

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

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
		April 2016	March 2016	February 2016	January 2016	December 2015	November 2015
Sales Activity	214	-10.0	8.2	14.8	8.8	0.2	2.1
Average Price	\$259,009	-5.4	-5.2	-1.6	1.0	-2.9	7.0
Dollar Volume*	\$55.0	-15.2	0.4	9.7	2.4	-3.1	6.1
New Listings	365	-10.3	-4.1	0.4	-5.8	-8.9	-9.1
Active Listings	1,336	-7.2	-5.9	-3.6	-2.9	-7.4	-0.3

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
		May 2015	May 2014	May 2013	May 2011	May 2009	May 2006
Sales Activity	297	8.4	8.0	34.4	40.1	28.6	-23.5
Average Price	\$259,009	-4.5	-1.2	8.3	3.0	5.9	64.1
Dollar Volume*	\$77.0	3.5	6.7	45.6	44.3	36.1	25.6
New Listings	449	2.0	-26.3	-15.3	-14.6	3.7	11.7
Active Listings	1,489	-6.9	-18.2	-16.5	-19.3	8.4	209.6

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
		May 2015 YTD	May 2014 YTD	May 2013 YTD	May 2011 YTD	May 2009 YTD	May 2006 YTD
Sales Activity	1,048	0.3	8.6	9.7	35.6	30.8	-23.1
Average Price	\$266,015	-1.7	4.1	10.2	6.4	11.2	70.0
Dollar Volume*	\$279.0	-1.4	13.1	21.0	44.3	45.4	30.8
New Listings	2,154	1.1	-7.5	-9.5	-7.6	12.8	36.2
Active Listings†	1,365	-5.1	-11.9	-15.5	-12.3	10.0	150.1

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
		April 2016	February 2016	November 2015	May 2015	May 2014	May 2011
Sales to New Listings Ratio	68.7	58.5	51.4	52.2	61.7	42.2	37.8
Months of Inventory	6.2	6.0	7.4	6.4	6.5	7.9	10.8

<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.

† 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.

## **Lethbridge home sales post best May in nine years**

The number of residential properties sold through the MLS® System of the Lethbridge and District Association of REALTORS® came in above year-ago levels in May 2016.

Home sales numbered 297 units in May 2016. This was up 8.4 per cent from May 2015. It also stood above both the five and 10-year averages for the month, and marked the third highest sales figure for any May on record.

In contrast, there were 214 single family home sales in Lethbridge in May 2016, a decrease of 1.8 per cent compared to the same month in 2015.

On a year-to-date basis home sales were running just 0.3 per cent ahead of the first five months of 2015. They also stood above the same period in all other years going back to 2007.

The average price of homes sold in May 2016 was \$259,009, down 4.5 per cent from May 2015. The less volatile year-to-date average price figure for homes sold in the first five months of 2016 was \$266,015, edging down 1.7 per cent from the same period in 2015.

The dollar value of all residential sales activity in May 2016 totalled \$76.9 million, up 3.5 per cent from May 2015. This was the second highest dollar volume of any month on record.

New listings for all types of properties in Lethbridge totalled 478 units in May 2016, up 1.1 per cent from May 2015. New residential listings on the Association's MLS® System numbered 449 units, an increase of two per cent from May 2015.

There were 1,723 active listings for all types of properties on the Association's MLS® System at the end of May, down 4.5 from May 2015. The number of active residential listings fell 6.9 per cent on a year-over-year basis to 1,489 units at the end of May 2016.

The number of residential months of inventory stood at five at the end of May. This was down from 5.8 months recorded at the same time in 2015 and stood slightly below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

Sales of all types of properties in Lethbridge numbered 304 units in May, up seven per cent from May 2015. The total value of those sales was \$81.1 million, down 4.6 per cent from year-ago levels.

The statistics quoted in this report are provided by the Lethbridge and District Association of REALTORS®, serving more than 324 REALTORS® in member offices in the City of Lethbridge, the County of Lethbridge, Cardston County, County of Warner, the municipal districts of Taber, Warner, Willow Creek, Pincher Creek, and the municipality of Crowsnest Pass.