

Lethbridge home sales post average June

The number of residential properties sold through the MLS® System of the Lethbridge and District Association of REALTORS® was down on a year-over-year basis in June 2017.

Home sales numbered 270 units in June 2017, down 12.3% from June 2016. This was still above the 10-year average for the month and came in in line the five-year average.

On a year-to-date basis, home sales totalled 1,311 units over the first half of the year. This was down 3.3% from the same period in 2016.

There were 193 single-family home sales in Lethbridge in June 2017, a decline of 12.3% compared to the same month in 2016.

The average price of homes sold in June 2017 was \$273,412, edging up 1.2% from June 2016.

The year-to-date average price was \$268,872, edging up 0.7% from the first half of 2016.

The dollar value of all residential sales activity in June 2017 totalled \$73.8 million, down 11.3% from June 2016.

New listings for all types of properties in Lethbridge totalled 565 units in June 2017, up 29.6% from June 2016. New residential listings on the Association's MLS® System numbered 527 units, rising 29.5% from June 2016.

There were 1,794 active listings for all types of properties on the Association's MLS® System at the end of June, an increase of 6.7% from June 2016. The number of active residential listings rose 10.9% on a year-over-year basis to 1,605 units at the end of June 2017.

The number of residential months of inventory stood at 5.9 at the end of June. This was above the 4.7 months recorded at the same time in 2016 but stood below 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 272 units in June 2017, 14.2% below June 2016 levels. The total value of those sales was \$74.9 million, a decrease of 16.3% 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.