

# HOUSING NOW TABLES

## Lethbridge CMA

Date Released: Fourth 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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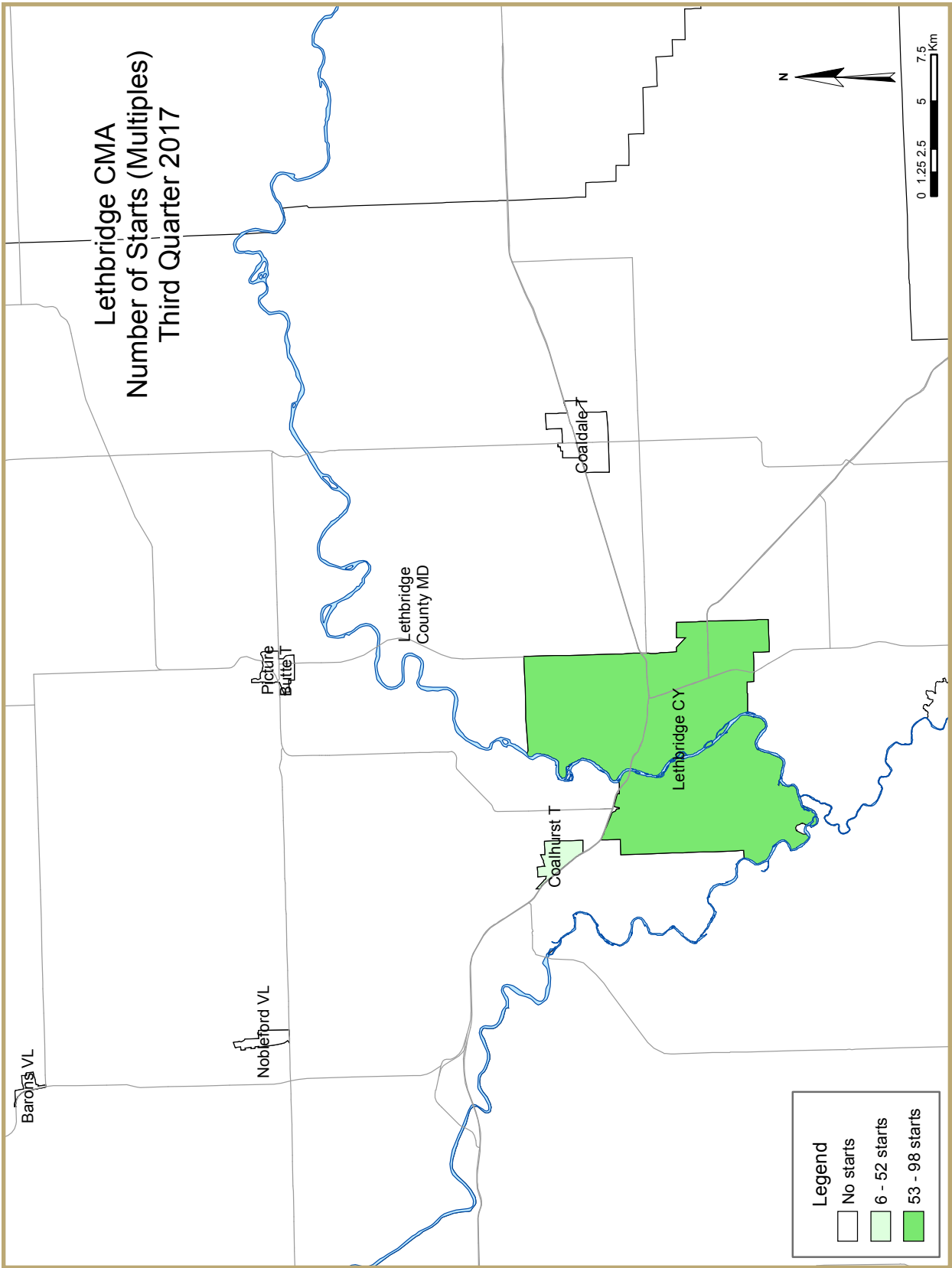
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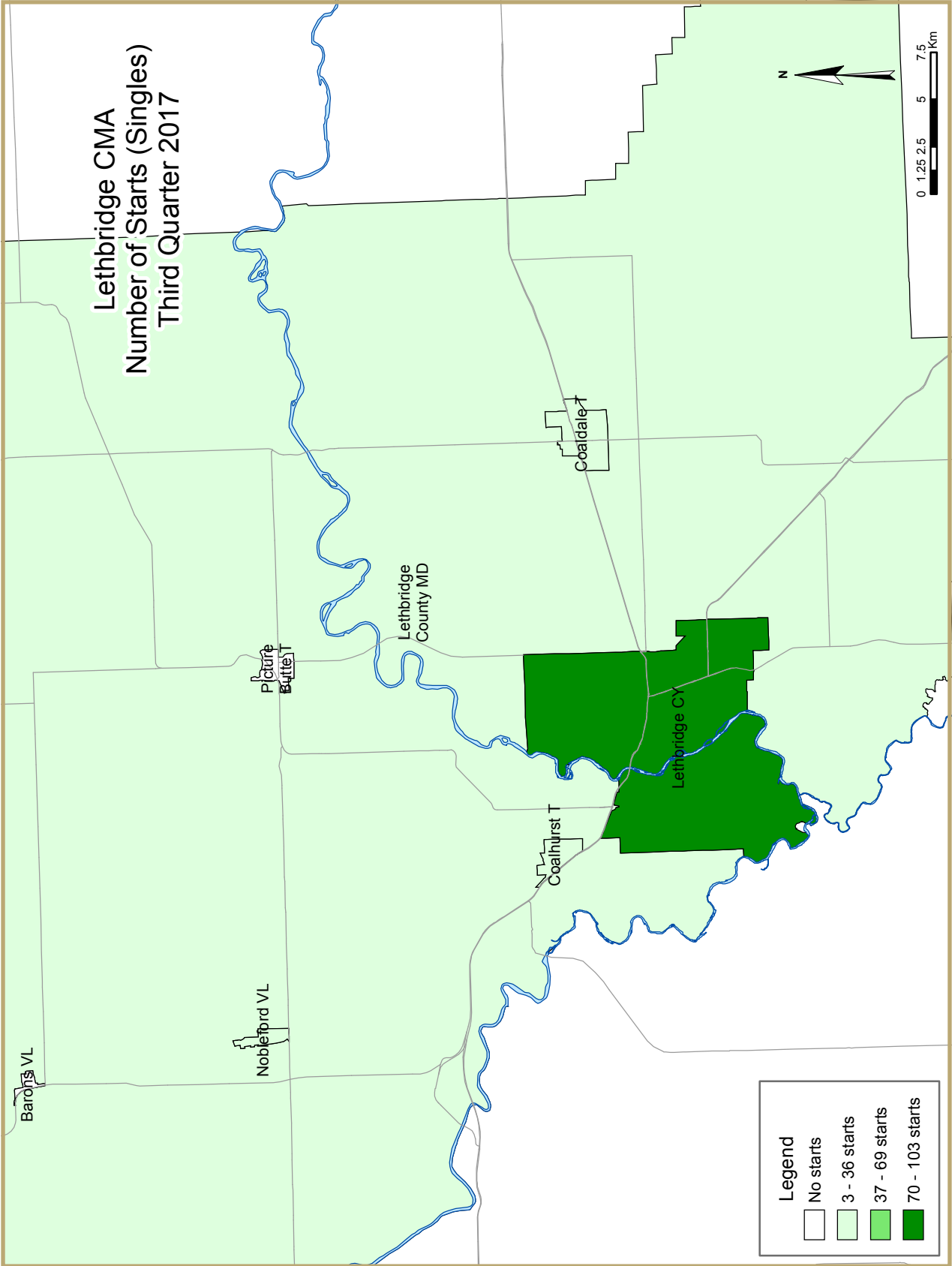
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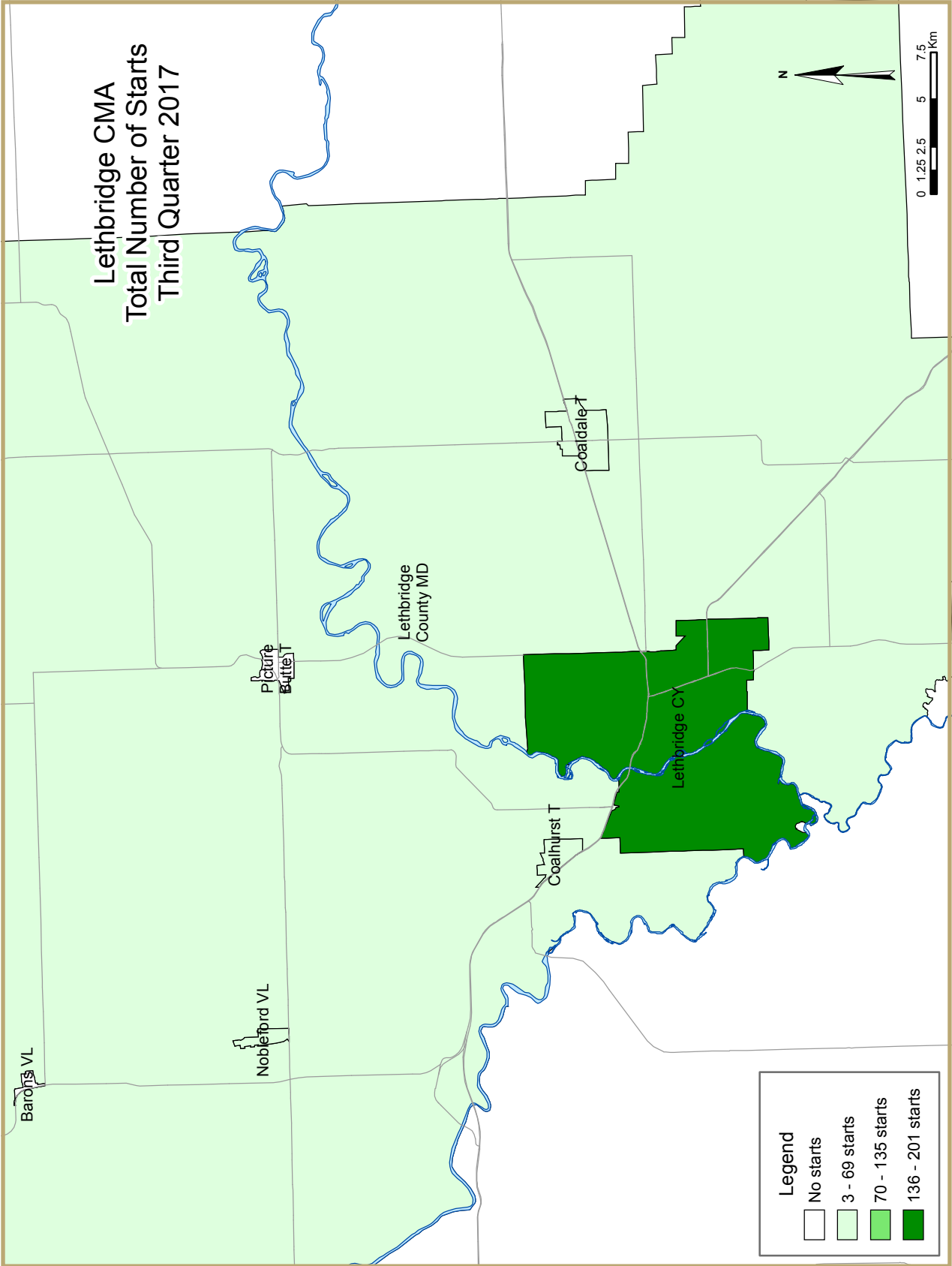
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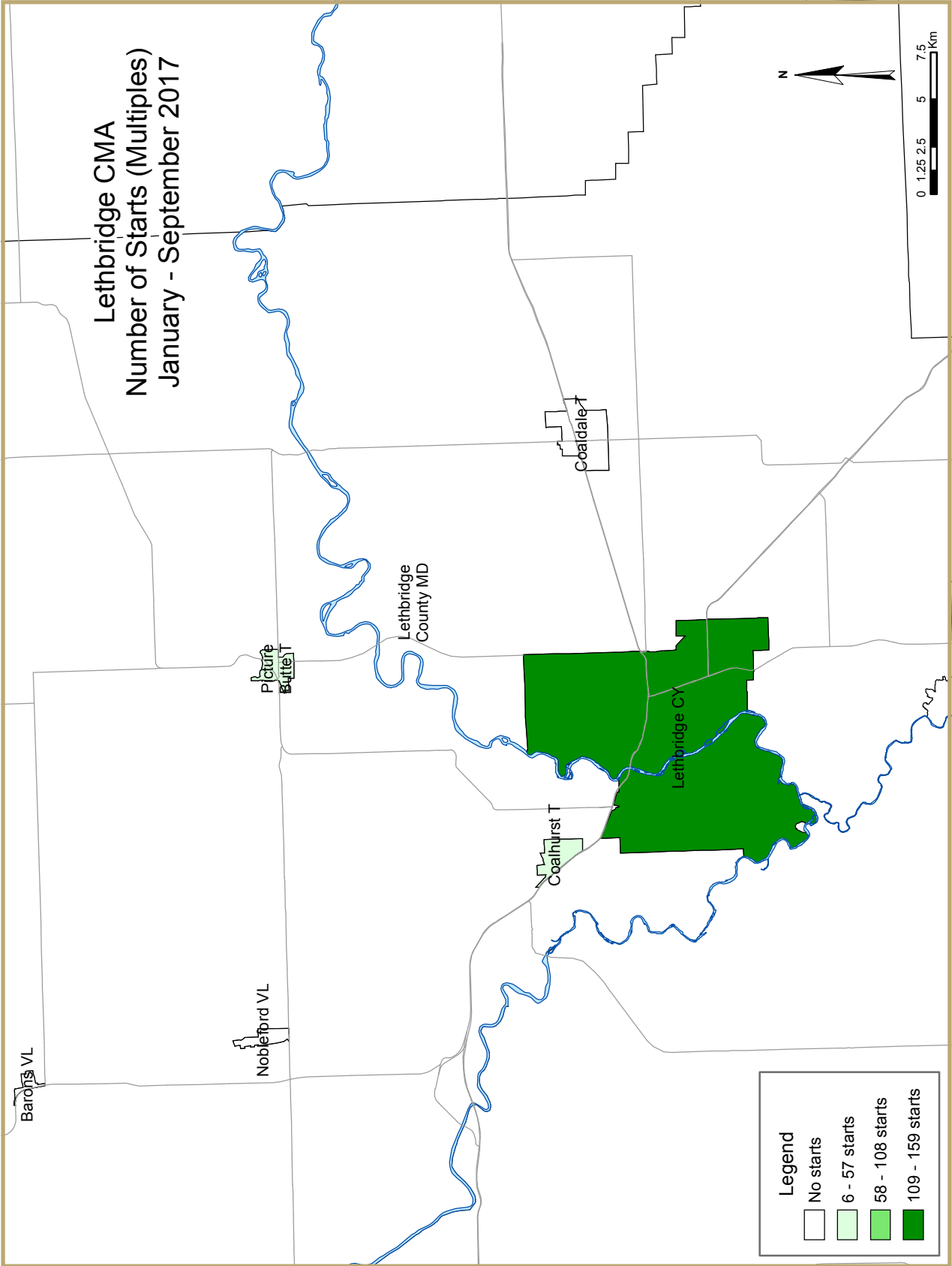
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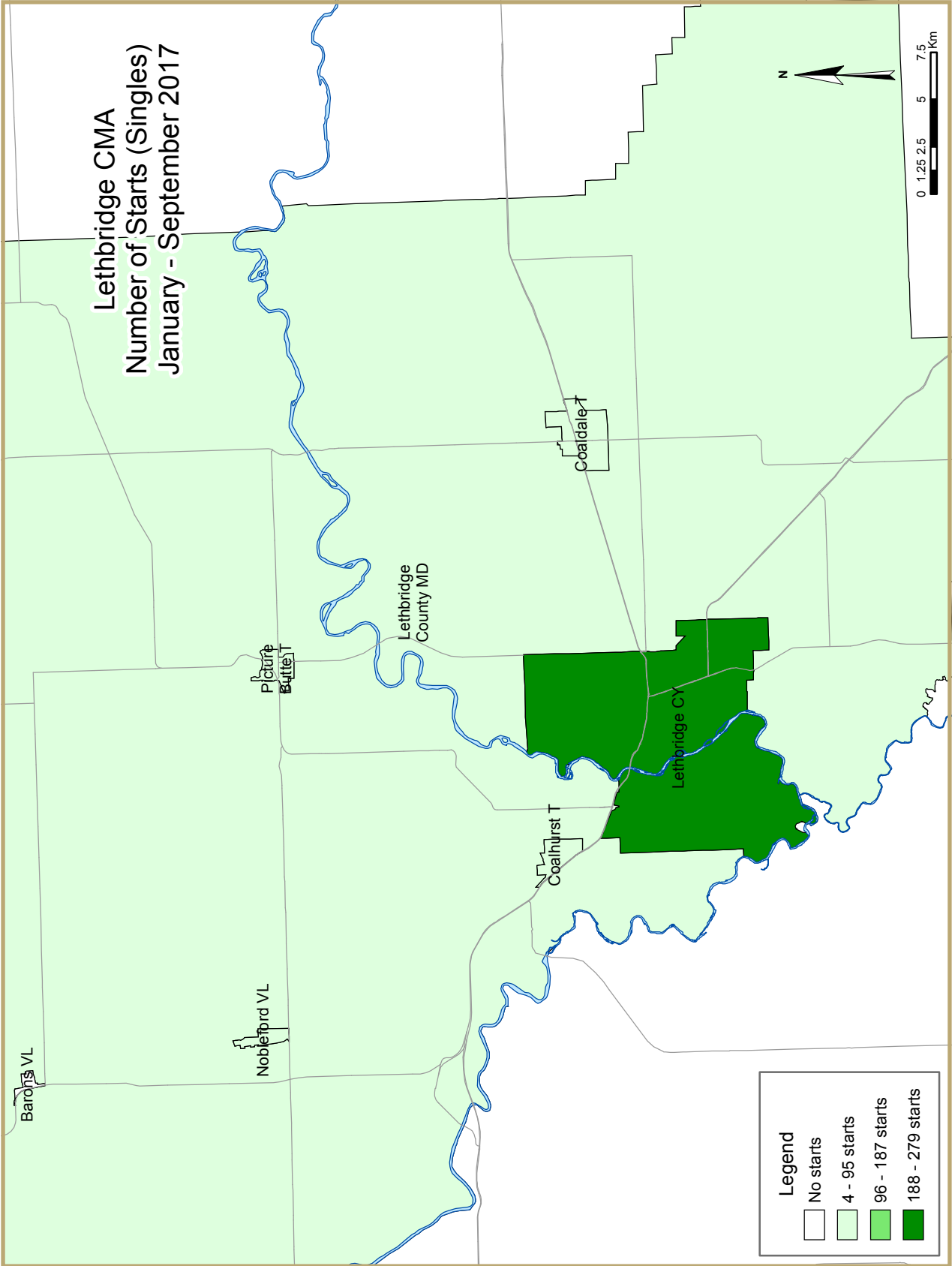
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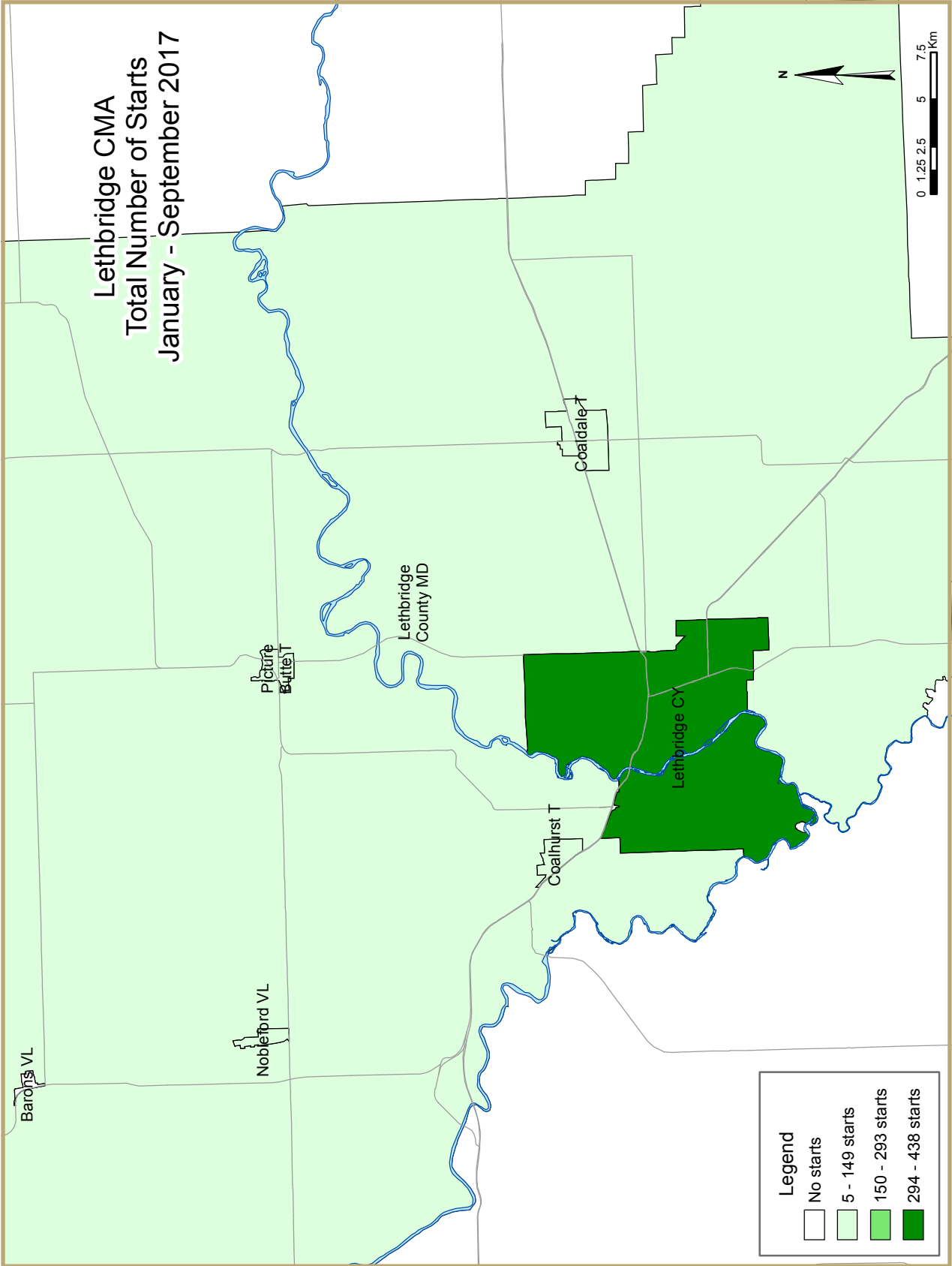














# HOUSING NOW REPORT TABLES

## 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

## Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- 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
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 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) Third Quarter 2017								
Lethbridge CMA <sup>1</sup>	Annual		Monthly SAAR			Trend <sup>2</sup>		
	2015	2016	July 2017	Aug. 2017	Sept. 2017	July 2017	Aug. 2017	Sept. 2017
Single-Detached	567	486	476	505	459	533	502	469
Multiples	266	191	216	792	240	174	294	298
Total	833	677	692	1,297	699	707	796	767
	Quarterly SAAR		Actual			YTD		
	2017 Q2	2017 Q3	2016 Q3	2017 Q3	% change	2016 Q3	2017 Q3	% change
Single-Detached	1,363	1,453	123	133	8.1%	346	365	5.5%
Multiples	540	672	50	104	108.0%	134	175	30.6%
Total	1,903	2,125	173	237	37.0%	480	540	12.5%

Source: CMHC

<sup>1</sup> Census Metropolitan Area<sup>2</sup> 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**  
**Third Quarter 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q3 2017	133	8	35	0	0	58	3	0	237
Q3 2016	123	20	14	0	16	0	0	0	173
% Change	8.1	-60.0	150.0	n/a	-100.0	n/a	n/a	n/a	37.0
Year-to-date 2017	365	24	53	0	22	73	3	0	540
Year-to-date 2016	346	38	39	0	26	31	0	0	480
% Change	5.5	-36.8	35.9	n/a	-15.4	135.5	n/a	n/a	12.5
UNDER CONSTRUCTION									
Q3 2017	286	20	57	0	38	77	3	0	481
Q3 2016	275	34	39	0	34	69	0	0	451
% Change	4.0	-41.2	46.2	n/a	11.8	11.6	n/a	n/a	6.7
COMPLETIONS									
Q3 2017	182	10	9	0	27	38	0	0	266
Q3 2016	180	22	0	0	10	0	0	4	216
% Change	1.1	-54.5	n/a	n/a	170.0	n/a	n/a	-100.0	23.1
Year-to-date 2017	372	36	9	0	53	53	0	0	523
Year-to-date 2016	510	34	28	0	92	13	16	43	736
% Change	-27.1	5.9	-67.9	n/a	-42.4	**	-100.0	-100.0	-28.9
COMPLETED & NOT ABSORBED									
Q3 2017	140	7	5	0	17	12	n/a	n/a	181
Q3 2016	163	7	1	0	6	0	n/a	n/a	177
% Change	-14.1	0.0	**	n/a	183.3	n/a	n/a	n/a	2.3
ABSORBED									
Q3 2017	165	8	4	0	21	27	n/a	n/a	225
Q3 2016	156	25	2	0	23	0	n/a	n/a	206
% Change	5.8	-68.0	100.0	n/a	-8.7	n/a	n/a	n/a	9.2
Year-to-date 2017	386	33	5	0	45	43	n/a	n/a	512
Year-to-date 2016	454	41	27	0	93	14	n/a	n/a	629
% Change	-15.0	-19.5	-81.5	n/a	-51.6	**	n/a	n/a	-18.6

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third 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									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q3 2017	10	0	0	0	0	0	0	0	10
Q3 2016	18	0	0	0	0	0	0	0	18
Coalhurst T									
Q3 2017	3	2	0	0	0	4	0	0	9
Q3 2016	3	0	0	0	0	0	0	0	3
Lethbridge CY									
Q3 2017	103	6	35	0	0	54	3	0	201
Q3 2016	98	18	14	0	16	0	0	0	146
Lethbridge County MD									
Q3 2017	14	0	0	0	0	0	0	0	14
Q3 2016	2	0	0	0	0	0	0	0	2
Nobleford VL									
Q3 2017	3	0	0	0	0	0	0	0	3
Q3 2016	0	2	0	0	0	0	0	0	2
Picture Butte T									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	2	0	0	0	0	0	0	0	2
Lethbridge CMA									
Q3 2017	133	8	35	0	0	58	3	0	237
Q3 2016	123	20	14	0	16	0	0	0	173

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third 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									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q3 2017	28	0	0	0	0	0	0	0	28
Q3 2016	23	0	0	0	0	0	0	0	23
Coalhurst T									
Q3 2017	3	2	0	0	0	4	0	0	9
Q3 2016	10	4	0	0	0	0	0	0	14
Lethbridge CY									
Q3 2017	223	18	57	0	32	73	3	0	406
Q3 2016	214	28	39	0	34	69	0	0	384
Lethbridge County MD									
Q3 2017	21	0	0	0	0	0	0	0	21
Q3 2016	17	0	0	0	0	0	0	0	17
Nobleford VL									
Q3 2017	6	0	0	0	0	0	0	0	6
Q3 2016	5	2	0	0	0	0	0	0	7
Picture Butte T									
Q3 2017	5	0	0	0	6	0	0	0	11
Q3 2016	6	0	0	0	0	0	0	0	6
Lethbridge CMA									
Q3 2017	286	20	57	0	38	77	3	0	481
Q3 2016	275	34	39	0	34	69	0	0	451

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third 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									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q3 2017	21	0	0	0	0	0	0	0	21
Q3 2016	8	2	0	0	0	0	0	4	14
Coalhurst T									
Q3 2017	5	0	0	0	0	0	0	0	5
Q3 2016	5	0	0	0	0	0	0	0	5
Lethbridge CY									
Q3 2017	147	10	9	0	27	38	0	0	231
Q3 2016	156	18	0	0	10	0	0	0	184
Lethbridge County MD									
Q3 2017	7	0	0	0	0	0	0	0	7
Q3 2016	8	2	0	0	0	0	0	0	10
Nobleford VL									
Q3 2017	2	0	0	0	0	0	0	0	2
Q3 2016	3	0	0	0	0	0	0	0	3
Picture Butte T									
Q3 2017	0	0	0	0	0	0	0	0	0
Q3 2016	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
Q3 2017	182	10	9	0	27	38	0	0	266
Q3 2016	180	22	0	0	10	0	0	4	216

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

**Table 1.2: Housing Activity Summary by Submarket**  
**Third 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									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q3 2017	8	0	0	0	0	0	n/a	n/a	8
Q3 2016	6	0	0	0	0	0	n/a	n/a	6
Coalhurst T									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Lethbridge CY									
Q3 2017	132	5	5	0	17	12	n/a	n/a	171
Q3 2016	154	7	1	0	6	0	n/a	n/a	168
Lethbridge County MD									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
Q3 2017	0	2	0	0	0	0	n/a	n/a	2
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Picture Butte T									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
Q3 2017	140	7	5	0	17	12	n/a	n/a	181
Q3 2016	163	7	1	0	6	0	n/a	n/a	177

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



**Table 1.2: Housing Activity Summary by Submarket**  
**Third 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									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q3 2017	19	0	0	0	0	0	n/a	n/a	19
Q3 2016	10	2	0	0	0	0	n/a	n/a	12
Coalhurst T									
Q3 2017	5	0	0	0	0	0	n/a	n/a	5
Q3 2016	6	0	0	0	0	0	n/a	n/a	6
Lethbridge CY									
Q3 2017	132	8	4	0	21	27	n/a	n/a	192
Q3 2016	128	21	2	0	23	0	n/a	n/a	174
Lethbridge County MD									
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Q3 2016	9	2	0	0	0	0	n/a	n/a	11
Nobleford VL									
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Q3 2016	3	0	0	0	0	0	n/a	n/a	3
Picture Butte T									
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Q3 2016	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
Q3 2017	165	8	4	0	21	27	n/a	n/a	225
Q3 2016	156	25	2	0	23	0	n/a	n/a	206

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

**Table 1.3: History of Housing Starts of Lethbridge 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**  
**Third Quarter 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	10	18	0	0	0	0	0	0	10	18	-44.4
Coalhurst T	3	3	2	0	0	0	4	0	9	3	200.0
Lethbridge CY	103	98	6	18	38	30	54	0	201	146	37.7
Lethbridge County MD	14	2	0	0	0	0	0	0	14	2	**
Nobleford VL	3	0	0	2	0	0	0	0	3	2	50.0
Picture Butte T	0	2	0	0	0	0	0	0	0	2	-100.0
<b>Lethbridge CMA</b>	<b>133</b>	<b>123</b>	<b>8</b>	<b>20</b>	<b>38</b>	<b>30</b>	<b>58</b>	<b>0</b>	<b>237</b>	<b>173</b>	<b>37.0</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 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	45	19	0	0	0	0	0	0	45	19	136.8
Coalhurst T	8	12	2	2	0	0	8	0	18	14	28.6
Lethbridge CY	279	288	24	34	70	65	65	31	438	418	4.8
Lethbridge County MD	24	15	0	0	0	0	0	0	24	15	60.0
Nobleford VL	5	6	0	2	0	0	0	0	5	8	-37.5
Picture Butte T	4	6	6	0	0	0	0	0	10	6	66.7
<b>Lethbridge CMA</b>	<b>365</b>	<b>346</b>	<b>32</b>	<b>38</b>	<b>70</b>	<b>65</b>	<b>73</b>	<b>31</b>	<b>540</b>	<b>480</b>	<b>12.5</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 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	35	30	3	0	54	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
<b>Lethbridge CMA</b>	<b>35</b>	<b>30</b>	<b>3</b>	<b>0</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market  
January - September 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	8	0	0	0
Lethbridge CY	67	65	3	0	65	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
<b>Lethbridge CMA</b>	<b>67</b>	<b>65</b>	<b>3</b>	<b>0</b>	<b>73</b>	<b>31</b>	<b>0</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	10	18	0	0	0	0	10	18
Coalhurst T	5	3	4	0	0	0	9	3
Lethbridge CY	144	130	54	16	3	0	201	146
Lethbridge County MD	14	2	0	0	0	0	14	2
Nobleford VL	3	2	0	0	0	0	3	2
Picture Butte T	0	2	0	0	0	0	0	2
<b>Lethbridge CMA</b>	<b>176</b>	<b>157</b>	<b>58</b>	<b>16</b>	<b>3</b>	<b>0</b>	<b>237</b>	<b>173</b>

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	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	45	19	0	0	0	0	45	19
Coalhurst T	10	14	8	0	0	0	18	14
Lethbridge CY	354	361	81	57	3	0	438	418
Lethbridge County MD	24	15	0	0	0	0	24	15
Nobleford VL	5	8	0	0	0	0	5	8
Picture Butte T	4	6	6	0	0	0	10	6
<b>Lethbridge CMA</b>	<b>442</b>	<b>423</b>	<b>95</b>	<b>57</b>	<b>3</b>	<b>0</b>	<b>540</b>	<b>480</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	21	8	0	2	0	0	0	4	21	14	50.0
Coalhurst T	5	5	0	0	0	0	0	0	5	5	0.0
Lethbridge CY	147	156	12	18	34	10	38	0	231	184	25.5
Lethbridge County MD	7	8	0	2	0	0	0	0	7	10	-30.0
Nobleford VL	2	3	0	0	0	0	0	0	2	3	-33.3
Picture Butte T	0	0	0	0	0	0	0	0	0	0	n/a
<b>Lethbridge CMA</b>	<b>182</b>	<b>180</b>	<b>12</b>	<b>22</b>	<b>34</b>	<b>10</b>	<b>38</b>	<b>4</b>	<b>266</b>	<b>216</b>	<b>23.1</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 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	36	48	0	2	0	0	0	4	36	54	-33.3
Coalhurst T	10	18	2	0	0	0	4	8	16	26	-38.5
Lethbridge CY	310	412	36	30	60	136	49	44	455	622	-26.8
Lethbridge County MD	12	24	0	2	0	0	0	0	12	26	-53.8
Nobleford VL	3	6	0	0	0	0	0	0	3	6	-50.0
Picture Butte T	1	2	0	0	0	0	0	0	1	2	-50.0
<b>Lethbridge CMA</b>	<b>372</b>	<b>510</b>	<b>38</b>	<b>34</b>	<b>60</b>	<b>136</b>	<b>53</b>	<b>56</b>	<b>523</b>	<b>736</b>	<b>-28.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	4
Coalhurst T	0	0	0	0	0	0	0	0
Lethbridge CY	34	10	0	0	38	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
<b>Lethbridge CMA</b>	<b>34</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>4</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market  
January - September 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	4
Coalhurst T	0	0	0	0	4	8	0	0
Lethbridge CY	60	120	0	16	49	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
<b>Lethbridge CMA</b>	<b>60</b>	<b>120</b>	<b>0</b>	<b>16</b>	<b>53</b>	<b>13</b>	<b>0</b>	<b>43</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016	Q3 2017	Q3 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	21	10	0	0	0	4	21	14
Coalhurst T	5	5	0	0	0	0	5	5
Lethbridge CY	166	174	65	10	0	0	231	184
Lethbridge County MD	7	10	0	0	0	0	7	10
Nobleford VL	2	3	0	0	0	0	2	3
Picture Butte T	0	0	0	0	0	0	0	0
<b>Lethbridge CMA</b>	<b>201</b>	<b>202</b>	<b>65</b>	<b>10</b>	<b>0</b>	<b>4</b>	<b>266</b>	<b>216</b>

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

Submarket	Freehold		Condominium		Rental		Total <sup>1</sup> *	
	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	36	50	0	0	0	4	36	54
Coalhurst T	12	18	4	8	0	0	16	26
Lethbridge CY	353	470	102	97	0	55	455	622
Lethbridge County MD	12	26	0	0	0	0	12	26
Nobleford VL	3	6	0	0	0	0	3	6
Picture Butte T	1	2	0	0	0	0	1	2
<b>Lethbridge CMA</b>	<b>417</b>	<b>572</b>	<b>106</b>	<b>105</b>	<b>0</b>	<b>59</b>	<b>523</b>	<b>736</b>

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range  
Third 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													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 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	-	-
Q3 2017	0	0.0	5	26.3	10	52.6	4	21.1	0	0.0	19	-	-
Q3 2016	1	10.0	1	10.0	8	80.0	0	0.0	0	0.0	10	-	403,592
Year-to-date 2017	1	3.2	6	19.4	20	64.5	4	12.9	0	0.0	31	-	-
Year-to-date 2016	1	2.1	13	27.7	30	63.8	3	6.4	0	0.0	47	-	422,999
Coalhurst T													
Q3 2017	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	-
Q3 2016	4	66.7	2	33.3	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2017	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	-	-
Year-to-date 2016	10	58.8	6	35.3	1	5.9	0	0.0	0	0.0	17	-	-
Lethbridge CY													
Q3 2017	11	8.3	69	52.3	27	20.5	16	12.1	9	6.8	132	380,000	411,208
Q3 2016	6	4.7	68	53.1	32	25.0	11	8.6	11	8.6	128	390,000	430,177
Year-to-date 2017	19	5.9	187	57.7	63	19.4	33	10.2	22	6.8	324	380,000	424,593
Year-to-date 2016	25	7.0	195	54.6	87	24.4	26	7.3	24	6.7	357	380,000	415,728
Lethbridge County MD													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	2	28.6	0	0.0	2	28.6	2	28.6	1	14.3	7	-	356,300
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	3	20.0	3	20.0	4	26.7	3	20.0	2	13.3	15	-	356,300
Nobleford VL													
Q3 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q3 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2016	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	-
Picture Butte T													
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
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													
Q3 2017	13	8.2	78	49.4	38	24.1	20	12.7	9	5.7	158	392,500	411,571
Q3 2016	13	8.4	74	48.1	42	27.3	13	8.4	12	7.8	154	390,000	428,340
Year-to-date 2017	24	6.4	206	55.2	84	22.5	37	9.9	22	5.9	373	380,000	414,694
Year-to-date 2016	41	9.2	223	50.2	122	27.5	32	7.2	26	5.9	444	380,000	413,295

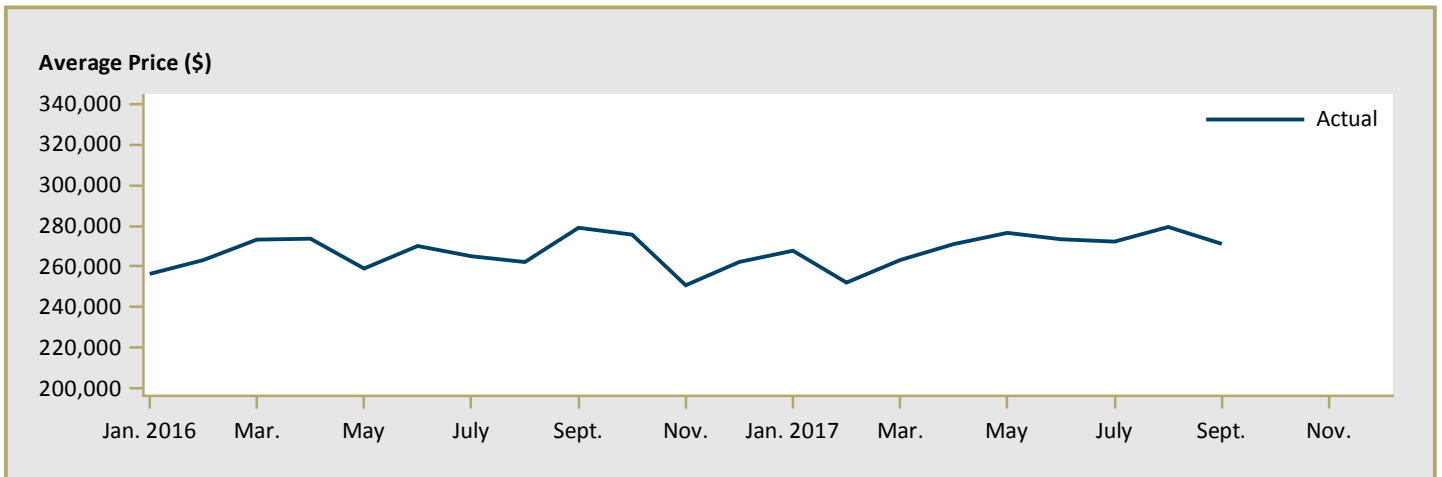
Source: CMHC (Market Absorption Survey)

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

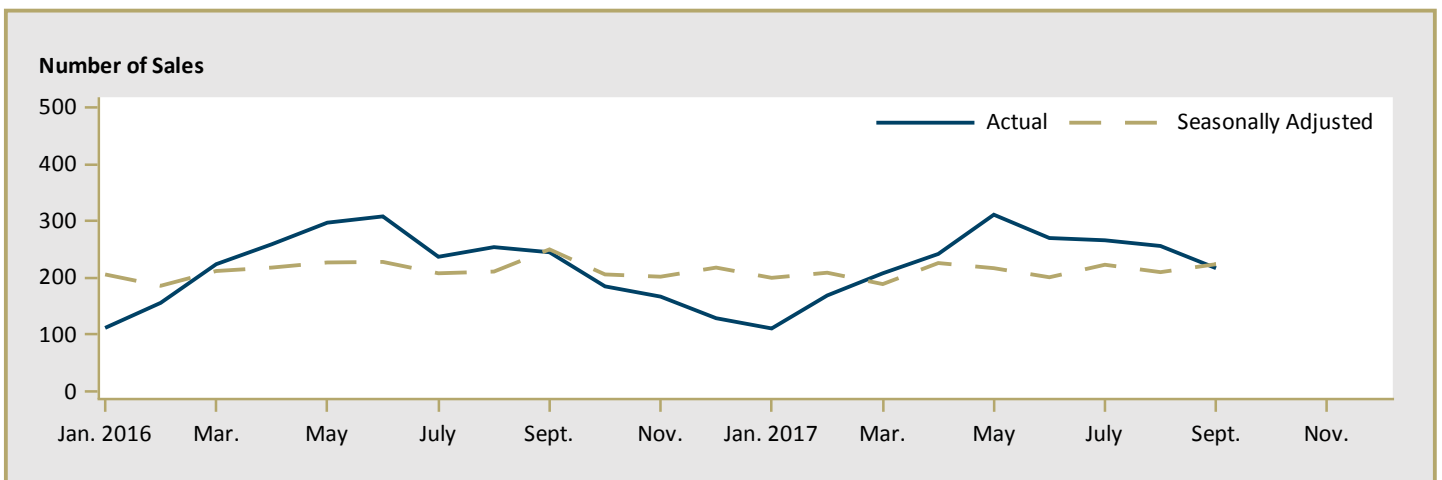
Submarket	Q3 2017	Q3 2016	% Change	YTD 2017	YTD 2016	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	-	403,592	n/a	-	422,999	n/a
Coalhurst T	-	-	n/a	-	-	n/a
Lethbridge CY	411,208	430,177	-4.4	424,593	415,728	2.1
Lethbridge County MD	-	356,300	n/a	-	356,300	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
<b>Lethbridge CMA</b>	<b>411,571</b>	<b>428,340</b>	<b>-3.9</b>	<b>414,694</b>	<b>413,295</b>	<b>0.3</b>

Source: CMHC (Market Absorption Survey)

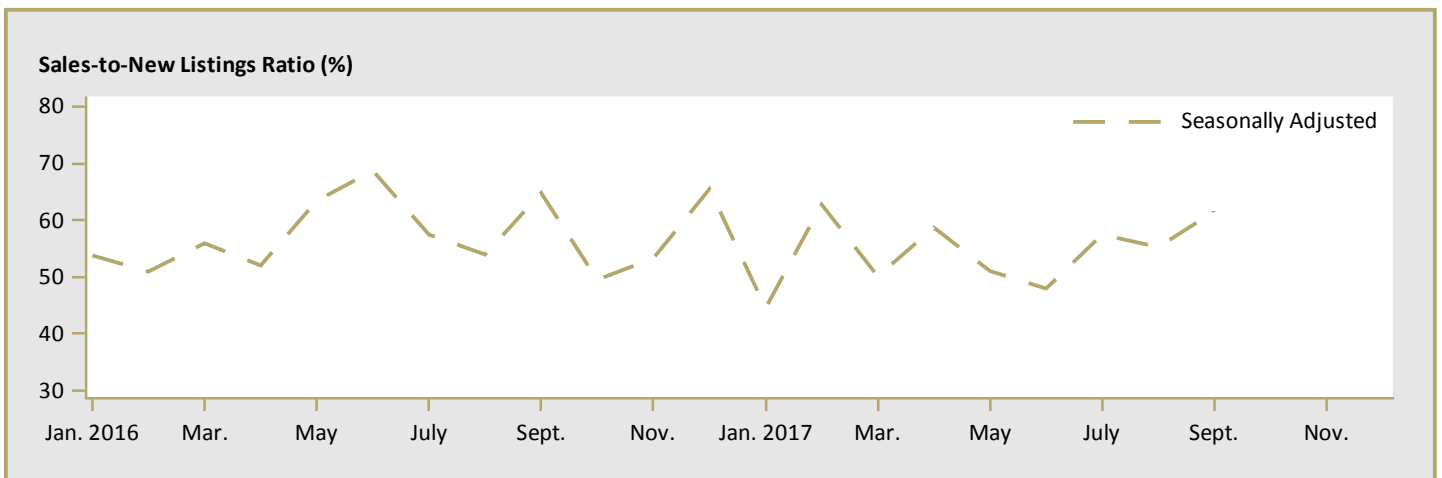
**Figure 5.1: MLS® Residential Average Price for Lethbridge**



**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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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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