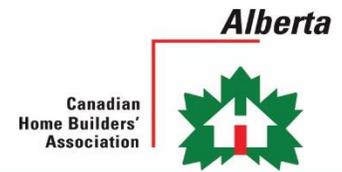




# economic analysis *report*



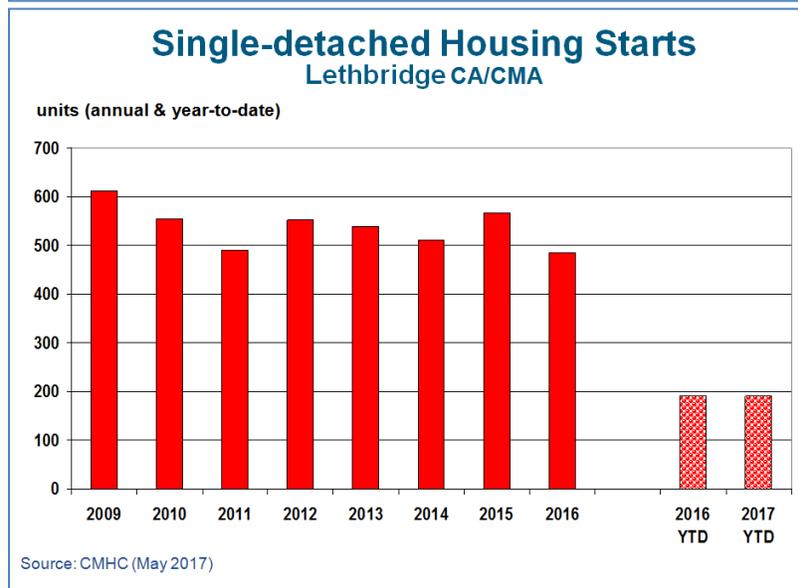
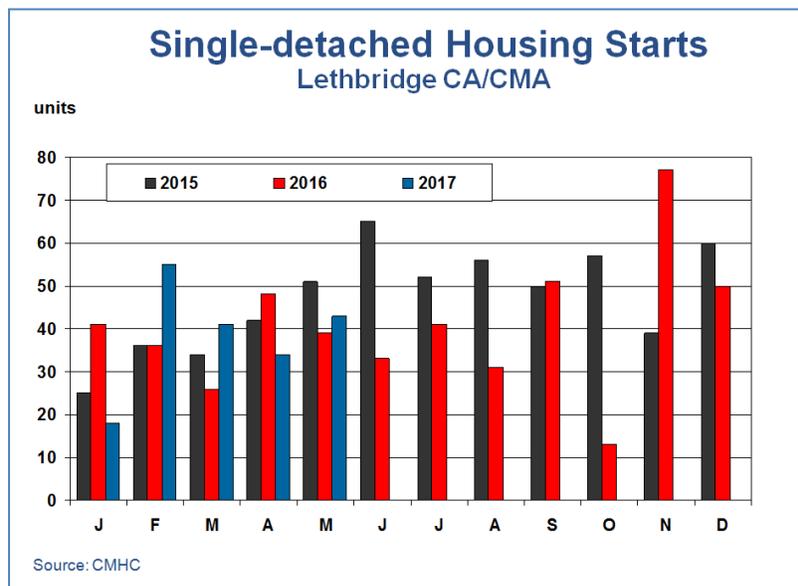
**JUNE 2017**

## LETHBRIDGE MARKET UPDATE

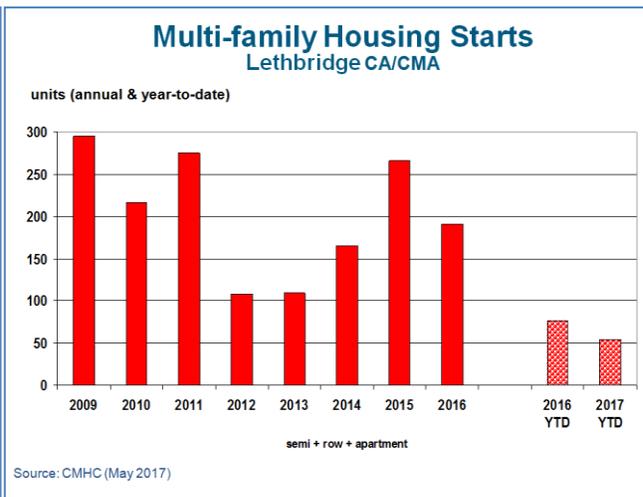
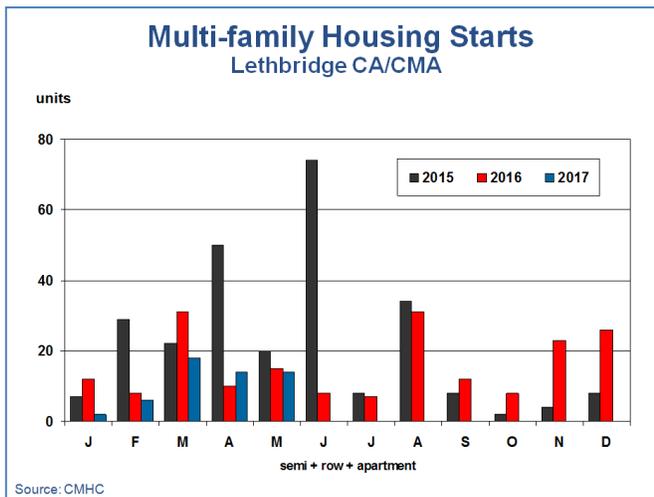
### HOUSING STARTS

Total housing starts in the Lethbridge CMA (Census Metropolitan Area) increased in May by 5.6% from year-ago levels to 57 units. For the year-to-date, total housing starts in the Lethbridge area have declined by almost 8% from the same time in 2016 to 245 units.

Single-detached: Single-detached starts in the Lethbridge region increased in May by 10.3% year-over-year to 43 units. So far this year, single-family starts have remained largely unchanged from the number started during January to May 2016 at 191 units.

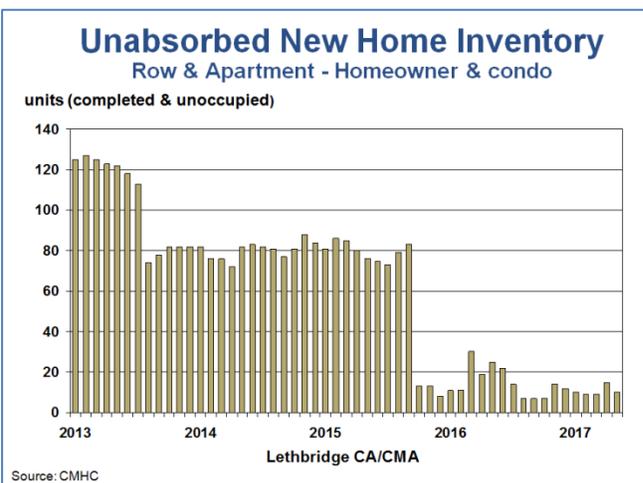
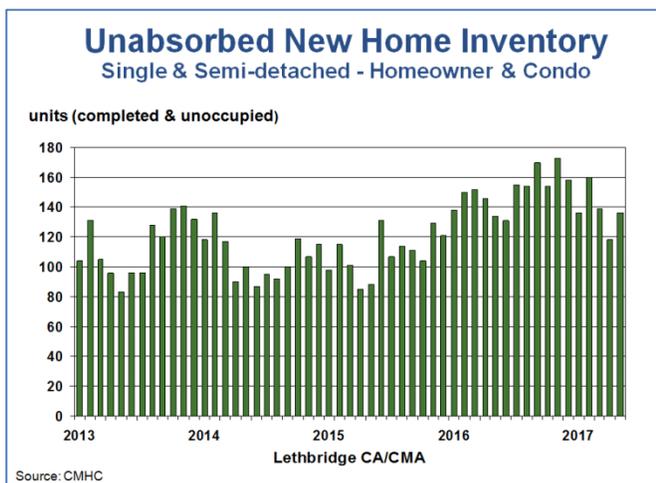


**Multi-family (semi, row & apartment):** Multi-family starts in the Lethbridge area decreased in May by 6.7% from a year prior to 14 units. To the end of May this year, multiple unit starts have declined by almost 29% from the first five months of 2016 to 54 units.



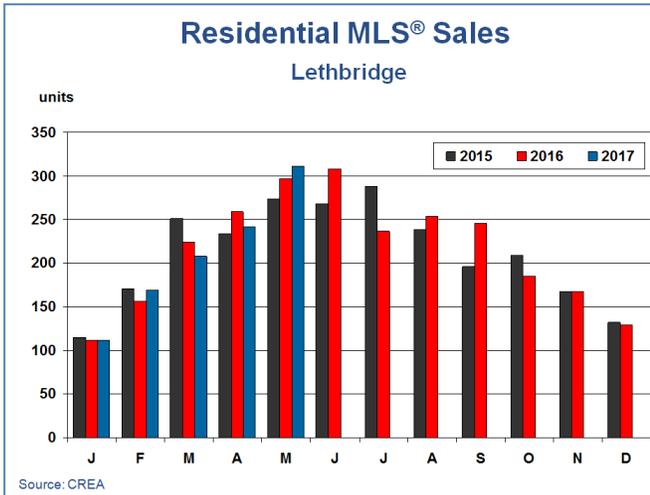
**NEW HOME INVENTORY**

CMHC reported 136 completed and unoccupied single and semi-detached dwellings (including show homes) in May, up from 118 units in the previous month but down from 34 units in May 2016. Unabsorbed new townhomes and apartments amounted to 10 units in May, down from 15 in the preceding month and 25 units a year earlier.



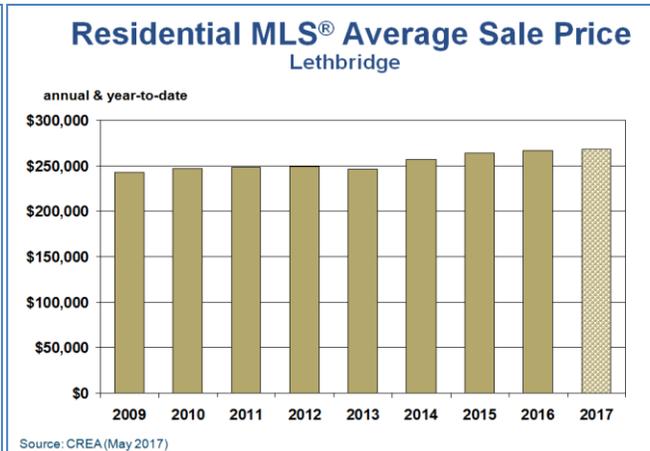
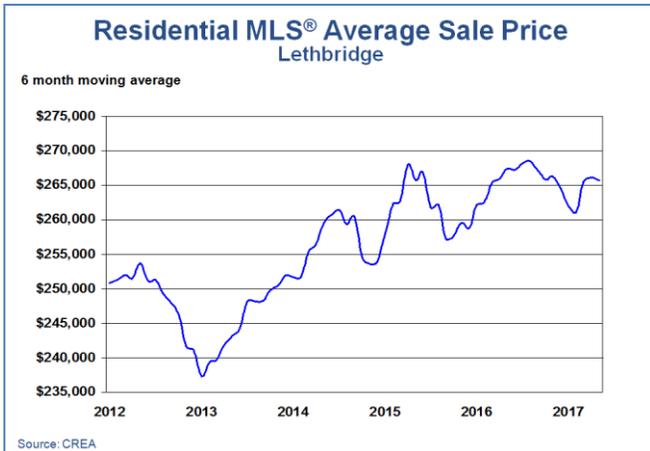
**RESIDENTIAL (MLS) SALES**

Residential MLS sales in the Lethbridge region increased in May by 4.7% year-over-year to 311 units. So far this year, home sales by realtors have edged downward by 0.7% from levels recorded to the end of May last year to 1,041 units.



## RESIDENTIAL SALE PRICES

The average residential sale (MLS) price in the Lethbridge area increased in May by 6.8% from a year prior to \$276,555. LDAR's monthly report showed an increase in the proportion of sales priced over \$500,000 compared with May 2016. For the year to date, the average MLS sale price has edged upward by 0.6% from January to May 2016 to \$267,694.



MARKET SUMMARY	Current Month: May			YTD: May		
	2017	2016	% ch	2017	2016	% ch
<b>Lethbridge CMA</b>						
Single-family starts	43	39	10.3%	191	190	0.5%
Multi-family starts	14	15	-6.7%	54	76	-28.9%
Total housing starts	57	54	5.6%	245	266	-7.9%
<b>Lethbridge REB (MLS)</b>						
Residential sales	311	297	4.7%	1,041	1,048	-0.7%
Residential avg. price	\$276,555	\$259,009	6.8%	\$267,694	\$266,015	0.6%
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.

***For more information please contact:***

***Richard Goatcher, Economic Analyst, CHBA - Alberta***

***[richard.goatcher@chbaalberta.ca](mailto:richard.goatcher@chbaalberta.ca)***