



**NOVEMBER 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: 90 from Rural areas and 230 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  
[NOVEMBER 2009 ]**

	2009	2008	2007	%INC/DEC [ 2008 - 2009 ]
<b>Total # of Listings [Month]</b>	324	354	337	-8%
<b>Total # of Listings YTD</b>	5087	5980	4859	-15%
<b>Total # of Expired Listings [Month]</b>	181	165	118	10%
<b>Total # of Expired Listings YTD</b>	1780	1596	644	12%
<b>Total # of Sales [Month]</b>	158	107	174	48%
<b>Total # of Sales YTD</b>	2251	2478	3002	-9%
<b>Total Sales Dollar Volume [Month]</b>	\$38,035,170	\$25,047,605	\$41,558,763	52%
<b>Total Sales Dollar Volume YTD</b>	\$553,721,350	\$611,911,834	\$700,059,190	-10%

	2009	2008	2007	TOTAL
<b>Total # of Closed Sales [Month]</b>	158	106	175	439
<b>Total # of Closed Sales YTD</b>	2251	2475	3002	7728
<b>Total Dollar Volume of Closing Sales YTD</b>	\$553,721,350	\$611,603,834	\$699,578,690	\$1,864,903,874
<b>Total # Sales Pending</b>	6	0	0	6
<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="#">1644</a>			
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NUMBER OF UNITS SOLD BY PRICE	2009		2008	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	7	52	1	53
50,000 - 79,999	4	50	3	75
80,000 - 109,999	9	68	3	81
110,000 - 139,999	7	124	4	137
140,000 - 159,999	10	112	9	137
160,000 - 179,999	14	181	11	188
180,000 - 199,999	9	134	7	176
200,000 - 219,999	15	200	8	180
220,000 - 229,999	3	119	8	111
230,000 - 239,999	9	129	3	101
240,000 - 249,999	12	110	4	111
250,000 - 259,999	7	122	7	129
260,000 - 269,999	6	99	3	128
270,000 - 279,999	7	90	3	101
280,000 - 289,999	5	75	5	86
290,000 - 299,999	1	61	6	80
300,000 - 349,999	15	246	13	303
350,000 - 399,999	8	133	5	136
400,000 - 499,999	6	84	3	106
500,000 - 699,999	3	51	1	41
700,000 - 999,999	0	5	0	10
1,000,000 +	1	6	0	8

**Lethbridge and District Association of REALTORS® MLS ® Statistic Report MLS Activity by Area [November 2009]**

	2009							2008						
	Listings		Sales		Total Sale Price			Listings		Sales		Total Sale Price		
Area	Month	YTD	Month	YTD	Month	YTD	12 Month	Month	YTD	Month	YTD	Month	YTD	12 Month
<b>0203-203NO</b>	48	720	28	393	\$6,286,800	\$88,065,536	\$91,020,886	49	872	16	444	\$3,439,900	\$103,499,389	\$109,066,939
<b>0203-203SO</b>	55	799	34	457	\$8,454,516	\$121,560,564	\$126,687,864	81	915	20	430	\$5,060,800	\$113,239,924	\$120,204,761
<b>0203-203WE</b>	49	1000	30	599	\$7,723,648	\$164,466,844	\$171,761,244	70	1252	35	658	\$9,515,505	\$185,795,656	\$195,401,406
<b>Total</b>	152	2519	92	1449	\$22,464,964	\$374,092,944	\$389,469,994	200	3039	71	1532	\$18,016,205	\$402,534,969	\$424,673,106
<b>Lethbridge County (0204)</b>	41	662	20	298	\$6,811,606	\$74,202,496	\$78,391,327	44	711	12	258	\$2,048,000	\$64,135,936	\$66,237,936
<b>Cardston County (0053)</b>	9	266	7	52	\$1,065,000	\$10,622,705	\$11,657,105	10	233	3	67	\$550,000	\$16,240,250	\$16,284,250
<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>	27	283	8	70	\$1,732,300	\$17,259,200	\$18,124,100	21	382	5	97	\$942,000	\$21,837,475	\$22,686,375
<b>MD of Taber (0312)</b>	45	449	13	165	\$3,057,300	\$33,653,876	\$34,588,876	28	507	8	207	\$1,543,900	\$39,818,563	\$41,614,763
<b>Warner County (0340)</b>	17	282	5	80	\$755,500	\$13,774,200	\$14,283,700	11	270	2	90	\$467,000	\$13,701,694	\$14,702,194
<b>MD Willow Creek (0353)</b>	14	196	4	51	\$529,000	\$11,556,640	\$12,537,640	16	285	2	104	\$415,500	\$21,933,047	\$22,165,447
<b>M of Crowsnest Pass (0361)</b>	15	345	9	79	\$1,619,500	\$16,869,790	\$17,439,790	18	445	4	104	\$1,065,000	\$24,456,450	\$25,873,450
<b>Out of Board Area</b>	4	83	0	7	\$0	\$1,689,500	\$1,689,500	6	100	0	19	\$0	\$7,253,450	\$7,513,450
<b>Total</b>	324	5087	158	2251	\$38,035,170	\$553,721,351	\$578,182,032	354	5980	107	2478	\$25,047,605	\$611,911,834	\$641,750,971
<b>Average Sales YTD 2009</b>							\$245,989	<b>Average Sales YTD 2008</b>						\$246,938
<b>Month: NOVEMBER 2009</b>								<b>Month: NOVEMBER 2008</b>						
<b>YTD: JANUARY 2009 - NOVEMBER 2009</b>								<b>YTD: JANUARY 2008- NOVEMBER 2008</b>						
<b>12 Month: DECEMBER 2008 - NOVEMBER 2009</b>								<b>12 Month: DECEMBER 2007 - NOVEMBER 2008</b>						

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**Residential(single family) Activity by Area**  
**[November 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>	32	564	17	313	53%	55%	\$271,929	\$245,032	41	693	14	379	34%	55%	\$226,350	\$241,365
<b>0203-203SO</b>	33	500	22	310	67%	62%	\$278,397	\$287,997	45	578	16	304	36%	53%	\$269,800	\$290,779
<b>0203-203WE</b>	34	775	22	491	65%	63%	\$294,577	\$294,256	53	1024	32	525	60%	51%	\$283,363	\$306,257
<b>Total</b>	99	1839	61	1114	62%	61%	\$282,430	\$278,883	139	2295	62	1208	45%	53%	\$266,989	\$281,882
<b>Lethbridge County (0204)</b>	25	392	15	216	60%	55%	\$224,233	\$233,672	34	455	9	184	26%	40%	\$187,000	\$236,362
<b>Cardston County (0053)</b>	3	110	4	34	133%	31%	\$197,500	\$210,513	5	103	3	39	60%	38%	\$183,333	\$207,244
<b>I.D. Waterton (0159)</b>	0	2	0	0	%	0%	\$	\$	0	5	0	0	%	0%	\$	\$
<b>MD Pincher Creek (0251)</b>	12	117	5	42	42%	36%	\$225,160	\$221,674	10	124	4	61	40%	49%	\$221,750	\$237,084
<b>MD of Taber (0312)</b>	15	270	9	121	60%	45%	\$250,422	\$215,394	15	323	8	159	53%	49%	\$192,988	\$198,521
<b>Warner County (0340)</b>	10	165	3	56	30%	34%	\$116,333	\$186,452	6	161	2	67	33%	42%	\$233,500	\$168,382
<b>MD Willow Creek (0353)</b>	7	104	2	33	29%	32%	\$185,000	\$194,931	10	158	1	66	10%	42%	\$225,000	\$204,976
<b>Munic of Crowsnest Pass (0361)</b>	10	190	7	59	70%	31%	\$180,857	\$233,353	10	232	4	68	40%	29%	\$266,250	\$246,658
<b>Out of Board Area</b>	1	16	0	3	0%	19%	\$	\$191,000	2	25	0	4	0%	16%	\$	\$269,180
<b>Total</b>	182	3205	106	1678	58%	52%	\$252,324	\$259,035	231	3881	93	1856	40%	48%	\$247,034	\$259,300

**Average Sales YTD 2009**

\$258,653

**Average Sales YTD 2008**

\$259,796

**Month:** NOVEMBER 2009

**Month:** NOVEMBER 2008

**YTD:** JANUARY 2009 - NOVEMBER 2009

**YTD:** JANUARY 2008- NOVEMBER 2008

**Month:** DECEMBER 2008 - NOVEMBER 2009

**12 Month:** DECEMBER 2007 - NOVEMBER 2008