



## **JULY 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

[JULY 2011]

	2011	2010	2009	%INC/DEC
				[ 2010 - 2011 ]
<b>Total # of Listings [Month]</b>	516	518	531	0%
<b>Total # of Listings YTD</b>	3892	3817	3494	2%
<b>Total # of Expired Listings [Month]</b>	214	155	150	38%
<b>Total # of Expired Listings YTD</b>	1145	898	990	28%
<b>Total # of Sales [Month]</b>	196	197	281	-1%
<b>Total # of Sales YTD</b>	1303	1348	1462	-3%
<b>Total Sales Dollar Volume [Month]</b>	\$47,287,425	\$48,245,495	\$71,274,807	-2%
<b>Total Sales Dollar Volume YTD</b>	\$325,790,900	\$340,170,120	\$359,910,224	-4%

[Hide Chart](#)

	2011	2010	2009	TOTAL
<b>Total # of Closed Sales [Month]</b>	196	197	280	673
<b>Total # of Closed Sales YTD</b>	1302	1346	1462	4110
<b>Total Dollar Volume of Closing Sales YTD</b>	\$325,616,800	\$339,737,220	\$359,910,224	\$1,025,264,244
<b>Total # Sales Pending</b>	15	0	0	15
<b>Total Dollar Volume of Sales Pending</b>	\$285,500	\$0	\$0	\$285,500

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

[2484](#)

NUMBER OF UNITS SOLD BY PRICE	2011		2010	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	6	44	6	37
50,000 - 79,999	9	42	8	37
80,000 - 109,999	7	46	9	57
110,000 - 139,999	10	67	12	67
140,000 - 159,999	8	47	6	61
160,000 - 179,999	13	76	11	78
180,000 - 199,999	9	66	14	95
200,000 - 219,999	17	102	20	141
220,000 - 229,999	11	68	8	58
230,000 - 239,999	7	71	14	69
240,000 - 249,999	10	57	8	67
250,000 - 259,999	9	70	9	73
260,000 - 269,999	7	63	4	56
270,000 - 279,999	7	44	6	48
280,000 - 289,999	6	50	6	40
290,000 - 299,999	5	41	6	28
300,000 - 349,999	27	162	24	171
350,000 - 399,999	13	86	12	73
400,000 - 499,999	12	62	6	53
500,000 - 699,999	3	31	5	28
700,000 - 999,999	0	6	3	8
1,000,000 +	0	2	0	3

## Lethbridge and District Association of REALTORS® MLS ® Statistic Report MLS Activity by Area

**[JULY 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>	68	499	27	216	\$6,182,535	\$49,284,777	\$77,422,518	78	549	18	219	\$4,180,600	\$57,772,734	\$93,208,184
<b>0203-203SO</b>	97	681	43	270	\$11,645,380	\$72,875,430	\$113,155,043	86	613	35	240	\$10,108,400	\$63,117,790	\$111,413,477
<b>0203-203WE</b>	117	824	54	353	\$14,479,400	\$99,649,940	\$150,396,700	115	810	70	356	\$18,019,645	\$103,453,526	\$160,539,194
<b>Total</b>	282	2004	124	839	\$32,307,315	\$221,810,147	\$340,974,261	279	1972	123	815	\$32,308,645	\$224,344,050	\$365,160,855
<b>Lethbridge County (0204)</b>	50	520	19	150	\$4,056,650	\$40,513,343	\$59,020,143	77	462	19	177	\$5,284,450	\$43,831,749	\$71,373,403
<b>Cardston County (0053)</b>	26	177	10	42	\$1,915,000	\$8,283,500	\$12,425,985	23	211	13	44	\$2,666,000	\$7,365,581	\$13,018,161
<b>I.D. Waterton (0159)</b>	0	4	0	0	\$0	\$0	\$465,000	4	6	0	0	\$0	\$0	\$0
<b>MD Pincher Creek (0251)</b>	29	206	9	46	\$1,924,910	\$7,635,310	\$12,587,710	30	181	11	57	\$2,880,200	\$14,281,900	\$23,295,100
<b>MD of Taber (0312)</b>	42	300	8	81	\$1,827,000	\$16,674,700	\$29,755,300	36	351	12	103	\$2,513,500	\$20,182,250	\$36,564,500
<b>Warner County (0340)</b>	16	189	11	50	\$1,912,500	\$10,380,150	\$15,111,300	20	169	8	45	\$1,014,700	\$7,105,100	\$11,582,900
<b>MD Willow Creek (0353)</b>	23	124	4	29	\$517,350	\$6,131,050	\$10,240,605	11	120	2	26	\$325,000	\$6,685,440	\$10,759,980
<b>Munic of Crowsnest Pass (0361)</b>	35	318	10	60	\$2,525,200	\$13,107,700	\$20,275,548	32	306	7	71	\$879,000	\$14,593,550	\$23,439,800
<b>Out of Board Area</b>	13	50	1	6	\$301,500	\$1,255,000	\$1,408,600	6	39	2	10	\$374,000	\$1,780,500	\$1,780,500
<b>Total</b>	516	3892	196	1303	\$47,287,425	\$325,790,900	\$502,264,452	518	3817	197	1348	\$48,245,495	\$340,170,120	\$556,975,199

**Average Sales YTD 2011**

\$250,031

**Average Sales YTD 2010**

\$252,352

**Month: JULY 2011**

**Month: JULY 2010**

**YTD: JANUARY 2011 - JULY 2011**

**YTD: JANUARY 2010- JULY 2010**

**12 Month: AUGUST 2010 - JULY 2011**

**12 Month: AUGUST 2009 - JULY 2010**

**Lethbridge and District Association of REALTORS® MLS® Statistic Report Residential(single family) Activity by Area**  
**[JULY 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>	49	388	24	173	49%	45%	\$241,026	\$241,700	53	432	14	186	26%	43%	\$232,207	\$244,181
<b>0203-203SO</b>	68	466	32	197	47%	42%	\$296,075	\$294,708	61	399	25	157	41%	39%	\$301,080	\$289,827
<b>0203-203WE</b>	90	632	44	302	49%	48%	\$285,057	\$298,797	94	633	49	276	52%	44%	\$294,437	\$301,639
<b>Total</b>	207	1486	100	672	48%	45%	\$278,015	\$282,191	208	1464	88	619	42%	42%	\$286,424	\$281,277
<b>Lethbridge County (0204)</b>	27	300	12	104	44%	35%	\$252,388	\$259,764	36	246	11	110	31%	45%	\$263,036	\$237,116
<b>Cardston County (0053)</b>	18	93	9	27	50%	29%	\$206,667	\$216,662	15	112	8	22	53%	20%	\$221,438	\$191,983
<b>I.D. Waterton (0159)</b>	0	3	0	0	%	0%	\$	\$465,000	2	3	0	0	0%	0%	\$	\$
<b>MD Pincher Creek (0251)</b>	10	80	4	26	40%	33%	\$189,125	\$203,603	9	69	9	33	100%	48%	\$266,967	\$228,991
<b>MD of Taber (0312)</b>	26	209	8	62	31%	30%	\$228,375	\$212,475	26	242	9	73	35%	30%	\$216,278	\$218,716
<b>Warner County (0340)</b>	13	115	7	30	54%	26%	\$212,857	\$175,150	13	98	3	30	23%	31%	\$168,500	\$164,659
<b>MD Willow Creek (0353)</b>	16	64	2	17	13%	27%	\$173,500	\$185,842	9	69	1	15	11%	22%	\$190,000	\$226,266
<b>Munic of Crowsnest Pass (0361)</b>	22	153	8	48	36%	31%	\$240,400	\$224,315	24	166	2	46	8%	28%	\$88,000	\$222,234
<b>Out of Board Area</b>	6	13	1	2	17%	15%	\$301,500	\$130,375	5	14	2	4	40%	29%	\$187,000	\$220,000
<b>Total</b>	345	2516	151	988	44%	39%	\$260,499	\$263,383	347	2483	133	952	38%	38%	\$266,653	\$259,417

<b>Average Sales YTD 2011</b>	\$266,099	<b>Average Sales YTD 2010</b>	\$259,461
<b>Month:</b> JULY 2011		<b>Month:</b> JULY 2010	
<b>YTD:</b> JANUARY 2011 - JULY 2011		<b>YTD:</b> JANUARY 2010 - JULY 2010	
<b>12 Month:</b> AUGUST 2010 - JULY 2011		<b>12 Month:</b> AUGUST 2009 - JULY 2010	