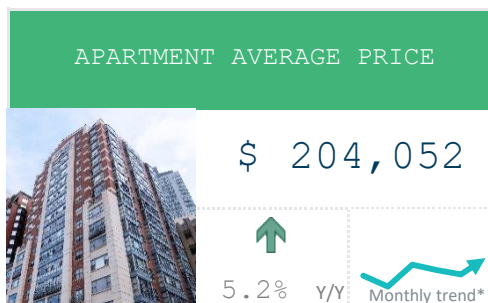
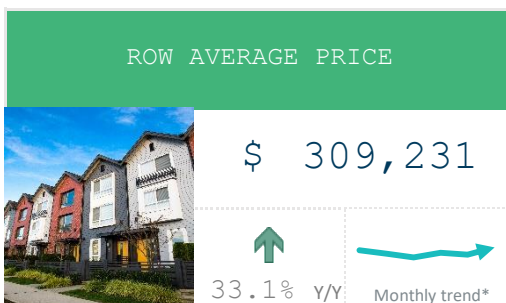
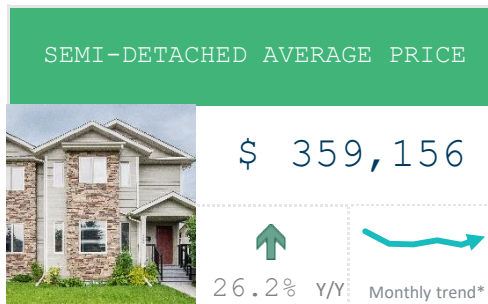
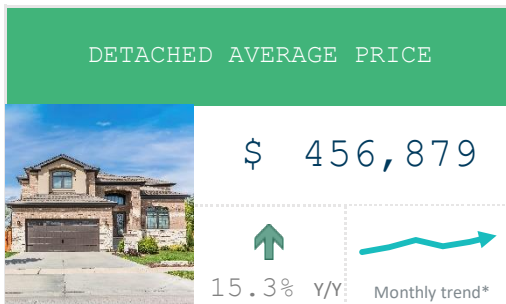
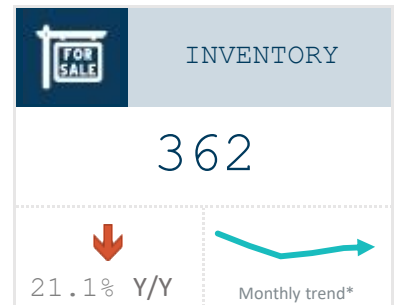
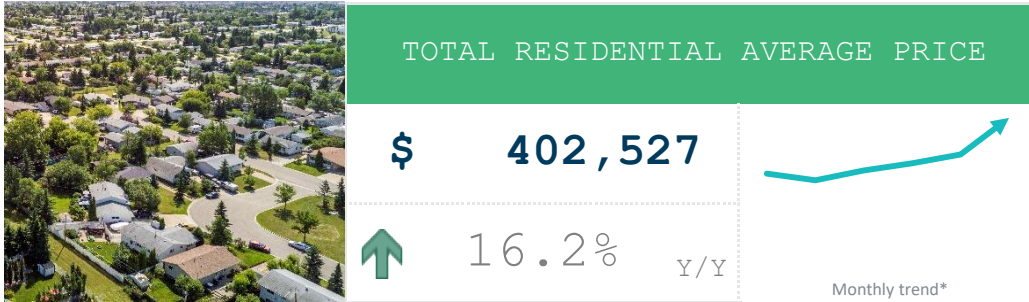
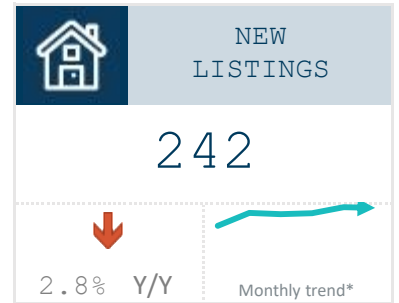
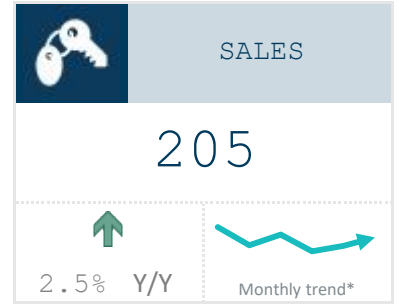


June 2024

Market Trend Summary

New listings reached 205 units in June, down nearly 3 percent year-over-year but stable on a monthly basis. Sales increased 2.5 percent year-over-year, continuing a positive monthly trend. The sales-to-new-listings ratio rose to 85 percent in June. Inventory now sits at 362, down 21 percent compared to last year.

Low inventory levels combined with strong sales ensured the market continued to favor sellers, placing further upward pressure on home prices. Year-to-date average prices have risen by 12 percent, with the strongest price gains occurring for detached homes at just over 14 percent compared to last year.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

June 2024



June 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	150	6%	182	4%	289	-12%	82%	1.93	-17%	\$456,879	15%
Semi	9	-25%	14	0%	17	-39%	64%	1.89	-19%	\$359,156	26%
Row	13	-43%	14	-60%	28	-46%	93%	2.15	-5%	\$309,231	33%
Apartment	33	38%	32	28%	28	-45%	103%	0.85	-60%	\$204,052	5%
Total Residential	205	3%	242	-3%	362	-21%	85%	1.77	-23%	\$402,527	16%

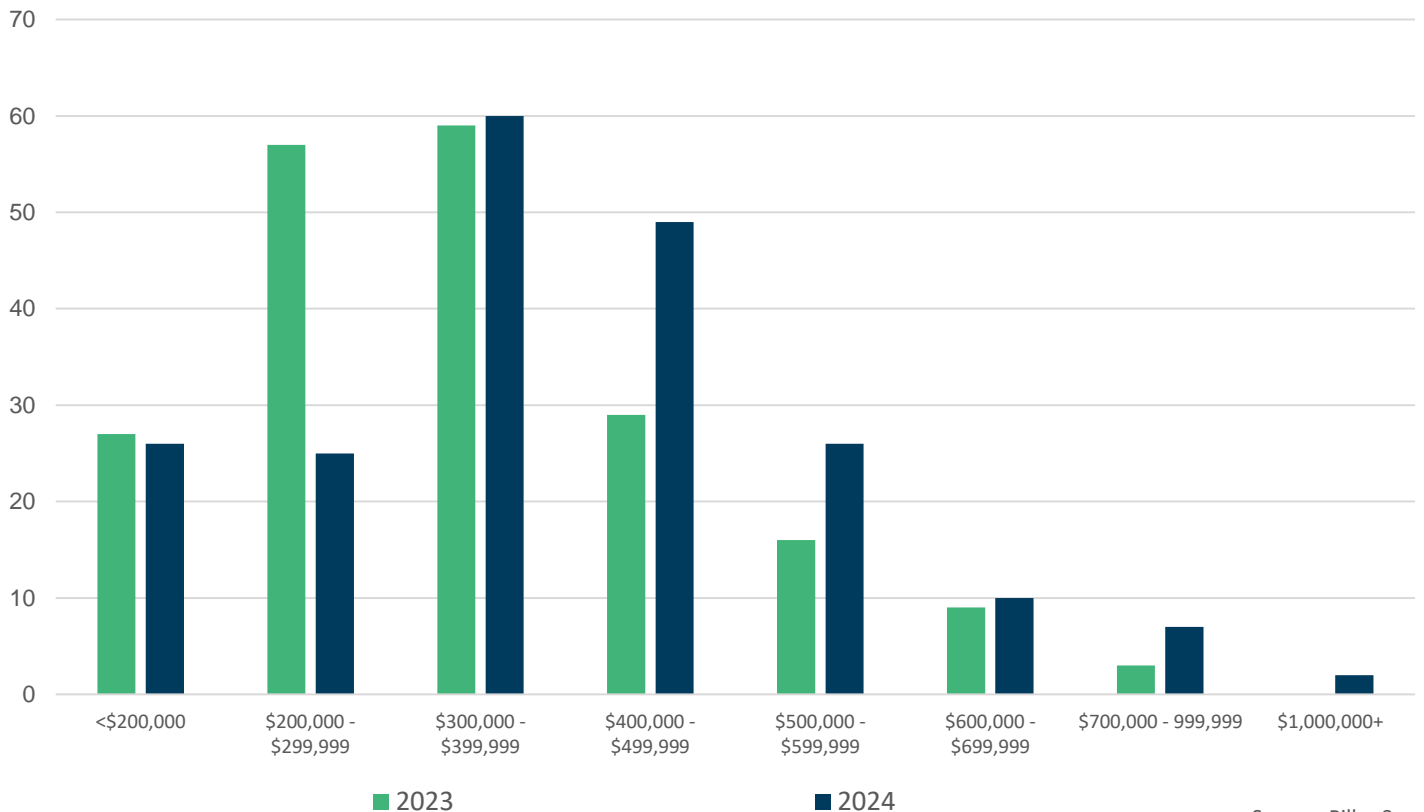
Year-to-Date

June 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	733	5%	905	-3%	234	-26%	81%	1.92	-30%	\$433,694	14%
Semi	70	17%	70	0%	14	-39%	100%	1.23	-47%	\$324,571	14%
Row	100	-7%	105	-28%	32	-19%	95%	1.91	-13%	\$281,675	12%
Apartment	138	35%	150	19%	27	-49%	92%	1.19	-63%	\$190,280	3%
Total Residential	1041	8%	1230	-3%	308	-29%	85%	1.77	-34%	\$379,485	12%

Residential Sales by Price Range

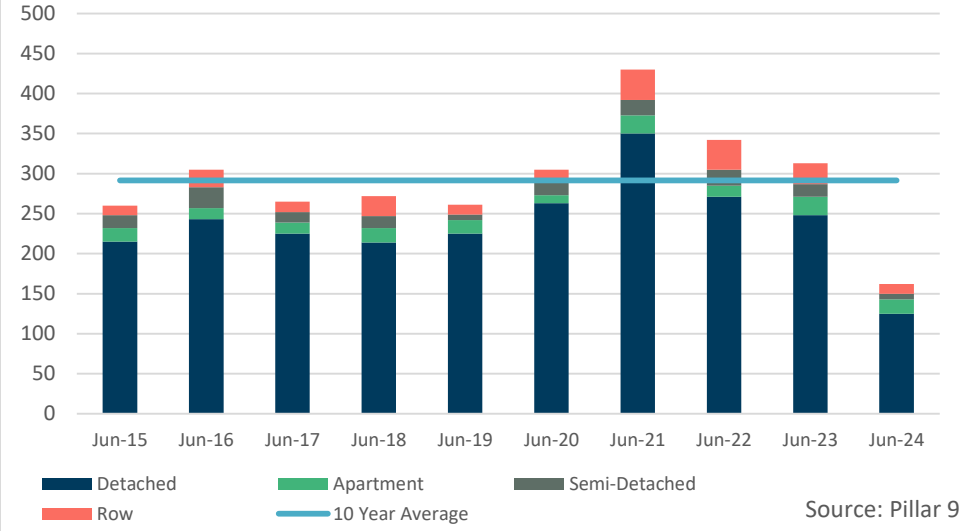
June



Source: Pillar 9

June 2024

Monthly Sales Comparison



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

SALES

162

↓ 48.2% Y/Y ↓ 4.0% YTD

NEW LISTINGS

217

↓ 46.7% Y/Y ↓ 10.3% YTD



TOTAL RESIDENTIAL AVG PRICE

\$ 387,214

↑ 7.4% Y/Y

Monthly trend*

INVENTORY

689

↓ 15.8% Y/Y Monthly trend*

DETACHED AVG PRICE

\$ 428,807

↑ 8.7% Y/Y Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 332,143

↑ 23.1% Y/Y Monthly trend*

ROW AVG PRICE

\$ 284,408

↑ 16.9% Y/Y Monthly trend*

APARTMENT AVG PRICE

\$ 188,328

↓ 1.3% Y/Y Monthly trend*

MONTHS OF SUPPLY

4.25

↑ 62.7% Y/Y Monthly trend*

June 2024



June 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	125	-50%	180	-45%	595	-11%	69%	4.76	76%	\$428,807	9%
Semi	7	-56%	7	-59%	22	-37%	100%	3.14	44%	\$332,143	23%
Row	12	-54%	9	-78%	39	-34%	133%	3.25	43%	\$284,408	17%
Apartment	18	-22%	21	-13%	33	-38%	86%	1.83	-20%	\$188,328	-1%
Total Residential	162	-48%	217	-47%	689	-16%	75%	4.25	63%	\$387,214	7%

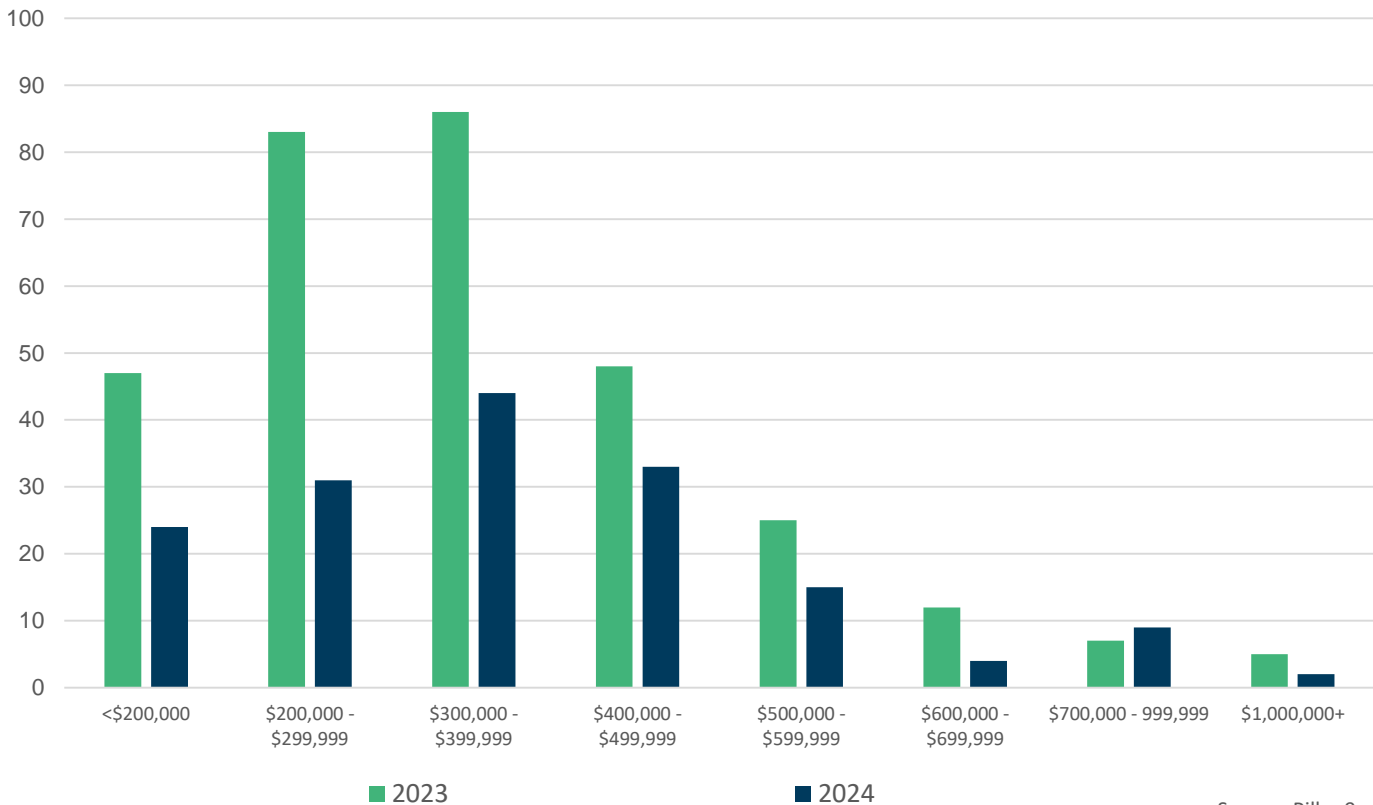
Year-to-Date

June 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	1104	-7%	1465	-11%	484	-20%	75%	2.63	-15%	\$414,730	11%
Semi	80	5%	82	-5%	21	-31%	98%	1.56	-35%	\$328,418	17%
Row	110	-5%	125	-24%	42	-5%	88%	2.28	0%	\$278,136	10%
Apartment	129	19%	144	8%	29	-48%	90%	1.34	-57%	\$189,258	5%
Total Residential	1423	-4%	1816	-10%	575	-22%	78%	2.43	-19%	\$378,879	10%

Residential Sales by Price Range

June



Source: Pillar 9

June 2024



June 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	109	-46%	138	-45%	362	-21%	79%	3.32	45%	\$386,924	12%
Cardston County	6	-14%	5	-50%	41	-18%	120%	6.83	-4%	\$267,333	-38%
Forty Mile County	5	150%	1	-75%	14	-30%	500%	2.80	-72%	\$211,000	-18%
Waterton ID	0	NA	1	0%	1	0%	NA	NA	NA	NA	NA
Lethbridge County	11	-71%	17	-60%	79	0%	65%	7.18	245%	\$449,026	10%
MD of Taber	11	-56%	10	-76%	63	-19%	110%	5.73	84%	\$454,818	31%
Pincher Creek No 1	3	-57%	9	-31%	35	13%	33%	11.67	163%	\$319,667	-14%
Willow Creek No 2	13	-28%	20	-29%	60	-8%	65%	4.62	28%	\$408,846	0%
Crowsnest Pass	6	-68%	14	-48%	45	25%	43%	7.50	296%	\$333,800	-26%
Vulcan County	4	-75%	8	-58%	36	-29%	50%	9.00	182%	\$248,813	-30%
Warner County No 1	7	-53%	11	-27%	30	-23%	64%	4.29	65%	\$399,557	18%
Total	162	-48%	217	-47%	689	-16%	75%	4.25	63%	\$387,214	7%

Year-to-Date

June 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	945	-2%	1126	-12%	308	-29%	84%	1.95	-27%	\$375,345	11%
Cardston County	40	3%	65	-3%	37	-9%	62%	5.58	-11%	\$367,680	4%
Forty Mile County	21	-9%	25	-38%	15	-45%	84%	4.14	-40%	\$225,383	1%
Waterton ID	0	-100%	2	100%	1	33%	0%	NA	NA	NA	NA
Lethbridge County	119	-24%	185	-13%	60	-10%	64%	3.03	18%	\$436,345	9%
MD of Taber	96	-9%	137	-13%	56	-13%	70%	3.49	-4%	\$393,556	26%
Pincher Creek No 1	34	-19%	61	9%	27	0%	56%	4.79	24%	\$378,132	-3%
Willow Creek No 2	124	18%	167	6%	52	-1%	74%	2.51	-16%	\$428,549	32%
Crowsnest Pass	49	-36%	76	-16%	32	1%	64%	3.88	58%	\$421,447	9%
Vulcan County	53	2%	64	-28%	30	-24%	83%	3.43	-26%	\$313,060	-8%
Warner County No 1	56	0%	72	-21%	26	-32%	78%	2.73	-32%	\$313,992	3%
Total	1423	-4%	1816	-10%	575	-22%	78%	2.43	-19%	\$378,879	10%

June 2024



	2024		2023		2022		% Change	
	June	YTD	June	YTD	June	YTD	June	YTD
Total # of Listings	217	1,816	407	2,024	529	2,566	-47%	-10%
Total # of Sold	162	1,423	313	1,482	342	1,852	-48%	-4%
Total Sales Volume	\$62,728,691	\$539,144,670	#####	#####	#####	#####	-44%	6%

Number of Units	2024		2023	
	June	YTD	June	YTD
Sold by Price Range				
<\$200,000	24	181	47	237
\$200,000 - \$299,999	31	296	83	406
\$300,000 - \$399,999	44	411	86	416
\$400,000 - \$499,999	33	275	48	230
\$500,000 - \$599,999	15	140	25	100
\$600,000 - \$699,999	4	54	12	47
\$700,000 - 999,999	9	52	7	33
\$1,000,000+	2	14	5	13

Residential

	\$ Value of Sales	# of Sales	# of New Listings	of Active Listing
Single Family	\$53,600,900	125	180	595
Other	\$9,127,791	37	37	#N/A
Vacant Land	\$2,350,500	9	9	#N/A
Total	\$65,079,191	171	226	#N/A

Non-Residential

	\$ Value of Sales	# of Sales	# of New Listings	of Active Listing
Farm	\$0	0	0	#N/A
Commercial	\$429,900	1	1	#N/A
Total	\$429,900	1	1	#N/A

Grand Total	\$65,509,091	172	227	#N/A
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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	
	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD
Lethbridge	138	1126	109	945	79%	84%	\$386,924	\$375,345	249	1274	200	966	80%	76%	\$346,535	\$338,997
Barons	0	0	0	1	-	-	-	\$595,000	1	6	1	7	100%	117%	\$48,000	\$161,271
Bellevue	0	14	0	13	-	93%	-	\$471,162	4	15	1	11	25%	73%	\$685,000	\$415,859
Blairmore	3	18	4	13	133%	72%	\$327,700	\$297,985	7	23	5	21	71%	91%	\$285,200	\$378,667
Burdett	0	1	0	1	-	100%	-	\$220,000	1	7	2	5	200%	71%	\$257,500	\$201,400
Cardston	5	39	5	28	100%	72%	\$273,800	\$299,900	2	31	3	19	150%	61%	\$393,333	\$308,258
Carmangay	2	9	1	6	50%	67%	\$235,000	\$176,250	2	4	1	1	50%	25%	\$350,000	\$350,000
Champion	1	10	0	6	0%	60%	-	\$236,967	1	7	3	5	300%	71%	\$134,500	\$155,500
Claresholm	8	57	5	42	63%	74%	\$265,800	\$316,546	12	61	7	38	58%	62%	\$276,121	\$279,938
Coaldale	6	92	8	63	133%	68%	\$492,738	\$424,379	23	104	20	74	87%	71%	\$313,498	\$379,205
Coleman	7	35	1	20	14%	57%	\$412,000	\$492,675	11	41	11	40	100%	98%	\$391,591	\$357,104
Coutts	0	2	0	3	-	150%	-	\$117,917	1	4	1	4	100%	100%	\$90,000	\$219,375
Cowley	0	1	0	3	-	300%	-	\$290,000	0	3	0	2	-	67%	-	\$80,000
Crowsnest	0	0	0	0	-	-	-	-	1	1	0	0	0%	0%	-	-
Foremost	0	2	0	2	-	100%	-	\$201,250	0	0	0	0	-	-	-	-
Fort Macleod	7	46	4	19	57%	41%	\$475,250	\$329,237	5	36	2	26	40%	72%	\$360,250	\$250,919
Glenwood	0	0	0	0	-	-	-	-	0	4	0	0	-	0%	-	-
Granum	1	4	0	5	0%	125%	-	\$261,900	2	6	0	1	0%	17%	-	\$114,500
Grassy Lake	1	4	0	4	0%	100%	-	\$259,475	2	11	2	7	100%	64%	\$365,500	\$236,857
Hill Spring	0	4	0	1	-	25%	-	\$210,000	1	9	1	7	100%	78%	\$148,000	\$186,857
Lomond	0	1	1	4	-	400%	\$252,750	\$281,975	0	8	0	3	-	38%	-	\$193,000
Magrath	0	11	1	6	-	55%	\$235,000	\$415,833	3	8	2	8	67%	100%	\$365,000	\$410,688
Milk River	2	13	0	10	0%	77%	-	\$189,250	4	21	3	12	75%	57%	\$275,667	\$196,817
Nobleford	3	11	0	5	0%	45%	-	\$323,800	2	18	3	17	150%	94%	\$381,833	\$418,053
Picture Butte	1	19	1	17	100%	89%	\$363,000	\$314,515	6	25	1	15	17%	60%	\$285,000	\$281,227
Pincher Creek	5	41	2	27	40%	66%	\$369,500	\$393,463	9	35	6	31	67%	89%	\$387,500	\$353,048
Raymond	3	31	2	21	67%	68%	\$301,000	\$343,676	5	34	6	27	120%	79%	\$330,592	\$330,680
Stavely	1	10	0	10	0%	100%	-	\$363,120	3	9	0	3	0%	33%	-	\$265,000
Stirling	2	13	3	7	150%	54%	\$413,333	\$364,071	5	17	1	6	20%	35%	\$375,000	\$338,317
Taber	4	87	6	61	150%	70%	\$390,750	\$349,879	30	89	14	65	47%	73%	\$306,750	\$300,857
Vauxhall	2	10	3	11	150%	110%	\$202,833	\$262,364	5	25	4	15	80%	60%	\$330,125	\$260,633
Vulcan	0	14	1	18	-	129%	\$322,500	\$296,944	8	28	5	21	63%	75%	\$392,700	\$269,567
Warner	1	4	1	8	100%	200%	\$115,000	\$209,350	0	7	2	3	-	43%	\$87,000	\$98,833
Coalhurst	5	31	2	16	40%	52%	\$317,196	\$385,465	6	30	6	24	100%	80%	\$393,542	\$354,421
Barnwell	1	13	0	8	0%	62%	-	\$577,000	1	11	1	10	100%	91%	\$295,000	\$431,250
Aetna	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Beaver Mines	0	0	0	0	-	-	-	-	0	1	1	1	-	100%	\$280,000	\$280,000
Beazer	0	1	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	0	6	4	5	-	83%	\$901,250	\$961,000

REGIONAL SUMMARY



LETHBRIDGE BOARD REGION																
Area	2024								2023							
	Listings		Sales		S/L Ratio		Avg Sale Price		Listings		Sales		S/L Ratio		Avg Sale Price	
	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD	JUN	YTD
Enchant	1	4	0	0	0%	0%	-	-	0	4	1	3	-	75%	\$130,000	\$235,000
Etzikom	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Frank	1	2	0	0	0%	0%	-	-	0	1	0	0	-	0%	-	-
Hays	0	4	0	3	-	75%	-	\$227,500	0	3	1	3	-	100%	\$61,000	\$108,667
Hillcrest	2	6	1	3	50%	50%	\$280,000	\$266,167	4	8	0	3	0%	38%	-	\$245,000
Iron Springs	0	1	0	0	-	0%	-	-	0	0	0	0	-	-	-	-
Lundbreck	0	3	1	2	-	67%	\$220,000	\$286,500	0	2	0	0	-	0%	-	-
Manyberries	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Monarch	0	2	0	2	-	100%	-	\$377,500	1	3	1	3	100%	100%	\$220,000	\$253,300
Mountain View	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
New Dayton	0	0	0	1	-	-	-	\$450,000	0	0	0	0	-	-	-	-
Orion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Purple Springs	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Shaughnessy	0	3	0	3	-	100%	-	\$462,167	2	6	0	2	0%	33%	-	\$144,000
Spring Coulee	0	0	0	0	-	-	-	-	0	1	0	0	-	0%	-	-
Turin	0	2	0	1	-	50%	-	\$579,000	0	0	0	0	-	-	-	-
Twin Butte	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterton Park	1	2	0	0	0%	0%	-	-	1	1	0	1	0%	100%	-	\$1,150,000
Welling	0	2	0	1	-	50%	-	\$1,400,000	0	0	0	0	-	-	-	-
Wrentham	0	1	0	1	-	100%	-	\$170,000	0	0	0	0	-	-	-	-
Kimball	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Leavitt	0	0	0	0	-	-	-	-	1	2	0	2	0%	100%	-	\$387,000
Welling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Woodhouse	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Woolford	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Skiff	0	0	0	1	-	-	-	\$200,000	0	0	0	0	-	-	-	-
Kirkcaldy	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Moon River Estates	0	1	0	0	-	0%	-	-	0	3	0	2	-	67%	-	\$586,450
Orton	0	1	0	1	-	100%	-	\$440,000	0	3	1	2	-	67%	\$770,000	\$566,950
Parkland	0	0	0	0	-	-	-	-	0	2	1	1	-	50%	\$500,000	\$500,000
Rural Cardson County	0	8	0	4	-	50%	-	\$551,250	3	11	1	3	33%	27%	\$950,000	\$840,000
Rural Crowsnest Pass	1	1	0	0	0%	0%	-	-	0	2	2	2	-	100%	\$1,105,000	\$1,105,000
Rural Forty Mile County	0	5	1	3	-	60%	\$200,000	\$308,333	1	1	0	2	0%	200%	-	\$457,500
Rural Lethbridge County	2	21	0	9	0%	43%	-	\$882,278	2	15	2	10	100%	67%	\$800,000	\$805,000
Rural Pincher Creek MD	4	16	0	2	0%	13%	-	\$395,000	4	14	0	8	0%	57%	-	\$626,375
Rural Ranchland MD	0	0	0	0	-	-	-	-	0	0	0	0	-	-	-	-
Rural Taber MD	1	15	2	9	200%	60%	\$1,025,000	\$801,822	3	12	1	2	33%	17%	\$1,550,000	\$1,115,000
Rural Vulcan County	2	21	1	13	50%	62%	\$185,000	\$459,846	3	34	6	19	200%	56%	\$437,950	\$468,774
Rural Warner County	3	8	1	5	33%	63%	\$839,900	\$655,360	0	8	2	4	-	50%	\$805,000	\$626,250
Rural Willow Creek MD	1	19	2	20	200%	105%	\$607,500	\$836,050	2	9	2	6	100%	67%	\$712,000	\$729,667