

# 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	-6.7	-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.