

MLS[®] TRENDS

Halifax CMA



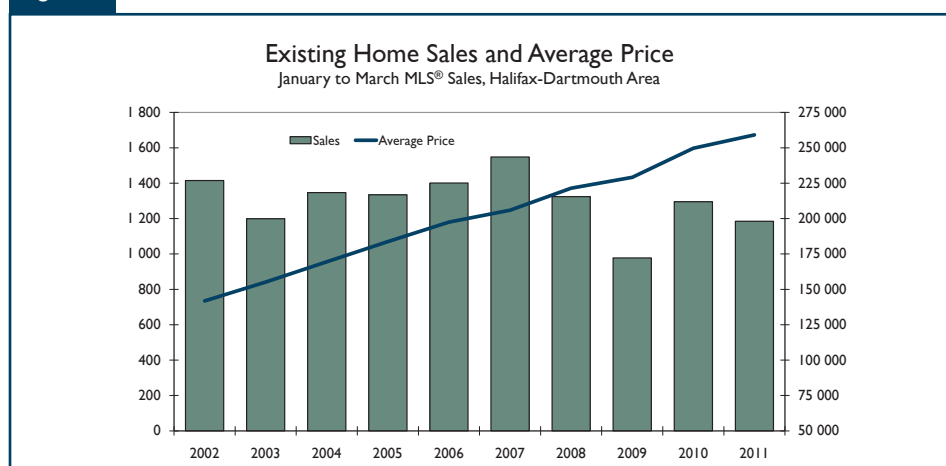
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Second Quarter 2011

Existing Home Sales Declined and Average Prices Increased in the First Quarter

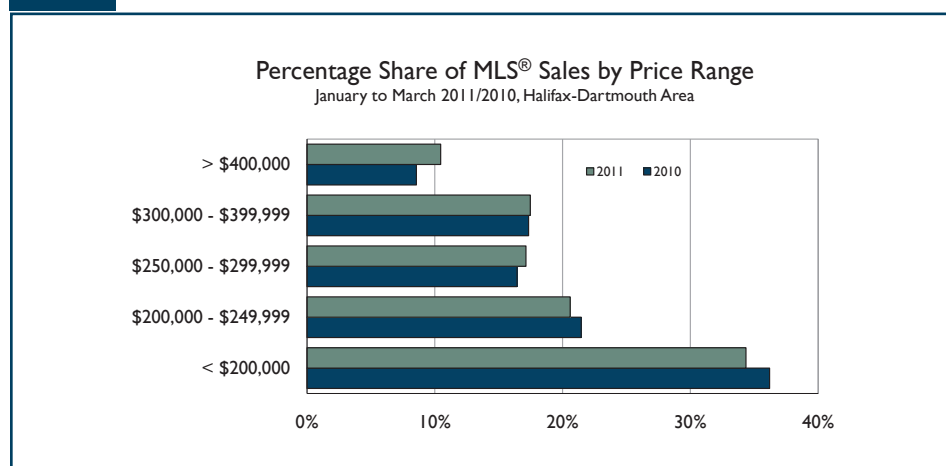
- There were 1,185 MLS[®] sales recorded in the Halifax Regional Municipality (HRM) in the first quarter of 2011, a decrease of 8.5 per cent compared to last year.
- Halifax City (zones 1-8) reported the most sales with 321, which was a decline of ten per cent compared to last year.
- MLS[®] sales in Dartmouth City (zones 10 – 17) declined by nine per cent in the first quarter to 297.
- Existing home sales decreased the most in Halifax County East (zones 31 and 35) where 54 sales were reported year-to-date; representing a decline of 15.6 per cent compared to last year.
- The only submarket to not record a decrease in sales in the first quarter was Sackville (zone 25), where sales reported little change.

Figure 1



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



Source: Nova Scotia Association of REALTORS[®]
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- Despite the decline in sales in the first quarter, the average price of an existing home in the HRM increased by 3.8 per cent to \$259,149.
- The highest average price was recorded in Bedford – Hammonds Plains (zones 20 and 21) at \$331,318. The average price of an existing home in Bedford – Hammonds Plains recorded little change year-to-date.
- The average price of the 321 sales recorded year-to-date in Halifax City was \$309,343.
- The average price of an existing home in the first quarter in Halifax County Southwest (zones 9 and 40) and Fall River – Beaverbank (zones 26 and 30) was \$245,051 and \$284,420, respectively.
- The lowest average price in the HRM was reported in Halifax County East (zones 31 and 35) at \$187,639. The average price of an existing home in Halifax County East declined nearly 13 per cent in the first quarter.
- The average days on market in the HRM increased from 96 in the first quarter of 2010 to 99 this year. The fewest days on market were recorded in Dartmouth City at 88 days and the most days on market were recorded in Halifax County East at 125 days.

RESIDENTIAL MLS® SALES ACTIVITY HALIFAX-DARTMOUTH AREA (JANUARY THROUGH MARCH)											
MLS® Area	Sales			Average Sale Price			Average List Price			Sale to List Price	
	2010	2011	% Change	2010	2011	% Change	2010	2011	% Change	2010	2011
1	26	12	-53.8%	\$263,185	\$355,908	35.2%	\$270,051	\$365,767	35.4%	97%	97%
2	45	51	13.3%	\$429,142	\$513,545	19.7%	\$436,231	\$546,671	25.3%	98%	94%
3	36	31	-13.9%	\$238,622	\$250,811	5.1%	\$245,094	\$258,261	5.4%	97%	97%
4	41	25	-39.0%	\$287,887	\$335,724	16.6%	\$295,813	\$344,584	16.5%	97%	97%
5	130	100	-23.1%	\$290,486	\$265,327	-8.7%	\$293,047	\$270,469	-7.7%	99%	98%
6	14	17	21.4%	\$207,818	\$226,144	8.8%	\$232,493	\$230,424	-0.9%	89%	98%
7	36	46	27.8%	\$217,397	\$194,357	-10.6%	\$213,033	\$193,315	-9.3%	102%	101%
8	29	39	34.5%	\$395,221	\$342,349	-13.4%	\$422,717	\$355,654	-15.9%	93%	96%
9	9	6	-33.3%	\$254,278	\$191,483	-24.7%	\$265,389	\$194,250	-26.8%	96%	99%
10	25	22	-12.0%	\$195,200	\$184,936	-5.3%	\$201,632	\$191,295	-5.1%	97%	97%
11	65	56	-13.8%	\$177,987	\$173,209	-2.7%	\$182,067	\$179,141	-1.6%	98%	97%
12	24	20	-16.7%	\$185,213	\$219,795	18.7%	\$192,292	\$227,210	18.2%	96%	97%
13	21	17	-19.0%	\$247,271	\$265,506	7.4%	\$252,538	\$272,535	7.9%	98%	97%
14	27	18	-33.3%	\$231,953	\$261,178	12.6%	\$236,948	\$268,717	13.4%	98%	97%
15	44	53	20.5%	\$198,010	\$197,182	-0.4%	\$202,266	\$202,485	0.1%	98%	97%
16	40	37	-7.5%	\$242,703	\$227,046	-6.5%	\$246,553	\$234,135	-5.0%	98%	97%
17	80	74	-7.5%	\$228,615	\$265,774	16.3%	\$233,501	\$271,560	16.3%	98%	98%
20	96	85	-11.5%	\$340,846	\$331,891	-2.6%	\$348,547	\$335,839	-3.6%	98%	99%
21	67	57	-14.9%	\$319,977	\$330,463	3.3%	\$321,939	\$335,823	4.3%	99%	98%
25	87	88	1.1%	\$183,835	\$214,254	16.5%	\$189,079	\$218,138	15.4%	97%	98%
26	65	46	-29.2%	\$210,050	\$224,778	7.0%	\$215,167	\$230,716	7.2%	98%	97%
30	39	47	20.5%	\$309,666	\$342,793	10.7%	\$321,658	\$352,553	9.6%	96%	97%
31	52	34	-34.6%	\$233,280	\$209,665	-10.1%	\$239,939	\$216,176	-9.9%	97%	97%
35	12	20	66.7%	\$134,992	\$150,195	11.3%	\$151,033	\$158,130	4.7%	89%	95%
40	85	83	-2.4%	\$231,079	\$248,923	7.7%	\$236,146	\$256,813	8.8%	98%	97%
50	45	40	-11.1%	\$149,699	\$167,716	12.0%	\$157,873	\$175,718	11.3%	95%	95%
90	2	5	150.0%	\$142,250	\$187,310	31.7%	\$149,900	\$197,870	32.0%	95%	95%
105	53	56	5.7%	\$173,318	\$177,742	2.6%	\$180,249	\$184,688	2.5%	96%	96%
Total	1,295	1,185	-8.5%	\$249,682	\$259,149	3.8%	\$255,779	\$266,484	4.2%	98%	97%

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

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Note: Data are not official CREA data.