

# HOUSING NOW TABLES

Halifax CMA

Date Released: November 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.

## SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation). View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

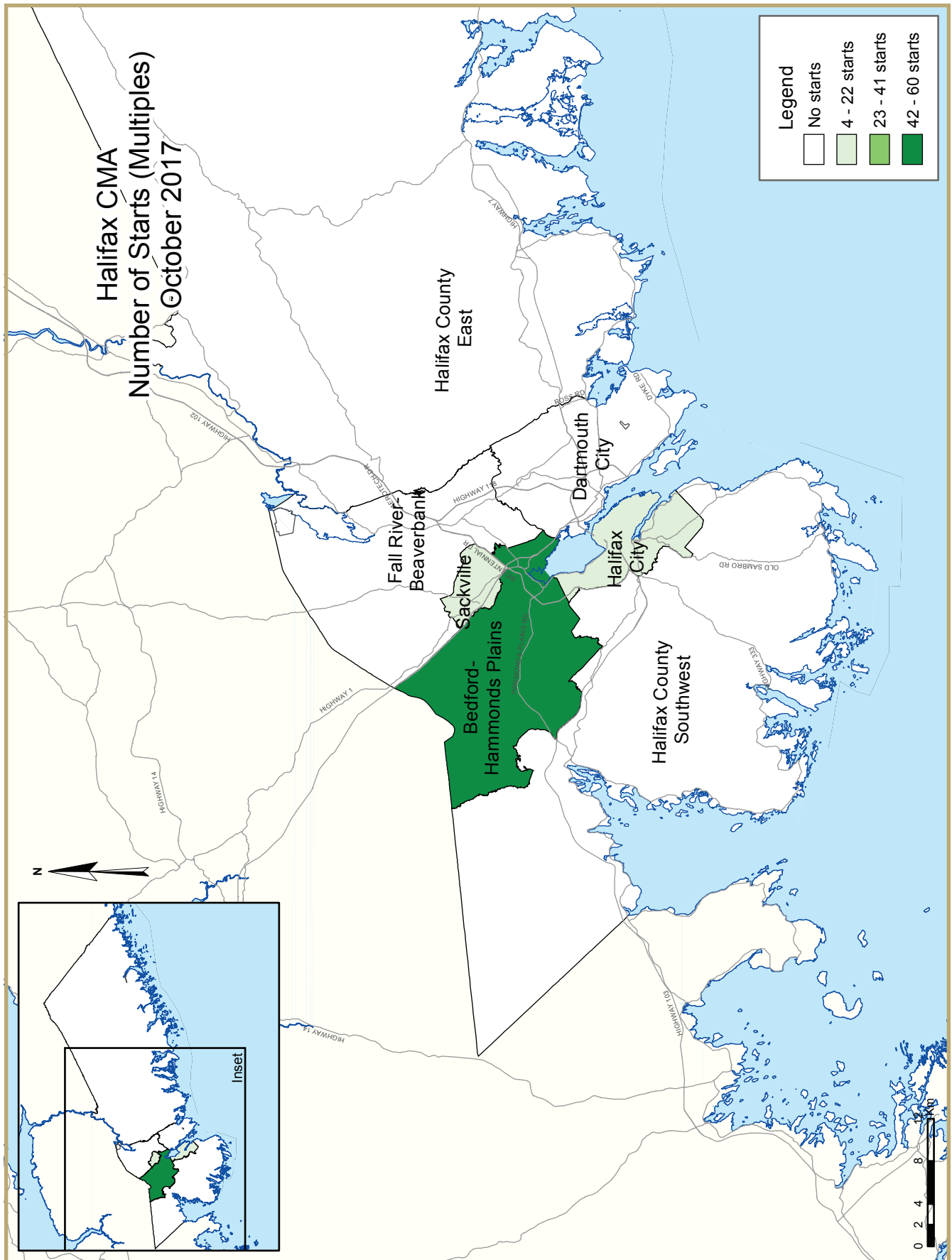
## Housing Observer Online

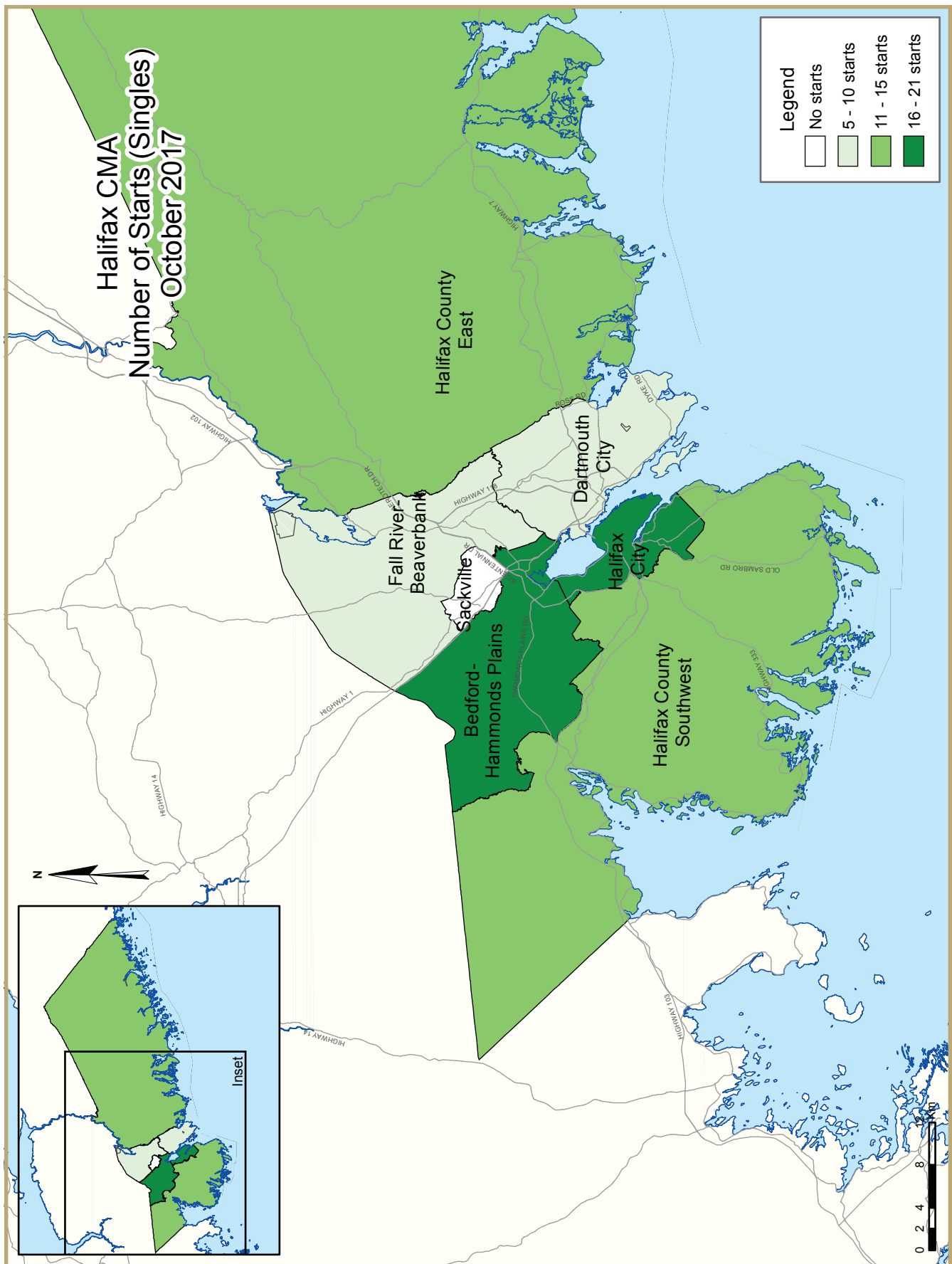
Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

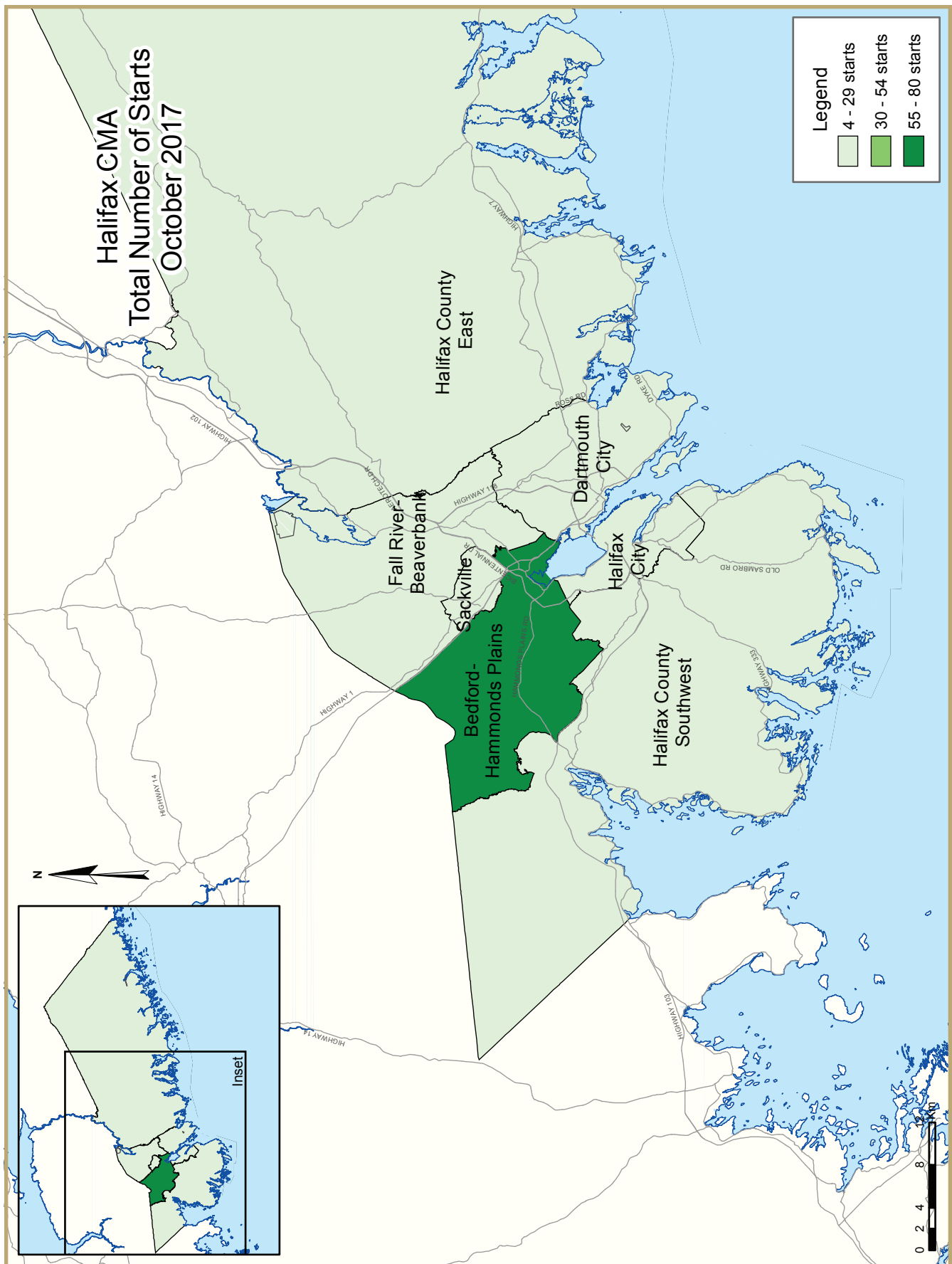
All links can be shared in social media friendly formats!

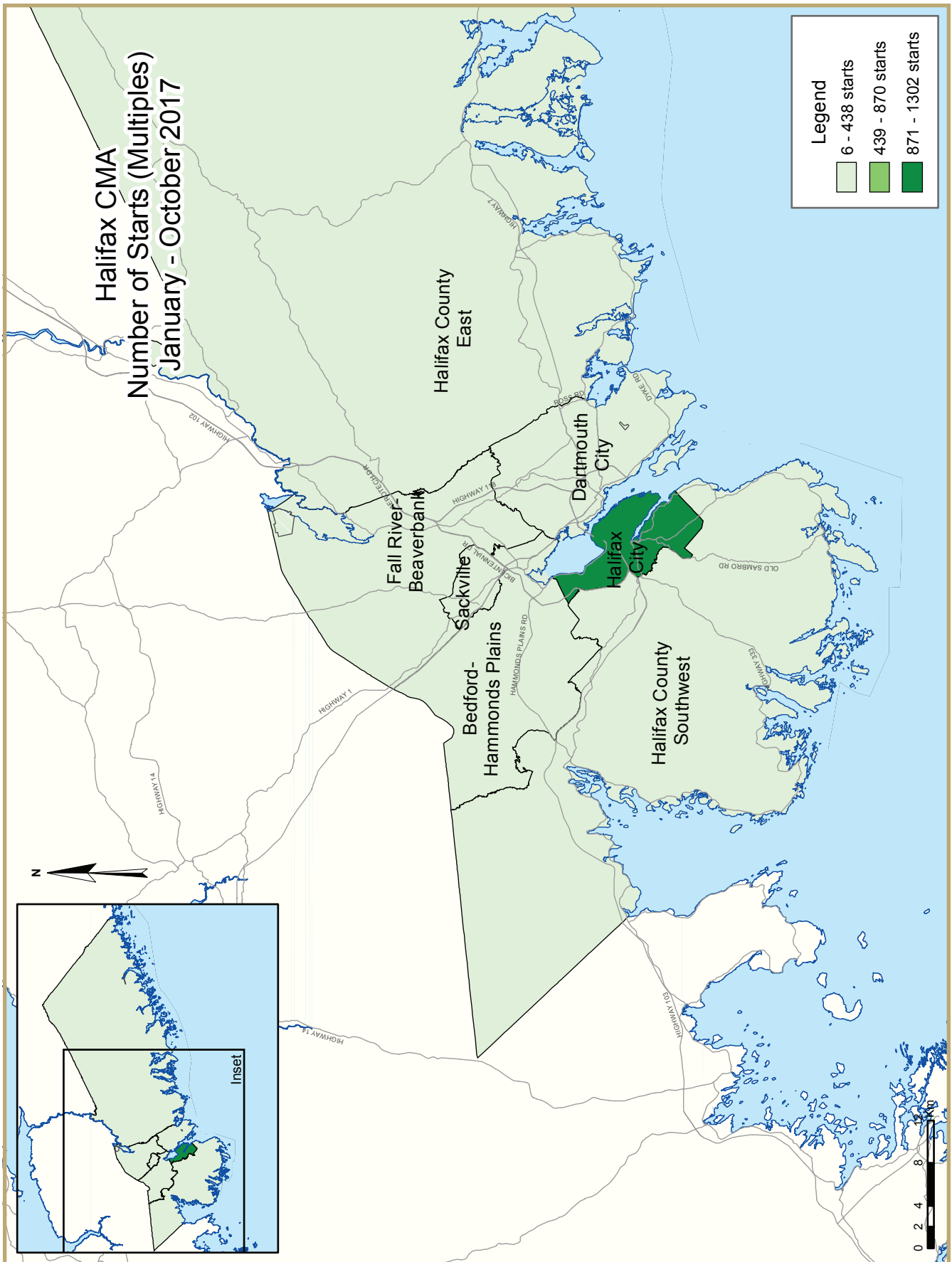
Subscribe today to stay in the know!  
[www.cmhc.ca/observer](http://www.cmhc.ca/observer)

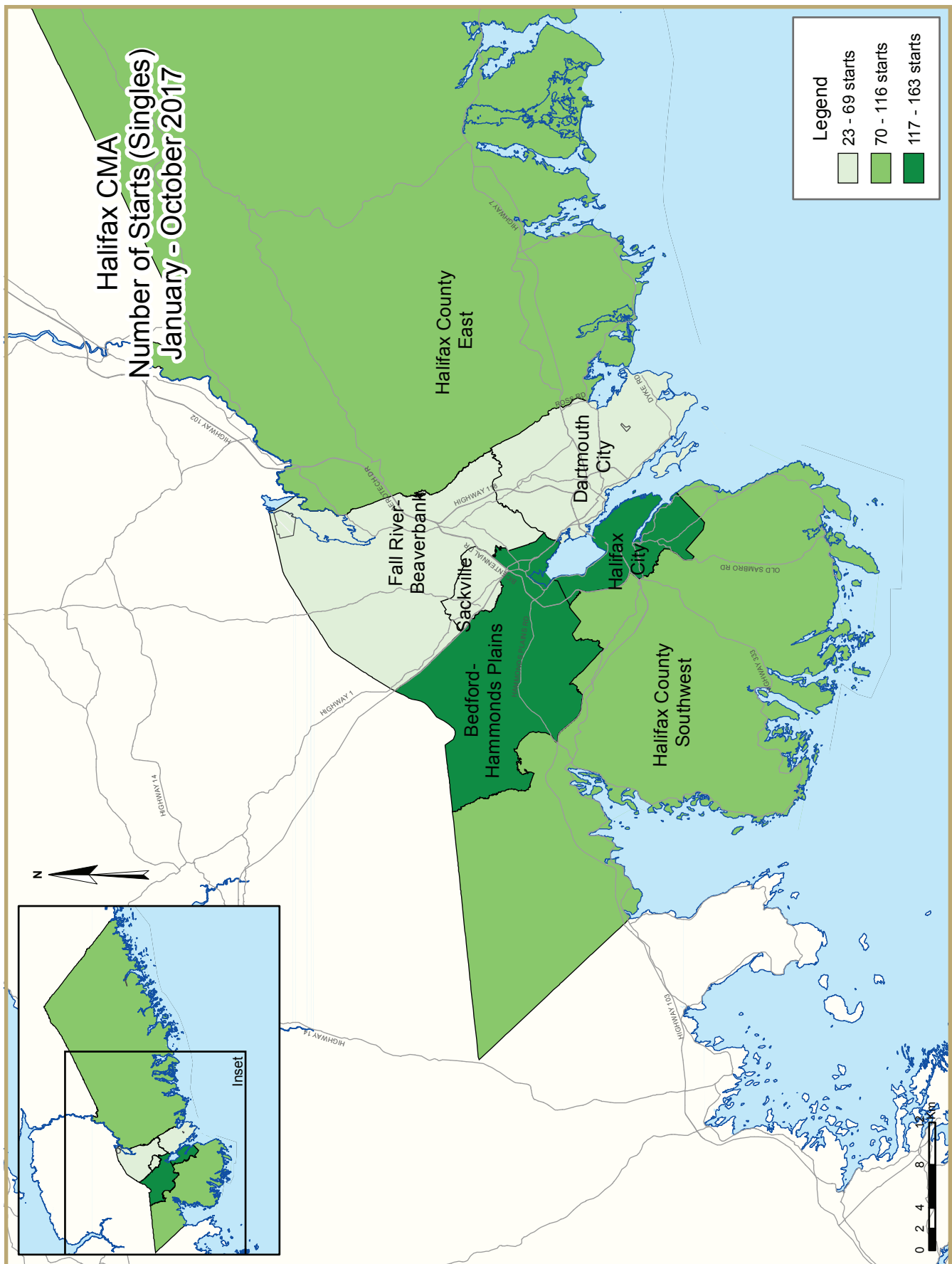


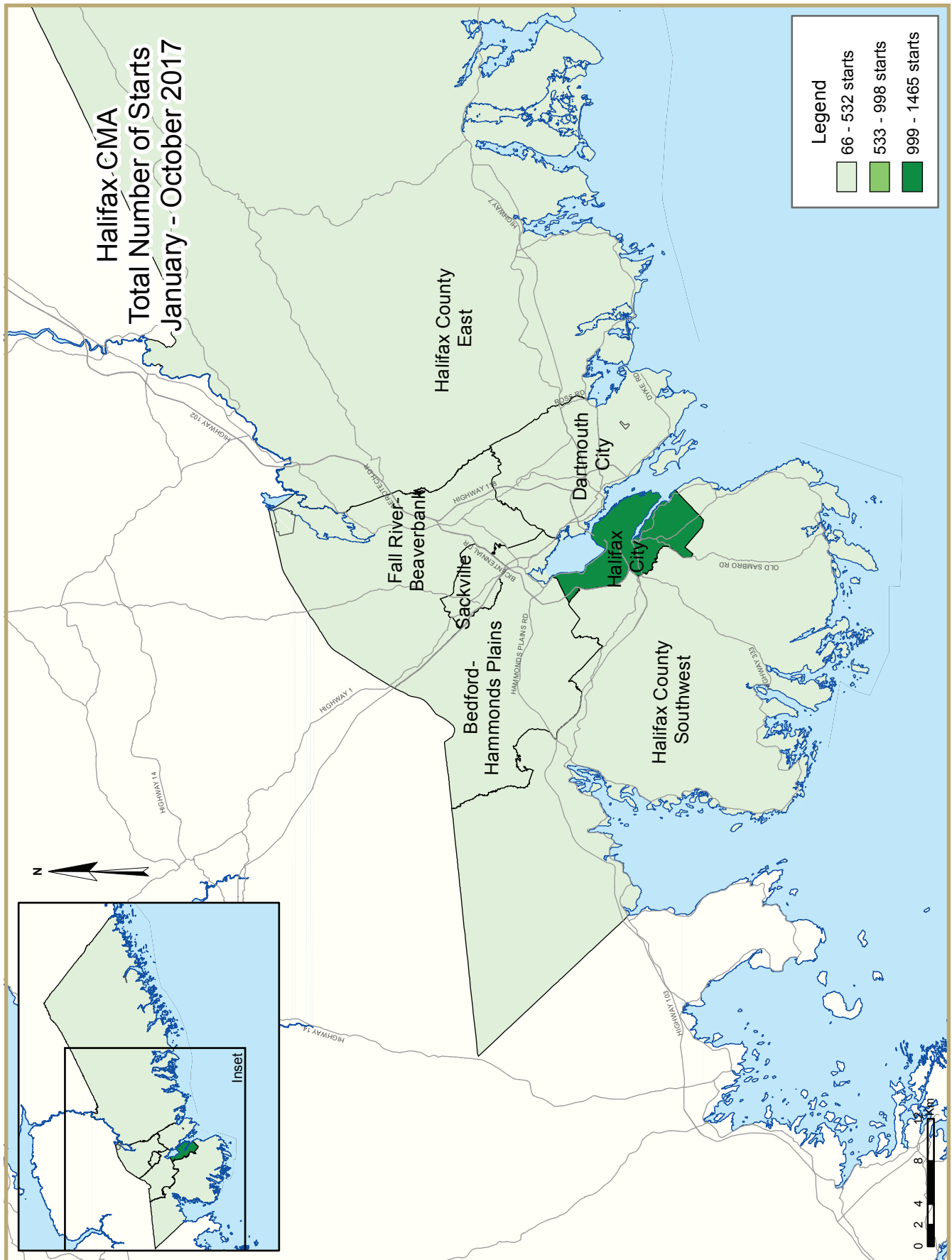














# HOUSING NOW REPORT TABLES

## 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
- 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
- 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) October 2017		
Halifax CMA <sup>1</sup>	September 2017	October 2017
Trend <sup>2</sup>	3,137	2,511
SAAR	4,032	1,717
	October 2016	October 2017
Actual		
October - Single-Detached	43	76
October - Multiples	193	70
October - Total	236	146
January to October - Single-Detached	457	598
January to October - Multiples	1,451	1,677
January to October - Total	1,908	2,275

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****October 2017**

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
October 2017	72	6	0	0	0	0	8	60	146
October 2016	39	4	10	0	0	0	4	179	236
% Change	84.6	50.0	-100.0	n/a	n/a	n/a	100.0	-66.5	-38.1
Year-to-date 2017	566	90	52	0	0	134	43	1,390	2,275
Year-to-date 2016	415	72	78	1	0	162	76	1,104	1,908
% Change	36.4	25.0	-33.3	-100.0	n/a	-17.3	-43.4	25.9	19.2
UNDER CONSTRUCTION									
October 2017	531	92	43	0	0	541	12	2,968	4,199
October 2016	371	74	104	1	0	345	41	3,143	4,103
% Change	43.1	24.3	-58.7	-100.0	n/a	56.8	-70.7	-5.6	2.3
COMPLETIONS									
October 2017	39	10	4	0	0	0	9	123	185
October 2016	57	8	9	0	0	0	15	151	240
% Change	-31.6	25.0	-55.6	n/a	n/a	n/a	-40.0	-18.5	-22.9
Year-to-date 2017	410	136	68	1	16	71	90	1,074	1,866
Year-to-date 2016	342	62	77	0	0	56	73	714	1,324
% Change	19.9	119.4	-11.7	n/a	n/a	26.8	23.3	50.4	40.9
COMPLETED & NOT ABSORBED									
October 2017	68	52	22	1	0	73	n/a	n/a	216
October 2016	59	6	25	0	0	51	n/a	n/a	141
% Change	15.3	**	-12.0	n/a	n/a	43.1	n/a	n/a	53.2
ABSORBED									
October 2017	36	14	6	0	0	0	n/a	n/a	56
October 2016	60	8	11	0	0	0	n/a	n/a	79
% Change	-40.0	75.0	-45.5	n/a	n/a	n/a	n/a	n/a	-29.1
Year-to-date 2017	405	92	62	0	16	49	n/a	n/a	624
Year-to-date 2016	361	66	78	1	3	58	n/a	n/a	567
% Change	12.2	39.4	-20.5	-100.0	**	-15.5	n/a	n/a	10.1

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2017	21	6	0	0	0	0	0	0	27
October 2016	3	0	4	0	0	0	0	179	186
Dartmouth City									
October 2017	4	0	0	0	0	0	1	0	5
October 2016	5	0	0	0	0	0	0	0	5
Bedford-Hammonds Plains									
October 2017	17	0	0	0	0	0	3	60	80
October 2016	15	0	3	0	0	0	2	0	20
Sackville									
October 2017	0	0	0	0	0	0	4	0	4
October 2016	0	2	0	0	0	0	0	0	2
Fall River - Beaverbank									
October 2017	5	0	0	0	0	0	0	0	5
October 2016	7	2	3	0	0	0	2	0	14
Halifax County East									
October 2017	12	0	0	0	0	0	0	0	12
October 2016	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
October 2017	13	0	0	0	0	0	0	0	13
October 2016	6	0	0	0	0	0	0	0	6
Halifax CMA									
October 2017	72	6	0	0	0	0	8	60	146
October 2016	39	4	10	0	0	0	4	179	236

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

**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2017	158	40	19	0	0	491	0	2,475	3,183
October 2016	70	30	28	0	0	274	11	2,251	2,664
Dartmouth City									
October 2017	32	14	0	0	0	50	0	31	127
October 2016	36	14	26	0	0	71	0	282	441
Bedford-Hammonds Plains									
October 2017	138	10	10	0	0	0	7	339	504
October 2016	106	4	26	0	0	0	9	411	556
Sackville									
October 2017	16	18	6	0	0	0	5	123	168
October 2016	6	6	10	0	0	0	0	199	221
Fall River - Beaverbank									
October 2017	51	2	0	0	0	0	0	0	53
October 2016	37	14	3	0	0	0	21	0	75
Halifax County East									
October 2017	62	2	8	0	0	0	0	0	84
October 2016	50	4	6	0	0	0	0	0	72
Halifax County Southwest									
October 2017	74	6	0	0	0	0	0	0	80
October 2016	66	2	5	1	0	0	0	0	74
Halifax CMA									
October 2017	531	92	43	0	0	541	12	2,968	4,199
October 2016	371	74	104	1	0	345	41	3,143	4,103

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



**Table 1.2: Housing Activity Summary by Submarket**  
**October 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									
October 2017	11	0	0	0	0	0	0	123	134
October 2016	7	4	0	0	0	0	4	132	147
Dartmouth City									
October 2017	3	6	4	0	0	0	1	0	14
October 2016	7	0	0	0	0	0	0	0	7
Bedford-Hammonds Plains									
October 2017	10	0	0	0	0	0	8	0	18
October 2016	26	2	9	0	0	0	6	19	62
Sackville									
October 2017	2	0	0	0	0	0	0	0	2
October 2016	0	0	0	0	0	0	2	0	2
Fall River - Beaverbank									
October 2017	1	4	0	0	0	0	0	0	5
October 2016	5	2	0	0	0	0	3	0	10
Halifax County East									
October 2017	6	0	0	0	0	0	0	0	6
October 2016	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
October 2017	6	0	0	0	0	0	0	0	6
October 2016	9	0	0	0	0	0	0	0	9
Halifax CMA									
October 2017	39	10	4	0	0	0	9	123	185
October 2016	57	8	9	0	0	0	15	151	240

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

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

	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									
October 2017	19	28	6	0	0	0	n/a	n/a	53
October 2016	14	4	10	0	0	49	n/a	n/a	77
Dartmouth City									
October 2017	9	23	5	0	0	71	n/a	n/a	108
October 2016	7	0	6	0	0	0	n/a	n/a	13
Bedford-Hammonds Plains									
October 2017	21	1	7	0	0	0	n/a	n/a	29
October 2016	7	0	3	0	0	0	n/a	n/a	10
Sackville									
October 2017	1	0	0	0	0	2	n/a	n/a	3
October 2016	3	0	2	0	0	2	n/a	n/a	7
Fall River - Beaverbank									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	9	2	0	0	0	0	n/a	n/a	11
Halifax County East									
October 2017	6	0	0	0	0	0	n/a	n/a	6
October 2016	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
October 2017	7	0	4	1	0	0	n/a	n/a	12
October 2016	12	0	4	0	0	0	n/a	n/a	16
Halifax CMA									
October 2017	68	52	22	1	0	73	n/a	n/a	216
October 2016	59	6	25	0	0	51	n/a	n/a	141

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

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

	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									
October 2017	11	4	3	0	0	0	n/a	n/a	18
October 2016	5	4	0	0	0	0	n/a	n/a	9
Dartmouth City									
October 2017	2	5	0	0	0	0	n/a	n/a	7
October 2016	6	0	0	0	0	0	n/a	n/a	6
Bedford-Hammonds Plains									
October 2017	7	1	3	0	0	0	n/a	n/a	11
October 2016	28	2	10	0	0	0	n/a	n/a	40
Sackville									
October 2017	2	0	0	0	0	0	n/a	n/a	2
October 2016	0	0	1	0	0	0	n/a	n/a	1
Fall River - Beaverbank									
October 2017	2	4	0	0	0	0	n/a	n/a	6
October 2016	11	2	0	0	0	0	n/a	n/a	13
Halifax County East									
October 2017	5	0	0	0	0	0	n/a	n/a	5
October 2016	4	0	0	0	0	0	n/a	n/a	4
Halifax County Southwest									
October 2017	7	0	0	0	0	0	n/a	n/a	7
October 2016	6	0	0	0	0	0	n/a	n/a	6
Halifax CMA									
October 2017	36	14	6	0	0	0	n/a	n/a	56
October 2016	60	8	11	0	0	0	n/a	n/a	79

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**  
**October 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Halifax City	21	3	6	0	0	4	0	179	27	186	-85.5
Dartmouth City	5	5	0	0	0	0	0	0	5	5	0.0
Bedford-Hammonds Plains	20	17	0	0	0	3	60	0	80	20	**
Sackville	0	0	0	2	4	0	0	0	4	2	100.0
Fall River - Beaverbank	5	9	0	2	0	3	0	0	5	14	-64.3
Halifax County East	12	3	0	0	0	0	0	0	12	3	**
Halifax County Southwest	13	6	0	0	0	0	0	0	13	6	116.7
<b>Halifax CMA</b>	<b>76</b>	<b>43</b>	<b>6</b>	<b>4</b>	<b>4</b>	<b>10</b>	<b>60</b>	<b>179</b>	<b>146</b>	<b>236</b>	<b>-38.1</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - October 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	163	69	36	32	18	27	1,248	946	1,465	1,074	36.4
Dartmouth City	37	35	14	12	0	26	81	60	132	133	-0.8
Bedford-Hammonds Plains	161	154	10	6	24	27	144	132	339	319	6.3
Sackville	23	6	14	4	13	4	51	127	101	141	-28.4
Fall River - Beaverbank	58	47	8	12	0	23	0	1	66	83	-20.5
Halifax County East	75	60	2	4	8	6	0	0	85	70	21.4
Halifax County Southwest	81	86	6	2	0	0	0	0	87	88	-1.1
<b>Halifax CMA</b>	<b>598</b>	<b>457</b>	<b>90</b>	<b>72</b>	<b>63</b>	<b>113</b>	<b>1,524</b>	<b>1,266</b>	<b>2,275</b>	<b>1,908</b>	<b>19.2</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Halifax City	0	4	0	0	0	0	0	179
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	3	0	0	0	0	60	0
Sackville	0	0	4	0	0	0	0	0
Fall River - Beaverbank	0	3	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>	0	10	4	0	0	0	60	179

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	16	0	11	84	162	1,164	784
Dartmouth City	0	26	0	0	50	0	31	60
Bedford-Hammonds Plains	20	23	4	4	0	0	144	132
Sackville	6	4	7	0	0	0	51	127
Fall River - Beaverbank	0	3	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>	52	78	11	35	134	162	1,390	1,104

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Halifax City	27	7	0	0	0	179	27	186
Dartmouth City	4	5	0	0	1	0	5	5
Bedford-Hammonds Plains	17	18	0	0	63	2	80	20
Sackville	0	2	0	0	4	0	4	2
Fall River - Beaverbank	5	12	0	0	0	2	5	14
Halifax County East	12	3	0	0	0	0	12	3
Halifax County Southwest	13	6	0	0	0	0	13	6
<b>Halifax CMA</b>	<b>78</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>68</b>	<b>183</b>	<b>146</b>	<b>236</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	217	115	84	162	1,164	797	1,465	1,074
Dartmouth City	45	70	50	0	37	63	132	133
Bedford-Hammonds Plains	176	160	0	0	163	159	339	319
Sackville	38	12	0	0	63	129	101	141
Fall River - Beaverbank	62	56	0	0	4	27	66	83
Halifax County East	85	68	0	0	0	2	85	70
Halifax County Southwest	85	84	0	1	2	3	87	88
<b>Halifax CMA</b>	<b>708</b>	<b>565</b>	<b>134</b>	<b>163</b>	<b>1,433</b>	<b>1,180</b>	<b>2,275</b>	<b>1,908</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	% Change
Halifax City	11	7	0	4	0	4	123	132	134	147	-8.8
Dartmouth City	4	7	6	0	4	0	0	0	14	7	100.0
Bedford-Hammonds Plains	13	32	0	2	5	9	0	19	18	62	-71.0
Sackville	2	2	0	0	0	0	0	0	2	2	0.0
Fall River - Beaverbank	1	8	4	2	0	0	0	0	5	10	-50.0
Halifax County East	6	3	0	0	0	0	0	0	6	3	100.0
Halifax County Southwest	6	9	0	0	0	0	0	0	6	9	-33.3
<b>Halifax CMA</b>	<b>43</b>	<b>68</b>	<b>10</b>	<b>8</b>	<b>9</b>	<b>13</b>	<b>123</b>	<b>151</b>	<b>185</b>	<b>240</b>	<b>-22.9</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - October 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	80	38	66	22	34	33	798	444	978	537	82.1
Dartmouth City	27	34	38	10	23	6	131	51	219	101	116.8
Bedford-Hammonds Plains	137	98	8	8	46	22	89	190	280	318	-11.9
Sackville	13	17	8	0	6	23	127	0	154	40	**
Fall River - Beaverbank	41	53	14	12	15	21	0	4	70	90	-22.2
Halifax County East	64	67	4	6	9	0	0	1	77	74	4.1
Halifax County Southwest	81	80	2	4	5	0	0	80	88	164	-46.3
<b>Halifax CMA</b>	<b>443</b>	<b>387</b>	<b>140</b>	<b>62</b>	<b>138</b>	<b>105</b>	<b>1,145</b>	<b>770</b>	<b>1,866</b>	<b>1,324</b>	<b>40.9</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Halifax City	0	0	0	4	0	0	123	132
Dartmouth City	4	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	9	5	0	0	0	0	19
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>4</b>	<b>9</b>	<b>5</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>123</b>	<b>151</b>

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - October 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	4	0	56	798	388
Dartmouth City	23	6	0	0	71	0	60	51
Bedford-Hammonds Plains	28	19	18	3	0	0	89	190
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>84</b>	<b>77</b>	<b>54</b>	<b>28</b>	<b>71</b>	<b>56</b>	<b>1,074</b>	<b>714</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016	Oct 2017	Oct 2016
Halifax City	11	11	0	0	123	136	134	147
Dartmouth City	13	7	0	0	1	0	14	7
Bedford-Hammonds Plains	10	37	0	0	8	25	18	62
Sackville	2	0	0	0	0	2	2	2
Fall River - Beaverbank	5	7	0	0	0	3	5	10
Halifax County East	6	3	0	0	0	0	6	3
Halifax County Southwest	6	9	0	0	0	0	6	9
<b>Halifax CMA</b>	<b>53</b>	<b>74</b>	<b>0</b>	<b>0</b>	<b>132</b>	<b>166</b>	<b>185</b>	<b>240</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	168	87	0	56	810	394	978	537
Dartmouth City	66	45	87	0	66	56	219	101
Bedford-Hammonds Plains	157	101	0	0	123	217	280	318
Sackville	20	37	0	0	134	3	154	40
Fall River - Beaverbank	49	60	0	0	21	30	70	90
Halifax County East	71	71	0	0	6	3	77	74
Halifax County Southwest	83	80	1	0	4	84	88	164
<b>Halifax CMA</b>	<b>614</b>	<b>481</b>	<b>88</b>	<b>56</b>	<b>1,164</b>	<b>787</b>	<b>1,866</b>	<b>1,324</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**October 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													
October 2017	2	18.2	3	27.3	0	0.0	2	18.2	4	36.4	11	-	-
October 2016	0	0.0	1	20.0	2	40.0	0	0.0	2	40.0	5	-	-
Year-to-date 2017	7	9.2	12	15.8	15	19.7	14	18.4	28	36.8	76	-	511,983
Year-to-date 2016	1	2.8	8	22.2	7	19.4	8	22.2	12	33.3	36	-	-
Dartmouth City													
October 2017	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	-	-
October 2016	0	0.0	4	66.7	1	16.7	0	0.0	1	16.7	6	-	-
Year-to-date 2017	6	23.1	6	23.1	5	19.2	6	23.1	3	11.5	26	-	-
Year-to-date 2016	5	16.1	12	38.7	6	19.4	2	6.5	6	19.4	31	-	-
Bedford-Hammonds Plains													
October 2017	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	-
October 2016	0	0.0	2	7.1	9	32.1	11	39.3	6	21.4	28	-	538,022
Year-to-date 2017	1	0.9	8	7.5	12	11.2	40	37.4	46	43.0	107	535,000	533,803
Year-to-date 2016	0	0.0	9	10.7	22	26.2	32	38.1	21	25.0	84	-	523,031
Sackville													
October 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
October 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	10.0	4	40.0	0	0.0	2	20.0	3	30.0	10	-	-
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													
October 2017	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
October 2016	2	18.2	3	27.3	1	9.1	3	27.3	2	18.2	11	-	444,750
Year-to-date 2017	7	17.1	17	41.5	6	14.6	8	19.5	3	7.3	41	-	293,975
Year-to-date 2016	6	11.3	19	35.8	7	13.2	10	18.9	11	20.8	53	-	437,010
Halifax County East													
October 2017	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	-	-
October 2016	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	35	54.7	19	29.7	6	9.4	3	4.7	1	1.6	64	-	343,027
Year-to-date 2016	31	46.3	20	29.9	5	7.5	6	9.0	5	7.5	67	-	276,289
Halifax County Southwest													
October 2017	0	0.0	3	42.9	1	14.3	1	14.3	2	28.6	7	-	-
October 2016	1	16.7	2	33.3	2	33.3	1	16.7	0	0.0	6	-	-
Year-to-date 2017	7	8.6	26	32.1	14	17.3	18	22.2	16	19.8	81	-	628,985
Year-to-date 2016	11	15.5	22	31.0	12	16.9	11	15.5	15	21.1	71	-	455,432
Halifax CMA													
October 2017	8	22.2	8	22.2	2	5.6	6	16.7	12	33.3	36	-	556,629
October 2016	4	6.7	15	25.0	15	25.0	15	25.0	11	18.3	60	-	464,508
Year-to-date 2017	64	15.8	92	22.7	58	14.3	91	22.5	100	24.7	405	460,000	500,075
Year-to-date 2016	54	14.9	98	27.1	59	16.3	79	21.8	72	19.9	362	430,000	467,548

Source: CMHC (Market Absorption Survey)

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

Submarket	Oct 2017	Oct 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	-	n/a	511,983	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	-	538,022	n/a	533,803	523,031	2.1
Sackville	-	-	n/a	-	502,950	n/a
Fall River - Beaverbank	-	444,750	n/a	293,975	437,010	-32.7
Halifax County East	-	-	n/a	343,027	276,289	24.2
Halifax County Southwest	-	-	n/a	628,985	455,432	38.1
<b>Halifax CMA</b>	<b>556,629</b>	<b>464,508</b>	<b>19.8</b>	<b>500,075</b>	<b>467,548</b>	<b>7.0</b>

Source: CMHC (Market Absorption Survey)

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

Submarket	October 2017				October 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	117	344,782	72	758	88	340,310	131	833	33.0	1.3	-45.0	-9.0
Dartmouth City	113	242,118	77	537	95	216,396	87	669	18.9	11.9	-11.5	-19.7
Bedford-Hammonds Plains	45	402,517	103	412	53	416,908	86	483	-15.1	-3.5	19.8	-14.7
Sackville	24	174,581	78	170	32	220,228	85	205	-25.0	-20.7	-8.2	-17.1
Halifax County Southwest	30	291,312	79	315	35	289,706	86	358	-14.3	0.6	-8.1	-12.0
Halifax County East	32	217,505	122	213	27	203,070	101	284	18.5	7.1	20.8	-25.0
Outside Halifax-Dartmouth Board	39	214,222	96	203	25	213,998	141	246	56.0	0.1	-31.9	-17.5
Fall River-Beaver Bank	28	250,794	72	267	35	286,846	94	302	-20.0	-12.6	-23.4	-11.6
<b>Halifax CMA</b>	<b>428</b>	<b>282,894</b>	<b>83</b>	<b>2875</b>	<b>390</b>	<b>283,745</b>	<b>102</b>	<b>3380</b>	<b>9.7</b>	<b>-0.3</b>	<b>-18.6</b>	<b>-14.9</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	1,260	346,821	79		1,141	346,384	99		10.4	0.1	-20.2	
Dartmouth City	1,139	250,028	76		1,101	239,895	78		3.5	4.2	-2.6	
Bedford-Hammonds Plains	625	387,533	97		651	382,016	114		-4.0	1.4	-14.9	
Sackville	343	203,038	80		351	200,109	94		-2.3	1.5	-14.9	
Halifax County Southwest	412	277,033	86		399	278,509	99		3.3	-0.5	-13.1	
Halifax County East	298	224,563	96		264	204,956	105		12.9	9.6	-8.6	
Outside Halifax-Dartmouth Board	286	201,532	97		278	205,670	106		2.9	-2.0	-8.5	
Fall River-Beaver Bank	352	303,792	93		334	295,571	94		5.4	2.8	-1.1	
<b>Halifax CMA</b>	<b>4,715</b>	<b>292,525</b>	<b>84</b>	<b>56%</b>	<b>4,519</b>	<b>287,543</b>	<b>96</b>	<b>52%</b>	<b>4.3</b>	<b>1.7</b>	<b>-12.5</b>	

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

Source: Nova Scotia Association of REALTORS®

**Table 6: Economic Indicators**  
**October 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	100.8	132.2	224	7.2	67.1	901
	October	581	3.24	4.99		131.6	223	7.4	66.7	906
	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.

## CMHC HELPS CANADIANS MEET THEIR HOUSING NEEDS.

Canada Mortgage and Housing Corporation (CMHC) has been helping Canadians meet their housing needs for more than 70 years. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer unbiased housing research and advice to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at [www.cmhc.ca](http://www.cmhc.ca) or follow us on [Twitter](#), [LinkedIn](#), [Facebook](#) and [YouTube](#).

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.  
Outside Canada call 613-748-2003 or fax to 613-748-2016.

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

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

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

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

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the [CMHC Copyright request form](#) and email it to CMHC's Canadian Housing Information Centre at [chic@cmhc.ca](mailto:chic@cmhc.ca). For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



# Housing market intelligence you can count on

## FREE REPORTS AVAILABLE ON-LINE

*Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.*

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

## FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

**Get the market intelligence you need today!**

**Click [www.cmhc.ca/housingmarketinformation](http://www.cmhc.ca/housingmarketinformation) to view, download or subscribe.**

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

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

## HOUSING MARKET INFORMATION PORTAL!

*The housing data you want, the way you want it.*

- Information in one central location
- Quick and easy access
- Neighbourhood level data

**[cmhc.ca/hmiportal](http://cmhc.ca/hmiportal)**

## Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends & much more!

All links can be shared in social media friendly formats!

**Subscribe today to stay in the know!**  
**[www.cmhc.ca/observer](http://www.cmhc.ca/observer)**

