

HOUSING NOW TABLES

Halifax CMA

Date Released: February 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.

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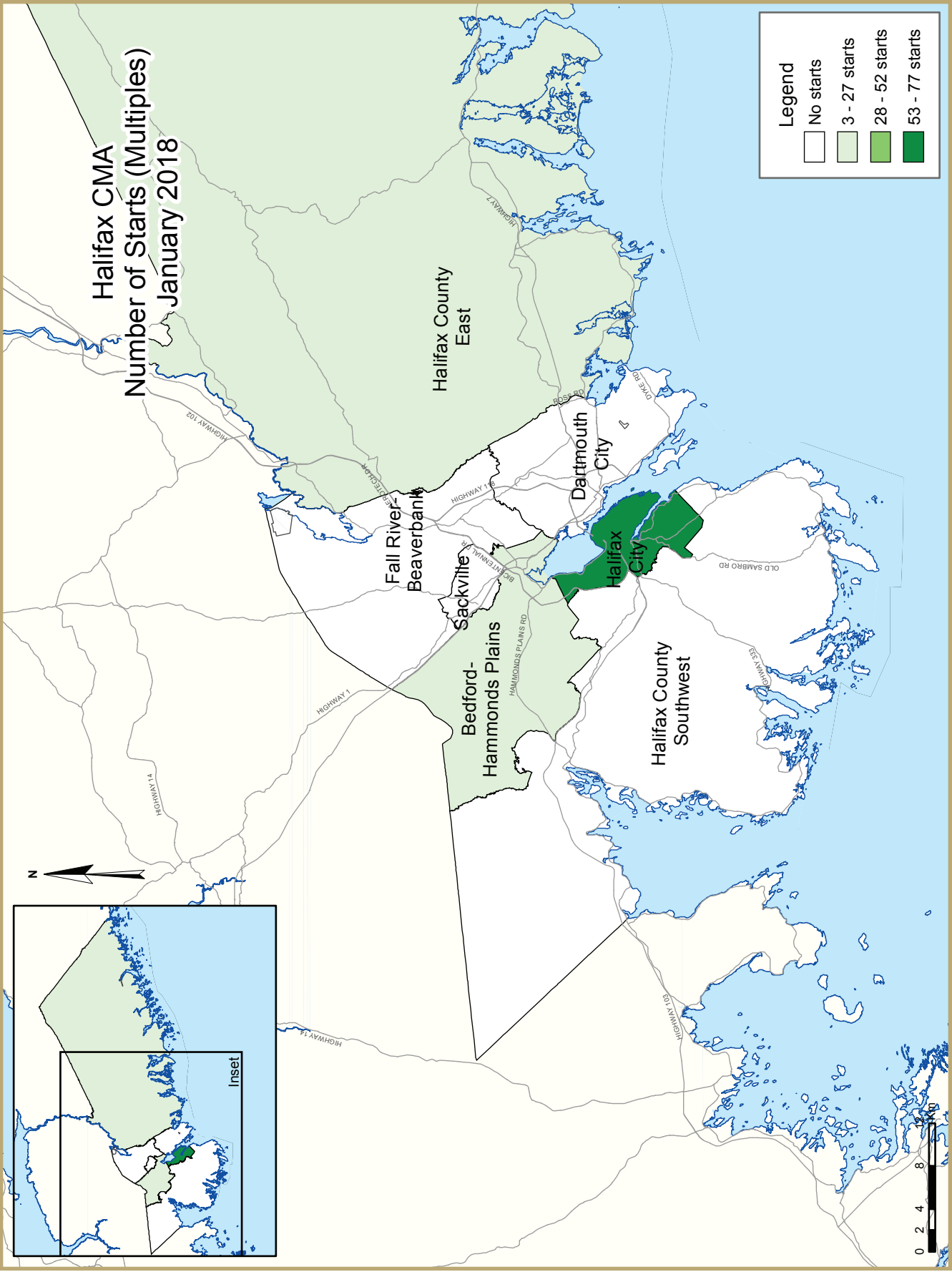
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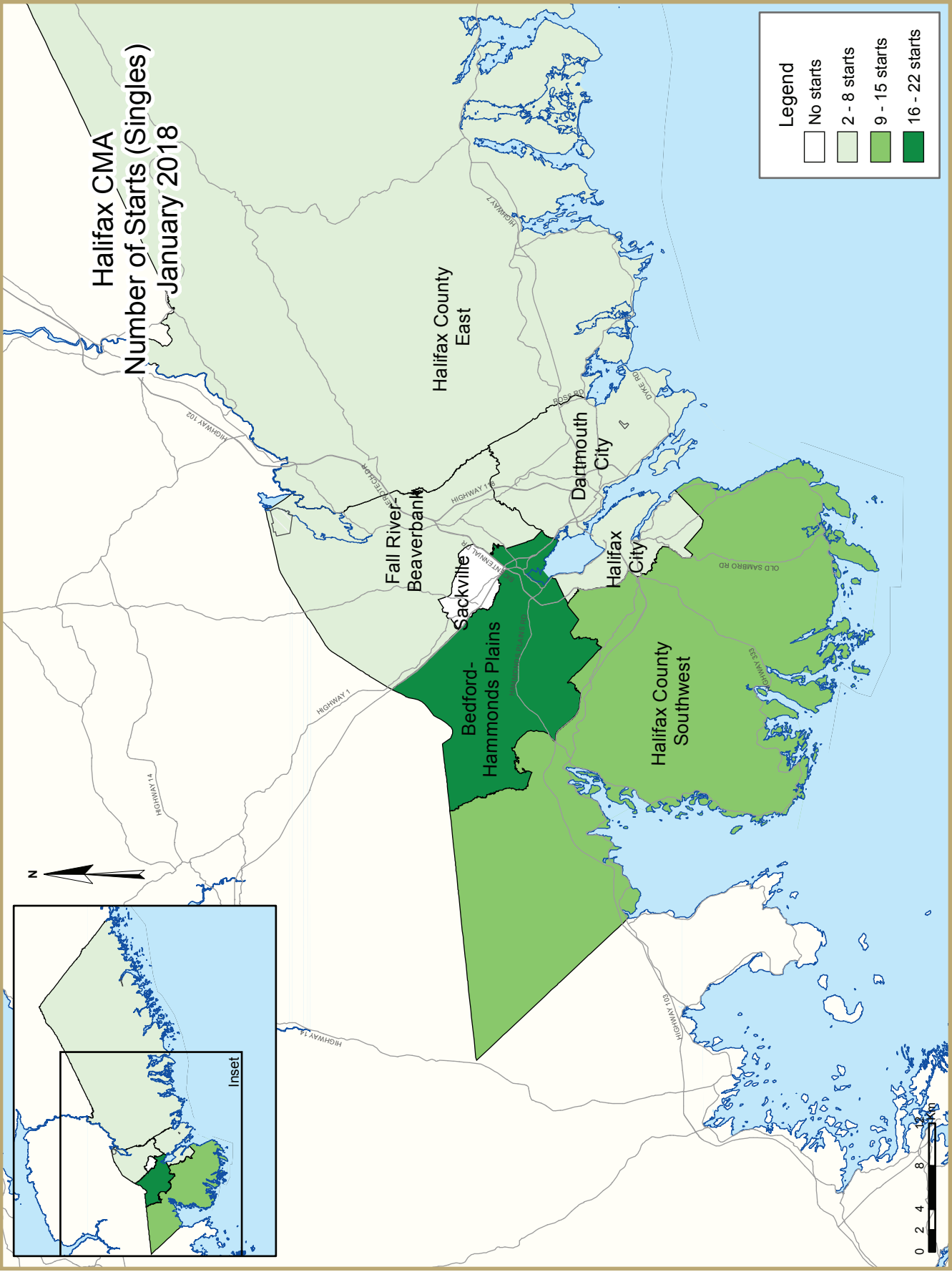
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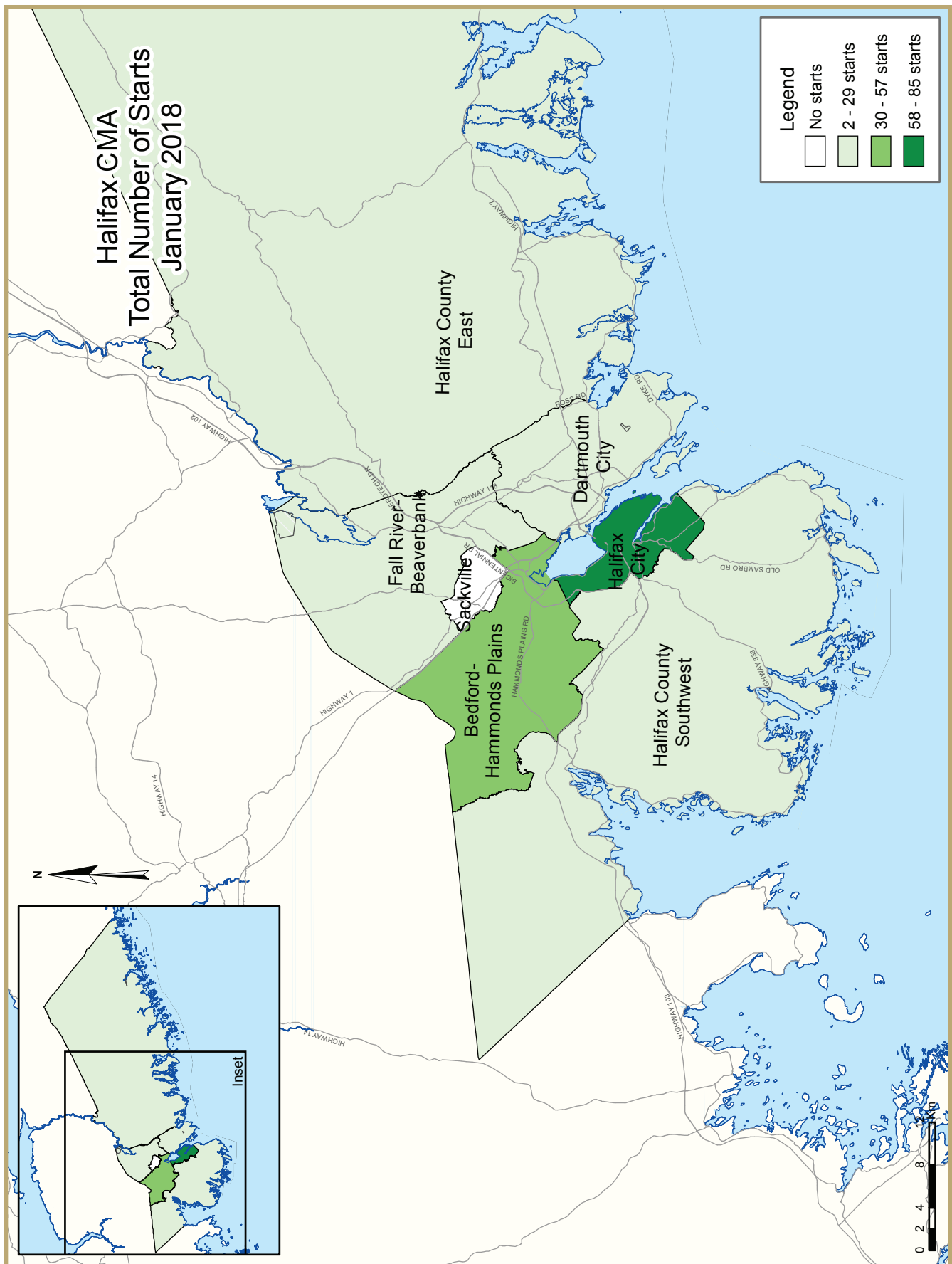
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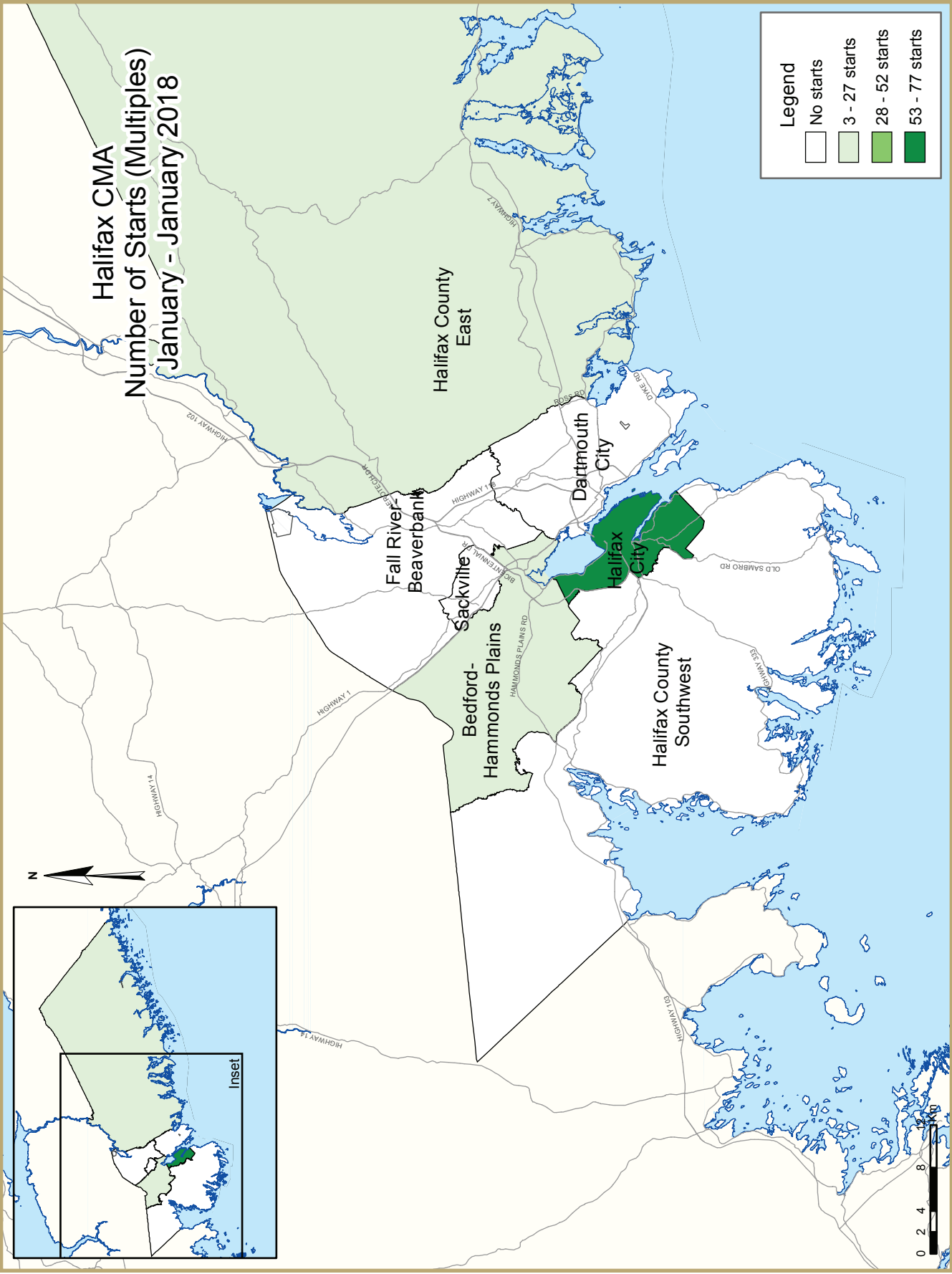
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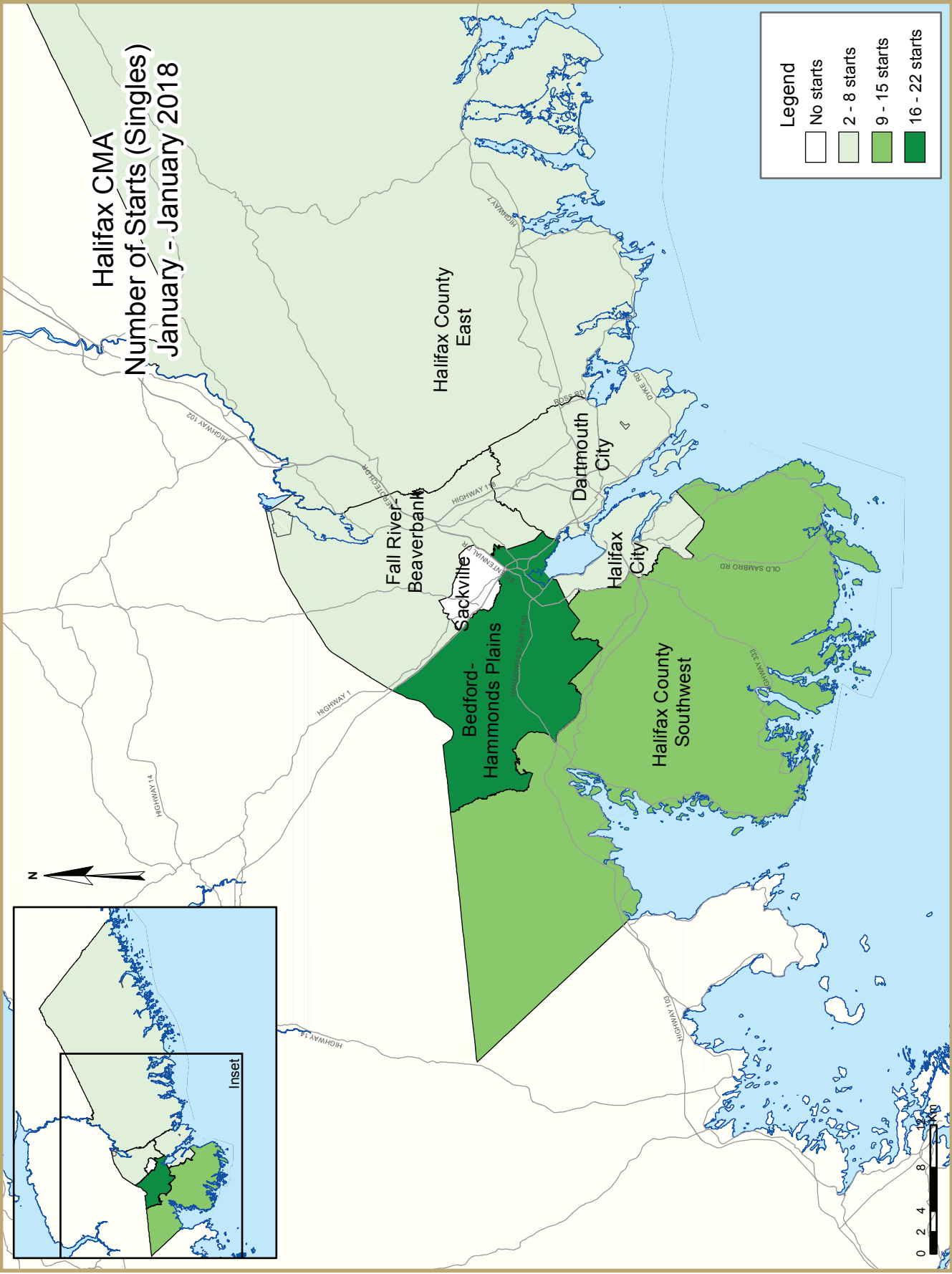
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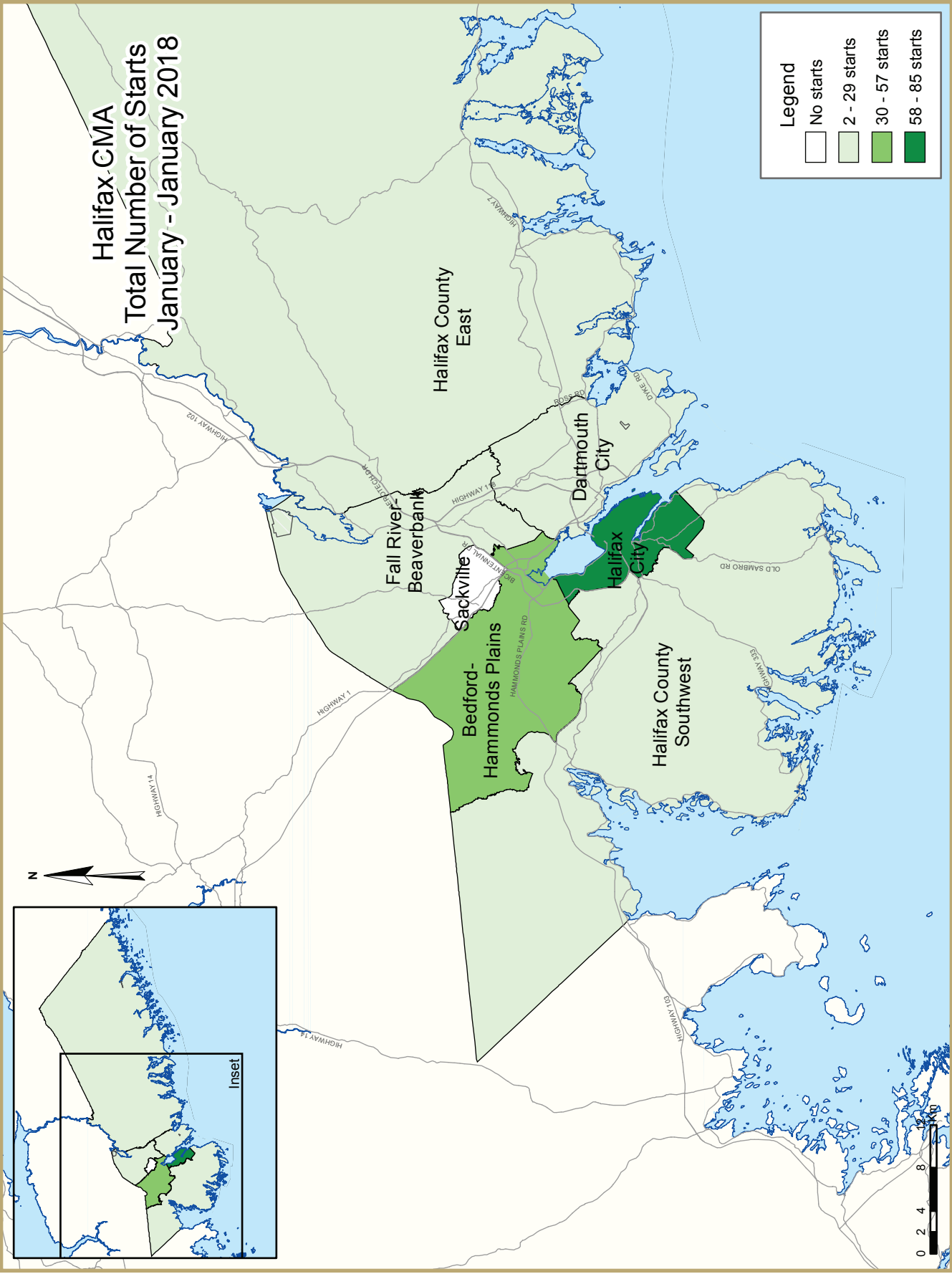












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 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

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- 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
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- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)		
January 2018		
Halifax CMA ¹	December 2017	January 2018
Trend ²	2,810	2,672
SAAR	2,959	2,249
	January 2017	January 2018
Actual		
January - Single-Detached	27	51
January - Multiples	137	104
January - Total	164	155
January to January - Single-Detached	27	51
January to January - Multiples	137	104
January to January - Total	164	155

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**January 2018**

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
January 2018	41	0	27	0	0	77	10	0	155
January 2017	24	4	22	0	0	0	6	108	164
% Change	70.8	-100.0	22.7	n/a	n/a	n/a	66.7	-100.0	-5.5
Year-to-date 2018	41	0	27	0	0	77	10	0	155
Year-to-date 2017	24	4	22	0	0	0	6	108	164
% Change	70.8	-100.0	22.7	n/a	n/a	n/a	66.7	-100.0	-5.5
UNDER CONSTRUCTION									
January 2018	518	86	66	0	0	530	14	2,710	3,936
January 2017	355	136	111	1	0	407	27	2,738	3,787
% Change	45.9	-36.8	-40.5	-100.0	n/a	30.2	-48.1	-1.0	3.9
COMPLETIONS									
January 2018	52	14	3	0	0	0	12	300	381
January 2017	48	6	0	0	16	71	11	22	174
% Change	8.3	133.3	n/a	n/a	-100.0	-100.0	9.1	**	119.0
Year-to-date 2018	52	14	3	0	0	0	12	300	381
Year-to-date 2017	48	6	0	0	16	71	11	22	174
% Change	8.3	133.3	n/a	n/a	-100.0	-100.0	9.1	**	119.0
COMPLETED & NOT ABSORBED									
January 2018	84	49	20	1	0	70	n/a	n/a	224
January 2017	66	8	17	0	9	75	n/a	n/a	175
% Change	27.3	**	17.6	n/a	-100.0	-6.7	n/a	n/a	28.0
ABSORBED									
January 2018	59	13	3	0	0	1	n/a	n/a	76
January 2017	49	6	5	0	7	47	n/a	n/a	114
% Change	20.4	116.7	-40.0	n/a	-100.0	-97.9	n/a	n/a	-33.3
Year-to-date 2018	59	13	3	0	0	1	n/a	n/a	76
Year-to-date 2017	49	6	5	0	7	47	n/a	n/a	114
% Change	20.4	116.7	-40.0	n/a	-100.0	-97.9	n/a	n/a	-33.3

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	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									
January 2018	8	0	0	0	0	77	0	0	85
January 2017	4	0	8	0	0	0	0	108	120
Dartmouth City									
January 2018	1	0	0	0	0	0	1	0	2
January 2017	1	2	0	0	0	0	0	0	3
Bedford-Hammonds Plains									
January 2018	16	0	24	0	0	0	6	0	46
January 2017	12	0	14	0	0	0	2	0	28
Sackville									
January 2018	0	0	0	0	0	0	0	0	0
January 2017	0	0	0	0	0	0	3	0	3
Fall River - Beaverbank									
January 2018	4	0	0	0	0	0	0	0	4
January 2017	3	2	0	0	0	0	1	0	6
Halifax County East									
January 2018	3	0	3	0	0	0	1	0	7
January 2017	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
January 2018	9	0	0	0	0	0	2	0	11
January 2017	1	0	0	0	0	0	0	0	1
Halifax CMA									
January 2018	41	0	27	0	0	77	10	0	155
January 2017	24	4	22	0	0	0	6	108	164

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

Table 1.2: Housing Activity Summary by Submarket
January 2018

	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									
January 2018	143	36	16	0	0	480	4	2,289	2,968
January 2017	68	68	35	0	0	407	4	2,217	2,799
Dartmouth City									
January 2018	30	10	0	0	0	50	1	31	122
January 2017	23	36	10	0	0	0	0	60	129
Bedford-Hammonds Plains									
January 2018	149	6	33	0	0	0	1	339	528
January 2017	110	8	46	0	0	0	4	262	430
Sackville									
January 2018	3	22	6	0	0	0	7	51	89
January 2017	6	12	3	0	0	0	3	199	223
Fall River - Beaverbank									
January 2018	43	0	0	0	0	0	0	0	43
January 2017	29	6	3	0	0	0	16	0	54
Halifax County East									
January 2018	69	4	11	0	0	0	1	0	97
January 2017	52	4	9	0	0	0	0	0	77
Halifax County Southwest									
January 2018	81	8	0	0	0	0	0	0	89
January 2017	67	2	5	1	0	0	0	0	75
Halifax CMA									
January 2018	518	86	66	0	0	530	14	2,710	3,936
January 2017	355	136	111	1	0	407	27	2,738	3,787

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

Table 1.2: Housing Activity Summary by Submarket**January 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									
January 2018	9	0	0	0	0	0	0	300	309
January 2017	11	2	0	0	0	0	4	0	17
Dartmouth City									
January 2018	5	4	0	0	0	0	1	0	10
January 2017	3	0	0	0	16	71	0	0	90
Bedford-Hammonds Plains									
January 2018	15	0	3	0	0	0	7	0	25
January 2017	15	0	0	0	0	0	6	22	43
Sackville									
January 2018	2	10	0	0	0	0	1	0	13
January 2017	1	0	0	0	0	0	0	0	1
Fall River - Beaverbank									
January 2018	6	0	0	0	0	0	0	0	6
January 2017	8	4	0	0	0	0	1	0	13
Halifax County East									
January 2018	6	0	0	0	0	0	1	0	7
January 2017	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
January 2018	9	0	0	0	0	0	2	0	11
January 2017	7	0	0	0	0	0	0	0	7
Halifax CMA									
January 2018	52	14	3	0	0	0	12	300	381
January 2017	48	6	0	0	16	71	11	22	174

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	30	22	7	0	0	0	n/a	n/a	59
January 2017	14	2	5	0	0	2	n/a	n/a	23
Dartmouth City									
January 2018	7	23	4	0	0	68	n/a	n/a	102
January 2017	14	0	4	0	9	71	n/a	n/a	98
Bedford-Hammonds Plains									
January 2018	20	1	9	0	0	0	n/a	n/a	30
January 2017	9	0	4	0	0	0	n/a	n/a	13
Sackville									
January 2018	7	3	0	0	0	2	n/a	n/a	12
January 2017	3	3	2	0	0	2	n/a	n/a	10
Fall River - Beaverbank									
January 2018	6	0	0	0	0	0	n/a	n/a	6
January 2017	9	3	0	0	0	0	n/a	n/a	12
Halifax County East									
January 2018	4	0	0	0	0	0	n/a	n/a	4
January 2017	7	0	0	0	0	0	n/a	n/a	7
Halifax County Southwest									
January 2018	10	0	0	1	0	0	n/a	n/a	11
January 2017	10	0	2	0	0	0	n/a	n/a	12
Halifax CMA									
January 2018	84	49	20	1	0	70	n/a	n/a	224
January 2017	66	8	17	0	9	75	n/a	n/a	175

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

Table 1.2: Housing Activity Summary by Submarket
January 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									
January 2018	8	3	0	0	0	0	n/a	n/a	11
January 2017	13	2	2	0	0	47	n/a	n/a	64
Dartmouth City									
January 2018	4	2	0	0	0	1	n/a	n/a	7
January 2017	3	0	2	0	7	0	n/a	n/a	12
Bedford-Hammonds Plains									
January 2018	20	0	2	0	0	0	n/a	n/a	22
January 2017	14	0	0	0	0	0	n/a	n/a	14
Sackville									
January 2018	5	8	0	0	0	0	n/a	n/a	13
January 2017	0	0	1	0	0	0	n/a	n/a	1
Fall River - Beaverbank									
January 2018	6	0	0	0	0	0	n/a	n/a	6
January 2017	8	4	0	0	0	0	n/a	n/a	12
Halifax County East									
January 2018	7	0	0	0	0	0	n/a	n/a	7
January 2017	3	0	0	0	0	0	n/a	n/a	3
Halifax County Southwest									
January 2018	9	0	1	0	0	0	n/a	n/a	10
January 2017	8	0	0	0	0	0	n/a	n/a	8
Halifax CMA									
January 2018	59	13	3	0	0	1	n/a	n/a	76
January 2017	49	6	5	0	7	47	n/a	n/a	114

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
January 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Halifax City	8	4	0	0	0	8	77	108	85	120	-29.2
Dartmouth City	2	1	0	2	0	0	0	0	2	3	-33.3
Bedford-Hammonds Plains	22	14	0	0	24	14	0	0	46	28	64.3
Sackville	0	0	0	0	0	3	0	0	0	3	-100.0
Fall River - Beaverbank	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax County East	4	3	0	0	3	0	0	0	7	3	133.3
Halifax County Southwest	11	1	0	0	0	0	0	0	11	1	**
Halifax CMA	51	27	0	4	27	25	77	108	155	164	-5.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 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	8	4	0	0	0	8	77	108	85	120	-29.2
Dartmouth City	2	1	0	2	0	0	0	0	2	3	-33.3
Bedford-Hammonds Plains	22	14	0	0	24	14	0	0	46	28	64.3
Sackville	0	0	0	0	0	3	0	0	0	3	-100.0
Fall River - Beaverbank	4	4	0	2	0	0	0	0	4	6	-33.3
Halifax County East	4	3	0	0	3	0	0	0	7	3	133.3
Halifax County Southwest	11	1	0	0	0	0	0	0	11	1	**
Halifax CMA	51	27	0	4	27	25	77	108	155	164	-5.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Halifax City	0	8	0	0	77	0	0	108
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	24	14	0	0	0	0	0	0
Sackville	0	0	0	3	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	27	22	0	3	77	0	0	108

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 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	0	8	0	0	77	0	0	108
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	24	14	0	0	0	0	0	0
Sackville	0	0	0	3	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	3	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	27	22	0	3	77	0	0	108

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Halifax City	8	12	77	0	0	108	85	120
Dartmouth City	1	3	0	0	1	0	2	3
Bedford-Hammonds Plains	40	26	0	0	6	2	46	28
Sackville	0	0	0	0	0	3	0	3
Fall River - Beaverbank	4	5	0	0	0	1	4	6
Halifax County East	6	3	0	0	1	0	7	3
Halifax County Southwest	9	1	0	0	2	0	11	1
Halifax CMA	68	50	77	0	10	114	155	164

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	8	12	77	0	0	108	85	120
Dartmouth City	1	3	0	0	1	0	2	3
Bedford-Hammonds Plains	40	26	0	0	6	2	46	28
Sackville	0	0	0	0	0	3	0	3
Fall River - Beaverbank	4	5	0	0	0	1	4	6
Halifax County East	6	3	0	0	1	0	7	3
Halifax County Southwest	9	1	0	0	2	0	11	1
Halifax CMA	68	50	77	0	10	114	155	164

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	% Change
Halifax City	9	11	0	2	0	4	300	0	309	17	**
Dartmouth City	6	3	4	0	0	16	0	71	10	90	-88.9
Bedford-Hammonds Plains	22	17	0	0	3	4	0	22	25	43	-41.9
Sackville	3	1	10	0	0	0	0	0	13	1	**
Fall River - Beaverbank	6	9	0	4	0	0	0	0	6	13	-53.8
Halifax County East	7	3	0	0	0	0	0	0	7	3	133.3
Halifax County Southwest	11	7	0	0	0	0	0	0	11	7	57.1
Halifax CMA	64	51	14	6	3	24	300	93	381	174	119.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 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	9	11	0	2	0	4	300	0	309	17	**
Dartmouth City	6	3	4	0	0	16	0	71	10	90	-88.9
Bedford-Hammonds Plains	22	17	0	0	3	4	0	22	25	43	-41.9
Sackville	3	1	10	0	0	0	0	0	13	1	**
Fall River - Beaverbank	6	9	0	4	0	0	0	0	6	13	-53.8
Halifax County East	7	3	0	0	0	0	0	0	7	3	133.3
Halifax County Southwest	11	7	0	0	0	0	0	0	11	7	57.1
Halifax CMA	64	51	14	6	3	24	300	93	381	174	119.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Halifax City	0	0	0	4	0	0	300	0
Dartmouth City	0	16	0	0	0	71	0	0
Bedford-Hammonds Plains	3	0	0	4	0	0	0	22
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	16	0	8	0	71	300	22

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 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	0	0	0	4	0	0	300	0
Dartmouth City	0	16	0	0	0	71	0	0
Bedford-Hammonds Plains	3	0	0	4	0	0	0	22
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	16	0	8	0	71	300	22

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017	Jan 2018	Jan 2017
Halifax City	9	13	0	0	300	4	309	17
Dartmouth City	9	3	0	87	1	0	10	90
Bedford-Hammonds Plains	18	15	0	0	7	28	25	43
Sackville	12	1	0	0	1	0	13	1
Fall River - Beaverbank	6	12	0	0	0	1	6	13
Halifax County East	6	3	0	0	1	0	7	3
Halifax County Southwest	9	7	0	0	2	0	11	7
Halifax CMA	69	54	0	87	312	33	381	174

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	9	13	0	0	300	4	309	17
Dartmouth City	9	3	0	87	1	0	10	90
Bedford-Hammonds Plains	18	15	0	0	7	28	25	43
Sackville	12	1	0	0	1	0	13	1
Fall River - Beaverbank	6	12	0	0	0	1	6	13
Halifax County East	6	3	0	0	1	0	7	3
Halifax County Southwest	9	7	0	0	2	0	11	7
Halifax CMA	69	54	0	87	312	33	381	174

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 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													
January 2018	2	25.0	3	37.5	2	25.0	1	12.5	0	0.0	8	-	-
January 2017	1	7.7	3	23.1	3	23.1	1	7.7	5	38.5	13	-	-
Year-to-date 2018	2	25.0	3	37.5	2	25.0	1	12.5	0	0.0	8	-	-
Year-to-date 2017	1	7.7	3	23.1	3	23.1	1	7.7	5	38.5	13	-	-
Dartmouth City													
January 2018	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	-	-
January 2017	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Year-to-date 2018	0	0.0	3	75.0	0	0.0	1	25.0	0	0.0	4	-	-
Year-to-date 2017	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	-	-
Bedford-Hammonds Plains													
January 2018	0	0.0	1	5.3	2	10.5	10	52.6	6	31.6	19	-	627,603
January 2017	0	0.0	0	0.0	2	14.3	6	42.9	6	42.9	14	-	-
Year-to-date 2018	0	0.0	1	5.3	2	10.5	10	52.6	6	31.6	19	-	627,603
Year-to-date 2017	0	0.0	0	0.0	2	14.3	6	42.9	6	42.9	14	-	-
Sackville													
January 2018	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	342,540
January 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	0.0	5	100.0	0	0.0	0	0.0	0	0.0	5	-	342,540
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Fall River - Beaverbank													
January 2018	1	16.7	3	50.0	1	16.7	0	0.0	1	16.7	6	-	-
January 2017	2	25.0	3	37.5	0	0.0	2	25.0	1	12.5	8	-	293,975
Year-to-date 2018	1	16.7	3	50.0	1	16.7	0	0.0	1	16.7	6	-	-
Year-to-date 2017	2	25.0	3	37.5	0	0.0	2	25.0	1	12.5	8	-	293,975
Halifax County East													
January 2018	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	-	-
January 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	4	57.1	3	42.9	0	0.0	0	0.0	0	0.0	7	-	-
Year-to-date 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Halifax County Southwest													
January 2018	1	11.1	3	33.3	2	22.2	2	22.2	1	11.1	9	-	368,750
January 2017	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	-	-
Year-to-date 2018	1	11.1	3	33.3	2	22.2	2	22.2	1	11.1	9	-	368,750
Year-to-date 2017	0	0.0	2	25.0	1	12.5	4	50.0	1	12.5	8	-	-
Halifax CMA													
January 2018	8	13.8	21	36.2	7	12.1	14	24.1	8	13.8	58	407,500	462,464
January 2017	7	14.3	9	18.4	7	14.3	13	26.5	13	26.5	49	-	550,726
Year-to-date 2018	8	13.8	21	36.2	7	12.1	14	24.1	8	13.8	58	407,500	462,464
Year-to-date 2017	7	14.3	9	18.4	7	14.3	13	26.5	13	26.5	49	-	550,726

Source: CMHC (Market Absorption Survey)

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

Submarket	Jan 2018	Jan 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	627,603	-	n/a	627,603	-	n/a
Sackville	342,540	-	n/a	342,540	-	n/a
Fall River - Beaverbank	-	293,975	n/a	-	293,975	n/a
Halifax County East	-	-	n/a	-	-	n/a
Halifax County Southwest	368,750	-	n/a	368,750	-	n/a
Halifax CMA	462,464	550,726	-16.0	462,464	550,726	-16.0

Source: CMHC (Market Absorption Survey)

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

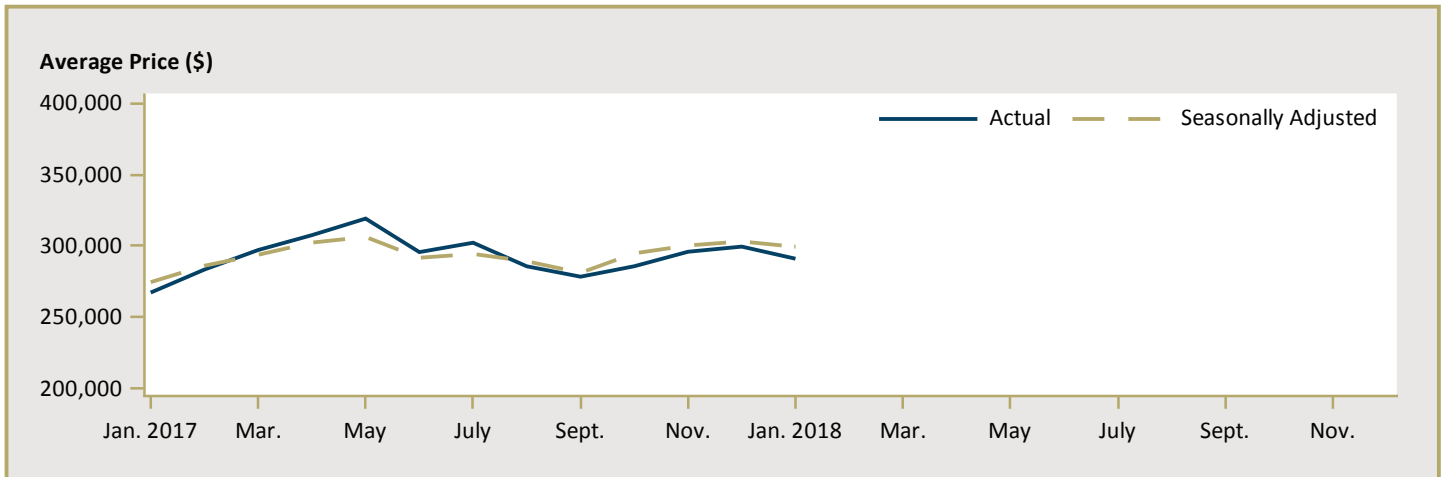


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

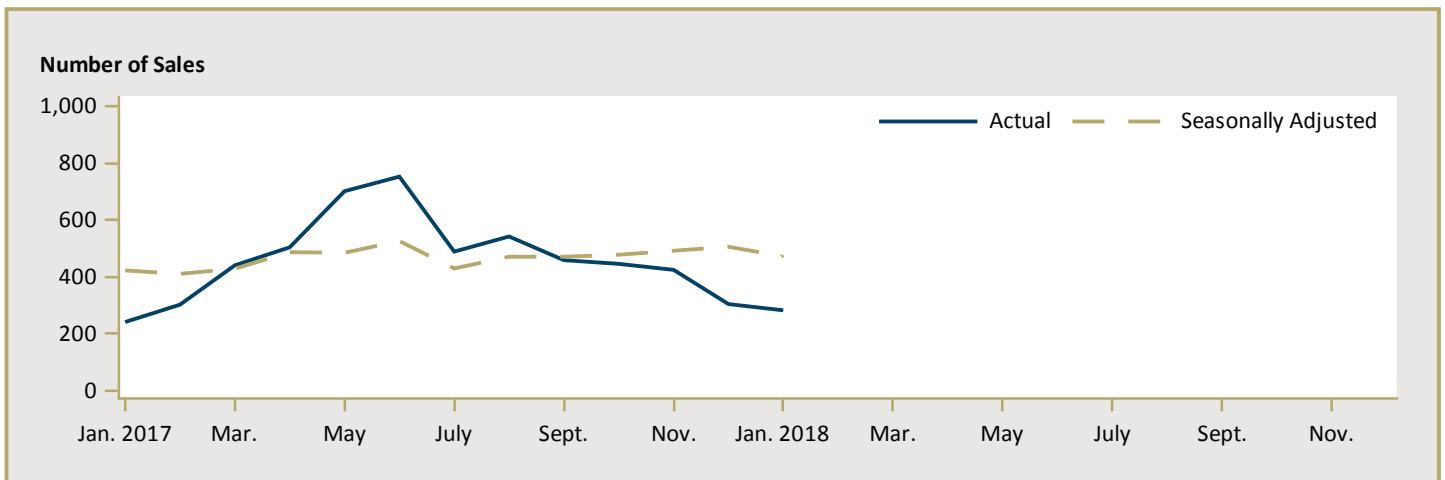
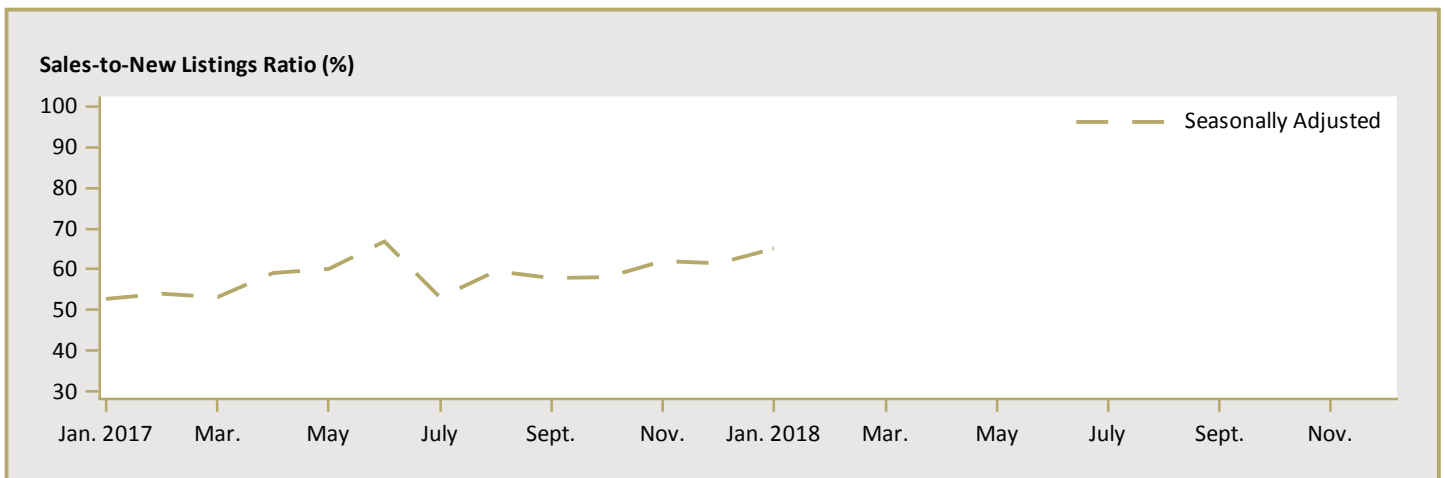


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators**January 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		132.2	226	6.8	67.1	906
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

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

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

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

METHODOLOGY

Starts & Completions Survey Methodology

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

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A “**dwelling unit**”, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A “**start**”, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units “**under construction**” as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A “**completion**”, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term “**absorbed**” means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A **“Single-Detached”** dwelling (also referred to as **“Single”**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **“Semi-Detached (Double)”** dwelling (also referred to as **“Semi”**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **“Row (Townhouse)”** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **“Apartment and other”** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The **“intended market”** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A **“Rural”** area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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