



economic analysis *report*



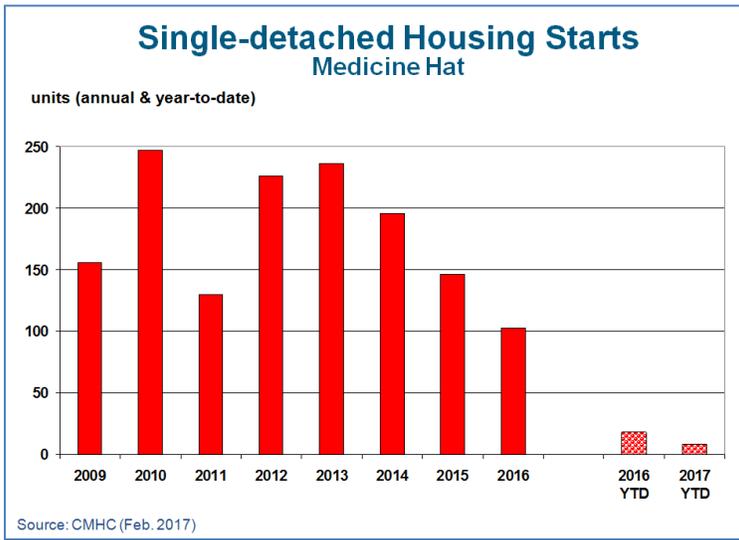
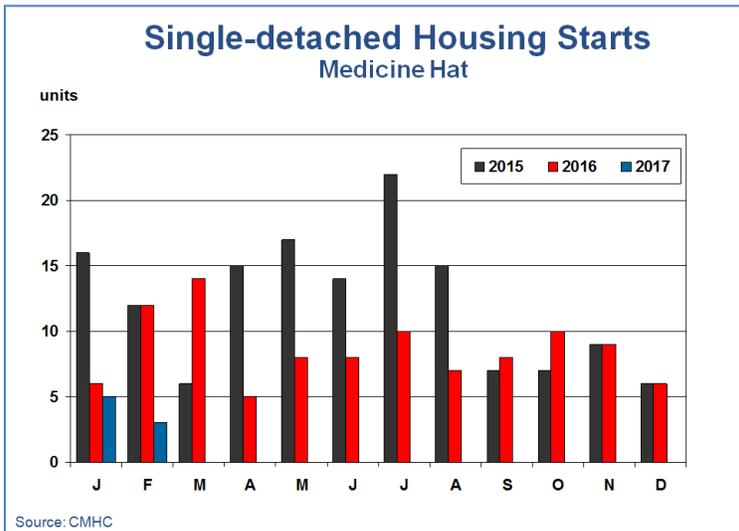
MARCH 2017

MEDICINE HAT MARKET UPDATE

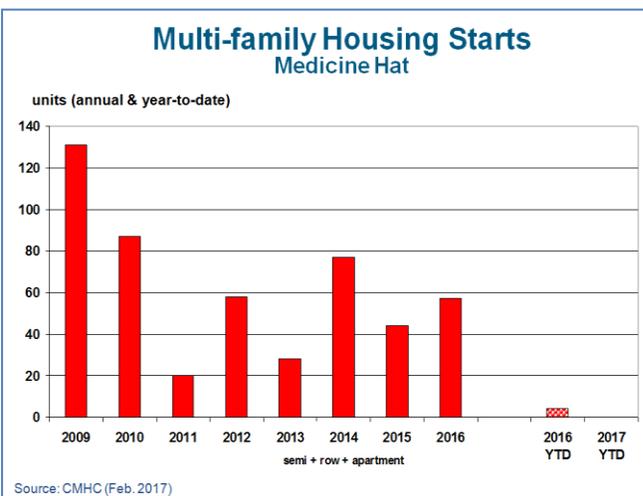
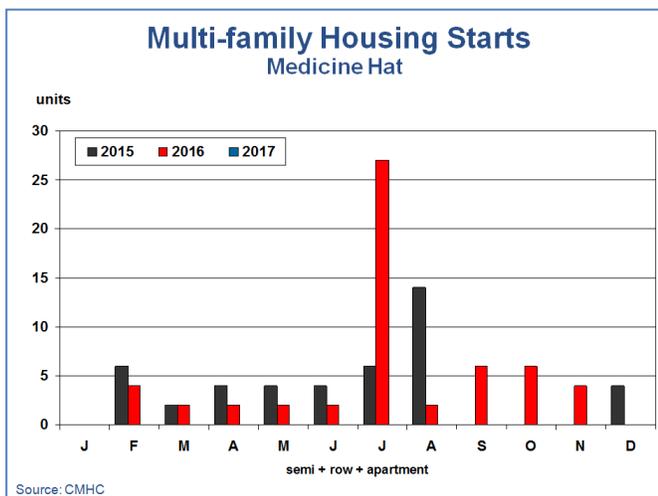
HOUSING STARTS

Total housing starts in the Medicine Hat Census Agglomeration (CA) decreased in February by 81.3% from a year prior to three units. After two months this year, housing starts have declined 63.6% from January and February 2016 to eight units.

Single-detached: Single-detached starts in Medicine Hat decreased in February by 75% year-over-year to three units. So far this year, single-family starts have declined 55.6% from the same period last year to eight units.

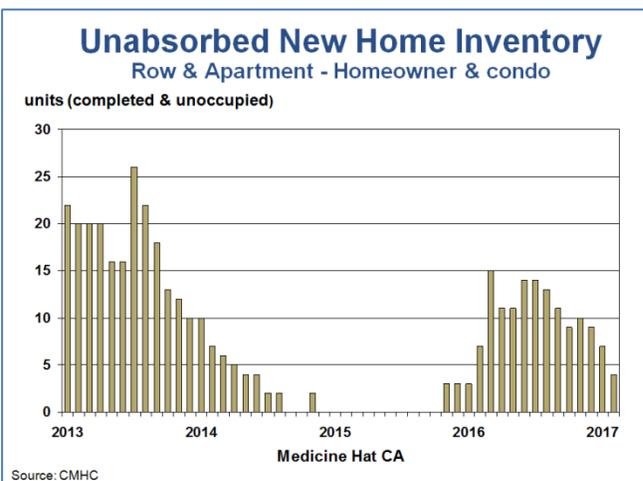
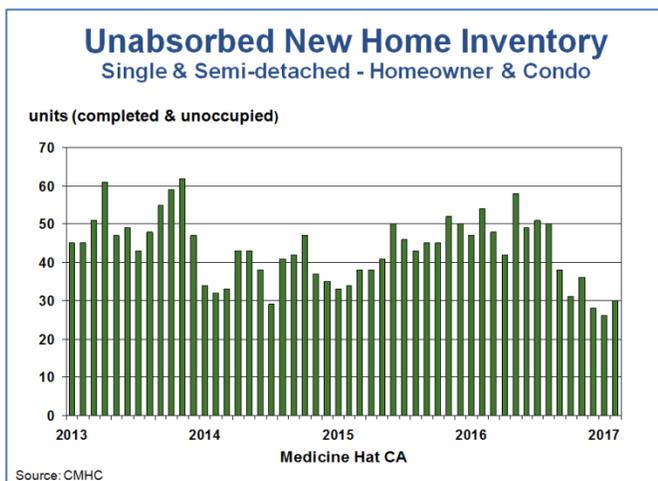


Multi-family (semi, row & apartment): For the third month in succession, there were no multi-family starts reported by CMHC in the Medicine Hat area in February. This compared with four units tallied in February 2016. During the first two months of last year there were four multiple dwellings started, all of which were apartments units.



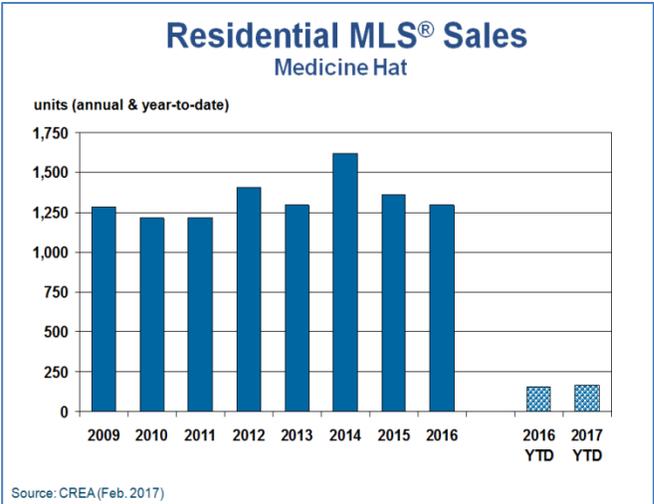
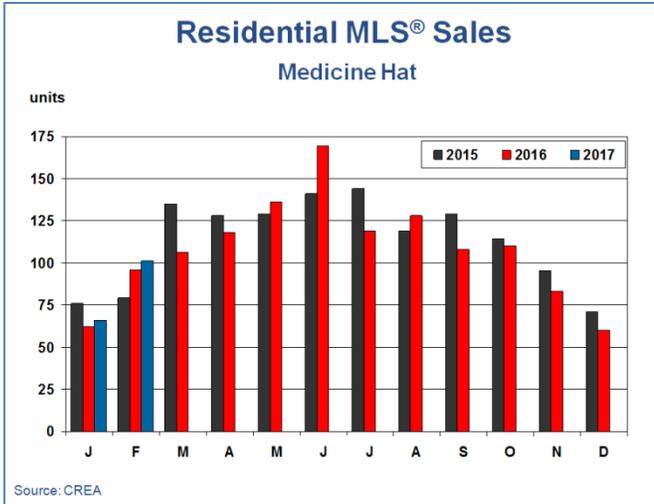
NEW HOME INVENTORY

There were 30 completed and unoccupied single and semi-detached dwellings (including show homes) reported by CMHC in the Medicine Hat area in February, up from 26 units in the preceding month but down from 54 units a year prior. Unabsorbed new townhomes and apartments stood at four units in February, down from seven units in the previous month and seven units in February 2016.



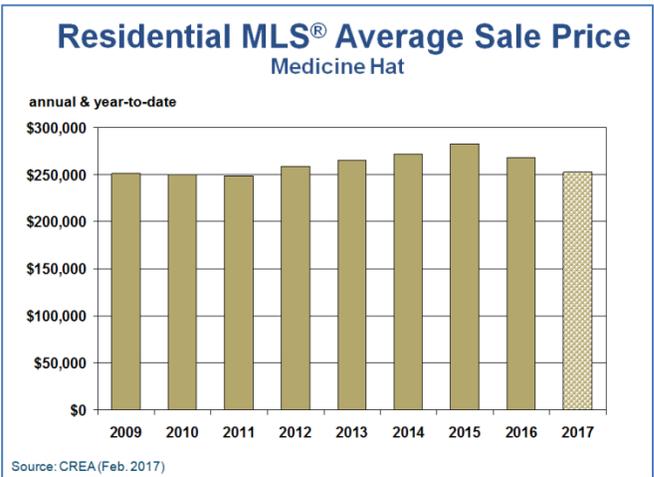
RESIDENTIAL (MLS) SALES

Residential sales in the Medicine Hat MLS region increased in February by 5.2% from a year earlier to 101 units. To the end of February this year, home sales on the MLS have increased by 5.7% from the number of sales tallied in January and February of 2016 to 167 units.



RESIDENTIAL SALE PRICES

The average MLS residential sale price in the Medicine Hat region decreased in February by 10% year-over-year to \$252,964. Compared with a year ago, a larger proportion of homes sold in February were priced below \$200,000. The average MLS sale price for the year-to-date has declined by almost 4% from the same two-month period in 2016 to \$252,298.



MARKET SUMMARY	Current Month: February			YTD: February		
	2017	2016	% ch	2017	2016	% ch
Medicine Hat CA						
Single-family starts	3	12	-75.0%	8	18	-55.6%
Multi-family starts	0	4	-100.0%	0	4	-100.0%
Total housing starts	3	16	-81.3%	8	22	-63.6%
Medicine Hat REB (MLS)						
Residential sales	101	96	5.2%	167	158	5.7%
Residential avg. price	\$252,964	\$281,189	-10.0%	\$252,298	\$262,502	-3.9%
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.

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