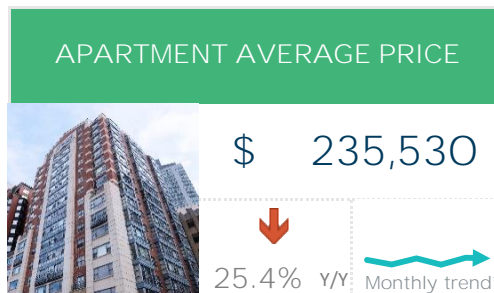
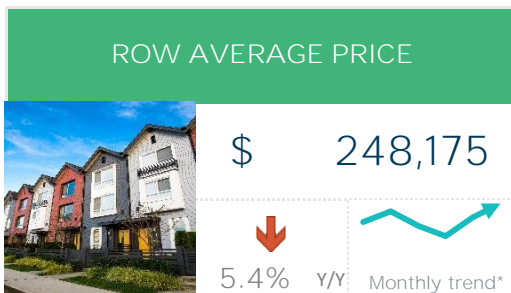
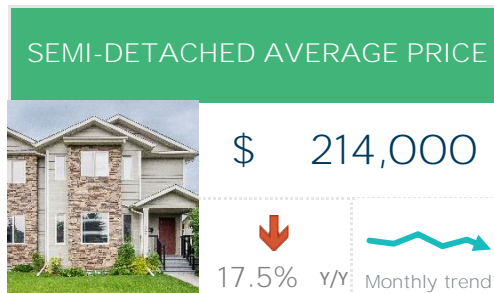
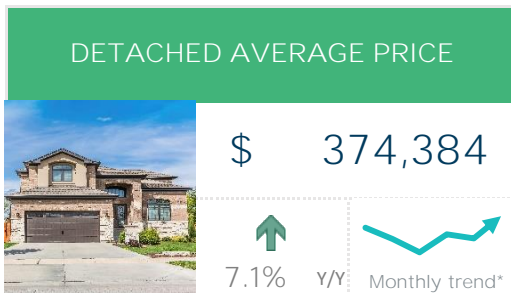
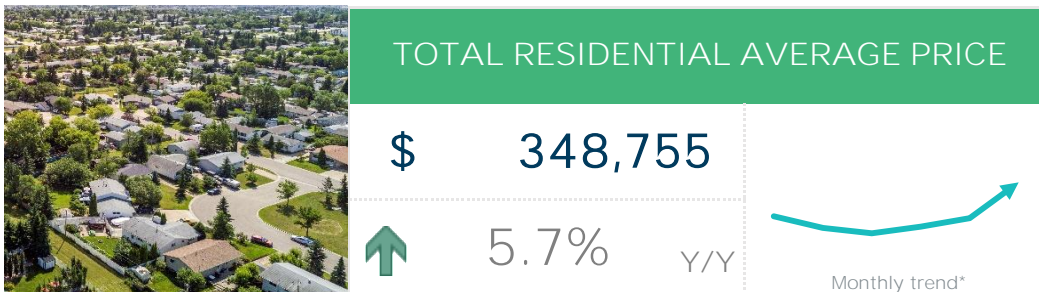
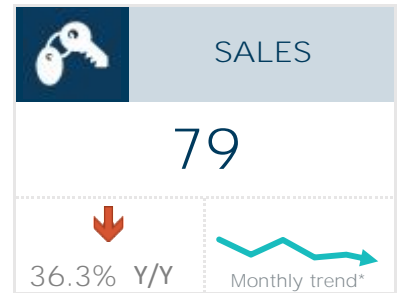


Market Trend Summary

Thanks to declines mostly for detached and semi-detached properties, year-to-dates sales eased by nearly 12 percent relative to last years record high. While sales have slowed, they still remain exceptionally strong relative to long-term trends in the market. The decline in detached sales was driven by homes price under \$400,000, which also reported a significant drop in new listings likely limiting options for potential buyers in this range. Overall new listings have remained relative stable compared to last year as gains in the over \$400,000 segment of the market were offset by the nearly 12 percent decline in new listings priced under \$400,000.

Overall conditions have shifted from one that favoured the seller in the beginning of the year to one that is more balanced. This has taken some of the pressure off prices, but for the second year in a row annual price growth has exceeded six percent. Much of the price growth has been driven by the detached sector which experienced an annual gain of over nine percent.



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

December 2022



December 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	64	-30%	66	3%	291	43%	97%	4.55	103%	\$374,384	7%
Semi	2	-82%	5	67%	33	120%	40%	16.50	110%	\$214,000	-17%
Row	8	-38%	4	-56%	38	15%	200%	4.75	87%	\$248,175	-5%
Apartment	5	-44%	6	-71%	47	-37%	83%	9.40	13%	\$235,530	-25%
Total Residential	79	-36%	81	-16%	409	25%	98%	5.18	96%	\$348,755	6%

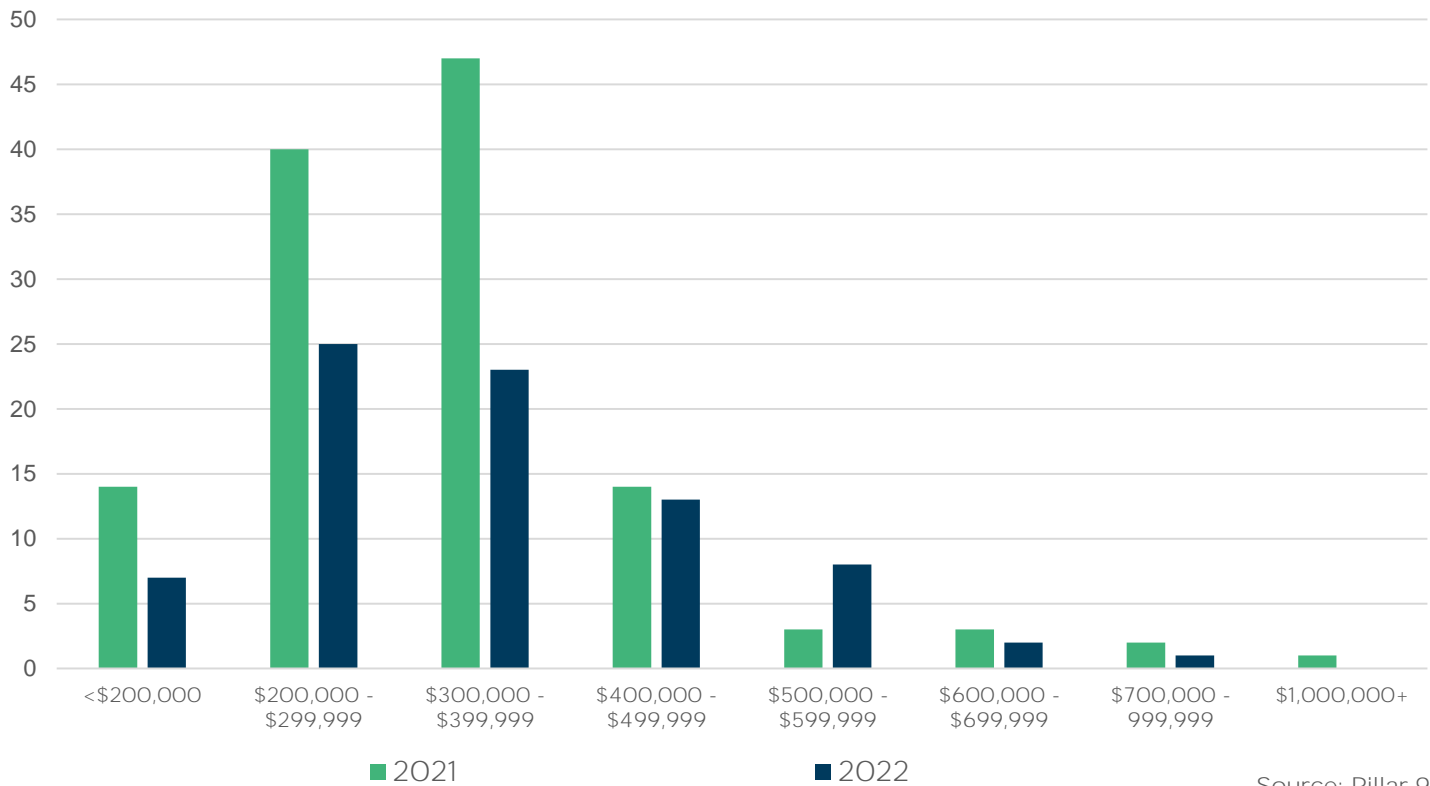
Year-to-Date

December 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	1505	-15%	1986	-1%	313	-2%	76%	2.50	15%	\$382,932	9%
Semi	122	-20%	164	-5%	27	-17%	74%	2.66	4%	\$276,004	6%
Row	228	-3%	292	16%	53	-9%	78%	2.76	-6%	\$238,969	2%
Apartment	184	13%	239	-19%	70	-21%	77%	4.56	-30%	\$177,186	-1%
Total Residential	2039	-12%	2681	-2%	463	-7%	76%	2.72	5%	\$341,869	7%

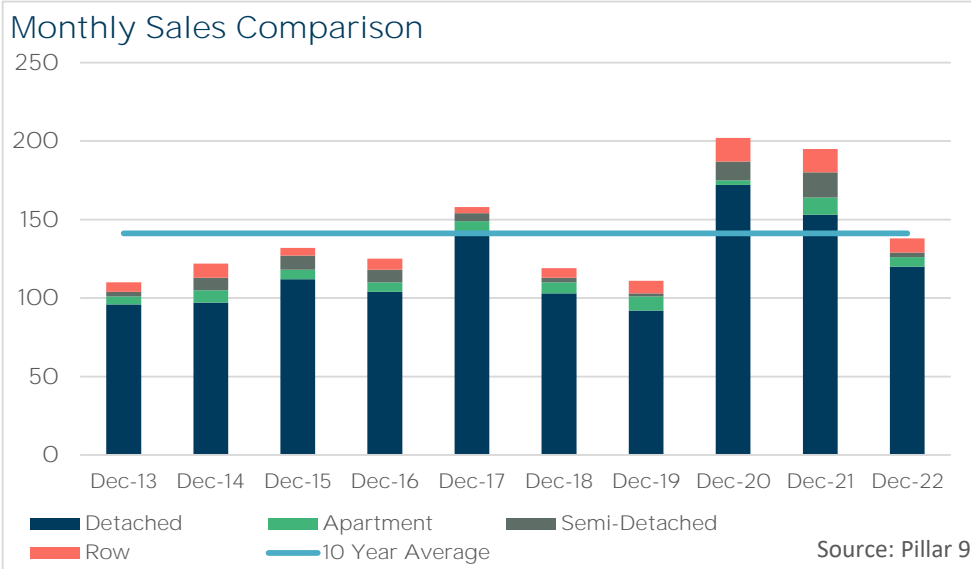
Residential Sales by Price Range

December



Source: Pillar 9

December 2022



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

SALES

138

↓ 29.2% Y/Y ↓ 13.0% YTD

NEW LISTINGS

129

↓ 14.0% Y/Y ↓ 3.1% YTD

INVENTORY

695

↑ 19.6% Y/Y ↑ Monthly trend*

MONTHS OF SUPPLY

5.04

↑ 19.6% Y/Y ↑ Monthly trend*

TOTAL RESIDENTIAL AVG PRICE

\$ 347,914

↑ 10.0% Y/Y ↑ Monthly trend*

DETACHED AVG PRICE

\$ 365,924

↑ 11.2% Y/Y ↑ Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 200,250

↓ 22.0% Y/Y ↓ Monthly trend*

ROW AVG PRICE

\$ 242,822

↓ 8.5% Y/Y ↓ Monthly trend*

APARTMENT AVG PRICE

\$ 219,192

↓ 25.7% Y/Y ↓ Monthly trend*

December 2022



December 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	120	-22%	111	-5%	556	26%	108%	4.63	26%	\$365,924	11%
Semi	3	-81%	8	167%	48	100%	38%	16.00	100%	\$200,250	-22%
Row	9	-40%	4	-60%	40	8%	225%	4.44	8%	\$242,822	-8%
Apartment	6	-45%	6	-70%	49	-36%	100%	8.17	-36%	\$219,192	-26%
Total Residential	138	-29%	129	-14%	695	20%	107%	5.04	20%	\$347,914	10%

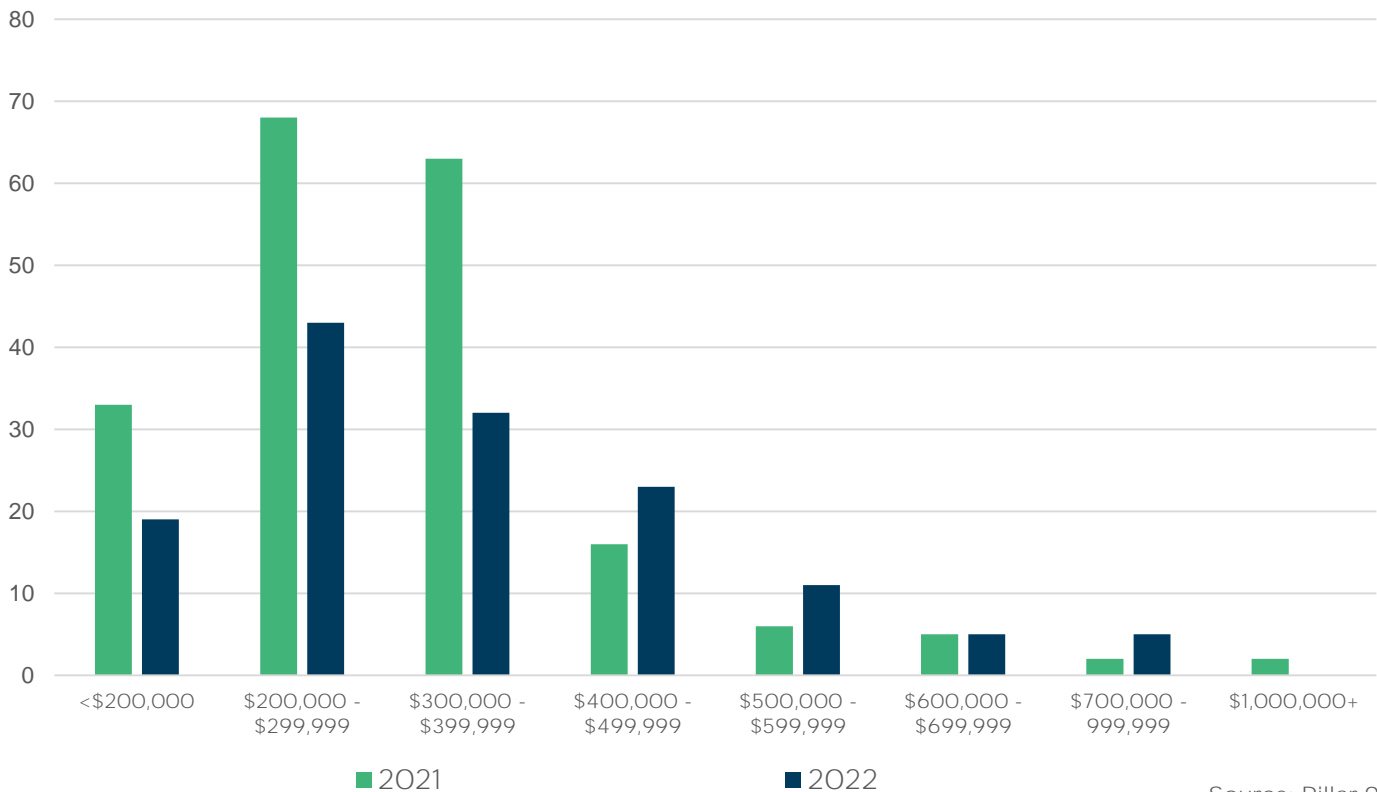
Year-to-Date

December 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	2555	-15%	3445	-3%	627	-5%	74%	2.94	12%	\$362,049	9%
Semi	153	-22%	215	-5%	40	-11%	71%	3.10	15%	\$277,181	6%
Row	267	1%	340	15%	61	-9%	79%	2.76	-10%	\$239,850	-1%
Apartment	202	10%	260	-17%	73	-21%	78%	4.35	-28%	\$177,159	1%
Total Residential	3177	-13%	4260	-3%	794	-7%	75%	3.00	7%	\$335,936	7%

Residential Sales by Price Range

December



Source: Pillar 9

December 2022



December 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	79	-36%	81	-16%	409	25%	98%	5.18	25%	\$348,755	6%
Cardston County	4	-33%	8	0%	36	33%	50%	9.00	33%	\$289,475	43%
Forty Mile County Nc	1	-67%	3	0%	24	14%	33%	24.00	14%	\$72,000	-45%
Waterton ID	0	NA	0	NA	1	-50%	NA	NA	-50%	NA	NA
Lethbridge County	19	12%	14	17%	63	11%	136%	3.32	11%	\$403,539	-12%
MD of Taber	16	-30%	13	8%	58	4%	123%	3.63	4%	\$290,531	18%
Pincher Creek No 9	4	-20%	2	-71%	25	4%	200%	6.25	4%	\$569,875	102%
Willow Creek No 26	11	-27%	6	-25%	47	-10%	183%	4.27	-10%	\$264,945	18%
Crowsnest Pass	5	-44%	9	-10%	42	35%	56%	8.40	35%	\$355,300	17%
Vulcan County	5	67%	1	-80%	27	0%	500%	5.40	0%	\$297,500	20%
Warner County No 5	6	0%	3	-25%	27	-21%	200%	4.50	-21%	\$280,167	30%
Total	138	-29%	129	-14%	695	20%	107%	5.04	20%	\$347,914	NA

Year-to-Date

December 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	2039	-12%	2681	-2%	463	-7%	76%	2.72	-7%	\$341,869	7%
Cardston County	99	5%	167	31%	48	32%	59%	5.79	32%	\$294,242	3%
Forty Mile County Nc	35	-20%	77	-4%	29	-14%	45%	9.86	-14%	\$190,786	-9%
Waterton ID	2	100%	1	-75%	2	-10%	200%	9.50	-10%	\$845,000	-57%
Lethbridge County	315	-22%	422	-14%	74	-8%	75%	2.81	-8%	\$378,038	10%
MD of Taber	220	-13%	297	-6%	63	-30%	74%	3.43	-30%	\$283,304	-1%
Pincher Creek No 9	102	-22%	133	-14%	29	-10%	77%	3.44	-10%	\$395,036	15%
Willow Creek No 26	251	-13%	326	-10%	63	-21%	77%	2.99	-21%	\$318,040	19%
Crowsnest Pass	160	-19%	210	-16%	43	-7%	76%	3.25	-7%	\$315,771	2%
Vulcan County	101	-23%	155	-2%	36	-11%	65%	4.23	-11%	\$310,824	20%
Warner County No 5	127	-7%	173	-4%	42	13%	73%	3.93	13%	\$300,659	22%
Total	3177	-13%	4260	-3%	794	-7%	75%	3.00	7%	\$335,936	7%

December 2022



	2022		2021		2020		% Change	
	December	YTD	December	YTD	December	YTD	December	YTD
Total # of Listings	129	4,260	150	4,395	165	3,809	-14%	-3%
Total # of Sold	138	3,177	195	3,650	202	2,657	-29%	-13%
Total Sales Volume	\$48,012,200	\$1,067,268,940	\$61,674,458	\$1,147,401,830	\$60,405,640	\$780,252,469	-22%	-7%

Number of Units	2022		2021	
	December	YTD	December	YTD
Sold by Price Range				
<\$200,000	19	546	33	687
\$200,000 - \$299,999	43	894	68	1194
\$300,000 - \$399,999	32	890	63	1058
\$400,000 - \$499,999	23	466	16	396
\$500,000 - \$599,999	11	205	6	165
\$600,000 - \$699,999	5	81	5	81
\$700,000 - 999,999	5	82	2	53
\$1,000,000+	0	13	2	16

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$43,910,900	120	111	556
Other	\$4,101,300	18	18	139
Vacant Land	\$1,191,000	3	3	195
Total	\$49,203,200	141	132	890

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$2,399,900	1	1	16
Commercial	\$2,861,206	6	6	114
Total	\$5,261,106	7	7	130

Grand Total	\$54,464,306	148	139	1,020
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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	
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	
Lethbridge	81	2681	79	2039	98%	76%	\$348,755	\$341,869	97	2724	124	2314	128%	85%	\$329,954	\$320,939
Barons	1	13	1	10	100%	77%	\$500,000	\$253,050	2	13	1	7	50%	54%	\$205,000	\$137,644
Bellevue	0	37	2	24	-	65%	\$392,500	\$333,338	2	40	3	32	150%	80%	\$323,300	\$291,556
Blairmore	5	48	1	40	20%	83%	\$165,000	\$292,148	4	65	4	54	100%	83%	\$250,000	\$286,187
Burdett	0	10	0	2	-	20%	-	\$217,000	0	10	0	6	-	60%	-	\$263,833
Cardston	6	105	3	66	50%	63%	\$219,967	\$274,166	7	72	4	51	57%	71%	\$204,375	\$272,816
Carmangay	0	13	0	12	-	92%	-	\$143,583	0	10	0	11	-	110%	-	\$113,464
Champion	0	9	1	8	-	89%	\$315,000	\$274,238	0	14	0	11	-	79%	-	\$104,555
Claresholm	1	113	2	98	200%	87%	\$334,500	\$261,343	2	124	7	105	350%	85%	\$223,843	\$225,148
Coaldale	8	205	10	158	125%	77%	\$414,225	\$348,033	1	217	7	198	700%	91%	\$418,714	\$332,676
Coleman	4	97	2	72	50%	74%	\$413,250	\$295,812	3	120	2	89	67%	74%	\$377,548	\$296,609
Coutts	0	8	0	2	-	25%	-	\$291,250	0	6	0	5	-	83%	-	\$73,400
Cowley	0	7	0	5	-	71%	-	\$263,600	0	6	0	5	-	83%	-	\$150,460
Crowsnest	0	1	0	1	-	100%	-	\$107,000	0	5	0	4	-	80%	-	\$361,719
Foremost	0	3	0	2	-	67%	-	\$133,000	0	6	2	6	-	100%	\$103,000	\$94,667
Fort Macleod	5	90	4	54	80%	60%	\$268,750	\$310,940	1	75	6	58	600%	77%	\$181,500	\$241,285
Glenwood	0	4	0	2	-	50%	-	\$179,250	0	5	0	6	-	120%	-	\$345,708
Granum	0	16	1	12	-	75%	\$106,000	\$220,575	1	25	1	16	100%	64%	\$565,000	\$183,156
Grassy Lake	0	11	0	5	-	45%	-	\$174,500	1	16	0	7	0%	44%	-	\$287,643
Hill Spring	0	12	0	6	-	50%	-	\$272,650	0	16	1	14	-	88%	\$325,000	\$279,243
Lomond	0	8	0	5	-	63%	-	\$118,800	0	2	0	4	-	200%	-	\$208,225
Magrath	2	28	1	19	50%	68%	\$498,000	\$355,347	1	22	1	17	100%	77%	\$70,000	\$265,053
Milk River	0	24	0	20	-	83%	-	\$198,190	2	35	2	33	100%	94%	\$161,000	\$130,255
Nobleford	2	40	3	29	150%	73%	\$371,667	\$337,410	2	38	2	31	100%	82%	\$269,250	\$271,474
Picture Butte	0	30	1	21	-	70%	\$295,000	\$304,857	1	55	4	46	400%	84%	\$321,200	\$285,892
Pincher Creek	2	86	2	74	100%	86%	\$404,750	\$309,375	4	93	4	89	100%	96%	\$256,875	\$275,004
Raymond	2	78	5	65	250%	83%	\$281,200	\$294,528	2	91	2	69	100%	76%	\$217,500	\$289,025
Stavelly	0	14	1	15	-	107%	\$237,900	\$208,633	1	16	0	12	0%	75%	-	\$277,333
Stirling	0	27	0	14	-	52%	-	\$363,736	0	23	2	14	-	61%	\$266,450	\$275,807
Taber	12	204	12	156	100%	76%	\$314,375	\$274,016	7	228	19	189	271%	83%	\$258,947	\$271,259
Vauxhall	0	40	2	29	-	73%	\$93,000	\$222,666	0	29	2	22	-	76%	\$125,500	\$198,795
Vulcan	0	54	3	44	-	81%	\$132,500	\$245,633	2	77	2	67	100%	87%	\$174,000	\$247,097
Warner	0	13	0	8	-	62%	-	\$207,038	0	13	0	8	-	62%	-	\$172,362
Coalhurst	1	67	2	57	200%	85%	\$255,000	\$362,490	4	93	1	68	25%	73%	\$403,000	\$342,372
Barnwell	0	10	1	7	-	70%	\$200,000	\$355,529	1	19	2	19	200%	100%	\$252,500	\$348,005
Aetna	0	0	0	0	-	-	-	-	0	2	0	2	-	100%	-	\$299,500
Beaver Mines	0	4	0	3	-	75%	-	\$565,667	0	3	1	2	-	67%	\$385,000	\$427,500
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	1	-	-	-	\$300,000	0	3	0	1	-	33%	-	\$300,000
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	0	6	1	2	-	33%	\$890,000	\$882,500	0	7	0	4	-	57%	-	\$642,500

REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	0159								158							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD	YTD
Enchant	0	5	0	4	-	80%	-	\$176,750	1	3	0	2	0%	67%	-	\$190,000
Etzikom	0	0	0	1	-	-	-	\$162,000	0	1	0	0	-	0%	-	-
Frank	0	7	0	5	-	71%	-	\$467,500	0	5	0	5	-	100%	-	\$504,300
Hays	1	8	0	4	0%	50%	-	\$212,250	0	3	0	3	-	100%	-	\$326,667
Hillcrest	0	16	0	15	-	94%	-	\$333,760	1	10	0	7	0%	70%	-	\$395,143
Iron Springs	0	3	0	2	-	67%	-	\$400,000	0	4	0	3	-	75%	-	\$334,333
Lundbreck	0	5	0	4	-	80%	-	\$742,250	0	13	0	8	-	62%	-	\$277,850
Manyberries	0	0	0	0	-	-	-	-	0	3	0	2	-	67%	-	\$49,500
Monarch	1	8	1	7	100%	88%	\$215,000	\$307,357	0	4	0	3	-	75%	-	\$210,000
Mountain View	0	2	0	1	-	50%	-	\$579,000	0	2	0	0	-	0%	-	-
New Dayton	0	2	0	2	-	100%	-	\$262,500	0	1	0	1	-	100%	-	\$80,000
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	0	11	0	5	-	45%	-	\$165,500	0	12	0	11	-	92%	-	\$183,045
Spring Coulee	0	1	0	1	-	100%	-	\$390,000	0	0	0	0	-	-	-	-
Turin	0	3	0	2	-	67%	-	\$185,000	0	1	0	1	-	100%	-	\$165,000
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	1	0	2	-	200%	-	\$845,000	0	4	0	1	-	25%	-	\$1,950,000
Welling	0	1	0	1	-	100%	-	\$300,000	0	2	0	1	-	50%	-	\$695,000
Wrentham	0	3	1	5	-	167%	\$275,000	\$182,600	0	4	0	1	-	25%	-	\$260,000
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	0	4	0	2	-	50%	-	\$260,000	0	0	0	1	-	-	-	\$275,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	0	1	0	1	-	100%	-	\$75,000	0	0	0	0	-	-	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moon River Estates	-	-	-	-	-	-	-	\$607,500	-	-	-	-	-	-	-	-
Orton	0	1	0	1	-	100%	-	\$750,000	0	1	0	1	-	100%	-	\$437,500
Parkland	0	1	0	1	-	100%	-	\$177,500	0	1	0	0	-	0%	-	-
Rural Cardson County	0	9	0	1	-	11%	-	\$500,000	0	6	0	2	-	33%	-	\$471,500
Rural Crowsnest Pass	0	4	0	3	-	75%	-	\$696,000	0	4	0	6	-	150%	-	\$496,033
Rural Forty Mile County	0	9	0	3	-	33%	-	\$353,667	0	8	0	4	-	50%	-	\$438,750
Rural Lethbridge County	1	34	0	19	0%	56%	-	\$931,550	2	40	2	27	100%	68%	\$1,206,000	\$696,352
Rural Pincher Creek MD	0	31	2	15	-	48%	\$735,000	\$736,727	2	38	0	27	0%	71%	-	\$623,237
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	0	19	1	15	-	79%	\$490,000	\$547,067	2	17	0	12	0%	71%	-	\$594,917
Rural Vulcan County	1	56	1	29	100%	52%	\$775,000	\$528,641	3	45	1	31	33%	69%	\$395,000	\$418,723
Rural Warner County	1	18	0	11	0%	61%	-	\$573,318	0	7	0	6	-	86%	-	\$577,333
Rural Willow Creek MD	0	29	0	20	-	69%	-	\$699,978	1	34	0	19	0%	56%	-	\$579,216