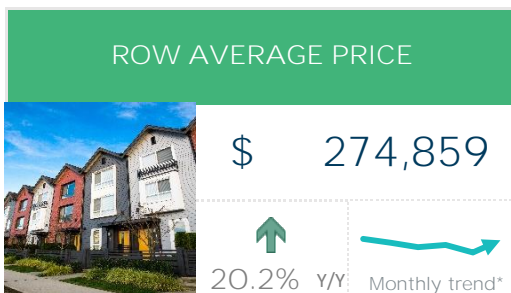
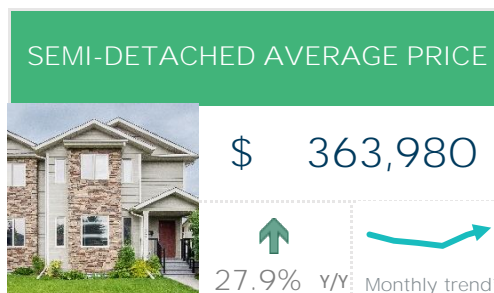
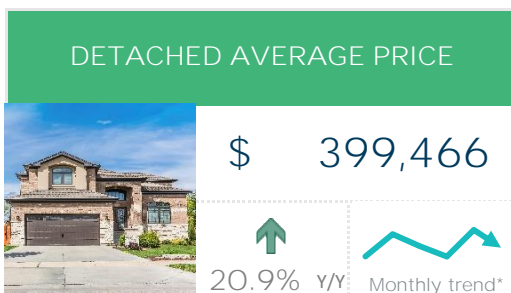
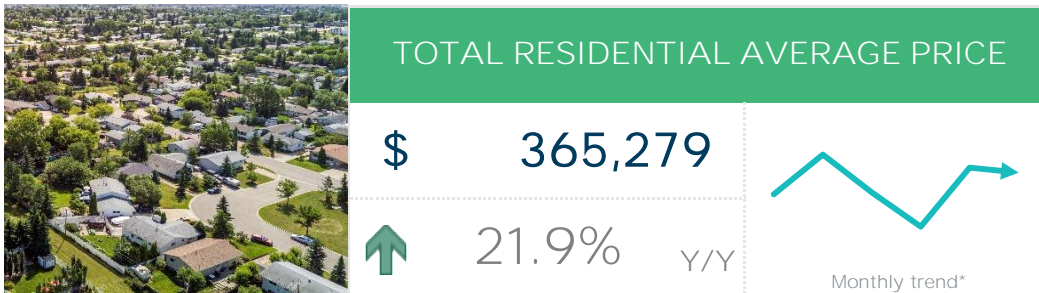
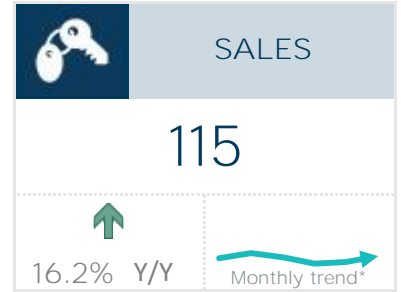


January 2024

## Market Trend Summary

With 115 sales and 129 new listings, the sales-to-new-listings ratio rose to 89 per cent, contributing to a monthly drop in inventory levels. Inventory levels dropped to 293 units, 46 per cent below long-term trends for the month and the lowest January reported since the record low in 2007. Strong sales combined with low supply levels caused the months of supply to drop below three months.

Both the average and median home price trended up over levels reported both last month and last year. While there can be some variation in price movements based on seasonal factors and the composition of sales, prices in January rose above the 2023 annual total.



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

January 2024

January 2024

	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	86	23%	97	-15%	211	-30%	89%	2.45	-43%	\$399,466	21%
Semi	10	11%	7	75%	23	-12%	143%	2.30	-20%	\$363,980	28%
Row	7	-30%	7	40%	32	3%	100%	4.57	47%	\$274,859	20%
Apartment	12	20%	18	0%	27	-47%	67%	2.25	-56%	\$174,100	3%
<b>Total Residential</b>	<b>115</b>	<b>16%</b>	<b>129</b>	<b>-9%</b>	<b>293</b>	<b>-29%</b>	<b>89%</b>	<b>2.55</b>	<b>-38%</b>	<b>\$365,279</b>	<b>22%</b>

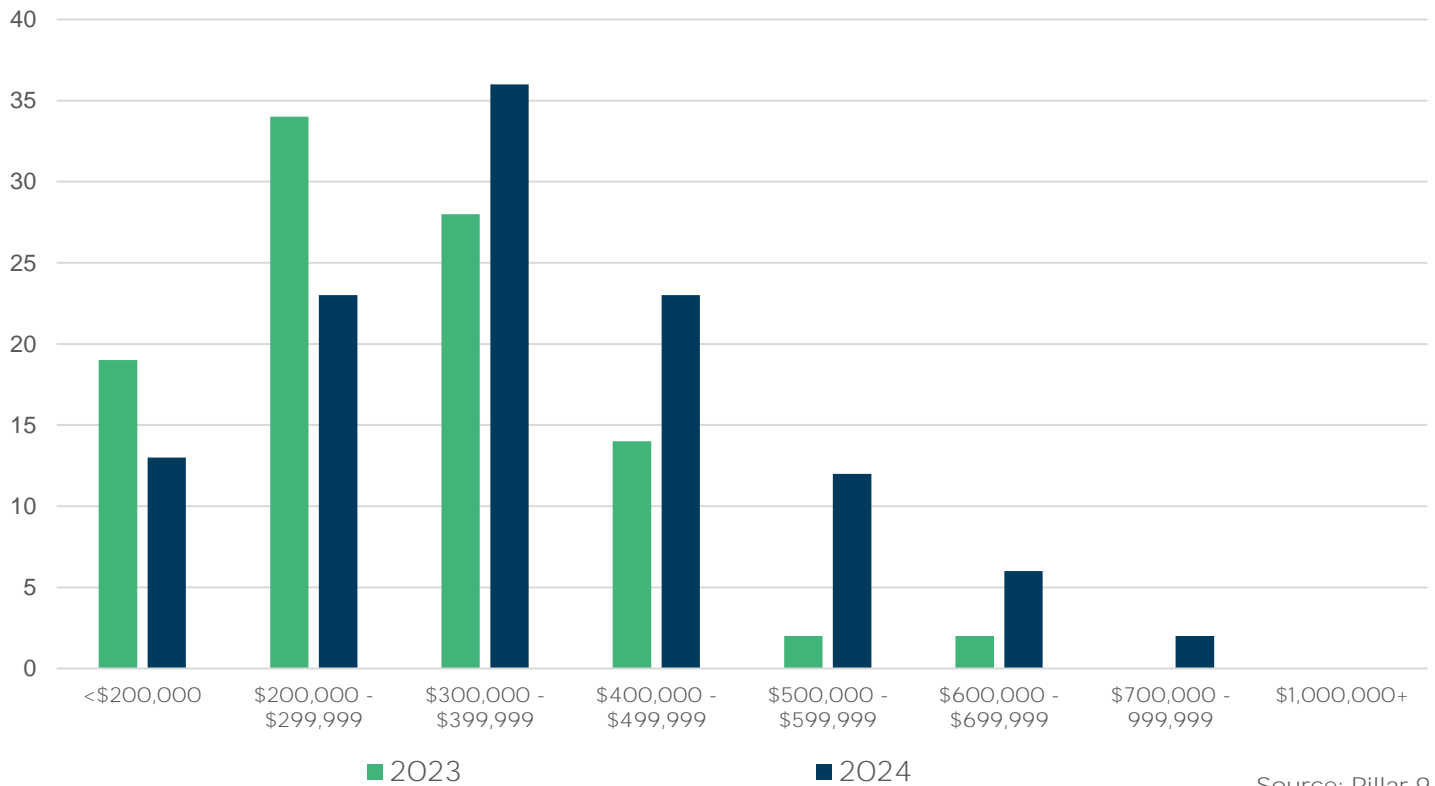
Year-to-Date

January 2024

	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	86	23%	97	-15%	211	-30%	89%	2.45	-43%	\$399,466	21%
Semi	10	11%	7	75%	23	-12%	143%	2.30	-20%	\$363,980	28%
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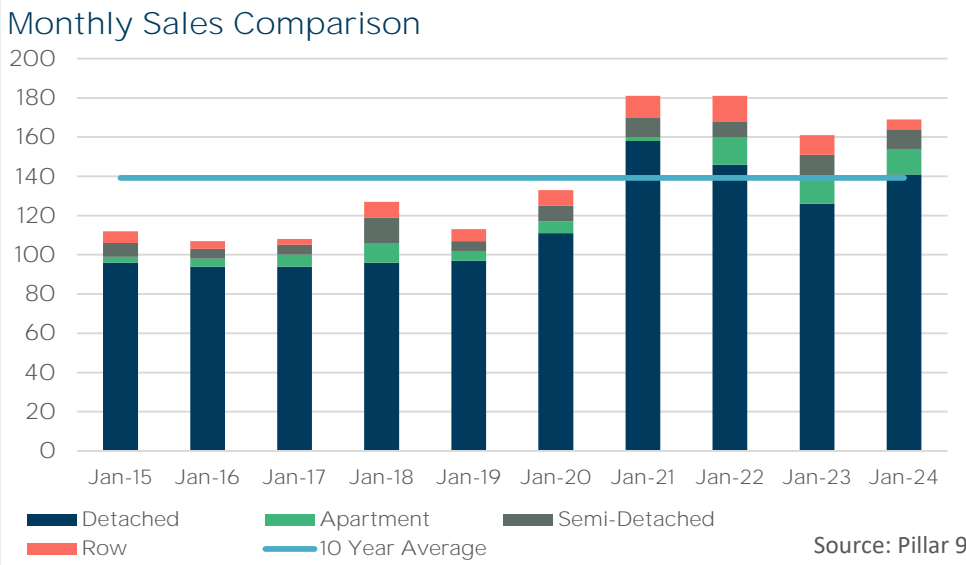
Residential Sales by Price Range

January



Source: Pillar 9

January 2024



### SALES

169

↑ 5.0% Y/Y    ↑ 5.0% YTD

### NEW LISTINGS

209

↓ 18.4% Y/Y    ↓ 18.4% YTD

### INVENTORY

527

↓ 24.5% Y/Y    → Monthly trend\*

### MONTHS OF SUPPLY

3.12

↓ 24.5% Y/Y    → Monthly trend\*

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

### TOTAL RESIDENTIAL AVG PRICE

\$ 369,011

↑ 17.8% Y/Y    → Monthly trend\*

### DETACHED AVG PRICE

\$ 391,240

↑ 14.8% Y/Y    → Monthly trend\*

### SEMI-DETACHED AVG PRICE

\$ 363,980

↑ 35.2% Y/Y    → Monthly trend\*

### ROW AVG PRICE

\$ 235,556

↑ 8.1% Y/Y    → Monthly trend\*

### APARTMENT AVG PRICE

\$ 183,112

↑ 14.5% Y/Y    → Monthly trend\*

January 2024



January 2024

	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	141	12%	175	-19%	428	-26%	81%	3.04	-26%	\$391,240	15%
Semi	10	-17%	8	14%	28	-24%	125%	2.80	-24%	\$363,980	35%
Row	5	-50%	8	-20%	37	9%	63%	7.40	9%	\$235,556	8%
Apartment	13	0%	18	-25%	28	-49%	72%	2.15	-49%	\$183,112	14%
<b>Total Residential</b>	<b>169</b>	<b>5%</b>	<b>209</b>	<b>-18%</b>	<b>527</b>	<b>-24%</b>	<b>81%</b>	<b>3.12</b>	<b>-24%</b>	<b>\$369,011</b>	<b>18%</b>

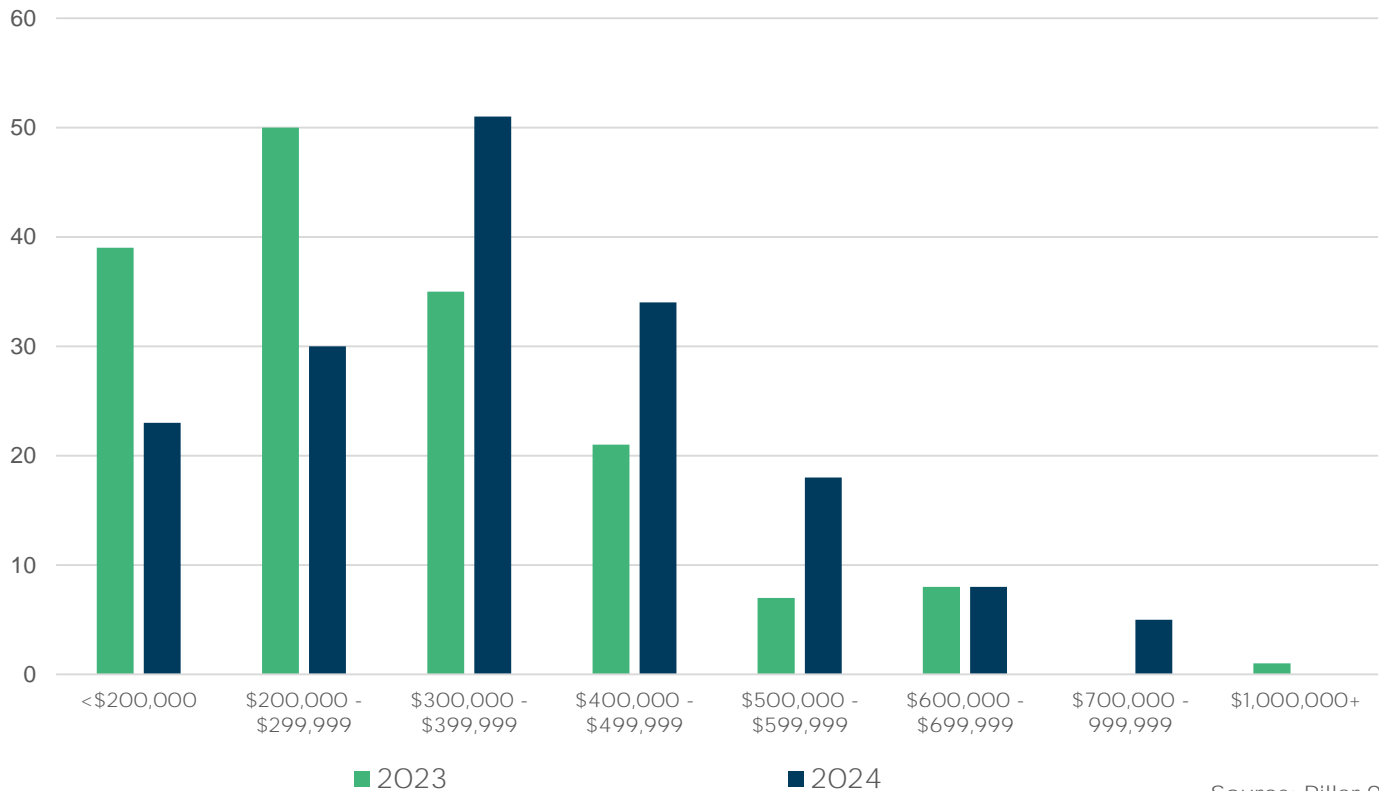
Year-to-Date

January 2024

	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	141	12%	175	-19%	428	-26%	81%	3.04	-34%	\$391,240	15%
Semi	10	-17%	8	14%	28	-24%	125%	2.80	-9%	\$363,980	35%
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<b>Total Residential</b>	<b>169</b>	<b>5%</b>	<b>209</b>	<b>-18%</b>	<b>527</b>	<b>-24%</b>	<b>81%</b>	<b>3.12</b>	<b>-28%</b>	<b>\$369,011</b>	<b>18%</b>

## Residential Sales by Price Range

January



Source: Pillar 9

January 2024



January 2024

	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	115	16%	129	-9%	293	-29%	89%	2.55	-29%	\$365,279	22%
Cardston County	2	-33%	9	0%	31	-26%	22%	15.50	-26%	\$167,500	-50%
Forty Mile County Nc	2	0%	2	-75%	14	-46%	100%	7.00	-46%	\$105,250	-52%
Waterton ID	0	NA	0	NA	0	-100%	NA	NA	-100%	NA	NA
Lethbridge County	17	-11%	28	-3%	44	-32%	61%	2.59	-32%	\$406,426	-12%
MD of Taber	9	-36%	15	-35%	47	-25%	60%	5.22	-25%	\$501,778	69%
Pincher Creek No 9	1	-75%	7	-13%	21	-22%	14%	21.00	-22%	\$330,000	-11%
Willow Creek No 26	13	8%	25	39%	51	13%	52%	3.92	13%	\$376,323	62%
Crowsnest Pass	4	-64%	6	-45%	30	-25%	67%	7.50	-25%	\$634,500	113%
Vulcan County	8	33%	8	-27%	35	25%	100%	4.38	25%	\$350,813	2%
Warner County No 5	5	0%	6	-54%	24	-20%	83%	4.80	-20%	\$338,980	92%
<b>Total</b>	<b>169</b>	<b>5%</b>	<b>209</b>	<b>-18%</b>	<b>527</b>	<b>-24%</b>	<b>81%</b>	<b>3.12</b>	<b>-24%</b>	<b>\$369,011</b>	<b>18%</b>

Year-to-Date

January 2024

	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	115	16%	129	-9%	293	-29%	89%	2.55	-29%	\$365,279	22%
Cardston County	2	-33%	9	0%	31	-26%	22%	15.50	-26%	\$167,500	-50%
Forty Mile County Nc	2	0%	2	-75%	14	-46%	100%	7.00	-46%	\$105,250	-52%
Waterton ID	0	NA	0	NA	0	-100%	NA	NA	-100%	NA	NA
Lethbridge County	17	-11%	28	-3%	44	-32%	61%	2.59	-32%	\$406,426	-12%
MD of Taber	9	-36%	15	-35%	47	-25%	60%	5.22	-25%	\$501,778	69%
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<b>Total</b>	<b>169</b>	<b>5%</b>	<b>209</b>	<b>-18%</b>	<b>527</b>	<b>-24%</b>	<b>81%</b>	<b>3.12</b>	<b>-28%</b>	<b>\$369,011</b>	<b>18%</b>

January 2024



	2024		2023		2022		% Change	
	January	YTD	January	YTD	January	YTD	January	YTD
Total # of Listings	209	209	256	256	268	268	-18%	-18%
Total # of Sold	169	169	161	161	181	181	5%	5%
Total Sales Volume	\$62,362,930	\$62,362,930	\$50,419,000	\$50,419,000	\$59,552,615	\$59,552,615	24%	24%

Number of Units	2024		2023	
	January	YTD	January	YTD
Sold by Price Range				
<\$200,000	23	23	39	39
\$200,000 - \$299,999	30	30	50	50
\$300,000 - \$399,999	51	51	35	35
\$400,000 - \$499,999	34	34	21	21
\$500,000 - \$599,999	18	18	7	7
\$600,000 - \$699,999	8	8	8	8
\$700,000 - 999,999	5	5	0	0
\$1,000,000+	0	0	1	1

## Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$55,164,900	141	175	428
Other	\$7,198,030	28	34	99
Vacant Land	\$349,000	1	1	211
Total	\$62,711,930	170	210	738

## Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$1,125,000	1	1	22
Commercial	\$1,239,200	4	4	95
Total	\$2,364,200	5	5	117

<b>Grand Total</b>	<b>\$65,076,130</b>	<b>175</b>	<b>215</b>	<b>855</b>
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# REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2024								2023							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD
Lethbridge	129	129	115	115	89%	89%	\$365,279	\$365,279	141	141	99	99	70%	70%	\$299,614	\$299,614
Barons	0	0	1	1	-	-	\$595,000	\$595,000	0	0	1	1	-	-	\$165,000	\$165,000
Bellevue	2	2	0	0	0%	0%	-	-	1	1	1	1	100%	100%	\$277,000	\$277,000
Blairmore	1	1	0	0	0%	0%	-	-	4	4	4	4	100%	100%	\$374,875	\$374,875
Burdett	0	0	0	0	-	-	-	-	1	1	0	0	0%	0%	-	-
Cardston	7	7	2	2	29%	29%	\$167,500	\$167,500	6	6	2	2	33%	33%	\$426,000	\$426,000
Carmangay	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Champion	2	2	1	1	50%	50%	\$250,000	\$250,000	0	0	1	1	-	-	\$248,000	\$248,000
Claresholm	11	11	5	5	45%	45%	\$288,600	\$288,600	4	4	2	2	50%	50%	\$303,500	\$303,500
Coaldale	13	13	9	9	69%	69%	\$440,111	\$440,111	16	16	13	13	81%	81%	\$392,646	\$392,646
Coleman	2	2	4	4	200%	200%	\$634,500	\$634,500	4	4	3	3	75%	75%	\$257,500	\$257,500
Coutts	0	0	2	2	-	-	\$102,500	\$102,500	1	1	1	1	100%	100%	\$227,500	\$227,500
Cowley	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Crowsnest	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Foremost	0	0	1	1	-	-	\$97,500	\$97,500	0	0	0	0	-	-	-	-
Fort Macleod	5	5	2	2	40%	40%	\$279,500	\$279,500	4	4	6	6	150%	150%	\$177,583	\$177,583
Glenwood	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Granum	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Grassy Lake	0	0	0	0	-	-	-	-	1	1	1	1	100%	100%	\$250,000	\$250,000
Hill Spring	0	0	0	0	-	-	-	-	1	1	1	1	100%	100%	\$162,500	\$162,500
Lomond	0	0	1	1	-	-	\$475,000	\$475,000	3	3	0	0	0%	0%	-	-
Magrath	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Milk River	1	1	0	0	0%	0%	-	-	4	4	2	2	50%	50%	\$162,450	\$162,450
Nobleford	2	2	0	0	0%	0%	-	-	3	3	1	1	33%	33%	\$400,000	\$400,000
Picture Butte	2	2	2	2	100%	100%	\$225,675	\$225,675	3	3	0	0	0%	0%	-	-
Pincher Creek	4	4	1	1	25%	25%	\$330,000	\$330,000	4	4	3	3	75%	75%	\$280,833	\$280,833
Raymond	3	3	1	1	33%	33%	\$465,000	\$465,000	4	4	2	2	50%	50%	\$165,000	\$165,000
Stavely	4	4	3	3	75%	75%	\$408,400	\$408,400	2	2	0	0	0%	0%	-	-
Stirling	0	0	0	0	-	-	-	-	1	1	0	0	0%	0%	-	-
Taber	7	7	5	5	71%	71%	\$450,000	\$450,000	13	13	9	9	69%	69%	\$265,211	\$265,211
Vauxhall	1	1	1	1	100%	100%	\$193,000	\$193,000	3	3	2	2	67%	67%	\$372,500	\$372,500
Vulcan	4	4	4	4	100%	100%	\$350,500	\$350,500	4	4	4	4	100%	100%	\$283,725	\$283,725
Warner	0	0	0	0	-	-	-	-	2	2	0	0	0%	0%	-	-
Coalhurst	6	6	3	3	50%	50%	\$408,967	\$408,967	4	4	3	3	75%	75%	\$412,333	\$412,333
Barnwell	2	2	0	0	0%	0%	-	-	1	1	1	1	100%	100%	\$620,000	\$620,000
Aetna	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beaver Mines	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beazer	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Chin	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Del Bonita	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Diamond City	1	1	1	1	100%	100%	\$615,000	\$615,000	1	1	0	0	0%	0%	-	-

# REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2024								2023							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD	JAN	YTD
Enchant	1	1	0	0	0%	0%	-	-	1	1	0	0	0%	0%	-	-
Etzikom	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Frank	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Hays	1	1	0	0	0%	0%	-	-	0	0	1	1	-	-	\$155,000	\$155,000
Hillcrest	0	0	0	0	-	-	-	-	2	2	3	3	150%	150%	\$245,000	\$245,000
Iron Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Lundbreck	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Manyberries	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Monarch	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Mountain View	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
New Dayton	0	0	1	1	-	-	\$450,000	\$450,000	0	0	0	0	-	-	-	-
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Shaughnessy	0	0	1	1	-	-	\$60,000	\$60,000	0	0	0	0	-	-	-	-
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	1	1	0	0	0%	0%	-	-	0	0	0	0	-	-	-	-
Wrentham	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Kimball	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Leavitt	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Woolford	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Skiff	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Kirkcaldy	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Moon River Estates	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Orton	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Parkland	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Cardson County	1	1	0	0	0%	0%	-	-	2	2	0	0	0%	0%	-	-
Rural Crowsnest Pass	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Forty Mile County	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Lethbridge County	3	3	0	0	0%	0%	-	-	2	2	1	1	50%	50%	\$1,835,000	\$1,835,000
Rural Pincher Creek MD	1	1	0	0	0%	0%	-	-	3	3	1	1	33%	33%	\$639,000	\$639,000
Rural Ranchland MD	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Taber MD	3	3	3	3	100%	100%	\$691,000	\$691,000	4	4	0	0	0%	0%	-	-
Rural Vulcan County	1	1	1	1	100%	100%	\$510,500	\$510,500	4	4	0	0	0%	0%	-	-
Rural Warner County	2	2	1	1	50%	50%	\$574,900	\$574,900	1	1	0	0	0%	0%	-	-
Rural Willow Creek MD	3	3	2	2	67%	67%	\$627,500	\$627,500	2	2	1	1	50%	50%	\$595,000	\$595,000