

## **Lethbridge home sales edge down in December**

The number of residential properties sold through the MLS® System of the Lethbridge and District Association of REALTORS® was down from year-ago levels in December 2012.

Home sales numbered 98 units in December 2012, an eight per cent decrease compared to the same month in 2011. By comparison, home sales in all of Alberta declined by two per cent compared to December 2011.

There were 77 single family home sales in Lethbridge in December. This was down nine per cent from levels in December 2011.

A total of 2,125 homes traded hands in Lethbridge and surrounding areas in 2012. This was up five per cent from 2011, and stood above the 2010 annual sales figure as well. Annual home sales in Alberta came in 12 per cent above 2011.

The average price of homes sold in December 2012 was \$240,459, down five per cent from December 2011. The average selling price for all of Alberta was \$363,340 in December 2012, up five per cent from the previous December.

The average price of all homes sold in 2012 was \$249,215, edging up just three tenths of one per cent from 2011. The annual average selling price for all of Alberta was \$363,208 in 2012, up three per cent from 2011.

The dollar value of all residential sales activity in December 2012 totalled \$23.6 million, down 13 per cent from a year earlier. The dollar volume of home sales in all of Alberta, by comparison, increased three per cent on a year-over-year basis.

New listings for all types of properties in Lethbridge totalled 165 units in December, falling 34 per cent from the previous December. New residential listings on the Association's MLS® System numbered 152 units in December 2012, down 25 per cent from December 2011 to a five year low.

There were 1,360 active listings for all types of properties on the Association's MLS® System at the end of December, down 10 per cent from December 2011.

Overall residential supply remains at elevated levels. The number of active residential listings climbed three per cent on a year-over-year basis to 1,211 units at the end of the month.

The number of months of inventory stood at 12.4 at the end of December. This was up from 11 months recorded a year earlier and remains above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Sales of all types of properties in Lethbridge numbered 106 units in December, down eight per cent from a year earlier. The total value of these sales was \$26.3 million, a decrease of 28 per cent from year-ago levels.

The statistics quoted in this report are provided by the Lethbridge and District Association of REALTORS®, serving more than 324 REALTORS® in member offices in the City of Lethbridge, the County of Lethbridge, Cardston County, County of

Warner, the municipal districts of Taber, Warner, Willow Creek, Pincher Creek, and the municipality of Crowsnest Pass.