

HOUSING NOW TABLES

Halifax CMA

Date Released: December 2018



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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

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SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)		
November 2018		
Halifax CMA ¹	October 2018	November 2018
Trend ²	3,488	3,469
SAAR	1,103	2,001
	November 2017	November 2018
Actual		
November - Single-Detached	51	75
November - Multiples	171	95
November - Total	222	170
January to November - Single-Detached	649	666
January to November - Multiples	1,848	1,905
January to November - Total	2,497	2,571

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
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2018	72	2	13	2	0	0	2	79	170
November 2017	48	16	0	0	0	0	6	152	222
% Change	50.0	-87.5	n/a	n/a	n/a	n/a	-66.7	-48.0	-23.4
Year-to-date 2018	619	100	77	7	0	77	64	1,627	2,571
Year-to-date 2017	614	106	52	0	0	134	49	1,542	2,497
% Change	0.8	-5.7	48.1	n/a	n/a	-42.5	30.6	5.5	3.0
UNDER CONSTRUCTION									
November 2018	518	87	71	4	0	481	26	3,705	4,892
November 2017	518	96	43	0	0	541	15	3,048	4,273
% Change	0.0	-9.4	65.1	n/a	n/a	-11.1	73.3	21.6	14.5
COMPLETIONS									
November 2018	42	2	9	1	0	0	4	0	58
November 2017	61	12	0	0	0	0	3	72	148
% Change	-31.1	-83.3	n/a	n/a	n/a	n/a	33.3	-100.0	-60.8
Year-to-date 2018	624	98	34	5	2	0	74	1,004	1,841
Year-to-date 2017	471	148	68	1	16	71	93	1,146	2,014
% Change	32.5	-33.8	-50.0	**	-87.5	-100.0	-20.4	-12.4	-8.6
COMPLETED & NOT ABSORBED									
November 2018	86	15	14	3	0	62	n/a	n/a	180
November 2017	79	52	19	1	0	71	n/a	n/a	222
% Change	8.9	-71.2	-26.3	200.0	n/a	-12.7	n/a	n/a	-18.9
ABSORBED									
November 2018	55	5	5	1	0	0	n/a	n/a	66
November 2017	50	12	3	0	0	2	n/a	n/a	67
% Change	10.0	-58.3	66.7	n/a	n/a	-100.0	n/a	n/a	-1.5
Year-to-date 2018	626	127	40	5	4	9	n/a	n/a	811
Year-to-date 2017	455	104	65	0	16	51	n/a	n/a	691
% Change	37.6	22.1	-38.5	n/a	-75.0	-82.4	n/a	n/a	17.4

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

Table 1.2: Housing Activity Summary by Submarket
November 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									
November 2018	40	2	0	0	0	0	0	28	70
November 2017	8	0	0	0	0	0	1	152	161
Dartmouth City									
November 2018	10	0	0	0	0	0	0	13	23
November 2017	1	0	0	0	0	0	1	0	2
Bedford-Hammonds Plains									
November 2018	10	0	0	0	0	0	1	38	49
November 2017	18	0	0	0	0	0	0	0	18
Sackville									
November 2018	2	0	0	0	0	0	0	0	2
November 2017	1	16	0	0	0	0	4	0	21
Fall River - Beaverbank									
November 2018	4	0	0	2	0	0	1	0	7
November 2017	2	0	0	0	0	0	0	0	2
Halifax County East									
November 2018	3	0	13	0	0	0	0	0	16
November 2017	3	0	0	0	0	0	0	0	3
Halifax County Southwest									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	15	0	0	0	0	0	0	0	15
Halifax CMA									
November 2018	72	2	13	2	0	0	2	79	170
November 2017	48	16	0	0	0	0	6	152	222

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

Table 1.2: Housing Activity Summary by Submarket
November 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									
November 2018	137	56	15	0	0	431	4	2,656	3,299
November 2017	142	38	19	0	0	491	0	2,627	3,317
Dartmouth City									
November 2018	82	2	3	0	0	50	0	147	284
November 2017	33	12	0	0	0	50	1	31	127
Bedford-Hammonds Plains									
November 2018	135	10	37	2	0	0	10	679	873
November 2017	140	6	10	0	0	0	6	339	501
Sackville									
November 2018	5	8	0	0	0	0	11	75	99
November 2017	11	32	6	0	0	0	8	51	108
Fall River - Beaverbank									
November 2018	52	3	0	2	0	0	1	0	58
November 2017	47	0	0	0	0	0	0	0	47
Halifax County East									
November 2018	40	6	13	0	0	0	0	12	71
November 2017	63	2	8	0	0	0	0	0	85
Halifax County Southwest									
November 2018	67	2	3	0	0	0	0	136	208
November 2017	82	6	0	0	0	0	0	0	88
Halifax CMA									
November 2018	518	87	71	4	0	481	26	3,705	4,892
November 2017	518	96	43	0	0	541	15	3,048	4,273

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Halifax City									
November 2018	13	0	5	0	0	0	0	0	18
November 2017	24	2	0	0	0	0	1	0	27
Dartmouth City									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	0	2	0	0	0	0	0	0	2
Bedford-Hammonds Plains									
November 2018	8	0	0	0	0	0	4	0	12
November 2017	16	4	0	0	0	0	1	0	21
Sackville									
November 2018	0	2	0	0	0	0	0	0	2
November 2017	6	2	0	0	0	0	1	72	81
Fall River - Beaverbank									
November 2018	3	0	0	0	0	0	0	0	3
November 2017	6	2	0	0	0	0	0	0	8
Halifax County East									
November 2018	5	0	0	0	0	0	0	0	5
November 2017	2	0	0	0	0	0	0	0	2
Halifax County Southwest									
November 2018	10	0	4	1	0	0	0	0	15
November 2017	7	0	0	0	0	0	0	0	7
Halifax CMA									
November 2018	42	2	9	1	0	0	4	0	58
November 2017	61	12	0	0	0	0	3	72	148

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Halifax City									
November 2018	25	6	5	0	0	0	n/a	n/a	36
November 2017	27	29	4	0	0	0	n/a	n/a	60
Dartmouth City									
November 2018	6	4	4	0	0	62	n/a	n/a	76
November 2017	6	21	5	0	0	69	n/a	n/a	101
Bedford-Hammonds Plains									
November 2018	37	1	0	3	0	0	n/a	n/a	41
November 2017	24	1	6	0	0	0	n/a	n/a	31
Sackville									
November 2018	0	4	0	0	0	0	n/a	n/a	4
November 2017	5	1	0	0	0	2	n/a	n/a	8
Fall River - Beaverbank									
November 2018	7	0	0	0	0	0	n/a	n/a	7
November 2017	4	0	0	0	0	0	n/a	n/a	4
Halifax County East									
November 2018	4	0	3	0	0	0	n/a	n/a	7
November 2017	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
November 2018	7	0	2	0	0	0	n/a	n/a	9
November 2017	8	0	4	1	0	0	n/a	n/a	13
Halifax CMA									
November 2018	86	15	14	3	0	62	n/a	n/a	180
November 2017	79	52	19	1	0	71	n/a	n/a	222

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

Table 1.2: Housing Activity Summary by Submarket
November 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Halifax City									
November 2018	18	1	2	0	0	0	n/a	n/a	21
November 2017	16	1	2	0	0	0	n/a	n/a	19
Dartmouth City									
November 2018	4	1	0	0	0	0	n/a	n/a	5
November 2017	3	4	0	0	0	2	n/a	n/a	9
Bedford-Hammonds Plains									
November 2018	11	0	1	0	0	0	n/a	n/a	12
November 2017	13	4	1	0	0	0	n/a	n/a	18
Sackville									
November 2018	0	3	0	0	0	0	n/a	n/a	3
November 2017	2	1	0	0	0	0	n/a	n/a	3
Fall River - Beaverbank									
November 2018	5	0	0	0	0	0	n/a	n/a	5
November 2017	7	2	0	0	0	0	n/a	n/a	9
Halifax County East									
November 2018	6	0	0	0	0	0	n/a	n/a	6
November 2017	3	0	0	0	0	0	n/a	n/a	3
Halifax County Southwest									
November 2018	11	0	2	1	0	0	n/a	n/a	14
November 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax CMA									
November 2018	55	5	5	1	0	0	n/a	n/a	66
November 2017	50	12	3	0	0	2	n/a	n/a	67

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
November 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Halifax City	40	9	2	0	0	0	28	152	70	161	-56.5
Dartmouth City	10	2	0	0	0	0	13	0	23	2	**
Bedford-Hammonds Plains	11	18	0	0	0	0	38	0	49	18	172.2
Sackville	2	2	0	16	0	3	0	0	2	21	-90.5
Fall River - Beaverbank	6	2	1	0	0	0	0	0	7	2	**
Halifax County East	3	3	0	0	13	0	0	0	16	3	**
Halifax County Southwest	3	15	0	0	0	0	0	0	3	15	-80.0
Halifax CMA	75	51	3	16	13	3	79	152	170	222	-23.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 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	144	172	60	36	20	18	887	1,400	1,111	1,626	-31.7
Dartmouth City	83	39	0	14	3	0	122	81	208	134	55.2
Bedford-Hammonds Plains	205	179	10	10	43	24	535	144	793	357	122.1
Sackville	9	25	14	30	11	16	24	51	58	122	-52.5
Fall River - Beaverbank	65	60	7	8	0	0	0	0	72	68	5.9
Halifax County East	66	78	8	2	16	8	0	0	90	88	2.3
Halifax County Southwest	94	96	2	6	7	0	136	0	239	102	134.3
Halifax CMA	666	649	101	106	100	66	1,704	1,676	2,571	2,497	3.0

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Halifax City	0	0	0	0	0	0	28	152
Dartmouth City	0	0	0	0	0	0	13	0
Bedford-Hammonds Plains	0	0	0	0	0	0	38	0
Sackville	0	0	0	3	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	13	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	13	0	0	3	0	0	79	152

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 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	810	1,316
Dartmouth City	3	0	0	0	0	50	122	31
Bedford-Hammonds Plains	31	20	12	4	0	0	535	144
Sackville	0	6	11	10	0	0	24	51
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	16	8	0	0	0	0	0	0
Halifax County Southwest	7	0	0	0	0	0	136	0
Halifax CMA	77	52	23	14	77	134	1,627	1,542

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Halifax City	42	8	0	0	28	153	70	161
Dartmouth City	10	1	0	0	13	1	23	2
Bedford-Hammonds Plains	10	18	0	0	39	0	49	18
Sackville	2	17	0	0	0	4	2	21
Fall River - Beaverbank	4	2	2	0	1	0	7	2
Halifax County East	16	3	0	0	0	0	16	3
Halifax County Southwest	3	15	0	0	0	0	3	15
Halifax CMA	87	64	2	0	81	158	170	222

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	224	225	77	84	810	1,317	1,111	1,626
Dartmouth City	85	46	0	50	123	38	208	134
Bedford-Hammonds Plains	215	194	4	0	574	163	793	357
Sackville	19	55	0	0	39	67	58	122
Fall River - Beaverbank	67	64	2	0	3	4	72	68
Halifax County East	89	88	0	0	1	0	90	88
Halifax County Southwest	97	100	1	0	141	2	239	102
Halifax CMA	796	772	84	134	1,691	1,591	2,571	2,497

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	% Change
Halifax City	13	25	0	2	5	0	0	0	18	27	-33.3
Dartmouth City	3	0	0	2	0	0	0	0	3	2	50.0
Bedford-Hammonds Plains	8	17	0	4	4	0	0	0	12	21	-42.9
Sackville	0	7	2	2	0	0	0	72	2	81	-97.5
Fall River - Beaverbank	3	6	0	2	0	0	0	0	3	8	-62.5
Halifax County East	5	2	0	0	0	0	0	0	5	2	150.0
Halifax County Southwest	11	7	0	0	4	0	0	0	15	7	114.3
Halifax CMA	43	64	2	12	13	0	0	72	58	148	-60.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 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	148	105	40	68	21	34	802	798	1,011	1,005	0.6
Dartmouth City	36	27	12	40	0	23	6	131	54	221	-75.6
Bedford-Hammonds Plains	218	154	4	12	10	46	196	89	428	301	42.2
Sackville	10	20	38	10	13	6	0	199	61	235	-74.0
Fall River - Beaverbank	53	47	2	16	0	15	0	0	55	78	-29.5
Halifax County East	99	66	6	4	11	9	0	0	116	79	46.8
Halifax County Southwest	104	88	8	2	4	5	0	0	116	95	22.1
Halifax CMA	668	507	110	152	59	138	1,004	1,217	1,841	2,014	-8.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Halifax City	5	0	0	0	0	0	0	0
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	72
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	0	72

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 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	21	22	0	12	0	0	802	798
Dartmouth City	0	23	0	0	0	71	6	60
Bedford-Hammonds Plains	6	28	4	18	0	0	196	89
Sackville	0	3	13	3	0	0	0	199
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	4	5	0	0	0	0	0	0
Halifax CMA	34	84	25	54	0	71	1,004	1,146

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017	Nov 2018	Nov 2017
Halifax City	18	26	0	0	0	1	18	27
Dartmouth City	3	2	0	0	0	0	3	2
Bedford-Hammonds Plains	8	20	0	0	4	1	12	21
Sackville	2	8	0	0	0	73	2	81
Fall River - Beaverbank	3	8	0	0	0	0	3	8
Halifax County East	5	2	0	0	0	0	5	2
Halifax County Southwest	14	7	1	0	0	0	15	7
Halifax CMA	53	73	1	0	4	75	58	148

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	199	194	2	0	810	811	1,011	1,005
Dartmouth City	47	68	0	87	7	66	54	221
Bedford-Hammonds Plains	197	177	4	0	227	124	428	301
Sackville	43	28	0	0	18	207	61	235
Fall River - Beaverbank	54	57	0	0	1	21	55	78
Halifax County East	107	73	0	0	9	6	116	79
Halifax County Southwest	109	90	1	1	6	4	116	95
Halifax CMA	756	687	7	88	1,078	1,239	1,841	2,014

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 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													
November 2018	8	44.4	3	16.7	2	11.1	3	16.7	2	11.1	18	-	-
November 2017	3	18.8	5	31.3	2	12.5	2	12.5	4	25.0	16	-	-
Year-to-date 2018	43	28.3	40	26.3	18	11.8	25	16.4	26	17.1	152	287,500	376,653
Year-to-date 2017	10	10.9	17	18.5	17	18.5	16	17.4	32	34.8	92	-	511,983
Dartmouth City													
November 2018	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	-	-
November 2017	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	-	-
Year-to-date 2018	6	17.1	11	31.4	2	5.7	10	28.6	6	17.1	35	-	-
Year-to-date 2017	6	20.7	7	24.1	5	17.2	8	27.6	3	10.3	29	-	-
Bedford-Hammonds Plains													
November 2018	0	0.0	1	9.1	0	0.0	5	45.5	5	45.5	11	-	581,340
November 2017	0	0.0	1	7.7	3	23.1	6	46.2	3	23.1	13	-	-
Year-to-date 2018	3	1.7	20	11.6	18	10.4	67	38.7	65	37.6	173	-	583,045
Year-to-date 2017	1	0.8	9	7.5	15	12.5	46	38.3	49	40.8	120	535,000	533,803
Sackville													
November 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2018	1	6.7	14	93.3	0	0.0	0	0.0	0	0.0	15	-	331,211
Year-to-date 2017	1	8.3	6	50.0	0	0.0	2	16.7	3	25.0	12	-	-
Fall River - Beaverbank													
November 2018	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	-	-
November 2017	0	0.0	4	57.1	2	28.6	1	14.3	0	0.0	7	-	-
Year-to-date 2018	5	9.8	23	45.1	8	15.7	5	9.8	10	19.6	51	-	-
Year-to-date 2017	7	14.6	21	43.8	8	16.7	9	18.8	3	6.3	48	-	293,975
Halifax County East													
November 2018	5	83.3	0	0.0	0	0.0	1	16.7	0	0.0	6	-	-
November 2017	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2018	62	62.6	22	22.2	8	8.1	7	7.1	0	0.0	99	-	256,401
Year-to-date 2017	38	56.7	19	28.4	6	9.0	3	4.5	1	1.5	67	-	343,027
Halifax County Southwest													
November 2018	1	8.3	4	33.3	1	8.3	2	16.7	4	33.3	12	-	614,750
November 2017	1	16.7	1	16.7	0	0.0	2	33.3	2	33.3	6	-	-
Year-to-date 2018	16	15.5	43	41.7	9	8.7	16	15.5	19	18.4	103	-	543,880
Year-to-date 2017	8	9.2	27	31.0	14	16.1	20	23.0	18	20.7	87	-	628,985
Halifax CMA													
November 2018	14	25.0	13	23.2	4	7.1	13	23.2	12	21.4	56	-	440,313
November 2017	7	14.0	14	28.0	7	14.0	13	26.0	9	18.0	50	-	518,259
Year-to-date 2018	136	21.7	173	27.5	63	10.0	130	20.7	126	20.1	628	430,000	449,607
Year-to-date 2017	71	15.6	106	23.3	65	14.3	104	22.9	109	24.0	455	460,000	502,073

Source: CMHC (Market Absorption Survey)

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

Submarket	Nov 2018	Nov 2017	% Change	YTD 2018	YTD 2017	% Change
Halifax City	-	-	n/a	376,653	511,983	-26.4
Dartmouth City	-	-	n/a	-	-	n/a
Bedford-Hammonds Plains	581,340	-	n/a	583,045	533,803	9.2
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	-	-	n/a	256,401	343,027	-25.3
Halifax County Southwest	614,750	-	n/a	543,880	628,985	-13.5
Halifax CMA	440,313	518,259	-15.0	449,607	502,073	-10.4

Source: CMHC (Market Absorption Survey)

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

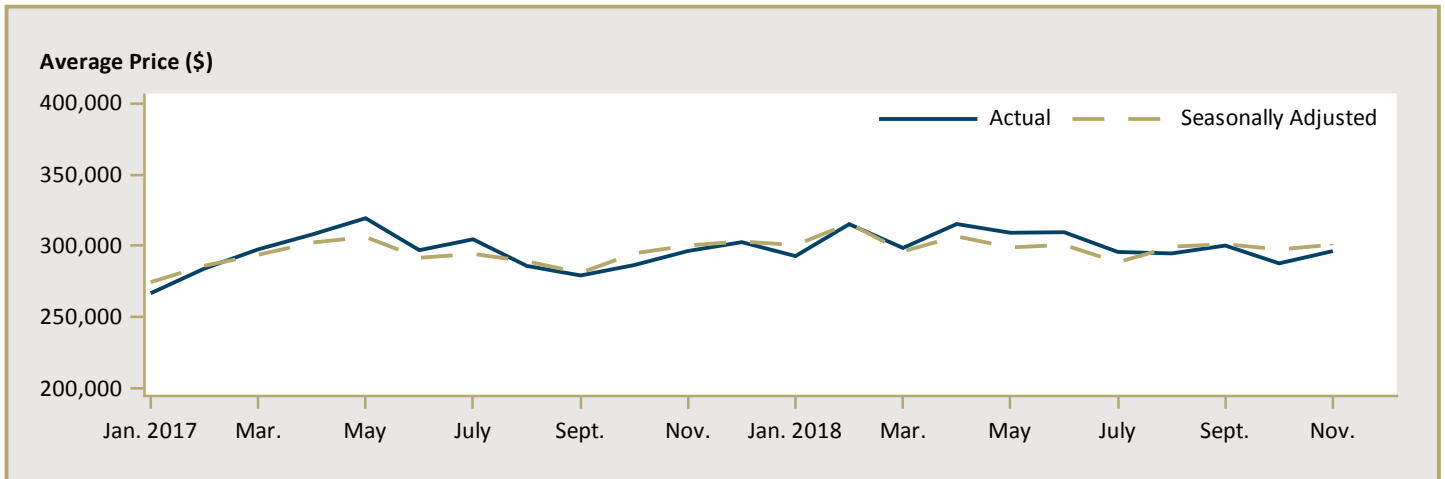


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

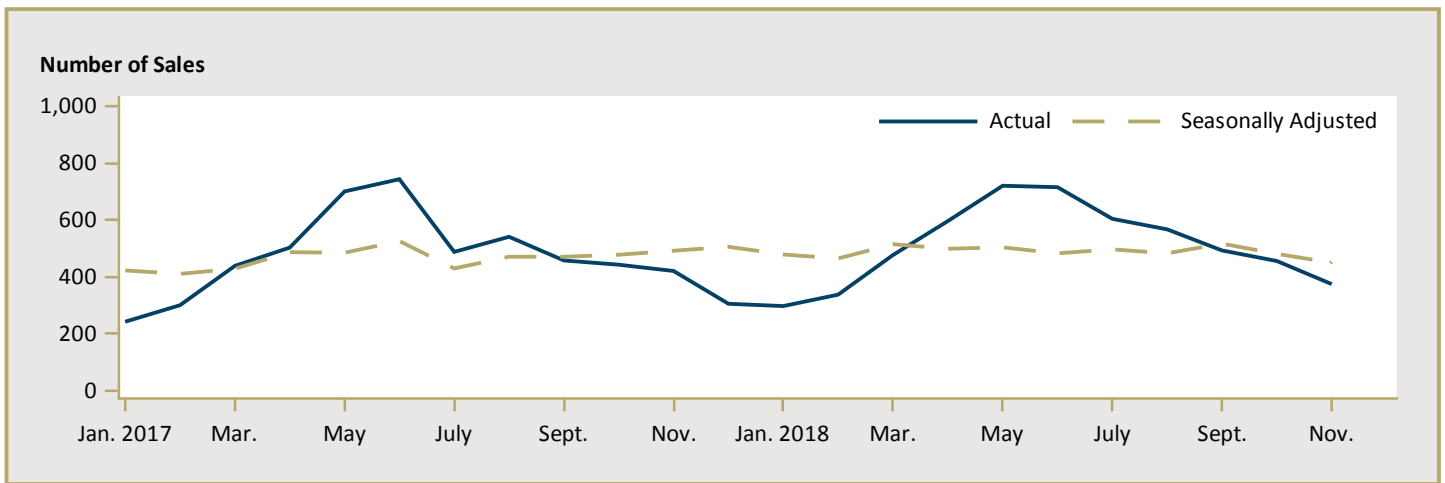
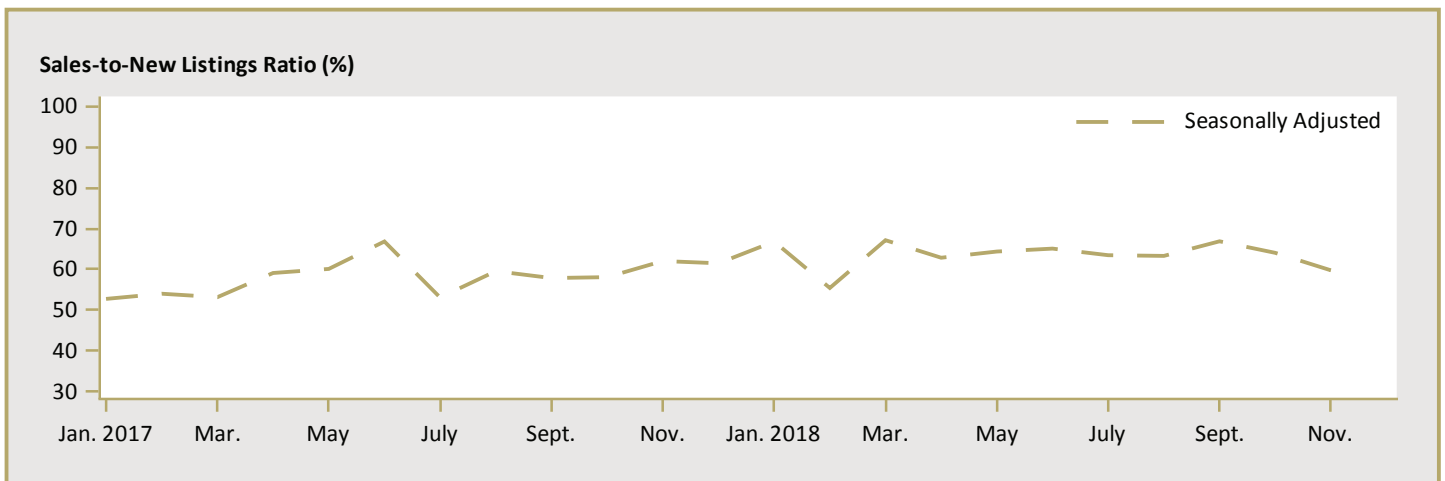


Figure 5.3: MLS® Residential Sales-to- New Listings Ratio for Halifax- Dartmouth



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

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 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	101.7	134.2	235	6.7	68.5	912
	October	601	3.64	5.34	101.6	135.2	235	6.6	68.5	912
	November	601	3.64	5.34		134.3	236	6.2	68.4	906
	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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