

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® July 2015

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		June 2015	May 2015	April 2015	March 2015	February 2015	January 2015
Sales Activity	227	19.4	3.8	12.0	4.8	8.8	20.3
Average Price	\$244,730	-7.5	-9.7	-8.9	-13.8	-6.2	-6.2
Dollar Volume*	\$56.0	12.7	-8.7	2.7	-11.2	-0.9	8.9
New Listings	354	-1.1	-2.5	-16.1	-13.2	-6.6	-5.1
Active Listings	1,347	-3.1	-7.9	-10.3	-8.9	-10.9	-15.0

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		July 2014	July 2013	July 2012	July 2010	July 2008	July 2005
Sales Activity	288	5.9	24.7	46.9	58.2	5.1	-6.8
Average Price	\$244,730	-7.2	1.4	-6.2	-1.7	0.4	78.7
Dollar Volume*	\$70.5	-1.7	26.5	37.9	55.5	5.5	66.6
New Listings	429	-11.5	-19.1	-12.6	-6.1	-17.3	16.6
Active Listings	1,552	-15.8	-17.4	-25.5	-14.9	13.2	80.7

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		July 2014 YTD	July 2013 YTD	July 2012 YTD	July 2010 YTD	July 2008 YTD	July 2005 YTD
Sales Activity	1,601	6.5	12.7	18.7	29.6	1.8	-4.0
Average Price	\$264,955	2.2	8.9	4.9	7.2	8.3	93.4
Dollar Volume*	\$424.2	8.9	22.8	24.4	38.9	10.3	85.7
New Listings	3,020	-8.8	-11.3	-9.6	-9.0	-7.8	19.3
Active Listings [†]	1,473	-9.9	-12.5	-11.9	-2.2	31.5	71.5

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		June 2015	April 2015	January 2015	July 2014	July 2013	July 2010
Sales to New Listings Ratio	64.2	53.2	48.1	50.7	54.6	43.8	37.6
Months of Inventory	5.9	7.3	7.4	8.4	7.4	8.7	10.7

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual data as processed through the MLS® System of the Lethbridge and District Association of REALTORS®.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; Sales to New Listings Ratio=Sales/New Listings*100; Months of Inventory=Active Listings at the end of the month/Sales for the month.

* In millions of dollars.

[†] The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.