

# Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® February 2017

| Seasonally Adjusted <sup>1</sup> |           | Percentage change compared to |               |               |              |                |              |
|----------------------------------|-----------|-------------------------------|---------------|---------------|--------------|----------------|--------------|
|                                  |           | 1 month ago                   | 2 months ago  | 3 months ago  | 4 months ago | 5 months ago   | 6 months ago |
|                                  |           | January 2017                  | December 2016 | November 2016 | October 2016 | September 2016 | August 2016  |
| Sales Activity                   | 215       | 7.5                           | -1.4          | 6.4           | 4.4          | -14.0          | 1.9          |
| Average Price                    | \$252,079 | -5.9                          | -3.9          | 0.5           | -8.6         | -9.7           | -3.9         |
| Dollar Volume*                   | \$56.7    | 6.5                           | -2.1          | 7.3           | 3.0          | -15.5          | 1.8          |
| New Listings                     | 336       | -25.2                         | 0.9           | -11.3         | -19.2        | -13.0          | -14.1        |
| Active Listings                  | 1,326     | -5.9                          | -4.9          | -4.5          | -3.1         | 0.0            | 0.1          |

| Actual <sup>2</sup> |           | Percentage change compared to |               |               |               |               |               |
|---------------------|-----------|-------------------------------|---------------|---------------|---------------|---------------|---------------|
|                     |           | 1 year ago                    | 2 years ago   | 3 years ago   | 5 years ago   | 7 years ago   | 10 years ago  |
|                     |           | February 2016                 | February 2015 | February 2014 | February 2012 | February 2010 | February 2007 |
| Sales Activity      | 169       | 8.3                           | -1.2          | 18.2          | 9.0           | 8.3           | -19.5         |
| Average Price       | \$252,079 | -4.2                          | -3.3          | 0.2           | -1.8          | 2.7           | 23.4          |
| Dollar Volume*      | \$42.6    | 3.8                           | -4.5          | 18.4          | 7.0           | 11.2          | -0.7          |
| New Listings        | 308       | -15.8                         | -15.4         | -22.2         | -21.6         | -12.0         | 30.0          |
| Active Listings     | 1,254     | -2.4                          | -7.8          | -13.8         | -14.0         | 8.2           | 218.3         |

| Year-to-date <sup>3</sup>    |           | Percentage change compared to |                   |                   |                   |                   |                   |
|------------------------------|-----------|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
|                              |           | 1 year ago                    | 2 years ago       | 3 years ago       | 5 years ago       | 7 years ago       | 10 years ago      |
|                              |           | February 2016 YTD             | February 2015 YTD | February 2014 YTD | February 2012 YTD | February 2010 YTD | February 2007 YTD |
| Sales Activity               | 280       | 4.5                           | -2.1              | 5.7               | 2.9               | 12.0              | -24.3             |
| Average Price                | \$258,300 | -0.8                          | -0.6              | 3.8               | 2.1               | 7.0               | 26.6              |
| Dollar Volume*               | \$72.3    | 3.7                           | -2.7              | 9.7               | 5.1               | 19.8              | -4.2              |
| New Listings                 | 743       | 2.9                           | 4.1               | -4.5              | -12.4             | 0.4               | 42.9              |
| Active Listings <sup>†</sup> | 1,239     | 0.9                           | -6.7              | -10.4             | -11.2             | 11.9              | 213.9             |

| Market Balance <sup>4</sup> |      | Compared to  |               |              |               |               |               |
|-----------------------------|------|--------------|---------------|--------------|---------------|---------------|---------------|
|                             |      | 1 month ago  | 3 months ago  | 6 months ago | 1 year ago    | 2 years ago   | 5 years ago   |
|                             |      | January 2017 | November 2016 | August 2016  | February 2016 | February 2015 | February 2012 |
| Sales to New Listings Ratio | 64.0 | 44.5         | 53.3          | 54.0         | 51.0          | 56.5          | 46.6          |
| Months of Inventory         | 6.2  | 7.0          | 6.9           | 6.3          | 7.4           | 6.9           | 8.9           |

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

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

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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.

<sup>†</sup> 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.