

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® October 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
		September 2015	August 2015	July 2015	June 2015	May 2015	April 2015
Sales Activity	227	10.5	6.0	-0.5	18.8	3.6	11.7
Average Price	\$270,948	6.9	1.2	10.7	2.4	-0.1	-0.1
Dollar Volume*	\$60.0	17.9	6.5	8.6	21.6	-1.7	10.7
New Listings	376	9.2	4.4	6.2	5.3	3.6	-10.9
Active Listings	1,301	-0.2	-1.3	-3.5	-7.0	-11.0	-13.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		October 2014	October 2013	October 2012	October 2010	October 2008	October 2005
Sales Activity	209	-5.4	17.4	26.7	69.9	40.3	-8.7
Average Price	\$270,948	11.4	6.3	11.7	7.5	8.6	90.4
Dollar Volume*	\$57.0	5.4	24.8	41.5	82.7	52.3	73.7
New Listings	310	-3.7	-8.3	-12.2	-4.0	-26.4	-3.1
Active Listings	1,311	-14.4	-18.8	-30.6	-16.0	-1.4	83.1

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
		October 2014 YTD	October 2013 YTD	October 2012 YTD	October 2010 YTD	October 2008 YTD	October 2005 YTD
Sales Activity	2,244	4.2	12.3	19.9	32.1	4.6	-8.8
Average Price	\$264,799	2.8	7.8	5.6	7.2	8.4	91.8
Dollar Volume*	\$594.0	7.1	21.1	26.6	41.5	13.4	74.8
New Listings	4,029	-7.8	-10.3	-11.5	-8.5	-10.9	13.6
Active Listings [†]	1,452	-11.8	-14.2	-17.2	-7.3	21.7	72.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		September 2015	July 2015	April 2015	October 2014	October 2013	October 2010
Sales to New Listings Ratio	60.3	59.6	64.4	48.1	61.9	46.3	38.2
Months of Inventory	5.7	6.3	5.9	7.4	6.3	8.4	10.2

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.