

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® December 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
		November 2015	October 2015	September 2015	August 2015	July 2015	June 2015
Sales Activity	215	0.2	-4.9	4.8	0.2	-7.3	12.3
Average Price	\$266,738	10.2	-1.6	5.3	-0.4	9.0	9.0
Dollar Volume*	\$57.0	8.6	-5.5	10.9	1.3	2.1	15.3
New Listings	409	0.4	7.9	18.7	13.9	17.0	15.9
Active Listings	1,434	7.6	9.0	9.4	8.3	6.6	3.7

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		December 2014	December 2013	December 2012	December 2010	December 2008	December 2005
Sales Activity	132	4.8	16.8	34.7	45.1	57.1	-6.4
Average Price	\$266,738	14.6	1.4	10.9	2.5	14.1	85.0
Dollar Volume*	\$35.0	20.1	18.5	49.4	48.7	79.3	73.2
New Listings	196	5.4	18.1	28.9	1.0	1.6	38.0
Active Listings	1,087	-9.3	-10.2	-10.2	-0.3	5.1	93.4

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
		2014 Annual	2013 Annual	2012 Annual	2010 Annual	2008 Annual	2005 Annual
Sales Activity	2,543	4.5	13.0	19.7	32.5	8.9	-9.4
Average Price	\$263,408	2.5	7.1	5.7	6.7	8.1	89.4
Dollar Volume*	\$670.0	7.1	21.0	26.5	41.4	17.8	71.5
New Listings	4,505	-6.3	-8.2	-10.1	-7.7	-9.9	13.9
Active Listings [†]	1,404	-11.8	-14.3	-17.6	-7.5	17.8	74.3

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		November 2015	September 2015	June 2015	December 2014	December 2013	December 2010
Sales to New Listings Ratio	52.6	52.6	59.5	54.2	54.5	51.3	37.9
Months of Inventory	6.7	6.2	6.4	7.2	7.6	8.6	9.9

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.