City of Lethbridge Monthly Statistics

August 2026

Market Trend Summary

New listings were 220 units in August, down 7.9% year-over-year. Sales were 176, down 6.9% year-over-year. The sales-to-new-listings ratio rose to 80 percent in August. Inventory now sits at 402, up 20.4 percent compared to last year.

Total residential average price is up 2.7 percent year over year. Months of supply is up 29.2% year-over-year to 2.28. Average prices are up for all property types, increasing for detached (1.8%), semi-detached (2.9%), row housing (2.2%), and apartments (29.3%).

SALES

176

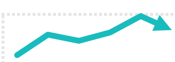
6.9% Y/Y

Monthly trend*

NEW LISTINGS

220

7.9% Y/Y

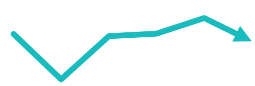


Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE

$ 447,541

2.7% Y/Y



Monthly trend*

INVENTORY

402

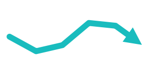
20.4% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE

$ 486,686

1.8% Y/Y

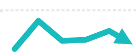


Monthly trend*

SEMI-DETACHED AVERAGE PRICE

$ 369,700

2.9% Y/Y



Monthly trend*

MONTHS OF SUPPLY

2.28

29.2% Y/Y

Monthly trend*

ROW AVERAGE PRICE

$ 343,700

2.2% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE

$ 327,431

29.3% Y/Y

Monthly trend*

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

Data source: Pillar 9

City of Lethbridge Monthly Statistics

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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	128	-8%	170	-4%	295	13%	75%	2.30	23%	$486,686	2%
Semi	9	-25%	12	-25%	19	-10%	75%	2.11	21%	$369,700	3%
Row	23	0%	24	9%	53	96%	96%	2.30	96%	$343,700	2%
Apartment	16	7%	14	-39%	35	40%	114%	2.19	31%	$327,431	29%
Total Residential	176	-7%	220	-8%	402	20%	80%	2.28	29%	$447,541	3%

Year-to-Date August 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	928	-8%	1256	1%	243	10%	74%	2.09	19%	$502,295	7%
Semi	90	5%	111	9%	21	37%	81%	1.84	31%	$370,803	5%
Row	140	-17%	185	5%	44	58%	76%	2.51	90%	$322,961	2%
Apartment	116	-25%	156	-7%	32	29%	74%	2.20	73%	$255,520	3%
Total Residential	1274	-10%	1708	1%	340	17%	75%	2.13	31%	$450,830	7%