

HOUSING NOW TABLES

Lethbridge CMA

Date Released: Second Quarter 2017



Housing market intelligence you can count on

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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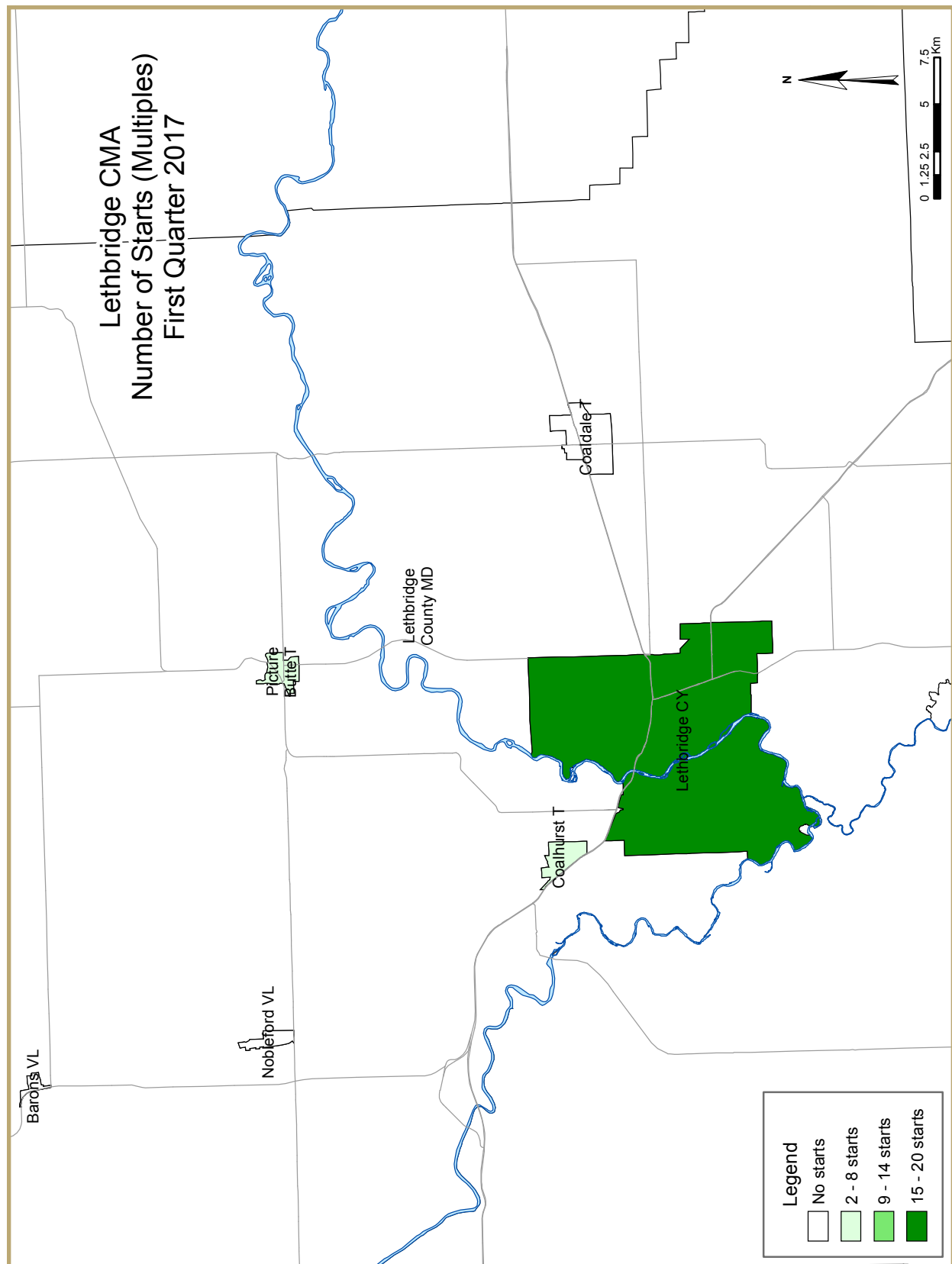
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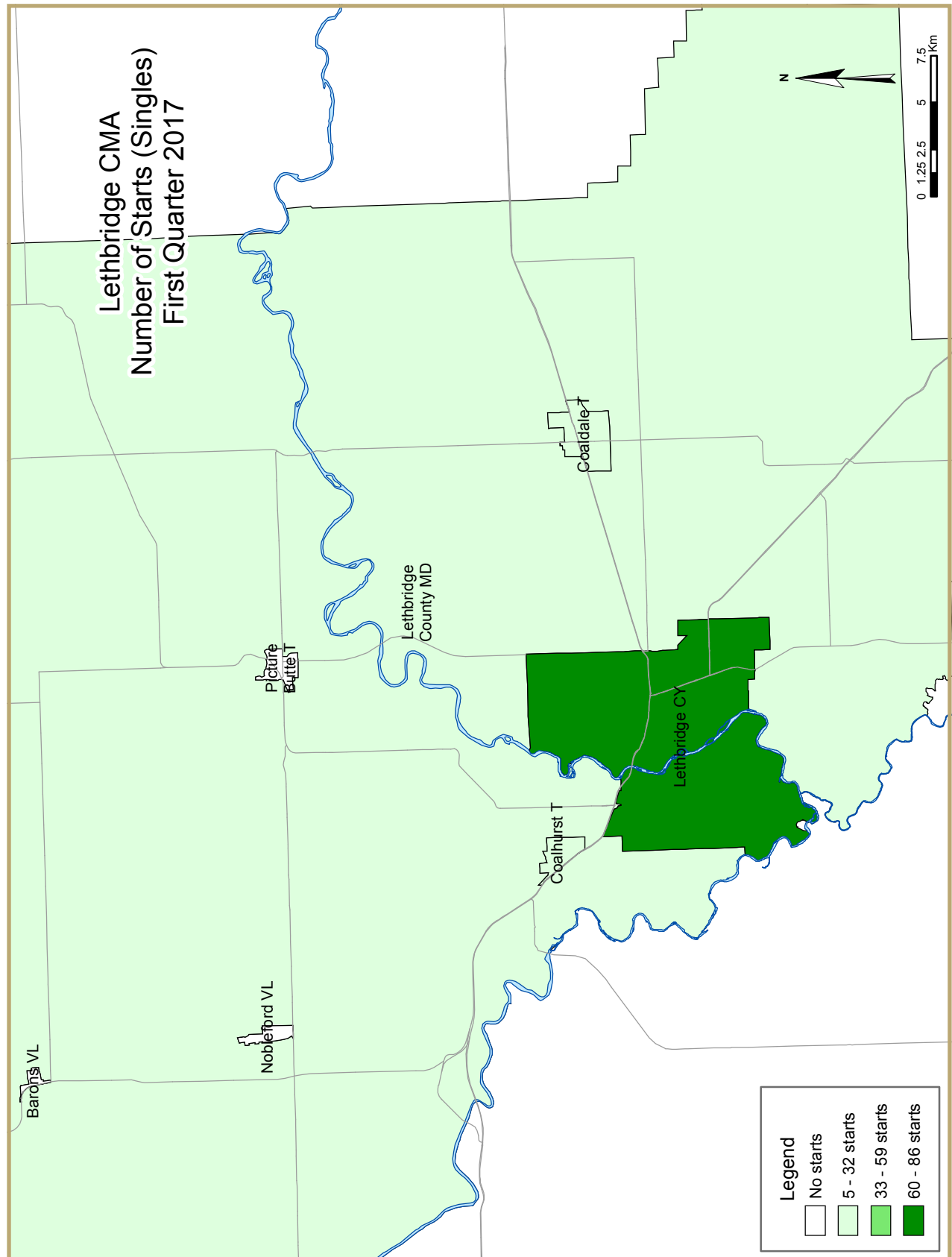
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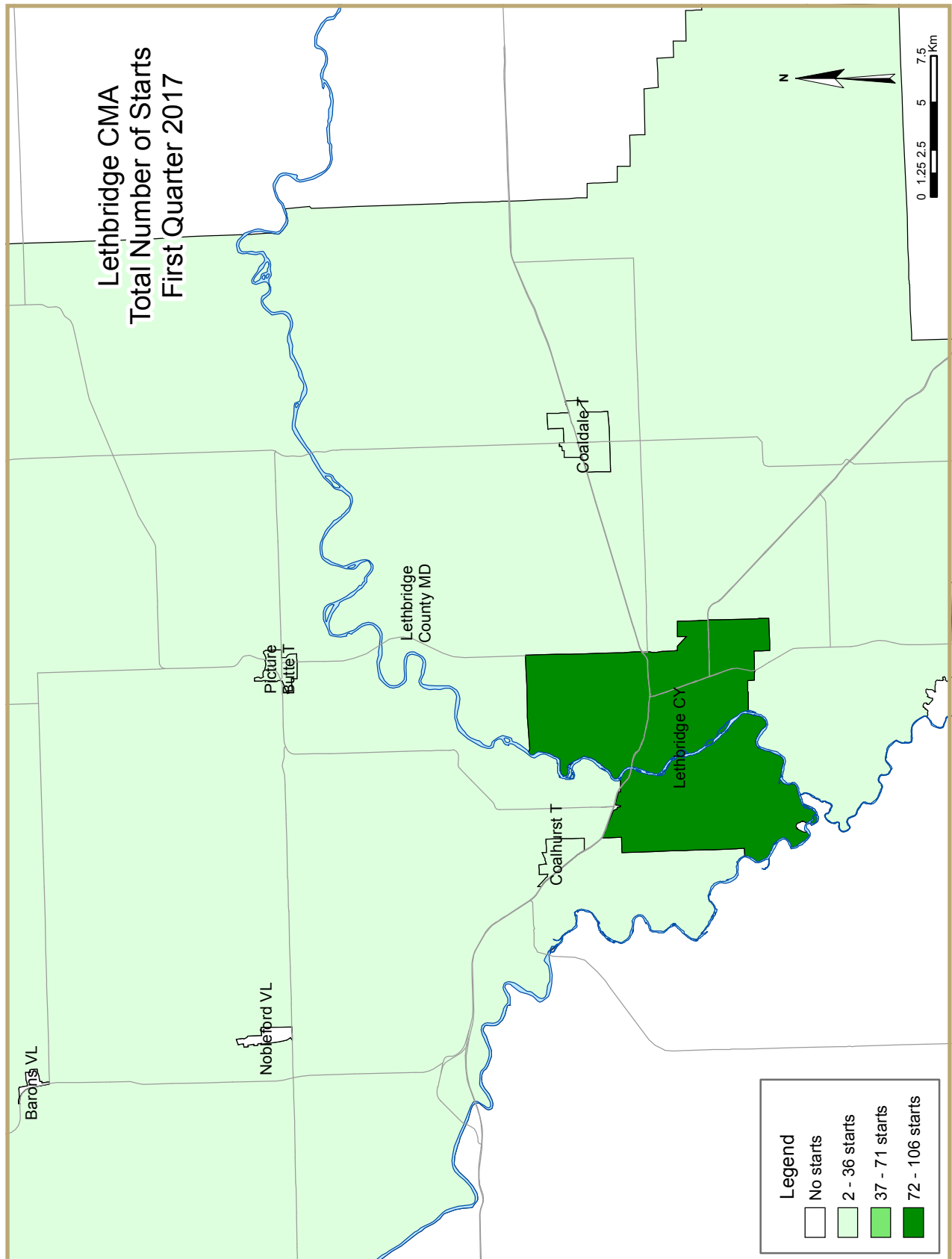
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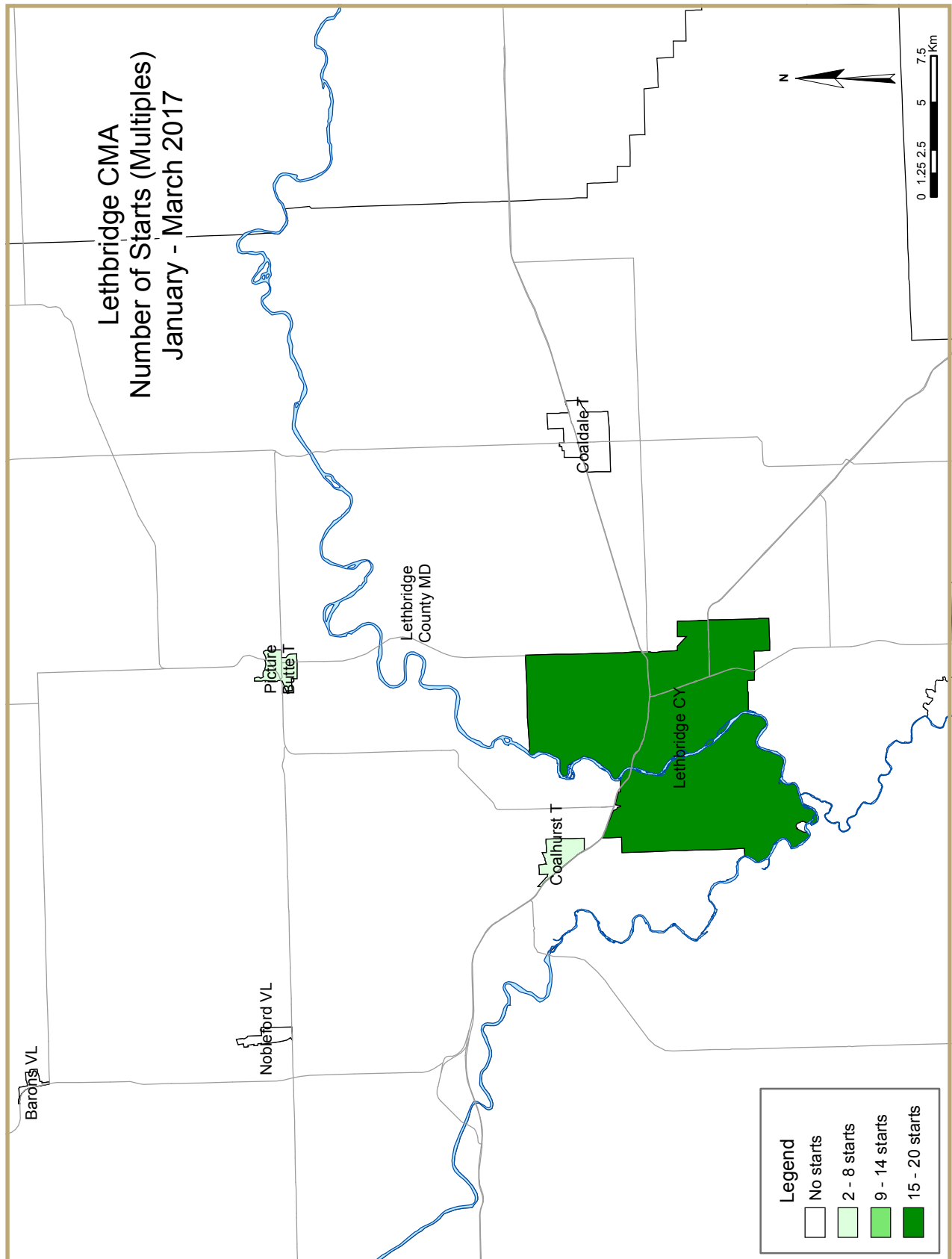
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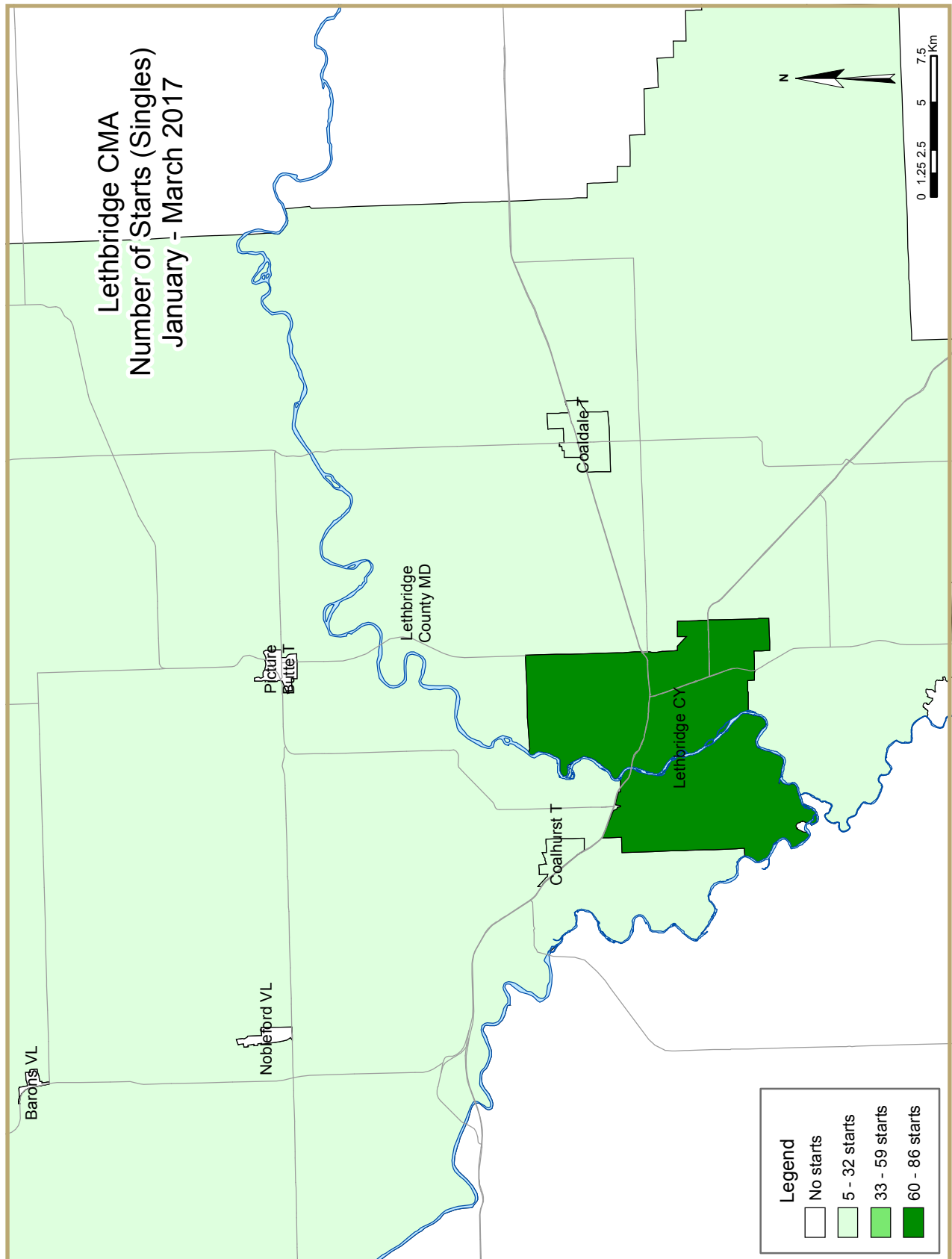
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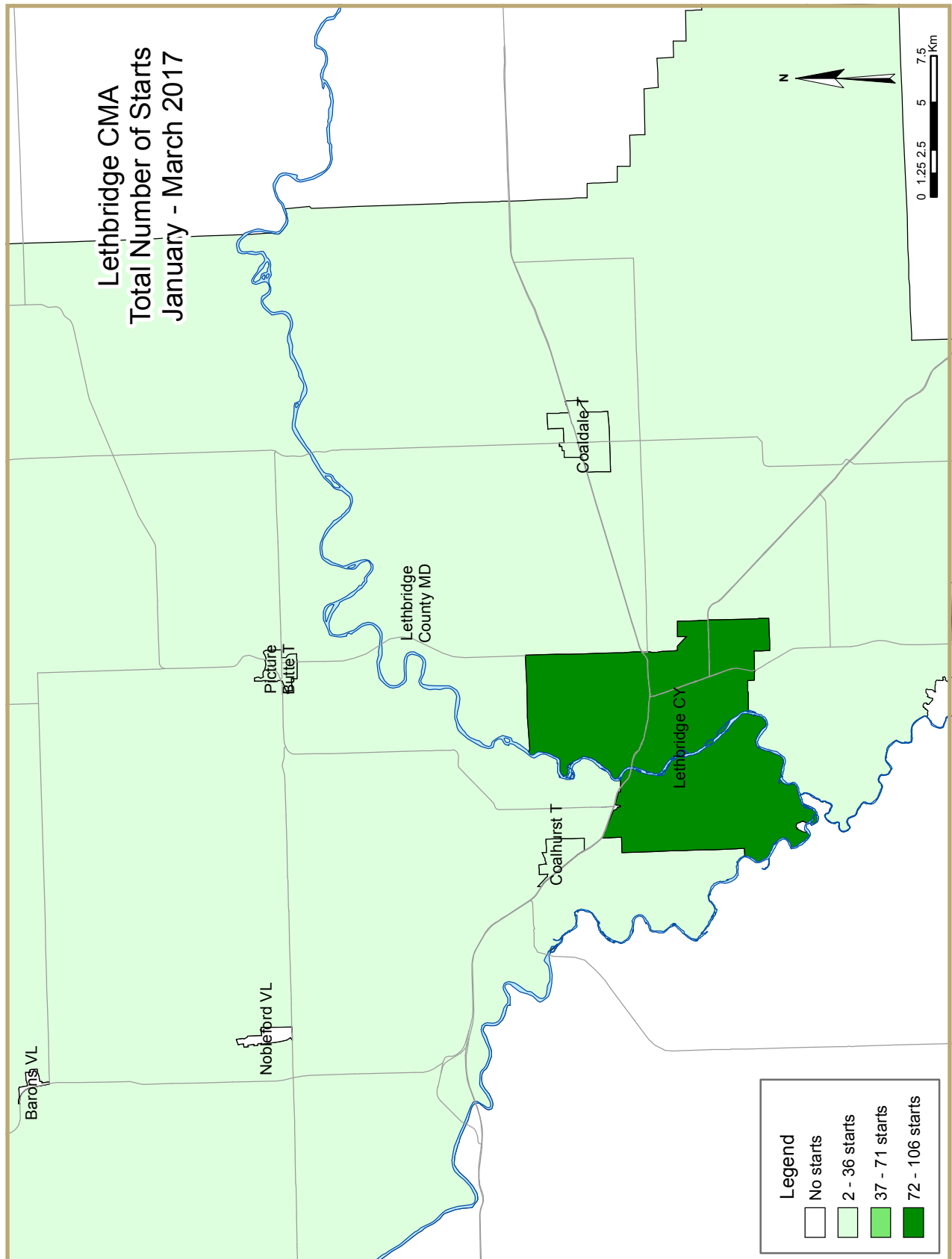












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

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- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
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- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table I: Housing Starts (SAAR and Trend) First Quarter 2017								
Lethbridge CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	567	486	355	724	697	472	538	569
Multiples	266	191	24	72	216	204	154	166
Total	833	677	379	796	913	677	692	735
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	1,558	1,868	103	114	10.7%	103	114	10.7%
Multiples	684	312	51	26	-49.0%	51	26	-49.0%
Total	2,242	2,180	154	140	-9.1%	154	140	-9.1%

Source: CMHC

¹ Census Metropolitan Area² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Lethbridge CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
QI 2017	114	4	5	0	13	4	0	0	140
QI 2016	103	6	15	0	10	20	0	0	154
% Change	10.7	-33.3	-66.7	n/a	30.0	-80.0	n/a	n/a	-9.1
Year-to-date 2017	114	4	5	0	13	4	0	0	140
Year-to-date 2016	103	6	15	0	10	20	0	0	154
% Change	10.7	-33.3	-66.7	n/a	30.0	-80.0	n/a	n/a	-9.1
UNDER CONSTRUCTION									
QI 2017	306	20	18	0	75	57	0	0	476
QI 2016	371	30	31	0	48	58	0	4	542
% Change	-17.5	-33.3	-41.9	n/a	56.3	-1.7	n/a	-100.0	-12.2
COMPLETIONS									
QI 2017	103	16	0	0	7	4	0	0	130
QI 2016	171	6	28	0	58	13	0	39	315
% Change	-39.8	166.7	-100.0	n/a	-87.9	-69.2	n/a	-100.0	-58.7
Year-to-date 2017	103	16	0	0	7	4	0	0	130
Year-to-date 2016	171	6	28	0	58	13	0	39	315
% Change	-39.8	166.7	-100.0	n/a	-87.9	-69.2	n/a	-100.0	-58.7
COMPLETED & NOT ABSORBED									
QI 2017	135	4	0	0	8	1	n/a	n/a	148
QI 2016	137	15	6	0	22	2	n/a	n/a	182
% Change	-1.5	-73.3	-100.0	n/a	-63.6	-50.0	n/a	n/a	-18.7
ABSORBED									
QI 2017	122	16	1	0	8	5	n/a	n/a	152
QI 2016	141	5	22	0	43	12	n/a	n/a	223
% Change	-13.5	**	-95.5	n/a	-81.4	-58.3	n/a	n/a	-31.8
Year-to-date 2017	122	16	1	0	8	5	n/a	n/a	152
Year-to-date 2016	141	5	22	0	43	12	n/a	n/a	223
% Change	-13.5	**	-95.5	n/a	-81.4	-58.3	n/a	n/a	-31.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barons VL									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
QI 2017	17	0	0	0	0	0	0	0	17
QI 2016	0	0	0	0	0	0	0	0	0
Coalhurst T									
QI 2017	5	0	0	0	0	4	0	0	9
QI 2016	3	0	0	0	0	0	0	0	3
Lethbridge CY									
QI 2017	86	4	5	0	11	0	0	0	106
QI 2016	89	6	15	0	10	20	0	0	140
Lethbridge County MD									
QI 2017	6	0	0	0	0	0	0	0	6
QI 2016	6	0	0	0	0	0	0	0	6
Nobleford VL									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	5	0	0	0	0	0	0	0	5
Picture Butte T									
QI 2017	0	0	0	0	2	0	0	0	2
QI 2016	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
QI 2017	114	4	5	0	13	4	0	0	140
QI 2016	103	6	15	0	10	20	0	0	154

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Barons VL									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
QI 2017	33	0	0	0	0	0	0	0	33
QI 2016	35	2	0	0	0	0	0	4	41
Coalhurst T									
QI 2017	6	0	0	0	0	4	0	0	10
QI 2016	12	2	0	0	0	0	0	0	14
Lethbridge CY									
QI 2017	252	20	18	0	73	53	0	0	416
QI 2016	288	24	31	0	48	58	0	0	449
Lethbridge County MD									
QI 2017	11	0	0	0	0	0	0	0	11
QI 2016	25	2	0	0	0	0	0	0	27
Nobleford VL									
QI 2017	3	0	0	0	0	0	0	0	3
QI 2016	9	0	0	0	0	0	0	0	9
Picture Butte T									
QI 2017	1	0	0	0	2	0	0	0	3
QI 2016	2	0	0	0	0	0	0	0	2
Lethbridge CMA									
QI 2017	306	20	18	0	75	57	0	0	476
QI 2016	371	30	31	0	48	58	0	4	542

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Barons VL									
QI 2017	0	0	0	0	0	0	0	0	0
QI 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
QI 2017	5	0	0	0	0	0	0	0	5
QI 2016	17	0	0	0	0	0	0	0	17
Coalhurst T									
QI 2017	4	2	0	0	0	0	0	0	6
QI 2016	7	0	0	0	0	8	0	0	15
Lethbridge CY									
QI 2017	88	14	0	0	7	4	0	0	113
QI 2016	139	6	28	0	58	5	0	39	275
Lethbridge County MD									
QI 2017	4	0	0	0	0	0	0	0	4
QI 2016	7	0	0	0	0	0	0	0	7
Nobleford VL									
QI 2017	1	0	0	0	0	0	0	0	1
QI 2016	1	0	0	0	0	0	0	0	1
Picture Butte T									
QI 2017	1	0	0	0	0	0	0	0	1
QI 2016	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
QI 2017	103	16	0	0	7	4	0	0	130
QI 2016	171	6	28	0	58	13	0	39	315

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barons VL									
QI 2017	0	0	0	0	0	0	n/a	n/a	0
QI 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
QI 2017	5	0	0	0	0	0	n/a	n/a	5
QI 2016	10	1	0	0	0	0	n/a	n/a	11
Coalhurst T									
QI 2017	1	0	0	0	0	0	n/a	n/a	1
QI 2016	6	0	0	0	0	2	n/a	n/a	8
Lethbridge CY									
QI 2017	127	2	0	0	8	1	n/a	n/a	138
QI 2016	121	14	6	0	22	0	n/a	n/a	163
Lethbridge County MD									
QI 2017	0	0	0	0	0	0	n/a	n/a	0
QI 2016	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
QI 2017	1	2	0	0	0	0	n/a	n/a	3
QI 2016	0	0	0	0	0	0	n/a	n/a	0
Picture Butte T									
QI 2017	1	0	0	0	0	0	n/a	n/a	1
QI 2016	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
QI 2017	135	4	0	0	8	1	n/a	n/a	148
QI 2016	137	15	6	0	22	2	n/a	n/a	182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Barons VL									
QI 2017	0	0	0	0	0	0	n/a	n/a	0
QI 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
QI 2017	3	0	0	0	0	0	n/a	n/a	3
QI 2016	12	0	0	0	0	0	n/a	n/a	12
Coalhurst T									
QI 2017	5	2	0	0	0	0	n/a	n/a	7
QI 2016	3	0	0	0	0	6	n/a	n/a	9
Lethbridge CY									
QI 2017	108	14	1	0	8	5	n/a	n/a	136
QI 2016	117	5	22	0	43	6	n/a	n/a	193
Lethbridge County MD									
QI 2017	4	0	0	0	0	0	n/a	n/a	4
QI 2016	8	0	0	0	0	0	n/a	n/a	8
Nobleford VL									
QI 2017	1	0	0	0	0	0	n/a	n/a	1
QI 2016	1	0	0	0	0	0	n/a	n/a	1
Picture Butte T									
QI 2017	1	0	0	0	0	0	n/a	n/a	1
QI 2016	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
QI 2017	122	16	1	0	8	5	n/a	n/a	152
QI 2016	141	5	22	0	43	12	n/a	n/a	223

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of London CMA
2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	486	44	52	0	60	35	0	0	677
% Change	-14.3	22.2	-23.5	n/a	-6.3	-62.8	n/a	-100.0	-18.7
2015	567	36	68	0	64	94	0	4	833
% Change	11.4	-10.0	n/a	-100.0	-47.1	**	n/a	n/a	23.2
2014	509	40	0	2	121	4	0	0	676
% Change	-5.6	-42.9	n/a	n/a	**	-33.3	n/a	-100.0	4.3
2013	539	70	0	0	29	6	0	4	648
% Change	-2.4	133.3	n/a	n/a	-14.7	-85.4	n/a	33.3	-1.8
2012	552	30	0	0	34	41	0	3	660
% Change	12.4	-59.5	-100.0	n/a	-74.2	-28.1	-100.0	n/a	-13.8
2011	491	74	4	0	132	57	8	0	766
% Change	-11.4	2.8	-71.4	n/a	69.2	9.6	n/a	n/a	-0.5
2010	554	72	14	0	78	52	0	0	770
% Change	-9.5	-16.3	133.3	n/a	4.0	-57.4	-100.0	n/a	-15.1
2009	612	86	6	0	75	122	6	0	907
% Change	-19.5	19.4	n/a	n/a	92.3	**	0.0	-100.0	-0.7
2008	760	72	0	0	39	32	6	4	913
% Change	-17.4	33.3	-100.0	n/a	-43.5	-76.5	n/a	-66.7	-24.2
2007	920	54	14	0	69	136	0	12	1,205

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	17	0	0	0	0	0	0	0	17	0	n/a
Coalhurst T	5	3	0	0	0	0	4	0	9	3	200.0
Lethbridge CY	86	89	6	6	14	25	0	20	106	140	-24.3
Lethbridge County MD	6	6	0	0	0	0	0	0	6	6	0.0
Nobleford VL	0	5	0	0	0	0	0	0	0	5	-100.0
Picture Butte T	0	0	2	0	0	0	0	0	2	0	n/a
Lethbridge CMA	114	103	8	6	14	25	4	20	140	154	-9.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	17	0	0	0	0	0	0	0	17	0	n/a
Coalhurst T	5	3	0	0	0	0	4	0	9	3	200.0
Lethbridge CY	86	89	6	6	14	25	0	20	106	140	-24.3
Lethbridge County MD	6	6	0	0	0	0	0	0	6	6	0.0
Nobleford VL	0	5	0	0	0	0	0	0	0	5	-100.0
Picture Butte T	0	0	2	0	0	0	0	0	2	0	n/a
Lethbridge CMA	114	103	8	6	14	25	4	20	140	154	-9.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	4	0	0	0
Lethbridge CY	14	25	0	0	0	20	0	0
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	14	25	0	0	4	20	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	4	0	0	0
Lethbridge CY	14	25	0	0	0	20	0	0
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	14	25	0	0	4	20	0	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	17	0	0	0	0	0	17	0
Coalhurst T	5	3	4	0	0	0	9	3
Lethbridge CY	95	110	11	30	0	0	106	140
Lethbridge County MD	6	6	0	0	0	0	6	6
Nobleford VL	0	5	0	0	0	0	0	5
Picture Butte T	0	0	2	0	0	0	2	0
Lethbridge CMA	123	124	17	30	0	0	140	154

**Table 2.5: Starts by Submarket and by Intended Market
January - March 2017**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	17	0	0	0	0	0	17	0
Coalhurst T	5	3	4	0	0	0	9	3
Lethbridge CY	95	110	11	30	0	0	106	140
Lethbridge County MD	6	6	0	0	0	0	6	6
Nobleford VL	0	5	0	0	0	0	0	5
Picture Butte T	0	0	2	0	0	0	2	0
Lethbridge CMA	123	124	17	30	0	0	140	154

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	5	17	0	0	0	0	0	0	5	17	-70.6
Coalhurst T	4	7	2	0	0	0	0	8	6	15	-60.0
Lethbridge CY	88	139	14	6	7	86	4	44	113	275	-58.9
Lethbridge County MD	4	7	0	0	0	0	0	0	4	7	-42.9
Nobleford VL	1	1	0	0	0	0	0	0	1	1	0.0
Picture Butte T	1	0	0	0	0	0	0	0	1	0	n/a
Lethbridge CMA	103	171	16	6	7	86	4	52	130	315	-58.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	5	17	0	0	0	0	0	0	5	17	-70.6
Coalhurst T	4	7	2	0	0	0	0	8	6	15	-60.0
Lethbridge CY	88	139	14	6	7	86	4	44	113	275	-58.9
Lethbridge County MD	4	7	0	0	0	0	0	0	4	7	-42.9
Nobleford VL	1	1	0	0	0	0	0	0	1	1	0.0
Picture Butte T	1	0	0	0	0	0	0	0	1	0	n/a
Lethbridge CMA	103	171	16	6	7	86	4	52	130	315	-58.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	0	8	0	0
Lethbridge CY	7	86	0	0	4	5	0	39
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	7	86	0	0	4	13	0	39

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	0	0	0	0	8	0	0
Lethbridge CY	7	86	0	0	4	5	0	39
Lethbridge County MD	0	0	0	0	0	0	0	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	7	86	0	0	4	13	0	39

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	5	17	0	0	0	0	5	17
Coalhurst T	6	7	0	8	0	0	6	15
Lethbridge CY	102	173	11	63	0	39	113	275
Lethbridge County MD	4	7	0	0	0	0	4	7
Nobleford VL	1	1	0	0	0	0	1	1
Picture Butte T	1	0	0	0	0	0	1	0
Lethbridge CMA	119	205	11	71	0	39	130	315

**Table 3.5: Completions by Submarket and by Intended Market
January - March 2017**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	5	17	0	0	0	0	5	17
Coalhurst T	6	7	0	8	0	0	6	15
Lethbridge CY	102	173	11	63	0	39	113	275
Lethbridge County MD	4	7	0	0	0	0	4	7
Nobleford VL	1	1	0	0	0	0	1	1
Picture Butte T	1	0	0	0	0	0	1	0
Lethbridge CMA	119	205	11	71	0	39	130	315

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$499,999		\$500,000 - \$599,999		\$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barons VL													
QI 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
QI 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Coaldale T	0	0	0	0	0	0	0	0	0	0	0	-	-
QI 2017	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
QI 2016	0	0.0	3	25.0	8	66.7	1	8.3	0	0.0	12	-	455,400
Year-to-date 2017	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2016	0	0.0	3	25.0	8	66.7	1	8.3	0	0.0	12	-	455,400
Coalhurst T													
QI 2017	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	-
QI 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2017	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2016	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Lethbridge CY													
QI 2017	4	3.7	64	59.8	23	21.5	8	7.5	8	7.5	107	-	481,168
QI 2016	6	5.1	64	54.7	32	27.4	8	6.8	7	6.0	117	420,000	414,812
Year-to-date 2017	4	3.7	64	59.8	23	21.5	8	7.5	8	7.5	107	-	481,168
Year-to-date 2016	6	5.1	64	54.7	32	27.4	8	6.8	7	6.0	117	420,000	414,812
Lethbridge County MD													
QI 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
QI 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Nobleford VL													
QI 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
QI 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Picture Butte T													
QI 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
QI 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Lethbridge CMA													
QI 2017	7	6.0	69	59.0	25	21.4	8	6.8	8	6.8	117	375,000	419,214
QI 2016	7	5.1	70	51.1	42	30.7	10	7.3	8	5.8	137	385,000	417,003
Year-to-date 2017	7	6.0	69	59.0	25	21.4	8	6.8	8	6.8	117	375,000	419,214
Year-to-date 2016	7	5.1	70	51.1	42	30.7	10	7.3	8	5.8	137	385,000	417,003

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
First Quarter 2017**

Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	-	455,400	n/a	-	455,400	n/a
Coalhurst T	-	-	n/a	-	-	n/a
Lethbridge CY	481,168	414,812	16.0	481,168	414,812	16.0
Lethbridge County MD	-	-	n/a	-	-	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	419,214	417,003	0.5	419,214	417,003	0.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

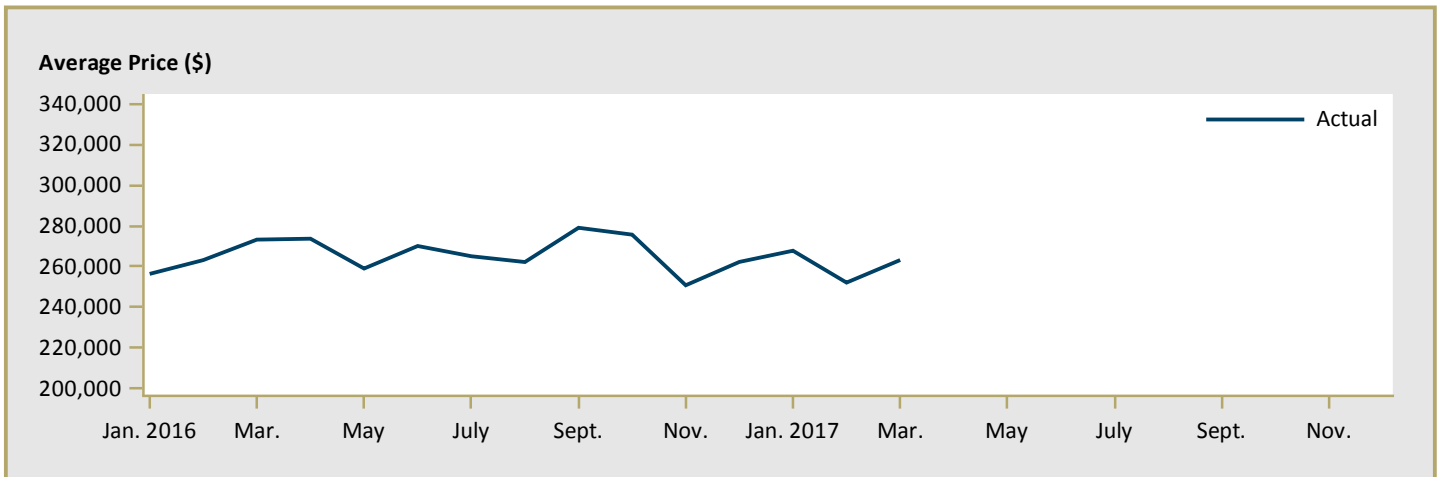


Figure 5.2: MLS® Residential Sales for Lethbridge

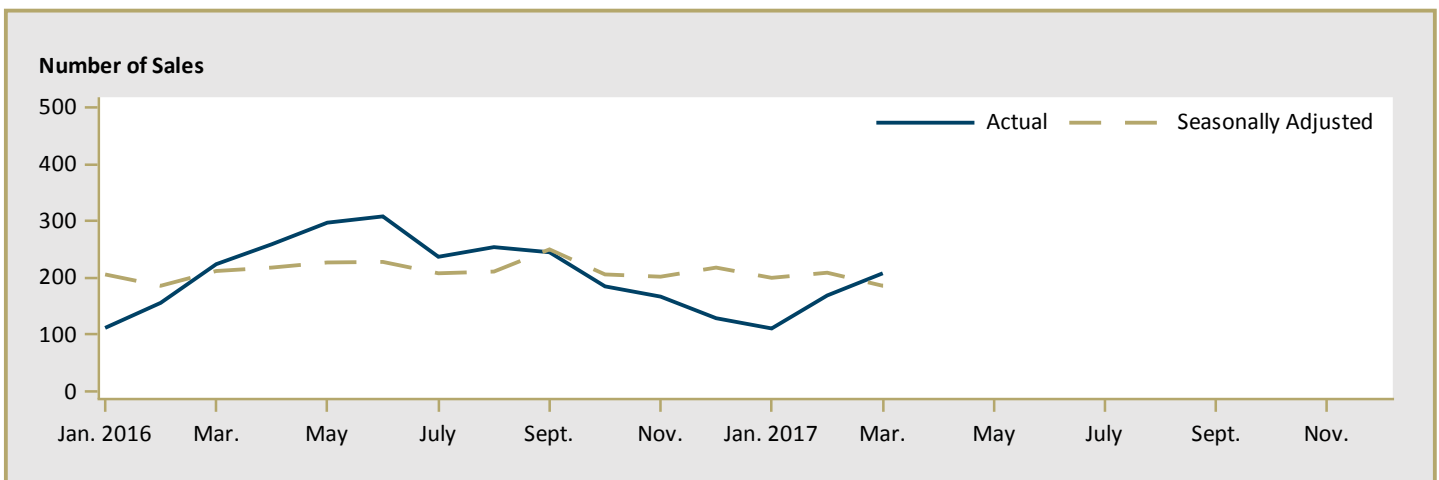
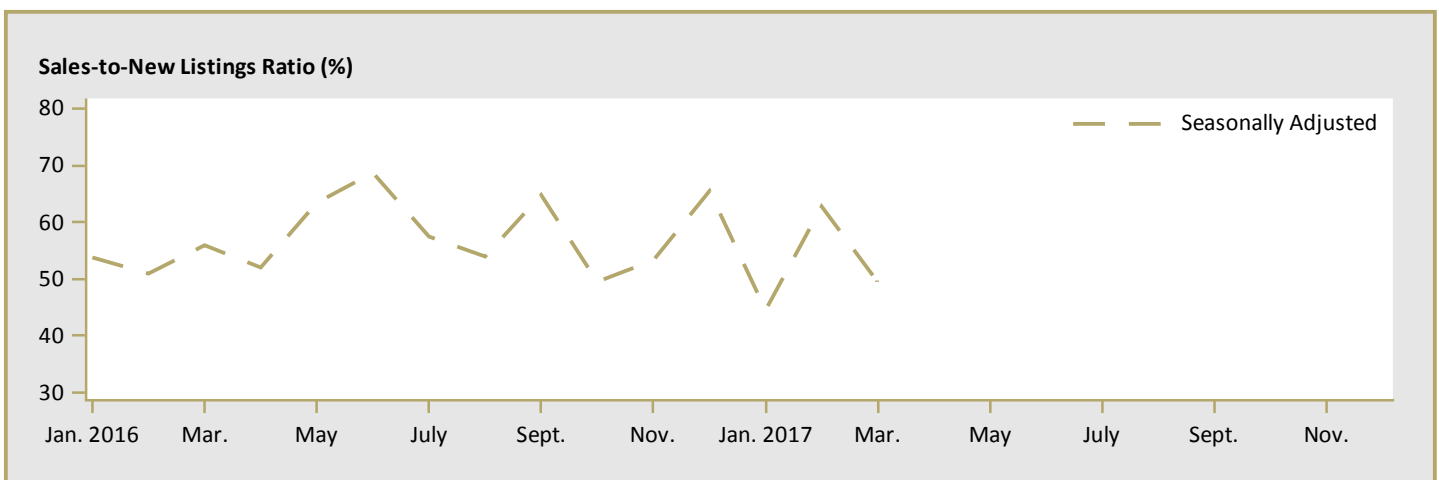


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Note: Seasonally adjusted data of average price are not available at the time of publication.

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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