23	15%	40	90%	74%	2.35	135%	$249,788	-1%
Total Residential	161	-20%	250	5%	402	28%	64%	2.50	61%	$465,724	8%

Year-to-Date July 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	800	-8%	1086	2%	236	9%	74%	2.06	19%	$504,792	8%
Semi	81	9%	100	16%	22	52%	81%	1.88	39%	$370,925	6%
Row	117	-19%	160	4%	42	50%	73%	2.50	86%	$318,884	2%
Apartment	101	-28%	142	-2%	31	27%	71%	2.16	76%	$243,004	-2%
Total Residential	1099	-11%	1488	3%	330	17%	74%	2.10	31%	$451,075	8%