HOUSING NOW

Halifax

YOUR LINK TO THE HOUSING MARKET

Canada Mortgage and Housing Corporation

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SEPTEMBER 2004

Halifax Posts Strong Quarter for Residential Construction

✓ Strong employment growth is providing a boost to home ownership demand in Metro. However, with a low inventory of existing homes for sale, many potential buyers are opting for newly built homes. September data also indicate that an increasing share of these buyers are opting for lower priced houses as the rate of price growth for existing homes continues to slow down and new house price growth remains flat.

✓ Total housing starts in Metro Halifax were up 20 per cent in September compared with September last year. While single and row starts remained relatively unchanged, semi-detached starts declined significantly. There was also a large increase in apartment starts over this period.

✓ While single-detached home completions were 48 per cent higher last month than in September 2003, total completions were actually 48 per cent lower due to very few new row, condo and apartment units wrapping-up construction. Consequently, Dartmouth City and Halifax City experienced the most substantial contraction in total new additions to the housing stock last month compared with the impressive levels of new supply posted in September 2003.

✓ The rate at which consumers absorbed new additions to the housing stock overall was also much slower last month than in September 2003, with 276 and 450 units respectively. Virtually all of the absorptions last month were in the form of sales of various types of ownership housing. In particular, single-detached home sales jumped to 228 last month from 141 in September 2003, keeping the inventory of recently completed but unsold inventory of new single-family homes quite low at 34.

✓ Compared with September 2003, total housing starts increased in 4 of 7 sub markets last month including Halifax City, Bedford-Hammonds Plains, Sackville, and Fall River-Beaverbank. These increases can be attributed to factors such as a fast pace of new executive single-family homebuilding in Bedford and a recent replenishing of the building lot inventory in Sackville, which has experienced below capacity construction levels so far this year due to an insufficient supply of building lots.

✓ Dartmouth City had the sharpest decline in the total number of units under construction last month compared with the activity level of one year earlier. This sharp decline is due in part to an inadequate supply of building single-detached homesites in what has been Metro's busiest area for single-family home construction in recent years.

✓ Half of new single-detached homes sold in September fell in the $175,000-$249,999 price range. By contrast, an equivalent share of the unsold inventory of completed new homes last month fell in the $250,000-$399,999 price range. In combination, these indicators suggest that demand for single family homes is shifting away from relatively high priced homes and toward more moderately priced homes.

✓ Residential MLS® sales declined in all areas of Metro with the exception of Halifax County Southwest which posted an increase of 23 per cent last month compared with September 2003. This area was also the only area to post an appreciable decline in average sale price over the same period, offsetting strong price growth in Sackville to hold monthly sale price growth to 4 per cent.

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HOME TO CANADIANS

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TABLE 1
ACTIVITY SUMMARY BY INTENDED MARKET
HALIFAX CMA
SEPTEMBER 2004

		FREEHOLD					GRAND
		SINGLE	SEMI	ROW	CONDOMINIUM	RENTAL	TOTAL
PENDING STARTS	- Current Month	152	6	0	0	40	198
	- Previous Year	123	2	0	20	287	432
STARTS	- Current Month	152	4	22	50	42	270
	- Previous Year	149	32	19	0	24	224
	- Year-To-Date 2004	1,170	112	133	289	248	1,952
	- Year-To-Date 2003	1,189	201	86	309	320	2,105
UNDER CONSTRUCTION	- 2004	515	46	159	716	638	2,074
	- 2003	574	119	79	493	569	1,834
COMPLETIONS	- Current Month	227	18	4	24	0	273
	- Previous Year	153	14	29	149	162	507
	- Year-To-Date 2004	971	110	72	252	371	1,776
	- Year-To-Date 2003	1,221	150	82	290	490	2,233
COMPLETED & NOT ABSORBED	- 2004	34	2	4	203	99	342
	- 2003	39	7	0	0	152	198
TOTAL SUPPLY	- 2004	549	48	163	919	737	2,416
	- 2003	613	126	79	493	721	2,032
ABSORPTIONS	- Current Month	228	18	4	24	2	276
	- Previous Year	141	15	29	149	116	450
	- Year-To-Date 2004	988	126	76	109	430	1,729
	- Year-To-Date 2003	1,237	146	82	382	371	2,218
	3-month Average	128	13	16	13	34	204
	12-month Average	120	18	10	20	58	226

Source: CMHC

TABLE 2
HOUSING ACTIVITY BY AREA AND BY INTENDED MARKET
HALIFAX CMA
SEPTEMBER 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	9	0	18	0	42	69	Current Month	22	16	4	0	0	42
Previous Year	12	8	0	0	10	30	Previous Year	25	12	0	0	94	131
Year-To-Date 2004	112	54	42	40	197	445	Year-To-Date 2004	129	64	44	196	325	758
Year-To-Date 2003	130	78	53	298	279	838	Year-To-Date 2003	133	48	32	125	418	756
DARTMOUTH CITY													
Current Month	8	2	4	50	0	64	Current Month	25	0	0	0	0	25
Previous Year	37	6	19	0	14	76	Previous Year	16	2	29	149	4	200
Year-To-Date 2004	194	34	36	128	3	395	Year-To-Date 2004	146	18	20	20	22	226
Year-To-Date 2003	278	70	33	11	23	415	Year-To-Date 2003	338	76	47	165	8	634
BEDFORD-HAMMOND PLAINS													
Current Month	30	0	0	0	0	30	Current Month	50	0	0	24	0	74
Previous Year	16	0	0	0	0	16	Previous Year	24	0	0	0	64	88
Year-To-Date 2004	201	10	55	121	0	387	Year-To-Date 2004	182	10	8	36	18	254
Year-To-Date 2003	185	2	0	0	18	205	Year-To-Date 2003	172	2	3	0	64	241
SACKVILLE													
Current Month	33	0	0	0	0	33	Current Month	30	0	0	0	0	30
Previous Year	9	0	0	0	0	9	Previous Year	26	0	0	0	0	26
Year-To-Date 2004	143	2	0	0	48	193	Year-To-Date 2004	92	2	0	0	0	94
Year-To-Date 2003	94	4	0	0	0	98	Year-To-Date 2003	97	2	0	0	0	99
FALL RIVER-BEAVERBANK													
Current Month	16	0	0	0	0	16	Current Month	39	0	0	0	0	39
Previous Year	13	0	0	0	0	13	Previous Year	9	0	0	0	0	9
Year-To-Date 2004	179	0	0	0	0	179	Year-To-Date 2004	146	0	0	0	0	146
Year-To-Date 2003	145	4	0	0	0	149	Year-To-Date 2003	111	2	0	0	0	113
HALIFAX COUNTY SOUTHWEST													
Current Month	26	0	0	0	0	26	Current Month	33	2	0	0	0	35
Previous Year	17	18	0	0	0	35	Previous Year	24	0	0	0	0	24
Year-To-Date 2004	195	10	0	0	0	205	Year-To-Date 2004	180	14	0	0	0	194
Year-To-Date 2003	210	42	0	0	0	252	Year-To-Date 2003	195	18	0	0	0	213
HALIFAX COUNTY EAST													
Current Month	30	2	0	0	0	32	Current Month	28	0	0	0	0	28
Previous Year	45	0	0	0	0	45	Previous Year	29	0	0	0	0	29
Year-To-Date 2004	146	2	0	0	0	148	Year-To-Date 2004	96	2	0	0	6	104
Year-To-Date 2003	147	1	0	0	0	148	Year-To-Date 2003	175	2	0	0	0	177

Source: CMHC

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

		OWNERSHIP					
		FREEHOLD					GRAND
		SINGLE	SEMI	ROW	CONDO	RENTAL	TOTAL
HALIFAX CITY							
	Current Month	42	14	54	402	515	1,027
	Previous Year	51	40	45	478	528	1142
DARTMOUTH CITY							
	Current Month	118	18	58	193	3	390
	Previous Year	180	46	34	15	23	298
BEDFORD-HAMMOND PLAINS							
	Current Month	68	4	47	121	72	312
	Previous Year	68	0	0	0	18	86
SACKVILLE							
	Current Month	76	0	0	0	48	124
	Previous Year	23	2	0	0	0	25
FALL RIVER-BEAVERBANK							
	Current Month	57	0	0	0	0	57
	Previous Year	67	2	0	0	0	69
HALIFAX COUNTY SOUTHWEST							
	Current Month	73	8	0	0	0	81
	Previous Year	91	28	0	0	0	119
HALIFAX COUNTY EAST							
	Current Month	81	2	0	0	0	83
	Previous Year	94	1	0	0	0	95

Source: CMHC

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TABLE 4
SALES AND PRICE OF NEW SINGLE-DETACHED HOUSES BY TYPE
HALIFAX CMA
SEPTEMBER 2004

Type	Current Month	Previous Year	Year-To-Date 2004	Year-To-Date 2003
Bungalow				
Sales	39	29	129	124
Average Price	$184,195	$173,424	$197,133	$171,334
Median Price	$185,000	$164,000	$184,000	NA
Split Level				
Sales	16	19	110	259
Average Price	$178,056	$190,984	$179,209	$172,971
Median Price	$172,600	$179,800	$179,800	NA
1.5 Storey				
Sales	1	2	7	12
Average Price	$300,000	$230,000	$281,429	$235,683
Median Price	$300,000	$230,000	$275,000	NA
2 Storey				
Sales	134	61	588	639
Average Price	$256,084	$256,884	$269,163	$240,506
Median Price	$230,450	$225,000	$239,850	NA
Other				
Sales	36	29	141	185
Average Price	$167,783	$126,297	$174,622	$150,727
Median Price	$174,950	$96,800	$179,500	NA
Unknown				
Sales	2	0	8	8
Average Price	$286,000	$0	$224,563	$191,988
Median Price	$286,000	$0	$216,450	NA
Total				
Sales	228	140	983	1,227
Average Price	$224,824	$203,218	$235,808	$205,408
Median Price	$206,900	$180,000	$208,000	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 included 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.

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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
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
September 2004	53	23.5%	51	22.6%	63	27.9%	31	13.7%	26	11.5%	2	0.9%	226	$224,824	$206,900

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
September 2004	3	9.7%	4	12.9%	5	16.2%	4	12.9%	13	41.9%	2	6.5%	31	$308,021	$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	September											
	2003				2004				Per Cent Change			
	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
Bedford - Hammonds Plains	56	$ 208,762	$203,879		43	$ 209,514	$203,674	59	-23.2%	0.4%	-0.1%	NA
Dartmouth City	117	$ 157,006	$153,393		102	$ 171,220	$167,785	55	-12.8%	9.1%	9.4%	NA
Fall River - Beaverbank	37	$ 172,251	$162,637		29	$ 168,958	$169,221	103	-21.6%	-1.9%	4.0%	NA
Halifax City	112	$ 209,703	$202,699		94	$ 225,825	$213,550	59	-16.1%	7.7%	5.4%	NA
Halifax County East	59	$ 128,575	$123,763		40	$ 135,697	$130,054	71	-32.2%	5.5%	5.1%	NA
Halifax County Southwest	43	$ 176,546	$170,535		53	$ 153,422	$149,760	82	23.3%	-13.1%	-12.2%	NA
Sackville	47	$ 120,382	$116,287		40	$ 141,081	$137,665	35	-14.9%	17.2%	18.4%	NA
Total	471	$ 171,456	$165,997		401	$ 179,061	$173,315	63	-14.9%	4.4%	4.4%	NA

SUBMARKET	YEAR-TO-DATE											
	2003				2004				Per Cent Change			
	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
Bedford - Hammonds Plains	552	$ 213,473	$208,866	83	534	$ 228,168	$223,540	75	-3.3%	6.9%	7.0%	-8.7%
Dartmouth City	1405	$ 145,567	$142,499	65	1370	$ 160,971	$157,389	60	-2.5%	10.6%	10.4%	-7.2%
Fall River - Beaverbank	376	$ 165,119	$159,963	75	312	$ 179,903	$176,502	97	-17.0%	9.0%	10.3%	29.5%
Halifax City	1037	$ 213,491	$205,592	62	952	$ 218,181	$210,637	73	-8.2%	2.2%	2.5%	16.8%
Halifax County East	471	$ 118,949	$114,293	91	336	$ 141,636	$136,028	84	-28.7%	19.1%	19.0%	-7.7%
Halifax County Southwest	504	$ 161,937	$156,223	110	482	$ 162,092	$156,178	81	-4.4%	0.1%	0.0%	-26.1%
Sackville	441	$ 121,954	$118,592	42	412	$ 134,693	$131,886	36	-6.6%	10.4%	11.2%	-12.6%
Total	4,786	$ 166,581	$161,663	72	4,398	$ 179,041	$174,149	69	-8.1%	7.5%	7.7%	-4.4%

Source: Nova Scotia Association of Realtors

KEY ECONOMIC INDICATORS
HALIFAX

Indicator	Period	2004	2003	% change
Metro Halifax Labour Force (000's)	September	210.3	206.2	2.0%
Metro Halifax Employment (000's)	September	199.1	191.7	3.9%
Metro Halifax Unemployment Rate	September	5.3%	7.0%	---
Building Permits ($ 000's)	August			
Residential		43,266	28,757	50.5%
Non-Residential		4,960	13,501	-63.3%
Total		48,226	42,258	14.1%
Metro Halifax Consumer Price Index	August	125.6	123.2	1.9%
Metro Halifax New Housing Price Index	August			
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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