



**JULY 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 325 licensees: 80 from Rural areas and 245 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  
[JULY 2009 ]**

	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>%INC/DEC [ 2008 - 2009 ]</b>
<b>Total # of Listings [Month]</b>	531	670	531	-21%
<b>Total # of Listings YTD</b>	3495	4106	3053	-15%
<b>Total # of Expired Listings [Month]</b>	156	180	53	-13%
<b>Total # of Expired Listings YTD</b>	995	796	249	25%
<b>Total # of Sales [Month]</b>	281	302	315	-7%
<b>Total # of Sales YTD</b>	1464	1738	2115	-16%
<b>Total Sales Dollar Volume [Month]</b>	\$71,274,807	\$72,978,383	\$82,408,945	-2%
<b>Total Sales Dollar Volume YTD</b>	\$360,312,224	\$432,255,396	\$485,284,428	-17%

	<b>2009</b>	<b>2008</b>	<b>2007</b>	<b>TOTAL</b>
<b>Total # of Closed Sales [Month]</b>	280	305	314	899
<b>Total # of Closed Sales YTD</b>	1465	1738	2114	5317
<b>Total Dollar Volume of Closing Sales YTD</b>	\$360,677,224	\$432,413,896	\$484,748,928	\$1,277,840,048
<b>Total # Sales Pending</b>	14	0	0	14
<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="#">2000</a>			
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NUMBER OF UNITS SOLD BY PRICE	2009		2008	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	11	31	9	40
50,000 - 79,999	7	32	4	52
80,000 - 109,999	6	32	10	60
110,000 - 139,999	20	77	18	102
140,000 - 159,999	9	74	17	83
160,000 - 179,999	24	122	26	127
180,000 - 199,999	16	95	18	122
200,000 - 219,999	23	138	21	125
220,000 - 229,999	19	84	12	74
230,000 - 239,999	11	83	16	76
240,000 - 249,999	9	75	16	73
250,000 - 259,999	17	81	12	90
260,000 - 269,999	10	67	12	88
270,000 - 279,999	9	52	18	70
280,000 - 289,999	12	45	12	59
290,000 - 299,999	7	33	7	53
300,000 - 349,999	21	163	38	227
350,000 - 399,999	26	85	17	98
400,000 - 499,999	15	55	17	79
500,000 - 699,999	8	33	2	25
700,000 - 999,999	0	4	0	9
1,000,000 +	1	3	0	6

**Lethbridge and District Association of REALTORS® MLS ® Statistic Report MLS Activity by Area [JULY 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>	73	494	43	270	\$9,309,623	\$60,041,586	\$92,768,206	89	562	52	312	\$11,812,700	\$73,728,119	\$115,250,429
<b>0203-203SO</b>	78	536	53	296	\$16,522,985	\$78,211,280	\$120,501,305	105	571	50	286	\$12,565,027	\$76,077,199	\$131,804,960
<b>0203-203WE</b>	105	742	87	416	\$23,860,660	\$112,922,826	\$170,614,431	126	907	93	479	\$25,829,500	\$135,398,451	\$195,188,356
<b>Total</b>	256	1772	183	982	\$49,693,268	\$251,175,692	\$383,883,942	320	2040	195	1077	\$50,207,227	\$285,203,769	\$442,243,745
<b>Lethbridge County (0204)</b>	68	455	27	191	\$6,811,000	\$47,949,842	\$71,754,699	88	486	30	173	\$7,797,355	\$44,519,910	\$68,446,550
<b>Cardston County (0053)</b>	24	182	7	25	\$1,353,000	\$5,202,625	\$11,675,075	26	155	7	38	\$1,599,500	\$10,802,200	\$16,808,900
<b>I.D. Waterton (0159)</b>	0	2	0	0	\$0	\$0	\$0	0	8	0	0	\$0	\$0	\$0
<b>MD Pincher Creek (0251)</b>	28	170	5	34	\$1,311,000	\$9,048,000	\$15,905,400	42	243	11	73	\$2,000,400	\$15,844,975	\$23,539,475
<b>MD of Taber (0312)</b>	47	280	23	98	\$3,921,400	\$18,817,126	\$29,607,088	48	336	30	156	\$5,377,401	\$29,963,601	\$43,328,212
<b>Warner County (0340)</b>	34	197	17	57	\$3,318,000	\$9,959,300	\$14,139,800	42	198	10	64	\$1,514,850	\$10,030,694	\$18,874,994
<b>MD Willow Creek (0353)</b>	25	129	9	32	\$2,324,600	\$7,912,100	\$16,098,600	37	212	9	74	\$1,980,650	\$14,727,547	\$22,806,047
<b>Munic of Crowsnest Pass (0361)</b>	40	249	10	38	\$2,542,540	\$8,558,040	\$17,788,740	57	356	9	68	\$2,181,000	\$15,795,750	\$32,927,856
<b>Out of Board Area</b>	9	59	0	7	\$0	\$1,689,500	\$3,576,000	10	72	1	15	\$320,000	\$5,366,950	\$7,893,516
<b>Total</b>	531	3495	281	1464	\$71,274,808	\$360,312,225	\$564,429,344	670	4106	302	1738	\$72,978,383	\$432,255,396	\$676,869,295
<b>Average Sales YTD 2009</b>							\$246,115	<b>Average Sales YTD 2008</b>						\$248,709
<b>Month: JULY 2009</b>								<b>Month: JULY 2008</b>						
<b>YTD: JANUARY 2009 - JULY 2009</b>								<b>YTD: JANUARY 2008 - JULY 2008</b>						

**Lethbridge and District Association of REALTORS® MLS ® Statistic Report Residential(single family) Activity by Area [JULY 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>	58	395	29	219	50%	55%	\$249,338	\$240,525	73	471	42	264	58%	56%	\$243,638	\$239,020	
<b>0203-203SO</b>	48	331	32	190	67%	57%	\$290,477	\$287,799	73	377	36	200	49%	53%	\$280,571	\$287,611	
<b>0203-203WE</b>	79	565	63	341	80%	60%	\$301,368	\$293,470	106	743	75	379	71%	51%	\$299,249	\$312,651	
<b>Total</b>	185	1291	124	750	67%	58%	\$286,389	\$276,366	252	1591	153	843	61%	53%	\$279,589	\$282,263	
<b>Lethbridge County (0204)</b>	46	279	23	138	50%	49%	\$249,570	\$231,783	46	287	21	118	46%	41%	\$257,026	\$240,018	
<b>Cardston County (0053)</b>	8	74	2	14	25%	19%	\$224,500	\$211,197	7	63	3	18	43%	29%	\$186,833	\$223,839	
<b>I.D. Waterton (0159)</b>	0	2	0	0	%	0%	\$	\$	0	5	0	0	%	0%	\$	\$	
<b>MD Pincher Creek (0251)</b>	10	66	3	22	30%	33%	\$206,333	\$232,057	13	75	6	48	46%	64%	\$253,733	\$239,639	
<b>MD of Taber (0312)</b>	28	185	15	73	54%	39%	\$207,093	\$205,437	36	223	23	116	64%	52%	\$193,604	\$189,878	
<b>Warner County (0340)</b>	25	112	10	39	40%	35%	\$208,800	\$182,822	24	117	7	48	29%	41%	\$181,786	\$177,714	
<b>MD Willow Creek (0353)</b>	16	65	6	22	38%	34%	\$212,500	\$197,067	14	114	7	46	50%	40%	\$215,521	\$201,132	
<b>Munic of Crowsnest Pass (0361)</b>	18	137	8	30	44%	22%	\$289,000	\$245,251	33	179	6	41	18%	23%	\$284,333	\$238,150	
<b>Out of Board Area</b>	2	12	0	3	0%	25%	\$	\$219,750	0	14	0	3	%	21%	\$	\$228,557	
<b>Total</b>	338	2223	191	1091	57%	49%	\$267,548	\$257,052	425	2668	226	1281	53%	48%	\$261,936	\$258,980	
<b>Average Sales YTD 2009</b>								\$257,325	<b>Average Sales YTD 2008</b>								\$261,872
<b>Month: JULY 2009</b>									<b>Month: JULY 2008</b>								
<b>YTD: JANUARY 2009 - JULY 2009</b>									<b>YTD: JANUARY 2008- JULY 2008</b>								