

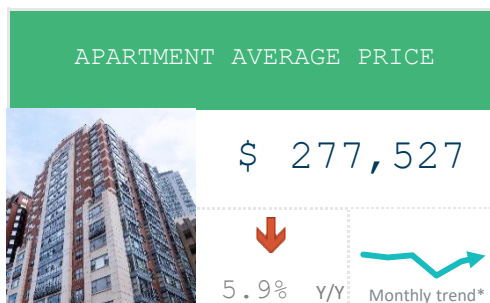
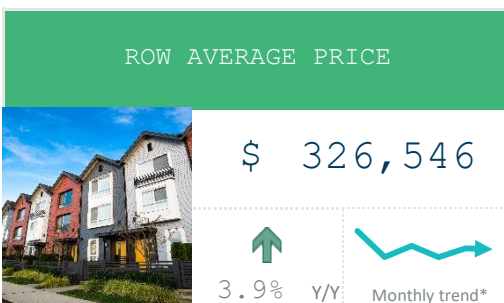
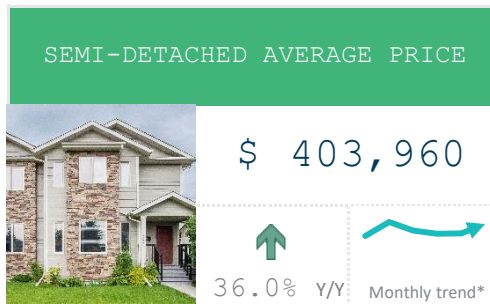
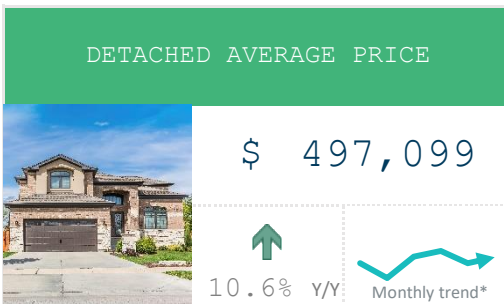
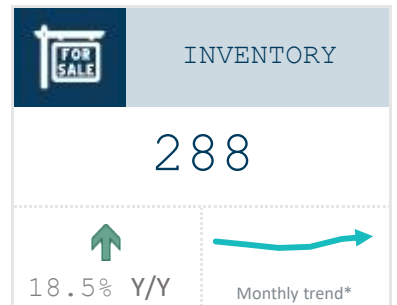
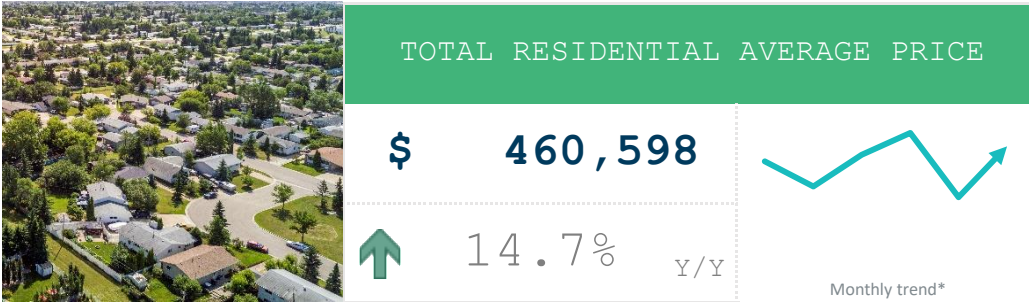


February 2026

Market Trend Summary

New listings were 169 units in February, up 14.2% year-over-year. Sales were 135, down 2.9% year-over-year. The sales-to-new-listings ratio rose significantly to 80 percent in February, up from January. Inventory now sits at 288, up 18.5 percent compared to last year.

Total residential average price is up 14.7 percent year over year. Months of supply is up 22% year-over-year to 2.13. Average prices are up for detached (10.6%), semi-detached (-36%), and row housing (3.9%) but down for apartments (-5.9%).



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9



February 2026

February 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	107	14%	126	21%	213	16%	85%	1.99	2%	\$497,099	11%
Semi	5	-38%	10	-9%	20	82%	50%	4.00	191%	\$403,960	36%
Row	12	-14%	10	-38%	27	-4%	120%	2.25	13%	\$326,546	4%
Apartment	11	-52%	23	35%	28	40%	48%	2.55	193%	\$277,527	-6%
Total Residential	135	-3%	169	14%	288	19%	80%	2.13	22%	\$460,598	15%

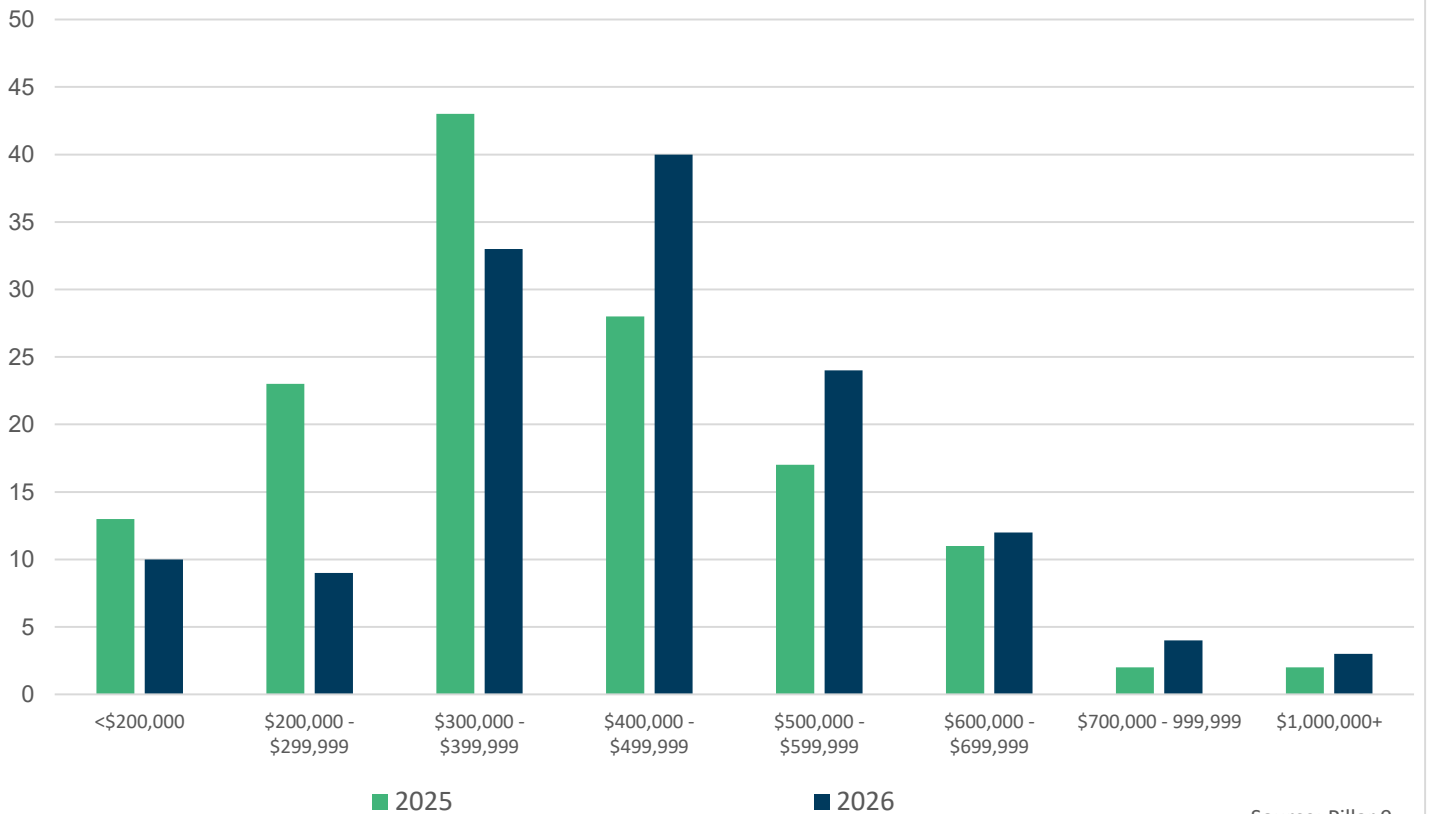
Year-to-Date

February 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	159	-16%	256	13%	213	15%	62%	2.68	38%	\$488,187	9%
Semi	9	-36%	16	-11%	18	67%	56%	3.89	159%	\$396,644	13%
Row	22	-31%	23	-32%	29	5%	96%	2.64	53%	\$318,270	1%
Apartment	22	-35%	36	24%	22	-4%	61%	2.00	48%	\$248,741	-18%
Total Residential	212	-21%	331	7%	282	15%	64%	2.66	46%	\$441,820	8%

Residential Sales by Price Range

February



Source: Pillar 9



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

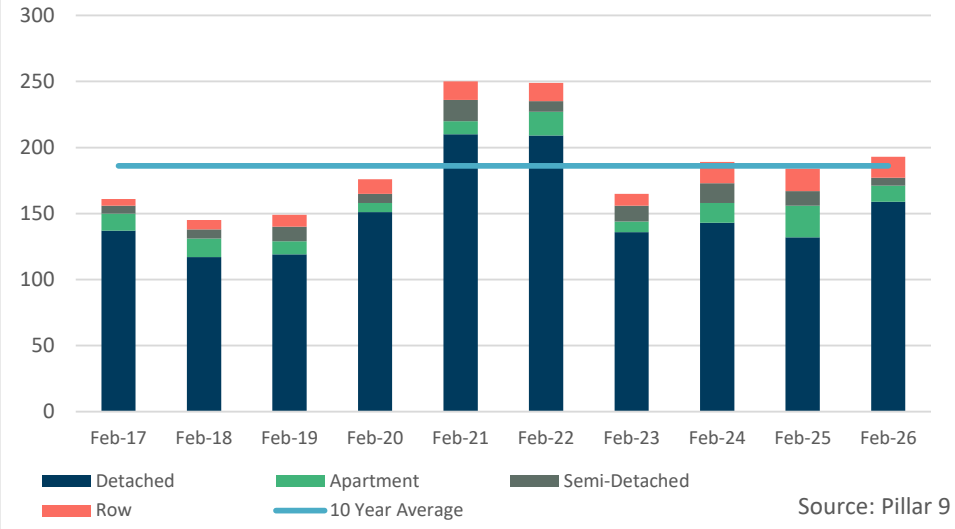
Newell County: Bassano, Duchess, Newell County, Rural Newell County

Warner County #5: Milk River, Raymond, Stirling, Warner County #5



February 2026

Monthly Sales Comparison



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



TOTAL RESIDENTIAL AVG PRICE

\$ 440,802

↑ 11.9% Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 467,647

↑ 8.1% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 376,467

↑ 27.7% Y/Y

Monthly trend*

ROW AVG PRICE

\$ 322,339

↑ 6.1% Y/Y

Monthly trend*

APARTMENT AVG PRICE

\$ 275,233

↓ 5.0% Y/Y

Monthly trend*

SALES

193

↑ 4.9% Y/Y

↓ 13.2% YTD

NEW LISTINGS

229

↑ 4.6% Y/Y

↑ 3.6% YTD

INVENTORY

460

↑ 4.5% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.38

↓ 0.3% 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



February 2026

February 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	159	20%	177	5%	360	-1%	90%	2.26	-18%	\$467,647	8%
Semi-Detached	6	-45%	15	-6%	28	47%	40%	4.67	170%	\$376,467	28%
Row	16	-6%	14	-18%	38	19%	114%	2.38	26%	\$322,339	6%
Apartment	12	-50%	23	28%	34	36%	52%	2.83	172%	\$275,233	-5%
Total Residential	193	5%	229	5%	460	5%	84%	2.38	0%	\$440,802	12%

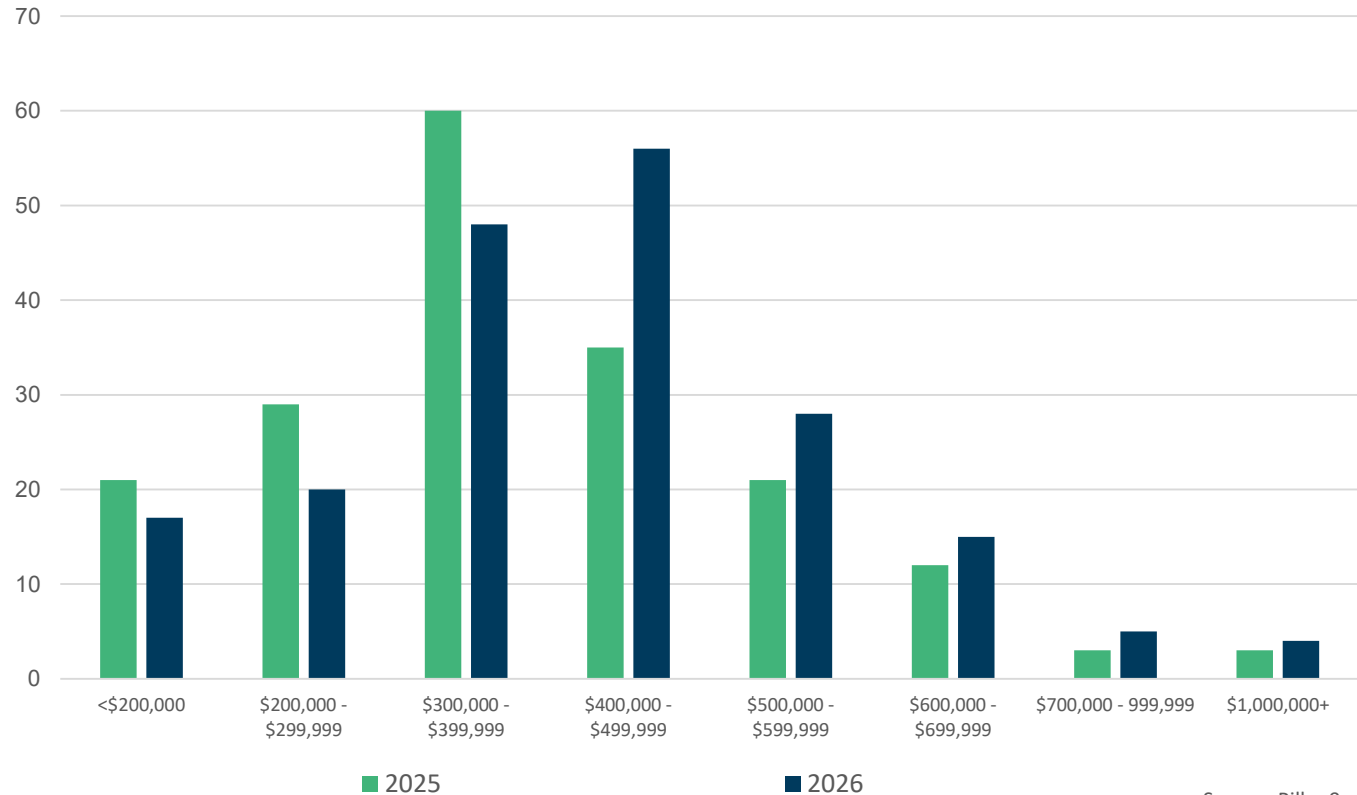
Year-to-Date

February 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	250	-7%	369	5%	367	2%	68%	2.93	10%	\$472,812	8%
Semi-Detached	12	-29%	23	-4%	24	34%	52%	3.92	90%	\$366,233	8%
Row	28	-20%	30	-17%	40	23%	93%	2.86	54%	\$310,619	1%
Apartment	25	-40%	38	15%	29	2%	66%	2.28	71%	\$249,952	-10%
Total Residential	315	-13%	460	4%	459	5%	68%	2.91	21%	\$436,648	8%

Residential Sales by Price Range

February



Source: Pillar 9



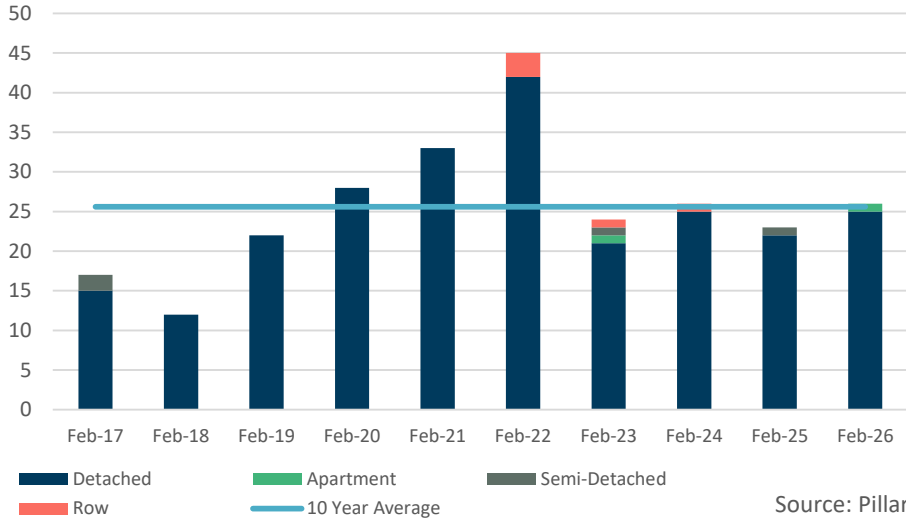
Census Division 3 Monthly Statistics

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



February 2026

Monthly Sales Comparison



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



TOTAL RESIDENTIAL AVG PRICE

\$ 402,731

↑ 15.9% Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 411,040

↑ 17.2% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

—

— Y/Y

Monthly trend*

ROW AVG PRICE

—

— Y/Y

Monthly trend*

APARTMENT AVG PRICE

\$ 195,000

— Y/Y

Monthly trend*

SALES

26

↑ 13.0% Y/Y

↑ 10.3% YTD

NEW LISTINGS

38

↑ 11.8% Y/Y

↓ 5.1% YTD

INVENTORY

93

↑ 8.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.58

↓ 4.3% 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

February 2026

February 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	25	14%	37	19%	86	12%	68%	3.44	-2%	\$411,040	17%
Semi-Detached	0	-100%	1	-50%	3	0%	NA	NA	NA	NA	NA
Row	0	NA	0	-100%	1	-83%	NA	NA	NA	NA	NA
Apartment	1	NA	0	NA	3	NA	NA	3.00	NA	\$195,000	NA
Total Residential	26	13%	38	12%	93	8%	68%	3.58	-4%	\$402,731	16%

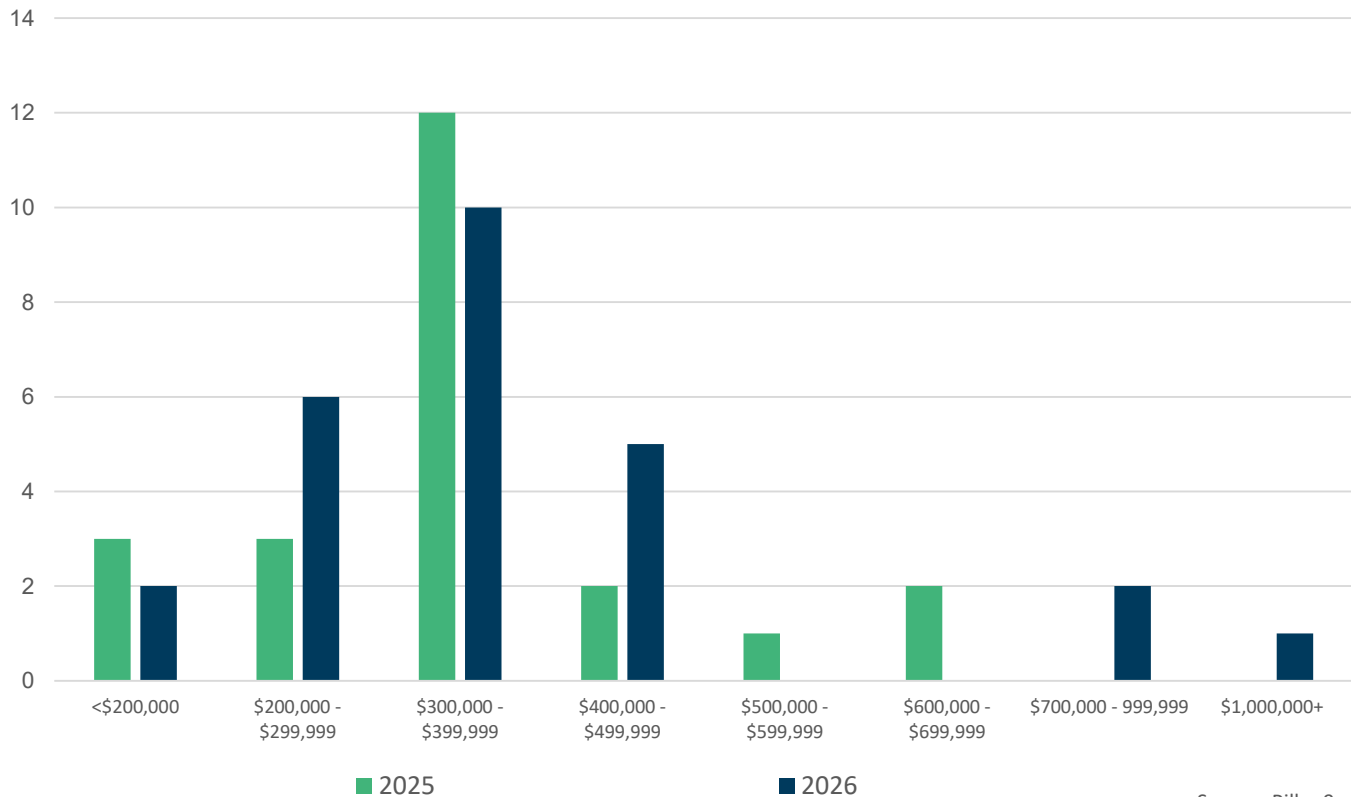
Year-to-Date

February 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	40	8%	70	1%	83	10%	57%	4.13	2%	\$398,088	4%
Semi-Detached	2	100%	2	-33%	3	-14%	100%	3.00	-57%	\$982,000	262%
Row	0	NA	1	-80%	1	-82%	0%	NA	NA	NA	NA
Apartment	1	0%	1	0%	4	NA	100%	7.00	NA	\$195,000	111%
Total Residential	43	10%	74	-5%	90	7%	58%	4.19	-3%	\$420,523	13%

Residential Sales by Price Range

February



Source: Pillar 9