

HOUSING NOW TABLES

Lethbridge CMA

Date Released: Third Quarter 2017



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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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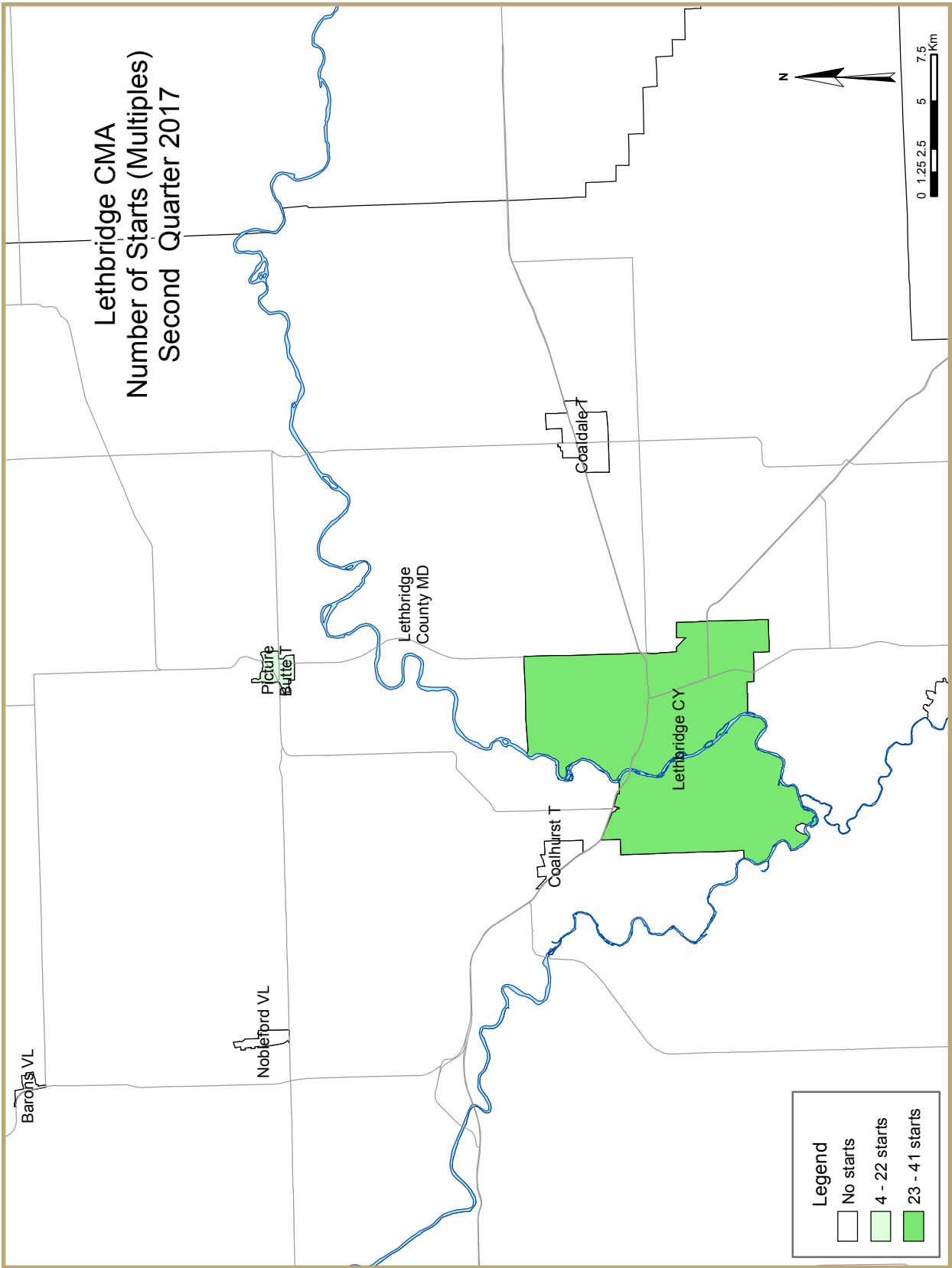
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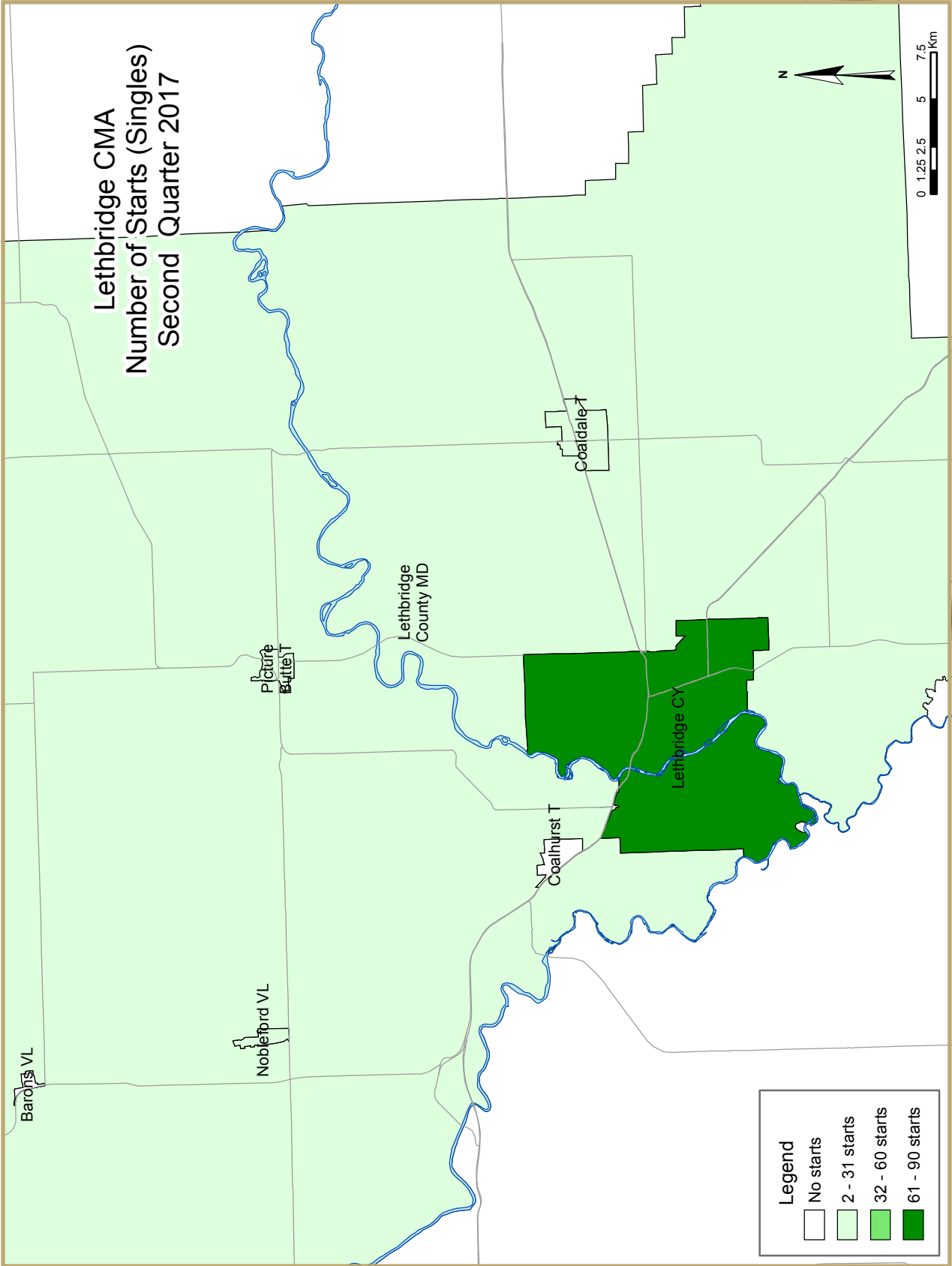
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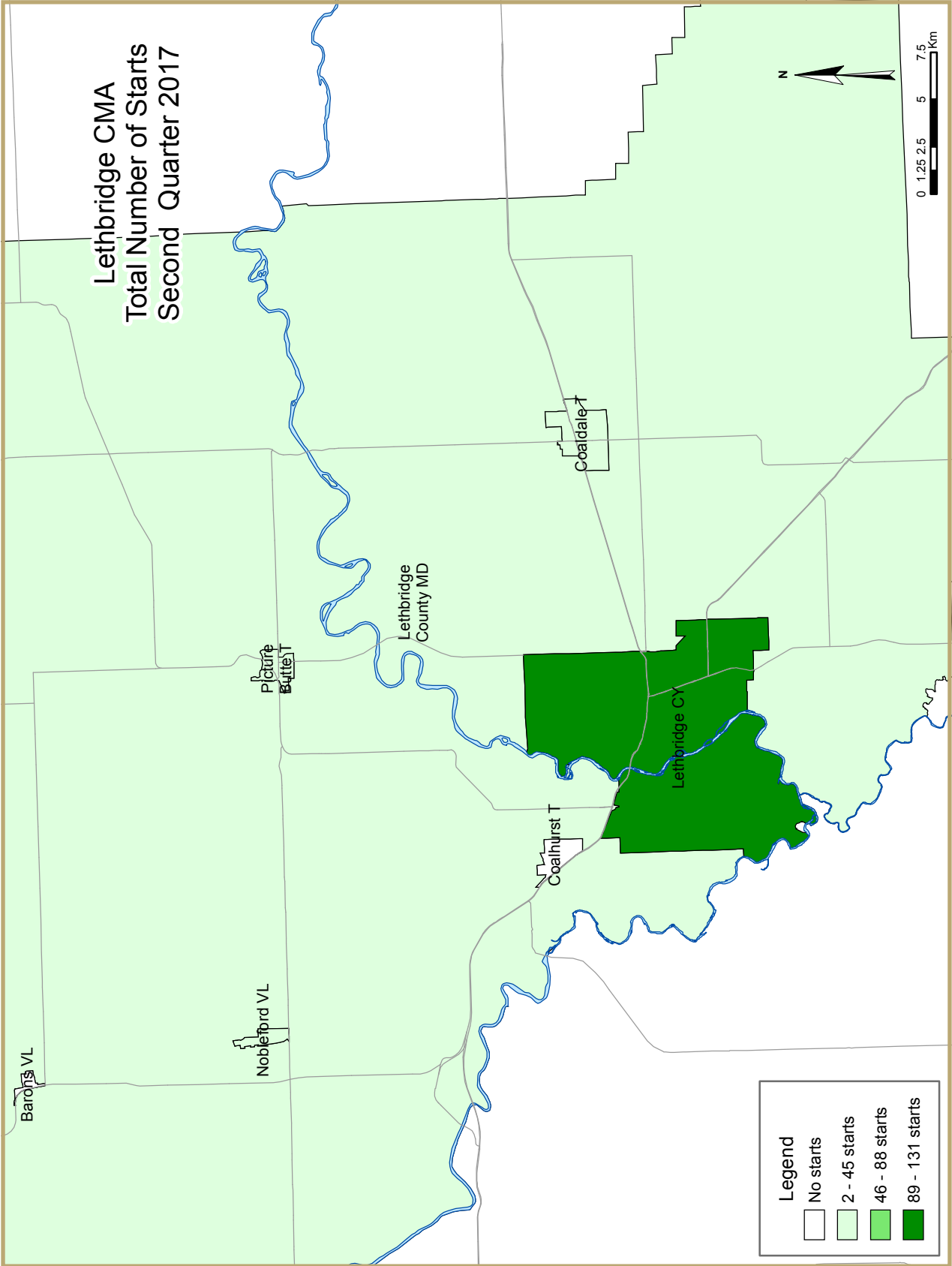
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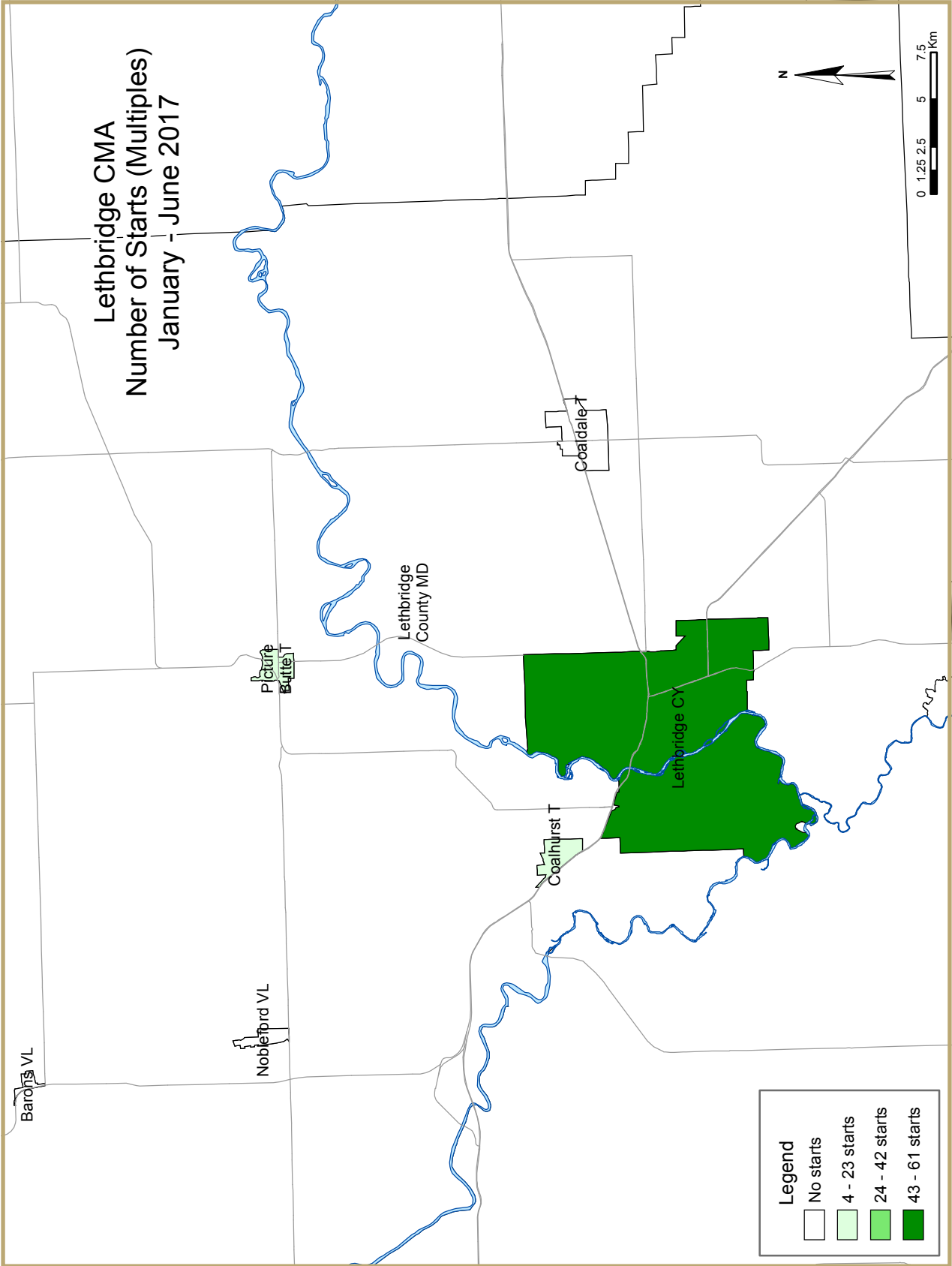
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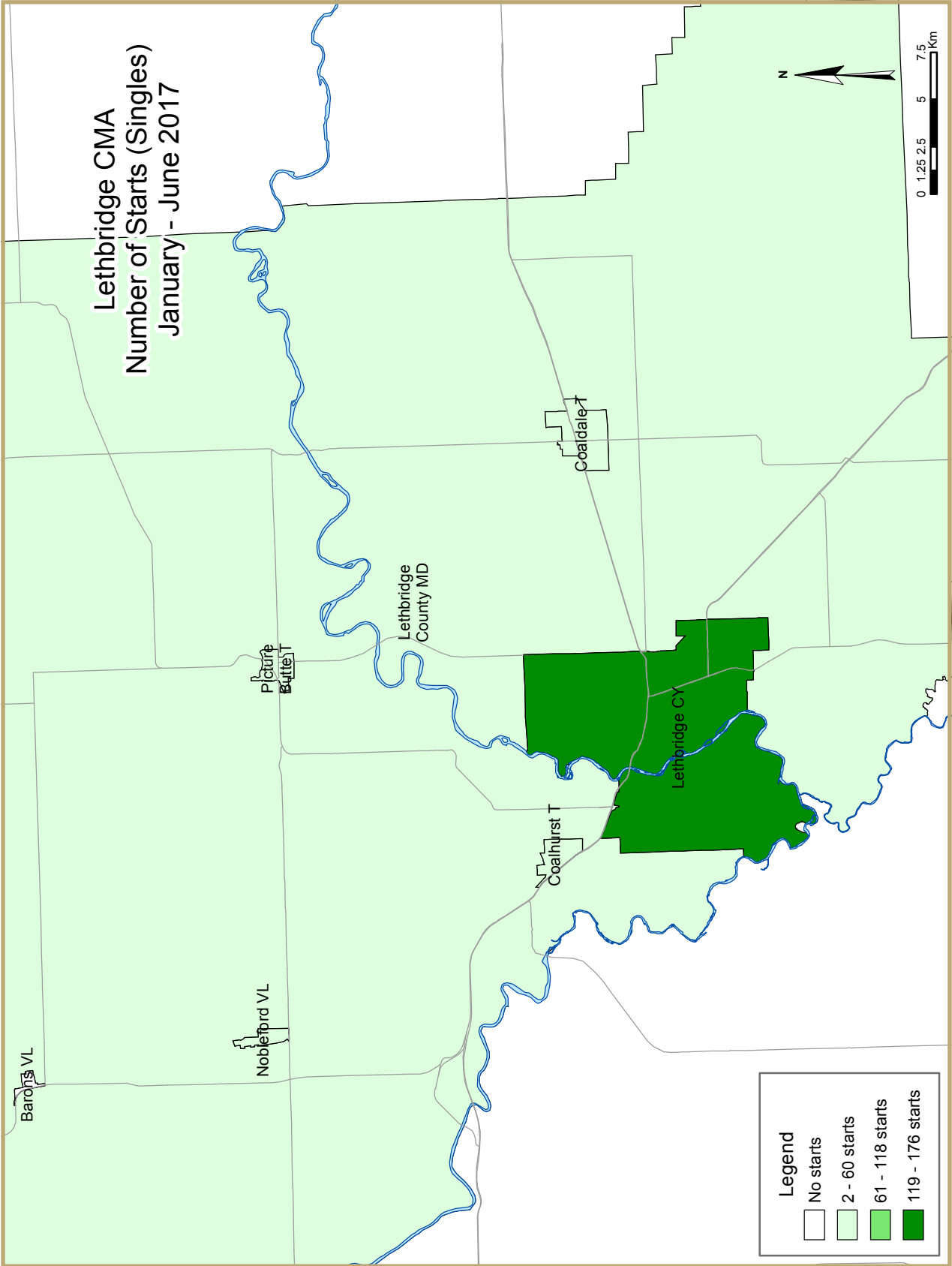
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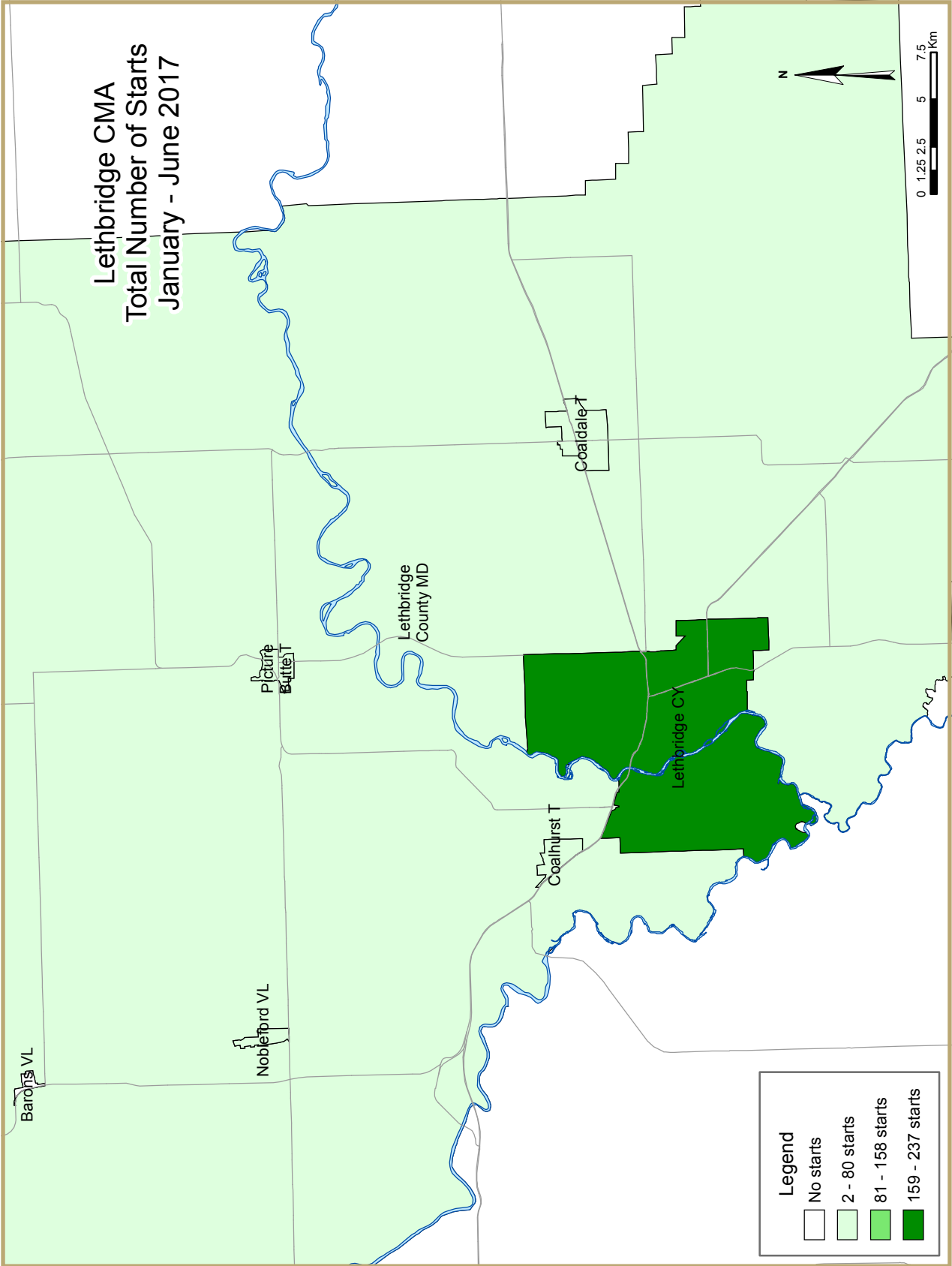












HOUSING NOW REPORT TABLES

Available in ALL reports:

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- 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
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- 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) Second Quarter 2017								
Lethbridge CMA ¹	Annual		Monthly SAAR			Trend ²		
	2015	2016	Apr. 2017	May 2017	Jun. 2017	Apr. 2017	May 2017	Jun. 2017
Single-Detached	567	486	448	497	460	608	525	519
Multiples	266	191	168	168	204	178	160	142
Total	833	677	616	665	664	786	685	661
	Quarterly SAAR		Actual			YTD		
	2017 Q1	2017 Q2	2016 Q2	2017 Q2	% change	2016 Q2	2017 Q2	% change
Single-Detached	1,845	1,363	120	118	-1.7%	223	232	4.0%
Multiples	312	540	33	45	36.4%	84	71	-15.5%
Total	2,157	1,903	153	163	6.5%	307	303	-1.3%

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
Second 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									
Q2 2017	118	12	13	0	9	11	0	0	163
Q2 2016	120	12	10	0	0	11	0	0	153
% Change	-1.7	0.0	30.0	n/a	n/a	0.0	n/a	n/a	6.5
Year-to-date 2017	232	16	18	0	22	15	0	0	303
Year-to-date 2016	223	18	25	0	10	31	0	0	307
% Change	4.0	-11.1	-28.0	n/a	120.0	-51.6	n/a	n/a	-1.3
UNDER CONSTRUCTION									
Q2 2017	335	22	31	0	65	57	0	0	510
Q2 2016	332	36	25	0	24	69	0	4	490
% Change	0.9	-38.9	24.0	n/a	170.8	-17.4	n/a	-100.0	4.1
COMPLETIONS									
Q2 2017	87	10	0	0	19	11	0	0	127
Q2 2016	159	6	0	0	24	0	16	0	205
% Change	-45.3	66.7	n/a	n/a	-20.8	n/a	-100.0	n/a	-38.0
Year-to-date 2017	190	26	0	0	26	15	0	0	257
Year-to-date 2016	330	12	28	0	82	13	16	39	520
% Change	-42.4	116.7	-100.0	n/a	-68.3	15.4	-100.0	-100.0	-50.6
COMPLETED & NOT ABSORBED									
Q2 2017	123	5	0	0	11	1	n/a	n/a	140
Q2 2016	139	10	3	0	19	0	n/a	n/a	171
% Change	-11.5	-50.0	-100.0	n/a	-42.1	n/a	n/a	n/a	-18.1
ABSORBED									
Q2 2017	99	9	0	0	16	11	n/a	n/a	135
Q2 2016	157	11	3	0	27	2	n/a	n/a	200
% Change	-36.9	-18.2	-100.0	n/a	-40.7	**	n/a	n/a	-32.5
Year-to-date 2017	221	25	1	0	24	16	n/a	n/a	287
Year-to-date 2016	298	16	25	0	70	14	n/a	n/a	423
% Change	-25.8	56.3	-96.0	n/a	-65.7	14.3	n/a	n/a	-32.2

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q2 2017	18	0	0	0	0	0	0	0	18
Q2 2016	1	0	0	0	0	0	0	0	1
Coalhurst T									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	6	2	0	0	0	0	0	0	8
Lethbridge CY									
Q2 2017	90	12	13	0	5	11	0	0	131
Q2 2016	101	10	10	0	0	11	0	0	132
Lethbridge County MD									
Q2 2017	4	0	0	0	0	0	0	0	4
Q2 2016	7	0	0	0	0	0	0	0	7
Nobleford VL									
Q2 2017	2	0	0	0	0	0	0	0	2
Q2 2016	1	0	0	0	0	0	0	0	1
Picture Butte T									
Q2 2017	4	0	0	0	4	0	0	0	8
Q2 2016	4	0	0	0	0	0	0	0	4
Lethbridge CMA									
Q2 2017	118	12	13	0	9	11	0	0	163
Q2 2016	120	12	10	0	0	11	0	0	153

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q2 2017	39	0	0	0	0	0	0	0	39
Q2 2016	13	2	0	0	0	0	0	4	19
Coalhurst T									
Q2 2017	5	0	0	0	0	0	0	0	5
Q2 2016	12	4	0	0	0	0	0	0	16
Lethbridge CY									
Q2 2017	267	22	31	0	59	57	0	0	436
Q2 2016	272	28	25	0	24	69	0	0	418
Lethbridge County MD									
Q2 2017	14	0	0	0	0	0	0	0	14
Q2 2016	23	2	0	0	0	0	0	0	25
Nobleford VL									
Q2 2017	5	0	0	0	0	0	0	0	5
Q2 2016	8	0	0	0	0	0	0	0	8
Picture Butte T									
Q2 2017	5	0	0	0	6	0	0	0	11
Q2 2016	4	0	0	0	0	0	0	0	4
Lethbridge CMA									
Q2 2017	335	22	31	0	65	57	0	0	510
Q2 2016	332	36	25	0	24	69	0	4	490

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

**Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q2 2017	10	0	0	0	0	0	0	0	10
Q2 2016	23	0	0	0	0	0	0	0	23
Coalhurst T									
Q2 2017	1	0	0	0	0	4	0	0	5
Q2 2016	6	0	0	0	0	0	0	0	6
Lethbridge CY									
Q2 2017	75	10	0	0	19	7	0	0	111
Q2 2016	117	6	0	0	24	0	16	0	163
Lethbridge County MD									
Q2 2017	1	0	0	0	0	0	0	0	1
Q2 2016	9	0	0	0	0	0	0	0	9
Nobleford VL									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	2	0	0	0	0	0	0	0	2
Picture Butte T									
Q2 2017	0	0	0	0	0	0	0	0	0
Q2 2016	2	0	0	0	0	0	0	0	2
Lethbridge CMA									
Q2 2017	87	10	0	0	19	11	0	0	127
Q2 2016	159	6	0	0	24	0	16	0	205

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

**Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q2 2017	6	0	0	0	0	0	n/a	n/a	6
Q2 2016	8	0	0	0	0	0	n/a	n/a	8
Coalhurst T									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	4	0	0	0	0	0	n/a	n/a	4
Lethbridge CY									
Q2 2017	117	3	0	0	11	1	n/a	n/a	132
Q2 2016	126	10	3	0	19	0	n/a	n/a	158
Lethbridge County MD									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	1	0	0	0	0	0	n/a	n/a	1
Nobleford VL									
Q2 2017	0	2	0	0	0	0	n/a	n/a	2
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Picture Butte T									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
Q2 2017	123	5	0	0	11	1	n/a	n/a	140
Q2 2016	139	10	3	0	19	0	n/a	n/a	171

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

Table 1.2: Housing Activity Summary by Submarket
Second 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									
Q2 2017	0	0	0	0	0	0	n/a	n/a	0
Q2 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q2 2017	9	0	0	0	0	0	n/a	n/a	9
Q2 2016	25	1	0	0	0	0	n/a	n/a	26
Coalhurst T									
Q2 2017	2	0	0	0	0	4	n/a	n/a	6
Q2 2016	8	0	0	0	0	2	n/a	n/a	10
Lethbridge CY									
Q2 2017	85	9	0	0	16	7	n/a	n/a	117
Q2 2016	112	10	3	0	27	0	n/a	n/a	152
Lethbridge County MD									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	8	0	0	0	0	0	n/a	n/a	8
Nobleford VL									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Picture Butte T									
Q2 2017	1	0	0	0	0	0	n/a	n/a	1
Q2 2016	2	0	0	0	0	0	n/a	n/a	2
Lethbridge CMA									
Q2 2017	99	9	0	0	16	11	n/a	n/a	135
Q2 2016	157	11	3	0	27	2	n/a	n/a	200

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
Second Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	18	1	0	0	0	0	0	0	18	1	**
Coalhurst T	0	6	0	2	0	0	0	0	0	8	-100.0
Lethbridge CY	90	101	12	10	18	10	11	11	131	132	-0.8
Lethbridge County MD	4	7	0	0	0	0	0	0	4	7	-42.9
Nobleford VL	2	1	0	0	0	0	0	0	2	1	100.0
Picture Butte T	4	4	4	0	0	0	0	0	8	4	100.0
Lethbridge CMA	118	120	16	12	18	10	11	11	163	153	6.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 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	35	1	0	0	0	0	0	0	35	1	**
Coalhurst T	5	9	0	2	0	0	4	0	9	11	-18.2
Lethbridge CY	176	190	18	16	32	35	11	31	237	272	-12.9
Lethbridge County MD	10	13	0	0	0	0	0	0	10	13	-23.1
Nobleford VL	2	6	0	0	0	0	0	0	2	6	-66.7
Picture Butte T	4	4	6	0	0	0	0	0	10	4	150.0
Lethbridge CMA	232	223	24	18	32	35	15	31	303	307	-1.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 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	0	0	0
Lethbridge CY	18	10	0	0	11	11	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	18	10	0	0	11	11	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 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	32	35	0	0	11	31	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	32	35	0	0	15	31	0	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	18	1	0	0	0	0	18	1
Coalhurst T	0	8	0	0	0	0	0	8
Lethbridge CY	115	121	16	11	0	0	131	132
Lethbridge County MD	4	7	0	0	0	0	4	7
Nobleford VL	2	1	0	0	0	0	2	1
Picture Butte T	4	4	4	0	0	0	8	4
Lethbridge CMA	143	142	20	11	0	0	163	153

**Table 2.5: Starts by Submarket and by Intended Market
January - June 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	35	1	0	0	0	0	35	1
Coalhurst T	5	11	4	0	0	0	9	11
Lethbridge CY	210	231	27	41	0	0	237	272
Lethbridge County MD	10	13	0	0	0	0	10	13
Nobleford VL	2	6	0	0	0	0	2	6
Picture Butte T	4	4	6	0	0	0	10	4
Lethbridge CMA	266	266	37	41	0	0	303	307

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type
Second Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	10	23	0	0	0	0	0	0	10	23	-56.5
Coalhurst T	1	6	0	0	0	0	4	0	5	6	-16.7
Lethbridge CY	75	117	10	6	19	40	7	0	111	163	-31.9
Lethbridge County MD	1	9	0	0	0	0	0	0	1	9	-88.9
Nobleford VL	0	2	0	0	0	0	0	0	0	2	-100.0
Picture Butte T	0	2	0	0	0	0	0	0	0	2	-100.0
Lethbridge CMA	87	159	10	6	19	40	11	0	127	205	-38.0

**Table 3.1: Completions by Submarket and by Dwelling Type
January - June 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	15	40	0	0	0	0	0	0	15	40	-62.5
Coalhurst T	5	13	2	0	0	0	4	8	11	21	-47.6
Lethbridge CY	163	256	24	12	26	126	11	44	224	438	-48.9
Lethbridge County MD	5	16	0	0	0	0	0	0	5	16	-68.8
Nobleford VL	1	3	0	0	0	0	0	0	1	3	-66.7
Picture Butte T	1	2	0	0	0	0	0	0	1	2	-50.0
Lethbridge CMA	190	330	26	12	26	126	15	52	257	520	-50.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 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	19	24	0	16	7	0	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	19	24	0	16	11	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 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	8	0	0
Lethbridge CY	26	110	0	16	11	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	26	110	0	16	15	13	0	39

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016	Q2 2017	Q2 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	10	23	0	0	0	0	10	23
Coalhurst T	1	6	4	0	0	0	5	6
Lethbridge CY	85	123	26	24	0	16	111	163
Lethbridge County MD	1	9	0	0	0	0	1	9
Nobleford VL	0	2	0	0	0	0	0	2
Picture Butte T	0	2	0	0	0	0	0	2
Lethbridge CMA	97	165	30	24	0	16	127	205

**Table 3.5: Completions by Submarket and by Intended Market
January - June 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	15	40	0	0	0	0	15	40
Coalhurst T	7	13	4	8	0	0	11	21
Lethbridge CY	187	296	37	87	0	55	224	438
Lethbridge County MD	5	16	0	0	0	0	5	16
Nobleford VL	1	3	0	0	0	0	1	3
Picture Butte T	1	2	0	0	0	0	1	2
Lethbridge CMA	216	370	41	95	0	55	257	520

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second 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													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 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	-	-
Q2 2017	0	0.0	1	11.1	8	88.9	0	0.0	0	0.0	9	-	-
Q2 2016	0	0.0	9	36.0	14	56.0	2	8.0	0	0.0	25	-	421,017
Year-to-date 2017	1	8.3	1	8.3	10	83.3	0	0.0	0	0.0	12	-	-
Year-to-date 2016	0	0.0	12	32.4	22	59.5	3	8.1	0	0.0	37	-	427,157
Coalhurst T													
Q2 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q2 2016	5	62.5	3	37.5	0	0.0	0	0.0	0	0.0	8	-	-
Year-to-date 2017	2	28.6	5	71.4	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2016	6	54.5	4	36.4	1	9.1	0	0.0	0	0.0	11	-	-
Lethbridge CY													
Q2 2017	4	4.7	54	63.5	13	15.3	9	10.6	5	5.9	85	-	415,705
Q2 2016	13	11.6	63	56.3	23	20.5	7	6.3	6	5.4	112	367,500	400,170
Year-to-date 2017	8	4.2	118	61.5	36	18.8	17	8.9	13	6.8	192	-	454,539
Year-to-date 2016	19	8.3	127	55.5	55	24.0	15	6.6	13	5.7	229	380,000	407,651
Lethbridge County MD													
Q2 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q2 2016	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	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	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	8	-	-
Nobleford VL													
Q2 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2016	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Picture Butte T													
Q2 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q2 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Lethbridge CMA													
Q2 2017	4	4.1	59	60.2	21	21.4	9	9.2	5	5.1	98	380,000	414,334
Q2 2016	21	13.7	79	51.6	38	24.8	9	5.9	6	3.9	153	375,000	394,831
Year-to-date 2017	11	5.1	128	59.5	46	21.4	17	7.9	13	6.0	215	375,000	416,989
Year-to-date 2016	28	9.7	149	51.4	80	27.6	19	6.6	14	4.8	290	380,000	405,305

Source: CMHC (Market Absorption Survey)

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

Submarket	Q2 2017	Q2 2016	% Change	YTD 2017	YTD 2016	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	-	421,017	n/a	-	427,157	n/a
Coalhurst T	-	-	n/a	-	-	n/a
Lethbridge CY	415,705	400,170	3.9	454,539	407,651	11.5
Lethbridge County MD	-	-	n/a	-	-	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	414,334	394,831	4.9	416,989	405,305	2.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

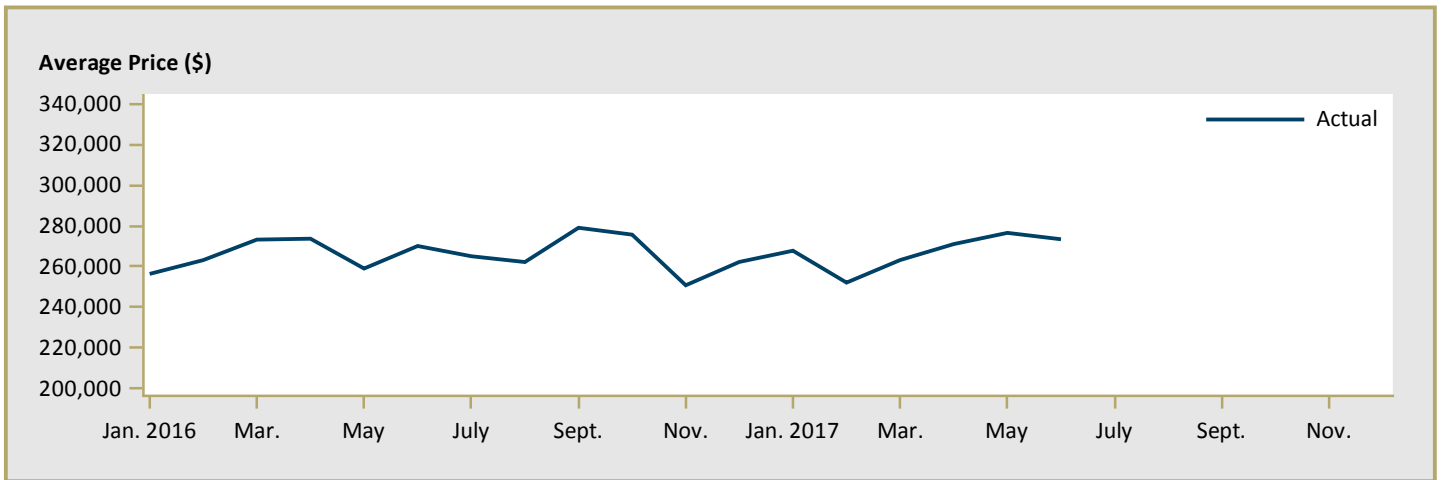


Figure 5.2: MLS® Residential Sales for Lethbridge

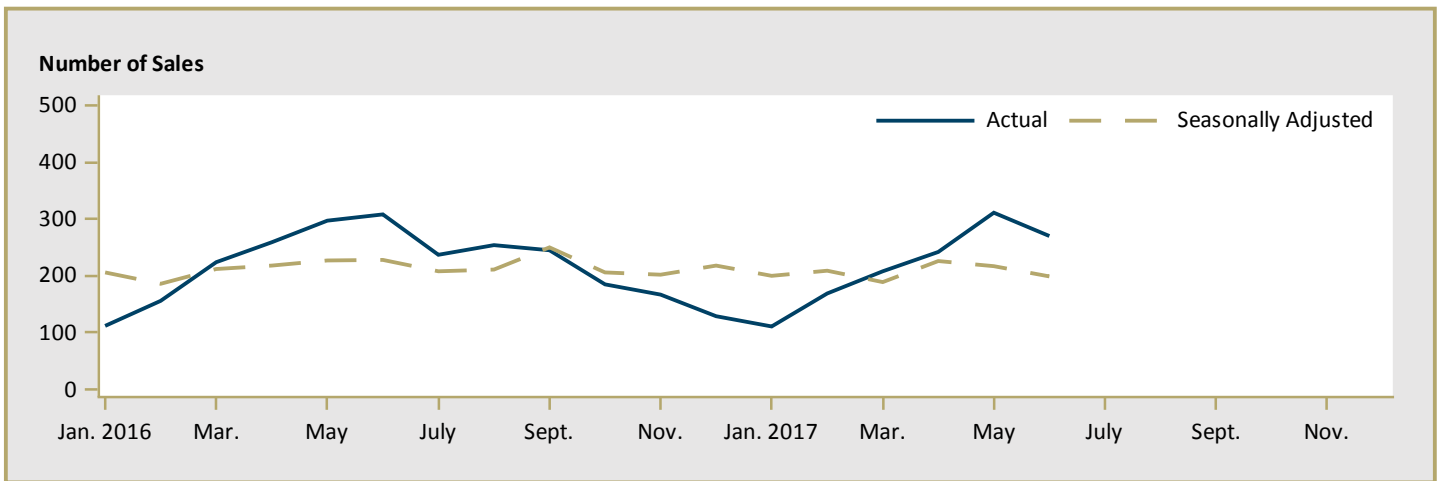
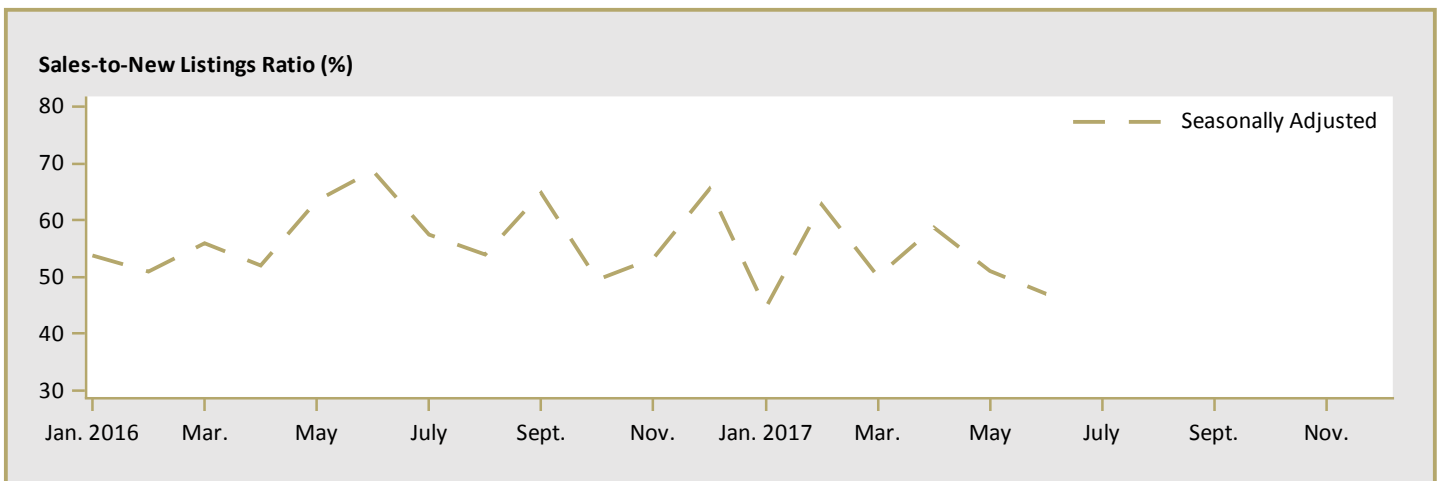


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



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 of 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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