


## May 2021

### Market Trend Summary

While trending down from exceptional levels last month, May stats remained strong relative to historical levels. With 974 sales so far this year, the city is on pace to hit a new record high for sale activity. Tight market conditions and rising prices have impacted new listings, which have been trending up. While these factors have supported some monthly gains in inventory, overall levels remain over 20 per cent below long-term averages for the month.

With two and a half months of supply in the market, conditions remain the tightest they have been in over a decade. The tight market conditions have contributed to the price gains recorded in this market. Year-to-date, the total residential average price has risen by nearly ten per cent in the city. Price gains have been even stronger in the detached sector, which currently sits at over 13 per cent.




#### SALES

238

↑ 70.0% Y/Y

→ Monthly trend\*



#### NEW LISTINGS

312

↑ 62.5% Y/Y

→ Monthly trend\*



#### INVENTORY

595

↓ 17.8% Y/Y

→ Monthly trend\*




#### MONTHS OF SUPPLY

2.50

↓ 51.7% Y/Y

→ Monthly trend\*




#### TOTAL RESIDENTIAL AVERAGE PRICE

\$ 324,582

↑ 9.2% Y/Y

→ Monthly trend\*




#### DETACHED AVERAGE PRICE

\$ 352,803

↑ 14.7% Y/Y

→ Monthly trend\*




#### SEMI-DETACHED AVERAGE PRICE

\$ 250,150

↑ 6.7% Y/Y

→ Monthly trend\*

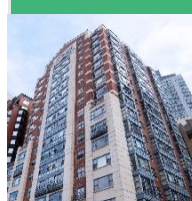


#### ROW AVERAGE PRICE

\$ 217,259

↓ 13.9% Y/Y

→ Monthly trend\*



#### APARTMENT AVERAGE PRICE

\$ 176,065

↓ 9.4% Y/Y

→ Monthly trend\*

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

## May 2021

### May 2021

	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	189	59%	240	60%	379	-26%	79%	2.01	-53%	\$352,803	15%
Semi	14	250%	17	31%	34	-32%	82%	2.43	-81%	\$250,150	7%
Row	22	69%	34	113%	76	-8%	65%	3.45	-46%	\$217,259	-14%
Apartment	13	225%	21	62%	106	31%	62%	8.15	-60%	\$176,065	-9%
<b>Total Residential</b>	<b>238</b>	<b>70%</b>	<b>312</b>	<b>63%</b>	<b>595</b>	<b>-18%</b>	<b>76%</b>	<b>2.50</b>	<b>-52%</b>	<b>\$324,582</b>	<b>9%</b>

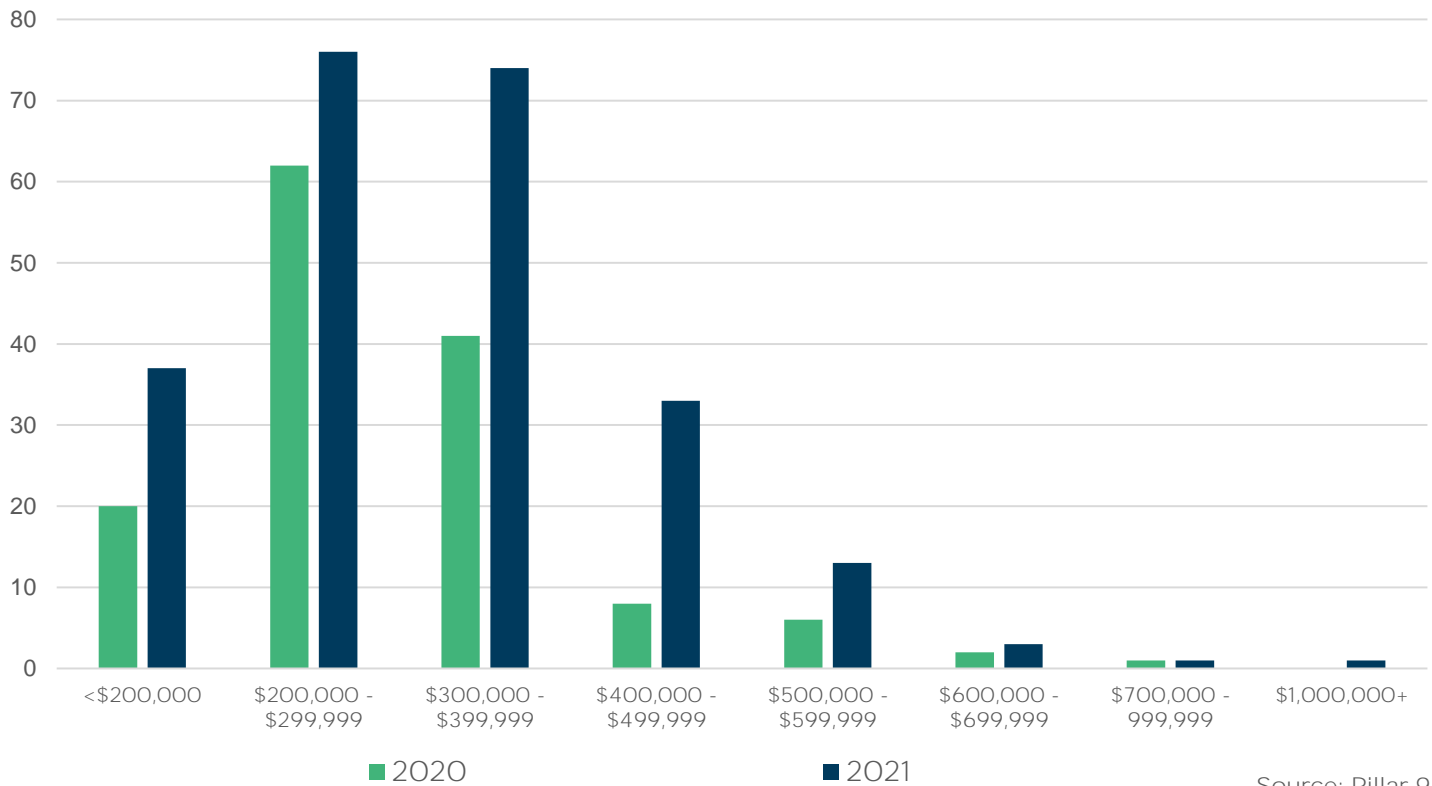
### Year-to-Date

### May 2021

	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	770	80%	979	28%	343	-34%	79%	2.23	-63%	\$344,406	13%
Semi	68	127%	79	25%	34	-23%	86%	2.47	-66%	\$249,475	0%
Row	89	112%	124	46%	73	-7%	72%	4.12	-56%	\$228,839	-8%
Apartment	47	114%	129	57%	91	29%	36%	9.72	-40%	\$169,995	-1%
<b>Total Residential</b>	<b>974</b>	<b>87%</b>	<b>1311</b>	<b>31%</b>	<b>541</b>	<b>-24%</b>	<b>74%</b>	<b>2.78</b>	<b>-59%</b>	<b>\$318,803</b>	<b>9%</b>

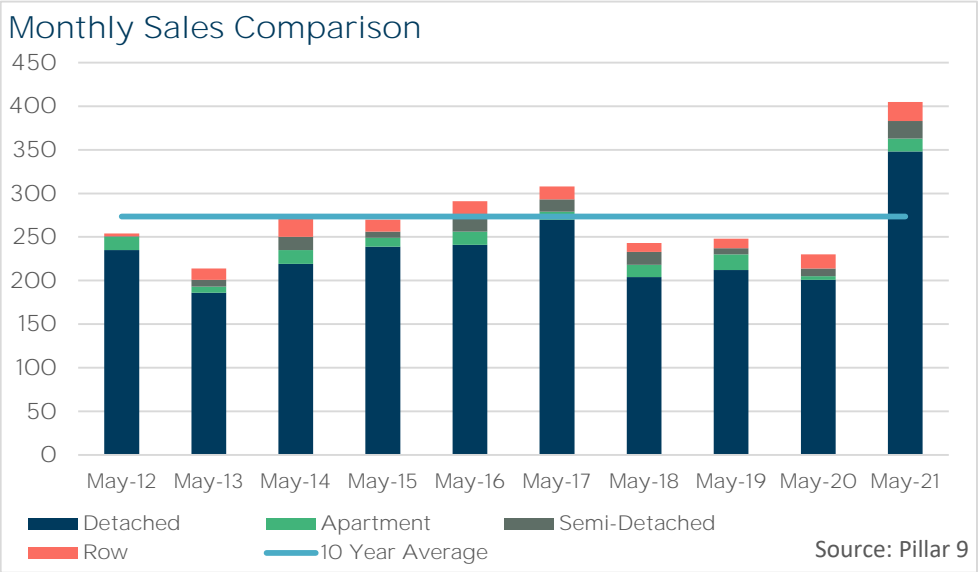
### Residential Sales by Price Range

May



Source: Pillar 9

## May 2021



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

### SALES

**405**

↑ 76.1% Y/Y    ↑ 80.1% YTD

### NEW LISTINGS

**486**

↑ 49.5% Y/Y    ↑ 27.2% YTD

### INVENTORY

**978**

↓ 22.9% Y/Y    → Monthly trend\*

### MONTHS OF SUPPLY

**2.41**

↓ 22.9% Y/Y    → Monthly trend\*

### TOTAL RESIDENTIAL AVG PRICE

**\$ 308,762**

↑ 10.5% Y/Y    → Monthly trend\*

### DETACHED AVG PRICE

**\$ 324,745**

↑ 14.0% Y/Y    → Monthly trend\*

### SEMI-DETACHED AVG PRICE

**\$ 231,630**

↓ 4.0% Y/Y    → Monthly trend\*

### ROW AVG PRICE

**\$ 217,259**

↓ 14.3% Y/Y    → Monthly trend\*

### APARTMENT AVG PRICE

**\$ 174,990**

↓ 9.9% Y/Y    → Monthly trend\*

## May 2021

### May 2021

	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	348	73%	401	46%	746	-27%	87%	2.14	-27%	\$324,745	14%
Semi	20	122%	22	29%	49	-18%	91%	2.45	-18%	\$231,630	-4%
Row	22	38%	39	95%	90	-4%	56%	4.09	-4%	\$217,259	-14%
Apartment	15	275%	24	71%	111	31%	63%	7.40	31%	\$174,990	-10%
<b>Total Residential</b>	<b>405</b>	<b>76%</b>	<b>486</b>	<b>50%</b>	<b>978</b>	<b>-23%</b>	<b>83%</b>	<b>2.41</b>	<b>-23%</b>	<b>\$308,762</b>	<b>11%</b>

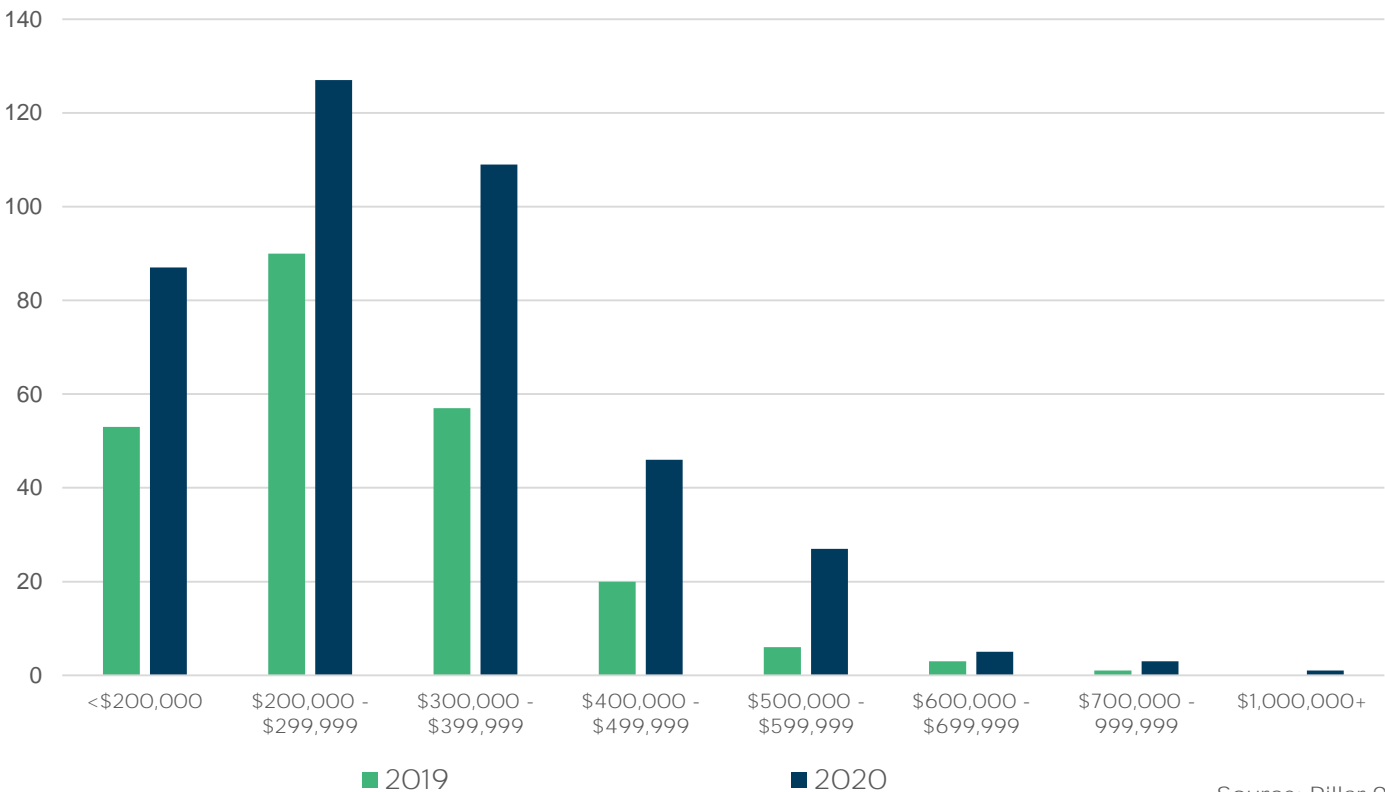
### Year-to-Date

### May 2021

	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	1311	77%	1675	23%	697	-32%	78%	2.66	-61%	\$326,991	14%
Semi	83	98%	104	32%	45	-20%	80%	2.71	-59%	\$249,030	1%
Row	95	86%	143	47%	82	-10%	66%	4.34	-52%	\$232,175	-9%
Apartment	58	142%	140	59%	95	28%	41%	8.22	-47%	\$164,056	-1%
<b>Total Residential</b>	<b>1547</b>	<b>80%</b>	<b>2062</b>	<b>27%</b>	<b>909</b>	<b>-27%</b>	<b>75%</b>	<b>2.94</b>	<b>-59%</b>	<b>\$310,877</b>	<b>11%</b>

## Residential Sales by Price Range

May



Source: Pillar 9

## May 2021

### May 2021

	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	238	70%	312	63%	595	-18%	76%	2.50	-18%	\$324,582	9%
Cardston County	11	120%	13	44%	43	-40%	85%	3.91	-40%	\$329,682	13%
Forty Mile County Nc	3	0%	7	-30%	40	-11%	43%	13.33	-11%	\$132,167	-54%
Waterton ID	0	NA	0	-100%	3	50%	NA	NA	50%	NA	NA
Lethbridge County	52	108%	64	94%	95	-23%	81%	1.83	-23%	\$305,041	9%
MD of Taber	26	-10%	28	40%	95	-2%	93%	3.65	-2%	\$283,450	13%
Pincher Creek No 9	18	350%	12	0%	29	-46%	150%	1.61	-46%	\$328,708	21%
Willow Creek No 26	39	160%	41	58%	75	-47%	95%	1.92	-47%	\$283,215	32%
Crowsnest Pass	20	400%	26	24%	62	-23%	77%	3.10	-23%	\$311,205	34%
Vulcan County	18	64%	16	0%	38	-55%	113%	2.11	-55%	\$234,472	18%
Warner County No 5	20	25%	18	-10%	33	-46%	111%	1.65	-46%	\$258,838	12%
<b>Total</b>	<b>405</b>	<b>76%</b>	<b>486</b>	<b>50%</b>	<b>978</b>	<b>-23%</b>	<b>83%</b>	<b>2.41</b>	<b>-23%</b>	<b>\$308,762</b>	<b>NA</b>

### Year-to-Date

#### May 2021

	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	974	87%	1311	31%	541	-24%	74%	2.78	-24%	\$318,803	9%
Cardston County	41	78%	58	7%	38	-47%	71%	4.61	-47%	\$295,889	14%
Forty Mile County Nc	14	75%	40	54%	36	-16%	35%	12.93	-16%	\$146,339	-47%
Waterton ID	0	NA	2	100%	2	50%	0%	NA	50%	NA	NA
Lethbridge County	186	69%	238	28%	80	-38%	78%	2.16	-38%	\$331,244	15%
MD of Taber	90	15%	127	30%	97	-12%	71%	5.38	-12%	\$281,386	12%
Pincher Creek No 9	51	104%	62	9%	35	-29%	82%	3.41	-29%	\$334,274	8%
Willow Creek No 26	141	91%	161	10%	79	-45%	88%	2.79	-45%	\$273,864	16%
Crowsnest Pass	88	214%	121	42%	50	-29%	73%	2.82	-29%	\$305,974	2%
Vulcan County	67	205%	76	6%	43	-45%	88%	3.24	-45%	\$256,615	27%
Warner County No 5	58	66%	64	-6%	36	-40%	91%	3.12	-40%	\$248,382	25%
<b>Total</b>	<b>1547</b>	<b>80%</b>	<b>2062</b>	<b>27%</b>	<b>909</b>	<b>-27%</b>	<b>75%</b>	<b>2.94</b>	<b>-59%</b>	<b>\$310,877</b>	<b>11%</b>

May 2021

	2021		2020		2019		% Change	
	May	YTD	May	YTD	May	YTD	May	YTD
Total # of Listings	486	2,062	325	1,621	517	2,055	50%	27%
Total # of Sold	405	1,547	230	859	248	935	76%	80%
Total Sales Volume	\$125,048,535	\$480,926,976	\$64,254,568	\$240,557,417	\$68,864,521	\$261,563,041	95%	100%

Number of Units	2021		2020	
	May	YTD	May	YTD
Sold by Price Range				
<\$200,000	87	275	53	205
\$200,000 - \$299,999	127	518	90	327
\$300,000 - \$399,999	109	455	57	220
\$400,000 - \$499,999	46	175	20	62
\$500,000 - \$599,999	27	79	6	26
\$600,000 - \$699,999	5	33	3	11
\$700,000 - 999,999	3	9	1	8
\$1,000,000+	1	3	0	0

## Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$113,011,385	348	401	746
Other	\$12,037,150	57	85	232
Vacant Land	\$2,493,300	20	20	342
Total	\$127,541,835	425	506	1,320

## Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$698,000	1	1	34
Commercial	\$5,381,798	14	14	143
Total	\$6,079,798	15	15	177

<b>Grand Total</b>	<b>\$133,621,633</b>	<b>440</b>	<b>521</b>	<b>1,497</b>
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# REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2021								2020							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD
Lethbridge	312	1311	238	974	76%	74%	\$324,582	\$318,803	192	997	140	522	73%	52%	\$297,161	\$291,207
Barons	1	5	2	3	200%	60%	\$103,000	\$105,333	1	2	1	4	100%	200%	\$70,000	\$113,450
Bellevue	1	14	3	12	300%	86%	\$249,333	\$275,950	3	10	0	2	0%	20%	-	\$286,250
Blairmore	6	32	8	24	133%	75%	\$290,438	\$278,958	3	16	1	9	33%	56%	\$175,000	\$329,761
Burdett	2	7	1	2	50%	29%	\$116,000	\$137,000	0	1	1	1	-	100%	\$220,000	\$220,000
Cardston	7	24	3	20	43%	83%	\$283,333	\$304,640	7	26	4	12	57%	46%	\$293,750	\$249,725
Carmangay	0	5	3	7	-	140%	\$132,533	\$121,871	3	7	1	1	33%	14%	\$162,500	\$162,500
Champion	3	7	2	4	67%	57%	\$89,000	\$80,800	1	7	2	3	200%	43%	\$92,500	\$88,333
Claresholm	17	55	16	58	94%	105%	\$218,181	\$216,767	10	50	7	21	70%	42%	\$157,243	\$178,981
Coaldale	25	111	20	98	80%	88%	\$315,495	\$341,966	19	88	15	55	79%	63%	\$304,393	\$297,820
Coleman	16	60	8	38	50%	63%	\$294,200	\$276,124	7	21	2	10	29%	48%	\$236,000	\$348,242
Coutts	1	2	1	4	100%	200%	\$36,000	\$79,500	1	3	1	1	100%	33%	\$62,000	\$62,000
Cowley	2	5	2	3	100%	60%	\$100,450	\$146,100	2	4	0	1	0%	25%	-	\$410,000
Crowsnest	1	4	0	3	0%	75%	-	\$434,958	3	11	0	1	0%	9%	-	\$264,000
Foremost	1	2	1	3	100%	150%	\$153,000	\$101,667	0	2	0	1	-	50%	-	\$85,000
Fort Macleod	6	29	8	22	133%	76%	\$300,800	\$261,791	4	28	5	27	125%	96%	\$151,300	\$183,137
Glenwood	1	4	1	4	100%	100%	\$520,000	\$267,062	0	5	0	0	-	0%	-	-
Granum	3	11	1	4	33%	36%	\$237,500	\$204,375	1	3	0	3	0%	100%	-	\$254,833
Grassy Lake	2	4	1	3	50%	75%	\$221,000	\$222,667	0	3	0	3	-	100%	-	\$149,333
Hill Spring	2	10	5	6	250%	60%	\$230,300	\$245,250	0	4	0	1	-	25%	-	\$95,000
Lomond	0	2	1	4	-	200%	\$70,900	\$208,225	0	7	1	2	-	29%	\$50,000	\$92,500
Magrath	3	13	0	5	0%	38%	-	\$197,380	1	11	1	7	100%	64%	\$285,000	\$266,571
Milk River	1	14	5	16	500%	114%	\$112,400	\$147,056	3	13	0	2	0%	15%	-	\$126,625
Nobleford	2	19	6	15	300%	79%	\$261,333	\$250,660	5	21	4	9	80%	43%	\$305,000	\$268,056
Picture Butte	8	26	4	19	50%	73%	\$220,188	\$231,408	2	29	3	20	150%	69%	\$186,167	\$226,445
Pincher Creek	7	38	11	34	157%	89%	\$282,005	\$296,407	7	34	4	19	57%	56%	\$270,625	\$289,430
Raymond	11	34	10	28	91%	82%	\$348,775	\$301,295	11	32	8	18	73%	56%	\$276,113	\$229,908
Stavelly	2	10	3	8	150%	80%	\$403,333	\$309,375	1	10	0	5	0%	50%	-	\$186,430
Stirling	1	6	1	4	100%	67%	\$390,000	\$311,500	1	6	4	5	400%	83%	\$213,000	\$208,200
Taber	21	94	21	67	100%	71%	\$292,700	\$265,630	17	76	24	59	141%	78%	\$246,313	\$253,745
Vauxhall	2	10	0	5	0%	50%	-	\$177,500	0	7	2	7	-	100%	\$77,250	\$124,571
Vulcan	11	44	8	34	73%	77%	\$309,063	\$260,868	8	26	4	9	50%	35%	\$186,975	\$229,656
Warner	2	5	3	5	150%	100%	\$233,667	\$196,600	1	7	1	5	100%	71%	\$26,000	\$77,550
Coalhurst	16	43	13	30	81%	70%	\$348,306	\$365,402	4	28	2	14	50%	50%	\$293,450	\$272,343
Barnwell	1	7	2	7	200%	100%	\$228,500	\$303,857	1	4	2	4	200%	100%	\$368,000	\$365,250
Aetna	0	1	1	2	-	200%	\$410,000	\$299,500	0	0	0	1	-	-	-	\$300,000
Beaver Mines	1	1	0	0	0%	0%	-	-	0	1	0	1	-	100%	-	\$345,000
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	2	3	0	1	0%	33%	-	\$727,000	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	
	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD	MAY	YTD
Enchant	0	0	1	1	-	-	\$155,000	\$155,000	0	3	0	2	-	67%	-	\$311,000
Etzikom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Frank	0	3	0	3	-	100%	-	\$485,500	0	1	0	1	-	100%	-	\$84,500
Hays	1	3	1	2	100%	67%	\$390,000	\$392,500	0	0	0	0	-	-	-	-
Hillcrest	1	4	1	3	100%	75%	\$799,000	\$413,000	1	5	1	5	100%	100%	\$284,000	\$201,880
Iron Springs	1	1	1	1	100%	100%	\$418,000	\$418,000	0	0	0	0	-	-	-	-
Lundbreck	0	5	1	3	-	60%	\$208,800	\$216,267	2	10	0	3	0%	30%	-	\$287,833
Manyberries	0	1	0	0	-	0%	-	-	1	2	0	0	0%	0%	-	-
Monarch	0	1	0	1	-	100%	-	\$168,000	0	2	0	1	-	50%	-	\$90,000
Mountain View	0	2	0	0	-	0%	-	-	0	1	0	2	-	200%	-	\$363,000
New Dayton	0	0	0	0	-	-	-	-	0	1	1	1	-	100%	\$150,000	\$150,000
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$450,000
Shaughnessy	1	5	2	5	200%	100%	\$107,500	\$192,200	1	5	0	1	0%	20%	-	\$51,000
Spring Coulee	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Turin	0	1	1	1	-	100%	\$165,000	\$165,000	0	0	0	0	-	-	-	-
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	2	0	0	-	0%	-	-	1	1	0	0	0%	0%	-	-
Welling	0	2	1	1	-	50%	\$695,000	\$695,000	0	1	0	0	-	0%	-	-
Wrentham	0	0	0	0	-	-	-	-	1	2	0	1	0%	50%	-	\$76,250
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	0	0	0	1	-	-	-	\$275,000	0	1	0	0	-	0%	-	-
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moon River Estates	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Orton	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Parkland	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Rural Cardson County	0	2	0	2	-	100%	-	\$471,500	1	3	0	0	0%	0%	-	-
Rural Crowsnest Pass	1	4	0	5	0%	125%	-	\$485,240	4	21	0	0	0%	0%	-	-
Rural Forty Mile County	0	3	0	0	-	0%	-	-	2	5	0	1	0%	20%	-	\$570,000
Rural Lethbridge County	7	22	3	12	43%	55%	\$523,833	\$518,750	1	10	0	6	0%	60%	-	\$671,167
Rural Pincher Creek MD	2	12	4	11	200%	92%	\$601,250	\$534,818	1	8	0	1	0%	13%	-	\$601,000
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	1	9	0	5	0%	56%	-	\$581,000	2	5	1	2	50%	40%	\$450,000	\$425,000
Rural Vulcan County	1	13	3	13	300%	100%	\$292,167	\$410,962	3	22	3	5	100%	23%	\$348,333	\$261,800
Rural Warner County	2	3	0	1	0%	33%	-	\$1,070,000	2	4	1	2	50%	50%	\$393,100	\$431,550
Rural Willow Creek MD	5	17	3	9	60%	53%	\$473,867	\$589,511	4	24	3	11	75%	46%	\$455,333	\$481,750