

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

Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		November 2012	October 2012	September 2012	August 2012	July 2012	June 2012
Sales Activity	179	-4.8	1.1	12.6	5.3	10.5	5.3
Average Price	\$238,248	-5.1	-0.8	-8.3	-3.9	-7.1	-6.0
Dollar Volume*	\$43.0	-9.6	0.3	3.3	1.2	2.6	-1.0
New Listings	356	-19.6	-9.4	-19.6	-13.4	-16.0	-11.2
Active Listings	1,682	-4.4	-9.0	-3.4	-6.2	-5.0	5.5

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		December 2011	December 2010	December 2009	December 2007	December 2005	December 2002
Sales Activity	98	-8.4	7.7	2.1	-10.9	-30.5	-21.6
Average Price	\$240,459	-5.3	-7.6	7.1	1.8	66.8	114.2
Dollar Volume*	\$23.6	-13.3	-0.5	9.3	-9.3	15.9	67.9
New Listings	152	-25.1	-21.6	-19.1	20.6	7.0	6.3
Active Listings	1,211	2.9	11.1	29.2	84.9	115.5	88.6

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		2011 Annual	2010 Annual	2009 Annual	2007 Annual	2005 Annual	2002 Annual
Sales Activity	2,125	5.1	10.7	-2.7	-23.3	-24.3	-2.2
Average Price	\$249,215	0.3	0.9	2.8	8.5	79.2	115.4
Dollar Volume*	\$529.6	5.5	11.8	0.0	-16.7	35.6	110.6
New Listings	5,010	-1.1	2.7	14.4	23.2	26.7	43.0
Active Listings <sup>†</sup>	1,705	3.8	12.4	38.2	193.1	111.7	102.9

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		November 2012	September 2012	June 2012	December 2011	December 2010	December 2007
Sales to New Listings Ratio	50.3	42.4	35.9	42.4	41.4	38.7	76.9
Months of Inventory	9.4	9.4	10.9	9.4	8.6	9.5	3.7

<sup>1</sup> Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

<sup>2</sup> Actual data as processed through the MLS® System of the Lethbridge and District Association of REALTORS®.

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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.

<sup>†</sup> 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.