

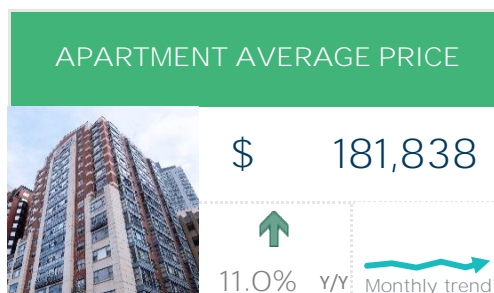
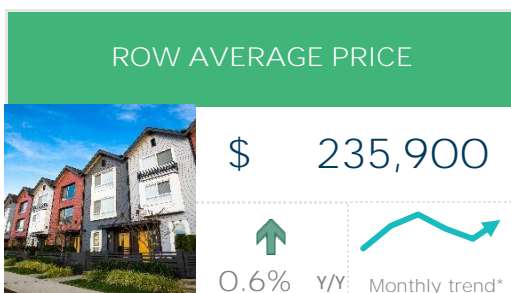
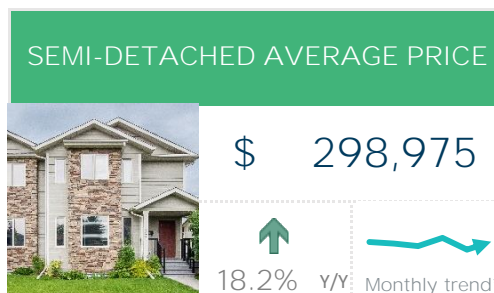
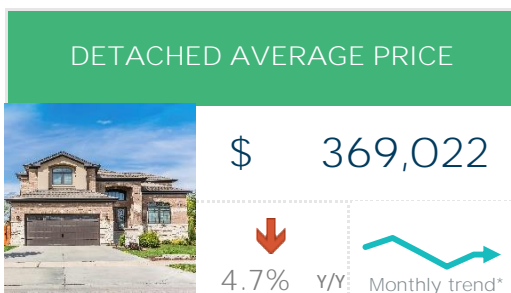
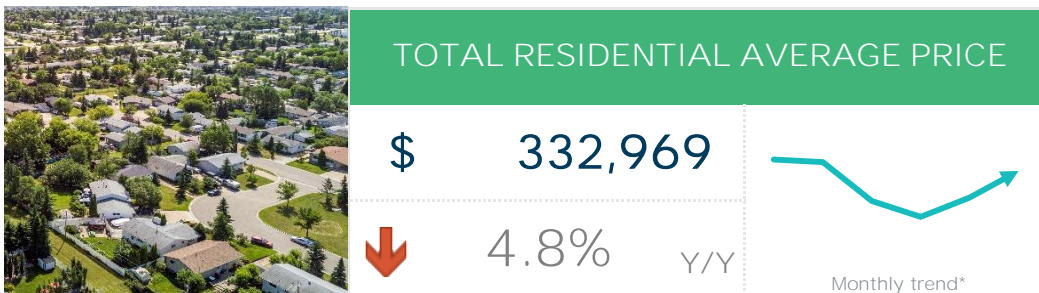
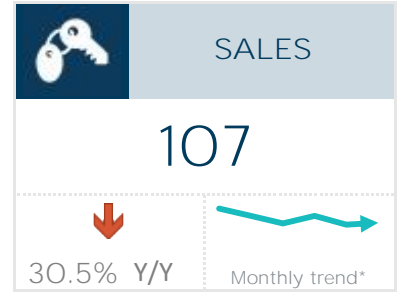
November 2022



## Market Trend Summary

November sales eased contributing to the year-to-date decline of nearly 11 percent over last year's record highs. While sales have trended slower, they remain 28 percent above long-term trends for the city. While new listings have remained relatively stable it has helped to support more inventory in the market in November compared to last year. However, inventory levels are still 20 percent lower than long-term averages reported for the month.

The adjustments to both sales and new listings have caused the months of supply to trend up over four months in November. This is far more balanced than levels seen earlier in the year, but still shy of levels traditionally reported in this market. Nonetheless, as the market has been shifting to more balanced conditions, we are seeing the pressure on home prices ease. Overall, the year-to-date average price in Lethbridge has increased by nearly seven per cent this year.



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

November 2022



November 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	81	-32%	115	-3%	337	29%	70%	4.16	90%	\$369,022	-5%
Semi	4	-50%	7	-36%	32	19%	57%	8.00	137%	\$298,975	18%
Row	10	-47%	13	0%	46	7%	77%	4.60	103%	\$235,900	1%
Apartment	12	50%	15	25%	54	-31%	80%	4.50	-54%	\$181,838	11%
<b>Total Residential</b>	<b>107</b>	<b>-31%</b>	<b>150</b>	<b>-3%</b>	<b>469</b>	<b>15%</b>	<b>71%</b>	<b>4.38</b>	<b>65%</b>	<b>\$332,969</b>	<b>-5%</b>

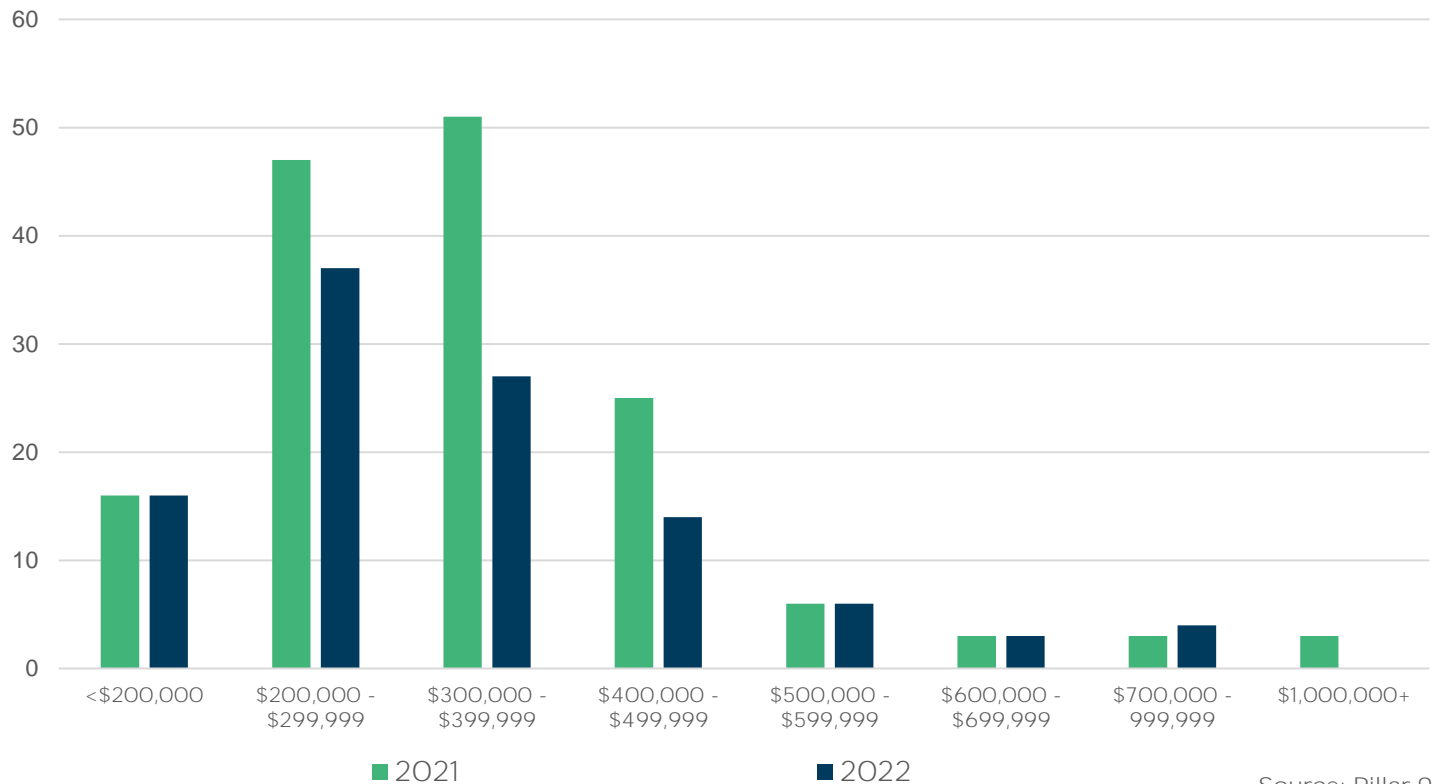
Year-to-Date

November 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	1441	-14%	1920	-1%	315	-5%	75%	2.41	10%	\$383,311	9%
Semi	120	-15%	159	-6%	26	-22%	75%	2.43	-8%	\$277,037	7%
Row	220	-1%	288	19%	54	-10%	76%	2.69	-9%	\$238,634	2%
Apartment	179	16%	233	-15%	72	-20%	77%	4.42	-31%	\$175,556	3%
<b>Total Residential</b>	<b>1960</b>	<b>-11%</b>	<b>2600</b>	<b>-1%</b>	<b>467</b>	<b>-9%</b>	<b>75%</b>	<b>2.62</b>	<b>2%</b>	<b>\$341,592</b>	<b>7%</b>

Residential Sales by Price Range

November

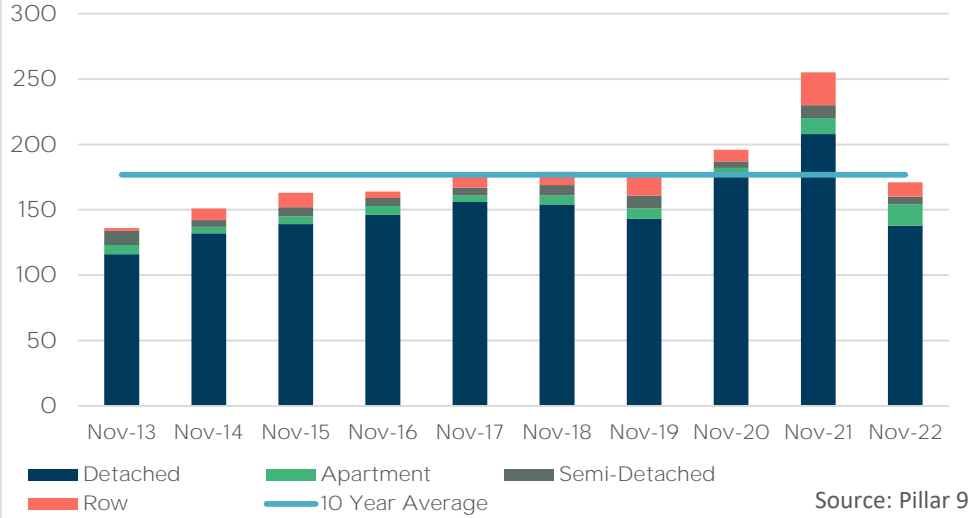


Source: Pillar 9

November 2022



## Monthly Sales Comparison



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

**SALES**

171

32.9% Y/Y

12.0% YTD

**NEW LISTINGS**

216

16.3% Y/Y

2.8% YTD

**TOTAL RESIDENTIAL AVG PRICE**

\$

328,751

↓

0.9%

Y/Y

Monthly trend\*

**DETACHED AVG PRICE**

\$

355,695

↑

1.5%

Y/Y

Monthly trend\*

**SEMI-DETACHED AVG PRICE**

\$

267,983

↑

8.1%

Y/Y

Monthly trend\*

**INVENTORY**

807

11.5% Y/Y

Monthly trend\*

**ROW AVG PRICE**

\$

234,136

↓

18.8%

Y/Y

Monthly trend\*

**APARTMENT AVG PRICE**

\$

184,191

↑

9.0%

Y/Y

Monthly trend\*

**MONTHS OF SUPPLY**

4.72

11.5% Y/Y

Monthly trend\*

November 2022



November 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	138	-34%	174	-18%	656	17%	79%	4.75	17%	\$355,695	1%
Semi	6	-40%	8	-50%	45	13%	75%	7.50	13%	\$267,983	8%
Row	11	-56%	14	0%	52	6%	79%	4.73	6%	\$234,136	-19%
Apartment	16	33%	20	33%	57	-30%	80%	3.56	-30%	\$184,191	9%
<b>Total Residential</b>	<b>171</b>	<b>-33%</b>	<b>216</b>	<b>-16%</b>	<b>807</b>	<b>11%</b>	<b>79%</b>	<b>4.72</b>	<b>11%</b>	<b>\$328,751</b>	<b>-1%</b>

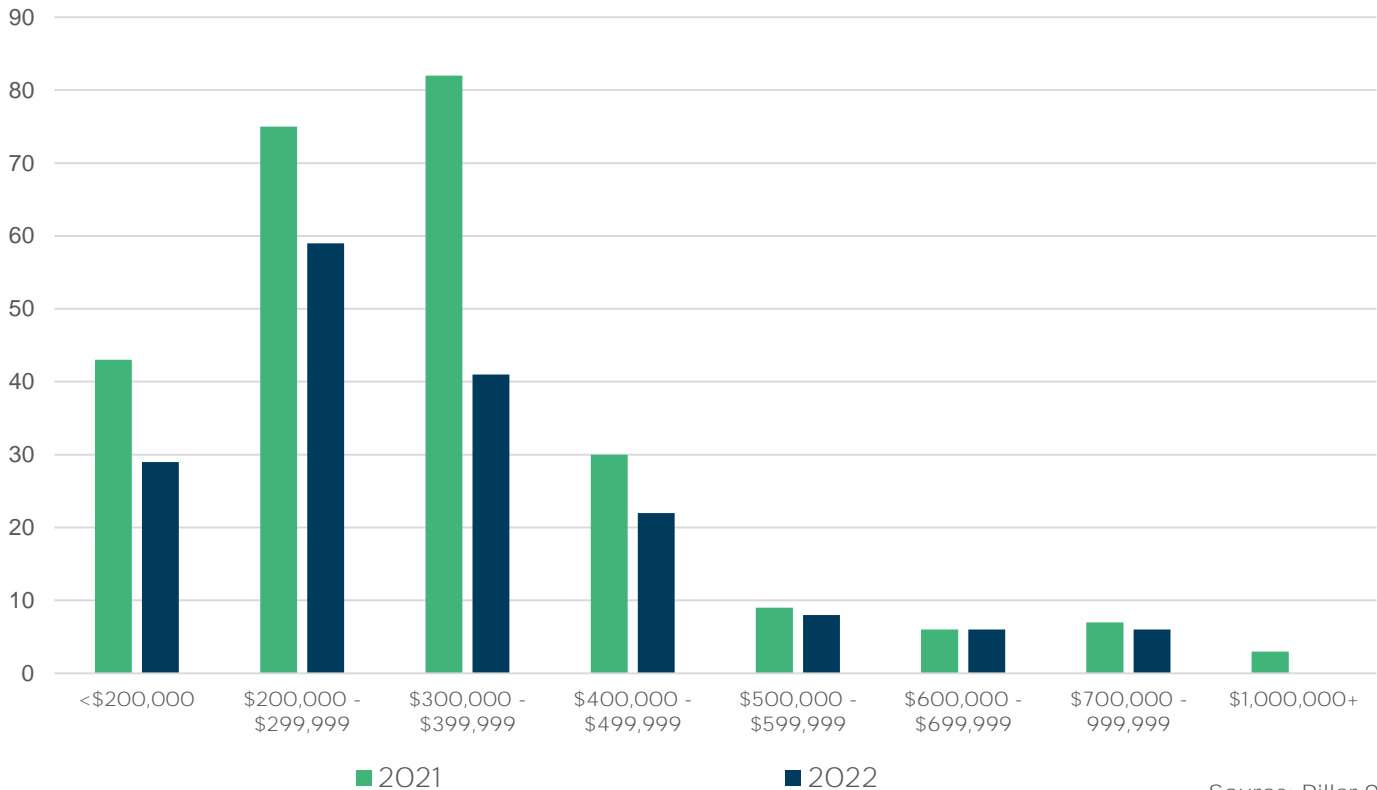
Year-to-Date

November 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	2435	-15%	3331	-3%	633	-7%	73%	2.86	9%	\$361,858	9%
Semi	150	-17%	207	-8%	39	-16%	72%	2.84	1%	\$278,720	6%
Row	258	4%	336	17%	63	-10%	77%	2.70	-13%	\$239,746	0%
Apartment	196	13%	254	-14%	75	-20%	77%	4.23	-30%	\$175,873	4%
<b>Total Residential</b>	<b>3039</b>	<b>-12%</b>	<b>4128</b>	<b>-3%</b>	<b>802</b>	<b>-9%</b>	<b>74%</b>	<b>2.90</b>	<b>4%</b>	<b>\$335,392</b>	<b>7%</b>

## Residential Sales by Price Range

November



Source: Pillar 9

November 2022



November 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	107	-31%	150	-3%	469	15%	71%	4.38	15%	\$332,969	-5%
Cardston County	6	100%	5	0%	37	32%	120%	6.17	32%	\$225,500	-8%
Forty Mile County No 9	1	-86%	5	0%	25	-14%	20%	25.00	-14%	\$140,000	-28%
Waterton ID	0	NA	0	-100%	1	-50%	NA	NA	-50%	NA	NA
Lethbridge County	16	-36%	23	-32%	83	11%	70%	5.19	11%	\$362,844	24%
MD of Taber	9	-63%	22	-15%	67	-18%	41%	7.44	-18%	\$334,944	1%
Pincher Creek No 9	10	-23%	7	-13%	30	20%	143%	3.00	20%	\$381,550	-12%
Willow Creek No 26	11	-42%	8	-68%	70	4%	138%	6.36	4%	\$319,117	47%
Crowsnest Pass	10	-33%	3	-81%	41	11%	333%	4.10	11%	\$248,050	-11%
Vulcan County	5	-17%	5	-17%	36	16%	100%	7.20	16%	\$276,500	50%
Warner County No 5	10	-9%	6	-71%	34	-17%	167%	3.40	-17%	\$379,940	49%
<b>Total</b>	<b>171</b>	<b>-33%</b>	<b>216</b>	<b>-16%</b>	<b>807</b>	<b>11%</b>	<b>79%</b>	<b>4.72</b>	<b>11%</b>	<b>\$328,751</b>	<b>NA</b>

Year-to-Date

November 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	1960	-11%	2600	-1%	467	-9%	75%	2.62	-9%	\$341,592	7%
Cardston County	95	8%	159	34%	49	32%	60%	5.65	32%	\$294,443	1%
Forty Mile County No 9	34	-17%	74	-4%	29	-16%	46%	9.44	-16%	\$194,279	-10%
Waterton ID	2	100%	1	-75%	2	-5%	200%	9.00	-5%	\$845,000	-57%
Lethbridge County	296	-24%	408	-15%	75	-9%	73%	2.78	-9%	\$376,401	11%
MD of Taber	204	-12%	284	-7%	63	-32%	72%	3.41	-32%	\$282,738	-3%
Pincher Creek No 9	98	-22%	131	-11%	30	-11%	75%	3.33	-11%	\$387,900	12%
Willow Creek No 26	240	-12%	320	-10%	64	-22%	75%	2.93	-22%	\$320,473	19%
Crowsnest Pass	155	-18%	201	-16%	43	-10%	77%	3.08	-10%	\$314,496	2%
Vulcan County	96	-26%	154	1%	36	-12%	62%	4.17	-12%	\$311,518	20%
Warner County No 5	121	-8%	170	-3%	43	16%	71%	3.90	16%	\$301,676	22%
<b>Total</b>	<b>3039</b>	<b>-12%</b>	<b>4128</b>	<b>-3%</b>	<b>802</b>	<b>-9%</b>	<b>74%</b>	<b>2.90</b>	<b>4%</b>	<b>\$335,392</b>	<b>7%</b>

November 2022



	2022		2021		2020		% Change	
	November	YTD	November	YTD	November	YTD	November	YTD
Total # of Listings	216	4,128	258	4,245	239	3,644	-16%	-3%
Total # of Sold	171	3,039	255	3,455	196	2,455	-33%	-12%
Total Sales Volume	\$56,216,421	\$1,019,256,740	\$84,635,290	#####	\$58,511,804	\$719,846,829	-34%	-6%

Number of Units	2022		2021	
	November	YTD	November	YTD
Sold by Price Range				
<\$200,000	29	527	43	654
\$200,000 - \$299,999	59	851	75	1126
\$300,000 - \$399,999	41	858	82	995
\$400,000 - \$499,999	22	443	30	380
\$500,000 - \$599,999	8	194	9	159
\$600,000 - \$699,999	6	76	6	76
\$700,000 - 999,999	6	77	7	51
\$1,000,000+	0	13	3	14

## Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$49,085,961	138	174	656
Other	\$7,130,460	33	42	151
Vacant Land	\$789,250	4	4	224
Total	\$57,005,671	175	220	1,031

## Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$0	0	0	17
Commercial	\$3,100	3	3	129
Total	\$3,100	3	3	146

<b>Grand Total</b>	<b>\$57,008,771</b>	<b>178</b>	<b>223</b>	<b>1,177</b>
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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	
	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD
Lethbridge	150	2600	107	1960	71%	75%	\$332,969	\$341,592	154	2627	154	2190	100%	83%	\$349,930	\$320,429
Barons	0	12	0	9	-	75%	-	\$225,611	0	11	0	6	-	55%	-	\$126,418
Bellevue	0	37	2	22	-	59%	\$227,500	\$327,959	6	38	4	29	67%	76%	\$275,000	\$288,272
Blairmore	0	43	2	39	-	91%	\$190,000	\$295,408	3	61	4	50	133%	82%	\$283,830	\$289,082
Burdett	0	10	1	2	-	20%	\$140,000	\$217,000	0	10	1	6	-	60%	\$145,000	\$263,833
Cardston	1	99	3	63	300%	64%	\$251,667	\$276,747	3	65	3	47	100%	72%	\$244,633	\$278,640
Carmangay	0	13	1	12	-	92%	\$58,000	\$143,583	0	10	0	11	-	110%	-	\$113,464
Champion	0	9	0	7	-	78%	-	\$268,414	0	14	1	11	-	79%	\$29,900	\$104,555
Claresholm	5	112	6	96	120%	86%	\$292,500	\$259,818	13	122	9	98	69%	80%	\$190,778	\$225,241
Coaldale	13	197	6	148	46%	75%	\$394,083	\$343,561	16	216	9	191	56%	88%	\$288,244	\$329,522
Coleman	3	93	4	70	133%	75%	\$174,625	\$292,457	6	117	7	87	117%	74%	\$275,429	\$294,749
Coutts	1	8	0	2	0%	25%	-	\$291,250	0	6	0	5	-	83%	-	\$73,400
Cowley	0	7	1	5	-	71%	\$265,000	\$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	1	6	0	4	0%	67%	-	\$90,500
Fort Macleod	1	85	5	50	500%	59%	\$351,057	\$314,316	6	74	6	52	100%	70%	\$245,500	\$248,183
Glenwood	0	4	1	2	-	50%	\$88,000	\$179,250	0	5	0	6	-	120%	-	\$345,708
Granum	0	16	0	11	-	69%	-	\$230,991	0	24	0	15	-	63%	-	\$157,700
Grassy Lake	0	11	0	5	-	45%	-	\$174,500	1	15	2	7	200%	47%	\$344,000	\$287,643
Hill Spring	1	12	0	6	0%	50%	-	\$272,650	1	16	0	13	0%	81%	-	\$275,723
Lomond	1	8	0	5	0%	63%	-	\$118,800	0	2	0	4	-	200%	-	\$208,225
Magrath	1	26	2	18	200%	69%	\$255,000	\$347,422	1	21	0	16	0%	76%	-	\$277,244
Milk River	0	24	2	20	-	83%	\$282,450	\$198,190	2	33	1	31	50%	94%	\$143,500	\$128,271
Nobleford	2	38	2	26	100%	68%	\$273,500	\$333,458	2	36	3	29	150%	81%	\$370,000	\$271,628
Picture Butte	3	30	2	20	67%	67%	\$338,750	\$305,350	5	54	6	42	120%	78%	\$218,167	\$282,530
Pincher Creek	3	84	7	72	233%	86%	\$300,929	\$306,726	5	89	7	85	140%	96%	\$282,643	\$275,857
Raymond	3	76	6	60	200%	79%	\$353,667	\$295,639	12	89	6	67	50%	75%	\$249,983	\$291,160
Stavelly	0	14	0	14	-	100%	-	\$206,543	0	15	1	12	-	80%	\$160,000	\$277,333
Stirling	0	27	0	14	-	52%	-	\$363,736	4	23	3	12	75%	52%	\$301,667	\$277,367
Taber	15	192	7	144	47%	75%	\$272,071	\$270,652	19	221	17	170	89%	77%	\$275,191	\$272,635
Vauxhall	2	40	0	27	0%	68%	-	\$232,270	4	29	1	20	25%	69%	\$136,500	\$206,125
Vulcan	2	54	4	41	200%	76%	\$331,125	\$253,911	2	75	3	65	150%	87%	\$198,667	\$249,346
Warner	0	13	0	8	-	62%	-	\$207,038	1	13	0	8	0%	62%	-	\$172,362
Coalhurst	2	66	3	55	150%	83%	\$287,167	\$366,399	6	89	3	67	50%	75%	\$261,500	\$341,467
Barnwell	2	10	0	6	0%	60%	-	\$381,450	1	18	0	17	0%	94%	-	\$359,241
Aetna	0	0	0	0	-	-	-	-	0	2	0	2	-	100%	-	\$299,500
Beaver Mines	0	4	0	3	-	75%	-	\$565,667	1	3	0	1	0%	33%	-	\$470,000
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	1	-	-	-	\$300,000	0	3	0	1	-	33%	-	\$300,000
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	0	6	0	1	-	17%	-	\$875,000	0	7	1	4	-	57%	\$388,000	\$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	
	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD	NOV	YTD
Enchant	1	5	0	4	0%	80%	-	\$176,750	0	2	0	2	-	100%	-	\$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	7	0	4	0%	57%	-	\$212,250	0	3	0	3	-	100%	-	\$326,667
Hillcrest	0	16	1	15	-	94%	\$98,000	\$333,760	1	9	0	7	0%	78%	-	\$395,143
Iron Springs	0	3	1	2	-	67%	\$460,000	\$400,000	0	4	1	3	-	75%	\$290,000	\$334,333
Lundbreck	0	5	0	4	-	80%	-	\$742,250	0	13	0	8	-	62%	-	\$277,850
Manyberries	0	0	0	0	-	-	-	-	0	3	1	2	-	67%	\$60,000	\$49,500
Monarch	0	7	1	6	-	86%	\$370,000	\$322,750	1	4	0	3	0%	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	2	11	0	5	0%	45%	-	\$165,500	1	12	1	11	100%	92%	\$67,500	\$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	1	4	0	1	0%	25%	-	\$1,950,000
Welling	0	1	0	1	-	100%	-	\$300,000	0	2	0	1	-	50%	-	\$695,000
Wrentham	1	3	0	4	0%	133%	-	\$159,500	1	4	1	1	100%	25%	\$260,000	\$260,000
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	1	4	0	2	0%	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	1	2	-	-	-	-	-	-
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	1	9	0	1	0%	11%	-	\$500,000	0	6	0	2	-	33%	-	\$471,500
Rural Crowsnest Pass	0	4	1	3	-	75%	\$849,000	\$696,000	0	4	0	6	-	150%	-	\$496,033
Rural Forty Mile County	1	9	0	3	0%	33%	-	\$353,667	0	8	1	4	-	50%	\$300,000	\$438,750
Rural Lethbridge County	1	33	1	19	100%	58%	\$525,000	\$931,550	3	38	1	25	33%	66%	\$798,000	\$655,580
Rural Pincher Creek MD	4	31	2	13	50%	42%	\$722,000	\$736,992	2	36	6	27	300%	75%	\$608,917	\$623,237
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	1	19	2	14	200%	74%	\$555,000	\$551,143	1	15	4	12	400%	80%	\$615,750	\$594,917
Rural Vulcan County	2	55	0	28	0%	51%	-	\$519,843	4	42	1	30	25%	71%	\$230,000	\$419,513
Rural Warner County	1	17	2	11	200%	65%	\$556,250	\$573,318	1	7	0	6	0%	86%	-	\$577,333
Rural Willow Creek MD	1	29	0	20	0%	69%	-	\$699,978	4	33	0	19	0%	58%	-	\$579,216