

MLS® TRENDS

Halifax CMA



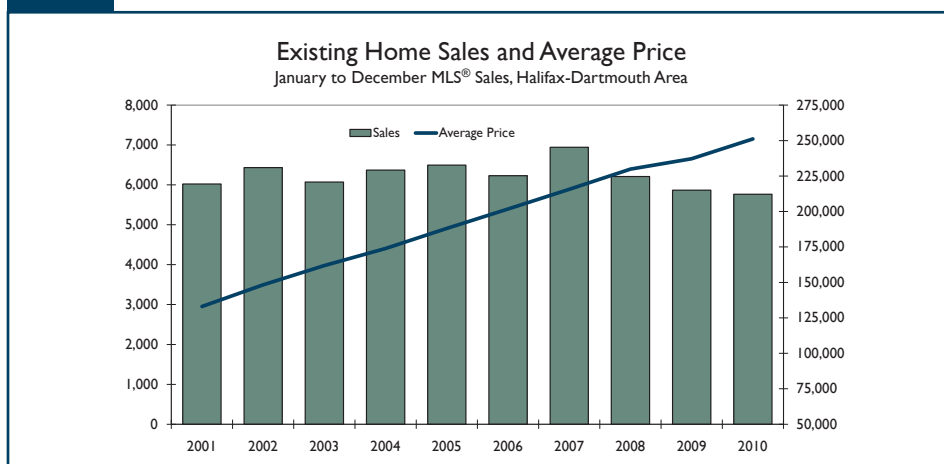
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2011

Existing Home Sales Decline While Prices Increase

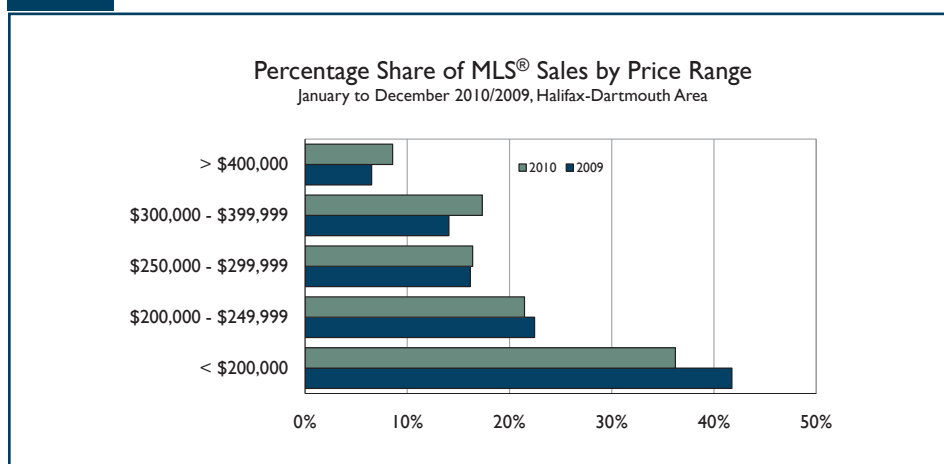
- There were 5,766 MLS® sales recorded in the Halifax Regional Municipality (HRM) last year compared to 5,867 in 2009, representing a decline of 1.7 per cent.
- Existing home sales in 2010 were seven per cent below the ten-year, annual average of 6,206 sales.
- Halifax City (zones 1-8) recorded the most sales in 2010 with 1,461. In 2009, Halifax City recorded 1,480 sales.
- MLS® sales in Dartmouth City (zones 10-17) increased 1.3 per cent in 2010 to 1,457 sales. The only other submarket to record an increase in sales was the Fall River – Beaverbank submarket where sales increased two per cent to 429 sales.

Figure 1



Source: Nova Scotia Association of REALTORS®
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Figure 2



Source: Nova Scotia Association of REALTORS®
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- Existing home sales declined the most in Halifax County East (zones 31 and 35) where sales declined 11 per cent to 299. The Halifax County Southwest (zones 9 and 40) and Sackville (zone 25) submarkets recorded declines of 8.4 and 5.7 per cent, respectively.
- Despite the decline in sales in 2010, the average price of an existing home in the HRM increased by 5.9 per cent to \$251,111 as each submarket recorded an increase in average price.
- The price growth of 5.9 per cent was below the ten-year, annual average of 7.3 per cent
- Bedford – Hammonds Plains (zones 20 and 21) recorded the highest average price of \$328,925, which represents an increase of 8.3 per cent compared to 2009.
- The lowest average price in the HRM was recorded in the Sackville submarket at \$190,567. The average price of an existing home in Sackville increased five per cent in 2010.
- The average days on market in the HRM recorded no change in 2010 compared to 2009 (94 days). The lowest average days on market was recorded in Dartmouth City at 74 days. The highest average days on market was recorded in the Halifax City submarket at 107 days.

RESIDENTIAL MLS® SALES ACTIVITY HALIFAX-DARTMOUTH AREA (JANUARY THROUGH DECEMBER)											
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	109	104	-4.6%	\$259,770	\$282,123	8.6%	\$263,989	\$287,530	8.9%	98%	98%
2	258	189	-26.7%	\$413,246	\$461,288	11.6%	\$432,976	\$479,304	10.7%	95%	96%
3	148	142	-4.1%	\$220,663	\$230,986	4.7%	\$226,464	\$237,599	4.9%	97%	97%
4	188	156	-17.0%	\$291,241	\$303,925	4.4%	\$302,920	\$313,190	3.4%	96%	97%
5	440	490	11.4%	\$261,012	\$284,279	8.9%	\$267,728	\$288,916	7.9%	97%	98%
6	64	65	1.6%	\$184,156	\$192,715	4.6%	\$190,047	\$202,635	6.6%	97%	95%
7	122	160	31.1%	\$190,836	\$201,699	5.7%	\$193,330	\$201,448	4.2%	99%	100%
8	151	155	2.6%	\$291,133	\$320,875	10.2%	\$302,207	\$333,913	10.5%	96%	96%
9	62	61	-1.6%	\$197,516	\$208,361	5.5%	\$206,241	\$218,331	5.9%	96%	95%
10	100	102	2.0%	\$188,352	\$192,924	2.4%	\$194,396	\$199,771	2.8%	97%	97%
11	281	274	-2.5%	\$177,694	\$179,331	0.9%	\$182,205	\$183,101	0.5%	98%	98%
12	112	107	-4.5%	\$208,789	\$206,107	-1.3%	\$216,286	\$213,269	-1.4%	97%	97%
13	111	91	-18.0%	\$232,082	\$259,672	11.9%	\$237,426	\$266,145	12.1%	98%	98%
14	96	118	22.9%	\$262,218	\$260,012	-0.8%	\$270,952	\$266,308	-1.7%	97%	98%
15	240	233	-2.9%	\$199,115	\$199,172	0.0%	\$203,414	\$204,523	0.5%	98%	97%
16	161	172	6.8%	\$233,250	\$247,858	6.3%	\$239,235	\$253,660	6.0%	97%	98%
17	337	360	6.8%	\$236,958	\$252,709	6.6%	\$242,809	\$259,701	7.0%	98%	97%
20	360	386	7.2%	\$308,253	\$330,213	7.1%	\$316,415	\$337,256	6.6%	97%	98%
21	359	321	-10.6%	\$299,108	\$327,377	9.5%	\$305,968	\$332,870	8.8%	98%	98%
25	456	430	-5.7%	\$181,402	\$190,567	5.1%	\$185,926	\$195,405	5.1%	98%	98%
26	227	243	7.0%	\$205,182	\$212,117	3.4%	\$209,612	\$215,580	2.8%	98%	98%
30	194	186	-4.1%	\$306,704	\$338,914	10.5%	\$314,687	\$349,523	11.1%	97%	97%
31	237	204	-13.9%	\$198,270	\$220,460	11.2%	\$205,546	\$227,712	10.8%	96%	97%
35	99	95	-4.0%	\$144,391	\$142,937	-1.0%	\$152,520	\$153,735	0.8%	95%	93%
40	462	419	-9.3%	\$226,213	\$248,183	9.7%	\$232,627	\$256,230	10.1%	97%	97%
50	212	228	7.5%	\$155,254	\$160,739	3.5%	\$163,934	\$169,384	3.3%	95%	95%
90	23	19	-17.4%	\$141,096	\$202,058	43.2%	\$150,591	\$214,553	42.5%	94%	94%
105	258	256	-0.8%	\$177,080	\$185,002	4.5%	\$184,969	\$193,381	4.5%	96%	96%
Total	5,867	5,766	-1.7%	\$237,180	\$251,111	5.9%	\$244,367	\$258,063	5.6%	97%	97%

Source: Nova Scotia Association of REALTORS®. Preliminary data as of January 15th, 2011

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Note: Data are not official CREA data.