

February 2022

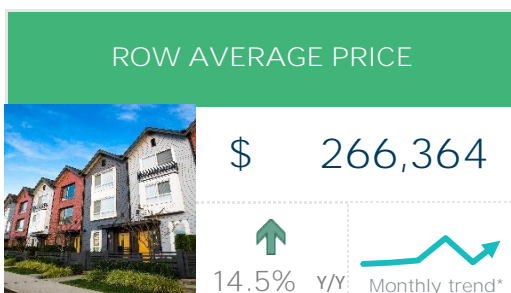
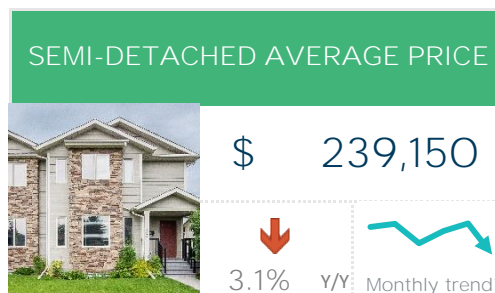
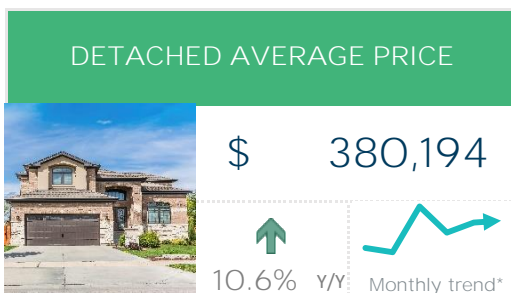
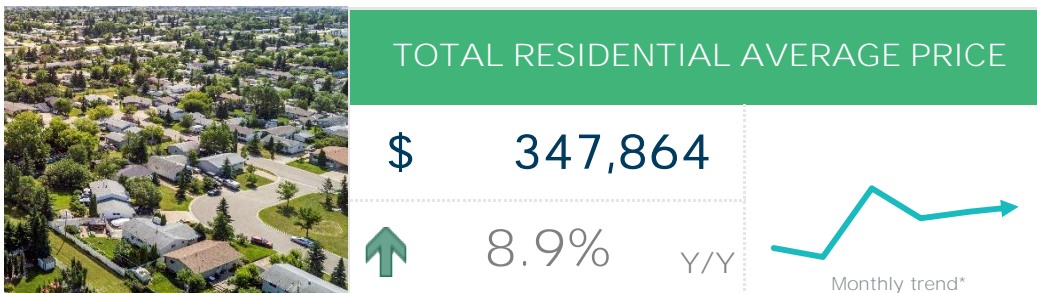
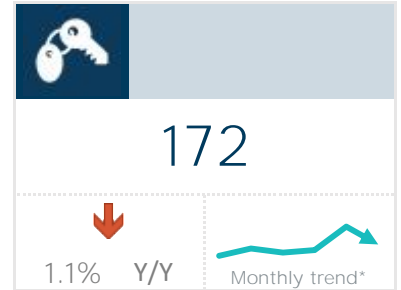


Market Trend Summary

Sales in the city remain relatively stable compared to last year's record highs. However, thanks to gains in January on a year-to-date basis, sales are still outpacing the two-month record set last year. While new listings have improved this month, with a sales to new listings ratio of over 80 percent the gains did little to change the tight supply conditions in the market and the months of supply dropped to two months.

The persistently tight market conditions continue to place upward pressure on prices. After the first two months of the year, the average price has increased by 10 percent. Stronger price gains occurred for detached homes. Supply levels in the detached market have been declining in the lower price ranges, causing more sales to occur for detached homes priced above \$300,000. At this time last year, detached sales priced over \$300,000 accounted for 61 percent of the market compared to the current share of over 72 percent.

SALES



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

February 2022

February 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	134	-4%	147	2%	210	-32%	91%	1.57	-30%	\$380,194	11%
Semi	6	-57%	12	0%	22	-31%	50%	3.67	60%	\$239,150	-3%
Row	14	8%	28	27%	45	-40%	50%	3.21	-44%	\$266,364	14%
Apartment	18	125%	24	41%	77	-4%	75%	4.28	-57%	\$206,817	24%
Total Residential	172	-1%	211	8%	354	-29%	82%	2.06	-28%	\$347,864	9%

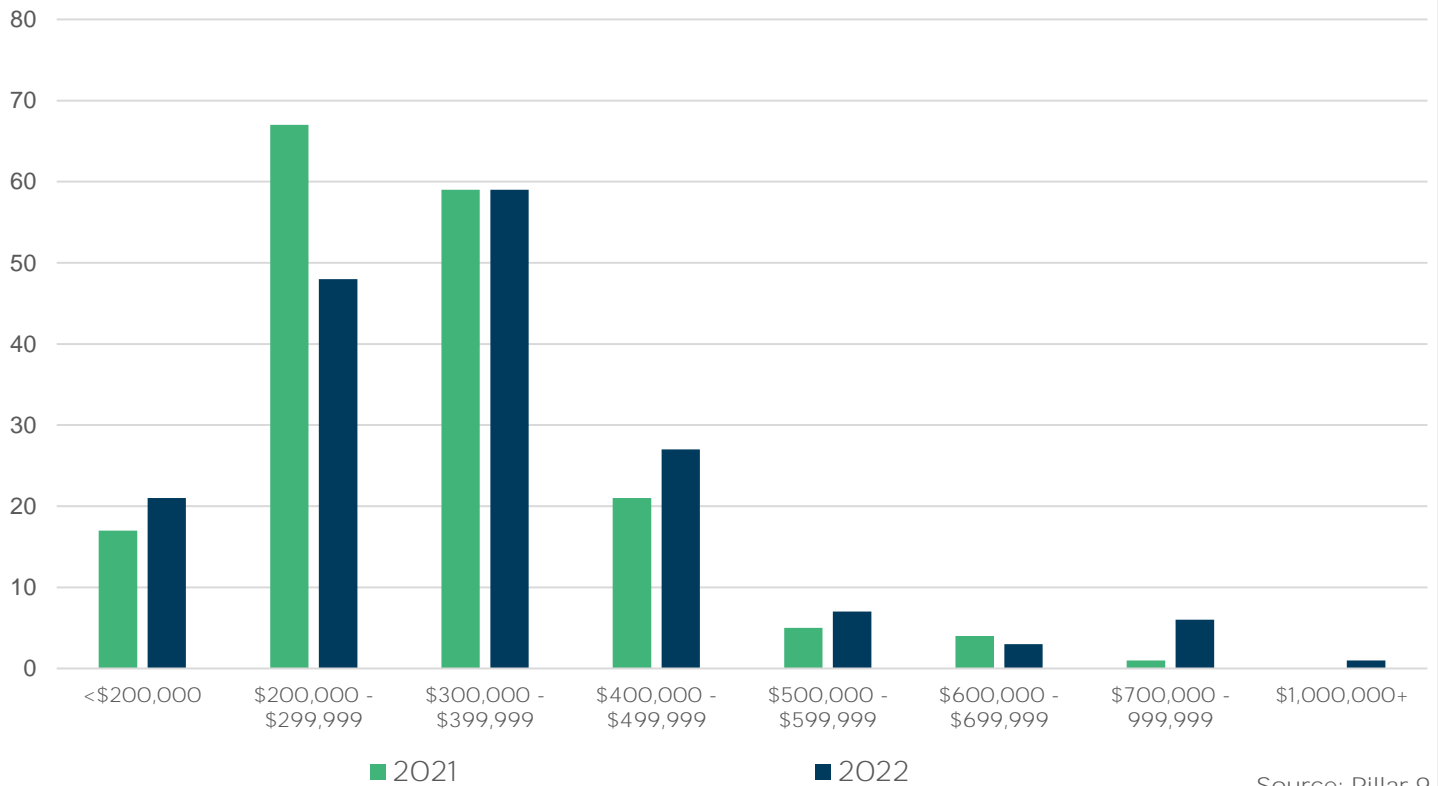
Year-to-Date

February 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	228	5%	275	-3%	213	-33%	83%	1.86	-37%	\$378,942	12%
Semi	12	-40%	23	-12%	20	-43%	52%	3.33	-5%	\$255,908	9%
Row	24	4%	36	-16%	38	-47%	67%	3.17	-49%	\$248,025	10%
Apartment	30	233%	44	-2%	77	-1%	68%	5.13	-70%	\$207,646	29%
Total Residential	294	9%	378	-5%	348	-31%	78%	2.36	-37%	\$345,754	10%

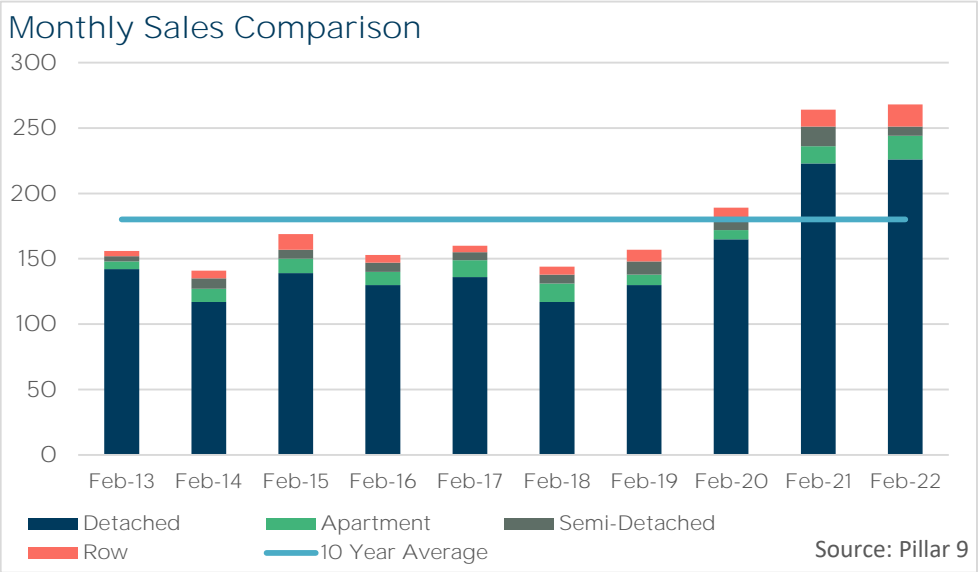
Residential Sales by Price Range

February



Source: Pillar 9

February 2022



SALES

268

↑ 1.5% Y/Y ↑ 0.9% YTD

NEW LISTINGS

308

↓ 5.2% Y/Y ↓ 8.4% YTD

INVENTORY

592

↓ 29.9% Y/Y → Monthly trend*

MONTHS OF SUPPLY

2.21

↓ 29.9% Y/Y → Monthly trend*

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

TOTAL RESIDENTIAL AVG PRICE

\$ 336,883

↑ 9.9% Y/Y → Monthly trend*

DETACHED AVG PRICE

\$ 354,991

↑ 9.9% Y/Y → Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 241,414

↓ 6.4% Y/Y → Monthly trend*

ROW AVG PRICE

\$ 273,176

↑ 17.4% Y/Y → Monthly trend*

APARTMENT AVG PRICE

\$ 206,817

↑ 32.5% Y/Y → Monthly trend*

February 2022

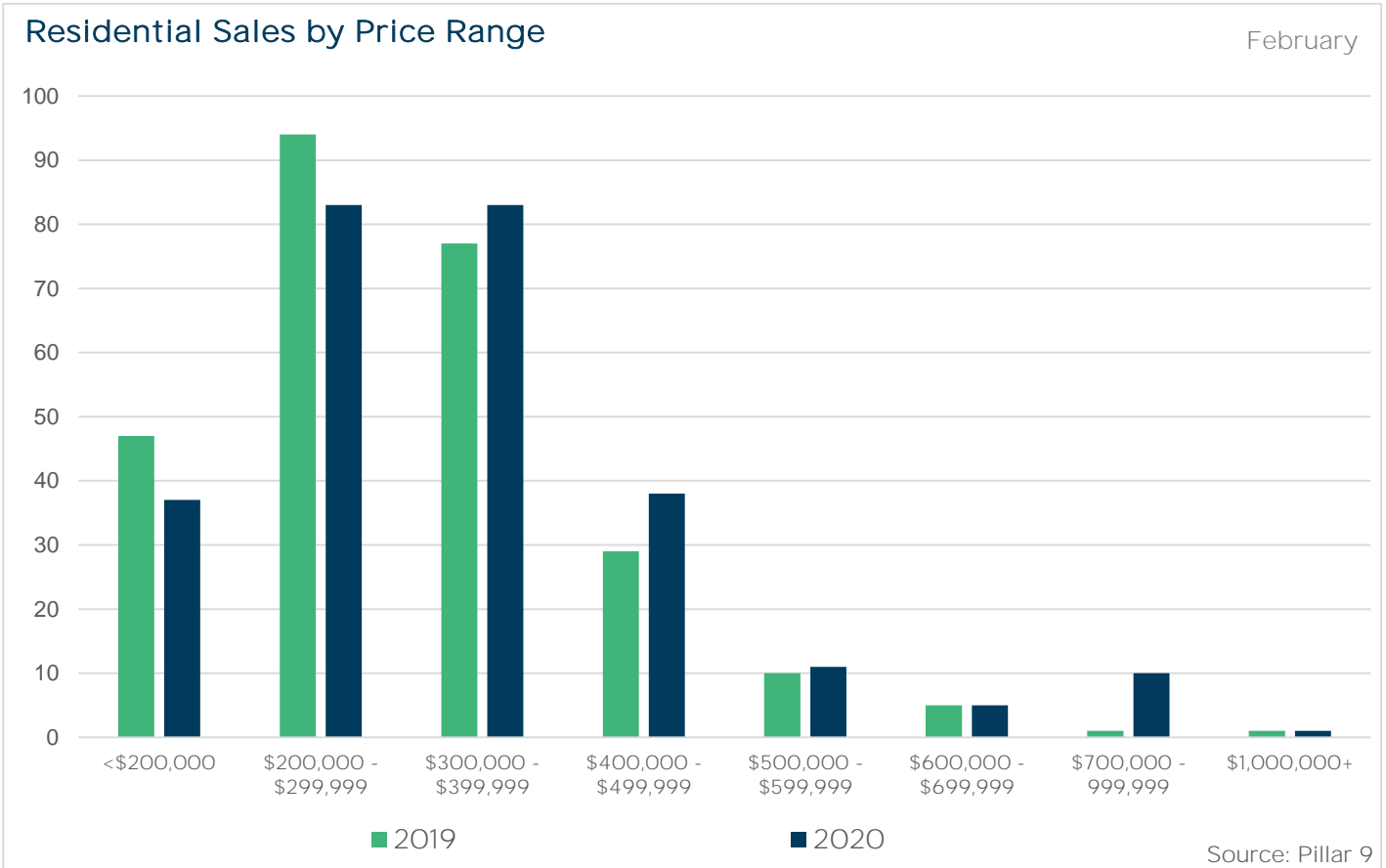
February 2022

	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	226	1%	234	-12%	441	-31%	97%	1.95	-31%	\$354,991	10%
Semi	7	-53%	13	-19%	30	-27%	54%	4.29	-27%	\$241,414	-6%
Row	17	31%	36	44%	53	-35%	47%	3.12	-35%	\$273,176	17%
Apartment	18	38%	25	39%	79	-4%	72%	4.39	-4%	\$206,817	33%
Total Residential	268	2%	308	-5%	592	-30%	87%	2.21	-30%	\$336,883	10%

Year-to-Date

February 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	372	-2%	455	-9%	450	-31%	82%	2.42	-29%	\$354,008	12%
Semi	15	-40%	28	-15%	29	-33%	54%	3.80	12%	\$253,693	3%
Row	30	25%	47	2%	44	-44%	64%	2.93	-55%	\$258,717	10%
Apartment	32	113%	46	-6%	79	-4%	70%	4.91	-55%	\$205,606	39%
Total Residential	449	1%	576	-8%	591	-31%	78%	2.63	-31%	\$333,713	10%



February 2022

February 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	172	-1%	211	8%	354	-29%	82%	2.06	-29%	\$347,864	9%
Cardston County	9	13%	14	56%	31	0%	64%	3.44	0%	\$269,656	-6%
Forty Mile County No 4	4	100%	3	-67%	19	-47%	133%	4.75	-47%	\$185,000	95%
Waterton ID	0	NA	0	NA	2	100%	NA	NA	100%	NA	NA
Lethbridge County	30	-14%	25	-39%	49	-29%	120%	1.63	-29%	\$424,973	23%
MD of Taber	17	42%	23	15%	65	-34%	74%	3.82	-34%	\$265,147	10%
Pincher Creek No 9	8	167%	10	43%	24	-33%	80%	3.00	-33%	\$351,488	-2%
Willow Creek No 26	28	27%	27	-29%	46	-44%	104%	1.64	-44%	\$336,475	39%
Crowsnest Pass	13	0%	14	-26%	27	-36%	93%	2.08	-36%	\$301,631	40%
Vulcan County	3	-67%	11	-31%	24	-48%	27%	8.00	-48%	\$217,000	-19%
Warner County No 5	12	33%	5	-44%	31	-11%	240%	2.58	-11%	\$289,575	54%
Total	268	2%	308	-5%	592	-30%	87%	2.21	-30%	\$336,883	NA

Year-to-Date

February 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	294	9%	378	-5%	348	-31%	78%	2.36	-31%	\$345,754	10%
Cardston County	13	-7%	21	50%	30	-3%	62%	4.54	-3%	\$290,377	8%
Forty Mile County No 4	8	60%	10	-47%	21	-39%	80%	5.13	-39%	\$167,875	35%
Waterton ID	0	NA	0	NA	2	100%	NA	NA	100%	NA	NA
Lethbridge County	49	-26%	52	-28%	53	-25%	94%	2.16	-25%	\$390,218	14%
MD of Taber	26	24%	46	10%	64	-35%	57%	4.88	-35%	\$259,692	2%
Pincher Creek No 9	14	17%	17	-15%	24	-32%	82%	3.43	-32%	\$314,057	-11%
Willow Creek No 26	44	2%	49	-11%	47	-42%	90%	2.14	-42%	\$326,539	26%
Crowsnest Pass	19	-21%	20	-31%	28	-31%	95%	2.89	-31%	\$297,432	33%
Vulcan County	11	-52%	15	-38%	21	-53%	73%	3.82	-53%	\$376,273	36%
Warner County No 5	18	-5%	20	0%	35	-5%	90%	3.89	-5%	\$274,628	56%
Total	449	1%	576	-8%	591	-31%	78%	2.63	-31%	\$333,713	10%

February 2022

	2022		2021		2020		% Change	
	February	YTD	February	YTD	February	YTD	February	YTD
Total # of Listings	308	576	325	629	315	681	-5%	-8%
Total # of Sold	268	449	264	445	189	322	2%	1%
Total Sales Volume	\$90,284,538	\$149,837,153	\$80,940,706	\$134,817,815	\$53,470,307	\$91,997,026	12%	11%

Number of Units Sold by Price Range	2022		2021	
	February	YTD	February	YTD
<\$200,000	37	72	47	88
\$200,000 - \$299,999	83	131	94	153
\$300,000 - \$399,999	83	137	77	122
\$400,000 - \$499,999	38	63	29	49
\$500,000 - \$599,999	11	21	10	20
\$600,000 - \$699,999	5	8	5	11
\$700,000 - 999,999	10	15	1	1
\$1,000,000+	1	2	1	1

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$80,227,938	226	234	441
Other	\$10,056,600	42	74	151
Vacant Land	\$974,500	8	8	191
Total	\$91,259,038	276	316	783

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$4,075,000	3	3	16
Commercial	\$1,982,714	5	5	141
Total	\$6,057,714	8	8	157

Grand Total	\$97,316,752	284	324	940
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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	
	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD
Lethbridge	211	378	172	294	82%	78%	\$347,864	\$345,754	195	398	174	269	89%	68%	\$319,532	\$315,145
Barons	0	2	1	2	-	100%	\$480,000	\$432,500	2	2	0	0	0%	0%	-	-
Bellevue	1	3	1	2	100%	67%	\$400,000	\$340,000	4	5	0	1	0%	20%	-	\$282,000
Blairmore	5	6	4	6	80%	100%	\$303,475	\$285,650	5	10	3	7	60%	70%	\$120,333	\$208,286
Burdett	1	3	0	0	0%	0%	-	-	1	3	0	0	0%	0%	-	-
Cardston	8	13	7	9	88%	69%	\$253,271	\$267,322	4	6	3	6	75%	100%	\$334,967	\$268,400
Carmangay	1	1	0	0	0%	0%	-	-	1	2	1	3	100%	150%	\$135,000	\$93,500
Champion	1	1	1	2	100%	200%	\$210,000	\$290,000	3	3	1	1	33%	33%	\$45,000	\$45,000
Claresholm	10	15	10	16	100%	107%	\$234,785	\$238,803	15	20	11	20	73%	100%	\$239,836	\$237,860
Coaldale	13	27	13	22	100%	81%	\$339,185	\$304,382	22	43	24	40	109%	93%	\$358,313	\$368,098
Coleman	7	10	6	8	86%	80%	\$291,717	\$288,788	7	10	7	11	100%	110%	\$185,786	\$188,273
Coutts	0	2	0	1	-	50%	-	\$122,500	1	1	1	1	100%	100%	\$137,000	\$137,000
Cowley	0	0	0	0	-	-	-	-	1	1	0	0	0%	0%	-	-
Crowsnest	0	0	0	0	-	-	-	-	0	1	1	2	-	200%	\$264,000	\$227,438
Foremost	0	1	0	0	-	0%	-	-	0	1	1	1	-	100%	\$85,000	\$85,000
Fort Macleod	4	9	5	8	125%	89%	\$475,200	\$394,875	8	11	3	6	38%	55%	\$199,333	\$267,650
Glenwood	0	1	0	0	-	0%	-	-	0	1	3	3	-	300%	\$182,750	\$182,750
Granum	1	4	1	1	100%	25%	\$147,000	\$147,000	2	2	0	1	0%	50%	-	\$195,000
Grassy Lake	1	2	0	1	0%	50%	-	\$238,000	0	0	0	1	-	-	-	\$237,000
Hill Spring	1	1	1	2	100%	200%	\$297,000	\$316,000	1	1	1	1	100%	100%	\$320,000	\$320,000
Lomond	0	0	0	0	-	-	-	-	0	1	1	2	-	200%	\$302,000	\$211,000
Magrath	3	3	1	2	33%	67%	\$357,000	\$368,500	1	2	0	1	0%	50%	-	\$85,000
Milk River	0	3	3	3	-	100%	\$114,833	\$114,833	2	5	5	7	250%	140%	\$186,200	\$160,143
Nobleford	2	5	2	6	100%	120%	\$277,000	\$296,917	3	5	3	5	100%	100%	\$269,133	\$253,480
Picture Butte	4	4	1	2	25%	50%	\$260,000	\$302,500	3	6	4	7	133%	117%	\$270,750	\$253,286
Pincher Creek	7	12	5	11	71%	92%	\$278,380	\$270,618	4	9	2	6	50%	67%	\$373,500	\$299,000
Raymond	2	7	6	10	300%	143%	\$316,733	\$306,140	5	13	3	10	60%	77%	\$209,500	\$202,850
Stavelly	3	3	2	3	67%	100%	\$264,250	\$226,133	2	3	1	1	50%	33%	\$225,000	\$225,000
Stirling	0	4	2	2	-	50%	\$330,000	\$330,000	1	1	0	1	0%	100%	-	\$61,000
Taber	9	24	12	15	133%	63%	\$249,208	\$261,700	15	30	9	14	60%	47%	\$236,663	\$201,998
Vauxhall	6	10	2	5	33%	50%	\$189,000	\$205,400	1	4	1	1	100%	25%	\$272,000	\$272,000
Vulcan	5	8	1	5	20%	63%	\$175,000	\$215,000	8	13	3	10	38%	77%	\$183,000	\$250,200
Warner	0	1	0	1	-	100%	-	\$184,900	0	0	0	0	-	-	-	-
Coalhurst	4	9	7	10	175%	111%	\$390,471	\$346,030	5	8	1	7	20%	88%	\$319,000	\$347,143
Barnwell	0	1	0	1	-	100%	-	\$237,500	2	4	2	3	100%	75%	\$251,500	\$296,000
Aetna	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Beaver Mines	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-

REGIONAL SUMMARY

LETHBRIDGE BOARD REGION																
Area	0159								158							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD
Enchant	3	3	1	2	33%	67%	\$150,000	\$167,500	0	0	0	0	-	-	-	-
Etzikom	0	0	0	1	-	-	-	\$162,000	0	0	0	0	-	-	-	-
Frank	1	1	0	0	0%	0%	-	-	2	2	0	1	0%	50%	-	\$241,500
Hays	1	2	0	0	0%	0%	-	-	1	2	0	0	0%	0%	-	-
Hillcrest	0	0	2	2	-	-	\$278,500	\$278,500	1	1	1	1	100%	100%	\$265,000	\$265,000
Iron Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Lundbreck	1	1	0	0	0%	0%	-	-	0	3	1	2	-	67%	\$330,000	\$220,000
Manyberries	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Monarch	0	0	0	0	-	-	-	-	1	1	0	1	0%	100%	-	\$168,000
Mountain View	0	0	0	0	-	-	-	-	1	1	0	0	0%	0%	-	-
New Dayton	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	1	2	2	2	200%	100%	\$118,750	\$118,750	0	1	0	1	-	100%	-	\$185,000
Spring Coulee	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Turin	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Welling	0	1	0	0	-	0%	-	-	1	1	0	0	0%	0%	-	-
Wrentham	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	0	0	0	0	-	-	-	-	0	0	0	1	-	-	-	\$275,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moon River Estates	-	-	-	-	-	-	-	\$605,000	-	-	-	-	-	-	-	-
Orton	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Parkland	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Cardson County	2	2	0	0	0%	0%	-	-	1	1	1	2	100%	200%	\$418,000	\$471,500
Rural Crowsnest Pass	0	0	0	1	-	-	-	\$390,000	0	0	1	1	-	-	\$603,000	\$603,000
Rural Forty Mile County	0	0	0	0	-	-	-	-	1	2	0	0	0%	0%	-	-
Rural Lethbridge County	1	3	4	5	400%	167%	\$1,018,750	\$1,095,000	3	3	2	4	67%	133%	\$412,250	\$417,375
Rural Pincher Creek MD	2	4	3	3	150%	75%	\$473,333	\$473,333	1	6	0	4	0%	67%	-	\$499,500
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	3	4	2	2	67%	50%	\$494,500	\$494,500	1	2	0	2	0%	100%	-	\$570,000
Rural Vulcan County	3	4	1	4	33%	100%	\$266,000	\$621,000	3	4	3	5	100%	125%	\$460,333	\$524,200
Rural Warner County	2	2	1	1	50%	50%	\$570,000	\$570,000	0	0	0	0	-	-	-	-
Rural Willow Creek MD	3	7	4	7	133%	100%	\$528,638	\$487,507	2	4	2	3	100%	75%	\$294,500	\$369,667