

HOUSING NOW TABLES

Halifax CMA

Date Released: January 2019



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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

Available in ALL reports:

- I Housing Starts (SAAR and Trend)
- I.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

- I.2 Housing Activity Summary by Submarket
- I.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units
- 5 MLS® Residential Activity
- 6 Economic Indicators

SYMBOLS

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

Table 1: Housing Starts (SAAR and Trend)		
December 2018		
Halifax CMA ¹	November 2018	December 2018
Trend ²	3,465	3,334
SAAR	1,971	3,470
	December 2017	December 2018
Actual		
December - Single-Detached	89	63
December - Multiples	166	237
December - Total	255	300
January to December - Single-Detached	738	729
January to December - Multiples	2,014	2,142
January to December - Total	2,752	2,871

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Halifax CMA
December 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2018	61	8	11	0	0	77	2	141	300
December 2017	85	6	6	0	0	0	8	150	255
% Change	-28.2	33.3	83.3	n/a	n/a	n/a	-75.0	-6.0	17.6
Year-to-date 2018	680	108	88	7	0	154	66	1,768	2,871
Year-to-date 2017	699	112	58	0	0	134	57	1,692	2,752
% Change	-2.7	-3.6	51.7	n/a	n/a	14.9	15.8	4.5	4.3
UNDER CONSTRUCTION									
December 2018	505	87	76	2	0	400	29	3,688	4,787
December 2017	529	100	42	0	0	453	16	3,010	4,162
% Change	-4.5	-13.0	81.0	n/a	n/a	-11.7	81.3	22.5	15.0
COMPLETIONS									
December 2018	74	6	6	2	0	74	1	242	405
December 2017	74	2	7	0	0	0	7	276	366
% Change	0.0	200.0	-14.3	n/a	n/a	n/a	-85.7	-12.3	10.7
Year-to-date 2018	698	104	40	7	2	74	75	1,246	2,246
Year-to-date 2017	545	150	75	1	16	71	100	1,422	2,380
% Change	28.1	-30.7	-46.7	**	-87.5	4.2	-25.0	-12.4	-5.6
COMPLETED & NOT ABSORBED									
December 2018	83	16	16	3	0	115	n/a	n/a	233
December 2017	91	48	20	1	0	71	n/a	n/a	231
% Change	-8.8	-66.7	-20.0	200.0	n/a	62.0	n/a	n/a	0.9
ABSORBED									
December 2018	76	5	4	2	0	21	n/a	n/a	108
December 2017	62	4	6	0	0	0	n/a	n/a	72
% Change	22.6	25.0	-33.3	n/a	n/a	n/a	n/a	n/a	50.0
Year-to-date 2018	702	132	44	7	4	30	n/a	n/a	919
Year-to-date 2017	517	108	71	0	16	51	n/a	n/a	763
% Change	35.8	22.2	-38.0	n/a	-75.0	-41.2	n/a	n/a	20.4

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	19	4	11	0	0	77	0	141	252
December 2017	16	0	0	0	0	0	4	150	170
Dartmouth City									
December 2018	3	0	0	0	0	0	0	0	3
December 2017	7	2	0	0	0	0	2	0	11
Bedford-Hammonds Plains									
December 2018	16	2	0	0	0	0	2	0	20
December 2017	22	0	6	0	0	0	1	0	29
Sackville									
December 2018	1	0	0	0	0	0	0	0	1
December 2017	0	0	0	0	0	0	0	0	0
Fall River - Beaverbank									
December 2018	3	0	0	0	0	0	0	0	3
December 2017	8	0	0	0	0	0	0	0	8
Halifax County East									
December 2018	6	0	0	0	0	0	0	0	6
December 2017	21	2	0	0	0	0	1	0	24
Halifax County Southwest									
December 2018	13	2	0	0	0	0	0	0	15
December 2017	11	2	0	0	0	0	0	0	13
Halifax CMA									
December 2018	61	8	11	0	0	77	2	141	300
December 2017	85	6	6	0	0	0	8	150	255

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	147	60	26	0	0	350	4	2,639	3,226
December 2017	144	36	16	0	0	403	4	2,589	3,192
Dartmouth City									
December 2018	78	2	3	0	0	50	0	147	280
December 2017	34	14	0	0	0	50	1	31	130
Bedford-Hammonds Plains									
December 2018	118	10	31	0	0	0	11	679	849
December 2017	148	6	12	0	0	0	2	339	507
Sackville									
December 2018	6	4	0	0	0	0	11	75	96
December 2017	5	32	6	0	0	0	8	51	102
Fall River - Beaverbank									
December 2018	49	3	0	2	0	0	1	0	55
December 2017	45	0	0	0	0	0	0	0	45
Halifax County East									
December 2018	38	4	13	0	0	0	2	12	69
December 2017	72	4	8	0	0	0	1	0	97
Halifax County Southwest									
December 2018	69	4	3	0	0	0	0	136	212
December 2017	81	8	0	0	0	0	0	0	89
Halifax CMA									
December 2018	505	87	76	2	0	400	29	3,688	4,787
December 2017	529	100	42	0	0	453	16	3,010	4,162

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	9	0	0	0	0	74	0	242	325
December 2017	14	2	3	0	0	0	0	276	295
Dartmouth City									
December 2018	7	0	0	0	0	0	0	0	7
December 2017	6	0	0	0	0	0	2	0	8
Bedford-Hammonds Plains									
December 2018	33	2	6	2	0	0	1	0	44
December 2017	14	0	4	0	0	0	5	0	23
Sackville									
December 2018	0	4	0	0	0	0	0	0	4
December 2017	6	0	0	0	0	0	0	0	6
Fall River - Beaverbank									
December 2018	6	0	0	0	0	0	0	0	6
December 2017	10	0	0	0	0	0	0	0	10
Halifax County East									
December 2018	8	0	0	0	0	0	0	0	8
December 2017	12	0	0	0	0	0	0	0	12
Halifax County Southwest									
December 2018	11	0	0	0	0	0	0	0	11
December 2017	12	0	0	0	0	0	0	0	12
Halifax CMA									
December 2018	74	6	6	2	0	74	1	242	405
December 2017	74	2	7	0	0	0	7	276	366

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	21	6	3	0	0	53	n/a	n/a	83
December 2017	29	25	7	0	0	0	n/a	n/a	61
Dartmouth City									
December 2018	4	3	4	0	0	62	n/a	n/a	73
December 2017	6	21	4	0	0	69	n/a	n/a	100
Bedford-Hammonds Plains									
December 2018	42	1	5	3	0	0	n/a	n/a	51
December 2017	25	1	8	0	0	0	n/a	n/a	34
Sackville									
December 2018	0	6	0	0	0	0	n/a	n/a	6
December 2017	10	1	0	0	0	2	n/a	n/a	13
Fall River - Beaverbank									
December 2018	5	0	0	0	0	0	n/a	n/a	5
December 2017	6	0	0	0	0	0	n/a	n/a	6
Halifax County East									
December 2018	3	0	3	0	0	0	n/a	n/a	6
December 2017	5	0	0	0	0	0	n/a	n/a	5
Halifax County Southwest									
December 2018	8	0	1	0	0	0	n/a	n/a	9
December 2017	10	0	1	1	0	0	n/a	n/a	12
Halifax CMA									
December 2018	83	16	16	3	0	115	n/a	n/a	233
December 2017	91	48	20	1	0	71	n/a	n/a	231

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

Table 1.2: Housing Activity Summary by Submarket
December 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									
December 2018	13	0	2	0	0	21	n/a	n/a	36
December 2017	12	4	0	0	0	0	n/a	n/a	16
Dartmouth City									
December 2018	8	1	0	0	0	0	n/a	n/a	9
December 2017	6	0	1	0	0	0	n/a	n/a	7
Bedford-Hammonds Plains									
December 2018	28	2	1	2	0	0	n/a	n/a	33
December 2017	13	0	2	0	0	0	n/a	n/a	15
Sackville									
December 2018	0	2	0	0	0	0	n/a	n/a	2
December 2017	1	0	0	0	0	0	n/a	n/a	1
Fall River - Beaverbank									
December 2018	8	0	0	0	0	0	n/a	n/a	8
December 2017	8	0	0	0	0	0	n/a	n/a	8
Halifax County East									
December 2018	9	0	0	0	0	0	n/a	n/a	9
December 2017	12	0	0	0	0	0	n/a	n/a	12
Halifax County Southwest									
December 2018	10	0	1	0	0	0	n/a	n/a	11
December 2017	10	0	3	0	0	0	n/a	n/a	13
Halifax CMA									
December 2018	76	5	4	2	0	21	n/a	n/a	108
December 2017	62	4	6	0	0	0	n/a	n/a	72

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

Table 1.3: History of Housing Starts of Halifax CMA
2009 - 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2018	680	108	88	7	0	154	66	1,768	2,871
% Change	-2.7	-3.6	51.7	n/a	n/a	14.9	15.8	4.5	4.3
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Halifax City	19	16	4	0	11	4	218	150	252	170	48.2
Dartmouth City	3	9	0	2	0	0	0	0	3	11	-72.7
Bedford-Hammonds Plains	18	23	2	0	0	6	0	0	20	29	-31.0
Sackville	1	0	0	0	0	0	0	0	1	0	n/a
Fall River - Beaverbank	3	8	0	0	0	0	0	0	3	8	-62.5
Halifax County East	6	22	0	2	0	0	0	0	6	24	-75.0
Halifax County Southwest	13	11	2	2	0	0	0	0	15	13	15.4
Halifax CMA	63	89	8	6	11	10	218	150	300	255	17.6

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	163	188	64	36	31	22	1,105	1,550	1,363	1,796	-24.1
Dartmouth City	86	48	0	16	3	0	122	81	211	145	45.5
Bedford-Hammonds Plains	223	202	12	10	43	30	535	144	813	386	110.6
Sackville	10	25	14	30	11	16	24	51	59	122	-51.6
Fall River - Beaverbank	68	68	7	8	0	0	0	0	75	76	-1.3
Halifax County East	72	100	8	4	16	8	0	0	96	112	-14.3
Halifax County Southwest	107	107	4	8	7	0	136	0	254	115	120.9
Halifax CMA	729	738	109	112	111	76	1,922	1,826	2,871	2,752	4.3

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Halifax City	11	0	0	4	77	0	141	150
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	0	6	0	0	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	11	6	0	4	77	0	141	150

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 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	31	18	0	4	154	84	951	1,466
Dartmouth City	3	0	0	0	0	50	122	31
Bedford-Hammonds Plains	31	26	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	88	58	23	18	154	134	1,768	1,692

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Halifax City	34	16	77	0	141	154	252	170
Dartmouth City	3	9	0	0	0	2	3	11
Bedford-Hammonds Plains	18	28	0	0	2	1	20	29
Sackville	1	0	0	0	0	0	1	0
Fall River - Beaverbank	3	8	0	0	0	0	3	8
Halifax County East	6	23	0	0	0	1	6	24
Halifax County Southwest	15	13	0	0	0	0	15	13
Halifax CMA	80	97	77	0	143	158	300	255

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	258	241	154	84	951	1,471	1,363	1,796
Dartmouth City	88	55	0	50	123	40	211	145
Bedford-Hammonds Plains	233	222	4	0	576	164	813	386
Sackville	20	55	0	0	39	67	59	122
Fall River - Beaverbank	70	72	2	0	3	4	75	76
Halifax County East	95	111	0	0	1	1	96	112
Halifax County Southwest	112	113	1	0	141	2	254	115
Halifax CMA	876	869	161	134	1,834	1,749	2,871	2,752

Source: CMHC (Starts and Completions Survey)

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	% Change
Halifax City	9	14	0	2	0	3	316	276	325	295	10.2
Dartmouth City	7	8	0	0	0	0	0	0	7	8	-12.5
Bedford-Hammonds Plains	36	15	2	0	6	8	0	0	44	23	91.3
Sackville	0	6	4	0	0	0	0	0	4	6	-33.3
Fall River - Beaverbank	6	10	0	0	0	0	0	0	6	10	-40.0
Halifax County East	8	12	0	0	0	0	0	0	8	12	-33.3
Halifax County Southwest	11	12	0	0	0	0	0	0	11	12	-8.3
Halifax CMA	77	77	6	2	6	11	316	276	405	366	10.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 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	157	119	40	70	21	37	1,118	1,074	1,336	1,300	2.8
Dartmouth City	43	35	12	40	0	23	6	131	61	229	-73.4
Bedford-Hammonds Plains	254	169	6	12	16	54	196	89	472	324	45.7
Sackville	10	26	42	10	13	6	0	199	65	241	-73.0
Fall River - Beaverbank	59	57	2	16	0	15	0	0	61	88	-30.7
Halifax County East	107	78	6	4	11	9	0	0	124	91	36.3
Halifax County Southwest	115	100	8	2	4	5	0	0	127	107	18.7
Halifax CMA	745	584	116	154	65	149	1,320	1,493	2,246	2,380	-5.6

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Halifax City	0	3	0	0	74	0	242	276
Dartmouth City	0	0	0	0	0	0	0	0
Bedford-Hammonds Plains	6	4	0	4	0	0	0	0
Sackville	0	0	0	0	0	0	0	0
Fall River - Beaverbank	0	0	0	0	0	0	0	0
Halifax County East	0	0	0	0	0	0	0	0
Halifax County Southwest	0	0	0	0	0	0	0	0
Halifax CMA	6	7	0	4	74	0	242	276

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 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	25	0	12	74	0	1,044	1,074
Dartmouth City	0	23	0	0	0	71	6	60
Bedford-Hammonds Plains	12	32	4	22	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	40	91	25	58	74	71	1,246	1,422

Source: CMHC (Starts and Completions Survey)

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

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017	Dec 2018	Dec 2017
Halifax City	9	19	74	0	242	276	325	295
Dartmouth City	7	6	0	0	0	2	7	8
Bedford-Hammonds Plains	41	18	2	0	1	5	44	23
Sackville	4	6	0	0	0	0	4	6
Fall River - Beaverbank	6	10	0	0	0	0	6	10
Halifax County East	8	12	0	0	0	0	8	12
Halifax County Southwest	11	12	0	0	0	0	11	12
Halifax CMA	86	83	76	0	243	283	405	366

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Halifax City	208	213	76	0	1,052	1,087	1,336	1,300
Dartmouth City	54	74	0	87	7	68	61	229
Bedford-Hammonds Plains	238	195	6	0	228	129	472	324
Sackville	47	34	0	0	18	207	65	241
Fall River - Beaverbank	60	67	0	0	1	21	61	88
Halifax County East	115	85	0	0	9	6	124	91
Halifax County Southwest	120	102	1	1	6	4	127	107
Halifax CMA	842	770	83	88	1,321	1,522	2,246	2,380

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 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													
December 2018	3	23.1	1	7.7	1	7.7	4	30.8	4	30.8	13	-	-
December 2017	4	33.3	3	25.0	4	33.3	0	0.0	1	8.3	12	-	-
Year-to-date 2018	46	27.9	41	24.8	19	11.5	29	17.6	30	18.2	165	287,500	376,653
Year-to-date 2017	14	13.5	20	19.2	21	20.2	16	15.4	33	31.7	104	-	511,983
Dartmouth City													
December 2018	2	28.6	2	28.6	0	0.0	2	28.6	1	14.3	7	-	-
December 2017	1	16.7	4	66.7	0	0.0	0	0.0	1	16.7	6	-	-
Year-to-date 2018	8	19.0	13	31.0	2	4.8	12	28.6	7	16.7	42	-	-
Year-to-date 2017	7	20.0	11	31.4	5	14.3	8	22.9	4	11.4	35	-	-
Bedford-Hammonds Plains													
December 2018	2	6.7	3	10.0	2	6.7	13	43.3	10	33.3	30	480,000	586,017
December 2017	0	0.0	1	7.7	2	15.4	4	30.8	6	46.2	13	-	529,269
Year-to-date 2018	5	2.5	23	11.3	20	9.9	80	39.4	75	36.9	203	480,000	583,850
Year-to-date 2017	1	0.8	10	7.5	17	12.8	50	37.6	55	41.4	133	535,000	532,823
Sackville													
December 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
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	7.7	7	53.8	0	0.0	2	15.4	3	23.1	13	-	-
Fall River - Beaverbank													
December 2018	1	12.5	2	25.0	3	37.5	2	25.0	0	0.0	8	-	-
December 2017	0	0.0	1	12.5	2	25.0	3	37.5	2	25.0	8	-	-
Year-to-date 2018	6	10.2	25	42.4	11	18.6	7	11.9	10	16.9	59	-	-
Year-to-date 2017	7	12.5	22	39.3	10	17.9	12	21.4	5	8.9	56	-	293,975
Halifax County East													
December 2018	6	66.7	3	33.3	0	0.0	0	0.0	0	0.0	9	-	165,200
December 2017	7	58.3	4	33.3	0	0.0	1	8.3	0	0.0	12	-	-
Year-to-date 2018	68	63.0	25	23.1	8	7.4	7	6.5	0	0.0	108	-	248,110
Year-to-date 2017	45	57.0	23	29.1	6	7.6	4	5.1	1	1.3	79	-	343,027
Halifax County Southwest													
December 2018	3	30.0	4	40.0	0	0.0	2	20.0	1	10.0	10	-	-
December 2017	3	30.0	3	30.0	1	10.0	2	20.0	1	10.0	10	-	-
Year-to-date 2018	19	16.8	47	41.6	9	8.0	18	15.9	20	17.7	113	-	543,880
Year-to-date 2017	11	11.3	30	30.9	15	15.5	22	22.7	19	19.6	97	-	628,985
Halifax CMA													
December 2018	17	22.1	15	19.5	6	7.8	23	29.9	16	20.8	77	455,000	473,001
December 2017	15	24.2	17	27.4	9	14.5	10	16.1	11	17.7	62	-	470,145
Year-to-date 2018	153	21.7	188	26.7	69	9.8	153	21.7	142	20.1	705	445,000	452,574
Year-to-date 2017	86	16.6	123	23.8	74	14.3	114	22.1	120	23.2	517	460,000	498,244

Source: CMHC (Market Absorption Survey)

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

Submarket	Dec 2018	Dec 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	586,017	529,269	10.7	583,850	532,823	9.6
Sackville	-	-	n/a	331,211	-	n/a
Fall River - Beaverbank	-	-	n/a	-	293,975	n/a
Halifax County East	165,200	-	n/a	248,110	343,027	-27.7
Halifax County Southwest	-	-	n/a	543,880	628,985	-13.5
Halifax CMA	473,001	470,145	0.6	452,574	498,244	-9.2

Source: CMHC (Market Absorption Survey)

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

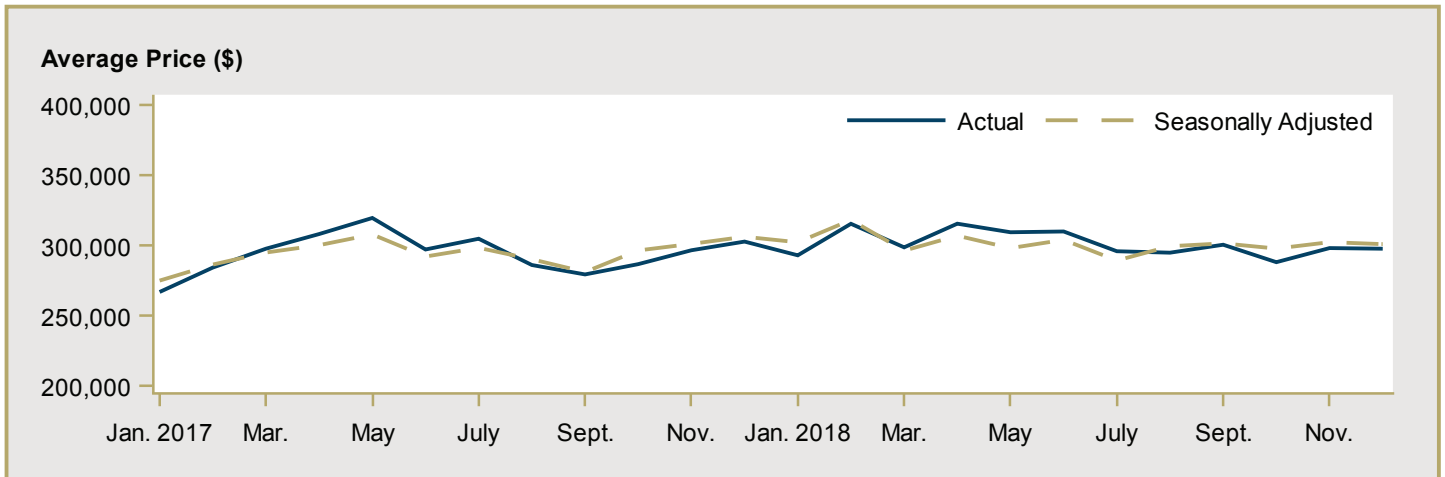


Figure 5.2: MLS® Residential Sales for Halifax- Dartmouth

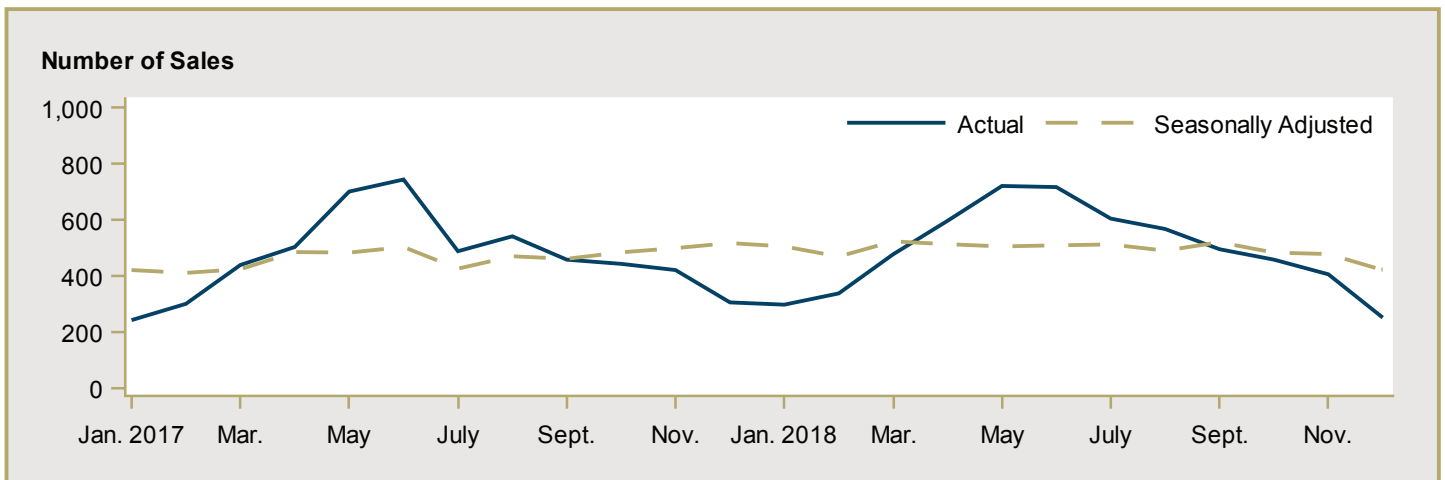
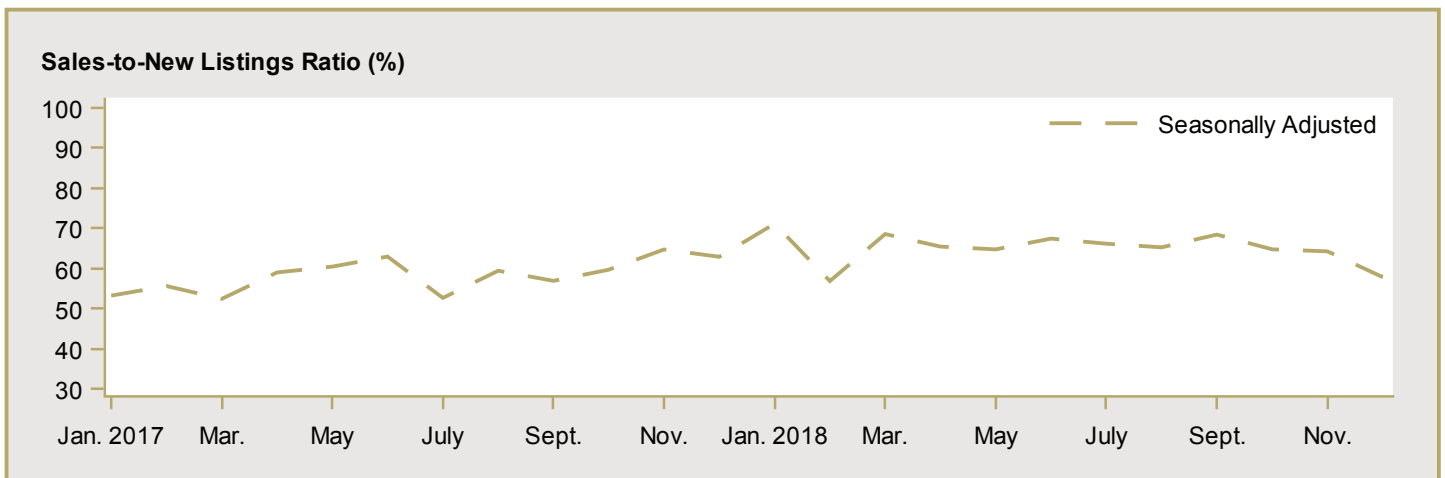


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Halifax- Dartmouth



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

Source: CREA /Haver Analytics

Table 6: Economic Indicators
December 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	101.6	134.3	236	6.2	68.4	906
	December	601	3.64	5.34		133.5	236	5.7	68.0	900

"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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