City of Medicine Hat Monthly Statistics

August 2026

Market Trend Summary

August sales were 98, a 13.3 percent decrease year-over-year. Inventory rose, up 31.7 percent year-over-year. With 146 new listings, the sales-to-new-listings ratio fell slightly to 67 percent.

Months of supply rose to 1.95 in August, up 51.9% year over year. Year-over-year average prices have risen by 0.6 percent. Prices are up year-over-year for row (3.0%), apartments (8.0%) and semi detached (36.3%), but down for detached (-0.9%).

SALES

98

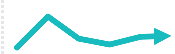
13.3% Y/Y

Monthly trend*

NEW LISTINGS

146

4.3% Y/Y



Monthly trend*

INVENTORY

191

31.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.95

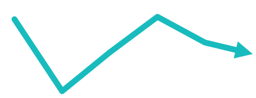
51.9% Y/Y

Monthly trend*

TOTAL RESIDENTIAL AVERAGE PRICE

$ 378,372

0.6% Y/Y



Monthly trend*

DETACHED AVERAGE PRICE

$ 413,145

0.9% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE

$ 477,000

36.3% Y/Y

Monthly trend*

ROW AVERAGE RICE

$ 262,267

3.0% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE

$ 220,991

8.0% 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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	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	77	-11%	110	13%	131	25%	70%	1.70	41%	$413,145	-1%
Semi	1	0%	5	25%	12	33%	20%	12.00	33%	$477,000	36%
Row	9	-40%	10	-47%	12	-8%	90%	1.33	54%	$262,267	3%
Apartment	11	10%	21	5%	36	100%	52%	3.27	82%	$220,991	8%
Total Residential	98	-13%	146	4%	191	32%	67%	1.95	52%	$378,372	1%

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	559	-3%	771	6%	108	13%	73%	1.54	17%	$433,035	5%
Semi	45	18%	77	67%	14	76%	58%	2.47	49%	$389,649	1%
Row	68	-24%	79	-27%	10	-12%	86%	1.15	15%	$267,740	4%
Apartment	93	24%	130	41%	22	83%	72%	1.85	48%	$247,783	20%
Total Residential	765	-2%	1057	9%	153	21%	72%	1.60	23%	$393,269	5%