

HOUSING NOW TABLES

Halifax CMA

Date Released: October 2016



Housing market intelligence you can count on

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the **Housing Now** report has become the **Housing Now Tables** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the **Housing Market Insight**. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The **Housing Market Insight** will be released shortly.

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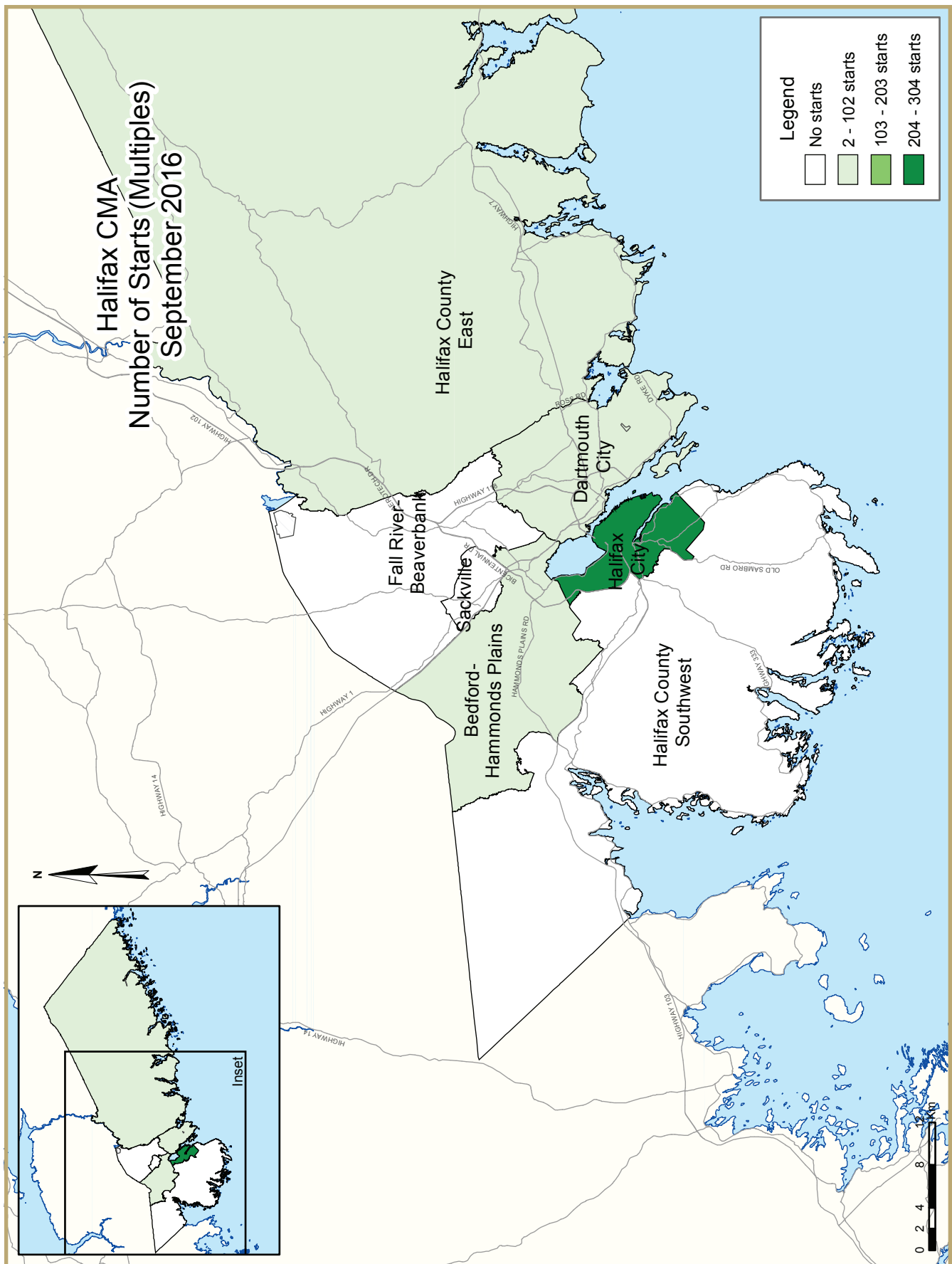
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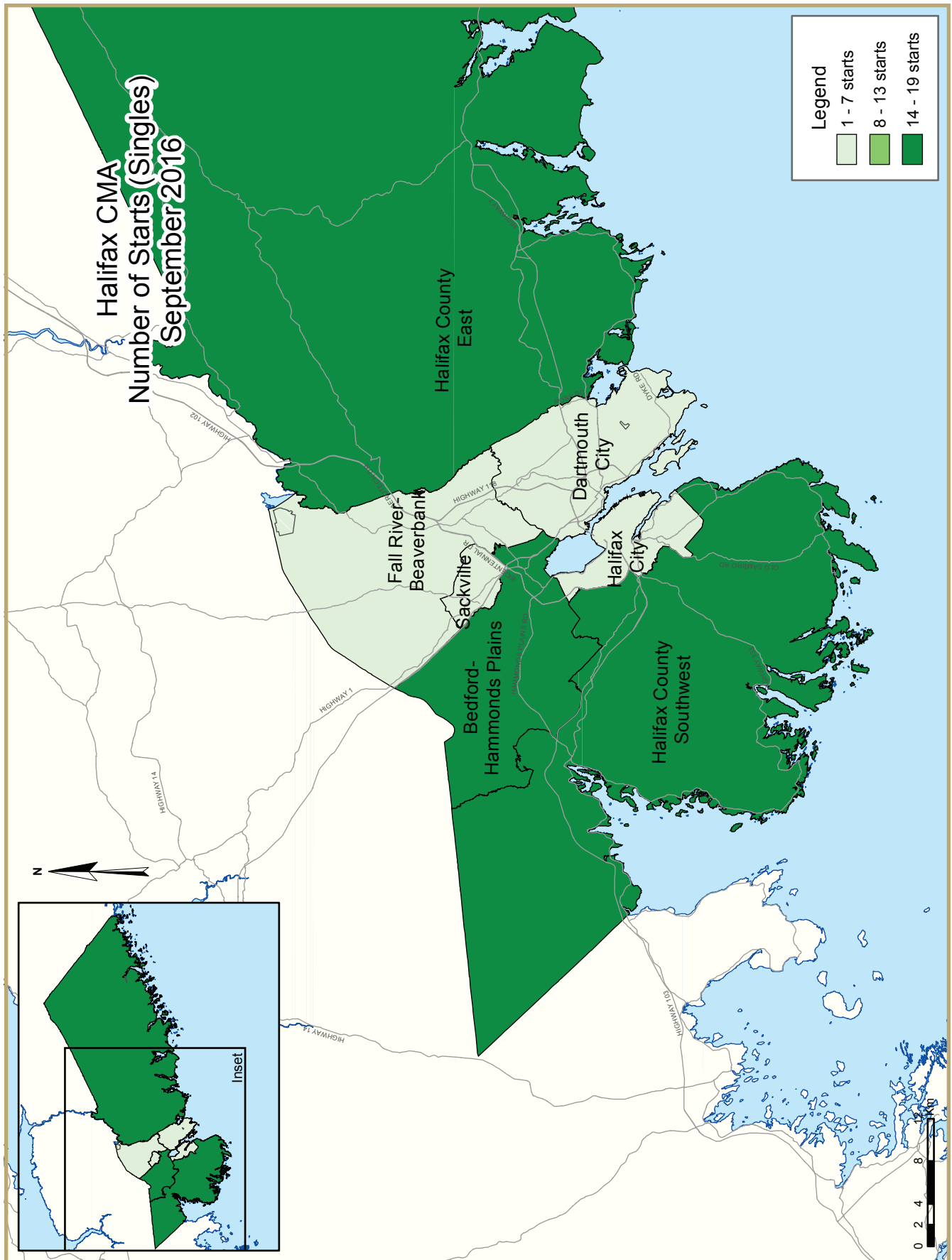
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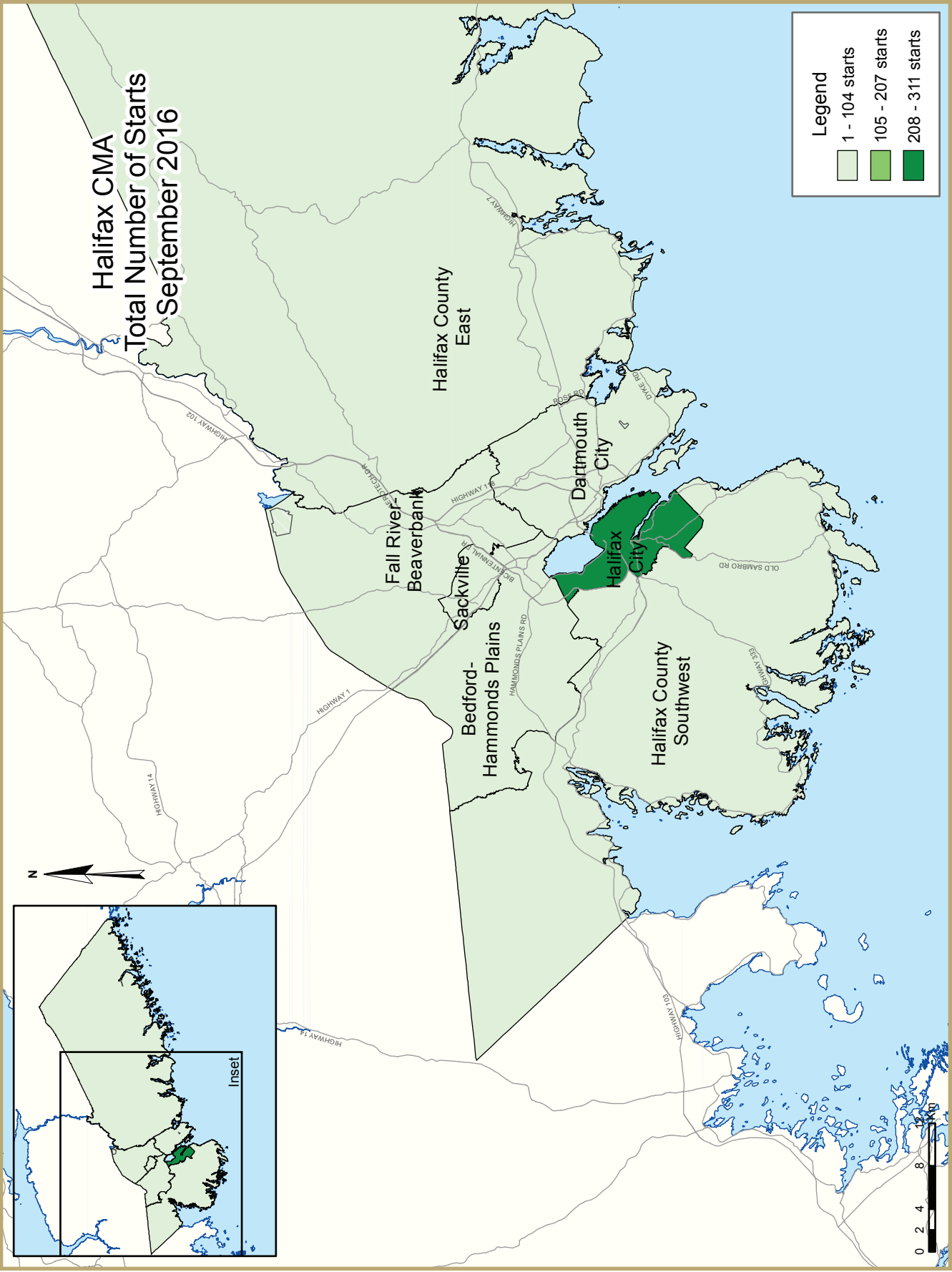
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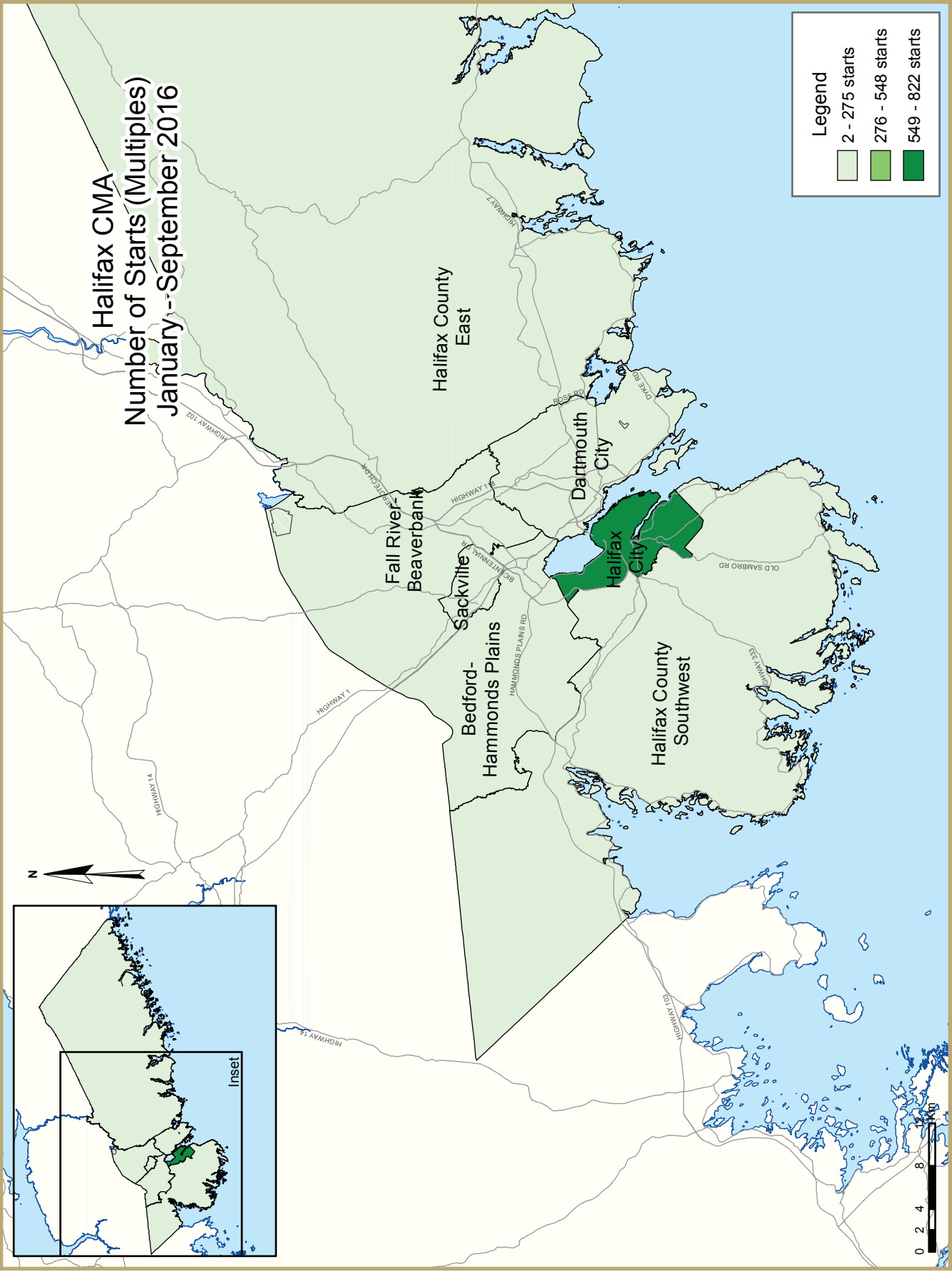
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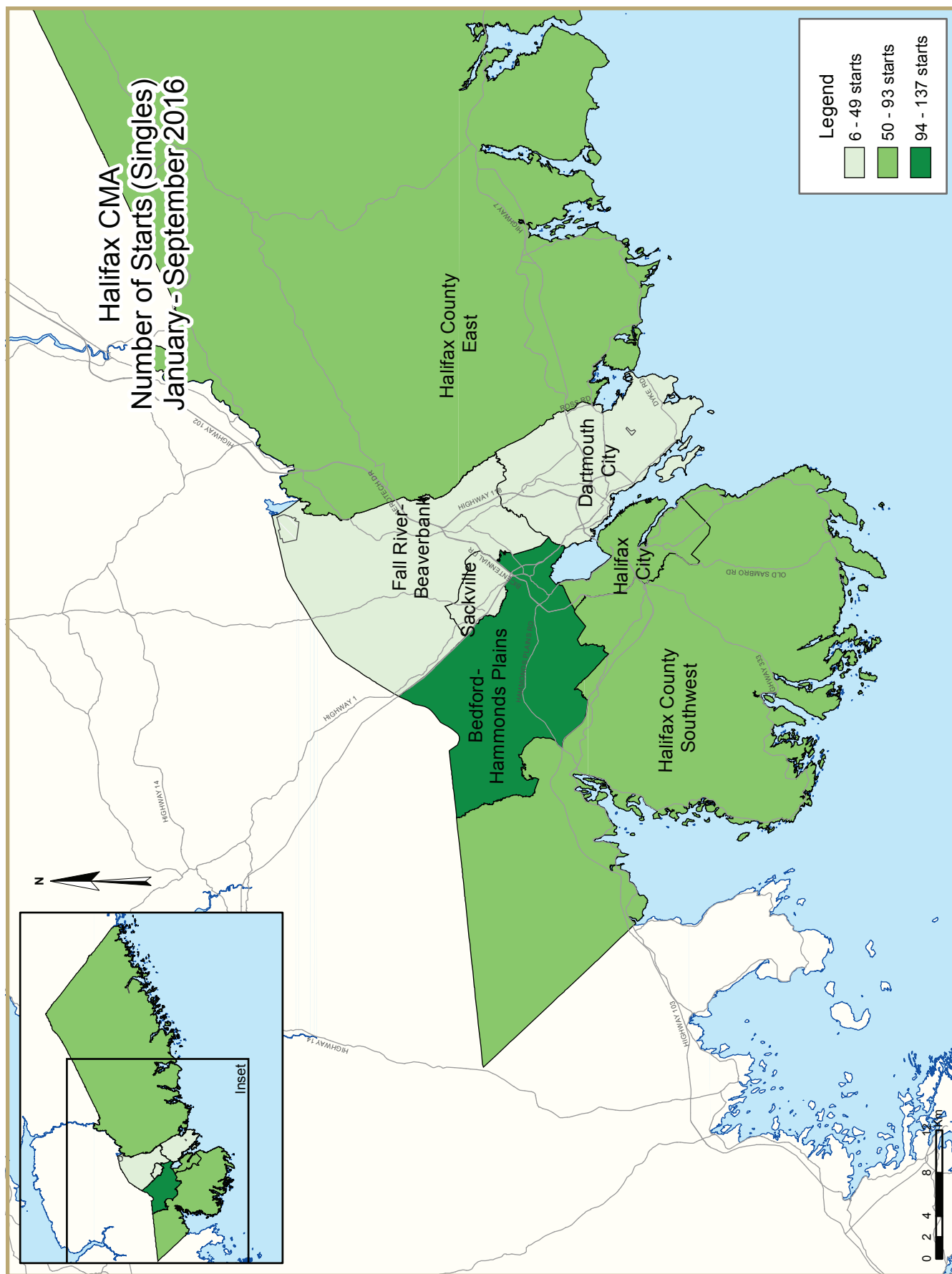
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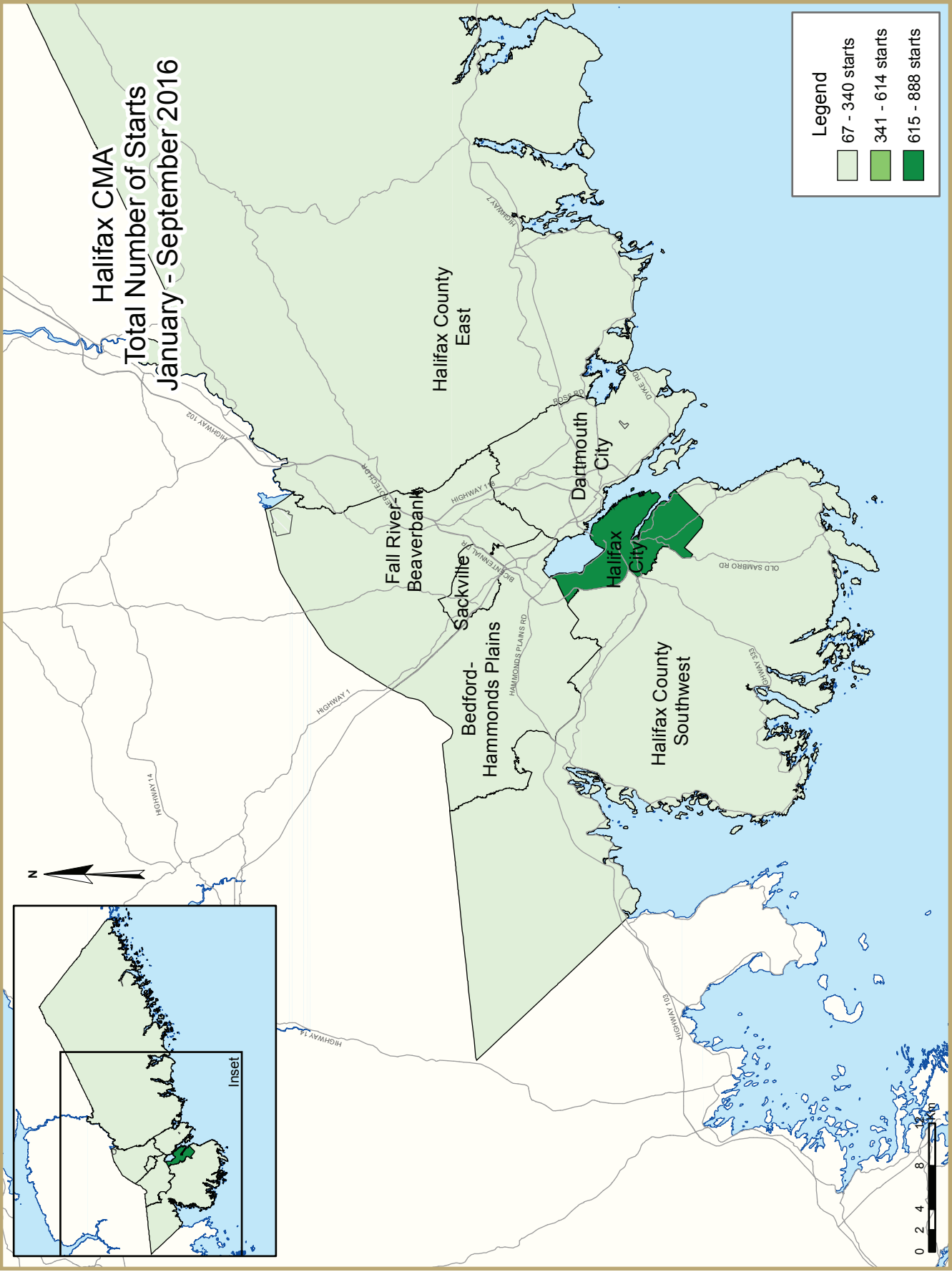












HOUSING NOW REPORT TABLES

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.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
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Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.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
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- 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
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2016		
Halifax CMA ¹	August 2016	September 2016
Trend ²	1,917	2,530
SAAR	1,506	4,394
	September 2015	September 2016
Actual		
September - Single-Detached	91	66
September - Multiples	237	318
September - Total	328	384
January to September - Single-Detached	304	414
January to September - Multiples	1,991	1,258
January to September - Total	2,295	1,672

Source: CMHC

¹ Census Metropolitan Area² 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**September 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2016	57	28	0	0	0	39	9	251	384
September 2015	86	14	14	0	0	0	5	209	328
% Change	-33.7	100.0	-100.0	n/a	n/a	n/a	80.0	20.1	17.1
Year-to-date 2016	376	68	68	1	0	162	72	925	1,672
Year-to-date 2015	287	54	52	3	2	378	38	1,338	2,295
% Change	31.0	25.9	30.8	-66.7	-100.0	-57.1	89.5	-30.9	-27.1
UNDER CONSTRUCTION									
September 2016	391	78	103	1	0	507	52	2,953	4,109
September 2015	318	70	109	1	2	616	20	2,192	3,503
% Change	23.0	11.4	-5.5	0.0	-100.0	-17.7	160.0	34.7	17.3
COMPLETIONS									
September 2016	23	4	6	0	0	0	10	55	98
September 2015	53	2	5	2	0	0	7	297	366
% Change	-56.6	100.0	20.0	-100.0	n/a	n/a	42.9	-81.5	-73.2
Year-to-date 2016	285	54	68	0	0	56	58	563	1,084
Year-to-date 2015	306	36	83	2	0	0	54	914	1,395
% Change	-6.9	50.0	-18.1	-100.0	n/a	n/a	7.4	-38.4	-22.3
COMPLETED & NOT ABSORBED									
September 2016	62	6	27	0	0	51	n/a	n/a	146
September 2015	73	14	33	1	3	2	n/a	n/a	126
% Change	-15.1	-57.1	-18.2	-100.0	-100.0	**	n/a	n/a	15.9
ABSORBED									
September 2016	27	3	10	0	0	0	n/a	n/a	40
September 2015	52	3	6	1	0	3	n/a	n/a	65
% Change	-48.1	0.0	66.7	-100.0	n/a	-100.0	n/a	n/a	-38.5
Year-to-date 2016	301	58	67	1	3	58	n/a	n/a	488
Year-to-date 2015	315	43	72	1	0	49	n/a	n/a	480
% Change	-4.4	34.9	-6.9	0.0	n/a	18.4	n/a	n/a	1.7

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	7	14	0	0	0	39	0	251	311
September 2015	5	6	14	0	0	0	0	106	131
Dartmouth City									
September 2016	2	10	0	0	0	0	0	0	12
September 2015	7	2	0	0	0	0	0	33	42
Bedford-Hammonds Plains									
September 2016	10	2	0	0	0	0	7	0	19
September 2015	8	4	0	0	0	0	2	0	14
Sackville									
September 2016	1	0	0	0	0	0	0	0	1
September 2015	4	0	0	0	0	0	1	68	73
Fall River - Beaverbank									
September 2016	3	0	0	0	0	0	1	0	4
September 2015	8	0	0	0	0	0	1	1	10
Halifax County East									
September 2016	19	2	0	0	0	0	0	0	21
September 2015	30	2	0	0	0	0	0	1	33
Halifax County Southwest									
September 2016	15	0	0	0	0	0	1	0	16
September 2015	24	0	0	0	0	0	1	0	25
Halifax CMA									
September 2016	57	28	0	0	0	39	9	251	384
September 2015	86	14	14	0	0	0	5	209	328

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	75	34	24	0	0	436	15	2,042	2,626
September 2015	39	26	48	0	0	506	0	1,554	2,173
Dartmouth City									
September 2016	38	14	26	0	0	71	0	282	443
September 2015	34	12	6	0	0	110	2	225	430
Bedford-Hammonds Plains									
September 2016	118	6	32	0	0	0	13	430	599
September 2015	38	8	10	0	0	0	2	146	271
Sackville									
September 2016	6	4	10	0	0	0	2	199	221
September 2015	32	0	29	0	0	0	0	184	300
Fall River - Beaverbank									
September 2016	35	14	0	0	0	0	22	0	71
September 2015	47	14	0	0	0	0	16	2	79
Halifax County East									
September 2016	50	4	6	0	0	0	0	0	72
September 2015	62	8	0	1	2	0	0	1	86
Halifax County Southwest									
September 2016	69	2	5	1	0	0	0	0	77
September 2015	66	2	16	0	0	0	0	80	164
Halifax CMA									
September 2016	391	78	103	1	0	507	52	2,953	4,109
September 2015	318	70	109	1	2	616	20	2,192	3,503

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	3	4	6	0	0	0	0	0	13
September 2015	4	0	0	0	0	0	0	0	4
Dartmouth City									
September 2016	2	0	0	0	0	0	0	0	2
September 2015	2	0	0	0	0	0	0	233	235
Bedford-Hammonds Plains									
September 2016	2	0	0	0	0	0	8	55	65
September 2015	7	0	0	0	0	0	0	0	7
Sackville									
September 2016	4	0	0	0	0	0	0	0	4
September 2015	17	0	5	0	0	0	1	0	23
Fall River - Beaverbank									
September 2016	3	0	0	0	0	0	1	0	4
September 2015	5	2	0	0	0	0	5	64	76
Halifax County East									
September 2016	5	0	0	0	0	0	0	0	5
September 2015	11	0	0	2	0	0	0	0	13
Halifax County Southwest									
September 2016	4	0	0	0	0	0	1	0	5
September 2015	7	0	0	0	0	0	1	0	8
Halifax CMA									
September 2016	23	4	6	0	0	0	10	55	98
September 2015	53	2	5	2	0	0	7	297	366

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	12	4	10	0	0	49	n/a	n/a	75
September 2015	15	6	15	0	0	0	n/a	n/a	36
Dartmouth City									
September 2016	6	0	6	0	0	0	n/a	n/a	12
September 2015	9	0	3	0	0	0	n/a	n/a	12
Bedford-Hammonds Plains									
September 2016	9	0	4	0	0	0	n/a	n/a	13
September 2015	13	1	6	0	0	0	n/a	n/a	20
Sackville									
September 2016	3	0	3	0	0	2	n/a	n/a	8
September 2015	9	3	8	0	0	2	n/a	n/a	22
Fall River - Beaverbank									
September 2016	14	2	0	0	0	0	n/a	n/a	16
September 2015	12	4	1	0	0	0	n/a	n/a	17
Halifax County East									
September 2016	9	0	0	0	0	0	n/a	n/a	9
September 2015	10	0	0	1	0	0	n/a	n/a	11
Halifax County Southwest									
September 2016	9	0	4	0	0	0	n/a	n/a	13
September 2015	5	0	0	0	3	0	n/a	n/a	8
Halifax CMA									
September 2016	62	6	27	0	0	51	n/a	n/a	146
September 2015	73	14	33	1	3	2	n/a	n/a	126

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

Table 1.2: Housing Activity Summary by Submarket
September 2016

	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									
September 2016	5	3	3	0	0	0	n/a	n/a	11
September 2015	3	0	1	0	0	0	n/a	n/a	4
Dartmouth City									
September 2016	2	0	2	0	0	0	n/a	n/a	4
September 2015	4	0	2	0	0	0	n/a	n/a	6
Bedford-Hammonds Plains									
September 2016	4	0	5	0	0	0	n/a	n/a	9
September 2015	5	0	0	0	0	0	n/a	n/a	5
Sackville									
September 2016	2	0	0	0	0	0	n/a	n/a	2
September 2015	15	0	2	0	0	3	n/a	n/a	20
Fall River - Beaverbank									
September 2016	3	0	0	0	0	0	n/a	n/a	3
September 2015	7	3	1	0	0	0	n/a	n/a	11
Halifax County East									
September 2016	5	0	0	0	0	0	n/a	n/a	5
September 2015	11	0	0	1	0	0	n/a	n/a	12
Halifax County Southwest									
September 2016	6	0	0	0	0	0	n/a	n/a	6
September 2015	7	0	0	0	0	0	n/a	n/a	7
Halifax CMA									
September 2016	27	3	10	0	0	0	n/a	n/a	40
September 2015	52	3	6	1	0	3	n/a	n/a	65

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

Table 1.3: History of Housing Starts of Halifax CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	394	70	68	3	2	378	57	1,484	2,599
% Change	-18.8	0.0	-31.3	n/a	n/a	127.7	67.6	73.8	47.9
2014	485	70	99	0	0	166	34	854	1,757
% Change	-27.6	-41.7	-39.3	n/a	n/a	130.6	183.3	-39.1	-28.0
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Halifax City	7	5	14	6	0	14	290	106	311	131	137.4
Dartmouth City	2	7	10	2	0	0	0	33	12	42	-71.4
Bedford-Hammonds Plains	17	10	2	4	0	0	0	0	19	14	35.7
Sackville	1	5	0	0	0	0	0	68	1	73	-98.6
Fall River - Beaverbank	4	9	0	0	0	0	0	1	4	10	-60.0
Halifax County East	19	30	2	2	0	0	0	1	21	33	-36.4
Halifax County Southwest	16	25	0	0	0	0	0	0	16	25	-36.0
Halifax CMA	66	91	28	14	0	14	290	209	384	328	17.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	66	28	32	20	23	24	767	1,225	888	1,297	-31.5
Dartmouth City	30	21	12	6	26	6	60	234	128	267	-52.1
Bedford-Hammonds Plains	137	32	6	8	24	0	132	208	299	248	20.6
Sackville	6	41	2	0	4	22	127	189	139	252	-44.8
Fall River - Beaverbank	38	51	10	10	20	24	1	2	69	87	-20.7
Halifax County East	57	60	4	10	6	0	0	1	67	71	-5.6
Halifax County Southwest	80	71	2	2	0	0	0	0	82	73	12.3
Halifax CMA	414	304	68	56	103	76	1,087	1,859	1,672	2,295	-27.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Halifax City	0	14	0	0	39	0	251	106
Dartmouth City	0	0	0	0	0	0	0	33
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	68
Fall River - Beaverbank	0	0	0	0	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	14	0	0	39	0	251	209

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	12	24	11	0	162	378	605	847
Dartmouth City	26	6	0	0	0	0	60	213
Bedford-Hammonds Plains	20	0	4	0	0	0	132	141
Sackville	4	22	0	0	0	0	127	134
Fall River - Beaverbank	0	0	20	24	0	0	1	2
Halifax County East	6	0	0	0	0	0	0	1
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	68	52	35	24	162	378	925	1,338

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Halifax City	21	25	39	0	251	106	311	131
Dartmouth City	12	9	0	0	0	33	12	42
Bedford-Hammonds Plains	12	12	0	0	7	2	19	14
Sackville	1	4	0	0	0	69	1	73
Fall River - Beaverbank	3	8	0	0	1	2	4	10
Halifax County East	21	32	0	0	0	1	21	33
Halifax County Southwest	15	24	0	0	1	1	16	25
Halifax CMA	85	114	39	0	260	214	384	328

Table 2.5: Starts by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	108	71	162	378	618	848	888	1,297
Dartmouth City	65	29	0	0	63	217	128	267
Bedford-Hammonds Plains	142	38	0	0	157	143	299	248
Sackville	10	62	0	0	129	135	139	252
Fall River - Beaverbank	44	59	0	0	25	28	69	87
Halifax County East	65	64	0	5	2	2	67	71
Halifax County Southwest	78	70	1	0	3	3	82	73
Halifax CMA	512	393	163	383	997	1,376	1,672	2,295

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	% Change
Halifax City	3	4	4	0	6	0	0	0	13	4	**
Dartmouth City	2	2	0	0	0	0	0	233	2	235	-99.1
Bedford-Hammonds Plains	7	7	0	0	3	0	55	0	65	7	**
Sackville	4	18	0	0	0	5	0	0	4	23	-82.6
Fall River - Beaverbank	4	6	0	2	0	4	0	64	4	76	-94.7
Halifax County East	5	13	0	0	0	0	0	0	5	13	-61.5
Halifax County Southwest	5	8	0	0	0	0	0	0	5	8	-37.5
Halifax CMA	30	58	4	2	9	9	55	297	98	366	-73.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Halifax City	31	29	18	14	29	61	312	370	390	474	-17.7
Dartmouth City	27	23	10	2	6	4	51	233	94	262	-64.1
Bedford-Hammonds Plains	66	26	6	6	13	24	171	70	256	126	103.2
Sackville	15	46	0	0	23	5	0	175	38	226	-83.2
Fall River - Beaverbank	45	47	10	12	21	29	4	65	80	153	-47.7
Halifax County East	64	74	6	0	0	0	1	0	71	74	-4.1
Halifax County Southwest	71	73	4	2	0	4	80	1	155	80	93.8
Halifax CMA	319	318	54	36	92	127	619	914	1,084	1,395	-22.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Halifax City	6	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	233
Bedford-Hammonds Plains	0	0	3	0	0	0	55	0
Sackville	0	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	4	0	0	0	64
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	5	3	4	0	0	55	297

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	29	45	0	16	56	0	256	370
Dartmouth City	6	4	0	0	0	0	51	233
Bedford-Hammonds Plains	10	16	3	8	0	0	171	70
Sackville	23	5	0	0	0	0	0	175
Fall River - Beaverbank	0	9	21	20	0	0	4	65
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	4	0	0	0	0	80	1
Halifax CMA	68	83	24	44	56	0	563	914

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015	Sept 2016	Sept 2015
Halifax City	13	4	0	0	0	0	13	4
Dartmouth City	2	2	0	0	0	233	2	235
Bedford-Hammonds Plains	2	7	0	0	63	0	65	7
Sackville	4	22	0	0	0	1	4	23
Fall River - Beaverbank	3	7	0	0	1	69	4	76
Halifax County East	5	11	0	2	0	0	5	13
Halifax County Southwest	4	7	0	0	1	1	5	8
Halifax CMA	33	60	0	2	65	304	98	366

Table 3.5: Completions by Submarket and by Intended Market
January - September 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	76	87	56	0	258	387	390	474
Dartmouth City	38	27	0	0	56	235	94	262
Bedford-Hammonds Plains	64	48	0	0	192	78	256	126
Sackville	37	50	0	0	1	176	38	226
Fall River - Beaverbank	53	66	0	0	27	87	80	153
Halifax County East	68	71	0	2	3	1	71	74
Halifax County Southwest	71	76	0	0	84	4	155	80
Halifax CMA	407	425	56	2	621	968	1,084	1,395

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2016

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$549,999		\$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
September 2016	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	-	-
September 2015	1	33.3	0	0.0	0	0.0	0	0.0	2	66.7	3	-	-
Year-to-date 2016	1	3.2	7	22.6	5	16.1	8	25.8	10	32.3	31	-	-
Year-to-date 2015	6	20.7	5	17.2	2	6.9	7	24.1	9	31.0	29	-	-
Dartmouth City													
September 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
September 2015	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	5	20.0	8	32.0	5	20.0	2	8.0	5	20.0	25	-	-
Year-to-date 2015	8	32.0	2	8.0	5	20.0	6	24.0	4	16.0	25	-	-
Bedford-Hammonds Plains													
September 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
September 2015	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	-	-
Year-to-date 2016	0	0.0	7	12.5	13	23.2	21	37.5	15	26.8	56	-	506,374
Year-to-date 2015	1	3.7	5	18.5	5	18.5	9	33.3	7	25.9	27	-	-
Sackville													
September 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
September 2015	0	0.0	3	21.4	0	0.0	6	42.9	5	35.7	14	-	-
Year-to-date 2016	0	0.0	8	40.0	0	0.0	10	50.0	2	10.0	20	-	502,950
Year-to-date 2015	2	4.9	15	36.6	5	12.2	14	34.1	5	12.2	41	-	-
Fall River - Beaverbank													
September 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
September 2015	2	28.6	3	42.9	1	14.3	0	0.0	1	14.3	7	-	-
Year-to-date 2016	4	9.5	16	38.1	6	14.3	7	16.7	9	21.4	42	-	425,400
Year-to-date 2015	9	16.1	17	30.4	9	16.1	11	19.6	10	17.9	56	-	441,827
Halifax County East													
September 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
September 2015	8	66.7	3	25.0	0	0.0	0	0.0	1	8.3	12	-	-
Year-to-date 2016	30	47.6	17	27.0	5	7.9	6	9.5	5	7.9	63	-	276,289
Year-to-date 2015	39	57.4	18	26.5	2	2.9	7	10.3	2	2.9	68	-	288,613
Halifax County Southwest													
September 2016	1	16.7	0	0.0	1	16.7	1	16.7	3	50.0	6	-	-
September 2015	0	0.0	2	28.6	2	28.6	2	28.6	1	14.3	7	-	-
Year-to-date 2016	10	15.4	20	30.8	10	15.4	10	15.4	15	23.1	65	-	455,432
Year-to-date 2015	7	10.1	22	31.9	11	15.9	14	20.3	15	21.7	69	-	442,750
Halifax CMA													
September 2016	7	25.9	5	18.5	4	14.8	3	11.1	8	29.6	27	430,000	445,580
September 2015	11	21.2	13	25.0	4	7.7	11	21.2	13	25.0	52	-	-
Year-to-date 2016	50	16.6	83	27.5	44	14.6	64	21.2	61	20.2	302	430,000	468,194
Year-to-date 2015	72	22.9	84	26.7	39	12.4	68	21.6	52	16.5	315	400,000	460,069

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2016

Submarket	Sept 2016	Sept 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	506,374	-	n/a
Sackville	-	-	n/a	502,950	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	441,827	-3.7
Halifax County East	-	-	n/a	276,289	288,613	-4.3
Halifax County Southwest	-	-	n/a	455,432	442,750	2.9
Halifax CMA	445,580	-	n/a	468,194	460,069	1.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	September 2016				September 2015				% 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	95	400,824	84	844	118	399,218	90	936	-19.5	0.4	-6.7	-9.8
Dartmouth City	99	243,885	77	713	89	220,134	75	742	11.2	10.8	2.7	-3.9
Bedford-Hammonds Plains	69	410,621	103	520	54	365,085	126	655	27.8	12.5	-18.3	-20.6
Sackville	32	175,772	76	247	32	194,733	94	299	0.0	-9.7	-19.1	-17.4
Halifax County Southwest	50	307,280	131	390	42	296,288	82	474	19.0	3.7	59.8	-17.7
Halifax County East	24	207,298	112	322	34	216,688	124	372	-29.4	-4.3	-9.7	-13.4
Outside Halifax-Dartmouth Board	29	190,666	114	276	49	176,114	101	320	-40.8	8.3	12.9	-13.8
Fall River-Beaver Bank	32	297,459	148	309	18	239,406	65	445	77.8	24.2	127.7	-30.6
Halifax CMA	430	305,971	97	3621	436	287,606	94	4243	-1.4	6.4	3.2	-14.7

Submarket	Year-to-date 2016				Year-to-date 2015				% Change			
	Sales	Average Sale Price (\$)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price (\$)	Average Days on Market	Sales to New Listings Ratio	Sales	Average Sale Price	Average Days on Market	
Halifax City	1,040	345,734	96		917	356,044	94		13.4	-2.9	2.1	
Dartmouth City	1,004	242,281	77		977	241,466	79		2.8	0.3	-2.5	
Bedford-Hammonds Plains	594	378,276	113		458	364,220	133		29.7	3.9	-15.0	
Sackville	319	198,091	95		276	215,057	98		15.6	-7.9	-3.1	
Halifax County Southwest	360	278,375	100		295	272,429	103		22.0	2.2	-2.9	
Halifax County East	236	205,333	105		217	206,707	124		8.8	-0.7	-15.3	
Outside Halifax-Dartmouth Board	253	205,478	103		232	194,121	122		9.1	5.9	-15.6	
Fall River-Beaver Bank	300	296,180	94		270	286,805	98		11.1	3.3	-4.1	
Halifax CMA	4,106	287,436	95	34%	3,642	284,641	102	35%	12.7	1.0	-6.9	

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

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
September 2016

		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						
2015	January	570	3.14	4.79	118.0	125.8	227	6.1	70.0	864
	February	567	2.89	4.74	118.5	126.9	226	6.3	69.7	870
	March	567	2.89	4.74	118.6	128.4	225	6.5	69.2	864
	April	561	2.89	4.64	118.6	128.3	222	6.8	68.7	866
	May	561	2.89	4.64	118.7	128.9	221	7.0	68.4	867
	June	561	2.89	4.64	118.9	128.9	221	6.6	68.1	881
	July	561	2.89	4.64	118.8	128.9	223	6.2	68.2	886
	August	561	2.89	4.64	118.8	128.8	225	5.8	68.2	879
	September	561	2.89	4.64	118.8	128.4	226	5.9	68.8	869
	October	561	2.89	4.64	118.9	128.8	226	5.9	68.6	860
	November	561	3.14	4.64	118.4	128.1	224	6.1	68.2	860
	December	561	3.14	4.64	118.6	127.7	223	6.2	67.9	865
2016	January	561	3.14	4.64	118.6	128.2	223	6.5	68.0	876
	February	561	3.14	4.64	118.6	128.4	223	6.8	68.1	888
	March	561	3.14	4.64	118.6	129.0	223	7.2	68.4	899
	April	561	3.14	4.64	118.6	129.9	225	7.0	68.6	891
	May	561	3.14	4.64	118.7	130.5	227	6.4	68.7	884
	June	561	3.14	4.64	118.7	130.6	228	5.6	68.5	881
	July	567	3.14	4.74	119.1	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	119.1	130.1	228	5.6	68.3	892
	September	561	3.14	4.64		130.6	227	5.8	68.0	891
	October									
	November									
	December									

"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.

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