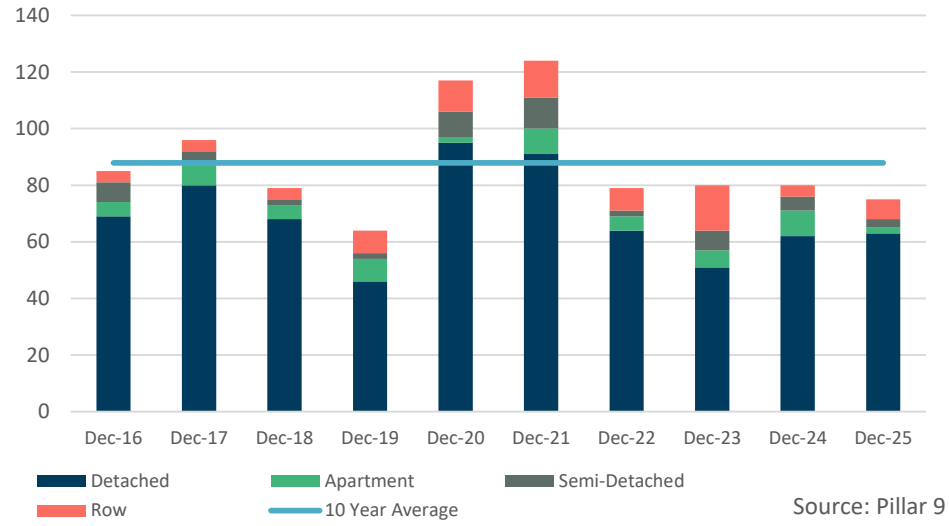
Lethbridge Monthly Statistics

December 2025

Monthly Sales Comparison



Source: Pillar 9

*The six month monthly trend is based on a moving average
Data source: Pillar 9

TOTAL RESIDENTIAL AVG PRICE

$ 469,057

20.2% Y/Y

Monthly trend*

DETACHED AVG PRICE

$ 502,790

20.0% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

$ 355,833

2.4% Y/Y

Monthly trend*

ROW AVG PRICE

$ 294,429

1.2% Y/Y

Monthly trend*

APARTMENT AVG PRICE

$ 187,500

23.7% Y/Y

Monthly trend*

SALES

75

6.3% Y/Y

3.7% YTD

NEW LISTINGS

75

1.4% Y/Y

1.7% YTD

INVENTORY

224

7.8% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.99

1.7% Y/Y

Monthly trend*

Lethbridge Monthly Statistics

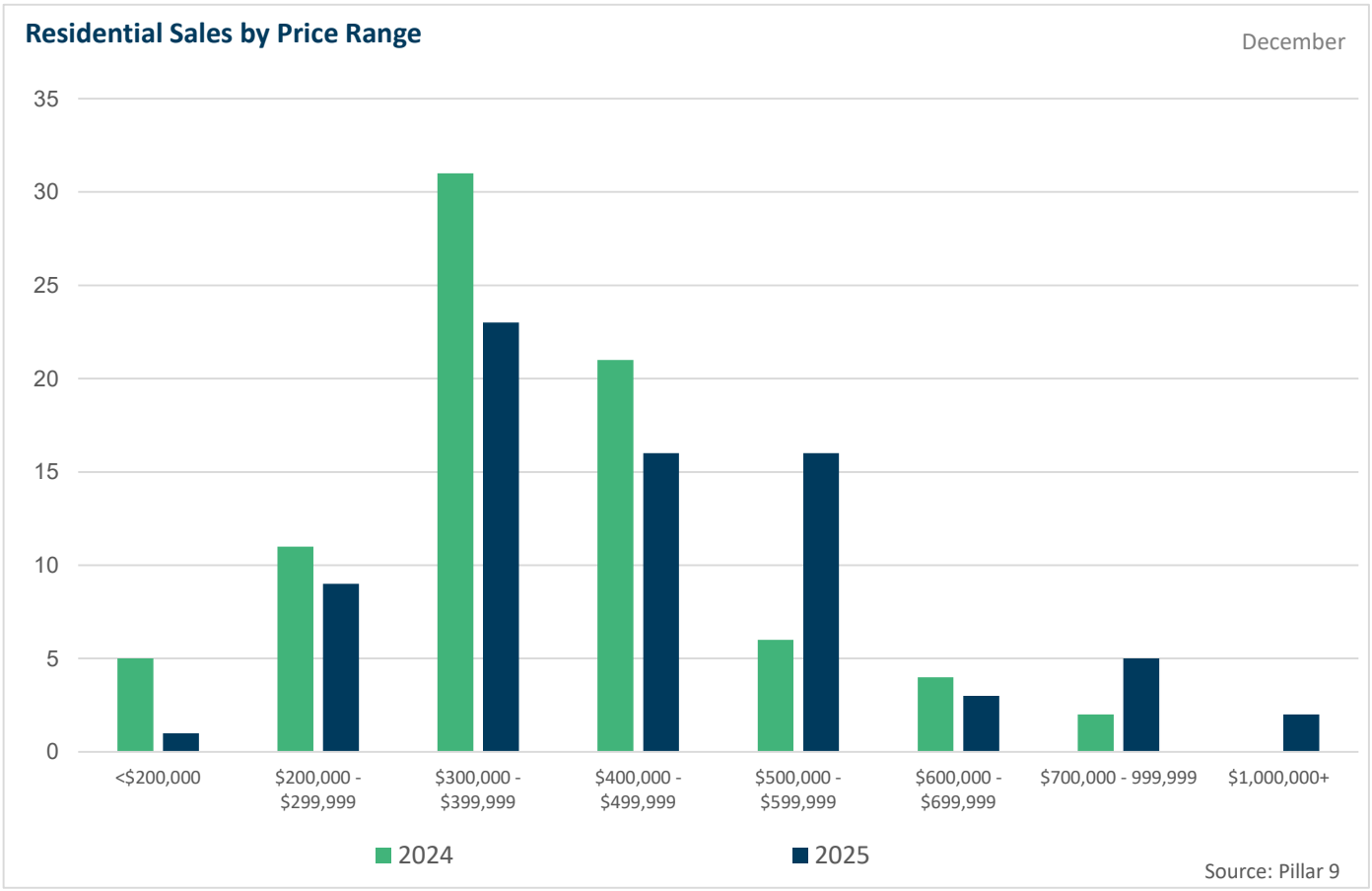
December 2025

December 2025

	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	63	2%	55	0%	157	-11%	115%	2.49	-13%	$502,790	20%
Semi-Detached	3	-40%	5	0%	17	70%	60%	5.67	183%	$355,833	-2%
Row	7	75%	9	0%	34	17%	78%	4.86	-33%	$294,429	-1%
Apartment	2	-78%	6	20%	16	-41%	33%	8.00	167%	$187,500	-24%
Total Residential	75	-6%	75	1%	224	-8%	100%	2.99	-2%	$469,057	20%

Year-to-Date December 2025

	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	1385	-3%	1669	0%	220	-10%	83%	1.91	-8%	$470,302	9%
Semi-Detached	123	-11%	141	0%	16	17%	87%	1.59	32%	$357,438	7%
Row	219	16%	239	17%	28	-6%	92%	1.56	-19%	$318,090	10%
Apartment	186	-22%	202	-27%	22	-25%	92%	1.45	-4%	$249,167	25%
Total Residential	1913	-4%	2251	-2%	288	-10%	85%	1.80	-7%	$424,119	10%

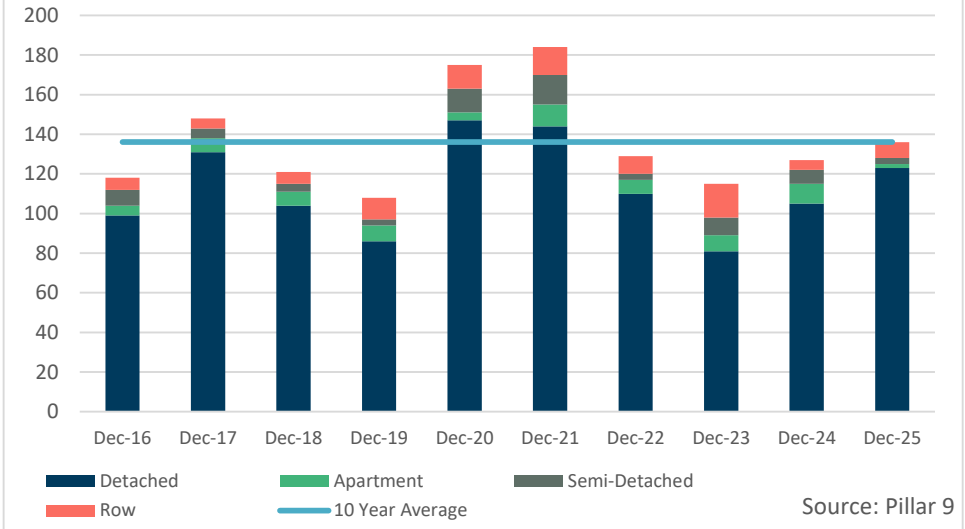


Census Division 2 Monthly Statistics

Lethbridge County: Coaldale, Coalhurst, Lethbridge County, Nobleford, Picture Butte, Rural Lethbridge County **MD of Taber:** MD of Taber, Taber, Vauxhall
Newell County: Bassano, Duchess, Newell County, Rural Newell County
Warner County #5: Milk River, Raymond, Stirling, Warner County #5

December 2025

Monthly Sales Comparison



Source: Pillar 9

*The six month monthly trend is based on a moving average
Data source: Pillar 9

TOTAL RESIDENTIAL AVG PRICE

$ 438,808

13.7% Y/Y

Monthly trend*

DETACHED AVG PRICE

$ 453,783

11.2% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

$ 355,833

5.2% Y/Y

Monthly trend*

ROW AVG PRICE

$ 302,500

6.0% Y/Y

Monthly trend*

APARTMENT AVG PRICE

$ 187,500

21.5% Y/Y

Monthly trend*

SALES

136

7.1% Y/Y

0.6% YTD

NEW LISTINGS

122

6.1% Y/Y

0.8% YTD

INVENTORY

394

7.3% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.90

13.4% Y/Y

Monthly trend*

Census Division 2 Monthly Statistics

Lethbridge County: Coaldale, Coalhurst, Lethbridge County, Nobleford, Picture Butte, Rural Lethbridge County
MD of Taber: MD of Taber, Taber, Vauxhall
Newell County: Bassano, Duchess, Newell County, Rural Newell County
Warner County #5: Milk River, Raymond, Stirling, Warner County #5

December 2025

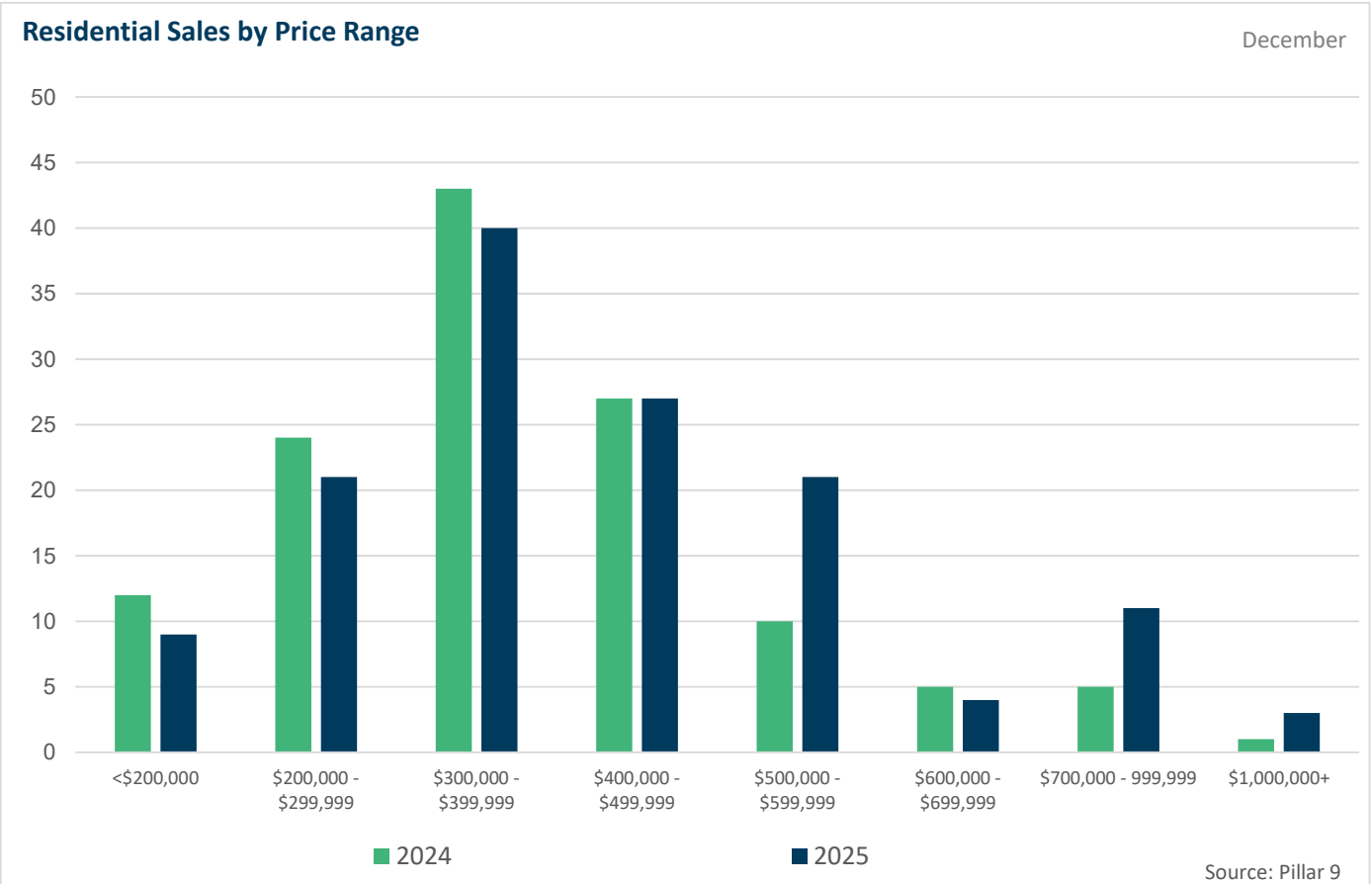
December 2025

	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	123	17%	98	8%	305	-10%	126%	2.48	-23%	$453,783	11%
Semi-Detached	3	-57%	5	-17%	21	40%	60%	7.00	227%	$355,833	5%
Row	8	60%	11	22%	45	32%	73%	5.63	-17%	$302,500	6%
Apartment	2	-80%	8	-11%	23	-36%	25%	11.50	219%	$187,500	-21%
Total Residential	136	7%	122	6%	394	-7%	111%	2.90	-13%	$438,808	14%

Year-to-Date December 2025

	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	2236	1%	2744	0%	426	-4%	81%	2.28	-5%	$453,768	9%
Semi-Detached	155	-8%	177	-1%	21	13%	88%	1.61	23%	$350,135	9%
Row	243	11%	276	16%	35	2%	88%	1.73	-8%	$312,619	9%
Apartment	204	-17%	222	-24%	28	-19%	92%	1.66	-1%	$243,835	22%
Total Residential	2838	-1%	3419	-1%	510	-4%	83%	2.16	-4%	$420,932	10%

Residential Sales by Price Range



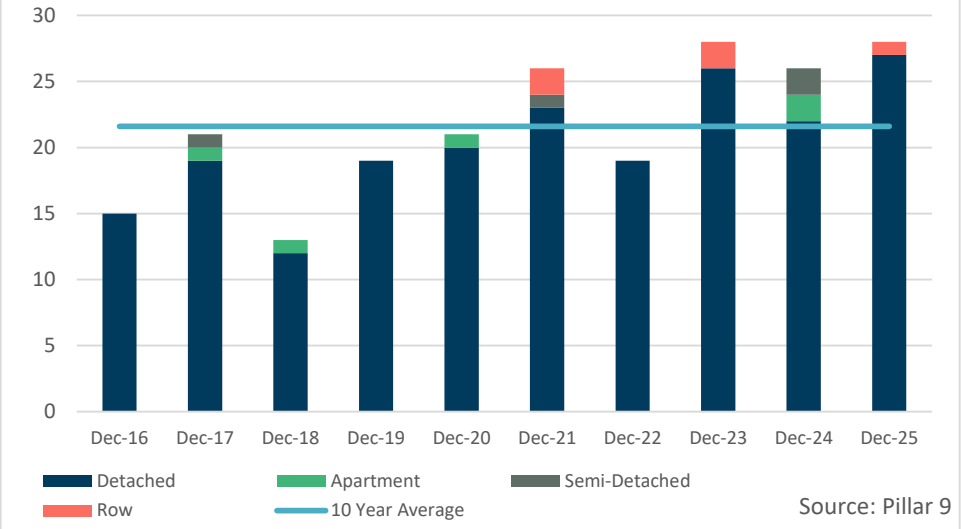
Census Division 3 Monthly Statistics

Cardston County: Cardston, Cardston County, Magrath
Pincher Creek #9: Pincher Creek, Pincher Creek #9, Rural Pincher Creek
Willow Creek #26: Claresholm, Fort Macleod, Nanton, Rural Willow Creek, Willow Creek #26

AREA Alberta Real Estate Association

December 2025

Monthly Sales Comparison



Source: Pillar 9

*The six month monthly trend is based on a moving average
Data source: Pillar 9

TOTAL RESIDENTIAL AVG PRICE

$ 434,714

28.6% Y/Y

Monthly trend*

DETACHED AVG PRICE

$ 442,111

21.3% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

–

– Y/Y

Monthly trend*

ROW AVG PRICE

$ 235,000

– Y/Y

Monthly trend*

APARTMENT AVG PRICE

–

– Y/Y

Monthly trend*

SALES

28

7.7% Y/Y

3.6% YTD

NEW LISTINGS

17

41.7% Y/Y

5.8% YTD

INVENTORY

88

39.7% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.14

29.7% Y/Y

Monthly trend*

Census Division 3 Monthly Statistics

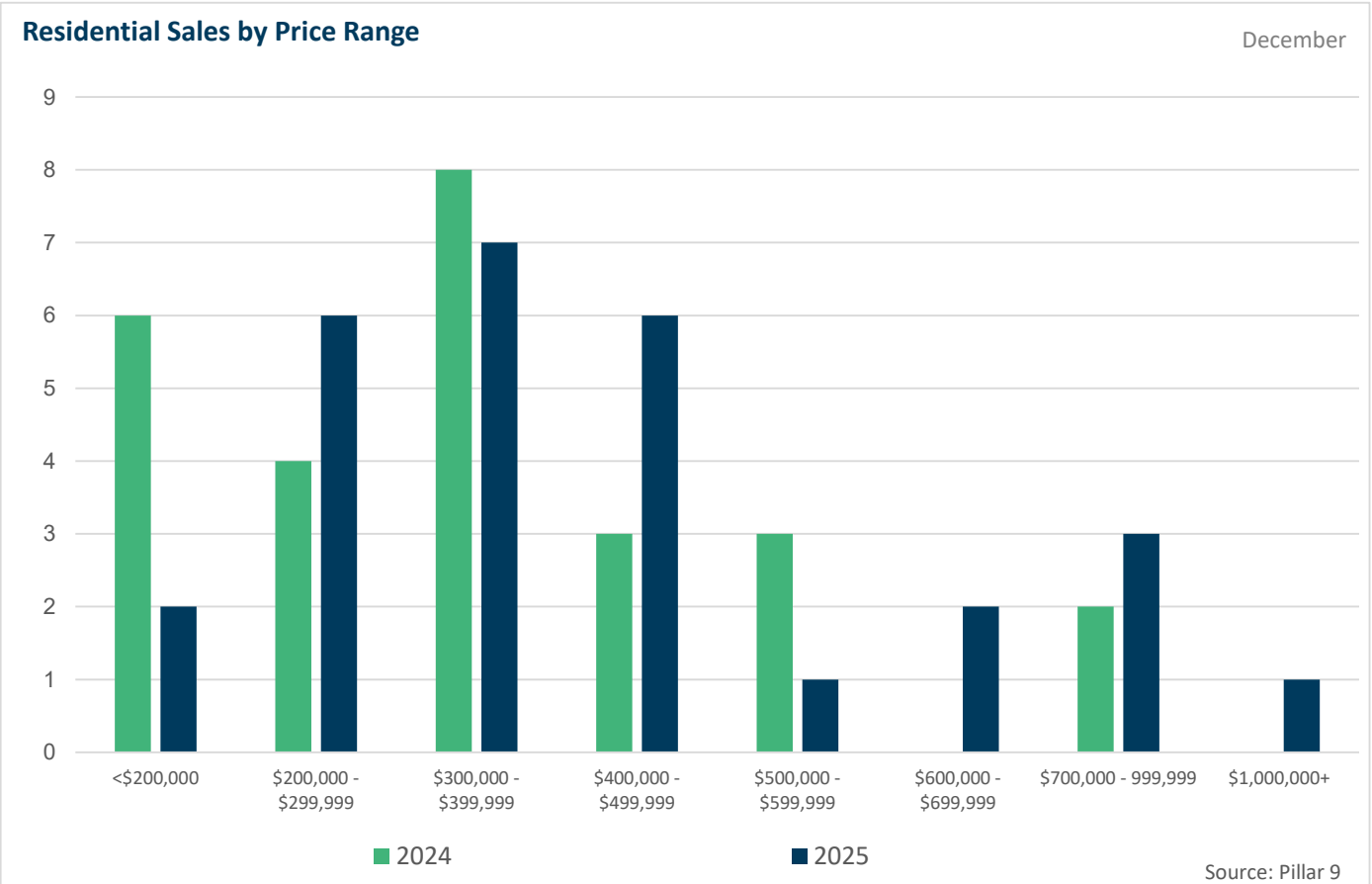
Cardston County: Cardston, Cardston County, Magrath
Pincher Creek #9: Pincher Creek, Pincher Creek #9, Rural Pincher Creek
Willow Creek #26: Claresholm, Fort Macleod, Nanton, Rural Willow Creek, Willow Creek #26

December 2025

December 2025

	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	27	23%	14	27%	76	36%	193%	2.81	11%	$442,111	21%
Semi-Detached	0	-100%	1	0%	4	33%	NA	NA	NA	NA	NA
Row	1	NA	0	NA	5	67%	NA	5.00	NA	$235,000	NA
Apartment	0	-100%	2	NA	3	200%	NA	NA	NA	NA	NA
Total Residential	28	8%	17	42%	88	40%	165%	3.14	30%	$434,714	29%

Year-to-Date December 2025

	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	400	-4%	536	4%	100	-3%	75%	2.99	2%	$419,821	3%
Semi-Detached	20	11%	27	35%	5	38%	74%	3.25	24%	$384,518	37%
Row	9	29%	19	46%	7	85%	47%	9.44	44%	$325,977	12%
Apartment	3	-50%	6	-14%	1	-54%	50%	2.00	-8%	$147,500	-18%
Total Residential	432	-4%	588	6%	113	1%	73%	3.13	5%	$414,340	4%

Residential Sales by Price Range