

HOUSING NOW TABLES

Halifax CMA

Date Released: March 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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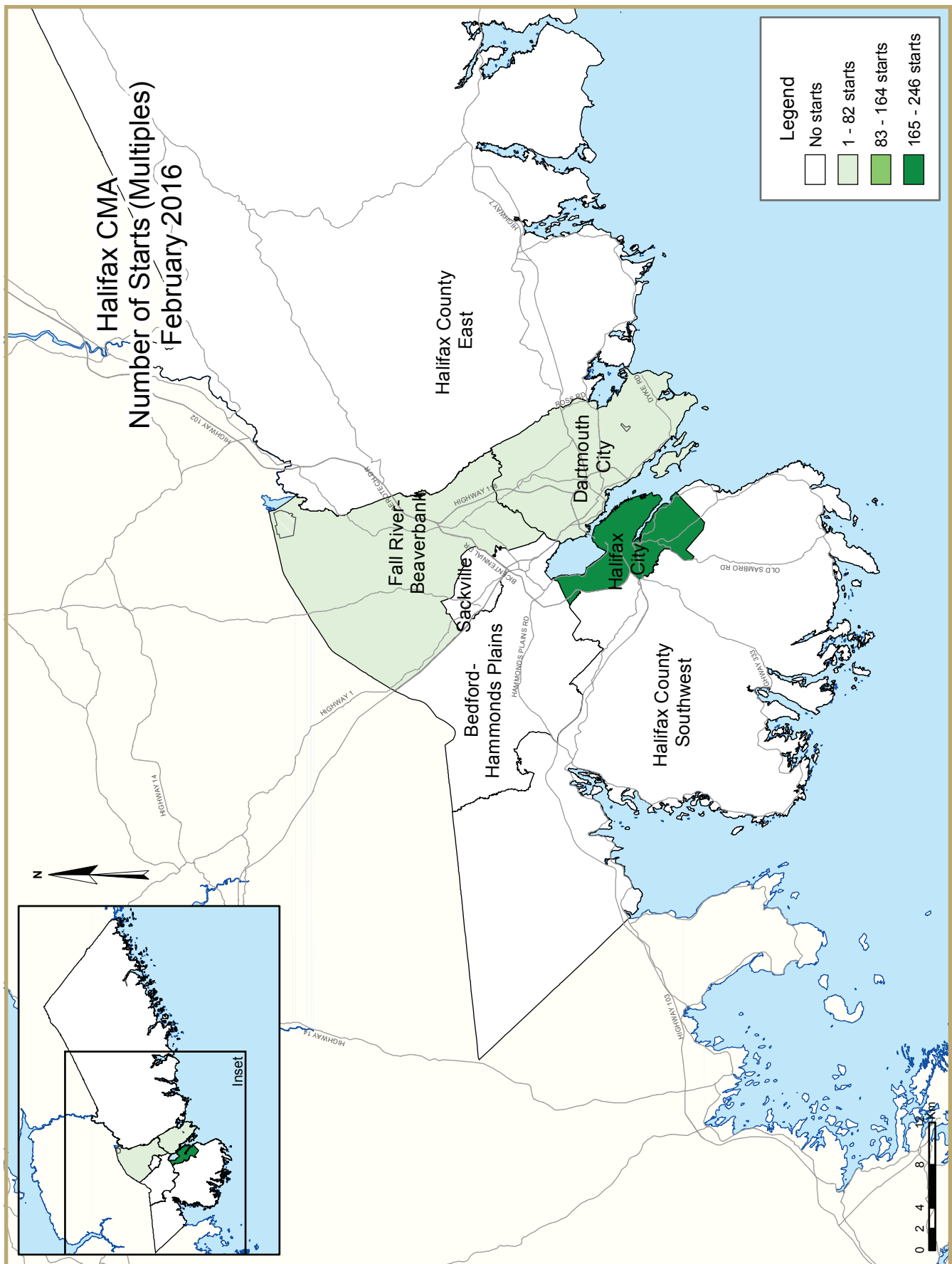
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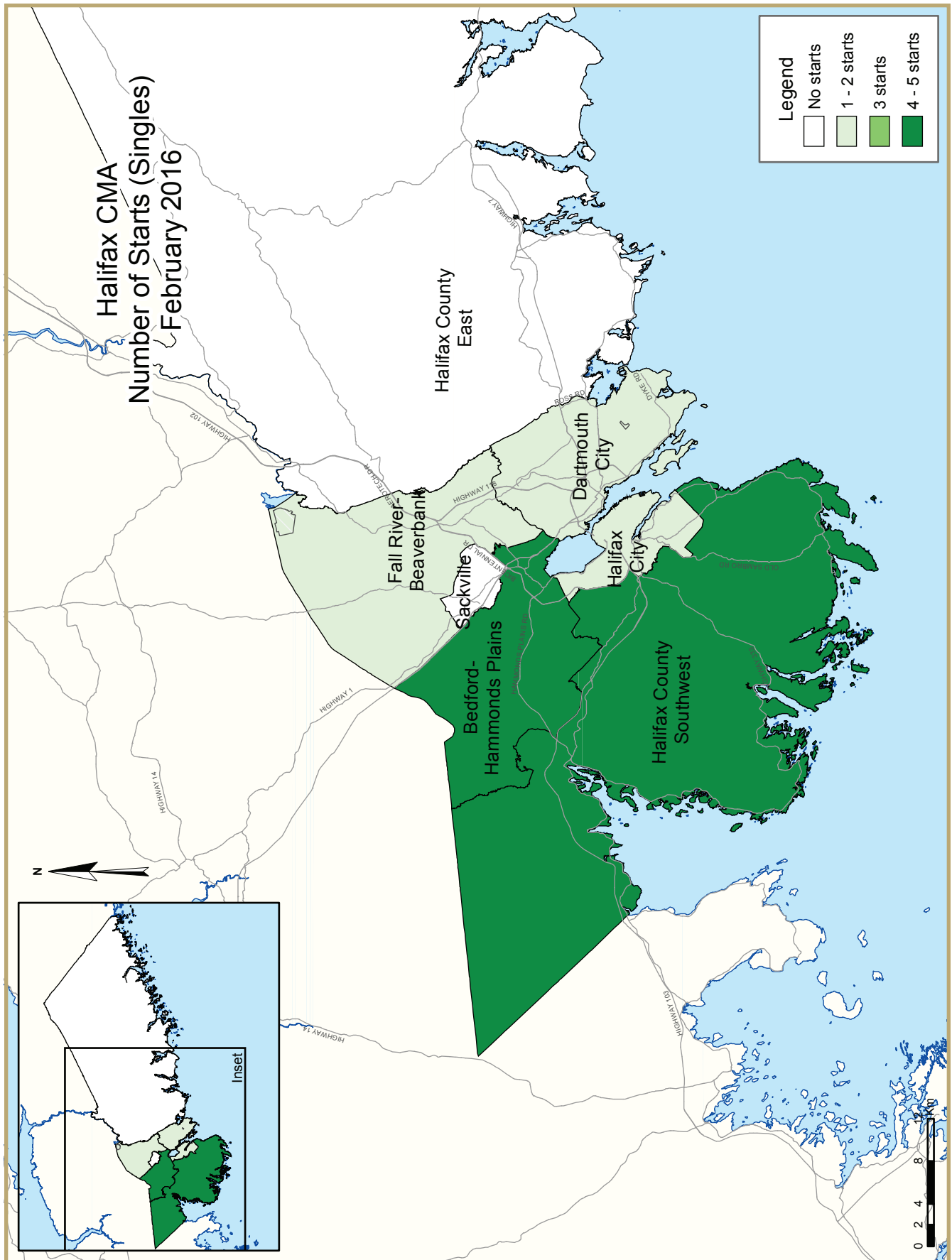
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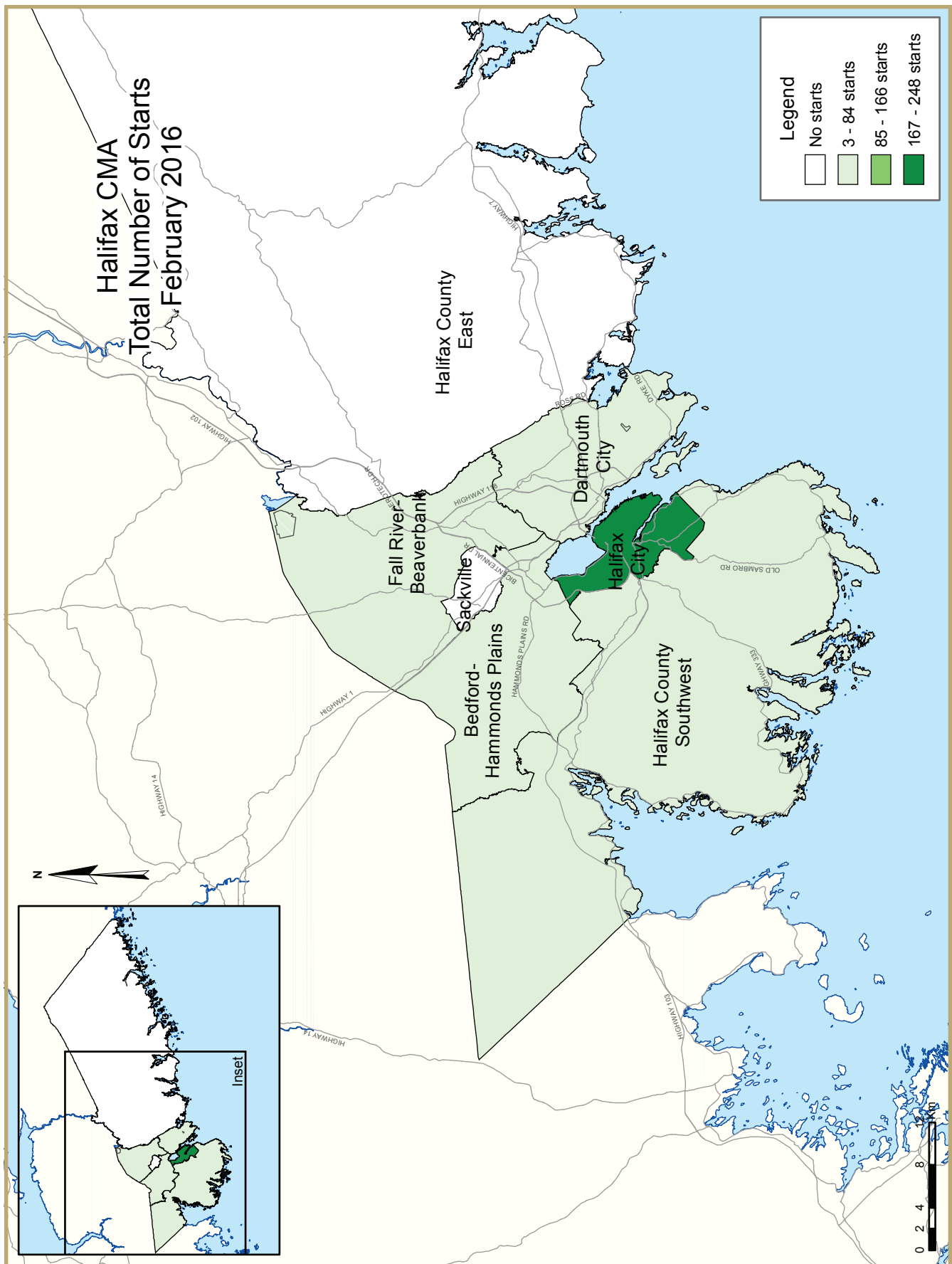
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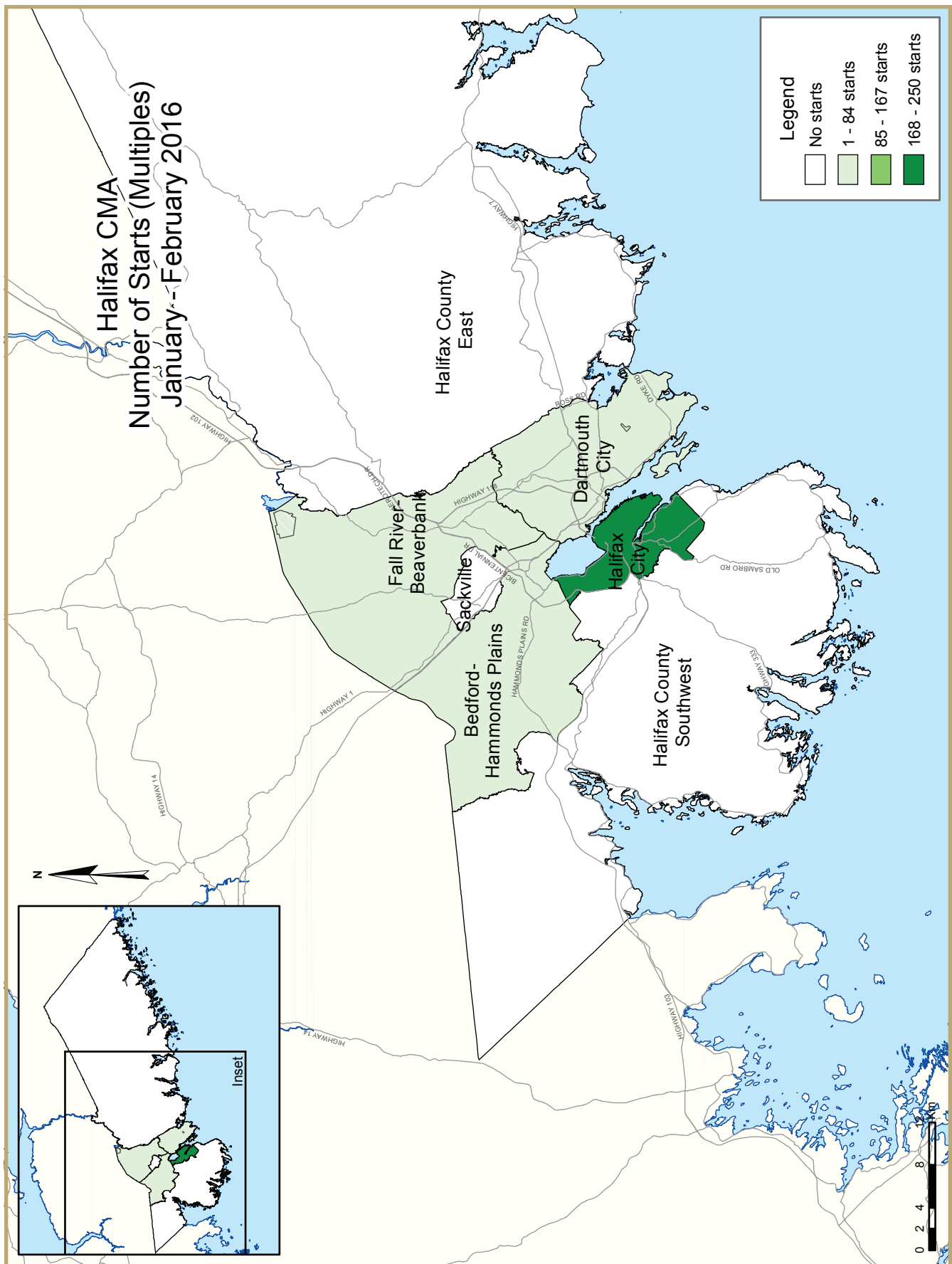
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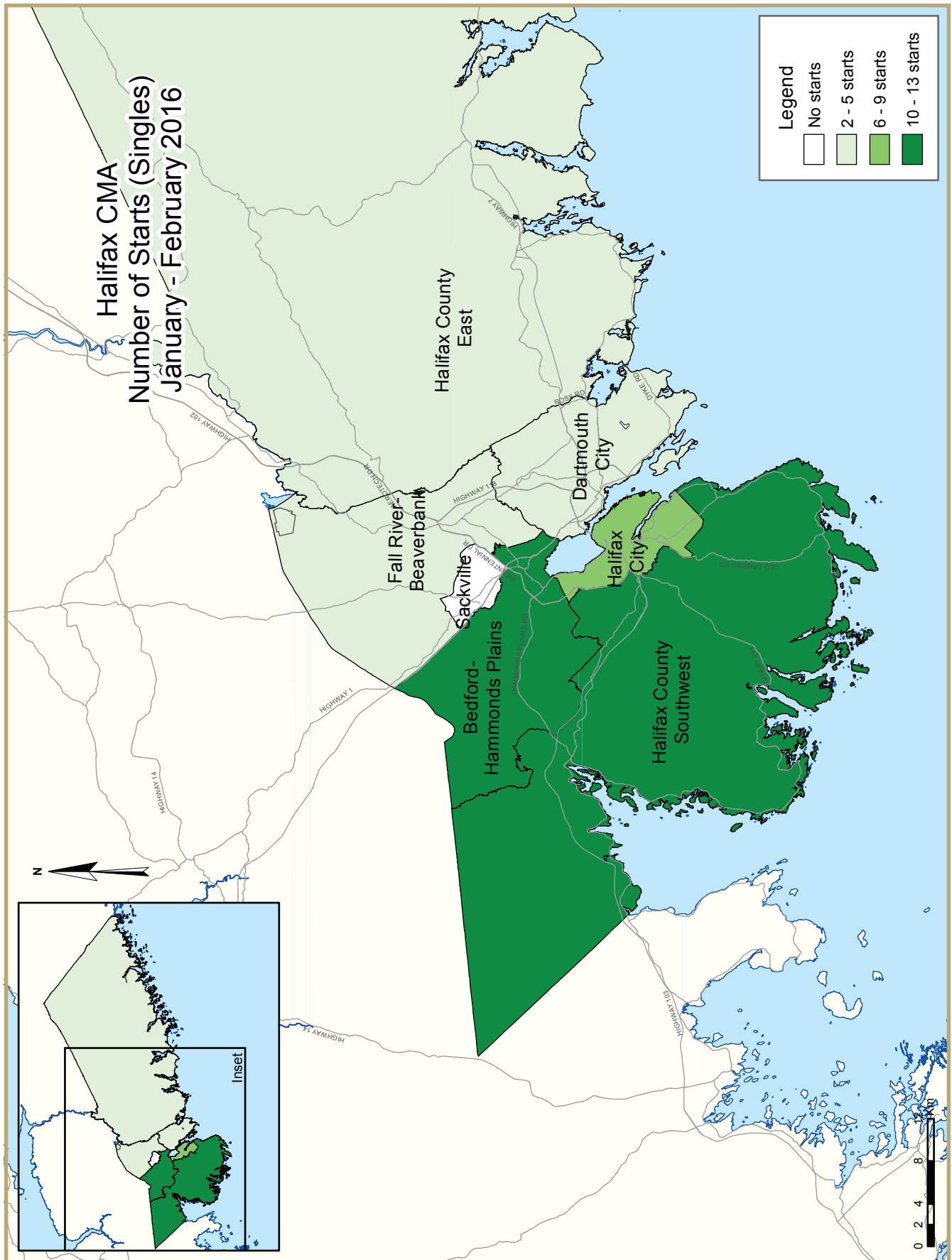
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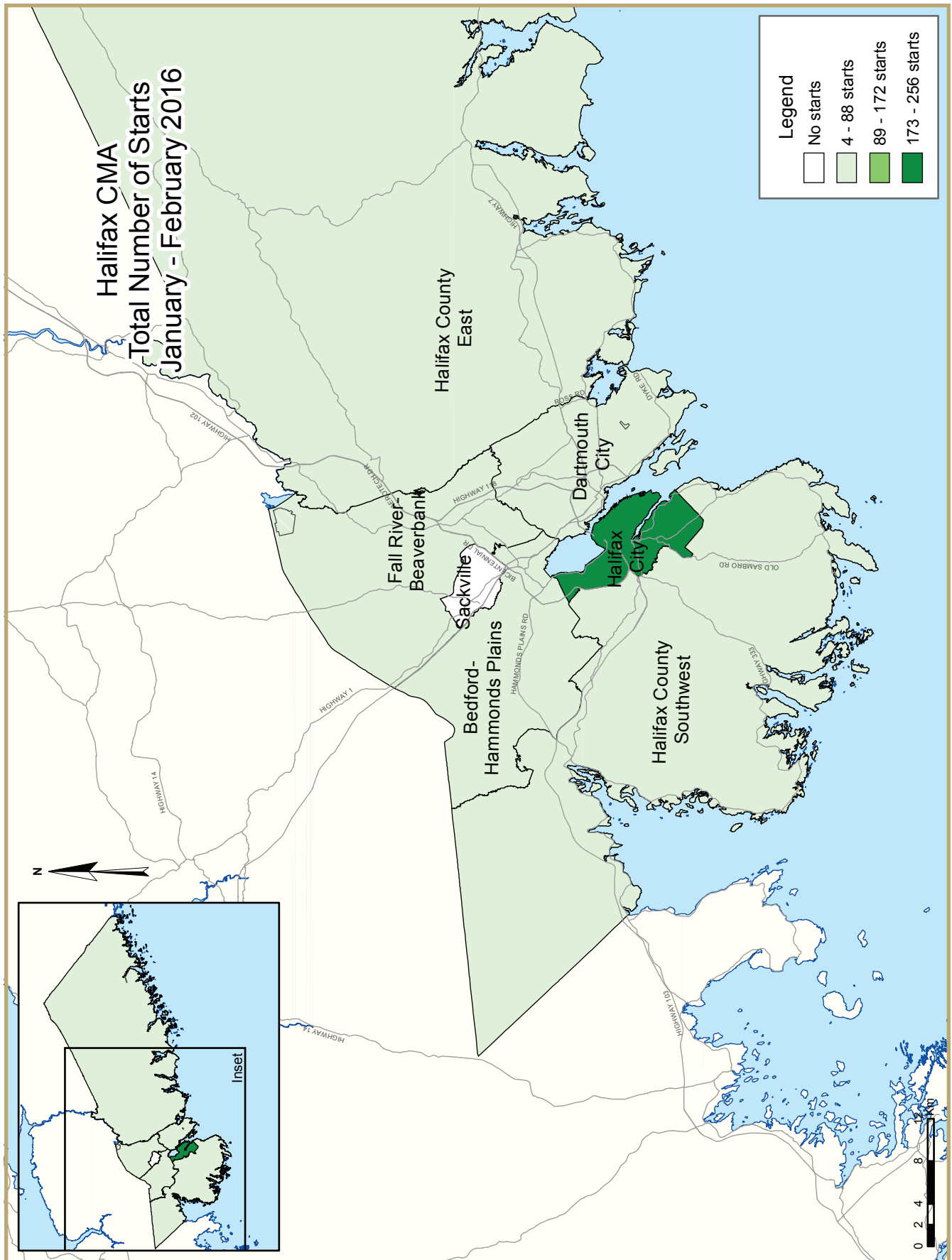












HOUSING NOW REPORT TABLES

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
- 5 MLS® Residential Activity
- 6 Economic Indicators

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
- 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
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) February 2016		
Halifax CMA ¹	January 2016	February 2016
Trend ²	1,676	1,879
SAAR	520	3,444
	February 2015	February 2016
Actual		
February - Single-Detached	8	14
February - Multiples	2	257
February - Total	10	271
January to February - Single-Detached	47	38
January to February - Multiples	17	269
January to February - Total	64	307

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
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2016	14	4	10	0	0	0	0	243	271
February 2015	7	2	0	1	0	0	0	0	10
% Change	100.0	100.0	n/a	-100.0	n/a	n/a	n/a	n/a	**
Year-to-date 2016	38	10	16	0	0	0	0	243	307
Year-to-date 2015	44	4	5	1	0	0	10	0	64
% Change	-13.6	150.0	**	-100.0	n/a	n/a	-100.0	n/a	**
UNDER CONSTRUCTION									
February 2016	298	66	88	0	0	544	23	2,512	3,643
February 2015	304	52	139	1	0	238	16	1,346	2,145
% Change	-2.0	26.9	-36.7	-100.0	n/a	128.6	43.8	86.6	69.8
COMPLETIONS									
February 2016	14	2	0	0	0	0	6	0	22
February 2015	29	2	4	0	0	0	0	59	94
% Change	-51.7	0.0	-100.0	n/a	n/a	n/a	n/a	-100.0	-76.6
Year-to-date 2016	45	12	31	0	0	0	11	91	190
Year-to-date 2015	78	6	21	0	0	0	10	410	525
% Change	-42.3	100.0	47.6	n/a	n/a	n/a	10.0	-77.8	-63.8
COMPLETED & NOT ABSORBED									
February 2016	76	11	26	0	2	53	n/a	n/a	168
February 2015	86	22	27	0	3	43	n/a	n/a	181
% Change	-11.6	-50.0	-3.7	n/a	-33.3	23.3	n/a	n/a	-7.2
ABSORBED									
February 2016	18	4	7	1	1	0	n/a	n/a	31
February 2015	24	1	6	0	0	0	n/a	n/a	31
% Change	-25.0	**	16.7	n/a	n/a	n/a	n/a	n/a	0.0
Year-to-date 2016	48	11	31	1	1	0	n/a	n/a	92
Year-to-date 2015	74	7	16	0	0	8	n/a	n/a	105
% Change	-35.1	57.1	93.8	n/a	n/a	-100.0	n/a	n/a	-12.4

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2016	2	4	0	0	0	0	0	242	248
February 2015	0	0	0	0	0	0	0	0	0
Dartmouth City									
February 2016	1	0	10	0	0	0	0	0	11
February 2015	1	0	0	0	0	0	0	0	1
Bedford-Hammonds Plains									
February 2016	5	0	0	0	0	0	0	0	5
February 2015	0	0	0	0	0	0	0	0	0
Sackville									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
February 2016	2	0	0	0	0	0	0	1	3
February 2015	1	0	0	0	0	0	0	0	1
Halifax County East									
February 2016	0	0	0	0	0	0	0	0	0
February 2015	1	0	0	1	0	0	0	0	2
Halifax County Southwest									
February 2016	4	0	0	0	0	0	0	0	4
February 2015	4	2	0	0	0	0	0	0	6
Halifax CMA									
February 2016	14	4	10	0	0	0	0	243	271
February 2015	7	2	0	1	0	0	0	0	10

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2016	38	26	26	0	0	434	4	1,741	2,269
February 2015	36	18	64	0	0	128	8	788	1,042
Dartmouth City									
February 2016	32	12	22	0	0	110	2	213	424
February 2015	34	8	4	0	0	110	0	233	421
Bedford-Hammonds Plains									
February 2016	63	8	16	0	0	0	3	163	320
February 2015	34	4	22	0	0	0	0	75	135
Sackville									
February 2016	13	2	19	0	0	0	0	311	345
February 2015	40	0	17	0	0	0	0	104	161
Fall River - Beaverbank									
February 2016	36	10	0	0	0	0	13	3	62
February 2015	39	14	12	0	0	0	8	65	143
Halifax County East									
February 2016	56	4	0	0	0	0	0	1	73
February 2015	61	4	0	1	0	0	0	0	78
Halifax County Southwest									
February 2016	60	4	5	0	0	0	1	80	150
February 2015	60	4	20	0	0	0	0	81	165
Halifax CMA									
February 2016	298	66	88	0	0	544	23	2,512	3,643
February 2015	304	52	139	1	0	238	16	1,346	2,145

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2016	2	2	0	0	0	0	0	0	4
February 2015	2	0	0	0	0	0	0	4	6
Dartmouth City									
February 2016	2	0	0	0	0	0	0	0	2
February 2015	0	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains									
February 2016	0	0	0	0	0	0	2	0	2
February 2015	4	0	0	0	0	0	0	0	4
Sackville									
February 2016	3	0	0	0	0	0	0	0	3
February 2015	5	0	0	0	0	0	0	55	60
Fall River - Beaverbank									
February 2016	1	0	0	0	0	0	4	0	5
February 2015	3	2	4	0	0	0	0	0	9
Halifax County East									
February 2016	2	0	0	0	0	0	0	0	2
February 2015	7	0	0	0	0	0	0	0	7
Halifax County Southwest									
February 2016	4	0	0	0	0	0	0	0	4
February 2015	8	0	0	0	0	0	0	0	8
Halifax CMA									
February 2016	14	2	0	0	0	0	6	0	22
February 2015	29	2	4	0	0	0	0	59	94

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2016	12	3	13	0	0	51	n/a	n/a	79
February 2015	15	7	9	0	0	0	n/a	n/a	31
Dartmouth City									
February 2016	10	0	2	0	0	0	n/a	n/a	12
February 2015	14	1	4	0	0	0	n/a	n/a	19
Bedford-Hammonds Plains									
February 2016	17	0	1	0	0	0	n/a	n/a	18
February 2015	14	0	8	0	0	0	n/a	n/a	22
Sackville									
February 2016	8	3	6	0	0	2	n/a	n/a	19
February 2015	11	7	5	0	0	43	n/a	n/a	66
Fall River - Beaverbank									
February 2016	13	5	0	0	0	0	n/a	n/a	18
February 2015	20	7	1	0	0	0	n/a	n/a	28
Halifax County East									
February 2016	9	0	0	0	0	0	n/a	n/a	9
February 2015	6	0	0	0	0	0	n/a	n/a	6
Halifax County Southwest									
February 2016	7	0	4	0	2	0	n/a	n/a	13
February 2015	6	0	0	0	3	0	n/a	n/a	9
Halifax CMA									
February 2016	76	11	26	0	2	53	n/a	n/a	168
February 2015	86	22	27	0	3	43	n/a	n/a	181

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2016	4	4	6	0	0	0	n/a	n/a	14
February 2015	2	0	0	0	0	0	n/a	n/a	2
Dartmouth City									
February 2016	1	0	0	0	0	0	n/a	n/a	1
February 2015	0	0	0	0	0	0	n/a	n/a	0
Bedford-Hammonds Plains									
February 2016	0	0	1	0	0	0	n/a	n/a	1
February 2015	1	0	2	0	0	0	n/a	n/a	3
Sackville									
February 2016	4	0	0	0	0	0	n/a	n/a	4
February 2015	2	0	0	0	0	0	n/a	n/a	2
Fall River - Beaverbank									
February 2016	2	0	0	0	0	0	n/a	n/a	2
February 2015	3	1	3	0	0	0	n/a	n/a	7
Halifax County East									
February 2016	3	0	0	1	0	0	n/a	n/a	4
February 2015	8	0	0	0	0	0	n/a	n/a	8
Halifax County Southwest									
February 2016	4	0	0	0	1	0	n/a	n/a	5
February 2015	8	0	1	0	0	0	n/a	n/a	9
Halifax CMA									
February 2016	18	4	7	1	1	0	n/a	n/a	31
February 2015	24	1	6	0	0	0	n/a	n/a	31

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
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Halifax City	2	0	4	0	0	0	242	0	248	0	n/a
Dartmouth City	1	1	0	0	10	0	0	0	11	1	**
Bedford-Hammonds Plains	5	0	0	0	0	0	0	0	5	0	n/a
Sackville	0	0	0	0	0	0	0	0	0	0	n/a
Fall River - Beaverbank	2	1	0	0	0	0	1	0	3	1	200.0
Halifax County East	0	2	0	0	0	0	0	0	0	2	-100.0
Halifax County Southwest	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax CMA	14	8	4	2	10	0	243	0	271	10	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	6	3	8	0	0	0	242	0	256	3	**
Dartmouth City	2	1	0	0	16	0	0	0	18	1	**
Bedford-Hammonds Plains	13	6	2	0	0	0	0	0	15	6	150.0
Sackville	0	17	0	0	0	5	0	0	0	22	-100.0
Fall River - Beaverbank	3	7	0	0	0	8	1	0	4	15	-73.3
Halifax County East	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax County Southwest	10	9	0	2	0	0	0	0	10	11	-9.1
Halifax CMA	38	47	10	4	16	13	243	0	307	64	**

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	0	0	0	0	0	0	242	0
Dartmouth City	10	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	1	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	10	0	0	0	0	0	243	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	0	0	0	0	0	0	242	0
Dartmouth City	16	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	0	0	1	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	16	5	0	8	0	0	243	0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	6	0	0	0	242	0	248	0
Dartmouth City	11	1	0	0	0	0	11	1
Bedford-Hammonds Plains	5	0	0	0	0	0	5	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	2	1	0	0	1	0	3	1
Halifax County East	0	1	0	1	0	0	0	2
Halifax County Southwest	4	6	0	0	0	0	4	6
Halifax CMA	28	9	0	1	243	0	271	10

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	14	3	0	0	242	0	256	3
Dartmouth City	18	1	0	0	0	0	18	1
Bedford-Hammonds Plains	15	6	0	0	0	0	15	6
Sackville	0	22	0	0	0	0	0	22
Fall River - Beaverbank	3	6	0	0	1	9	4	15
Halifax County East	4	5	0	1	0	0	4	6
Halifax County Southwest	10	10	0	0	0	1	10	11
Halifax CMA	64	53	0	1	243	10	307	64

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Halifax City	2	2	2	0	0	0	0	4	4	6	-33.3
Dartmouth City	2	0	0	0	0	0	0	0	2	0	n/a
Bedford-Hammonds Plains	2	4	0	0	0	0	0	0	2	4	-50.0
Sackville	3	5	0	0	0	0	0	55	3	60	-95.0
Fall River - Beaverbank	1	3	0	2	4	4	0	0	5	9	-44.4
Halifax County East	2	7	0	0	0	0	0	0	2	7	-71.4
Halifax County Southwest	4	8	0	0	0	0	0	0	4	8	-50.0
Halifax CMA	16	29	2	2	4	4	0	59	22	94	-76.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	8	7	2	2	15	13	90	289	115	311	-63.0
Dartmouth City	4	5	2	0	0	0	0	0	6	5	20.0
Bedford-Hammonds Plains	4	6	0	2	0	12	0	0	4	20	-80.0
Sackville	4	14	0	0	16	0	0	121	20	135	-85.2
Fall River - Beaverbank	11	11	4	2	8	4	1	0	24	17	41.2
Halifax County East	6	20	4	0	0	0	0	0	10	20	-50.0
Halifax County Southwest	11	17	0	0	0	0	0	0	11	17	-35.3
Halifax CMA	48	80	12	6	39	29	91	410	190	525	-63.8

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	0	0	0	0	0	0	0	4
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	55
Fall River - Beaverbank	0	4	4	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	0	4	4	0	0	0	0	59

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	15	5	0	8	0	0	90	289
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	12	0	0	0	0	0	0
Sackville	16	0	0	0	0	0	0	121
Fall River - Beaverbank	0	4	8	0	0	0	1	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	31	21	8	8	0	0	91	410

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Halifax City	4	2	0	0	0	4	4	6
Dartmouth City	2	0	0	0	0	0	2	0
Bedford-Hammonds Plains	0	4	0	0	2	0	2	4
Sackville	3	5	0	0	0	55	3	60
Fall River - Beaverbank	1	9	0	0	4	0	5	9
Halifax County East	2	7	0	0	0	0	2	7
Halifax County Southwest	4	8	0	0	0	0	4	8
Halifax CMA	16	35	0	0	6	59	22	94

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	25	14	0	0	90	297	115	311
Dartmouth City	5	5	0	0	1	0	6	5
Bedford-Hammonds Plains	2	20	0	0	2	0	4	20
Sackville	20	14	0	0	0	121	20	135
Fall River - Beaverbank	15	16	0	0	9	1	24	17
Halifax County East	10	20	0	0	0	0	10	20
Halifax County Southwest	11	16	0	0	0	1	11	17
Halifax CMA	88	105	0	0	102	420	190	525

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
February 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	5	50.0	2	20.0	10	-	-
Year-to-date 2015	2	25.0	1	12.5	0	0.0	3	37.5	2	25.0	8	-	-
Dartmouth City													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	-	-
Bedford-Hammonds Plains													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2015	1	16.7	0	0.0	3	50.0	1	16.7	1	16.7	6	-	-
Sackville													
February 2016	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	-	542,450
February 2015	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	2	33.3	0	0.0	3	50.0	1	16.7	6	-	542,450
Year-to-date 2015	1	11.1	2	22.2	3	33.3	3	33.3	0	0.0	9	-	-
Fall River - Beaverbank													
February 2016	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
February 2015	0	0.0	1	33.3	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	2	18.2	5	45.5	1	9.1	1	9.1	2	18.2	11	-	425,400
Year-to-date 2015	1	7.7	4	30.8	1	7.7	5	38.5	2	15.4	13	-	505,760
Halifax County East													
February 2016	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	-	-
February 2015	5	62.5	2	25.0	0	0.0	1	12.5	0	0.0	8	-	-
Year-to-date 2016	2	28.6	3	42.9	1	14.3	1	14.3	0	0.0	7	-	-
Year-to-date 2015	14	70.0	3	15.0	0	0.0	2	10.0	1	5.0	20	-	226,486
Halifax County Southwest													
February 2016	0	0.0	3	75.0	0	0.0	0	0.0	1	25.0	4	-	-
February 2015	2	25.0	2	25.0	1	12.5	3	37.5	0	0.0	8	-	-
Year-to-date 2016	1	9.1	5	45.5	1	9.1	3	27.3	1	9.1	11	-	-
Year-to-date 2015	3	21.4	2	14.3	1	7.1	5	35.7	3	21.4	14	-	-
Halifax CMA													
February 2016	1	5.3	8	42.1	1	5.3	3	15.8	6	31.6	19	-	508,058
February 2015	7	29.2	6	25.0	3	12.5	7	29.2	1	4.2	24	385,000	375,847
Year-to-date 2016	5	10.2	19	38.8	4	8.2	13	26.5	8	16.3	49	-	449,687
Year-to-date 2015	25	33.8	12	16.2	8	10.8	20	27.0	9	12.2	74	400,000	423,086

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2016	Feb 2015	% Change	YTD 2016	YTD 2015	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	-	-	n/a
Sackville	542,450	-	n/a	542,450	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	505,760	-15.9
Halifax County East	-	-	n/a	-	226,486	n/a
Halifax County Southwest	-	-	n/a	-	-	n/a
Halifax CMA	508,058	375,847	35.2	449,687	423,086	6.3

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	February 2016				February 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	97	309,614	123	722	70	368,486	84	753	38.6	-16.0	46.4	-4.1
Dartmouth City	85	241,330	101	637	83	224,531	82	666	2.4	7.5	23.2	-4.4
Bedford-Hammonds Plains	48	322,522	141	528	31	351,166	229	586	54.8	-8.2	-38.4	-9.9
Sackville	29	188,067	89	251	30	196,633	109	244	-3.3	-4.4	-18.3	2.9
Halifax County Southwest	22	288,127	89	363	20	265,810	126	355	10.0	8.4	-29.4	2.3
Halifax County East	17	178,253	88	257	15	197,050	164	277	13.3	-9.5	-46.3	-7.2
Outside Halifax-Dartmouth Board	18	195,283	119	222	24	185,069	158	256	-25.0	5.5	-24.7	-13.3
Fall River-Beaver Bank	27	270,176	89	346	18	289,609	80	358	50.0	-6.7	11.3	-3.4
Halifax CMA	343	267,229	110	3326	291	272,223	114	3495	17.9	-1.8	-3.5	-4.8

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	169	315,818	132		128	360,965	99		32.0	-12.5	33.3	
Dartmouth City	134	232,126	100		150	225,269	97		-10.7	3.0	3.1	
Bedford-Hammonds Plains	74	334,893	147		55	356,691	174		34.5	-6.1	-15.5	
Sackville	60	198,294	108		50	195,049	128		20.0	1.7	-15.6	
Halifax County Southwest	40	263,505	100		36	249,950	118		11.1	5.4	-15.3	
Halifax County East	31	163,671	117		29	198,739	117		6.9	-17.6	0.0	
Outside Halifax-Dartmouth Board	34	194,135	113		32	182,145	165		6.3	6.6	-31.5	
Fall River-Beaver Bank	49	289,139	91		33	273,311	109		48.5	5.8	-16.5	
Halifax CMA	591	266,565	117	34%	513	271,045	117	35%	15.2	-1.7	0.0	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators**February 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		128.2	223	6.5	68.0	876
	February	561	3.14	4.64		128.4	223	6.8	68.1	888
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	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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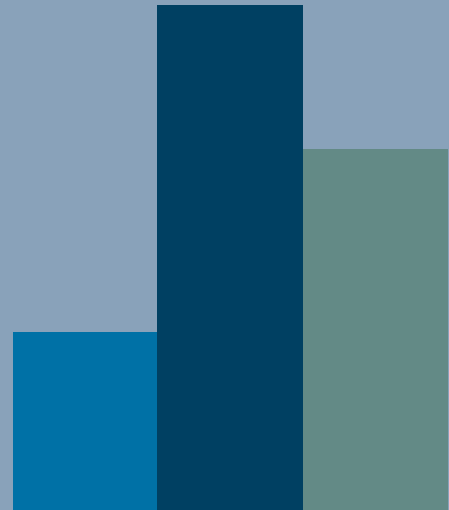
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