

HOUSING NOW TABLES

Halifax CMA

Date Released: January 2018



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. 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...

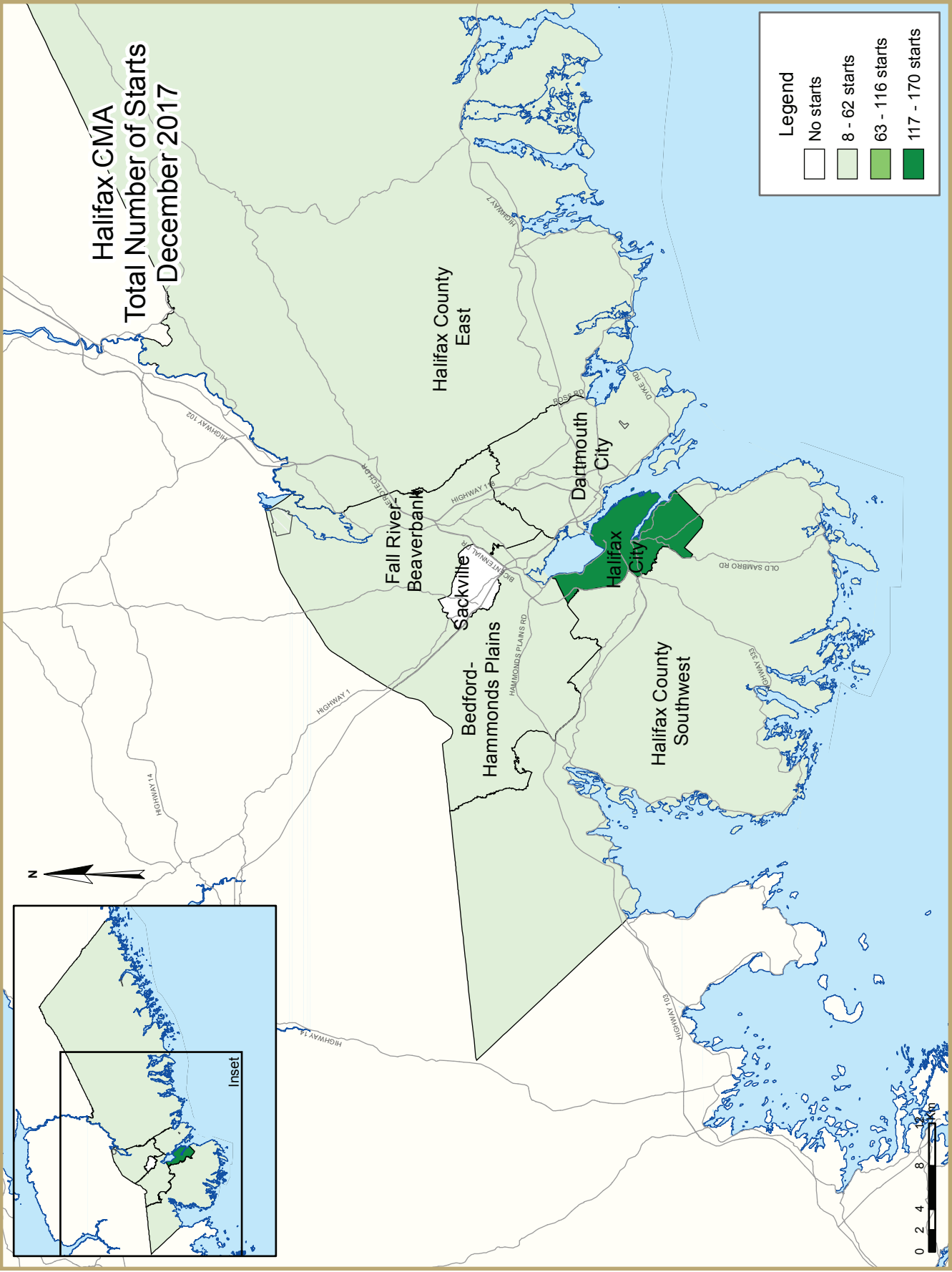
- Analysis and data
- Timely insights
- Updates to housing conditions and trends & *much more!*

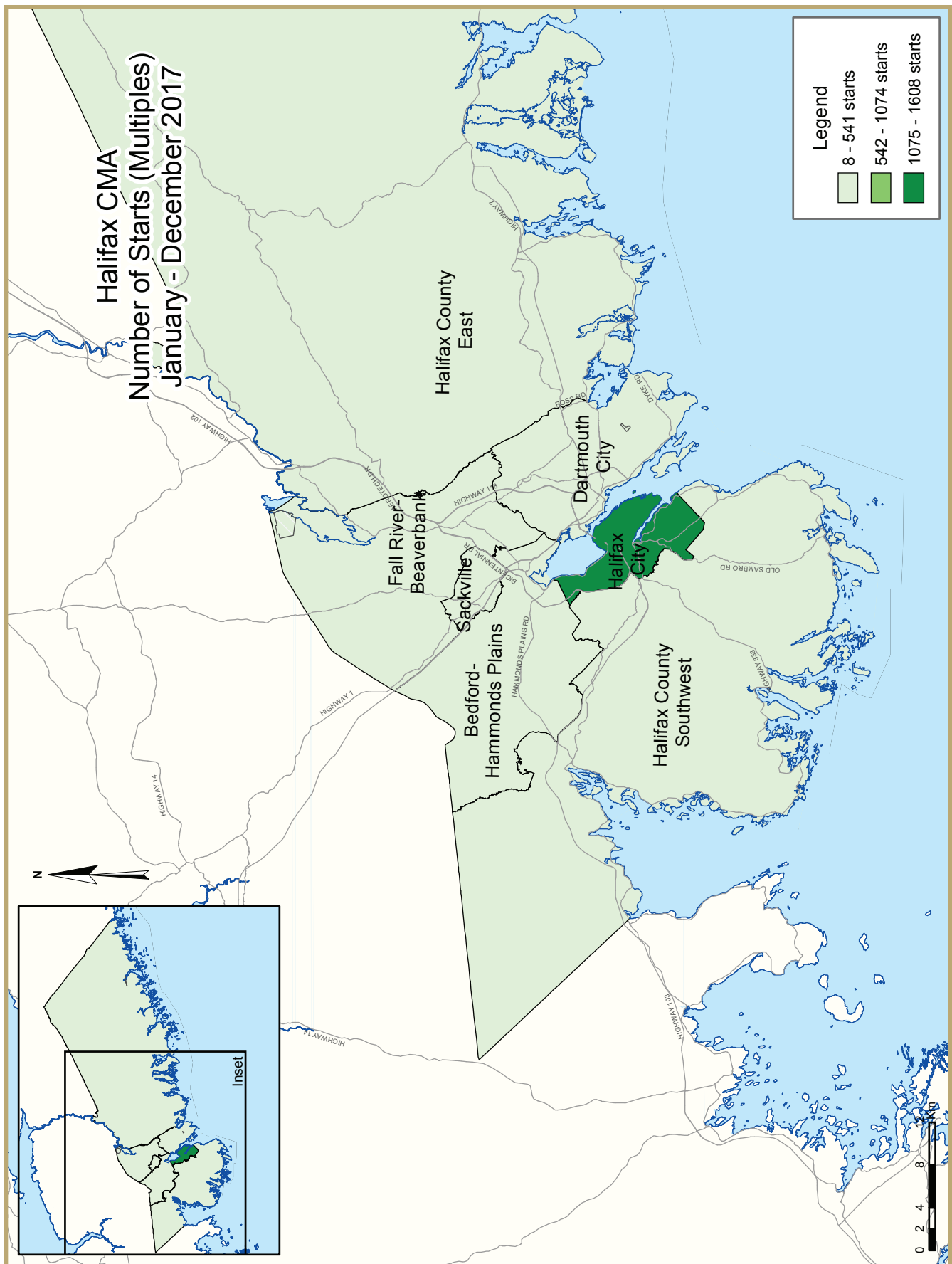
All links can be shared in social media friendly formats!

Subscribe today to stay in the know!
www.cmhc.ca/observer

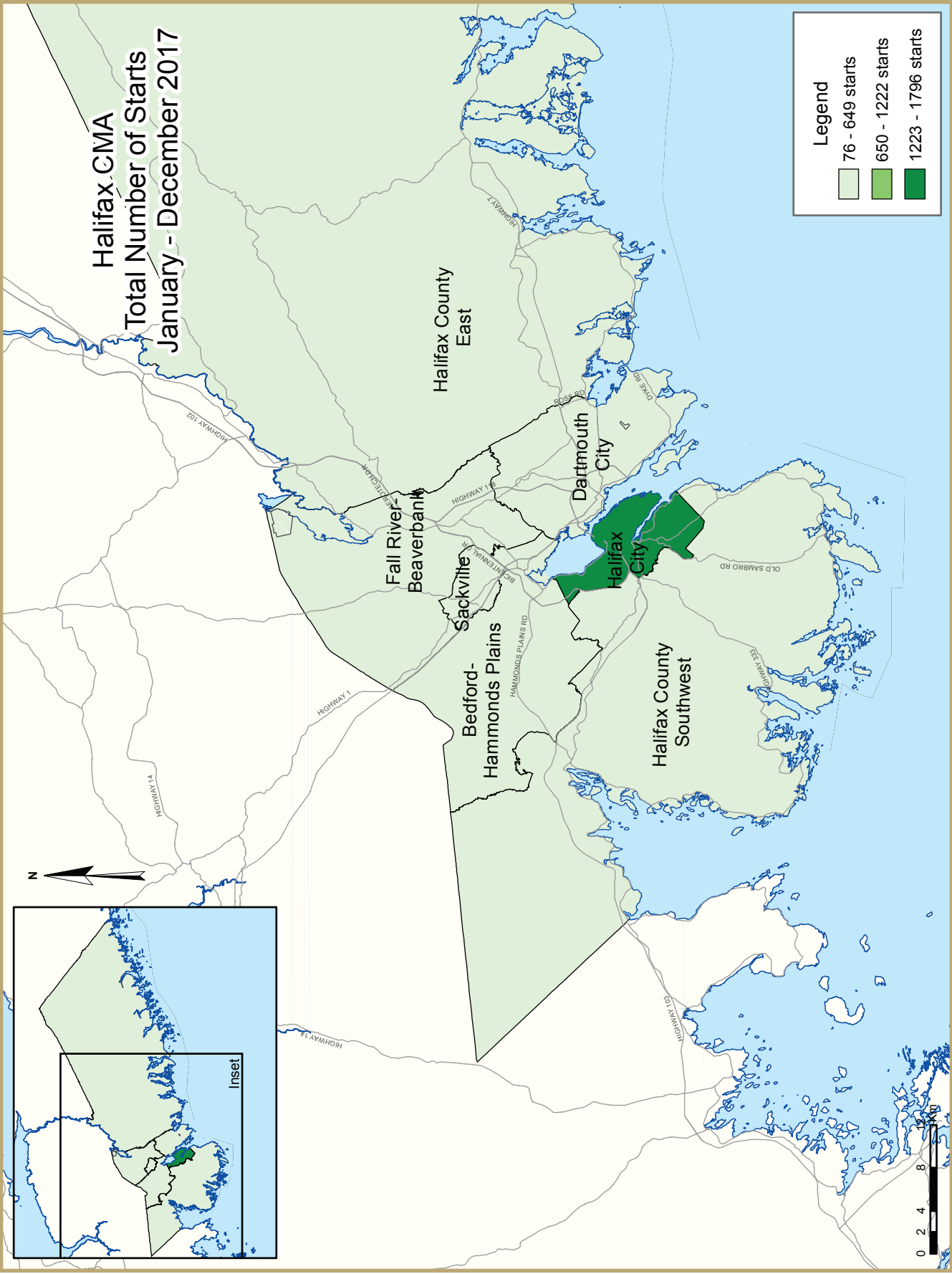












HOUSING NOW REPORT TABLES

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 I: Housing Starts (SAAR and Trend)		
December 2017		
Halifax CMA ¹	November 2017	December 2017
Trend ²	2,489	2,807
SAAR	2,717	2,940
	December 2016	December 2017
Actual		
December - Single-Detached	64	90
December - Multiples	92	166
December - Total	156	256
January to December - Single-Detached	567	739
January to December - Multiples	1,738	2,014
January to December - Total	2,305	2,753

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 1.1: Housing Activity Summary of Halifax CMA
December 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2017	85	6	6	0	0	0	8	150	255
December 2016	54	34	9	0	0	49	10	0	156
% Change	57.4	-82.4	-33.3	n/a	n/a	-100.0	-20.0	n/a	63.5
Year-to-date 2017	699	112	58	0	0	134	57	1,692	2,752
Year-to-date 2016	510	148	93	1	0	295	91	1,167	2,305
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
UNDER CONSTRUCTION									
December 2017	529	100	42	0	0	453	16	3,010	4,162
December 2016	379	138	105	1	0	478	32	2,652	3,797
% Change	39.6	-27.5	-60.0	-100.0	n/a	-5.2	-50.0	13.5	9.6
COMPLETIONS									
December 2017	74	2	7	0	0	0	7	276	366
December 2016	47	8	13	0	0	0	12	452	532
% Change	57.4	-75.0	-46.2	n/a	n/a	n/a	-41.7	-38.9	-31.2
Year-to-date 2017	545	150	75	1	16	71	100	1,422	2,380
Year-to-date 2016	428	76	94	0	0	56	94	1,280	2,028
% Change	27.3	97.4	-20.2	n/a	n/a	26.8	6.4	11.1	17.4
COMPLETED & NOT ABSORBED									
December 2017	91	48	20	1	0	71	n/a	n/a	231
December 2016	67	10	22	0	0	51	n/a	n/a	150
% Change	35.8	**	-9.1	n/a	n/a	39.2	n/a	n/a	54.0
ABSORBED									
December 2017	62	4	6	0	0	0	n/a	n/a	72
December 2016	44	7	10	0	0	0	n/a	n/a	61
% Change	40.9	-42.9	-40.0	n/a	n/a	n/a	n/a	n/a	18.0
Year-to-date 2017	517	108	71	0	16	51	n/a	n/a	763
Year-to-date 2016	439	76	98	1	3	58	n/a	n/a	675
% Change	17.8	42.1	-27.6	-100.0	**	-12.1	n/a	n/a	13.0

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	16	0	0	0	0	0	4	150	170
December 2016	16	2	0	0	0	49	0	0	67
Dartmouth City									
December 2017	7	2	0	0	0	0	2	0	11
December 2016	0	18	0	0	0	0	2	0	20
Bedford-Hammonds Plains									
December 2017	22	0	6	0	0	0	1	0	29
December 2016	11	4	9	0	0	0	4	0	28
Sackville									
December 2017	0	0	0	0	0	0	0	0	0
December 2016	0	10	0	0	0	0	1	0	11
Fall River - Beaverbank									
December 2017	8	0	0	0	0	0	0	0	8
December 2016	5	0	0	0	0	0	1	0	6
Halifax County East									
December 2017	21	2	0	0	0	0	1	0	24
December 2016	12	0	0	0	0	0	2	0	14
Halifax County Southwest									
December 2017	11	2	0	0	0	0	0	0	13
December 2016	10	0	0	0	0	0	0	0	10
Halifax CMA									
December 2017	85	6	6	0	0	0	8	150	255
December 2016	54	34	9	0	0	49	10	0	156

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	144	36	16	0	0	403	4	2,589	3,192
December 2016	75	70	27	0	0	407	8	2,109	2,696
Dartmouth City									
December 2017	34	14	0	0	0	50	1	31	130
December 2016	25	34	26	0	0	71	0	60	216
Bedford-Hammonds Plains									
December 2017	148	6	12	0	0	0	2	339	507
December 2016	113	8	32	0	0	0	8	284	445
Sackville									
December 2017	5	32	6	0	0	0	8	51	102
December 2016	7	12	3	0	0	0	0	199	221
Fall River - Beaverbank									
December 2017	45	0	0	0	0	0	0	0	45
December 2016	34	8	3	0	0	0	16	0	61
Halifax County East									
December 2017	72	4	8	0	0	0	1	0	97
December 2016	52	4	9	0	0	0	0	0	77
Halifax County Southwest									
December 2017	81	8	0	0	0	0	0	0	89
December 2016	73	2	5	1	0	0	0	0	81
Halifax CMA									
December 2017	529	100	42	0	0	453	16	3,010	4,162
December 2016	379	138	105	1	0	478	32	2,652	3,797

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	14	2	3	0	0	0	0	276	295
December 2016	9	2	4	0	0	0	0	142	157
Dartmouth City									
December 2017	6	0	0	0	0	0	2	0	8
December 2016	5	0	0	0	0	0	2	120	127
Bedford-Hammonds Plains									
December 2017	14	0	4	0	0	0	5	0	23
December 2016	5	0	3	0	0	0	6	190	204
Sackville									
December 2017	6	0	0	0	0	0	0	0	6
December 2016	0	0	6	0	0	0	1	0	7
Fall River - Beaverbank									
December 2017	10	0	0	0	0	0	0	0	10
December 2016	7	6	0	0	0	0	1	0	14
Halifax County East									
December 2017	12	0	0	0	0	0	0	0	12
December 2016	13	0	0	0	0	0	2	0	15
Halifax County Southwest									
December 2017	12	0	0	0	0	0	0	0	12
December 2016	8	0	0	0	0	0	0	0	8
Halifax CMA									
December 2017	74	2	7	0	0	0	7	276	366
December 2016	47	8	13	0	0	0	12	452	532

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	29	25	7	0	0	0	n/a	n/a	61
December 2016	16	4	7	0	0	49	n/a	n/a	76
Dartmouth City									
December 2017	6	21	4	0	0	69	n/a	n/a	100
December 2016	14	0	6	0	0	0	n/a	n/a	20
Bedford-Hammonds Plains									
December 2017	25	1	8	0	0	0	n/a	n/a	34
December 2016	8	0	4	0	0	0	n/a	n/a	12
Sackville									
December 2017	10	1	0	0	0	2	n/a	n/a	13
December 2016	2	3	3	0	0	2	n/a	n/a	10
Fall River - Beaverbank									
December 2017	6	0	0	0	0	0	n/a	n/a	6
December 2016	9	3	0	0	0	0	n/a	n/a	12
Halifax County East									
December 2017	5	0	0	0	0	0	n/a	n/a	5
December 2016	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
December 2017	10	0	1	1	0	0	n/a	n/a	12
December 2016	11	0	2	0	0	0	n/a	n/a	13
Halifax CMA									
December 2017	91	48	20	1	0	71	n/a	n/a	231
December 2016	67	10	22	0	0	51	n/a	n/a	150

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2017	12	4	0	0	0	0	n/a	n/a	16
December 2016	9	1	5	0	0	0	n/a	n/a	15
Dartmouth City									
December 2017	6	0	1	0	0	0	n/a	n/a	7
December 2016	2	0	0	0	0	0	n/a	n/a	2
Bedford-Hammonds Plains									
December 2017	13	0	2	0	0	0	n/a	n/a	15
December 2016	5	1	2	0	0	0	n/a	n/a	8
Sackville									
December 2017	1	0	0	0	0	0	n/a	n/a	1
December 2016	1	0	3	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
December 2017	8	0	0	0	0	0	n/a	n/a	8
December 2016	5	5	0	0	0	0	n/a	n/a	10
Halifax County East									
December 2017	12	0	0	0	0	0	n/a	n/a	12
December 2016	12	0	0	0	0	0	n/a	n/a	12
Halifax County Southwest									
December 2017	10	0	3	0	0	0	n/a	n/a	13
December 2016	10	0	0	0	0	0	n/a	n/a	10
Halifax CMA									
December 2017	62	4	6	0	0	0	n/a	n/a	72
December 2016	44	7	10	0	0	0	n/a	n/a	61

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

Table 1.3: History of Housing Starts of Halifax CMA
2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	699	112	58	0	0	134	57	1,692	2,752
% Change	37.1	-24.3	-37.6	-100.0	n/a	-54.6	-37.4	45.0	19.4
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Halifax City	16	16	0	2	4	0	150	49	170	67	153.7
Dartmouth City	9	2	2	18	0	0	0	0	11	20	-45.0
Bedford-Hammonds Plains	23	15	0	4	6	9	0	0	29	28	3.6
Sackville	0	1	0	10	0	0	0	0	0	11	-100.0
Fall River - Beaverbank	8	6	0	0	0	0	0	0	8	6	33.3
Halifax County East	22	14	2	0	0	0	0	0	24	14	71.4
Halifax County Southwest	11	10	2	0	0	0	0	0	13	10	30.0
Halifax CMA	89	64	6	34	10	9	150	49	255	156	63.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	188	92	36	74	22	27	1,550	1,079	1,796	1,272	41.2
Dartmouth City	48	37	16	32	0	26	81	60	145	155	-6.5
Bedford-Hammonds Plains	202	190	10	10	30	36	144	195	386	431	-10.4
Sackville	25	9	30	14	16	7	51	127	122	157	-22.3
Fall River - Beaverbank	68	57	8	12	0	23	0	1	76	93	-18.3
Halifax County East	100	78	4	4	8	9	0	0	112	91	23.1
Halifax County Southwest	107	104	8	2	0	0	0	0	115	106	8.5
Halifax CMA	738	567	112	148	76	128	1,826	1,462	2,752	2,305	19.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Halifax City	0	0	4	0	0	49	150	0
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	6	9	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	9	4	0	0	49	150	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	4	11	84	295	1,466	784
Dartmouth City	0	26	0	0	50	0	31	60
Bedford-Hammonds Plains	26	32	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
Halifax CMA	58	93	18	35	134	295	1,692	1,167

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Halifax City	16	18	0	49	154	0	170	67
Dartmouth City	9	18	0	0	2	2	11	20
Bedford-Hammonds Plains	28	24	0	0	1	4	29	28
Sackville	0	10	0	0	0	1	0	11
Fall River - Beaverbank	8	5	0	0	0	1	8	6
Halifax County East	23	12	0	0	1	2	24	14
Halifax County Southwest	13	10	0	0	0	0	13	10
Halifax CMA	97	97	0	49	158	10	255	156

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	241	180	84	295	1,471	797	1,796	1,272
Dartmouth City	55	90	50	0	40	65	145	155
Bedford-Hammonds Plains	222	201	0	0	164	230	386	431
Sackville	55	26	0	0	67	131	122	157
Fall River - Beaverbank	72	65	0	0	4	28	76	93
Halifax County East	111	87	0	0	1	4	112	91
Halifax County Southwest	113	102	0	1	2	3	115	106
Halifax CMA	869	751	134	296	1,749	1,258	2,752	2,305

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	% Change
Halifax City	14	9	2	2	3	4	276	142	295	157	87.9
Dartmouth City	8	7	0	0	0	0	0	120	8	127	-93.7
Bedford-Hammonds Plains	15	11	0	0	8	3	0	190	23	204	-88.7
Sackville	6	1	0	0	0	6	0	0	6	7	-14.3
Fall River - Beaverbank	10	8	0	6	0	0	0	0	10	14	-28.6
Halifax County East	12	15	0	0	0	0	0	0	12	15	-20.0
Halifax County Southwest	12	8	0	0	0	0	0	0	12	8	50.0
Halifax CMA	77	59	2	8	11	13	276	452	366	532	-31.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	119	56	70	24	37	37	1,074	586	1,300	703	84.9
Dartmouth City	35	47	40	10	23	6	131	285	229	348	-34.2
Bedford-Hammonds Plains	169	127	12	10	54	25	89	380	324	542	-40.2
Sackville	26	19	10	4	6	33	199	0	241	56	**
Fall River - Beaverbank	57	67	16	18	15	25	0	4	88	114	-22.8
Halifax County East	78	83	4	6	9	0	0	1	91	90	1.1
Halifax County Southwest	100	91	2	4	5	0	0	80	107	175	-38.9
Halifax CMA	584	490	154	76	149	126	1,493	1,336	2,380	2,028	17.4

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Halifax City	3	4	0	0	0	0	276	142
Dartmouth City	0	0	0	0	0	0	0	120
Bedford-Hammonds Plains	4	3	4	0	0	0	0	190
Sackville	0	6	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
Halifax CMA	7	13	4	0	0	0	276	452

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	25	33	12	4	0	56	1,074	530
Dartmouth City	23	6	0	0	71	0	60	285
Bedford-Hammonds Plains	32	22	22	3	0	0	89	380
Sackville	3	33	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
Halifax CMA	91	94	58	32	71	56	1,422	1,280

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016	Dec 2017	Dec 2016
Halifax City	19	15	0	0	276	142	295	157
Dartmouth City	6	5	0	0	2	122	8	127
Bedford-Hammonds Plains	18	8	0	0	5	196	23	204
Sackville	6	6	0	0	0	1	6	7
Fall River - Beaverbank	10	13	0	0	0	1	10	14
Halifax County East	12	13	0	0	0	2	12	15
Halifax County Southwest	12	8	0	0	0	0	12	8
Halifax CMA	83	68	0	0	283	464	366	532

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Halifax City	213	111	0	56	1,087	536	1,300	703
Dartmouth City	74	56	87	0	68	292	229	348
Bedford-Hammonds Plains	195	126	0	0	129	416	324	542
Sackville	34	51	0	0	207	5	241	56
Fall River - Beaverbank	67	78	0	0	21	36	88	114
Halifax County East	85	85	0	0	6	5	91	90
Halifax County Southwest	102	91	1	0	4	84	107	175
Halifax CMA	770	598	88	56	1,522	1,374	2,380	2,028

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2017	4	33.3	3	25.0	4	33.3	0	0.0	1	8.3	12	-	-
December 2016	0	0.0	1	11.1	6	66.7	2	22.2	0	0.0	9	-	446,935
Year-to-date 2017	14	13.5	20	19.2	21	20.2	16	15.4	33	31.7	104	-	511,983
Year-to-date 2016	1	1.9	11	21.2	17	32.7	11	21.2	12	23.1	52	-	446,935
Dartmouth City													
December 2017	1	16.7	4	66.7	0	0.0	0	0.0	1	16.7	6	-	-
December 2016	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2017	7	20.0	11	31.4	5	14.3	8	22.9	4	11.4	35	-	-
Year-to-date 2016	5	14.3	14	40.0	6	17.1	4	11.4	6	17.1	35	-	-
Bedford-Hammonds Plains													
December 2017	0	0.0	1	7.7	2	15.4	4	30.8	6	46.2	13	-	529,269
December 2016	0	0.0	1	20.0	1	20.0	3	60.0	0	0.0	5	-	-
Year-to-date 2017	1	0.8	10	7.5	17	12.8	50	37.6	55	41.4	133	535,000	532,823
Year-to-date 2016	0	0.0	11	10.7	24	23.3	45	43.7	23	22.3	103	-	523,031
Sackville													
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2017	1	7.7	7	53.8	0	0.0	2	15.4	3	23.1	13	-	-
Year-to-date 2016	0	0.0	8	38.1	0	0.0	10	47.6	3	14.3	21	-	502,950
Fall River - Beaverbank													
December 2017	0	0.0	1	12.5	2	25.0	3	37.5	2	25.0	8	-	-
December 2016	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	-
Year-to-date 2017	7	12.5	22	39.3	10	17.9	12	21.4	5	8.9	56	-	293,975
Year-to-date 2016	11	16.9	22	33.8	8	12.3	11	16.9	13	20.0	65	-	437,010
Halifax County East													
December 2017	7	58.3	4	33.3	0	0.0	1	8.3	0	0.0	12	-	-
December 2016	8	66.7	3	25.0	1	8.3	0	0.0	0	0.0	12	-	222,400
Year-to-date 2017	45	57.0	23	29.1	6	7.6	4	5.1	1	1.3	79	-	343,027
Year-to-date 2016	40	49.4	24	29.6	6	7.4	6	7.4	5	6.2	81	-	269,104
Halifax County Southwest													
December 2017	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	-	-
December 2016	1	10.0	2	20.0	0	0.0	4	40.0	3	30.0	10	-	-
Year-to-date 2017	11	11.3	30	30.9	15	15.5	22	22.7	19	19.6	97	-	628,985
Year-to-date 2016	13	15.7	24	28.9	13	15.7	15	18.1	18	21.7	83	-	455,432
Halifax CMA													
December 2017	15	24.2	17	27.4	9	14.5	10	16.1	11	17.7	62	-	470,145
December 2016	11	25.0	10	22.7	9	20.5	10	22.7	4	9.1	44	-	396,226
Year-to-date 2017	86	16.6	123	23.8	74	14.3	114	22.1	120	23.2	517	460,000	498,244
Year-to-date 2016	70	15.9	114	25.9	74	16.8	102	23.2	80	18.2	440	430,000	459,053

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2017	Dec 2016	% Change	YTD 2017	YTD 2016	% Change
Halifax City	-	446,935	n/a	511,983	446,935	14.6
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	529,269	-	n/a	532,823	523,031	1.9
Sackville	-	-	n/a	-	502,950	n/a
Fall River - Beaverbank	-	-	n/a	293,975	437,010	-32.7
Halifax County East	-	222,400	n/a	343,027	269,104	27.5
Halifax County Southwest	-	-	n/a	628,985	455,432	38.1
Halifax CMA	470,145	396,226	18.7	498,244	459,053	8.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity by Submarket

Submarket	December 2017				December 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	73	394,624	84	627	72	333,719	96	646	1.4	18.3	-12.5	-2.9
Dartmouth City	76	232,559	72	417	61	234,969	110	568	24.6	-1.0	-34.5	-26.6
Bedford-Hammonds Plains	42	348,451	88	384	39	354,542	97	415	7.7	-1.7	-9.3	-7.5
Sackville	28	223,123	75	143	16	195,769	74	163	75.0	14.0	1.4	-12.3
Halifax County Southwest	29	255,772	107	255	21	266,219	90	277	38.1	-3.9	18.9	-7.9
Halifax County East	18	277,678	109	165	16	215,681	108	200	12.5	28.7	0.9	-17.5
Outside Halifax-Dartmouth Board	13	180,353	56	161	15	192,533	177	203	-13.3	-6.3	-68.4	-20.7
Fall River-Beaver Bank	12	358,222	54	229	17	325,126	108	276	-29.4	10.2	-50.0	-17.0
Halifax CMA	291	296,987	82	2381	257	283,179	104	2748	13.2	4.9	-21.2	-13.4

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	1,434	348,214	79		1,296	346,310	99		10.6	0.5	-20.2	
Dartmouth City	1,312	248,479	75		1,232	239,779	80		6.5	3.6	-6.3	
Bedford-Hammonds Plains	718	385,945	97		741	380,338	112		-3.1	1.5	-13.4	
Sackville	393	203,001	80		397	199,396	97		-1.0	1.8	-17.5	
Halifax County Southwest	485	279,614	89		447	276,770	99		8.5	1.0	-10.1	
Halifax County East	349	226,309	98		308	204,847	110		13.3	10.5	-10.9	
Outside Halifax-Dartmouth Board	326	203,335	94		326	207,074	110		0.0	-1.8	-14.5	
Fall River-Beaver Bank	396	306,830	91		377	293,966	96		5.0	4.4	-5.2	
Halifax CMA	5,413	292,743	84	56%	5,124	286,955	97	52%	5.6	2.0	-13.4	

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

Source: Nova Scotia Association of REALTORS®

Table 6: Economic Indicators
December 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	101.1	132.0	224	7.2	66.8	908
	December	581	3.24	4.99		131.5	225	6.9	66.7	906

"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 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

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

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

©2018 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. 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 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

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

