City of Medicine Hat Monthly Statistics

August 2025

Market Trend Summary

August sales were 114, a 6.5 percent increase year-over-year. Inventory fell significantly, down 17.7 percent year-over-year. With 140 new listings, the sales-to-new-listings ratio fell to 81 percent.

Months of supply fell to 1.26 in August, down 22.8% year over year. Year-over-year average prices have increased by 9.8 percent. Prices are up for detached which rose 7.9 percent, but fell for semi detached (-12.3%), row (-3.1%) and apartments (-3.5%).



















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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 | 87 | 30% | 97 | 13% | 105 | -19% | 90% | 1.21 | -37% | \$416,872 | 8% |
| Semi | 1 | -88% | 4 | -73% | 9 | -55% | 25% | 9.00 | 260% | \$350,000 | -12% |
| Row | 16 | 23% | 19 | 36% | 12 | 33% | 84% | 0.75 | 8% | \$259,894 | -3% |
| Apartment | 10 | -47% | 20 | 5% | 18 | 6% | 50% | 1.80 | 101% | \$204,670 | -3% |
| Total Residential | 114 | 7% | 140 | 4% | 144 | -18% | 81% | 1.26 | -23% | \$375 , 639 | 10% |

Year-to-Date August 2025

| ICUI CO DUCC | 1149406 2020 | | | | | | | | | | |
|-------------------|--------------|------|--------------|------|-----------|------|-----------------------|--------|---------------|--------------------|------|
| | 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 | 575 | 6% | 725 | 2% | 95 | -24% | 79% | 1.32 | -29% | \$411,847 | 6% |
| Semi | 38 | -34% | 46 | -40% | 8 | -53% | 83% | 1.66 | -28% | \$387,408 | 9% |
| Row | 90 | 0% | 108 | 14% | 11 | 9% | 83% | 0.98 | 9% | \$259,218 | 9% |
| Apartment | 75 | -24% | 92 | -22% | 12 | -36% | 82% | 1.25 | -16% | \$205,773 | 2% |
| Total Residential | 778 | -1% | 971 | -3% | 126 | -26% | 80% | 1.29 | -25% | \$373 , 131 | 8% |

