

HOUSING NOW TABLES

Lethbridge CMA

Date Released: First Quarter 2018



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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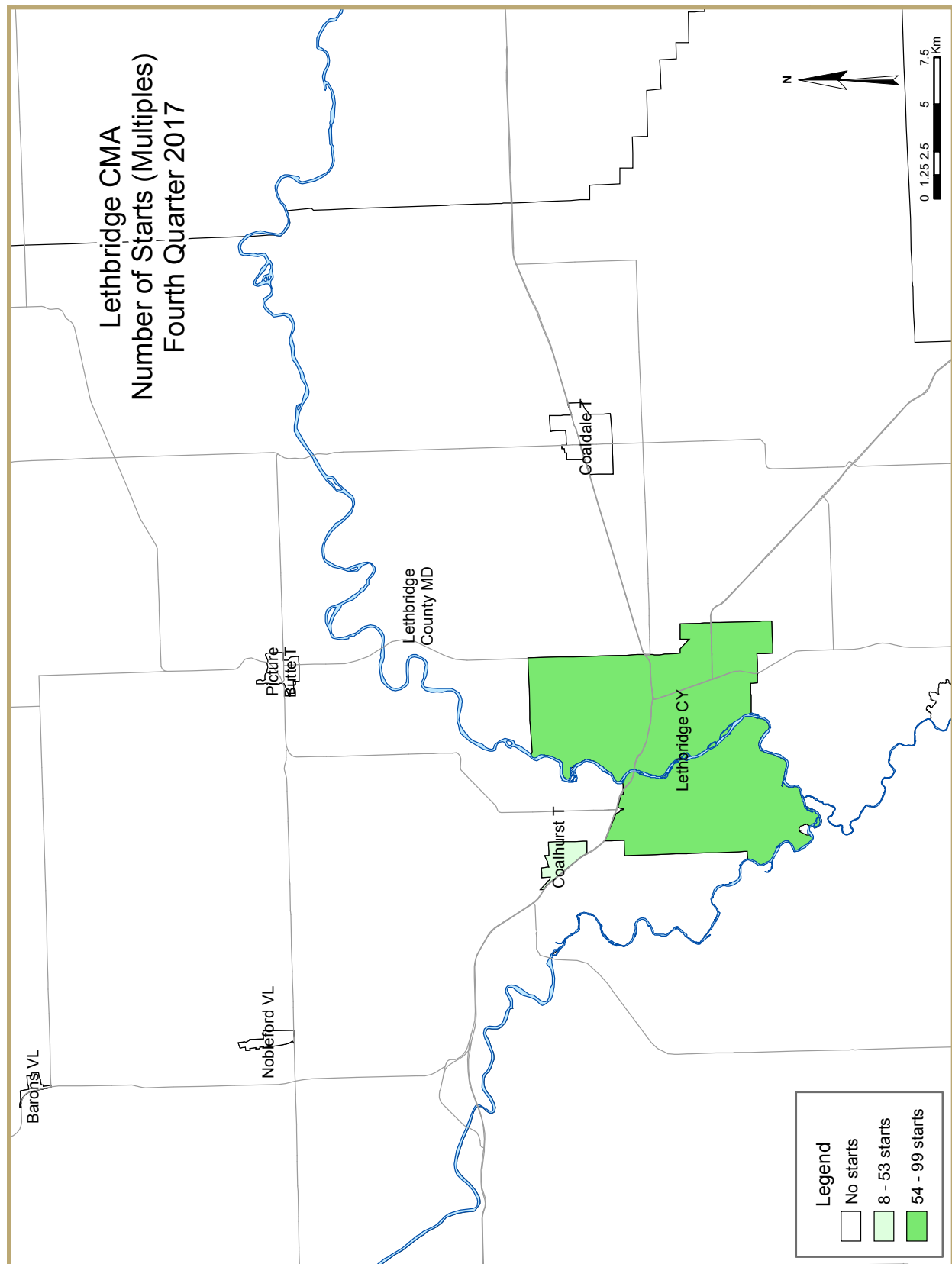
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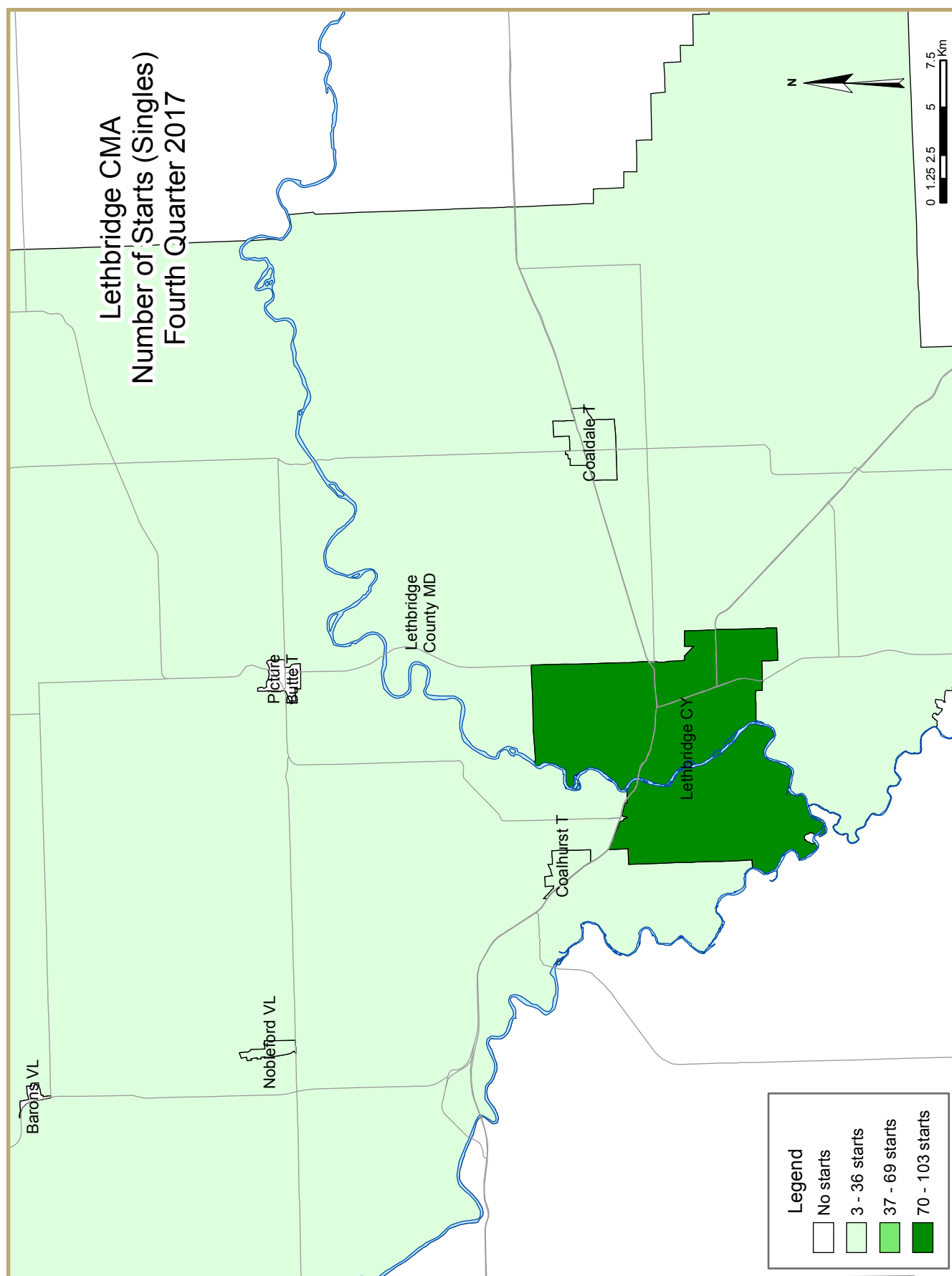
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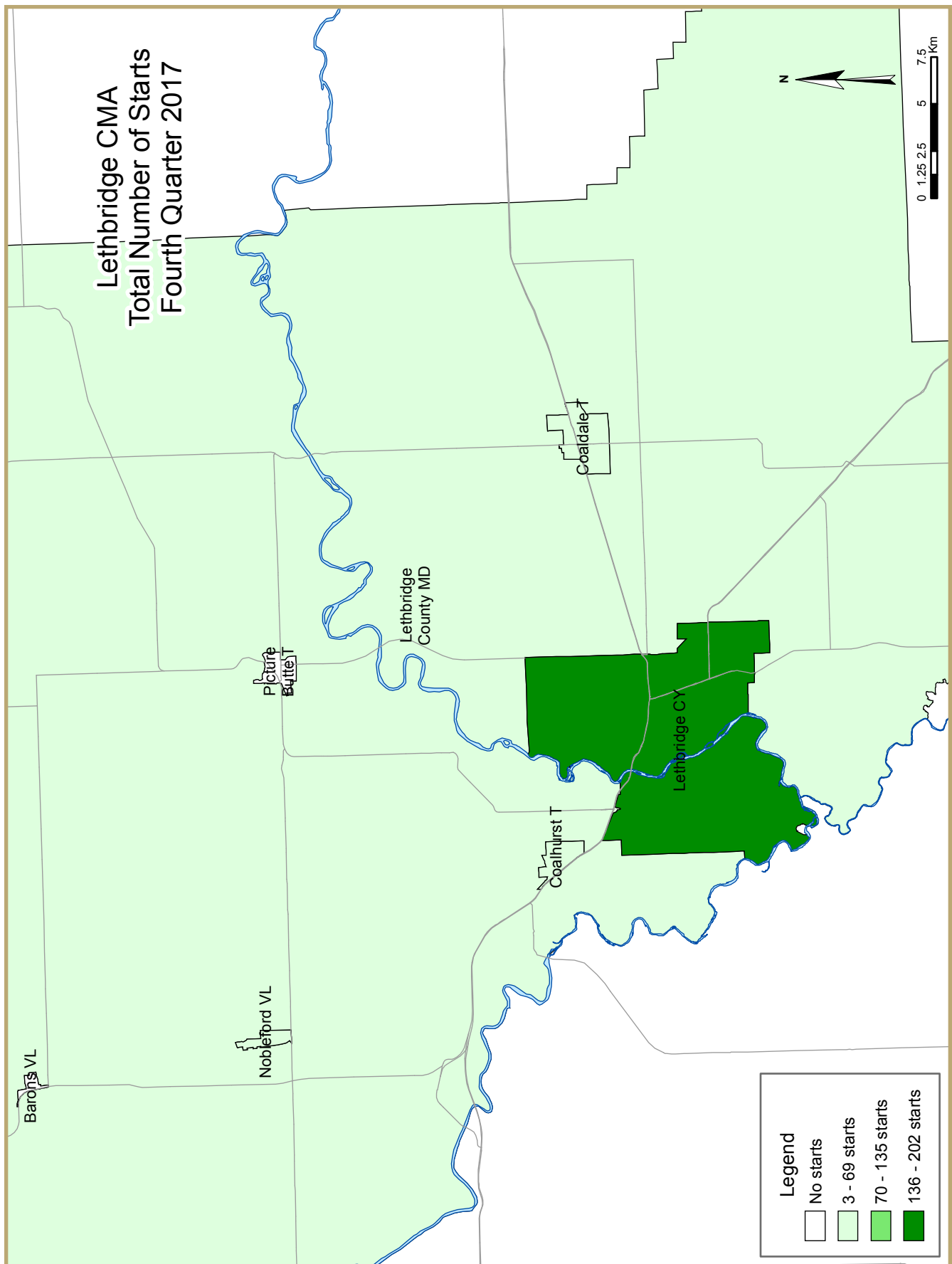
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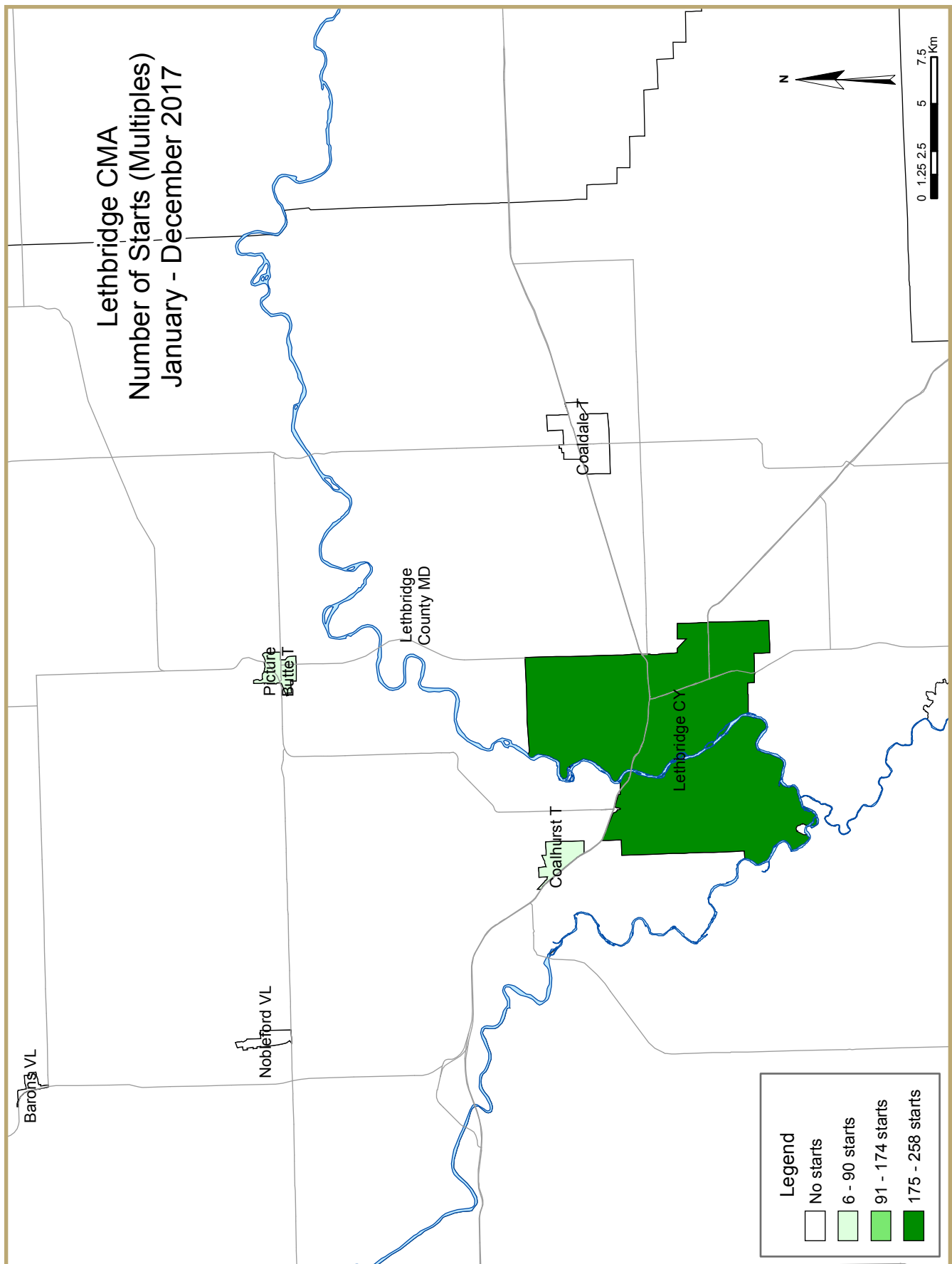
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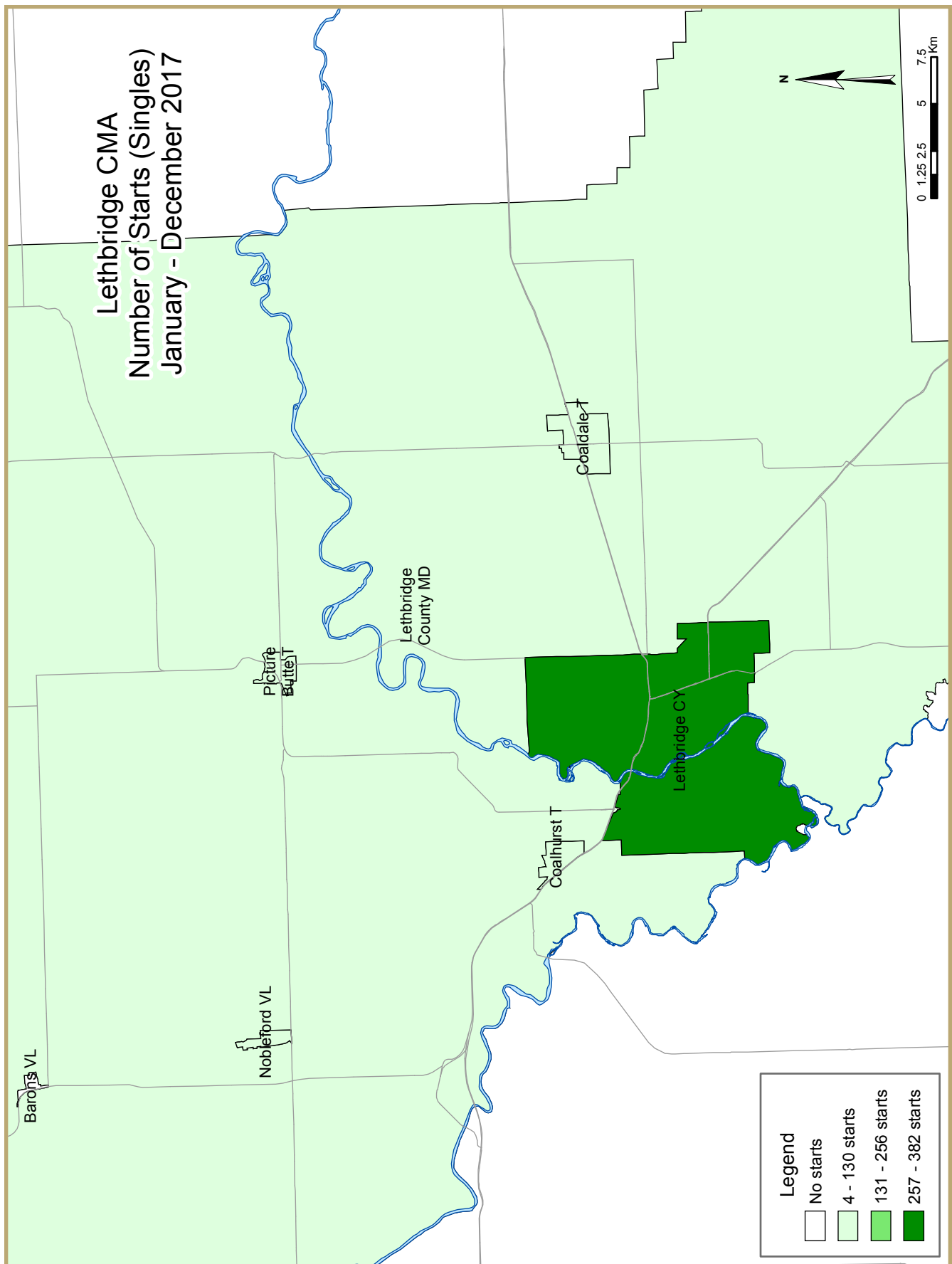
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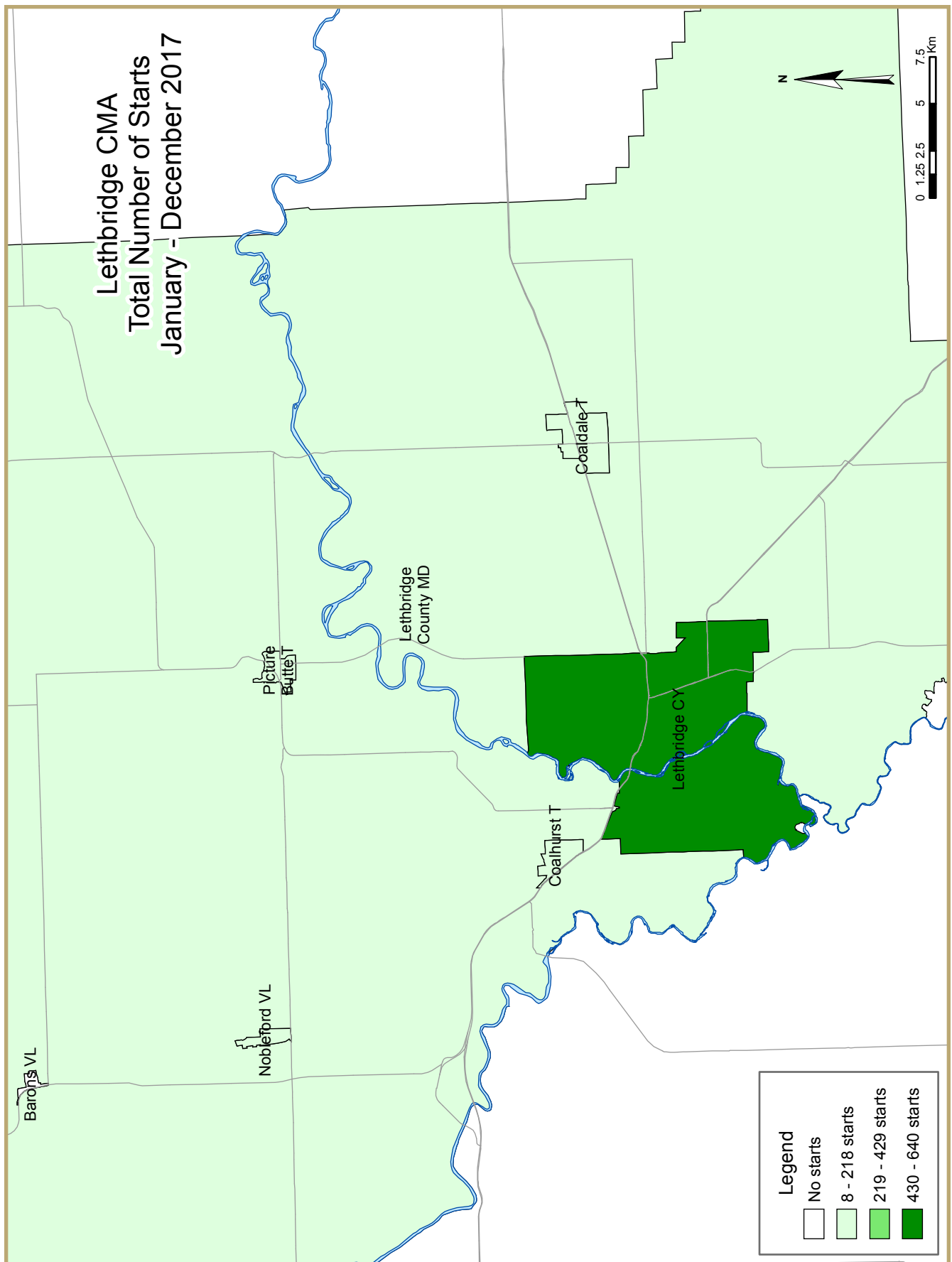












HOUSING NOW REPORT TABLES

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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
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- 1.3 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 1: Housing Starts (SAAR and Trend) Fourth Quarter 2017								
Lethbridge CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Oct. 2017	Nov. 2017	Dec. 2017	Oct. 2017	Nov. 2017	Dec. 2017
Single-Detached	1,858	2,272	446	455	429	469	463	460
Multiples	2,196	3,349	948	72	264	428	412	422
Total	4,054	5,621	1,394	527	693	897	875	882
	Quarterly SAAR		Actual			YTD		
	2017 Q3	2017 Q4	2016 Q4	2017 Q4	% change	2016 Q4	2017 Q4	% change
Single-Detached	1,457	1,327	123	133	8.1%	346	365	5.5%
Multiples	672	1,284	50	104	108.0%	134	175	30.6%
Total	2,129	2,611	173	237	37.0%	480	540	12.5%

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
Fourth 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									
Q4 2017	122	12	26	0	10	59	0	0	229
Q4 2016	140	6	13	0	34	4	0	0	197
% Change	-12.9	100.0	100.0	n/a	-70.6	**	n/a	n/a	16.2
Year-to-date 2017	487	36	79	0	32	132	3	0	769
Year-to-date 2016	486	44	52	0	60	35	0	0	677
% Change	0.2	-18.2	51.9	n/a	-46.7	**	n/a	n/a	13.6
UNDER CONSTRUCTION									
Q4 2017	298	24	78	0	29	20	3	109	561
Q4 2016	295	32	13	0	77	57	0	0	474
% Change	1.0	-25.0	**	n/a	-62.3	-64.9	n/a	n/a	18.4
COMPLETIONS									
Q4 2017	110	8	9	0	18	4	0	0	149
Q4 2016	117	8	3	0	27	16	0	0	171
% Change	-6.0	0.0	200.0	n/a	-33.3	-75.0	n/a	n/a	-12.9
Year-to-date 2017	482	44	18	0	71	57	0	0	672
Year-to-date 2016	627	42	31	0	119	29	16	43	907
% Change	-23.1	4.8	-41.9	n/a	-40.3	96.6	-100.0	-100.0	-25.9
COMPLETED & NOT ABSORBED									
Q4 2017	134	6	4	0	28	6	n/a	n/a	178
Q4 2016	154	4	1	0	9	2	n/a	n/a	170
% Change	-13.0	50.0	**	n/a	**	200.0	n/a	n/a	4.7
ABSORBED									
Q4 2017	116	9	10	0	7	10	n/a	n/a	152
Q4 2016	126	11	3	0	24	14	n/a	n/a	178
% Change	-7.9	-18.2	**	n/a	-70.8	-28.6	n/a	n/a	-14.6
Year-to-date 2017	502	42	15	0	52	53	n/a	n/a	664
Year-to-date 2016	580	52	30	0	117	28	n/a	n/a	807
% Change	-13.4	-19.2	-50.0	n/a	-55.6	89.3	n/a	n/a	-17.7

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2017	0	0	0	0	0	0	0	0	0
Q4 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q4 2017	6	0	0	0	0	0	0	0	6
Q4 2016	6	0	0	0	0	0	0	0	6
Coalhurst T									
Q4 2017	4	0	4	0	0	4	0	0	12
Q4 2016	1	0	0	0	0	0	0	0	1
Lethbridge CY									
Q4 2017	103	12	22	0	10	55	0	0	202
Q4 2016	129	6	13	0	34	4	0	0	186
Lethbridge County MD									
Q4 2017	6	0	0	0	0	0	0	0	6
Q4 2016	1	0	0	0	0	0	0	0	1
Nobleford VL									
Q4 2017	3	0	0	0	0	0	0	0	3
Q4 2016	3	0	0	0	0	0	0	0	3
Picture Butte T									
Q4 2017	0	0	0	0	0	0	0	0	0
Q4 2016	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
Q4 2017	122	12	26	0	10	59	0	0	229
Q4 2016	140	6	13	0	34	4	0	0	197

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2017	0	0	0	0	0	0	0	0	0
Q4 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q4 2017	25	0	0	0	0	0	0	0	25
Q4 2016	21	0	0	0	0	0	0	0	21
Coalhurst T									
Q4 2017	7	2	4	0	0	4	0	0	17
Q4 2016	5	2	0	0	0	0	0	0	7
Lethbridge CY									
Q4 2017	237	22	74	0	29	16	3	109	490
Q4 2016	254	30	13	0	77	57	0	0	431
Lethbridge County MD									
Q4 2017	21	0	0	0	0	0	0	0	21
Q4 2016	9	0	0	0	0	0	0	0	9
Nobleford VL									
Q4 2017	7	0	0	0	0	0	0	0	7
Q4 2016	4	0	0	0	0	0	0	0	4
Picture Butte T									
Q4 2017	1	0	0	0	0	0	0	0	1
Q4 2016	2	0	0	0	0	0	0	0	2
Lethbridge CMA									
Q4 2017	298	24	78	0	29	20	3	109	561
Q4 2016	295	32	13	0	77	57	0	0	474

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2017	0	0	0	0	0	0	0	0	0
Q4 2016	0	0	0	0	0	0	0	0	0
Coaldale T									
Q4 2017	9	0	0	0	0	0	0	0	9
Q4 2016	8	0	0	0	0	0	0	0	8
Coalhurst T									
Q4 2017	0	0	0	0	0	4	0	0	4
Q4 2016	6	2	0	0	0	0	0	0	8
Lethbridge CY									
Q4 2017	89	8	9	0	12	0	0	0	118
Q4 2016	88	4	3	0	27	16	0	0	138
Lethbridge County MD									
Q4 2017	6	0	0	0	0	0	0	0	6
Q4 2016	7	0	0	0	0	0	0	0	7
Nobleford VL									
Q4 2017	2	0	0	0	0	0	0	0	2
Q4 2016	4	2	0	0	0	0	0	0	6
Picture Butte T									
Q4 2017	4	0	0	0	6	0	0	0	10
Q4 2016	4	0	0	0	0	0	0	0	4
Lethbridge CMA									
Q4 2017	110	8	9	0	18	4	0	0	149
Q4 2016	117	8	3	0	27	16	0	0	171

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q4 2017	6	0	0	0	0	0	n/a	n/a	6
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Coalhurst T									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	2	0	0	0	0	0	n/a	n/a	2
Lethbridge CY									
Q4 2017	127	6	4	0	25	6	n/a	n/a	168
Q4 2016	147	2	1	0	9	2	n/a	n/a	161
Lethbridge County MD									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	1	2	0	0	0	0	n/a	n/a	3
Picture Butte T									
Q4 2017	1	0	0	0	3	0	n/a	n/a	4
Q4 2016	1	0	0	0	0	0	n/a	n/a	1
Lethbridge CMA									
Q4 2017	134	6	4	0	28	6	n/a	n/a	178
Q4 2016	154	4	1	0	9	2	n/a	n/a	170

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Q4 2016	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q4 2017	11	0	0	0	0	0	n/a	n/a	11
Q4 2016	11	0	0	0	0	0	n/a	n/a	11
Coalhurst T									
Q4 2017	0	0	0	0	0	4	n/a	n/a	4
Q4 2016	7	2	0	0	0	0	n/a	n/a	9
Lethbridge CY									
Q4 2017	94	7	10	0	4	6	n/a	n/a	121
Q4 2016	95	9	3	0	24	14	n/a	n/a	145
Lethbridge County MD									
Q4 2017	6	0	0	0	0	0	n/a	n/a	6
Q4 2016	7	0	0	0	0	0	n/a	n/a	7
Nobleford VL									
Q4 2017	2	2	0	0	0	0	n/a	n/a	4
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Picture Butte T									
Q4 2017	3	0	0	0	3	0	n/a	n/a	6
Q4 2016	3	0	0	0	0	0	n/a	n/a	3
Lethbridge CMA									
Q4 2017	116	9	10	0	7	10	n/a	n/a	152
Q4 2016	126	11	3	0	24	14	n/a	n/a	178

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

**Table 1.3: History of Housing Starts of Lethbridge CMA
2008 - 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	487	36	79	0	32	132	3	0	769
% Change	0.2	-18.2	51.9	n/a	-46.7	**	n/a	n/a	13.6
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

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	6	6	0	0	0	0	0	0	6	6	0.0
Coalhurst T	4	1	0	0	4	0	4	0	12	1	**
Lethbridge CY	103	129	12	6	32	47	55	4	202	186	8.6
Lethbridge County MD	6	1	0	0	0	0	0	0	6	1	**
Nobleford VL	3	3	0	0	0	0	0	0	3	3	0.0
Picture Butte T	0	0	0	0	0	0	0	0	0	0	n/a
Lethbridge CMA	122	140	12	6	36	47	59	4	229	197	16.2

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	51	25	0	0	0	0	0	0	51	25	104.0
Coalhurst T	12	13	2	2	4	0	12	0	30	15	100.0
Lethbridge CY	382	417	36	40	102	112	120	35	640	604	6.0
Lethbridge County MD	30	16	0	0	0	0	0	0	30	16	87.5
Nobleford VL	8	9	0	2	0	0	0	0	8	11	-27.3
Picture Butte T	4	6	6	0	0	0	0	0	10	6	66.7
Lethbridge CMA	487	486	44	44	106	112	132	35	769	677	13.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	4	0	0	0	4	0	0	0
Lethbridge CY	32	47	0	0	55	4	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	36	47	0	0	59	4	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	4	0	0	0	12	0	0	0
Lethbridge CY	99	112	3	0	120	35	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	103	112	3	0	132	35	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2017

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	6	6	0	0	0	0	6	6
Coalhurst T	8	1	4	0	0	0	12	1
Lethbridge CY	137	148	65	38	0	0	202	186
Lethbridge County MD	6	1	0	0	0	0	6	1
Nobleford VL	3	3	0	0	0	0	3	3
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	160	159	69	38	0	0	229	197

Table 2.5: Starts by Submarket and by Intended Market
January - December 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	51	25	0	0	0	0	51	25
Coalhurst T	18	15	12	0	0	0	30	15
Lethbridge CY	491	509	146	95	3	0	640	604
Lethbridge County MD	30	16	0	0	0	0	30	16
Nobleford VL	8	11	0	0	0	0	8	11
Picture Butte T	4	6	6	0	0	0	10	6
Lethbridge CMA	602	582	164	95	3	0	769	677

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	9	8	0	0	0	0	0	0	9	8	12.5
Coalhurst T	0	6	0	2	0	0	4	0	4	8	-50.0
Lethbridge CY	89	88	8	4	21	30	0	16	118	138	-14.5
Lethbridge County MD	6	7	0	0	0	0	0	0	6	7	-14.3
Nobleford VL	2	4	0	2	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	110	117	14	8	21	30	4	16	149	171	-12.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	56	0	2	0	0	0	4	45	62	-27.4
Coalhurst T	10	24	2	2	0	0	8	8	20	34	-41.2
Lethbridge CY	399	500	44	34	81	166	49	60	573	760	-24.6
Lethbridge County MD	18	31	0	2	0	0	0	0	18	33	-45.5
Nobleford VL	5	10	0	2	0	0	0	0	5	12	-58.3
Picture Butte T	5	6	6	0	0	0	0	0	11	6	83.3
Lethbridge CMA	482	627	52	42	81	166	57	72	672	907	-25.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 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	21	30	0	0	0	16	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	21	30	0	0	4	16	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	8	8	0	0
Lethbridge CY	81	150	0	16	49	21	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	81	150	0	16	57	29	0	43

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2017

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016	Q4 2017	Q4 2016
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	9	8	0	0	0	0	9	8
Coalhurst T	0	8	4	0	0	0	4	8
Lethbridge CY	106	95	12	43	0	0	118	138
Lethbridge County MD	6	7	0	0	0	0	6	7
Nobleford VL	2	6	0	0	0	0	2	6
Picture Butte T	4	4	6	0	0	0	10	4
Lethbridge CMA	127	128	22	43	0	0	149	171

Table 3.5: Completions by Submarket and by Intended Market
January - December 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	45	58	0	0	0	4	45	62
Coalhurst T	12	26	8	8	0	0	20	34
Lethbridge CY	459	565	114	140	0	55	573	760
Lethbridge County MD	18	33	0	0	0	0	18	33
Nobleford VL	5	12	0	0	0	0	5	12
Picture Butte T	5	6	6	0	0	0	11	6
Lethbridge CMA	544	700	128	148	0	59	672	907

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth 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													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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	-	-
Q4 2017	0	0.0	4	36.4	5	45.5	2	18.2	0	0.0	11	-	-
Q4 2016	0	0.0	5	45.5	6	54.5	0	0.0	0	0.0	11	-	394,793
Year-to-date 2017	1	2.4	10	23.8	25	59.5	6	14.3	0	0.0	42	-	-
Year-to-date 2016	1	1.7	18	31.0	36	62.1	3	5.2	0	0.0	58	-	416,588
Coalhurst T													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2016	1	14.3	5	71.4	1	14.3	0	0.0	0	0.0	7	-	320,867
Year-to-date 2017	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	-	-
Year-to-date 2016	11	45.8	11	45.8	2	8.3	0	0.0	0	0.0	24	-	320,867
Lethbridge CY													
Q4 2017	3	3.2	45	47.9	26	27.7	13	13.8	7	7.4	94	-	431,023
Q4 2016	7	7.4	50	53.2	14	14.9	12	12.8	11	11.7	94	380,000	439,490
Year-to-date 2017	22	5.3	232	55.5	89	21.3	46	11.0	29	6.9	418	380,000	426,281
Year-to-date 2016	32	7.1	245	54.3	101	22.4	38	8.4	35	7.8	451	380,000	420,680
Lethbridge County MD													
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2016	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
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	16.7	3	16.7	5	27.8	4	22.2	3	16.7	18	-	356,300
Nobleford VL													
Q4 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q4 2016	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2016	2	22.2	7	77.8	0	0.0	0	0.0	0	0.0	9	-	-
Picture Butte T													
Q4 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q4 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	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	-
Lethbridge CMA													
Q4 2017	3	2.8	53	48.6	31	28.4	15	13.8	7	6.4	109	400,000	429,196
Q4 2016	8	6.6	66	54.5	22	18.2	13	10.7	12	9.9	121	380,000	432,091
Year-to-date 2017	27	5.6	259	53.7	115	23.9	52	10.8	29	6.0	482	385,000	417,974
Year-to-date 2016	49	8.7	289	51.2	144	25.5	45	8.0	38	6.7	565	380,000	417,320

Source: CMHC (Market Absorption Survey)

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

Submarket	Q4 2017	Q4 2016	% Change	YTD 2017	YTD 2016	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	-	394,793	n/a	-	416,588	n/a
Coalhurst T	-	320,867	n/a	-	320,867	n/a
Lethbridge CY	431,023	439,490	-1.9	426,281	420,680	1.3
Lethbridge County MD	-	-	n/a	-	356,300	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	429,196	432,091	-0.7	417,974	417,320	0.2

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

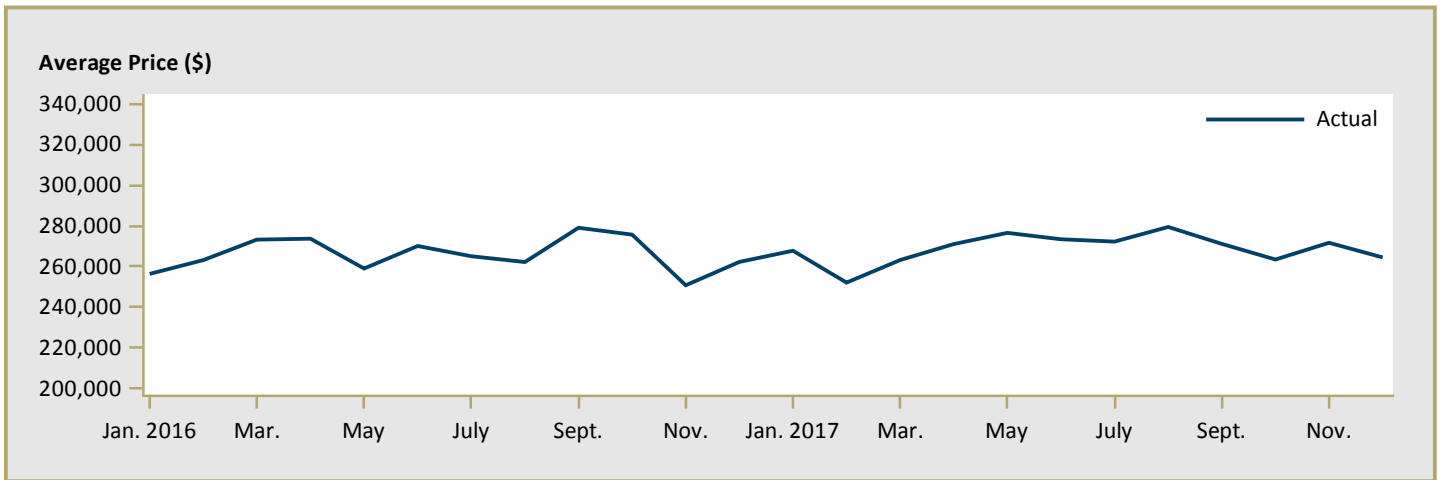


Figure 5.2: MLS® Residential Sales for Lethbridge

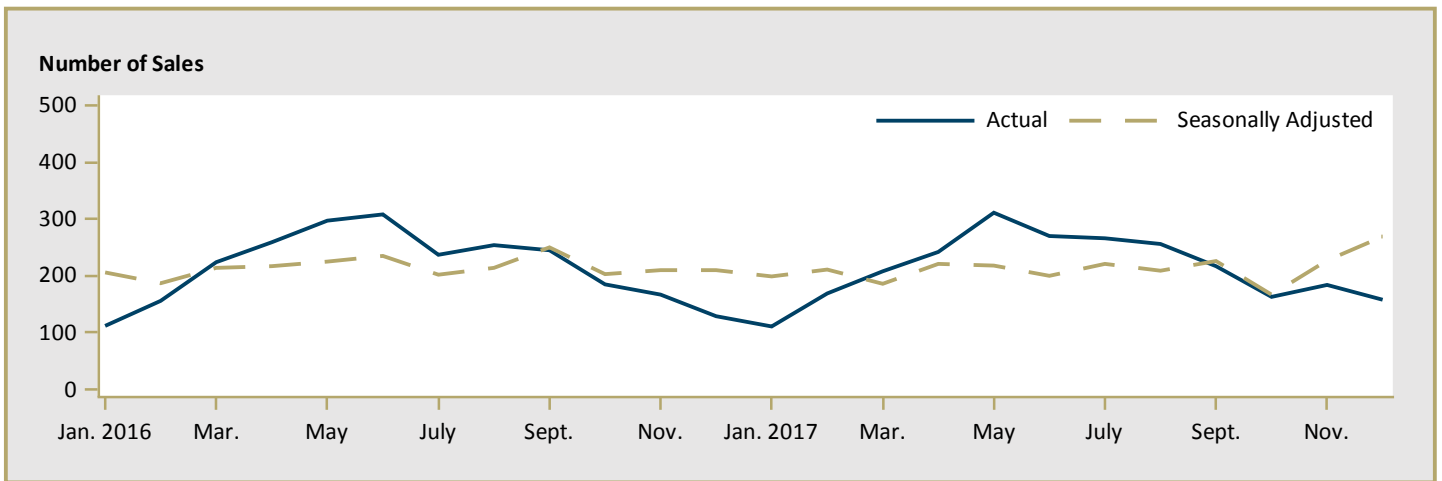
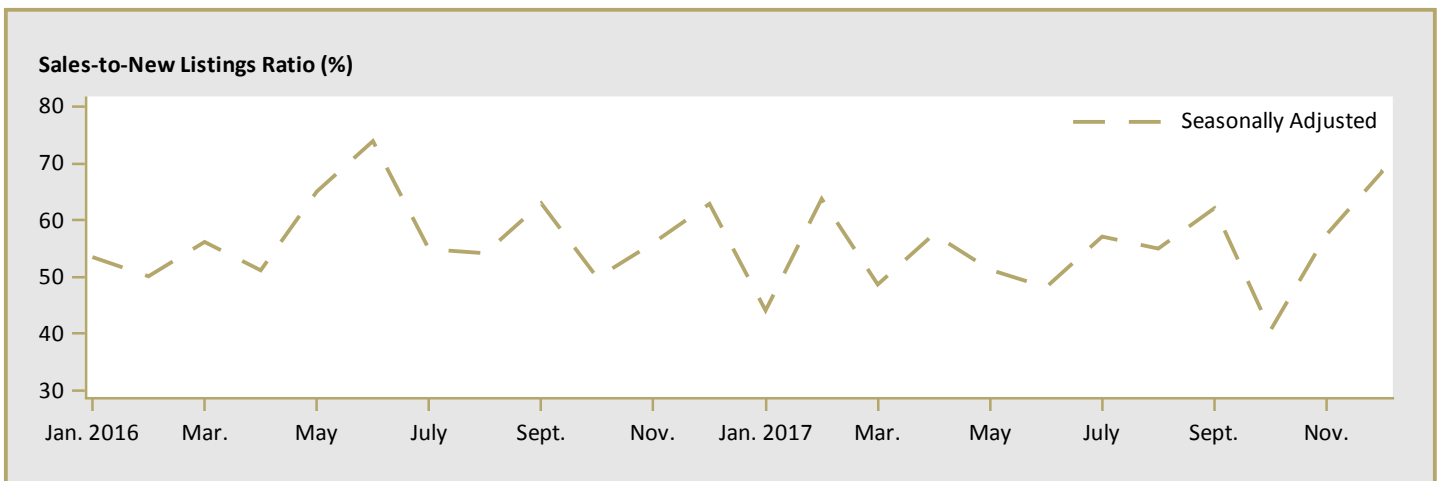


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



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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