



economic analysis *report*



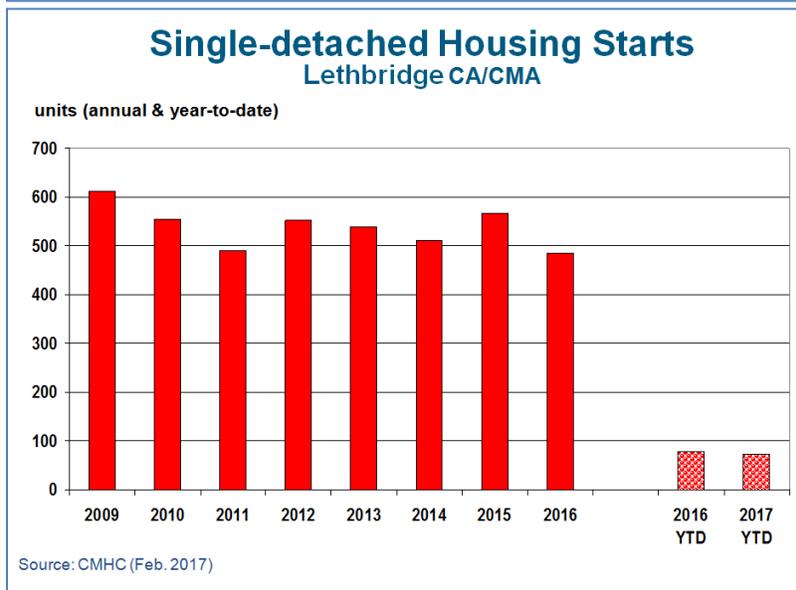
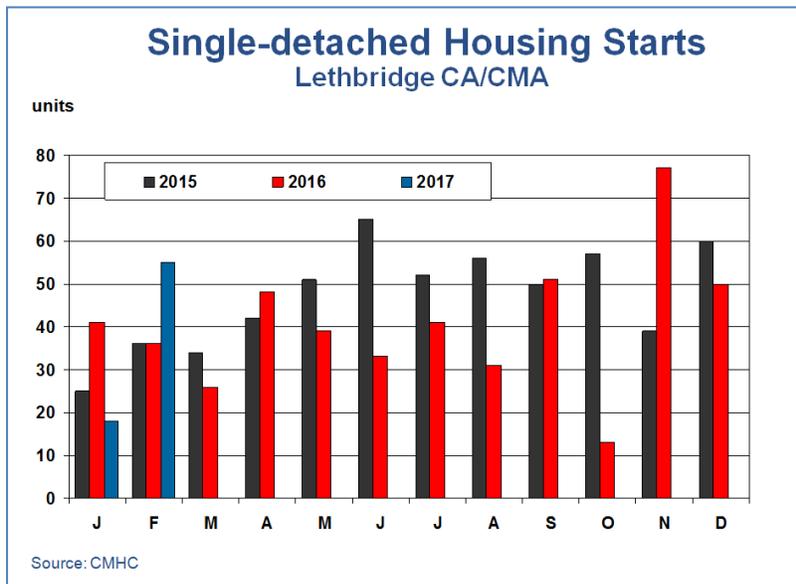
MARCH 2017

LETHBRIDGE MARKET UPDATE

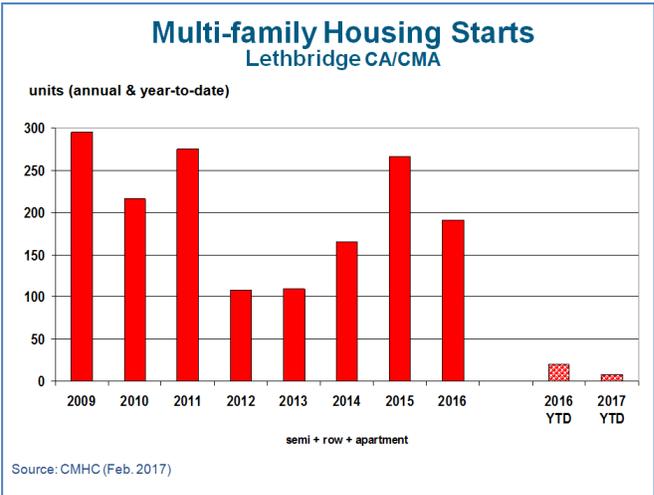
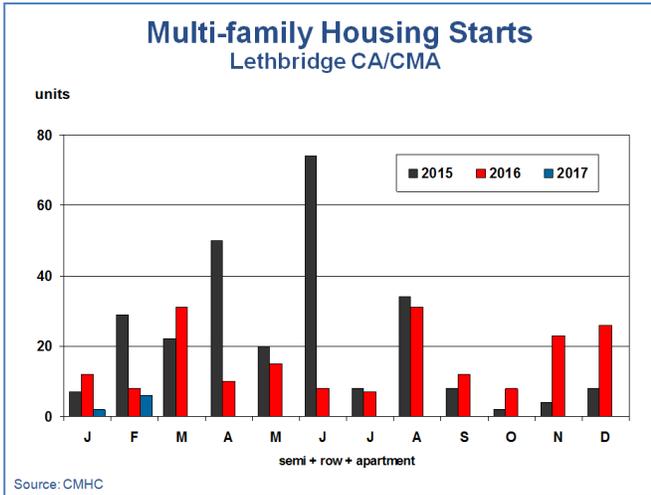
HOUSING STARTS

Total housing starts in the Lethbridge Census Metropolitan Area (CMA) increased in February by 38.6% year-over-year to 61 units. So far this year, total housing starts in Lethbridge region have declined by 16.5% from the first two months of 2016 to 81 units.

Single-detached: Single-detached starts in the Lethbridge area increased in February by 52.8% from a year prior to 55 units. For the year-to-date, single-family starts have declined 5.2% from the same time last year to 73 units.

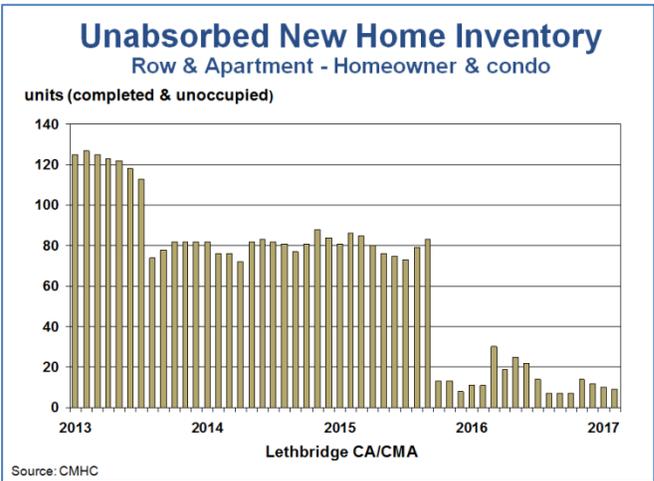
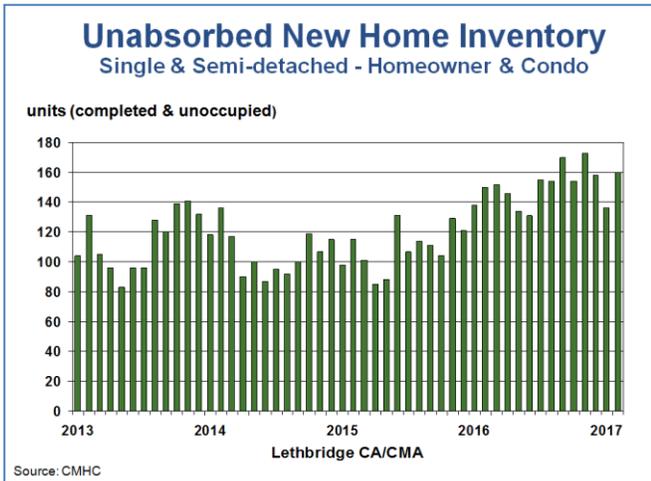


Multi-family (semi, row & apartment): Multi-family starts in the Lethbridge area decreased in February by 25% from year-ago levels to six units, all of which were semi-detached dwellings. After two months in 2017, multiple dwelling starts in the region were down by 60% from the previous year to eight units.



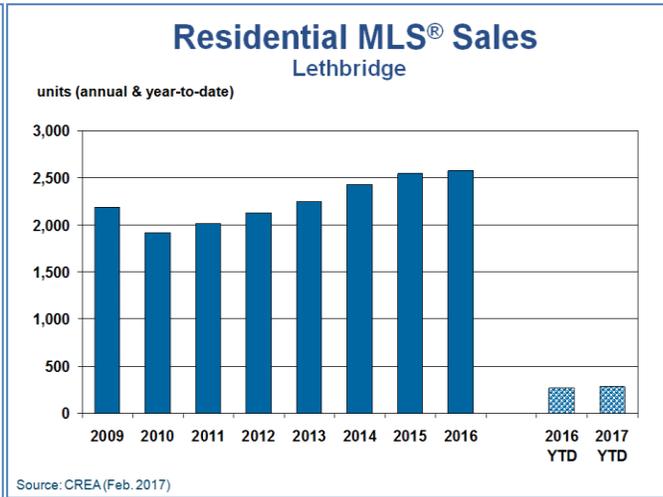
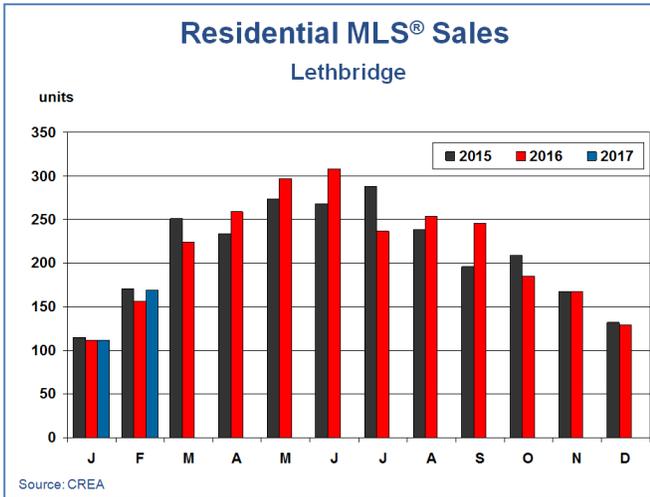
NEW HOME INVENTORY

There were 160 completed and unoccupied single and semi-detached dwellings (including show homes) reported by CMHC in the Lethbridge area in February, up from 136 units in the preceding month and 150 units in February 2016. Unabsorbed new townhomes and apartments stood at nine units in February, down slightly from 10 a month earlier and 11 units a year ago.



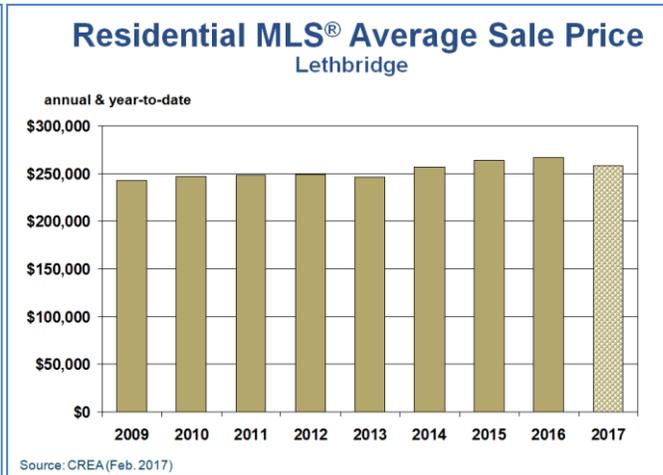
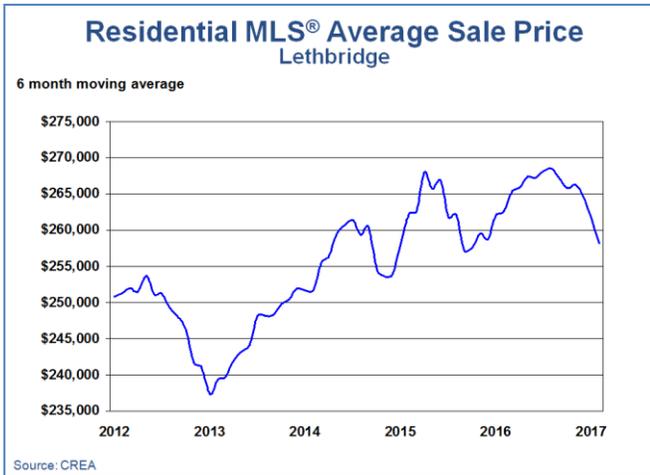
RESIDENTIAL (MLS) SALES

Residential MLS sales in the Lethbridge region increased in February by 8.3% from a year earlier to 169 units. To the end of February this year, MLS sales have increased by 4.5% from January and February 2016 to 280 units.



RESIDENTIAL SALE PRICES

The average residential sale (MLS) price in the Lethbridge area decreased in February by 4.2% year-over-year to \$252,079. In February 2016, relatively fewer sales were priced under \$200,000. So far this year, the average sale price for homes sold by realtors has edged downward by 0.8% the same period in 2016 to \$258,300.



MARKET SUMMARY	Current Month: February			YTD: February		
Lethbridge CA	2017	2016	% ch	2017	2016	% ch
Single-family starts	55	36	52.8%	73	77	-5.2%
Multi-family starts	6	8	-25.0%	8	20	-60.0%
Total housing starts	61	44	38.6%	81	97	-16.5%
Lethbridge REB (MLS)						
Residential sales	169	156	8.3%	280	268	4.5%
Residential avg. price	\$252,079	\$263,165	-4.2%	\$258,300	\$260,327	-0.8%
Source: CMHC/CREA						

Notes to Readers

These monthly market updates are available for the province of Alberta and its seven major cities. The charts are also available in PowerPoint and Excel formats upon request.

CMHC's housing starts data for 2016 is based on 2011 census definitions while the data for 2017 is based on 2016 census definitions. In 2016, the Lethbridge catchment area for the CMHC housing survey was defined as a CA (Census Agglomeration). In 2017, the Lethbridge area has been reclassified as a CMA (Census Metropolitan Area). Since the geographies of the CMA are the same as the former CA, the housing starts numbers can be directly compared year-over-year in terms of percentage change.

CMHC's count of unsold new home inventory defines an unabsorbed unit as a new home that has finished construction and is available for sale. Show homes are typically counted as part of the unabsorbed inventory.

CREA cautions that average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighborhoods or account for price differential between geographic areas. The monthly average price statistic can also be affected by changes in the mix of sales activity by dwelling type.

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