



## **AUGUST 2011 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 305 licensees: 75 from Rural areas and 230 in Lethbridge
- 46 Offices 25 from Rural areas and 21 in Lethbridge
- 42 Contract Subscribers
  
- 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**  
**[AUGUST 2011]**

	2011	2010	2009	%INC/DEC
				[ 2010 - 2011 ]
Total # of Listings [Month]	526	441	412	19%
Total # of Listings YTD	4417	4258	3906	4%
Total # of Expired Listings [Month]	261	246	165	6%
Total # of Expired Listings YTD	1401	1144	1155	22%
Total # of Sales [Month]	235	198	247	19%
Total # of Sales YTD	1539	1546	1709	0%
Total Sales Dollar Volume [Month]	\$58,748,590	\$47,232,760	\$59,048,165	24%
Total Sales Dollar Volume YTD	\$384,204,990	\$387,402,880	\$418,958,389	%

[Show Chart](#)

	2011	2010	2009	TOTAL
Total # of Closed Sales [Month]	235	198	247	680
Total # of Closed Sales YTD	1538	1544	1709	4791
Total Dollar Volume of Closing Sales YTD	\$384,030,890	\$386,969,980	\$418,958,389	\$1,189,959,259
Total # Sales Pending	13	0	0	13
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)

[2394](#)

NUMBER OF UNITS SOLD BY PRICE	2011		2010	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	8	52	7	44
50,000 - 79,999	6	49	13	50
80,000 - 109,999	8	54	5	62
110,000 - 139,999	12	79	8	75
140,000 - 159,999	11	58	9	70
160,000 - 179,999	20	97	14	92
180,000 - 199,999	14	80	8	103
200,000 - 219,999	21	123	18	159
220,000 - 229,999	7	75	7	65
230,000 - 239,999	13	84	11	80
240,000 - 249,999	12	69	11	78
250,000 - 259,999	15	85	18	91
260,000 - 269,999	13	76	6	62
270,000 - 279,999	4	48	3	51
280,000 - 289,999	4	54	11	51
290,000 - 299,999	5	46	2	30
300,000 - 349,999	24	186	24	195
350,000 - 399,999	17	103	6	79
400,000 - 499,999	11	73	11	64
500,000 - 699,999	6	36	5	33
700,000 - 999,999	4	10	1	9
1,000,000 +	0	2	0	3

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**MLS Activity by Area**  
**[AUGUST 2011 ]**

Area	2011							2010						
	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>	91	589	34	251	\$6,983,200	\$56,428,477	\$78,221,523	52	601	29	248	\$6,344,695	\$64,117,429	\$90,611,429
<b>0203-203SO</b>	87	768	53	323	\$13,878,300	\$86,753,730	\$116,345,843	74	687	38	278	\$10,687,500	\$73,805,290	\$111,304,627
<b>0203-203WE</b>	110	934	59	412	\$16,775,590	\$116,425,530	\$151,839,580	106	916	59	415	\$15,332,710	\$118,786,236	\$155,949,739
<b>Total</b>	288	2291	146	986	\$37,637,090	\$259,607,737	\$346,406,946	232	2204	126	941	\$32,364,905	\$256,708,955	\$357,865,795
<b>Lethbridge County (0204)</b>	63	583	24	174	\$6,334,900	\$46,848,243	\$60,481,743	54	516	21	198	\$4,873,300	\$48,705,049	\$69,014,803
<b>Cardston County (0053)</b>	15	192	11	53	\$2,544,500	\$10,828,000	\$13,967,585	22	233	7	51	\$1,002,900	\$8,368,481	\$12,058,561
<b>I.D. Waterton (0159)</b>	0	4	0	0	\$0	\$0	\$465,000	0	6	0	0	\$0	\$0	\$0
<b>MD Pincher Creek (0251)</b>	35	241	11	57	\$3,190,000	\$10,825,310	\$13,876,710	23	204	7	64	\$1,901,000	\$16,182,900	\$23,747,100
<b>MD of Taber (0312)</b>	50	350	14	95	\$3,454,300	\$20,129,000	\$29,808,600	36	387	14	117	\$3,401,000	\$23,583,250	\$34,985,000
<b>Warner County (0340)</b>	25	214	3	53	\$402,000	\$10,287,150	\$13,651,300	25	194	8	53	\$1,367,000	\$8,472,100	\$11,668,400
<b>MD Willow Creek (0353)</b>	18	142	9	38	\$1,674,000	\$7,805,050	\$10,874,550	16	136	5	31	\$1,040,055	\$7,725,495	\$11,102,035
<b>Munic of Crowsnest Pass (0361)</b>	29	347	12	72	\$3,008,600	\$16,116,300	\$22,043,148	30	336	8	79	\$1,241,000	\$15,834,550	\$22,896,000
<b>Out of Board Area</b>	3	53	5	11	\$503,200	\$1,758,200	\$1,870,200	3	42	2	12	\$41,600	\$1,822,100	\$1,822,100
<b>Total</b>	526	4417	235	1539	\$58,748,590	\$384,204,990	\$513,445,782	441	4258	198	1546	\$47,232,760	\$387,402,880	\$545,159,794

<b>Average Sales YTD 2011</b>	\$249,646	<b>Average Sales YTD 2010</b>	\$250,584
<b>Month:</b> AUGUST 2011		<b>Month:</b> AUGUST 2010	
<b>YTD:</b> JANUARY 2011 - AUGUST 2011		<b>YTD:</b> JANUARY 2010- AUGUST 2010	
<b>12 Month:</b> SEPTEMBER 2010 - AUGUST 2011		<b>12 Month:</b> SEPTEMBER 2009 - AUGUST 2010	

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**Residential(single family) Activity by Area**  
**[AUGUST 2011 ]**

Area	2011								2010							
	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>	71	459	26	200	37%	44%	\$216,069	\$239,827	46	478	26	212	57%	44%	\$233,258	\$244,655
<b>0203-203SO</b>	55	521	36	233	65%	45%	\$293,286	\$294,279	46	445	28	185	61%	42%	\$297,661	\$293,175
<b>0203-203WE</b>	86	718	50	352	58%	49%	\$304,972	\$301,130	87	720	46	322	53%	45%	\$282,183	\$298,447
<b>Total</b>	212	1698	112	785	53%	46%	\$280,578	\$282,700	179	1643	100	719	56%	44%	\$273,796	\$281,035
<b>Lethbridge County (0204)</b>	46	346	13	117	28%	34%	\$253,723	\$257,876	30	276	13	123	43%	45%	\$277,100	\$241,914
<b>Cardston County (0053)</b>	4	97	10	37	250%	38%	\$222,600	\$217,874	19	131	0	22	0%	17%	\$	\$190,481
<b>I.D. Waterton (0159)</b>	0	3	0	0	%	0%	\$	\$465,000	0	3	0	0	%	0%	\$	\$
<b>MD Pincher Creek (0251)</b>	15	95	7	33	47%	35%	\$211,143	\$201,960	14	83	2	35	14%	42%	\$264,500	\$235,557
<b>MD of Taber (0312)</b>	36	248	10	72	28%	29%	\$222,930	\$210,431	20	262	9	82	45%	31%	\$248,167	\$219,527
<b>Warner County (0340)</b>	17	132	1	31	6%	23%	\$239,000	\$171,524	17	115	5	35	29%	30%	\$120,100	\$152,541
<b>MD Willow Creek (0353)</b>	16	80	6	23	38%	29%	\$114,167	\$175,612	10	79	3	18	30%	23%	\$155,018	\$220,625
<b>Munic of Crowsnest Pass (0361)</b>	15	168	11	59	73%	35%	\$264,145	\$231,587	21	187	5	51	24%	27%	\$198,500	\$217,128
<b>Out of Board Area</b>	1	14	2	4	200%	29%	\$171,100	\$168,140	1	15	1	5	100%	33%	\$23,000	\$180,600
<b>Total</b>	362	2881	172	1161	48%	40%	\$260,629	\$263,033	311	2794	138	1090	44%	39%	\$259,605	\$259,445

<b>Average Sales YTD 2011</b>	\$264,771	<b>Average Sales YTD 2010</b>	\$259,479
<b>Month:</b> AUGUST 2011		<b>Month:</b> AUGUST 2010	
<b>YTD:</b> JANUARY 2011 - AUGUST 2011		<b>YTD:</b> JANUARY 2010 - AUGUST 2010	
<b>12 Month:</b> SEPTEMBER 2010 - AUGUST 2011		<b>12 Month:</b> SEPTEMBER 2009 - AUGUST 2010	