



economic analysis *report*

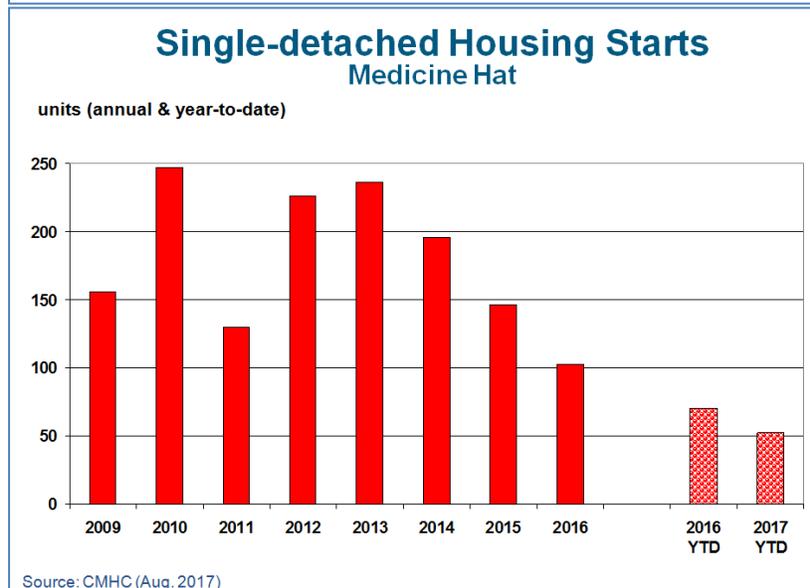
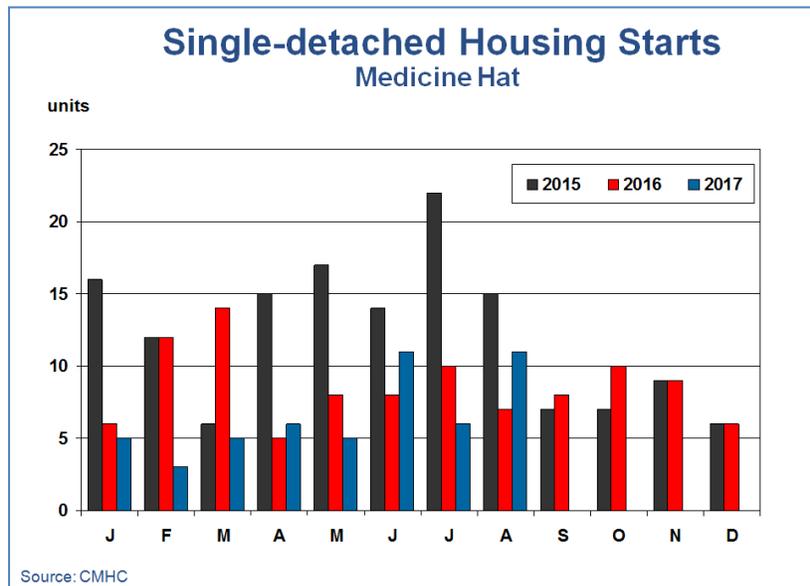
SEPTEMBER 2017

MEDICINE HAT MARKET UPDATE

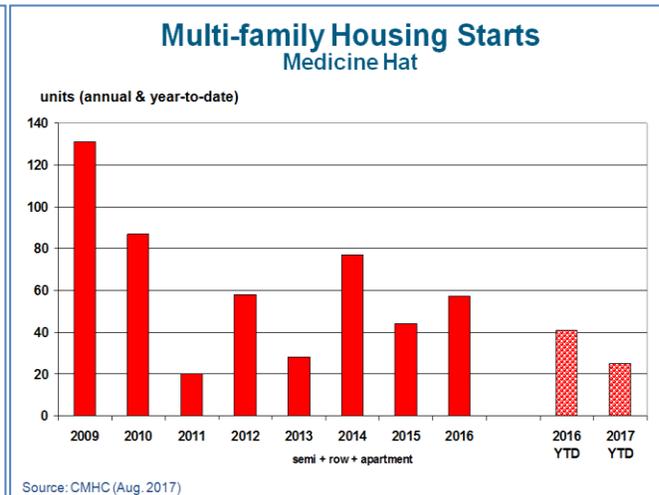
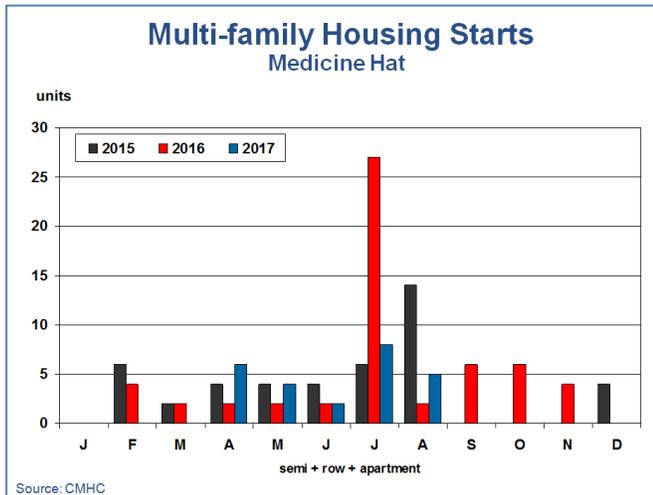
HOUSING STARTS

Total housing starts in the Medicine Hat Census Agglomeration (CA) increased in August by 77.8% year-over-year to 16 units. For the year-to-date, housing starts have decreased by 30.6% from this time last year to 77 units.

Single-detached: Single-detached starts in Medicine Hat increased in August by 57% from a year ago to 11 units. After eight months in 2017, single-family starts were down by 25.7% from January to August 2016 to 52 units.

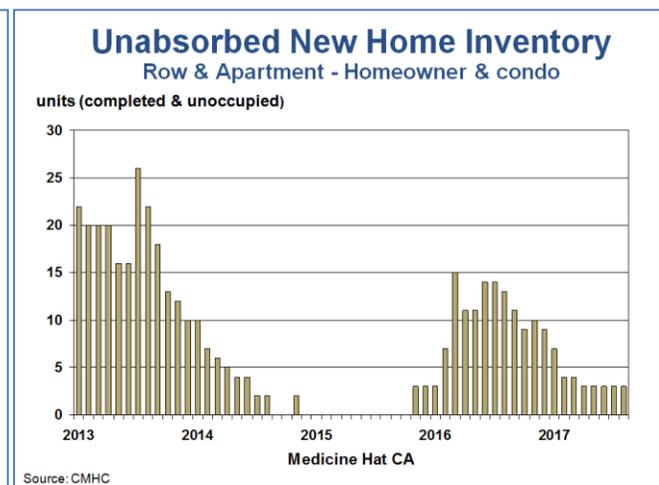
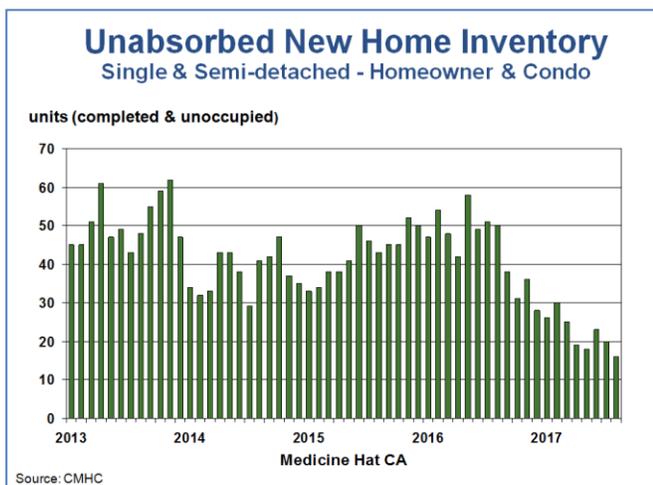


Multi-family (semi, row & apartment): Multi-family starts in the Medicine Hat area increased in August to five units compared with two units started a year earlier. The August activity included two semi-detached homes and three townhomes. So far this year, multiple unit starts have declined by 39% from the first eight months of 2016 to 25 units.



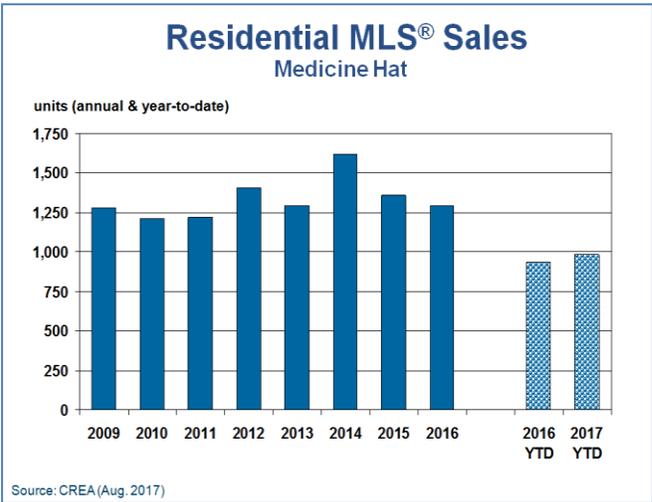
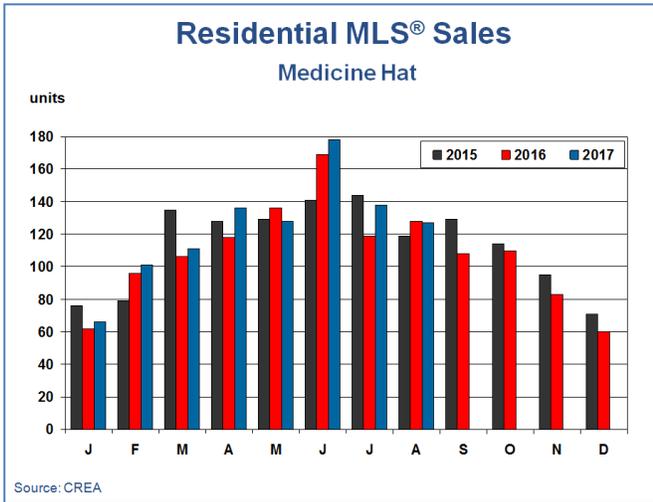
NEW HOME INVENTORY

CMHC reported 16 completed and unoccupied single and semi-detached dwellings (including show homes) in the Medicine Hat CA in August, down from 20 units in the previous month and 50 units in August 2016. Unabsorbed new townhomes and apartments amounted to three units in August, unchanged from the four preceding months but down from 13 units a year ago.



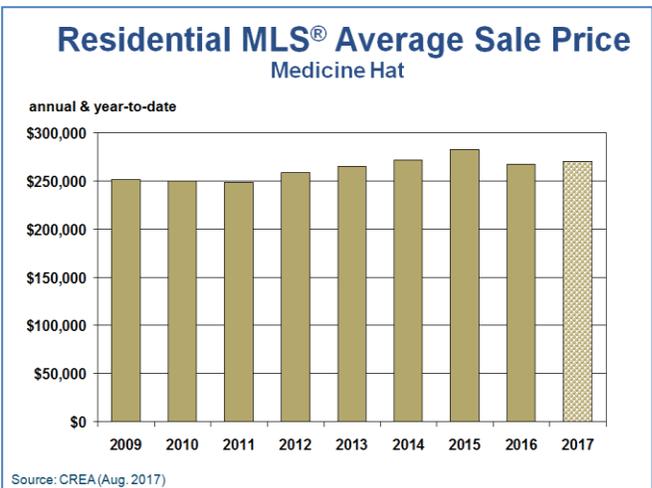
RESIDENTIAL (MLS) SALES

Residential sales in the Medicine Hat MLS area edged downward in August by 0.8% year-over-year to 127 units. For the year-to-date, homes sales by realtors have increased by 5.5% from the first eight months of 2016 to 985 units.



RESIDENTIAL SALE PRICES

The average MLS residential sale price in the Medicine Hat region decreased in August by 2.5% from a year earlier to \$263,586. So far this year, the average MLS sale price has increased by 1.2% from January to August 2016 to \$270,306.



MARKET SUMMARY	Current Month: August			YTD: August		
	2017	2016	% ch	2017	2016	% ch
Medicine Hat CA						
Single-family starts	11	7	57.1%	52	70	-25.7%
Multi-family starts	5	2	150.0%	25	41	-39.0%
Total housing starts	16	9	77.8%	77	111	-30.6%
Medicine Hat REB (MLS)						
Residential sales	127	128	-0.8%	985	934	5.5%
Residential avg. price	\$263,586	\$270,238	-2.5%	\$270,306	\$267,123	1.2%
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 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.

***For more information please contact:
Richard Goatcher, Economic Analyst, BILD Alberta
richard.goatcher@bildalberta.ca***