



**DECEMBER 2009  
BACKGROUND FACTS**

- ESTABLISHED IN 1957
- GEOGRAPHICAL AREA COVERS A 60-90 MILE RADIUS FROM LETHBRIDGE:  
In the County of Lethbridge, M D of Taber,  
M. D. of Willow Creek, Cardston County  
County of Warner, M.D. of Pincher Creek  
& the Municipality of the Crowsnest Pass
- Membership of 320 licensees: 81 from Rural areas and 239 in Lethbridge
- 47 Offices 28 from Rural areas and 19 in Lethbridge
- Mission Statement: “The Association shall ensure the maximum level of service to its Members through the growth of membership, the promotion of the MLS™ system, and the enhancement of the highest standards of education and professional conduct.”
- All listings of real estate on the MLS™ system automatically are uploaded on the INTERNET on “ [www.realtor.ca](http://www.realtor.ca)”
- Membership of a Board by a real estate licensee brings membership in the Alberta Real Estate Association and the Canadian Real Estate Association which in turn brings with it marketing power, technological leadership and support, professional expertise, a Code of Ethics and Standard of Business Practice and political clout.



**Lethbridge and District Association of  
REALTORS®  
MLS ® Statistic Report  
[DECEMBER 2009 ]**

	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>%INC/DEC [ 2008 - 2009 ]</b>
<b>Total # of Listings [Month]</b>	219	239	167	-8%
<b>Total # of Listings YTD</b>	5304	6219	5026	-15%
<b>Total # of Expired Listings [Month]</b>	345	460	241	-25%
<b>Total # of Expired Listings YTD</b>	2118	2056	885	3%
<b>Total # of Sales [Month]</b>	103	97	123	6%
<b>Total # of Sales YTD</b>	2355	2575	3125	-9%
<b>Total Sales Dollar Volume [Month]</b>	\$23,251,453	\$24,460,681	\$29,839,137	-5%
<b>Total Sales Dollar Volume YTD</b>	\$577,135,303	\$636,372,515	\$729,898,327	-9%

	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>TOTAL</b>
<b>Total # of Closed Sales [Month]</b>	105	93	122	320
<b>Total # of Closed Sales YTD</b>	2356	2568	3124	8048
<b>Total Dollar Volume of Closing Sales YTD</b>	\$577,308,303	\$635,057,115	\$729,167,827	\$1,941,533,245
<b>Total # Sales Pending</b>	7	0	0	7
<b>Total Dollar Volume of Sales Pending</b>	\$	\$0	\$0	\$0

<b>Number of Active Listings in the MLS ® System At time of Report Creation. (click Number for Current Detailed Report)</b>	<a href="#">1377</a>			
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NUMBER OF UNITS SOLD BY PRICE	2009		2008	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	3	55	5	58
50,000 - 79,999	3	53	3	78
80,000 - 109,999	2	70	3	84
110,000 - 139,999	9	133	4	141
140,000 - 159,999	11	123	4	141
160,000 - 179,999	10	192	7	195
180,000 - 199,999	6	140	4	180
200,000 - 219,999	7	207	8	188
220,000 - 229,999	5	124	3	114
230,000 - 239,999	6	135	8	109
240,000 - 249,999	5	115	7	118
250,000 - 259,999	4	126	4	133
260,000 - 269,999	3	102	5	133
270,000 - 279,999	2	92	1	102
280,000 - 289,999	5	80	3	89
290,000 - 299,999	0	61	4	84
300,000 - 349,999	11	257	9	312
350,000 - 399,999	3	136	5	141
400,000 - 499,999	8	92	6	112
500,000 - 699,999	0	51	3	44
700,000 - 999,999	0	5	0	10
1,000,000 +	0	6	1	9

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**MLS Activity by Area**

[DECEMBER 2009 ]

Area	2009							2008						
	Listings		Sales		Total Sale Price			Listings		Sales		Total Sale Price		
	Month	YTD	Month	YTD	Month	YTD	12 Month	Month	YTD	Month	YTD	Month	YTD	12 Month
<b>0203-203NO</b>	37	757	32	425	\$7,264,500	\$95,330,036	\$95,330,036	31	903	15	459	\$2,955,350	\$106,454,739	\$106,454,739
<b>0203-203SO</b>	39	838	21	478	\$5,366,403	\$126,926,967	\$126,926,967	60	975	18	448	\$5,127,300	\$118,367,224	\$118,367,224
<b>0203-203WE</b>	40	1040	20	619	\$5,541,650	\$170,008,494	\$170,008,494	48	1300	24	682	\$7,294,400	\$193,090,056	\$193,090,056
<b>Total</b>	116	2635	73	1522	\$18,172,553	\$392,265,497	\$392,265,497	139	3178	57	1589	\$15,377,050	\$417,912,019	\$417,912,019
<b>Lethbridge County (0204)</b>	26	688	4	302	\$1,034,000	\$75,236,496	\$75,236,496	18	729	18	276	\$4,188,831	\$68,324,767	\$68,324,767
<b>Cardston County (0053)</b>	9	274	2	54	\$232,500	\$10,855,205	\$10,855,205	15	248	4	71	\$1,034,400	\$17,274,650	\$17,274,650
<b>I.D. Waterton (0159)</b>	0	2	0	0	\$0	\$0	\$0	1	9	0	0	\$0	\$0	\$0
<b>MD Pincher Creek (0251)</b>	6	290	5	75	\$802,000	\$18,061,200	\$18,061,200	12	394	4	101	\$864,900	\$22,702,375	\$22,702,375
<b>MD of Taber (0312)</b>	21	470	9	175	\$1,383,000	\$35,199,376	\$35,199,376	27	534	5	212	\$935,000	\$40,753,563	\$40,753,563
<b>Warner County (0340)</b>	18	300	4	84	\$662,900	\$14,437,100	\$14,437,100	11	281	3	93	\$509,500	\$14,211,194	\$14,211,194
<b>MD Willow Creek (0353)</b>	6	202	2	53	\$430,000	\$11,986,640	\$11,986,640	6	291	5	109	\$981,000	\$22,914,047	\$22,914,047
<b>Munic of Crowsnest Pass (0361)</b>	15	359	4	83	\$534,500	\$17,404,290	\$17,404,290	10	455	1	105	\$570,000	\$25,026,450	\$25,026,450
<b>Out of Board Area</b>	2	84	0	7	\$0	\$1,689,500	\$1,689,500	0	100	0	19	\$0	\$7,253,450	\$7,253,450
<b>Total</b>	219	5304	103	2355	\$23,251,453	\$577,135,304	\$577,135,304	239	6219	97	2575	\$24,460,681	\$636,372,515	\$636,372,515

<b>Average Sales YTD 2009</b>	\$245,068	<b>Average Sales YTD 2008</b>	\$247,135
<b>Month: DECEMBER 2009</b>		<b>Month: DECEMBER 2008</b>	
<b>YTD: JANUARY 2009 - DECEMBER 2009</b>		<b>YTD: JANUARY 2008- DECEMBER 2008</b>	
<b>12 Month: JANUARY 2009 - DECEMBER 2009</b>		<b>12 Month: JANUARY 2008 - DECEMBER 2008</b>	

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**Residential(single family) Activity by Area**  
[DECEMBER 2009 ]

Area	2009								2008								
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price		
	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	
<b>0203-203NO</b>	20	584	28	341	140%	58%	\$241,446	\$244,343	22	715	7	386	32%	54%	\$264,264	\$243,360	
<b>0203-203SO</b>	24	524	11	321	46%	61%	\$290,462	\$287,625	33	611	15	319	45%	52%	\$297,753	\$291,089	
<b>0203-203WE</b>	32	807	16	507	50%	63%	\$306,775	\$293,622	34	1058	21	546	62%	52%	\$319,090	\$306,201	
<b>Total</b>	76	1915	55	1169	72%	61%	\$270,254	\$277,601	89	2384	43	1251	48%	52%	\$302,722	\$282,958	
<b>Lethbridge County (0204)</b>	21	413	2	218	10%	53%	\$225,500	\$234,371	14	469	15	199	107%	42%	\$222,422	\$238,369	
<b>Cardston County (0053)</b>	2	111	1	35	50%	32%	\$155,000	\$203,431	7	110	4	43	57%	39%	\$258,600	\$212,021	
<b>I.D. Waterton (0159)</b>	0	2	0	0	%	0%	\$	\$	0	5	0	0	%	0%	\$	\$	
<b>MD Pincher Creek (0251)</b>	4	121	1	43	25%	36%	\$145,000	\$219,891	7	131	0	61	0%	47%	\$	\$238,120	
<b>MD of Taber (0312)</b>	15	285	4	126	27%	44%	\$141,500	\$213,633	14	337	4	163	29%	48%	\$183,750	\$198,517	
<b>Warner County (0340)</b>	11	176	4	60	36%	34%	\$165,725	\$182,877	5	166	2	69	40%	42%	\$252,250	\$174,748	
<b>MD Willow Creek (0353)</b>	3	107	2	35	67%	33%	\$215,000	\$201,186	3	161	3	69	100%	43%	\$135,333	\$201,948	
<b>Munic of Crowsnest Pass (0361)</b>	5	195	2	61	40%	31%	\$158,250	\$230,890	6	238	0	68	0%	29%	\$	\$243,957	
<b>Out of Board Area</b>	0	16	0	3	%	19%	\$	\$191,000	0	25	0	4	%	16%	\$	\$304,475	
<b>Total</b>	137	3341	71	1750	52%	52%	\$247,752	\$258,156	145	4026	71	1927	49%	48%	\$268,074	\$260,101	
<b>Average Sales YTD 2009</b>								\$258,156	<b>Average Sales YTD 2008</b>								\$260,101
<b>Month: DECEMBER 2009</b>									<b>Month: DECEMBER 2008</b>								
<b>YTD: JANUARY 2009 - DECEMBER 2009</b>									<b>YTD: JANUARY 2008- DECEMBER 2008</b>								
<b>12 Month: JANUARY 2009 - DECEMBER 2009</b>									<b>12 Month: JANUARY 2008 - DECEMBER 2008</b>								