AREA Alberta Real Estate Association

City of Medicine Hat Monthly Statistics

July 2026

Market Trend Summary

July sales were 109, a 7.6 percent decrease year-over-year. Inventory rose, up 23.8 percent year-over-year. With 147 new listings, the sales-to-new-listings ratio fell slightly to 74 percent.

Months of supply rose to 1.62 in July, up 34% year over year. Year-over-year average prices have risen by 6.5 percent. Prices are up year-over-year for detached (3.9%) and semi detached (16.8%), but down for row housing (-4.9%) and apartments (-1.8%).

SALES

109

7.6% Y/Y

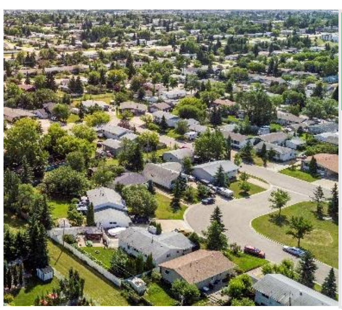
Monthly trend*

NEW LISTINGS

147

4.3% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 393,928

6.5% Y/Y

Monthly trend*

INVENTORY

177

23.8% Y/Y

Monthly trend*

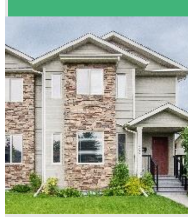
DETACHED AVERAGE PRICE

$ 430,559

3.9% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE

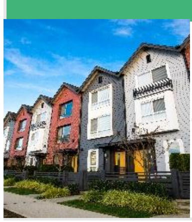


$ 366,686

16.8% Y/Y

Monthly trend*

ROW AVERAGE RICE

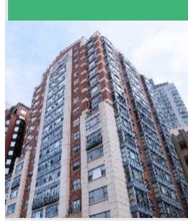


$ 239,880

4.9% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 214,542

1.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.62

34.0% 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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July 2026

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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	85	-1%	112	-1%	125	10%	76%	1.47	11%	$430,559	4%
Semi	7	40%	6	0%	12	50%	117%	1.71	7%	$366,686	17%
Row	5	-69%	12	-14%	11	10%	42%	2.20	252%	$239,880	-5%
Apartment	12	9%	17	113%	29	164%	71%	2.42	142%	$214,542	-2%
Total Residential	109	-8%	147	4%	177	24%	74%	1.62	34%	$393,928	7%

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	482	-1%	661	5%	104	11%	73%	1.51	13%	$436,212	6%
Semi	44	19%	72	71%	14	83%	61%	2.25	54%	$387,664	0%
Row	59	-20%	69	-22%	9	-13%	86%	1.12	9%	$268,575	4%
Apartment	82	26%	109	51%	19	79%	75%	1.66	42%	$251,377	22%
Total Residential	667	0%	911	10%	147	20%	73%	1.55	19%	$395,458	6%