



**OCTOBER 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 323 licensees: 90 from Rural areas and 233 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”
- 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
[OCTOBER 2009]**

	2009	2008	2007	%INC/DEC [2008 - 2009]
Total # of Listings [Month]	399	526	439	-24%
Total # of Listings YTD	4764	5626	4522	-15%
Total # of Expired Listings [Month]	214	228	132	-6%
Total # of Expired Listings YTD	1602	1431	526	12%
Total # of Sales [Month]	173	170	220	2%
Total # of Sales YTD	2095	2371	2828	-12%
Total Sales Dollar Volume [Month]	\$44,377,483	\$42,368,400	\$52,254,149	5%
Total Sales Dollar Volume YTD	\$516,093,280	\$586,864,229	\$658,500,427	-12%

	2009	2008	2007	TOTAL
Total # of Closed Sales [Month]	173	170	220	563
Total # of Closed Sales YTD	2095	2369	2827	7291
Total Dollar Volume of Closing Sales YTD	\$516,093,280	\$586,611,229	\$657,964,927	\$1,760,669,436
Total # Sales Pending	8	0	0	8
Total Dollar Volume of Sales Pending	\$	\$0	\$0	\$0

**Number of Active Listings in the MLS ® System
At time of Report Creation.
(click Number for Current Detailed Report)**

[1713](#)

	MONTH	YEAR	MONTH	YEAR
Under 50,000	2	45	3	52
50,000 - 79,999	6	46	4	72
80,000 - 109,999	8	59	5	78
110,000 - 139,999	10	117	5	133
140,000 - 159,999	7	103	12	128
160,000 - 179,999	8	167	19	177
180,000 - 199,999	9	125	11	169
200,000 - 219,999	14	185	14	172
220,000 - 229,999	9	116	6	103
230,000 - 239,999	8	120	7	98
240,000 - 249,999	9	98	10	107
250,000 - 259,999	10	116	10	122
260,000 - 269,999	6	93	10	125
270,000 - 279,999	8	83	8	98
280,000 - 289,999	6	70	5	81
290,000 - 299,999	10	60	4	74
300,000 - 349,999	18	231	14	290
350,000 - 399,999	9	125	10	131
400,000 - 499,999	7	78	9	103
500,000 - 699,999	7	48	2	40
700,000 - 999,999	1	5	1	10

Lethbridge and District Association of REALTORS® MLS ® Statistic Report Activity by Area [OCTOBER 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
0203-203NO	63	673	17	366	\$4,209,000	\$81,925,736	\$88,320,986	97	823	34	428	\$7,606,620	\$100,059,489	\$114,492,177
0203-203SO	62	744	48	423	\$13,610,088	\$113,111,148	\$123,299,248	96	834	35	410	\$9,810,300	\$108,179,124	\$125,505,886
0203-203WE	70	951	33	569	\$10,128,205	\$156,743,196	\$173,553,101	91	1182	28	623	\$7,986,200	\$176,280,151	\$196,325,201
Total	195	2368	98	1358	\$27,947,293	\$351,780,080	\$385,173,335	284	2839	97	1461	\$25,403,120	\$384,518,764	\$436,323,264
Lethbridge County (0204)	50	621	24	279	\$6,119,300	\$67,645,890	\$73,882,721	62	667	24	246	\$6,480,418	\$62,087,936	\$66,646,436
Cardston County (0053)	13	257	2	45	\$178,500	\$9,557,705	\$11,142,105	24	223	7	64	\$1,322,400	\$15,690,250	\$16,348,650
I.D. Waterton (0159)	0	2	0	0	\$0	\$0	\$0	0	8	0	0	\$0	\$0	\$0
MD Pincher Creek (0251)	19	256	7	62	\$1,321,900	\$15,526,900	\$17,333,800	47	361	4	92	\$1,030,000	\$20,895,475	\$23,282,375
MD of Taber (0312)	47	404	23	152	\$4,896,050	\$30,596,576	\$33,075,476	45	479	18	199	\$3,867,062	\$38,274,663	\$42,808,563
Warner County (0340)	22	265	3	75	\$758,400	\$13,018,700	\$13,995,200	16	259	6	88	\$887,000	\$13,234,694	\$16,086,194
MD Willow Creek (0353)	15	182	7	47	\$1,792,540	\$11,027,640	\$12,424,140	20	269	6	102	\$1,563,900	\$21,517,547	\$22,884,747
Munic of Crowsnest Pass (0361)	31	330	9	70	\$1,363,500	\$15,250,290	\$16,885,290	19	427	7	100	\$1,666,500	\$23,391,450	\$26,253,450
Out of Board Area	7	79	0	7	\$0	\$1,689,500	\$1,689,500	9	94	1	19	\$148,000	\$7,253,450	\$7,628,450
Total	399	4764	173	2095	\$44,377,483	\$516,093,281	\$565,601,567	526	5626	170	2371	\$42,368,400	\$586,864,229	\$658,262,129
Average Sales YTD 2009							\$246,345	Average Sales YTD 2008						\$247,518
Month: OCTOBER 2009								Month: OCTOBER 2008						
YTD: JANUARY 2009 - OCTOBER 2009								YTD: JANUARY 2008- OCTOBER 2008						
12 Month: NOVEMBER 2008 - OCTOBER 2009								12 Month: NOVEMBER 2007 - OCTOBER 2008						

Lethbridge and District Association of REALTORS® MLS ® Statistic Report Residential(single family) Activity by Area [OCTOBER 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	
0203-203NO	54	532	15	297	28%	56%	\$257,267	\$242,463	75	652	27	365	36%	56%	\$246,767	\$240,749	
0203-203SO	40	467	35	288	88%	62%	\$315,583	\$287,762	55	533	24	288	44%	54%	\$324,850	\$291,986	
0203-203WE	59	741	30	469	51%	63%	\$316,074	\$293,575	74	971	23	493	31%	51%	\$306,900	\$308,877	
Total	153	1740	80	1054	52%	61%	\$304,832	\$277,951	204	2156	74	1146	36%	53%	\$290,781	\$282,497	
Lethbridge County (0204)	23	367	14	202	61%	55%	\$238,057	\$232,534	44	421	21	175	48%	42%	\$226,524	\$236,694	
Cardston County (0053)	8	107	2	30	25%	28%	\$89,250	\$209,716	10	98	5	36	50%	37%	\$218,280	\$210,876	
I.D. Waterton (0159)	0	2	0	0	%	0%	\$	\$	0	5	0	0	%	0%	\$	\$	
MD Pincher Creek (0251)	4	105	4	37	100%	35%	\$249,250	\$221,256	18	114	2	57	11%	50%	\$217,500	\$237,622	
MD of Taber (0312)	22	255	13	112	59%	44%	\$233,262	\$211,406	25	308	15	151	60%	49%	\$226,900	\$198,304	
Warner County (0340)	15	155	2	53	13%	34%	\$222,450	\$191,793	8	155	3	65	38%	42%	\$183,333	\$166,710	
MD Willow Creek (0353)	7	97	3	31	43%	32%	\$249,000	\$196,357	12	148	3	65	25%	44%	\$184,667	\$200,613	
Munic of Crowsnest Pass (0361)	15	180	4	52	27%	29%	\$211,375	\$242,264	11	222	4	64	36%	29%	\$264,750	\$243,190	
Out of Board Area	0	15	0	3	%	20%	\$	\$191,000	4	23	0	4	0%	17%	\$	\$243,483	
Total	247	3023	122	1574	49%	52%	\$278,399	\$258,739	336	3650	127	1763	38%	48%	\$262,738	\$259,392	
Average Sales YTD 2009								\$259,009	Average Sales YTD 2008								\$260,470
Month:OCTOBER 2009									Month: OCTOBER 2008								
YTD: JANUARY 2009 - OCTOBER 2009									YTD: JANUARY 2008- OCTOBER 2008								
12 Month: NOVEMBER 2008 - OCTOBER 2009									12 Month: NOVEMBER 2007 - OCTOBER 2008								