

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® July 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
		June 2017	May 2017	April 2017	March 2017	February 2017	January 2017
Sales Activity	222	10.2	2.2	-1.9	17.3	6.1	10.9
Average Price	\$272,265	-0.4	-1.6	0.4	3.5	8.0	8.0
Dollar Volume*	\$60.7	12.2	-3.7	0.8	17.7	10.6	13.9
New Listings	390	-6.6	-8.3	1.3	3.4	17.1	-13.2
Active Listings	1,403	-1.4	0.5	2.6	2.7	1.9	-0.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		July 2016	July 2015	July 2014	July 2012	July 2010	July 2007
Sales Activity	266	12.2	-7.6	-2.2	35.7	46.2	-6.7
Average Price	\$272,265	2.7	11.3	3.3	4.4	9.3	11.9
Dollar Volume*	\$72.4	15.3	2.8	1.0	41.7	59.8	4.5
New Listings	414	4.5	-3.5	-14.6	-15.7	-9.4	-2.6
Active Listings	1,578	6.3	1.7	-14.4	-24.2	-13.5	171.6

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 2016 YTD	July 2015 YTD	July 2014 YTD	July 2012 YTD	July 2010 YTD	July 2007 YTD
Sales Activity	1,577	-1.0	-1.5	4.9	16.9	27.7	-16.2
Average Price	\$269,444	1.0	1.7	3.9	6.6	9.0	20.1
Dollar Volume*	\$424.9	0.0	0.2	9.0	24.7	39.2	0.7
New Listings	3,167	7.1	4.9	-4.3	-5.2	-4.5	29.6
Active Listings [†]	1,428	2.4	-3.1	-12.7	-14.7	-5.3	225.3

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		June 2017	April 2017	January 2017	July 2016	July 2015	July 2012
Sales to New Listings Ratio	56.9	48.2	58.7	44.5	57.5	63.2	38.4
Months of Inventory	6.3	7.1	6.0	7.0	6.3	6.1	11.1

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.