

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

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
		May 2017	April 2017	March 2017	February 2017	January 2017	December 2016
Sales Activity	200	-7.4	-11.6	5.7	-4.4	-0.1	-8.3
Average Price	\$273,412	-1.1	0.9	3.9	8.5	2.1	4.3
Dollar Volume*	\$53.7	-12.9	-10.8	4.1	-2.1	0.8	-7.3
New Listings	420	-0.9	9.2	11.5	26.2	-6.4	26.2
Active Listings	1,430	3.2	4.6	4.7	3.9	1.5	2.6

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2016	June 2015	June 2014	June 2012	June 2010	June 2007
Sales Activity	270	-12.3	0.7	1.5	21.6	31.1	-5.3
Average Price	\$273,412	1.2	3.3	1.8	9.0	13.4	16.8
Dollar Volume*	\$73.8	-11.3	4.1	3.3	32.6	48.6	10.6
New Listings	527	29.5	14.3	5.8	4.4	-1.9	30.1
Active Listings	1,605	10.9	2.3	-13.3	-10.8	-10.6	219.1

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
		June 2016 YTD	June 2015 YTD	June 2014 YTD	June 2012 YTD	June 2010 YTD	June 2007 YTD
Sales Activity	1,311	-3.3	-0.2	6.5	13.7	24.5	-17.9
Average Price	\$268,872	0.7	-0.2	4.1	7.0	8.9	21.7
Dollar Volume*	\$352.5	-2.6	-0.3	10.9	21.7	35.6	-0.1
New Listings	2,753	7.5	6.3	-2.6	-3.4	-3.7	36.4
Active Listings [†]	1,403	1.7	-3.9	-12.4	-12.6	-3.6	237.8

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		May 2017	March 2017	December 2016	June 2016	June 2015	June 2012
Sales to New Listings Ratio	47.6	50.9	50.1	65.5	68.7	53.4	42.8
Months of Inventory	7.2	6.4	7.2	6.4	5.7	7.1	9.4

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.