

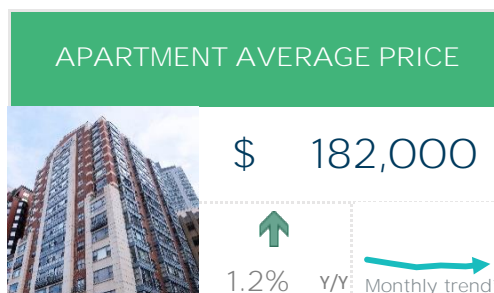
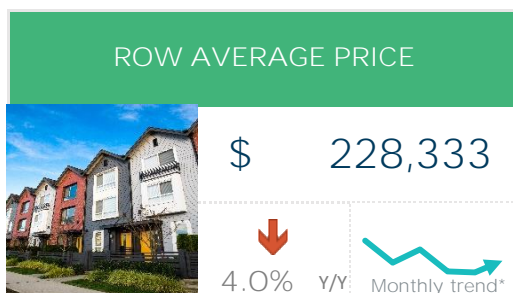
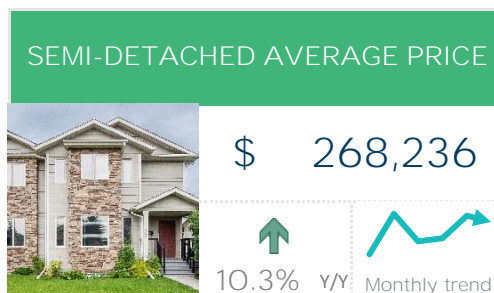
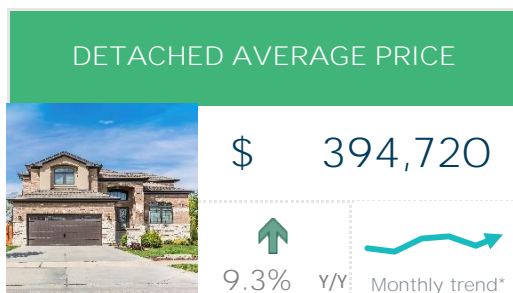
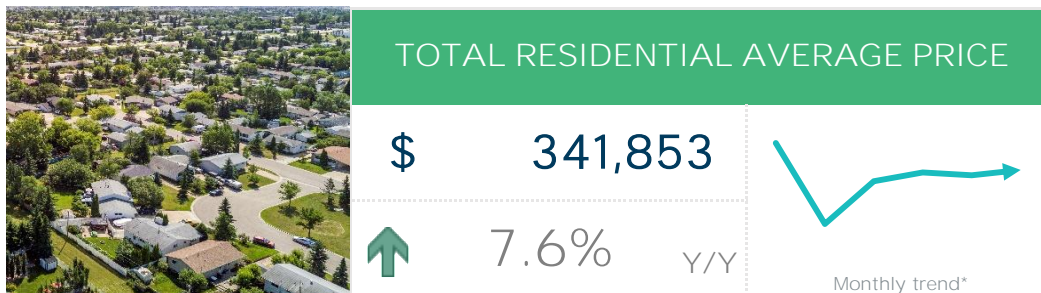
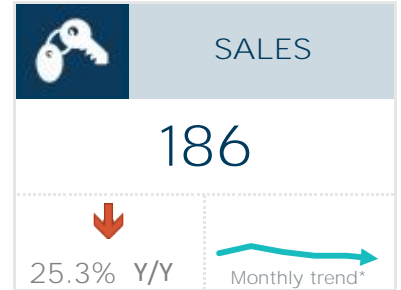
July 2022



## Market Trend Summary

Higher lending rates continue to have an impact on sales activity in the city, as sales slowed to 186 units this month. Year-to-date sales activity declined by just over three percent compared to last year's record high. While sales have eased, they remain well above long-term averages for the city. Slower sales were met with a pullback in new listings this month, preventing any significant adjustment to the inventory in the market.

Nonetheless, the months of supply did trend up again this month, pushing up to three months, the first time it has done that since the beginning of 2021. While this market continues to favour the seller, should this trend continue, we could see the pace of price growth ease. After the first seven months of the year, average prices reached \$345,495, eight percent higher than last year's levels.



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

July 2022



July 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	128	-26%	170	-3%	390	18%	75%	3.05	59%	\$394,720	9%
Semi	14	-18%	11	10%	26	-28%	127%	1.86	-12%	\$268,236	10%
Row	28	-22%	27	23%	63	21%	104%	2.25	56%	\$228,333	-4%
Apartment	16	-33%	20	-23%	82	-15%	80%	5.13	28%	\$182,000	1%
<b>Total Residential</b>	<b>186</b>	<b>-25%</b>	<b>228</b>	<b>-3%</b>	<b>561</b>	<b>9%</b>	<b>82%</b>	<b>3.02</b>	<b>46%</b>	<b>\$341,853</b>	<b>8%</b>

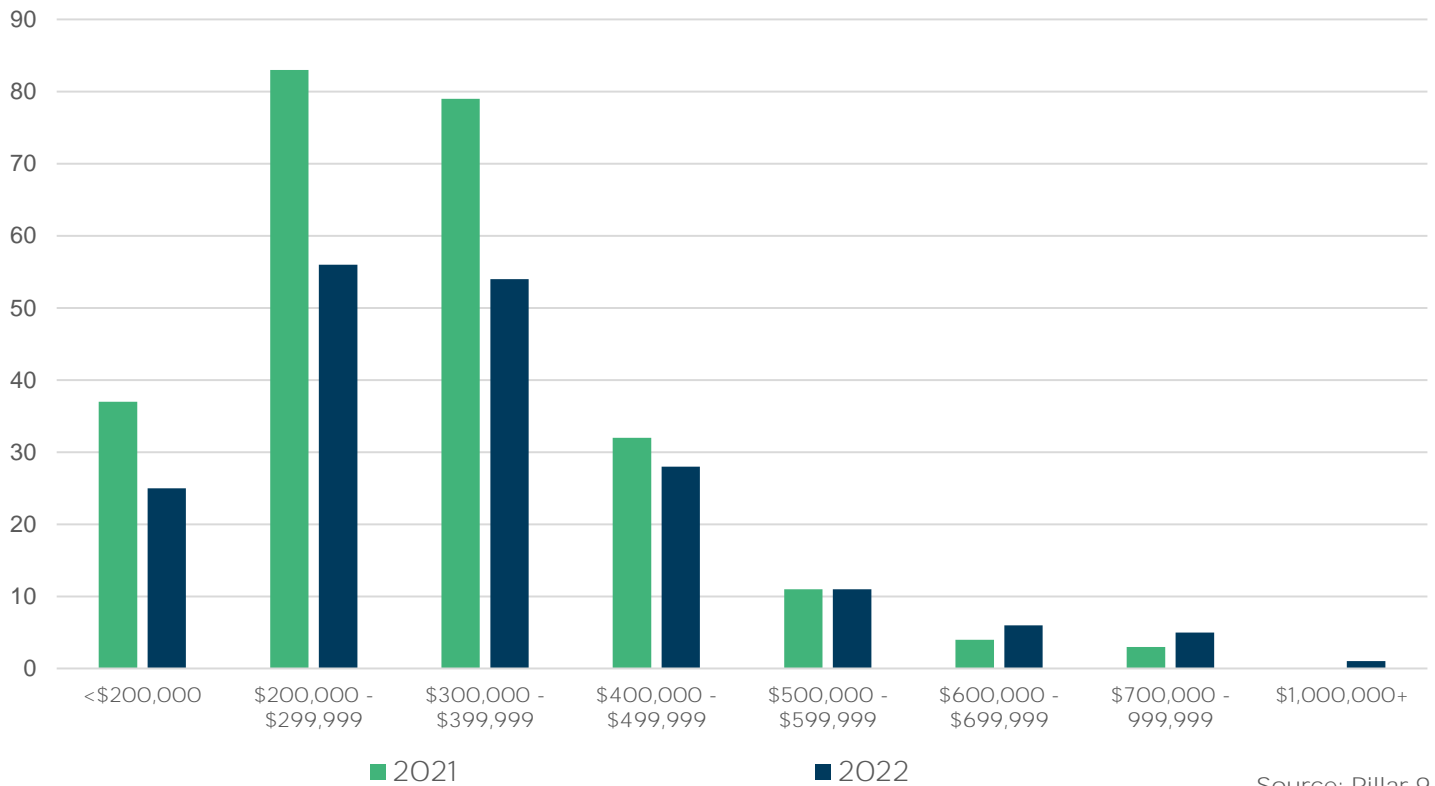
Year-to-Date

July 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	1055	-7%	1407	5%	289	-16%	75%	1.92	-9%	\$387,925	11%
Semi	94	-5%	118	2%	24	-34%	80%	1.76	-30%	\$273,144	10%
Row	159	1%	217	22%	55	-22%	73%	2.41	-23%	\$241,226	3%
Apartment	129	40%	170	-11%	79	-17%	76%	4.29	-41%	\$179,726	4%
<b>Total Residential</b>	<b>1437</b>	<b>-3%</b>	<b>1912</b>	<b>4%</b>	<b>447</b>	<b>-18%</b>	<b>75%</b>	<b>2.18</b>	<b>-15%</b>	<b>\$345,495</b>	<b>8%</b>

Residential Sales by Price Range

July

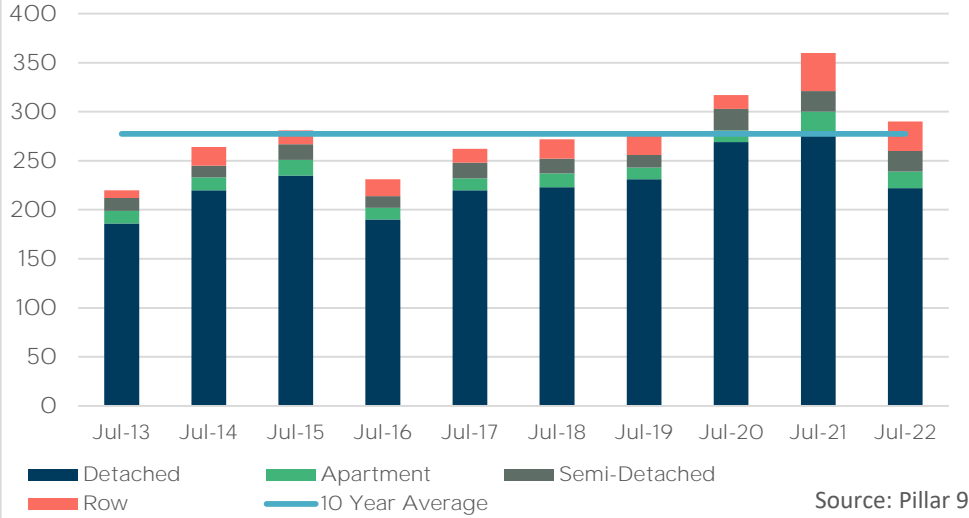


Source: Pillar 9

July 2022



## Monthly Sales Comparison



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

**SALES**

290

19.4% Y/Y

8.3% YTD

**NEW LISTINGS**

397

3.9% Y/Y

0.8% YTD



**TOTAL RESIDENTIAL AVG PRICE**

\$ 351,034

10.6% Y/Y

Monthly trend\*

**INVENTORY**

998

9.5% Y/Y

Monthly trend\*

**DETACHED AVG PRICE**

\$ 385,769

12.4% Y/Y

Monthly trend\*

**SEMI-DETACHED AVG PRICE**

\$ 302,038

6.4% Y/Y

Monthly trend\*

**ROW AVG PRICE**

\$ 226,044

4.5% Y/Y

Monthly trend\*

**APARTMENT AVG PRICE**

\$ 178,529

0.7% Y/Y

Monthly trend\*

**MONTHS OF SUPPLY**

3.44

9.5% Y/Y

Monthly trend\*

July 2022



July 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	222	-20%	330	4%	791	13%	67%	3.56	13%	\$385,769	12%
Semi	21	0%	16	33%	38	-19%	131%	1.81	-19%	\$302,038	6%
Row	30	-23%	28	12%	73	16%	107%	2.43	16%	\$226,044	-4%
Apartment	17	-29%	23	-15%	88	-14%	74%	5.18	-14%	\$178,529	-1%
<b>Total Residential</b>	<b>290</b>	<b>-19%</b>	<b>397</b>	<b>4%</b>	<b>998</b>	<b>10%</b>	<b>73%</b>	<b>3.44</b>	<b>10%</b>	<b>\$351,034</b>	<b>11%</b>

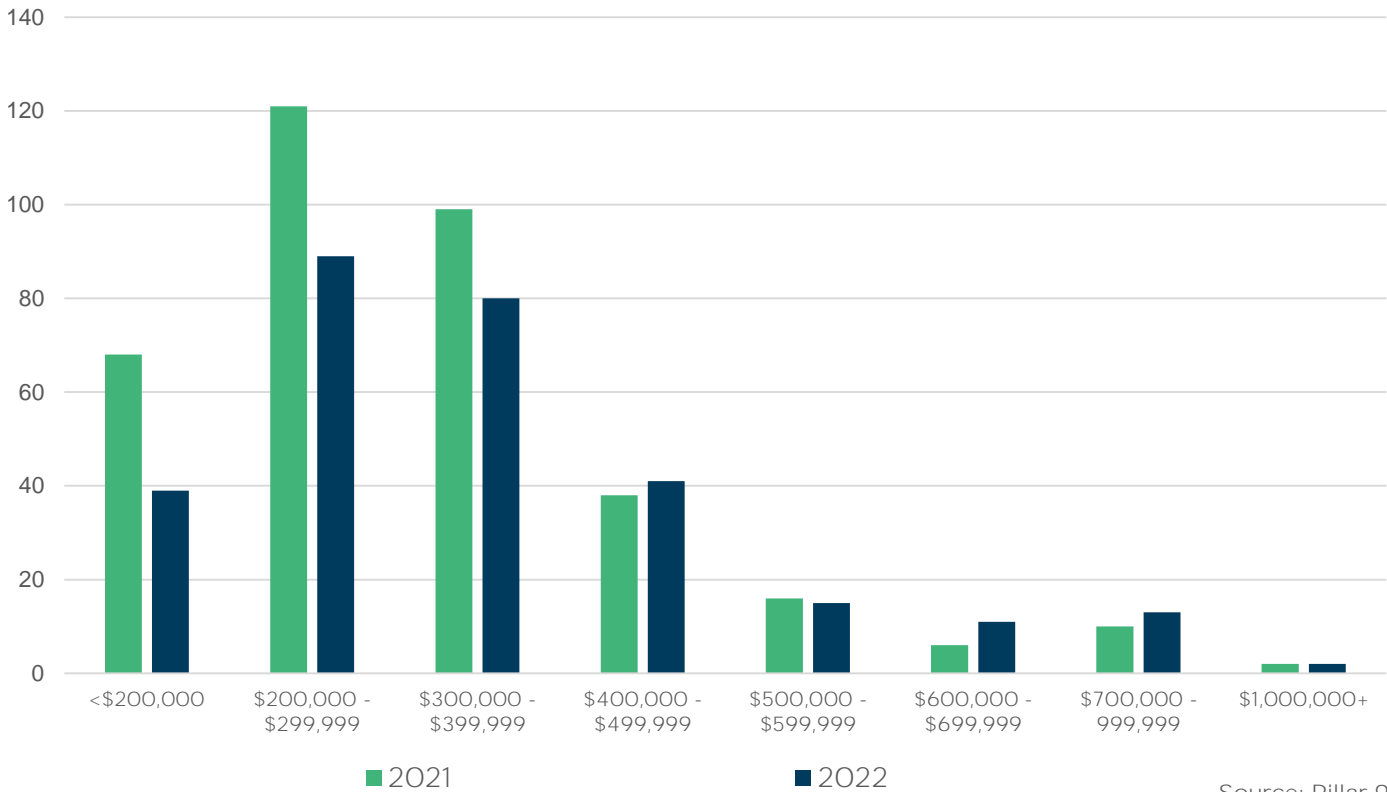
Year-to-Date

July 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	1705	-12%	2381	0%	581	-17%	72%	2.38	-6%	\$365,847	10%
Semi	117	-5%	151	2%	35	-27%	77%	2.09	-23%	\$279,346	10%
Row	186	8%	255	23%	64	-19%	73%	2.42	-25%	\$243,296	4%
Apartment	136	30%	182	-12%	82	-18%	75%	4.21	-37%	\$179,586	6%
<b>Total Residential</b>	<b>2144</b>	<b>-8%</b>	<b>2969</b>	<b>1%</b>	<b>753</b>	<b>-18%</b>	<b>72%</b>	<b>2.46</b>	<b>-11%</b>	<b>\$338,680</b>	<b>8%</b>

## Residential Sales by Price Range

July



Source: Pillar 9

July 2022



July 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	186	-25%	228	-3%	561	9%	82%	3.02	9%	\$341,853	8%
Cardston County	6	-45%	25	127%	72	76%	24%	12.00	76%	\$294,900	-7%
Forty Mile County Nc	5	0%	9	350%	36	3%	56%	7.20	3%	\$284,000	-6%
Waterton ID	0	NA	0	NA	2	100%	NA	NA	100%	NA	NA
Lethbridge County	33	-21%	50	14%	97	1%	66%	2.94	1%	\$434,105	26%
MD of Taber	22	57%	25	-32%	63	-37%	88%	2.86	-37%	\$327,645	6%
Pincher Creek No 9	11	-8%	11	0%	33	18%	100%	3.00	18%	\$335,155	-5%
Willow Creek No 26	12	-25%	29	7%	77	-20%	41%	6.42	-20%	\$333,563	9%
Crowsnest Pass	18	13%	24	41%	60	28%	75%	3.33	28%	\$330,361	-11%
Vulcan County	7	-30%	14	-30%	46	2%	50%	6.57	2%	\$312,988	-2%
Warner County No 5	6	-40%	20	0%	57	39%	30%	9.50	39%	\$342,817	74%
<b>Total</b>	<b>290</b>	<b>-19%</b>	<b>397</b>	<b>4%</b>	<b>998</b>	<b>10%</b>	<b>73%</b>	<b>3.44</b>	<b>10%</b>	<b>\$351,034</b>	<b>NA</b>

Year-to-Date

July 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	1437	-3%	1912	4%	447	-18%	75%	2.18	-18%	\$345,495	8%
Cardston County	59	-11%	122	40%	46	20%	48%	5.47	20%	\$281,299	-6%
Forty Mile County Nc	24	-8%	56	4%	29	-20%	43%	8.54	-20%	\$202,396	-1%
Waterton ID	1	0%	1	-50%	2	8%	100%	13.00	8%	\$840,000	-57%
Lethbridge County	196	-29%	272	-22%	66	-23%	72%	2.37	-23%	\$382,718	14%
MD of Taber	152	8%	202	4%	63	-34%	75%	2.91	-34%	\$277,666	-6%
Pincher Creek No 9	63	-21%	84	-10%	28	-16%	75%	3.13	-16%	\$404,820	27%
Willow Creek No 26	165	-10%	220	-7%	56	-33%	75%	2.36	-33%	\$337,580	23%
Crowsnest Pass	95	-24%	138	-17%	39	-23%	69%	2.85	-23%	\$311,153	0%
Vulcan County	71	-24%	108	-5%	33	-23%	66%	3.23	-23%	\$348,747	34%
Warner County No 5	74	-13%	119	13%	41	11%	62%	3.84	11%	\$302,293	26%
<b>Total</b>	<b>2144</b>	<b>-8%</b>	<b>2969</b>	<b>1%</b>	<b>753</b>	<b>-18%</b>	<b>72%</b>	<b>2.46</b>	<b>-11%</b>	<b>\$338,680</b>	<b>8%</b>

July 2022



	2022		2021		2020		% Change	
	July	YTD	July	YTD	July	YTD	July	YTD
Total # of Listings	397	2,969	382	2,944	421	2,352	4%	1%
Total # of Sold	290	2,144	360	2,337	317	1,398	-19%	-8%
Total Sales Volume	\$101,799,896	\$726,129,657	\$114,256,449	\$732,652,730	\$92,954,065	\$399,729,194	-11%	-1%

Number of Units	2022		2021	
	July	YTD	July	YTD
Sold by Price Range				
<\$200,000	39	356	68	424
\$200,000 - \$299,999	89	595	121	787
\$300,000 - \$399,999	80	611	99	679
\$400,000 - \$499,999	41	323	38	248
\$500,000 - \$599,999	15	146	16	114
\$600,000 - \$699,999	11	50	6	48
\$700,000 - 999,999	13	51	10	30
\$1,000,000+	2	12	2	7

## Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$85,640,769	222	330	791
Other	\$16,159,127	68	67	207
Vacant Land	\$1,757,650	18	18	211
Total	\$103,557,546	308	415	1,209

## Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$2,075,000	1	1	16
Commercial	\$1,021,000	6	6	128
Total	\$3,096,000	7	7	144

<b>Grand Total</b>	<b>\$106,653,546</b>	<b>315</b>	<b>422</b>	<b>1,353</b>
--------------------	----------------------	------------	------------	--------------

# REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2022								2021							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD
Lethbridge	228	1912	186	1437	82%	75%	\$341,853	\$345,495	234	1832	249	1486	106%	81%	\$317,846	\$319,636
Barons	3	7	0	6	0%	86%	-	\$234,667	1	6	1	5	100%	83%	\$271,000	\$134,101
Bellevue	5	20	3	12	60%	60%	\$330,000	\$350,633	2	24	3	16	150%	67%	\$367,333	\$287,838
Blairmore	2	30	5	22	250%	73%	\$335,600	\$302,500	6	44	3	33	50%	75%	\$332,667	\$289,042
Burdett	0	7	0	0	-	0%	-	-	0	9	1	3	-	33%	\$245,000	\$173,000
Cardston	17	79	4	37	24%	47%	\$341,600	\$260,718	9	43	4	31	44%	72%	\$230,250	\$280,845
Carmangay	1	8	1	7	100%	88%	\$220,000	\$172,286	0	7	1	9	-	129%	\$146,500	\$128,289
Champion	1	5	0	6	0%	120%	-	\$272,650	2	11	2	9	100%	82%	\$147,500	\$112,800
Claresholm	10	75	2	67	20%	89%	\$323,778	\$269,467	4	75	2	71	50%	95%	\$215,125	\$223,970
Coaldale	28	139	15	94	54%	68%	\$383,927	\$345,816	20	156	17	136	85%	87%	\$303,959	\$332,724
Coleman	13	68	6	48	46%	71%	\$277,750	\$303,990	8	80	6	56	75%	70%	\$335,500	\$278,531
Coutts	1	6	0	2	0%	33%	-	\$291,250	1	4	0	4	0%	100%	-	\$79,500
Cowley	1	5	1	3	100%	60%	\$335,000	\$267,667	0	5	1	5	-	100%	\$179,000	\$150,460
Crowsnest	0	1	0	1	-	100%	-	\$107,000	0	4	1	4	-	100%	\$142,000	\$361,719
Foremost	0	3	0	2	-	67%	-	\$133,000	0	3	0	4	-	133%	-	\$90,500
Fort Macleod	7	51	1	27	14%	53%	\$120,000	\$337,615	6	45	4	30	67%	67%	\$326,250	\$270,464
Glenwood	0	2	0	1	-	50%	-	\$270,500	0	4	1	6	-	150%	\$799,000	\$345,708
Granum	2	11	2	8	100%	73%	\$160,500	\$207,488	2	19	3	9	150%	47%	\$117,667	\$164,444
Grassy Lake	1	7	0	3	0%	43%	-	\$164,167	1	7	0	4	0%	57%	-	\$244,125
Hill Spring	1	9	0	5	0%	56%	-	\$273,200	1	13	3	10	300%	77%	\$370,633	\$270,190
Lomond	0	4	0	3	-	75%	-	\$143,000	0	2	0	4	-	200%	-	\$208,225
Magrath	4	18	1	14	25%	78%	\$193,000	\$343,114	0	18	3	13	-	72%	\$222,667	\$290,992
Milk River	4	17	2	8	50%	47%	\$162,450	\$163,050	5	25	3	24	60%	96%	\$106,667	\$129,829
Nobleford	4	24	2	17	50%	71%	\$302,000	\$327,524	2	26	3	21	150%	81%	\$211,667	\$249,662
Picture Butte	3	19	2	14	67%	74%	\$231,000	\$300,393	6	40	4	27	67%	68%	\$560,500	\$291,861
Pincher Creek	6	55	8	45	133%	82%	\$292,713	\$303,062	9	61	7	56	78%	92%	\$253,143	\$275,890
Raymond	7	50	4	41	57%	82%	\$433,000	\$292,841	8	52	5	40	63%	77%	\$254,800	\$288,256
Stavelly	1	12	1	9	100%	75%	\$151,200	\$231,178	1	12	0	9	0%	75%	-	\$316,667
Stirling	4	18	0	6	0%	33%	-	\$319,667	5	12	0	4	0%	33%	-	\$311,500
Taber	20	140	17	109	85%	78%	\$286,365	\$275,192	30	145	10	103	33%	71%	\$376,300	\$283,263
Vauxhall	1	29	1	21	100%	72%	\$495,000	\$234,162	4	17	3	11	75%	65%	\$64,667	\$178,182
Vulcan	6	39	2	28	33%	72%	\$201,950	\$256,095	9	58	4	45	44%	78%	\$278,125	\$265,489
Warner	4	11	0	5	0%	45%	-	\$168,760	1	8	1	8	100%	100%	\$90,000	\$172,362
Coalhurst	4	44	5	39	125%	89%	\$316,180	\$365,191	10	70	13	52	130%	74%	\$353,677	\$341,257
Barnwell	2	6	1	3	50%	50%	\$645,000	\$357,500	2	13	1	12	50%	92%	\$388,000	\$351,175
Aetna	0	0	0	0	-	-	-	-	0	1	0	2	-	200%	-	\$299,500
Beaver Mines	0	4	1	3	-	75%	\$670,000	\$565,667	0	1	0	0	-	0%	-	-
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	1	-	-	-	\$300,000	0	2	0	0	-	0%	-	-
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	0	1	0	0	-	0%	-	-	1	6	0	2	0%	33%	-	\$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	
	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	YTD	JUL	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	7	2	4	200%	57%	\$481,500	\$403,125	1	5	1	4	100%	80%	\$745,000	\$550,375
Hays	0	5	1	3	-	60%	\$209,000	\$221,333	0	3	0	3	-	100%	-	\$326,667
Hillcrest	3	12	2	7	67%	58%	\$324,500	\$285,129	0	6	2	6	-	100%	\$466,000	\$406,833
Iron Springs	0	2	0	0	-	0%	-	-	0	1	0	1	-	100%	-	\$418,000
Lundbreck	1	3	0	2	0%	67%	-	\$949,500	1	7	1	4	100%	57%	\$141,000	\$197,450
Manyberries	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Monarch	1	4	3	4	300%	100%	\$293,167	\$331,125	0	2	0	2	-	100%	-	\$195,000
Mountain View	1	2	0	0	0%	0%	-	-	0	2	0	0	-	0%	-	-
New Dayton	0	1	0	1	-	100%	-	\$260,000	0	1	0	1	-	100%	-	\$80,000
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	1	5	0	4	0%	80%	-	\$141,875	2	8	2	8	100%	100%	\$244,500	\$210,250
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	0	1	-	50%	-	\$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	1	2	1	1	100%	50%	\$210,000	\$210,000	0	0	0	1	-	-	-	\$275,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moon River Estates	2	3	1	2	50%	67%	\$610,000	\$607,500	-	-	-	-	-	-	-	-
Orton	0	1	0	1	-	100%	-	\$750,000	0	0	0	0	-	-	-	-
Parkland	0	1	0	1	-	100%	-	\$177,500	0	1	0	0	-	0%	-	-
Rural Cardson County	1	7	0	0	0%	0%	-	-	1	4	0	2	0%	50%	-	\$471,500
Rural Crowsnest Pass	0	0	0	1	-	-	-	\$390,000	0	4	0	6	-	150%	-	\$496,033
Rural Forty Mile County	1	6	1	2	100%	33%	\$745,000	\$488,000	0	5	1	2	-	40%	\$490,000	\$452,500
Rural Lethbridge County	6	23	5	14	83%	61%	\$927,030	\$996,082	2	26	1	16	50%	62%	\$800,000	\$601,938
Rural Pincher Creek MD	3	17	1	10	33%	59%	\$340,000	\$746,690	1	18	3	15	300%	83%	\$720,333	\$570,267
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	1	12	2	9	200%	75%	\$495,500	\$484,000	0	10	0	7	-	70%	-	\$571,571
Rural Vulcan County	4	42	4	25	100%	60%	\$391,754	\$548,224	7	27	3	22	43%	81%	\$545,667	\$392,064
Rural Warner County	0	14	0	8	-	57%	-	\$623,000	0	3	1	4	-	133%	\$285,000	\$676,250
Rural Willow Creek MD	3	24	2	15	67%	63%	\$615,000	\$730,970	4	22	2	13	50%	59%	\$722,500	\$562,277