

August 2020

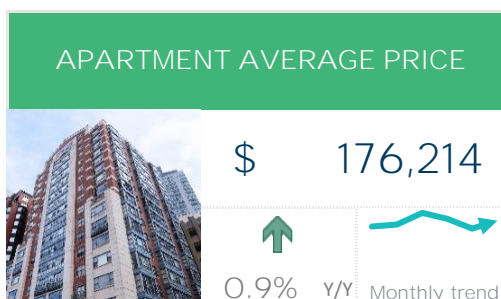
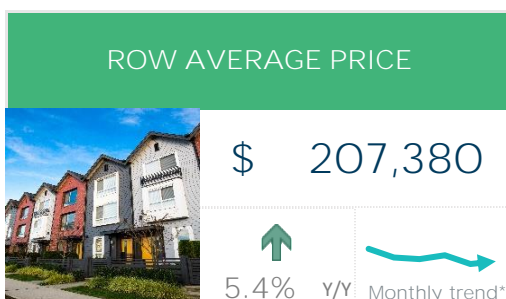
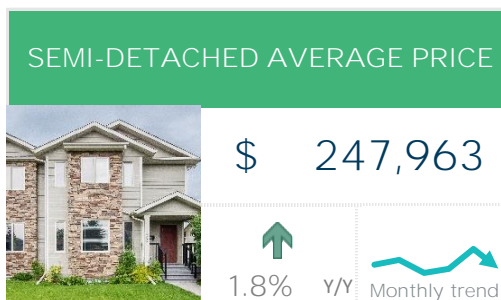
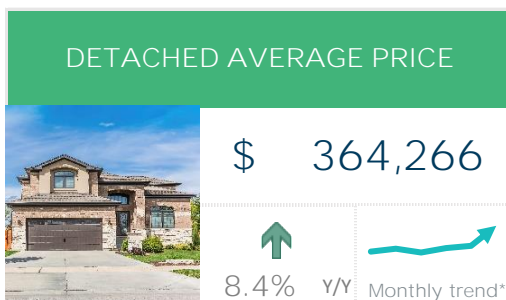
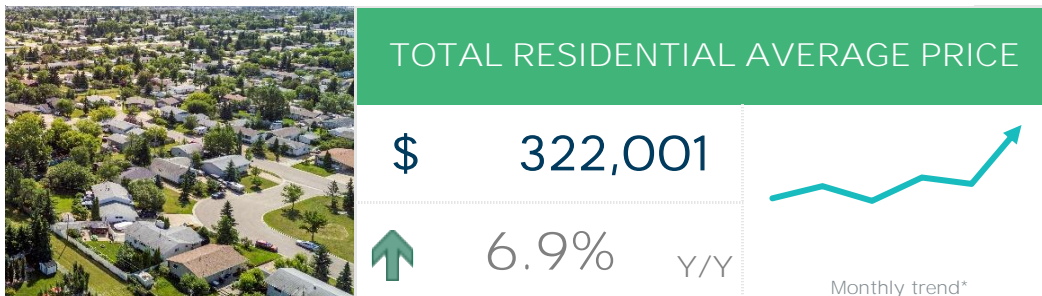
Market Trend Summary

Lethbridge continues to report trends that vary from some of the cities within the province. In August, sales activity remained well above last year's levels, causing year-to-date sales to decline by only one per cent compared to last year, thus remaining relatively consistent with longer term trends. While the job market in the region has been impacted by the pandemic, the Lethbridge-Medicine Hat region has the lowest unemployment rates in the province at 9.5 per cent, well below the provincial average of 14.5 per cent.

While sales have been improving, new listings coming onto the market eased this month. This has caused further reductions in overall inventory levels. Inventories in Lethbridge have been trending down since May and totaled 657 units in August.

With four months of supply in the market, conditions remain relatively balanced supporting modest price growth. Year-to-date average prices have increase by over one per cent compared to last year.

*Monthly data is based on seasonally adjusted data for the prior 6 months
Data source: Pillar 9



August 2020

August 2020

| | 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 | 117 | 16% | 165 | -13% | 465 | -23% | 71% | 3.97 | -34% | \$364,266 | 8% |
| Semi | 16 | 7% | 9 | -61% | 35 | -22% | 178% | 2.19 | -27% | \$247,963 | 2% |
| Row | 15 | 25% | 25 | 19% | 93 | 18% | 60% | 6.20 | -6% | \$207,380 | 5% |
| Apartment | 14 | 27% | 17 | -19% | 64 | -14% | 82% | 4.57 | -32% | \$176,214 | 1% |
| Total Residential | 162 | 17% | 216 | -15% | 657 | -18% | 75% | 4.06 | -30% | \$322,001 | 7% |

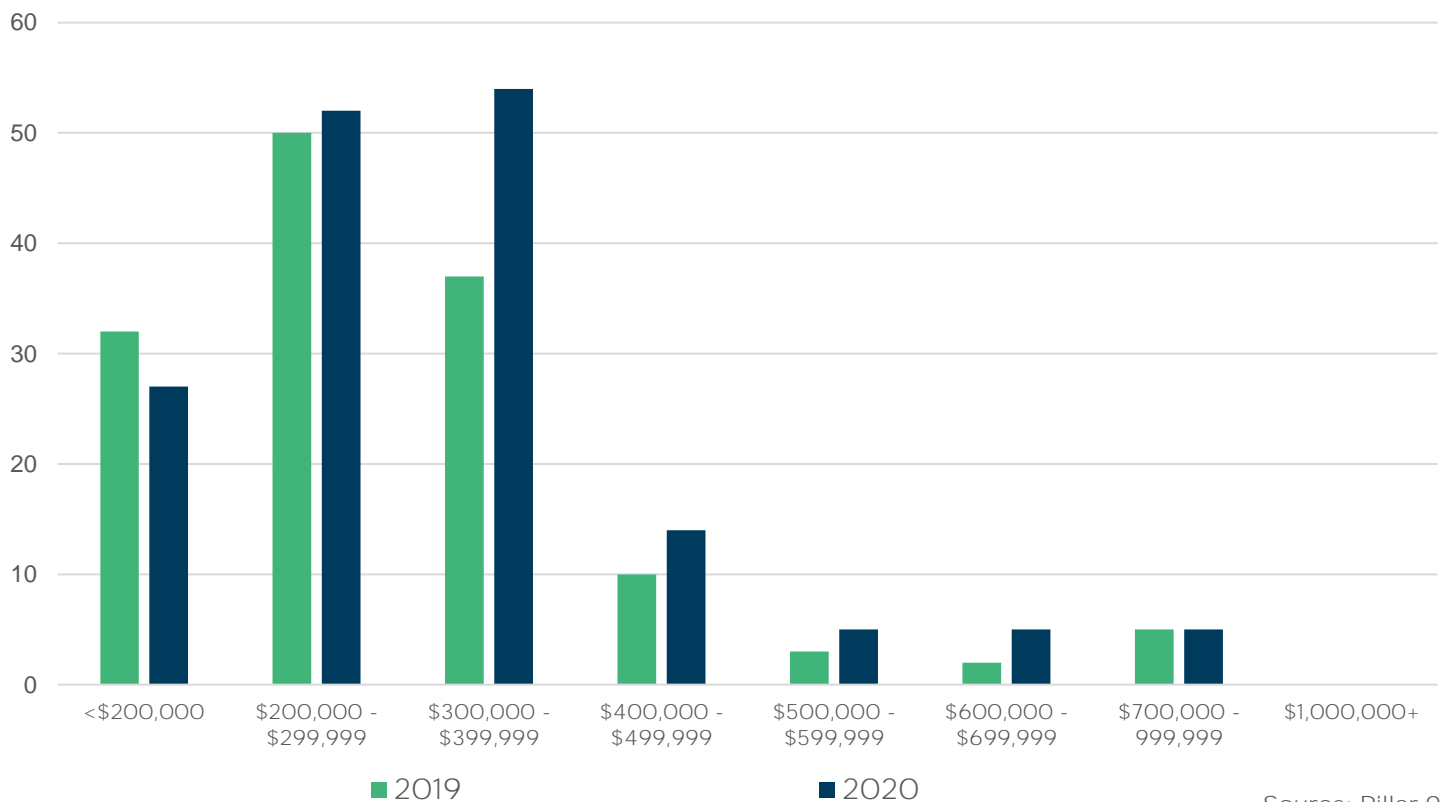
Year-to-Date

August 2020

| | 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 | 868 | 1% | 1304 | -15% | 499 | -14% | 67% | 4.60 | -15% | \$317,780 | 0% |
| Semi | 78 | 20% | 105 | -17% | 46 | 10% | 74% | 4.67 | -8% | \$245,374 | 3% |
| Row | 82 | -9% | 160 | -13% | 83 | 14% | 51% | 8.11 | 25% | \$233,179 | 7% |
| Apartment | 58 | -30% | 131 | -17% | 72 | -8% | 44% | 9.88 | 32% | \$172,050 | 1% |
| Total Residential | 1086 | -1% | 1700 | -15% | 700 | -9% | 64% | 5.15 | -8% | \$298,409 | 1% |

Residential Sales by Price Range

August



Source: Pillar 9

