

April 2022

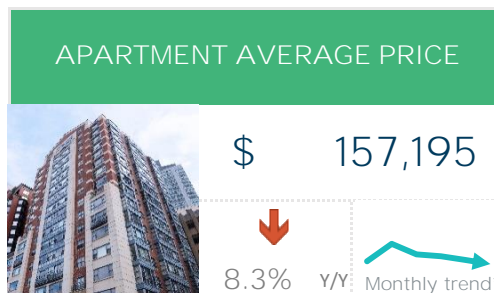
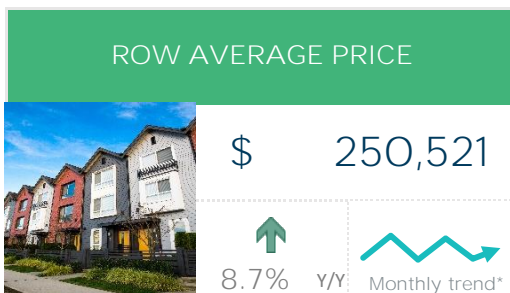
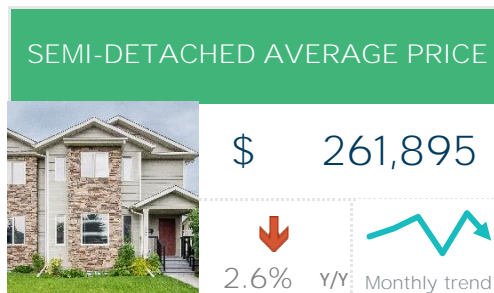
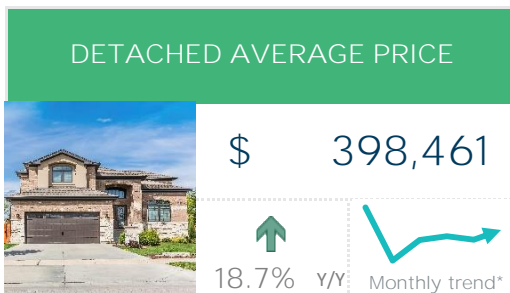
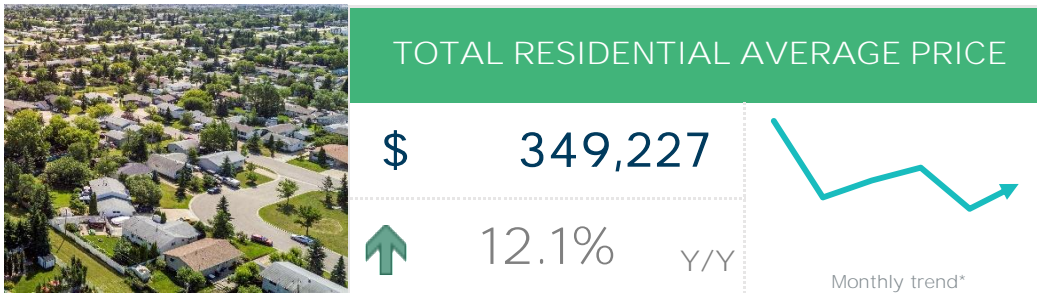


Market Trend Summary

Despite a modest gain in new listings this month, sales activity eased in Lethbridge. While this did help support an inventory level in April that was better than what has been available in the market over the past four months, it is important to note that inventories in April are 24 percent lower than last year's levels and 40 percent below long-term averages.

At the same time based on the sales in the market, the months of supply remained below two months for the second month in a row. Conditions have not been this tight in April since 2007 and are likely a factor impacting sales in the city.

Thanks to persistent seller's market conditions in the city, prices have continued to trend up. On a year-to-date basis, the average price in the Lethbridge has increased by nine percent, with detached homes recording the strongest price gains.



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

April 2022



April 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	169	-11%	233	5%	272	-23%	73%	1.61	-14%	\$398,461	19%
Semi	14	-26%	21	24%	22	-29%	67%	1.57	-4%	\$261,895	-3%
Row	33	65%	44	132%	56	-20%	75%	1.70	-52%	\$250,521	9%
Apartment	20	33%	27	-21%	77	-26%	74%	3.85	-44%	\$157,195	-8%
Total Residential	236	-3%	325	12%	427	-24%	73%	1.81	-21%	\$349,227	12%

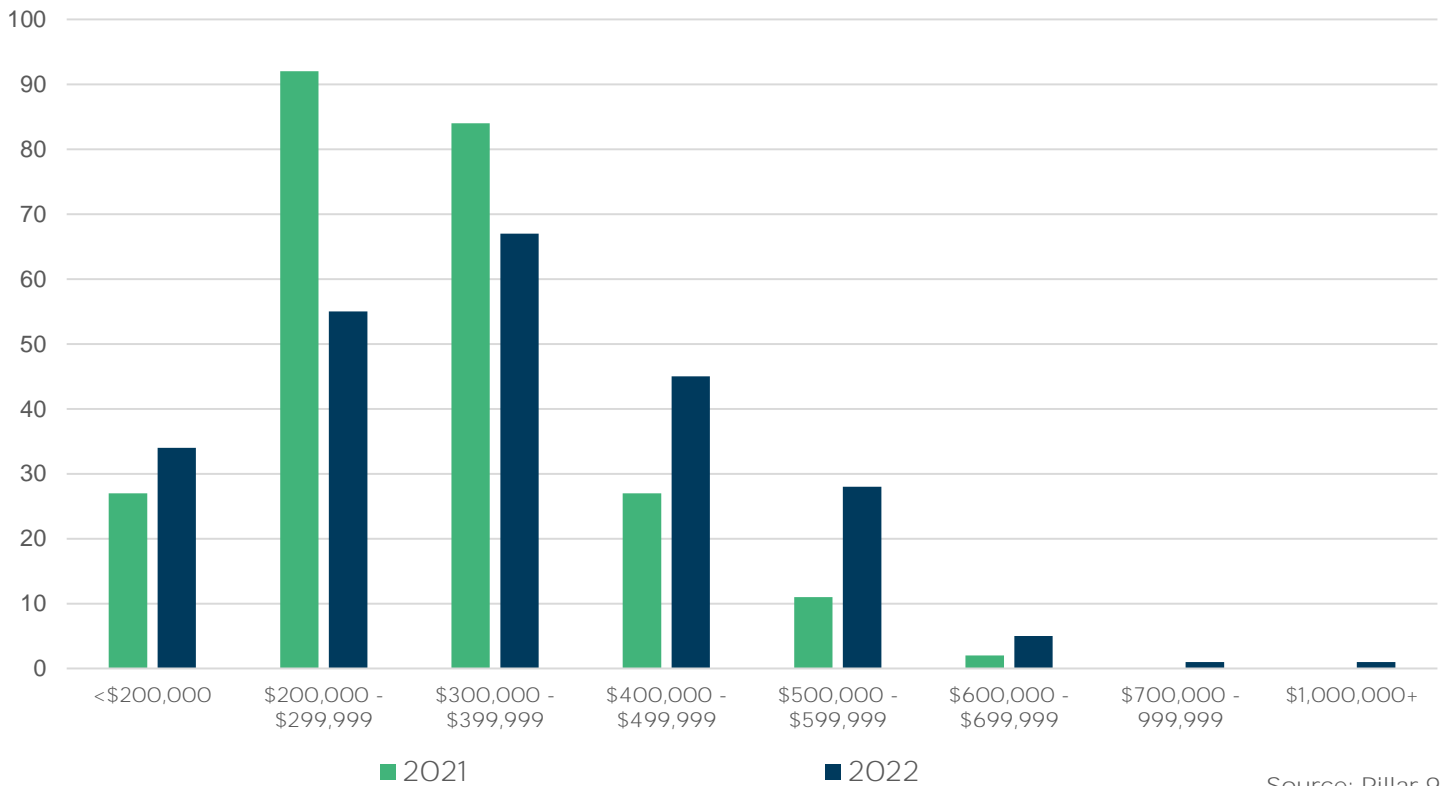
Year-to-Date

April 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	586	1%	731	-1%	230	-31%	80%	1.57	-32%	\$385,926	13%
Semi	45	-17%	57	-8%	20	-42%	79%	1.73	-30%	\$270,257	8%
Row	79	18%	105	17%	45	-38%	75%	2.27	-48%	\$248,851	7%
Apartment	79	132%	96	-11%	76	-14%	82%	3.82	-63%	\$184,227	10%
Total Residential	789	7%	989	-1%	370	-30%	80%	1.87	-35%	\$345,408	9%

Residential Sales by Price Range

April

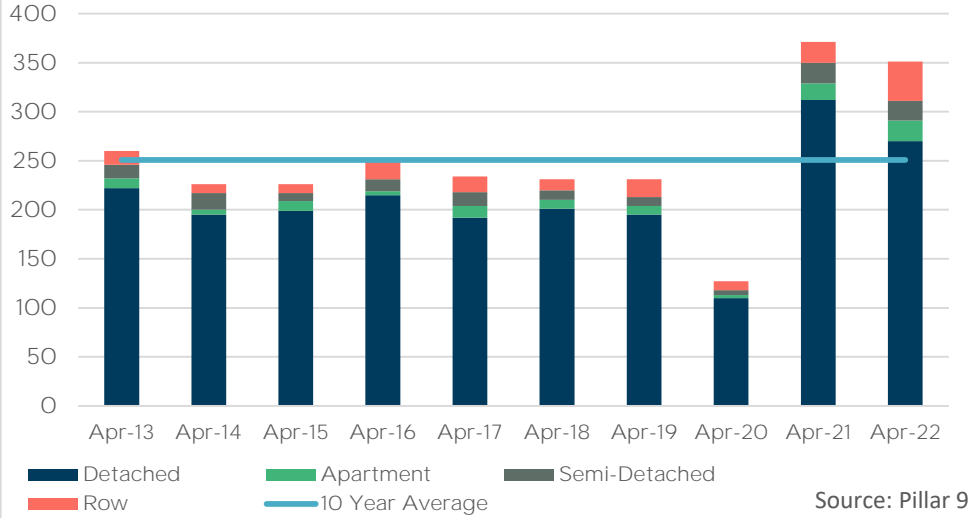


Source: Pillar 9

April 2022



Monthly Sales Comparison



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

SALES

351

5.4% Y/Y

2.8% YTD

NEW LISTINGS

495

5.8% Y/Y

3.9% YTD

TOTAL RESIDENTIAL AVG PRICE

\$ 336,639

5.9%

Y/Y

Monthly trend*

INVENTORY

711

25.0% Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 370,149

10.6%

Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 261,526

3.1%

Y/Y

Monthly trend*

ROW AVG PRICE

\$ 241,030

2.2%

Y/Y

Monthly trend*

APARTMENT AVG PRICE

\$ 159,448

6.6%

Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.03

25.0% Y/Y

Monthly trend*

April 2022



April 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	270	-13%	384	1%	539	-27%	70%	2.00	-27%	\$370,149	11%
Semi	20	-5%	30	25%	33	-30%	67%	1.65	-30%	\$261,526	-3%
Row	40	90%	50	108%	67	-17%	80%	1.68	-17%	\$241,030	2%
Apartment	21	24%	31	-18%	79	-27%	68%	3.76	-27%	\$159,448	-7%
Total Residential	351	-5%	495	6%	711	-25%	71%	2.03	-25%	\$336,639	6%

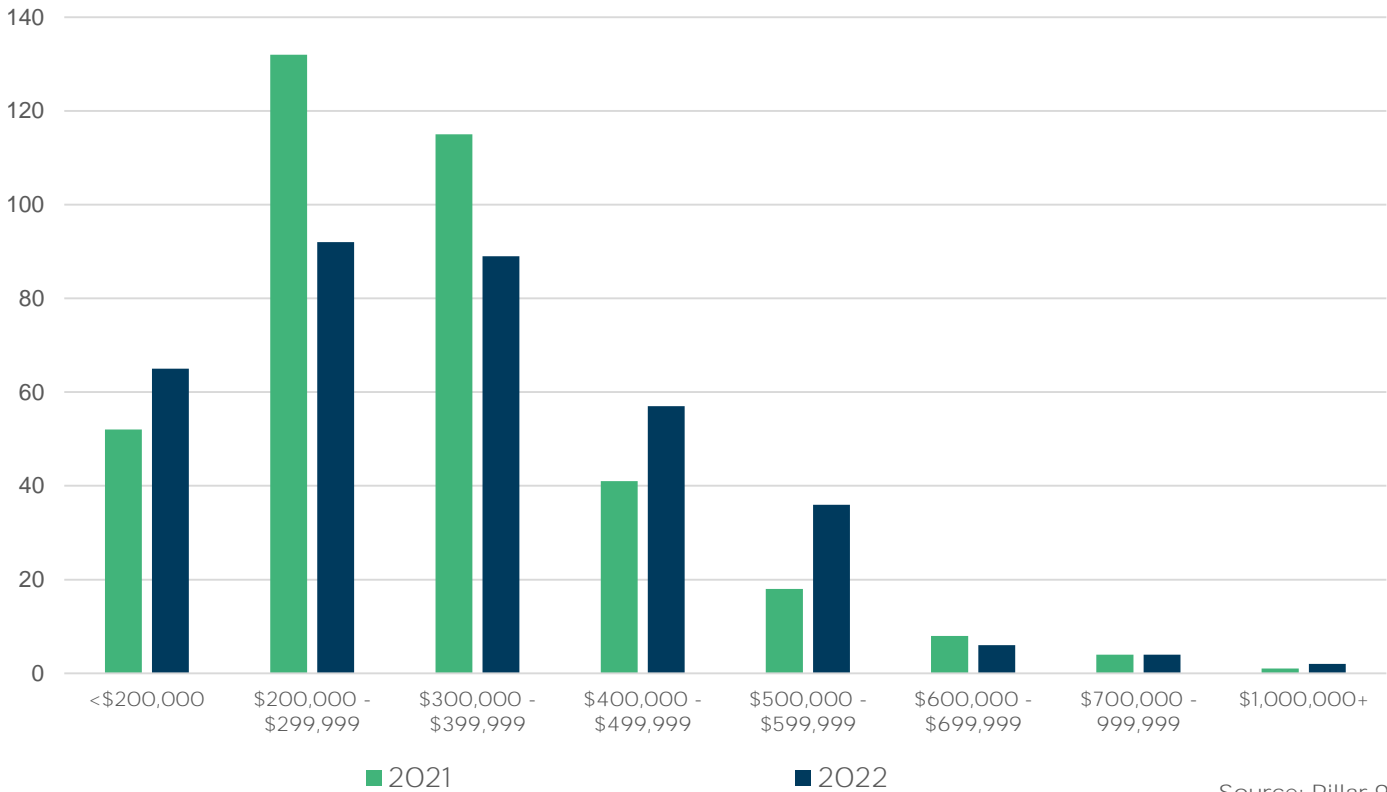
Year-to-Date

April 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	938	-3%	1205	-5%	475	-30%	78%	2.03	-29%	\$361,380	10%
Semi	57	-10%	77	-6%	30	-32%	74%	2.09	-25%	\$271,948	7%
Row	96	32%	130	25%	53	-34%	74%	2.22	-50%	\$246,790	4%
Apartment	83	93%	102	-12%	77	-16%	81%	3.70	-57%	\$184,499	15%
Total Residential	1174	3%	1514	-4%	623	-30%	78%	2.12	-32%	\$335,162	8%

Residential Sales by Price Range

April



Source: Pillar 9

April 2022



April 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	-3%	325	12%	427	-24%	73%	1.81	-24%	\$349,227	12%
Cardston County	11	0%	23	44%	45	7%	48%	4.09	7%	\$313,432	7%
Forty Mile County Nc	2	-33%	8	14%	31	-14%	25%	15.50	-14%	\$238,000	97%
Waterton ID	1	NA	0	-100%	1	-67%	NA	1.00	-67%	\$840,000	NA
Lethbridge County	37	-3%	50	-11%	56	-36%	74%	1.51	-36%	\$366,353	-6%
MD of Taber	25	14%	33	-6%	62	-39%	76%	2.48	-39%	\$259,780	-11%
Pincher Creek No 9	7	-42%	13	-19%	29	-24%	54%	4.14	-24%	\$295,714	-6%
Willow Creek No 26	25	-22%	33	-6%	49	-35%	76%	1.96	-35%	\$333,408	19%
Crowsnest Pass	18	-14%	23	-30%	31	-47%	78%	1.72	-47%	\$314,272	-2%
Vulcan County	15	0%	21	11%	32	-29%	71%	2.13	-29%	\$326,643	26%
Warner County No 5	11	22%	17	42%	37	-3%	65%	3.36	-3%	\$277,545	-21%
Total	351	-5%	495	6%	711	-25%	71%	2.03	-25%	\$336,639	NA

Year-to-Date

April 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	789	7%	989	-1%	370	-30%	80%	1.87	-30%	\$345,408	9%
Cardston County	34	13%	65	44%	37	3%	52%	4.29	3%	\$296,125	4%
Forty Mile County Nc	13	18%	31	-6%	24	-31%	42%	7.46	-31%	\$170,192	13%
Waterton ID	1	NA	0	-100%	2	17%	NA	7.00	17%	\$840,000	NA
Lethbridge County	116	-15%	132	-25%	52	-32%	88%	1.79	-32%	\$375,634	10%
MD of Taber	83	30%	113	14%	63	-36%	73%	3.01	-36%	\$263,702	-6%
Pincher Creek No 9	27	-18%	38	-24%	26	-29%	71%	3.81	-29%	\$388,511	15%
Willow Creek No 26	102	0%	114	-5%	46	-42%	89%	1.80	-42%	\$328,747	22%
Crowsnest Pass	53	-22%	63	-34%	29	-38%	84%	2.17	-38%	\$310,411	2%
Vulcan County	40	-18%	57	-5%	26	-43%	70%	2.55	-43%	\$362,139	37%
Warner County No 5	37	-3%	54	17%	36	-4%	69%	3.84	-4%	\$268,005	10%
Total	1174	3%	1514	-4%	623	-30%	78%	2.12	-32%	\$335,162	8%

April 2022



	2022		2021		2020		% Change	
	April	YTD	April	YTD	April	YTD	April	YTD
Total # of Listings	495	1,514	468	1,576	263	1,294	6%	-4%
Total # of Sold	351	1,174	371	1,142	127	629	-5%	3%
Total Sales Volume	\$118,160,287	\$393,480,434	\$117,941,931	\$355,878,441	\$35,404,315	\$176,302,849	0%	11%

Number of Units Sold by Price Range	2022		2021	
	April	YTD	April	YTD
<\$200,000	65	202	52	188
\$200,000 - \$299,999	92	319	132	391
\$300,000 - \$399,999	89	340	115	346
\$400,000 - \$499,999	57	173	41	129
\$500,000 - \$599,999	36	87	18	52
\$600,000 - \$699,999	6	23	8	28
\$700,000 - 999,999	4	24	4	6
\$1,000,000+	2	6	1	2

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$99,940,162	270	384	539
Other	\$18,220,125	81	111	172
Vacant Land	\$4,490,500	19	19	226
Total	\$122,650,787	370	514	937

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$565,300	1	1	18
Commercial	\$1,726,857	5	5	125
Total	\$2,292,157	6	6	143

Grand Total	\$124,942,944	376	520	1,080
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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	
	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD
Lethbridge	325	989	236	789	73%	80%	\$349,227	\$345,408	291	997	243	734	84%	74%	\$311,578	\$316,702
Barons	0	2	0	5	-	250%	-	\$261,600	1	4	1	1	100%	25%	\$110,000	\$110,000
Bellevue	3	10	3	7	100%	70%	\$328,200	\$346,086	3	13	2	9	67%	69%	\$264,950	\$284,822
Blairmore	3	13	4	14	133%	108%	\$361,225	\$300,714	9	26	3	16	33%	62%	\$315,000	\$273,219
Burdett	1	6	0	0	0%	0%	-	-	1	5	0	1	0%	20%	-	\$158,000
Cardston	15	37	7	20	47%	54%	\$321,250	\$273,858	6	17	7	17	117%	100%	\$334,914	\$308,400
Carmangay	2	3	0	2	0%	67%	-	\$128,500	1	5	0	4	0%	80%	-	\$113,875
Champion	1	4	3	5	300%	125%	\$235,300	\$257,180	1	4	0	2	0%	50%	-	\$72,600
Claresholm	11	41	11	44	100%	107%	\$263,255	\$258,600	10	38	13	42	130%	111%	\$178,377	\$216,229
Coaldale	22	67	21	55	95%	82%	\$304,405	\$326,916	24	86	18	78	75%	91%	\$398,669	\$348,753
Coleman	11	32	10	27	91%	84%	\$294,240	\$308,063	18	44	12	30	67%	68%	\$273,958	\$271,304
Coutts	0	4	1	2	-	50%	\$460,000	\$291,250	0	1	0	3	-	300%	-	\$94,000
Cowley	1	1	0	0	0%	0%	-	-	1	3	1	1	100%	33%	\$237,400	\$237,400
Crowsnest	1	1	0	0	0%	0%	-	-	0	3	0	3	-	100%	-	\$434,958
Foremost	1	3	0	1	0%	33%	-	\$60,000	0	1	1	2	-	200%	\$67,000	\$76,000
Fort Macleod	4	23	5	18	125%	78%	\$295,500	\$361,817	5	23	4	14	80%	61%	\$263,403	\$239,501
Glenwood	0	1	0	1	-	100%	-	\$270,500	0	3	0	3	-	100%	-	\$182,750
Granum	1	6	1	5	100%	83%	\$179,900	\$245,380	3	8	2	3	67%	38%	\$192,500	\$193,333
Grassy Lake	1	4	0	3	0%	75%	-	\$164,167	2	2	1	2	50%	100%	\$210,000	\$223,500
Hill Spring	2	7	2	4	100%	57%	\$232,000	\$274,000	3	8	0	1	0%	13%	-	\$320,000
Lomond	1	2	0	1	0%	50%	-	\$180,000	0	2	1	3	-	150%	\$340,000	\$254,000
Magrath	3	12	1	8	33%	67%	\$435,000	\$365,575	5	10	3	5	60%	50%	\$225,333	\$197,380
Milk River	2	9	1	6	50%	67%	\$235,000	\$163,250	3	13	3	11	100%	85%	\$146,633	\$162,809
Nobleford	5	14	5	11	100%	79%	\$385,980	\$337,400	7	17	0	9	0%	53%	-	\$243,544
Picture Butte	3	9	2	8	67%	89%	\$203,750	\$296,062	4	18	8	15	200%	83%	\$217,875	\$234,400
Pincher Creek	8	27	5	20	63%	74%	\$240,000	\$287,490	13	31	11	23	85%	74%	\$321,864	\$303,296
Raymond	11	23	5	21	45%	91%	\$194,000	\$264,348	6	23	2	18	33%	78%	\$371,750	\$274,917
Stavelly	3	8	1	6	33%	75%	\$240,000	\$247,567	3	8	2	5	67%	63%	\$280,000	\$253,000
Stirling	1	6	2	4	200%	67%	\$328,750	\$329,375	1	5	2	3	200%	60%	\$397,500	\$285,333
Taber	23	72	19	54	83%	75%	\$263,474	\$272,007	23	73	17	46	74%	63%	\$283,029	\$253,272
Vauxhall	4	21	3	14	75%	67%	\$230,500	\$213,636	3	8	2	5	67%	63%	\$152,250	\$177,500
Vulcan	5	23	7	19	140%	83%	\$262,393	\$260,618	9	32	11	26	122%	81%	\$267,136	\$246,038
Warner	0	1	0	1	-	100%	-	\$184,900	2	3	1	2	50%	67%	\$117,000	\$141,000
Coalhurst	10	23	5	23	50%	100%	\$420,630	\$374,250	10	27	6	17	60%	63%	\$449,350	\$378,476
Barnwell	2	3	0	1	0%	33%	-	\$237,500	1	6	1	5	100%	83%	\$570,000	\$334,000
Aetna	0	0	0	0	-	-	-	-	0	1	1	1	-	100%	\$189,000	\$189,000
Beaver Mines	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	1	-	-	-	\$300,000	0	0	0	0	-	-	-	-
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	1	1	0	0	0%	0%	-	-	0	1	1	1	-	100%	\$727,000	\$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	
	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD
Enchant	0	3	1	4	-	133%	\$145,000	\$176,750	0	0	0	0	-	-	-	-
Etzikom	0	0	0	1	-	-	-	\$162,000	0	0	0	0	-	-	-	-
Frank	2	3	0	1	0%	33%	-	\$269,500	1	3	1	3	100%	100%	\$780,000	\$485,500
Hays	0	3	0	2	-	67%	-	\$227,500	0	2	0	1	-	50%	-	\$395,000
Hillcrest	3	4	1	3	33%	75%	\$285,000	\$280,667	2	3	0	2	0%	67%	-	\$220,000
Iron Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Lundbreck	0	2	1	1	-	50%	\$150,000	\$150,000	1	5	0	2	0%	40%	-	\$220,000
Manyberries	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Monarch	2	2	0	0	0%	0%	-	-	0	1	0	1	-	100%	-	\$168,000
Mountain View	1	1	0	0	0%	0%	-	-	0	2	0	0	-	0%	-	-
New Dayton	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	1	3	1	4	100%	133%	\$197,000	\$141,875	2	4	1	3	50%	75%	\$481,000	\$248,667
Spring Coulee	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Turin	1	1	1	1	100%	100%	\$145,000	\$145,000	1	1	0	0	0%	0%	-	-
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	0	1	1	-	-	\$840,000	\$840,000	2	2	0	0	0%	0%	-	-
Welling	0	1	1	1	-	100%	\$300,000	\$300,000	1	2	0	0	0%	0%	-	-
Wrentham	0	2	1	1	-	50%	\$205,500	\$205,500	0	0	0	0	-	-	-	-
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	1	1	0	0	0%	0%	-	-	0	0	0	1	-	-	-	\$275,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-
Moon River Estates	-	-	-	-	-	-	-	\$605,000	1	1	-	-	-	-	-	-
Orton	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Parkland	1	1	0	0	0%	0%	-	-	0	1	0	0	-	0%	-	-
Rural Cardson County	1	3	0	0	0%	0%	-	-	1	2	0	2	0%	100%	-	\$471,500
Rural Crowsnest Pass	0	0	0	1	-	-	-	\$390,000	0	3	3	5	-	167%	\$407,733	\$485,240
Rural Forty Mile County	1	2	1	1	100%	50%	\$231,000	\$231,000	1	3	0	0	0%	0%	-	-
Rural Lethbridge County	5	10	2	8	40%	80%	\$1,190,000	\$1,073,125	6	14	2	8	33%	57%	\$747,500	\$539,312
Rural Pincher Creek MD	3	7	1	6	33%	86%	\$720,000	\$765,000	1	10	0	7	0%	70%	-	\$496,857
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	3	7	2	5	67%	71%	\$326,000	\$463,200	6	8	1	5	17%	63%	\$535,000	\$581,000
Rural Vulcan County	12	22	4	11	33%	50%	\$510,750	\$654,273	7	13	1	10	14%	77%	\$377,000	\$446,600
Rural Warner County	2	8	1	2	50%	25%	\$525,000	\$547,500	0	1	1	1	-	100%	\$1,070,000	\$1,070,000
Rural Willow Creek MD	2	11	2	11	100%	100%	\$880,000	\$599,323	6	12	2	6	33%	50%	\$1,052,500	\$647,333