

HOUSING NOW TABLES

Halifax CMA

Date Released: October 2018



SUBSCRIBE NOW!

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your [myCMHC account](#) today!

Dear *Housing Now* Subscriber:

Please note that with the October 2018 edition of the *Housing Now*, both monthly and quarterly editions, we will be implementing changes to this publication. First, we will no longer publish starts data spatially using the CMA maps. Second, due to the availability of data at time of publishing, we will be lagging the Consumer Price Index (CPI) by two months within the economic indicators (Table 6). This is similar to the lag with NHPI data within the same table.

We always want to keep you informed of any publication changes. If you have any questions or concerns, please contact Housing Markets and Indicators by email at HMIInformationMH@cmhc-schl.gc.ca. Also, please note that comprehensive housing market data is also available via our Housing Market Information Portal: www.cmhc.ca/hmiportal.

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 I: Housing Starts (SAAR and Trend)		
September 2018		
Halifax CMA¹	August 2018	September 2018
Trend ²	3,088	3,727
SAAR	4,013	4,812
	September 2017	September 2018
Actual		
September - Single-Detached	76	84
September - Multiples	280	338
September - Total	356	422
January to September - Single-Detached	522	552
January to September - Multiples	1,607	1,759
January to September - Total	2,129	2,311

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
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
September 2018	78	14	3	0	0	0	14	313	422
September 2017	73	22	3	0	0	0	3	255	356
% Change	6.8	-36.4	0.0	n/a	n/a	n/a	**	22.7	18.5
Year-to-date 2018	509	96	64	5	0	77	58	1,502	2,311
Year-to-date 2017	494	84	52	0	0	134	35	1,330	2,129
% Change	3.0	14.3	23.1	n/a	n/a	-42.5	65.7	12.9	8.5
UNDER CONSTRUCTION									
September 2018	503	96	67	5	0	481	31	3,573	4,756
September 2017	498	96	47	0	0	541	13	3,031	4,238
% Change	1.0	0.0	42.6	n/a	n/a	-11.1	138.5	17.9	12.2
COMPLETIONS									
September 2018	54	4	3	2	2	0	8	135	208
September 2017	35	6	15	0	0	0	11	123	190
% Change	54.3	-33.3	-80.0	n/a	n/a	n/a	-27.3	9.8	9.5
Year-to-date 2018	528	86	25	2	2	0	65	1,004	1,712
Year-to-date 2017	371	126	64	1	16	71	81	951	1,681
% Change	42.3	-31.7	-60.9	100.0	-87.5	-100.0	-19.8	5.6	1.8
COMPLETED & NOT ABSORBED									
September 2018	89	13	10	2	1	62	n/a	n/a	177
September 2017	68	56	24	1	0	73	n/a	n/a	222
% Change	30.9	-76.8	-58.3	100.0	n/a	-15.1	n/a	n/a	-20.3
ABSORBED									
September 2018	64	10	4	1	3	1	n/a	n/a	83
September 2017	35	14	14	0	0	0	n/a	n/a	63
% Change	82.9	-28.6	-71.4	n/a	n/a	n/a	n/a	n/a	31.7
Year-to-date 2018	527	119	35	3	3	9	n/a	n/a	696
Year-to-date 2017	369	78	56	0	16	49	n/a	n/a	568
% Change	42.8	52.6	-37.5	n/a	-81.3	-81.6	n/a	n/a	22.5

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	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									
September 2018	3	10	0	0	0	0	0	69	82
September 2017	9	16	0	0	0	0	0	255	280
Dartmouth City									
September 2018	23	0	3	0	0	0	0	86	112
September 2017	4	0	0	0	0	0	0	0	4
Bedford-Hammonds Plains									
September 2018	16	0	0	0	0	0	14	158	188
September 2017	22	2	3	0	0	0	2	0	29
Sackville									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	2	0	0	0	0	0	1	0	3
Fall River - Beaverbank									
September 2018	10	2	0	0	0	0	0	0	12
September 2017	6	0	0	0	0	0	0	0	6
Halifax County East									
September 2018	17	2	0	0	0	0	0	0	19
September 2017	20	2	0	0	0	0	0	0	22
Halifax County Southwest									
September 2018	9	0	0	0	0	0	0	0	9
September 2017	10	2	0	0	0	0	0	0	12
Halifax CMA									
September 2018	78	14	3	0	0	0	14	313	422
September 2017	73	22	3	0	0	0	3	255	356

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	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									
September 2018	126	56	20	0	0	431	4	2,581	3,218
September 2017	148	34	19	0	0	491	0	2,598	3,290
Dartmouth City									
September 2018	63	2	3	0	0	50	0	128	246
September 2017	31	20	4	0	0	50	0	31	136
Bedford-Hammonds Plains									
September 2018	140	10	37	4	0	0	13	641	845
September 2017	131	10	10	0	0	0	12	279	442
Sackville									
September 2018	3	16	0	0	0	0	12	75	106
September 2017	18	18	6	0	0	0	1	123	166
Fall River - Beaverbank									
September 2018	52	4	0	0	0	0	1	0	57
September 2017	47	6	0	0	0	0	0	0	53
Halifax County East									
September 2018	41	6	0	0	0	0	0	12	59
September 2017	56	2	8	0	0	0	0	0	78
Halifax County Southwest									
September 2018	78	2	7	1	0	0	1	136	225
September 2017	67	6	0	0	0	0	0	0	73
Halifax CMA									
September 2018	503	96	67	5	0	481	31	3,573	4,756
September 2017	498	96	47	0	0	541	13	3,031	4,238

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	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									
September 2018	6	0	0	0	2	0	2	3	13
September 2017	6	0	8	0	0	0	0	0	14
Dartmouth City									
September 2018	5	2	0	0	0	0	0	0	7
September 2017	1	2	0	0	0	0	0	60	63
Bedford-Hammonds Plains									
September 2018	22	0	0	2	0	0	6	132	162
September 2017	4	0	4	0	0	0	7	0	15
Sackville									
September 2018	0	0	0	0	0	0	0	0	0
September 2017	1	4	0	0	0	0	4	63	72
Fall River - Beaverbank									
September 2018	1	0	0	0	0	0	0	0	1
September 2017	4	0	0	0	0	0	0	0	4
Halifax County East									
September 2018	13	2	3	0	0	0	0	0	18
September 2017	14	0	3	0	0	0	0	0	17
Halifax County Southwest									
September 2018	7	0	0	0	0	0	0	0	7
September 2017	5	0	0	0	0	0	0	0	5
Halifax CMA									
September 2018	54	4	3	2	2	0	8	135	208
September 2017	35	6	15	0	0	0	11	123	190

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

**Table 1.2: Housing Activity Summary by Submarket
September 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Halifax City									
September 2018	24	5	2	0	0	0	n/a	n/a	31
September 2017	20	32	9	0	0	0	n/a	n/a	61
Dartmouth City									
September 2018	8	5	4	0	0	62	n/a	n/a	79
September 2017	8	22	1	0	0	71	n/a	n/a	102
Bedford-Hammonds Plains									
September 2018	36	2	1	2	0	0	n/a	n/a	41
September 2017	19	2	10	0	0	0	n/a	n/a	31
Sackville									
September 2018	2	1	0	0	0	0	n/a	n/a	3
September 2017	1	0	0	0	0	2	n/a	n/a	3
Fall River - Beaverbank									
September 2018	8	0	0	0	1	0	n/a	n/a	9
September 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax County East									
September 2018	5	0	3	0	0	0	n/a	n/a	8
September 2017	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
September 2018	6	0	0	0	0	0	n/a	n/a	6
September 2017	9	0	4	1	0	0	n/a	n/a	14
Halifax CMA									
September 2018	89	13	10	2	1	62	n/a	n/a	177
September 2017	68	56	24	1	0	73	n/a	n/a	222

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

Table 1.2: Housing Activity Summary by Submarket
September 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Halifax City									
September 2018	14	3	2	0	2	0	n/a	n/a	21
September 2017	4	7	8	0	0	0	n/a	n/a	19
Dartmouth City									
September 2018	4	4	0	0	0	1	n/a	n/a	9
September 2017	1	3	0	0	0	0	n/a	n/a	4
Bedford-Hammonds Plains									
September 2018	20	0	2	1	0	0	n/a	n/a	23
September 2017	4	0	2	0	0	0	n/a	n/a	6
Sackville									
September 2018	0	1	0	0	0	0	n/a	n/a	1
September 2017	1	4	0	0	0	0	n/a	n/a	5
Fall River - Beaverbank									
September 2018	2	0	0	0	1	0	n/a	n/a	3
September 2017	4	0	0	0	0	0	n/a	n/a	4
Halifax County East									
September 2018	15	2	0	0	0	0	n/a	n/a	17
September 2017	14	0	3	0	0	0	n/a	n/a	17
Halifax County Southwest									
September 2018	9	0	0	0	0	0	n/a	n/a	9
September 2017	7	0	1	0	0	0	n/a	n/a	8
Halifax CMA									
September 2018	64	10	4	1	3	1	n/a	n/a	83
September 2017	35	14	14	0	0	0	n/a	n/a	63

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, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	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
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Halifax City	3	9	10	16	0	0	69	255	82	280	-70.7
Dartmouth City	23	4	0	0	3	0	86	0	112	4	**
Bedford-Hammonds Plains	22	24	0	2	8	3	158	0	188	29	**
Sackville	0	3	0	0	0	0	0	0	0	3	-100.0
Fall River - Beaverbank	10	6	2	0	0	0	0	0	12	6	100.0
Halifax County East	17	20	2	2	0	0	0	0	19	22	-13.6
Halifax County Southwest	9	10	0	2	0	0	0	0	9	12	-25.0
Halifax CMA	84	76	14	22	11	3	313	255	422	356	18.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	98	142	56	30	20	18	819	1,248	993	1,438	-30.9
Dartmouth City	60	32	0	14	3	0	103	81	166	127	30.7
Bedford-Hammonds Plains	186	141	10	10	43	24	497	84	736	259	184.2
Sackville	7	23	14	14	8	9	24	51	53	97	-45.4
Fall River - Beaverbank	57	53	6	8	0	0	0	0	63	61	3.3
Halifax County East	59	63	8	2	3	8	0	0	70	73	-4.1
Halifax County Southwest	85	68	2	6	7	0	136	0	230	74	**
Halifax CMA	552	522	96	84	84	59	1,579	1,464	2,311	2,129	8.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Halifax City	0	0	0	0	0	0	69	255
Dartmouth City	3	0	0	0	0	0	86	0
Bedford-Hammonds Plains	0	3	8	0	0	0	158	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	3	3	8	0	0	0	313	255

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	20	18	0	0	77	84	742	1,164
Dartmouth City	3	0	0	0	0	50	103	31
Bedford-Hammonds Plains	31	20	12	4	0	0	497	84
Sackville	0	6	8	3	0	0	24	51
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	8	0	0	0	0	0	0
Halifax County Southwest	7	0	0	0	0	0	136	0
Halifax CMA	64	52	20	7	77	134	1,502	1,330

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Halifax City	13	25	0	0	69	255	82	280
Dartmouth City	26	4	0	0	86	0	112	4
Bedford-Hammonds Plains	16	27	0	0	172	2	188	29
Sackville	0	2	0	0	0	1	0	3
Fall River - Beaverbank	12	6	0	0	0	0	12	6
Halifax County East	19	22	0	0	0	0	19	22
Halifax County Southwest	9	12	0	0	0	0	9	12
Halifax CMA	95	98	0	0	327	258	422	356

Table 2.5: Starts by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	174	190	77	84	742	1,164	993	1,438
Dartmouth City	62	41	0	50	104	36	166	127
Bedford-Hammonds Plains	198	159	4	0	534	100	736	259
Sackville	17	38	0	0	36	59	53	97
Fall River - Beaverbank	61	57	0	0	2	4	63	61
Halifax County East	69	73	0	0	1	0	70	73
Halifax County Southwest	88	72	1	0	141	2	230	74
Halifax CMA	669	630	82	134	1,560	1,365	2,311	2,129

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	% Change
Halifax City	6	6	4	0	0	8	3	0	13	14	-7.1
Dartmouth City	5	1	2	2	0	0	0	60	7	63	-88.9
Bedford-Hammonds Plains	30	6	0	0	0	9	132	0	162	15	**
Sackville	0	2	0	4	0	3	0	63	0	72	-100.0
Fall River - Beaverbank	1	4	0	0	0	0	0	0	1	4	-75.0
Halifax County East	13	14	2	0	3	3	0	0	18	17	5.9
Halifax County Southwest	7	5	0	0	0	0	0	0	7	5	40.0
Halifax CMA	62	38	8	6	3	23	135	123	208	190	9.5

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Halifax City	113	69	36	66	16	34	802	675	967	844	14.6
Dartmouth City	32	23	12	32	0	19	6	131	50	205	-75.6
Bedford-Hammonds Plains	193	124	4	8	6	41	196	89	399	262	52.3
Sackville	10	11	30	8	9	6	0	127	49	152	-67.8
Fall River - Beaverbank	46	40	2	10	0	15	0	0	48	65	-26.2
Halifax County East	92	58	6	4	11	9	0	0	109	71	53.5
Halifax County Southwest	82	75	8	2	0	5	0	0	90	82	9.8
Halifax CMA	568	400	98	130	42	129	1,004	1,022	1,712	1,681	1.8

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Halifax City	0	8	0	0	0	0	3	0
Dartmouth City	0	0	0	0	0	0	0	60
Bedford-Hammonds Plains	0	4	0	5	0	0	132	0
Sackville	0	0	0	3	0	0	0	63
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	3	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	3	15	0	8	0	0	135	123

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2018**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	16	22	0	12	0	0	802	675
Dartmouth City	0	19	0	0	0	71	6	60
Bedford-Hammonds Plains	6	28	0	13	0	0	196	89
Sackville	0	3	9	3	0	0	0	127
Fall River - Beaverbank	0	0	0	15	0	0	0	0
Halifax County East	3	3	8	6	0	0	0	0
Halifax County Southwest	0	5	0	0	0	0	0	0
Halifax CMA	25	80	17	49	0	71	1,004	951

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017	Sept 2018	Sept 2017
Halifax City	6	14	2	0	5	0	13	14
Dartmouth City	7	3	0	0	0	60	7	63
Bedford-Hammonds Plains	22	8	2	0	138	7	162	15
Sackville	0	5	0	0	0	67	0	72
Fall River - Beaverbank	1	4	0	0	0	0	1	4
Halifax County East	18	17	0	0	0	0	18	17
Halifax County Southwest	7	5	0	0	0	0	7	5
Halifax CMA	61	56	4	0	143	134	208	190

Table 3.5: Completions by Submarket and by Intended Market
January - September 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	155	157	2	0	810	687	967	844
Dartmouth City	43	53	0	87	7	65	50	205
Bedford-Hammonds Plains	175	147	2	0	222	115	399	262
Sackville	35	18	0	0	14	134	49	152
Fall River - Beaverbank	47	44	0	0	1	21	48	65
Halifax County East	100	65	0	0	9	6	109	71
Halifax County Southwest	84	77	0	1	6	4	90	82
Halifax CMA	639	561	4	88	1,069	1,032	1,712	1,681

Source: CMHC (Starts and Completions Survey)

**Table 4: Absorbed Single-Detached Units by Price Range
September 2018**

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$300,000		\$300,000 - \$399,999		\$400,000 - \$449,999		\$450,000 - \$549,999		\$550,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Halifax City													
September 2018	6	42.9	2	14.3	0	0.0	2	14.3	4	28.6	14	-	386,357
September 2017	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	4	-	-
Year-to-date 2018	32	27.1	30	25.4	16	13.6	20	16.9	20	16.9	118	287,500	376,653
Year-to-date 2017	5	7.7	9	13.8	15	23.1	12	18.5	24	36.9	65	-	511,983
Dartmouth City													
September 2018	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	4	-	-
September 2017	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2018	5	17.2	9	31.0	2	6.9	8	27.6	5	17.2	29	-	-
Year-to-date 2017	5	20.8	6	25.0	5	20.8	6	25.0	2	8.3	24	-	-
Bedford-Hammonds Plains													
September 2018	0	0.0	3	15.0	1	5.0	8	40.0	8	40.0	20	-	561,987
September 2017	0	0.0	1	25.0	0	0.0	2	50.0	1	25.0	4	-	-
Year-to-date 2018	3	2.0	17	11.3	15	9.9	60	39.7	56	37.1	151	-	583,187
Year-to-date 2017	1	1.0	8	8.0	12	12.0	38	38.0	41	41.0	100	535,000	533,803
Sackville													
September 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
September 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	1	7.7	12	92.3	0	0.0	0	0.0	0	0.0	13	-	331,211
Year-to-date 2017	1	12.5	2	25.0	0	0.0	2	25.0	3	37.5	8	-	-
Fall River - Beaverbank													
September 2018	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
September 2017	0	0.0	1	25.0	0	0.0	1	25.0	2	50.0	4	-	-
Year-to-date 2018	5	11.6	18	41.9	7	16.3	4	9.3	9	20.9	43	-	-
Year-to-date 2017	7	17.9	17	43.6	5	12.8	7	17.9	3	7.7	39	-	293,975
Halifax County East													
September 2018	11	73.3	1	6.7	3	20.0	0	0.0	0	0.0	15	-	221,288
September 2017	9	64.3	2	14.3	1	7.1	2	14.3	0	0.0	14	-	369,300
Year-to-date 2018	55	60.4	22	24.2	8	8.8	6	6.6	0	0.0	91	-	256,401
Year-to-date 2017	30	50.8	19	32.2	6	10.2	3	5.1	1	1.7	59	-	343,027
Halifax County Southwest													
September 2018	1	11.1	6	66.7	1	11.1	0	0.0	1	11.1	9	-	-
September 2017	1	14.3	3	42.9	1	14.3	2	28.6	0	0.0	7	-	-
Year-to-date 2018	13	15.9	34	41.5	6	7.3	14	17.1	15	18.3	82	-	528,131
Year-to-date 2017	7	9.5	23	31.1	13	17.6	17	23.0	14	18.9	74	-	628,985
Halifax CMA													
September 2018	18	28.1	12	18.8	7	10.9	12	18.8	15	23.4	64	-	465,858
September 2017	11	31.4	9	25.7	4	11.4	8	22.9	3	8.6	35	-	372,183
Year-to-date 2018	114	21.6	142	26.9	54	10.2	112	21.3	105	19.9	527	430,000	450,705
Year-to-date 2017	56	15.2	84	22.8	56	15.2	85	23.0	88	23.8	369	460,000	494,558

Source: CMHC (Market Absorption Survey)

**Table 4.1: Average Price (\$) of Absorbed Single-detached Units
September 2018**

Submarket	Sept 2018	Sept 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	386,357	-	n/a	376,653	511,983	-26.4
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	561,987	-	n/a	583,187	533,803	9.3
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	221,288	369,300	-40.1	256,401	343,027	-25.3
Halifax County Southwest	-	-	n/a	528,131	628,985	-16.0
Halifax CMA	465,858	372,183	25.2	450,705	494,558	-8.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Halifax- Dartmouth

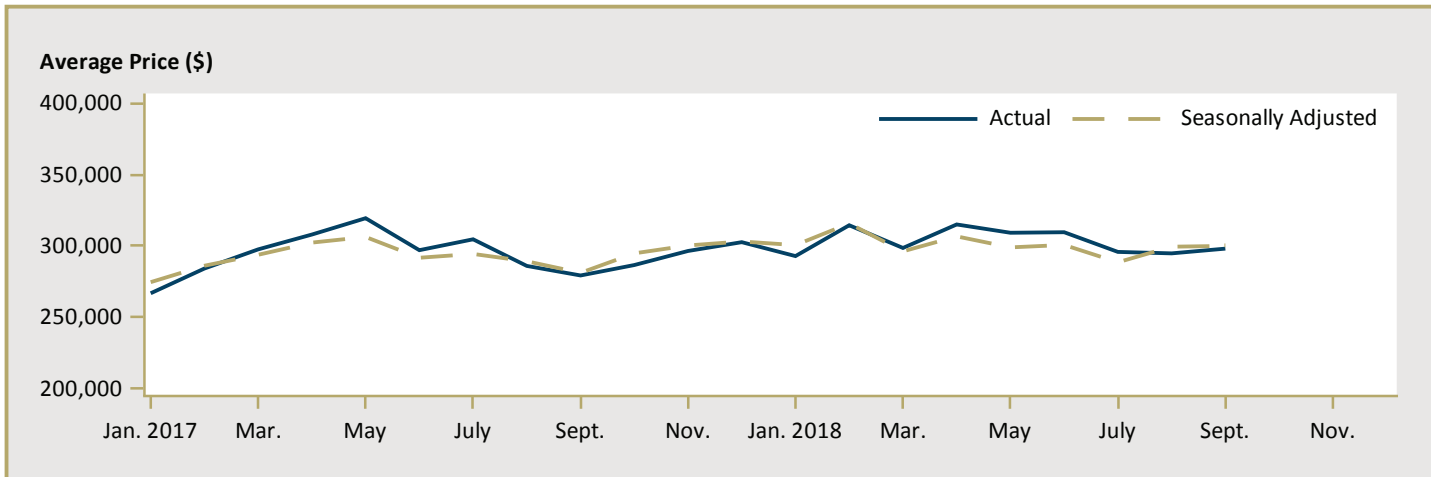


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

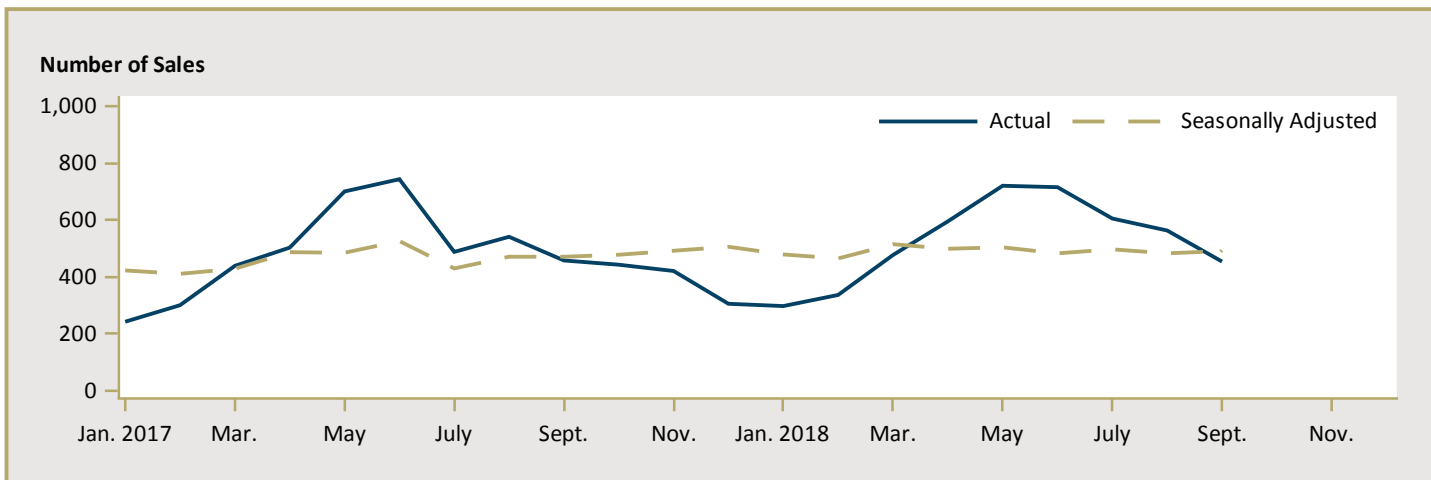
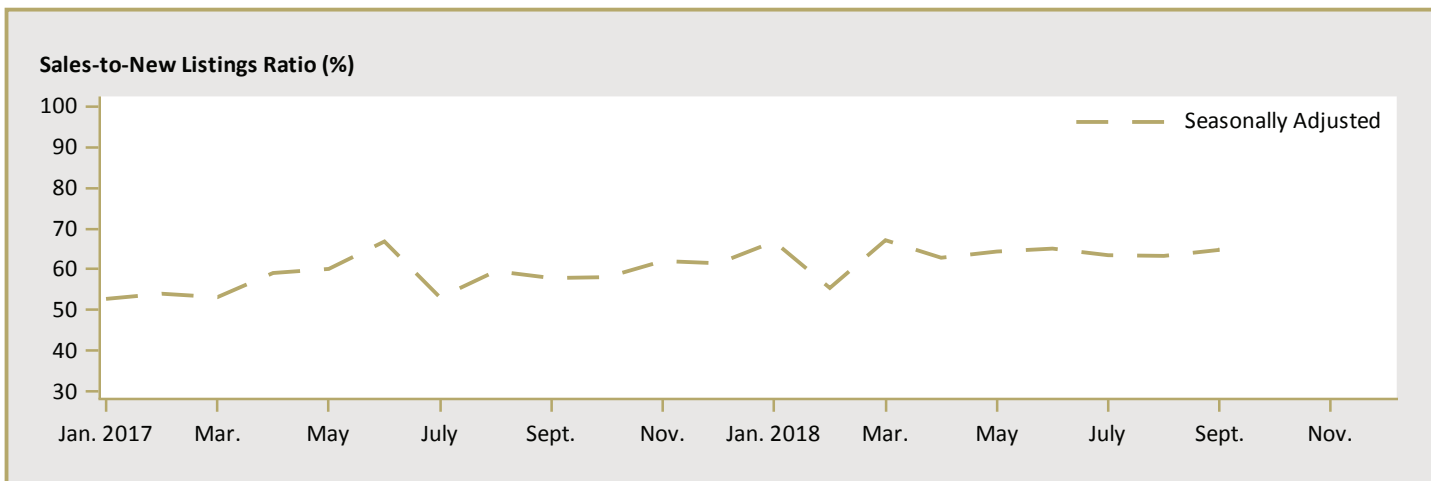


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Halifax- Dartmouth



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
September 2018

		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						
2017	January	561	3.14	4.64	100.2	130.5	226	6.1	67.5	875
	February	561	3.14	4.64	100.2	130.3	225	6.3	67.2	871
	March	561	3.14	4.64	100.2	130.7	225	6.5	67.2	878
	April	561	3.14	4.64	100.0	130.9	224	6.7	67.3	880
	May	561	3.14	4.64	100.4	131.1	225	6.9	67.6	882
	June	561	3.14	4.64	100.4	131.2	225	7.0	67.5	880
	July	573	3.14	4.84	100.8	131.3	225	6.9	67.4	886
	August	573	3.14	4.84	100.7	131.4	224	7.3	67.1	891
	September	575	3.09	4.89	100.8	132.2	224	7.3	67.1	901
	October	581	3.24	4.99	101.1	131.6	223	7.4	66.8	906
	November	581	3.24	4.99	101.1	132.0	224	7.3	66.9	908
	December	581	3.24	4.99	101.0	131.5	225	7.0	66.8	906
2018	January	590	3.34	5.14	101.0	132.2	226	6.8	67.1	906
	February	590	3.34	5.14	101.0	133.1	230	6.4	67.7	910
	March	590	3.34	5.14	101.5	133.8	233	6.0	68.1	908
	April	590	3.34	5.14	101.9	134.4	235	5.6	68.5	901
	May	601	3.49	5.34	101.8	133.9	234	5.7	68.2	896
	June	601	3.49	5.34	101.8	133.9	234	6.0	68.2	898
	July	601	3.49	5.34	102.0	134.6	233	6.5	68.3	906
	August	601	3.49	5.34	102.0	134.9	234	6.8	68.5	912
	September	601	3.49	5.34		134.2	235	6.7	68.5	912
	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.

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.

©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 this CMHC publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or the entire content of, this CMHC publication, please send a Copyright request to the Housing Knowledge Centre at Housing_Knowledge_Centre@cmhc.ca. Please provide 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

PUBLICATIONS AND REPORTS AVAILABLE ONLINE

Local, regional and national analysis and data on current market conditions and future trends.

- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Northern Housing
- Housing Market Outlook, Canada and Major Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

HOUSING MARKET INFORMATION PORTAL

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

- ✓ Information in one central location
- ✓ Desktop and mobile friendly
- ✓ Neighbourhood-level data

cmhc.ca/hmiportal

SUBSCRIBE NOW

Get email notifications when CMHC publications are released or updated. Sign up for a free myCMHC account for enhanced site access, including one-click subscriptions to the reports and tables that matter to you.

Get your myCMHC account today!

Get the market intelligence you need today!

Find all the latest trends, research and insights at cmhc.ca/housingmarketinformation

Housing Observer

Featuring quick reads and videos on...

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

Subscribe today to stay in the know!

www.cmhc.ca/observer

