



**LETHBRIDGE AND DISTRICT
ASSOCIATION OF REALTORS®**

**FEBRUARY 2010
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 321 licensees: 87 from Rural areas and 234 in Lethbridge
- 48 Offices 28 from Rural areas and 20 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

[FEBRUARY 2010]

	2010	2009	2008	%INC/DEC [2009 - 2010]
Total # of Listings [Month]	422	394	442	7%
Total # of Listings YTD	874	856	943	2%
Total # of Expired Listings [Month]	84	108	77	-22%
Total # of Expired Listings YTD	219	283	171	-23%
Total # of Sales [Month]	169	124	194	36%
Total # of Sales YTD	275	200	361	38%
Total Sales Dollar Volume [Month]	\$47,613,605	\$31,120,869	\$51,623,801	53%
Total Sales Dollar Volume YTD	\$71,260,629	\$48,103,069	\$91,642,107	48%

	2010	2009	2008	TOTAL
Total # of Closed Sales [Month]	168	125	194	487
Total # of Closed Sales YTD	274	200	361	835
Total Dollar Volume of Closing Sales YTD	\$71,087,629	\$48,103,069	\$91,642,107	\$210,832,805
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)

[1662](#)

NUMBER OF UNITS SOLD BY PRICE	2010		2009	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	6	9	2	3
50,000 - 79,999	5	11	1	2
80,000 - 109,999	8	16	1	4
110,000 - 139,999	9	14	8	13
140,000 - 159,999	6	11	8	11
160,000 - 179,999	12	18	10	22
180,000 - 199,999	13	18	7	15
200,000 - 219,999	12	26	11	18
220,000 - 229,999	9	15	3	4
230,000 - 239,999	5	10	11	16
240,000 - 249,999	5	10	6	13
250,000 - 259,999	12	19	8	10
260,000 - 269,999	7	9	6	9
270,000 - 279,999	4	9	5	6
280,000 - 289,999	5	8	2	3
290,000 - 299,999	6	7	3	5
300,000 - 349,999	28	39	18	23
350,000 - 399,999	4	7	8	15
400,000 - 499,999	5	9	1	3
500,000 - 699,999	6	8	4	4
700,000 - 999,999	1	1	1	1
1,000,000 +	1	1	0	0

Lethbridge and District Association of REALTORS® MLS ® Statistic Report MLS Activity by Area [FEBRUARY 2010]

Area	2010							2009							
	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	68	140	39	60	\$14,759,450	\$19,655,524	\$107,405,861	71	131	23	38	\$4,681,799	\$7,579,699	\$99,045,638	
0203-203SO	73	139	36	51	\$9,102,455	\$12,666,455	\$128,083,472	44	111	24	44	\$6,178,950	\$11,089,950	\$113,918,674	
0203-203WE	73	148	39	64	\$11,542,800	\$18,204,600	\$176,434,174	71	155	31	43	\$8,521,020	\$11,778,920	\$179,601,225	
Total	214	427	114	175	\$35,404,705	\$50,526,579	\$411,923,507	186	397	78	125	\$19,381,769	\$30,448,569	\$392,565,537	
Lethbridge County (0204)	39	105	15	30	\$4,761,400	\$8,292,300	\$76,249,296	74	143	18	28	\$5,007,600	\$7,279,500	\$64,443,512	
Cardston County (0053)	20	45	5	11	\$468,000	\$1,118,900	\$10,729,105	20	57	3	5	\$890,000	\$1,245,000	\$15,171,650	
I.D. Waterton (0159)	0	0	0	0	\$0	\$0	\$0	0	0	0	0	\$0	\$0	\$0	
MD Pincher Creek (0251)	29	46	8	12	\$1,334,000	\$2,364,500	\$18,836,700	10	33	5	8	\$1,011,000	\$1,589,000	\$20,471,875	
MD of Taber (0312)	43	93	13	20	\$2,865,000	\$3,911,250	\$35,385,626	25	57	8	16	\$1,748,500	\$3,725,000	\$38,995,163	
Warner County (0340)	32	52	4	12	\$715,500	\$1,956,300	\$15,445,400	23	55	4	7	\$581,000	\$948,000	\$12,306,850	
MD Willow Creek (0353)	12	31	3	4	\$1,024,000	\$1,234,000	\$12,481,640	10	22	2	2	\$739,000	\$739,000	\$19,147,990	
Munic of Crowsnest Pass (0361)	28	66	6	10	\$1,016,000	\$1,831,800	\$17,887,090	27	69	5	7	\$1,057,000	\$1,349,000	\$22,994,950	
Out of Board Area	5	9	1	1	\$25,000	\$25,000	\$934,500	19	23	1	2	\$705,000	\$780,000	\$6,735,950	
Total	422	874	169	275	\$47,613,605	\$71,260,629	\$599,872,864	394	856	124	200	\$31,120,869	\$48,103,069	\$592,833,477	
Average Sales YTD 2010							\$259,130	Average Sales YTD 2009							\$240,515
Month: FEBRUARY 2010								Month: FEBRUARY 2009							
YTD: JANUARY 2010 - FEBRUARY 2010								YTD: JANUARY 2009- FEBRUARY 2009							

**Lethbridge and District Association of REALTORS® MLS ® Statistic Report Residential(single family) Activity by Area
[FEBRUARY 2010]**

Area	2010								2009								
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price		
Area	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	
0203-203NO	57	117	30	48	53%	41%	\$232,255	\$245,798	49	103	20	30	41%	29%	\$216,495	\$241,812	
0203-203SO	44	84	22	32	50%	38%	\$273,025	\$286,294	26	65	18	29	69%	45%	\$289,886	\$291,061	
0203-203WE	57	119	34	53	60%	45%	\$313,853	\$296,268	51	115	30	42	59%	37%	\$277,117	\$301,540	
Total	158	320	86	133	54%	42%	\$274,944	\$278,491	126	283	68	101	54%	36%	\$262,667	\$280,578	
Lethbridge County (0204)	29	63	12	22	41%	35%	\$245,533	\$236,198	40	76	12	18	30%	24%	\$230,642	\$235,707	
Cardston County (0053)	11	22	0	4	0%	18%	\$	\$191,919	7	19	2	3	29%	16%	\$267,500	\$214,376	
I.D. Waterton (0159)	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
MD Pincher Creek (0251)	10	17	3	5	30%	29%	\$220,167	\$227,154	3	13	4	7	133%	54%	\$210,750	\$238,904	
MD of Taber (0312)	25	59	11	15	44%	25%	\$201,818	\$210,492	17	33	6	13	35%	39%	\$209,083	\$204,521	
Warner County (0340)	18	32	3	11	17%	34%	\$98,500	\$178,722	12	26	3	6	25%	23%	\$175,000	\$166,692	
MD Willow Creek (0353)	6	16	2	2	33%	13%	\$224,500	\$202,236	4	9	1	1	25%	11%	\$210,000	\$199,199	
Munic of Crownsnest Pass (0361)	14	32	3	6	21%	19%	\$188,667	\$232,202	13	29	5	6	38%	21%	\$211,400	\$244,493	
Out of Board Area	3	4	0	0	0%	0%	\$	\$249,000	4	5	0	1	0%	20%	\$	\$258,580	
Total	274	565	120	198	44%	35%	\$256,522	\$258,721	226	493	101	156	45%	32%	\$248,055	\$258,944	
Average Sales YTD 2010								\$250,567	Average Sales YTD 2009								\$242,024
Month: FEBRUARY 2010									Month: FEBRUARY 2009								
YTD: JANUARY 2010 - FEBRUARY 2010									YTD: JANUARY 2009- FEBRUARY 2009								
12 Month: MARCH 2009 - FEBRUARY 2010									12 Month: MARCH 2008 - FEBRUARY 2009								

