



APRIL 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 331 licensees: 84 from Rural areas and 247 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.



MLS ® DETAILED SHEET

Name of BoardLethbridge and District Association
of REALTORS®

For the Month ofAPRIL 2009

ProvinceAB

Board Official _____

| | \$ Value of Units Sold for Current Month | # of Units Sold for Current Month | # of New Listings for Current Month | # of Active Listings End of Current Month |
|-------------------------|---------------------------------------------|--------------------------------------|----------------------------------------|-------------------------------------------------|
| RESIDENTIAL | | | | |
| Single family- home | \$41,411,150 | 161 | 327 | 982 |
| Single family- other | \$7,907,350 | 46 | 91 | 323 |
| Residential- other | \$1,128,000 | 4 | 14 | 33 |
| Total | \$50,446,500 | 211 | 432 | 1338 |
| NON-RESIDENTIAL | | | | |
| Farm | \$2,717,000 | 8 | 30 | 201 |
| Vacant Land | \$1,176,400 | 5 | 29 | 297 |
| Other(I.C.&I.) | \$1,111,055 | 5 | 13 | 133 |
| Total | \$5,004,455 | 18 | 72 | 631 |
| GRAND TOTALS | \$55,450,955 | 229 | 504 | 1969 |

Number of Residential Units Sold According To Price Category:

| | | | | | | | |
|--------------------------|----|--------------------------|----|--------------------------|-----|--------------------------|----|
| Under 30,000 | 1 | 30,000 - 39,999 | 0 | 40,000 - 49,999 | 0 | 50,000 - 59,999 | 3 |
| 60,000 - 69,999 | 0 | 70,000 - 79,999 | 3 | 80,000 - 89,999 | 1 | 90,000 - 99,999 | 1 |
| 100,000 - 119,999 | 3 | 120,000 - 149,999 | 13 | 150,000 - 249,999 | 101 | 250,000 - 349,999 | 57 |
| 350,000 - 499,999 | 26 | 500,000 + | 2 | | | | |

**Lethbridge and District Association of REALTORS®
MLS ® Statistic Report**

[APRIL 2009]

| | 2009 | 2008 | 2007 | %INC/DEC [2008 - 2009] |
|--------------------------------------------|---------------|---------------|---------------|-------------------------------------|
| Total # of Listings [Month] | 505 | 615 | 400 | -18% |
| Total # of Listings YTD | 1872 | 2088 | 1496 | -10% |
| Total # of Expired Listings [Month] | 78 | 105 | 35 | -26% |
| Total # of Expired Listings YTD | 485 | 372 | 119 | 30% |
| Total # of Sales [Month] | 229 | 278 | 320 | -18% |
| Total # of Sales YTD | 616 | 883 | 1080 | -30% |
| Total Sales Dollar Volume [Month] | \$55,450,955 | \$66,954,935 | \$72,997,276 | -17% |
| Total Sales Dollar Volume YTD | \$147,880,661 | \$221,181,172 | \$230,820,579 | -33% |

| | 2009 | 2008 | 2007 | TOTAL |
|-------------------------------------------------|---------------|---------------|---------------|---------------|
| Total # of Closed Sales [Month] | 229 | 275 | 321 | 825 |
| Total # of Closed Sales YTD | 617 | 879 | 1081 | 2577 |
| Total Dollar Volume of Closing Sales YTD | \$148,245,661 | \$220,535,332 | \$230,643,079 | \$599,424,072 |
| Total # Sales Pending | 5 | 0 | 0 | 5 |
| 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)**

[1975](#)

| NUMBER OF UNITS SOLD BY PRICE | 2009 | | 2008 | |
|-------------------------------|-------|------|-------|------|
| | MONTH | YEAR | MONTH | YEAR |
| Under 50,000 | 1 | 10 | 7 | 21 |
| 50,000 - 79,999 | 8 | 12 | 13 | 29 |
| 80,000 - 109,999 | 5 | 14 | 7 | 27 |
| 110,000 - 139,999 | 10 | 32 | 14 | 53 |
| 140,000 - 159,999 | 12 | 36 | 12 | 44 |
| 160,000 - 179,999 | 28 | 61 | 21 | 65 |
| 180,000 - 199,999 | 17 | 45 | 24 | 73 |
| 200,000 - 219,999 | 24 | 58 | 23 | 60 |
| 220,000 - 229,999 | 12 | 28 | 14 | 45 |
| 230,000 - 239,999 | 13 | 41 | 10 | 28 |
| 240,000 - 249,999 | 5 | 30 | 6 | 37 |
| 250,000 - 259,999 | 15 | 34 | 19 | 47 |
| 260,000 - 269,999 | 10 | 32 | 20 | 58 |
| 270,000 - 279,999 | 9 | 20 | 10 | 33 |
| 280,000 - 289,999 | 6 | 14 | 6 | 29 |
| 290,000 - 299,999 | 3 | 11 | 4 | 21 |
| 300,000 - 349,999 | 18 | 66 | 37 | 105 |
| 350,000 - 399,999 | 17 | 39 | 13 | 43 |
| 400,000 - 499,999 | 11 | 22 | 15 | 39 |
| 500,000 - 699,999 | 5 | 9 | 1 | 14 |
| 700,000 - 999,999 | 0 | 2 | 1 | 7 |
| 1,000,000 + | 0 | 0 | 1 | 5 |

LETHBRIDGE REAL ESTATE BOARD RESIDENTIAL SINGLE FAMILY MLS ACTIVITY REPORT

| 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 | 52 | 222 | 38 | 99 | 73% | 45% | \$233,539 | \$240,080 | 81 | 263 | 58 | 157 | 72% | 60% | \$250,654 | \$235,802 |
| 0203-203SO | 61 | 178 | 24 | 81 | 39% | 46% | \$267,888 | \$288,747 | 52 | 187 | 33 | 100 | 63% | 53% | \$302,636 | \$284,647 |
| 0203-203WE | 86 | 289 | 55 | 141 | 64% | 49% | \$296,454 | \$300,102 | 106 | 390 | 53 | 159 | 50% | 41% | \$287,275 | \$310,305 |
| Total | 199 | 689 | 117 | 321 | 59% | 47% | \$270,160 | \$280,125 | 239 | 840 | 144 | 416 | 60% | 50% | \$276,045 | \$278,802 |
| Lethbridge County (0204) | 43 | 153 | 24 | 65 | 56% | 42% | \$237,729 | \$231,553 | 53 | 163 | 8 | 59 | 15% | 36% | \$216,738 | \$230,118 |
| Cardston County (0053) | 11 | 41 | 2 | 7 | 18% | 17% | \$207,500 | \$213,905 | 6 | 30 | 4 | 7 | 67% | 23% | \$177,250 | \$208,164 |
| I.D. Waterton (0159) | 1 | 1 | 0 | 0 | 0% | 0% | \$ | \$ | 1 | 2 | 0 | 0 | 0% | 0% | \$ | \$ |
| MD Pincher Creek (0251) | 8 | 30 | 1 | 9 | 13% | 30% | \$295,000 | \$242,640 | 12 | 37 | 6 | 28 | 50% | 76% | \$259,150 | \$245,307 |
| MD of Taber (0312) | 34 | 92 | 12 | 30 | 35% | 33% | \$225,325 | \$205,955 | 29 | 112 | 19 | 62 | 66% | 55% | \$191,232 | \$178,225 |
| Warner County (0340) | 13 | 54 | 4 | 12 | 31% | 22% | \$141,500 | \$168,136 | 15 | 56 | 6 | 26 | 40% | 46% | \$145,400 | \$181,092 |
| MD Willow Creek (0353) | 11 | 29 | 1 | 5 | 9% | 17% | \$185,000 | \$200,128 | 16 | 56 | 8 | 26 | 50% | 46% | \$191,650 | \$193,001 |
| Munic of Crowsnest Pass (0361) | 21 | 71 | 2 | 11 | 10% | 15% | \$173,500 | \$241,552 | 34 | 79 | 5 | 16 | 15% | 20% | \$244,150 | \$241,043 |
| Out of Board Area | 0 | 7 | 1 | 3 | % | 43% | \$483,000 | \$236,483 | 2 | 8 | 0 | 1 | 0% | 13% | \$ | \$185,375 |
| Total | 341 | 1167 | 164 | 463 | 48% | 40% | \$257,983 | \$259,092 | 407 | 1383 | 200 | 641 | 49% | 46% | \$255,040 | \$253,995 |

Average Sales YTD 2009

\$252,480

Average Sales YTD 2008

\$257,351

Month: APRIL 2009

Month: APRIL 2008

YTD: JANUARY 2009 - APRIL 2009

YTD: JANUARY 2008- APRIL 2008

12 Month: MAY 2008 - APRIL 2009

12 Month: MAY 2007 - APRIL 2008

Lethbridge and District Association of REALTORS®
MLS ® Statistic Report
MLS Activity by Area
[APRIL 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 | 68 | 276 | 46 | 118 | \$10,144,350 | \$25,886,149 | \$88,692,763 | 96 | 314 | 65 | 185 | \$16,056,425 | \$43,648,125 | \$118,966,470 |
| 0203-203SO | 93 | 290 | 44 | 130 | \$10,632,175 | \$32,768,955 | \$111,576,979 | 82 | 299 | 47 | 146 | \$12,897,000 | \$39,559,200 | \$152,655,181 |
| 0203-203WE | 112 | 377 | 69 | 164 | \$18,588,630 | \$44,132,750 | \$178,393,930 | 135 | 480 | 73 | 211 | \$19,150,570 | \$58,828,876 | \$195,549,858 |
| Total | 273 | 943 | 159 | 412 | \$39,365,155 | \$102,787,854 | \$378,663,672 | 313 | 1093 | 185 | 542 | \$48,103,995 | \$142,036,201 | \$467,171,509 |
| Lethbridge County (0204) | 60 | 263 | 36 | 96 | \$9,004,900 | \$22,949,907 | \$67,120,569 | 80 | 253 | 11 | 88 | \$2,286,650 | \$24,154,105 | \$70,795,527 |
| Cardston County (0053) | 18 | 98 | 2 | 9 | \$415,000 | \$1,995,000 | \$13,394,650 | 18 | 67 | 11 | 19 | \$1,987,000 | \$5,875,000 | \$17,189,100 |
| I.D. Waterton (0159) | 1 | 1 | 0 | 0 | \$0 | \$0 | \$0 | 1 | 3 | 0 | 0 | \$0 | \$0 | \$0 |
| MD Pincher Creek (0251) | 24 | 90 | 4 | 13 | \$1,154,000 | \$2,971,000 | \$17,236,850 | 31 | 103 | 9 | 39 | \$1,774,900 | \$8,436,525 | \$27,158,325 |
| MD of Taber (0312) | 46 | 132 | 14 | 38 | \$3,038,900 | \$8,002,900 | \$32,481,963 | 46 | 162 | 27 | 82 | \$5,739,400 | \$16,274,500 | \$50,001,211 |
| Warner County (0340) | 26 | 113 | 6 | 18 | \$911,000 | \$2,890,000 | \$11,469,750 | 25 | 102 | 9 | 35 | \$1,067,800 | \$5,631,444 | \$21,943,129 |
| MD Willow Creek (0353) | 19 | 64 | 2 | 8 | \$435,000 | \$2,042,000 | \$16,686,900 | 31 | 104 | 14 | 42 | \$2,454,440 | \$8,269,147 | \$23,191,697 |
| Munic of Crowsnest Pass (0361) | 32 | 134 | 4 | 16 | \$582,000 | \$2,760,000 | \$20,576,700 | 62 | 164 | 9 | 29 | \$1,915,750 | \$7,209,750 | \$35,699,856 |
| Out of Board Area | 6 | 34 | 2 | 6 | \$545,000 | \$1,482,000 | \$5,440,950 | 8 | 37 | 3 | 7 | \$1,625,000 | \$3,294,500 | \$7,108,566 |
| Total | 505 | 1872 | 229 | 616 | \$55,450,955 | \$147,880,661 | \$563,072,004 | 615 | 2088 | 278 | 883 | \$66,954,935 | \$221,181,172 | \$720,258,920 |

Total Sales YTD 2009

\$147,880,661

Total Sales YTD 2008

\$221,181,172

Month: APRIL 2009

Month: APRIL 2008

YTD: JANUARY 2009 - APRIL 2009

YTD: JANUARY 2008 - APRIL 2008

12 Month: MAY 2008 - APRIL 2009

12 Month: MAY 2007 - APRIL 2008