HOUSING NOW
Halifax CMA

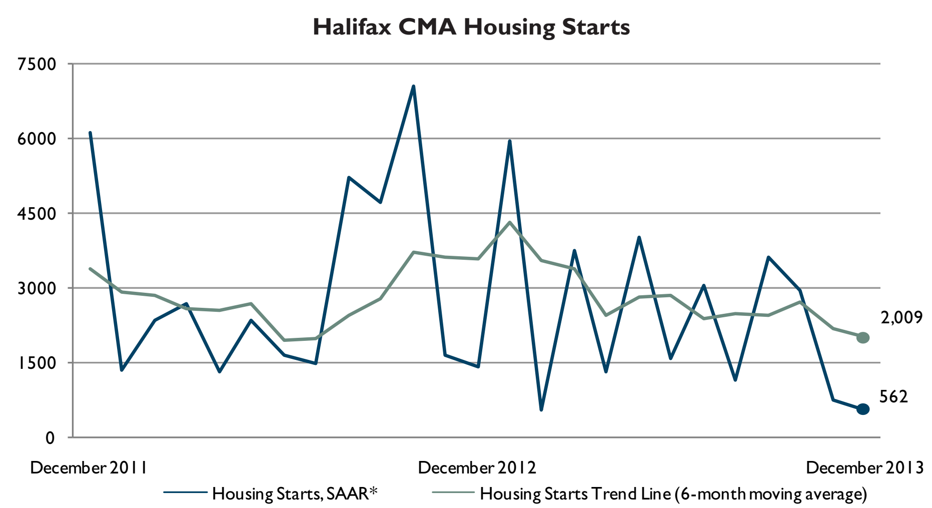
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: January 2014

Highlights

- Apartment starts increased in 2013 while single-detached starts declined
- Existing home sales activity decreased sharply last year
- MLS® prices posted a modest increase in 2013

Figure 1

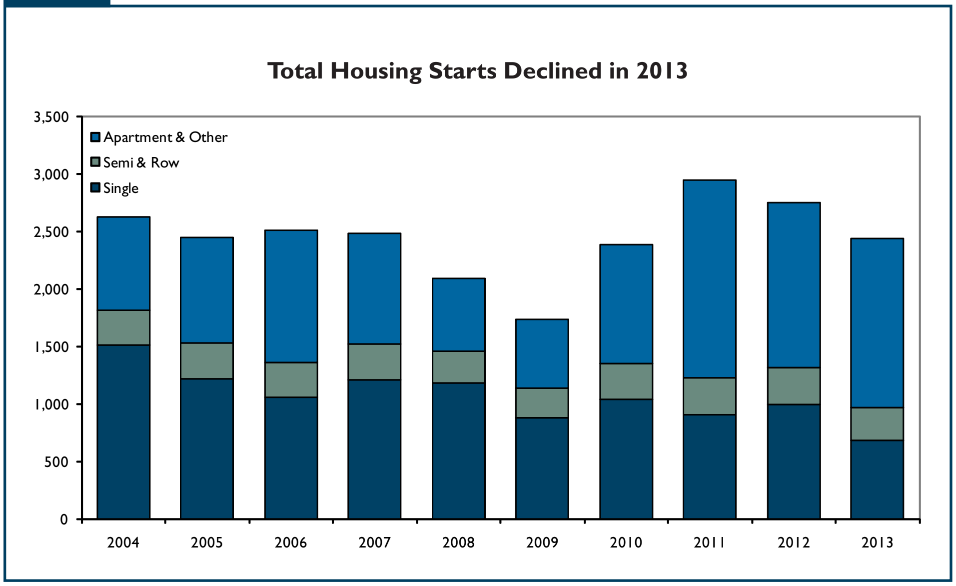


Source: CMHC
*SAAR: Seasonally Adjusted Annual Rate

The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

Table of Contents

Figure 2



Source: CMHC

New Home Market

Housing starts in Halifax, Census Metropolitan Area (CMA) were trending at 2,009 units in December compared to 2,177 in November according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)[1] of housing starts.

Many factors influenced demand for housing in Halifax in 2013. Evolving needs from the growing baby boomer age cohort continued to stimulate demand for one-floor living accommodations throughout the city. As for the single-family market, both sales and starts posted sharp declines last year as population and employment growth was staggered and contributed to reduced overall demand.

There were 44 total housing starts in Halifax CMA in December 2013. Of the 44 units, 32 were single-detached starts while the remaining 12 were semi-detached and row units. There were no apartment starts last month. December's numbers brought the 2013 total for Halifax to 2,439 starts, which represented a decrease of over 11 per cent from the 2,754 units reported in 2012.

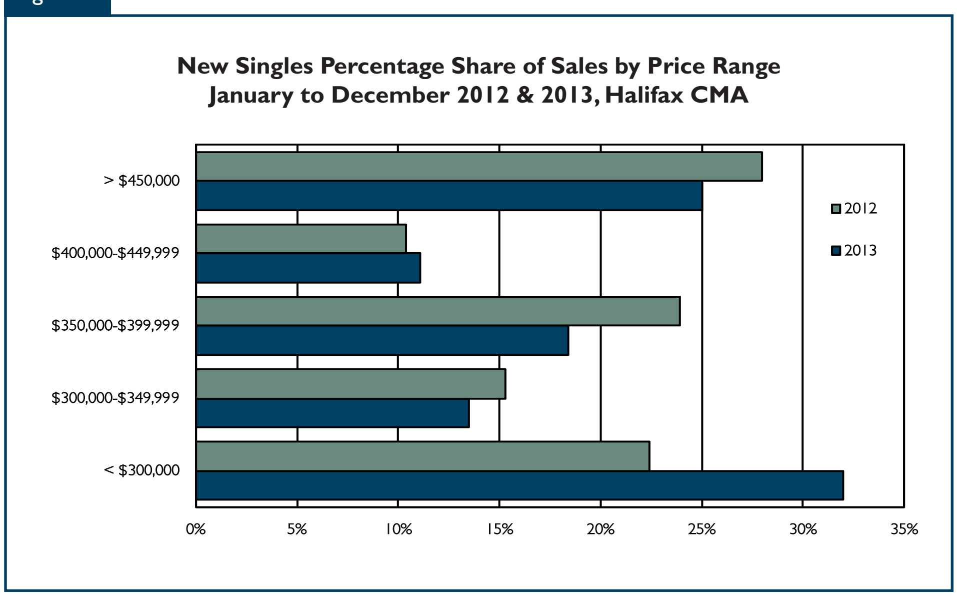
Construction activity in 2013 was largely supported by activity in the multi-family segment of the market, most specifically the rental apartment market. In 2013, 1,474 apartments were started in Halifax CMA of which 1,402 were rental units. Apartment starts increased 2.5 per cent over 2012 levels and were well above the five-year annual average of 1,088 apartment starts. Of the 1,402 apartment starts last year, the majority were located in Halifax City at 759 units. Dartmouth City and Sackville recorded 375 and 338 apartment starts, respectively.

In the condominium market, construction activity remained weak in 2013 with 72 starts compared to 161 in 2012. Along with the year-over-year decline, condo starts trailed the five-year annual average of 128 starts.

With the completion of 374 apartment units in December, the number of apartments under construction in the CMA declined to 2,024 units. The majority of these units were located in Halifax City at 1063 units. In Dartmouth City and Sackville, total apartments under construction stood at 502 and 338 units, respectively.

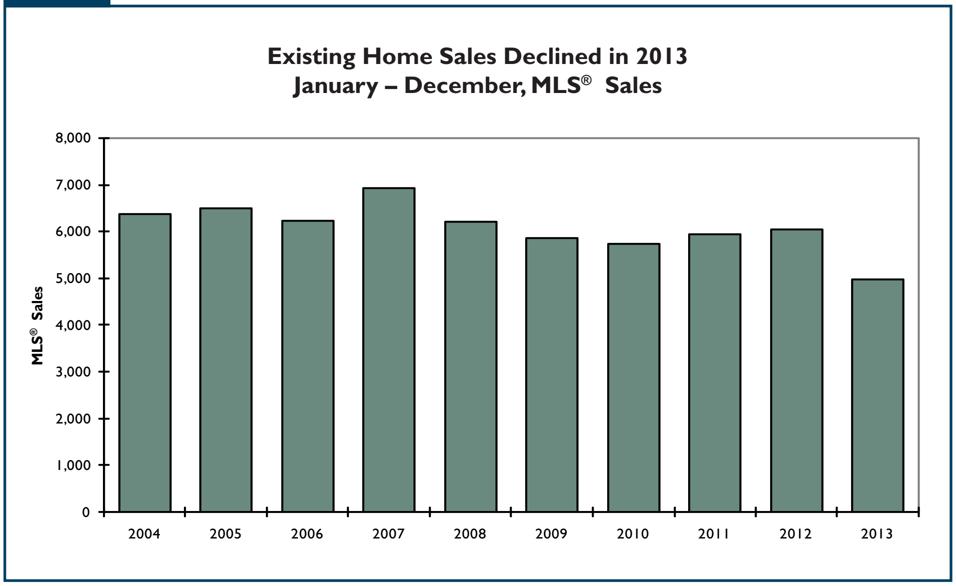
In the single-detached segment of the market, there were 32 starts in Halifax CMA in December. For the year,

Figure 3



Source: CMHC

Figure 4



Source: Nova Scotia Association of REALTORS®
MLS® is a registered trademark of the Canadian Real Estate Association

single-detached starts totaled 678 units, a level well below the 989 starts reported in 2012 as every submarket, with the exception of Halifax County East, reported a decline. Further, single-detached construction in 2013 was 32 per cent below the current five year annual average of 997 units.

At the submarket level, single-detached construction in Halifax City totaled 93 units last year compared to 100 in 2012. In Dartmouth City, single-detached starts posted a sharp decline of over 40 per cent to 84 units. Single-detached activity in Bedford – Hammonds Plains also declined over 40 per cent in 2013 to 79 units.

The average price of a new, single-detached home in the Halifax CMA declined seven per cent last year to $396,929. Prices in the CMA's most expensive submarket, Bedford – Hammonds Plains, reported little change in 2013 at $536,810. In the above average priced submarket of Halifax City, prices declined from $564,806 in 2012 to $482,100 in 2013. Sackville was the only submarket to record an increase last year, where the average price climbed ten per cent to $451,816.

The amount of available single-detached inventory in Halifax increased in December compared to December last year. The number of single-detached homes that were completed and not absorbed stood at 86 units last month compared to 66 in December 2012. Inventory levels were highest in Dartmouth City at 28 units. In Bedford – Hammonds Plains, available inventory totaled 19 units while in Halifax City, 12 single-detached units were completed and unabsorbed last month.

In the semi-detached and row segment of the market, starts declined in 2013 to 287 units from 326 in 2012. The majority of semi and row starts were reported in Halifax City at 121 units. In Dartmouth City, starts declined 26 per cent to 39 units, while in Fall River – Beaverbank, semi and row starts decreased from 55 units in 2012 to 31 in 2013. Despite the reduced level in 2013, semi-detached and row starts remained very much in line with recent years, trailing the five year annual average by just over three per cent.

Existing Home Market

In the MLS® market, sales in December climbed nearly two per cent to 225 sales. Despite the increase, existing home sales recorded a sharp decline in 2013 with 4,986 sales, ending the year down 17.6 per cent compared to 2012.

At the submarket level, declines were most pronounced in Fall – River – Beaverbank and Halifax City at 24 and 22 per cent, respectively. In Dartmouth City, transactions decreased over 20 per cent in 2013 to 1,229 units. In Bedford – Hammonds Plains, MLS® sales declined 14 per cent to 593 units while in Sackville, existing home sales decreased 19 per cent to 431 units.

Activity in the resale market was weak for a variety of reasons. Weaker wage and employment growth contributed to reduced sales activity. Further, shifting demand towards the rental market exerted downward pressure on sales (and starts) throughout Halifax CMA. Finally, minimal population growth impacted demand for all types of housing.

Despite the decline in sales, the average sale price of a home in the HRM climbed 1.5 per cent in 2013 to $274,880.

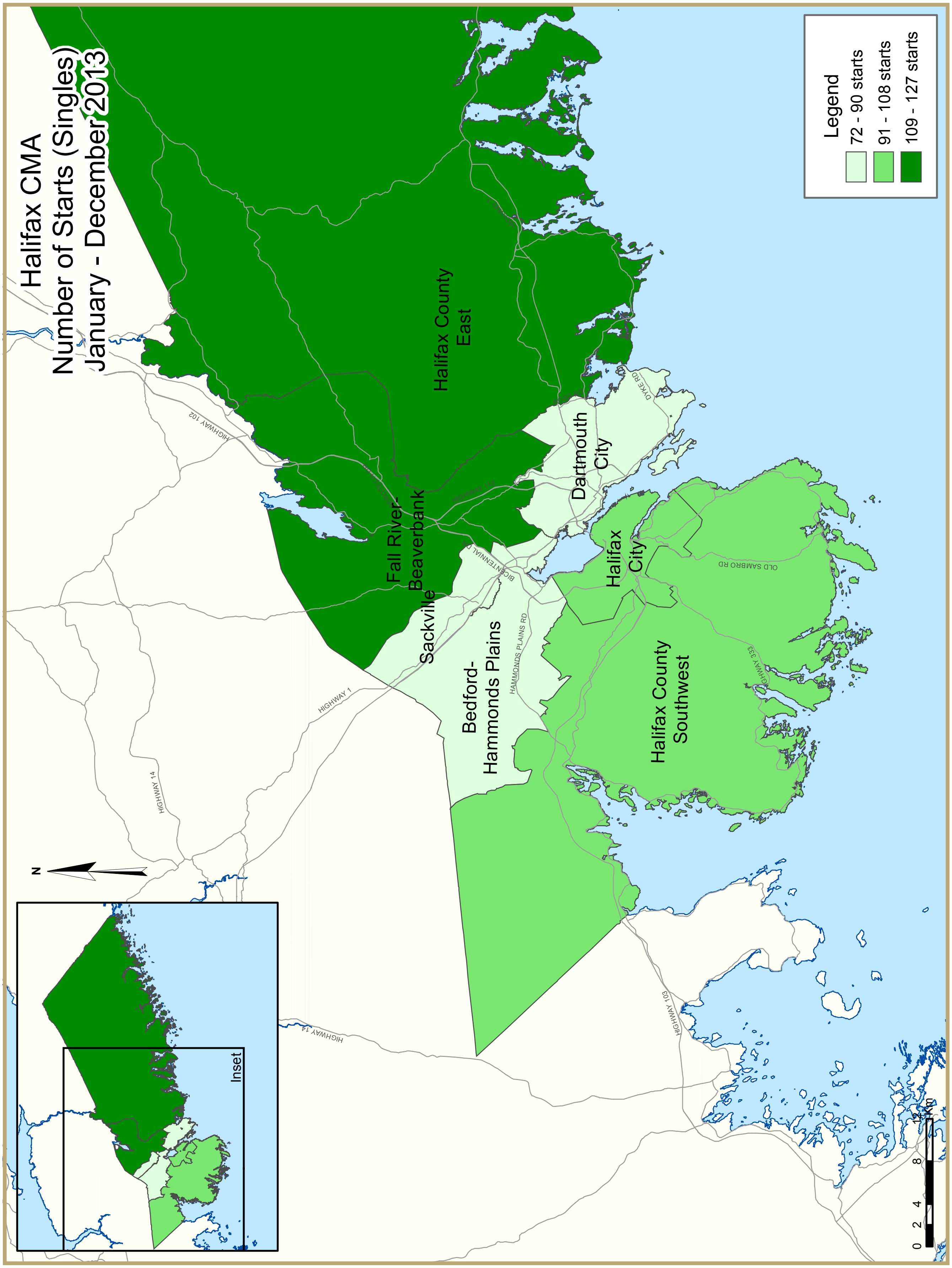
The number of new listings in the Halifax CMA climbed for the fifth straight month in December. As a result of further increases in new listings combined with reduced sales activity, the number of active listings climbed nearly 20 per cent in December to 3,304 units. Finally, the average number of days to sell a home increased last year, climbing eight per cent to 94 days in 2013.

Employment in 2013

Averaging just over one per cent a year, employment growth in Halifax in recent years was modest. In 2013, overall growth of 0.8 per cent pushed total jobs in the city up to over 227,000 jobs.

Of the more than 227,000 jobs, about 184,000 were full-time jobs. Full time employment in Halifax posted a modest increased in 2013 of 0.9 per cent. On the part-time side, a slight increase of 0.3 per cent resulted in part time employment reaching 43,000 jobs last year.

By sector, employment growth was strongest in the Professional, Scientific and Technical Services reaching about 20,500 jobs. In the Halifax CMA's two largest employment sectors, Trade and Health Care and Social Assistance, total employment climbed 5.3 and 3.1 per cent, respectively. However, declines in the transportation, education and FIRE (finance, insurance, real estate and leasing) sectors largely offset the aforementioned increases and resulted in only modest employment growth in Halifax CMA last year.


Halifax CMA
Number of Starts (Singles)
January - December 2013
Legend
72 - 90 starts
91 - 108 starts
109 - 127 starts
Halifax County East
Dartmouth City
Fall River-Beaverbank
Sackville
Bedford-Hammonds Plains
Halifax City
Halifax County Southwest
HIGHWAY 102
HIGHWAY 1
HIGHWAY 14
HIGHWAY 103
HIGHWAY 333
HAMMONDS PLAINS RD
OLD SAMBRO RD
DYKE RD
Inset
N
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed

Table 1: Housing Starts (SAAR and Trend) December 2013		
Halifax CMA[1]	November 2013	December 2013
Trend[2]	2,177	2,009
SAAR	743	562
	December 2012	December 2013
Actual		
December - Single-Detached	83	32
December - Multiples	29	12
December - Total	112	44
January to December - Single-Detached	991	678
January to December - Multiples	1,763	1,761
January to December - Total	2,754	2,439

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA December 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2013	31	4	8	0	0	0	1	0	44
December 2012	83	16	4	0	4	0	5	0	112
% Change	-62.7	-75.0	100.0	n/a	-100.0	n/a	-80.0	n/a	-60.7
Year-to-date 2013	670	120	163	0	0	72	12	1,402	2,439
Year-to-date 2012	989	186	115	2	18	161	7	1,276	2,754
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
UNDER CONSTRUCTION									
December 2013	428	94	159	0	0	104	0	1,920	2,705
December 2012	683	110	138	0	24	438	7	2,227	3,627
% Change	-37.3	-14.5	15.2	n/a	-100.0	-76.3	-100.0	-13.8	-25.4
COMPLETIONS									
December 2013	144	14	23	0	0	0	5	374	560
December 2012	113	20	20	0	0	0	0	204	357
% Change	27.4	-30.0	15.0	n/a	n/a	n/a	n/a	83.3	56.9
Year-to-date 2013	921	136	104	0	20	438	57	1,681	3,357
Year-to-date 2012	869	174	141	2	11	78	5	876	2,156
% Change	6.0	-21.8	-26.2	-100.0	81.8	**	**	91.9	55.7
COMPLETED & NOT ABSORBED									
December 2013	86	30	40	0	0	0	n/a	n/a	156
December 2012	66	17	19	0	0	0	n/a	n/a	102
% Change	30.3	76.5	110.5	n/a	n/a	n/a	n/a	n/a	52.9
ABSORBED									
December 2013	119	10	2	0	0	0	n/a	n/a	131
December 2012	111	21	22	0	2	0	n/a	n/a	156
% Change	7.2	-52.4	-90.9	n/a	-100.0	n/a	n/a	n/a	-16.0
Year-to-date 2013	901	123	83	0	20	438	n/a	n/a	1,565
Year-to-date 2012	843	172	126	2	17	78	n/a	n/a	1,238
% Change	6.9	-28.5	-34.1	-100.0	17.6	**	n/a	n/a	26.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket December 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Halifax City									
December 2013	7	4	8	0	0	0	0	0	19
December 2012	12	12	0	0	4	0	5	0	33
Dartmouth City									
December 2013	2	0	0	0	0	0	0	0	2
December 2012	11	0	0	0	0	0	0	0	11
Bedford-Hammonds Plains									
December 2013	2	0	0	0	0	0	0	0	2
December 2012	10	0	0	0	0	0	0	0	10
Sackville									
December 2013	2	0	0	0	0	0	0	0	2
December 2012	8	0	4	0	0	0	0	0	12
Fall River - Beaverbank									
December 2013	4	0	0	0	0	0	0	0	4
December 2012	17	4	0	0	0	0	0	0	21
Halifax County East									
December 2013	6	0	0	0	0	0	1	0	7
December 2012	14	0	0	0	0	0	0	0	14
Halifax County Southwest									
December 2013	8	0	0	0	0	0	0	0	8
December 2012	11	0	0	0	0	0	0	0	11
Halifax CMA									
December 2013	31	4	8	0	0	0	1	0	44
December 2012	83	16	4	0	4	0	5	0	112

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket December 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Halifax City									
December 2013	64	16	95	0	0	72	0	991	1,238
December 2012	51	50	50	0	4	0	7	1,353	1,515
Dartmouth City									
December 2013	42	30	13	0	0	0	0	502	587
December 2012	191	20	47	0	20	438	0	754	1,470
Bedford-Hammonds Plains									
December 2013	53	10	20	0	0	0	0	88	171
December 2012	72	12	0	0	0	0	0	88	172
Sackville									
December 2013	38	12	13	0	0	0	0	338	401
December 2012	62	2	23	0	0	0	0	0	87
Fall River - Beaverbank									
December 2013	76	22	5	0	0	0	0	0	103
December 2012	90	24	5	0	0	0	0	0	119
Halifax County East									
December 2013	97	4	3	0	0	32	0	0	136
December 2012	145	0	8	0	0	0	0	32	185
Halifax County Southwest									
December 2013	58	0	10	0	0	0	0	1	69
December 2012	72	2	5	0	0	0	0	0	79
Halifax CMA									
December 2013	428	94	159	0	0	104	0	1,920	2,705
December 2012	683	110	138	0	24	438	7	2,227	3,627

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
December 2013	8	6	0	0	0	0	4	183	201
December 2012	9	4	0	0	0	0	0	196	209
Dartmouth City									
December 2013	57	8	12	0	0	0	0	191	268
December 2012	23	0	9	0	0	0	0	8	40
Bedford-Hammonds Plains									
December 2013	10	0	0	0	0	0	0	0	10
December 2012	17	0	6	0	0	0	0	0	23
Sackville									
December 2013	13	0	6	0	0	0	0	0	19
December 2012	7	0	0	0	0	0	0	0	7
Fall River - Beaverbank									
December 2013	7	0	0	0	0	0	0	0	7
December 2012	25	14	0	0	0	0	0	0	39
Halifax County East									
December 2013	34	0	0	0	0	0	1	0	35
December 2012	16	0	0	0	0	0	0	0	16
Halifax County Southwest									
December 2013	15	0	5	0	0	0	0	0	20
December 2012	16	2	5	0	0	0	0	0	23
Halifax CMA									
December 2013	144	14	23	0	0	0	5	374	560
December 2012	113	20	20	0	0	0	0	204	357

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket December 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
December 2013	12	13	8	0	0	0	n/a	n/a	33
December 2012	11	11	3	0	0	0	n/a	n/a	25
Dartmouth City									
December 2013	28	4	12	0	0	0	n/a	n/a	44
December 2012	0	0	0	0	0	0	n/a	n/a	0
Bedford-Hammonds Plains									
December 2013	19	2	2	0	0	0	n/a	n/a	23
December 2012	26	2	6	0	0	0	n/a	n/a	34
Sackville									
December 2013	4	5	9	0	0	0	n/a	n/a	18
December 2012	3	0	6	0	0	0	n/a	n/a	9
Fall River - Beaverbank									
December 2013	13	6	4	0	0	0	n/a	n/a	23
December 2012	15	4	0	0	0	0	n/a	n/a	19
Halifax County East									
December 2013	2	0	0	0	0	0	n/a	n/a	2
December 2012	0	0	0	0	0	0	n/a	n/a	0
Halifax County Southwest									
December 2013	8	0	5	0	0	0	n/a	n/a	13
December 2012	11	0	4	0	0	0	n/a	n/a	15
Halifax CMA									
December 2013	86	30	40	0	0	0	n/a	n/a	156
December 2012	66	17	19	0	0	0	n/a	n/a	102

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket December 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
December 2013	4	1	0	0	0	0	n/a	n/a	5
December 2012	9	7	0	0	0	0	n/a	n/a	16
Dartmouth City									
December 2013	41	7	0	0	0	0	n/a	n/a	48
December 2012	23	0	9	0	0	0	n/a	n/a	32
Bedford-Hammonds Plains									
December 2013	7	1	0	0	0	0	n/a	n/a	8
December 2012	13	0	0	0	0	0	n/a	n/a	13
Sackville									
December 2013	11	0	2	0	0	0	n/a	n/a	13
December 2012	7	0	4	0	2	0	n/a	n/a	13
Fall River - Beaverbank									
December 2013	6	1	0	0	0	0	n/a	n/a	7
December 2012	25	12	0	0	0	0	n/a	n/a	37
Halifax County East									
December 2013	36	0	0	0	0	0	n/a	n/a	36
December 2012	18	0	0	0	0	0	n/a	n/a	18
Halifax County Southwest									
December 2013	14	0	0	0	0	0	n/a	n/a	14
December 2012	16	2	9	0	0	0	n/a	n/a	27
Halifax CMA									
December 2013	119	10	2	0	0	0	n/a	n/a	131
December 2012	111	21	22	0	2	0	n/a	n/a	156

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Halifax CMA 2004 - 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	670	120	163	0	0	72	12	1,402	2,439
% Change	-32.3	-35.5	41.7	-100.0	-100.0	-55.3	71.4	9.9	-11.4
2012	989	186	115	2	18	161	7	1,276	2,754
% Change	10.6	9.4	-21.2	n/a	50.0	2.5	-30.0	-18.5	-6.8
2011	894	170	146	0	12	157	10	1,565	2,954
% Change	-14.0	9.0	-2.7	n/a	n/a	60.2	150.0	66.0	23.6
2010	1,039	156	150	0	0	98	4	943	2,390
% Change	18.9	32.2	19.0	n/a	-100.0	22.5	**	81.7	37.9
2009	874	118	126	0	15	80	1	519	1,733
% Change	-25.7	9.3	-16.6	n/a	36.4	-45.2	-90.0	5.3	-17.3
2008	1,177	108	151	0	11	146	10	493	2,096
% Change	0.7	-34.9	24.8	n/a	-69.4	-51.0	-73.7	-25.4	-15.8
2007	1,169	166	121	0	36	298	38	661	2,489
% Change	10.8	7.8	-6.2	n/a	140.0	12.0	**	-25.0	-0.9
2006	1,055	154	129	0	15	266	11	881	2,511
% Change	-12.9	5.5	-25.4	-100.0	87.5	-40.9	175.0	92.4	2.4
2005	1,211	146	173	1	8	450	4	458	2,451
% Change	-19.4	2.8	8.8	n/a	-60.0	18.1	-42.9	10.4	-6.7
2004	1,503	142	159	0	20	381	7	415	2,627

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Halifax City	7	12	4	12	8	9	0	0	19	33	-42.4
Dartmouth City	2	11	0	0	0	0	0	0	2	11	-81.8
Bedford-Hammonds Plains	2	10	0	0	0	0	0	0	2	10	-80.0
Sackville	2	8	0	0	0	4	0	0	2	12	-83.3
Fall River - Beaverbank	4	17	0	4	0	0	0	0	4	21	-81.0
Halifax County East	7	14	0	0	0	0	0	0	7	14	-50.0
Halifax County Southwest	8	11	0	0	0	0	0	0	8	11	-27.3
Halifax CMA	32	83	4	16	8	13	0	0	44	112	-60.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Halifax City	93	100	26	92	95	53	759	719	973	964	0.9
Dartmouth City	84	147	30	18	9	35	375	598	498	798	-37.6
Bedford-Hammonds Plains	79	155	14	20	29	6	1	88	123	269	-54.3
Sackville	72	127	24	6	12	23	338	0	446	156	185.9
Fall River - Beaverbank	127	214	22	50	9	5	0	0	158	269	-41.3
Halifax County East	115	106	4	0	3	4	0	32	122	142	-14.1
Halifax County Southwest	108	142	0	4	10	10	1	0	119	156	-23.7
Halifax CMA	678	991	120	190	167	136	1,474	1,437	2,439	2,754	-11.4

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Halifax City	8	4	0	5	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	4	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	8	8	0	5	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Halifax City	95	48	0	5	72	0	687	719
Dartmouth City	9	35	0	0	0	161	375	437
Bedford-Hammonds Plains	29	6	0	0	0	0	1	88
Sackville	8	23	4	0	0	0	338	0
Fall River - Beaverbank	9	5	0	0	0	0	0	0
Halifax County East	3	4	0	0	0	0	0	32
Halifax County Southwest	10	10	0	0	0	0	1	0
Halifax CMA	163	131	4	5	72	161	1,402	1,276

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Halifax City	19	24	0	4	0	5	19	33
Dartmouth City	2	11	0	0	0	0	2	11
Bedford-Hammonds Plains	2	10	0	0	0	0	2	10
Sackville	2	12	0	0	0	0	2	12
Fall River - Beaverbank	4	21	0	0	0	0	4	21
Halifax County East	6	14	0	0	1	0	7	14
Halifax County Southwest	8	11	0	0	0	0	8	11
Halifax CMA	43	103	0	4	1	5	44	112

Table 2.5: Starts by Submarket and by Intended Market January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Halifax City	214	234	72	4	687	726	973	964
Dartmouth City	118	184	0	177	380	437	498	798
Bedford-Hammonds Plains	122	181	0	0	1	88	123	269
Sackville	103	156	0	0	343	0	446	156
Fall River - Beaverbank	157	269	0	0	1	0	158	269
Halifax County East	121	110	0	0	1	32	122	142
Halifax County Southwest	118	156	0	0	1	0	119	156
Halifax CMA	953	1,290	72	181	1,414	1,283	2,439	2,754

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type December 2013														
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	% Change
Halifax City	8	9	6	4	4	0	183	196	201	209	-3.8
Dartmouth City	57	23	8	0	12	9	191	8	268	40	**
Bedford-Hammonds Plains	10	17	0	0	0	6	0	0	10	23	-56.5
Sackville	13	7	0	0	6	0	0	0	19	7	171.4
Fall River - Beaverbank	7	25	0	14	0	0	0	0	7	39	-82.1
Halifax County East	35	16	0	0	0	0	0	0	35	16	118.8
Halifax County Southwest	15	16	0	2	5	5	0	0	20	23	-13.0
Halifax CMA	145	113	14	20	27	20	374	204	560	357	56.9

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Halifax City	75	116	62	80	55	29	1,053	868	1,245	1,093	13.9
Dartmouth City	232	112	22	6	61	41	1,065	8	1,380	167	**
Bedford-Hammonds Plains	98	139	16	6	9	6	1	78	124	229	-45.9
Sackville	96	115	14	36	22	56	0	0	132	207	-36.2
Fall River - Beaverbank	141	179	24	36	9	0	0	0	174	215	-19.1
Halifax County East	164	90	0	4	8	4	0	0	172	98	75.5
Halifax County Southwest	123	121	2	6	5	20	0	0	130	147	-11.6
Halifax CMA	929	872	140	174	169	156	2,119	954	3,357	2,156	55.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Halifax City	0	0	4	0	0	0	183	196
Dartmouth City	12	9	0	0	0	0	191	8
Bedford-Hammonds Plains	0	6	0	0	0	0	0	0
Sackville	6	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	5	5	0	0	0	0	0	0
Halifax CMA	23	20	4	0	0	0	374	204

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Halifax City	12	25	43	4	0	0	1,053	868
Dartmouth City	61	41	0	0	438	0	627	8
Bedford-Hammonds Plains	9	6	0	0	0	78	1	0
Sackville	18	56	4	0	0	0	0	0
Fall River - Beaverbank	9	0	0	0	0	0	0	0
Halifax County East	8	4	0	0	0	0	0	0
Halifax County Southwest	5	20	0	0	0	0	0	0
Halifax CMA	122	152	47	4	438	78	1,681	876

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012	Dec 2013	Dec 2012
Halifax City	14	13	0	0	187	196	201	209
Dartmouth City	77	32	0	0	191	8	268	40
Bedford-Hammonds Plains	10	23	0	0	0	0	10	23
Sackville	19	7	0	0	0	0	19	7
Fall River - Beaverbank	7	39	0	0	0	0	7	39
Halifax County East	34	16	0	0	1	0	35	16
Halifax County Southwest	20	23	0	0	0	0	20	23
Halifax CMA	181	153	0	0	379	204	560	357

Table 3.5: Completions by Submarket and by Intended Market January - December 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Halifax City	147	221	0	0	1,098	872	1,245	1,093
Dartmouth City	290	156	458	2	632	9	1,380	167
Bedford-Hammonds Plains	123	151	0	78	1	0	124	229
Sackville	127	196	0	11	5	0	132	207
Fall River - Beaverbank	173	215	0	0	1	0	174	215
Halifax County East	171	98	0	0	1	0	172	98
Halifax County Southwest	130	147	0	0	0	0	130	147
Halifax CMA	1,161	1,184	458	91	1,738	881	3,357	2,156

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range December 2013													
	Price Ranges												
Submarket	< $300,000		$300,000 - $349,999		$350,000 - $399,999		$400,000 - $449,999		$450,000 +		Total	Median Price ($)	Average Price ($)
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
December 2013	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0	4	--	--
December 2012	2	22.2	1	11.1	1	11.1	0	0.0	5	55.6	9	--	--
Year-to-date 2013	23	31.1	11	14.9	8	10.8	5	6.8	27	36.5	74	372,317	482,100
Year-to-date 2012	21	19.4	10	9.3	16	14.8	6	5.6	55	50.9	108	461,500	564,806
Dartmouth City													
December 2013	12	29.3	5	12.2	4	9.8	1	2.4	19	46.3	41	399,900	407,976
December 2012	14	60.9	4	17.4	1	4.3	2	8.7	2	8.7	23	299,900	322,921
Year-to-date 2013	114	57.3	16	8.0	35	17.6	5	2.5	29	14.6	199	299,900	332,334
Year-to-date 2012	55	49.1	16	14.3	30	26.8	4	3.6	7	6.3	112	310,900	331,218
Bedford-Hammonds Plains													
December 2013	1	14.3	0	0.0	1	14.3	0	0.0	5	71.4	7	--	--
December 2012	0	0.0	1	7.7	5	38.5	4	30.8	3	23.1	13	412,550	550,778
Year-to-date 2013	2	1.9	9	8.6	15	14.3	25	23.8	54	51.4	105	451,000	536,810
Year-to-date 2012	4	3.0	11	8.3	23	17.3	27	20.3	68	51.1	133	459,000	538,327
Sackville													
December 2013	2	18.2	0	0.0	0	0.0	4	36.4	5	45.5	11	429,000	508,655
December 2012	1	14.3	0	0.0	3	42.9	3	42.9	0	0.0	7	--	--
Year-to-date 2013	8	8.5	2	2.1	17	18.1	30	31.9	37	39.4	94	439,450	451,816
Year-to-date 2012	10	8.8	10	8.8	38	33.3	17	14.9	39	34.2	114	396,000	410,023
Fall River - Beaverbank													
December 2013	0	0.0	1	16.7	3	50.0	0	0.0	2	33.3	6	--	--
December 2012	3	12.0	9	36.0	5	20.0	6	24.0	2	8.0	25	352,000	379,775
Year-to-date 2013	30	21.1	46	32.4	35	24.6	8	5.6	23	16.2	142	348,445	374,825
Year-to-date 2012	33	19.2	53	30.8	42	24.4	20	11.6	24	14.0	172	350,950	373,317
Halifax County East													
December 2013	18	50.0	4	11.1	10	27.8	1	2.8	3	8.3	36	302,500	287,733
December 2012	14	77.8	0	0.0	1	5.6	2	11.1	1	5.6	18	264,900	280,722
Year-to-date 2013	100	62.1	18	11.2	25	15.5	5	3.1	13	8.1	161	286,000	289,983
Year-to-date 2012	50	53.2	12	12.8	18	19.1	6	6.4	8	8.5	94	299,900	305,731
Halifax County Southwest													
December 2013	0	0.0	2	14.3	4	28.6	1	7.1	7	50.0	14	444,500	542,964
December 2012	4	25.0	2	12.5	4	25.0	2	12.5	4	25.0	16	377,500	406,727
Year-to-date 2013	11	8.7	20	15.9	31	24.6	22	17.5	42	33.3	126	400,000	452,979
Year-to-date 2012	16	14.3	17	15.2	35	31.3	8	7.1	36	32.1	112	381,950	458,333
Halifax CMA													
December 2013	35	29.4	13	10.9	22	18.5	7	5.9	42	35.3	119	369,000	410,616
December 2012	38	34.2	17	15.3	20	18.0	19	17.1	17	15.3	111	352,000	420,613
Year-to-date 2013	288	32.0	122	13.5	166	18.4	100	11.1	225	25.0	901	364,450	396,929
Year-to-date 2012	189	22.4	129	15.3	202	23.9	88	10.4	237	28.0	845	379,900	426,885

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2013						
Submarket	Dec 2013	Dec 2012	% Change	YTD 2013	YTD 2012	% Change
Halifax City	--	--	n/a	482,100	564,806	-14.6
Dartmouth City	407,976	322,921	26.3	332,334	331,218	0.3
Bedford-Hammonds Plains	--	550,778	n/a	536,810	538,327	-0.3
Sackville	508,655	--	n/a	451,816	410,023	10.2
Fall River - Beaverbank	--	379,775	n/a	374,825	373,317	0.4
Halifax County East	287,733	280,722	2.5	289,983	305,731	-5.2
Halifax County Southwest	542,964	406,727	33.5	452,979	458,333	-1.2
Halifax CMA	410,616	420,613	-2.4	396,929	426,885	-7.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	December 2013				December 2012				% Change			
	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price ($)	Average Days on Market	Active Listings	Sales	Average Sale Price	Average Days on Market	Active Listings
Halifax City	57	n/a	124	647	56	n/a	81	437	1.8	n/a	53.1	48.1
Dartmouth City	58	n/a	111	582	45	n/a	87	497	28.9	n/a	27.6	17.1
Bedford-Hammonds Plains	27	n/a	209	535	33	n/a	157	413	-18.2	n/a	33.1	29.5
Sackville	14	n/a	111	230	20	n/a	90	213	-30.0	n/a	23.3	8.0
Halifax County Southwest	16	n/a	86	263	15	n/a	94	273	6.7	n/a	-8.5	-3.7
Halifax County East	13	n/a	113	237	13	n/a	175	246	0.0	n/a	-35.4	-3.7
Outside Halifax-Dartmouth Board	27	n/a	112	492	27	n/a	158	416	0.0	n/a	-29.1	18.3
Fall River-Beaver Bank	13	n/a	166	318	12	n/a	123	270	8.3	n/a	35.0	17.8
Halifax CMA	225	269,797	128	3304	221	269,098	112	2765	1.8	0.3	14.3	19.5

Submarket	Year-to-date 2013				Year-to-date 2012				% Change			
	Sales	Average Sale Price ($)	Average Days on Market		Sales	Average Sale Price ($)	Average Days on Market		Sales	Average Sale Price	Average Days on Market	
Halifax City	1,124	n/a	85		1,442	n/a	79		-22.1	n/a	7.6	
Dartmouth City	1,229	n/a	74		1,546	n/a	70		-20.5	n/a	5.7	
Bedford-Hammonds Plains	593	n/a	116		692	n/a	112		-14.3	n/a	3.6	
Sackville	431	n/a	96		532	n/a	74		-19.0	n/a	29.7	
Halifax County Southwest	438	n/a	97		491	n/a	92		-10.8	n/a	5.4	
Halifax County East	289	n/a	104		325	n/a	109		-11.1	n/a	-4.6	
Outside Halifax-Dartmouth Board	523	n/a	119		553	n/a	109		-5.4	n/a	9.2	
Fall River-Beaver Bank	359	n/a	107		470	n/a	94		-23.6	n/a	13.8	
Halifax CMA	4,986	274,880	94		6,051	270,742	87		-17.6	1.5	8.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators December 2013											
		Interest Rates			NHPI, Total, Halifax CMA 2007=100	CPI, 2002 =100	Halifax Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	112.6	122.4	226	5.5	70.0	803
	February	595	3.20	5.24	113.9	123.0	226	5.8	70.3	804
	March	595	3.20	5.24	113.9	124.0	226	6.0	70.3	804
	April	607	3.20	5.44	114.0	124.8	225	6.2	70.1	810
	May	601	3.20	5.34	114.1	124.2	224	6.4	69.7	818
	June	595	3.20	5.24	114.0	123.5	223	6.8	69.6	823
	July	595	3.10	5.24	114.5	123.3	223	6.7	69.7	823
	August	595	3.10	5.24	115.0	123.8	225	6.4	69.9	822
	September	595	3.10	5.24	114.9	124.5	227	5.7	69.8	823
	October	595	3.10	5.24	114.9	124.4	227	5.5	69.7	821
	November	595	3.10	5.24	115.5	124.3	226	5.8	69.5	816
	December	595	3.00	5.24	115.7	123.7	225	6.3	69.6	809
2013	January	595	3.00	5.24	115.9	124.1	225	6.5	69.7	808
	February	595	3.00	5.24	117.0	125.2	226	6.4	69.7	814
	March	590	3.00	5.14	117.0	125.3	226	6.3	69.8	821
	April	590	3.00	5.14	117.0	125.4	225	6.5	69.5	827
	May	590	3.00	5.14	117.4	125.1	225	6.5	69.5	835
	June	590	3.14	5.14	117.3	125.0	227	6.6	69.9	843
	July	590	3.14	5.14	117.8	125.1	228	6.3	69.9	845
	August	601	3.14	5.34	117.6	125.2	229	6.2	70.1	846
	September	601	3.14	5.34	117.8	126.0	229	6.0	69.8	844
	October	601	3.14	5.34	117.8	125.4	229	6.3	70.2	845
	November	601	3.14	5.34	117.8	125.5	229	6.5	70.3	841
	December	601	3.14	5.34		125.4	229	6.8	70.3	838

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities – starts, rents, vacancy rates and much more.

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

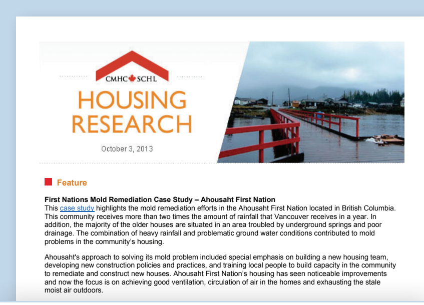
Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!


CMHC SCHL
HOUSING RESEARCH
October 3, 2013

Feature

First Nations Mold Remediation Case Study – Ahousaht First Nation
This case study highlights the mold remediation efforts in the Ahousaht First Nation located in British Columbia. This community receives more than two times the amount of rainfall that Vancouver receives in a year. In addition, the majority of the older houses are situated in an area troubled by underground springs and poor drainage. The combination of heavy rainfall and problematic ground water conditions contributed to mold problems in the community's housing.

Ahousaht's approach to solving its mold problem included special emphasis on building a new housing team, developing new construction policies and practices, and training local people to build capacity in the community to remediate and construct new houses. Ahousaht First Nation's housing has seen noticeable improvements and now the focus is on achieving good ventilation, circulation of air in the homes and exhausting the stale moist air outdoors.

64155_2014_M01