

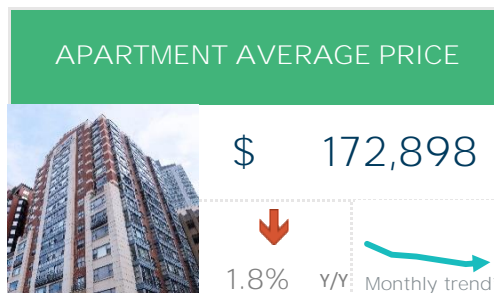
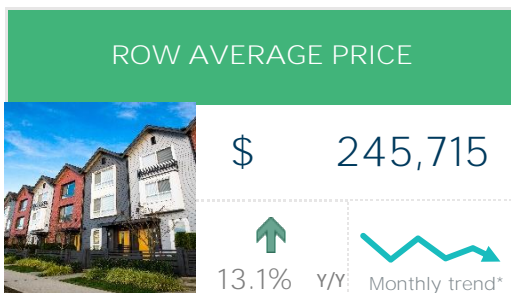
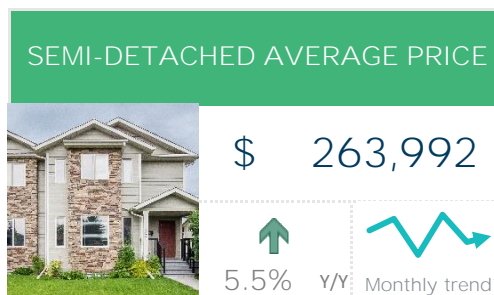
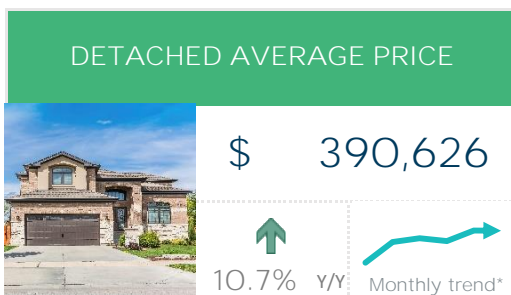
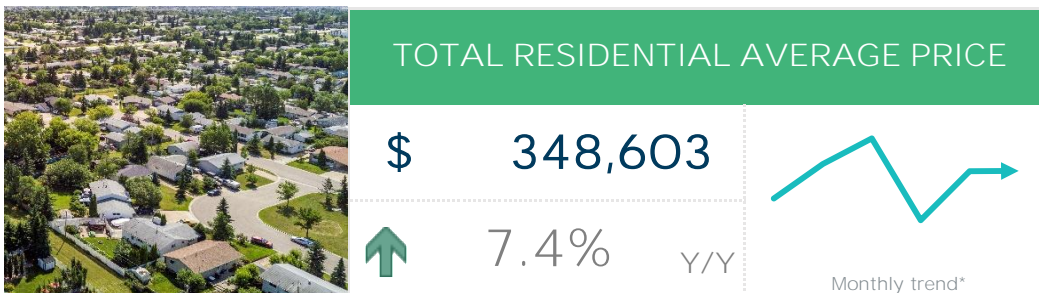
May 2022



Market Trend Summary

For the second month in a row, sales activity slowed relative to last year's record-setting pace. However, recent pullbacks have not offset earlier gains and year-to-date sales have grown nearly five percent over last year's record. Over the last two months, we have also seen a rise in the level of new listings in the market and for the first time since early 2020, the sales to new listings ratio fell below 70 percent. The recent gains in new listings have helped support growth in inventories compared to what was available in the market earlier this year. With 510 units available in May, inventories are still well below long-term trends.

Like inventory levels the months of supply have also trended up relative to the past few months, pushing once again above two months. While the gain may be a welcome change for buyers, it is important to note that the market continues to favour the seller and there continues to be upward pressure on home prices. Year to date residential prices have increased by nearly nine percent with gains exceeding 12 percent in the detached market.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

May 2022



May 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	171	-10%	264	10%	334	-12%	65%	1.95	-3%	\$390,626	11%
Semi	17	21%	23	35%	27	-21%	74%	1.59	-35%	\$263,992	6%
Row	20	-9%	37	9%	66	-13%	54%	3.30	-4%	\$245,715	13%
Apartment	21	62%	32	52%	83	-22%	66%	3.95	-52%	\$172,898	-2%
Total Residential	229	-4%	356	14%	510	-14%	64%	2.23	-11%	\$348,603	7%

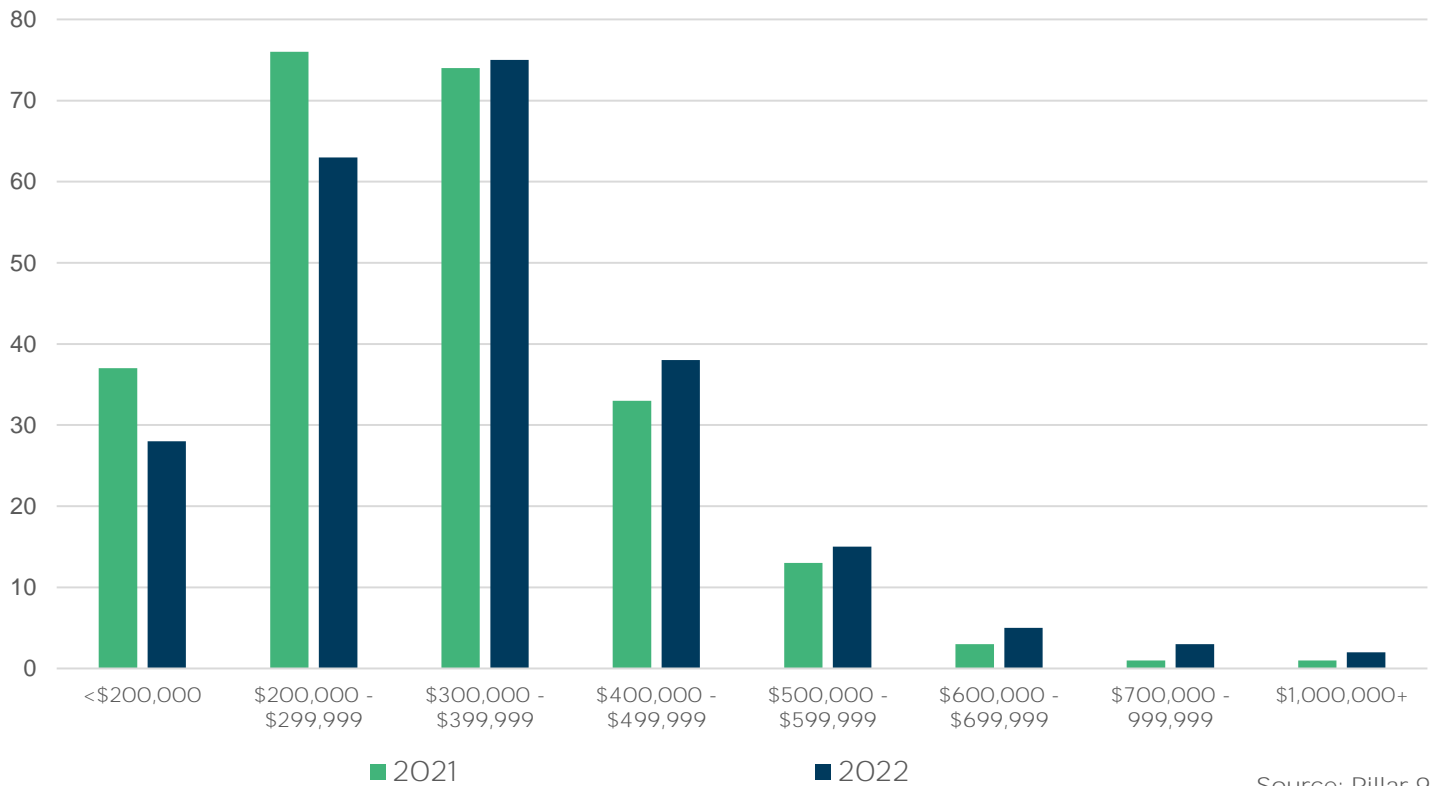
Year-to-Date

May 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	757	-1%	995	2%	251	-27%	76%	1.66	-26%	\$386,986	12%
Semi	62	-9%	80	1%	21	-38%	78%	1.69	-31%	\$268,539	8%
Row	99	11%	142	15%	49	-33%	70%	2.47	-40%	\$248,217	8%
Apartment	100	113%	128	-1%	77	-16%	78%	3.85	-60%	\$181,848	7%
Total Residential	1018	5%	1345	3%	398	-27%	76%	1.95	-30%	\$346,126	9%

Residential Sales by Price Range

May

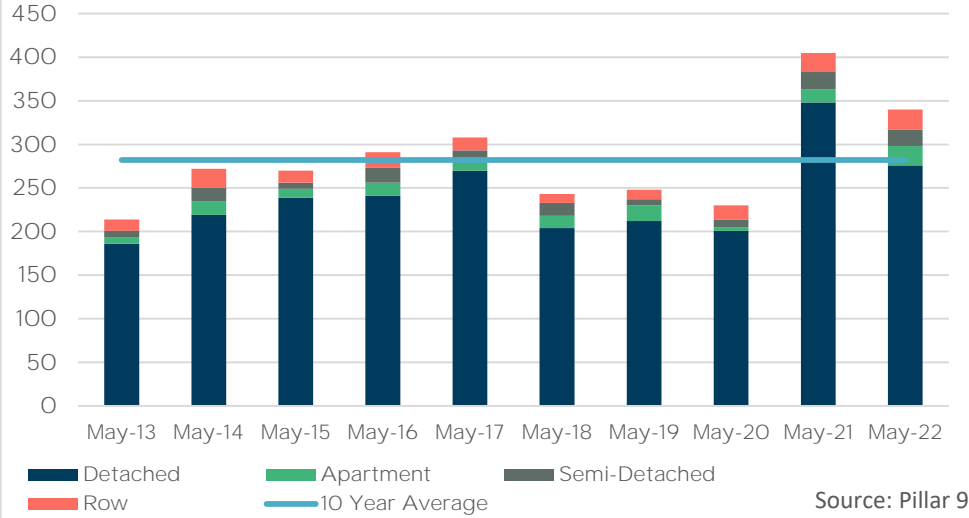


Source: Pillar 9

May 2022



Monthly Sales Comparison



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

SALES

340

16.0% Y/Y

2.2% YTD

NEW LISTINGS

526

5.6% Y/Y

1.6% YTD

TOTAL RESIDENTIAL AVG PRICE

\$ 344,901

11.7%

Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 370,738

14.2%

Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 259,677

12.1%

Y/Y

Monthly trend*

INVENTORY

829

15.1% Y/Y

Monthly trend*

ROW AVG PRICE

\$ 267,970

23.3%

Y/Y

Monthly trend*

APARTMENT AVG PRICE

\$ 174,789

0.1%

Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.44

15.1% Y/Y

Monthly trend*

May 2022



May 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	276	-21%	422	3%	635	-15%	65%	2.30	-15%	\$370,738	14%
Semi	19	-5%	27	17%	39	-22%	70%	2.05	-22%	\$259,677	12%
Row	23	5%	43	8%	77	-14%	53%	3.35	-14%	\$267,970	23%
Apartment	22	47%	34	42%	87	-22%	65%	3.95	-22%	\$174,789	0%
Total Residential	340	-16%	526	6%	829	-15%	65%	2.44	-15%	\$344,901	12%

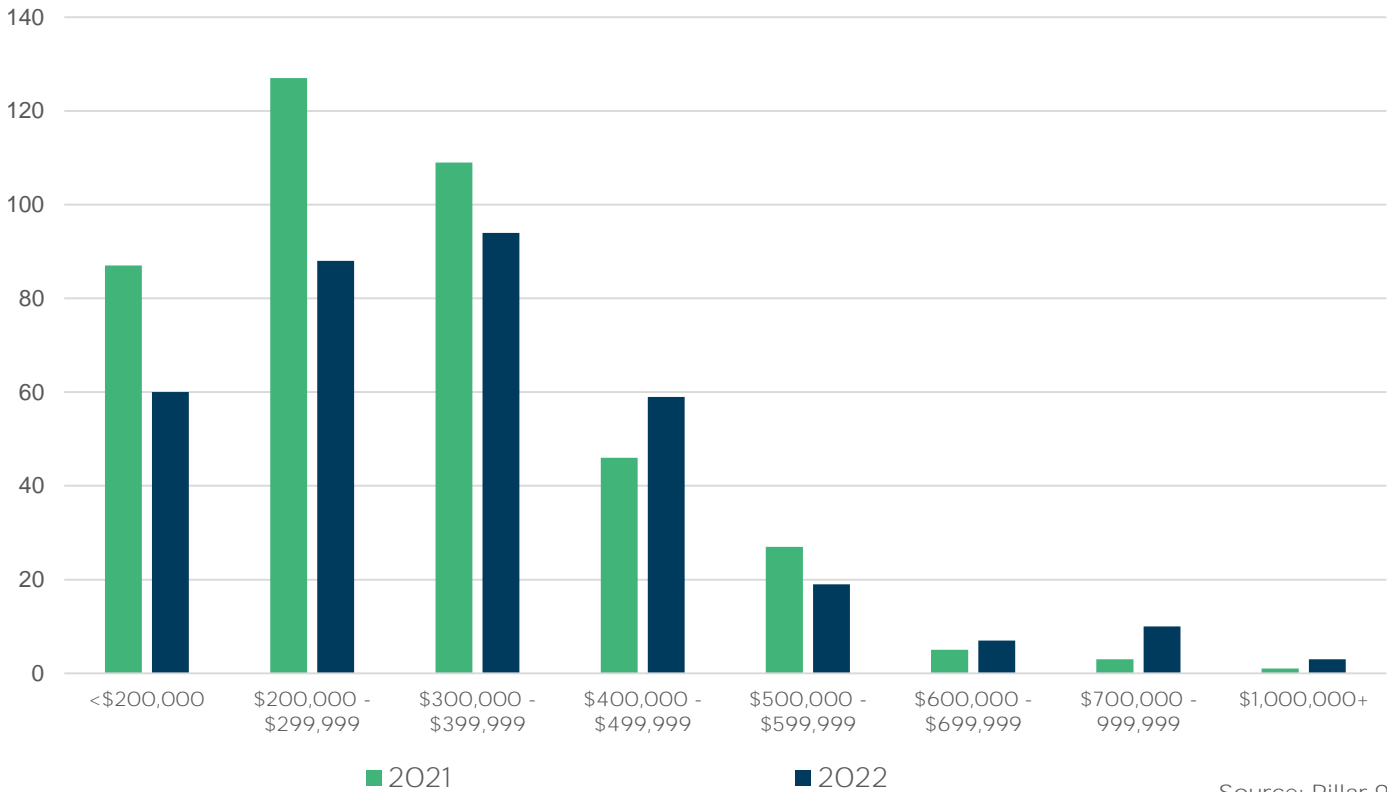
Year-to-Date

May 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	1213	-7%	1627	-3%	507	-27%	75%	2.09	-21%	\$363,217	11%
Semi	76	-8%	104	-1%	32	-30%	73%	2.08	-24%	\$268,881	8%
Row	119	25%	173	20%	58	-30%	69%	2.44	-44%	\$250,883	8%
Apartment	105	81%	136	-3%	79	-17%	77%	3.75	-54%	\$182,465	11%
Total Residential	1513	-2%	2040	-2%	664	-27%	74%	2.19	-25%	\$337,099	8%

Residential Sales by Price Range

May



Source: Pillar 9

May 2022



May 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	229	-4%	356	14%	510	-14%	64%	2.23	-14%	\$1,251,629	286%
Cardston County	9	-18%	16	23%	51	21%	56%	5.67	21%	\$236,833	-28%
Forty Mile County Nc	2	-33%	8	14%	35	-13%	25%	17.50	-13%	\$187,500	42%
Waterton ID	0	NA	1	NA	2	-33%	0%	NA	-33%	NA	NA
Lethbridge County	23	-56%	44	-31%	70	-26%	52%	3.04	-26%	\$398,861	31%
MD of Taber	23	-12%	29	4%	62	-35%	79%	2.70	-35%	\$290,952	3%
Pincher Creek No 9	14	-22%	14	17%	28	-3%	100%	2.00	-3%	\$553,029	68%
Willow Creek No 26	25	-36%	38	-7%	59	-20%	66%	2.36	-20%	\$381,479	35%
Crowsnest Pass	14	-30%	25	-4%	41	-34%	56%	2.93	-34%	\$347,407	12%
Vulcan County	7	-61%	16	0%	40	5%	44%	5.71	5%	\$244,826	4%
Warner County No 5	19	-5%	24	26%	39	15%	79%	2.05	15%	\$310,458	20%
Total	340	-16%	526	6%	829	-15%	65%	2.44	-15%	\$344,901	NA

Year-to-Date

May 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	1018	5%	1345	3%	398	-27%	76%	1.95	-27%	\$549,263	72%
Cardston County	43	5%	81	40%	39	7%	53%	4.58	7%	\$283,715	-4%
Forty Mile County Nc	15	7%	39	-3%	26	-27%	38%	8.80	-27%	\$172,500	18%
Waterton ID	1	NA	1	-50%	2	0%	100%	9.00	0%	\$840,000	NA
Lethbridge County	138	-27%	176	-27%	56	-31%	78%	2.02	-31%	\$377,046	14%
MD of Taber	106	18%	142	12%	62	-36%	75%	2.94	-36%	\$269,615	-4%
Pincher Creek No 9	41	-20%	52	-16%	25	-27%	79%	3.10	-27%	\$444,688	33%
Willow Creek No 26	127	-10%	152	-6%	49	-38%	84%	1.91	-38%	\$339,128	24%
Crowsnest Pass	67	-24%	88	-27%	31	-37%	76%	2.33	-37%	\$318,142	4%
Vulcan County	47	-30%	73	-4%	28	-35%	64%	3.02	-35%	\$344,667	34%
Warner County No 5	56	-3%	78	20%	36	-1%	72%	3.23	-1%	\$282,409	14%
Total	1513	-2%	2040	-2%	664	-27%	74%	2.19	-25%	\$337,099	8%

May 2022



	2022		2021		2020		% Change	
	May	YTD	May	YTD	May	YTD	May	YTD
Total # of Listings	526	2,040	498	2,074	325	1,619	6%	-2%
Total # of Sold	340	1,513	405	1,547	230	859	-16%	-2%
Total Sales Volume	\$117,266,193	\$510,030,627	\$125,048,535	\$480,926,976	\$64,254,568	\$240,557,417	-6%	6%

Number of Units	2022		2021	
	May	YTD	May	YTD
Sold by Price Range				
<\$200,000	60	262	87	275
\$200,000 - \$299,999	88	407	127	518
\$300,000 - \$399,999	94	434	109	455
\$400,000 - \$499,999	59	232	46	175
\$500,000 - \$599,999	19	106	27	79
\$600,000 - \$699,999	7	30	5	33
\$700,000 - 999,999	10	33	3	9
\$1,000,000+	3	9	1	3

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$102,323,675	276	422	635
Other	\$14,942,518	64	104	194
Vacant Land	\$3,551,800	20	20	226
Total	\$120,817,993	360	546	1,055

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$2,629,000	2	2	18
Commercial	\$5,222,500	7	7	111
Total	\$7,851,500	9	9	129

Grand Total	\$128,669,493	369	555	1,184
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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	
	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD
Lethbridge	356	1345	229	1018	64%	76%	\$1,251,629	\$549,263	312	1309	238	972	76%	74%	\$324,582	\$318,631
Barons	0	2	0	5	-	250%	-	\$261,600	1	5	2	3	200%	60%	\$103,000	\$105,333
Bellevue	1	11	1	8	100%	73%	\$425,000	\$355,950	1	14	3	12	300%	86%	\$249,333	\$275,950
Blairmore	5	18	1	15	20%	83%	\$450,000	\$310,667	6	32	8	24	133%	75%	\$290,438	\$278,958
Burdett	0	6	0	0	-	0%	-	-	2	7	1	2	50%	29%	\$116,000	\$137,000
Cardston	12	49	7	27	58%	55%	\$169,571	\$246,820	7	24	3	20	43%	83%	\$283,333	\$304,640
Carmangay	3	6	1	3	33%	50%	\$225,000	\$160,667	0	5	3	7	-	140%	\$132,533	\$121,871
Champion	0	4	0	5	-	125%	-	\$257,180	3	7	2	4	67%	57%	\$89,000	\$80,800
Claresholm	15	56	11	55	73%	98%	\$243,998	\$255,679	17	55	16	58	94%	105%	\$218,181	\$216,767
Coaldale	19	86	12	66	63%	77%	\$382,825	\$331,202	25	111	20	98	80%	88%	\$315,495	\$341,966
Coleman	13	45	9	36	69%	80%	\$352,978	\$319,292	16	60	8	38	50%	63%	\$294,200	\$276,124
Coutts	0	4	0	2	-	50%	-	\$291,250	1	2	1	4	100%	200%	\$36,000	\$79,500
Cowley	2	3	2	2	100%	67%	\$234,000	\$234,000	2	5	2	3	100%	60%	\$100,450	\$146,100
Crowsnest	0	1	1	1	-	100%	\$107,000	\$107,000	1	4	0	3	0%	75%	-	\$434,958
Foremost	0	3	0	1	-	33%	-	\$60,000	1	2	1	3	100%	150%	\$153,000	\$101,667
Fort Macleod	9	32	2	20	22%	63%	\$314,500	\$357,085	6	29	8	22	133%	76%	\$300,800	\$261,791
Glenwood	1	2	0	1	0%	50%	-	\$270,500	1	4	1	4	100%	100%	\$520,000	\$267,062
Granum	3	9	0	5	0%	56%	-	\$245,380	3	11	1	4	33%	36%	\$237,500	\$204,375
Grassy Lake	1	5	0	3	0%	60%	-	\$164,167	2	4	1	3	50%	75%	\$221,000	\$222,667
Hill Spring	0	7	0	4	-	57%	-	\$274,000	2	10	5	6	250%	60%	\$230,300	\$245,250
Lomond	1	3	0	1	0%	33%	-	\$180,000	0	2	1	4	-	200%	\$70,900	\$208,225
Magrath	1	13	2	10	200%	77%	\$472,250	\$386,910	3	13	0	5	0%	38%	-	\$197,380
Milk River	3	12	0	6	0%	50%	-	\$163,250	1	14	5	16	500%	114%	\$112,400	\$147,056
Nobleford	4	18	2	13	50%	72%	\$297,250	\$331,223	2	19	6	15	300%	79%	\$261,333	\$250,660
Picture Butte	5	14	2	10	40%	71%	\$338,000	\$304,450	8	26	4	19	50%	73%	\$220,188	\$231,408
Pincher Creek	10	37	8	28	80%	76%	\$371,688	\$311,546	7	38	11	34	157%	89%	\$282,005	\$296,407
Raymond	10	32	9	30	90%	94%	\$302,467	\$275,783	12	35	10	28	83%	80%	\$348,775	\$301,295
Stavely	1	9	2	8	200%	89%	\$222,000	\$241,175	2	10	3	8	150%	80%	\$403,333	\$309,375
Stirling	5	11	2	6	40%	55%	\$300,250	\$319,667	1	6	1	4	100%	67%	\$390,000	\$311,500
Taber	24	96	19	73	79%	76%	\$297,258	\$278,579	21	94	21	67	100%	71%	\$291,510	\$265,257
Vauxhall	2	23	2	16	100%	70%	\$167,500	\$207,869	2	10	0	5	0%	50%	-	\$177,500
Vulcan	3	25	4	23	133%	92%	\$237,625	\$256,620	11	43	8	34	73%	79%	\$309,063	\$260,868
Warner	5	6	3	4	60%	67%	\$119,667	\$135,975	2	5	3	5	150%	100%	\$233,667	\$196,600
Coalhurst	10	33	6	29	60%	88%	\$430,733	\$385,936	16	43	13	30	81%	70%	\$348,306	\$365,402
Barnwell	0	3	1	2	-	67%	\$190,000	\$213,750	1	7	2	7	200%	100%	\$228,500	\$303,857
Aetna	0	0	0	0	-	-	-	-	0	1	1	2	-	200%	\$410,000	\$299,500
Beaver Mines	1	2	1	1	100%	50%	\$380,000	\$380,000	1	1	0	0	0%	0%	-	-
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	1	-	-	-	\$300,000	1	1	0	0	0%	0%	-	-
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	0	1	0	0	-	0%	-	-	2	3	0	1	0%	33%	-	\$727,000

REGIONAL SUMMARY

LETHBRIDGE BOARD REGION																
Area	0159								158							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD
Enchant	0	3	0	4	-	133%	-	\$176,750	0	0	1	1	-	-	\$155,000	\$155,000
Etzikom	0	0	0	1	-	-	-	\$162,000	0	0	0	0	-	-	-	-
Frank	2	5	1	2	50%	40%	\$380,000	\$324,750	0	3	0	3	-	100%	-	\$485,500
Hays	1	4	0	2	0%	50%	-	\$227,500	1	3	1	2	100%	67%	\$390,000	\$392,500
Hillcrest	4	8	1	4	25%	50%	\$324,900	\$291,725	1	4	1	3	100%	75%	\$799,000	\$413,000
Iron Springs	0	0	0	0	-	-	-	-	1	1	1	1	100%	100%	\$418,000	\$418,000
Lundbreck	0	2	1	2	-	100%	\$1,749,000	\$949,500	0	5	1	3	-	60%	\$208,800	\$216,267
Manyberries	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Monarch	0	2	0	0	-	0%	-	-	0	1	0	1	-	100%	-	\$168,000
Mountain View	0	1	0	0	-	0%	-	-	0	2	0	0	-	0%	-	-
New Dayton	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	0	3	0	4	-	133%	-	\$141,875	1	5	2	5	200%	100%	\$107,500	\$192,200
Spring Coulee	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Turin	1	2	0	1	0%	50%	-	\$145,000	0	1	1	1	-	100%	\$165,000	\$165,000
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	1	1	0	1	0%	100%	-	\$840,000	0	2	0	0	-	0%	-	-
Welling	0	1	0	1	-	100%	-	\$300,000	0	2	1	1	-	50%	\$695,000	\$695,000
Wrentham	0	2	2	3	-	150%	\$132,500	\$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	1	1	-	100%	\$750,000	\$750,000	0	0	0	0	-	-	-	-
Parkland	0	1	0	0	-	0%	-	-	0	1	0	0	-	0%	-	-
Rural Cardson County	2	5	0	0	0%	0%	-	-	0	2	0	2	-	100%	-	\$471,500
Rural Crowsnest Pass	0	0	0	1	-	-	-	\$390,000	1	4	0	5	0%	125%	-	\$485,240
Rural Forty Mile County	1	3	0	1	0%	33%	-	\$231,000	0	3	0	0	-	0%	-	-
Rural Lethbridge County	5	15	1	9	20%	60%	\$725,000	\$1,034,444	7	21	3	11	43%	52%	\$523,833	\$535,091
Rural Pincher Creek MD	1	8	2	8	200%	100%	\$1,085,950	\$845,238	2	12	4	11	200%	92%	\$601,250	\$534,818
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	1	8	1	6	100%	75%	\$519,000	\$472,500	1	9	0	5	0%	56%	-	\$581,000
Rural Vulcan County	7	30	2	13	29%	43%	\$269,139	\$595,021	1	14	3	13	300%	93%	\$292,167	\$410,962
Rural Warner County	1	10	3	5	300%	50%	\$650,667	\$609,400	2	3	0	1	0%	33%	-	\$1,070,000
Rural Willow Creek MD	3	14	1	12	33%	86%	\$2,500,000	\$757,712	5	17	3	9	60%	53%	\$473,867	\$589,511