

# HOUSING NOW TABLES

## Halifax CMA

Date Released: October 2017



*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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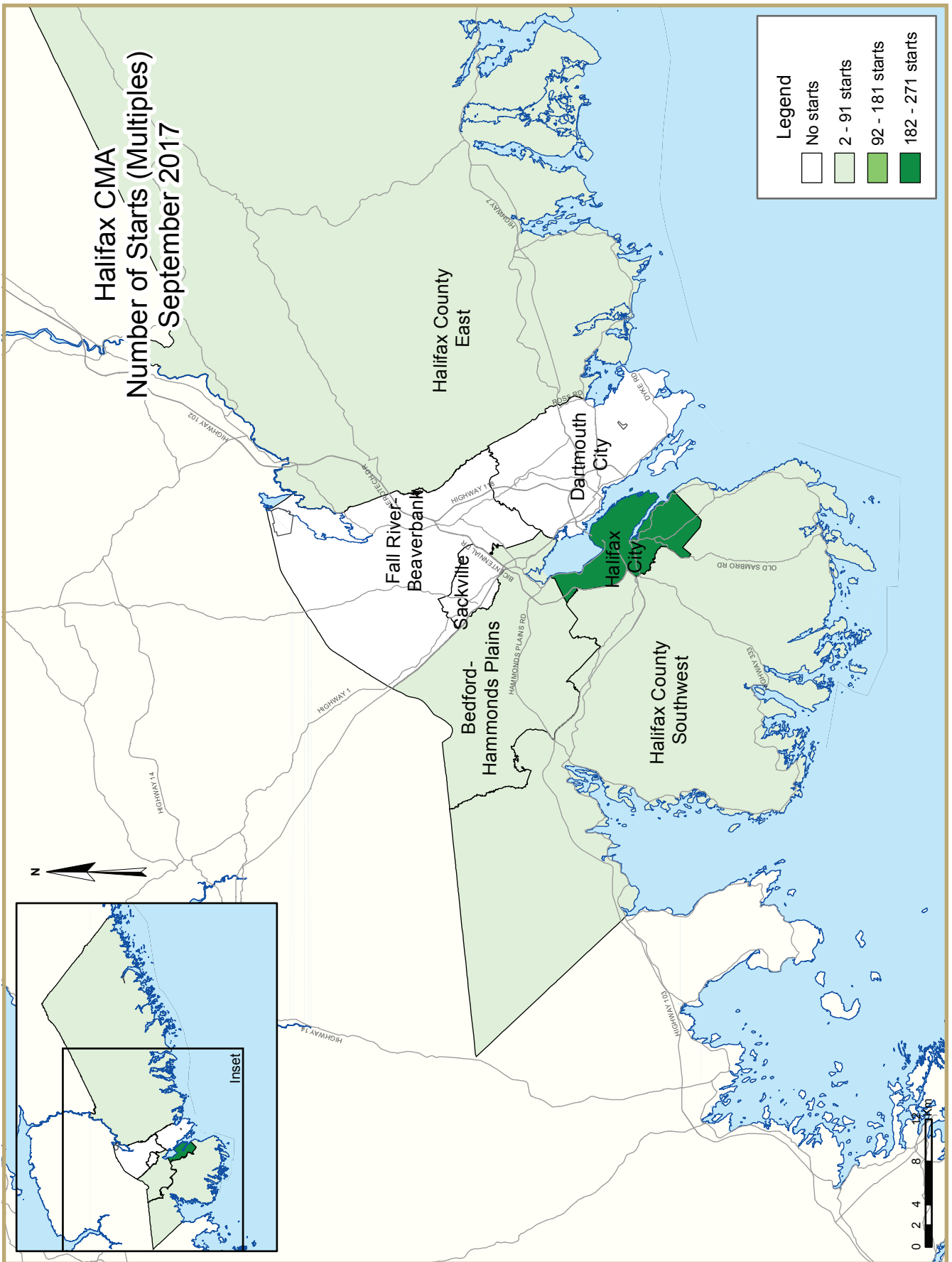
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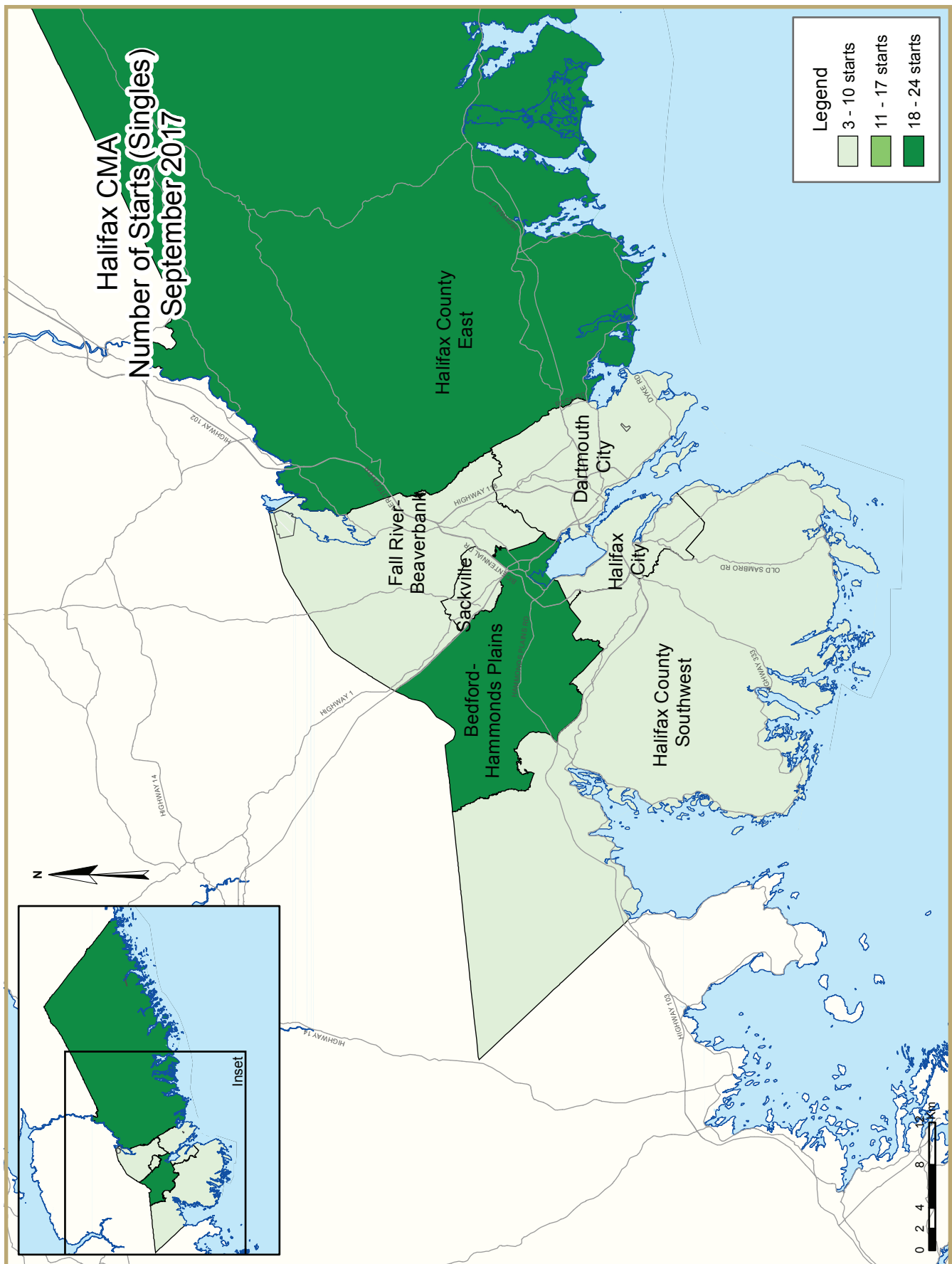
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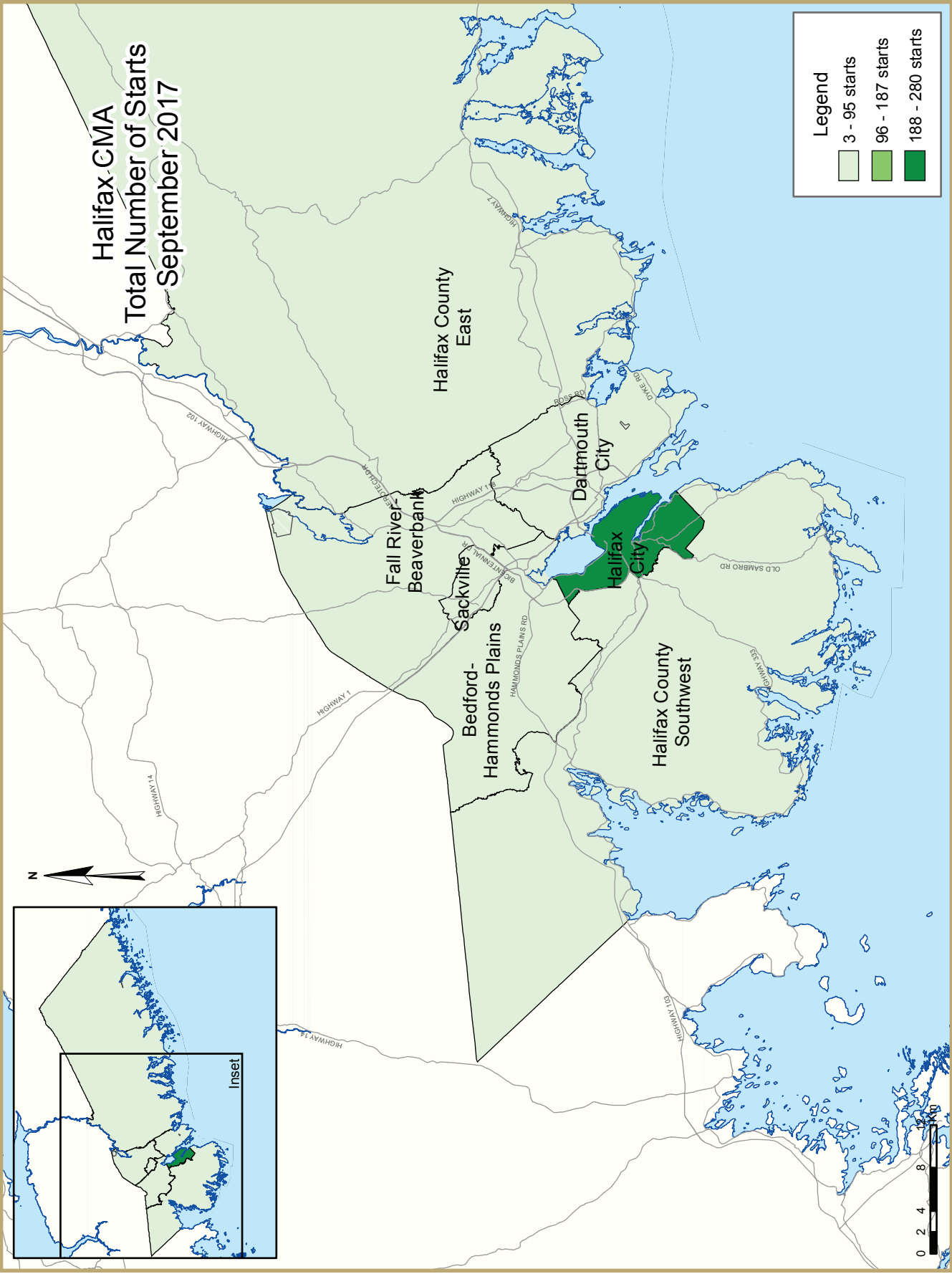
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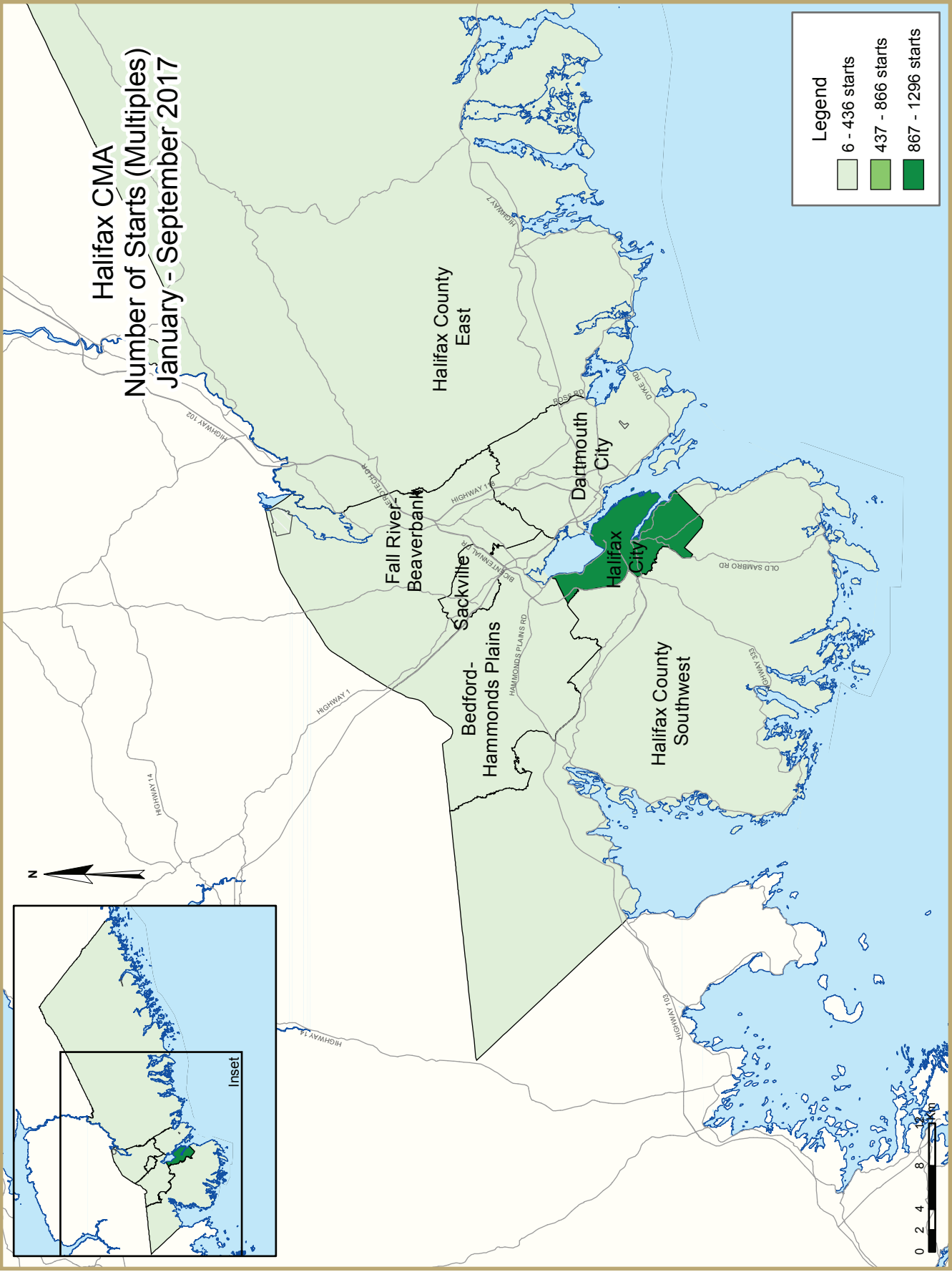
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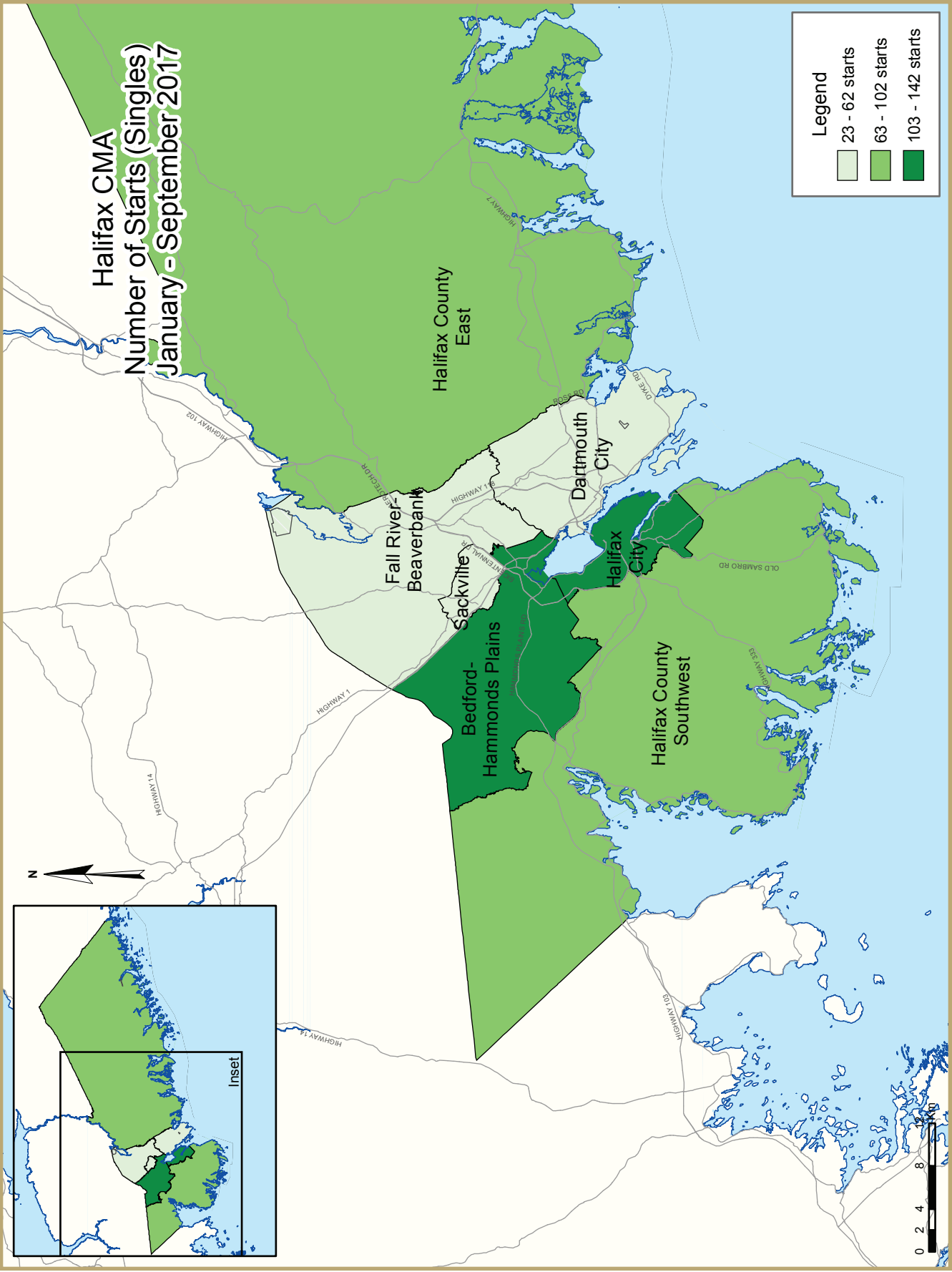


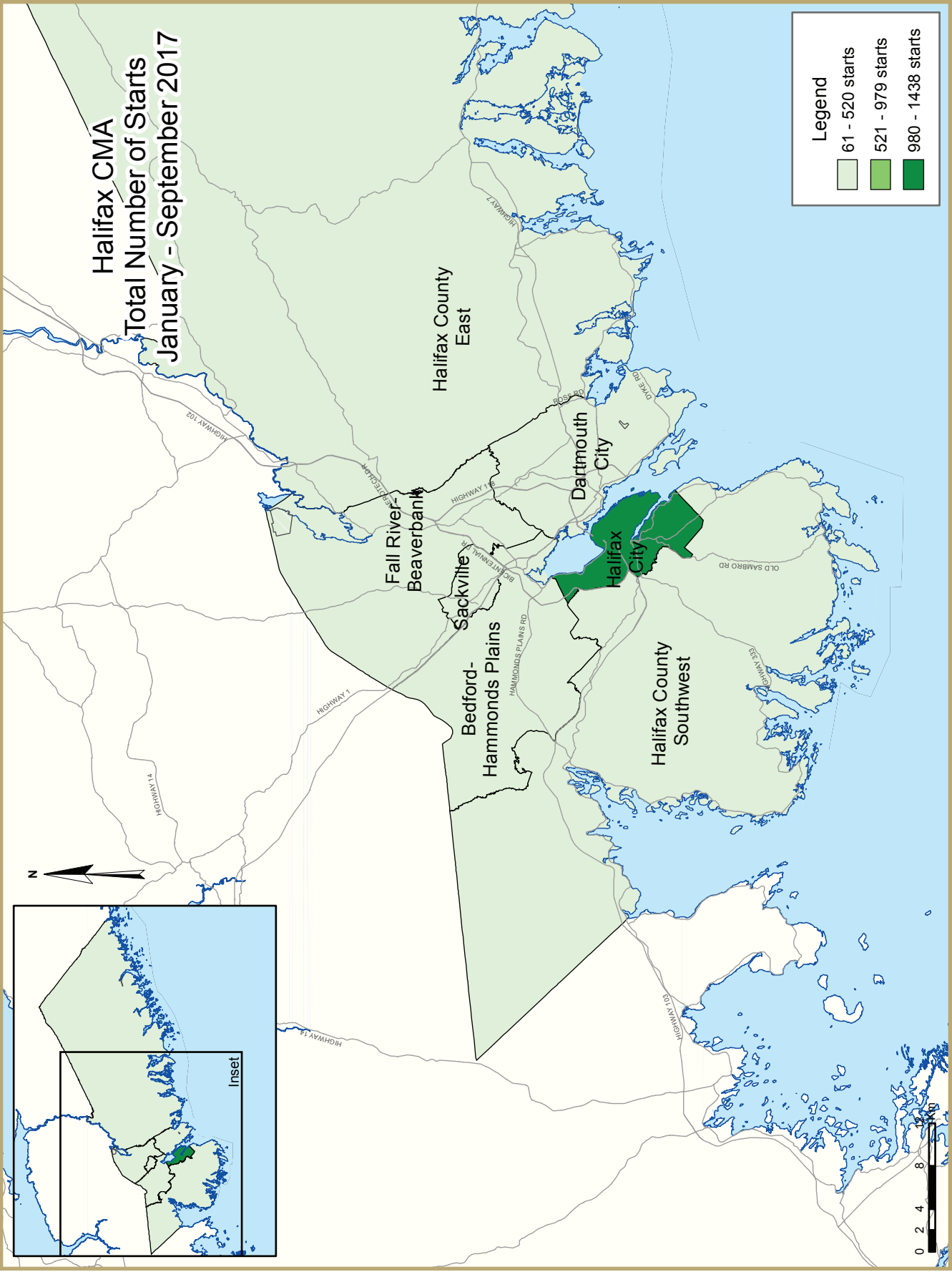














# HOUSING NOW REPORT TABLES

## Available in ALL reports:

- 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

## 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
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- 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
- 5 MLS® Residential Activity
- 6 Economic Indicators

## 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 2017		
Halifax CMA <sup>1</sup>	August 2017	September 2017
Trend <sup>2</sup>	2,540	3,135
SAAR	2,373	4,027
	September 2016	September 2017
Actual		
September - Single-Detached	66	76
September - Multiples	318	280
September - Total	384	356
January to September - Single-Detached	414	522
January to September - Multiples	1,258	1,607
January to September - Total	1,672	2,129

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 1.1: Housing Activity Summary of Halifax CMA**  
**September 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2017	73	22	3	0	0	0	3	255	356
September 2016	57	28	0	0	0	39	9	251	384
% Change	28.1	-21.4	n/a	n/a	n/a	-100.0	-66.7	1.6	-7.3
Year-to-date 2017	494	84	52	0	0	134	35	1,330	2,129
Year-to-date 2016	376	68	68	1	0	162	72	925	1,672
% Change	31.4	23.5	-23.5	-100.0	n/a	-17.3	-51.4	43.8	27.3
UNDER CONSTRUCTION									
September 2017	498	96	47	0	0	541	13	3,031	4,238
September 2016	391	78	103	1	0	507	52	2,953	4,109
% Change	27.4	23.1	-54.4	-100.0	n/a	6.7	-75.0	2.6	3.1
COMPLETIONS									
September 2017	35	6	15	0	0	0	11	123	190
September 2016	23	4	6	0	0	0	10	55	98
% Change	52.2	50.0	150.0	n/a	n/a	n/a	10.0	123.6	93.9
Year-to-date 2017	371	126	64	1	16	71	81	951	1,681
Year-to-date 2016	285	54	68	0	0	56	58	563	1,084
% Change	30.2	133.3	-5.9	n/a	n/a	26.8	39.7	68.9	55.1
COMPLETED & NOT ABSORBED									
September 2017	68	56	24	1	0	73	n/a	n/a	222
September 2016	62	6	27	0	0	51	n/a	n/a	146
% Change	9.7	**	-11.1	n/a	n/a	43.1	n/a	n/a	52.1
ABSORBED									
September 2017	35	14	14	0	0	0	n/a	n/a	63
September 2016	27	3	10	0	0	0	n/a	n/a	40
% Change	29.6	**	40.0	n/a	n/a	n/a	n/a	n/a	57.5
Year-to-date 2017	369	78	56	0	16	49	n/a	n/a	568
Year-to-date 2016	301	58	67	1	3	58	n/a	n/a	488
% Change	22.6	34.5	-16.4	-100.0	**	-15.5	n/a	n/a	16.4

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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 2017	9	16	0	0	0	0	0	255	280
September 2016	7	14	0	0	0	39	0	251	311
Dartmouth City									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	2	10	0	0	0	0	0	0	12
Bedford-Hammonds Plains									
September 2017	22	2	3	0	0	0	2	0	29
September 2016	10	2	0	0	0	0	7	0	19
Sackville									
September 2017	2	0	0	0	0	0	1	0	3
September 2016	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
September 2017	6	0	0	0	0	0	0	0	6
September 2016	3	0	0	0	0	0	1	0	4
Halifax County East									
September 2017	20	2	0	0	0	0	0	0	22
September 2016	19	2	0	0	0	0	0	0	21
Halifax County Southwest									
September 2017	10	2	0	0	0	0	0	0	12
September 2016	15	0	0	0	0	0	1	0	16
Halifax CMA									
September 2017	73	22	3	0	0	0	3	255	356
September 2016	57	28	0	0	0	39	9	251	384

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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 2017	148	34	19	0	0	491	0	2,598	3,290
September 2016	75	34	24	0	0	436	15	2,042	2,626
Dartmouth City									
September 2017	31	20	4	0	0	50	0	31	136
September 2016	38	14	26	0	0	71	0	282	443
Bedford-Hammonds Plains									
September 2017	131	10	10	0	0	0	12	279	442
September 2016	118	6	32	0	0	0	13	430	599
Sackville									
September 2017	18	18	6	0	0	0	1	123	166
September 2016	6	4	10	0	0	0	2	199	221
Fall River - Beaverbank									
September 2017	47	6	0	0	0	0	0	0	53
September 2016	35	14	0	0	0	0	22	0	71
Halifax County East									
September 2017	56	2	8	0	0	0	0	0	78
September 2016	50	4	6	0	0	0	0	0	72
Halifax County Southwest									
September 2017	67	6	0	0	0	0	0	0	73
September 2016	69	2	5	1	0	0	0	0	77
Halifax CMA									
September 2017	498	96	47	0	0	541	13	3,031	4,238
September 2016	391	78	103	1	0	507	52	2,953	4,109

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



**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	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 2017	6	0	8	0	0	0	0	0	14
September 2016	3	4	6	0	0	0	0	0	13
Dartmouth City									
September 2017	1	2	0	0	0	0	0	60	63
September 2016	2	0	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
September 2017	4	0	4	0	0	0	7	0	15
September 2016	2	0	0	0	0	0	8	55	65
Sackville									
September 2017	1	4	0	0	0	0	4	63	72
September 2016	4	0	0	0	0	0	0	0	4
Fall River - Beaverbank									
September 2017	4	0	0	0	0	0	0	0	4
September 2016	3	0	0	0	0	0	1	0	4
Halifax County East									
September 2017	14	0	3	0	0	0	0	0	17
September 2016	5	0	0	0	0	0	0	0	5
Halifax County Southwest									
September 2017	5	0	0	0	0	0	0	0	5
September 2016	4	0	0	0	0	0	1	0	5
Halifax CMA									
September 2017	35	6	15	0	0	0	11	123	190
September 2016	23	4	6	0	0	0	10	55	98

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Halifax City									
September 2017	20	32	9	0	0	0	n/a	n/a	61
September 2016	12	4	10	0	0	49	n/a	n/a	75
Dartmouth City									
September 2017	8	22	1	0	0	71	n/a	n/a	102
September 2016	6	0	6	0	0	0	n/a	n/a	12
Bedford-Hammonds Plains									
September 2017	19	2	10	0	0	0	n/a	n/a	31
September 2016	9	0	4	0	0	0	n/a	n/a	13
Sackville									
September 2017	1	0	0	0	0	2	n/a	n/a	3
September 2016	3	0	3	0	0	2	n/a	n/a	8
Fall River - Beaverbank									
September 2017	6	0	0	0	0	0	n/a	n/a	6
September 2016	14	2	0	0	0	0	n/a	n/a	16
Halifax County East									
September 2017	5	0	0	0	0	0	n/a	n/a	5
September 2016	9	0	0	0	0	0	n/a	n/a	9
Halifax County Southwest									
September 2017	9	0	4	1	0	0	n/a	n/a	14
September 2016	9	0	4	0	0	0	n/a	n/a	13
Halifax CMA									
September 2017	68	56	24	1	0	73	n/a	n/a	222
September 2016	62	6	27	0	0	51	n/a	n/a	146

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

**Table 1.2: Housing Activity Summary by Submarket**  
**September 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Halifax City									
September 2017	4	7	8	0	0	0	n/a	n/a	19
September 2016	5	3	3	0	0	0	n/a	n/a	11
Dartmouth City									
September 2017	1	3	0	0	0	0	n/a	n/a	4
September 2016	2	0	2	0	0	0	n/a	n/a	4
Bedford-Hammonds Plains									
September 2017	4	0	2	0	0	0	n/a	n/a	6
September 2016	4	0	5	0	0	0	n/a	n/a	9
Sackville									
September 2017	1	4	0	0	0	0	n/a	n/a	5
September 2016	2	0	0	0	0	0	n/a	n/a	2
Fall River - Beaverbank									
September 2017	4	0	0	0	0	0	n/a	n/a	4
September 2016	3	0	0	0	0	0	n/a	n/a	3
Halifax County East									
September 2017	14	0	3	0	0	0	n/a	n/a	17
September 2016	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
September 2017	7	0	1	0	0	0	n/a	n/a	8
September 2016	6	0	0	0	0	0	n/a	n/a	6
Halifax CMA									
September 2017	35	14	14	0	0	0	n/a	n/a	63
September 2016	27	3	10	0	0	0	n/a	n/a	40

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

**Table 1.3: History of Housing Starts of Halifax CMA**  
**2007 - 2016**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	510	148	93	1	0	295	91	1,167	2,305
% Change	29.4	111.4	36.8	-66.7	-100.0	-22.0	59.6	-21.4	-11.3
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

Source: CMHC (Starts and Completions Survey)

**Table 2: Starts by Submarket and by Dwelling Type**  
**September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Halifax City	9	7	16	14	0	0	255	290	280	311	-10.0
Dartmouth City	4	2	0	10	0	0	0	0	4	12	-66.7
Bedford-Hammonds Plains	24	17	2	2	3	0	0	0	29	19	52.6
Sackville	3	1	0	0	0	0	0	0	3	1	200.0
Fall River - Beaverbank	6	4	0	0	0	0	0	0	6	4	50.0
Halifax County East	20	19	2	2	0	0	0	0	22	21	4.8
Halifax County Southwest	10	16	2	0	0	0	0	0	12	16	-25.0
<b>Halifax CMA</b>	<b>76</b>	<b>66</b>	<b>22</b>	<b>28</b>	<b>3</b>	<b>0</b>	<b>255</b>	<b>290</b>	<b>356</b>	<b>384</b>	<b>-7.3</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	142	66	30	32	18	23	1,248	767	1,438	888	61.9
Dartmouth City	32	30	14	12	0	26	81	60	127	128	-0.8
Bedford-Hammonds Plains	141	137	10	6	24	24	84	132	259	299	-13.4
Sackville	23	6	14	2	9	4	51	127	97	139	-30.2
Fall River - Beaverbank	53	38	8	10	0	20	0	1	61	69	-11.6
Halifax County East	63	57	2	4	8	6	0	0	73	67	9.0
Halifax County Southwest	68	80	6	2	0	0	0	0	74	82	-9.8
<b>Halifax CMA</b>	<b>522</b>	<b>414</b>	<b>84</b>	<b>68</b>	<b>59</b>	<b>103</b>	<b>1,464</b>	<b>1,087</b>	<b>2,129</b>	<b>1,672</b>	<b>27.3</b>

Source: CMHC (Starts and Completions Survey)



**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market**  
**September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Halifax City	0	0	0	0	0	39	255	251
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	3	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	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>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>255</b>	<b>251</b>

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	18	12	0	11	84	162	1,164	605
Dartmouth City	0	26	0	0	50	0	31	60
Bedford-Hammonds Plains	20	20	4	4	0	0	84	132
Sackville	6	4	3	0	0	0	51	127
Fall River - Beaverbank	0	0	0	20	0	0	0	1
Halifax County East	8	6	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
<b>Halifax CMA</b>	<b>52</b>	<b>68</b>	<b>7</b>	<b>35</b>	<b>134</b>	<b>162</b>	<b>1,330</b>	<b>925</b>

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market**  
**September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Halifax City	25	21	0	39	255	251	280	311
Dartmouth City	4	12	0	0	0	0	4	12
Bedford-Hammonds Plains	27	12	0	0	2	7	29	19
Sackville	2	1	0	0	1	0	3	1
Fall River - Beaverbank	6	3	0	0	0	1	6	4
Halifax County East	22	21	0	0	0	0	22	21
Halifax County Southwest	12	15	0	0	0	1	12	16
<b>Halifax CMA</b>	<b>98</b>	<b>85</b>	<b>0</b>	<b>39</b>	<b>258</b>	<b>260</b>	<b>356</b>	<b>384</b>

**Table 2.5: Starts by Submarket and by Intended Market**  
**January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	190	108	84	162	1,164	618	1,438	888
Dartmouth City	41	65	50	0	36	63	127	128
Bedford-Hammonds Plains	159	142	0	0	100	157	259	299
Sackville	38	10	0	0	59	129	97	139
Fall River - Beaverbank	57	44	0	0	4	25	61	69
Halifax County East	73	65	0	0	0	2	73	67
Halifax County Southwest	72	78	0	1	2	3	74	82
<b>Halifax CMA</b>	<b>630</b>	<b>512</b>	<b>134</b>	<b>163</b>	<b>1,365</b>	<b>997</b>	<b>2,129</b>	<b>1,672</b>

Source: CMHC (Starts and Completions Survey)

**Table 3: Completions by Submarket and by Dwelling Type**  
**September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Halifax City	6	3	0	4	8	6	0	0	14	13	7.7
Dartmouth City	1	2	2	0	0	0	60	0	63	2	**
Bedford-Hammonds Plains	6	7	0	0	9	3	0	55	15	65	-76.9
Sackville	2	4	4	0	3	0	63	0	72	4	**
Fall River - Beaverbank	4	4	0	0	0	0	0	0	4	4	0.0
Halifax County East	14	5	0	0	3	0	0	0	17	5	**
Halifax County Southwest	5	5	0	0	0	0	0	0	5	5	0.0
<b>Halifax CMA</b>	<b>38</b>	<b>30</b>	<b>6</b>	<b>4</b>	<b>23</b>	<b>9</b>	<b>123</b>	<b>55</b>	<b>190</b>	<b>98</b>	<b>93.9</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - September 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Halifax City	69	31	66	18	34	29	675	312	844	390	116.4
Dartmouth City	23	27	32	10	19	6	131	51	205	94	118.1
Bedford-Hammonds Plains	124	66	8	6	41	13	89	171	262	256	2.3
Sackville	11	15	8	0	6	23	127	0	152	38	**
Fall River - Beaverbank	40	45	10	10	15	21	0	4	65	80	-18.8
Halifax County East	58	64	4	6	9	0	0	1	71	71	0.0
Halifax County Southwest	75	71	2	4	5	0	0	80	82	155	-47.1
<b>Halifax CMA</b>	<b>400</b>	<b>319</b>	<b>130</b>	<b>54</b>	<b>129</b>	<b>92</b>	<b>1,022</b>	<b>619</b>	<b>1,681</b>	<b>1,084</b>	<b>55.1</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market**  
**September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Halifax City	8	6	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	60	0
Bedford-Hammonds Plains	4	0	5	3	0	0	0	55
Sackville	0	0	3	0	0	0	63	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
<b>Halifax CMA</b>	<b>15</b>	<b>6</b>	<b>8</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>123</b>	<b>55</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - September 2017**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	22	29	12	0	0	56	675	256
Dartmouth City	19	6	0	0	71	0	60	51
Bedford-Hammonds Plains	28	10	13	3	0	0	89	171
Sackville	3	23	3	0	0	0	127	0
Fall River - Beaverbank	0	0	15	21	0	0	0	4
Halifax County East	3	0	6	0	0	0	0	1
Halifax County Southwest	5	0	0	0	0	0	0	80
<b>Halifax CMA</b>	<b>80</b>	<b>68</b>	<b>49</b>	<b>24</b>	<b>71</b>	<b>56</b>	<b>951</b>	<b>563</b>

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market**  
**September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Halifax City	14	13	0	0	0	0	14	13
Dartmouth City	3	2	0	0	60	0	63	2
Bedford-Hammonds Plains	8	2	0	0	7	63	15	65
Sackville	5	4	0	0	67	0	72	4
Fall River - Beaverbank	4	3	0	0	0	1	4	4
Halifax County East	17	5	0	0	0	0	17	5
Halifax County Southwest	5	4	0	0	0	1	5	5
<b>Halifax CMA</b>	<b>56</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>134</b>	<b>65</b>	<b>190</b>	<b>98</b>

**Table 3.5: Completions by Submarket and by Intended Market**  
**January - September 2017**

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	157	76	0	56	687	258	844	390
Dartmouth City	53	38	87	0	65	56	205	94
Bedford-Hammonds Plains	147	64	0	0	115	192	262	256
Sackville	18	37	0	0	134	1	152	38
Fall River - Beaverbank	44	53	0	0	21	27	65	80
Halifax County East	65	68	0	0	6	3	71	71
Halifax County Southwest	77	71	1	0	4	84	82	155
<b>Halifax CMA</b>	<b>561</b>	<b>407</b>	<b>88</b>	<b>56</b>	<b>1,032</b>	<b>621</b>	<b>1,681</b>	<b>1,084</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**September 2017**

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 2017	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	-	-
September 2016	1	20.0	2	40.0	1	20.0	0	0.0	1	20.0	5	-	-
Year-to-date 2017	5	7.7	9	13.8	15	23.1	12	18.5	24	36.9	65	-	511,983
Year-to-date 2016	1	3.2	7	22.6	5	16.1	8	25.8	10	32.3	31	-	-
Dartmouth City													
September 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
September 2016	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	5	20.8	6	25.0	5	20.8	6	25.0	2	8.3	24	-	-
Year-to-date 2016	5	20.0	8	32.0	5	20.0	2	8.0	5	20.0	25	-	-
Bedford-Hammonds Plains													
September 2017	0	0.0	1	25.0	0	0.0	2	50.0	1	25.0	4	-	-
September 2016	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
Year-to-date 2017	1	1.0	8	8.0	12	12.0	38	38.0	41	41.0	100	535,000	533,803
Year-to-date 2016	0	0.0	7	12.5	13	23.2	21	37.5	15	26.8	56	-	506,374
Sackville													
September 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
September 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Year-to-date 2017	1	12.5	2	25.0	0	0.0	2	25.0	3	37.5	8	-	-
Year-to-date 2016	0	0.0	8	40.0	0	0.0	10	50.0	2	10.0	20	-	502,950
Fall River - Beaverbank													
September 2017	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	-
September 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2017	7	17.9	17	43.6	5	12.8	7	17.9	3	7.7	39	-	293,975
Year-to-date 2016	4	9.5	16	38.1	6	14.3	7	16.7	9	21.4	42	-	425,400
Halifax County East													
September 2017	9	64.3	2	14.3	1	7.1	2	14.3	0	0.0	14	-	369,300
September 2016	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	30	50.8	19	32.2	6	10.2	3	5.1	1	1.7	59	-	343,027
Year-to-date 2016	30	47.6	17	27.0	5	7.9	6	9.5	5	7.9	63	-	276,289
Halifax County Southwest													
September 2017	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	-	-
September 2016	1	16.7	0	0.0	1	16.7	1	16.7	3	50.0	6	-	-
Year-to-date 2017	7	9.5	23	31.1	13	17.6	17	23.0	14	18.9	74	-	628,985
Year-to-date 2016	10	15.4	20	30.8	10	15.4	10	15.4	15	23.1	65	-	455,432
Halifax CMA													
September 2017	11	31.4	9	25.7	4	11.4	8	22.9	3	8.6	35	-	372,183
September 2016	7	25.9	5	18.5	4	14.8	3	11.1	8	29.6	27	430,000	445,580
Year-to-date 2017	56	15.2	84	22.8	56	15.2	85	23.0	88	23.8	369	460,000	494,558
Year-to-date 2016	50	16.6	83	27.5	44	14.6	64	21.2	61	20.2	302	430,000	468,194

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units**  
**September 2017**

Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	-	n/a	511,983	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	-	n/a	533,803	506,374	5.4
Sackville	-	-	n/a	-	502,950	n/a
Fall River - Beaverbank	-	-	n/a	293,975	425,400	-30.9
Halifax County East	369,300	-	n/a	343,027	276,289	24.2
Halifax County Southwest	-	-	n/a	628,985	455,432	38.1
<b>Halifax CMA</b>	<b>372,183</b>	<b>445,580</b>	<b>-16.5</b>	<b>494,558</b>	<b>468,194</b>	<b>5.6</b>

Source: CMHC (Market Absorption Survey)

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

Submarket	September 2017				September 2016				% 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	121	344,983	72	784	100	405,866	84	844	21.0	-15.0	-14.3	-7.1
Dartmouth City	111	232,219	70	585	98	243,874	77	713	13.3	-4.8	-9.1	-18.0
Bedford-Hammonds Plains	50	346,304	102	427	70	413,248	103	520	-28.6	-16.2	-1.0	-17.9
Sackville	30	184,776	50	187	32	175,772	76	247	-6.3	5.1	-34.2	-24.3
Halifax County Southwest	46	251,767	94	331	54	298,787	131	390	-14.8	-15.7	-28.2	-15.1
Halifax County East	22	207,068	118	243	24	207,298	112	322	-8.3	-0.1	5.4	-24.5
Outside Halifax-Dartmouth Board	27	206,861	129	219	29	190,666	114	276	-6.9	8.5	13.2	-20.7
Fall River-Beaver Bank	35	279,313	73	298	32	300,244	148	309	9.4	-7.0	-50.7	-3.6
<b>Halifax CMA</b>	<b>442</b>	<b>275,737</b>	<b>81</b>	<b>3074</b>	<b>439</b>	<b>308,166</b>	<b>97</b>	<b>3621</b>	<b>0.7</b>	<b>-10.5</b>	<b>-16.5</b>	<b>-15.1</b>

Submarket	Year-to-date 2017				Year-to-date 2016				% 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	1,142	346,647	80		1,053	346,891	96		8.5	-0.1	-16.7	
Dartmouth City	1,026	250,899	75		1,006	242,114	77		2.0	3.6	-2.6	
Bedford-Hammonds Plains	579	386,036	95		598	378,923	113		-3.2	1.9	-15.9	
Sackville	319	205,178	81		319	198,091	95		0.0	3.6	-14.7	
Halifax County Southwest	381	275,444	86		364	277,433	100		4.7	-0.7	-14.0	
Halifax County East	266	225,412	93		237	205,171	105		12.2	9.9	-11.4	
Outside Halifax-Dartmouth Board	246	199,708	97		253	204,847	103		-2.8	-2.5	-5.8	
Fall River-Beaver Bank	323	309,105	95		299	296,592	94		8.0	4.2	1.1	
<b>Halifax CMA</b>	<b>4,282</b>	<b>293,352</b>	<b>84</b>	<b>56%</b>	<b>4,129</b>	<b>287,902</b>	<b>95</b>	<b>52%</b>	<b>3.7</b>	<b>1.9</b>	<b>-11.6</b>	

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Source: Nova Scotia Association of REALTORS®

**Table 6: Economic Indicators**  
**September 2017**

		Interest Rates			NHPI, Total, Halifax CMA 2016.12 =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						
2016	January	561	3.14	4.64	98.9	128.2	224	6.4	68.1	876
	February	561	3.14	4.64	98.9	128.4	223	6.6	68.1	888
	March	561	3.14	4.64	98.9	129.0	224	7.2	68.5	899
	April	561	3.14	4.64	98.9	129.9	225	6.9	68.7	891
	May	561	3.14	4.64	99.0	130.5	227	6.4	68.8	884
	June	561	3.14	4.64	99.0	130.6	228	5.6	68.4	881
	July	567	3.14	4.74	99.3	130.1	228	5.4	68.2	890
	August	567	3.14	4.74	99.3	130.1	228	5.6	68.1	892
	September	561	3.14	4.64	99.3	130.6	227	5.8	67.9	891
	October	561	3.14	4.64	99.8	130.5	226	6.0	67.8	888
	November	561	3.14	4.64	100.0	129.8	226	5.9	67.6	888
	December	561	3.14	4.64	100.0	129.5	226	6.1	67.6	880
2017	January	561	3.14	4.64	100.2	130.5	226	5.9	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.1	67.1	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.3	878
	April	561	3.14	4.64	100.0	130.9	224	6.8	67.3	880
	May	561	3.14	4.64	100.4	131.1	226	7.0	67.7	882
	June	561	3.14	4.64	100.4	131.2	225	6.9	67.5	880
	July	573	3.14	4.84	100.8	131.3	226	6.8	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.1	67.0	891
	September	575	3.09	4.89		132.2	224	7.2	67.1	901
	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 2016 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 population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

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

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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