



AST FAX

Halifax

RENTAL MARKET REPORT

Canada Mortgage and Housing Corporation

DECEMBER 2ND, 2003

HALIFAX CMA HIGHLIGHTS

Metro Rental Market Continues to Tighten

The rental market vacancy rate in Metro Halifax fell to 2.3 per cent this year from last year's rate of 2.7 per cent. A decline in the vacancy rate occurred in six of the nine rental market zones in Metro Halifax including all areas of Dartmouth and the Mainland areas of the former city of Halifax. At 0.9 per cent, Peninsula South continues to post the lowest vacancy rate among the nine zones in Metro while Dartmouth South remains the area with the highest vacancy rate at 6.0 per cent. While the vacancy rate increased for both bachelor and three plus bedroom units over the past year, vacancy rates fell for one bedroom and two bedroom units, which comprise over 80 per cent of the total rental apartment market in Metro Halifax.

With tightening vacancy conditions, the average rent for all units in Metro Halifax climbed by \$17 or 2.6 per cent from \$658 to \$675 over the past year, with increases widespread among the nine zones as well as for apartments of all sizes from bachelor to three plus bedrooms. The most significant increases in average rents over the past year occurred in the zones which shape the former city of Dartmouth area (which experienced the most significant decline in vacancy rate) as well as in Peninsula South (which has the lowest vacancy rate in Metro).

The half a percentage point decline in the vacancy rate for Metro Halifax this year is in accordance with CMHC forecasts and reflects both resilient rental demand as well as a sharp decline in new supply of rental units. A modest rebound in local employment growth is supporting continued household formation among younger cohorts of the population. Simultaneously, the number of new apartments introduced to the market over the past survey year has fallen to just over 200 after averaging over 600 in each of the preceding three survey years.

CMHC's Rental Market Survey is conducted every October in cities across Canada. To get the complete picture of the Metro Halifax rental market including more detailed data and an in-depth, interpretative analysis of survey results, subscribe to CMHC's annual *Rental Market Report - Halifax* by contacting our Products and Service Administrator, at (902) 426-4708.

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Apartment Vacancy Rates	2002	2003
Bachelor	1.1%	2.1%
1 Bedroom	2.3%	2.0%
2 Bedroom	3.2%	2.4%
3+ Bedroom	3.5%	4.0%
Total	2.7%	2.3%

Apartment Average Rents	2002	2003
Bachelor	\$524	\$537
1 Bedroom	\$572	\$596
2 Bedroom	\$704	\$720
3+ Bedroom	\$937	\$955
Total	\$658	\$675

Apartment Rental Units (2003)	Vacant	Total
Bachelor	61	2,916
1 Bedroom	288	14,038
2 Bedroom	404	17,083
3+ Bedroom	104	2,588
Total	858	36,624



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I. Vacancy Rates

Apartment Vacancy Rates by Zone and Bedroom Type - Halifax CMA

Area (Zone)	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom		Total	
	2002	2003	2002	2003	2002	2003	2002	2003	2002	2003
Peninsula South (1)	0.7	0.3	0.6	0.8	0.9	1.3	1.3	2.3	0.7	0.9
Peninsula North (2)	NA	0.9	1.0	1.6	1.4	1.8	NA	NA	1.3	1.6
Mainland South (3)	NA	NA	5.6	3.2	5.6	6.0	4.0	6.0	5.4	4.9
Mainland North (4)	NA	NA	1.4	2.1	2.4	1.3	3.6	4.4	2.2	1.8
City of Halifax Sub-Total	1.1	0.4	1.4	1.6	2.3	1.9	2.6	3.4	1.8	1.8
Dartmouth North (5)	NA	NA	4.5	2.9	3.9	1.6	NA	NA	4.4	2.6
Dartmouth South (6)	NA	NA	4.6	4.6	8.2	6.4	6.0	6.2	6.3	6.0
Dartmouth East (7)	0.0	0.0	3.1	1.0	5.3	2.2	0.7	4.5	4.3	2.1
City of Dartmouth	0.9	9.8	4.4	3.1	5.1	2.7	6.5	4.7	4.8	3.3
Bedford and Sackville (8)	NA	NA	0.3	1.8	3.1	2.1 *	3.9	NA	2.7	2.2 *
Remainder of Metro (9)	NA	NA	NA	NA	4.0	NA	NA	NA	3.5	NA
HALIFAX CMA	1.1	2.1	2.3	2.0	3.2	2.4	3.5	4.0	2.7	2.3

2. Average Rents

Apartment Average Rents by Zone and Bedroom Type - Halifax CMA

Area (Zone)	Bachelor		One Bedroom		Two Bedroom		Three + Bedroom	
	2002	2003	2002	2003	2002	2003	2002	2003
Peninsula South (1)	\$565	\$583	\$709	\$747	\$976	\$1,040	\$1,378	\$1,509
Peninsula North (2)	NA	\$482	\$552	\$599	\$715	\$729	NA	NA
Mainland South (3)	NA	NA	\$450	\$459	\$611	\$621	\$702	\$739
Mainland North (4)	NA	NA	\$562	\$580	\$730	\$730	\$927	\$944
City of Halifax Sub-Total	\$537	\$550	\$608	\$633	\$760	\$769	\$1,015	\$1,035
Dartmouth North (5)	NA	NA	\$487	\$513	\$614	\$663	NA	NA
Dartmouth South (6)	NA	NA	\$523	\$537	\$568	\$590	\$674	\$685
Dartmouth East (7)	\$402	\$417	\$482	\$499	\$582	\$605	\$663	\$651
City of Dartmouth Sub-Total	\$396	\$455	\$494	\$517	\$599	\$638	\$666	\$691
Bedford and Sackville (8)	NA	NA	\$562	\$571	\$679	\$691	\$805	NA
Remainder of Metro (9)	NA	NA	NA	NA	\$601	NA	NA	NA
HALIFAX CMA	\$524	\$537	\$572	\$596	\$704	\$720	\$937	\$955

NA: Data not available.

Note: Data based on 2001 Census area definitions

* estimate