



economic analysis *report*

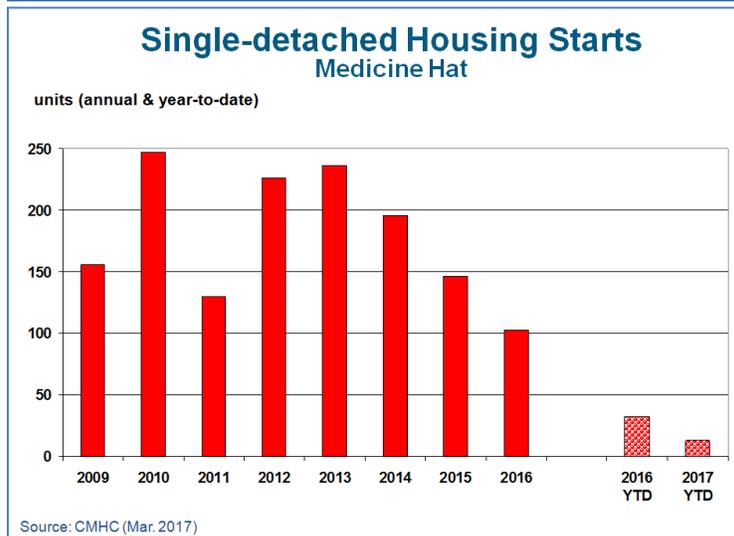
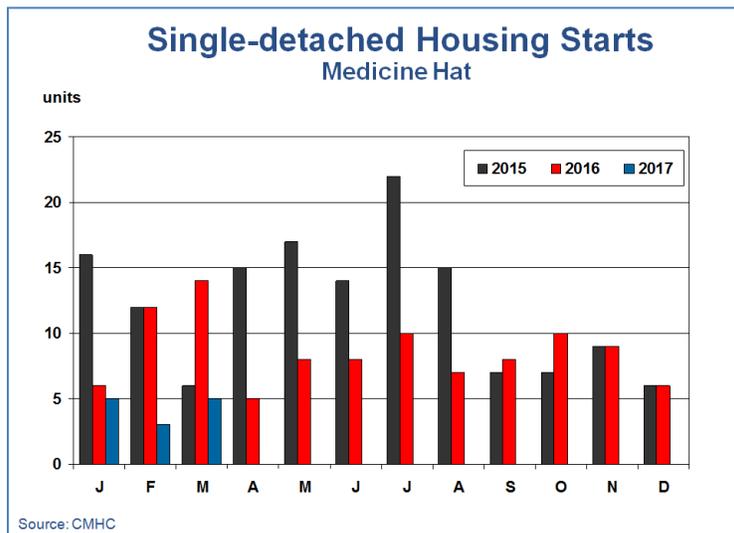
APRIL 2017

MEDICINE HAT MARKET UPDATE

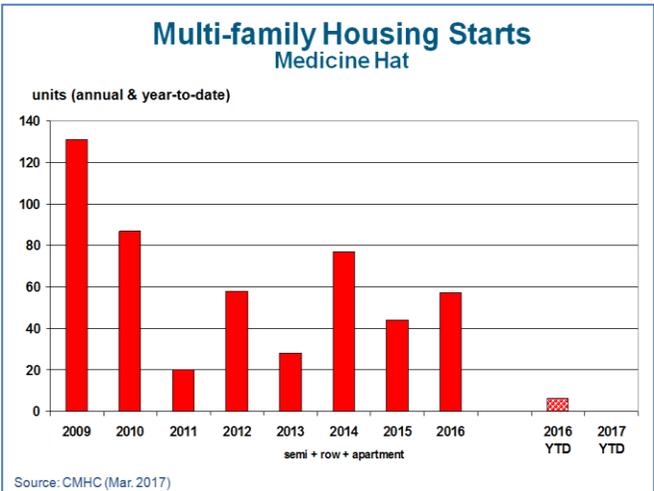
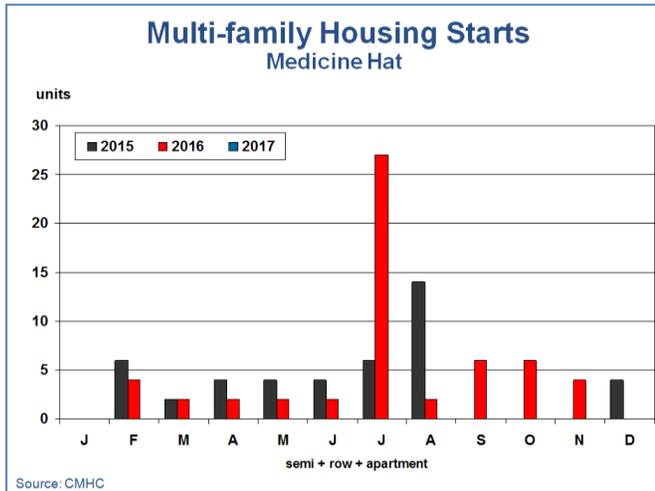
HOUSING STARTS

Total housing starts in the Medicine Hat Census Agglomeration (CA) decreased in March by 68.8% year-over-year to five units. So far this year, housing starts have declined 65.8% from the first quarter of 2016 to 13 units.

Single-detached: Single-detached starts in Medicine Hat decreased in March by 64.3% from a year earlier to five units. For the year-to-date, single-family starts have declined 59.4% from January to March 2016 to 13 units.

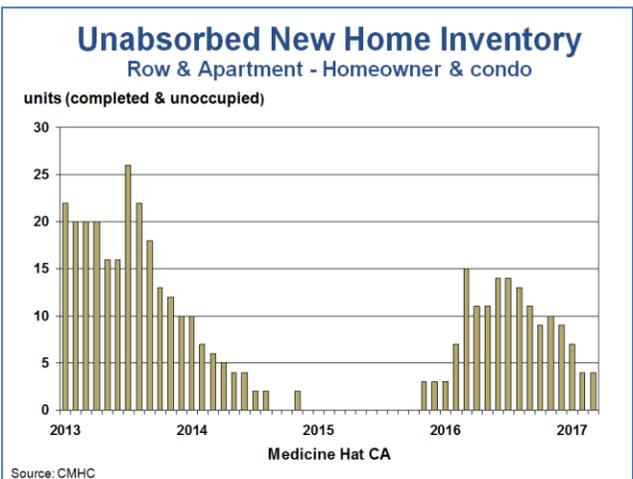
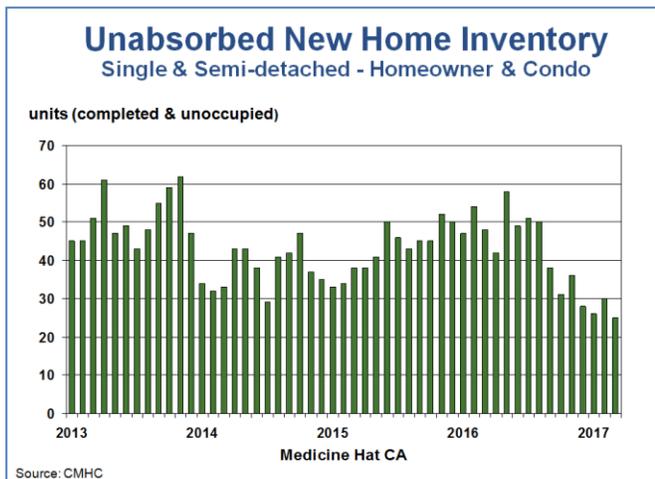


Multi-family (semi, row & apartment): For the fourth month in a row, there were zero multi-family starts tallied in the Medicine Hat area in March. This compared with two units recorded in March 2016. There were six multiple dwellings started during the first three months of last year, which included four apartment and two semi-detached units.



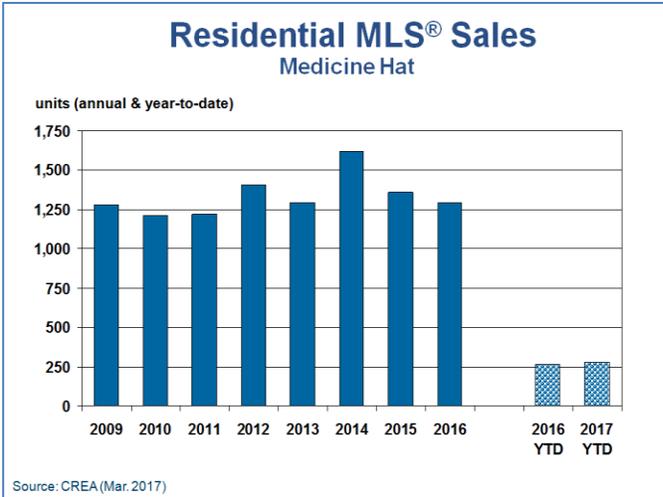
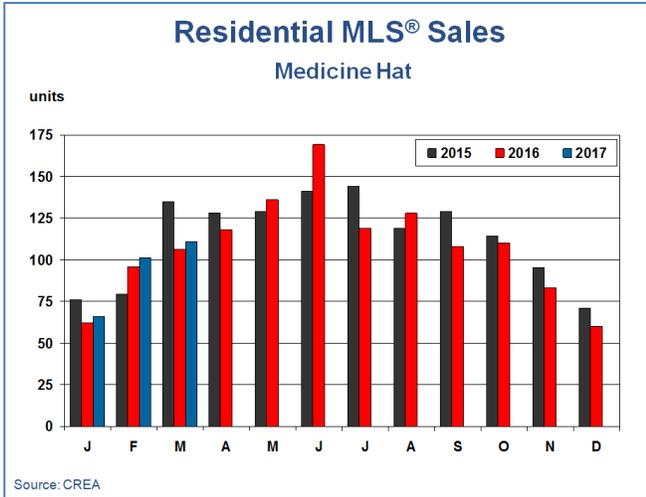
NEW HOME INVENTORY

CMHC reported 25 completed and unoccupied single and semi-detached dwellings (including show homes) in the Medicine Hat area in March, down from 30 units in the previous month and 48 units in March 2016. Unabsorbed new townhomes and apartments amounted to four units in March, unchanged from the preceding month and down from 15 units a year ago. At 29 units, total new home inventory at the end of March was at very low levels historically.



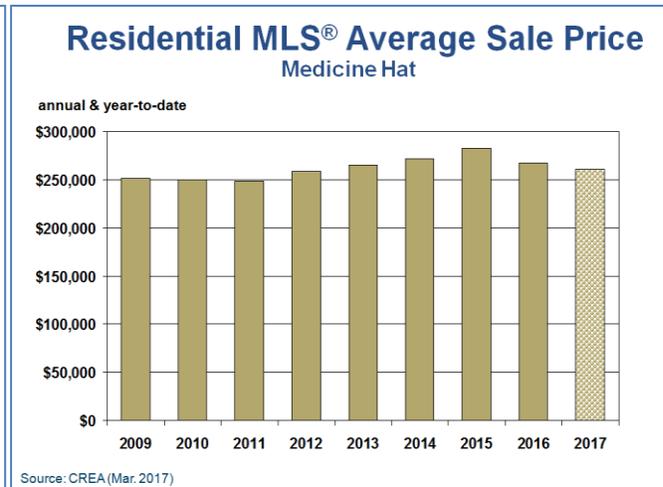
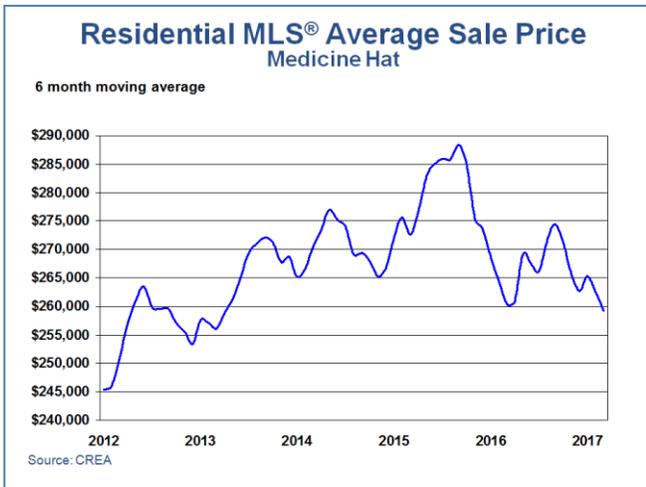
RESIDENTIAL (MLS) SALES

Residential sales in the Medicine Hat MLS region increased in March by 4.7% year-over-year to 111 units. For the year-to-date, home sales by realtors have increased by 5.3% from the first three months of 2016 to 278 units. Inventory levels at the end of March were down 6% from a year ago at 603 units.



RESIDENTIAL SALE PRICES

The average MLS residential sale price in the Medicine Hat region increased in March by 3.4% from a year prior to \$274,300. So far in 2017, the average MLS sale price has declined by 1% from January to March of 2016 to \$261,083.



MARKET SUMMARY	Current Month: March			YTD: March		
	2017	2016	% ch	2017	2016	% ch
Medicine Hat CA						
Single-family starts	5	14	-64.3%	13	32	-59.4%
Multi-family starts	0	2	-100.0%	0	6	-100.0%
Total housing starts	5	16	-68.8%	13	38	-65.8%
Medicine Hat REB (MLS)						
Residential sales	111	106	4.7%	278	264	5.3%
Residential avg. price	\$274,300	\$265,312	3.4%	\$261,083	\$263,630	-1.0%
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, CHBA - Alberta
richard.goatcher@chbaalberta.ca***