



economic analysis *report*

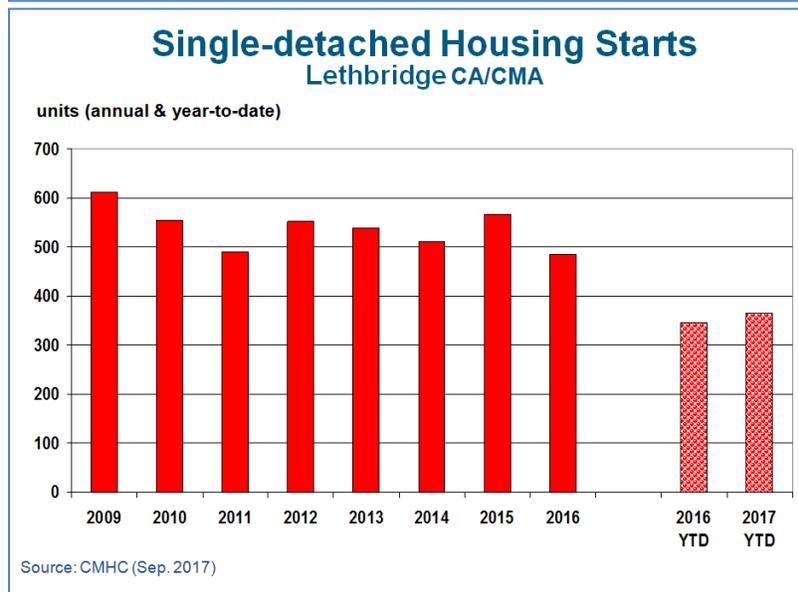
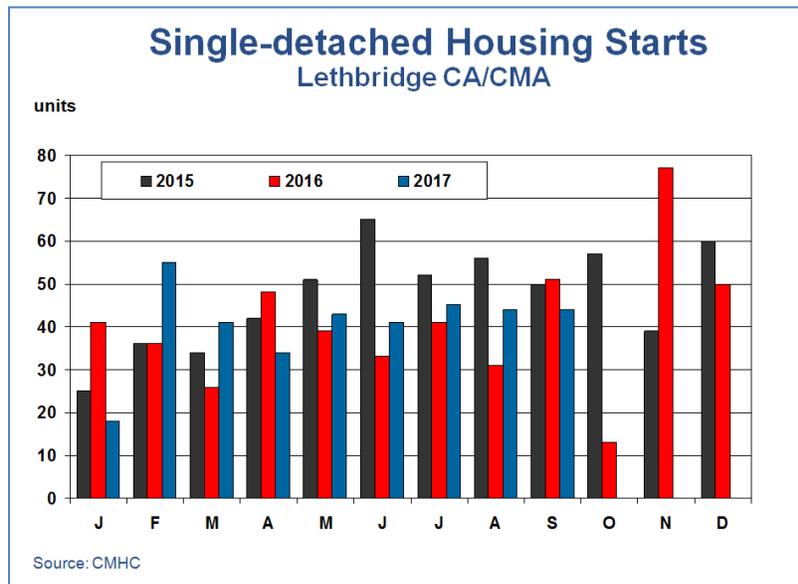
OCTOBER 2017

LETHBRIDGE MARKET UPDATE

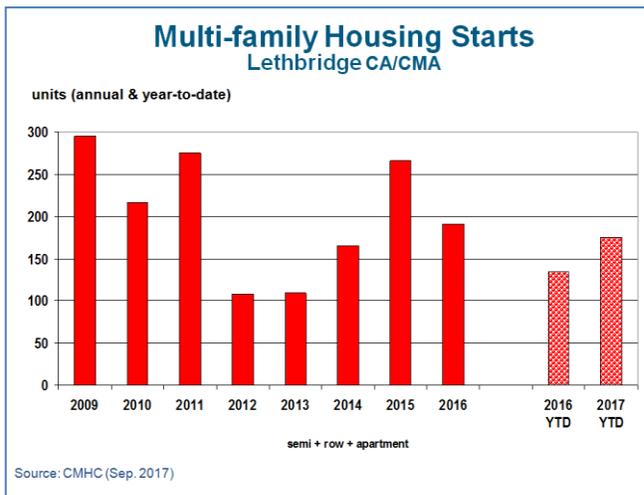
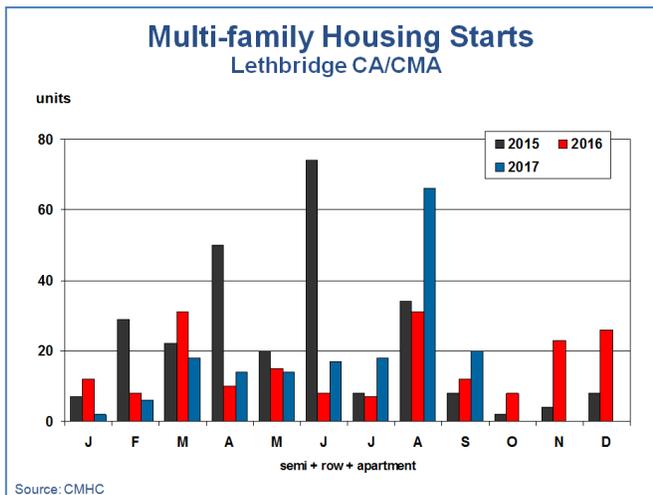
HOUSING STARTS

Total housing starts in the Lethbridge Census Metropolitan Area (CMA) edged upward in September by 1.6% from a year prior to 64 units. After three quarters in 2017, total housing starts in the Lethbridge region have increased by 12.5% from January to September 2016 to 540 units.

Single-detached: Single-detached starts in the Lethbridge area decreased in September by 13.7% year-over-year to 44 units. For the year-to-date, single-family starts have increased 5.5% from the first nine months of 2016 to 365 units.

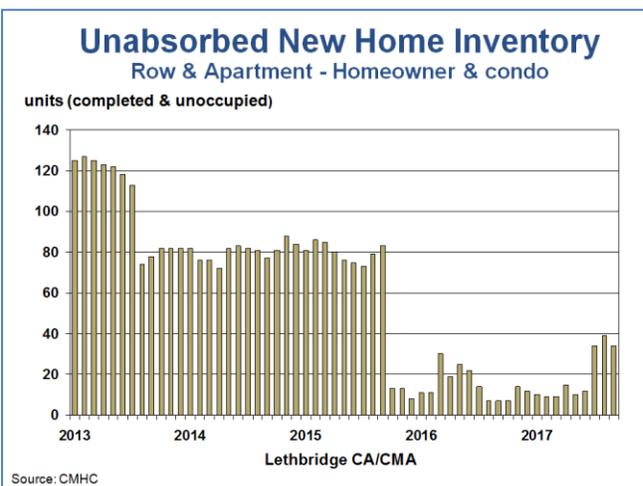
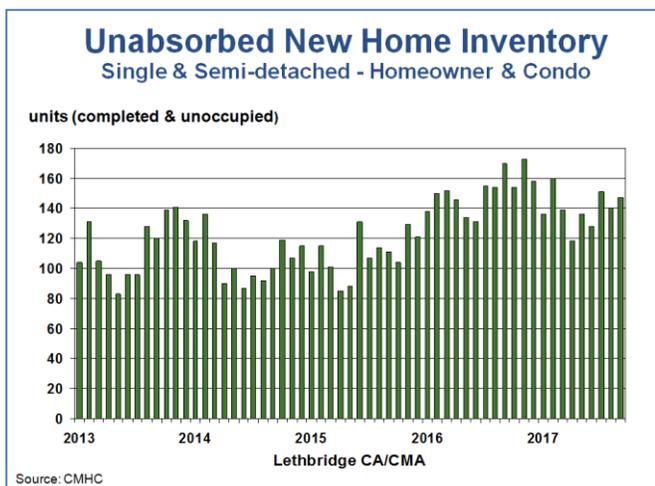


Multi-family (semi, row & apartment): Multi-family starts in Lethbridge CMA increased in September by 66.7% over the same month last year to 20 units. The September count included six semis and 14 row units. So far this year, multiple unit starts have increased by 30.6% from this time in 2016 to 175 units.



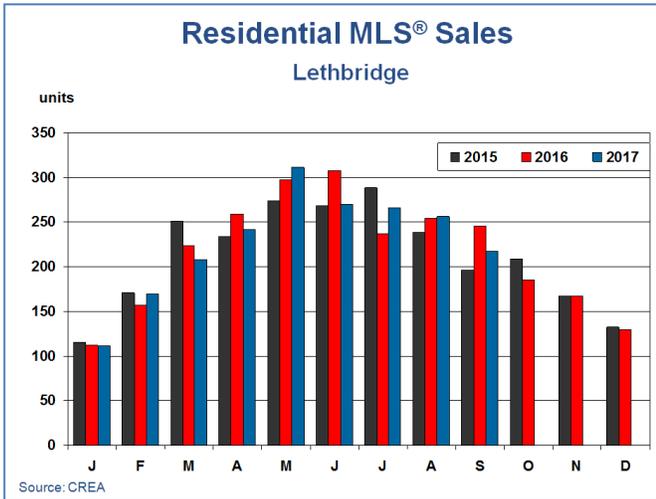
NEW HOME INVENTORY

There were 147 completed and unoccupied single and semi-detached dwellings (including show homes) recorded by CMHC in September, up from 140 units in the preceding month but down from 170 units in September 2016. Unabsorbed new townhomes and apartments stood at 34 units in September, down from 39 in August but up from seven units a year earlier.



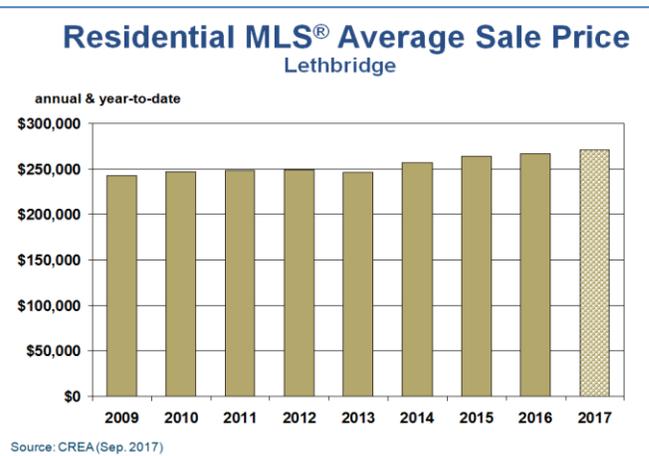
RESIDENTIAL (MLS) SALES

Residential sales in the Lethbridge MLS area decreased in September by 11.4% from year-ago levels to 217 units. For the year-to-date, MLS home sales have declined by 2% from January to September 2016 to 2,050 units.



RESIDENTIAL SALE PRICES

Following a sizable gain in August, the average residential sale (MLS) price in the Lethbridge area decreased in September by 2.8% year-over-year to \$271,137. So far this year, the average sale price for homes sold by realtors has increased by 1.2% from the first nine months of 2016 to \$270,874.



MARKET SUMMARY	Current Month: September			YTD: September		
	2017	2016	% ch	2017	2016	% ch
Lethbridge CMA						
Single-family starts	44	51	-13.7%	365	346	5.5%
Multi-family starts	20	12	66.7%	175	134	30.6%
Total housing starts	64	63	1.6%	540	480	12.5%
Lethbridge REB (MLS)						
Residential sales	217	245	-11.4%	2,050	2,092	-2.0%
Residential avg. price	\$271,137	\$279,074	-2.8%	\$270,874	\$267,574	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 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 Census Agglomeration (CA). In 2017, the Lethbridge area has been reclassified as a Census Metropolitan Area (CMA). 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.

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