

HALIFAX

NOVA SCOTIA

↑ 4%

2016 AVERAGE RESIDENTIAL SALE PRICE
\$287,916

THE RESIDENTIAL REAL ESTATE MARKET IN NOVA SCOTIA'S CAPITAL WAS STRONG IN 2016.

Activity in Halifax was up seven per cent year-over-year in 2016, with total unit sales rising from 4,215 in 2015 to 4,522. The average residential sale price increased to \$287,916, up from \$278,117 in 2015.

Continued population growth in the city contributed to increased consumer confidence in Halifax in 2016. This growth was a result of increased immigration, more buyers moving to Halifax from rural areas of Nova Scotia and former residents moving back to the region from Alberta's oil patch.

Strength in the city's manufacturing sector and the ongoing \$26 billion Royal Canadian Navy shipbuilding contract awarded to Halifax based Irving Shipbuilding, is expected to lead to job growth and increased activity in the housing market in 2017.

FIRST-TIME BUYERS

Typical first-time buyers in Halifax are millennials, generally with no children, who are looking to live in the city's urban core. Often, this demographic is looking to buy newly built condos in the \$300,000 to \$350,000 range or resale units that require minor renovations in Halifax's north end. The federal government's changes to mortgage lending rules in the fall may delay their entry into the housing market in the new year, but this segment is still expected to remain active in 2017.

CONDO MARKET

Apartment-style rental units have recently been more common in Halifax than condos, but there are currently eight or nine new apartment-style condo properties designed to appeal to both millennials and retirees under development in the city. New product entering the market in 2017 is expected to be absorbed quickly, while average condo sale price is anticipated to increase slightly by one per cent.

LUXURY HOMES

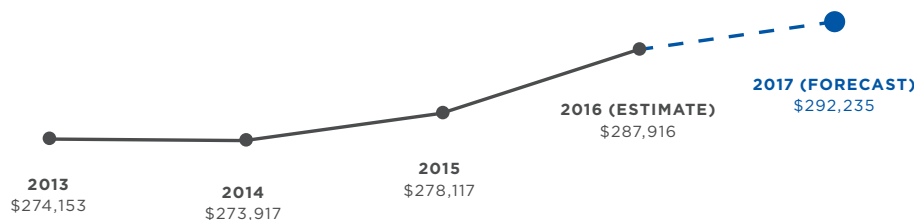
Ocean-front homes along the peninsula remain popular in Halifax, and recently developed luxury condos in the city-centre are also driving demand in the upper-end segment of the market. The luxury condo market is typically driven by retirees looking to downsize and move to a more central location and foreign-buyers who are purchasing luxury units in the city as a second or third home.



FUTURE TRENDS

- Halifax is expecting to create approximately 2,300 new jobs in 2017, which could lead to increased market activity
- The \$26 billion Royal Canadian Navy shipbuilding contract awarded to Irving Shipbuilding is expected to continue to positively impact the local economy
- The RE/MAX 2017 average residential sale price expectation for Halifax is an increase of one and a half per cent

AVERAGE RESIDENTIAL SALE PRICE
(HALIFAX)



Source: Historical values are sourced from CREA or local board statistics. Estimates and forecasts are based on the opinion of independent RE/MAX broker/owners and affiliates.