

HOUSING NOW TABLES

Lethbridge CMA

Date Released: Fourth Quarter 2018



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Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

HOUSING NOW REPORT TABLES

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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 2018								
Lethbridge CMA ¹	Annual		Monthly SAAR			Trend ²		
	2016	2017	Jul. 2018	Aug. 2018	Sep. 2018	Jul. 2018	Aug. 2018	Sep. 2018
Single-Detached	486	487	458	287	533	422	402	423
Multiples	191	282	96	408	156	166	224	220
Total	677	769	554	695	689	588	626	643
	Quarterly SAAR		Actual			YTD		
	2018 Q2	2018 Q3	2017 Q3	2018 Q3	% change	2017 Q3	2018 Q3	% change
Single-Detached	1,187	1,345	133	123	-7.5%	365	308	-15.6%
Multiples	660	660	104	55	-47.1%	175	142	-18.9%
Total	1,847	2,005	237	178	-24.9%	540	450	-16.7%

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
Third 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									
Q3 2018	123	6	8	0	18	0	0	23	178
Q3 2017	133	8	35	0	0	58	3	0	237
% Change	-7.5	-25.0	-77.1	n/a	n/a	-100.0	-100.0	n/a	-24.9
Year-to-date 2018	308	30	8	0	56	4	0	44	450
Year-to-date 2017	365	24	53	0	22	73	3	0	540
% Change	-15.6	25.0	-84.9	n/a	154.5	-94.5	-100.0	n/a	-16.7
UNDER CONSTRUCTION									
Q3 2018	246	24	32	0	79	0	0	33	414
Q3 2017	286	20	57	0	38	77	3	0	481
% Change	-14.0	20.0	-43.9	n/a	107.9	-100.0	-100.0	n/a	-13.9
COMPLETIONS									
Q3 2018	112	10	11	0	11	8	0	8	160
Q3 2017	182	10	9	0	27	38	0	0	266
% Change	-38.5	0.0	22.2	n/a	-59.3	-78.9	n/a	n/a	-39.8
Year-to-date 2018	365	28	42	0	33	16	0	121	605
Year-to-date 2017	372	36	9	0	53	53	0	0	523
% Change	-1.9	-22.2	**	n/a	-37.7	-69.8	n/a	n/a	15.7
COMPLETED & NOT ABSORBED									
Q3 2018	126	19	15	0	24	11	n/a	n/a	195
Q3 2017	140	7	5	0	17	12	n/a	n/a	181
% Change	-10.0	171.4	200.0	n/a	41.2	-8.3	n/a	n/a	7.7
ABSORBED									
Q3 2018	121	4	3	0	10	0	n/a	n/a	138
Q3 2017	165	8	4	0	21	27	n/a	n/a	225
% Change	-26.7	-50.0	-25.0	n/a	-52.4	-100.0	n/a	n/a	-38.7
Year-to-date 2018	373	15	24	0	39	16	n/a	n/a	467
Year-to-date 2017	386	33	5	0	45	43	n/a	n/a	512
% Change	-3.4	-54.5	**	n/a	-13.3	-62.8	n/a	n/a	-8.8

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2018	1	0	0	0	0	0	0	0	1
Q3 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	10	0	0	0	0	0	0	0	10
Coalhurst T									
Q3 2018	3	0	0	0	0	0	0	0	3
Q3 2017	3	2	0	0	0	4	0	0	9
Lethbridge CY									
Q3 2018	96	6	8	0	18	0	0	23	151
Q3 2017	103	6	35	0	0	54	3	0	201
Lethbridge County MD									
Q3 2018	15	0	0	0	0	0	0	0	15
Q3 2017	14	0	0	0	0	0	0	0	14
Nobleford VL									
Q3 2018	5	0	0	0	0	0	0	0	5
Q3 2017	3	0	0	0	0	0	0	0	3
Picture Butte T									
Q3 2018	3	0	0	0	0	0	0	0	3
Q3 2017	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
Q3 2018	123	6	8	0	18	0	0	23	178
Q3 2017	133	8	35	0	0	58	3	0	237

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q3 2018	7	0	0	0	0	0	0	0	7
Q3 2017	28	0	0	0	0	0	0	0	28
Coalhurst T									
Q3 2018	4	2	4	0	0	0	0	0	10
Q3 2017	3	2	0	0	0	4	0	0	9
Lethbridge CY									
Q3 2018	204	22	28	0	79	0	0	32	365
Q3 2017	223	18	57	0	32	73	3	0	406
Lethbridge County MD									
Q3 2018	20	0	0	0	0	0	0	1	21
Q3 2017	21	0	0	0	0	0	0	0	21
Nobleford VL									
Q3 2018	7	0	0	0	0	0	0	0	7
Q3 2017	6	0	0	0	0	0	0	0	6
Picture Butte T									
Q3 2018	4	0	0	0	0	0	0	0	4
Q3 2017	5	0	0	0	6	0	0	0	11
Lethbridge CMA									
Q3 2018	246	24	32	0	79	0	0	33	414
Q3 2017	286	20	57	0	38	77	3	0	481

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2018	1	0	0	0	0	0	0	0	1
Q3 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q3 2018	5	0	0	0	0	0	0	0	5
Q3 2017	21	0	0	0	0	0	0	0	21
Coalhurst T									
Q3 2018	1	0	0	0	0	4	0	0	5
Q3 2017	5	0	0	0	0	0	0	0	5
Lethbridge CY									
Q3 2018	93	10	11	0	11	4	0	8	137
Q3 2017	147	10	9	0	27	38	0	0	231
Lethbridge County MD									
Q3 2018	9	0	0	0	0	0	0	0	9
Q3 2017	7	0	0	0	0	0	0	0	7
Nobleford VL									
Q3 2018	3	0	0	0	0	0	0	0	3
Q3 2017	2	0	0	0	0	0	0	0	2
Picture Butte T									
Q3 2018	0	0	0	0	0	0	0	0	0
Q3 2017	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
Q3 2018	112	10	11	0	11	8	0	8	160
Q3 2017	182	10	9	0	27	38	0	0	266

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q3 2018	3	0	0	0	0	0	n/a	n/a	3
Q3 2017	8	0	0	0	0	0	n/a	n/a	8
Coalhurst T									
Q3 2018	1	0	0	0	0	4	n/a	n/a	5
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CY									
Q3 2018	120	19	15	0	24	7	n/a	n/a	185
Q3 2017	132	5	5	0	17	12	n/a	n/a	171
Lethbridge County MD									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	0	2	0	0	0	0	n/a	n/a	2
Picture Butte T									
Q3 2018	0	0	0	0	0	0	n/a	n/a	0
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
Q3 2018	126	19	15	0	24	11	n/a	n/a	195
Q3 2017	140	7	5	0	17	12	n/a	n/a	181

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

Table 1.2: Housing Activity Summary by Submarket
Third 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									
Q3 2018	1	0	0	0	0	0	n/a	n/a	1
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q3 2018	6	0	0	0	0	0	n/a	n/a	6
Q3 2017	19	0	0	0	0	0	n/a	n/a	19
Coalhurst T									
Q3 2018	2	0	0	0	0	0	n/a	n/a	2
Q3 2017	5	0	0	0	0	0	n/a	n/a	5
Lethbridge CY									
Q3 2018	102	4	3	0	9	0	n/a	n/a	118
Q3 2017	132	8	4	0	21	27	n/a	n/a	192
Lethbridge County MD									
Q3 2018	9	0	0	0	0	0	n/a	n/a	9
Q3 2017	7	0	0	0	0	0	n/a	n/a	7
Nobleford VL									
Q3 2018	1	0	0	0	0	0	n/a	n/a	1
Q3 2017	2	0	0	0	0	0	n/a	n/a	2
Picture Butte T									
Q3 2018	0	0	0	0	1	0	n/a	n/a	1
Q3 2017	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CMA									
Q3 2018	121	4	3	0	10	0	n/a	n/a	138
Q3 2017	165	8	4	0	21	27	n/a	n/a	225

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
Third Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Barons VL	1	0	0	0	0	0	0	0	1	0	n/a
Coaldale T	0	10	0	0	0	0	0	0	0	10	-100.0
Coalhurst T	3	3	0	2	0	0	0	4	3	9	-66.7
Lethbridge CY	96	103	6	6	26	38	23	54	151	201	-24.9
Lethbridge County MD	15	14	0	0	0	0	0	0	15	14	7.1
Nobleford VL	5	3	0	0	0	0	0	0	5	3	66.7
Picture Butte T	3	0	0	0	0	0	0	0	3	0	n/a
Lethbridge CMA	123	133	6	8	26	38	23	58	178	237	-24.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 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	1	0	0	0	0	0	0	0	1	0	n/a
Coaldale T	14	45	0	0	0	0	0	0	14	45	-68.9
Coalhurst T	5	8	2	2	0	0	0	8	7	18	-61.1
Lethbridge CY	252	279	28	24	64	70	47	65	391	438	-10.7
Lethbridge County MD	26	24	0	0	0	0	1	0	27	24	12.5
Nobleford VL	6	5	0	0	0	0	0	0	6	5	20.0
Picture Butte T	4	4	0	6	0	0	0	0	4	10	-60.0
Lethbridge CMA	308	365	30	32	64	70	48	73	450	540	-16.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 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	26	35	0	3	0	54	23	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	26	35	0	3	0	58	23	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 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	8	0	0
Lethbridge CY	64	67	0	3	4	65	43	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	64	67	0	3	4	73	44	0

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Barons VL	1	0	0	0	0	0	1	0
Coaldale T	0	10	0	0	0	0	0	10
Coalhurst T	3	5	0	4	0	0	3	9
Lethbridge CY	110	144	18	54	23	3	151	201
Lethbridge County MD	15	14	0	0	0	0	15	14
Nobleford VL	5	3	0	0	0	0	5	3
Picture Butte T	3	0	0	0	0	0	3	0
Lethbridge CMA	137	176	18	58	23	3	178	237

**Table 2.5: Starts by Submarket and by Intended Market
January - September 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	1	0	0	0	0	0	1	0
Coaldale T	14	45	0	0	0	0	14	45
Coalhurst T	7	10	0	8	0	0	7	18
Lethbridge CY	288	354	60	81	43	3	391	438
Lethbridge County MD	26	24	0	0	1	0	27	24
Nobleford VL	6	5	0	0	0	0	6	5
Picture Butte T	4	4	0	6	0	0	4	10
Lethbridge CMA	346	442	60	95	44	3	450	540

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	% Change
Barons VL	1	0	0	0	0	0	0	0	1	0	n/a
Coaldale T	5	21	0	0	0	0	0	0	5	21	-76.2
Coalhurst T	1	5	0	0	0	0	4	0	5	5	0.0
Lethbridge CY	93	147	10	12	22	34	12	38	137	231	-40.7
Lethbridge County MD	9	7	0	0	0	0	0	0	9	7	28.6
Nobleford VL	3	2	0	0	0	0	0	0	3	2	50.0
Picture Butte T	0	0	0	0	0	0	0	0	0	0	n/a
Lethbridge CMA	112	182	10	12	22	34	16	38	160	266	-39.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 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	1	0	0	0	0	0	0	0	1	0	n/a
Coaldale T	34	36	0	0	0	0	0	0	34	36	-5.6
Coalhurst T	9	10	2	2	0	0	4	4	15	16	-6.3
Lethbridge CY	287	310	26	36	75	60	133	49	521	455	14.5
Lethbridge County MD	27	12	0	0	0	0	0	0	27	12	125.0
Nobleford VL	6	3	0	0	0	0	0	0	6	3	100.0
Picture Butte T	1	1	0	0	0	0	0	0	1	1	0.0
Lethbridge CMA	365	372	28	38	75	60	137	53	605	523	15.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 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	4	0	0	0
Lethbridge CY	22	34	0	0	4	38	8	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	22	34	0	0	8	38	8	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	4	4	0	0
Lethbridge CY	75	60	0	0	12	49	121	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	75	60	0	0	16	53	121	0

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2018**

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017	Q3 2018	Q3 2017
Barons VL	1	0	0	0	0	0	1	0
Coaldale T	5	21	0	0	0	0	5	21
Coalhurst T	1	5	4	0	0	0	5	5
Lethbridge CY	114	166	15	65	8	0	137	231
Lethbridge County MD	9	7	0	0	0	0	9	7
Nobleford VL	3	2	0	0	0	0	3	2
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	133	201	19	65	8	0	160	266

**Table 3.5: Completions by Submarket and by Intended Market
January - September 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	1	0	0	0	0	0	1	0
Coaldale T	34	36	0	0	0	0	34	36
Coalhurst T	11	12	4	4	0	0	15	16
Lethbridge CY	355	353	45	102	121	0	521	455
Lethbridge County MD	27	12	0	0	0	0	27	12
Nobleford VL	6	3	0	0	0	0	6	3
Picture Butte T	1	1	0	0	0	0	1	1
Lethbridge CMA	435	417	49	106	121	0	605	523

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 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	-	-
Q3 2018	0	0.0	0	0.0	2	40.0	3	60.0	0	0.0	5	-	-
Q3 2017	0	0.0	5	26.3	10	52.6	4	21.1	0	0.0	19	-	-
Year-to-date 2018	0	0.0	5	14.7	18	52.9	11	32.4	0	0.0	34	-	462,917
Year-to-date 2017	1	3.2	6	19.4	20	64.5	4	12.9	0	0.0	31	-	-
Coalhurst T													
Q3 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q3 2017	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2018	0	0.0	7	87.5	1	12.5	0	0.0	0	0.0	8	-	-
Year-to-date 2017	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	-	-
Lethbridge CY													
Q3 2018	7	6.9	45	44.6	36	35.6	10	9.9	3	3.0	101	-	411,199
Q3 2017	11	8.3	69	52.3	27	20.5	16	12.1	9	6.8	132	380,000	411,208
Year-to-date 2018	23	8.0	146	50.7	80	27.8	27	9.4	12	4.2	288	380,000	418,123
Year-to-date 2017	19	5.9	187	57.7	63	19.4	33	10.2	22	6.8	324	380,000	424,593
Lethbridge County MD													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 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													
Q3 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Q3 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Picture Butte T													
Q3 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q3 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
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	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Lethbridge CMA													
Q3 2018	7	6.4	48	44.0	38	34.9	13	11.9	3	2.8	109	400,000	411,267
Q3 2017	13	8.2	78	49.4	38	24.1	20	12.7	9	5.7	158	392,500	411,571
Year-to-date 2018	23	6.8	165	48.5	100	29.4	40	11.8	12	3.5	340	390,000	413,274
Year-to-date 2017	24	6.4	206	55.2	84	22.5	37	9.9	22	5.9	373	380,000	414,694

Source: CMHC (Market Absorption Survey)

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

Submarket	Q3 2018	Q3 2017	% Change	YTD 2018	YTD 2017	% Change
Barons VL	-	-	n/a	-	-	n/a
Coaldale T	-	-	n/a	462,917	-	n/a
Coalhurst T	-	-	n/a	-	-	n/a
Lethbridge CY	411,199	411,208	0.0	418,123	424,593	-1.5
Lethbridge County MD	-	-	n/a	-	-	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	411,267	411,571	-0.1	413,274	414,694	-0.3

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

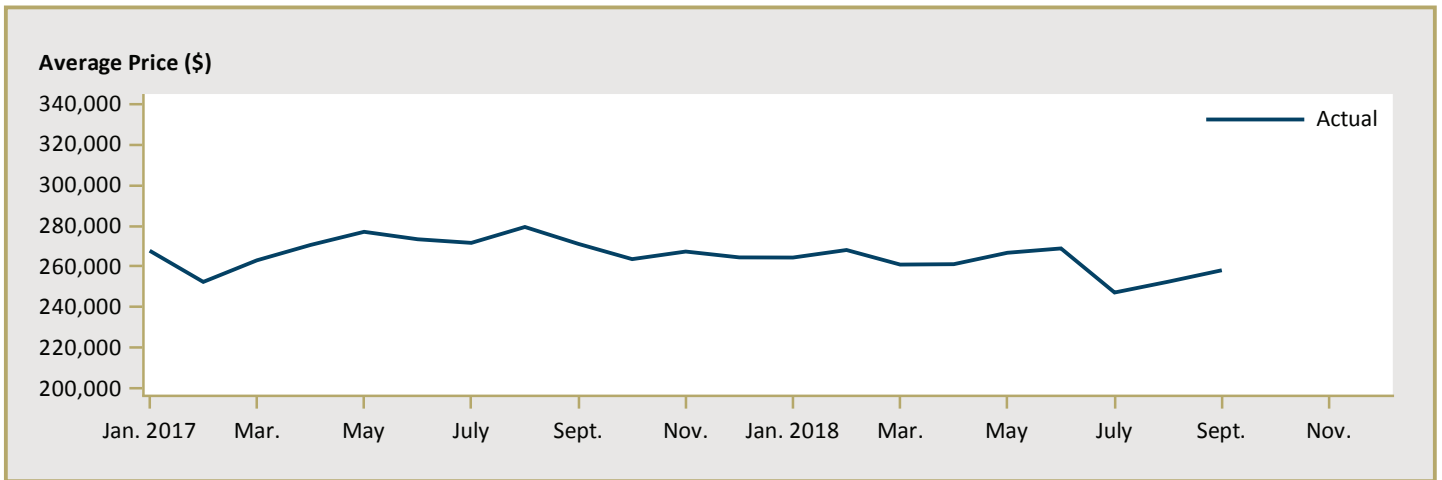


Figure 5.2: MLS® Residential Sales for Lethbridge

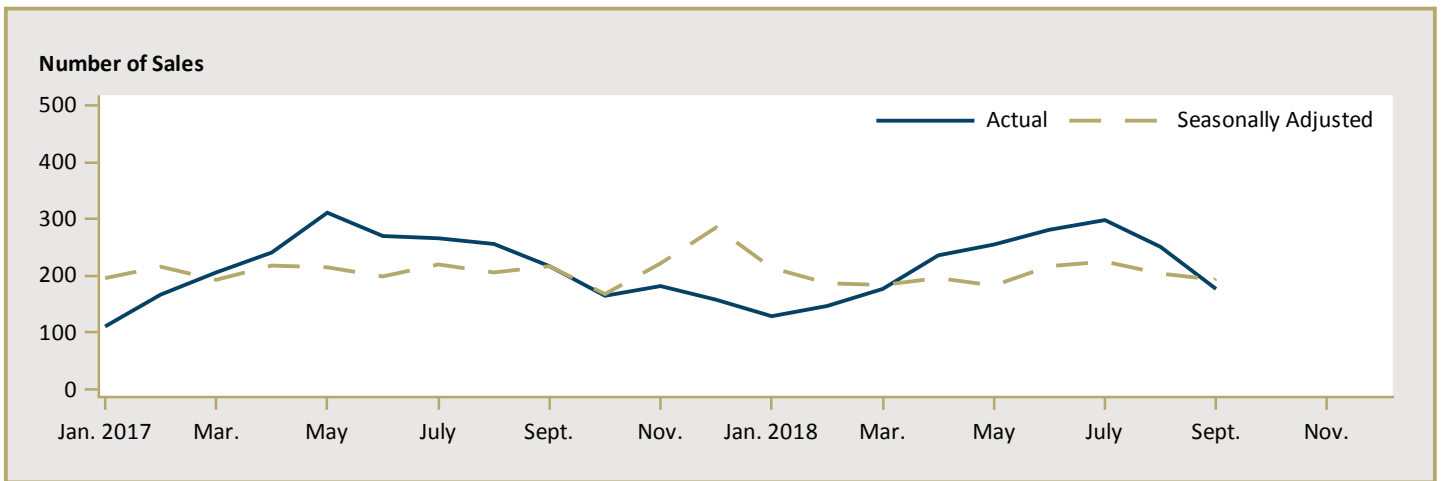
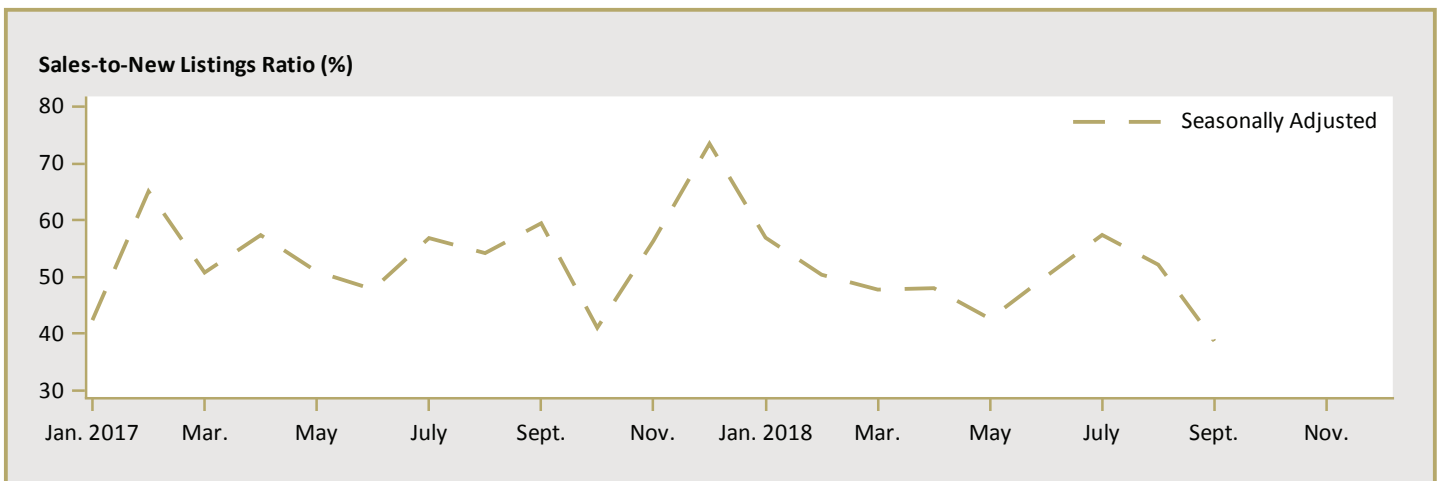


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



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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