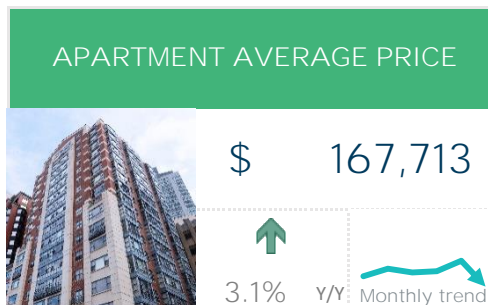
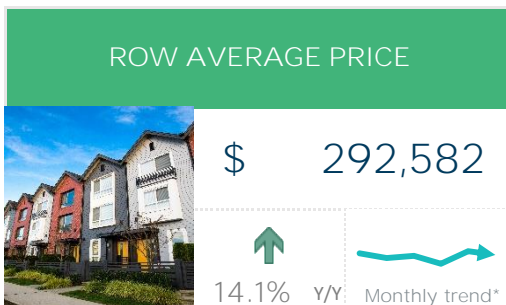
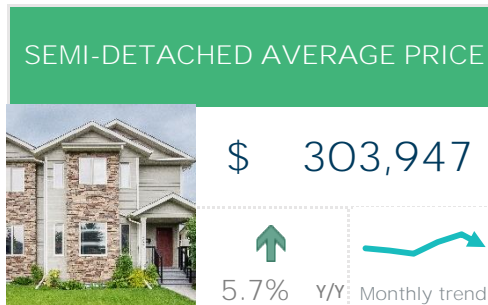
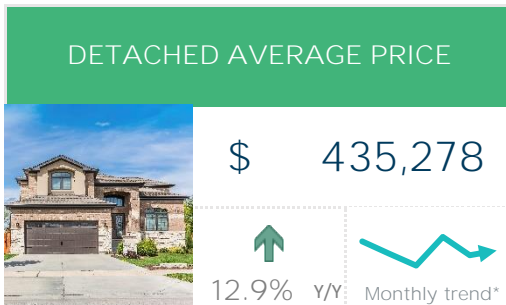
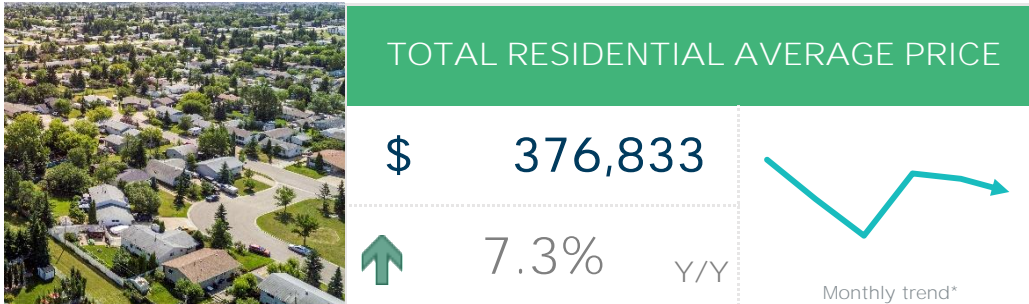


February 2024

Market Trend Summary

For the second consecutive month, sales have increased, causing year-to-date sales to rise by almost 24 per cent compared to the same period last year. While new listings also saw an uptick in February, it wasn't sufficient to boost inventory levels. The inventory in February totaled 279 units, which is nearly 51 per cent below the long-term trends for the month.

With a sales-to-new listings ratio of 93 per cent and a two-month supply, the market conditions remained tight, resulting in price growth. Average prices for the year to date have increased by almost 14 per cent, thanks to gains across all property types.



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

February 2024



February 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	94	18%	105	2%	204	-32%	90%	2.17	-42%	\$435,278	13%
Semi	15	36%	10	0%	15	-6%	150%	1.00	-31%	\$303,947	6%
Row	15	88%	19	46%	33	6%	79%	2.20	-43%	\$292,582	14%
Apartment	15	114%	15	7%	27	-52%	100%	1.80	-78%	\$167,713	3%
Total Residential	139	31%	149	6%	279	-31%	93%	2.01	-47%	\$376,833	7%

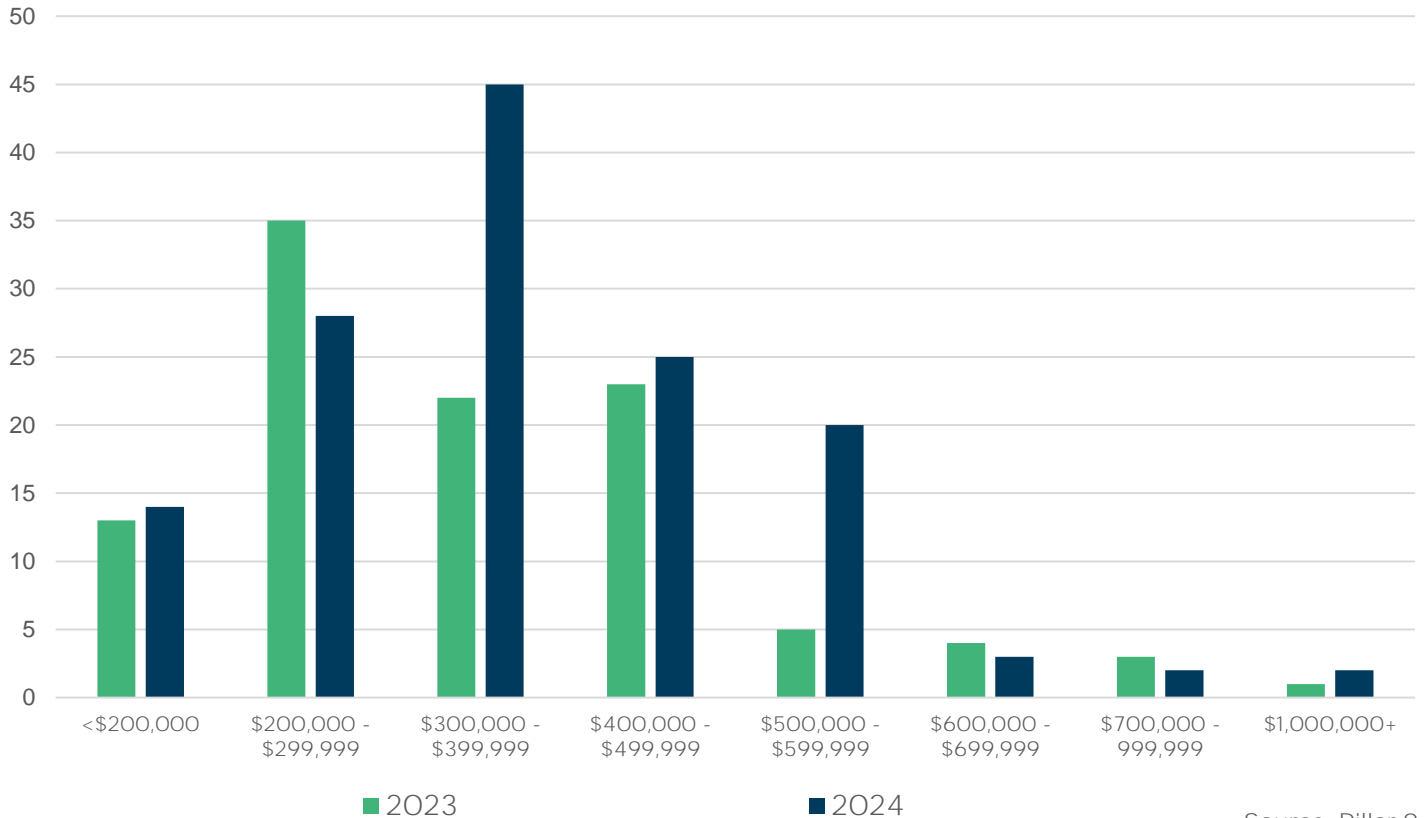
Year-to-Date

February 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	180	20%	202	-7%	208	-31%	89%	2.31	-43%	\$418,168	16%
Semi	25	25%	17	21%	19	-10%	147%	1.52	-28%	\$327,960	15%
Row	22	22%	26	44%	33	5%	85%	2.95	-14%	\$286,943	19%
Apartment	27	59%	33	3%	27	-50%	82%	2.00	-68%	\$170,552	3%
Total Residential	254	24%	278	-1%	286	-30%	91%	2.25	-43%	\$371,602	14%

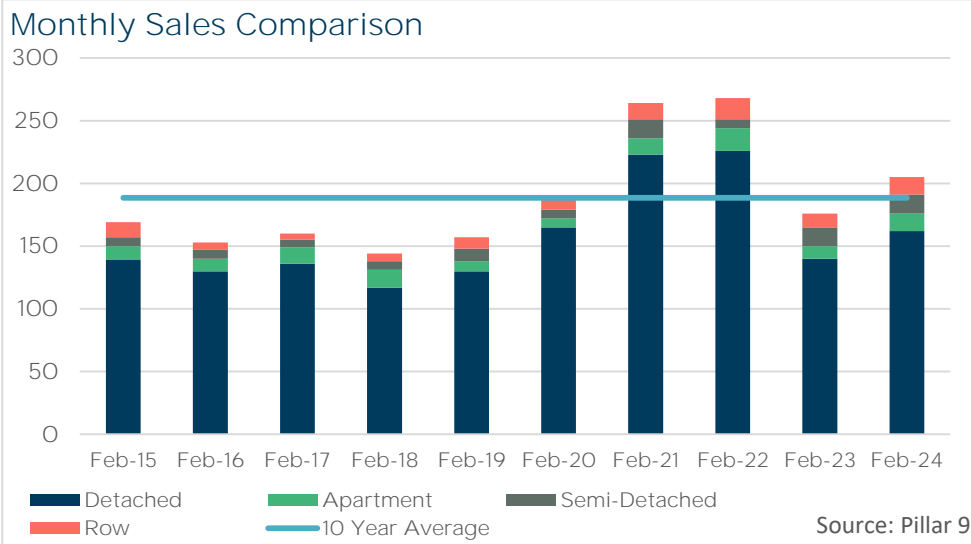
Residential Sales by Price Range

February

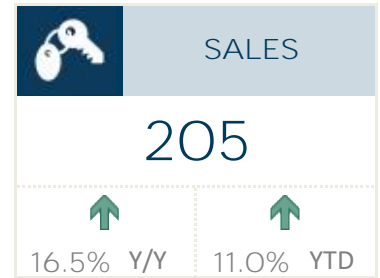
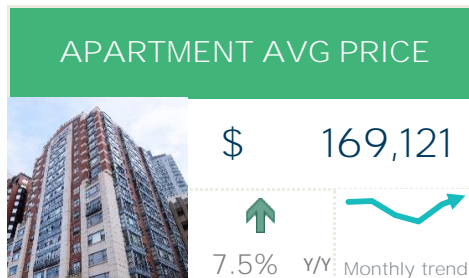
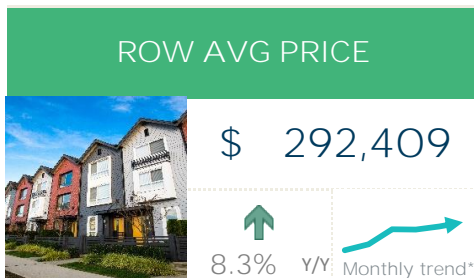
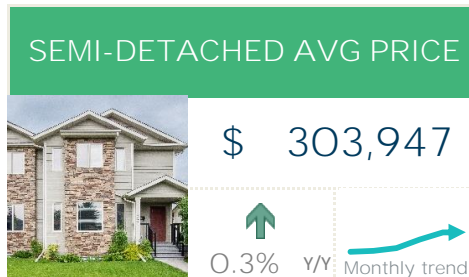
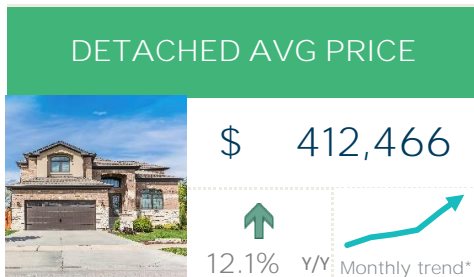
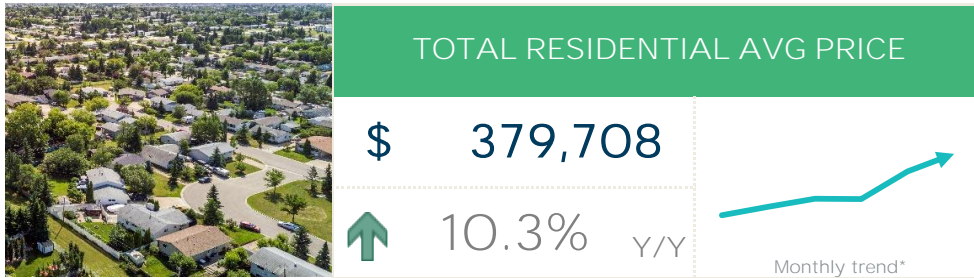


Source: Pillar 9

February 2024



*The six month monthly trend is based on a moving average



February 2024 

February 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	162	16%	187	1%	421	-27%	87%	2.60	-27%	\$412,466	12%
Semi	15	0%	12	0%	22	0%	125%	1.47	0%	\$303,947	0%
Row	14	27%	21	40%	41	14%	67%	2.93	14%	\$292,409	8%
Apartment	14	40%	15	25%	28	-50%	93%	2.00	-50%	\$169,121	7%
Total Residential	205	16%	235	4%	508	-26%	87%	2.48	-26%	\$379,708	10%

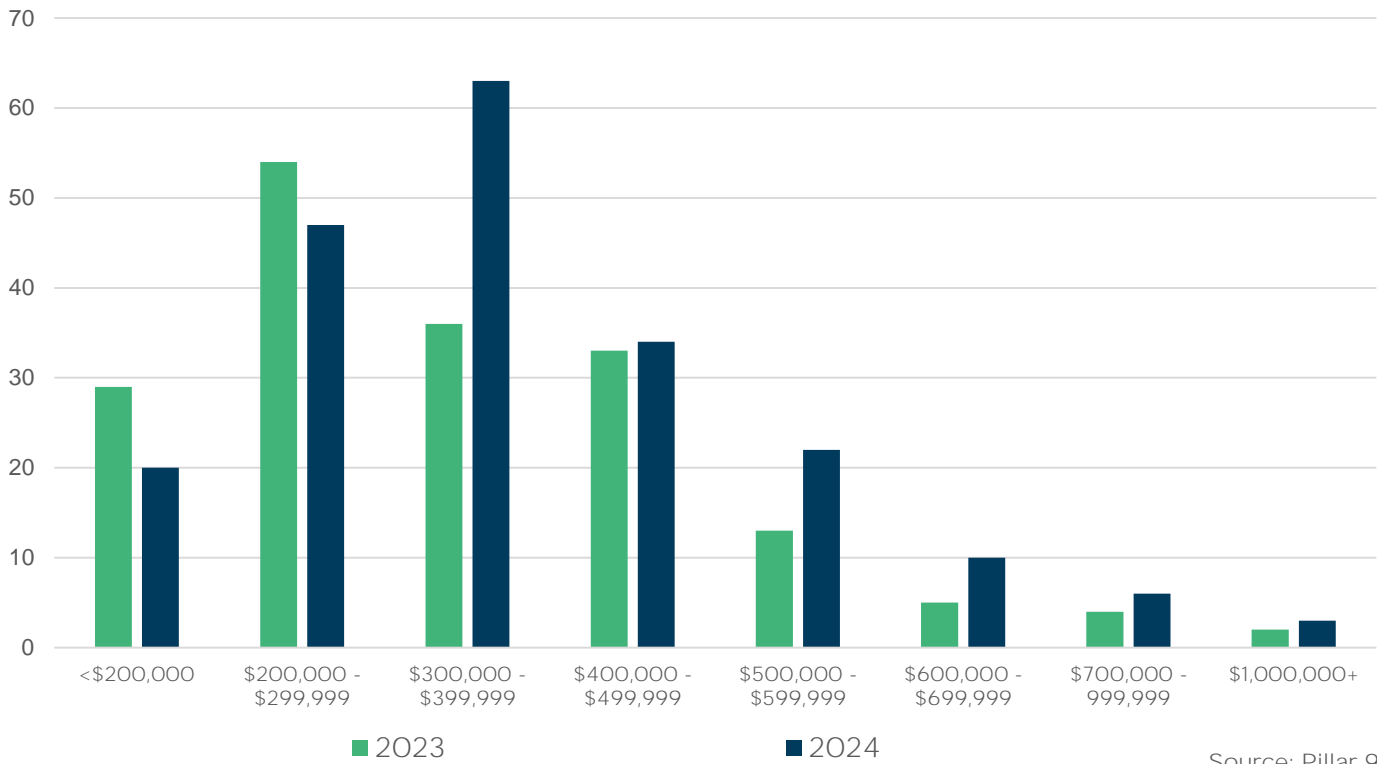
Year-to-Date

February 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	303	14%	363	-9%	425	-27%	83%	2.80	-36%	\$402,589	13%
Semi	25	-7%	20	5%	25	-15%	125%	2.00	-8%	\$327,960	14%
Row	19	-10%	29	16%	39	11%	66%	4.11	23%	\$277,448	13%
Apartment	27	17%	33	-8%	28	-50%	82%	2.07	-57%	\$175,857	11%
Total Residential	374	11%	445	-7%	518	-25%	84%	2.77	-32%	\$374,874	14%

Residential Sales by Price Range

February



February 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	139	31%	149	6%	279	-31%	93%	2.01	-31%	\$376,833	7%
Cardston County	4	-56%	7	-36%	33	-20%	57%	8.25	-20%	\$406,250	25%
Forty Mile County Nc	4	0%	3	-57%	13	-52%	133%	3.25	-52%	\$207,500	16%
Waterton ID	0	NA	0	NA	0	-100%	NA	NA	-100%	NA	NA
Lethbridge County	11	-59%	23	-30%	53	-17%	48%	4.82	-17%	\$531,364	40%
MD of Taber	15	36%	15	25%	44	-23%	100%	2.93	-23%	\$401,467	29%
Pincher Creek No 9	6	100%	8	60%	21	-25%	75%	3.50	-25%	\$352,333	-1%
Willow Creek No 26	16	33%	21	0%	52	8%	76%	3.25	8%	\$349,922	14%
Crowsnest Pass	9	-31%	5	-55%	25	-7%	180%	2.78	-7%	\$332,389	-2%
Vulcan County	14	250%	11	22%	30	-3%	127%	2.14	-3%	\$336,904	53%
Warner County No 5	8	100%	12	33%	25	-24%	67%	3.13	-24%	\$324,225	-13%
Total	205	16%	235	4%	508	-26%	87%	2.48	-26%	\$379,708	10%

Year-to-Date

February 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	254	24%	278	-1%	286	-30%	91%	2.25	-30%	\$371,602	14%
Cardston County	6	-50%	16	-20%	32	-23%	38%	10.67	-23%	\$326,667	-1%
Forty Mile County Nc	6	0%	5	-67%	14	-49%	120%	4.50	-49%	\$173,417	-10%
Waterton ID	0	NA	0	NA	0	-100%	NA	NA	-100%	NA	NA
Lethbridge County	28	-39%	51	-18%	49	-25%	55%	3.46	-25%	\$455,509	10%
MD of Taber	24	-4%	30	-14%	46	-24%	80%	3.79	-24%	\$439,083	45%
Pincher Creek No 9	7	0%	15	15%	21	-24%	47%	6.00	-24%	\$349,143	-4%
Willow Creek No 26	29	21%	46	18%	52	11%	63%	3.55	11%	\$361,748	34%
Crowsnest Pass	13	-46%	11	-50%	28	-18%	118%	4.23	-18%	\$425,346	33%
Vulcan County	22	120%	19	-5%	33	10%	116%	2.95	10%	\$341,961	16%
Warner County No 5	13	44%	18	-18%	25	-22%	72%	3.77	-22%	\$329,900	25%
Total	374	11%	445	-7%	518	-25%	84%	2.77	-32%	\$374,874	14%

February 2024



	2024		2023		2022		% Change	
	February	YTD	February	YTD	February	YTD	February	YTD
Total # of Listings	235	445	225	481	316	584	4%	-7%
Total # of Sold	205	374	176	337	268	449	16%	11%
Total Sales Volume	\$77,840,064	\$140,202,994	\$60,594,306	\$111,013,306	\$90,284,538	\$149,837,153	28%	26%

Number of Units	2024		2023	
	February	YTD	February	YTD
Sold by Price Range				
<\$200,000	20	43	29	68
\$200,000 - \$299,999	47	77	54	104
\$300,000 - \$399,999	63	114	36	71
\$400,000 - \$499,999	34	68	33	54
\$500,000 - \$599,999	22	40	13	20
\$600,000 - \$699,999	10	18	5	13
\$700,000 - 999,999	6	11	4	4
\$1,000,000+	3	3	2	3

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$66,819,438	162	187	421
Other	\$11,020,626	43	48	87
Vacant Land	\$2,012,700	17	17	228
Total	\$79,852,764	222	252	736

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$2,950,000	2	2	20
Commercial	\$1,162,520	6	6	84
Total	\$4,112,520	8	8	104

Grand Total	\$83,965,283	230	260	840
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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	
	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD
Lethbridge	149	278	139	254	93%	91%	\$376,833	\$371,602	140	281	106	205	76%	73%	\$351,045	\$326,208
Barons	0	0	0	1	-	-	-	\$595,000	2	2	2	3	100%	150%	\$155,500	\$158,667
Bellevue	1	3	3	3	300%	100%	\$319,000	\$319,000	1	2	1	2	100%	100%	\$435,000	\$356,000
Blairmore	2	3	3	3	150%	100%	\$290,333	\$290,333	2	6	3	7	150%	117%	\$405,833	\$388,143
Burdett	0	0	0	0	-	-	-	-	2	3	0	0	0%	0%	-	-
Cardston	2	9	3	5	150%	56%	\$283,333	\$237,000	6	12	5	7	83%	58%	\$259,980	\$307,414
Carmangay	0	1	2	2	-	200%	\$187,500	\$187,500	1	1	0	0	0%	0%	-	-
Champion	2	4	1	2	50%	50%	\$280,000	\$265,000	0	0	0	1	-	-	-	\$248,000
Claresholm	5	16	4	9	80%	56%	\$293,000	\$290,528	10	14	5	7	50%	50%	\$252,100	\$266,786
Coaldale	7	20	5	14	71%	70%	\$436,850	\$438,946	15	31	9	22	60%	71%	\$333,333	\$368,382
Coleman	2	4	2	6	100%	150%	\$425,000	\$564,667	8	12	9	12	113%	100%	\$305,106	\$293,204
Coutts	0	0	0	2	-	-	-	\$102,500	0	1	0	1	-	100%	-	\$227,500
Cowley	0	1	1	1	-	100%	\$205,000	\$205,000	1	1	0	0	0%	0%	-	-
Crowsnest	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Foremost	0	0	0	1	-	-	-	\$97,500	0	0	0	0	-	-	-	-
Fort Macleod	7	12	2	4	29%	33%	\$250,500	\$265,000	6	10	2	8	33%	80%	\$117,500	\$162,563
Glenwood	0	0	0	0	-	-	-	-	1	1	0	0	0%	0%	-	-
Granum	1	1	2	2	200%	200%	\$191,250	\$191,250	0	0	0	0	-	-	-	-
Grassy Lake	0	0	0	0	-	-	-	-	1	2	0	1	0%	50%	-	\$250,000
Hill Spring	1	1	0	0	0%	0%	-	-	2	3	2	3	100%	100%	\$157,500	\$159,167
Lomond	0	0	1	2	-	-	\$264,150	\$369,575	1	4	1	1	100%	25%	\$79,000	\$79,000
Magrath	4	4	1	1	25%	25%	\$775,000	\$775,000	1	1	1	1	100%	100%	\$450,000	\$450,000
Milk River	1	2	1	1	100%	50%	\$170,000	\$170,000	1	5	0	2	0%	40%	-	\$162,450
Nobleford	1	3	1	1	100%	33%	\$470,000	\$470,000	3	6	3	4	100%	67%	\$623,333	\$567,500
Picture Butte	5	7	1	3	20%	43%	\$285,000	\$245,450	6	9	4	4	67%	44%	\$237,350	\$237,350
Pincher Creek	3	7	4	5	133%	71%	\$389,000	\$377,200	3	7	2	5	67%	71%	\$257,500	\$271,500
Raymond	7	10	1	2	14%	20%	\$309,000	\$387,000	5	9	3	5	60%	56%	\$329,000	\$263,400
Stavely	0	4	2	5	-	125%	\$438,500	\$420,440	0	2	0	0	-	0%	-	-
Stirling	2	2	3	3	150%	150%	\$395,000	\$395,000	1	2	1	1	100%	50%	\$500,000	\$500,000
Taber	11	18	12	17	109%	94%	\$421,292	\$429,735	7	20	9	18	129%	90%	\$285,656	\$275,433
Vauxhall	2	3	1	2	50%	67%	\$164,000	\$178,500	2	5	0	2	0%	40%	-	\$372,500
Vulcan	4	7	5	9	125%	129%	\$300,700	\$322,833	2	6	2	6	100%	100%	\$105,000	\$224,150
Warner	1	1	2	2	200%	200%	\$121,400	\$121,400	0	2	0	0	-	0%	-	-
Coalhurst	6	12	1	4	17%	33%	\$444,250	\$417,788	3	7	6	9	200%	129%	\$395,833	\$401,333
Barnwell	0	2	1	1	-	50%	\$650,000	\$650,000	1	2	1	2	100%	100%	\$175,000	\$397,500
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	0	1	0	1	-	100%	-	\$615,000	0	1	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	
	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD	FEB	YTD
Enchant	0	1	0	0	-	0%	-	-	0	1	0	0	-	0%	-	-
Etzikom	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Frank	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Hays	0	1	1	1	-	100%	\$152,500	\$152,500	1	1	0	1	0%	100%	-	\$155,000
Hillcrest	0	0	1	1	-	-	\$313,500	\$313,500	0	2	0	3	-	150%	-	\$245,000
Iron Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Lundbreck	0	0	1	1	-	-	\$353,000	\$353,000	1	1	0	0	0%	0%	-	-
Manyberries	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Monarch	0	1	0	0	-	0%	-	-	1	1	0	0	0%	0%	-	-
Mountain View	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
New Dayton	0	0	0	1	-	-	-	\$450,000	0	0	0	0	-	-	-	-
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Shaughnessy	0	0	0	1	-	-	-	\$60,000	1	1	1	1	100%	100%	\$118,000	\$118,000
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	0	1	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	-	-	-	-	2	2	1	1	50%	50%	\$363,900	\$363,900
Parkland	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Cardson County	0	1	0	0	-	0%	-	-	1	3	1	1	100%	33%	\$870,000	\$870,000
Rural Crowsnest Pass	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Forty Mile County	3	3	1	1	33%	33%	\$280,000	\$280,000	0	0	1	1	-	-	\$340,000	\$340,000
Rural Lethbridge County	4	7	3	3	75%	43%	\$820,500	\$820,500	2	4	2	3	100%	75%	\$817,500	\$1,156,667
Rural Pincher Creek MD	5	7	0	0	0%	0%	-	-	0	3	1	2	-	67%	\$549,000	\$594,000
Rural Ranchland MD	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Taber MD	2	5	0	3	0%	60%	-	\$691,000	0	4	1	1	-	25%	\$680,000	\$680,000
Rural Vulcan County	5	7	4	5	80%	71%	\$546,250	\$539,100	3	7	1	1	33%	14%	\$591,000	\$591,000
Rural Warner County	1	3	1	2	100%	67%	\$687,000	\$630,950	2	3	0	0	0%	0%	-	-
Rural Willow Creek MD	5	8	1	3	20%	38%	\$630,000	\$628,333	0	2	1	2	-	100%	\$535,000	\$565,000