

Residential housing activity via the MLS® System of the Lethbridge and District Association of REALTORS® April 2016

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		March 2016	February 2016	January 2016	December 2015	November 2015	October 2015
Sales Activity	240	22.3	28.5	22.0	12.3	14.5	7.8
Average Price	\$273,684	0.2	4.0	6.8	2.6	13.1	1.0
Dollar Volume*	\$66.0	20.9	30.3	21.6	15.1	25.9	9.4
New Listings	405	6.4	11.2	4.3	0.9	0.7	7.7
Active Listings	1,447	1.1	4.3	5.1	0.2	8.0	10.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2015	April 2014	April 2013	April 2011	April 2009	April 2006
Sales Activity	259	10.7	12.1	-3.4	51.5	22.7	-11.9
Average Price	\$273,684	1.9	7.3	7.4	12.1	14.5	61.5
Dollar Volume*	\$71.0	12.8	20.3	3.8	69.8	40.5	42.3
New Listings	514	2.0	6.2	3.4	2.8	19.0	59.6
Active Listings	1,503	-1.9	-7.6	-10.5	-11.7	12.3	189.6

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2015 YTD	April 2014 YTD	April 2013 YTD	April 2011 YTD	April 2009 YTD	April 2006 YTD
Sales Activity	751	-2.6	8.8	2.3	33.9	31.8	-22.9
Average Price	\$268,786	-0.6	6.4	11.1	7.8	13.3	72.3
Dollar Volume*	\$202.0	-3.2	15.8	13.6	44.3	49.3	32.9
New Listings	1,705	0.9	-0.8	-7.8	-5.6	15.4	44.6
Active Listings [†]	1,334	-4.5	-10.0	-15.2	-10.1	10.4	137.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2016	January 2016	October 2015	April 2015	April 2014	April 2011
Sales to New Listings Ratio	59.4	51.7	50.8	59.3	48.3	50.3	35.1
Months of Inventory	6.0	7.3	7.0	5.9	7.3	7.9	11.2

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual data as processed through the MLS® System of the Lethbridge and District Association of REALTORS®.

³ Sum of actual data from January to present month of any given year.

⁴ 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.

[†] 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.