



## OCTOBER 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 298 licensees: 73 from Rural areas and 225 in Lethbridge
- 46 Offices 25 from Rural areas and 21 in Lethbridge
- 43 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  
[OCTOBER 2011]**

	2011	2010	2009	%INC/DEC
				[ 2010 - 2011 ]
<b>Total # of Listings [Month]</b>	394	372	396	6%
<b>Total # of Listings YTD</b>	5287	5052	4759	5%
<b>Total # of Expired Listings [Month]</b>	178	258	208	-31%
<b>Total # of Expired Listings YTD</b>	1847	1768	1597	4%
<b>Total # of Sales [Month]</b>	163	135	173	21%
<b>Total # of Sales YTD</b>	1903	1850	2093	3%
<b>Total Sales Dollar Volume [Month]</b>	\$40,565,618	\$33,755,596	\$44,372,383	20%
<b>Total Sales Dollar Volume YTD</b>	\$472,798,123	\$461,459,322	\$515,686,180	2%

	2011	2010	2009	TOTAL
<b>Total # of Closed Sales [Month]</b>	162	135	173	470
<b>Total # of Closed Sales YTD</b>	1901	1848	2093	5842
<b>Total Dollar Volume of Closing Sales YTD</b>	\$472,132,023	\$461,026,422	\$515,686,180	\$1,448,844,625
<b>Total # Sales Pending</b>	13	0	0	13
<b>Total Dollar Volume of Sales Pending</b>	\$100,000	\$0	\$0	\$100,000

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

[2254](#)

NUMBER OF UNITS SOLD BY PRICE	2011		2010	
	MONTH	YEAR	MONTH	YEAR
Under 50,000	5	63	5	51
50,000 - 79,999	2	58	4	57
80,000 - 109,999	9	71	3	78
110,000 - 139,999	7	105	8	92
140,000 - 159,999	11	77	5	82
160,000 - 179,999	11	119	7	110
180,000 - 199,999	9	104	5	122
200,000 - 219,999	12	149	14	192
220,000 - 229,999	4	91	5	75
230,000 - 239,999	9	103	11	95
240,000 - 249,999	6	81	3	88
250,000 - 259,999	11	104	10	108
260,000 - 269,999	7	93	3	73
270,000 - 279,999	10	67	4	62
280,000 - 289,999	5	64	6	65
290,000 - 299,999	6	58	4	40
300,000 - 349,999	18	221	18	229
350,000 - 399,999	9	127	5	96
400,000 - 499,999	5	89	12	85
500,000 - 699,999	6	45	3	38
700,000 - 999,999	0	11	0	9
1,000,000 +	1	3	0	3

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**MLS Activity by Area**  
**[OCTOBER 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>	66	726	15	293	\$3,444,200	\$66,477,227	\$74,693,977	46	718	26	307	\$5,671,800	\$77,693,725	\$91,245,025
<b>0203-203SO</b>	70	927	39	402	\$11,170,050	\$107,541,480	\$120,089,980	56	820	28	343	\$7,738,913	\$90,848,903	\$104,249,822
<b>0203-203WE</b>	67	1103	34	492	\$10,094,355	\$139,880,580	\$156,288,280	69	1057	31	479	\$9,097,250	\$137,792,586	\$151,057,884
<b>Total</b>	203	2756	88	1187	\$24,708,605	\$313,899,287	\$351,072,237	171	2595	85	1129	\$22,507,963	\$306,335,214	\$346,552,731
<b>Lethbridge County (0204)</b>	43	678	15	215	\$4,072,500	\$57,030,693	\$62,867,593	57	651	17	234	\$3,886,900	\$56,501,649	\$64,347,255
<b>Cardston County (0053)</b>	30	240	5	66	\$780,000	\$12,631,400	\$14,356,400	25	284	4	58	\$789,085	\$9,783,066	\$11,080,566
<b>I.D. Waterton (0159)</b>	0	5	1	1	\$450,000	\$450,000	\$450,000	0	6	1	1	\$465,000	\$465,000	\$465,000
<b>MD Pincher Creek (0251)</b>	21	279	6	75	\$1,331,000	\$15,350,310	\$16,877,210	15	232	1	72	\$205,000	\$17,707,400	\$20,241,700
<b>MD of Taber (0312)</b>	30	416	18	132	\$3,906,600	\$28,150,400	\$31,948,000	33	444	10	145	\$2,164,000	\$29,465,250	\$34,068,050
<b>Warner County (0340)</b>	15	255	7	71	\$1,124,400	\$12,514,250	\$13,233,750	19	234	7	65	\$1,124,750	\$11,116,750	\$12,535,150
<b>MD Willow Creek (0353)</b>	10	166	7	46	\$1,220,500	\$9,172,550	\$10,470,550	21	169	3	40	\$1,045,000	\$9,496,995	\$10,455,995
<b>Munic of Crowsnest Pass (0361)</b>	40	421	13	95	\$2,454,013	\$20,773,033	\$23,880,533	25	385	6	93	\$1,455,898	\$18,653,898	\$20,807,898
<b>Out of Board Area</b>	2	71	3	15	\$518,000	\$2,826,200	\$2,826,200	6	52	1	13	\$112,000	\$1,934,100	\$1,934,100
<b>Total</b>	394	5287	163	1903	\$40,565,618	\$472,798,123	\$527,982,473	372	5052	135	1850	\$33,755,596	\$461,459,322	\$522,488,445

<b>Average Sales YTD 2011</b>	\$248,449	<b>Average Sales YTD 2010</b>	\$249,437
<b>Month:</b> OCTOBER 2011		<b>Month:</b> OCTOBER 2010	
<b>YTD:</b> JANUARY 2011 - OCTOBER 2011		<b>YTD:</b> JANUARY 2010- OCTOBER 2010	
<b>12 Month:</b> NOVEMBER 2010 - OCTOBER 2011		<b>12 Month:</b> NOVEMBER 2009 - OCTOBER 2010	

**Lethbridge and District Association of REALTORS®**  
**MLS ® Statistic Report**  
**Residential (single family) Activity by Area**  
**[OCTOBER 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>	47	562	15	237	32%	42%	\$229,613	\$238,050	35	550	22	263	63%	48%	\$233,859	\$242,438
<b>0203-203SO</b>	51	645	31	293	61%	45%	\$300,615	\$293,115	42	535	21	233	50%	44%	\$288,852	\$287,873
<b>0203-203WE</b>	57	861	33	426	58%	49%	\$302,859	\$300,567	58	834	29	382	50%	46%	\$301,491	\$298,465
<b>Total</b>	155	2068	79	956	51%	46%	\$288,071	\$282,585	135	1919	72	878	53%	46%	\$277,140	\$278,270
<b>Lethbridge County (0204)</b>	25	404	7	144	28%	36%	\$265,786	\$257,278	37	361	13	150	35%	42%	\$217,923	\$242,988
<b>Cardston County (0053)</b>	12	119	4	46	33%	39%	\$187,500	\$210,630	11	156	2	27	18%	17%	\$251,168	\$193,844
<b>I.D. Waterton (0159)</b>	0	4	1	1	%	25%	\$450,000	\$450,000	0	3	1	1	%	33%	\$465,000	\$465,000
<b>MD Pincher Creek (0251)</b>	14	117	4	42	29%	36%	\$218,250	\$210,343	5	97	1	40	20%	41%	\$205,000	\$232,185
<b>MD of Taber (0312)</b>	25	297	15	103	60%	35%	\$213,940	\$212,398	25	306	9	102	36%	33%	\$178,222	\$214,103
<b>Warner County (0340)</b>	9	160	6	44	67%	28%	\$173,567	\$152,154	13	140	5	44	38%	31%	\$197,000	\$167,218
<b>MD Willow Creek (0353)</b>	7	97	6	30	86%	31%	\$185,917	\$178,712	12	99	1	24	8%	24%	\$315,000	\$210,786
<b>Munic of Crowsnest Pass (0361)</b>	22	208	9	72	41%	35%	\$197,667	\$233,857	11	208	4	60	36%	29%	\$237,500	\$206,569
<b>Out of Board Area</b>	0	15	1	5	%	33%	\$216,000	\$201,940	0	15	1	6	%	40%	\$112,000	\$169,167
<b>Total</b>	269	3489	132	1443	49%	41%	\$257,970	\$261,917	249	3304	109	1332	44%	40%	\$256,196	\$257,657

**Average Sales YTD 2011**

\$261,852

**Average Sales YTD 2010**

\$258,681

**Month:** OCTOBER 2011

**Month:** OCTOBER 2010

**YTD:** JANUARY 2011 - OCTOBER 2011

**YTD:** JANUARY 2010 - OCTOBER 2010

**12 Month:** NOVEMBER 2010 - OCTOBER 2011

**12 Month:** NOVEMBER 2009 - OCTOBER 2010