

MLS[®] TRENDS

Halifax CMA



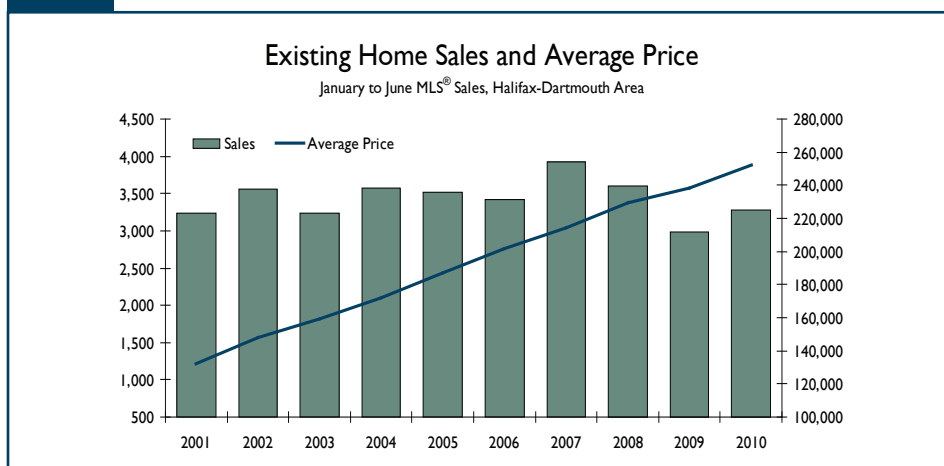
CANADA MORTGAGE AND HOUSING CORPORATION

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First Half MLS[®] Sales and Prices Increase

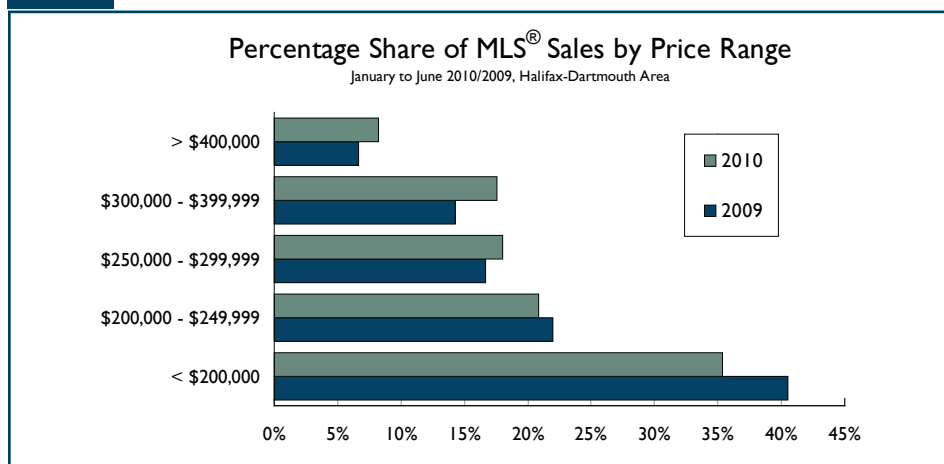
- There were 3,272 MLS[®] sales after six months of the year compared to 2,985 in 2009, which represents an increase of 9.6 per cent.
- There were double digit increases in sales in the Halifax City (zones 1-8), Dartmouth City (zones 10-17) and Fall River-Beaverbank (zones 26 & 30) submarkets of HRM.
- Bedford-Hammonds Plains (zones 20 & 21) recorded an 8.2 per cent increase in sales after the first half of the year while sales in Sackville (zone 25) and Halifax County East (zones 31 & 35) remained relatively flat compared to a year ago.
- Halifax County Southwest (zones 9 & 40) recorded a decline in sales of 7.1 per cent compared to 2009.

Figure 1



Source: Nova Scotia Association of REALTORS[®]
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Figure 2



Source: Nova Scotia Association of REALTORS[®]
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- Most of the sales this year have been in Dartmouth City, with 852, an increase of 11.8 per cent compared to last year. Sales in Halifax City increased 13.9 per cent compared to last year to 837 sales.
- The average sale price after six months of the year was \$252,479 which is 6.1 per cent higher than last year's first half average of \$238,063.
- The average sale price increased in all submarkets through the first six months of the year. Price growth was highest in Halifax County Southwest, where prices increased 15 per cent to \$245,091.
- The average sale price increased 10.8 per cent in Sackville and 10.9 per cent in Fall River-Beaverbank. Price growth was more modest in Halifax City and Dartmouth City at 2.5 and 2.1 per cent, respectively.
- The lowest average days on market was recorded in Dartmouth City at 72, which is 18 days shorter than the average days on market for HRM of 90.

RESIDENTIAL MLS® SALES ACTIVITY HALIFAX-DARTMOUTH AREA (JANUARY THROUGH JUNE)											
MLS® Area	Sales			Average Sale Price			Average List Price			Sale to List Price	
	2009	2010	% Change	2009	2010	% Change	2009	2010	% Change	2009	2010
1	38	65	71.1%	\$270,392	\$283,407	4.8%	\$275,706	\$287,582	4.3%	98%	99%
2	141	102	-27.7%	\$418,240	\$458,300	9.6%	\$437,802	\$471,990	7.8%	96%	97%
3	65	84	29.2%	\$215,121	\$240,534	11.8%	\$220,554	\$246,418	11.7%	98%	98%
4	99	90	-9.1%	\$291,673	\$295,074	1.2%	\$303,862	\$302,984	-0.3%	96%	97%
5	222	291	31.1%	\$257,634	\$282,218	9.5%	\$263,534	\$285,596	8.4%	98%	99%
6	35	45	28.6%	\$185,000	\$190,070	2.7%	\$189,949	\$199,000	4.8%	97%	96%
7	49	85	73.5%	\$185,371	\$201,224	8.6%	\$187,723	\$200,423	6.8%	99%	100%
8	86	75	-12.8%	\$302,231	\$351,946	16.4%	\$311,893	\$367,625	17.9%	97%	96%
9	33	24	-27.3%	\$183,480	\$235,000	28.1%	\$191,332	\$243,979	27.5%	96%	96%
10	45	52	15.6%	\$194,106	\$197,762	1.9%	\$201,447	\$204,477	1.5%	96%	97%
11	142	152	7.0%	\$179,475	\$178,795	-0.4%	\$183,607	\$182,335	-0.7%	98%	98%
12	59	64	8.5%	\$213,939	\$205,680	-3.9%	\$222,314	\$213,334	-4.0%	96%	96%
13	56	53	-5.4%	\$228,004	\$268,187	17.6%	\$233,807	\$274,504	17.4%	98%	98%
14	48	66	37.5%	\$279,085	\$258,676	-7.3%	\$287,638	\$264,156	-8.2%	97%	98%
15	129	147	14.0%	\$204,165	\$202,184	-1.0%	\$208,110	\$206,984	-0.5%	98%	98%
16	89	110	23.6%	\$237,158	\$247,846	4.5%	\$242,783	\$253,260	4.3%	98%	98%
17	194	208	7.2%	\$239,298	\$248,074	3.7%	\$245,091	\$254,438	3.8%	98%	97%
20	182	213	17.0%	\$303,509	\$328,885	8.4%	\$310,783	\$336,369	8.2%	98%	98%
21	196	196	0.0%	\$299,672	\$324,662	8.3%	\$307,453	\$330,089	7.4%	97%	98%
25	245	243	-0.8%	\$175,633	\$194,605	10.8%	\$179,790	\$199,532	11.0%	98%	98%
26	115	146	27.0%	\$208,848	\$227,207	8.8%	\$213,274	\$230,278	8.0%	98%	99%
30	87	107	23.0%	\$299,787	\$340,535	13.6%	\$307,501	\$351,170	14.2%	97%	97%
31	131	128	-2.3%	\$202,296	\$226,023	11.7%	\$210,273	\$233,653	11.1%	96%	97%
35	37	38	2.7%	\$131,343	\$121,527	-7.5%	\$136,235	\$135,968	-0.2%	96%	89%
40	233	223	-4.3%	\$217,354	\$246,177	13.3%	\$223,885	\$253,823	13.4%	97%	97%
50	97	121	24.7%	\$146,967	\$155,084	5.5%	\$155,251	\$163,092	5.1%	95%	95%
90	10	6	-40.0%	\$163,890	\$128,500	-21.6%	\$173,500	\$136,100	-21.6%	94%	94%
105	122	138	13.1%	\$178,995	\$183,315	2.4%	\$185,370	\$190,233	2.6%	97%	96%
Total	2,985	3,272	9.6%	\$238,063	\$252,479	6.1%	\$245,086	\$258,872	5.6%	97%	98%

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

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Note: Data are not official CREA data.