HOUSING NOW

Halifax

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

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AUGUST 2004

Demand Steady for Moderately Priced Houses in Halifax

✓ While overall home ownership demand continues to slow, the decline in sales of high priced homes has been mitigated by relatively steady demand for more modestly priced homes, affecting both new and existing home price growth trends.

✓ Single detached housing starts remained relatively unchanged in August 2004 compared with August 2003. The Sackville and Fall River-Beaverbank sub-markets were the only areas that had an increase in the number of single-detached housing starts while all of the other sub-markets posted a decline with the exception of Bedford-Hammonds Plains where numbers were unchanged.

✓ Housing completions were down by 60 per cent in August 2004 compared with August 2003, experiencing the most significant declines in single-detached and semi-detached categories. This comes as a result of relatively low single and semi-detached starts activity earlier in the year when adverse weather conditions hampered builders.

✓ Despite the dearth of completions in August the inventory of completed but unsold new homes has increased. In August there were more than twice as many units completed and unabsorbed than there were in August 2003. This increase in inventory can be largely attributed to the increase of completed and unabsorbed condominium units available in the Halifax market.

✓ New single-detached home sales dropped by 40 per cent in August compared with the same month last year. There was a decline in the number of sales and the average sale price for split levels and 2 storeys, while bungalows saw a slight increase in average price.

✓ The trend in new single-detached home sales continued to shift towards an increase in the sale of relatively lower priced homes. More than 60 per cent of all single-detached houses sold in the month of August had a selling price of less than $200,000, with the majority of these selling for between $175,000 and $200,000. As a result, there was a considerable month over month average sale price decline of 17 per cent from $253,467 in July to $211,098 in August. In addition, the average sale price last month was the lowest it has been since September 2003.

✓ With new home sales shifting toward an increasing demand for more modestly priced product, the inventory of relatively expensive completed but unsold new homes remains high. Approximately 47 per cent of the current new home inventory is priced over $300,000, which is a sufficiently large stock to keep the average asking price for completed and unabsorbed units over $300,000 for the fourth straight month.

✓ Total residential MLS® sales activity in Halifax continued to decline in August as the number of sales was 10 per cent lower than in August 2003. Sales were down in 5 of 7 sub-markets with Halifax City and Halifax County East the exceptions. Average sale price increased 4 per cent, indicating that the rate of price growth is beginning to slow. The Sackville area, however, had a particularly sharp increase in average sale price of 26 per cent. This is most likely due to an increase in new home sales in the Millwood area going through the MLS® as building lots made available in the lot draw earlier in the year are finally reaching the development stage.

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TABLE 1
ACTIVITY SUMMARY BY INTENDED MARKET
HALIFAX CMA
AUGUST 2004

		FREEHOLD					GRAND
		SINGLE	SEMI	ROW	CONDOMINIUM	RENTAL	TOTAL
PENDING STARTS	- Current Month	188	4	0	0	102	294
	- Previous Year	172	32	0	20	241	465
STARTS	- Current Month	164	26	0	80	3	273
	- Previous Year	163	24	21	0	41	249
	- Year-To-Date 2004	1,018	108	111	239	206	1,682
	- Year-To-Date 2003	1,040	169	67	309	296	1,881
UNDER CONSTRUCTION	- 2004	590	60	141	690	596	2,077
	- 2003	579	101	89	642	707	2,118
COMPLETIONS	- Current Month	92	2	20	4	0	118
	- Previous Year	156	22	8	0	108	294
	- Year-To-Date 2004	744	92	68	228	371	1,503
	- Year-To-Date 2003	1,068	136	53	141	328	1,726
COMPLETED & NOT ABSORBED	- 2004	35	2	4	203	101	345
	- 2003	27	8	0	0	106	141
TOTAL SUPPLY	- 2004	625	62	145	893	697	2,422
	- 2003	606	109	89	642	813	2,259
ABSORPTIONS	- Current Month	91	6	20	4	0	121
	- Previous Year	154	14	8	2	2	180
	- Year-To-Date 2004	760	108	72	85	428	1,453
	- Year-To-Date 2003	1,096	131	53	233	255	1,768
	3-month Average	131	14	15	12	100	272
	12-month Average	125	18	9	19	59	230

Source: CMHC

TABLE 2
HOUSING ACTIVITY BY AREA AND BY INTENDED MARKET
HALIFAX CMA
AUGUST 2004

	OWNERSHIP							OWNERSHIP					
	FREEHOLD					GRAND		FREEHOLD					GRAND
STARTS	SINGLE	SEMI	ROW	CONDO	RENTAL	TOTAL	**COMPLETIONS**	SINGLE	SEMI	ROW	CONDO	RENTAL	TOTAL
HALIFAX CITY													
Current Month	17	12	0	0	0	29	Current Month	14	2	0	0	0	16
Previous Year	19	10	21	0	32	82	Previous Year	18	8	8	0	108	142
Year-To-Date 2004	103	54	24	40	155	376	Year-To-Date 2004	107	48	40	196	325	716
Year-To-Date 2003	118	70	53	298	269	808	Year-To-Date 2003	108	36	32	125	324	625
DARTMOUTH CITY													
Current Month	26	6	0	74	3	109	Current Month	9	0	20	4	0	33
Previous Year	35	8	0	0	9	52	Previous Year	24	4	0	0	0	28
Year-To-Date 2004	186	32	32	78	3	331	Year-To-Date 2004	121	18	20	20	22	201
Year-To-Date 2003	241	64	14	11	9	339	Year-To-Date 2003	322	74	18	16	4	434
BEDFORD-HAMMOND PLAINS													
Current Month	27	0	0	6	0	33	Current Month	19	0	0	0	0	19
Previous Year	26	0	0	0	0	26	Previous Year	30	0	0	0	0	30
Year-To-Date 2004	171	10	55	121	0	357	Year-To-Date 2004	132	10	8	12	18	180
Year-To-Date 2003	169	2	0	0	18	189	Year-To-Date 2003	148	2	3	0	0	153
SACKVILLE													
Current Month	29	0	0	0	0	29	Current Month	8	0	0	0	0	8
Previous Year	10	0	0	0	0	10	Previous Year	19	2	0	0	0	21
Year-To-Date 2004	110	2	0	0	48	160	Year-To-Date 2004	62	2	0	0	0	64
Year-To-Date 2003	85	4	0	0	0	89	Year-To-Date 2003	71	2	0	0	0	73
FALL RIVER-BEAVERBANK													
Current Month	25	0	0	0	0	25	Current Month	16	0	0	0	0	16
Previous Year	20	0	0	0	0	20	Previous Year	27	2	0	0	0	29
Year-To-Date 2004	163	0	0	0	0	163	Year-To-Date 2004	107	0	0	0	0	107
Year-To-Date 2003	132	4	0	0	0	136	Year-To-Date 2003	102	2	0	0	0	104
HALIFAX COUNTY SOUTHWEST													
Current Month	27	8	0	0	0	35	Current Month	18	0	0	0	0	18
Previous Year	38	6	0	0	0	44	Previous Year	26	6	0	0	0	32
Year-To-Date 2004	169	10	0	0	0	179	Year-To-Date 2004	147	12	0	0	0	159
Year-To-Date 2003	193	24	0	0	0	217	Year-To-Date 2003	171	18	0	0	0	189
HALIFAX COUNTY EAST													
Current Month	13	0	0	0	0	13	Current Month	8	0	0	0	0	8
Previous Year	15	0	0	0	0	15	Previous Year	12	0	0	0	0	12
Year-To-Date 2004	116	0	0	0	0	116	Year-To-Date 2004	68	2	0	0	6	76
Year-To-Date 2003	102	1	0	0	0	103	Year-To-Date 2003	146	2	0	0	0	148

Source: CMHC

TABLE 3
UNDER CONSTRUCTION BY AREA
AND INTENDED MARKET
HALIFAX CMA
AUGUST 2004

		OWNERSHIP					
		FREEHOLD					GRAND
		SINGLE	SEMI	ROW	CONDO	RENTAL	TOTAL
HALIFAX CITY							
	Current Month	55	30	40	402	473	1,000
	Previous Year	65	44	45	478	612	1244
DARTMOUTH CITY							
	Current Month	135	16	54	143	3	351
	Previous Year	159	42	44	164	13	422
BEDFORD-HAMMOND PLAINS							
	Current Month	88	4	47	145	72	356
	Previous Year	76	0	0	0	82	158
SACKVILLE							
	Current Month	73	0	0	0	48	121
	Previous Year	40	2	0	0	0	42
FALL RIVER-BEAVERBANK							
	Current Month	80	0	0	0	0	80
	Previous Year	63	2	0	0	0	65
HALIFAX COUNTY SOUTHWEST							
	Current Month	80	10	0	0	0	90
	Previous Year	98	10	0	0	0	108
HALIFAX COUNTY EAST							
	Current Month	79	0	0	0	0	79
	Previous Year	78	1	0	0	0	79

Source: CMHC

TABLE 4 SALES AND PRICE OF NEW SINGLE-DETACHED HOUSES BY TYPE HALIFAX CMA AUGUST 2004				
Type	Current Month	Previous Year	Year-To-Date 2004	Year-To-Date 2003
Bungalow				
Sales	18	24	90	95
Average Price	$183,611	$179,967	$202,739	$170,696
Median Price	$168,750	$168,500	$181,000	NA
Split Level				
Sales	4	18	94	222
Average Price	$187,225	$192,372	$179,405	$185,454
Median Price	$187,450	$189,700	$179,800	NA
1.5 Storey				
Sales	0	3	6	10
Average Price	$0	$251,333	$278,333	$236,820
Median Price	$0	$250,000	$265,000	NA
2 Storey				
Sales	46	77	454	578
Average Price	$241,141	$269,079	$273,023	$238,778
Median Price	$221,500	$259,900	$240,000	NA
Other				
Sales	19	29	105	156
Average Price	$171,242	$180,217	$176,967	$155,269
Median Price	$180,000	$170,000	$179,900	NA
Unknown				
Sales	4	3	6	8
Average Price	$202,475	$198,700	$204,083	$191,988
Median Price	$203,450	$198,700	$207,300	NA
Total				
Sales	91	154	755	1,087
Average Price	$211,098	$228,158	$239,125	$205,690
Median Price	$189,000	$198,950	$209,000	NA

Source: CMHC

'Note: Total single detached sales data above may not match single detached absorption data in table 1. Discrepancies are due to dwellings which are absorbed but for which no price data are collected being inlcuded as absorptions in Table 1 but not as sales in Table 4 above. These dwelling are typically mobile homes on leased land which are not priced due to nature of land tenure.

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

	<$174,900		$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
August 2003	40	26.1%	42	27.5%	23	15.0%	26	17.0%	20	13.1%	2	1.3%	153	$228,158	$198,950
September 2003	58	41.4%	34	24.3%	19	13.6%	14	10.0%	13	9.3%	2	1.4%	140	$203,218	$180,000
October 2003	37	19.9%	64	34.4%	40	21.5%	29	15.6%	12	6.5%	4	2.2%	186	$227,623	$198,700
November 2003	26	14.6%	77	43.3%	42	23.6%	13	7.3%	15	8.4%	5	2.8%	178	$229,032	$192,500
December 2003	47	29.0%	44	27.2%	39	24.1%	20	12.3%	9	5.6%	3	1.9%	162	$221,827	$191,500
January 2004	12	19.4%	19	30.6%	14	22.6%	12	19.4%	5	8.1%	0	0.0%	62	$237,086	$215,000
February 2004	20	35.7%	18	32.1%	7	12.5%	5	8.9%	6	10.7%	0	0.0%	56	$214,072	$187,000
March 2004	9	14.5%	20	32.3%	9	14.5%	10	16.1%	11	17.7%	3	4.8%	62	$262,180	$215,450
April 2004	11	13.6%	22	27.2%	18	22.2%	17	21.0%	9	11.1%	4	4.9%	81	$259,227	$221,500
May 2004	19	19.6%	37	38.1%	26	26.8%	6	6.2%	8	8.2%	1	1.0%	97	$221,517	$198,700
June 2004	16	16.2%	36	36.4%	20	20.2%	15	15.2%	11	11.1%	1	1.0%	99	$238,690	$200,000
July 2004	21	11.3%	39	21.0%	57	30.6%	33	17.7%	32	17.2%	4	2.2%	186	$253,467	$229,800
August 2004	18	19.8%	39	42.9%	13	14.3%	11	12.1%	10	11.0%	0	0.0%	91	$211,098	$189,000

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
August 2003	2	7.4%	6	22.2%	3	11.1%	11	40.7%	4	14.8%	1	3.7%	27	$272,800	$260,000
September 2003	6	17.1%	7	20.0%	4	11.4%	13	37.1%	4	11.4%	1	2.9%	35	$274,722	$259,900
October 2003	2	5.7%	13	37.1%	2	5.7%	11	31.4%	6	17.1%	1	2.9%	35	$275,153	$263,950
November 2003	8	18.6%	8	18.6%	5	11.6%	12	27.9%	8	18.6%	2	4.7%	43	$274,135	$250,000
December 2003	4	8.0%	11	22.0%	8	16.0%	14	28.0%	10	20.0%	3	6.0%	50	$275,325	$250,000
January 2004	2	4.1%	12	24.5%	10	20.4%	12	24.5%	10	20.4%	3	6.1%	49	$289,082	$260,000
February 2004	4	8.9%	9	20.0%	7	15.6%	10	22.2%	12	26.7%	3	6.7%	45	$303,387	$272,500
March 2004	5	11.9%	9	21.4%	8	19.0%	10	23.8%	7	16.7%	3	7.1%	42	$285,969	$260,000
April 2004	1	2.5%	12	30.0%	7	17.5%	10	25.0%	8	20.0%	2	5.0%	40	$298,667	$269,900
May 2004	2	5.1%	7	17.9%	4	10.3%	8	20.5%	15	38.5%	3	7.7%	39	$330,406	$305,000
June 2004	2	5.4%	2	5.4%	2	5.4%	9	24.3%	20	54.1%	2	5.4%	37	$325,632	$305,000
July 2004	1	3.2%	5	16.1%	8	25.8%	3	9.7%	12	38.7%	2	6.5%	31	$304,156	$290,000
August 2004	2	6.3%	4	12.5%	8	25.0%	3	9.4%	13	40.6%	2	6.3%	32	$304,080	$300,000

Source: CMHC

Note: Sales and unoccupied house data above may not match single detached absorption and completed & not absorbed data in table 1.Discrepancies are due to dwellings which are absorbed but for which no price data are collected being inlcuded as absorptions in Table 1 but not as sales in Table 4 above.These dwelling are typically mobile homes on leased land which are not priced due to nature of land tenure.

Table 7: MLS® Residential Sales Activity by Area

SUBMARKET	2003 Sales	2003 Average List Price	2003 Average Sale Price	2003 Average Days on Market	2004 Sales	2004 Average List Price	2004 Average Sale Price	2004 Average Days on Market	Per Cent Change Sales	Per Cent Change Average List Price	Per Cent Change Average Sale Price	Per Cent Change Average Days on Market
	August											
Bedford - Hammonds Plains	63	$ 214,005	$221,436	NA	45	$ 229,801	$218,098	64	-28.6%	7.4%	-1.5%	NA
Dartmouth City	160	$ 144,528	$151,717	NA	154	$ 160,147	$160,805	93	-3.8%	10.8%	6.0%	NA
Fall River - Beaverbank	58	$ 164,341	$169,163	NA	35	$ 181,025	$134,199	69	-39.7%	10.2%	-20.7%	NA
Halifax City	103	$ 213,949	$198,788	NA	114	$ 217,343	$217,030	78	10.7%	1.6%	9.2%	NA
Halifax County East	64	$ 117,570	$112,668	NA	69	$ 142,439	$126,835	74	7.8%	21.2%	12.6%	NA
Halifax County Southwest	59	$ 160,574	$172,461	NA	53	$ 163,164	$162,475	74	-10.2%	1.6%	-5.8%	NA
Sackville	56	$ 122,142	$116,229	NA	36	$ 134,006	$146,033	40	-35.7%	9.7%	25.6%	NA
Total	563	$ 166,049	$164,133	NA	506	$ 179,039	$171,219	77	-10.1%	7.8%	4.3%	NA

SUBMARKET	2003 Sales	2003 Average List Price	2003 Average Sale Price	2003 Average Days on Market	2004 Sales	2004 Average List Price	2004 Average Sale Price	2004 Average Days on Market	Per Cent Change Sales	Per Cent Change Average List Price	Per Cent Change Average Sale Price	Per Cent Change Average Days on Market
	YEAR-TO-DATE											
Bedford - Hammonds Plains	496	$ 212,083	$209,429	83	491	$ 230,448	$225,280	77	-1.0%	8.7%	7.6%	-6.7%
Dartmouth City	1288	$ 143,020	$141,510	65	1268	$ 159,309	$156,552	61	-1.6%	11.4%	10.6%	-6.4%
Fall River - Beaverbank	339	$ 162,427	$159,671	75	283	$ 186,982	$177,248	97	-16.5%	15.1%	11.0%	28.7%
Halifax City	925	$ 215,038	$205,942	62	858	$ 215,717	$210,318	74	-7.2%	0.3%	2.1%	19.6%
Halifax County East	412	$ 117,594	$112,937	91	296	$ 145,439	$136,836	86	-28.2%	23.7%	21.2%	-5.5%
Halifax County Southwest	461	$ 156,602	$154,888	110	429	$ 162,322	$156,971	81	-6.9%	3.7%	1.3%	-26.2%
Sackville	394	$ 122,494	$118,867	42	372	$ 132,517	$131,264	37	-5.6%	8.2%	10.4%	-12.3%
Total	4,315	$ 165,469	$161,190	72	3,997	$ 179,229	$174,233	70	-7.4%	8.3%	8.1%	-3.3%

Source: Nova Scotia Association of Realtors

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KEY ECONOMIC INDICATORS
HALIFAX

Indicator	Period	2004	2003	% change
Metro Halifax Labour Force (000's)	August	211.8	206.9	2.4%
Metro Halifax Employment (000's)	August	200.3	192.8	3.9%
Metro Halifax Unemployment Rate	August	5.4%	6.8%	---
Building Permits ($ 000's)	July			
Residential		59,959	33,313	80.0%
Non-Residential		9,189	17,464	-47.4%
Total		69,148	50,777	36.2%
Metro Halifax Consumer Price Index	July	125.6	123.0	2.1%
Metro Halifax New Housing Price Index	July			
Total		121.8	119.7	1.8%
House		123.9	121.5	2.0%
Land		117.1	115.8	1.1%

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

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