

HOUSING NOW TABLES

Lethbridge CMA

Date Released: Second 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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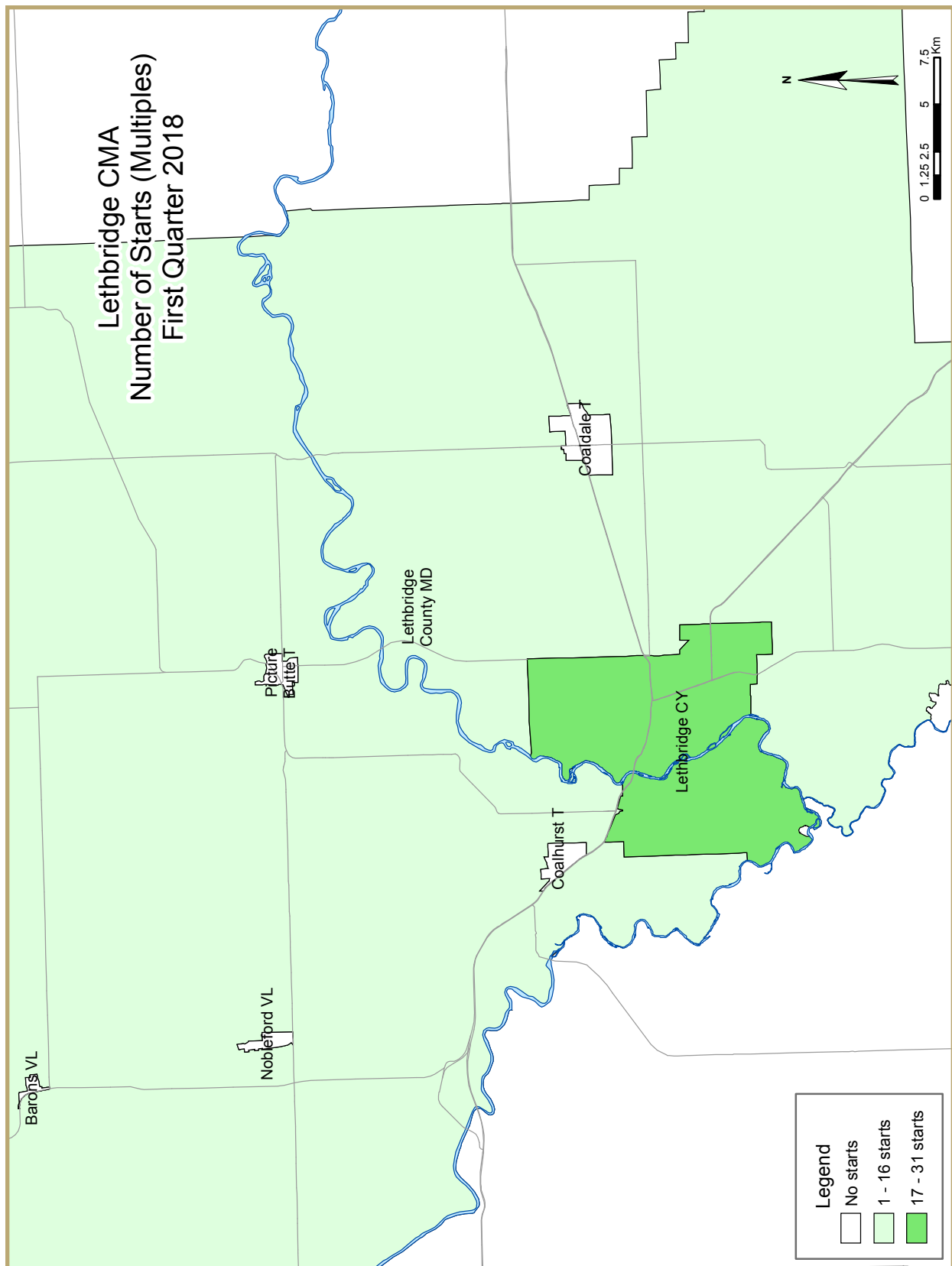
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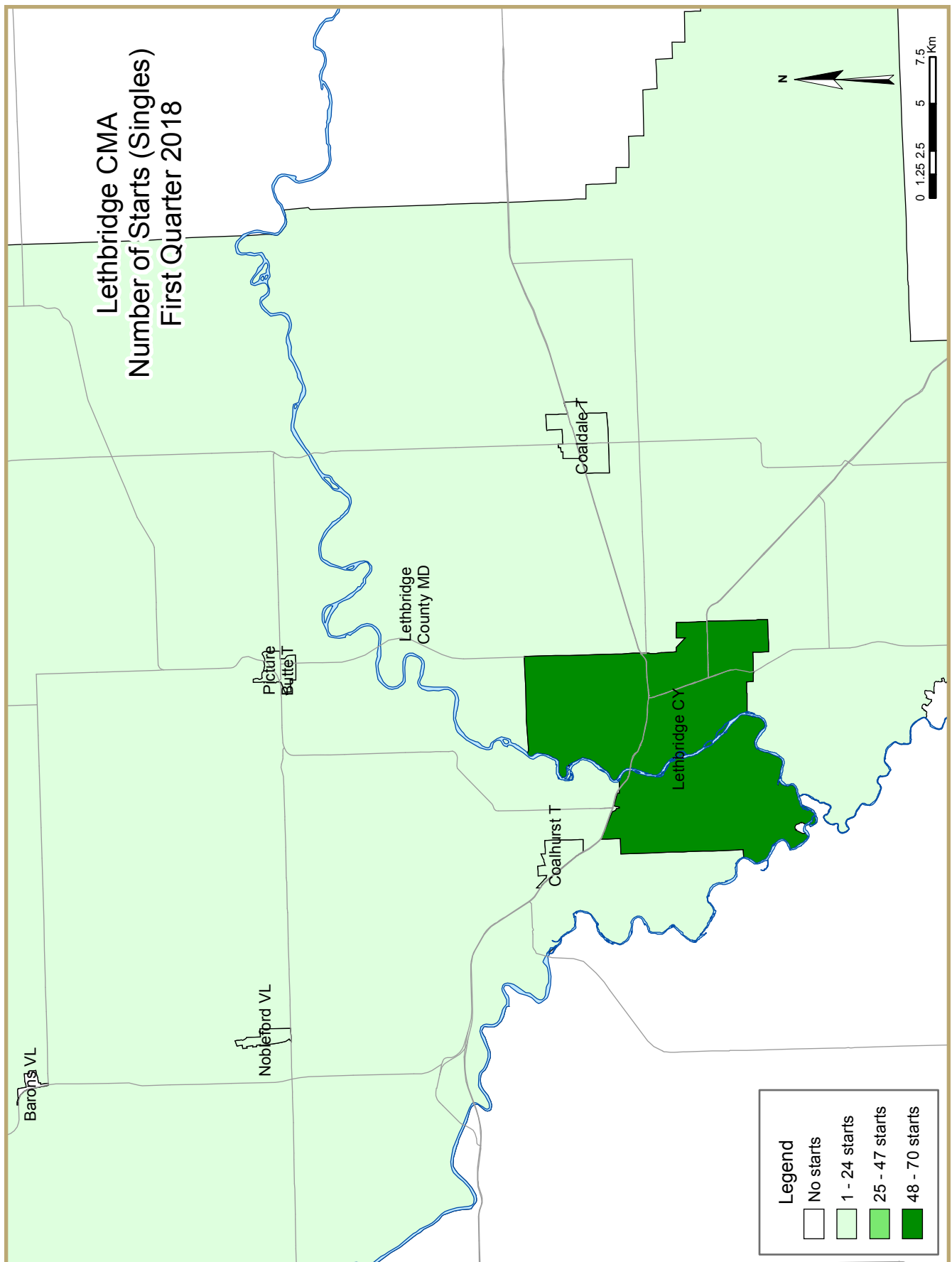
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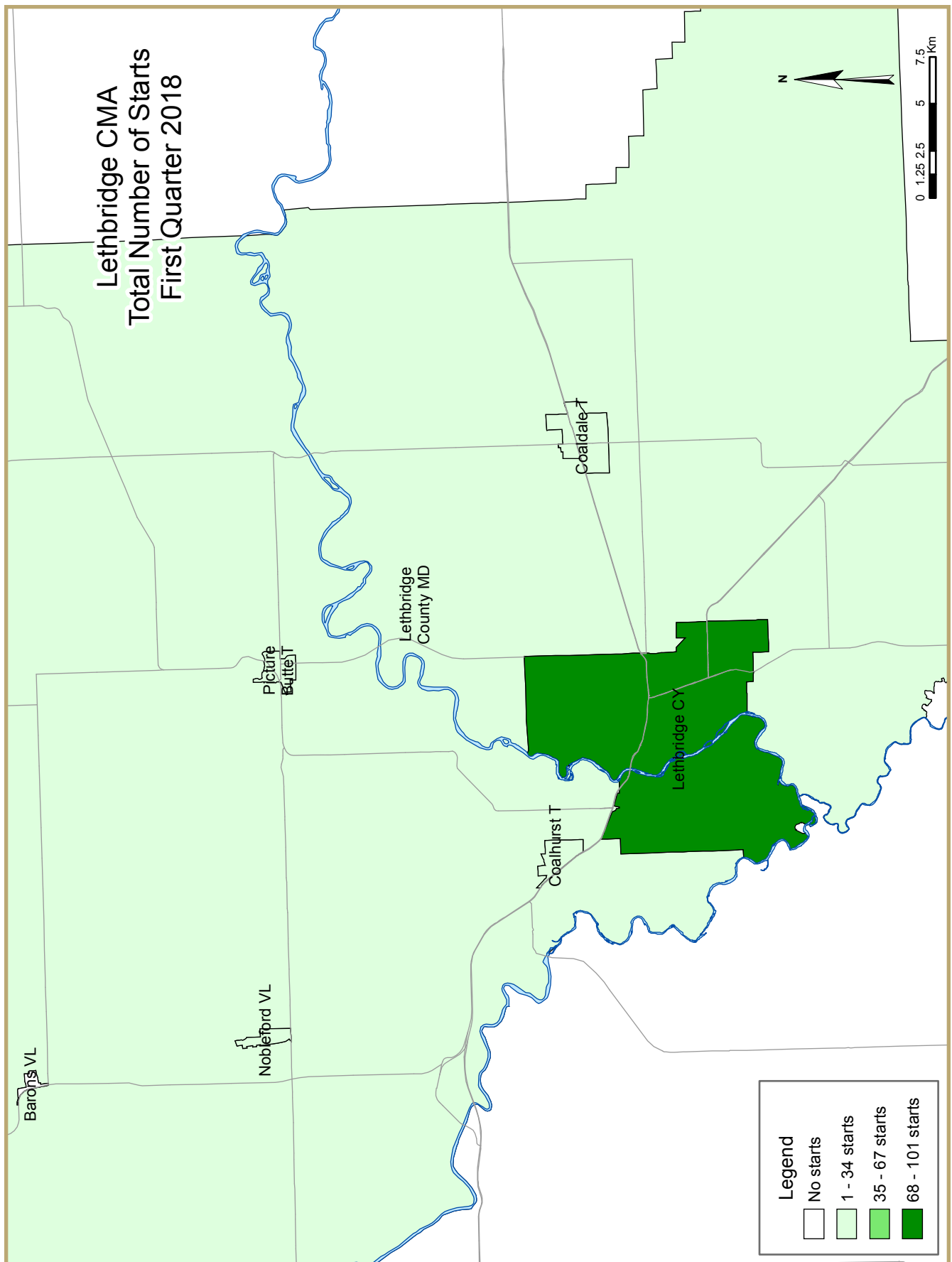
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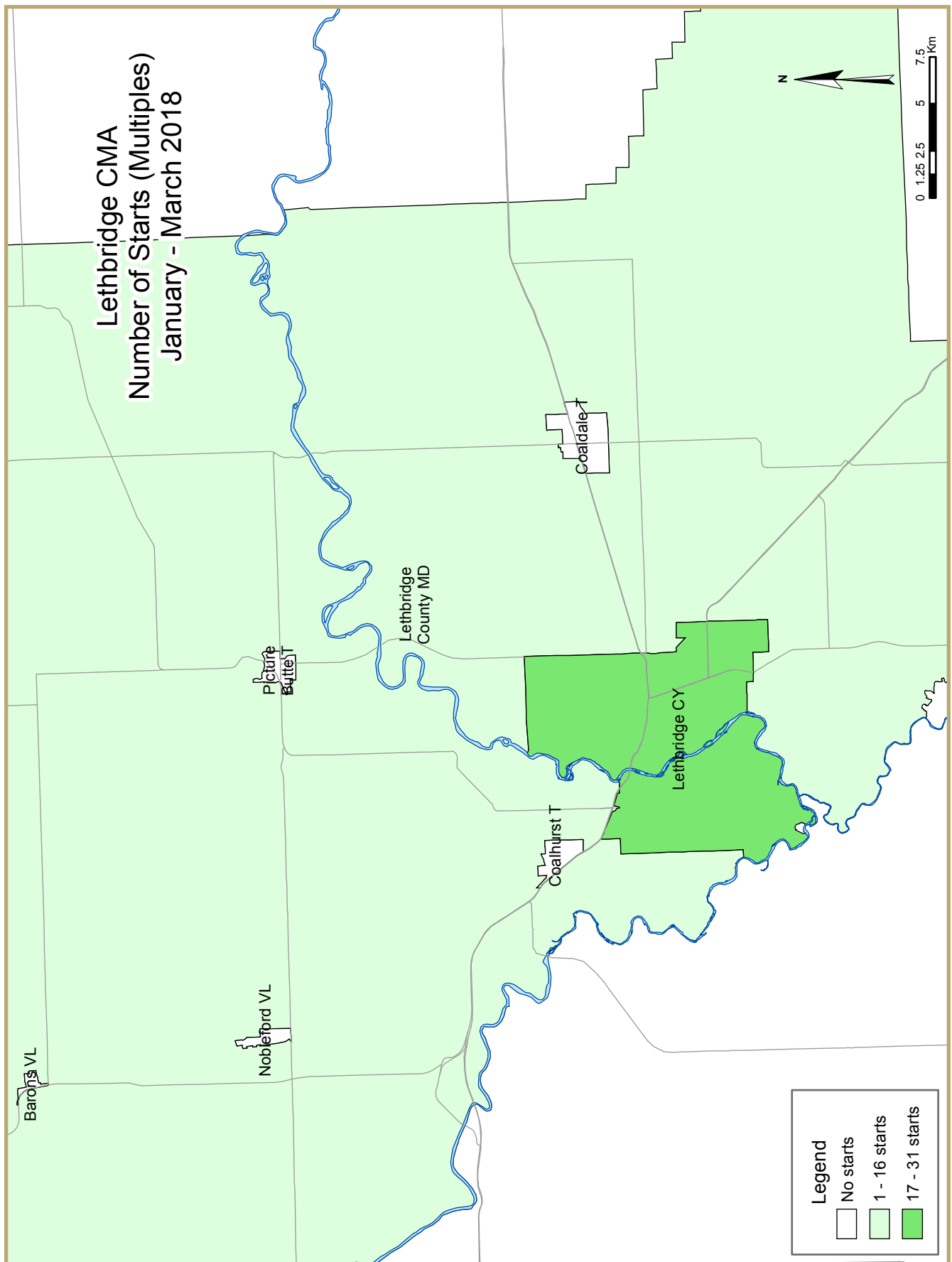
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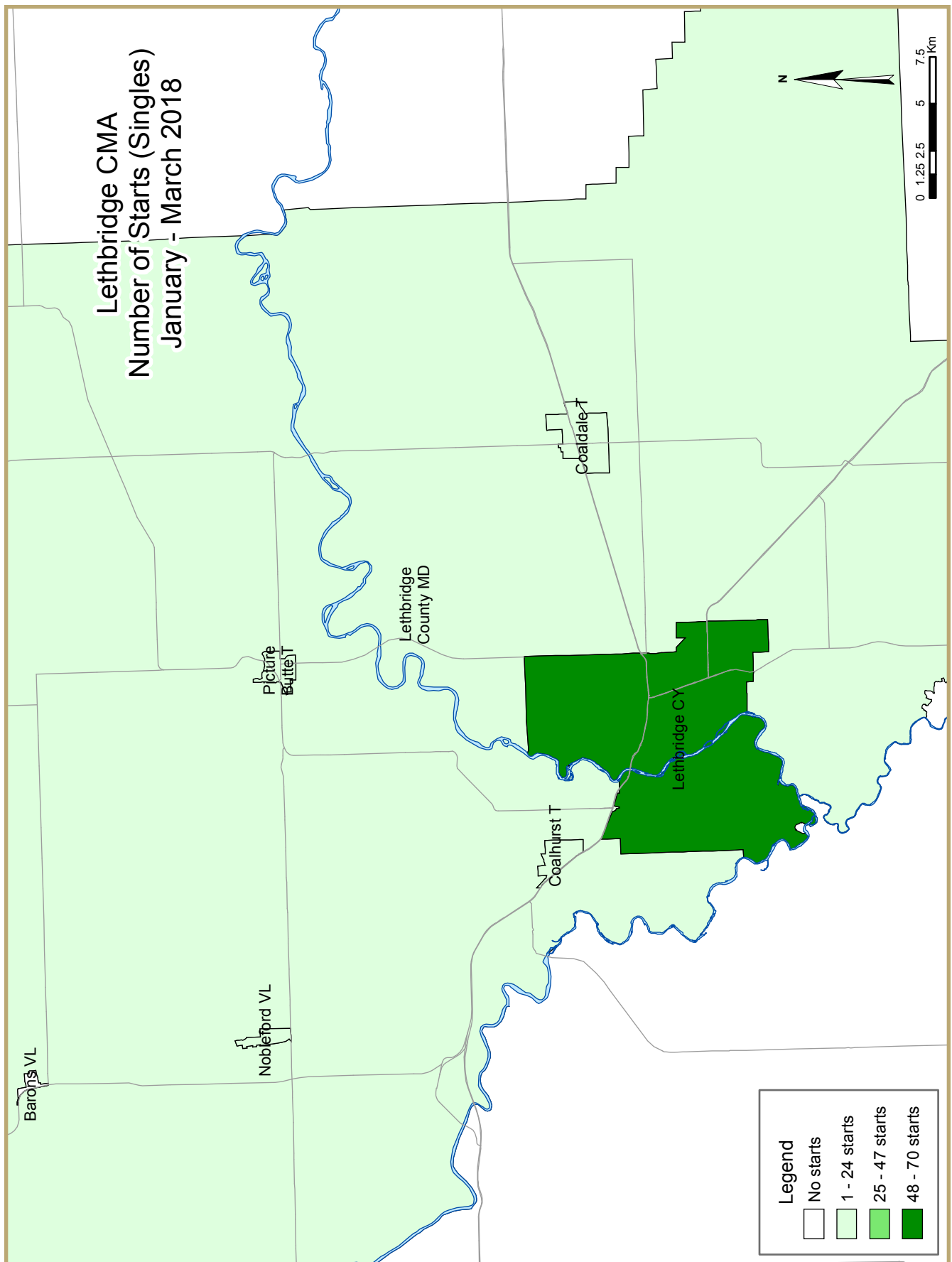
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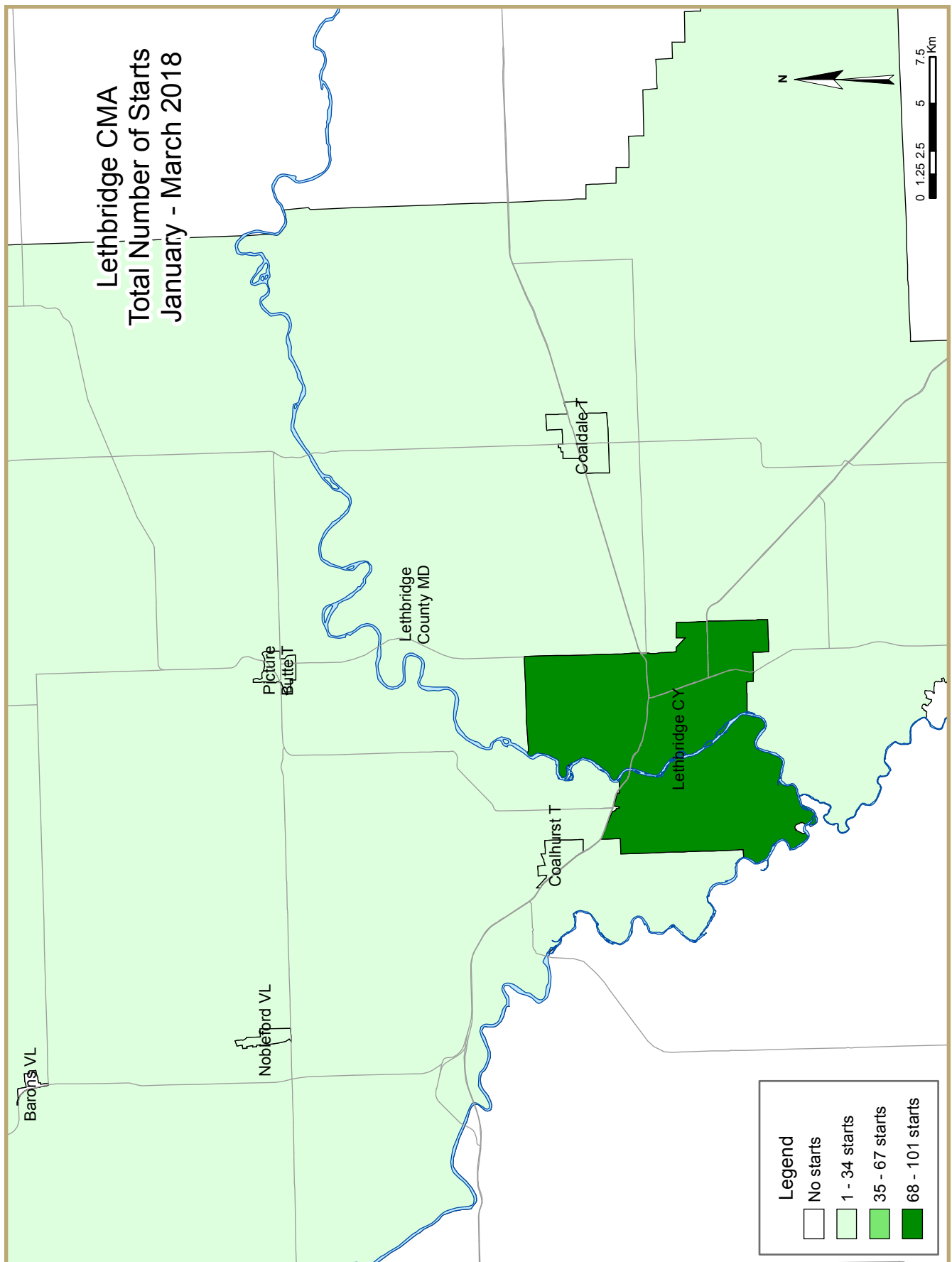












HOUSING NOW REPORT TABLES

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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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- 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
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- 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 2018								
Lethbridge CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jan. 2018	Feb. 2018	Mar. 2018	Jan. 2018	Feb. 2018	Mar. 2018
Single-Detached	486	487	448	416	410	459	445	438
Multiples	191	282	144	60	180	410	288	278
Total	677	769	592	476	590	869	733	716
	Quarterly SAAR		Actual			YTD		
	2017 Q4	2018 Q1	2017 Q1	2018 Q1	% change	2017 Q1	2018 Q1	% change
Single-Detached	1,352	1,324	114	87	-23.7%	114	87	-23.7%
Multiples	1,284	384	26	32	23.1%	26	32	23.1%
Total	2,636	1,708	140	119	-15.0%	140	119	-15.0%

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 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
QI 2018	87	8	0	0	17	0	0	7	119
QI 2017	114	4	5	0	13	4	0	0	140
% Change	-23.7	100.0	-100.0	n/a	30.8	-100.0	n/a	n/a	-15.0
Year-to-date 2018	87	8	0	0	17	0	0	7	119
Year-to-date 2017	114	4	5	0	13	4	0	0	140
% Change	-23.7	100.0	-100.0	n/a	30.8	-100.0	n/a	n/a	-15.0
UNDER CONSTRUCTION									
QI 2018	264	24	53	0	38	12	0	116	507
QI 2017	306	20	18	0	75	57	0	0	476
% Change	-13.7	20.0	194.4	n/a	-49.3	-78.9	n/a	n/a	6.5
COMPLETIONS									
QI 2018	121	8	31	0	5	8	0	0	173
QI 2017	103	16	0	0	7	4	0	0	130
% Change	17.5	-50.0	n/a	n/a	-28.6	100.0	n/a	n/a	33.1
Year-to-date 2018	121	8	31	0	5	8	0	0	173
Year-to-date 2017	103	16	0	0	7	4	0	0	130
% Change	17.5	-50.0	n/a	n/a	-28.6	100.0	n/a	n/a	33.1
COMPLETED & NOT ABSORBED									
QI 2018	134	7	29	0	22	6	n/a	n/a	198
QI 2017	135	4	0	0	8	1	n/a	n/a	148
% Change	-0.7	75.0	n/a	n/a	175.0	**	n/a	n/a	33.8
ABSORBED									
QI 2018	121	7	6	0	11	8	n/a	n/a	153
QI 2017	122	16	1	0	8	5	n/a	n/a	152
% Change	-0.8	-56.3	**	n/a	37.5	60.0	n/a	n/a	0.7
Year-to-date 2018	121	7	6	0	11	8	n/a	n/a	153
Year-to-date 2017	122	16	1	0	8	5	n/a	n/a	152
% Change	-0.8	-56.3	**	n/a	37.5	60.0	n/a	n/a	0.7

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	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 2018	0	0	0	0	0	0	0	0	0
QI 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
QI 2018	7	0	0	0	0	0	0	0	7
QI 2017	17	0	0	0	0	0	0	0	17
Coalhurst T									
QI 2018	1	0	0	0	0	0	0	0	1
QI 2017	5	0	0	0	0	4	0	0	9
Lethbridge CY									
QI 2018	70	8	0	0	17	0	0	6	101
QI 2017	86	4	5	0	11	0	0	0	106
Lethbridge County MD									
QI 2018	7	0	0	0	0	0	0	1	8
QI 2017	6	0	0	0	0	0	0	0	6
Nobleford VL									
QI 2018	1	0	0	0	0	0	0	0	1
QI 2017	0	0	0	0	0	0	0	0	0
Picture Butte T									
QI 2018	1	0	0	0	0	0	0	0	1
QI 2017	0	0	0	0	2	0	0	0	2
Lethbridge CMA									
QI 2018	87	8	0	0	17	0	0	7	119
QI 2017	114	4	5	0	13	4	0	0	140

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	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 2018	0	0	0	0	0	0	0	0	0
QI 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
QI 2018	19	0	0	0	0	0	0	0	19
QI 2017	33	0	0	0	0	0	0	0	33
Coalhurst T									
QI 2018	3	0	4	0	0	4	0	0	11
QI 2017	6	0	0	0	0	4	0	0	10
Lethbridge CY									
QI 2018	220	24	49	0	38	8	0	115	454
QI 2017	252	20	18	0	73	53	0	0	416
Lethbridge County MD									
QI 2018	15	0	0	0	0	0	0	1	16
QI 2017	11	0	0	0	0	0	0	0	11
Nobleford VL									
QI 2018	5	0	0	0	0	0	0	0	5
QI 2017	3	0	0	0	0	0	0	0	3
Picture Butte T									
QI 2018	2	0	0	0	0	0	0	0	2
QI 2017	1	0	0	0	2	0	0	0	3
Lethbridge CMA									
QI 2018	264	24	53	0	38	12	0	116	507
QI 2017	306	20	18	0	75	57	0	0	476

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	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 2018	0	0	0	0	0	0	0	0	0
QI 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
QI 2018	13	0	0	0	0	0	0	0	13
QI 2017	5	0	0	0	0	0	0	0	5
Coalhurst T									
QI 2018	5	2	0	0	0	0	0	0	7
QI 2017	4	2	0	0	0	0	0	0	6
Lethbridge CY									
QI 2018	87	6	31	0	5	8	0	0	137
QI 2017	88	14	0	0	7	4	0	0	113
Lethbridge County MD									
QI 2018	13	0	0	0	0	0	0	0	13
QI 2017	4	0	0	0	0	0	0	0	4
Nobleford VL									
QI 2018	3	0	0	0	0	0	0	0	3
QI 2017	1	0	0	0	0	0	0	0	1
Picture Butte T									
QI 2018	0	0	0	0	0	0	0	0	0
QI 2017	1	0	0	0	0	0	0	0	1
Lethbridge CMA									
QI 2018	121	8	31	0	5	8	0	0	173
QI 2017	103	16	0	0	7	4	0	0	130

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	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 2018	0	0	0	0	0	0	n/a	n/a	0
QI 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
QI 2018	7	0	0	0	0	0	n/a	n/a	7
QI 2017	5	0	0	0	0	0	n/a	n/a	5
Coalhurst T									
QI 2018	1	0	0	0	0	0	n/a	n/a	1
QI 2017	1	0	0	0	0	0	n/a	n/a	1
Lethbridge CY									
QI 2018	125	7	29	0	21	6	n/a	n/a	188
QI 2017	127	2	0	0	8	1	n/a	n/a	138
Lethbridge County MD									
QI 2018	0	0	0	0	0	0	n/a	n/a	0
QI 2017	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
QI 2018	1	0	0	0	0	0	n/a	n/a	1
QI 2017	1	2	0	0	0	0	n/a	n/a	3
Picture Butte T									
QI 2018	0	0	0	0	1	0	n/a	n/a	1
QI 2017	1	0	0	0	0	0	n/a	n/a	1
Lethbridge CMA									
QI 2018	134	7	29	0	22	6	n/a	n/a	198
QI 2017	135	4	0	0	8	1	n/a	n/a	148

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

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2018

	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 2018	0	0	0	0	0	0	n/a	n/a	0
QI 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
QI 2018	12	0	0	0	0	0	n/a	n/a	12
QI 2017	3	0	0	0	0	0	n/a	n/a	3
Coalhurst T									
QI 2018	4	2	0	0	0	0	n/a	n/a	6
QI 2017	5	2	0	0	0	0	n/a	n/a	7
Lethbridge CY									
QI 2018	89	5	6	0	9	8	n/a	n/a	117
QI 2017	108	14	1	0	8	5	n/a	n/a	136
Lethbridge County MD									
QI 2018	13	0	0	0	0	0	n/a	n/a	13
QI 2017	4	0	0	0	0	0	n/a	n/a	4
Nobleford VL									
QI 2018	2	0	0	0	0	0	n/a	n/a	2
QI 2017	1	0	0	0	0	0	n/a	n/a	1
Picture Butte T									
QI 2018	1	0	0	0	2	0	n/a	n/a	3
QI 2017	1	0	0	0	0	0	n/a	n/a	1
Lethbridge CMA									
QI 2018	121	7	6	0	11	8	n/a	n/a	153
QI 2017	122	16	1	0	8	5	n/a	n/a	152

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
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	7	17	0	0	0	0	0	0	7	17	-58.8
Coalhurst T	1	5	0	0	0	0	0	4	1	9	-88.9
Lethbridge CY	70	86	8	6	17	14	6	0	101	106	-4.7
Lethbridge County MD	7	6	0	0	0	0	1	0	8	6	33.3
Nobleford VL	1	0	0	0	0	0	0	0	1	0	n/a
Picture Butte T	1	0	0	2	0	0	0	0	1	2	-50.0
Lethbridge CMA	87	114	8	8	17	14	7	4	119	140	-15.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	7	17	0	0	0	0	0	0	7	17	-58.8
Coalhurst T	1	5	0	0	0	0	0	4	1	9	-88.9
Lethbridge CY	70	86	8	6	17	14	6	0	101	106	-4.7
Lethbridge County MD	7	6	0	0	0	0	1	0	8	6	33.3
Nobleford VL	1	0	0	0	0	0	0	0	1	0	n/a
Picture Butte T	1	0	0	2	0	0	0	0	1	2	-50.0
Lethbridge CMA	87	114	8	8	17	14	7	4	119	140	-15.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
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	4	0	0
Lethbridge CY	17	14	0	0	0	0	6	0
Lethbridge County MD	0	0	0	0	0	0	1	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	17	14	0	0	0	4	7	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
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	4	0	0
Lethbridge CY	17	14	0	0	0	0	6	0
Lethbridge County MD	0	0	0	0	0	0	1	0
Nobleford VL	0	0	0	0	0	0	0	0
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	17	14	0	0	0	4	7	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	7	17	0	0	0	0	7	17
Coalhurst T	1	5	0	4	0	0	1	9
Lethbridge CY	78	95	17	11	6	0	101	106
Lethbridge County MD	7	6	0	0	1	0	8	6
Nobleford VL	1	0	0	0	0	0	1	0
Picture Butte T	1	0	0	2	0	0	1	2
Lethbridge CMA	95	123	17	17	7	0	119	140

Table 2.5: Starts by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	7	17	0	0	0	0	7	17
Coalhurst T	1	5	0	4	0	0	1	9
Lethbridge CY	78	95	17	11	6	0	101	106
Lethbridge County MD	7	6	0	0	1	0	8	6
Nobleford VL	1	0	0	0	0	0	1	0
Picture Butte T	1	0	0	2	0	0	1	2
Lethbridge CMA	95	123	17	17	7	0	119	140

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	13	5	0	0	0	0	0	0	13	5	160.0
Coalhurst T	5	4	2	2	0	0	0	0	7	6	16.7
Lethbridge CY	87	88	6	14	36	7	8	4	137	113	21.2
Lethbridge County MD	13	4	0	0	0	0	0	0	13	4	**
Nobleford VL	3	1	0	0	0	0	0	0	3	1	200.0
Picture Butte T	0	1	0	0	0	0	0	0	0	1	-100.0
Lethbridge CMA	121	103	8	16	36	7	8	4	173	130	33.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	13	5	0	0	0	0	0	0	13	5	160.0
Coalhurst T	5	4	2	2	0	0	0	0	7	6	16.7
Lethbridge CY	87	88	6	14	36	7	8	4	137	113	21.2
Lethbridge County MD	13	4	0	0	0	0	0	0	13	4	**
Nobleford VL	3	1	0	0	0	0	0	0	3	1	200.0
Picture Butte T	0	1	0	0	0	0	0	0	0	1	-100.0
Lethbridge CMA	121	103	8	16	36	7	8	4	173	130	33.1

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
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	36	7	0	0	8	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	7	0	0	8	4	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
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	36	7	0	0	8	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	7	0	0	8	4	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2018

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017	Q1 2018	Q1 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	13	5	0	0	0	0	13	5
Coalhurst T	7	6	0	0	0	0	7	6
Lethbridge CY	124	102	13	11	0	0	137	113
Lethbridge County MD	13	4	0	0	0	0	13	4
Nobleford VL	3	1	0	0	0	0	3	1
Picture Butte T	0	1	0	0	0	0	0	1
Lethbridge CMA	160	119	13	11	0	0	173	130

Table 3.5: Completions by Submarket and by Intended Market
January - March 2018

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	13	5	0	0	0	0	13	5
Coalhurst T	7	6	0	0	0	0	7	6
Lethbridge CY	124	102	13	11	0	0	137	113
Lethbridge County MD	13	4	0	0	0	0	13	4
Nobleford VL	3	1	0	0	0	0	3	1
Picture Butte T	0	1	0	0	0	0	0	1
Lethbridge CMA	160	119	13	11	0	0	173	130

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2018

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 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
QI 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	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	-	-
Coaldale T	0	0	0	0	0	0	0	0	0	0	0	-	-
QI 2018	0	0.0	3	25.0	6	50.0	3	25.0	0	0.0	12	-	462,917
QI 2017	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	3	25.0	6	50.0	3	25.0	0	0.0	12	-	462,917
Year-to-date 2017	1	33.3	0	0.0	2	66.7	0	0.0	0	0.0	3	-	-
Coalhurst T													
QI 2018	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
QI 2017	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2018	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	-	-
Lethbridge CY													
QI 2018	9	10.1	49	55.1	20	22.5	6	6.7	5	5.6	89	380,000	420,823
QI 2017	4	3.7	64	59.8	23	21.5	8	7.5	8	7.5	107	-	481,168
Year-to-date 2018	9	10.1	49	55.1	20	22.5	6	6.7	5	5.6	89	380,000	420,823
Year-to-date 2017	4	3.7	64	59.8	23	21.5	8	7.5	8	7.5	107	-	481,168
Lethbridge County MD													
QI 2018	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
QI 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nobleford VL													
QI 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
QI 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Picture Butte T													
QI 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
QI 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	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	-	-
Lethbridge CMA													
QI 2018	9	8.0	59	52.7	28	25.0	11	9.8	5	4.5	112	380,000	415,025
QI 2017	7	6.0	69	59.0	25	21.4	8	6.8	8	6.8	117	375,000	419,214
Year-to-date 2018	9	8.0	59	52.7	28	25.0	11	9.8	5	4.5	112	380,000	415,025
Year-to-date 2017	7	6.0	69	59.0	25	21.4	8	6.8	8	6.8	117	375,000	419,214

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
First Quarter 2018**

Submarket	Q1 2018	Q1 2017	% Change	YTD 2018	YTD 2017	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	462,917	-	n/a	462,917	-	n/a
Coalhurst T	-	-	n/a	-	-	n/a
Lethbridge CY	420,823	481,168	-12.5	420,823	481,168	-12.5
Lethbridge County MD	-	-	n/a	-	-	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	415,025	419,214	-1.0	415,025	419,214	-1.0

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

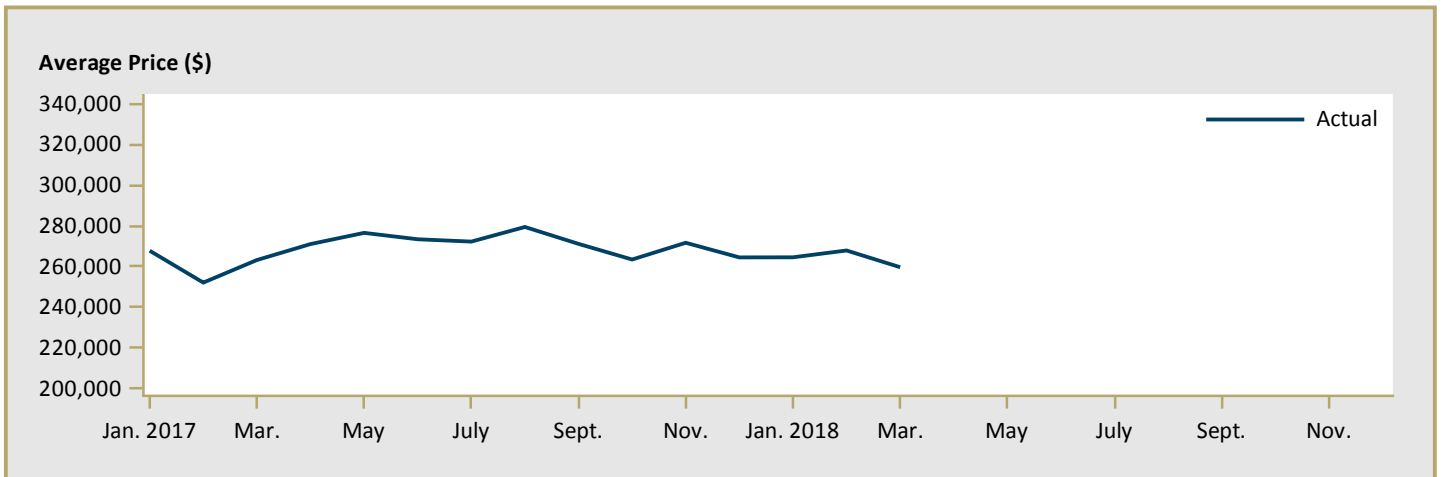


Figure 5.2: MLS® Residential Sales for Lethbridge

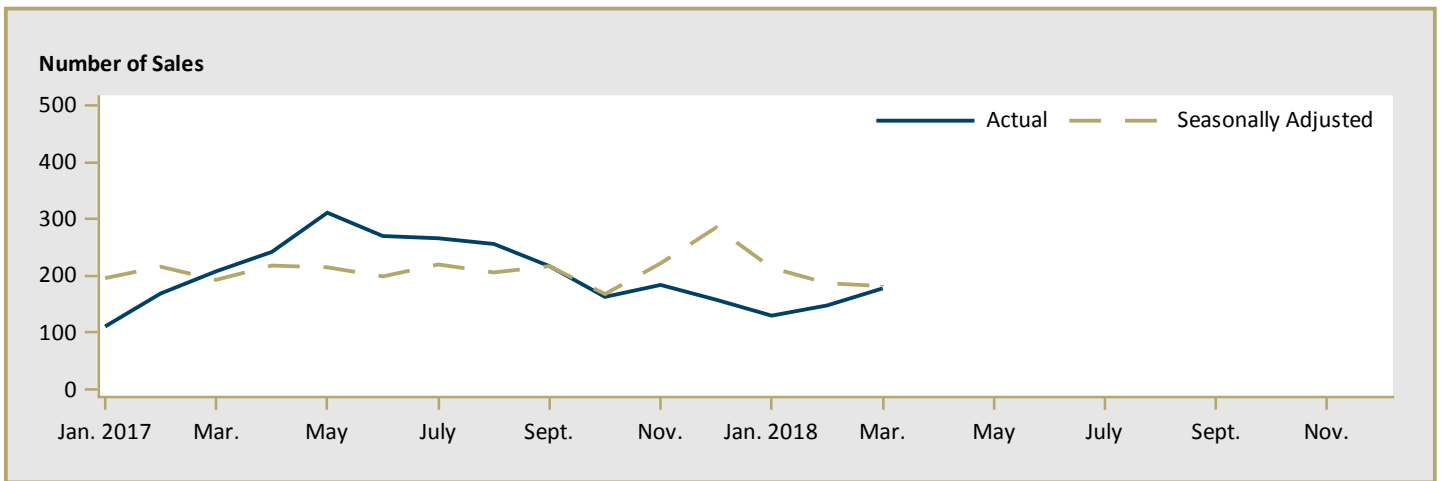
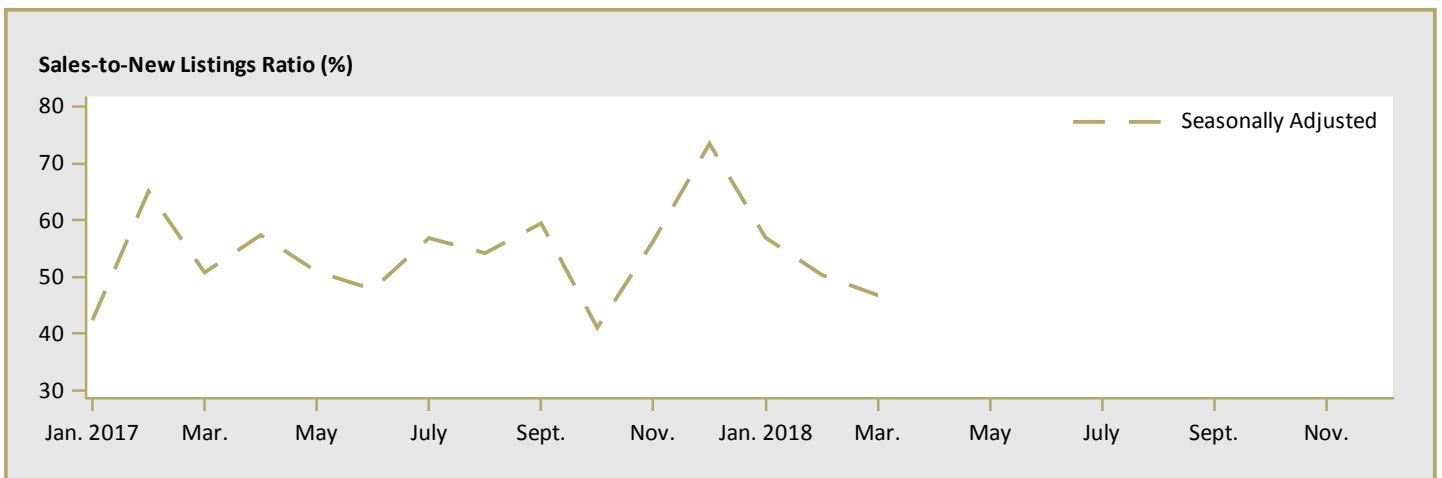


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



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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