City of Lethbridge Monthly Statistics

October 2026

Market Trend Summary

New listings were 173 units in October, up 13.1% year-over-year. Sales were 122, down 5.4% year-over-year. The sales-to-new-listings ratio fell to 71 percent in October. Inventory now sits at 411, up 32.6 percent compared to last year.

Total residential average price is up 6 percent year over year. Months of supply is up 40.2% year-over-year to 3.37. Average prices are down for semi-deteached (-15.3%), but up for detached (4.6%), row housing (18.8%), and apartments (35.4%).

SALES

122

5.4% Y/Y

Monthly trend*

NEW LISTINGS

173

13.1% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 443,055

6.0% Y/Y

Monthly trend*

INVENTORY

411

32.6% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE



$ 470,858

4.6% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



$ 356,483

15.3% Y/Y

Monthly trend*

ROW AVERAGE PRICE



$ 347,940

18.8% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 312,800

35.4% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.37

40.2% 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	95	-4%	124	7%	296	21%	77%	3.12	26%	$470,858	5%
Semi	12	50%	13	44%	20	0%	92%	1.67	-33%	$356,483	-15%
Row	10	-33%	20	0%	56	107%	50%	5.60	211%	$347,940	19%
Apartment	5	-29%	16	100%	39	105%	31%	7.80	187%	$312,800	35%
Total Residential	122	-5%	173	13%	411	33%	71%	3.37	40%	$443,055	6%

Year-to-Date October 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	1128	-8%	1530	1%	255	12%	74%	2.26	21%	$497,049	6%
Semi	115	10%	140	12%	21	27%	82%	1.80	16%	$367,227	3%
Row	172	-15%	227	6%	46	66%	76%	2.65	96%	$325,892	2%
Apartment	134	-22%	186	-1%	33	36%	72%	2.43	75%	$256,911	3%
Total Residential	1549	-9%	2083	2%	354	20%	74%	2.28	32%	$447,632	6%

