City of Medicine Hat Monthly Statistics

October 2026

Market Trend Summary

October sales were 97, a 1 percent increase year-over-year. Inventory rose, up 24.8 percent year-over-year. With 92 new listings, the sales-to-new-listings ratio jumped to 105 percent.

Months of supply rose to 1.71 in October, up 23.5% year over year. Year-over-year average prices have risen by 8.7 percent. Prices are up year-over-year for detached (10.4%) and apartments (12%), but down for row (-11.3%) and semi-detached (-11.3%).

SALES

97

1.0% Y/Y

Monthly trend*

NEW LISTINGS

92

19.3% Y/Y

Monthly trend*



TOTAL RESIDENTIAL AVERAGE PRICE

$ 429,533

8.7% Y/Y

Monthly trend*

INVENTORY

166

24.8% Y/Y

Monthly trend*

DETACHED AVERAGE PRICE



$ 475,935

10.4% Y/Y

Monthly trend*

SEMI-DETACHED AVERAGE PRICE



$ 354,250

11.3% Y/Y

Monthly trend*

ROW AVERAGE RICE



$ 249,850

11.3% Y/Y

Monthly trend*

APARTMENT AVERAGE PRICE



$ 262,489

12.0% Y/Y

Monthly trend*

MONTHS OF SUPPLY

1.71

23.5% 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	74	-3%	65	-28%	109	5%	114%	1.47	8%	$475,935	10%
Semi	5	400%	4	0%	16	100%	125%	3.20	-60%	$354,250	-11%
Row	4	-43%	7	-13%	13	18%	57%	3.25	107%	$249,850	-11%
Apartment	14	17%	16	33%	28	180%	88%	2.00	140%	$262,489	12%
Total Residential	97	1%	92	-19%	166	25%	105%	1.71	24%	$429,533	9%

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	686	-3%	945	3%	113	14%	73%	1.64	18%	$439,983	7%
Semi	59	23%	95	70%	14	89%	62%	2.44	54%	$388,608	2%
Row	77	-27%	94	-26%	10	-10%	82%	1.34	24%	$265,373	2%
Apartment	121	15%	164	38%	23	101%	74%	1.93	74%	$248,999	19%
Total Residential	943	-3%	1298	6%	161	25%	73%	1.70	28%	$398,005	7%

