

HOUSING NOW TABLES

Halifax CMA

Date Released: September 2017



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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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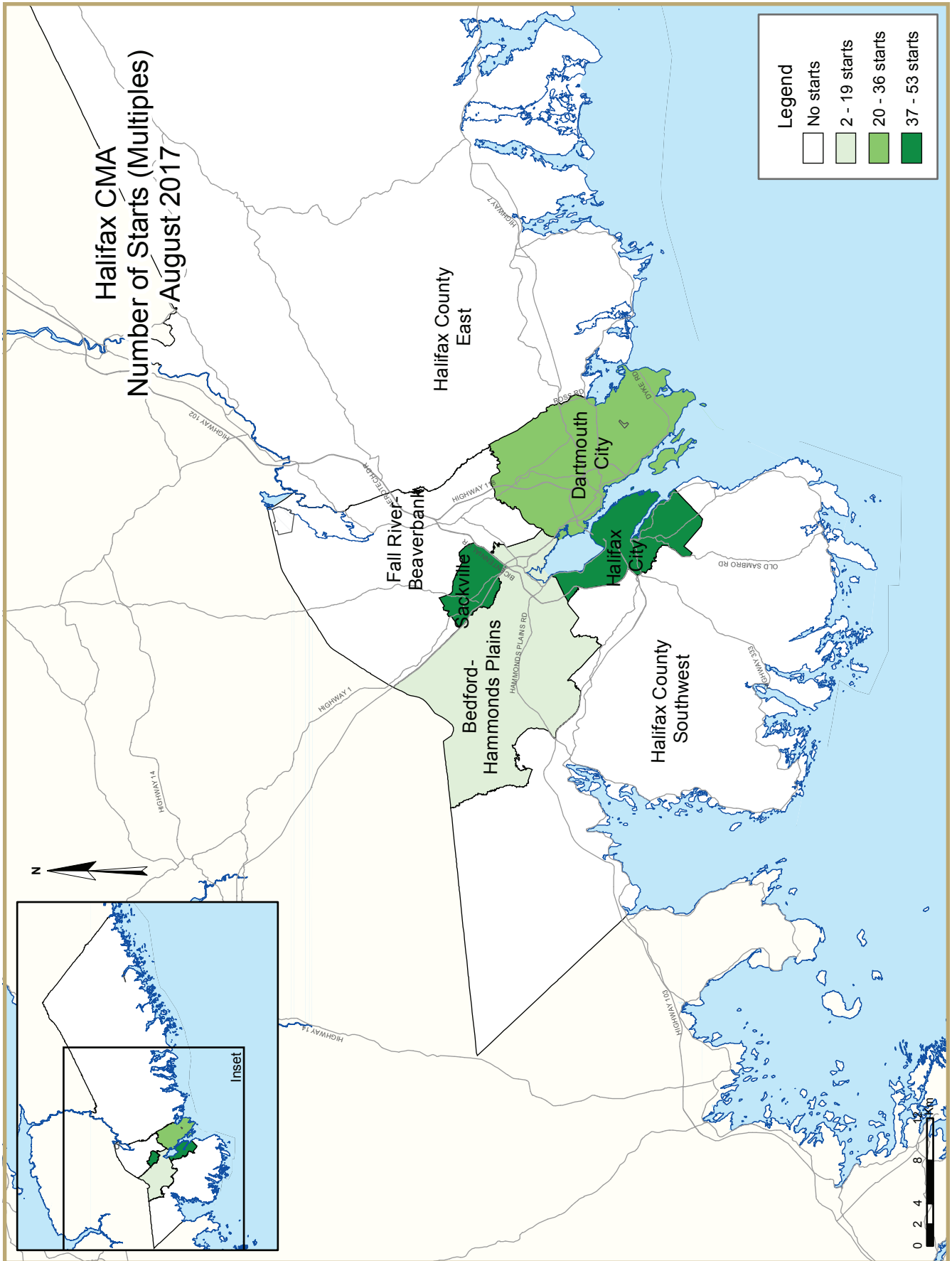
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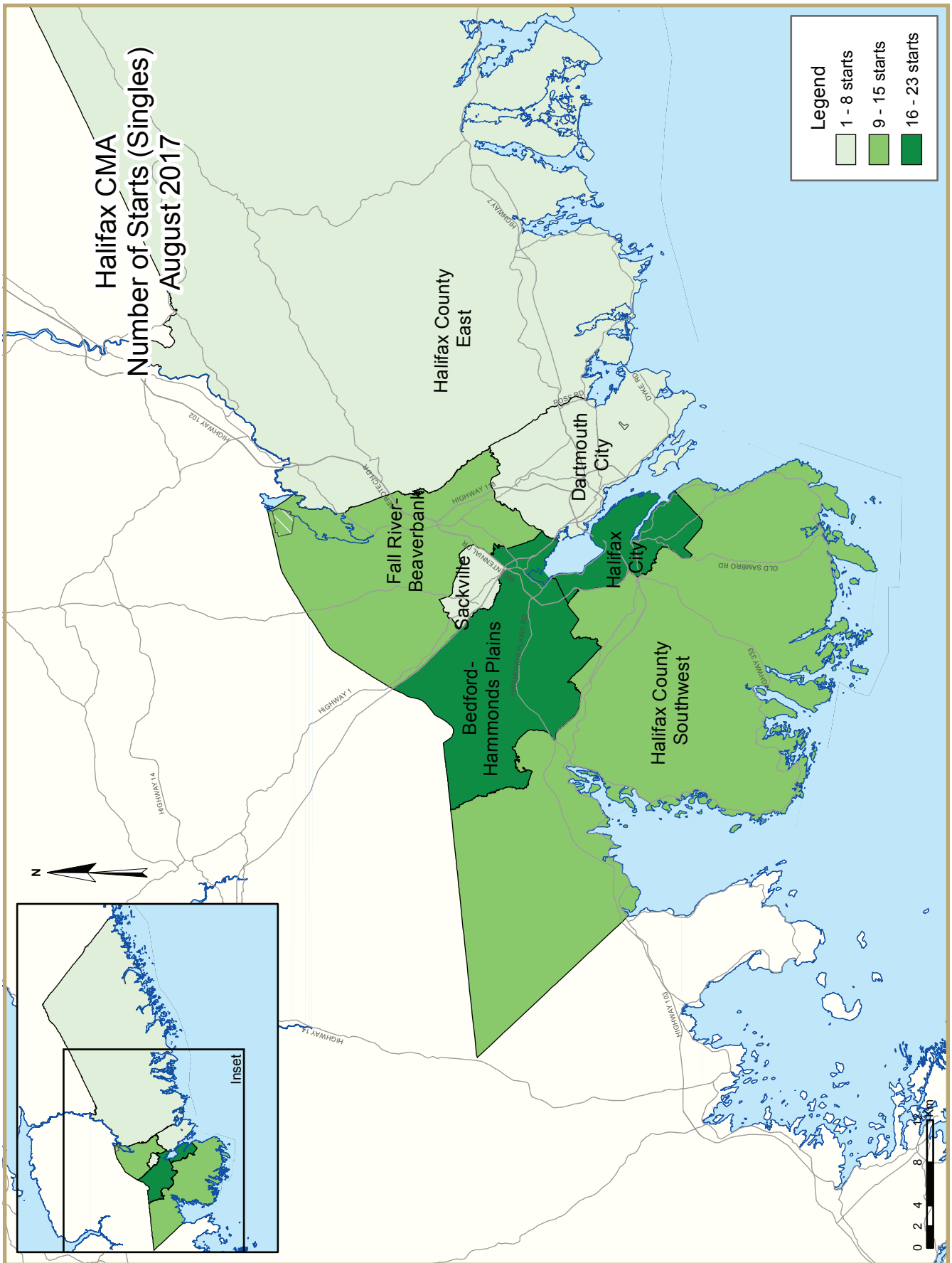
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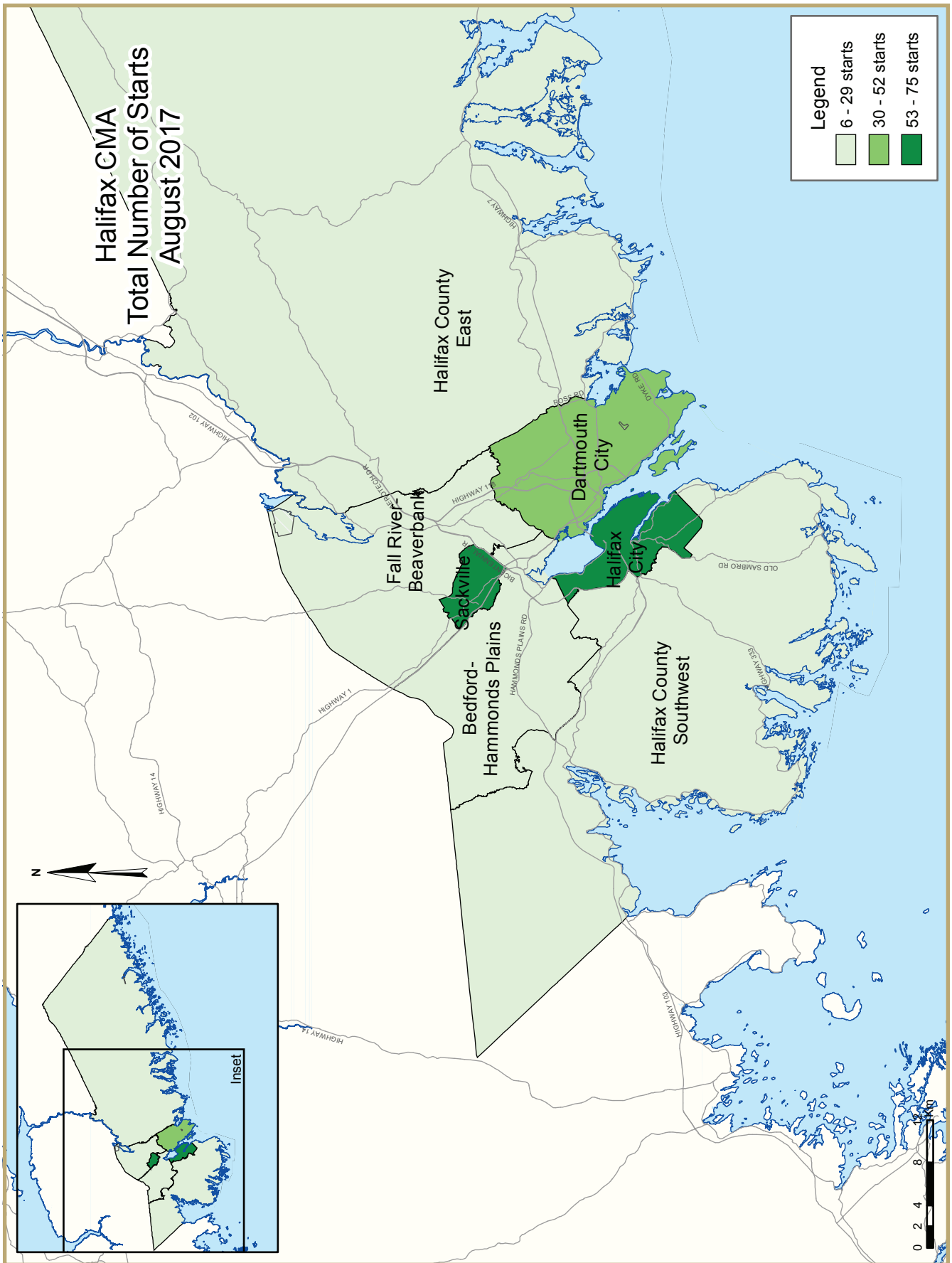
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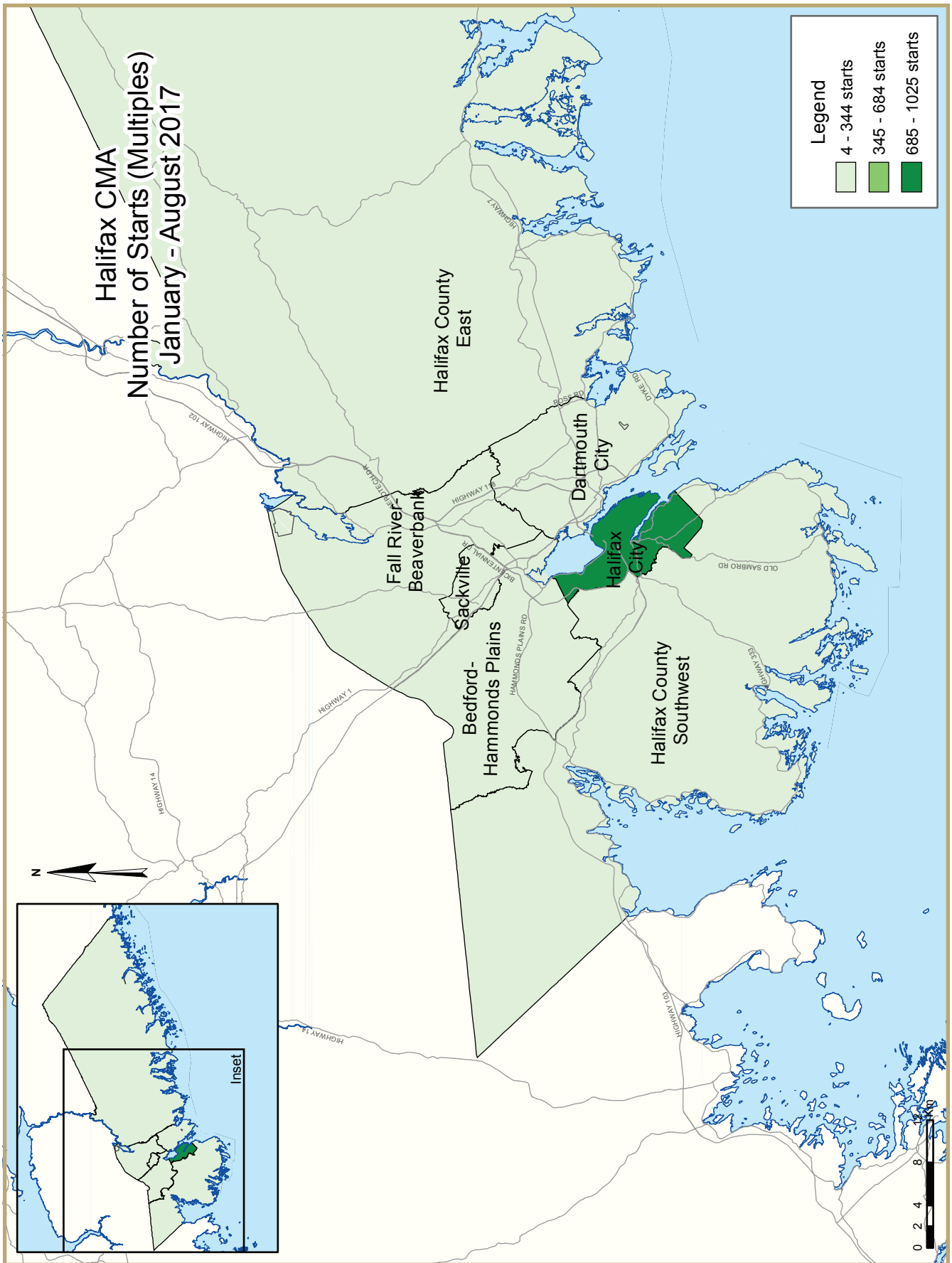
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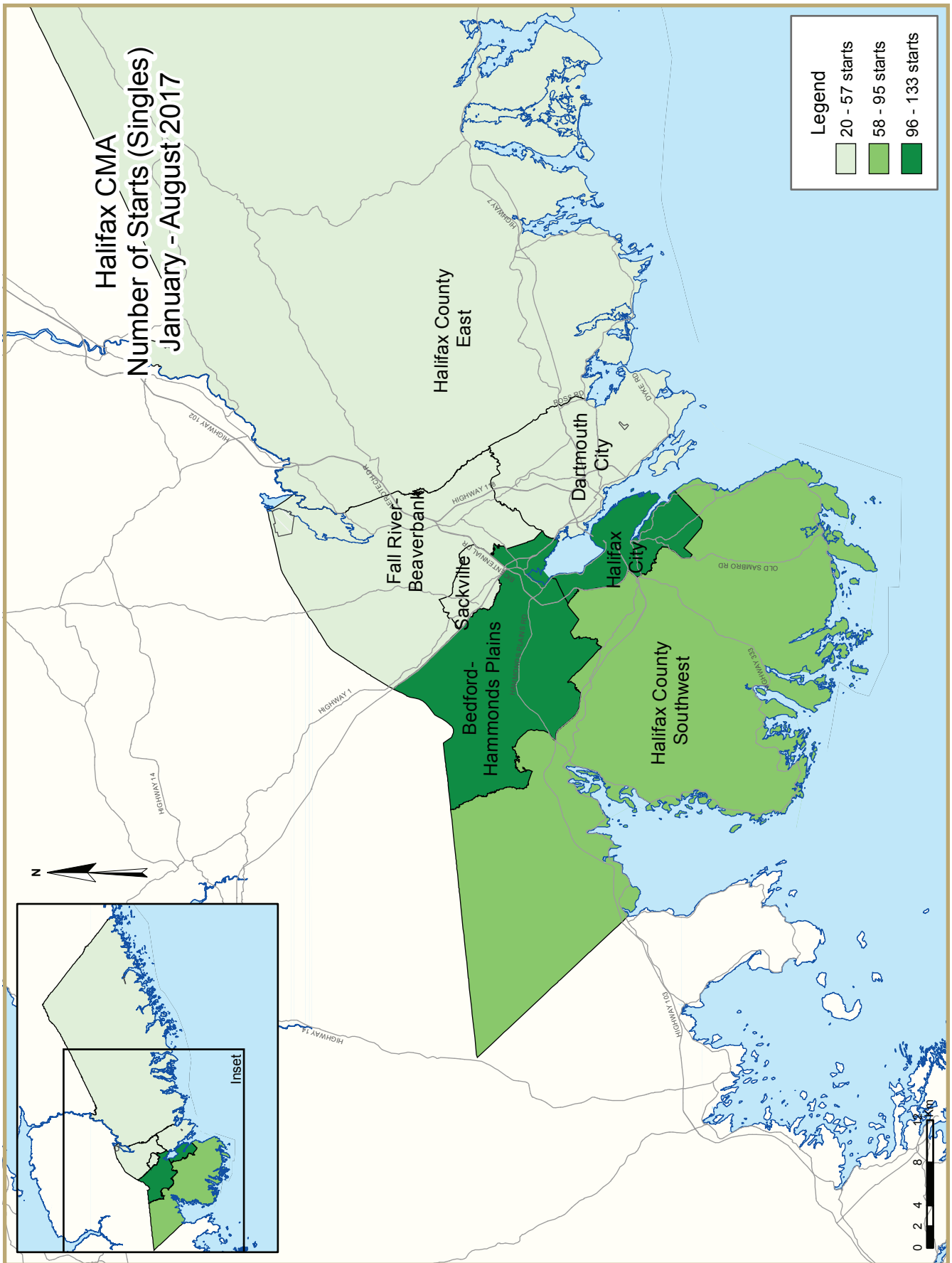


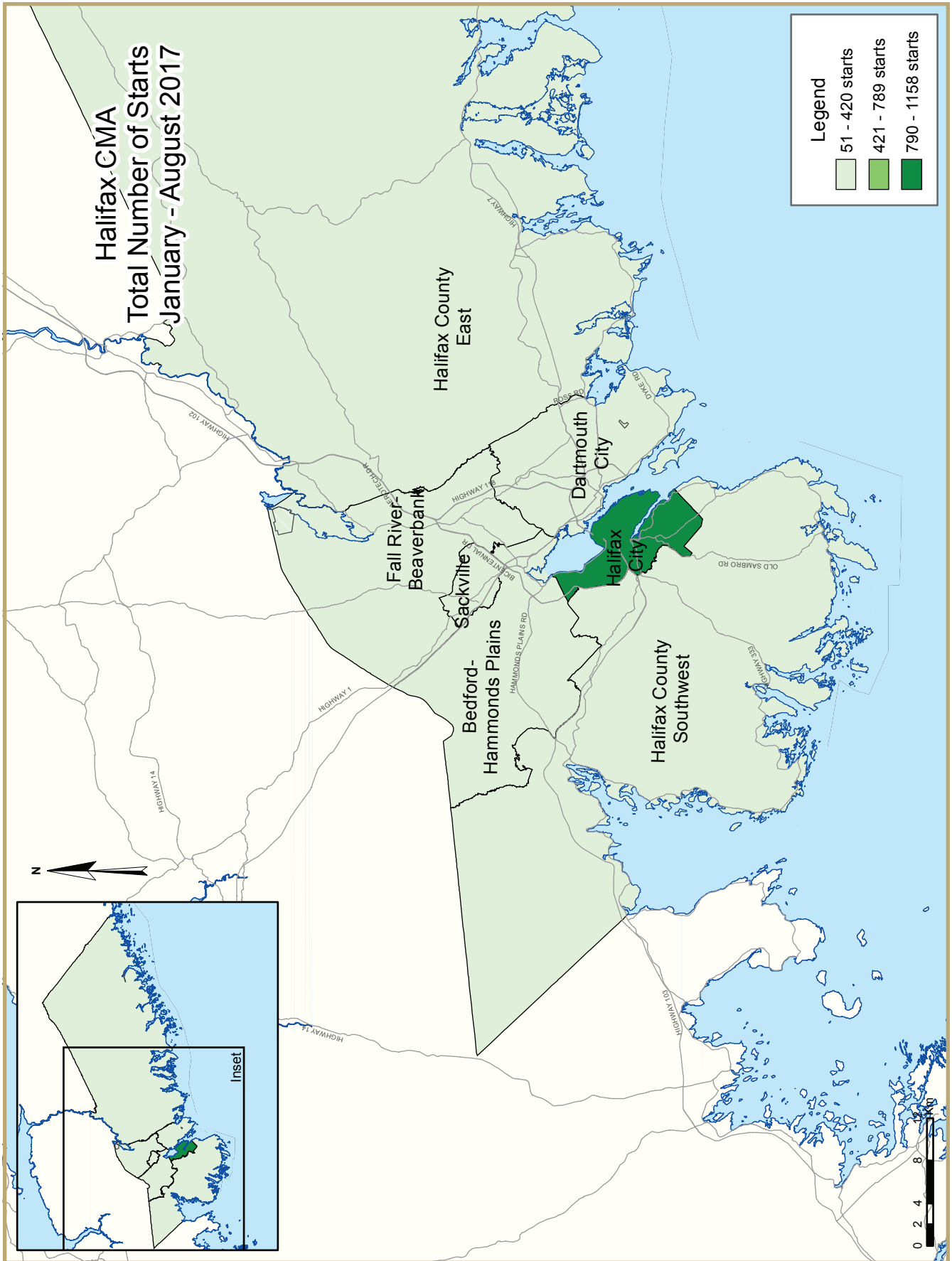












HOUSING NOW REPORT TABLES

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

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
- 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)		
August 2017		
Halifax CMA¹	July 2017	August 2017
Trend ²	2,825	2,549
SAAR	3,087	2,396
	August 2016	August 2017
Actual		
August - Single-Detached	46	74
August - Multiples	83	132
August - Total	129	206
January to August - Single-Detached	348	446
January to August - Multiples	940	1,327
January to August - Total	1,288	1,773

Source: CMHC

¹ Census Metropolitan Area

² 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

August 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
August 2017	72	8	0	0	0	0	2	124	206
August 2016	40	6	10	0	0	0	10	63	129
% Change	80.0	33.3	-100.0	n/a	n/a	n/a	-80.0	96.8	59.7
Year-to-date 2017	421	62	49	0	0	134	32	1,075	1,773
Year-to-date 2016	319	40	68	1	0	123	63	674	1,288
% Change	32.0	55.0	-27.9	-100.0	n/a	8.9	-49.2	59.5	37.7
UNDER CONSTRUCTION									
August 2017	460	80	69	0	0	541	11	2,899	4,072
August 2016	356	56	109	1	0	572	53	2,653	3,824
% Change	29.2	42.9	-36.7	-100.0	n/a	-5.4	-79.2	9.3	6.5
COMPLETIONS									
August 2017	44	56	10	0	0	0	10	226	346
August 2016	24	4	6	0	0	0	8	1	43
% Change	83.3	**	66.7	n/a	n/a	n/a	25.0	**	**
Year-to-date 2017	336	120	49	1	16	71	70	828	1,491
Year-to-date 2016	262	50	62	0	0	56	48	508	986
% Change	28.2	140.0	-21.0	n/a	n/a	26.8	45.8	63.0	51.2
COMPLETED & NOT ABSORBED									
August 2017	68	64	23	1	0	73	n/a	n/a	229
August 2016	67	5	31	0	0	51	n/a	n/a	154
% Change	1.5	**	-25.8	n/a	n/a	43.1	n/a	n/a	48.7
ABSORBED									
August 2017	43	14	1	0	0	0	n/a	n/a	58
August 2016	25	5	2	0	0	2	n/a	n/a	34
% Change	72.0	180.0	-50.0	n/a	n/a	-100.0	n/a	n/a	70.6
Year-to-date 2017	334	64	42	0	16	49	n/a	n/a	505
Year-to-date 2016	274	55	57	1	3	58	n/a	n/a	448
% Change	21.9	16.4	-26.3	-100.0	**	-15.5	n/a	n/a	12.7

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Halifax City									
August 2017	23	4	0	0	0	0	0	48	75
August 2016	8	4	0	0	0	0	4	0	16
Dartmouth City									
August 2017	8	0	0	0	0	0	0	25	33
August 2016	3	0	3	0	0	0	1	0	7
Bedford-Hammonds Plains									
August 2017	16	2	0	0	0	0	1	0	19
August 2016	13	0	4	0	0	0	3	0	20
Sackville									
August 2017	0	2	0	0	0	0	1	51	54
August 2016	2	0	0	0	0	0	0	63	65
Fall River - Beaverbank									
August 2017	9	0	0	0	0	0	0	0	9
August 2016	3	2	0	0	0	0	0	0	5
Halifax County East									
August 2017	6	0	0	0	0	0	0	0	6
August 2016	4	0	3	0	0	0	1	0	8
Halifax County Southwest									
August 2017	10	0	0	0	0	0	0	0	10
August 2016	7	0	0	0	0	0	1	0	8
Halifax CMA									
August 2017	72	8	0	0	0	0	2	124	206
August 2016	40	6	10	0	0	0	10	63	129

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

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

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Halifax City									
August 2017	145	18	27	0	0	491	0	2,343	3,024
August 2016	71	24	30	0	0	501	15	1,687	2,328
Dartmouth City									
August 2017	28	22	4	0	0	50	0	91	195
August 2016	38	4	26	0	0	71	0	282	433
Bedford-Hammonds Plains									
August 2017	113	8	21	0	0	0	7	279	428
August 2016	110	4	32	0	0	0	14	485	645
Sackville									
August 2017	17	22	6	0	0	0	4	186	235
August 2016	9	4	10	0	0	0	2	199	224
Fall River - Beaverbank									
August 2017	45	6	0	0	0	0	0	0	51
August 2016	35	14	0	0	0	0	22	0	71
Halifax County East									
August 2017	50	0	11	0	0	0	0	0	73
August 2016	35	4	6	0	0	0	0	0	57
Halifax County Southwest									
August 2017	62	4	0	0	0	0	0	0	66
August 2016	58	2	5	1	0	0	0	0	66
Halifax CMA									
August 2017	460	80	69	0	0	541	11	2,899	4,072
August 2016	356	56	109	1	0	572	53	2,653	3,824

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

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETIONS									
Halifax City									
August 2017	12	42	0	0	0	0	0	162	216
August 2016	5	2	0	0	0	0	0	0	7
Dartmouth City									
August 2017	2	10	0	0	0	0	0	0	12
August 2016	2	0	0	0	0	0	1	0	3
Bedford-Hammonds Plains									
August 2017	14	2	5	0	0	0	6	0	27
August 2016	5	0	6	0	0	0	5	0	16
Sackville									
August 2017	0	2	0	0	0	0	1	64	67
August 2016	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
August 2017	4	0	0	0	0	0	3	0	7
August 2016	5	0	0	0	0	0	0	1	6
Halifax County East									
August 2017	3	0	0	0	0	0	0	0	3
August 2016	1	0	0	0	0	0	1	0	2
Halifax County Southwest									
August 2017	9	0	5	0	0	0	0	0	14
August 2016	6	2	0	0	0	0	1	0	9
Halifax CMA									
August 2017	44	56	10	0	0	0	10	226	346
August 2016	24	4	6	0	0	0	8	1	43

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

Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	18	39	9	0	0	0	n/a	n/a	66
August 2016	14	3	7	0	0	49	n/a	n/a	73
Dartmouth City									
August 2017	8	23	1	0	0	71	n/a	n/a	103
August 2016	6	0	8	0	0	0	n/a	n/a	14
Bedford-Hammonds Plains									
August 2017	19	2	8	0	0	0	n/a	n/a	29
August 2016	11	0	9	0	0	0	n/a	n/a	20
Sackville									
August 2017	1	0	0	0	0	2	n/a	n/a	3
August 2016	2	0	3	0	0	2	n/a	n/a	7
Fall River - Beaverbank									
August 2017	6	0	0	0	0	0	n/a	n/a	6
August 2016	14	2	0	0	0	0	n/a	n/a	16
Halifax County East									
August 2017	5	0	0	0	0	0	n/a	n/a	5
August 2016	9	0	0	0	0	0	n/a	n/a	9
Halifax County Southwest									
August 2017	11	0	5	1	0	0	n/a	n/a	17
August 2016	11	0	4	0	0	0	n/a	n/a	15
Halifax CMA									
August 2017	68	64	23	1	0	73	n/a	n/a	229
August 2016	67	5	31	0	0	51	n/a	n/a	154

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

**Table 1.2: Housing Activity Summary by Submarket
August 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									
August 2017	10	9	0	0	0	0	n/a	n/a	19
August 2016	4	2	0	0	0	2	n/a	n/a	8
Dartmouth City									
August 2017	0	2	0	0	0	0	n/a	n/a	2
August 2016	2	1	0	0	0	0	n/a	n/a	3
Bedford-Hammonds Plains									
August 2017	14	1	1	0	0	0	n/a	n/a	16
August 2016	6	0	1	0	0	0	n/a	n/a	7
Sackville									
August 2017	1	2	0	0	0	0	n/a	n/a	3
August 2016	0	0	1	0	0	0	n/a	n/a	1
Fall River - Beaverbank									
August 2017	4	0	0	0	0	0	n/a	n/a	4
August 2016	7	0	0	0	0	0	n/a	n/a	7
Halifax County East									
August 2017	4	0	0	0	0	0	n/a	n/a	4
August 2016	1	0	0	0	0	0	n/a	n/a	1
Halifax County Southwest									
August 2017	10	0	0	0	0	0	n/a	n/a	10
August 2016	5	2	0	0	0	0	n/a	n/a	7
Halifax CMA									
August 2017	43	14	1	0	0	0	n/a	n/a	58
August 2016	25	5	2	0	0	2	n/a	n/a	34

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Halifax City	23	8	4	4	0	4	48	0	75	16	**
Dartmouth City	8	4	0	0	0	3	25	0	33	7	**
Bedford-Hammonds Plains	17	16	2	0	0	4	0	0	19	20	-5.0
Sackville	1	2	2	0	0	0	51	63	54	65	-16.9
Fall River - Beaverbank	9	3	0	2	0	0	0	0	9	5	80.0
Halifax County East	6	5	0	0	0	3	0	0	6	8	-25.0
Halifax County Southwest	10	8	0	0	0	0	0	0	10	8	25.0
Halifax CMA	74	46	8	6	0	14	124	63	206	129	59.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 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	133	59	14	18	18	23	993	477	1,158	577	100.7
Dartmouth City	28	28	14	2	0	26	81	60	123	116	6.0
Bedford-Hammonds Plains	117	120	8	4	21	24	84	132	230	280	-17.9
Sackville	20	5	14	2	9	4	51	127	94	138	-31.9
Fall River - Beaverbank	47	34	8	10	0	20	0	1	55	65	-15.4
Halifax County East	43	38	0	2	8	6	0	0	51	46	10.9
Halifax County Southwest	58	64	4	2	0	0	0	0	62	66	-6.1
Halifax CMA	446	348	62	40	56	103	1,209	797	1,773	1,288	37.7

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Halifax City	0	0	0	4	0	0	48	0
Dartmouth City	0	3	0	0	0	0	25	0
Bedford-Hammonds Plains	0	4	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	51	63
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	3	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	0	10	0	4	0	0	124	63

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 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	123	909	354
Dartmouth City	0	26	0	0	50	0	31	60
Bedford-Hammonds Plains	17	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
Halifax CMA	49	68	7	35	134	123	1,075	674

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Halifax City	27	12	0	0	48	4	75	16
Dartmouth City	8	6	0	0	25	1	33	7
Bedford-Hammonds Plains	18	17	0	0	1	3	19	20
Sackville	2	2	0	0	52	63	54	65
Fall River - Beaverbank	9	5	0	0	0	0	9	5
Halifax County East	6	7	0	0	0	1	6	8
Halifax County Southwest	10	7	0	0	0	1	10	8
Halifax CMA	80	56	0	0	126	73	206	129

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	165	87	84	123	909	367	1,158	577
Dartmouth City	37	53	50	0	36	63	123	116
Bedford-Hammonds Plains	132	130	0	0	98	150	230	280
Sackville	36	9	0	0	58	129	94	138
Fall River - Beaverbank	51	41	0	0	4	24	55	65
Halifax County East	51	44	0	0	0	2	51	46
Halifax County Southwest	60	63	0	1	2	2	62	66
Halifax CMA	532	427	134	124	1,107	737	1,773	1,288

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Halifax City	12	5	42	2	0	0	162	0	216	7	**
Dartmouth City	2	3	10	0	0	0	0	0	12	3	**
Bedford-Hammonds Plains	16	10	2	0	9	6	0	0	27	16	68.8
Sackville	1	0	2	0	0	0	64	0	67	0	n/a
Fall River - Beaverbank	4	5	0	0	3	0	0	1	7	6	16.7
Halifax County East	3	2	0	0	0	0	0	0	3	2	50.0
Halifax County Southwest	9	7	0	2	5	0	0	0	14	9	55.6
Halifax CMA	47	32	56	4	17	6	226	1	346	43	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 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	63	28	66	14	26	23	675	312	830	377	120.2
Dartmouth City	22	25	30	10	19	6	71	51	142	92	54.3
Bedford-Hammonds Plains	118	59	8	6	32	10	89	116	247	191	29.3
Sackville	9	11	4	0	3	23	64	0	80	34	135.3
Fall River - Beaverbank	36	41	10	10	15	21	0	4	61	76	-19.7
Halifax County East	44	59	4	6	6	0	0	1	54	66	-18.2
Halifax County Southwest	70	66	2	4	5	0	0	80	77	150	-48.7
Halifax CMA	362	289	124	50	106	83	899	564	1,491	986	51.2

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Halifax City	0	0	0	0	0	0	162	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	5	6	4	0	0	0	0	0
Sackville	0	0	0	0	0	0	64	0
Fall River - Beaverbank	0	0	3	0	0	0	0	1
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	5	0	0	0	0	0	0	0
Halifax CMA	10	6	7	0	0	0	226	1

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 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	14	23	12	0	0	56	675	256
Dartmouth City	19	6	0	0	71	0	0	51
Bedford-Hammonds Plains	24	10	8	0	0	0	89	116
Sackville	3	23	0	0	0	0	64	0
Fall River - Beaverbank	0	0	15	21	0	0	0	4
Halifax County East	0	0	6	0	0	0	0	1
Halifax County Southwest	5	0	0	0	0	0	0	80
Halifax CMA	65	62	41	21	71	56	828	508

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Halifax City	54	7	0	0	162	0	216	7
Dartmouth City	12	2	0	0	0	1	12	3
Bedford-Hammonds Plains	21	11	0	0	6	5	27	16
Sackville	2	0	0	0	65	0	67	0
Fall River - Beaverbank	4	5	0	0	3	1	7	6
Halifax County East	3	1	0	0	0	1	3	2
Halifax County Southwest	14	8	0	0	0	1	14	9
Halifax CMA	110	34	0	0	236	9	346	43

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	143	63	0	56	687	258	830	377
Dartmouth City	50	36	87	0	5	56	142	92
Bedford-Hammonds Plains	139	62	0	0	108	129	247	191
Sackville	13	33	0	0	67	1	80	34
Fall River - Beaverbank	40	50	0	0	21	26	61	76
Halifax County East	48	63	0	0	6	3	54	66
Halifax County Southwest	72	67	1	0	4	83	77	150
Halifax CMA	505	374	88	56	898	556	1,491	986

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

August 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													
August 2017	0	0.0	0	0.0	3	30.0	2	20.0	5	50.0	10	-	-
August 2016	0	0.0	1	25.0	1	25.0	1	25.0	1	25.0	4	-	-
Year-to-date 2017	4	6.6	8	13.1	13	21.3	12	19.7	24	39.3	61	-	511,983
Year-to-date 2016	0	0.0	5	19.2	4	15.4	8	30.8	9	34.6	26	-	-
Dartmouth City													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
August 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	5	21.7	6	26.1	5	21.7	5	21.7	2	8.7	23	-	-
Year-to-date 2016	4	17.4	8	34.8	5	21.7	2	8.7	4	17.4	23	-	-
Bedford-Hammonds Plains													
August 2017	0	0.0	1	7.1	0	0.0	3	21.4	10	71.4	14	-	-
August 2016	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	-	-
Year-to-date 2017	1	1.0	7	7.3	12	12.5	36	37.5	40	41.7	96	535,000	533,803
Year-to-date 2016	0	0.0	7	13.5	12	23.1	20	38.5	13	25.0	52	-	506,374
Sackville													
August 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	14.3	1	14.3	0	0.0	2	28.6	3	42.9	7	-	-
Year-to-date 2016	0	0.0	8	44.4	0	0.0	9	50.0	1	5.6	18	-	502,950
Fall River - Beaverbank													
August 2017	0	0.0	3	75.0	1	25.0	0	0.0	0	0.0	4	-	-
August 2016	0	0.0	3	42.9	1	14.3	3	42.9	0	0.0	7	-	-
Year-to-date 2017	7	20.0	16	45.7	5	14.3	6	17.1	1	2.9	35	-	293,975
Year-to-date 2016	4	10.3	14	35.9	5	12.8	7	17.9	9	23.1	39	-	425,400
Halifax County East													
August 2017	0	0.0	4	100.0	0	0.0	0	0.0	0	0.0	4	-	-
August 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	21	46.7	17	37.8	5	11.1	1	2.2	1	2.2	45	-	325,511
Year-to-date 2016	26	44.8	16	27.6	5	8.6	6	10.3	5	8.6	58	-	276,289
Halifax County Southwest													
August 2017	2	20.0	0	0.0	1	10.0	2	20.0	5	50.0	10	-	776,975
August 2016	1	20.0	0	0.0	2	40.0	1	20.0	1	20.0	5	-	-
Year-to-date 2017	6	9.0	20	29.9	12	17.9	15	22.4	14	20.9	67	-	628,985
Year-to-date 2016	9	15.3	20	33.9	9	15.3	9	15.3	12	20.3	59	-	455,432
Halifax CMA													
August 2017	2	4.7	9	20.9	5	11.6	7	16.3	20	46.5	43	-	547,974
August 2016	2	8.0	5	20.0	6	24.0	7	28.0	5	20.0	25	-	529,640
Year-to-date 2017	45	13.5	75	22.5	52	15.6	77	23.1	85	25.4	334	460,000	507,381
Year-to-date 2016	43	15.6	78	28.4	40	14.5	61	22.2	53	19.3	275	430,000	470,589

Source: CMHC (Market Absorption Survey)

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

Submarket	Aug 2017	Aug 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	-	-	n/a	325,511	276,289	17.8
Halifax County Southwest	776,975	-	n/a	628,985	455,432	38.1
Halifax CMA	547,974	529,640	3.5	507,381	470,589	7.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	August 2017				August 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	134	331,750	77	793	116	363,268	92	864	15.5	-8.7	-16.3	-8.2
Dartmouth City	129	238,752	74	630	114	230,217	81	754	13.2	3.7	-8.6	-16.4
Bedford-Hammonds Plains	69	390,484	82	435	80	370,102	109	537	-13.8	5.5	-24.8	-19.0
Sackville	42	201,911	62	196	30	208,787	107	285	40.0	-3.3	-42.1	-31.2
Halifax County Southwest	49	274,176	85	333	44	258,005	132	414	11.4	6.3	-35.6	-19.6
Halifax County East	25	228,968	86	283	31	191,106	112	333	-19.4	19.8	-23.2	-15.0
Outside Halifax-Dartmouth Board	26	182,779	128	246	32	202,050	92	294	-18.8	-9.5	39.1	-16.3
Fall River-Beaver Bank	48	272,574	77	304	47	268,604	108	346	2.1	1.5	-28.7	-12.1
Halifax CMA	522	282,896	79	3220	494	284,660	99	3827	5.7	-0.6	-20.2	-15.9

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	1,020	348,465	80		953	340,703	95		7.0	2.3	-15.8	
Dartmouth City	913	253,348	76		908	241,924	77		0.6	4.7	-1.3	
Bedford-Hammonds Plains	527	389,853	95		528	374,372	115		-0.2	4.1	-17.4	
Sackville	289	207,296	84		287	200,579	98		0.7	3.3	-14.3	
Halifax County Southwest	335	278,695	85		310	273,713	96		8.1	1.8	-11.5	
Halifax County East	242	226,339	91		213	204,932	108		13.6	10.4	-15.7	
Outside Halifax-Dartmouth Board	219	198,826	93		224	206,683	101		-2.2	-3.8	-7.9	
Fall River-Beaver Bank	287	312,386	98		267	296,154	87		7.5	5.5	12.6	
Halifax CMA	3,832	295,782	85	56%	3,690	285,491	94	52%	3.8	3.6	-9.6	

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Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
August 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		131.4	224	7.1	67.0	891
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 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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The screenshot shows a grid of article thumbnails from the Housing Observer Online portal. Each thumbnail includes a date, a title, and a brief description. For example, one article from June 23, 2015, is titled 'The HMI Portal provides reliable and impartial housing market reports, data and analysis.' Another from August 14, 2015, is 'An alternative water ready home — what's the plan?'. A third from August 20, 2015, is 'We have to learn to be flexible... and so does our housing'. A fourth from July 24, 2015, is 'What is a condo?' with sub-points: a) An apartment, b) A single family home, c) A townhome, d) All of the above. Below the grid, a red banner contains the text 'Subscribe today to stay in the know!' and the URL www.cmhc.ca/observer. At the bottom, there are small navigation links for 'CMHC 2015 Mortgage Consumer Survey', 'Own Your Home', 'Finance', 'Jobs', and 'Housing Finance Assistance and Assessment (HPA) April Update'.