

HOUSING NOW TABLES

Lethbridge CMA

Date Released: First Quarter 2019



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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) Fourth Quarter 2018								
Lethbridge CMA ¹	Annual		Monthly SAAR			Trend ²		
	2017	2018	Oct. 2018	Nov. 2018	Dec. 2018	Oct. 2018	Nov. 2018	Dec. 2018
Single-Detached	487	385	281	269	311	399	369	357
Multiples	282	175	144	108	144	208	178	176
Total	769	560	425	377	455	607	547	533
	Quarterly SAAR		Actual			YTD		
	2018 Q3	2018 Q4	2017 Q4	2018 Q4	% change	2017 Q4	2018 Q4	% change
Single-Detached	1,318	855	122	77	-36.9%	487	385	-20.9%
Multiples	660	396	107	33	-69.2%	282	175	-37.9%
Total	1,978	1,251	229	110	-52.0%	769	560	-27.2%

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 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q4 2018	77	10	10	0	5	0	0	8	110
Q4 2017	122	12	26	0	10	59	0	0	229
% Change	-36.9	-16.7	-61.5	n/a	-50.0	-100.0	n/a	n/a	-52.0
Year-to-date 2018	385	40	18	0	61	4	0	52	560
Year-to-date 2017	487	36	79	0	32	132	3	0	769
% Change	-20.9	11.1	-77.2	n/a	90.6	-97.0	-100.0	n/a	-27.2
UNDER CONSTRUCTION									
Q4 2018	247	24	32	0	80	0	0	33	416
Q4 2017	298	24	78	0	29	20	3	109	561
% Change	-17.1	0.0	-59.0	n/a	175.9	-100.0	-100.0	-69.7	-25.8
COMPLETIONS									
Q4 2018	75	10	10	0	4	0	0	8	107
Q4 2017	110	8	9	0	18	4	0	0	149
% Change	-31.8	25.0	11.1	n/a	-77.8	-100.0	n/a	n/a	-28.2
Year-to-date 2018	440	38	52	0	37	16	0	129	712
Year-to-date 2017	482	44	18	0	71	57	0	0	672
% Change	-8.7	-13.6	188.9	n/a	-47.9	-71.9	n/a	n/a	6.0
COMPLETED & NOT ABSORBED									
Q4 2018	115	18	13	0	13	11	n/a	n/a	170
Q4 2017	134	6	4	0	28	6	n/a	n/a	178
% Change	-14.2	200.0	**	n/a	-53.6	83.3	n/a	n/a	-4.5
ABSORBED									
Q4 2018	86	11	12	0	15	0	n/a	n/a	124
Q4 2017	116	9	10	0	7	10	n/a	n/a	152
% Change	-25.9	22.2	20.0	n/a	114.3	-100.0	n/a	n/a	-18.4
Year-to-date 2018	459	26	36	0	54	16	n/a	n/a	591
Year-to-date 2017	502	42	15	0	52	53	n/a	n/a	664
% Change	-8.6	-38.1	140.0	n/a	3.8	-69.8	n/a	n/a	-11.0

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	6	0	0	0	0	0	0	0	6
Coalhurst T									
Q4 2018	4	2	0	0	0	0	0	0	6
Q4 2017	4	0	4	0	0	4	0	0	12
Lethbridge CY									
Q4 2018	63	8	10	0	5	0	0	8	94
Q4 2017	103	12	22	0	10	55	0	0	202
Lethbridge County MD									
Q4 2018	8	0	0	0	0	0	0	0	8
Q4 2017	6	0	0	0	0	0	0	0	6
Nobleford VL									
Q4 2018	2	0	0	0	0	0	0	0	2
Q4 2017	3	0	0	0	0	0	0	0	3
Picture Butte T									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
Lethbridge CMA									
Q4 2018	77	10	10	0	5	0	0	8	110
Q4 2017	122	12	26	0	10	59	0	0	229

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q4 2018	2	0	0	0	0	0	0	0	2
Q4 2017	25	0	0	0	0	0	0	0	25
Coalhurst T									
Q4 2018	7	2	0	0	0	0	0	0	9
Q4 2017	7	2	4	0	0	4	0	0	17
Lethbridge CY									
Q4 2018	200	22	32	0	80	0	0	32	366
Q4 2017	237	22	74	0	29	16	3	109	490
Lethbridge County MD									
Q4 2018	25	0	0	0	0	0	0	1	26
Q4 2017	21	0	0	0	0	0	0	0	21
Nobleford VL									
Q4 2018	9	0	0	0	0	0	0	0	9
Q4 2017	7	0	0	0	0	0	0	0	7
Picture Butte T									
Q4 2018	4	0	0	0	0	0	0	0	4
Q4 2017	1	0	0	0	0	0	0	0	1
Lethbridge CMA									
Q4 2018	247	24	32	0	80	0	0	33	416
Q4 2017	298	24	78	0	29	20	3	109	561

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	0	0	0	0	0	0	0	0	0
Coaldale T									
Q4 2018	5	0	0	0	0	0	0	0	5
Q4 2017	9	0	0	0	0	0	0	0	9
Coalhurst T									
Q4 2018	1	2	4	0	0	0	0	0	7
Q4 2017	0	0	0	0	0	4	0	0	4
Lethbridge CY									
Q4 2018	66	8	6	0	4	0	0	8	92
Q4 2017	89	8	9	0	12	0	0	0	118
Lethbridge County MD									
Q4 2018	3	0	0	0	0	0	0	0	3
Q4 2017	6	0	0	0	0	0	0	0	6
Nobleford VL									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	2	0	0	0	0	0	0	0	2
Picture Butte T									
Q4 2018	0	0	0	0	0	0	0	0	0
Q4 2017	4	0	0	0	6	0	0	0	10
Lethbridge CMA									
Q4 2018	75	10	10	0	4	0	0	8	107
Q4 2017	110	8	9	0	18	4	0	0	149

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q4 2018	5	0	0	0	0	0	n/a	n/a	5
Q4 2017	6	0	0	0	0	0	n/a	n/a	6
Coalhurst T									
Q4 2018	0	0	0	0	0	4	n/a	n/a	4
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Lethbridge CY									
Q4 2018	109	18	13	0	13	7	n/a	n/a	160
Q4 2017	127	6	4	0	25	6	n/a	n/a	168
Lethbridge County MD									
Q4 2018	1	0	0	0	0	0	n/a	n/a	1
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Nobleford VL									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Picture Butte T									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	1	0	0	0	3	0	n/a	n/a	4
Lethbridge CMA									
Q4 2018	115	18	13	0	13	11	n/a	n/a	170
Q4 2017	134	6	4	0	28	6	n/a	n/a	178

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

Table 1.2: Housing Activity Summary by Submarket
Fourth 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									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	0	0	0	0	0	0	n/a	n/a	0
Coaldale T									
Q4 2018	3	0	0	0	0	0	n/a	n/a	3
Q4 2017	11	0	0	0	0	0	n/a	n/a	11
Coalhurst T									
Q4 2018	2	2	4	0	0	0	n/a	n/a	8
Q4 2017	0	0	0	0	0	4	n/a	n/a	4
Lethbridge CY									
Q4 2018	77	9	8	0	15	0	n/a	n/a	109
Q4 2017	94	7	10	0	4	6	n/a	n/a	121
Lethbridge County MD									
Q4 2018	2	0	0	0	0	0	n/a	n/a	2
Q4 2017	6	0	0	0	0	0	n/a	n/a	6
Nobleford VL									
Q4 2018	2	0	0	0	0	0	n/a	n/a	2
Q4 2017	2	2	0	0	0	0	n/a	n/a	4
Picture Butte T									
Q4 2018	0	0	0	0	0	0	n/a	n/a	0
Q4 2017	3	0	0	0	3	0	n/a	n/a	6
Lethbridge CMA									
Q4 2018	86	11	12	0	15	0	n/a	n/a	124
Q4 2017	116	9	10	0	7	10	n/a	n/a	152

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

**Table 1.3: History of Housing Starts of Lethbridge CMA
2009 - 2018**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	385	40	18	0	61	4	0	52	560
% Change	-20.9	11.1	-77.2	n/a	90.6	-97.0	-100.0	n/a	-27.2
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	0	6	0	0	0	0	0	0	0	6	-100.0
Coalhurst T	4	4	2	0	0	4	0	4	6	12	-50.0
Lethbridge CY	63	103	10	12	13	32	8	55	94	202	-53.5
Lethbridge County MD	8	6	0	0	0	0	0	0	8	6	33.3
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
Lethbridge CMA	77	122	12	12	13	36	8	59	110	229	-52.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	51	0	0	0	0	0	0	14	51	-72.5
Coalhurst T	9	12	4	2	0	4	0	12	13	30	-56.7
Lethbridge CY	315	382	38	36	77	102	55	120	485	640	-24.2
Lethbridge County MD	34	30	0	0	0	0	1	0	35	30	16.7
Nobleford VL	8	8	0	0	0	0	0	0	8	8	0.0
Picture Butte T	4	4	0	6	0	0	0	0	4	10	-60.0
Lethbridge CMA	385	487	42	44	77	106	56	132	560	769	-27.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	0	0	0	0	0	0	0
Coalhurst T	0	4	0	0	0	4	0	0
Lethbridge CY	13	32	0	0	0	55	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	13	36	0	0	0	59	8	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	4	0	0	0	12	0	0
Lethbridge CY	77	99	0	3	4	120	51	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	77	103	0	3	4	132	52	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	0	6	0	0	0	0	0	6
Coalhurst T	6	8	0	4	0	0	6	12
Lethbridge CY	81	137	5	65	8	0	94	202
Lethbridge County MD	8	6	0	0	0	0	8	6
Nobleford VL	2	3	0	0	0	0	2	3
Picture Butte T	0	0	0	0	0	0	0	0
Lethbridge CMA	97	160	5	69	8	0	110	229

Table 2.5: Starts by Submarket and by Intended Market
January - December 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	51	0	0	0	0	14	51
Coalhurst T	13	18	0	12	0	0	13	30
Lethbridge CY	369	491	65	146	51	3	485	640
Lethbridge County MD	34	30	0	0	1	0	35	30
Nobleford VL	8	8	0	0	0	0	8	8
Picture Butte T	4	4	0	6	0	0	4	10
Lethbridge CMA	443	602	65	164	52	3	560	769

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	% Change
Barons VL	0	0	0	0	0	0	0	0	0	0	n/a
Coaldale T	5	9	0	0	0	0	0	0	5	9	-44.4
Coalhurst T	1	0	2	0	4	0	0	4	7	4	75.0
Lethbridge CY	66	89	8	8	10	21	8	0	92	118	-22.0
Lethbridge County MD	3	6	0	0	0	0	0	0	3	6	-50.0
Nobleford VL	0	2	0	0	0	0	0	0	0	2	-100.0
Picture Butte T	0	4	0	6	0	0	0	0	0	10	-100.0
Lethbridge CMA	75	110	10	14	14	21	8	4	107	149	-28.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	39	45	0	0	0	0	0	0	39	45	-13.3
Coalhurst T	10	10	4	2	4	0	4	8	22	20	10.0
Lethbridge CY	353	399	34	44	85	81	141	49	613	573	7.0
Lethbridge County MD	30	18	0	0	0	0	0	0	30	18	66.7
Nobleford VL	6	5	0	0	0	0	0	0	6	5	20.0
Picture Butte T	1	5	0	6	0	0	0	0	1	11	-90.9
Lethbridge CMA	440	482	38	52	89	81	145	57	712	672	6.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
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	0	4	0	0
Lethbridge CY	10	21	0	0	0	0	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	14	21	0	0	0	4	8	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	4	0	0	0	4	8	0	0
Lethbridge CY	85	81	0	0	12	49	129	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	89	81	0	0	16	57	129	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total ¹ *	
	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017	Q4 2018	Q4 2017
Barons VL	0	0	0	0	0	0	0	0
Coaldale T	5	9	0	0	0	0	5	9
Coalhurst T	7	0	0	4	0	0	7	4
Lethbridge CY	80	106	4	12	8	0	92	118
Lethbridge County MD	3	6	0	0	0	0	3	6
Nobleford VL	0	2	0	0	0	0	0	2
Picture Butte T	0	4	0	6	0	0	0	10
Lethbridge CMA	95	127	4	22	8	0	107	149

Table 3.5: Completions by Submarket and by Intended Market
January - December 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	39	45	0	0	0	0	39	45
Coalhurst T	18	12	4	8	0	0	22	20
Lethbridge CY	435	459	49	114	129	0	613	573
Lethbridge County MD	30	18	0	0	0	0	30	18
Nobleford VL	6	5	0	0	0	0	6	5
Picture Butte T	1	5	0	6	0	0	1	11
Lethbridge CMA	530	544	53	128	129	0	712	672

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth 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													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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	-	-
Q4 2018	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
Q4 2017	0	0.0	4	36.4	5	45.5	2	18.2	0	0.0	11	-	-
Year-to-date 2018	0	0.0	7	18.9	18	48.6	12	32.4	0	0.0	37	-	462,917
Year-to-date 2017	1	2.4	10	23.8	25	59.5	6	14.3	0	0.0	42	-	-
Coalhurst T													
Q4 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q4 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	9	90.0	1	10.0	0	0.0	0	0.0	10	-	-
Year-to-date 2017	4	33.3	7	58.3	1	8.3	0	0.0	0	0.0	12	-	-
Lethbridge CY													
Q4 2018	0	0.0	36	46.8	28	36.4	6	7.8	7	9.1	77	-	-
Q4 2017	3	3.2	45	47.9	26	27.7	13	13.8	7	7.4	94	-	431,023
Year-to-date 2018	23	6.3	182	49.9	108	29.6	33	9.0	19	5.2	365	380,000	418,123
Year-to-date 2017	22	5.3	232	55.5	89	21.3	46	11.0	29	6.9	418	380,000	426,281
Lethbridge County MD													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 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													
Q4 2018	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Q4 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	-	-
Year-to-date 2017	0	0.0	6	100.0	0	0.0	0	0.0	0	0.0	6	-	-
Picture Butte T													
Q4 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Q4 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
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	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
Lethbridge CMA													
Q4 2018	0	0.0	42	50.0	28	33.3	7	8.3	7	8.3	84	400,000	439,336
Q4 2017	3	2.8	53	48.6	31	28.4	15	13.8	7	6.4	109	400,000	429,196
Year-to-date 2018	23	5.4	207	48.8	128	30.2	47	11.1	19	4.5	424	390,000	418,437
Year-to-date 2017	27	5.6	259	53.7	115	23.9	52	10.8	29	6.0	482	385,000	417,974

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units Fourth Quarter 2018						
Submarket	Q4 2018	Q4 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	-	431,023	n/a	418,123	426,281	-1.9
Lethbridge County MD	-	-	n/a	-	-	n/a
Nobleford VL	-	-	n/a	-	-	n/a
Picture Butte T	-	-	n/a	-	-	n/a
Lethbridge CMA	439,336	429,196	2.4	418,437	417,974	0.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Lethbridge

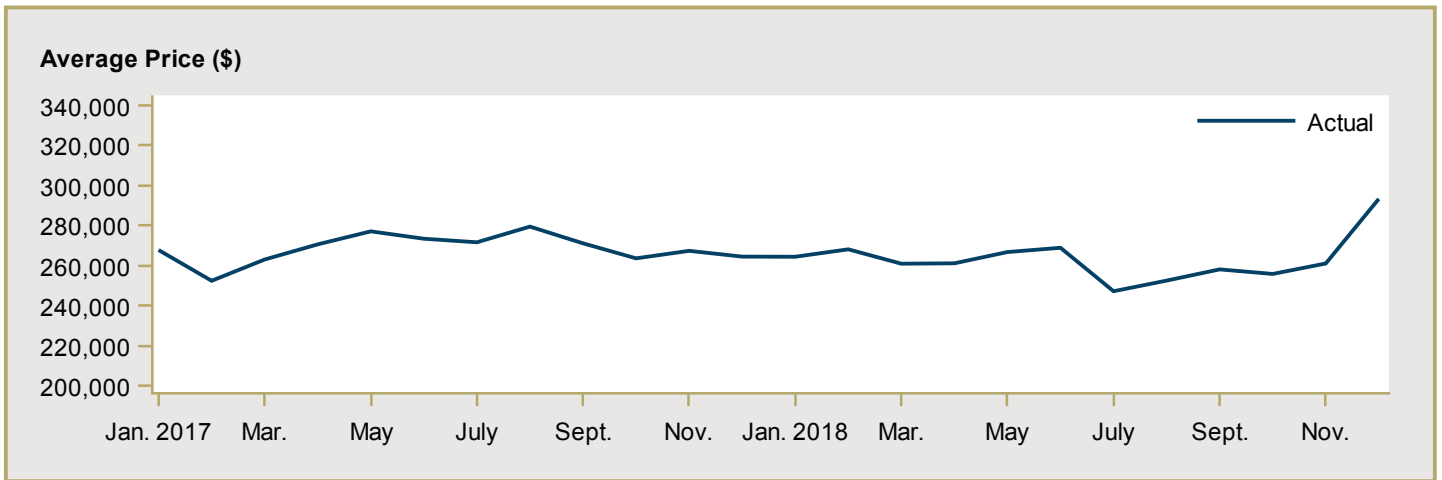


Figure 5.2: MLS® Residential Sales for Lethbridge

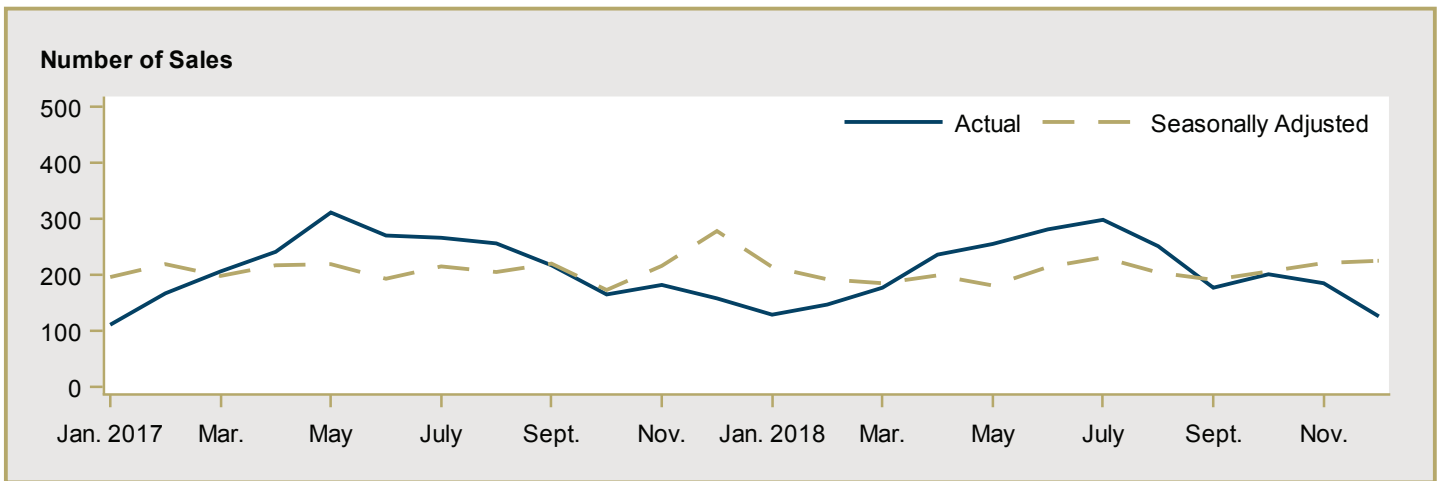
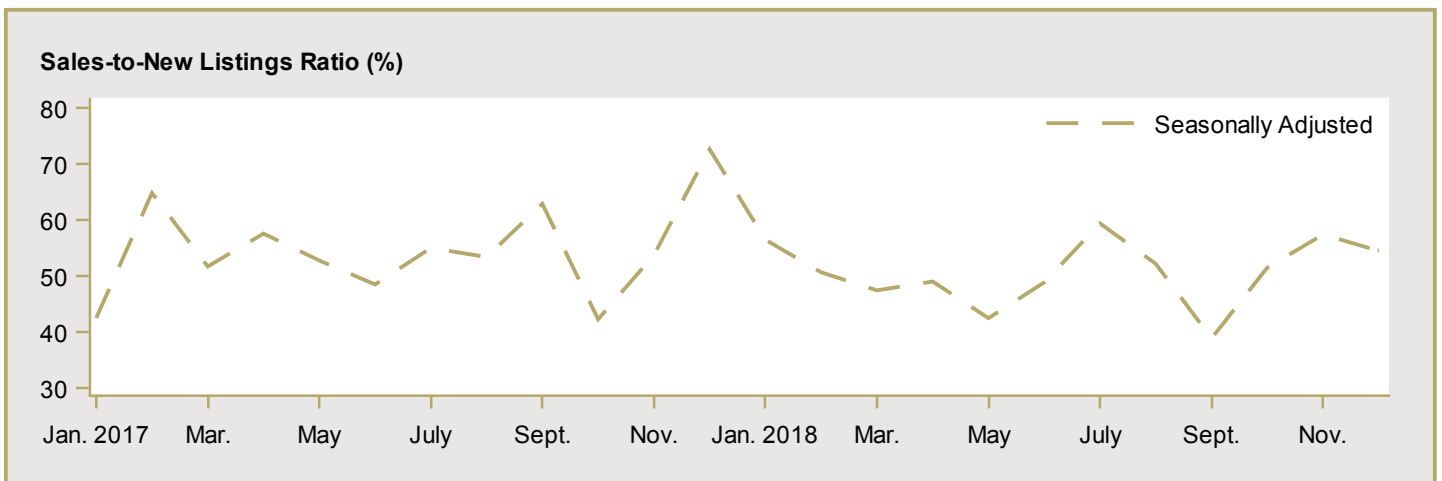


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Lethbridge



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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