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HOUSING NOW

Halifax

YOUR LINK TO THE HOUSING MARKET

February's blizzard hobbles weakening housing market

Canada Mortgage and Housing Corporation

Harsh winter weather adversely impacts housing starts and completions and discourages homebuyers and sellers

VOLUME 8, EDITION 2
FEBRUARY 2004

✓ Signs of a slowdown in the Metro Halifax housing market have been growing in recent months, but February's 'blizzard of the century' brought an already deliberate pace of housing activity to a crawl in the second half of the month. Compared with February 2003, there were fewer new homes started in February, fewer that reached completion and fewer listed and sold through MLS® as builders, buyers and sellers alike hunkered down under severe winter weather, anxiously awaiting the arrival of spring.

✓ Under the adverse weather conditions, total housing starts declined almost 60 per cent. Increases in the middle density segment were insufficient to offset substantial declines in single-detached home building and an absence of new condo or rental starts. However, with widespread declines in completions last month compared with February 2003, the total number of units under construction remained quite stable at a relatively high level of 1,876 units.

✓ Declines in the completion of housing units were widespread across the various areas of Metro Halifax in February when compared with February 2003. However, this was not the case for housing starts, with three areas reporting an increase in total housing starts (Dartmouth City, Bedford-Hammonds Plains, Halifax County East), three showing a decrease (Halifax City, Sackville, Halifax County Southwest) and Fall River-Beaverbank remaining unchanged.

✓ Although, all types of new single-detached homes posted lower sales levels in February than a year earlier, all types but split level experienced an increase in average sale price. Total average sale price for all newly built single-detached homes sold in February was \$214,072, up almost 7 per cent from \$202,549 last February. However, the average price for the 58 new single-family homes sold in February was actually \$23,000 less than the average price for the 67 singles sold in January 2004.

✓ Harsh winter weather has also dampened the resale market in Metro. MLS® sales were 8 per cent lower in February than a year earlier. However, with new listings down 16 per cent, buyers continue to face a thin inventory from which to choose which stimulated price growth of 6 per cent.

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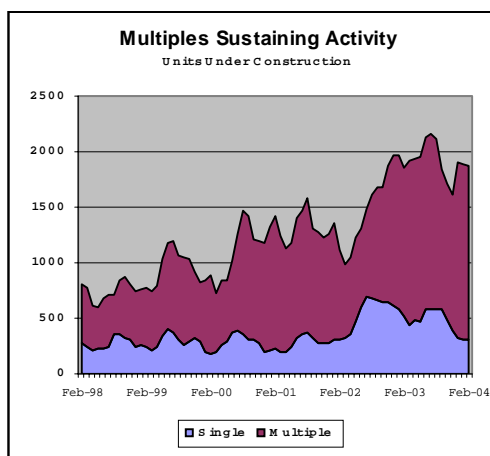
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**TABLE 1
ACTIVITY SUMMARY BY INTENDED MARKET
HALIFAX CMA
FEBRUARY 2004**

		FREEHOLD					GRAND	
		SINGLE	SEMI	ROW	CONDOMINIUM	RENTAL	TOTAL	
PENDING STARTS	- Current Month	116	20	0	0	95	231	
	- Previous Year	148	18	0	0	186	352	
STARTS	- Current Month	41	12	14	0	0	67	
	- Previous Year	73	12	0	80	0	165	
	- Year-To-Date 2004	106	22	42	12	0	182	
	- Year-To-Date 2003	151	28	8	80	4	271	
UNDER CONSTRUCTION	- 2004	300	42	125	644	765	1,876	
	- 2003	510	88	69	552	638	1,857	
COMPLETIONS	- Current Month	55	10	8	0	0	73	
	- Previous Year	146	6	14	8	99	273	
	- Year-To-Date 2004	124	24	8	50	0	206	
	- Year-To-Date 2003	254	12	14	8	99	387	
COMPLETED & NOT ABSORBED	- 2004	50	17	12	81	64	224	
	- 2003	42	3	14	10	99	168	
TOTAL SUPPLY	- 2004	350	59	137	725	829	2,100	
	- 2003	552	91	83	562	737	2,025	
ABSORPTIONS	- Current Month	58	12	4	0	94	168	
	- Previous Year	141	6	0	0	0	147	
	- Year-To-Date 2004	125	25	4	29	94	277	
	- Year-To-Date 2003	267	12	0	90	33	402	
	3-month Average	138	27	2	10	52	229	
	12-month Average	143	20	8	27	41	239	

Source: CMHC

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

STARTS	OWNERSHIP						GRAND TOTAL	COMPLETIONS	OWNERSHIP						GRAND TOTAL
	SINGLE	FREEHOLD SEMI	ROW	CONDO	RENTAL				SINGLE	FREEHOLD SEMI	ROW	CONDO	RENTAL		
HALIFAX CITY															
Current Month	5	4	0	0	0	9	Current Month	11	8	8	0	0	27		
Previous Year	16	2	0	80	0	98	Previous Year	13	0	0	0	99	112		
Year-To-Date 2004	19	10	0	8	0	37	Year-To-Date 2004	22	8	8	50	0	88		
Year-To-Date 2003	24	8	4	80	4	120	Year-To-Date 2003	22	4	0	0	99	125		
DARTMOUTH CITY															
Current Month	10	8	5	0	0	23	Current Month	10	0	0	0	0	10		
Previous Year	12	8	0	0	0	20	Previous Year	53	4	14	8	0	79		
Year-To-Date 2004	24	12	9	4	0	49	Year-To-Date 2004	14	0	0	0	0	14		
Year-To-Date 2003	37	14	4	0	0	55	Year-To-Date 2003	89	6	14	8	0	117		
BEDFORD-HAMMOND PLAINS															
Current Month	4	0	9	0	0	13	Current Month	10	0	0	0	0	10		
Previous Year	10	0	0	0	0	10	Previous Year	16	0	0	0	0	16		
Year-To-Date 2004	13	0	33	0	0	46	Year-To-Date 2004	26	2	0	0	0	28		
Year-To-Date 2003	18	2	0	0	0	20	Year-To-Date 2003	36	0	0	0	0	36		
SACKVILLE															
Current Month	2	0	0	0	0	2	Current Month	6	0	0	0	0	6		
Previous Year	4	0	0	0	0	4	Previous Year	11	0	0	0	0	11		
Year-To-Date 2004	5	0	0	0	0	5	Year-To-Date 2004	17	0	0	0	0	17		
Year-To-Date 2003	6	0	0	0	0	6	Year-To-Date 2003	18	0	0	0	0	18		
FALL RIVER-BEAVERBANK															
Current Month	12	0	0	0	0	12	Current Month	7	0	0	0	0	7		
Previous Year	12	0	0	0	0	12	Previous Year	16	0	0	0	0	16		
Year-To-Date 2004	22	0	0	0	0	22	Year-To-Date 2004	16	0	0	0	0	16		
Year-To-Date 2003	13	0	0	0	0	13	Year-To-Date 2003	24	0	0	0	0	24		
HALIFAX COUNTY SOUTHWEST															
Current Month	2	0	0	0	0	2	Current Month	10	0	0	0	0	10		
Previous Year	18	2	0	0	0	20	Previous Year	22	2	0	0	0	24		
Year-To-Date 2004	15	0	0	0	0	15	Year-To-Date 2004	26	12	0	0	0	38		
Year-To-Date 2003	40	4	0	0	0	44	Year-To-Date 2003	37	2	0	0	0	39		
HALIFAX COUNTY EAST															
Current Month	6	0	0	0	0	6	Current Month	1	2	0	0	0	3		
Previous Year	1	0	0	0	0	1	Previous Year	15	0	0	0	0	15		
Year-To-Date 2004	8	0	0	0	0	8	Year-To-Date 2004	3	2	0	0	0	5		
Year-To-Date 2003	13	0	0	0	0	13	Year-To-Date 2003	28	0	0	0	0	28		

Source: CMHC

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

		OWNERSHIP FREEHOLD				RENTAL	GRAND TOTAL
		SINGLE	SEMI	ROW	CONDO		
HALIFAX CITY	Current Month	56	26	48	516	643	1,289
	Previous Year	57	14	28	491	466	1056
DARTMOUTH CITY	Current Month	80	14	44	92	26	256
	Previous Year	191	64	38	61	108	462
BEDFORD-HAMMOND PLAINS	Current Month	37	2	33	36	90	198
	Previous Year	38	2	3	0	64	107
SACKVILLE	Current Month	13	0	0	0	0	13
	Previous Year	16	0	0	0	0	16
FALL RIVER-BEAVERBANK	Current Month	30	0	0	0	0	30
	Previous Year	22	0	0	0	0	22
HALIFAX COUNTY SOUTHWEST	Current Month	47	0	0	0	0	47
	Previous Year	78	6	0	0	0	84
HALIFAX COUNTY EAST	Current Month	37	0	0	0	6	43
	Previous Year	108	2	0	0	0	110

Source: CMHC

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

Type	Current Month	Previous Year	Year-To-Date 2004	Year-To-Date 2003
Bungalow				
Sales	10	17	25	28
Average Price	\$200,990	\$161,259	\$195,756	\$166,707
Median Price	\$171,500	\$164,000	\$178,000	\$169,450
Split Level				
Sales	10	32	11	55
Average Price	\$156,740	\$158,950	\$156,109	\$158,636
Median Price	\$147,850	\$159,800	\$147,900	\$159,800
1.5 Storey				
Sales	1	0	1	2
Average Price	\$325,000	\$0	\$325,000	\$317,750
Median Price	\$325,000	\$0	\$325,000	\$158,875
2 Storey				
Sales	25	68	66	131
Average Price	\$255,676	\$250,983	\$262,036	\$237,667
Median Price	\$212,000	\$222,500	\$222,450	\$210,750
Other				
Sales	11	23	21	49
Average Price	\$173,445	\$151,161	\$183,638	\$148,268
Median Price	\$177,000	\$153,000	\$187,000	\$156,725
Unknown				
Sales	1	1	1	2
Average Price	\$0	\$188,000	\$0	\$191,950
Median Price	\$0	\$188,000	\$0	\$191,950
Total				
Sales	58	141	125	267
Average Price	\$214,072	\$202,549	\$226,408	\$197,797
Median Price	\$187,000	\$169,900	\$196,000	\$174,400

Source: CMHC

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

Period	<\$89,999		\$90,000-\$119,999		\$120,000-\$149,999		\$150,000-\$199,999		\$200,000-\$249,999		>\$250,000		Total Sales	Average Price	Median Price
	sales	per cent	sales	per cent	sales	per cent	sales	per cent	sales	per cent	sales	per cent			
February 2003	0	0.0%	1	0.7%	25	17.7%	72	51.1%	14	9.9%	29	20.6%	141	\$202,549	\$169,900
March 2003	9	6.0%	1	0.7%	52	34.7%	58	38.7%	11	7.3%	19	12.7%	150	\$183,876	\$169,800
April 2003	0	0.0%	0	0.0%	14	14.7%	42	44.2%	16	16.8%	23	24.2%	95	\$214,944	\$190,000
May 2003	1	0.8%	1	0.8%	8	6.1%	63	47.7%	27	20.5%	32	24.2%	132	\$212,342	\$189,900
June 2003	5	3.9%	1	0.8%	10	7.9%	68	53.5%	22	17.3%	21	16.5%	127	\$199,008	\$185,600
July 2003	5	2.9%	0	0.0%	3	1.8%	99	57.9%	29	17.0%	35	20.5%	171	\$210,456	\$189,900
August 2003	2	1.3%	0	0.0%	10	6.5%	70	45.5%	23	14.9%	49	31.8%	154	\$228,158	\$198,950
September 2003	9	6.4%	13	9.2%	5	3.5%	65	46.1%	19	13.5%	30	21.3%	141	\$203,218	\$180,000
October 2003	0	0.0%	0	0.0%	9	4.7%	92	48.2%	40	20.9%	50	26.2%	191	\$227,623	\$198,700
November 2003	0	0.0%	0	0.0%	5	2.8%	97	53.9%	42	23.3%	36	20.0%	180	\$229,032	\$192,500
December 2003	1	0.6%	5	3.0%	11	6.7%	74	44.8%	39	23.6%	35	21.2%	165	\$221,827	\$191,500
January 2004	0	0.0%	0	0.0%	3	4.5%	28	41.8%	14	20.9%	22	32.8%	67	\$237,086	\$215,000
February 2004	2	3.4%	1	1.7%	10	17.2%	25	43.1%	7	12.1%	13	22.4%	58	\$214,072	\$187,000

Source: CMHC

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

Period	<\$89,999		\$90,000-\$119,999		\$120,000-\$149,999		\$150,000-\$199,999		\$200,000-\$249,999		>\$250,000		Total Units	Average Price	Median Price
	units	per cent	units	per cent	units	per cent	units	per cent	units	per cent	units	per cent			
February 2003	0	0.0%	0	0.0%	1	2.4%	16	38.1%	5	11.9%	20	47.6%	42	\$262,155	\$244,450
March 2003	0	0.0%	0	0.0%	5	8.5%	23	39.0%	14	23.7%	17	28.8%	59	\$233,449	\$209,000
April 2003	0	0.0%	0	0.0%	2	6.5%	14	45.2%	1	3.2%	14	45.2%	31	\$245,867	\$198,900
May 2003	2	6.7%	0	0.0%	2	6.7%	11	36.7%	2	6.7%	13	43.3%	30	\$231,464	\$222,450
June 2003	1	3.7%	0	0.0%	1	3.7%	11	40.7%	1	3.7%	13	48.1%	27	\$236,544	\$213,900
July 2003	0	0.0%	0	0.0%	2	8.0%	11	44.0%	1	4.0%	11	44.0%	25	\$254,812	\$190,000
August 2003	0	0.0%	0	0.0%	0	0.0%	8	29.6%	3	11.1%	16	59.3%	27	\$272,800	\$260,000
September 2003	0	0.0%	0	0.0%	0	0.0%	13	33.3%	4	10.3%	22	56.4%	39	\$274,722	\$259,900
October 2003	0	0.0%	0	0.0%	0	0.0%	15	39.5%	2	5.3%	21	55.3%	38	\$275,153	\$263,950
November 2003	0	0.0%	0	0.0%	1	2.2%	15	33.3%	5	11.1%	24	53.3%	45	\$274,135	\$250,000
December 2003	0	0.0%	0	0.0%	0	0.0%	15	29.4%	8	15.7%	28	54.9%	51	\$275,325	\$250,000
January 2004	0	0.0%	0	0.0%	0	0.0%	14	26.4%	10	18.9%	29	54.7%	53	\$289,082	\$260,000
February 2004	0	0.0%	0	0.0%	1	2.0%	12	24.0%	7	14.0%	30	60.0%	50	\$303,387	\$272,500

Source: CMHC

TABLE 7 - HALIFAX-DARTMOUTH MLS[®] RESIDENTIAL ACTIVITY

INDICATOR	February			Year-To-Date		
	2003	2004	Per Cent Change	2003	2004	Per Cent Change
New Listings	674	566	-16.0%	1,299	1215	-6.5%
Unit Sales	403	372	-7.7%	733	660	-10.0%
Average Price	\$159,481	\$169,320	6.2%	\$159,977	\$168,694	5.4%

Source: Canadian Real Estate Association (CREA)

Note: The Nova Scotia Association of Realtors adopted new MLS[®] software in July 2003, and as a result, the MLS[®] activity reported in this table contains data for both resale (existing) homes and new homes.

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KEY ECONOMIC INDICATORS

HALIFAX

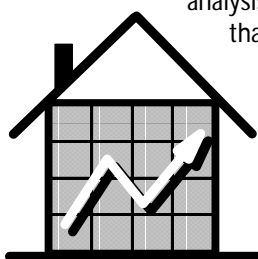
Indicator	Period	2004	2003	%change
Metro Halifax Labour Force (000's)	February	195.7	201.8	3.1%
Metro Halifax Employment (000's)	February	181.1	187.8	3.7%
Metro Halifax Unemployment Rate	February	7.5%	6.9%	---
Building Permits (\$ 000's)	January			
Residential		19,367	17,523	-9.5%
Non-Residential		3,858	6,236	61.6%
Total		23,225	23,759	2.3%
Metro Halifax Consumer Price Index	January	123.0	123.2	0.2%
Metro Halifax New Housing Price Index	January			
Total		117.0	121.1	3.5%
House		118.3	123.0	4.0%
Land		115.1	116.9	1.6%

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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