

# HOUSING NOW TABLES

## Halifax CMA

Date Released: April 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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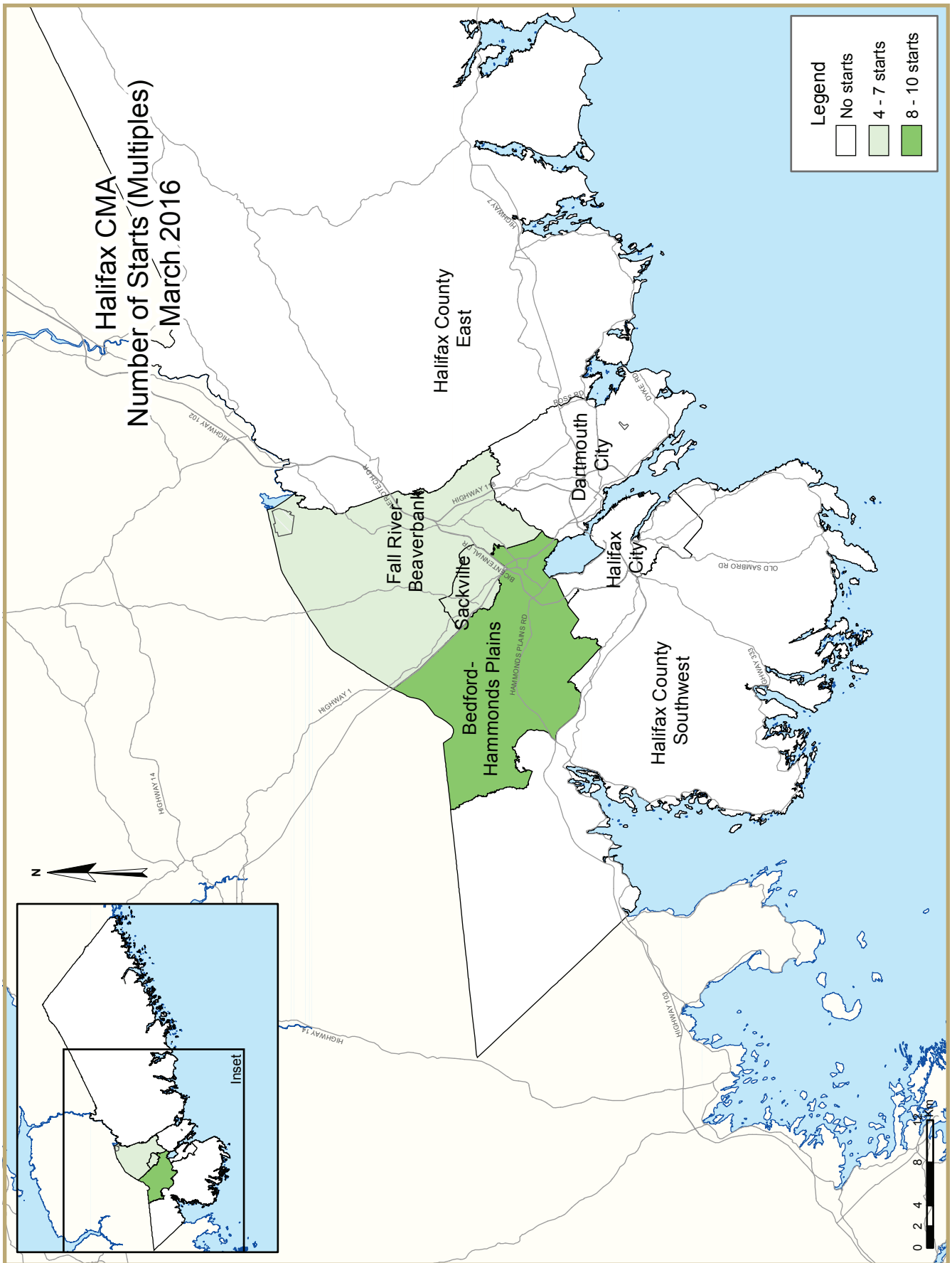
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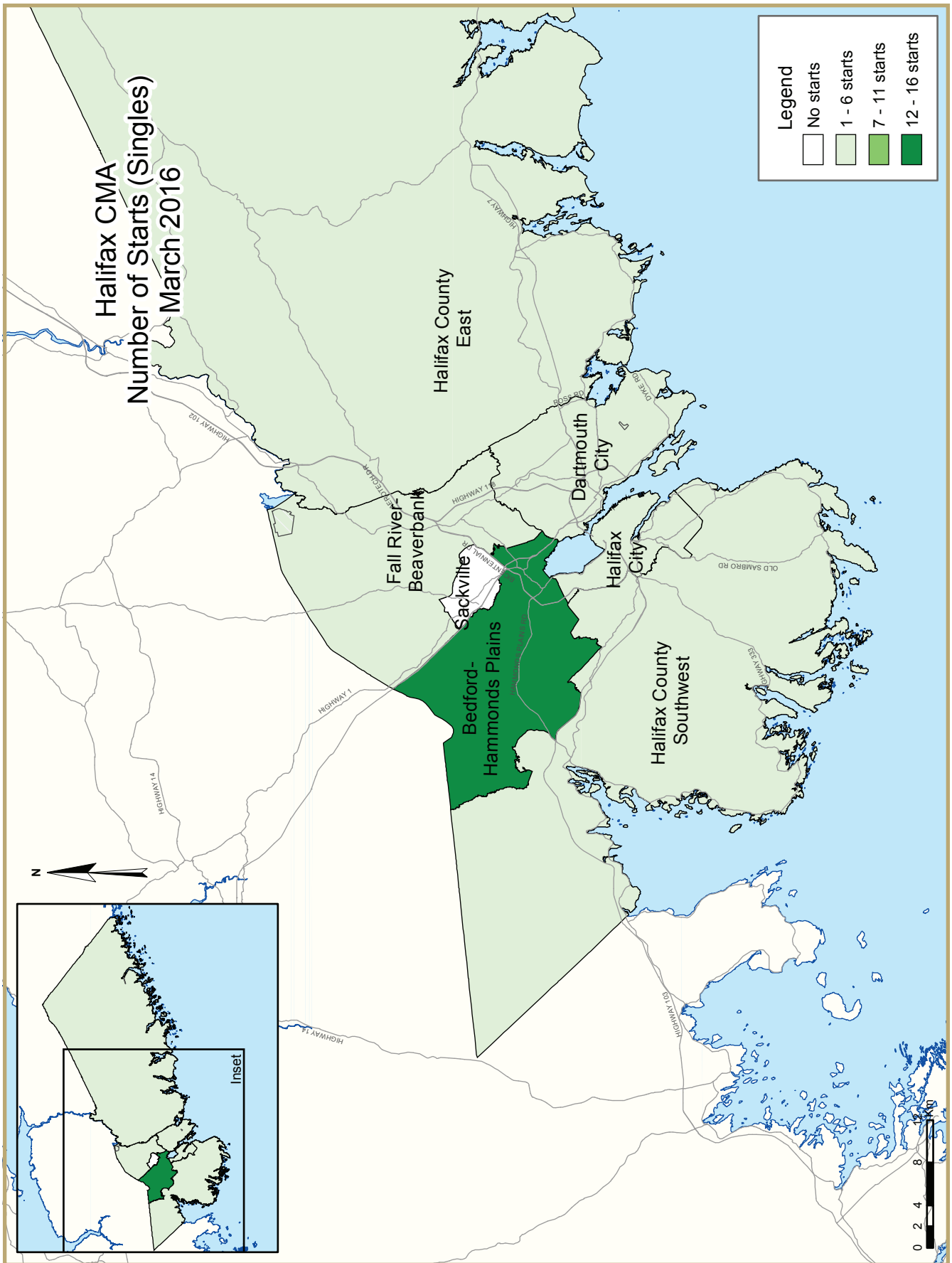
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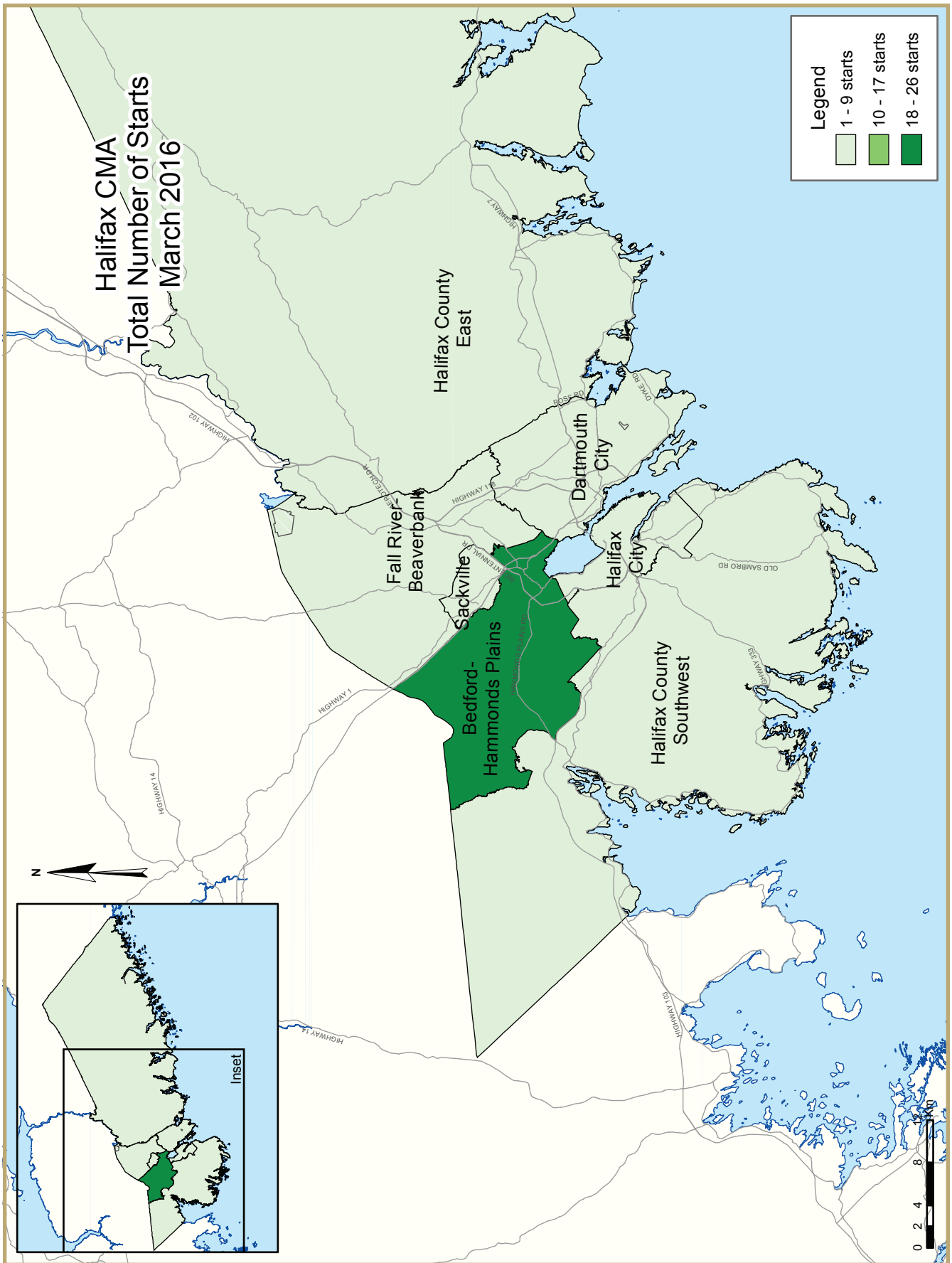
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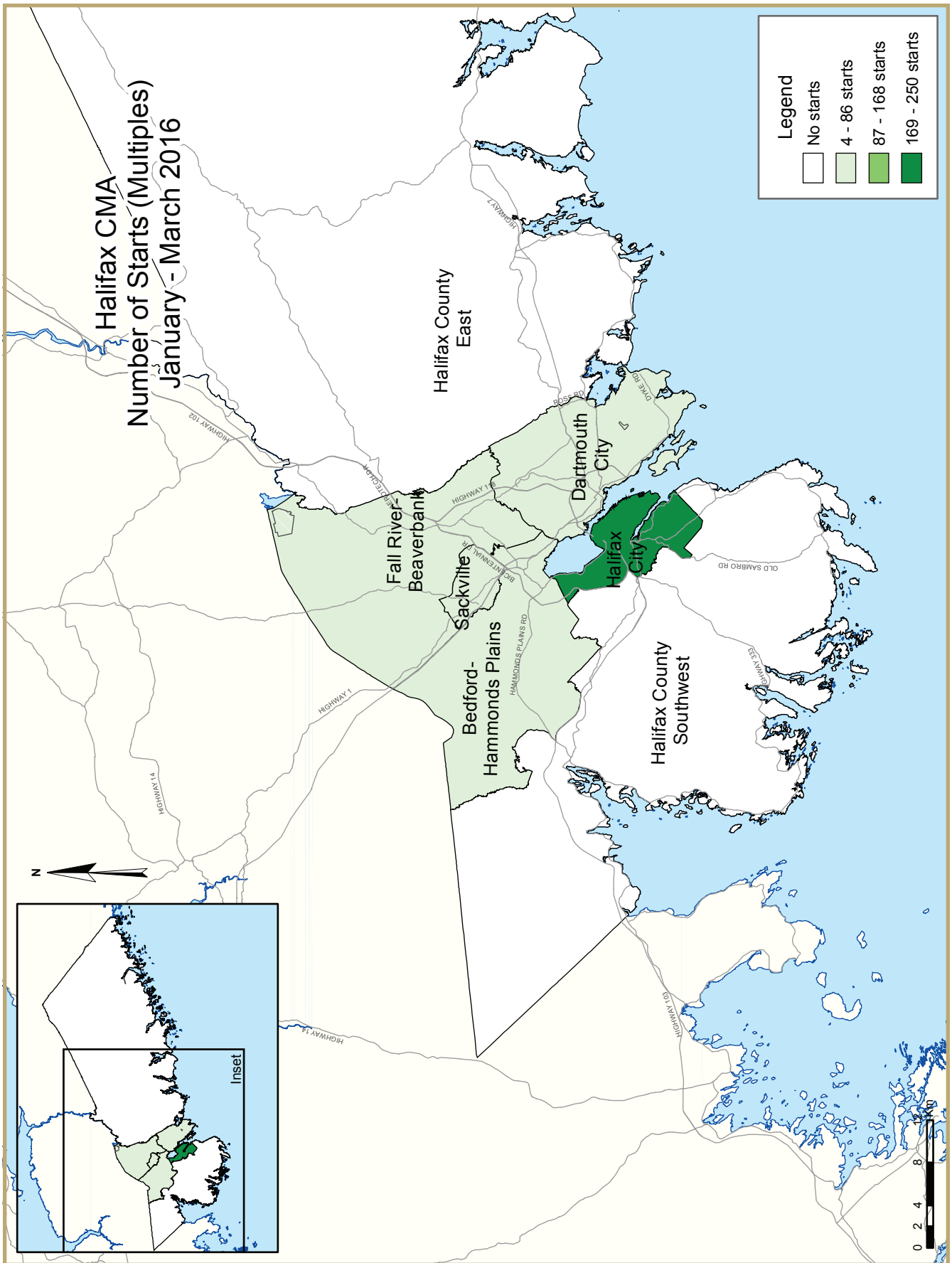
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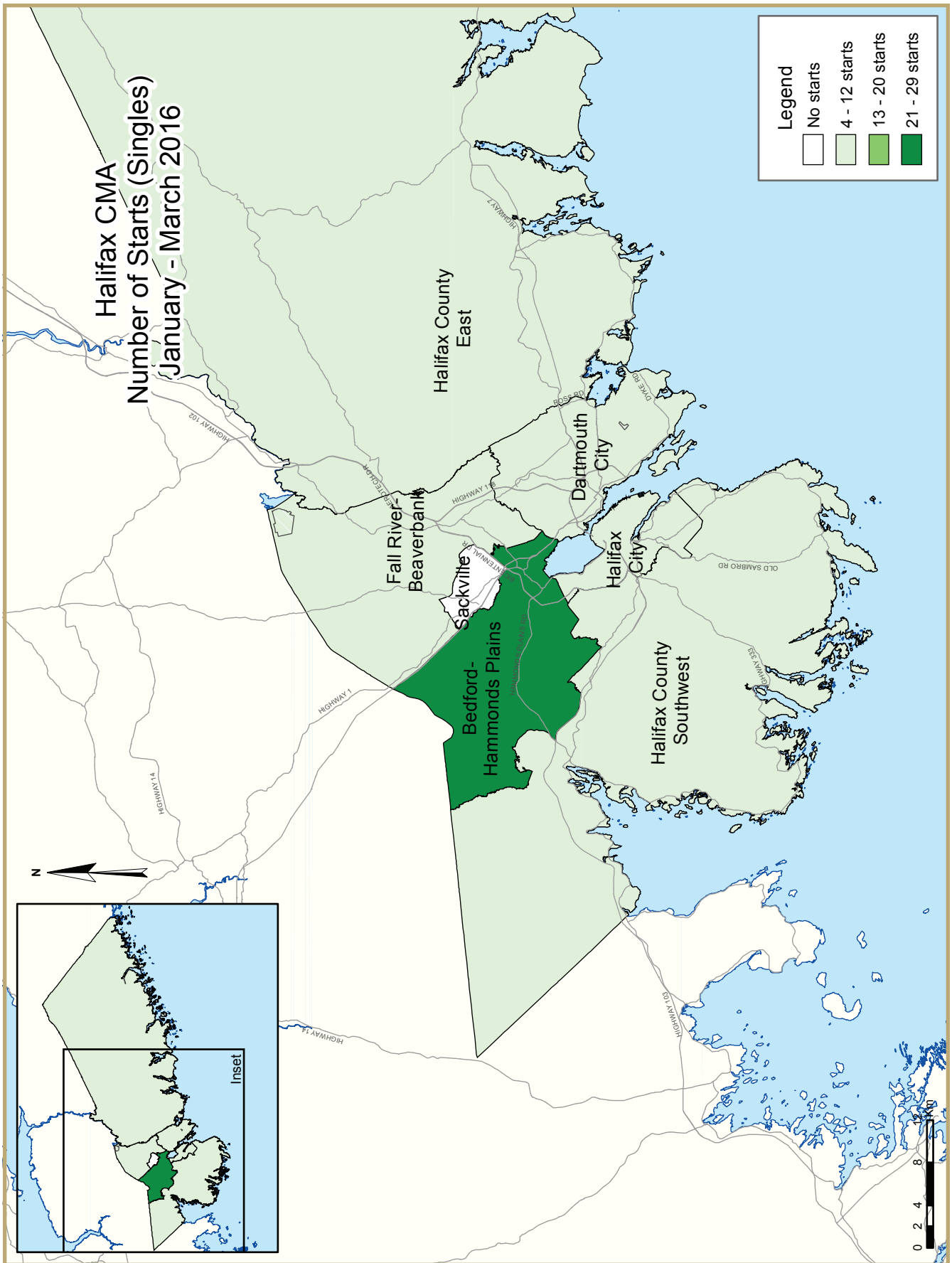


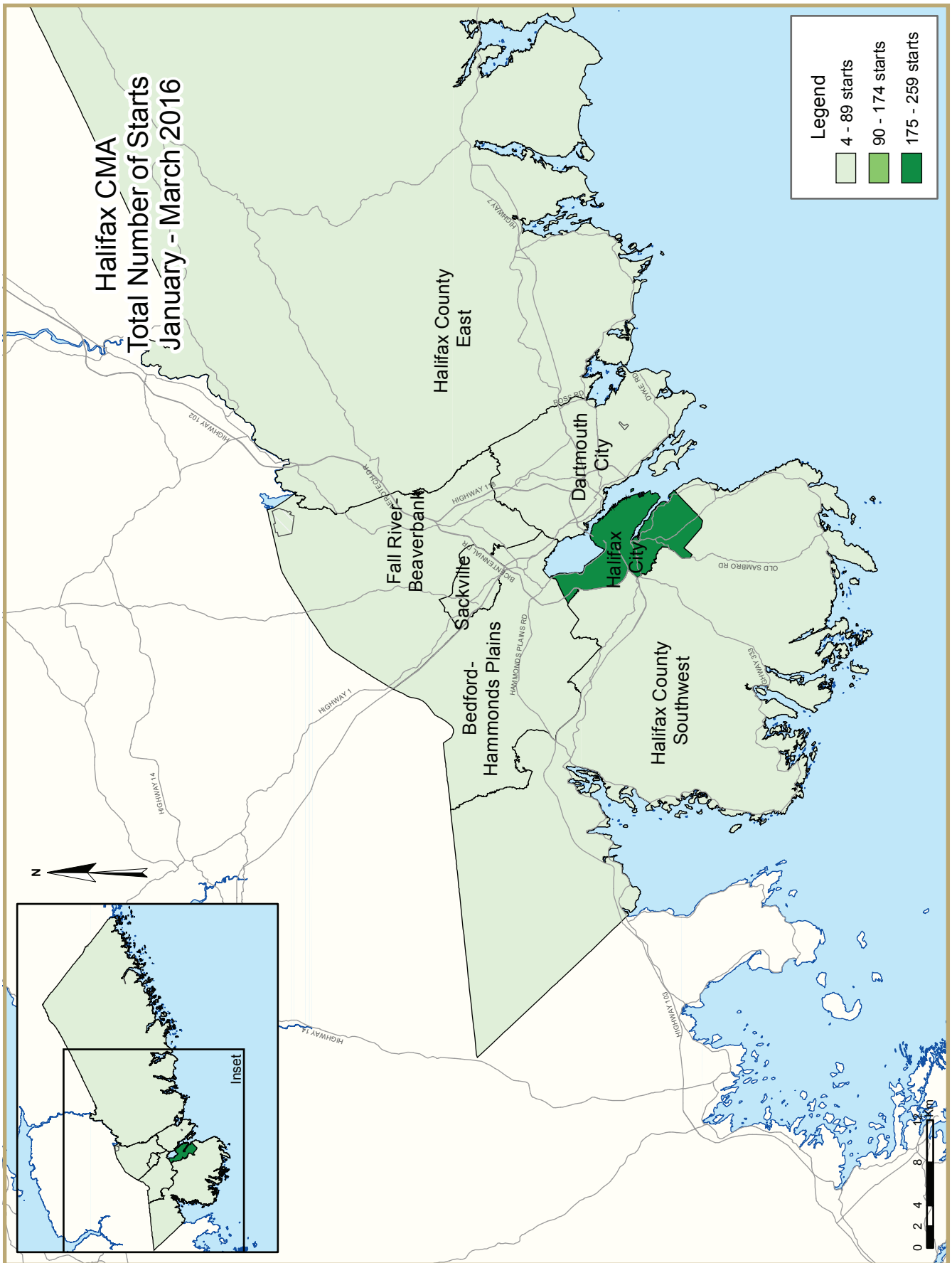














## HOUSING NOW REPORT TABLES

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

<b>Table I: Housing Starts (SAAR and Trend)</b>		
<b>March 2016</b>		
<b>Halifax CMA<sup>1</sup></b>	<b>February 2016</b>	<b>March 2016</b>
Trend <sup>2</sup>	1,878	1,390
SAAR	3,447	708
	<b>March 2015</b>	<b>March 2016</b>
Actual		
March - Single-Detached	17	32
March - Multiples	5	18
March - Total	22	50
January to March - Single-Detached	64	70
January to March - Multiples	22	287
January to March - Total	86	357

Source: CMHC

<sup>1</sup> Census Metropolitan Area

<sup>2</sup> The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table I.1: Housing Activity Summary of Halifax CMA

March 2016

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
March 2016	26	0	14	0	0	0	10	0	50
March 2015	15	2	3	1	0	0	1	0	22
% Change	73.3	-100.0	**	-100.0	n/a	n/a	**	n/a	127.3
Year-to-date 2016	64	10	30	0	0	0	10	243	357
Year-to-date 2015	59	6	8	2	0	0	11	0	86
% Change	8.5	66.7	**	-100.0	n/a	n/a	-9.1	n/a	**
<b>UNDER CONSTRUCTION</b>									
March 2016	262	56	98	0	0	544	23	2,519	3,593
March 2015	273	52	132	2	0	238	8	1,269	2,023
% Change	-4.0	7.7	-25.8	-100.0	n/a	128.6	187.5	98.5	77.6
<b>COMPLETIONS</b>									
March 2016	59	8	4	0	0	0	11	14	96
March 2015	46	2	10	0	0	0	9	77	144
% Change	28.3	**	-60.0	n/a	n/a	n/a	22.2	-81.8	-33.3
Year-to-date 2016	104	20	35	0	0	0	22	105	286
Year-to-date 2015	124	8	31	0	0	0	19	487	669
% Change	-16.1	150.0	12.9	n/a	n/a	n/a	15.8	-78.4	-57.2
<b>COMPLETED &amp; NOT ABSORBED</b>									
March 2016	75	11	21	0	2	53	n/a	n/a	162
March 2015	92	21	26	0	3	43	n/a	n/a	185
% Change	-18.5	-47.6	-19.2	n/a	-33.3	23.3	n/a	n/a	-12.4
<b>ABSORBED</b>									
March 2016	60	8	9	0	0	0	n/a	n/a	77
March 2015	40	3	11	0	0	0	n/a	n/a	54
% Change	50.0	166.7	-18.2	n/a	n/a	n/a	n/a	n/a	42.6
Year-to-date 2016	108	19	40	1	1	0	n/a	n/a	169
Year-to-date 2015	114	10	27	0	0	8	n/a	n/a	159
% Change	-5.3	90.0	48.1	n/a	n/a	-100.0	n/a	n/a	6.3

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

**Table 1.2: Housing Activity Summary by Submarket**  
**March 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>STARTS</b>									
<b>Halifax City</b>									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	0	0	3	0	0	0	0	0	3
<b>Dartmouth City</b>									
March 2016	1	0	0	0	0	0	1	0	2
March 2015	0	0	0	0	0	0	0	0	0
<b>Bedford-Hammonds Plains</b>									
March 2016	11	0	10	0	0	0	5	0	26
March 2015	1	2	0	0	0	0	0	0	3
<b>Sackville</b>									
March 2016	0	0	4	0	0	0	0	0	4
March 2015	3	0	0	0	0	0	0	0	3
<b>Fall River - Beaverbank</b>									
March 2016	4	0	0	0	0	0	4	0	8
March 2015	3	0	0	0	0	0	0	0	3
<b>Halifax County East</b>									
March 2016	6	0	0	0	0	0	0	0	6
March 2015	5	0	0	1	0	0	1	0	7
<b>Halifax County Southwest</b>									
March 2016	1	0	0	0	0	0	0	0	1
March 2015	3	0	0	0	0	0	0	0	3
<b>Halifax CMA</b>									
March 2016	26	0	14	0	0	0	10	0	50
March 2015	15	2	3	1	0	0	1	0	22

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

**Table 1.2: Housing Activity Summary by Submarket**  
**March 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>UNDER CONSTRUCTION</b>									
<b>Halifax City</b>									
March 2016	37	24	26	0	0	434	4	1,741	2,266
March 2015	32	16	57	0	0	128	0	711	944
<b>Dartmouth City</b>									
March 2016	28	8	22	0	0	110	2	222	404
March 2015	28	8	4	0	0	110	0	233	415
<b>Bedford-Hammonds Plains</b>									
March 2016	69	4	26	0	0	0	7	163	336
March 2015	31	6	22	0	0	0	0	75	134
<b>Sackville</b>									
March 2016	11	2	19	0	0	0	0	311	343
March 2015	39	0	17	0	0	0	0	104	160
<b>Fall River - Beaverbank</b>									
March 2016	33	10	0	0	0	0	9	2	54
March 2015	34	14	12	0	0	0	8	65	138
<b>Halifax County East</b>									
March 2016	39	4	0	0	0	0	0	0	55
March 2015	53	4	0	2	0	0	0	0	71
<b>Halifax County Southwest</b>									
March 2016	45	4	5	0	0	0	1	80	135
March 2015	56	4	20	0	0	0	0	81	161
<b>Halifax CMA</b>									
March 2016	262	56	98	0	0	544	23	2,519	3,593
March 2015	273	52	132	2	0	238	8	1,269	2,023

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

**Table 1.2: Housing Activity Summary by Submarket**  
**March 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETIONS</b>									
<b>Halifax City</b>									
March 2016	4	2	0	0	0	0	0	0	6
March 2015	4	2	10	0	0	0	8	77	101
<b>Dartmouth City</b>									
March 2016	5	2	0	0	0	0	1	12	20
March 2015	6	0	0	0	0	0	0	0	6
<b>Bedford-Hammonds Plains</b>									
March 2016	4	4	0	0	0	0	2	0	10
March 2015	4	0	0	0	0	0	0	0	4
<b>Sackville</b>									
March 2016	2	0	4	0	0	0	0	0	6
March 2015	4	0	0	0	0	0	0	0	4
<b>Fall River - Beaverbank</b>									
March 2016	7	0	0	0	0	0	8	1	16
March 2015	8	0	0	0	0	0	0	0	8
<b>Halifax County East</b>									
March 2016	21	0	0	0	0	0	0	1	22
March 2015	13	0	0	0	0	0	1	0	14
<b>Halifax County Southwest</b>									
March 2016	16	0	0	0	0	0	0	0	16
March 2015	7	0	0	0	0	0	0	0	7
<b>Halifax CMA</b>									
March 2016	59	8	4	0	0	0	11	14	96
March 2015	46	2	10	0	0	0	9	77	144

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

**Table 1.2: Housing Activity Summary by Submarket  
March 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>COMPLETED &amp; NOT ABSORBED</b>									
<b>Halifax City</b>									
March 2016	11	3	8	0	0	51	n/a	n/a	73
March 2015	15	6	11	0	0	0	n/a	n/a	32
<b>Dartmouth City</b>									
March 2016	11	0	2	0	0	0	n/a	n/a	13
March 2015	16	1	3	0	0	0	n/a	n/a	20
<b>Bedford-Hammonds Plains</b>									
March 2016	19	0	1	0	0	0	n/a	n/a	20
March 2015	15	0	6	0	0	0	n/a	n/a	21
<b>Sackville</b>									
March 2016	7	3	6	0	0	2	n/a	n/a	18
March 2015	12	7	5	0	0	43	n/a	n/a	67
<b>Fall River - Beaverbank</b>									
March 2016	13	5	0	0	0	0	n/a	n/a	18
March 2015	20	7	1	0	0	0	n/a	n/a	28
<b>Halifax County East</b>									
March 2016	8	0	0	0	0	0	n/a	n/a	8
March 2015	9	0	0	0	0	0	n/a	n/a	9
<b>Halifax County Southwest</b>									
March 2016	6	0	4	0	2	0	n/a	n/a	12
March 2015	5	0	0	0	3	0	n/a	n/a	8
<b>Halifax CMA</b>									
March 2016	75	11	21	0	2	53	n/a	n/a	162
March 2015	92	21	26	0	3	43	n/a	n/a	185

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

**Table 1.2: Housing Activity Summary by Submarket**  
**March 2016**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
<b>ABSORBED</b>									
<b>Halifax City</b>									
March 2016	5	2	5	0	0	0	n/a	n/a	12
March 2015	4	3	8	0	0	0	n/a	n/a	15
<b>Dartmouth City</b>									
March 2016	4	2	0	0	0	0	n/a	n/a	6
March 2015	4	0	1	0	0	0	n/a	n/a	5
<b>Bedford-Hammonds Plains</b>									
March 2016	2	4	0	0	0	0	n/a	n/a	6
March 2015	3	0	2	0	0	0	n/a	n/a	5
<b>Sackville</b>									
March 2016	3	0	4	0	0	0	n/a	n/a	7
March 2015	3	0	0	0	0	0	n/a	n/a	3
<b>Fall River - Beaverbank</b>									
March 2016	7	0	0	0	0	0	n/a	n/a	7
March 2015	8	0	0	0	0	0	n/a	n/a	8
<b>Halifax County East</b>									
March 2016	22	0	0	0	0	0	n/a	n/a	22
March 2015	10	0	0	0	0	0	n/a	n/a	10
<b>Halifax County Southwest</b>									
March 2016	17	0	0	0	0	0	n/a	n/a	17
March 2015	8	0	0	0	0	0	n/a	n/a	8
<b>Halifax CMA</b>									
March 2016	60	8	9	0	0	0	n/a	n/a	77
March 2015	40	3	11	0	0	0	n/a	n/a	54

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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**  
**March 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Halifax City	3	0	0	0	0	3	0	0	3	3	0.0
Dartmouth City	2	0	0	0	0	0	0	0	2	0	n/a
Bedford-Hammonds Plains	16	1	0	2	10	0	0	0	26	3	**
Sackville	0	3	0	0	4	0	0	0	4	3	33.3
Fall River - Beaverbank	4	3	0	0	4	0	0	0	8	3	166.7
Halifax County East	6	7	0	0	0	0	0	0	6	7	-14.3
Halifax County Southwest	1	3	0	0	0	0	0	0	1	3	-66.7
<b>Halifax CMA</b>	<b>32</b>	<b>17</b>	<b>0</b>	<b>2</b>	<b>18</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>22</b>	<b>127.3</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - March 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	9	3	8	0	0	3	242	0	259	6	**
Dartmouth City	4	1	0	0	16	0	0	0	20	1	**
Bedford-Hammonds Plains	29	7	2	2	10	0	0	0	41	9	**
Sackville	0	20	0	0	4	5	0	0	4	25	-84.0
Fall River - Beaverbank	7	10	0	0	4	8	1	0	12	18	-33.3
Halifax County East	10	11	0	2	0	0	0	0	10	13	-23.1
Halifax County Southwest	11	12	0	2	0	0	0	0	11	14	-21.4
<b>Halifax CMA</b>	<b>70</b>	<b>64</b>	<b>10</b>	<b>6</b>	<b>34</b>	<b>16</b>	<b>243</b>	<b>0</b>	<b>357</b>	<b>86</b>	<b>**</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Halifax City	0	3	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	10	0	0	0	0	0	0	0
Sackville	4	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	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
<b>Halifax CMA</b>	<b>14</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - March 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	3	0	0	0	0	242	0
Dartmouth City	16	0	0	0	0	0	0	0
Bedford-Hammonds Plains	10	0	0	0	0	0	0	0
Sackville	4	5	0	0	0	0	0	0
Fall River - Beaverbank	0	0	4	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
<b>Halifax CMA</b>	<b>30</b>	<b>8</b>	<b>4</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>243</b>	<b>0</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**March 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Halifax City	3	3	0	0	0	0	3	3
Dartmouth City	1	0	0	0	1	0	2	0
Bedford-Hammonds Plains	21	3	0	0	5	0	26	3
Sackville	4	3	0	0	0	0	4	3
Fall River - Beaverbank	4	3	0	0	4	0	8	3
Halifax County East	6	5	0	1	0	1	6	7
Halifax County Southwest	1	3	0	0	0	0	1	3
<b>Halifax CMA</b>	<b>40</b>	<b>20</b>	<b>0</b>	<b>1</b>	<b>10</b>	<b>1</b>	<b>50</b>	<b>22</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	17	6	0	0	242	0	259	6
Dartmouth City	19	1	0	0	1	0	20	1
Bedford-Hammonds Plains	36	9	0	0	5	0	41	9
Sackville	4	25	0	0	0	0	4	25
Fall River - Beaverbank	7	9	0	0	5	9	12	18
Halifax County East	10	10	0	2	0	1	10	13
Halifax County Southwest	11	13	0	0	0	1	11	14
<b>Halifax CMA</b>	<b>104</b>	<b>73</b>	<b>0</b>	<b>2</b>	<b>253</b>	<b>11</b>	<b>357</b>	<b>86</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type  
March 2016**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Halifax City	4	4	2	2	0	18	0	77	6	101	-94.1
Dartmouth City	6	6	2	0	0	0	12	0	20	6	**
Bedford-Hammonds Plains	6	4	4	0	0	0	0	0	10	4	150.0
Sackville	2	4	0	0	4	0	0	0	6	4	50.0
Fall River - Beaverbank	7	8	0	0	8	0	1	0	16	8	100.0
Halifax County East	21	14	0	0	0	0	1	0	22	14	57.1
Halifax County Southwest	16	7	0	0	0	0	0	0	16	7	128.6
<b>Halifax CMA</b>	<b>62</b>	<b>47</b>	<b>8</b>	<b>2</b>	<b>12</b>	<b>18</b>	<b>14</b>	<b>77</b>	<b>96</b>	<b>144</b>	<b>-33.3</b>

**Table 3.1: Completions by Submarket and by Dwelling Type  
January - March 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	12	11	4	4	15	31	90	366	121	412	-70.6
Dartmouth City	10	11	4	0	0	0	12	0	26	11	136.4
Bedford-Hammonds Plains	10	10	4	2	0	12	0	0	14	24	-41.7
Sackville	6	18	0	0	20	0	0	121	26	139	-81.3
Fall River - Beaverbank	18	19	4	2	16	4	2	0	40	25	60.0
Halifax County East	27	34	4	0	0	0	1	0	32	34	-5.9
Halifax County Southwest	27	24	0	0	0	0	0	0	27	24	12.5
<b>Halifax CMA</b>	<b>110</b>	<b>127</b>	<b>20</b>	<b>8</b>	<b>51</b>	<b>47</b>	<b>105</b>	<b>487</b>	<b>286</b>	<b>669</b>	<b>-57.2</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Halifax City	0	10	0	8	0	0	0	77
Dartmouth City	0	0	0	0	0	0	12	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	4	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	8	0	0	0	1	0
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	0	0	0	0	0	0	0
<b>Halifax CMA</b>	<b>4</b>	<b>10</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>77</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - March 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	15	0	16	0	0	90	366
Dartmouth City	0	0	0	0	0	0	12	0
Bedford-Hammonds Plains	0	12	0	0	0	0	0	0
Sackville	20	0	0	0	0	0	0	121
Fall River - Beaverbank	0	4	16	0	0	0	2	0
Halifax County East	0	0	0	0	0	0	1	0
Halifax County Southwest	0	0	0	0	0	0	0	0
<b>Halifax CMA</b>	<b>35</b>	<b>31</b>	<b>16</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>105</b>	<b>487</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**March 2016**

Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Halifax City	6	16	0	0	0	85	6	101
Dartmouth City	7	6	0	0	13	0	20	6
Bedford-Hammonds Plains	8	4	0	0	2	0	10	4
Sackville	6	4	0	0	0	0	6	4
Fall River - Beaverbank	7	8	0	0	9	0	16	8
Halifax County East	21	13	0	0	1	1	22	14
Halifax County Southwest	16	7	0	0	0	0	16	7
<b>Halifax CMA</b>	<b>71</b>	<b>58</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>86</b>	<b>96</b>	<b>144</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Halifax City	31	30	0	0	90	382	121	412
Dartmouth City	12	11	0	0	14	0	26	11
Bedford-Hammonds Plains	10	24	0	0	4	0	14	24
Sackville	26	18	0	0	0	121	26	139
Fall River - Beaverbank	22	24	0	0	18	1	40	25
Halifax County East	31	33	0	0	1	1	32	34
Halifax County Southwest	27	23	0	0	0	1	27	24
<b>Halifax CMA</b>	<b>159</b>	<b>163</b>	<b>0</b>	<b>0</b>	<b>127</b>	<b>506</b>	<b>286</b>	<b>669</b>

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

March 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 (%)			
<b>Halifax City</b>													
March 2016	0	0.0	1	20.0	0	0.0	2	40.0	2	40.0	5	-	-
March 2015	1	25.0	0	0.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2016	0	0.0	3	20.0	1	6.7	7	46.7	4	26.7	15	-	-
Year-to-date 2015	3	25.0	1	8.3	1	8.3	4	33.3	3	25.0	12	-	-
<b>Dartmouth City</b>													
March 2016	1	25.0	2	50.0	0	0.0	1	25.0	0	0.0	4	-	-
March 2015	2	50.0	0	0.0	1	25.0	1	25.0	0	0.0	4	-	-
Year-to-date 2016	1	16.7	3	50.0	0	0.0	1	16.7	1	16.7	6	-	-
Year-to-date 2015	5	62.5	0	0.0	1	12.5	2	25.0	0	0.0	8	-	-
<b>Bedford-Hammonds Plains</b>													
March 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
March 2015	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2016	0	0.0	2	50.0	1	25.0	0	0.0	1	25.0	4	-	-
Year-to-date 2015	1	11.1	0	0.0	3	33.3	3	33.3	2	22.2	9	-	-
<b>Sackville</b>													
March 2016	0	0.0	2	66.7	0	0.0	1	33.3	0	0.0	3	-	-
March 2015	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2016	0	0.0	4	44.4	0	0.0	4	44.4	1	11.1	9	-	542,450
Year-to-date 2015	1	8.3	3	25.0	3	25.0	5	41.7	0	0.0	12	-	-
<b>Fall River - Beaverbank</b>													
March 2016	2	28.6	2	28.6	2	28.6	0	0.0	1	14.3	7	-	-
March 2015	1	12.5	2	25.0	3	37.5	2	25.0	0	0.0	8	-	-
Year-to-date 2016	4	22.2	7	38.9	3	16.7	1	5.6	3	16.7	18	-	425,400
Year-to-date 2015	2	9.5	6	28.6	4	19.0	7	33.3	2	9.5	21	-	505,760
<b>Halifax County East</b>													
March 2016	10	45.5	8	36.4	1	4.5	1	4.5	2	9.1	22	-	284,638
March 2015	4	40.0	4	40.0	0	0.0	2	20.0	0	0.0	10	-	-
Year-to-date 2016	12	41.4	11	37.9	2	6.9	2	6.9	2	6.9	29	-	284,638
Year-to-date 2015	18	60.0	7	23.3	0	0.0	4	13.3	1	3.3	30	-	226,486
<b>Halifax County Southwest</b>													
March 2016	4	23.5	5	29.4	3	17.6	1	5.9	4	23.5	17	-	447,411
March 2015	1	12.5	2	25.0	3	37.5	1	12.5	1	12.5	8	-	-
Year-to-date 2016	5	17.9	10	35.7	4	14.3	4	14.3	5	17.9	28	-	447,411
Year-to-date 2015	4	18.2	4	18.2	4	18.2	6	27.3	4	18.2	22	-	-
<b>Halifax CMA</b>													
March 2016	17	28.3	21	35.0	7	11.7	6	10.0	9	15.0	60	-	386,747
March 2015	9	22.5	9	22.5	8	20.0	11	27.5	3	7.5	40	-	-
Year-to-date 2016	22	20.2	40	36.7	11	10.1	19	17.4	17	15.6	109	-	415,041
Year-to-date 2015	34	29.8	21	18.4	16	14.0	31	27.2	12	10.5	114	400,000	423,086

Source: CMHC (Market Absorption Survey)



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

Submarket	March 2016	March 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	-	-	n/a	542,450	-	n/a
Fall River - Beaverbank	-	-	n/a	425,400	505,760	-15.9
Halifax County East	284,638	-	n/a	284,638	226,486	25.7
Halifax County Southwest	447,411	-	n/a	447,411	-	n/a
<b>Halifax CMA</b>	<b>386,747</b>	<b>-</b>	<b>n/a</b>	<b>415,041</b>	<b>423,086</b>	<b>-1.9</b>

Source: CMHC (Market Absorption Survey)

**Table 5: MLS® Residential Activity by Submarket**

Submarket	March 2016				March 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	114	333,651	93	813	96	323,758	118	864	18.8	3.1	-21.2	-5.9
Dartmouth City	102	234,394	92	746	94	246,773	89	808	8.5	-5.0	3.4	-7.7
Bedford-Hammonds Plains	61	362,531	101	545	41	367,523	165	714	48.8	-1.4	-38.8	-23.7
Sackville	29	183,737	90	271	26	197,439	111	288	11.5	-6.9	-18.9	-5.9
Halifax County Southwest	39	274,137	72	386	25	255,654	109	631	56.0	7.2	-33.9	-38.8
Halifax County East	23	201,470	132	280	22	185,955	147	562	4.5	8.3	-10.2	-50.2
Outside Halifax-Dartmouth Board	27	189,270	138	248	14	187,464	146	403	92.9	1.0	-5.5	-38.5
Fall River-Beaver Bank	22	330,787	87	359	33	307,568	118	477	-33.3	7.5	-26.3	-24.7
<b>Halifax CMA</b>	<b>417</b>	<b>280,815</b>	<b>97</b>	<b>3648</b>	<b>351</b>	<b>278,450</b>	<b>118</b>	<b>4747</b>	<b>18.8</b>	<b>0.8</b>	<b>-17.8</b>	<b>-23.2</b>

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	284	326,003	116		224	345,001	107		26.8	-5.5	8.4	
Dartmouth City	241	233,257	96		244	233,594	94		-1.2	-0.1	2.1	
Bedford-Hammonds Plains	135	347,382	126		96	361,317	170		40.6	-3.9	-25.9	
Sackville	90	192,089	103		76	195,866	122		18.4	-1.9	-15.6	
Halifax County Southwest	80	268,907	86		61	252,288	115		31.1	6.6	-25.2	
Halifax County East	54	179,771	123		52	191,141	130		3.8	-5.9	-5.4	
Outside Halifax-Dartmouth Board	61	191,982	124		48	178,334	163		27.1	7.7	-23.9	
Fall River-Beaver Bank	72	298,514	89		67	287,970	112		7.5	3.7	-20.5	
<b>Halifax CMA</b>	<b>1,017</b>	<b>272,771</b>	<b>108</b>	<b>34%</b>	<b>868</b>	<b>273,173</b>	<b>117</b>	<b>35%</b>	<b>17.2</b>	<b>-0.1</b>	<b>-7.7</b>	

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Source: Nova Scotia Association of REALTORS®

**Table 6: Economic Indicators**
**March 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		129.0	223	7.2	68.4	899
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P &amp; 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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