

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® July 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
		June 2016	May 2016	April 2016	March 2016	February 2016	January 2016
Sales Activity	210	-7.1	-3.7	-11.4	6.1	12.3	6.6
Average Price	\$265,048	-1.9	2.3	-3.2	-3.0	0.7	0.7
Dollar Volume*	\$54.6	-8.3	-3.0	-15.9	-0.9	8.3	1.0
New Listings	359	7.2	-1.4	-13.5	-5.8	-1.4	-7.5
Active Listings	1,309	0.3	-2.0	-9.0	-7.8	-5.6	-4.9

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 2015	July 2014	July 2013	July 2011	July 2009	July 2006
Sales Activity	237	-17.7	-12.9	2.6	27.4	-4.0	-29.3
Average Price	\$265,048	8.3	0.6	9.9	7.5	5.7	57.5
Dollar Volume*	\$62.8	-10.9	-12.4	12.7	36.9	1.4	11.5
New Listings	396	-7.7	-18.4	-25.3	-13.3	-14.7	7.6
Active Listings	1,484	-4.4	-19.5	-21.0	-23.7	6.9	252.5

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 2015 YTD	July 2014 YTD	July 2013 YTD	July 2011 YTD	July 2009 YTD	July 2006 YTD
Sales Activity	1,593	-0.5	6.0	12.2	31.5	18.0	-22.3
Average Price	\$266,661	0.6	2.9	9.6	6.9	10.0	67.1
Dollar Volume*	\$424.8	0.1	9.0	22.9	40.6	29.9	29.9
New Listings	2,957	-2.1	-10.7	-13.2	-11.9	3.8	28.6
Active Listings [†]	1,394	-5.4	-14.8	-17.2	-16.2	9.1	172.7

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		June 2016	April 2016	January 2016	July 2015	July 2014	July 2011
Sales to New Listings Ratio	58.5	67.5	57.1	50.8	65.5	53.0	42.3
Months of Inventory	6.2	5.8	6.1	7.0	5.8	7.6	10.0

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.