

## **Lethbridge home sales little changed year-over-year in December**

The number of residential properties sold through the MLS® System of the Lethbridge and District Association of REALTORS® was inched slightly lower on a year-over-year basis in December 2016.

Home sales numbered 129 units in December 2016, down just 2.3 per cent (three sales) from December 2015. That said, it was still above all other months of December going back a decade.

There were 96 single family home sales in Lethbridge in December 2016, down 9.4 per cent compared to the same month in 2015.

Annual home sales came in 1.2 per cent above 2015 levels. 2016 was a nine-year high for sales in Lethbridge.

The average price of homes sold in December 2016 was \$262,265, down 1.7 per cent from December 2015. The annual average price figure for all homes sold in 2016 was \$266,801, edging up 1.3 per cent from 2015.

The dollar value of all residential sales activity in December 2016 totalled \$33.8 million, down 3.9 per cent from December 2015.

New listings for all types of properties in Lethbridge totalled 135 units in December 2016, unchanged from December 2015. New residential listings on the Association's MLS® System numbered 154 units, a decrease of 21.4 per cent from December 2015.

There were 1,271 active listings for all types of properties on the Association's MLS® System at the end of December, down 0.2 per cent from December 2015. The number of active residential listings was down 0.5 per cent on an annual basis to 1,082 units at the end of December 2016.

The number of residential months of inventory stood at 8.4 at the end of December. This was up only slightly from 8.2 months recorded at the same time in 2015 and stood below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Sales of all types of properties in Lethbridge numbered 135 units in December, unchanged from December 2015. The total value of those sales was \$35.1 million, a decrease of 4.2 per cent from year-ago levels.

The statistics quoted in this report are provided by the Lethbridge and District Association of REALTORS®, serving more than 324 REALTORS® in member offices in the City of Lethbridge, the County of Lethbridge, Cardston County, County of Warner, the municipal districts of Taber, Warner, Willow Creek, Pincher Creek, and the municipality of Crowsnest Pass.