

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® February 2016

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
		January 2016	December 2015	November 2015	October 2015	September 2015	August 2015
Sales Activity	189	-5.5	-11.9	-10.2	-15.4	-7.6	-11.9
Average Price	\$263,165	2.6	-1.3	8.7	-2.9	3.9	-1.7
Dollar Volume*	\$50.0	-6.2	-12.6	-4.4	-16.9	-3.3	-11.7
New Listings	366	-4.5	-8.7	-9.0	-2.7	7.0	2.2
Active Listings	1,404	1.2	-2.8	4.8	7.1	7.6	6.2

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2015	February 2014	February 2013	February 2011	February 2009	February 2006
Sales Activity	156	-8.8	9.1	-3.1	39.3	38.1	-29.1
Average Price	\$263,165	0.9	4.6	11.0	-0.8	10.3	77.8
Dollar Volume*	\$41.0	-7.9	14.1	7.6	38.1	52.2	26.1
New Listings	366	0.5	-7.6	-12.9	-9.2	23.6	48.8
Active Listings	1,285	-5.5	-11.6	-17.6	-9.0	12.5	125.0

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
		February 2015 YTD	February 2014 YTD	February 2013 YTD	February 2011 YTD	February 2009 YTD	February 2006 YTD
Sales Activity	268	-6.3	1.1	-3.2	23.5	47.3	-30.7
Average Price	\$260,327	0.2	4.6	10.4	1.8	11.7	75.4
Dollar Volume*	\$70.0	-6.1	5.8	6.8	25.7	64.5	21.4
New Listings	722	1.1	-7.2	-21.0	-10.0	14.4	33.2
Active Listings [†]	1,227	-7.6	-11.2	-18.2	-8.4	10.0	106.7

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		January 2016	November 2015	August 2015	February 2015	February 2014	February 2011
Sales to New Listings Ratio	51.5	52.1	52.2	59.8	56.1	42.4	28.8
Months of Inventory	7.4	7.0	6.4	6.2	7.1	9.1	11.9

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.