

## **Lethbridge home sales continue to defy provincial trends in 2016**

The number of residential properties sold through the MLS® System of the Lethbridge and District Association of REALTORS® came in slightly below year-ago levels in January 2016.

Home sales numbered 112 units in January 2016, down just 2.6 per cent (three sales) from January 2015 and coming in just below the five and 10-year average for January.

The average or better than average monthly home sales figures in Lethbridge over the last year stand in sharp contrast to steep declines across most other regions of the province.

There were 83 single family home sales in Lethbridge in January 2016, a decrease of 4.6 per cent (four sales) from the same month in 2015.

The average price of homes sold in January 2016 was \$256,375, edging down 0.8 per cent from January 2015.

The dollar value of all residential sales activity in January 2016 totalled \$28.7 million, down 3.4 per cent from January 2015.

New listings for all types of properties in Lethbridge totalled 395 units in January 2016, rising 3.4 per cent from January 2015. New residential listings on the Association's MLS® System numbered 356 units, an increase of 1.7 per cent from January 2015.

There were 1,364 active listings for all types of properties on the Association's MLS® System at the end of January, down 6.5 per cent from January 2015. The number of active residential listings fell 9.7 per cent on a year-over-year basis to 1,169 units at the end of the month.

The number of residential months of inventory stood at 10.4 at the end of January. This was down from 11.3 months recorded at the same time in 2015 and was on par with the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Sales of all types of properties in Lethbridge numbered 125 units in January, up 1.6 per cent from January 2015. The total value of those sales was \$37.3 million, up 15.6 per cent from year-ago levels.

The statistics quoted in this report are provided by the Lethbridge and District Association of REALTORS®, serving more than 324 REALTORS® in member offices in the City of Lethbridge, the County of Lethbridge, Cardston County, County of Warner, the municipal districts of Taber, Warner, Willow Creek, Pincher Creek, and the municipality of Crowsnest Pass.