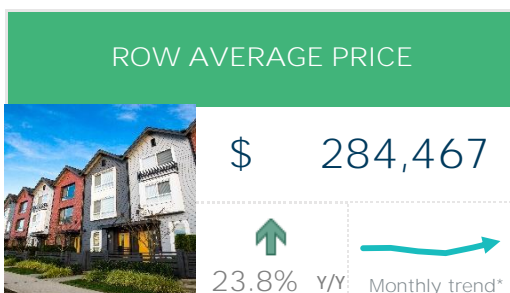
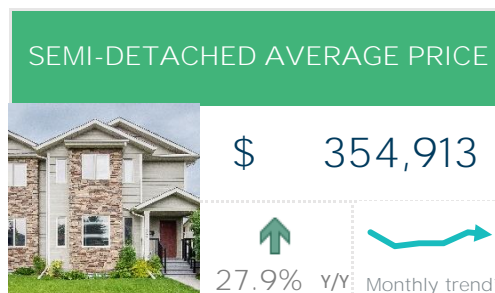
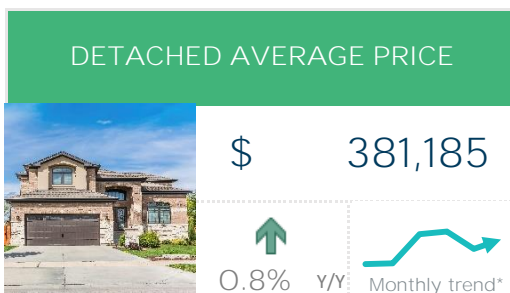
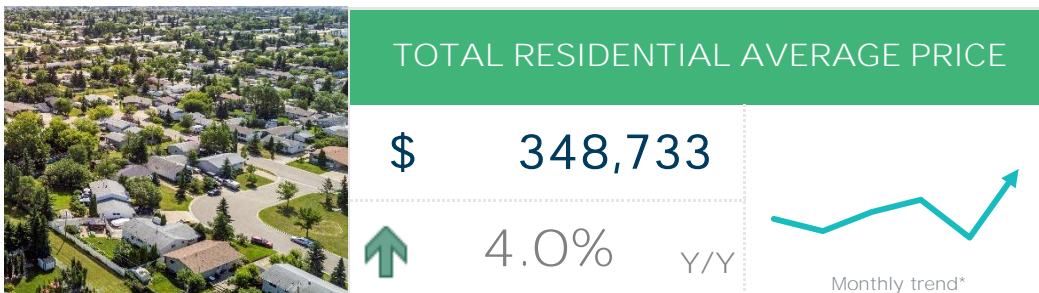


August 2023

Market Trend Summary

The boost in new listings this month compared to sales helped bring the sales-to-new-listings ratio below 80 per cent preventing inventories from easing further over levels reported last month. However, the 453 units in inventory is still over 30 per cent below long-term trends for the month.

While some of the higher price ranges are seeing more balanced conditions, lower priced detached product continues to struggle with a low level of listing compared to the sales activity. This is likely resulting in differing price trends within the detached market. Nonetheless, the year-to-date average prices is still nearly two per cent lower than last year due to the decline in the detached sector. Price growth has been reported across semi-detached, row and apartment condominium style homes.



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

August 2023

August 2023

	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	125	14%	180	32%	338	-9%	69%	2.70	-20%	\$381,185	1%
Semi	15	200%	15	88%	25	-19%	100%	1.67	-73%	\$354,913	28%
Row	18	38%	21	-22%	50	-24%	86%	2.78	-45%	\$284,467	24%
Apartment	18	13%	14	-13%	40	-42%	129%	2.22	-48%	\$182,494	26%
Total Residential	176	22%	230	23%	453	-16%	77%	2.57	-31%	\$348,733	4%

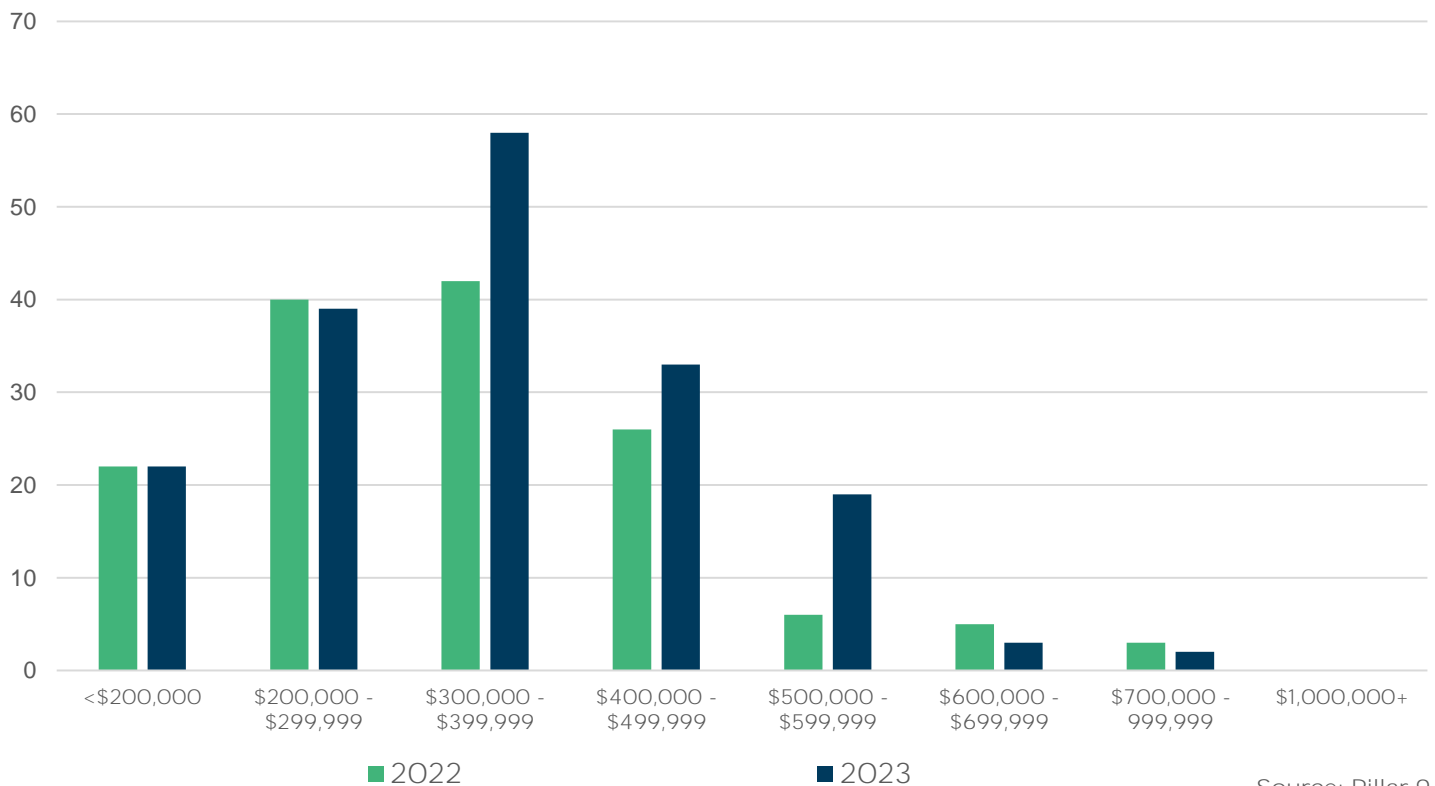
Year-to-Date

August 2023

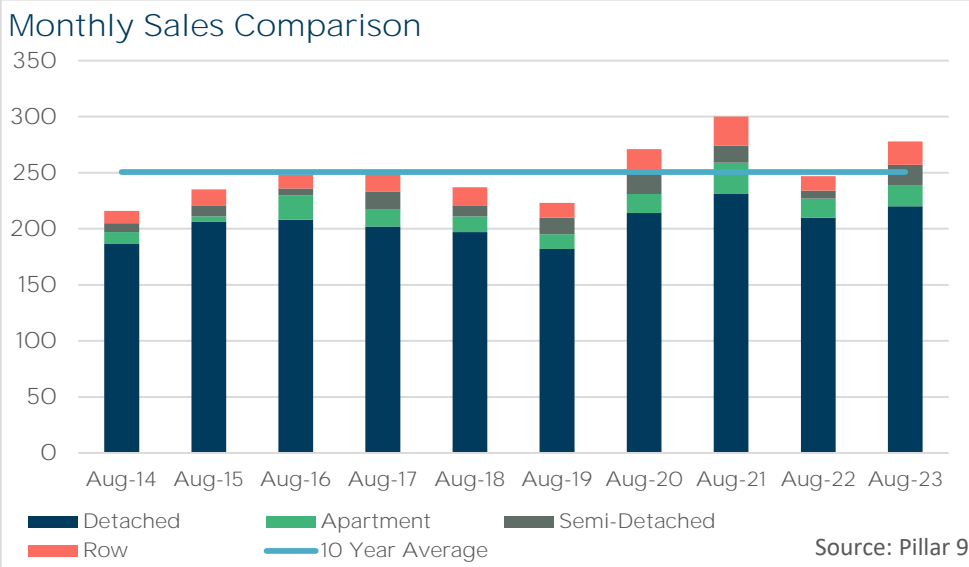
	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	944	-19%	1259	-18%	320	6%	75%	2.71	31%	\$380,271	-2%
Semi	89	-10%	99	-23%	24	-4%	90%	2.15	7%	\$303,894	11%
Row	158	-8%	200	-18%	42	-25%	79%	2.12	-19%	\$255,967	6%
Apartment	147	1%	166	-11%	52	-34%	89%	2.80	-35%	\$181,935	3%
Total Residential	1338	-15%	1724	-18%	437	-5%	78%	2.61	12%	\$338,722	-2%

Residential Sales by Price Range

August



Source: Pillar 9



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

SALES

278

↑ 12.6% Y/Y ↓ 14.1% YTD

NEW LISTINGS

351

↑ 9.7% Y/Y ↓ 17.3% YTD

INVENTORY

796

↓ 16.1% Y/Y Monthly trend*

MONTHS OF SUPPLY

2.86

↓ 16.1% Y/Y Monthly trend*

TOTAL RESIDENTIAL AVG PRICE

\$ 340,804

↑ 2.2% Y/Y Monthly trend*

DETACHED AVG PRICE

\$ 358,541

↑ 0.5% Y/Y Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 347,289

↑ 30.7% Y/Y Monthly trend*

ROW AVG PRICE

\$ 293,883

↑ 25.5% Y/Y Monthly trend*

APARTMENT AVG PRICE

\$ 181,153

↑ 20.4% Y/Y Monthly trend*

August 2023



August 2023

	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	220	5%	297	15%	676	-10%	74%	3.07	-10%	\$358,541	1%
Semi	18	157%	17	42%	33	-25%	106%	1.83	-25%	\$347,289	31%
Row	21	62%	22	-24%	57	-27%	95%	2.71	-27%	\$293,883	25%
Apartment	19	12%	15	-25%	43	-44%	127%	2.26	-44%	\$181,153	20%
Total Residential	278	13%	351	10%	796	-16%	79%	2.86	-16%	\$340,804	2%

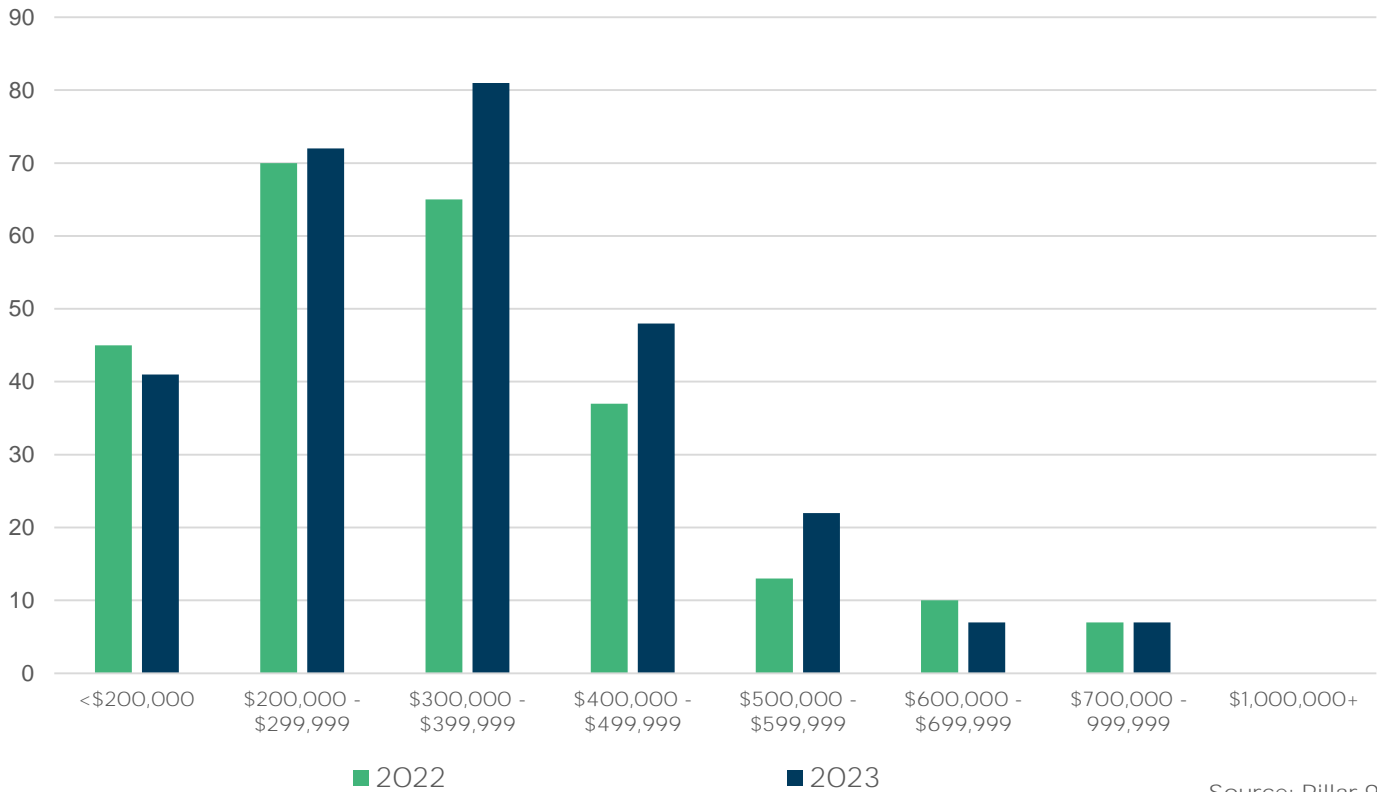
Year-to-Date

August 2023

	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	1613	-16%	2200	-17%	625	3%	73%	3.10	23%	\$369,730	1%
Semi	110	-11%	121	-27%	31	-14%	91%	2.27	-3%	\$296,455	6%
Row	173	-13%	224	-21%	47	-28%	77%	2.19	-17%	\$257,780	6%
Apartment	155	1%	176	-13%	54	-34%	88%	2.76	-35%	\$178,785	1%
Total Residential	2051	-14%	2721	-17%	746	-4%	75%	2.91	12%	\$341,927	1%

Residential Sales by Price Range

August



Source: Pillar 9

August 2023



August 2023

	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	176	22%	230	23%	456	-15%	77%	2.59	-15%	\$348,733	4%
Cardston County	7	-53%	12	20%	47	-28%	58%	6.71	-28%	\$439,857	27%
Forty Mile County No 9	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Waterton ID	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Lethbridge County	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
MD of Taber	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Pincher Creek No 9	6	-14%	10	0%	38	19%	60%	6.33	19%	\$306,083	-16%
Willow Creek No 26	25	32%	28	-10%	59	-27%	89%	2.36	-27%	\$315,596	34%
Crowsnest Pass	12	-40%	19	0%	43	-19%	63%	3.58	-19%	\$346,278	0%
Vulcan County	17	183%	18	6%	48	-2%	94%	2.82	-2%	\$290,459	38%
Warner County No 5	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Total	278	13%	351	10%	796	-16%	79%	2.86	-16%	\$340,804	2%

Year-to-Date

August 2023

	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	1338	-15%	1726	-18%	439	-4%	78%	2.62	-4%	\$338,722	-2%
Cardston County	59	-20%	90	-32%	42	-14%	66%	5.69	-14%	\$356,095	21%
Forty Mile County No 9	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Waterton ID	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Lethbridge County	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
MD of Taber	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Pincher Creek No 9	53	-24%	76	-19%	30	3%	70%	4.45	3%	\$379,625	-5%
Willow Creek No 26	150	-18%	212	-16%	55	-7%	71%	2.92	-7%	\$319,592	-2%
Crowsnest Pass	104	-10%	128	-18%	34	-17%	81%	2.60	-17%	\$381,496	20%
Vulcan County	82	6%	123	-2%	42	22%	67%	4.13	22%	\$320,620	-5%
Warner County No 5	#N/A	NA	#N/A	NA	#N/A	NA	NA	NA	NA	NA	NA
Total	2051	-14%	2721	-17%	746	-4%	75%	2.91	12%	\$341,927	1%

August 2023



	2023		2022		2021		% Change	
	August	YTD	August	YTD	August	YTD	August	YTD
Total # of Listings	351	2,721	320	3,291	371	3,315	10%	-17%
Total # of Sold	278	2,051	247	2,389	300	2,637	13%	-14%
Total Sales Volume	\$94,743,573	\$701,291,372	\$82,368,378	\$807,842,885	\$91,816,163	\$824,468,893	15%	-13%

Number of Units	2023		2022	
	August	YTD	August	YTD
Sold by Price Range				
<\$200,000	41	326	45	400
\$200,000 - \$299,999	72	559	70	666
\$300,000 - \$399,999	81	581	65	675
\$400,000 - \$499,999	48	325	37	360
\$500,000 - \$599,999	22	141	13	158
\$600,000 - \$699,999	7	61	10	60
\$700,000 - 999,999	7	45	7	58
\$1,000,000+	0	13	0	12

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$78,878,921	220	297	676
Other	\$15,864,652	58	54	120
Vacant Land	\$3,726,000	10	10	289
Total	\$98,469,573	288	361	1,085

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$0	0	0	19
Commercial	\$1,757,316	5	5	140
Total	\$1,757,316	5	5	159

Grand Total	\$100,226,889	293	366	1,244
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REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2023								2022							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD
Lethbridge	230	1726	176	1338	77%	78%	\$348,733	\$338,722	187	2101	144	1579	77%	75%	\$335,410	\$344,598
Barons	2	8	1	8	50%	100%	\$215,000	\$167,988	1	8	1	7	100%	88%	\$235,000	\$234,714
Bellevue	7	28	3	19	43%	68%	\$240,500	\$389,629	5	25	3	15	60%	60%	\$354,167	\$351,340
Blairmore	5	32	4	29	80%	91%	\$402,458	\$385,236	6	36	5	27	83%	75%	\$261,380	\$294,885
Burdett	2	9	1	7	50%	78%	\$165,000	\$203,571	1	8	1	1	100%	13%	\$294,000	\$294,000
Cardston	7	45	3	29	43%	64%	\$405,000	\$313,452	4	83	11	48	275%	58%	\$335,636	\$277,886
Carmangay	0	4	0	2	-	50%	-	\$320,000	3	11	0	7	0%	64%	-	\$172,286
Champion	4	14	2	8	50%	57%	\$386,250	\$198,750	1	6	1	7	100%	117%	\$243,000	\$268,414
Claresholm	10	80	12	59	120%	74%	\$340,417	\$296,242	11	86	10	77	91%	90%	\$226,515	\$263,889
Coaldale	9	124	12	100	133%	81%	\$448,425	\$379,743	15	154	16	110	107%	71%	\$380,213	\$350,819
Coleman	5	52	4	49	80%	94%	\$364,125	\$359,352	8	76	7	55	88%	72%	\$333,286	\$307,718
Coutts	1	5	0	5	0%	100%	-	\$215,500	0	6	0	2	-	33%	-	\$291,250
Cowley	0	3	0	2	-	67%	-	\$80,000	0	5	0	3	-	60%	-	\$267,667
Crowsnest	0	1	0	0	-	0%	-	-	0	1	0	1	-	100%	-	\$107,000
Foremost	1	2	0	0	0%	0%	-	-	0	3	0	2	-	67%	-	\$133,000
Fort Macleod	9	49	8	37	89%	76%	\$277,625	\$250,254	11	61	3	30	27%	49%	\$245,000	\$328,353
Glenwood	0	4	0	2	-	50%	-	\$204,000	0	2	0	1	-	50%	-	\$270,500
Granum	1	9	0	2	0%	22%	-	\$222,250	3	14	1	9	33%	64%	\$121,000	\$197,878
Grassy Lake	2	14	1	9	50%	64%	\$226,500	\$238,833	1	8	0	3	0%	38%	-	\$164,167
Hill Spring	0	9	0	7	-	78%	-	\$186,857	1	10	1	6	100%	60%	\$269,900	\$272,650
Lomond	0	9	0	4	-	44%	-	\$159,750	0	4	0	3	-	75%	-	\$143,000
Magrath	4	16	3	13	75%	81%	\$421,333	\$383,808	3	21	1	15	33%	71%	\$410,000	\$347,573
Milk River	1	25	1	15	100%	60%	\$235,000	\$185,320	3	20	4	12	133%	60%	\$253,625	\$193,242
Nobleford	5	25	4	22	80%	88%	\$324,875	\$397,564	6	30	2	19	33%	63%	\$347,500	\$329,626
Picture Butte	7	34	4	23	57%	68%	\$242,250	\$281,826	2	21	1	15	50%	71%	\$179,000	\$292,300
Pincher Creek	9	51	3	39	33%	76%	\$300,833	\$352,182	7	62	5	50	71%	81%	\$340,400	\$306,795
Raymond	6	44	4	33	67%	75%	\$427,125	\$353,389	6	56	2	43	33%	77%	\$426,250	\$299,046
Stavelly	0	11	1	5	-	45%	\$280,000	\$290,000	0	12	0	9	-	75%	-	\$231,178
Stirling	0	20	5	16	-	80%	\$259,900	\$300,900	2	20	2	8	100%	40%	\$415,000	\$343,500
Taber	22	122	15	92	68%	75%	\$288,734	\$299,529	13	153	13	122	100%	80%	\$254,704	\$273,009
Vauxhall	5	35	5	23	100%	66%	\$178,910	\$234,002	3	32	2	23	67%	72%	\$172,000	\$228,757
Vulcan	9	46	13	41	144%	89%	\$290,338	\$276,468	4	43	5	33	125%	77%	\$203,600	\$248,141
Warner	0	8	0	3	-	38%	-	\$98,833	0	11	1	6	-	55%	\$145,000	\$164,800
Coalhurst	5	42	2	31	40%	74%	\$193,750	\$354,874	4	48	3	42	75%	88%	\$392,200	\$367,120
Barnwell	0	14	2	12	-	86%	\$386,850	\$423,850	1	6	1	4	100%	67%	\$375,000	\$361,875
Aetna	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beaver Mines	0	1	0	1	-	100%	-	\$280,000	0	4	0	3	-	75%	-	\$565,667
Beazer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chin	0	0	0	0	-	-	-	-	0	0	0	1	-	-	-	\$300,000
Del Bonita	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Diamond City	1	7	0	5	0%	71%	-	\$961,000	1	2	0	0	0%	0%	-	-

REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2023								2022							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD	AUG	YTD
Enchant	0	4	0	3	-	75%	-	\$235,000	0	3	0	4	-	133%	-	\$176,750
Etzikom	0	0	0	0	-	-	-	-	0	0	0	1	-	-	-	\$162,000
Frank	0	2	0	0	-	0%	-	-	0	7	0	4	-	57%	-	\$403,125
Hays	0	3	0	3	-	100%	-	\$108,667	0	5	1	4	-	80%	\$185,000	\$212,250
Hillcrest	2	11	1	5	50%	45%	\$367,500	\$256,500	0	12	5	12	-	100%	\$438,000	\$348,825
Iron Springs	0	0	0	0	-	-	-	-	0	2	1	1	-	50%	\$340,000	\$340,000
Lundbreck	0	3	2	2	-	67%	\$384,500	\$384,500	0	3	1	3	-	100%	\$485,000	\$794,667
Manyberries	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Monarch	1	6	2	5	200%	83%	\$312,500	\$276,980	1	5	1	5	100%	100%	\$242,000	\$313,300
Mountain View	0	1	0	0	-	0%	-	-	0	2	0	0	-	0%	-	-
New Dayton	0	0	0	0	-	-	-	-	1	2	0	1	0%	50%	-	\$260,000
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shaughnessy	0	7	1	4	-	57%	\$100,000	\$143,750	3	8	1	5	33%	63%	\$260,000	\$165,500
Spring Coulee	0	1	0	1	-	100%	-	\$570,000	0	1	0	0	-	0%	-	-
Turin	0	0	0	0	-	-	-	-	0	2	0	1	-	50%	-	\$145,000
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	2	0	1	-	50%	-	\$1,150,000	0	1	0	1	-	100%	-	\$840,000
Welling	1	1	0	0	0%	0%	-	-	0	1	0	1	-	100%	-	\$300,000
Wrentham	0	0	0	0	-	-	-	-	0	2	1	4	-	200%	\$167,500	\$159,500
Kimball	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Leavitt	0	2	0	2	-	100%	-	\$387,000	1	3	1	2	100%	67%	\$310,000	\$260,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woolford	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Skiff	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Kirkcaldy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Moon River Estates	-	-	-	-	-	-	-	\$586,450	-	-	-	-	-	-	-	\$607,500
Orton	0	3	0	2	-	67%	-	\$566,950	0	1	0	1	-	100%	-	\$750,000
Parkland	0	2	0	2	-	100%	-	\$334,250	0	1	0	1	-	100%	-	\$177,500
Rural Cardson County	0	11	1	5	-	45%	\$600,000	\$774,000	1	9	1	1	100%	11%	\$500,000	\$500,000
Rural Crowsnest Pass	0	2	0	2	-	100%	-	\$1,105,000	0	0	0	1	-	-	-	\$390,000
Rural Forty Mile County	1	3	0	2	0%	67%	-	\$457,500	2	8	0	2	0%	25%	-	\$488,000
Rural Lethbridge County	2	18	0	12	0%	67%	-	\$814,583	3	26	2	16	67%	62%	\$972,400	\$993,122
Rural Pincher Creek MD	1	17	1	9	100%	53%	\$165,000	\$575,111	3	20	0	10	0%	50%	-	\$746,690
Rural Ranchland MD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rural Taber MD	6	18	1	4	17%	22%	\$980,000	\$965,000	2	15	1	10	50%	67%	\$665,000	\$502,100
Rural Vulcan County	4	39	2	23	50%	59%	\$195,450	\$438,548	8	50	0	25	0%	50%	-	\$548,224
Rural Warner County	0	9	2	6	-	67%	\$418,750	\$557,083	0	14	0	8	-	57%	-	\$623,000
Rural Willow Creek MD	1	16	1	8	100%	50%	\$300,000	\$644,125	1	26	0	15	0%	58%	-	\$730,970