

# HOUSING NOW TABLES

## Halifax CMA

Date Released: December 2017



## 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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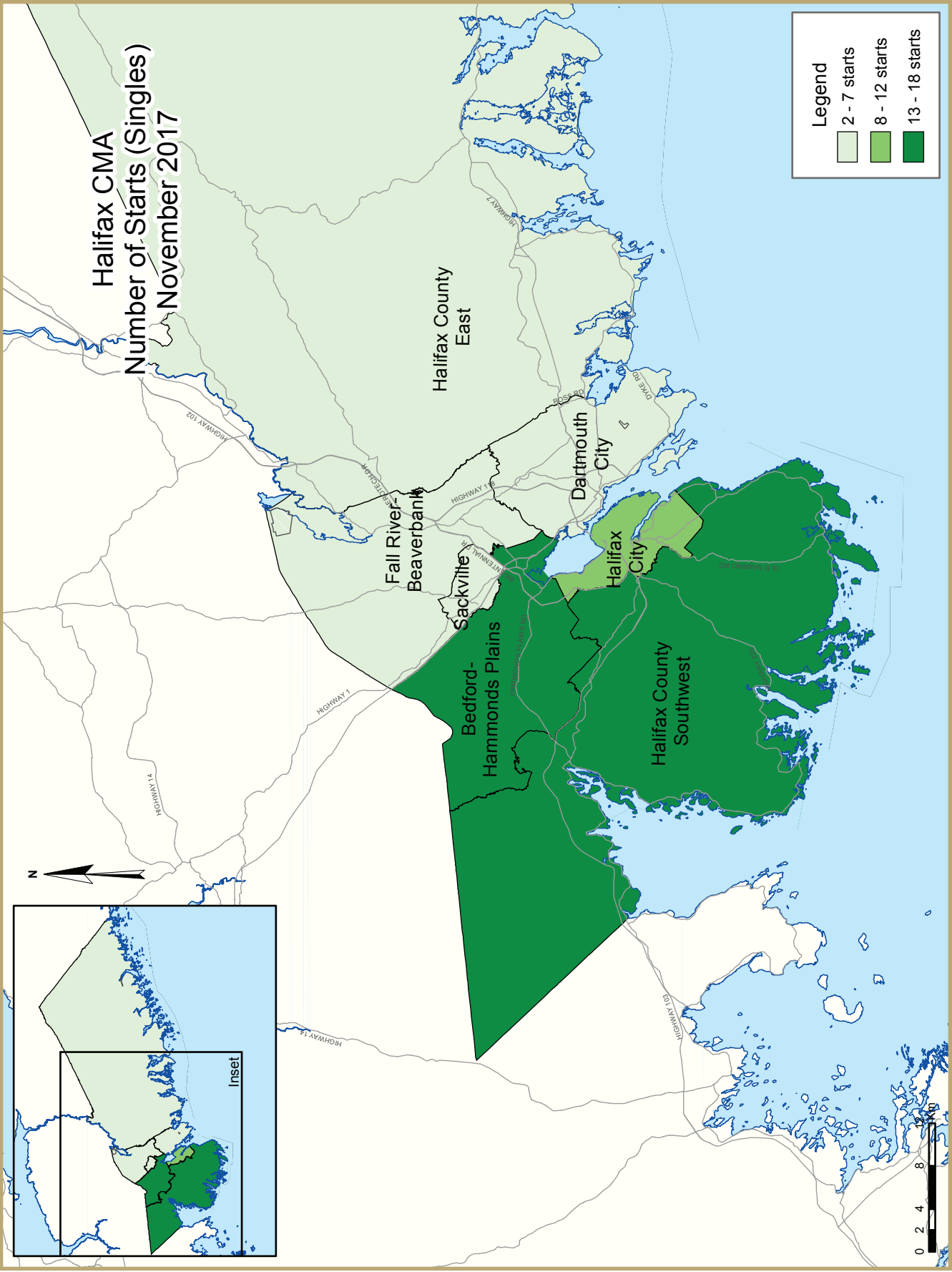
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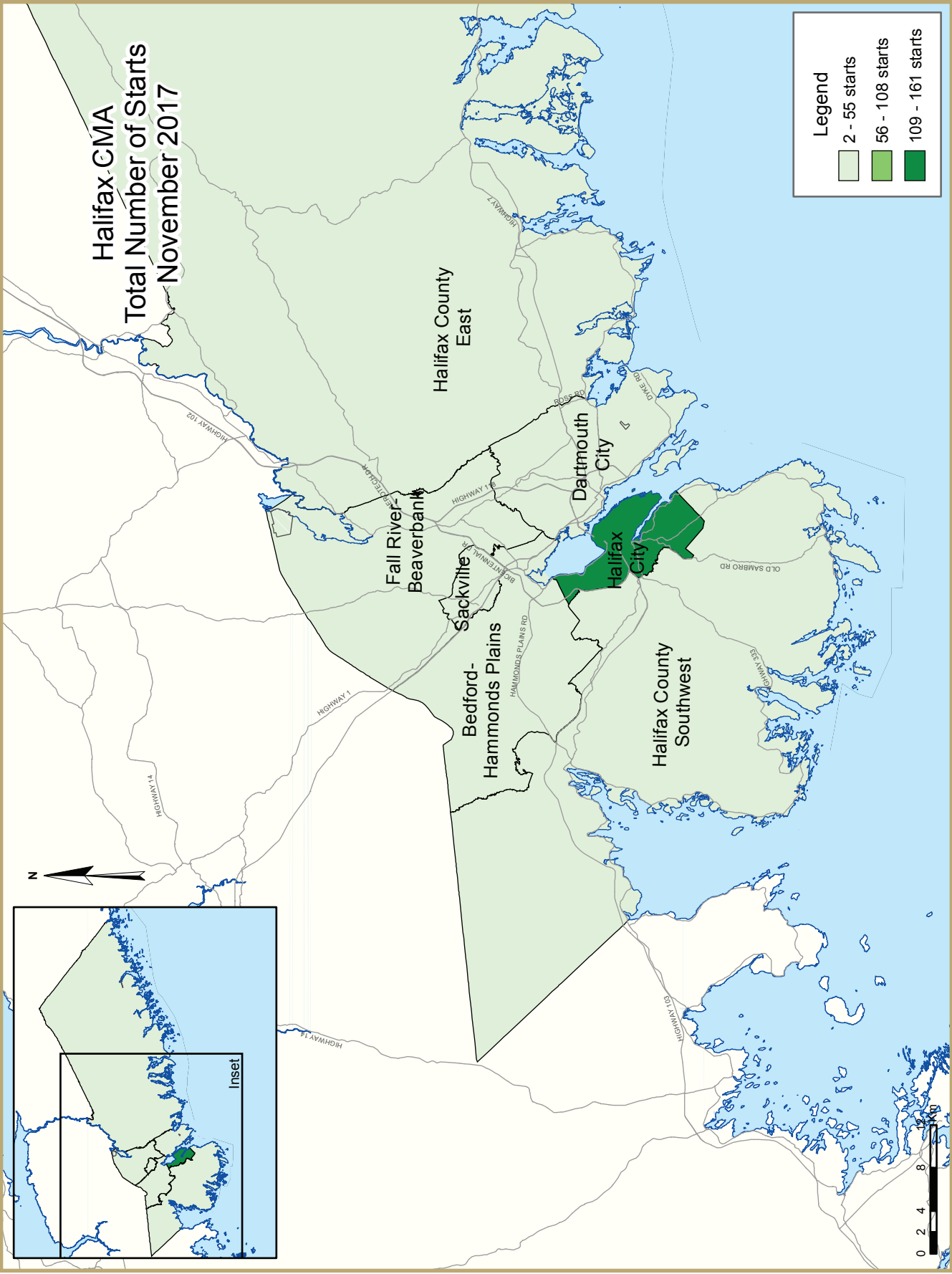
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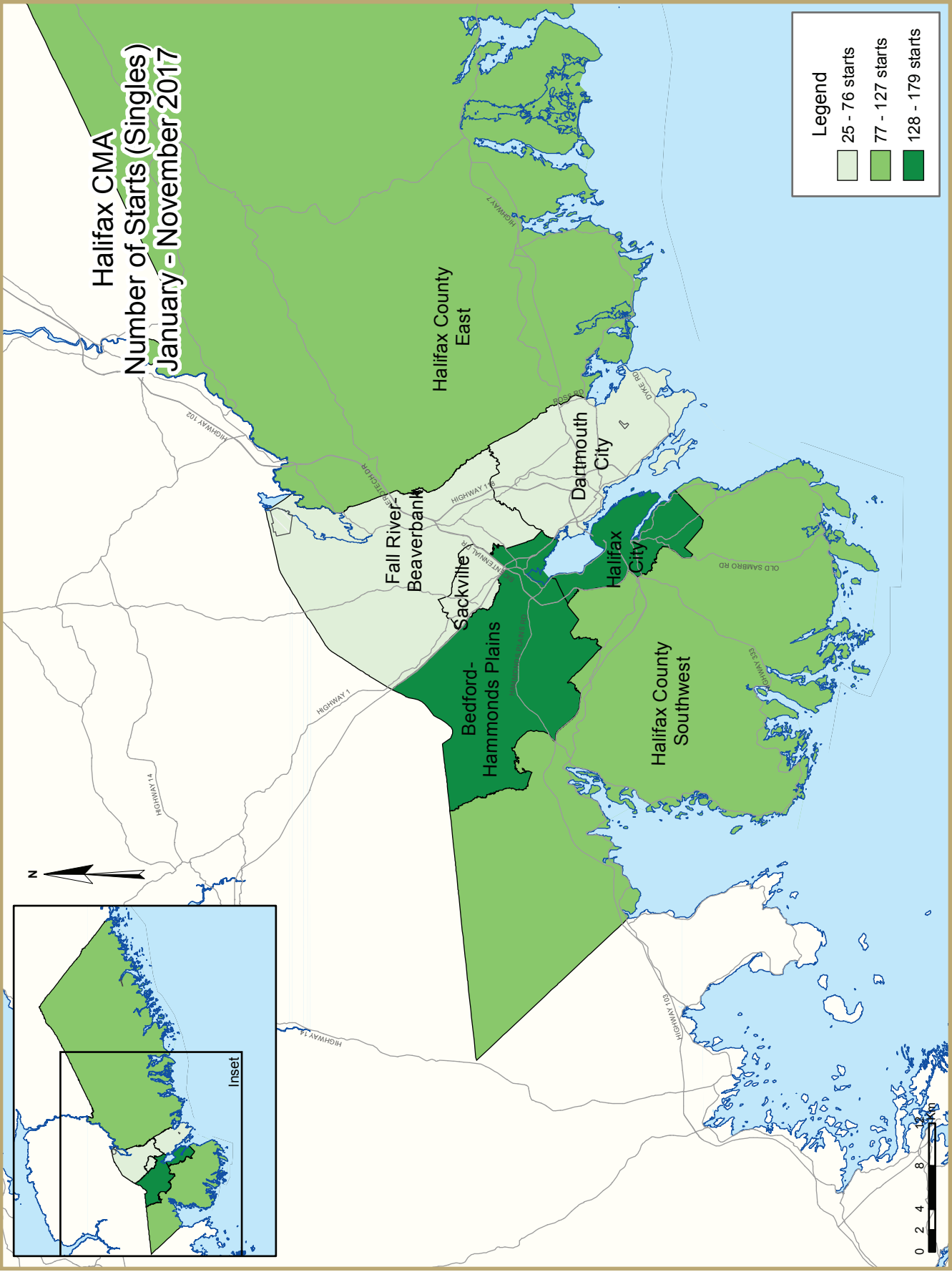


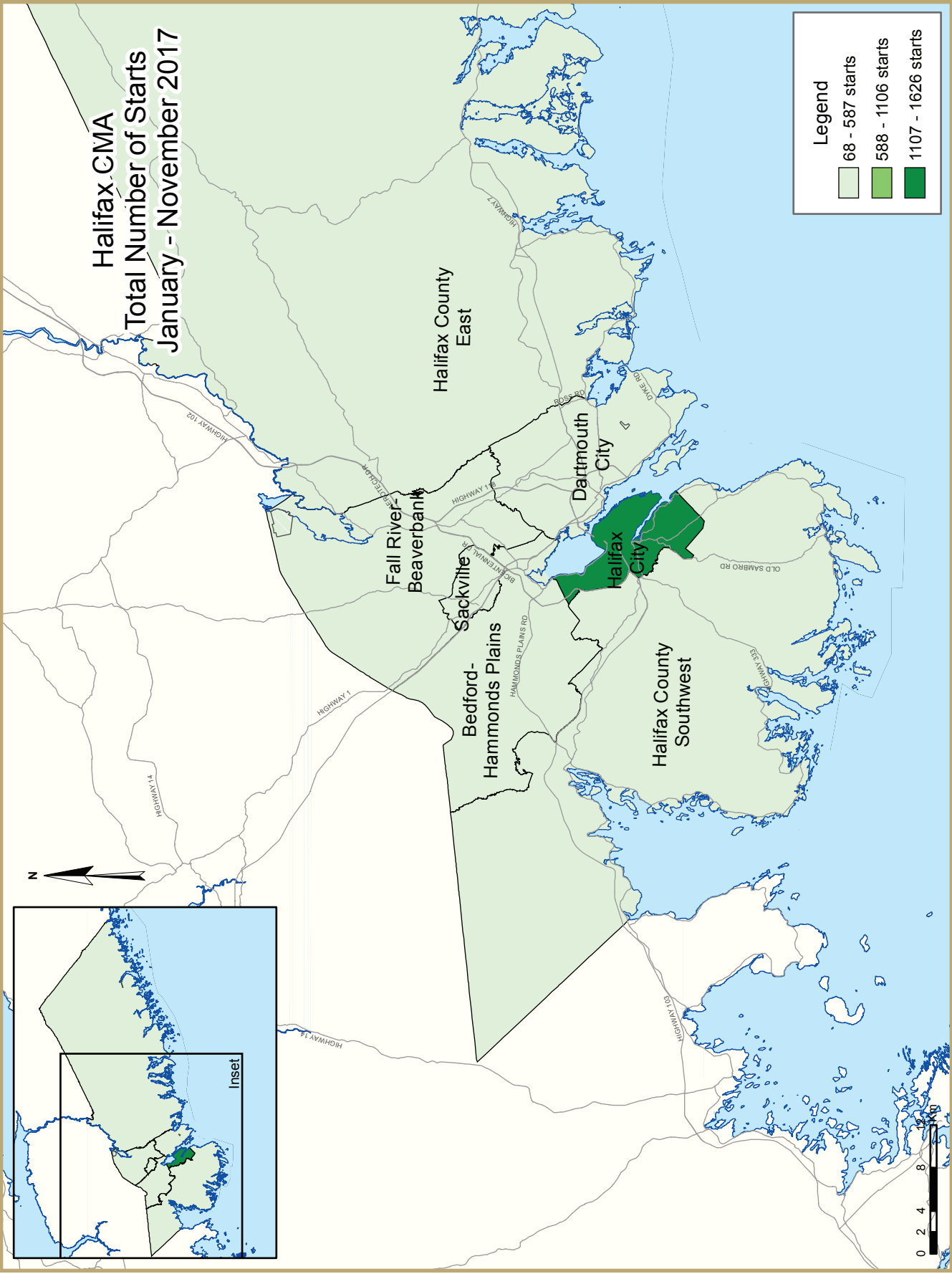














# HOUSING NOW REPORT TABLES

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- 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

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- 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
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
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- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
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## 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) November 2017		
Halifax CMA <sup>1</sup>	October 2017	November 2017
Trend <sup>2</sup>	2,497	2,471
SAAR	1,690	2,680
	November 2016	November 2017
Actual		
November - Single-Detached	46	51
November - Multiples	195	171
November - Total	241	222
January to November - Single-Detached	503	649
January to November - Multiples	1,646	1,848
January to November - Total	2,149	2,497

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**  
**November 2017**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
November 2017	48	16	0	0	0	0	6	152	222
November 2016	41	42	6	0	0	84	5	63	241
% Change	17.1	-61.9	-100.0	n/a	n/a	-100.0	20.0	141.3	-7.9
Year-to-date 2017	614	106	52	0	0	134	49	1,542	2,497
Year-to-date 2016	456	114	84	1	0	246	81	1,167	2,149
% Change	34.6	-7.0	-38.1	-100.0	n/a	-45.5	-39.5	32.1	16.2
UNDER CONSTRUCTION									
November 2017	518	96	43	0	0	541	15	3,048	4,273
November 2016	372	112	106	1	0	429	37	3,092	4,173
% Change	39.2	-14.3	-59.4	-100.0	n/a	26.1	-59.5	-1.4	2.4
COMPLETIONS									
November 2017	61	12	0	0	0	0	3	72	148
November 2016	39	6	4	0	0	0	9	114	172
% Change	56.4	100.0	-100.0	n/a	n/a	n/a	-66.7	-36.8	-14.0
Year-to-date 2017	471	148	68	1	16	71	93	1,146	2,014
Year-to-date 2016	381	68	81	0	0	56	82	828	1,496
% Change	23.6	117.6	-16.0	n/a	n/a	26.8	13.4	38.4	34.6
COMPLETED & NOT ABSORBED									
November 2017	79	52	19	1	0	71	n/a	n/a	222
November 2016	64	9	19	0	0	51	n/a	n/a	143
% Change	23.4	**	0.0	n/a	n/a	39.2	n/a	n/a	55.2
ABSORBED									
November 2017	50	12	3	0	0	2	n/a	n/a	67
November 2016	34	3	10	0	0	0	n/a	n/a	47
% Change	47.1	**	-70.0	n/a	n/a	n/a	n/a	n/a	42.6
Year-to-date 2017	455	104	65	0	16	51	n/a	n/a	691
Year-to-date 2016	395	69	88	1	3	58	n/a	n/a	614
% Change	15.2	50.7	-26.1	-100.0	**	-12.1	n/a	n/a	12.5

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

**Table 1.2: Housing Activity Summary by Submarket**  
**November 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									
November 2017	8	0	0	0	0	0	1	152	161
November 2016	7	40	0	0	0	84	0	0	131
Dartmouth City									
November 2017	1	0	0	0	0	0	1	0	2
November 2016	0	2	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
November 2017	18	0	0	0	0	0	0	0	18
November 2016	17	0	0	0	0	0	4	63	84
Sackville									
November 2017	1	16	0	0	0	0	4	0	21
November 2016	1	0	3	0	0	0	1	0	5
Fall River - Beaverbank									
November 2017	2	0	0	0	0	0	0	0	2
November 2016	4	0	0	0	0	0	0	0	4
Halifax County East									
November 2017	3	0	0	0	0	0	0	0	3
November 2016	4	0	3	0	0	0	0	0	7
Halifax County Southwest									
November 2017	15	0	0	0	0	0	0	0	15
November 2016	8	0	0	0	0	0	0	0	8
Halifax CMA									
November 2017	48	16	0	0	0	0	6	152	222
November 2016	41	42	6	0	0	84	5	63	241

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

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	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									
November 2017	142	38	19	0	0	491	0	2,627	3,317
November 2016	68	70	28	0	0	358	11	2,251	2,786
Dartmouth City									
November 2017	33	12	0	0	0	50	1	31	127
November 2016	30	16	26	0	0	71	0	168	323
Bedford-Hammonds Plains									
November 2017	140	6	10	0	0	0	6	339	501
November 2016	107	4	26	0	0	0	10	474	621
Sackville									
November 2017	11	32	6	0	0	0	8	51	108
November 2016	7	2	9	0	0	0	0	199	217
Fall River - Beaverbank									
November 2017	47	0	0	0	0	0	0	0	47
November 2016	36	14	3	0	0	0	16	0	69
Halifax County East									
November 2017	63	2	8	0	0	0	0	0	85
November 2016	53	4	9	0	0	0	0	0	78
Halifax County Southwest									
November 2017	82	6	0	0	0	0	0	0	88
November 2016	71	2	5	1	0	0	0	0	79
Halifax CMA									
November 2017	518	96	43	0	0	541	15	3,048	4,273
November 2016	372	112	106	1	0	429	37	3,092	4,173

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



**Table 1.2: Housing Activity Summary by Submarket**  
**November 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									
November 2017	24	2	0	0	0	0	1	0	27
November 2016	9	0	0	0	0	0	0	0	9
Dartmouth City									
November 2017	0	2	0	0	0	0	0	0	2
November 2016	6	0	0	0	0	0	0	114	120
Bedford-Hammonds Plains									
November 2017	16	4	0	0	0	0	1	0	21
November 2016	15	2	0	0	0	0	3	0	20
Sackville									
November 2017	6	2	0	0	0	0	1	72	81
November 2016	0	4	4	0	0	0	1	0	9
Fall River - Beaverbank									
November 2017	6	2	0	0	0	0	0	0	8
November 2016	5	0	0	0	0	0	5	0	10
Halifax County East									
November 2017	2	0	0	0	0	0	0	0	2
November 2016	1	0	0	0	0	0	0	0	1
Halifax County Southwest									
November 2017	7	0	0	0	0	0	0	0	7
November 2016	3	0	0	0	0	0	0	0	3
Halifax CMA									
November 2017	61	12	0	0	0	0	3	72	148
November 2016	39	6	4	0	0	0	9	114	172

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

**Table 1.2: Housing Activity Summary by Submarket**  
**November 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									
November 2017	27	29	4	0	0	0	n/a	n/a	60
November 2016	16	3	8	0	0	49	n/a	n/a	76
Dartmouth City									
November 2017	6	21	5	0	0	69	n/a	n/a	101
November 2016	11	0	6	0	0	0	n/a	n/a	17
Bedford-Hammonds Plains									
November 2017	24	1	6	0	0	0	n/a	n/a	31
November 2016	8	1	3	0	0	0	n/a	n/a	12
Sackville									
November 2017	5	1	0	0	0	2	n/a	n/a	8
November 2016	3	3	0	0	0	2	n/a	n/a	8
Fall River - Beaverbank									
November 2017	4	0	0	0	0	0	n/a	n/a	4
November 2016	7	2	0	0	0	0	n/a	n/a	9
Halifax County East									
November 2017	5	0	0	0	0	0	n/a	n/a	5
November 2016	6	0	0	0	0	0	n/a	n/a	6
Halifax County Southwest									
November 2017	8	0	4	1	0	0	n/a	n/a	13
November 2016	13	0	2	0	0	0	n/a	n/a	15
Halifax CMA									
November 2017	79	52	19	1	0	71	n/a	n/a	222
November 2016	64	9	19	0	0	51	n/a	n/a	143

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

**Table 1.2: Housing Activity Summary by Submarket**  
**November 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									
November 2017	16	1	2	0	0	0	n/a	n/a	19
November 2016	7	1	2	0	0	0	n/a	n/a	10
Dartmouth City									
November 2017	3	4	0	0	0	2	n/a	n/a	9
November 2016	2	0	0	0	0	0	n/a	n/a	2
Bedford-Hammonds Plains									
November 2017	13	4	1	0	0	0	n/a	n/a	18
November 2016	14	1	0	0	0	0	n/a	n/a	15
Sackville									
November 2017	2	1	0	0	0	0	n/a	n/a	3
November 2016	0	1	6	0	0	0	n/a	n/a	7
Fall River - Beaverbank									
November 2017	7	2	0	0	0	0	n/a	n/a	9
November 2016	7	0	0	0	0	0	n/a	n/a	7
Halifax County East									
November 2017	3	0	0	0	0	0	n/a	n/a	3
November 2016	2	0	0	0	0	0	n/a	n/a	2
Halifax County Southwest									
November 2017	6	0	0	0	0	0	n/a	n/a	6
November 2016	2	0	2	0	0	0	n/a	n/a	4
Halifax CMA									
November 2017	50	12	3	0	0	2	n/a	n/a	67
November 2016	34	3	10	0	0	0	n/a	n/a	47

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**  
**November 2017**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Halifax City	9	7	0	40	0	0	152	84	161	131	22.9
Dartmouth City	2	0	0	2	0	0	0	0	2	2	0.0
Bedford-Hammonds Plains	18	21	0	0	0	0	0	63	18	84	-78.6
Sackville	2	2	16	0	3	3	0	0	21	5	**
Fall River - Beaverbank	2	4	0	0	0	0	0	0	2	4	-50.0
Halifax County East	3	4	0	0	0	3	0	0	3	7	-57.1
Halifax County Southwest	15	8	0	0	0	0	0	0	15	8	87.5
<b>Halifax CMA</b>	<b>51</b>	<b>46</b>	<b>16</b>	<b>42</b>	<b>3</b>	<b>6</b>	<b>152</b>	<b>147</b>	<b>222</b>	<b>241</b>	<b>-7.9</b>

**Table 2.1: Starts by Submarket and by Dwelling Type**  
**January - November 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	172	76	36	72	18	27	1,400	1,030	1,626	1,205	34.9
Dartmouth City	39	35	14	14	0	26	81	60	134	135	-0.7
Bedford-Hammonds Plains	179	175	10	6	24	27	144	195	357	403	-11.4
Sackville	25	8	30	4	16	7	51	127	122	146	-16.4
Fall River - Beaverbank	60	51	8	12	0	23	0	1	68	87	-21.8
Halifax County East	78	64	2	4	8	9	0	0	88	77	14.3
Halifax County Southwest	96	94	6	2	0	0	0	0	102	96	6.3
<b>Halifax CMA</b>	<b>649</b>	<b>503</b>	<b>106</b>	<b>114</b>	<b>66</b>	<b>119</b>	<b>1,676</b>	<b>1,413</b>	<b>2,497</b>	<b>2,149</b>	<b>16.2</b>

Source: CMHC (Starts and Completions Survey)



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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Halifax City	0	0	0	0	0	84	152	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	0	63
Sackville	0	3	3	0	0	0	0	0
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
<b>Halifax CMA</b>	0	6	3	0	0	84	152	63

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market**  
**January - November 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	246	1,316	784
Dartmouth City	0	26	0	0	50	0	31	60
Bedford-Hammonds Plains	20	23	4	4	0	0	144	195
Sackville	6	7	10	0	0	0	51	127
Fall River - Beaverbank	0	3	0	20	0	0	0	1
Halifax County East	8	9	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
<b>Halifax CMA</b>	52	84	14	35	134	246	1,542	1,167

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Halifax City	8	47	0	84	153	0	161	131
Dartmouth City	1	2	0	0	1	0	2	2
Bedford-Hammonds Plains	18	17	0	0	0	67	18	84
Sackville	17	4	0	0	4	1	21	5
Fall River - Beaverbank	2	4	0	0	0	0	2	4
Halifax County East	3	7	0	0	0	0	3	7
Halifax County Southwest	15	8	0	0	0	0	15	8
<b>Halifax CMA</b>	<b>64</b>	<b>89</b>	<b>0</b>	<b>84</b>	<b>158</b>	<b>68</b>	<b>222</b>	<b>241</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	225	162	84	246	1,317	797	1,626	1,205
Dartmouth City	46	72	50	0	38	63	134	135
Bedford-Hammonds Plains	194	177	0	0	163	226	357	403
Sackville	55	16	0	0	67	130	122	146
Fall River - Beaverbank	64	60	0	0	4	27	68	87
Halifax County East	88	75	0	0	0	2	88	77
Halifax County Southwest	100	92	0	1	2	3	102	96
<b>Halifax CMA</b>	<b>772</b>	<b>654</b>	<b>134</b>	<b>247</b>	<b>1,591</b>	<b>1,248</b>	<b>2,497</b>	<b>2,149</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Halifax City	25	9	2	0	0	0	0	0	27	9	200.0
Dartmouth City	0	6	2	0	0	0	0	114	2	120	-98.3
Bedford-Hammonds Plains	17	18	4	2	0	0	0	0	21	20	5.0
Sackville	7	1	2	4	0	4	72	0	81	9	**
Fall River - Beaverbank	6	6	2	0	0	4	0	0	8	10	-20.0
Halifax County East	2	1	0	0	0	0	0	0	2	1	100.0
Halifax County Southwest	7	3	0	0	0	0	0	0	7	3	133.3
<b>Halifax CMA</b>	<b>64</b>	<b>44</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>8</b>	<b>72</b>	<b>114</b>	<b>148</b>	<b>172</b>	<b>-14.0</b>

**Table 3.1: Completions by Submarket and by Dwelling Type**  
**January - November 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	105	47	68	22	34	33	798	444	1,005	546	84.1
Dartmouth City	27	40	40	10	23	6	131	165	221	221	0.0
Bedford-Hammonds Plains	154	116	12	10	46	22	89	190	301	338	-10.9
Sackville	20	18	10	4	6	27	199	0	235	49	**
Fall River - Beaverbank	47	59	16	12	15	25	0	4	78	100	-22.0
Halifax County East	66	68	4	6	9	0	0	1	79	75	5.3
Halifax County Southwest	88	83	2	4	5	0	0	80	95	167	-43.1
<b>Halifax CMA</b>	<b>507</b>	<b>431</b>	<b>152</b>	<b>68</b>	<b>138</b>	<b>113</b>	<b>1,217</b>	<b>884</b>	<b>2,014</b>	<b>1,496</b>	<b>34.6</b>

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Halifax City	0	0	0	0	0	0	0	0
Dartmouth City	0	0	0	0	0	0	0	114
Bedford-Hammonds Plains	0	0	0	0	0	0	0	0
Sackville	0	4	0	0	0	0	72	0
Fall River - Beaverbank	0	0	0	4	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	4	0	4	0	0	72	114

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market**  
**January - November 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	165
Bedford-Hammonds Plains	28	19	18	3	0	0	89	190
Sackville	3	27	3	0	0	0	199	0
Fall River - Beaverbank	0	0	15	25	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>	84	81	54	32	71	56	1,146	828

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Halifax City	26	9	0	0	1	0	27	9
Dartmouth City	2	6	0	0	0	114	2	120
Bedford-Hammonds Plains	20	17	0	0	1	3	21	20
Sackville	8	8	0	0	73	1	81	9
Fall River - Beaverbank	8	5	0	0	0	5	8	10
Halifax County East	2	1	0	0	0	0	2	1
Halifax County Southwest	7	3	0	0	0	0	7	3
<b>Halifax CMA</b>	<b>73</b>	<b>49</b>	<b>0</b>	<b>0</b>	<b>75</b>	<b>123</b>	<b>148</b>	<b>172</b>

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	194	96	0	56	811	394	1,005	546
Dartmouth City	68	51	87	0	66	170	221	221
Bedford-Hammonds Plains	177	118	0	0	124	220	301	338
Sackville	28	45	0	0	207	4	235	49
Fall River - Beaverbank	57	65	0	0	21	35	78	100
Halifax County East	73	72	0	0	6	3	79	75
Halifax County Southwest	90	83	1	0	4	84	95	167
<b>Halifax CMA</b>	<b>687</b>	<b>530</b>	<b>88</b>	<b>56</b>	<b>1,239</b>	<b>910</b>	<b>2,014</b>	<b>1,496</b>

Source: CMHC (Starts and Completions Survey)



**Table 4: Absorbed Single-Detached Units by Price Range**  
**November 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													
November 2017	3	18.8	5	31.3	2	12.5	2	12.5	4	25.0	16	-	-
November 2016	0	0.0	2	28.6	4	57.1	1	14.3	0	0.0	7	-	-
Year-to-date 2017	10	10.9	17	18.5	17	18.5	16	17.4	32	34.8	92	-	511,983
Year-to-date 2016	1	2.3	10	23.3	11	25.6	9	20.9	12	27.9	43	-	-
Dartmouth City													
November 2017	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
November 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	6	20.7	7	24.1	5	17.2	8	27.6	3	10.3	29	-	-
Year-to-date 2016	5	15.2	13	39.4	6	18.2	3	9.1	6	18.2	33	-	-
Bedford-Hammonds Plains													
November 2017	0	0.0	1	7.7	3	23.1	6	46.2	3	23.1	13	-	-
November 2016	0	0.0	1	7.1	1	7.1	10	71.4	2	14.3	14	-	-
Year-to-date 2017	1	0.8	9	7.5	15	12.5	46	38.3	49	40.8	120	535,000	533,803
Year-to-date 2016	0	0.0	10	10.2	23	23.5	42	42.9	23	23.5	98	-	523,031
Sackville													
November 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	8.3	6	50.0	0	0.0	2	16.7	3	25.0	12	-	-
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													
November 2017	0	0.0	4	57.1	2	28.6	1	14.3	0	0.0	7	-	-
November 2016	3	42.9	1	14.3	0	0.0	1	14.3	2	28.6	7	-	-
Year-to-date 2017	7	14.6	21	43.8	8	16.7	9	18.8	3	6.3	48	-	293,975
Year-to-date 2016	9	15.0	20	33.3	7	11.7	11	18.3	13	21.7	60	-	437,010
Halifax County East													
November 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
November 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	38	56.7	19	28.4	6	9.0	3	4.5	1	1.5	67	-	343,027
Year-to-date 2016	32	46.4	21	30.4	5	7.2	6	8.7	5	7.2	69	-	276,289
Halifax County Southwest													
November 2017	1	16.7	1	16.7	0	0.0	2	33.3	2	33.3	6	-	-
November 2016	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	8	9.2	27	31.0	14	16.1	20	23.0	18	20.7	87	-	628,985
Year-to-date 2016	12	16.4	22	30.1	13	17.8	11	15.1	15	20.5	73	-	455,432
Halifax CMA													
November 2017	7	14.0	14	28.0	7	14.0	13	26.0	9	18.0	50	-	518,259
November 2016	5	14.7	6	17.6	6	17.6	13	38.2	4	11.8	34	-	454,907
Year-to-date 2017	71	15.6	106	23.3	65	14.3	104	22.9	109	24.0	455	460,000	502,073
Year-to-date 2016	59	14.9	104	26.3	65	16.4	92	23.2	76	19.2	396	430,000	466,405

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2017	Nov 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	523,031	2.1
Sackville	-	-	n/a	-	502,950	n/a
Fall River - Beaverbank	-	-	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>518,259</b>	<b>454,907</b>	<b>13.9</b>	<b>502,073</b>	<b>466,405</b>	<b>7.6</b>

Source: CMHC (Market Absorption Survey)

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

Submarket	November 2017				November 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	103	328,411	80	682	83	356,222	80	757	24.1	-7.8	0.0	-9.9
Dartmouth City	98	245,790	64	441	70	242,149	81	592	40.0	1.5	-21.0	-25.5
Bedford-Hammonds Plains	51	397,186	108	388	51	378,651	102	451	0.0	4.9	5.9	-14.0
Sackville	21	173,764	86	144	30	192,997	142	181	-30.0	-10.0	-39.4	-20.4
Halifax County Southwest	44	319,499	102	276	27	259,269	100	310	63.0	23.2	2.0	-11.0
Halifax County East	33	214,057	109	195	28	197,630	160	244	17.9	8.3	-31.9	-20.1
Outside Halifax-Dartmouth Board	27	233,496	79	180	33	225,506	117	228	-18.2	3.5	-32.5	-21.1
Fall River-Beaver Bank	32	320,977	82	243	26	252,983	117	262	23.1	26.9	-29.9	-7.3
<b>Halifax CMA</b>	<b>409</b>	<b>292,217</b>	<b>85</b>	<b>2549</b>	<b>348</b>	<b>282,101</b>	<b>103</b>	<b>3025</b>	<b>17.5</b>	<b>3.6</b>	<b>-17.5</b>	<b>-15.7</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	1,362	345,545	79		1,224	347,051	98		11.3	-0.4	-19.4	
Dartmouth City	1,237	249,692	75		1,171	240,029	78		5.6	4.0	-3.8	
Bedford-Hammonds Plains	676	388,275	97		702	381,771	113		-3.7	1.7	-14.2	
Sackville	364	201,349	81		381	199,549	97		-4.5	0.9	-16.5	
Halifax County Southwest	456	281,131	87		426	277,290	100		7.0	1.4	-13.0	
Halifax County East	331	223,516	97		292	204,254	110		13.4	9.4	-11.8	
Outside Halifax-Dartmouth Board	313	204,290	95		311	207,775	107		0.6	-1.7	-11.2	
Fall River-Beaver Bank	384	305,224	92		360	292,495	95		6.7	4.4	-3.2	
<b>Halifax CMA</b>	<b>5,123</b>	<b>292,523</b>	<b>84</b>	<b>56%</b>	<b>4,867</b>	<b>287,154</b>	<b>97</b>	<b>52%</b>	<b>5.3</b>	<b>1.9</b>	<b>-13.4</b>	

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Source: Nova Scotia Association of REALTORS®

**Table 6: Economic Indicators**  
**November 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	101.1	131.6	223	7.4	66.7	906
	November	581	3.24	4.99		132.0	224	7.2	66.8	908
	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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