

## **Lethbridge home sales post average month of April**

The number of residential properties sold through the MLS® System of the Lethbridge and District Association of REALTORS® came in slightly above year-ago levels in April 2015.

Home sales numbered 234 units in April 2015, edging up 1.3 per cent (three sales) from April 2014. This was slightly above the five-year average for the month of April and slightly below the 10-year average.

There were 178 single family home sales in Lethbridge in April 2015, a decrease of just one sale from the same month in 2014.

On a year-to-date basis, home sales were running 11.7 per cent ahead of the first four months of 2014. This was the best figure for the period since 2008.

The average price of homes sold in April 2015 was \$268,645, up 5.4 per cent from April 2014. This was the third highest average price on record.

The dollar value of all residential sales activity in April 2015 totalled \$62.9 million, up 6.7 per cent from April 2014. This was the third best April dollar volume on record.

New listings for all types of properties in Lethbridge totalled 530 units in April 2015, up 1.9 per cent from April 2014. New residential listings on the Association's MLS® System numbered a near-record 504 units, an increase of 4.1 per cent from April 2014.

There were 1,725 active listings for all types of properties on the Association's MLS® System at the end of April, down 5.2 per cent from April 2014. The number of active residential listings fell 5.8 per cent on a year-over-year basis to 1,532 units at the end of the month.

The number of months of inventory stood at 6.5 at the end of April. This was down from 7.0 months recorded at the same time in 2014 but remains above 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 239 units in April, unchanged from April 2014. The total value of those sales was \$65.0 million, up 3.3 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.

**Residential housing activity via the MLS® System of the  
Lethbridge and District Association of REALTORS®  
April 2015**

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
		March 2015	February 2015	January 2015	December 2014	November 2014	October 2014
Sales Activity	201	-7.7	-4.0	6.1	1.3	-4.9	-16.1
Average Price	\$268,645	-5.4	3.0	3.9	15.4	0.1	10.5
Dollar Volume*	\$54.0	-15.3	-5.2	4.2	10.9	-8.7	-6.1
New Listings	420	3.0	10.8	12.6	7.7	7.4	8.8
Active Listings	1,510	2.2	-0.1	-4.7	-7.1	0.7	1.0

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
		April 2014	April 2013	April 2012	April 2010	April 2008	April 2005
Sales Activity	234	1.3	-12.7	12.5	0.0	-6.4	-4.5
Average Price	\$268,645	5.4	5.4	5.9	7.0	12.9	103.0
Dollar Volume*	\$62.9	6.7	-8.0	19.1	7.0	5.7	93.9
New Listings	504	4.1	1.4	6.8	-1.2	1.4	32.6
Active Listings	1,532	-5.8	-8.8	-7.8	0.1	31.7	74.1

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
		April 2014 YTD	April 2013 YTD	April 2012 YTD	April 2010 YTD	April 2008 YTD	April 2005 YTD
Sales Activity	771	11.7	5.0	13.0	16.1	-2.8	-4.1
Average Price	\$270,397	7.0	11.7	6.6	9.9	11.9	102.1
Dollar Volume*	\$208.5	19.6	17.4	20.5	27.6	8.8	93.8
New Listings	1,690	-1.7	-8.6	-6.0	-7.8	-0.7	22.8
Active Listings <sup>†</sup>	1,398	-5.7	-11.2	-7.1	7.1	44.8	67.9

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
		March 2015	January 2015	October 2014	April 2014	April 2013	April 2010
Sales to New Listings Ratio	47.8	53.3	50.7	61.9	48.3	51.2	44.9
Months of Inventory	7.5	6.8	8.4	6.3	8.3	7.7	7.9

<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.