

MLS[®] TRENDS

Halifax CMA



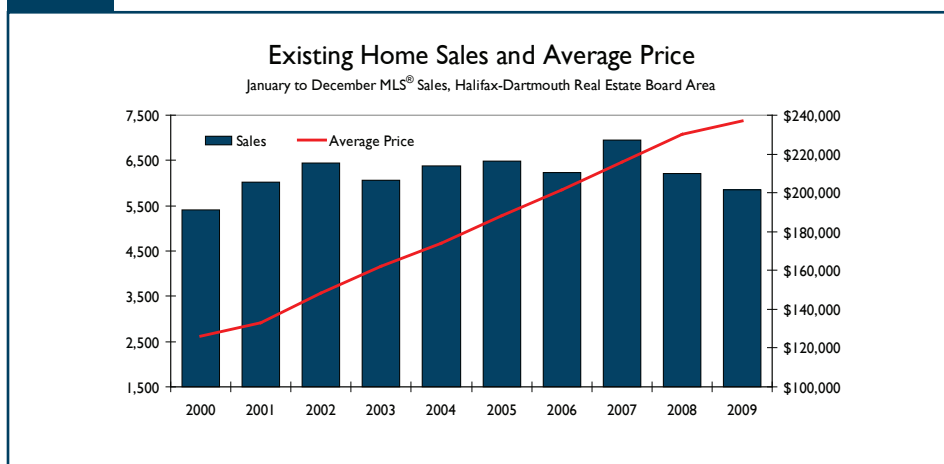
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

Sales Decline While Prices Show Resilience

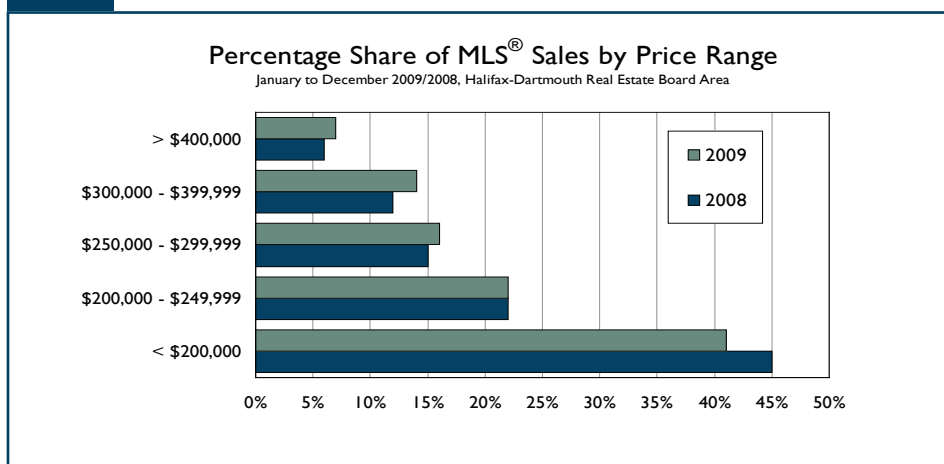
- There were 5,862 MLS[®] sales in HRM last year compared to 6,210 sales in 2008, representing a decline of 5.6 per cent.
- Existing home sales have been stable over the past ten years; however sales in 2008 fell below the ten year average of 6,294.
- Halifax City (zones 1-8) had the most existing home sales in 2009 with 1,476 sales, a decline of only 2.9 per cent from 1,520 sales in 2008.
- MLS[®] sales in Dartmouth City (zones 10-17) declined 14 per cent in 2009 to 1,438, while sales in Sackville (zone 25), Halifax County East (zone 31 & 35), and Fall River – Beaverbank (zone 26 & 30) reported declines of 3.2, 2.9 and 0.2 per cent, respectively.

Figure 1



Source: Nova Scotia Association of REALTORS[®]
MLS[®] is a registered trademark of the Canadian Real Estate Association

Figure 2



Source: Nova Scotia Association of REALTORS[®]
MLS[®] is a registered trademark of the Canadian Real Estate Association

- Despite the decline in sales in 2009, the average price of an existing home increased by 3.2 per cent from \$229,899 to \$237,214, due in large part to the mix of homes sold. In other words, higher priced homes captured a larger percentage share of the market in 2009 and put upward pressure on the average price.
- The price growth of 3.2 per cent was lower than the ten year average of 7.3 per cent.
- All submarkets in HRM, with the exception of Halifax County Southwest and Halifax County East, recorded positive price growth in 2009. The highest price growth of 3.9 per cent was reported in Dartmouth City with Bedford-Hammond Plains (3.5 per cent) and Halifax City (2.9 per cent) experiencing the second and third highest price growth.
- Sackville and Fall River- Beaverbank reported modest growth of 0.7 and 0.3 per cent, respectively. Halifax County Southwest experienced a decline in prices of 0.5 per cent to \$222,935, while Halifax County East reported a decline of two per cent to \$182,395.

RESIDENTIAL MLS® SALES ACTIVITY HALIFAX-DARTMOUTH AREA (JANUARY THROUGH DECEMBER)											
MLS® Area	Sales			Average Sale Price			Average List Price			Sale to List Price	
	2008	2009	% Change	2008	2009	% Change	2008	2009	% Change	2008	2009
1	76	106	39.5%	\$245,940	\$262,038	6.5%	\$251,008	\$266,359	6.1%	98%	98%
2	253	258	2.0%	\$424,967	\$413,246	-2.8%	\$442,307	\$432,976	-2.1%	96%	95%
3	162	148	-8.6%	\$206,484	\$220,643	6.9%	\$212,783	\$226,464	6.4%	97%	97%
4	208	188	-9.6%	\$293,648	\$291,241	-0.8%	\$302,180	\$302,920	0.2%	97%	96%
5	436	440	0.9%	\$256,180	\$261,012	1.9%	\$262,251	\$267,728	2.1%	98%	97%
6	75	64	-14.7%	\$177,263	\$184,156	3.9%	\$182,280	\$190,047	4.3%	97%	97%
7	152	122	-19.7%	\$177,018	\$190,836	7.8%	\$180,700	\$193,330	7.0%	98%	99%
8	158	150	-5.1%	\$273,079	\$290,608	6.4%	\$283,134	\$301,635	6.5%	96%	96%
9	52	62	19.2%	\$184,335	\$197,516	7.2%	\$194,474	\$206,241	6.1%	95%	96%
10	89	100	12.4%	\$172,348	\$188,352	9.3%	\$178,822	\$194,396	8.7%	96%	97%
11	328	281	-14.3%	\$170,371	\$177,694	4.3%	\$174,030	\$182,205	4.7%	98%	98%
12	149	112	-24.8%	\$194,067	\$208,789	7.6%	\$199,585	\$216,286	8.4%	97%	97%
13	110	111	0.9%	\$246,444	\$232,082	-5.8%	\$254,644	\$237,426	-6.8%	97%	98%
14	138	96	-30.4%	\$244,409	\$262,218	7.3%	\$249,939	\$270,952	8.4%	98%	97%
15	270	240	-11.1%	\$190,743	\$199,115	4.4%	\$194,154	\$203,414	4.8%	98%	98%
16	191	161	-15.7%	\$224,999	\$233,250	3.7%	\$231,213	\$239,235	3.5%	97%	97%
17	393	337	-14.2%	\$225,683	\$236,958	5.0%	\$229,878	\$242,809	5.6%	98%	98%
20	368	360	-2.2%	\$296,362	\$308,499	4.1%	\$304,073	\$316,677	4.1%	97%	97%
21	342	359	5.0%	\$290,629	\$299,108	2.9%	\$299,990	\$305,968	2.0%	97%	98%
25	471	456	-3.2%	\$180,102	\$181,402	0.7%	\$183,918	\$185,926	1.1%	98%	98%
26	214	227	6.1%	\$197,885	\$205,182	3.7%	\$202,568	\$209,612	3.5%	98%	98%
30	208	194	-6.7%	\$306,020	\$306,704	0.2%	\$311,691	\$314,687	1.0%	98%	97%
31	241	237	-1.7%	\$208,816	\$198,270	-5.1%	\$215,521	\$205,546	-4.6%	97%	96%
35	105	99	-5.7%	\$133,992	\$144,391	7.8%	\$141,887	\$152,520	7.5%	94%	95%
40	463	461	-0.4%	\$228,528	\$226,354	-1.0%	\$235,507	\$232,764	-1.2%	97%	97%
50	241	212	-12.0%	\$155,866	\$155,254	-0.4%	\$163,396	\$163,934	0.3%	95%	95%
90	15	23	53.3%	\$162,133	\$141,096	-13.0%	\$174,893	\$150,591	-13.9%	93%	94%
105	302	258	-14.6%	\$161,202	\$177,080	9.9%	\$167,636	\$184,969	10.3%	96%	96%
Total	6,210	5,862	-5.6%	\$229,899	\$237,214	3.2%	\$236,490	\$244,404	3.3%	97%	97%

Source: Nova Scotia Association of REALTORS®. Preliminary data as of January 15th, 2010

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

Note: Data are not official CREA data.