

HOUSING NOW TABLES

Halifax CMA

Date Released: March 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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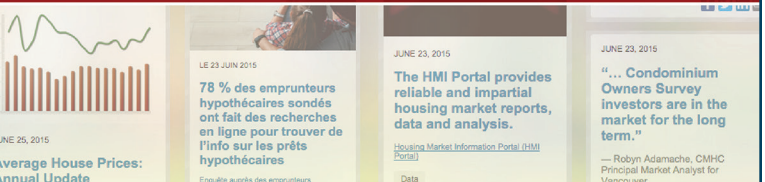
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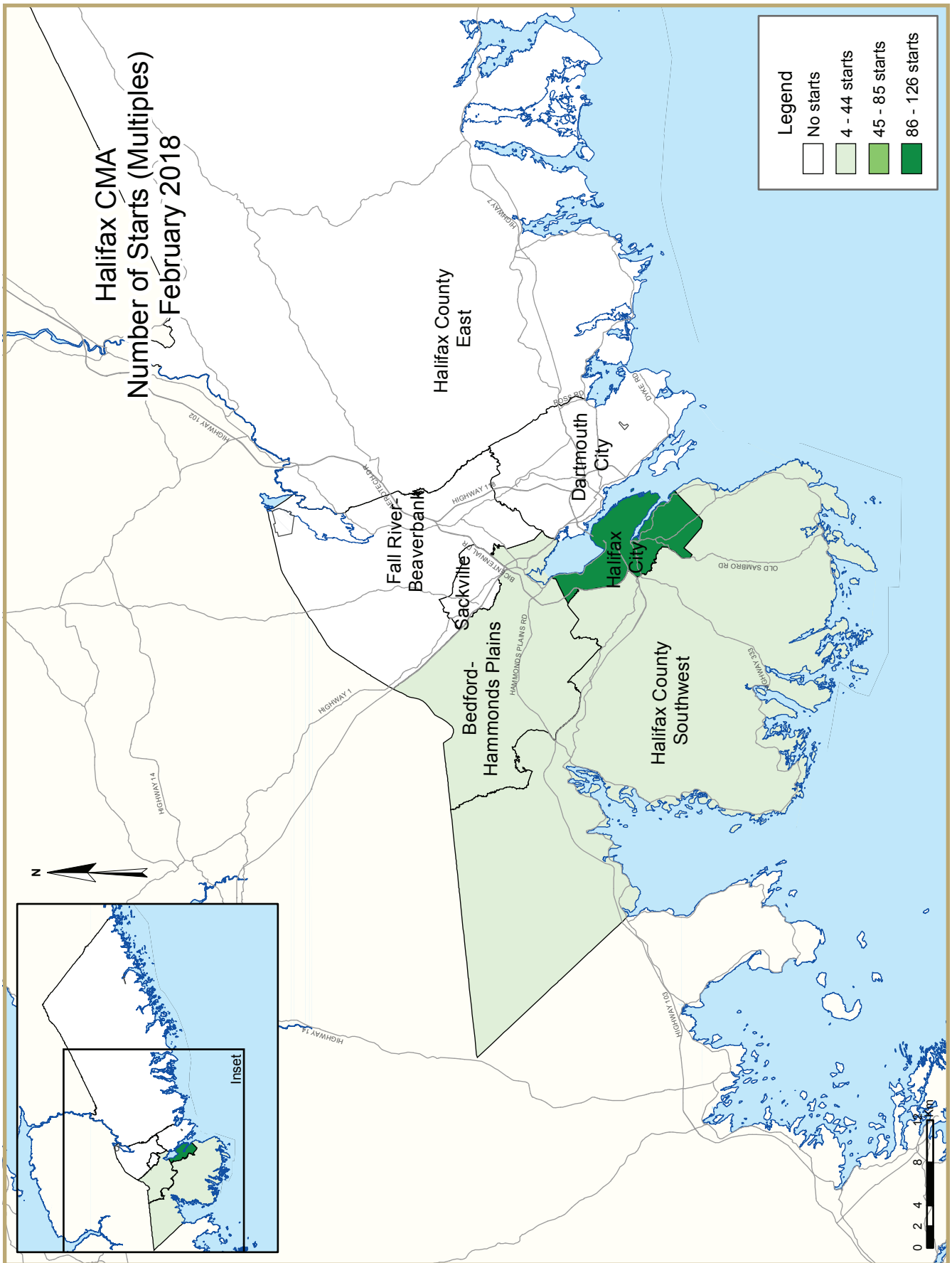
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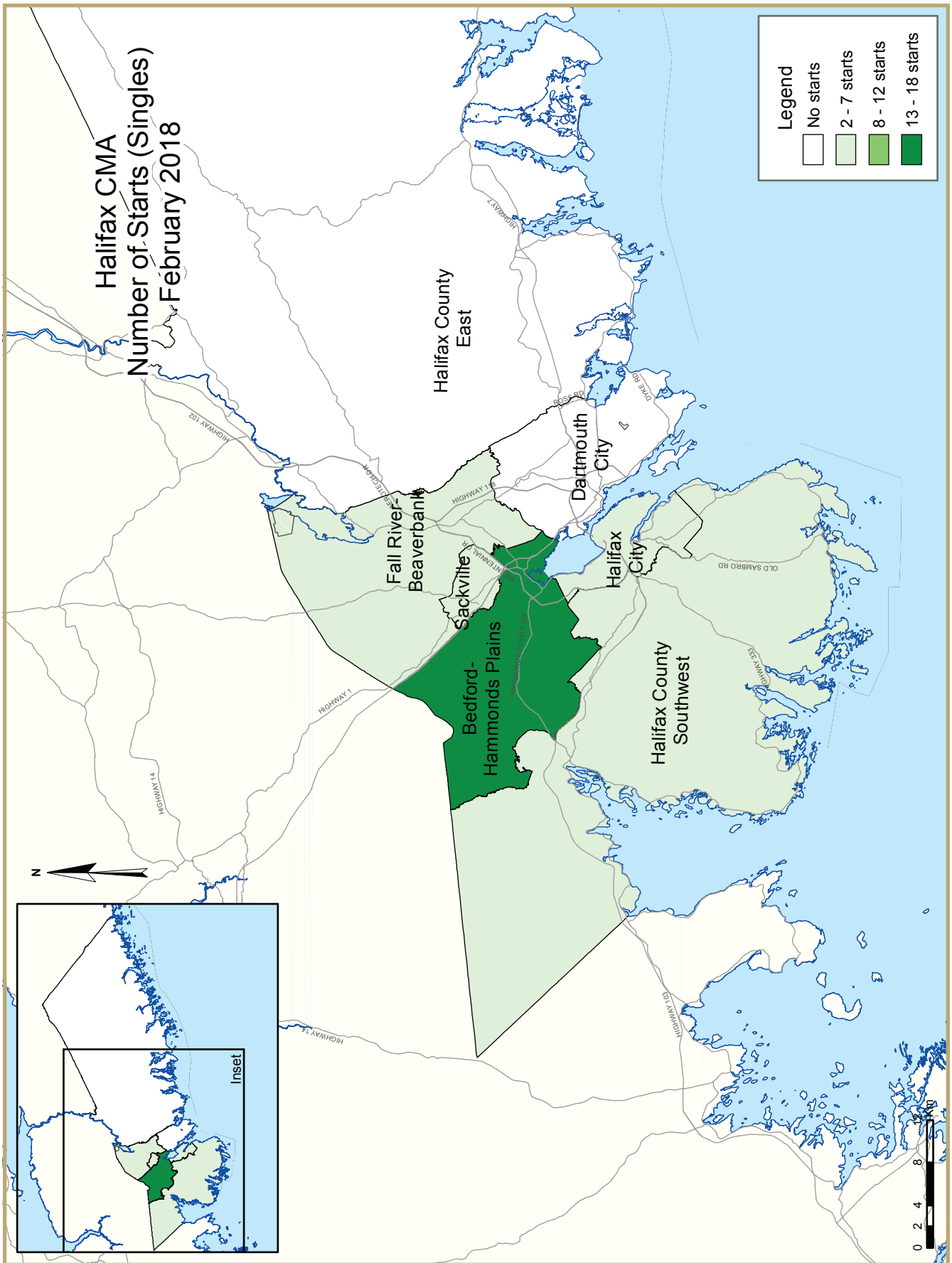
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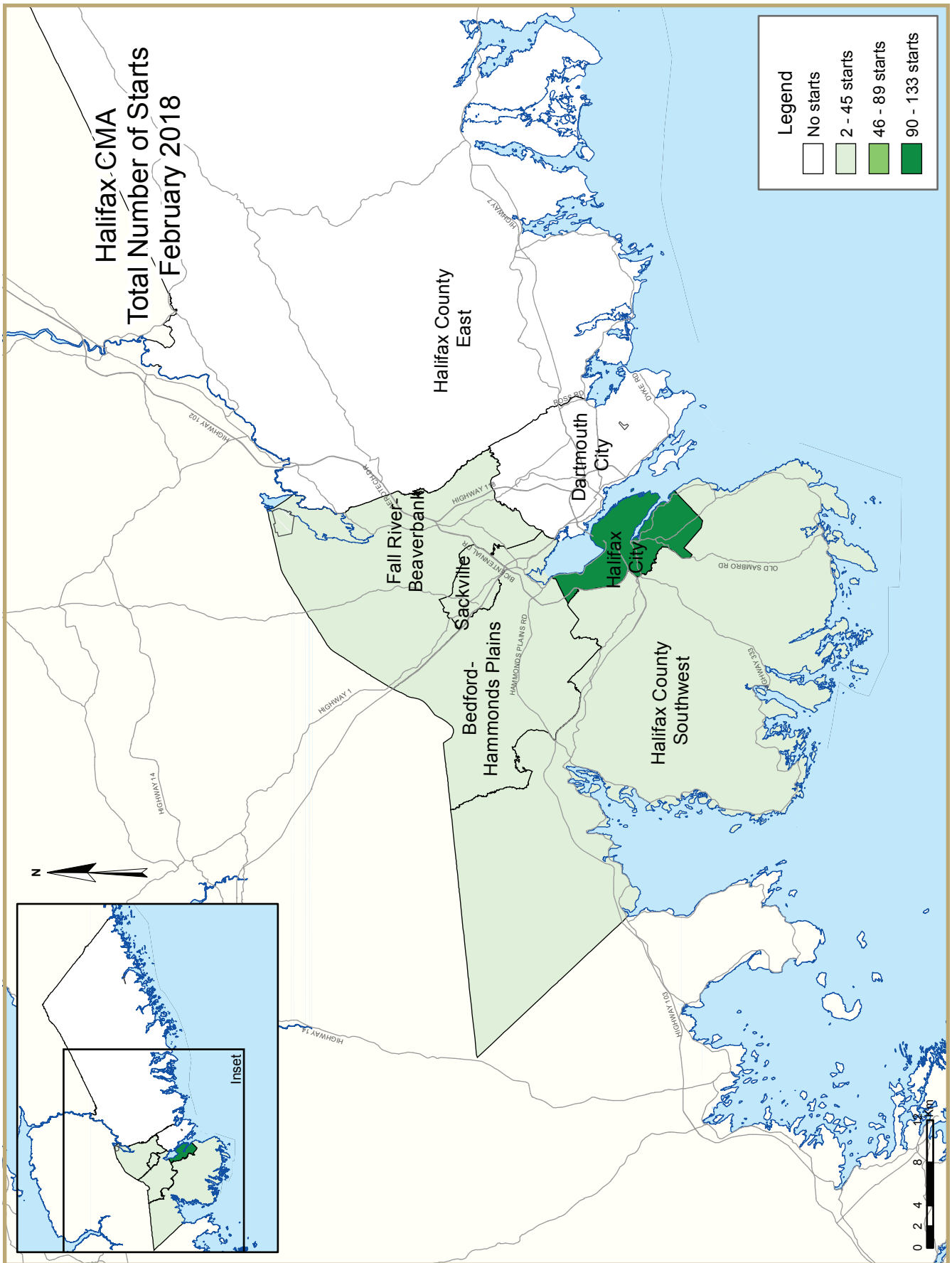
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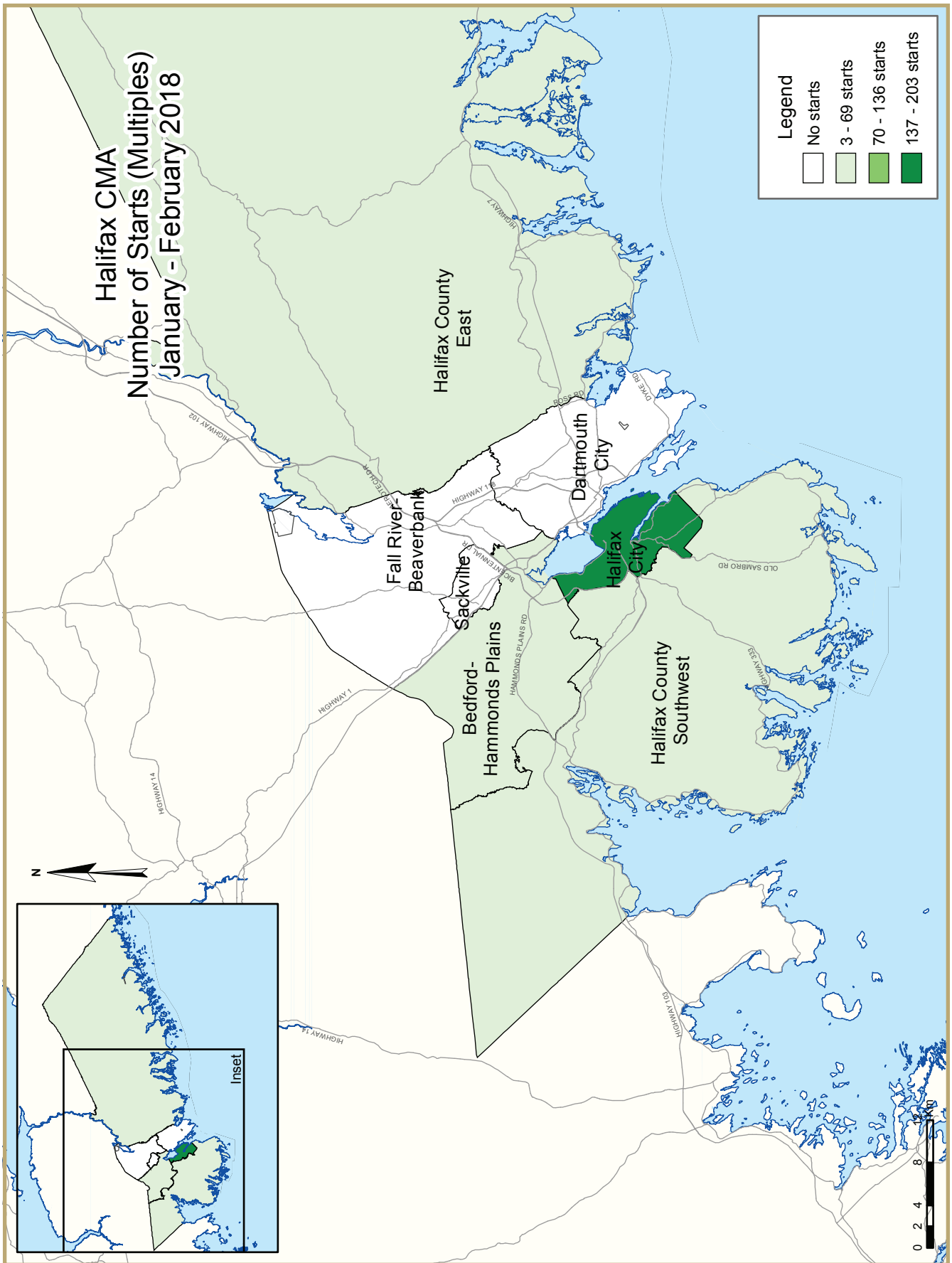
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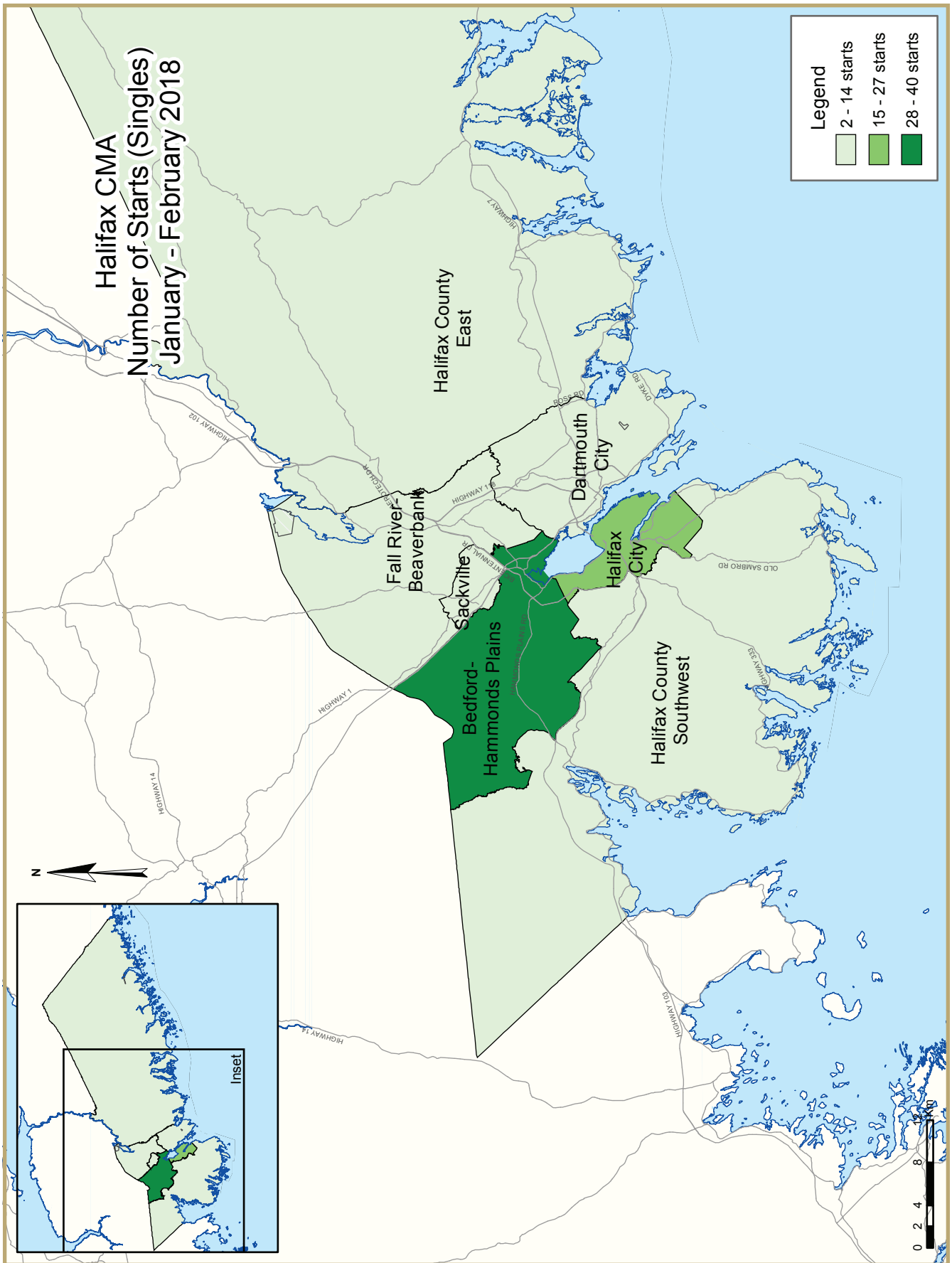


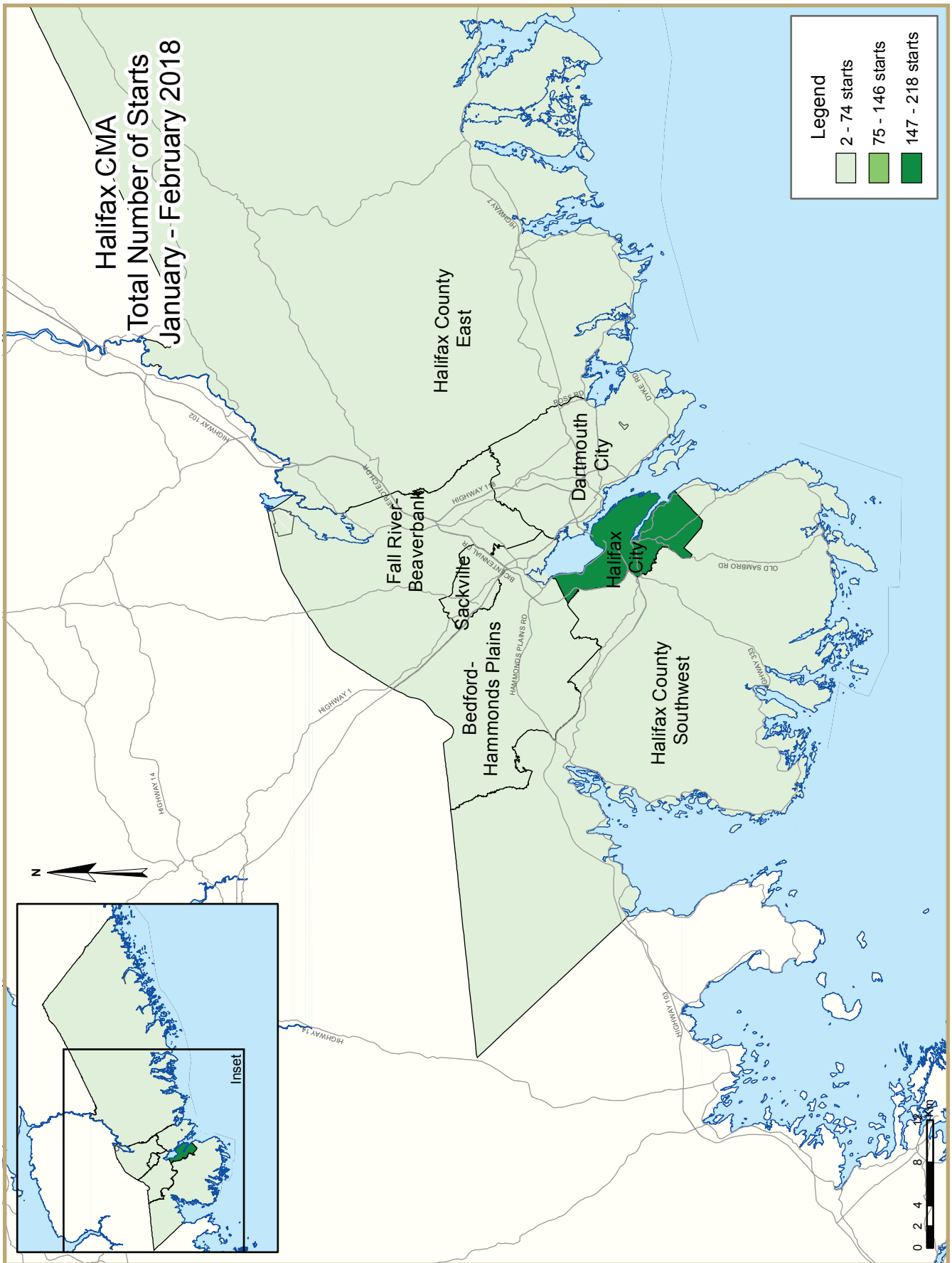












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 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
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- 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)		
February 2018		
Halifax CMA¹	January 2018	February 2018
Trend ²	2,665	2,691
SAAR	2,236	2,533
	February 2017	February 2018
Actual		
February - Single-Detached	35	33
February - Multiples	267	136
February - Total	302	169
January to February - Single-Detached	62	84
January to February - Multiples	404	240
January to February - Total	466	324

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
February 2018

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
February 2018	30	2	9	0	0	0	7	121	169
February 2017	28	0	0	0	0	0	7	267	302
% Change	7.1	n/a	n/a	n/a	n/a	n/a	0.0	-54.7	-44.0
Year-to-date 2018	71	2	36	0	0	77	17	121	324
Year-to-date 2017	52	4	22	0	0	0	13	375	466
% Change	36.5	-50.0	63.6	n/a	n/a	n/a	30.8	-67.7	-30.5
UNDER CONSTRUCTION									
February 2018	485	82	72	0	0	481	21	2,880	4,033
February 2017	349	126	95	1	0	407	23	3,005	4,018
% Change	39.0	-34.9	-24.2	-100.0	n/a	18.2	-8.7	-4.2	0.4
COMPLETIONS									
February 2018	64	4	0	0	0	0	3	1	72
February 2017	34	10	13	0	0	0	14	0	71
% Change	88.2	-60.0	-100.0	n/a	n/a	n/a	-78.6	n/a	1.4
Year-to-date 2018	116	18	3	0	0	0	15	301	453
Year-to-date 2017	82	16	13	0	16	71	25	22	245
% Change	41.5	12.5	-76.9	n/a	-100.0	-100.0	-40.0	**	84.9
COMPLETED & NOT ABSORBED									
February 2018	98	45	20	0	0	68	n/a	n/a	231
February 2017	68	7	21	0	9	75	n/a	n/a	180
% Change	44.1	**	-4.8	n/a	-100.0	-9.3	n/a	n/a	28.3
ABSORBED									
February 2018	50	8	0	1	0	2	n/a	n/a	61
February 2017	32	11	9	0	0	0	n/a	n/a	52
% Change	56.3	-27.3	-100.0	n/a	n/a	n/a	n/a	n/a	17.3
Year-to-date 2018	109	21	3	1	0	3	n/a	n/a	137
Year-to-date 2017	81	17	14	0	7	47	n/a	n/a	166
% Change	34.6	23.5	-78.6	n/a	-100.0	-93.6	n/a	n/a	-17.5

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

**Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	7	0	5	0	0	0	0	121	133
February 2017	7	0	0	0	0	0	0	267	274
Dartmouth City									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	0	0	0	0	0	0	1	0	1
Bedford-Hammonds Plains									
February 2018	17	2	0	0	0	0	5	0	24
February 2017	9	0	0	0	0	0	3	0	12
Sackville									
February 2018	0	0	0	0	0	0	2	0	2
February 2017	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
February 2018	3	0	0	0	0	0	0	0	3
February 2017	4	0	0	0	0	0	1	0	5
Halifax County East									
February 2018	0	0	0	0	0	0	0	0	0
February 2017	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
February 2018	3	0	4	0	0	0	0	0	7
February 2017	5	0	0	0	0	0	2	0	7
Halifax CMA									
February 2018	30	2	9	0	0	0	7	121	169
February 2017	28	0	0	0	0	0	7	267	302

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	124	36	21	0	0	431	4	2,459	3,075
February 2017	69	62	25	0	0	407	4	2,484	3,051
Dartmouth City									
February 2018	25	10	0	0	0	50	1	31	117
February 2017	21	36	7	0	0	0	0	60	124
Bedford-Hammonds Plains									
February 2018	156	6	33	0	0	0	5	339	539
February 2017	110	8	46	0	0	0	5	262	431
Sackville									
February 2018	3	18	3	0	0	0	10	51	85
February 2017	4	12	3	0	0	0	3	199	221
Fall River - Beaverbank									
February 2018	37	0	0	0	0	0	0	0	37
February 2017	31	4	3	0	0	0	8	0	46
Halifax County East									
February 2018	63	4	11	0	0	0	1	0	91
February 2017	48	2	6	0	0	0	3	0	71
Halifax County Southwest									
February 2018	77	8	4	0	0	0	0	0	89
February 2017	66	2	5	1	0	0	0	0	74
Halifax CMA									
February 2018	485	82	72	0	0	481	21	2,880	4,033
February 2017	349	126	95	1	0	407	23	3,005	4,018

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

Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	25	0	0	0	0	0	0	0	25
February 2017	6	6	10	0	0	0	0	0	22
Dartmouth City									
February 2018	5	0	0	0	0	0	0	0	5
February 2017	2	0	3	0	0	0	1	0	6
Bedford-Hammonds Plains									
February 2018	14	0	0	0	0	0	1	1	16
February 2017	9	0	0	0	0	0	2	0	11
Sackville									
February 2018	0	4	0	0	0	0	2	0	6
February 2017	2	0	0	0	0	0	0	0	2
Fall River - Beaverbank									
February 2018	7	0	0	0	0	0	0	0	7
February 2017	2	2	0	0	0	0	9	0	13
Halifax County East									
February 2018	6	0	0	0	0	0	0	0	6
February 2017	7	2	0	0	0	0	0	0	9
Halifax County Southwest									
February 2018	7	0	0	0	0	0	0	0	7
February 2017	6	0	0	0	0	0	2	0	8
Halifax CMA									
February 2018	64	4	0	0	0	0	3	1	72
February 2017	34	10	13	0	0	0	14	0	71

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

Table 1.2: Housing Activity Summary by Submarket									
February 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									
February 2018	41	22	7	0	0	0	n/a	n/a	70
February 2017	17	3	11	0	0	2	n/a	n/a	33
Dartmouth City									
February 2018	8	20	4	0	0	68	n/a	n/a	100
February 2017	13	0	5	0	9	71	n/a	n/a	98
Bedford-Hammonds Plains									
February 2018	23	1	9	0	0	0	n/a	n/a	33
February 2017	10	0	2	0	0	0	n/a	n/a	12
Sackville									
February 2018	7	2	0	0	0	0	n/a	n/a	9
February 2017	3	1	2	0	0	2	n/a	n/a	8
Fall River - Beaverbank									
February 2018	7	0	0	0	0	0	n/a	n/a	7
February 2017	9	3	0	0	0	0	n/a	n/a	12
Halifax County East									
February 2018	4	0	0	0	0	0	n/a	n/a	4
February 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax County Southwest									
February 2018	8	0	0	0	0	0	n/a	n/a	8
February 2017	10	0	1	0	0	0	n/a	n/a	11
Halifax CMA									
February 2018	98	45	20	0	0	68	n/a	n/a	231
February 2017	68	7	21	0	9	75	n/a	n/a	180

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

**Table 1.2: Housing Activity Summary by Submarket
February 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									
February 2018	14	0	0	0	0	0	n/a	n/a	14
February 2017	3	5	4	0	0	0	n/a	n/a	12
Dartmouth City									
February 2018	4	3	0	0	0	0	n/a	n/a	7
February 2017	3	0	2	0	0	0	n/a	n/a	5
Bedford-Hammonds Plains									
February 2018	11	0	0	0	0	0	n/a	n/a	11
February 2017	8	0	2	0	0	0	n/a	n/a	10
Sackville									
February 2018	0	5	0	0	0	2	n/a	n/a	7
February 2017	2	2	0	0	0	0	n/a	n/a	4
Fall River - Beaverbank									
February 2018	6	0	0	0	0	0	n/a	n/a	6
February 2017	2	2	0	0	0	0	n/a	n/a	4
Halifax County East									
February 2018	6	0	0	0	0	0	n/a	n/a	6
February 2017	8	2	0	0	0	0	n/a	n/a	10
Halifax County Southwest									
February 2018	9	0	0	1	0	0	n/a	n/a	10
February 2017	6	0	1	0	0	0	n/a	n/a	7
Halifax CMA									
February 2018	50	8	0	1	0	2	n/a	n/a	61
February 2017	32	11	9	0	0	0	n/a	n/a	52

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
February 2018**

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Halifax City	7	7	0	0	5	0	121	267	133	274	-51.5
Dartmouth City	0	1	0	0	0	0	0	0	0	1	-100.0
Bedford-Hammonds Plains	18	12	2	0	4	0	0	0	24	12	100.0
Sackville	2	0	0	0	0	0	0	0	2	0	n/a
Fall River - Beaverbank	3	5	0	0	0	0	0	0	3	5	-40.0
Halifax County East	0	3	0	0	0	0	0	0	0	3	-100.0
Halifax County Southwest	3	7	0	0	4	0	0	0	7	7	0.0
Halifax CMA	33	35	2	0	13	0	121	267	169	302	-44.0

**Table 2.1: Starts by Submarket and by Dwelling Type
January - February 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	15	11	0	0	5	8	198	375	218	394	-44.7
Dartmouth City	2	2	0	2	0	0	0	0	2	4	-50.0
Bedford-Hammonds Plains	40	26	2	0	28	14	0	0	70	40	75.0
Sackville	2	0	0	0	0	3	0	0	2	3	-33.3
Fall River - Beaverbank	7	9	0	2	0	0	0	0	7	11	-36.4
Halifax County East	4	6	0	0	3	0	0	0	7	6	16.7
Halifax County Southwest	14	8	0	0	4	0	0	0	18	8	125.0
Halifax CMA	84	62	2	4	40	25	198	375	324	466	-30.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Halifax City	5	0	0	0	0	0	121	267
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	4	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	4	0	0	0	0	0	0	0
Halifax CMA	9	0	4	0	0	0	121	267

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 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	5	8	0	0	77	0	121	375
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	24	14	4	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	4	0	0	0	0	0	0	0
Halifax CMA	36	22	4	3	77	0	121	375

Source: CMHC (Starts and Completions Survey)

**Table 2.4: Starts by Submarket and by Intended Market
February 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Halifax City	12	7	0	0	121	267	133	274
Dartmouth City	0	0	0	0	0	1	0	1
Bedford-Hammonds Plains	19	9	0	0	5	3	24	12
Sackville	0	0	0	0	2	0	2	0
Fall River - Beaverbank	3	4	0	0	0	1	3	5
Halifax County East	0	3	0	0	0	0	0	3
Halifax County Southwest	7	5	0	0	0	2	7	7
Halifax CMA	41	28	0	0	128	274	169	302

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	20	19	77	0	121	375	218	394
Dartmouth City	1	3	0	0	1	1	2	4
Bedford-Hammonds Plains	59	35	0	0	11	5	70	40
Sackville	0	0	0	0	2	3	2	3
Fall River - Beaverbank	7	9	0	0	0	2	7	11
Halifax County East	6	6	0	0	1	0	7	6
Halifax County Southwest	16	6	0	0	2	2	18	8
Halifax CMA	109	78	77	0	138	388	324	466

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	% Change
Halifax City	25	6	0	6	0	10	0	0	25	22	13.6
Dartmouth City	5	3	0	0	0	3	0	0	5	6	-16.7
Bedford-Hammonds Plains	15	11	0	0	0	0	1	0	16	11	45.5
Sackville	2	2	4	0	0	0	0	0	6	2	200.0
Fall River - Beaverbank	7	3	0	2	0	8	0	0	7	13	-46.2
Halifax County East	6	7	0	2	0	0	0	0	6	9	-33.3
Halifax County Southwest	7	8	0	0	0	0	0	0	7	8	-12.5
Halifax CMA	67	40	4	10	0	21	1	0	72	71	1.4

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 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	34	17	0	8	0	14	300	0	334	39	**
Dartmouth City	11	6	4	0	0	19	0	71	15	96	-84.4
Bedford-Hammonds Plains	37	28	0	0	3	4	1	22	41	54	-24.1
Sackville	5	3	14	0	0	0	0	0	19	3	**
Fall River - Beaverbank	13	12	0	6	0	8	0	0	13	26	-50.0
Halifax County East	13	10	0	2	0	0	0	0	13	12	8.3
Halifax County Southwest	18	15	0	0	0	0	0	0	18	15	20.0
Halifax CMA	131	91	18	16	3	45	301	93	453	245	84.9

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Halifax City	0	10	0	0	0	0	0	0
Dartmouth City	0	3	0	0	0	0	0	0
Bedford-Hammonds Plains	0	0	0	0	0	0	1	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	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	0	13	0	8	0	0	1	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 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	10	0	4	0	0	300	0
Dartmouth City	0	19	0	0	0	71	0	0
Bedford-Hammonds Plains	3	0	0	4	0	0	1	22
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	8	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	29	0	16	0	71	301	22

Source: CMHC (Starts and Completions Survey)

**Table 3.4: Completions by Submarket and by Intended Market
February 2018**

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017	Feb 2018	Feb 2017
Halifax City	25	22	0	0	0	0	25	22
Dartmouth City	5	5	0	0	0	1	5	6
Bedford-Hammonds Plains	14	9	0	0	2	2	16	11
Sackville	4	2	0	0	2	0	6	2
Fall River - Beaverbank	7	4	0	0	0	9	7	13
Halifax County East	6	9	0	0	0	0	6	9
Halifax County Southwest	7	6	0	0	0	2	7	8
Halifax CMA	68	57	0	0	4	14	72	71

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	34	35	0	0	300	4	334	39
Dartmouth City	14	8	0	87	1	1	15	96
Bedford-Hammonds Plains	32	24	0	0	9	30	41	54
Sackville	16	3	0	0	3	0	19	3
Fall River - Beaverbank	13	16	0	0	0	10	13	26
Halifax County East	12	12	0	0	1	0	13	12
Halifax County Southwest	16	13	0	0	2	2	18	15
Halifax CMA	137	111	0	87	316	47	453	245

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 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													
February 2018	2	14.3	5	35.7	1	7.1	5	35.7	1	7.1	14	-	-
February 2017	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2018	4	18.2	8	36.4	3	13.6	6	27.3	1	4.5	22	-	-
Year-to-date 2017	2	12.5	3	18.8	4	25.0	1	6.3	6	37.5	16	-	-
Dartmouth City													
February 2018	1	25.0	1	25.0	1	25.0	0	0.0	1	25.0	4	-	-
February 2017	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
Year-to-date 2018	1	12.5	4	50.0	1	12.5	1	12.5	1	12.5	8	-	-
Year-to-date 2017	2	33.3	1	16.7	2	33.3	0	0.0	1	16.7	6	-	-
Bedford-Hammonds Plains													
February 2018	0	0.0	0	0.0	2	18.2	3	27.3	6	54.5	11	-	547,048
February 2017	0	0.0	1	12.5	0	0.0	4	50.0	3	37.5	8	-	-
Year-to-date 2018	0	0.0	1	3.3	4	13.3	13	43.3	12	40.0	30	-	599,409
Year-to-date 2017	0	0.0	1	4.5	2	9.1	10	45.5	9	40.9	22	-	-
Sackville													
February 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2017	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
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	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Fall River - Beaverbank													
February 2018	0	0.0	3	50.0	1	16.7	0	0.0	2	33.3	6	-	-
February 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	1	8.3	6	50.0	2	16.7	0	0.0	3	25.0	12	-	-
Year-to-date 2017	3	30.0	4	40.0	0	0.0	2	20.0	1	10.0	10	-	293,975
Halifax County East													
February 2018	2	33.3	4	66.7	0	0.0	0	0.0	0	0.0	6	-	-
February 2017	3	37.5	5	62.5	0	0.0	0	0.0	0	0.0	8	-	318,700
Year-to-date 2018	6	46.2	7	53.8	0	0.0	0	0.0	0	0.0	13	-	-
Year-to-date 2017	6	54.5	5	45.5	0	0.0	0	0.0	0	0.0	11	-	318,700
Halifax County Southwest													
February 2018	3	33.3	2	22.2	0	0.0	3	33.3	1	11.1	9	-	-
February 2017	0	0.0	1	16.7	2	33.3	1	16.7	2	33.3	6	-	-
Year-to-date 2018	4	22.2	5	27.8	2	11.1	5	27.8	2	11.1	18	-	368,750
Year-to-date 2017	0	0.0	3	21.4	3	21.4	5	35.7	3	21.4	14	-	-
Halifax CMA													
February 2018	8	16.0	15	30.0	5	10.0	11	22.0	11	22.0	50	-	451,771
February 2017	7	21.9	8	25.0	4	12.5	6	18.8	7	21.9	32	-	493,388
Year-to-date 2018	16	14.8	36	33.3	12	11.1	25	23.1	19	17.6	108	407,500	457,514
Year-to-date 2017	14	17.3	17	21.0	11	13.6	19	23.5	20	24.7	81	-	528,074

Source: CMHC (Market Absorption Survey)

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

Submarket	Feb 2018	Feb 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	-	n/a	-	-	n/a
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	547,048	-	n/a	599,409	-	n/a
Sackville	-	-	n/a	342,540	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	-	318,700	n/a	-	318,700	n/a
Halifax County Southwest	-	-	n/a	368,750	-	n/a
Halifax CMA	451,771	493,388	-8.4	457,514	528,074	-13.4

Source: CMHC (Market Absorption Survey)

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

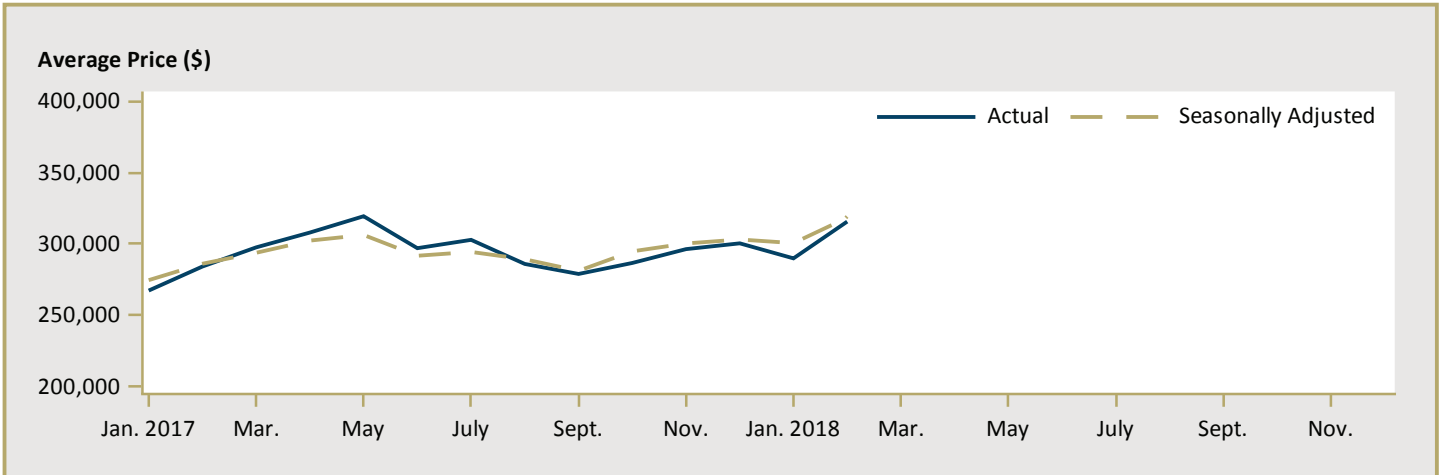


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

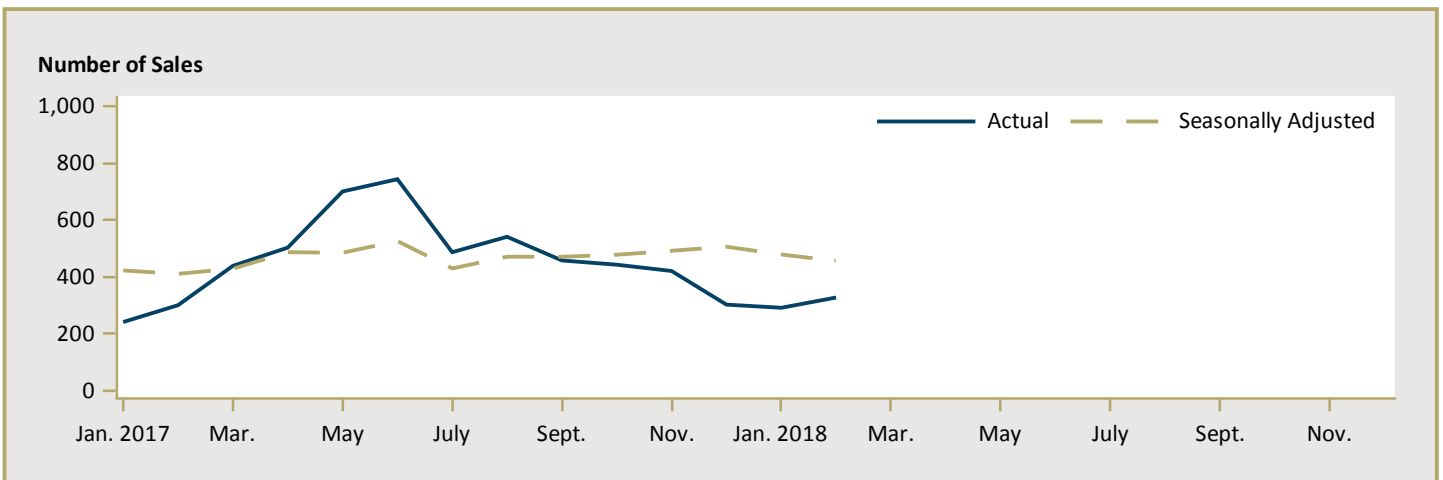
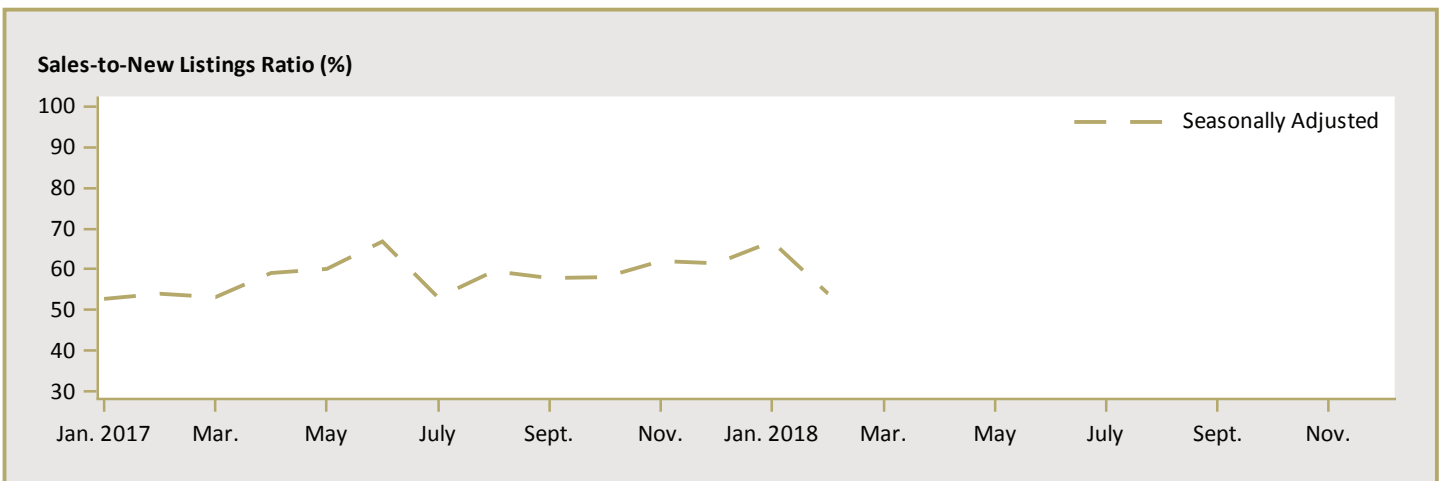


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Halifax- Dartmouth



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators

February 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		133.1	230	6.4	67.7	910
	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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