

OUSING NOW

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Resale and Residential Construction Boost Metro Halifax Housing Market in November

Residential construction activity in Metro Halifax surged down the 2005 home stretch as both the single-detached and multiple unit segments posted higher levels of housing starts in November than one year ago. Single-detached homebuilding was surprisingly strong last month, breaking out of a prolonged slump that has endured through most of this year with footings poured on 113 single-detached homes last month, up from 102 in November of last year.

There were no surprises, however, in the multiresidential segment last month with several new projects breaking ground in Dartmouth to extend the impressive run in apartment construction that has occurred throughout this year. The combination of 58 condominium unit starts and 88 rental unit starts last month stood in sharp contrast with the absence of any condo or rental starts last November.

Several new rental projects reached the completion stage last month, compensating for a much lower level of completions across each of the other structure and tenure types. With completions exceeding starts by almost 100 units last month, the total number of housing units under construction fell below the 2,000 mark for the first time since lune.

A flurry of single-detached housing starts in Halifax City last month lifted total starts in that part of Metro well above the low level of one year ago, while a robust pace of apartment

starts in Dartmouth City last month propelled total housing starts in the City of Lakes far ahead of the sluggish pace set in November of 2004.

Elsewhere, multiple unit construction activity was muted while lower levels of single-detached housing starts in Halifax County Southwest, Sackville and Bedford-Hammonds Plains offset modest increases in Fall River-Beaverbank and Halifax County East.

At \$256,652, average sale price for new single-detached homes slipped well below the elevated levels established through the fall but remained 13 per cent above last November's average sale price of \$227,312. A jump in the share of homes sold in the modest \$175,000 to \$200,000 price range was responsible for the retreat in average sale price as market share declined for all price ranges above the \$250,000 mark.

Metro Halifax's resale market continued to benefit from the winning combination of high employment levels, continuing low mortgage rates and an expanded inventory of homes available to potential buyers last month. The pace of MLS® sales last month exceeded that set in November of last year by a whopping 34 per cent while average sale price accelerated 13 per cent to \$196,337 as both the unemployment rate and five year mortgage rates remained below the six per cent level.

Halifax

November 2005

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| FERENOLD SINGLE SEMI ROW CONDOMINUIN RENTAL TOTAL PENDING STARTS - Current Month 135 12 0 0 152 23 STARTS - Current Month 113 16 3 58 88 278 Previous Year 102 8 4 0 0 114 482 Year-To-Date 2004 1139 12 0 74 321 482 COMPLETIONS - Zoor 431 34 37 58 233 374 COMPLETIONS - Current Month 129 14 0 0 233 376 COMPLETIONS - Current Month 129 14 0 0 233 376 ABSORPTIONS - Zoor 470 78 9 6 203 488 2012 ABSORPTIONS - Current Month 128 13 6 20 20 20 20 20 20 | | ACTIVITY SUMMARY BY INTENDED MARKET HALIFAX CMA NOVEMBER 2005 | 1MARY BY INTEN HALIFAX CMA NOVEMBER 2005 | ITENDED MA 2005 | MARKET | | | |
|--|----------------------------|---|--|-----------------------|----------|-------------|--------|--------|
| SINGLE SEMI ROW CONDOMINUUM RENTAL - Current Month 99 12 0 0 152 - Previous Year 135 22 0 74 251 - Current Month 113 16 3 58 88 - Previous Vear 10-Date 2004 1392 126 137 327 250 - Current Month 129 14 0 0 233 - Current Month 126 136 114 302 567 - Current Month 1276 136 114 302 567 - 2005 470 78 97 619 910 - 2005 470 78 97 619 910 - 2005 470 78 97 619 910 - 2005 470 78 97 619 910 - 2004 457 41 127 793 683 - Current Month 128 13 0 4 27 - Current Month 128 13 0 44 0 0 - 2004 457 41 127 793 683 - Current Month 128 13 0 44 0 - 2004 457 41 127 793 683 - Current Month 128 13 0 49 604 - 2004 457 116 155 604 - 2004 457 116 119 49 60 - 2004 - 2005 1068 106 106 108 57 35 - 2004 - 2005 1068 106 106 106 106 106 106 106 106 106 106 | | | | FREEHOLD | | | | GRAND |
| - Current Month 99 12 0 0 152 - Previous Year 135 22 0 74 251 - Previous Year 102 8 4 0 0 - Previous Year 102 8 4 0 0 - Previous Year 102 8 4 147 382 538 - Current Month 1392 126 137 327 250 - Current Month 129 14 0 0 0 233 - Current Month 129 14 0 0 0 233 - Current Month 129 14 121 56 0 - Previous Year 180 20 17 50 0 - Previous Year 180 20 17 50 0 - Acar-To-Date 2005 1057 104 160 203 488 - Current Month 126 136 114 302 567 - 2005 18 2 0 0 0 - 2005 18 2 0 0 4 27 - 2005 1068 106 168 168 168 168 168 - Previous Year 176 13 15 46 0 - Previous Year 176 13 15 46 155 - 2004 1301 147 116 155 604 - 2007 2005 1068 1068 1068 1068 1068 1068 - 2007 2005 1068 1068 1068 1068 1068 - 2007 2005 2005 2005 2005 - 20004 2007 2005 2005 2005 - 20005 2005 2005 2005 - 20005 2005 2005 2005 - 20005 2005 | | | SINGLE | SEMI | ROW | CONDOMINIUM | RENTAL | TOTAL |
| - CONSTRUCTION - 2005 | PENDING STARTS | - Current Month | 66 | 12 | 0 | 0 | 152 | 263 |
| - Current Month 113 16 3 58 88 - Previous Year 102 8 4 0 0 0 - Previous Year 102 1140 134 147 382 538 CONSTRUCTION - 2004 1392 126 137 327 250 - 2004 - 2005 452 76 97 619 704 - Current Month 129 14 0 0 0 0 Year-To-Date 2005 136 114 302 367 Year-To-Date 2005 136 114 302 367 SUPPLY - 2005 18 2 0 0 0 - 2004 457 41 127 793 683 - 2004 457 41 127 793 683 - 2004 457 41 127 793 683 - 2004 457 41 127 793 683 - 2004 457 41 127 793 683 - 2004 457 41 127 793 683 - 2004 457 41 127 793 694 - 2004 457 41 127 793 694 - 2004 2004 2005 1068 106 168 266 378 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 2005 - 2004 457 41 127 793 694 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 2005 - 2004 2005 2005 2005 - 2005 2005 2005 2005 - 2006 2005 2005 - 2007 2010 - 2007 2010 - 2008 2005 2005 - 2009 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 2005 2005 - 2000 | | - Previous Year | 135 | 22 | 0 | 74 | 251 | 482 |
| - Previous Year 102 8 4 0 0 Year-To-Date 2004 1140 134 147 382 538 Year-To-Date 2004 1392 126 137 327 250 - 2005 452 76 97 619 704 - 2004 431 34 121 586 562 - 2004 431 34 121 586 562 - Current Month 129 14 0 0 233 Year-To-Date 2005 1057 104 160 203 488 Year-To-Date 2004 1276 136 114 302 567 - 2004 26 7 6 207 121 - 2004 457 41 127 793 683 - 2004 457 41 127 793 604 - Previous Year 176 18 16 49 60 Year-To-Date 2005 1068 | STARTS | - Current Month | 113 | 91 | m | 28 | 88 | 278 |
| Year-To-Date 2005 1140 134 147 382 538 Year-To-Date 2004 1392 126 137 327 250 - 2005 452 76 97 619 704 - 2004 431 34 121 586 562 - 2004 431 34 121 586 562 - Current Month 129 14 0 0 233 - Previous Year 180 20 17 50 0 - 2005 167 164 160 203 488 Year-To-Date 2004 1276 136 114 302 567 - 2005 470 7 6 207 121 - 2004 457 41 127 793 683 - Current Month 128 13 0 4 27 - 2004 457 41 127 46 0 - Previous Year 176 18 | H H | - Previous Year | 102 | 80 | 4 | 0 | 0 | _ 4 |
| Tear-I o-Date 2004 1392 126 137 327 250 - 2005 452 76 97 619 704 - 2005 431 34 121 586 562 - 2004 431 34 121 586 562 - Current Month 129 14 0 0 233 - Previous Year 180 20 17 50 0 Year-To-Date 2005 1057 104 160 203 488 Year-To-Date 2005 1276 136 114 302 567 - 2005 18 2 0 0 206 - 2004 26 7 6 207 121 - 2004 457 41 127 793 683 - 2004 457 41 127 793 604 - Previous Year 176 13 15 46 0 Year-To-Date 2004 1301 147 | | Year-To-Date 2005 | 1140 | 134 | 147 | 382 | 538 | 2341 |
| - 2005 | | Year-To-Date 2004 | 1392 | 126 | 137 | 327 | 250 | 2232 |
| - 2004 431 34 121 586 562 - Current Month 129 14 0 0 233 - Previous Year 180 20 17 50 0 Year-To-Date 2004 1276 136 114 302 567 - 2005 - 2006 - 200 - 2006 - 200 - | UNDER CONSTRUCTION | - 2005 | 452 | 9/ | 26 | 619 | 704 | 1958 |
| - Current Month 129 14 0 0 233 - Previous Year 180 20 17 50 0 Year-To-Date 2005 1057 104 160 203 488 -2005 18 2 0 0 206 -2005 26 7 6 207 121 -2005 470 78 97 619 910 -2005 470 78 97 619 910 -2005 470 78 97 619 910 -2005 470 78 97 619 910 -2005 1068 13 15 46 0 -2005 1068 106 168 266 378 -2006 120 147 116 155 604 -2007 2007 2007 2007 -2008 2008 2008 2008 2008 -2009 2008 2008 2008 2008 -2009 2008 2008 2008 2008 -2009 2008 2008 2008 2008 -2009 2008 2008 2008 2008 -2009 2008 2008 2008 2008 -2009 2008 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 2008 -2000 2008 2008 -2000 2008 2008 -2000 2008 2008 -2000 2008 2 | | - 2004 | 431 | 34 | 121 | 586 | 562 | 1734 |
| - Previous Year 180 20 17 50 0 Year-To-Date 2005 1057 104 160 203 488 Year-To-Date 2004 1276 136 114 302 567 - 2005 18 2 0 0 206 - 2004 26 7 6 619 910 - 2005 470 78 97 619 910 - 2004 457 41 127 793 683 - Current Month 128 13 0 46 0 Year-To-Date 2005 1068 106 168 266 378 Year-To-Date 2004 1301 147 116 155 604 3-month Average 126 11 19 9 18 57 35 | COMPLETIONS | - Current Month | 129 | 4 | 0 | 0 | 233 | 376 |
| Year-To-Date 2005 1057 104 160 203 488 Year-To-Date 2004 1276 136 114 302 567 - 2005 - 2005 18 2 0 0 206 - 2004 26 7 6 207 121 - 2004 470 78 97 619 910 - 2004 457 41 127 793 683 - Current Month 128 13 0 4 27 - Previous Year 176 13 15 46 0 Year-To-Date 2005 1068 106 168 266 378 Year-To-Date 2004 1301 147 116 155 604 3-month Average 126 1 19 49 60 12-month Average 108 9 18 57 35 | | - Previous Year | 180 | 70 | 17 | 20 | 0 | 267 |
| Year-To-Date 2004 1276 136 114 302 567 - 2005 - 2005 - 2005 0 0 206 - 2004 26 7 6 97 619 910 - 2004 470 78 97 619 910 - 2004 457 41 127 793 683 - Current Month 128 13 0 4 27 - Previous Year 176 13 15 46 0 Year-To-Date 2005 1068 106 168 266 378 Year-To-Date 2004 1301 147 116 155 604 3-month Average 126 11 19 49 60 12-month Average 108 9 18 57 35 | | Year-To-Date 2005 | 1057 | 104 | 091 | 203 | 488 | 2012 |
| - 2005 - 2005 - 2004 - 206 - 2004 - 2005 - 2005 - 2005 - 2005 - 2005 - 2005 - 2005 - 2005 - 2004 - 27 - 2004 - Current Month - Previous Year - Current Month - Previous Year - To-Date 2005 - 1068 - 106 - 106 - 1068 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 106 - 206 - 206 - 107 - 108 - | | Year-To-Date 2004 | 1276 | 136 | <u>+</u> | 302 | 567 | 2395 |
| - 2005 | Chadocak FON 9 Chira IdMOO | 3000 | <u>o</u> | r | c | c | 200 | 711 |
| - 2005 - 2004 - 2004 - 2004 - 2004 - 2004 - 2004 - 457 - 41 - 127 - 793 - 683 | CONTRETED & NOT ABSORDED | - 2004 | 16 26 | 7 / | 9 | 207 | 121 | 367 |
| - 2005 | | | | | | | | |
| - Current Month | TOTAL SUPPLY | - 2005 | 470 | 78 | 26 | 619 | 910 | 2184 |
| - Current Month 128 13 0 4 27 - Previous Year 176 13 15 46 0 Year-To-Date 2005 1068 106 168 266 378 3-month Average 126 11 19 49 60 12-month Average 108 9 18 57 35 | | - 2004 | 457 | 4 | 127 | 793 | 683 | 2101 |
| - Current Floridi - Previous Year Year-To-Date 2005 3-month Average 12-month Average 12-month Average 12-month Average 12-month Average 130 147 16 168 168 168 168 168 168 168 | SINC) Had Code | 2 | 901 | <u>.</u> | c | | 7.0 | 5 |
| 176 13 15 46 0 15 1068 106 168 266 378 14 1301 147 116 155 604 126 11 19 49 60 108 9 18 57 35 | ABSORFILONS | - Current Month | 97 | 2 | > | 1 | /7 | 7/1 |
| 15 1068 106 168 266 378 14 1301 147 116 155 604 126 11 19 49 60 108 9 18 57 35 | | - Previous Year | 176 | 13 | 15 | 46 | 0 | 250 |
| 34 1301 147 116 155 604 126 11 19 49 60 108 9 18 57 35 | | Year-To-Date 2005 | 8901 | 901 | 891 | 799 | 378 | 9861 |
| e 108 9 18 57 35 | | Year-To-Date 2004 | 1301 | 147 | 911 | 155 | 604 | 2323 |
| 108 9 18 57 35 | | 3-month Average | 126 | = | 61 | 49 | 09 | 265 |
| | | 12-month Average | 108 | 6 | 81 | 57 | 35 | 227 |

Source: CMHC

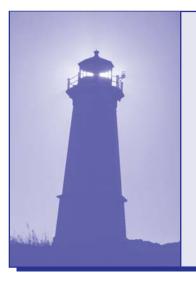
| | | | | Ĭ | OUSING ACTIVIT | TAB Y BY ARE/ HALIF/ NOVEM | TABLE 2 BY AREA AND BY HALIFAX CMA NOVEMBER 2005 | TABLE 2 OUSING ACTIVITY BY AREA AND BY INTENDED MARKET HALIFAX CMA NOVEMBER 2005 | ET | | | | | |
|--------------------------|--------------------|----------------|------|------------|----------------|-------------------------------------|--|--|----------|----------------|------------------|-------------|--------|-------|
| | | | OW | OWNERSHIP | | | GRAND | | | OW FREEHOLD | OWNERSHIP OLD | | | GRAND |
| STARTS | | SINGLE | SEMI | ROW | CONDOMINIUM | RENTAL | TOTAL | COMPLETIONS | SINGLE | SEMI | ROW | CONDOMINIUM | RENTAL | TOTAL |
| HALIFAX CITY | | | | | | | | | | | | | | |
| 0 | Current Month | 37 | 80 | 0 | 0 | 4 | 49 | - Current Month | 4 | 7 | 0 | 0 | 233 | 239 |
| - P | - Previous Year | 80 | 9 | 4 | 0 | 0 | 8 | - Previous Year | 17 | 9 | 12 | 20 | 0 | 82 |
| Yes | Year-To-Date 2005 | 118 | 38 | 4 4 | 219 | 400 | 849 | Year-To-Date 2005 | 85 | 36 | 88 | 48 246 | 474 | 732 |
| 2 | al-10-Date 2001 | /3 | 5 | 2 | 2 | | | real - 10-Date 2001 | 2 | | 3 | 24.7 | ì | |
| DARTMOUTH CITY | | | | | | | | | | | | | | |
| ō. | - Current Month | 4 | 2 | m | 42 | 84 | 145 | - Current Month | 46 | 01 | 0 | 0 | 0 | 99 |
| ď. | - Previous Year | 8 | 0 | 0 | 0 | 0 | <u>®</u> | - Previous Year | 91 | 7 | 0 | 0 | 0 | 8 |
| Yea | Year-To-Date 2005 | 190 | 9 % | 99 % | 92 | 38 | 520 | Year-To-Date 2005 | 200 | 38 | 9 % | 20 | ж С | 282 |
| | | | 3 | 3 | 27 | | 2 | 207 207 207 207 | 3 | 1 | 3 | 2 | 1 | 404 |
| BEDFORD-HAMMONDS PLAINS | DS PLAINS | | | | | | į | 3 | | | | | | |
| Ų | - Current Month | 4 | 7 | 0 | 91 | 0 | 32 | - Current Month | 6 | 0 | 0 | 0 | 0 | 6 |
| - | - Previous Year | 6 | 0 | 0 ! | 0 ; | 0 (| 61 | - Previous Year | 36 | 4 | 2 5 | 0 ; | 0 | 45 |
| Yes | Year-To-Date 2005 | 743 | ≥ ہ | <u> </u> | - 2 | 0 0 | 429 | Year-10-Date 2005 | 04.0 | 4 7 | 77 80 | 8 % | ۶ و | 404 |
| | | | | | | | | | | | | | | |
| SACKVILLE | | | | | | | | W 1000 | | | | | | 2000 |
| · · | - Current Month | m | 7 | 0 (| 0 (| 0 (| 50 (| - Current Month | m | 7 | 0 (| 0 (| 0 (| ٠ ک |
| Ξ, | - Previous Year | χ | 0 0 | 0 (| 0 0 | 0 (| ω ; | - Previous Year | o f | 0 0 | 0 0 | 0 6 | 0 0 | ω ; |
| 2 2 | Year-To-Date 2005 | د ۲ | ю c | o c | o c | O 84 | 325 | Year-To-Date 2005 | 27. | » c | o c | o c | o 84 | 375 |
| 29. | al - 1 0-Date 2001 | | 7 | | | 2 | 677 | real - 10-Date 2001 | | 7 | , | , | 2 | 677 |
| FALL RIVER-BEAVERBANK | BANK | | | | | | | | | | | | | |
| Ų. | - Current Month | 12 | 0 | 0 | 0 | 0 | 12 | - Current Month | 12 | 0 | 0 | 0 | 0 | 12 |
| ď. | - Previous Year | 6 | 0 | 0 | 0 | 0 | 6 | - Previous Year | 32 | 0 | 0 | 0 | 0 | 32 |
| Yes | Year-To-Date 2005 | 204 | 0 0 | 0 0 | 0 0 | 0 0 | 204 | Year-To-Date 2005 | 4 6 | 7 0 | 0 0 | 0 0 | 0 0 | 143 |
| | ar I o - Care Foot | 24 | , | | , | | - 27 | cal - 10-Date 2001 | 2 | , | | | | 2 |
| HALIFAX COUNTY SOUTHWEST | OUTHWEST | | | | | | | | | | | | | - 8 |
| · · | - Current Month | 22 | 7 | 0 (| 0 (| 0 (| 24 | - Current Month | <u> </u> | 7 | 0 (| 0 (| 0 (| 50 |
| - × | - Frevious Tear | 33 | 4 5 | 0 0 | 0 0 | > 0 | 3 5 | - Previous Tear | 33 | xo <u>≥</u> | 0 0 | > 0 | > 0 | 14.0 |
| Yea | Year-To-Date 2004 | 250 | 7 2 | 00 | 0 0 | 00 | 262 | Year-To-Date 2004 | 238 | 22 | 00 | 0 0 | 00 | 260 |
| HALIEAX COLINTY FAST | TAGE | | | | | | | | | | | | | |
| 0 | - Current Month | = | c | c | c | c | Ξ | - Current Month | 33 | c | c | C | c | 33 |
| | - Previous Year | | 0 | 0 | 0 | . 0 | | - Previous Year | 3 6 | 0 | 0 | 0 | 0 | } • |
| Yea | Year-To-Date 2005 | 174 | 0 | 0 | 0 | 0 | 174 | Year-To-Date 2005 | 911 | 7 | 0 | 0 | 0 | 8 = |
| Yea | Year-To-Date 2004 | 991 | 2 | 0 | 0 | 0 | 168 | Year-To-Date 2004 | 901 | 2 | 0 | 0 | 9 | 4 |
| Course: CMHC | | | | | | | | | | | | | | |

- 3 - November 2005

TABLE 3 UNDER CONSTRUCTION BY AREA HALIFAX CMA NOVEMBER 2005

| | | OWN | IERSHIP | | | |
|-----------------------|--------|--------|---------|-------|--------|-------------|
| | FR | EEHOLD | | | Į. | |
| | SINGLE | SEMI | ROW | CONDO | RENTAL | GRAND TOTAL |
| HALIFAX CITY | | | | | | |
| - Current Month | 55 | 20 | 28 | 327 | 352 | 782 |
| - Previous Year | 22 | 14 | 46 | 328 | 455 | 865 |
| - Frevious Tear | 22 | 14 | 40 | 320 | 433 | 003 |
| DARTMOUTH CITY | | | | | | |
| - Current Month | 98 | 22 | 64 | 152 | 352 | 688 |
| - Previous Year | 109 | 16 | 48 | 143 | 53 | 369 |
| | | | | | | |
| BEDFORD-HAMMONDS PLA | AINS | | | | | |
| - Current Month | 66 | 2 | 5 | 150 | 0 | 223 |
| - Previous Year | 57 | 0 | 27 | 115 | 6 | 205 |
| SACKVILLE | | | | | | |
| - Current Month | 16 | 2 | 0 | 0 | 0 | 18 |
| - Previous Year | 52 | 0 | 0 | 0 | 48 | 100 |
| an remous rear | | | | | - 10 | |
| FALL RIVER-BEAVERBANK | | | | | | |
| - Current Month | 49 | 0 | 0 | 0 | 0 | 49 |
| - Previous Year | 33 | 0 | 0 | 0 | 0 | 33 |
| | | | | | | |
| HALIFAX COUNTY SOUTH | WEST | | | | | |
| - Current Month | 69 | 30 | 0 | 0 | 0 | 99 |
| - Previous Year | 67 | 2 | 0 | 0 | 0 | 69 |
| | | | | | _ | |
| HALIFAX COUNTY EAST | | | | | | |
| - Current Month | 99 | 0 | 0 | 0 | 0 | 99 |
| - Previous Year | 91 | 2 | 0 | 0 | 0 | 93 |

Source: CMHC



Housing Now Atlantic Canada

Housing Information for the Atlantic Region in One Publication

Recently added to the Market Analysis suite of products is Housing Now Atlantic Canada. Included in this publication you will find information on new home construction activity, MLS resale activity as well as financial and economic indicators for each of the Atlantic Provinces.

For more information or to subscribe to this product please call Mary-Jana Wege, Market Research & Client Service Specialist at (902) 426-4708.

TABLE 4 SALES AND PRICE OF NEW SINGLE-DETACHED HOUSES BY TYPE HALIFAX CMA NOVEMBER 2005

| Туре | Current Month | Previous Year | Year-To-Date 2005 | Year-To-Date 2004 |
|---------------|--------------------|---------------|-------------------|-------------------|
| 10.E.3.1 | 50500 500500050050 | | | |
| Bungalow | | | | |
| Sales | 10 | 23 | 140 | 167 |
| Average Price | \$222,090 | \$179,413 | \$213,805 | \$193,329 |
| Median Price | \$203,000 | \$172,900 | \$194,500 | NA NA |
| Split Level | | | | |
| Sales | 3 | 10 | 66 | 122 |
| Average Price | \$190,600 | \$201,500 | \$212,194 | \$181,827 |
| Median Price | \$195,900 | \$196,900 | \$198,900 | NA |
| 1.5 Storey | | | | |
| Sales | 0 | 0 | 2 | 8 |
| Average Price | \$0 | \$0 | \$309,950 | \$271,000 |
| Median Price | \$0 | \$0 | \$309,950 | NA |
| 2 Storey | | | | |
| Sales | 92 | 110 | 652 | 790 |
| Average Price | \$269,596 | \$252,257 | \$303,888 | \$266,725 |
| Median Price | \$246,350 | \$225,000 | \$270,000 | NA NA |
| Other | | | | |
| Sales | 21 | 32 | 185 | 192 |
| Average Price | \$218,810 | \$183,659 | \$192,374 | \$177,296 |
| Median Price | \$215,900 | \$185,500 | \$190,000 | NA |
| riedian Frice | \$215,700 | \$163,300 | \$170,000 | INA |
| Unknown | | | | ***** |
| Sales | 2 | 1 | 20 | 16 |
| Average Price | \$330,450 | \$240,000 | \$259,972 | \$217,769 |
| Median Price | \$330,450 | \$240,000 | \$230,000 | NA |
| Total | | | | |
| Sales | 128 | 176 | 1065 | 1295 |
| Average Price | \$256,652 | \$227,312 | \$266,179 | \$235,425 |
| Median Price | \$235,900 | \$205,000 | \$235,900 | NA |

Source: CMHC

Find out more about what CMHC has to offer

Research is an important part of CMHC's commitment to help Canadians and the housing industry.

We conduct leading edge research to help address national housing issues, improve affordability, choice, housing and living conditions, and to support market competitiveness.

We conduct joint research with other organizations and provide grants and awards to foster innovation and the development of the external housing research community.

To discuss your research needs and to find out more on the types of research CMHC has to offer, contact **Kris Leaman** today at **(902) 426-4686** or go to our web site at **http://www.cmhc-schl.ca**.

| | | TA | BLE 5 | - МОПТН | LY N | | | TACHED I | HOUS | E SALES | BY PR | ICE RANG | E | | |
|----------------|-------|----------|--------|-------------------|--------|-------------------|-------|-------------------|-------|-------------------|-------|----------|----------------|------------------|-----------------|
| , | <\$1 | 174,999 | 133.50 | 75,000- 99,999 | 37.535 | 00,000- 49,999 | \$2 | 50,000- 99,999 | 25.50 | 00,000- 99,999 | >\$4 | 400,000 | | | |
| Period | sales | per cent | sales | per cent | sales | per cent | sales | per cent | sales | per cent | sales | per cent | Total Sales | Average Price | Median Price |
| November 2004 | 31 | 18.1% | 52 | 30.4% | 52 | 30.4% | 23 | 13.5% | 11 | 6.4% | 2 | 1.2% | 171 | \$227,312 | \$205,000 |
| December 2004 | 33 | 18.8% | 45 | 25.6% | 58 | 33.0% | 26 | 14.8% | 12 | 6.8% | 2 | 1.1% | 176 | \$222,863 | \$209,900 |
| January 2005 | 13 | 18.8% | 16 | 23.2% | 26 | 37.7% | 5 | 7.2% | 9 | 13.0% | 0 | 0.0% | 69 | \$223,006 | \$209,950 |
| February 2005 | 6 | 8.6% | 18 | 25.7% | 22 | 31.4% | 17 | 24.3% | 7 | 10.0% | 0 | 0.0% | 70 | \$244,007 | \$229,900 |
| March 2005 | 14 | 18.4% | 28 | 36.8% | 13 | 17.1% | 9 | 11.8% | 10 | 13.2% | 2 | 2.6% | 76 | \$241,332 | \$198,900 |
| April 2005 | 6 | 10.5% | 17 | 29.8% | 17 | 29.8% | 8 | 14.0% | 7 | 12.3% | 2 | 3.5% | 57 | \$255,616 | \$210,000 |
| May 2005 | 14 | 20.3% | 16 | 23.2% | 15 | 21.7% | 11 | 15.9% | 11 | 15.9% | 2 | 2.9% | 69 | \$259,616 | \$215,500 |
| June 2005 | 11 | 12.5% | 22 | 25.0% | 26 | 29.5% | 20 | 22.7% | 7 | 8.0% | 2 | 2.3% | 88 | \$256,430 | \$230,900 |
| July 2005 | 17 | 15.9% | 17 | 15.9% | 25 | 23.4% | 29 | 27.1% | 17 | 15.9% | 2 | 1.9% | 107 | \$263,728 | \$243,950 |
| August 2005 | 3 | 2.7% | 11 | 9.9% | 34 | 30.6% | 33 | 29.7% | 27 | 24.3% | 3 | 2.7% | 111 | \$286,273 | \$269,000 |
| September 2005 | 10 | 8.4% | 23 | 19.3% | 29 | 24.4% | 26 | 21.8% | 25 | 21.0% | 6 | 5.0% | 119 | \$307,495 | \$257,475 |
| October 2005 | 8 | 6.7% | 14 | 11.7% | 37 | 30.8% | 36 | 30.0% | 20 | 16.7% | 5 | 4.2% | 120 | \$284,121 | \$259,850 |
| November 2005 | 4 | 3.1% | 28 | 22.0% | 43 | 33.9% | 33 | 26.0% | 17 | 13.4% | 2 | 1.6% | 127 | \$256,652 | \$235,900 |

Source: CMHC

| | | | | | | | | AX CMA | | | | | | | |
|----------------|-------|----------|---------|-------------------|--------|-------------------|-------|-------------------|-------|-------------------|-------|----------|----------------|------------------|-----------------|
| | <\$1 | 74,999 | 100.000 | 75,000- 99,999 | 10.000 | 00,000- 49,999 | 0.00 | 50,000- 99,999 | 0,000 | 00,000- 99,999 | >\$4 | 400,000 | | 200 | |
| Period | units | per cent | units | per cent | units | per cent | units | per cent | units | per cent | units | per cent | Total Units | Average Price | Median Price |
| November 2004 | 4 | 16.0% | 2 | 8.0% | 5 | 20.0% | 3 | 12.0% | 8 | 32.0% | 3 | 12.0% | 25 | \$326,096 | \$284,000 |
| December 2004 | 3 | 10.3% | 3 | 10.3% | 9 | 31.0% | 3 | 10.3% | 10 | 34.5% | - 1 | 3.4% | 29 | \$277,176 | \$232,000 |
| January 2005 | 3 | 12.5% | 3 | 12.5% | 7 | 29.2% | 3 | 12.5% | 7 | 29.2% | 1. | 4.2% | 24 | \$276,850 | \$226,000 |
| February 2005 | 3 | 9.4% | 3 | 9.4% | 12 | 37.5% | 3 | 9.4% | 10 | 31.3% | - 1 | 3.1% | 32 | \$282,403 | \$230,000 |
| March 2005 | 2 | 5.6% | 8 | 22.2% | - 11 | 30.6% | 5 | 13.9% | 9 | 25.0% | 1 | 2.8% | 36 | \$273,441 | \$225,000 |
| April 2005 | 4 | 10.3% | 7 | 17.9% | 13 | 33.3% | 3 | 7.7% | 11 | 28.2% | - 1 | 2.6% | 39 | \$269,630 | \$222,500 |
| May 2005 | 0 | 0.0% | 4 | 12.1% | 16 | 48.5% | 4 | 12.1% | 8 | 24.2% | 1 | 3.0% | 33 | \$269,185 | \$222,500 |
| June 2005 | 1 | 4.2% | 0 | 0.0% | 10 | 41.7% | 6 | 25.0% | 6 | 25.0% | - 1 | 4.2% | 24 | \$287,419 | \$270,000 |
| July 2005 | 0 | 0.0% | 0 | 0.0% | - 11 | 55.0% | 2 | 10.0% | 6 | 30.0% | 1 | 5.0% | 20 | \$290,223 | \$242,000 |
| August 2005 | 0 | 0.0% | 0 | 0.0% | 7 | 43.8% | - 1 | 6.3% | 7 | 43.8% | 1 | 6.3% | 16 | \$311,150 | \$302,500 |
| September 2005 | 0 | 0.0% | 3 | 20.0% | 2 | 13.3% | 3 | 20.0% | 6 | 40.0% | 1 | 6.7% | 15 | \$317,265 | \$305,000 |
| October 2005 | 0 | 0.0% | 2 | 13.3% | 4 | 26.7% | 4 | 26.7% | 4 | 26.7% | 1 | 6.7% | 15 | \$302,100 | \$280,000 |
| November 2005 | 0 | 0.0% | 4 | 25.0% | 4 | 25.0% | 3 | 18.8% | 4 | 25.0% | 1 | 6.3% | 16 | \$292,117 | \$275,000 |

Source: CMHC

| | | Table 7: MI | _S [®] Residentia | al Sales a | nd Listings A | ctivity | | | |
|--------------------------|-------|-----------------|----------------------------|------------|-----------------|-----------------------|-------|-----------------|-----------------------|
| | | | | | November | 9 | | | |
| | | 2005 | | | 2004 | 12 | P | er Cent Ch | ange |
| SUBMARKET | Sales | New Listings | Average Sale Price | Sales | New Listings | Average Sale Price | Sales | New Listings | Average Sale Price |
| Halifax-Dartmouth Region | 485 | 615 | \$196,337 | 362 | 584 | \$173,842 | 34.0% | 5.3% | 12.9% |

| | | | | Y | EAR-TO-DA | TE | | | |
|--------------------------|-------|-----------------|-----------------------|-------|-----------------|-----------------------|-------|-----------------|-----------------------|
| | | 2005 | | | 2004 | Ì | P | er Cent Ch | ange |
| SUBMARKET | Sales | New Listings | Average Sale Price | Sales | New Listings | Average Sale Price | Sales | New Listings | Average Sale Price |
| Halifax-Dartmouth Region | 6105 | 9952 | \$188,460 | 5269 | 8660 | \$174,799 | 15.9% | 14.9% | 7.8% |

Source: Canadian Real Estate Association

Note: Unfortunately sub-market level MLS® data was not available for November

| KEY ECO | NOMIC INDICA HALIFAX | TORS | | |
|--|-------------------------|--------|--------|----------|
| Indicator | Period | 2005 | 2004 | % Change |
| Metro Halifax Labour Force (000's) | November | 213.8 | 217.2 | -1.6% |
| Metro Halifax Employment (000's) | November | 203.2 | 205.4 | -1.1% |
| Metro Halifax Unemployment Rate | November | 5.0% | 5.4% | |
| Building Permits(\$ 000's) Residential | October | 33,682 | 29,178 | 15.4% |
| Non-Residential | | 30,514 | 21,949 | 39.0% |
| Total | | 64,196 | 51,127 | 25.6% |
| Metro Halifax Consumer Price Index | October | 129.9 | 126.1 | 3.0% |
| Metro Halifax New Housing Price Index Total | October | 129.7 | 121.8 | 6.5% |
| House | | 132 | 123.9 | 6.5% |
| Land | | 124.6 | 117.1 | 6.4% |

Sources:

Statistics Canada - Labour Force Survey

Statistics Canada - Monthly Building Permits Survey

Statistics Canada - Consumer Price Index Statistics Canada - New House Price Index

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