

MLS® TRENDS

Halifax CMA



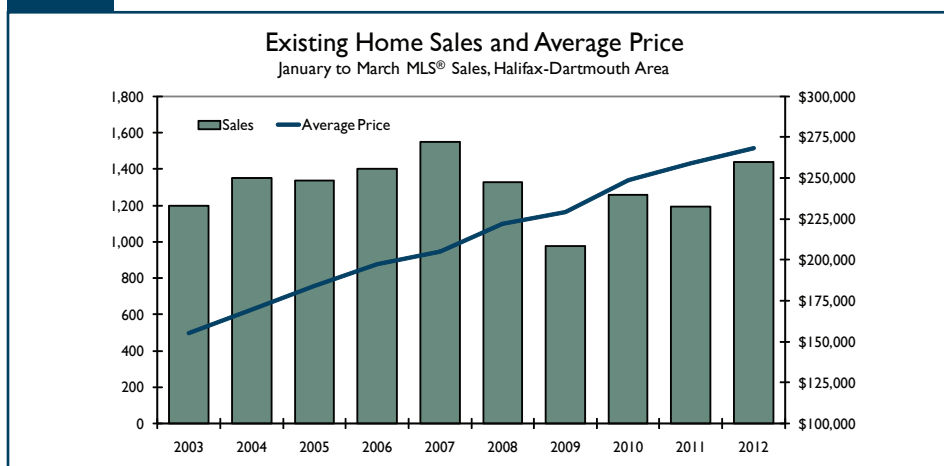
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2012

Existing Home Sales and Average Prices Increased in the First Quarter

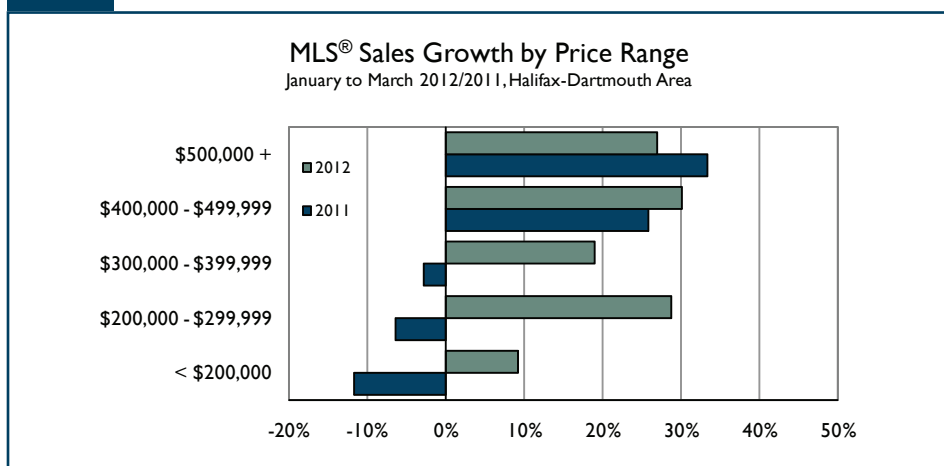
- There were 1,439 MLS® sales in the Halifax Regional Municipality (HRM) in the first quarter of 2012, which represents an increase of 20.4 per cent compared to last year.
- First quarter, existing home sales in the HRM were roughly ten per cent higher than the ten-year, first quarter average of 1,301 sales.
- Existing home sales in Dartmouth City (zones 10-17) increased nearly 30 per cent in the first quarter to 387 sales.
- In Halifax City (zones 1-8), sales increased 12.5 per cent to 368 in the first quarter.
- MLS® sales increased the most in the Sackville submarket (zone 25) where 139 sales were reported compared to 87 in 2011.
- In Bedford – Hammonds Plains (zones 20 and 21), the HRM’s most expensive submarket, sales increased from 145 last year to

Figure 1



Source: Nova Scotia Association of REALTORS®
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Figure 2



Source: Nova Scotia Association of REALTORS®
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166 this year. Existing home sales in the Fall River – Beaverbank submarket (zones 26 and 30) posted an increase of 16.3 per cent, year-to-date.

- Despite the sharp increase in sales in the first quarter, the average price of an existing home in the HRM posted a more modest increase of 3.6 per cent to \$268,294.

- The highest average price was recorded in Bedford – Hammonds Plains at \$339,750.
- The average sale price increased the most in Halifax County East (zones 31 and 35) in the first quarter where prices increased nearly 13 per cent to \$211,483.
- Prices in Halifax City recorded little change after the first three months of the year. The average price of an existing home was

\$311,511 in the first quarter compared to \$308,184 last year.

- The average price of an existing home in Dartmouth City and Halifax County Southwest (zones 9 and 40) increased nine and ten per cent, respectively.
- After the first quarter of the year, the average time it takes to sell a home in the HRM recorded no change at 99 days.

RESIDENTIAL MLS®SALES ACTIVITY												
Halifax-Dartmouth												
(January through March 2011 & 2012)												
Submarket	MLS® Area	Sales			Average Sale Price			Average List Price			Sale to List Price Ratio	
		2011	2012	% Change	2011	2012	% Change	2011	2012	% Change	2011	2012
Halifax City	1	16	9	-43.8%	\$336,367	\$306,822	-8.8%	\$340,238	\$312,711	-8.1%	99%	98%
	2	51	57	11.8%	\$513,545	\$419,956	-18.2%	\$546,671	\$435,325	-20.4%	94%	96%
	3	31	29	-6.5%	\$250,811	\$242,959	-3.1%	\$258,261	\$247,021	-4.4%	97%	98%
	4	25	35	40.0%	\$335,724	\$356,011	6.0%	\$344,584	\$361,806	5.0%	97%	98%
	5	100	145	45.0%	\$264,215	\$281,094	6.4%	\$269,299	\$285,761	6.1%	98%	98%
	6	17	13	-23.5%	\$226,144	\$233,442	3.2%	\$230,424	\$235,100	2.0%	98%	99%
	7	47	37	-21.3%	\$194,526	\$219,585	12.9%	\$193,349	\$218,034	12.8%	101%	101%
	8	40	43	7.5%	\$340,663	\$384,023	12.7%	\$354,010	\$400,740	13.2%	96%	96%
Dartmouth City	10	22	29	31.8%	\$184,936	\$237,341	28.3%	\$191,295	\$243,555	27.3%	97%	97%
	11	56	68	21.4%	\$174,994	\$185,656	6.1%	\$179,141	\$189,327	5.7%	98%	98%
	12	21	31	47.6%	\$216,329	\$217,729	0.6%	\$223,529	\$223,497	0.0%	97%	97%
	13	17	31	82.4%	\$265,506	\$302,485	13.9%	\$272,535	\$307,574	12.9%	97%	98%
	14	18	22	22.2%	\$261,178	\$306,459	17.3%	\$268,717	\$314,255	16.9%	97%	98%
	15	53	61	15.1%	\$197,182	\$217,847	10.5%	\$202,485	\$223,641	10.4%	97%	97%
	16	37	36	-2.7%	\$227,046	\$265,203	16.8%	\$234,135	\$272,833	16.5%	97%	97%
Bedford - Hammonds Plains	17	75	109	45.3%	\$265,257	\$262,236	-1.1%	\$270,966	\$271,733	0.3%	98%	97%
	20	86	89	3.5%	\$332,394	\$334,562	0.7%	\$336,119	\$340,252	1.2%	99%	98%
Sackville	21	59	77	30.5%	\$328,067	\$345,747	5.4%	\$333,230	\$353,345	6.3%	98%	98%
Fall River-Beaver Bank	25	87	139	59.8%	\$212,958	\$221,189	3.9%	\$216,795	\$227,292	4.8%	98%	97%
	26	45	59	31.1%	\$223,213	\$228,949	2.6%	\$228,982	\$233,936	2.2%	97%	98%
Halifax County East	30	47	48	2.1%	\$342,793	\$346,472	1.1%	\$352,553	\$350,845	-0.5%	97%	99%
	31	35	44	25.7%	\$208,989	\$221,143	5.8%	\$215,711	\$226,924	5.2%	97%	97%
Halifax County Southwest	35	20	21	5.0%	\$150,195	\$191,242	27.3%	\$158,130	\$201,052	27.1%	95%	95%
	9	6	17	183.3%	\$191,483	\$321,879	68.1%	\$194,250	\$352,253	81.3%	99%	91%
Other	40	82	85	3.7%	\$250,862	\$261,415	4.2%	\$258,849	\$268,959	3.9%	97%	97%
	Other	102	105	2.9%	\$174,253	\$180,211	3.4%	\$181,965	\$188,688	3.7%	96%	96%
	Total	1,195	1,439	20.4%	\$259,067	\$268,294	3.6%	\$266,215	\$275,356	3.4%	97%	97%

Source: Nova Scotia Association of REALTORS®. Preliminary data as of April 15th, 2012

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Note: Data are not official CREA data.

RESIDENTIAL MLS® SALES ACTIVITY Selected Data									
Halifax-Dartmouth									
(January through March 2012)									
Price Range	Sales	Avg Sale Price	Avg List Price	Avg Sq. Ft.	Avg Age	Avg # Beds	Avg Baths	% with Garage	
\$0 - \$199,999	448	\$149,741	\$157,363	1,036	36	2.7	1.4	21%	
\$200,000 - \$299,999	586	\$248,634	\$253,823	1,328	28	3.0	2.0	47%	
\$300,000 - \$399,999	244	\$341,727	\$346,422	1,705	35	3.1	2.6	74%	
\$400,000 - \$499,999	95	\$442,879	\$448,070	2,082	9	3.4	2.9	94%	
\$500,000 - \$999,999	61	\$631,686	\$645,691	2,533	31	3.8	3.1	82%	
\$1,000,000 +	5	\$1,860,800	\$2,103,600	4,205	10	4.0	3.9	100%	
Grand Total	1,439	\$268,294	\$275,356	1,412	31	3.0	2.0	48%	

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