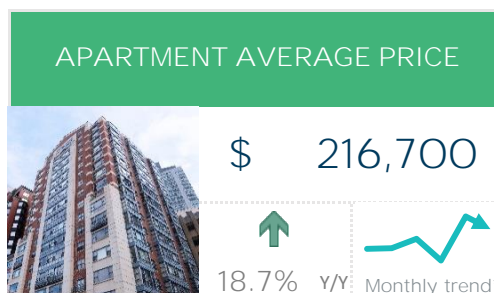
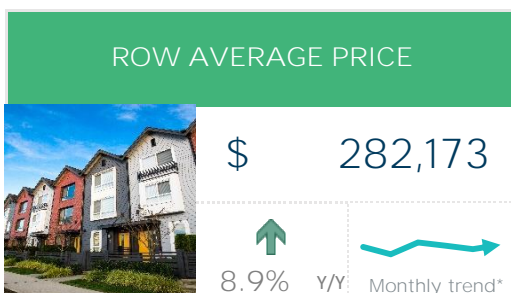
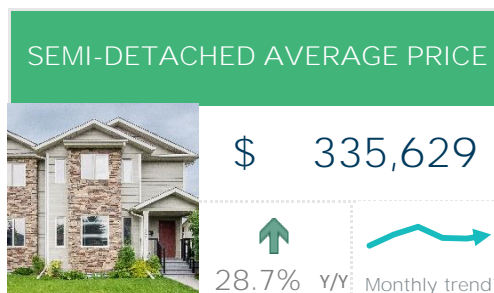
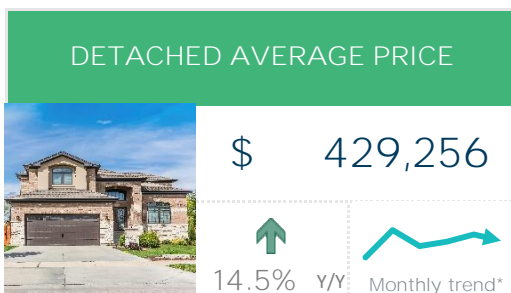
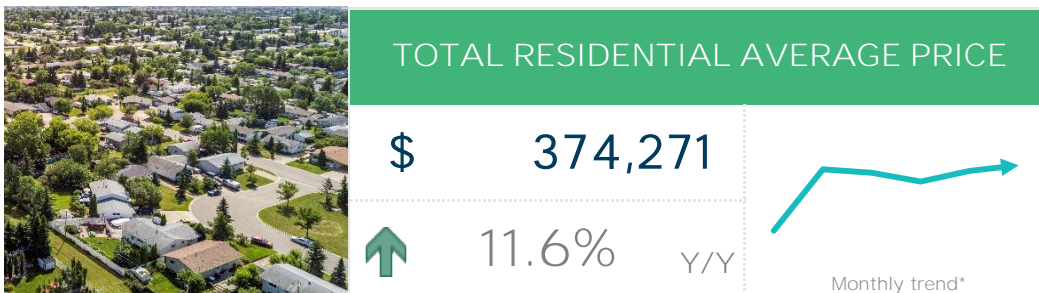


April 2024

Market Trend Summary

New listings improved in April reaching 236 units. However, at the same time sales also improved keeping the sales-to-new-listings ratio elevated at 83 per cent and preventing any significant adjustment to inventory levels. In April there were 297 units in inventory, over 30 per cent below last years levels and long-term trends for the month.

The low inventory levels compared to sales ensured the market continued to favour the seller, placing further upward pressure on home prices. Year-to-date average prices have risen by over 11 per cent, with the strongest price gains occurring for detached homes at just over 15 per cent.



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

April 2024



April 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	126	-6%	163	-5%	225	-31%	77%	1.79	-26%	\$429,256	14%
Semi	14	75%	16	60%	10	-57%	88%	0.71	-75%	\$335,629	29%
Row	30	67%	28	8%	34	-13%	107%	1.13	-48%	\$282,173	9%
Apartment	23	5%	29	93%	28	-45%	79%	1.22	-47%	\$216,700	19%
Total Residential	193	6%	236	6%	297	-32%	82%	1.54	-36%	\$374,271	12%

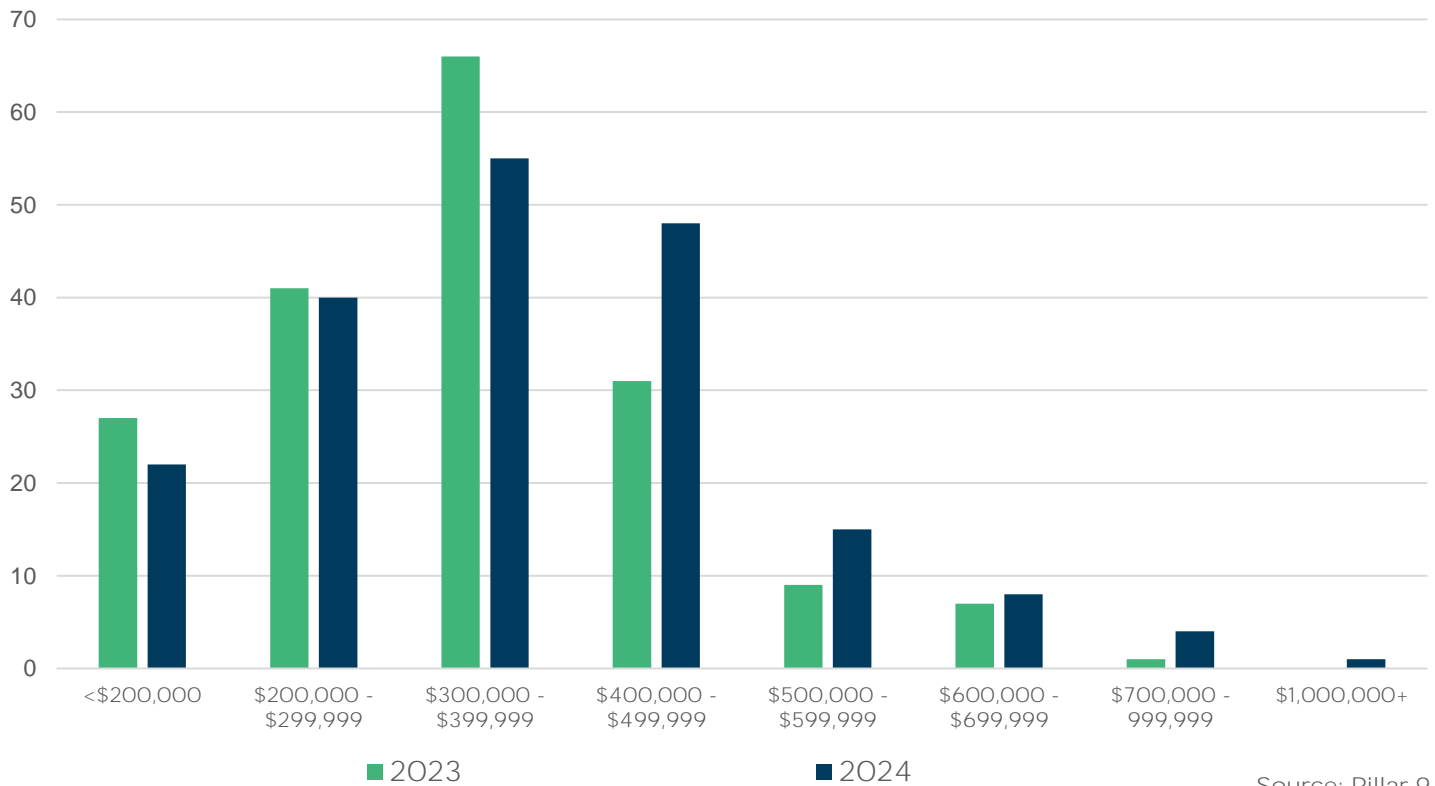
Year-to-Date

April 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	424	7%	499	-10%	211	-32%	85%	1.99	-37%	\$423,836	15%
Semi	49	48%	40	8%	14	-34%	123%	1.16	-55%	\$325,700	13%
Row	68	24%	75	10%	34	1%	91%	2.00	-18%	\$279,078	8%
Apartment	74	40%	83	22%	27	-51%	89%	1.43	-65%	\$187,635	2%
Total Residential	615	15%	697	-4%	286	-32%	88%	1.86	-41%	\$371,590	11%

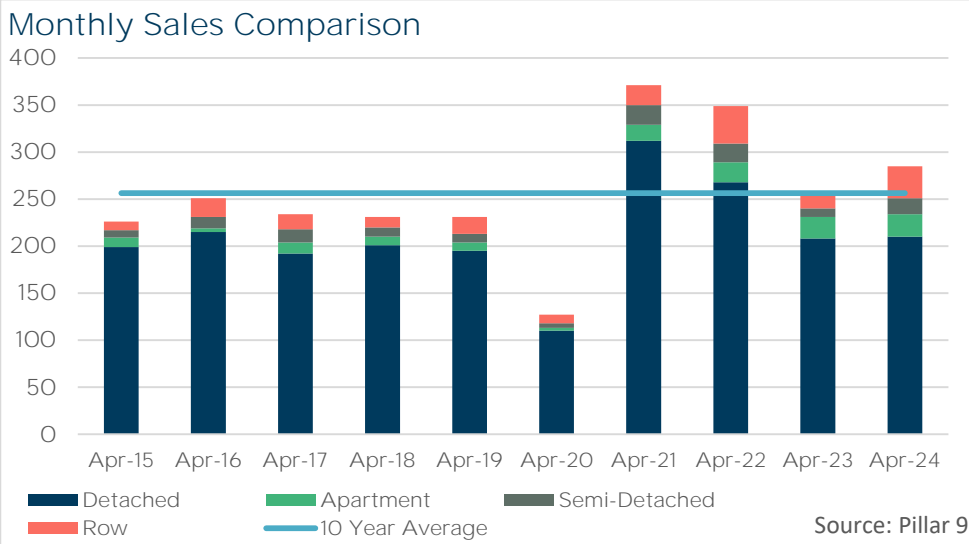
Residential Sales by Price Range

April

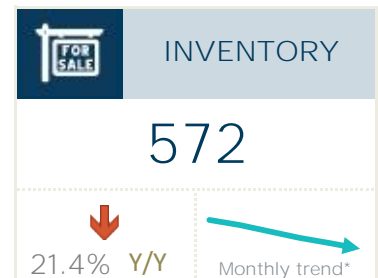
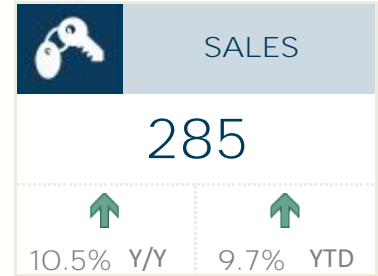
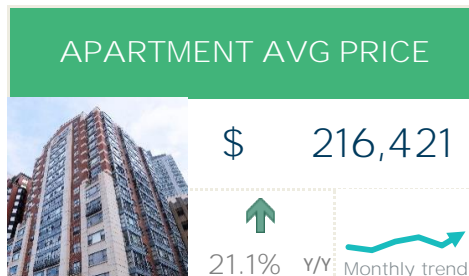
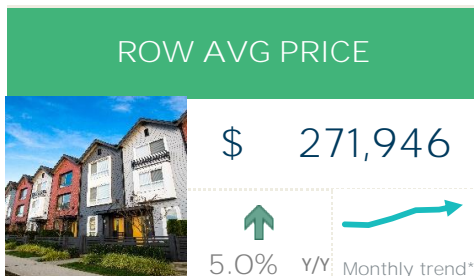
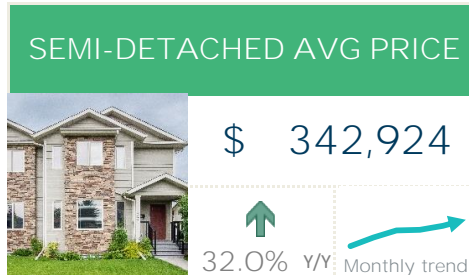
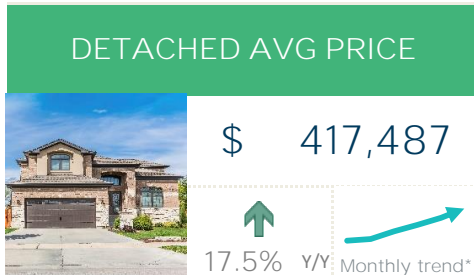
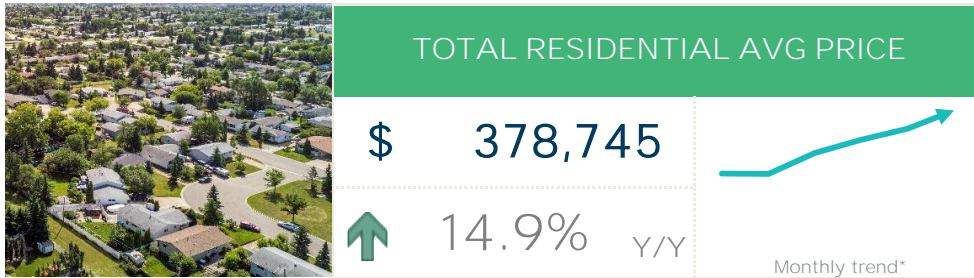


Source: Pillar 9

April 2024



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



April 2024



April 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	210	1%	292	-1%	481	-21%	72%	2.29	-21%	\$417,487	17%
Semi	17	89%	21	110%	17	-37%	81%	1.00	-37%	\$342,924	32%
Row	34	89%	36	29%	48	9%	94%	1.41	9%	\$271,946	5%
Apartment	24	4%	31	72%	29	-44%	77%	1.21	-44%	\$216,421	21%
Total Residential	285	10%	380	8%	572	-21%	75%	2.01	-21%	\$378,745	15%

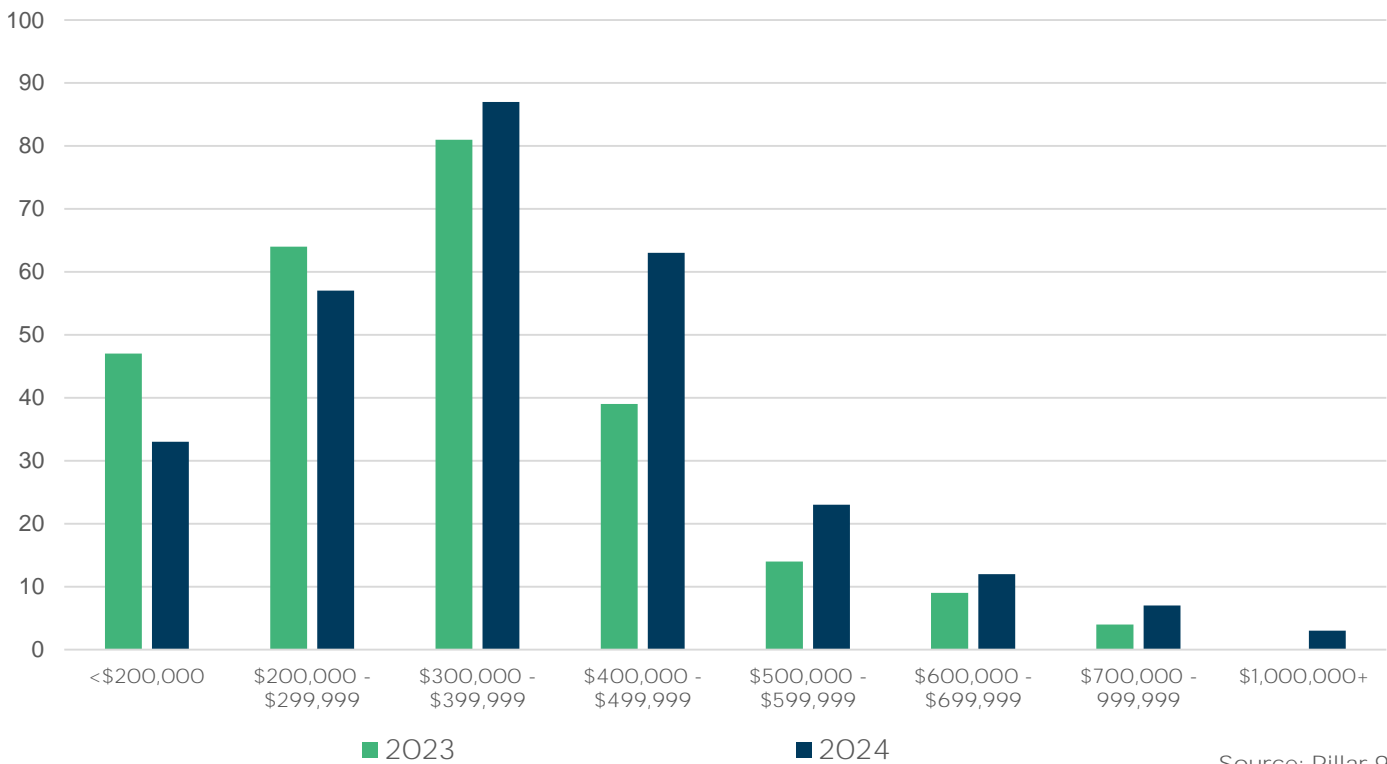
Year-to-Date

April 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	712	6%	902	-6%	441	-24%	79%	2.48	-28%	\$408,987	14%
Semi	57	27%	52	16%	20	-28%	110%	1.42	-43%	\$339,144	19%
Row	73	22%	93	19%	43	15%	78%	2.37	-5%	\$274,577	6%
Apartment	76	29%	84	12%	27	-51%	90%	1.43	-62%	\$190,766	8%
Total Residential	918	10%	1131	-2%	534	-23%	81%	2.33	-30%	\$375,896	13%

Residential Sales by Price Range

April



April 2024



April 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	193	6%	236	6%	297	-32%	82%	1.54	-32%	\$374,271	12%
Cardston County	13	160%	16	45%	37	9%	81%	2.85	9%	\$338,631	-25%
Forty Mile County No 9	1	-67%	5	-38%	15	-52%	20%	15.00	-52%	\$445,000	30%
Waterton ID	0	NA	0	NA	1	NA	NA	NA	NA	NA	NA
Lethbridge County	31	41%	46	64%	60	3%	67%	1.94	3%	\$460,948	15%
MD of Taber	17	6%	25	9%	60	-2%	68%	3.53	-2%	\$358,524	24%
Pincher Creek No 9	6	-33%	8	60%	29	26%	75%	4.83	26%	\$353,250	45%
Willow Creek No 26	28	33%	35	-8%	48	-14%	80%	1.71	-14%	\$416,668	42%
Crowsnest Pass	5	-44%	22	47%	35	17%	23%	7.00	17%	\$329,100	-3%
Vulcan County	6	-14%	11	-42%	26	-42%	55%	4.33	-42%	\$428,083	26%
Warner County No 5	10	-23%	14	-26%	24	-43%	71%	2.40	-43%	\$360,950	20%
Total	285	10%	380	8%	572	-21%	75%	2.01	-21%	\$378,745	15%

Year-to-Date

April 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	615	15%	697	-4%	286	-32%	88%	1.86	-32%	\$371,590	11%
Cardston County	23	-12%	43	23%	35	-6%	53%	6.04	-6%	\$390,313	12%
Forty Mile County No 9	10	0%	13	-59%	14	-53%	77%	5.40	-53%	\$222,405	-9%
Waterton ID	0	-100%	1	NA	1	0%	0%	NA	0%	NA	NA
Lethbridge County	83	-14%	123	2%	52	-15%	67%	2.49	-15%	\$437,246	11%
MD of Taber	54	-5%	87	12%	52	-11%	62%	3.85	-11%	\$376,244	32%
Pincher Creek No 9	19	-24%	35	17%	25	-8%	54%	5.16	-8%	\$376,000	11%
Willow Creek No 26	79	20%	105	4%	50	4%	75%	2.51	4%	\$395,420	30%
Crowsnest Pass	30	-35%	42	-14%	28	-9%	71%	3.70	-9%	\$421,450	26%
Vulcan County	43	87%	39	-25%	28	-20%	110%	2.63	-20%	\$330,329	1%
Warner County No 5	38	41%	45	-21%	24	-34%	84%	2.50	-34%	\$320,321	14%
Total	918	10%	1131	-2%	534	-23%	81%	2.33	-30%	\$375,896	13%

April 2024



	2024		2023		2022		% Change	
	April	YTD	April	YTD	April	YTD	April	YTD
Total # of Listings	380	1,131	351	1,157	495	1,514	8%	-2%
Total # of Sold	285	918	258	837	349	1,171	10%	10%
Total Sales Volume	\$107,942,321	\$345,072,273	\$85,039,220	\$279,387,886	\$116,924,287	\$391,884,534	27%	24%

Number of Units	2024		2023	
	April	YTD	April	YTD
Sold by Price Range				
<\$200,000	33	108	47	141
\$200,000 - \$299,999	57	198	64	249
\$300,000 - \$399,999	87	273	81	224
\$400,000 - \$499,999	63	179	39	128
\$500,000 - \$599,999	23	85	14	51
\$600,000 - \$699,999	12	37	9	25
\$700,000 - 999,999	7	29	4	14
\$1,000,000+	3	9	0	5

Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Single Family	\$87,672,341	210	292	481
Other	\$20,269,980	75	88	91
Vacant Land	\$3,628,500	21	21	244
Total	\$111,570,821	306	401	816

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	# of Active Listings
Farm	\$885,000	2	2	19
Commercial	\$1,785,022	4	4	95
Total	\$2,670,022	6	6	114

Grand Total	\$114,240,843	312	407	930
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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	
	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD
Lethbridge	236	697	193	615	82%	88%	\$374,271	\$371,590	222	728	182	537	82%	74%	\$335,257	\$333,425
Barons	0	0	0	1	-	-	-	\$595,000	0	5	0	5	-	100%	-	\$166,180
Bellevue	6	13	2	8	33%	62%	\$342,500	\$433,375	2	6	1	6	50%	100%	\$263,000	\$324,583
Blairmore	7	10	2	7	29%	70%	\$292,751	\$307,572	5	12	1	12	20%	100%	\$285,000	\$403,542
Burdett	0	0	0	0	-	-	-	-	1	5	1	1	100%	20%	\$178,000	\$178,000
Cardston	9	24	10	16	111%	67%	\$304,721	\$277,951	4	16	3	15	75%	94%	\$333,667	\$304,793
Carmangay	0	3	0	4	-	133%	-	\$191,250	1	2	0	0	0%	0%	-	-
Champion	1	6	0	4	0%	67%	-	\$248,125	2	4	0	1	0%	25%	-	\$248,000
Claresholm	8	31	6	24	75%	77%	\$334,067	\$320,127	17	41	10	21	59%	51%	\$283,900	\$287,419
Coaldale	24	55	16	40	67%	73%	\$408,119	\$410,164	13	57	8	41	62%	72%	\$430,625	\$386,774
Coleman	8	17	1	13	13%	76%	\$375,000	\$500,385	8	26	7	25	88%	96%	\$356,057	\$313,466
Coutts	0	1	0	3	-	300%	-	\$117,917	1	2	0	1	0%	50%	-	\$227,500
Cowley	0	1	0	3	-	300%	-	\$290,000	1	2	1	2	100%	100%	\$110,000	\$80,000
Crowsnest	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Foremost	1	2	0	1	0%	50%	-	\$97,500	0	0	0	0	-	-	-	-
Fort Macleod	11	29	5	12	45%	41%	\$294,500	\$263,292	10	22	5	17	50%	77%	\$206,500	\$186,000
Glenwood	0	0	0	0	-	-	-	-	2	4	0	0	0%	0%	-	-
Granum	0	1	0	3	-	300%	-	\$242,833	2	3	1	1	50%	33%	\$114,500	\$114,500
Grassy Lake	3	3	1	1	33%	33%	\$250,000	\$250,000	0	3	2	3	-	100%	\$183,750	\$205,833
Hill Spring	1	3	1	1	100%	33%	\$210,000	\$210,000	3	7	0	4	0%	57%	-	\$170,625
Lomond	0	0	1	3	-	-	\$136,000	\$291,717	1	6	0	2	0%	33%	-	\$122,000
Magrath	1	5	1	3	100%	60%	\$795,000	\$631,667	1	3	1	4	100%	133%	\$568,500	\$437,625
Milk River	3	7	3	7	100%	100%	\$161,500	\$189,214	2	14	3	6	150%	43%	\$150,633	\$169,467
Nobleford	2	7	1	3	50%	43%	\$310,000	\$353,000	3	10	4	12	133%	120%	\$374,225	\$449,408
Picture Butte	2	12	2	11	100%	92%	\$400,000	\$305,441	4	14	2	12	50%	86%	\$283,750	\$294,117
Pincher Creek	7	24	6	15	86%	63%	\$353,250	\$394,733	3	18	7	17	233%	94%	\$265,214	\$284,059
Raymond	8	22	5	13	63%	59%	\$473,000	\$376,442	8	21	7	15	88%	71%	\$359,057	\$309,927
Stavely	5	9	4	10	80%	111%	\$287,500	\$363,120	0	5	0	3	-	60%	-	\$265,000
Stirling	2	8	0	4	0%	50%	-	\$327,125	4	9	2	4	50%	44%	\$282,450	\$319,975
Taber	15	56	10	38	67%	68%	\$308,500	\$359,324	11	41	10	42	91%	102%	\$342,490	\$286,612
Vauxhall	2	7	2	6	100%	86%	\$460,000	\$282,917	4	13	2	6	50%	46%	\$186,250	\$254,167
Vulcan	3	10	2	16	67%	160%	\$340,000	\$300,656	6	16	5	13	83%	81%	\$297,700	\$247,954
Warner	1	3	1	5	100%	167%	\$590,000	\$246,960	2	5	0	0	0%	0%	-	-
Coalhurst	8	25	6	13	75%	52%	\$406,167	\$406,927	4	17	3	16	75%	94%	\$308,500	\$356,334
Barnwell	3	8	3	4	100%	50%	\$521,333	\$553,500	4	7	0	2	0%	29%	-	\$397,500
Aetna	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beaver Mines	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beazer	1	1	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	2	0	2	-	100%	-	\$400,000	1	4	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	
	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD	APR	YTD
Enchant	0	1	0	0	-	0%	-	-	1	3	1	1	100%	33%	\$355,000	\$355,000
Etzikom	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Frank	0	1	0	0	-	0%	-	-	0	1	0	0	-	0%	-	-
Hays	1	3	0	1	0%	33%	-	\$152,500	0	2	1	2	-	100%	\$110,000	\$132,500
Hillcrest	1	1	0	2	0%	200%	-	\$259,250	0	3	0	3	-	100%	-	\$245,000
Iron Springs	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Lundbreck	0	1	0	1	-	100%	-	\$353,000	0	1	0	0	-	0%	-	-
Manyberries	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Monarch	1	2	2	2	200%	100%	\$377,500	\$377,500	0	2	1	2	-	100%	\$250,000	\$269,950
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	-	-	-	-	1	1	0	0	0%	0%	-	-
Shaughnessy	2	2	2	3	100%	150%	\$663,250	\$462,167	0	3	1	2	-	67%	\$170,000	\$144,000
Spring Coulee	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Turin	0	1	0	1	-	100%	-	\$579,000	0	0	0	0	-	-	-	-
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	0	1	0	0	-	0%	-	-	0	0	0	1	-	-	-	\$1,150,000
Welling	1	2	0	1	0%	50%	-	\$1,400,000	0	0	0	0	-	-	-	-
Wrentham	0	1	1	1	-	100%	\$170,000	\$170,000	0	0	0	0	-	-	-	-
Kimball	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Leavitt	0	0	0	0	-	-	-	-	1	1	0	1	0%	100%	-	\$475,000
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	-	-	-	-	3	3	0	1	0%	33%	-	\$572,900
Orton	0	1	1	1	-	100%	\$440,000	\$440,000	1	3	0	1	0%	33%	-	\$363,900
Parkland	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Cardson County	3	8	1	2	33%	25%	\$350,000	\$512,500	0	4	1	2	-	50%	\$700,000	\$785,000
Rural Crowsnest Pass	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Rural Forty Mile County	0	3	1	2	-	67%	\$445,000	\$362,500	0	0	1	2	-	-	\$575,000	\$457,500
Rural Lethbridge County	7	17	2	7	29%	41%	\$1,065,500	\$865,786	3	9	3	7	100%	78%	\$663,333	\$858,571
Rural Pincher Creek MD	1	9	0	0	0%	0%	-	-	1	8	1	6	100%	75%	\$230,000	\$585,500
Rural Ranchland MD	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Taber MD	1	9	1	4	100%	44%	\$275,900	\$587,225	1	7	0	1	0%	14%	-	\$680,000
Rural Vulcan County	4	15	2	11	50%	73%	\$396,250	\$478,455	8	21	2	6	25%	29%	\$448,000	\$515,333
Rural Warner County	0	3	0	4	-	133%	-	\$609,225	2	6	1	1	50%	17%	\$395,000	\$395,000
Rural Willow Creek MD	4	13	4	10	100%	77%	\$748,750	\$742,950	2	7	1	4	50%	57%	\$849,000	\$738,500