

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® November 2012

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
		October 2012	September 2012	August 2012	July 2012	June 2012	May 2012
Sales Activity	188	6.2	19.0	11.2	16.8	9.9	2.7
Average Price	\$250,573	4.2	-3.8	0.5	-3.1	-1.2	3.1
Dollar Volume*	\$47.0	10.7	14.4	11.7	13.2	8.7	6.0
New Listings	437	12.6	0.2	6.1	3.8	9.5	4.0
Active Listings	1,787	-3.6	1.3	0.0	0.5	12.5	11.0

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		November 2011	November 2010	November 2009	November 2007	November 2005	November 2002
Sales Activity	155	8.4	20.2	9.2	3.3	-24.8	16.5
Average Price	\$236,851	-1.6	0.6	3.1	-1.1	60.4	111.4
Dollar Volume*	\$36.7	6.6	20.8	12.5	2.2	20.7	146.4
New Listings	308	14.1	9.2	20.8	16.2	16.2	30.0
Active Listings	1,706	5.8	16.5	52.7	99.8	150.9	100.7

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
		November 2011 YTD	November 2010 YTD	November 2009 YTD	November 2007 YTD	November 2005 YTD	November 2002 YTD
Sales Activity	2,027	5.9	10.9	-2.9	-23.8	-24.0	-1.0
Average Price	\$249,638	0.6	1.4	2.6	8.8	79.8	115.4
Dollar Volume*	\$506.0	6.6	12.4	-0.4	-17.1	36.7	113.2
New Listings	4,858	-0.1	3.7	15.9	23.2	27.4	44.5
Active Listings [†]	1,749	3.9	12.4	38.8	204.3	111.4	103.9

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		October 2012	August 2012	May 2012	November 2011	November 2010	November 2007
Sales to New Listings Ratio	43.0	45.6	41.0	43.6	48.3	40.2	57.2
Months of Inventory	9.5	10.5	10.6	8.8	9.3	9.6	4.2

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.