

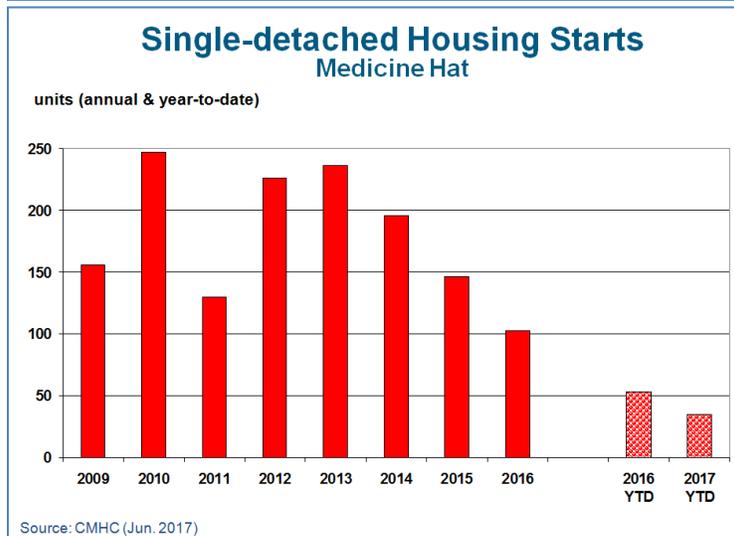
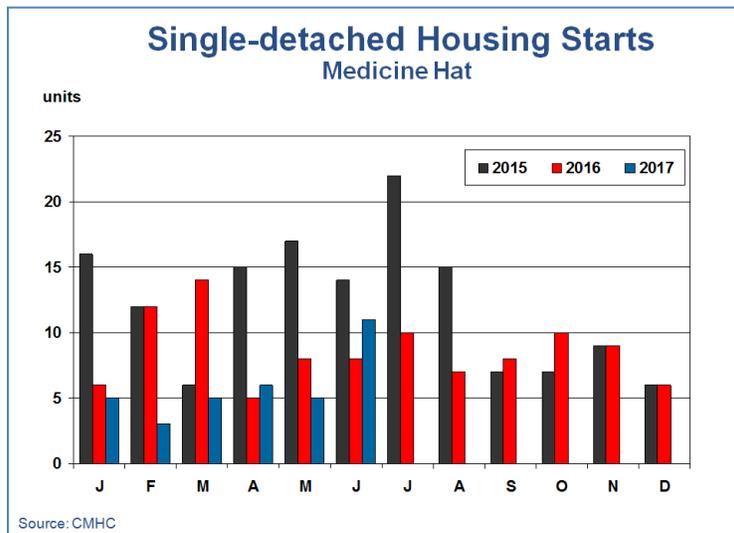


MEDICINE HAT MARKET UPDATE

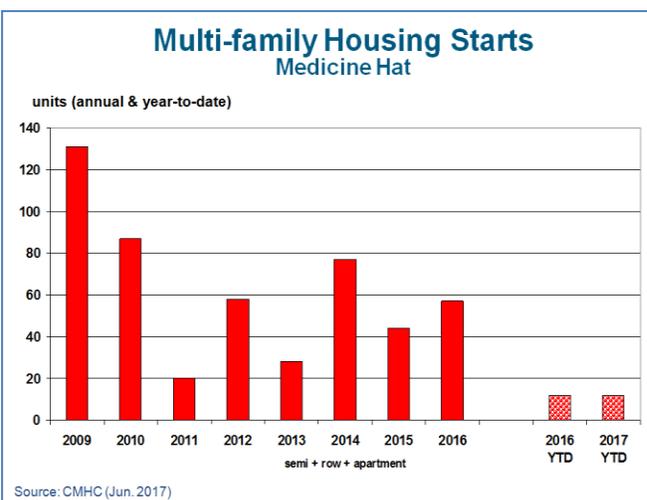
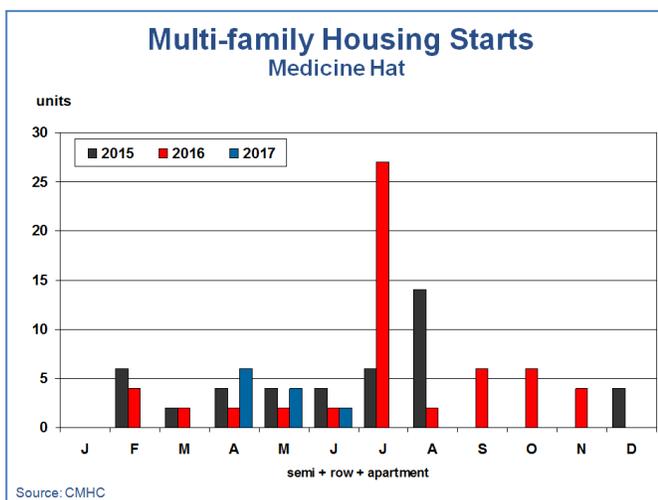
HOUSING STARTS

Total housing starts in the Medicine Hat Census Agglomeration (CA) increased in June by 30% from year-ago levels to 13 units. So far this year, housing starts have decreased by 27.7% from January to June 2016 to 47 units.

Single-detached: Single-detached starts in Medicine Hat increased in June by 37.5% year-over-year to 11 units. For the year-to-date, single-family starts have declined 34% from the first half of 2016 to 35 units.

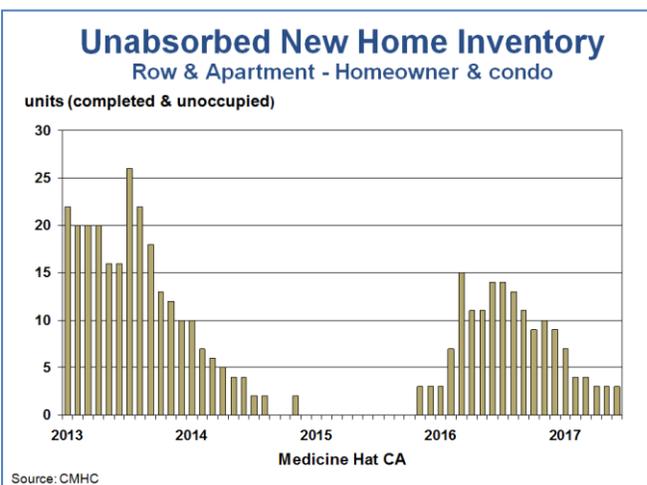
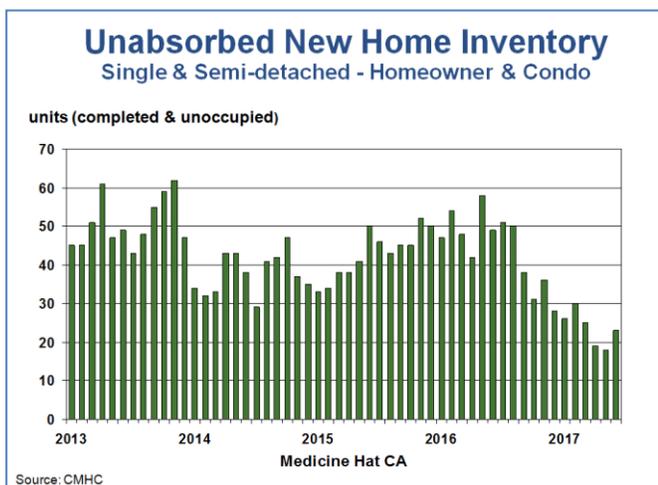


Multi-family (semi, row & apartment): Multi-family starts in the Medicine Hat area amounted to two semi-detached units in June, unchanged from a year prior. After six months in 2017, multiple unit starts equalled the volumes reported this time last year at 12 units.



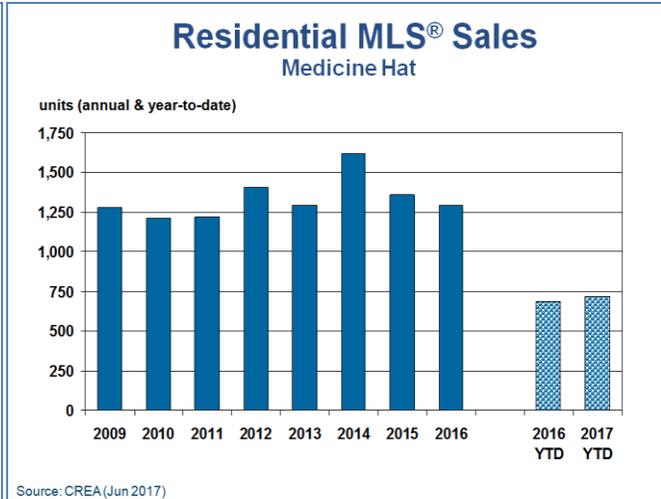
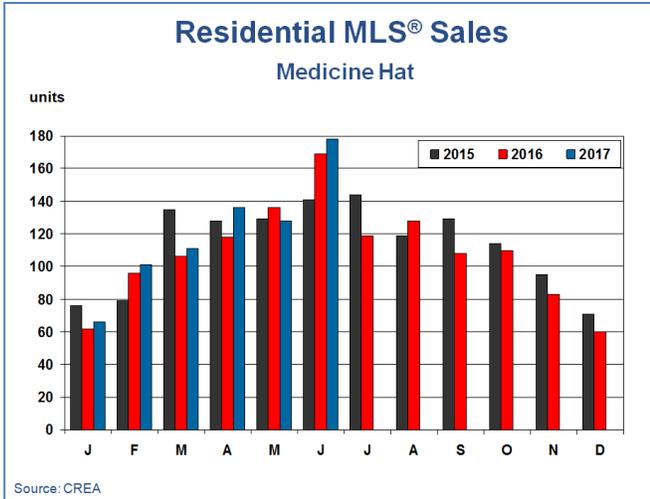
NEW HOME INVENTORY

There were 23 completed and unoccupied single and semi-detached dwellings (including show homes) reported by CMHC in the Medicine Hat region in June, up from 18 units in the preceding month but down from 49 units a year ago. Unabsorbed new townhomes and apartments stood at three units in June, unchanged from the two previous months but down from 14 units in June 2016.



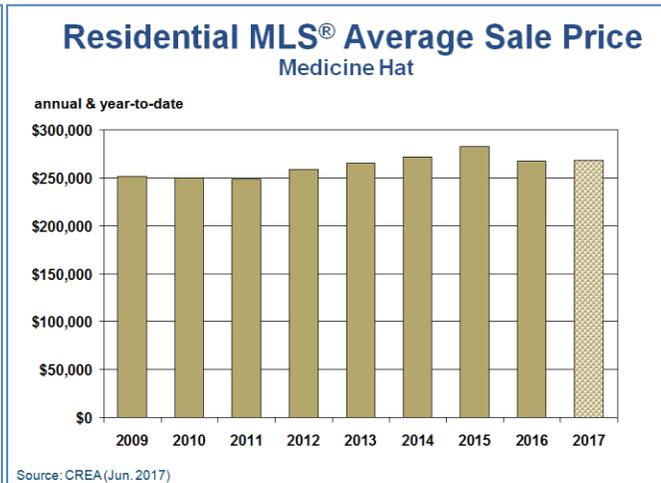
RESIDENTIAL (MLS) SALES

Residential sales in the Medicine Hat MLS region increased in June by 5.3% from a year earlier to 178 units. This was the best month for realtors since July 2014. So far in 2017, MLS homes sales have increased by 4.8% from January to June 2016 to 720 units.



RESIDENTIAL SALE PRICES

The average MLS residential sale price in the Medicine Hat region decreased in June by 4.8% year-over-year to \$265,875. Compared with June 2016, a larger proportion of sales were priced under \$250,000. For the year-to-date, the average MLS sale price has increased by 1.6% from the first six months of 2016 to \$267,964.



MARKET SUMMARY	Current Month: June			YTD: June		
	2017	2016	% ch	2017	2016	% ch
Medicine Hat CA						
Single-family starts	11	8	37.5%	35	53	-34.0%
Multi-family starts	2	2	0.0%	12	12	0.0%
Total housing starts	13	10	30.0%	47	65	-27.7%
Medicine Hat REB (MLS)						
Residential sales	178	169	5.3%	720	687	4.8%
Residential avg. price	\$265,875	\$279,409	-4.8%	\$267,964	\$263,695	1.6%
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 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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