HOUSING NOW

YOUR LINK TO THE HOUSING MARKET

Market Conditions Blossom Courtesy of Early Arrival of Spring

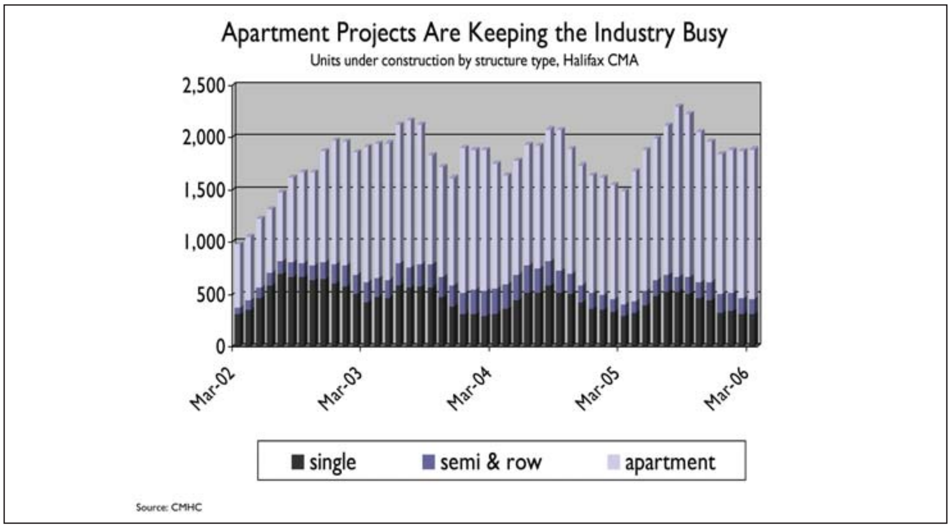
Halifax

Date Released: April 2006

Fine weather in March allowed homebuilders to break ground earlier than usual this year, propping-up single-detached housing starts in the first quarter sufficiently to match last year's first quarter production levels of approximately 160 units. Through the first three months of this year, higher levels of single starts have been posted in Bedford-Hammonds Plains and Halifax County East, with slightly lower levels in Halifax City and Fall River-Beaverbank. In the remaining three areas, decreases in single starts were negligible.

While single-detached housing starts maintained momentum, it was a surge in rental and condominium apartment construction that propelled total housing starts in the first quarter to just short of 500 units - more than twice what was posted in the first three months of last year. In fact, multiple unit starts have accounted for two out of three units started so far this year.

With almost 1,900 units under construction in March, the residential construction sector remains much busier than at this time last year when there were approximately 400 fewer units in progress. More units of all structure types were under construction last month than a year ago and higher levels of activity were



In This Issue

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

Canada

60 YEARS ANS

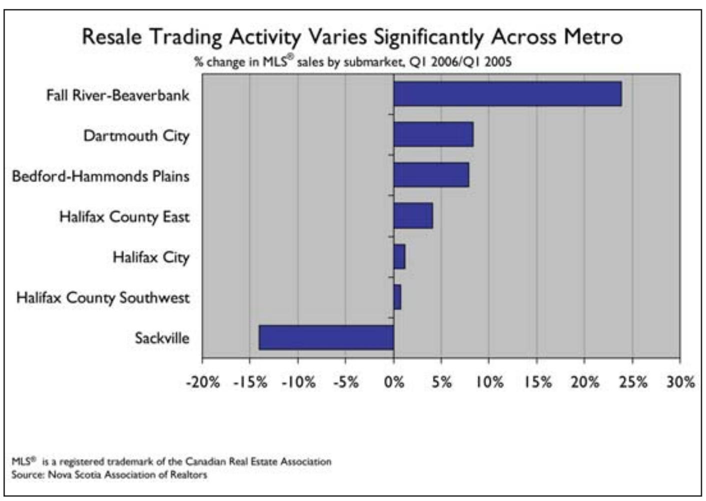
CMHC SCHL
HOME TO CANADIANS

reported in Halifax City, Dartmouth City, Bedford-Hammonds Plains and the county area east of Dartmouth.

With only 164 absorptions through the first three months of this year, the pace of sales of new single-detached homes is 26 per cent lower than through the same period last year when there were 221 homes sold. A slower pace of sales was recorded for all house types with the sharpest declines posted in the split-level and bungalow categories. Accordingly, two storey homes' market share of total new home sales increased to 71 per cent in the first quarter of this year from 55 per cent in the same period last year.

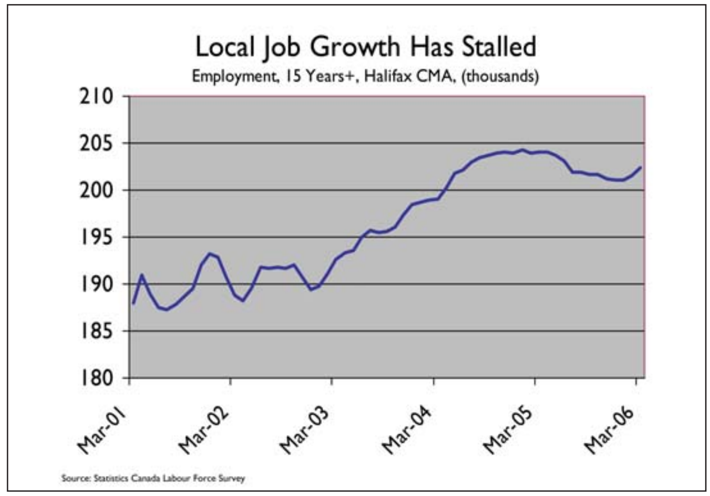
At $276,165, average sale price for the 163 new single-detached homes sold so far this year was almost $40,000 higher than in the first three months of last year - a 17 per cent increase. Strongest growth in average price over this comparative period occurred in the bungalow and two storey home segments at 18 per cent and 15 per cent, respectively. While rising construction costs certainly contributed substantially to higher average sale prices, a rising share of homes sold over $300,000 also played a part.

While the total inventory of unsold single-detached homes in March was on par with March 2005, the composition of this inventory has changed. Unsold new homes in the $175,000 to $200,000 price range has shrunk to less than 9 per cent of total inventory this year from over 22 per cent last year while the inventory of homes priced between $250,000 and $300,000 expanded to 26 per cent from only 14 per cent a year ago.



Resale market activity maintained momentum through the first three months of the year, assisted by mild March weather that enticed sellers to list their homes and buyers to view the merchandise. The 1,274 MLS® sales in the first quarter represent a four per cent increase in trades compared with the first quarter of last year when there were 1,225.

More MLS® sales were recorded in all areas of Metro Halifax with the exception of Sackville where the pace of sales through the first three months of the year was 14 per cent slower than the pace set a year ago. Not surprisingly, average sale price growth in Sackville in the first quarter was just under 2 per cent - well below the overall Metro growth rate of almost eight per cent. Nevertheless, homes in Sackville continued to sell faster than any other area of Metro. In fact, Sackville was the only area of Metro where homes sold faster in the first quarter of this year than one year ago with average days on market falling to only 54 from 71.



Fall River-Beaverbank experienced the highest rate of growth in MLS® sales with a stellar 24 per cent increase in the first quarter compared with first quarter 2005. This acceleration in sales spurred very strong price growth of 20 per cent - more than twice the growth rate posted in any other area and much greater than the roughly 8 per cent growth in Metro overall. Oddly, average days on market in Fall River-Beaverbank increased sharply to 107 from only 77 a year ago.

Local economic and labour market conditions remain quite supportive of housing demand with employment only slightly below record levels, the unemployment rate well below 6 per cent and tepid inflation of only 2.3 per cent. However, there are also some signs of strain appearing among the economic indicators. While employment remains at high levels, the local economy continues to shed jobs at a modest pace. It is only a relatively sharper contraction in the number of people in the labour force that is suppressing the unemployment rate. Availability of labour is poised to become a more pressing issue in the local residential construction sector as building permit data indicate that non-residential construction activity is poised to accelerate this year. Potential construction labour shortages and related wage increases would add further pressure to land, house and overall house price cost increases that are already well beyond the general rate of inflation. As we have expressed in our local market outlook publications and presentations over the past six months, managing cost increases will be central to a host of challenges facing the local housing industry this year.

TABLE 1
ACTIVITY SUMMARY BY INTENDED MARKET
HALIFAX CMA
March 2006

		FREEHOLD					GRAND
		SINGLE	SEMI	ROW	CONDOMINIUM	RENTAL	TOTAL
PENDING STARTS	- Current Month	119	17	0	0	174	310
	- Previous Year	102	20	0	0	235	357
STARTS	- Current Month	52	0	6	0	114	172
	- Previous Year	45	4	14	0	0	63
	Year-To-Date 2006	163	10	17	139	160	489
	Year-To-Date 2005	160	8	37	8	0	213
UNDER CONSTRUCTION	- 2006	315	40	84	677	769	1885
	- 2005	300	20	77	402	690	1489
COMPLETIONS	- Current Month	55	14	5	0	85	159
	- Previous Year	83	12	23	0	0	118
	Year-To-Date 2006	175	40	30	112	85	442
	Year-To-Date 2005	229	34	55	40	2	360
COMPLETED & NOT ABSORBED	- 2006	40	22	4	52	245	363
	- 2005	37	7	4	0	0	48
TOTAL SUPPLY	- 2006	355	62	88	729	1014	2248
	- 2005	337	27	81	402	690	1537
ABSORPTIONS	- Current Month	50	5	1	0	36	92
	- Previous Year	79	13	27	0	0	119
	Year-To-Date 2006	164	24	28	60	46	322
	Year-To-Date 2005	221	31	59	103	98	512
	3-month Average	102	10	12	20	3	147
	12-month Average	103	10	14	19	24	170

Source: CMHC

TABLE 2
HOUSING ACTIVITY BY AREA AND BY INTENDED MARKET
HALIFAX CMA
March 2006

	OWNERSHIP					
	FREEHOLD					GRAND
STARTS	SINGLE	SEMI	ROW	CONDOMINIUM	RENTAL	TOTAL
HALIFAX CITY						
- Current Month	3	0	6	0	114	123
- Previous Year	14	2	10	0	0	26
Year-To-Date 2006	16	2	6	139	152	315
Year-To-Date 2005	23	2	19	8	0	52
DARTMOUTH CITY						
- Current Month	6	0	0	0	0	6
- Previous Year	1	2	4	0	0	7
Year-To-Date 2006	24	6	11	0	8	49
Year-To-Date 2005	25	2	14	0	0	41
BEDFORD-HAMMONDS PLAINS						
- Current Month	12	0	0	0	0	12
- Previous Year	5	0	0	0	0	5
Year-To-Date 2006	39	0	0	0	0	39
Year-To-Date 2005	30	0	4	0	0	34
SACKVILLE						
- Current Month	4	0	0	0	0	4
- Previous Year	3	0	0	0	0	3
Year-To-Date 2006	10	0	0	0	0	10
Year-To-Date 2005	12	2	0	0	0	14
FALL RIVER-BEAVERBANK						
- Current Month	4	0	0	0	0	4
- Previous Year	7	0	0	0	0	7
Year-To-Date 2006	16	0	0	0	0	16
Year-To-Date 2005	20	0	0	0	0	20
HALIFAX COUNTY SOUTHWEST						
- Current Month	7	0	0	0	0	7
- Previous Year	8	0	0	0	0	8
Year-To-Date 2006	30	2	0	0	0	32
Year-To-Date 2005	32	2	0	0	0	34
HALIFAX COUNTY EAST						
- Current Month	16	0	0	0	0	16
- Previous Year	7	0	0	0	0	7
Year-To-Date 2006	28	0	0	0	0	28
Year-To-Date 2005	18	0	0	0	0	18

	OWNERSHIP					
	FREEHOLD					GRAND
COMPLETIONS	SINGLE	SEMI	ROW	CONDOMINIUM	RENTAL	TOTAL
HALIFAX CITY						
- Current Month	7	2	0	0	85	94
- Previous Year	9	6	0	0	0	15
Year-To-Date 2006	23	14	5	52	85	179
Year-To-Date 2005	12	14	24	40	2	92
DARTMOUTH CITY						
- Current Month	1	0	0	0	0	1
- Previous Year	18	2	18	0	0	38
Year-To-Date 2006	14	2	20	60	0	96
Year-To-Date 2005	61	14	26	0	0	101
BEDFORD-HAMMONDS PLAINS						
- Current Month	15	0	5	0	0	20
- Previous Year	17	0	5	0	0	22
Year-To-Date 2006	43	2	5	0	0	50
Year-To-Date 2005	39	0	5	0	0	44
SACKVILLE						
- Current Month	4	0	0	0	0	4
- Previous Year	3	0	0	0	0	3
Year-To-Date 2006	10	0	0	0	0	10
Year-To-Date 2005	12	2	0	0	0	14
FALL RIVER-BEAVERBANK						
- Current Month	5	0	0	0	0	5
- Previous Year	10	0	0	0	0	10
Year-To-Date 2006	24	0	0	0	0	24
Year-To-Date 2005	24	0	0	0	0	24
HALIFAX COUNTY SOUTHWEST						
- Current Month	9	10	0	0	0	19
- Previous Year	11	2	0	0	0	13
Year-To-Date 2006	41	20	0	0	0	61
Year-To-Date 2005	50	4	0	0	0	54
HALIFAX COUNTY EAST						
- Current Month	16	0	0	0	0	16
- Previous Year	13	2	0	0	0	15
Year-To-Date 2006	25	0	0	0	0	25
Year-To-Date 2005	21	2	0	0	0	23

Source: CMHC

TABLE 3
UNDER CONSTRUCTION BY AREA
HALIFAX CMA
March 2006

	OWNERSHIP					
	FREEHOLD					
	SINGLE	SEMI	ROW	CONDO	RENTAL	GRAND TOTAL
HALIFAX CITY						
- Current Month	47	12	24	448	393	924
- Previous Year	32	6	32	108	453	631
DARTMOUTH CITY						
- Current Month	74	16	60	95	360	605
- Previous Year	72	8	28	179	221	508
BEDFORD-HAMMONDS PLAINS						
- Current Month	56	0	0	134	16	206
- Previous Year	50	0	8	115	11	184
SACKVILLE						
- Current Month	13	2	0	0	0	15
- Previous Year	20	2	9	0	5	36
FALL RIVER-BEAVERBANK						
- Current Month	29	0	0	0	0	29
- Previous Year	28	2	0	0	0	30
HALIFAX COUNTY SOUTHWEST						
- Current Month	38	10	0	0	0	48
- Previous Year	60	2	0	0	0	62
HALIFAX COUNTY EAST						
- Current Month	58	0	0	0	0	58
- Previous Year	38	0	0	0	0	38

Source: CMHC

TABLE 4
SALES AND PRICE OF NEW SINGLE-DETACHED HOUSES BY TYPE
HALIFAX CMA
March 2006

Type	Current Month	Previous Year	Year-To-Date 2006	Year-To-Date 2005
Bungalow				
Sales	7	11	17	32
Average Price	$230,750	$201,209	$235,238	$199,875
Median Price	$200,000	$185,000	$205,000	$189,900
Split Level				
Sales	2	13	4	33
Average Price	$195,350	$205,500	$212,675	$220,388
Median Price	$195,350	$189,400	$217,950	$198,900
1.5 Storey				
Sales	0	0	0	2
Average Price	$0	$0	$0	$309,950
Median Price	$0	$0	$0	$309,950
2 Storey				
Sales	31	40	116	121
Average Price	$292,316	$291,105	$304,347	$265,659
Median Price	$250,000	$254,450	$264,500	$245,900
Other				
Sales	10	14	25	29
Average Price	$188,235	$169,229	$185,832	$170,924
Median Price	$191,900	$182,300	$192,000	$180,000
Unknown				
Sales	0	1	1	3
Average Price	$0	$167,000	$215,000	$217,267
Median Price	$0	$167,000	$215,000	$194,900
Total				
Sales	50	79	163	220
Average Price	$259,002	$241,332	$276,165	$236,555
Median Price	$235,000	$198,900	$245,000	$215,900

Source: CMHC

TABLE 5 - MONTHLY NEW SINGLE DETACHED HOUSE SALES BY PRICE RANGE HALIFAX CMA

	<$174,999		$175,000-$199,999		$200,000-$249,999		$250,000-$299,999		$300,000-$399,999		>$400,000				
Period	sales	per cent	sales	per cent	sales	per cent	sales	per cent	sales	per cent	sales	per cent	Total Sales	Average Price	Median Price
March 2005	14	18.4%	28	36.8%	13	17.1%	9	11.8%	10	13.2%	2	2.6%	76	$241,332	$198,900
April 2005	6	10.5%	17	29.8%	17	29.8%	8	14.0%	7	12.3%	2	3.5%	57	$255,616	$210,000
May 2005	14	20.3%	16	23.2%	15	21.7%	11	15.9%	11	15.9%	2	2.9%	69	$259,616	$215,500
June 2005	11	12.5%	22	25.0%	26	29.5%	20	22.7%	7	8.0%	2	2.3%	88	$256,430	$230,900
July 2005	17	15.9%	17	15.9%	25	23.4%	29	27.1%	17	15.9%	2	1.9%	107	$263,728	$243,950
August 2005	3	2.7%	11	9.9%	34	30.6%	33	29.7%	27	24.3%	3	2.7%	111	$286,273	$269,000
September 2005	10	8.4%	23	19.3%	29	24.4%	26	21.8%	25	21.0%	6	5.0%	119	$307,495	$257,475
October 2005	8	6.7%	14	11.7%	37	30.8%	36	30.0%	20	16.7%	5	4.2%	120	$284,121	$259,850
November 2005	4	3.1%	28	22.0%	43	33.9%	33	26.0%	17	13.4%	2	1.6%	127	$256,652	$235,900
December 2005	24	12.8%	47	25.1%	46	24.6%	47	25.1%	20	10.7%	3	1.6%	187	$249,634	$229,000
January 2006	3	6.8%	3	6.8%	17	38.6%	11	25.0%	9	20.5%	1	2.3%	44	$274,711	$254,950
February 2006	5	8.2%	6	9.8%	23	37.7%	16	26.2%	7	11.5%	4	6.6%	61	$289,971	$249,000
March 2006	2	4.0%	12	24.0%	18	36.0%	7	14.0%	10	20.0%	1	2.0%	50	$276,165	$245,000

Source: CMHC

TABLE 6 - MONTHLY NEW SINGLE-DETACHED UNOCCUPIED HOUSES BY PRICE RANGE HALIFAX CMA

	<$174,999		$175,000-$199,999		$200,000-$249,999		$250,000-$299,999		$300,000-$399,999		>$400,000				
Period	units	per cent	units	per cent	units	per cent	units	per cent	units	per cent	units	per cent	Total Units	Average Price	Median Price
March 2005	2	5.6%	8	22.2%	11	30.6%	5	13.9%	9	25.0%	1	2.8%	36	$273,441	$225,000
April 2005	4	10.3%	7	17.9%	13	33.3%	3	7.7%	11	28.2%	1	2.6%	39	$269,630	$222,500
May 2005	0	0.0%	4	12.1%	16	48.5%	4	12.1%	8	24.2%	1	3.0%	33	$269,185	$222,500
June 2005	1	4.2%	0	0.0%	10	41.7%	6	25.0%	6	25.0%	1	4.2%	24	$287,419	$270,000
July 2005	0	0.0%	0	0.0%	11	55.0%	2	10.0%	6	30.0%	1	5.0%	20	$290,223	$242,000
August 2005	0	0.0%	0	0.0%	7	43.8%	1	6.3%	7	43.8%	1	6.3%	16	$311,150	$302,500
September 2005	0	0.0%	3	20.0%	2	13.3%	3	20.0%	6	40.0%	1	6.7%	15	$317,265	$305,000
October 2005	0	0.0%	2	13.3%	4	26.7%	4	26.7%	4	26.7%	1	6.7%	15	$302,100	$280,000
November 2005	0	0.0%	4	25.0%	4	25.0%	3	18.8%	4	25.0%	1	6.3%	16	$292,117	$275,000
December 2005	2	7.4%	2	7.4%	7	25.9%	6	22.2%	9	33.3%	1	3.7%	27	$301,976	$289,000
January 2006	2	9.1%	2	9.1%	4	18.2%	7	31.8%	6	27.3%	1	4.5%	22	$305,129	$284,500
February 2006	2	6.5%	2	6.5%	7	22.6%	8	25.8%	11	35.5%	1	3.2%	31	$316,511	$290,000
March 2006	2	5.7%	3	8.6%	11	31.4%	9	25.7%	9	25.7%	1	2.9%	35	$308,877	$289,000

Source: CMHC

Table 7: Residential MLS® Sales Activity by Area

	March											
	2005				2006				Per Cent Change			
SUBMARKET	Sales	Average List Price	Average Sale Price	Average Days on Market	Sales	Average List Price	Average Sale Price	Average Days on Market	Sales	Average List Price	Average Sale Price	Average Days on Market
Halifax City	158	$240,295	$234,856	92	158	$244,039	$238,365	101	0.0%	1.6%	1.5%	9.8%
Dartmouth City	138	$166,888	$163,466	64	155	$176,085	$172,554	67	12.3%	5.5%	5.6%	4.7%
Bedford-Hammonds Plains	71	$231,795	$226,468	84	73	$264,150	$259,837	119	2.8%	14.0%	14.7%	41.7%
Sackville	58	$148,826	$146,571	61	46	$164,990	$161,330	38	-20.7%	10.9%	10.1%	-37.7%
Fall River-Beaverbank	38	$169,180	$169,899	74	57	$202,145	$197,445	83	50.0%	19.5%	16.2%	12.2%
Halifax County Southwest	50	$192,382	$184,742	73	44	$185,465	$182,086	99	-12.0%	-3.6%	-1.4%	35.6%
Halifax County East	29	$144,388	$138,921	101	34	$173,069	$167,553	156	17.2%	19.9%	20.6%	54.5%
TOTAL	542	$196,163	$191,823	78	567	$208,626	$204,162	90	4.6%	6.4%	6.4%	15.4%

	Year to Date											
	2005				2006				Per Cent Change			
SUBMARKET	Sales	Average List Price	Average Sale Price	Average Days on Market	Sales	Average List Price	Average Sale Price	Average Days on Market	Sales	Average List Price	Average Sale Price	Average Days on Market
Halifax City	336	$229,417	$224,051	101	340	$248,283	$240,917	102	1.2%	8.2%	7.5%	1.0%
Dartmouth City	325	$167,967	$163,746	68	352	$177,108	$172,631	76	8.3%	5.4%	5.4%	11.8%
Bedford-Hammonds Plains	140	$235,847	$230,640	94	151	$257,924	$252,865	111	7.9%	9.4%	9.6%	18.1%
Sackville	136	$149,581	$146,660	71	117	$153,211	$149,321	54	-14.0%	2.4%	1.8%	-23.9%
Fall River-Beaverbank	92	$184,251	$180,092	77	114	$220,218	$213,773	107	23.9%	19.5%	18.7%	39.0%
Halifax County Southwest	122	$189,534	$182,869	89	123	$195,609	$190,260	126	0.8%	3.2%	4.0%	41.6%
Halifax County East	74	$149,889	$144,618	80	77	$152,530	$146,704	142	4.1%	1.8%	1.4%	77.5%
TOTAL	1225	$192,817	$188,012	84	1274	$207,645	$202,040	97	4.0%	7.7%	7.5%	15.5%

Source: Nova Scotia Association of Realtors

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

TABLE 8
STARTS AND COMPLETIONS BY AREA AND INTENDED MARKET
NOVA SCOTIA
FIRST QUARTER

STARTS	SINGLE	SEMI	ROW	APARTMENT	TOTAL	COMPLETIONS	SINGLE	SEMI	ROW	APARTMENT	TOTAL
CAPE BRETON RM											
- Current Quarter	20	6	0	0	26	- Current Quarter	15	2	0	0	17
- Previous Year	32	2	0	0	34	- Previous Year	21	2	0	0	23
Year-To-Date 2006	20	6	0	0	26	Year-To-Date 2006	15	2	0	0	17
Year-To-Date 2005	32	2	0	0	34	Year-To-Date 2005	21	2	0	0	23
NEW GLASGOW CA											
- Current Quarter	13	0	0	0	13	- Current Quarter	25	0	0	0	25
- Previous Year	6	0	0	0	6	- Previous Year	23	2	0	0	25
Year-To-Date 2006	13	0	0	0	13	Year-To-Date 2006	25	0	0	0	25
Year-To-Date 2005	6	0	0	0	6	Year-To-Date 2005	23	2	0	0	25
TRURO CA											
- Current Quarter	18	4	0	4	26	- Current Quarter	22	2	0	10	34
- Previous Year	18	0	0	19	37	- Previous Year	83	2	4	7	96
Year-To-Date 2006	18	4	0	4	26	Year-To-Date 2006	22	2	0	10	34
Year-To-Date 2005	18	0	0	19	37	Year-To-Date 2005	83	2	4	7	96
KENTVILLE CA											
- Current Quarter	5	2	0	16	23	- Current Quarter	12	20	0	0	32
- Previous Year	2	0	0	0	2	- Previous Year	5	2	0	0	7
Year-To-Date 2006	5	2	0	16	23	Year-To-Date 2006	12	20	0	0	32
Year-To-Date 2005	2	0	0	0	2	Year-To-Date 2005	5	2	0	0	7
RURAL NOVA SCOTIA											
- Current Quarter	151	14	0	35	200	- Current Quarter	413	27	3	57	500
- Previous Year	124	0	0	14	138	- Previous Year	487	10	18	6	521
Year-To-Date 2006	151	14	0	35	200	Year-To-Date 2006	413	27	3	57	500
Year-To-Date 2005	124	0	0	14	138	Year-To-Date 2005	487	10	18	6	521

Source: CMHC

KEY ECONOMIC INDICATORS HALIFAX				
Indicator	**Period**	**2006**	**2005**	**% Change**
Metro Halifax Labour Force (000's)	March	210.3	214.8	-2.1%
Metro Halifax Employment (000's)	March	198.4	199.8	-0.7%
Metro Halifax Unemployment Rate	March	5.7%	7.0%	---
Building Permits ($ 000's)	February			
Residential		26,093	33,782	-22.8%
Non-Residential		20,246	9,703	108.7%
Total		46,339	43,485	6.6%
Metro Halifax Consumer Price Index	February	129.0	126.1	2.3%
Metro Halifax New House Price Index	February			
Total		129.7	121.8	6.5%
House		132.0	123.9	6.5%
Land		124.6	117.1	6.4%

Sources:
Statistics Canada - Labour Force Survey
Statistics Canada - Monthly Building Permits Survey
Statistics Canada - Condumer Price Index
Statistics Canada - New House Price Index

NEED MORE DETAILED INFORMATION?

Market Analysis products and services are designed to suit your needs.

CMHC is the source for expert analysis and comprehensive data on housing. If you are in the housing industry, it is critical that you understand the trends and factors influencing Nova Scotia's housing markets. There is no substitute for the thorough, concise analysis of housing market developments that you get with CMHC's market data and analysis.

Contact Dave McCulloch today!
Telephone: (902) 426-8465
Email: dmcculloch@cmhc-schl.gc.ca

CMHC – HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for over 60 years.

Together with other housing stakeholders, we help ensure that Canada maintains one of the best housing systems in the world. We are committed to helping Canadians access a wide choice of quality, affordable homes, while making vibrant, healthy communities and cities a reality across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1 800 668-2642 or by fax at 1 800 245-9274.

Outside Canada call (613) 748-2003 or fax to (613) 748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for **free** on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of the national standardized product suite or regional specialty publications, call 1 800 668-2642.

64155_2006_M04