

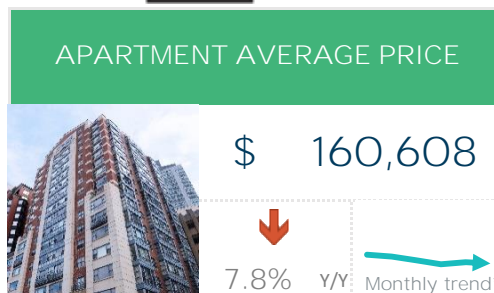
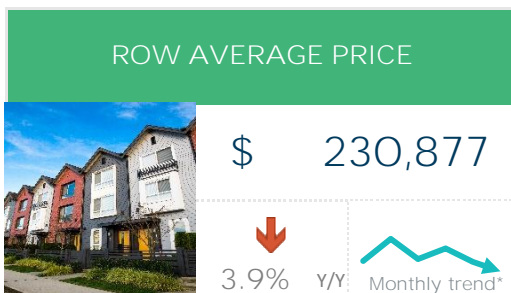
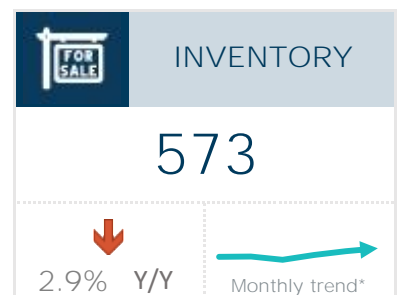
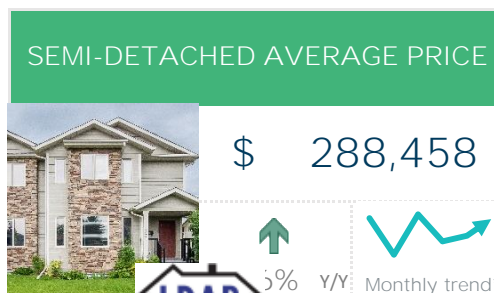
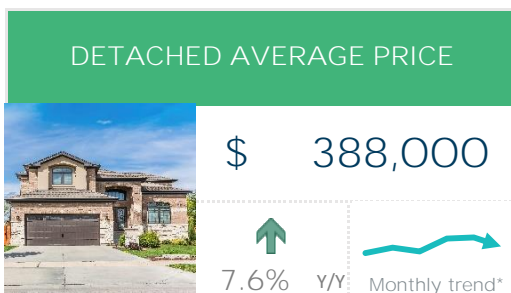
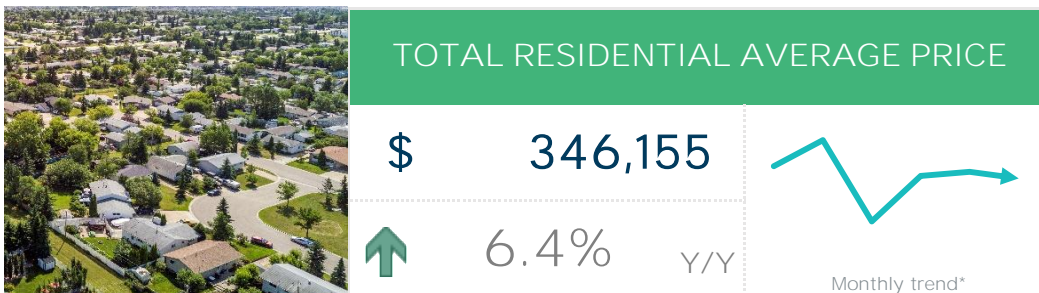
June 2022



Market Trend Summary

Sales in June total 236 units, making it the third month in a row that year-over-year sales slowed. The recent decline in sales have started to offset earlier gains as year-to-date sales are only slightly higher than last year's record high. This does not come as a surprise given the significant gains seen in lending rates. At the same time, new listings have also improved in the market. This has helped support some modest gains in inventory levels compared to earlier in the year.

While the recent shifts have helped cause the months of supply to improve over the lower levels recorded earlier this year, with just over two months of supply, conditions remain relatively tight. Should the shift to more balanced conditions continue in the coming months, this should help ease the upward pressure on prices. Overall year-to-date residential prices have increased by eight percent, driven mostly by detached price gains which have exceeded 11 percent.



June 2022



June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	172	-13%	243	27%	381	6%	71%	2.22	21%	\$388,000	8%
Semi	19	36%	25	-7%	31	-31%	76%	1.63	-49%	\$288,458	14%
Row	32	0%	48	50%	75	6%	67%	2.34	6%	\$230,877	-4%
Apartment	13	-38%	22	-41%	86	-24%	59%	6.62	23%	\$160,608	-8%
Total Residential	236	-11%	338	17%	573	-3%	70%	2.43	9%	\$346,155	6%

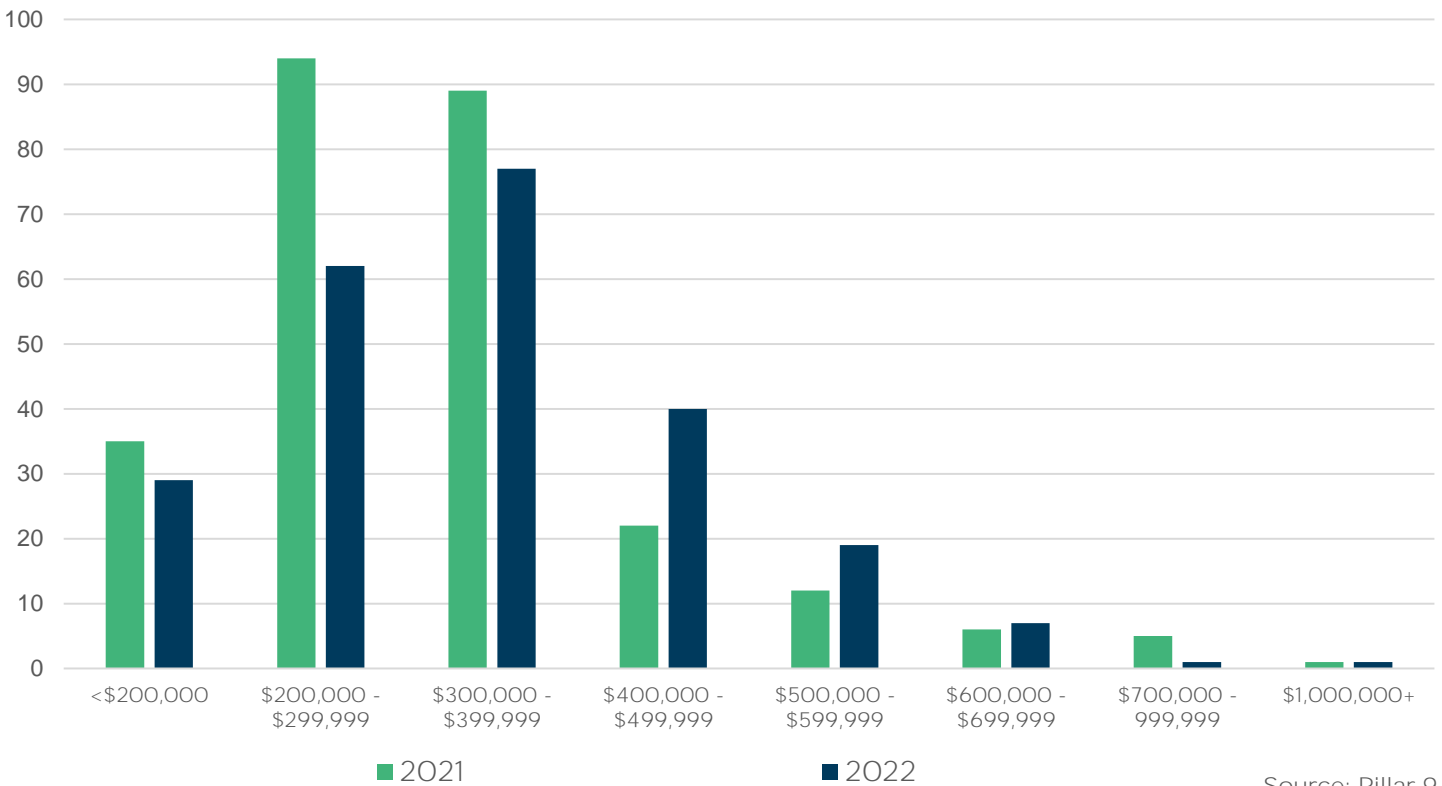
Year-to-Date

June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	928	-4%	1238	6%	273	-21%	75%	1.76	-18%	\$387,031	11%
Semi	81	-1%	106	0%	23	-36%	76%	1.69	-35%	\$273,211	9%
Row	131	8%	190	22%	53	-27%	69%	2.44	-33%	\$243,981	5%
Apartment	113	66%	150	-10%	79	-17%	75%	4.17	-50%	\$179,404	5%
Total Residential	1253	1%	1684	5%	427	-22%	74%	2.05	-23%	\$345,993	8%

Residential Sales by Price Range

June

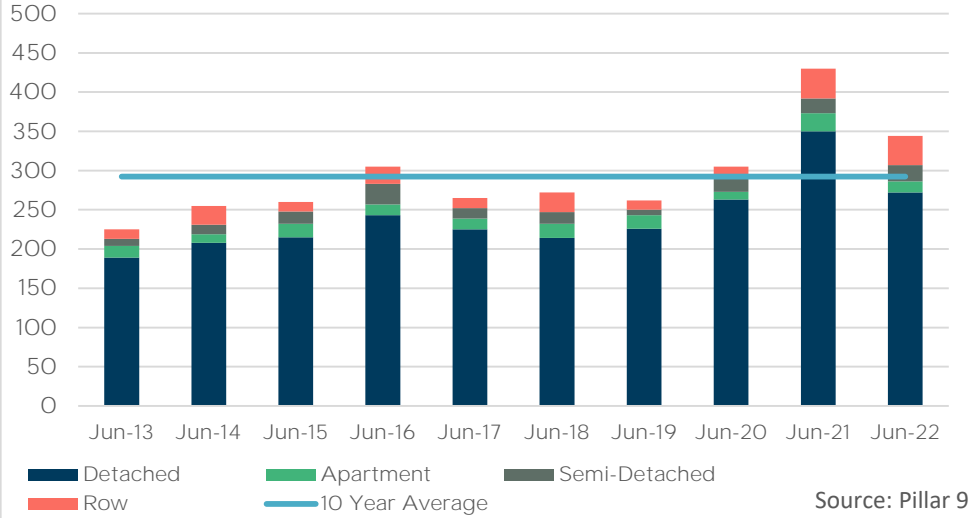


Source: Pillar 9

June 2022



Monthly Sales Comparison



*The six month monthly trend is based on a moving average
Data source: Pillar 9

SALES

344

20.0% Y/Y

6.1% YTD

NEW LISTINGS

523

7.2% Y/Y

0.3% YTD

TOTAL RESIDENTIAL AVG PRICE

\$ 335,631

5.0%

Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 362,113

5.8%

Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 291,224

19.0%

Y/Y

Monthly trend*

INVENTORY

946

2.0% Y/Y

Monthly trend*

ROW AVG PRICE

\$ 232,880

2.5%

Y/Y

Monthly trend*

APARTMENT AVG PRICE

\$ 159,279

6.7%

Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.75

2.0% Y/Y

Monthly trend*

June 2022



June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	272	-22%	418	10%	740	2%	65%	2.72	2%	\$362,113	6%
Semi	21	11%	29	-6%	45	-24%	72%	2.14	-24%	\$291,224	19%
Row	37	-3%	53	39%	87	5%	70%	2.35	5%	\$232,880	-3%
Apartment	14	-39%	23	-41%	90	-24%	61%	6.43	-24%	\$159,279	-7%
Total Residential	344	-20%	523	7%	946	-2%	66%	2.75	-2%	\$335,631	5%

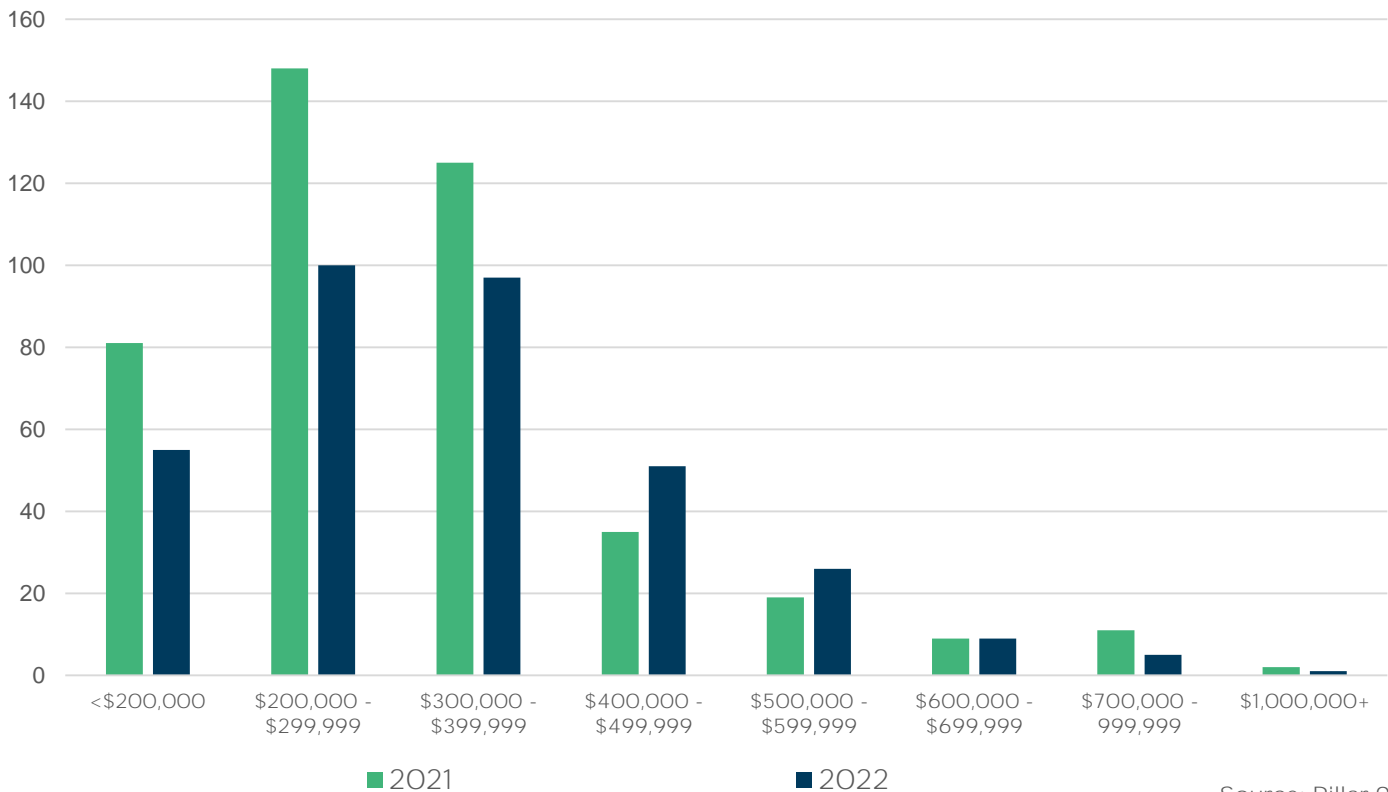
Year-to-Date

June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1484	-11%	2050	-1%	546	-22%	72%	2.21	-13%	\$362,909	10%
Semi	97	-5%	134	-1%	34	-28%	72%	2.10	-25%	\$273,718	10%
Row	156	17%	227	25%	63	-24%	69%	2.42	-35%	\$246,613	5%
Apartment	119	47%	159	-11%	81	-19%	75%	4.07	-45%	\$179,737	8%
Total Residential	1856	-6%	2570	0%	712	-22%	72%	2.30	-17%	\$336,728	8%

Residential Sales by Price Range

June



Source: Pillar 9

June 2022



June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
City of Lethbridge	236	-11%	338	17%	573	-3%	70%	2.43	-3%	\$346,155	6%
Cardston County	10	-29%	16	-11%	53	20%	63%	5.30	20%	\$262,750	-11%
Forty Mile County No 9	4	-43%	8	-33%	37	-8%	50%	9.25	-8%	\$212,500	-14%
Waterton ID	0	-100%	0	NA	2	0%	NA	NA	0%	NA	NA
Lethbridge County	25	-44%	46	-28%	88	-16%	54%	3.52	-16%	\$346,196	2%
MD of Taber	24	-35%	35	13%	67	-18%	69%	2.79	-18%	\$267,413	-16%
Pincher Creek No 9	11	-35%	21	5%	37	16%	52%	3.36	16%	\$325,888	31%
Willow Creek No 26	26	-4%	38	-21%	69	-24%	68%	2.65	-24%	\$331,877	26%
Crowsnest Pass	10	-52%	26	-10%	55	-2%	38%	5.50	-2%	\$229,750	-19%
Vulcan County	17	0%	21	17%	41	11%	81%	2.41	11%	\$374,753	53%
Warner County No 5	12	-29%	21	5%	46	35%	57%	3.83	35%	\$374,825	59%
Total	344	-20%	523	7%	946	-2%	66%	2.75	-2%	\$335,631	NA

Year-to-Date

June 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
City of Lethbridge	1253	1%	1684	5%	427	-22%	74%	2.05	-22%	\$345,993	8%
Cardston County	53	-4%	97	28%	42	10%	55%	4.72	10%	\$279,759	-5%
Forty Mile County No 9	19	-10%	47	-10%	28	-24%	40%	8.89	-24%	\$180,921	0%
Waterton ID	1	0%	1	-50%	2	0%	100%	11.00	0%	\$840,000	-57%
Lethbridge County	163	-30%	222	-27%	61	-28%	73%	2.25	-28%	\$372,314	12%
MD of Taber	130	2%	177	12%	63	-33%	73%	2.92	-33%	\$269,208	-8%
Pincher Creek No 9	52	-24%	73	-11%	27	-20%	71%	3.15	-20%	\$419,557	34%
Willow Creek No 26	153	-9%	191	-9%	52	-35%	80%	2.05	-35%	\$337,896	24%
Crowsnest Pass	77	-29%	114	-24%	35	-31%	68%	2.74	-31%	\$306,662	2%
Vulcan County	64	-24%	94	0%	31	-28%	68%	2.86	-28%	\$352,658	39%
Warner County No 5	68	-9%	99	16%	38	5%	69%	3.34	5%	\$298,718	22%
Total	1856	-6%	2570	0%	712	-22%	72%	2.30	-17%	\$336,728	8%

June 2022



	2022		2021		2020		% Change	
	June	YTD	June	YTD	June	YTD	June	YTD
Total # of Listings	523	2,570	488	2,562	391	2,010	7%	0%
Total # of Sold	344	1,856	430	1,977	305	1,164	-20%	-6%
Total Sales Volume	\$115,456,934	\$624,967,561	\$137,469,305	\$618,396,281	\$90,030,963	\$330,588,380	-16%	1%

Number of Units Sold by Price Range	2022		2021	
	June	YTD	June	YTD
<\$200,000	55	317	81	356
\$200,000 - \$299,999	100	507	148	666
\$300,000 - \$399,999	97	531	125	580
\$400,000 - \$499,999	51	283	35	210
\$500,000 - \$599,999	26	131	19	98
\$600,000 - \$699,999	9	39	9	42
\$700,000 - 999,999	5	38	11	20
\$1,000,000+	1	10	2	5

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$98,494,784	272	418	740
Other	\$16,962,150	72	105	206
Vacant Land	\$1,328,650	10	10	218
Total	\$116,785,584	354	533	1,164

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$387,500	1	1	16
Commercial	\$1,002,900	5	5	113
Total	\$1,390,400	6	6	129


Grand Total	\$118,175,984	360	539	1,293
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REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2022								2021							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD
Lethbridge	338	1684	236	1253	70%	74%	\$346,155	\$345,993	288	1597	264	1236	92%	77%	\$325,458	\$320,090
Barons	2	4	1	6	50%	150%	\$100,000	\$234,667	0	5	1	4	-	80%	\$83,505	\$99,876
Bellevue	4	15	1	9	25%	60%	\$370,000	\$357,511	8	22	1	13	13%	59%	\$192,000	\$269,492
Blairmore	10	28	2	17	20%	61%	\$158,500	\$292,765	6	38	6	30	100%	79%	\$307,567	\$284,680
Burdett	1	7	0	0	0%	0%	-	-	2	9	0	2	0%	22%	-	\$137,000
Cardston	13	62	6	33	46%	53%	\$269,333	\$250,914	10	34	7	27	70%	79%	\$241,771	\$288,341
Carmangay	1	7	3	6	300%	86%	\$168,000	\$164,333	2	7	1	8	50%	114%	\$155,000	\$126,012
Champion	0	4	1	6	-	150%	\$350,000	\$272,650	2	9	3	7	150%	78%	\$132,333	\$102,886
Claresholm	9	65	10	65	111%	100%	\$334,440	\$267,796	16	71	11	69	69%	97%	\$263,559	\$224,227
Coaldale	25	111	13	79	52%	71%	\$376,038	\$338,580	25	136	21	119	84%	88%	\$312,881	\$336,833
Coleman	10	55	6	42	60%	76%	\$238,417	\$307,738	12	72	12	50	100%	69%	\$257,667	\$271,694
Coutts	1	5	0	2	0%	40%	-	\$291,250	1	3	0	4	0%	133%	-	\$79,500
Cowley	1	4	0	2	0%	50%	-	\$234,000	0	5	1	4	-	80%	\$135,000	\$143,325
Crowsnest	0	1	0	1	-	100%	-	\$107,000	0	4	0	3	-	75%	-	\$434,958
Foremost	0	3	1	2	-	67%	\$206,000	\$133,000	1	3	1	4	100%	133%	\$57,000	\$90,500
Fort Macleod	12	44	6	26	50%	59%	\$308,983	\$345,985	10	39	4	26	40%	67%	\$262,375	\$261,881
Glenwood	0	2	0	1	-	50%	-	\$270,500	0	4	1	5	-	125%	\$207,000	\$255,050
Granum	1	9	1	6	100%	67%	\$112,000	\$223,150	6	17	2	6	33%	35%	\$154,750	\$187,833
Grassy Lake	1	6	0	3	0%	50%	-	\$164,167	2	6	1	4	50%	67%	\$308,500	\$244,125
Hill Spring	1	8	1	5	100%	63%	\$270,000	\$273,200	2	12	1	7	50%	58%	\$118,500	\$227,143
Lomond	1	4	2	3	200%	75%	\$124,500	\$143,000	0	2	0	4	-	200%	-	\$208,225
Magrath	1	14	3	13	300%	93%	\$247,167	\$354,662	5	18	5	10	100%	56%	\$425,600	\$311,490
Milk River	1	13	0	6	0%	46%	-	\$163,250	6	20	5	21	83%	105%	\$88,600	\$133,138
Nobleford	2	20	2	15	100%	75%	\$329,000	\$330,927	5	24	3	18	60%	75%	\$282,667	\$255,994
Picture Butte	2	16	2	12	100%	75%	\$349,500	\$311,958	8	34	4	23	50%	68%	\$310,375	\$245,141
Pincher Creek	12	49	9	37	75%	76%	\$285,863	\$305,299	14	52	15	49	107%	94%	\$240,000	\$279,140
Raymond	11	43	7	37	64%	86%	\$285,857	\$277,689	9	44	7	35	78%	80%	\$260,000	\$293,036
Stavelly	2	11	0	8	0%	73%	-	\$241,175	1	11	1	9	100%	82%	\$375,000	\$316,667
Stirling	3	14	0	6	0%	43%	-	\$319,667	1	7	0	4	0%	57%	-	\$311,500
Taber	24	120	19	92	79%	77%	\$252,179	\$273,127	21	115	26	93	124%	81%	\$293,881	\$273,259
Vauxhall	5	28	4	20	80%	71%	\$274,125	\$221,120	3	13	3	8	100%	62%	\$292,833	\$220,750
Vulcan	8	33	3	26	38%	79%	\$288,167	\$260,260	6	49	7	41	117%	84%	\$280,714	\$264,256
Warner	1	7	1	5	100%	71%	\$299,900	\$168,760	2	7	2	7	100%	100%	\$152,950	\$184,129
Coalhurst	7	40	5	34	71%	85%	\$293,880	\$372,399	17	60	9	39	53%	65%	\$242,833	\$337,117
Barnwell	1	4	0	2	0%	50%	-	\$213,750	4	11	4	11	100%	100%	\$424,775	\$347,827
Aetna	0	0	0	0	-	-	-	-	0	1	0	2	-	200%	-	\$299,500
Beaver Mines	2	4	1	2	50%	50%	\$647,000	\$513,500	0	1	0	0	-	0%	-	-
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	1	-	-	-	\$300,000	1	2	0	0	0%	0%	-	-
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	0	1	0	0	-	0%	-	-	2	5	1	2	50%	40%	\$960,000	\$843,500

REGIONAL SUMMARY

LETHBRIDGE BOARD REGION																
Area	0159								158							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD
Enchant	0	3	0	4	-	133%	-	\$176,750	0	0	0	1	-	-	-	\$155,000
Etzikom	0	0	0	1	-	-	-	\$162,000	0	0	0	0	-	-	-	-
Frank	1	6	0	2	0%	33%	-	\$324,750	1	4	0	3	0%	75%	-	\$485,500
Hays	1	5	0	2	0%	40%	-	\$227,500	0	3	1	3	-	100%	\$195,000	\$326,667
Hillcrest	1	9	1	5	100%	56%	\$180,000	\$269,380	2	6	1	4	50%	67%	\$270,000	\$377,250
Iron Springs	2	2	0	0	0%	0%	-	-	0	1	0	1	-	100%	-	\$418,000
Lundbreck	0	2	0	2	-	100%	-	\$949,500	1	6	0	3	0%	50%	-	\$216,267
Manyberries	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Monarch	1	3	1	1	100%	33%	\$445,000	\$445,000	1	2	1	2	100%	100%	\$222,000	\$195,000
Mountain View	0	1	0	0	-	0%	-	-	0	2	0	0	-	0%	-	-
New Dayton	0	1	1	1	-	100%	\$260,000	\$260,000	1	1	1	1	100%	100%	\$80,000	\$80,000
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	1	4	0	4	0%	100%	-	\$141,875	1	6	1	6	100%	100%	\$232,000	\$198,833
Spring Coulee	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Turin	0	2	0	1	-	50%	-	\$145,000	0	1	0	1	-	100%	-	\$165,000
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	1	0	1	-	100%	-	\$840,000	0	2	1	1	-	50%	\$1,950,000	\$1,950,000
Welling	0	1	0	1	-	100%	-	\$300,000	0	2	0	1	-	50%	-	\$695,000
Wrentham	0	2	0	3	-	150%	-	\$156,833	0	0	0	0	-	-	-	-
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	0	1	0	0	-	0%	-	-	0	0	0	1	-	-	-	\$275,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moon River Estates	-	-	-	-	-	-	-	\$605,000	-	-	-	-	-	-	-	-
Orton	0	1	0	1	-	100%	-	\$750,000	0	0	0	0	-	-	-	-
Parkland	0	1	1	1	-	100%	\$177,500	\$177,500	0	1	0	0	-	0%	-	-
Rural Cardson County	1	6	0	0	0%	0%	-	-	1	3	0	2	0%	67%	-	\$471,500
Rural Crowsnest Pass	0	0	0	1	-	-	-	\$390,000	0	4	1	6	-	150%	\$550,000	\$496,033
Rural Forty Mile County	2	5	0	1	0%	20%	-	\$231,000	2	5	1	1	50%	20%	\$415,000	\$415,000
Rural Lethbridge County	2	17	0	9	0%	53%	-	\$1,034,444	3	24	4	15	133%	63%	\$736,250	\$588,733
Rural Pincher Creek MD	6	14	1	9	17%	64%	\$365,000	\$791,878	5	17	1	12	20%	71%	\$510,000	\$532,750
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	3	11	1	7	33%	64%	\$530,000	\$480,714	1	10	2	7	200%	70%	\$548,000	\$571,571
Rural Vulcan County	8	38	8	21	100%	55%	\$550,413	\$578,028	6	20	6	19	100%	95%	\$274,317	\$367,811
Rural Warner County	4	14	3	8	75%	57%	\$645,667	\$623,000	0	3	2	3	-	100%	\$675,000	\$806,667
Rural Willow Creek MD	5	21	1	13	20%	62%	\$642,000	\$748,812	1	18	2	11	200%	61%	\$279,500	\$533,145