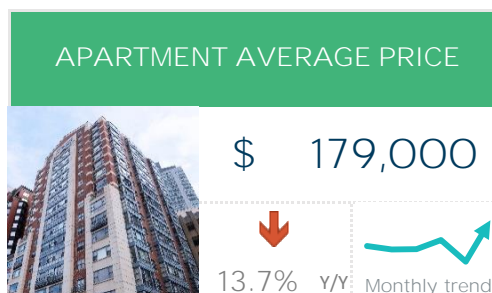
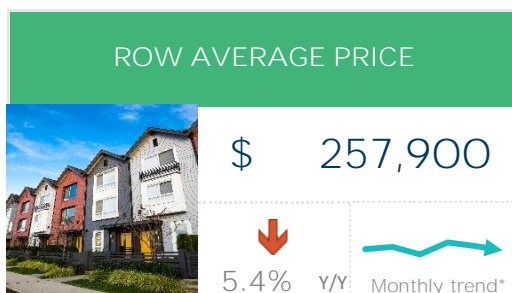
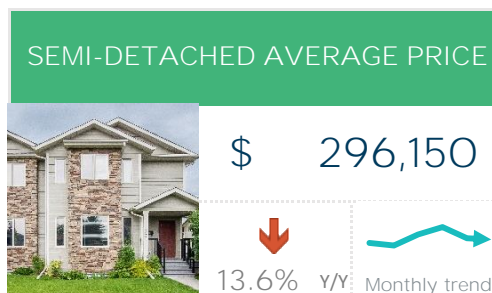
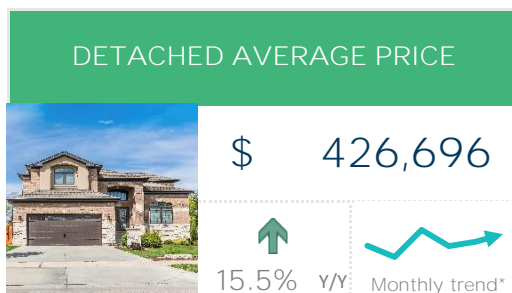
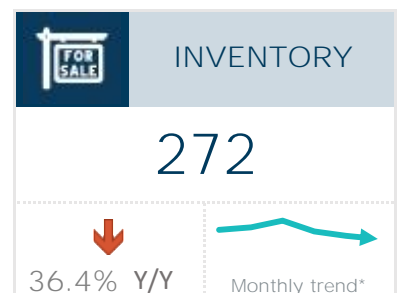
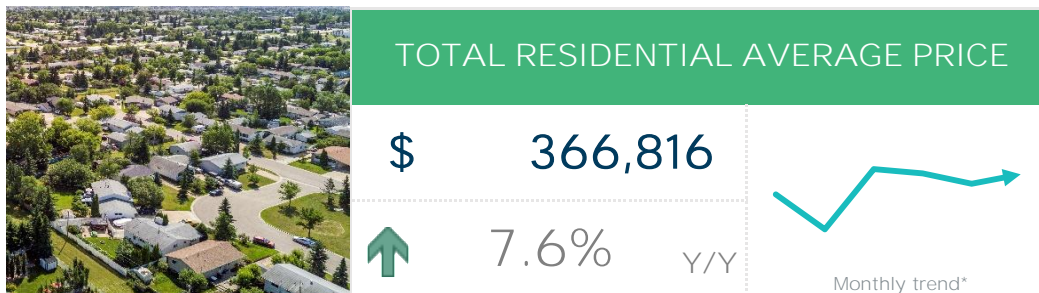
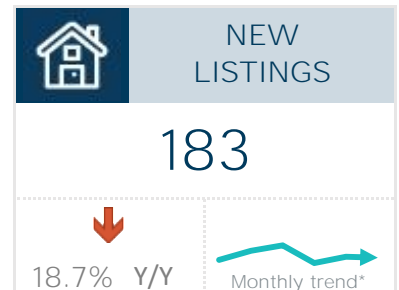
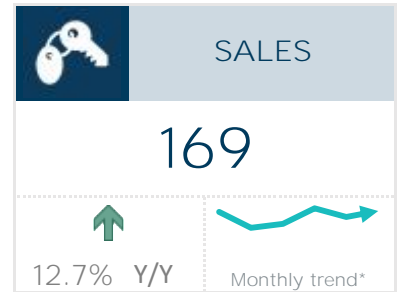


March 2024

Market Trend Summary

Lethbridge sales continue to rise in March driving first quarter sales above long-term trends for the city. At the same time new listings have remained lower than last year and the sales-to-new-listings ratio has remained elevated at 92 per cent. This has prevented any gains in inventory levels, which have now fallen to 272 units, reflecting the lowest march levels reported since 2007.

The decline in inventory combined with higher sales caused the months of supply to fall below two months in March. Tighter market conditions are placing further upward pressure on home prices. Year-to-date the average price was \$369,926, over 11 per cent higher than levels reported in the first quarter of last year.



March 2024

March 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	118	5%	134	-20%	203	-36%	88%	1.72	-39%	\$426,696	16%
Semi	10	100%	7	-46%	9	-57%	143%	0.90	-79%	\$296,150	-14%
Row	17	-11%	21	-13%	36	9%	81%	2.12	22%	\$257,900	-5%
Apartment	24	71%	21	0%	24	-59%	114%	1.00	-76%	\$179,000	-14%
Total Residential	169	13%	183	-19%	272	-36%	92%	1.61	-44%	\$366,816	8%

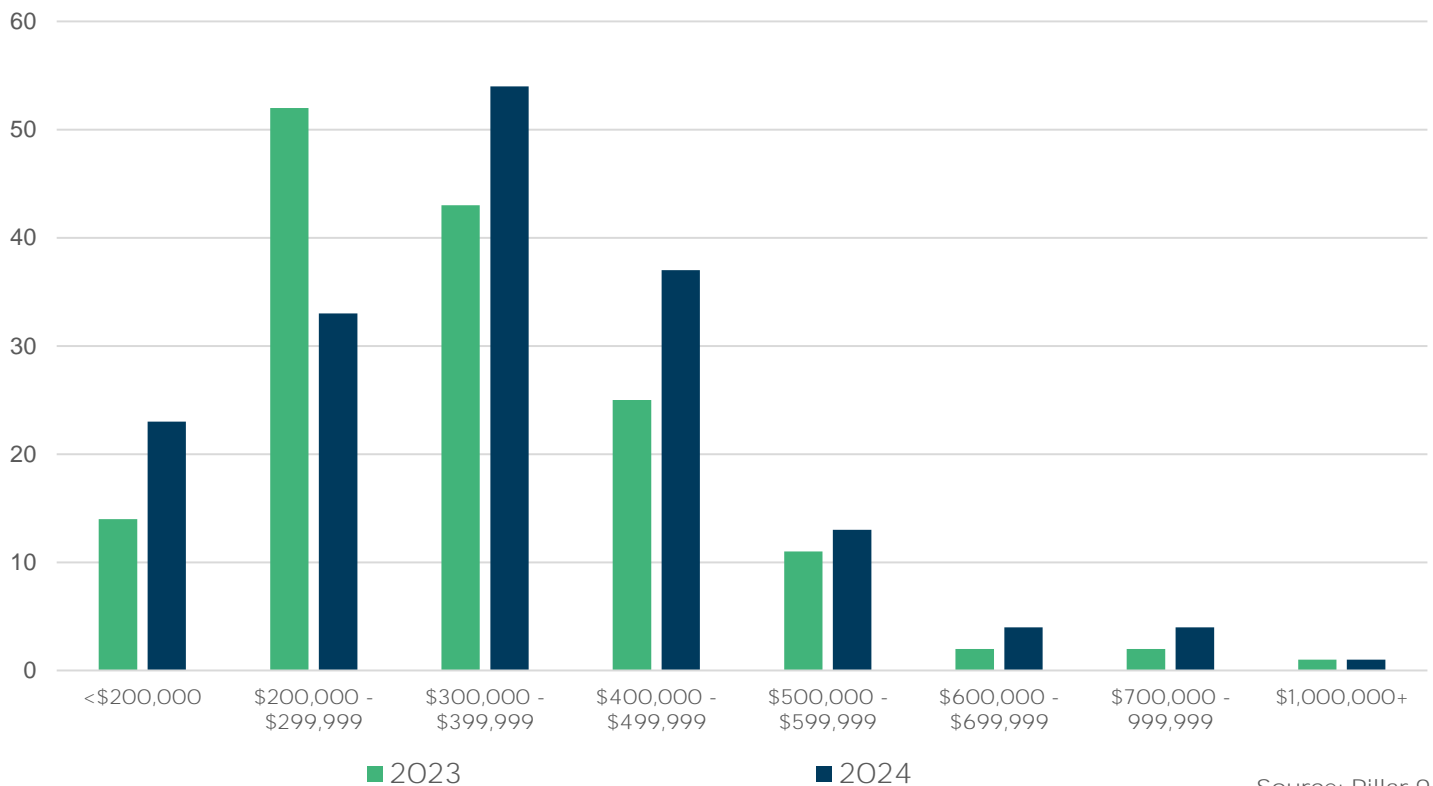
Year-to-Date

March 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	298	14%	336	-13%	206	-33%	89%	2.07	-41%	\$421,544	16%
Semi	35	40%	24	-11%	16	-25%	146%	1.34	-47%	\$321,729	8%
Row	39	5%	47	12%	34	6%	83%	2.59	1%	\$274,283	7%
Apartment	51	65%	54	2%	26	-53%	94%	1.53	-71%	\$174,527	-6%
Total Residential	423	19%	461	-9%	281	-32%	92%	2.00	-43%	\$369,926	11%

Residential Sales by Price Range

March



Source: Pillar 9