

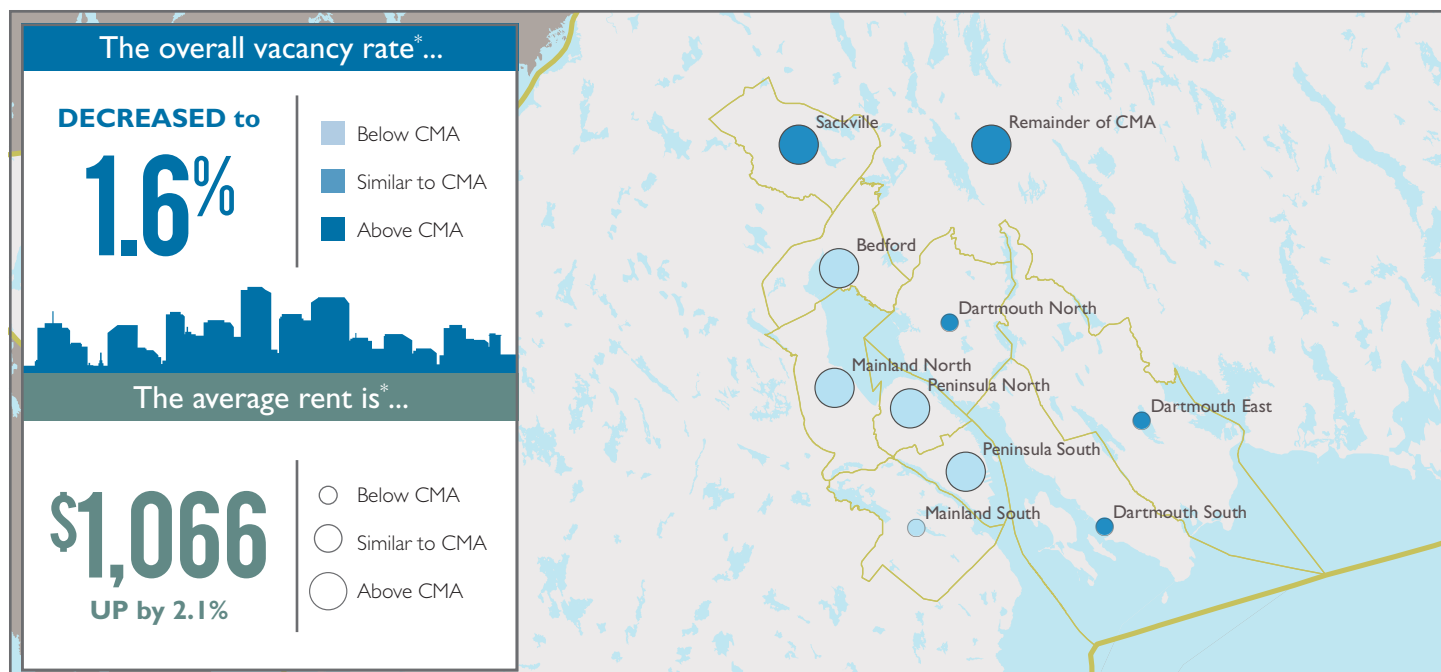
RENTAL MARKET REPORT

Halifax CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2018



PRIMARY RENTAL MARKET (by bedroom type)			
Bachelor	One bedroom	Two bedroom	Three or more bedrooms
1.5%	1.7%	1.5%	1.3%
Vacancy Rate	Vacancy Rate	Vacancy Rate	Vacancy Rate
\$812 Avg. Rent	\$904 Avg. Rent	\$1,156 Avg. Rent	\$1,355 Avg. Rent

“Strengthening demand continues to outpace the growth in new supply causing the vacancy rate to trend downwards to 1.6%.”

Katelyn MacLeod
Senior Analyst, Economics

*CMHC collects data on the primary and secondary rental market annually, in the fall. These data refer to the primary rental market, which only includes rental units in privately-initiated apartment structures containing at least three rental units. The secondary rental market covers rental dwellings that were not originally purpose-built for the rental market, including rental condominiums. The primary vacancy rate and rent level is based on all surveyed structures, while the rent increase is based only on structures common to the survey sample in both the current and previous year.

Key Findings

- The vacancy rate continued to decline, driven by heightened demand in newer and more expensive units
- New supply added to the universe expands as the number of rental units under construction reaches a historical high
- Average rents increased across all bedroom types

Vacancy rate declines while new rental supply remains elevated

According to the results of Canada Mortgage and Housing Corporation's Rental Market Survey conducted in October 2018, the overall vacancy rate in the Halifax CMA declined to 1.6% from 2.3% in October 2017.¹ The survey zones within Halifax City, which represents 66% of the total rental universe recorded a drop in the vacancy rate, while the opposite trend was apparent in the zones of Dartmouth City.

The Halifax rental market has witnessed a significant growth in supply over the past two years with the number of new rental completions added to the universe reaching almost 1,700 units in the 2018 survey. However, this elevated level of supply has yet to dampen multi-residential activity as there is currently 3,626 rental apartments under construction in the Halifax CMA, surpassing historical levels. As large-scale projects with higher-end finishes become more the norm, the length of time that an apartment remains under construction has increased. With the number developments set to break ground

over the next few years continuing to expand, it is expected that the amount of time for new units to reach the market will also continue to rise.

Population gains and improving economic conditions support rental market stability

Strong demographic fundamentals and improving economic conditions continue to support rental demand, outpacing the growth in newly completed units. Population gains, especially from international migrants has been a significant contributor to this growing demand. Since 2016 until the end of August 2018, almost 12,000 new permanent residents have landed in Halifax.² In addition to international migration growth, interprovincial migration into the province has also been positive for the last three years, with levels surpassing 2,500 in both 2017 and 2018³.

The economic slowdown in the Prairie Provinces combined with improving employment levels locally and the more affordable housing market in Halifax has helped support positive interprovincial migration. With migration growth providing a boost to the population, the number of people employed or looking for work (the labour force) has been on the rise the past two years. After recording little growth for most of 2016 and 2017, employment levels in Halifax have begun to trend upwards this year, increasing by 5.4% year-over-year as of October. This rise was noticeable in full-time jobs and also in both the 15-24 and 25-44 age cohorts.⁴

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Rental demand has shifted to newer and more expensive units

One of the major trends highlighted in last year's survey results was that Halifax's vacancy rate decline was apparent in the units priced at the lower end of the rental market. However, the 2018 results show that the continued declining trend in the vacancy rate has had an impact across the market. Although the decrease this year was most pronounced in newer units and in the survey zones that carry higher average rents, the vacancy rate also declined in all rents ranges over \$850. This was especially evident in units priced from \$950 - \$1,049 and \$1,150+. In addition, units built since 1990 which carry the highest average two-bedroom rent also recorded the lowest overall vacancy rates. Some of this shift towards more expensive units can be explained by the aging population and expanding downsizing market who are often looking for higher-end units. Improving labour market conditions may also be shifting renter's willingness to pay for premium units.

¹ The survey is based on privately initiated rental apartment structures of three or more units.

² Immigration, Refugees and Citizenship Canada.

³ Statistics Canada – Table 17-10-0022-01. Estimates of interprovincial migrants by province or territory, annual.

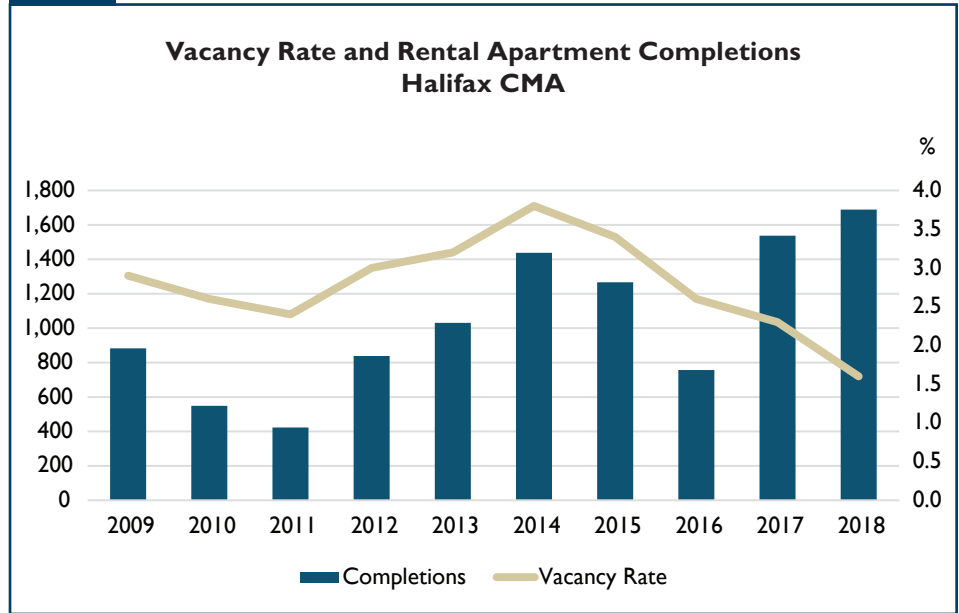
⁴ Statistics Canada. Table 14-10-0294-01. Labour force characteristics by census metropolitan area, seasonally adjusted.

The overall average rent for a two-bedroom unit across the Halifax CMA in 2018 was \$1,156. Units built since 2005 and those located in the Peninsula South continue to boast the highest average two-bedroom rents. While a portion of this increase can be attributed to new construction, the same sample average rent⁵ increased by 1.8% between 2017 and 2018, with upward price movement among existing structures being the strongest in the survey zones of Mainland South, Sackville and Bedford. Due to the tightening rental market conditions, average rents could have been expected to increase at a stronger rate. However, the growing rental market supply may have prompted landlords to maintain rents in order to remain competitive.

Tenant turnover rate declines in 2018

The tenant turnover rate⁶ for all units declined in 2018 to 20.9%. This indicates that about one in five renter households across Halifax had moved into a new apartment within the past 12 months. Tenant turnover rates declined across all bedroom types between 2017 and 2018. This is likely impacted by a drop in the vacancy rate, creating a limited supply of available units which has reduced the mobility between rental properties.

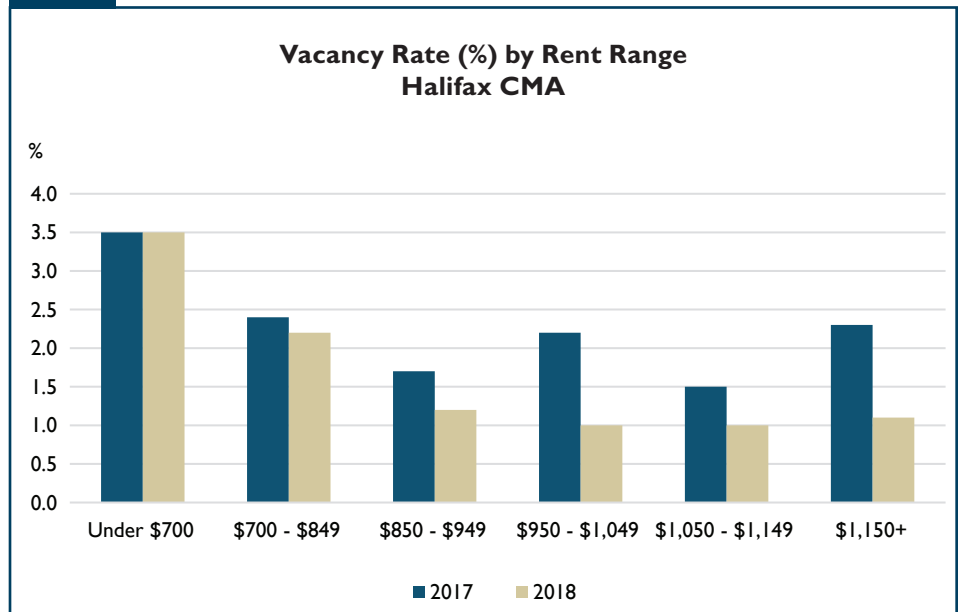
Figure 1



Source: CMHC

Note: Figures are for rental units completed between the rental market surveys, which includes the period from July of the year preceding a given survey to June of the following year.

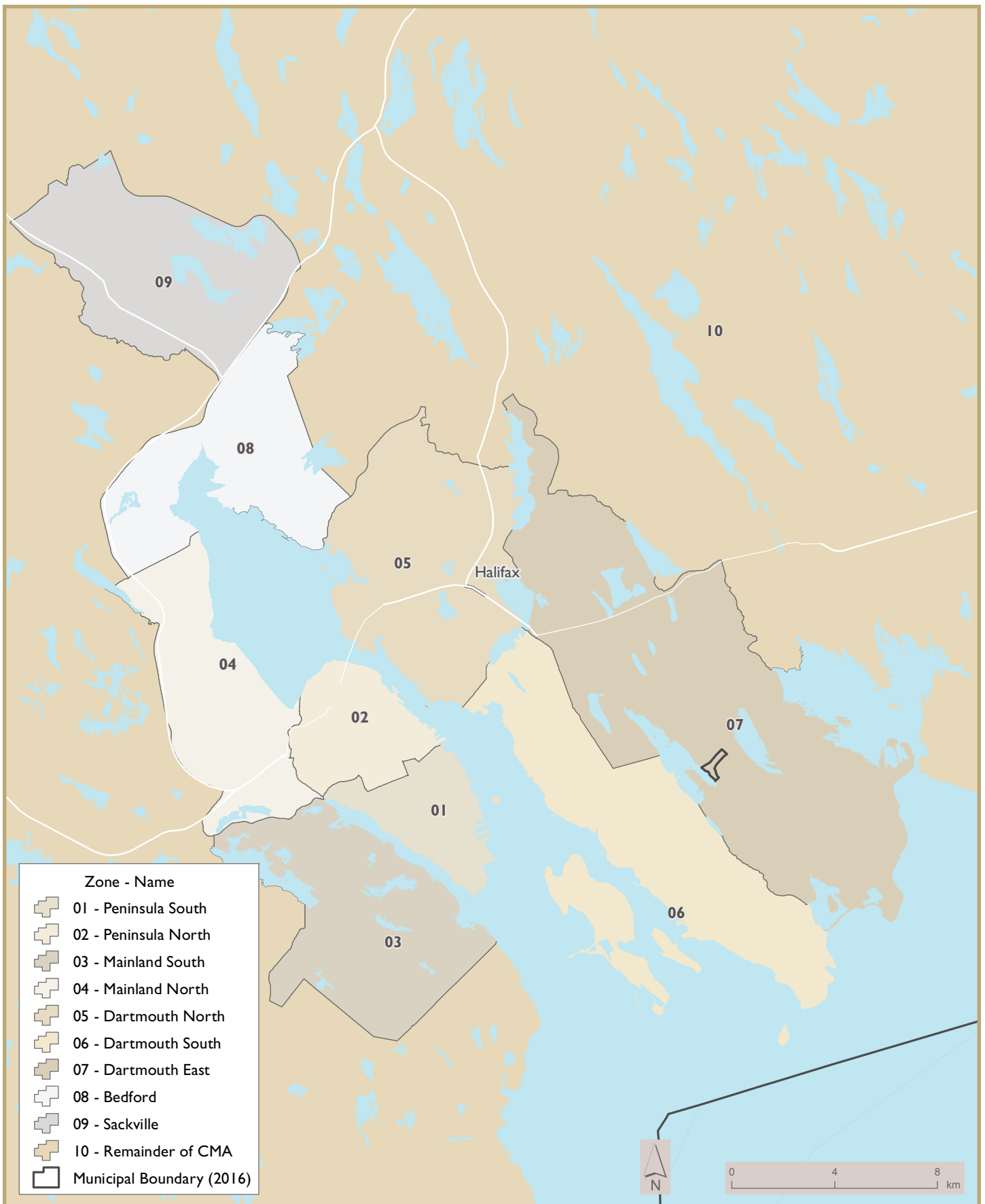
Figure 2



Source: CMHC

⁵ The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

⁶ A unit is counted as being turned over if a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12-month period. This includes tenants who moved into a different unit in the same building during this period.



RMS ZONE DESCRIPTIONS - HALIFAX CMA	
Zone 1	Halifax Peninsula South begins at Cornwallis Street, then along Cunard to Robie Street. From Robie the boundary runs south to Quinpool Road; along Quinpool to Connaught Avenue; north on Connaught to Chebucto Road to the North West Arm.
Zone 2	Halifax Peninsula North is the northern section of the Halifax Peninsula, separated from the mainland by Dutch Village Road and Joseph Howe Avenue.
Zone 3	Halifax Mainland South is the mainland area within the city of Halifax south of St. Margaret's Bay Road.
Zone 4	Halifax Mainland North is the mainland area within the city of Halifax boundaries north of St. Margaret's Bay Road.
Zones 1-4	City of Halifax
Zone 5	Dartmouth North is the part of Dartmouth north of Ochterloney Street, Lake Banook and Micmac Lake.
Zone 6	Dartmouth South is south of Ochterloney Street and Lake Banook and west of (outside) the Circumferential Highway, including Woodside as far as CFB Shearwater.
Zone 7	Dartmouth East is the area bounded by Micmac Lake and Lake Charles to the west, Highway 111, Halifax Harbour to Hartlen Point to the south, Cow Bay and Cole Harbour to the east and Ross Road, Lake Major Road, Lake Major and Spider Lake to the north.
Zones 5-7	City of Dartmouth
Zone 8	Bedford is the area bounded by Highway 102, the Sackville River and Kearney Lake to the west, continuing northeast to Rock Lake, south to Anderson Lake, southwest to Wrights Cove north of Pettipas Drive.
Zone 9	Sackville is the area bounded by Highway 102, North of Highway 101 & Margeson Drive northeast to Feely Lake, South along Windgate Drive to Windsor Junction Road then south to Highway 102.
Zone 10	Remainder of CMA is the remaining portion of HRM east of Ross Road and Lake Major Road, north of Wilson Lake Drive and Beaverbank-Windsor Junction Crossroad, west of Kearney Lake and Birch Cove Lakes and south of Long Lake and the community of Herring Cove.
Zones 1-10	Halifax CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
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- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.3.3 Vacancy Rates (%) by Structure Size and Zone
- 1.3.4 Turnover Rates (%) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 2.1.6 Turnover Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type (Not available for Québec centres)
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 3.1.6 Turnover Rates (%) by Zone and Bedroom Type

Available in the Halifax, Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents (\$) by Bedroom Type
- 4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	0.5 a	1.1 a ↑	1.7 a	1.0 a ↓	3.5 c	1.2 a ↓	4.7 d	1.3 a ↓	2.3 a	1.1 a ↓
Peninsula North	1.6 c	0.3 b ↓	1.5 c	0.7 a ↓	3.3 b	1.2 a ↓	**	2.9 c	2.9 b	1.1 a ↓
Mainland South	**	0.0 c	2.4 b	1.1 a ↓	2.1 b	1.4 a ↓	2.8 c	1.0 a ↓	2.3 a	1.2 a ↓
Mainland North	0.0 c	1.3 a ↑	2.7 c	1.1 a ↓	1.8 a	1.0 a ↓	1.1 a	0.5 a ↓	1.9 a	1.0 a ↓
City of Halifax (Zones 1-4)	0.7 a	1.0 a -	2.1 b	1.0 a ↓	2.4 a	1.1 a ↓	3.1 c	1.1 a ↓	2.2 a	1.0 a ↓
Dartmouth North	4.0 d	5.5 d -	1.8 a	4.1 c ↑	3.5 b	3.0 c -	4.3 d	0.0 c ↓	2.8 a	3.5 c -
Dartmouth South	**	**	1.9 a	2.3 a -	2.6 a	2.2 a -	1.6 c	2.6 b ↑	2.4 a	2.5 a -
Dartmouth East	**	0.0 a	1.3 a	1.8 a -	0.8 a	1.5 a ↑	4.1 d	4.7 b -	1.1 a	1.7 a ↑
City of Dartmouth (Zones 5-7)	5.2 d	**	1.8 a	3.5 b ↑	2.6 a	2.4 a -	3.3 c	1.9 b ↓	2.4 a	2.9 a ↑
Bedford	**	**	2.0 c	0.5 b ↓	1.1 a	1.3 a -	2.2 b	0.4 a ↓	1.3 a	1.1 a -
Sackville	0.0 a	**	1.9 c	0.8 a ↓	3.0 b	2.2 b -	1.6 b	3.0 b ↑	2.6 a	2.0 b -
Remainder of CMA	**	**	**	0.0 c	1.7 b	2.1 b -	4.8 a	4.8 d -	3.6 d	1.9 b ↓
Halifax CMA	1.2 a	1.5 a -	2.1 a	1.7 a ↓	2.4 a	1.5 a ↓	3.0 b	1.3 a ↓	2.3 a	1.6 a ↓

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	851 a	872 a	1,093 a	1,137 a	1,514 a	1,608 a	1,882 a	1,906 b	1,232 a	1,287 a
Peninsula North	711 a	782 b	899 a	947 a	1,129 a	1,181 a	1,334 b	1,362 a	1,029 a	1,084 a
Mainland South	603 a	829 d	650 a	694 a	795 a	957 a	782 a	1,035 a	732 a	867 a
Mainland North	709 a	756 a	845 a	876 a	1,097 a	1,147 a	1,323 a	1,360 a	1,037 a	1,085 a
City of Halifax (Zones 1-4)	790 a	832 a	929 a	975 a	1,148 a	1,214 a	1,414 a	1,451 a	1,064 a	1,123 a
Dartmouth North	610 b	614 a	726 a	709 a	928 a	882 a	1,038 b	1,074 c	838 a	801 a
Dartmouth South	804 b	723 c	812 a	801 a	978 a	1,022 a	919 a	963 a	902 a	928 a
Dartmouth East	617 a	766 a	795 b	808 b	1,070 a	1,086 a	876 b	843 a	1,003 a	1,012 a
City of Dartmouth (Zones 5-7)	685 b	656 b	755 a	740 a	977 a	972 a	967 a	986 a	886 a	872 a
Bedford	**	**	794 a	843 a	1,224 a	1,278 a	1,450 a	1,498 a	1,193 a	1,249 a
Sackville	**	**	894 b	985 a	1,015 a	1,082 a	1,185 a	1,286 a	1,020 a	1,093 a
Remainder of CMA	**	**	1,204 c	815 a	1,398 a	1,349 a	1,434 a	1,415 c	1,357 a	1,281 a
Halifax CMA	780 a	812 a	881 a	904 a	1,109 a	1,156 a	1,307 a	1,355 a	1,027 a	1,066 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	1,353	1,368	4,243	4,455	2,511	2,701	531	532	8,638	9,056
Peninsula North	458	496	2,080	2,241	3,060	3,313	396	432	5,994	6,482
Mainland South	54	54	976	975	1,466	1,465	192	192	2,688	2,686
Mainland North	370	385	3,892	3,841	7,807	8,224	1,471	1,505	13,540	13,955
City of Halifax (Zones 1-4)	2,235	2,303	11,191	11,512	14,844	15,703	2,590	2,661	30,860	32,179
Dartmouth North	200	198	3,080	3,080	3,252	3,309	340	341	6,872	6,928
Dartmouth South	89	90	1,153	1,210	1,558	1,552	296	296	3,096	3,148
Dartmouth East	16	14	481	481	1,692	1,691	148	148	2,337	2,334
City of Dartmouth (Zones 5-7)	305	302	4,714	4,771	6,502	6,552	784	785	12,305	12,410
Bedford	29	27	227	227	1,350	1,384	237	251	1,843	1,889
Sackville	7	5	209	259	851	968	179	203	1,246	1,435
Remainder of CMA	39	36	182	113	797	933	31	30	1,049	1,112
Halifax CMA	2,615	2,673	16,523	16,882	24,344	25,540	3,821	3,930	47,303	49,025

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	2.2 ^b	n/a	2.9 ^a	n/a	4.3 ^b	n/a	4.9 ^d	n/a	3.3 ^b	n/a
Peninsula North	3.2 ^d	n/a	2.8 ^b	n/a	4.4 ^b	n/a	**	n/a	4.1 ^b	n/a
Mainland South	**	n/a	3.1 ^c	n/a	2.7 ^b	n/a	2.8 ^c	n/a	2.9 ^a	n/a
Mainland North	0.3 ^a	n/a	3.3 ^d	n/a	2.4 ^a	n/a	1.2 ^a	n/a	2.5 ^a	n/a
City of Halifax (Zones 1-4)	2.1 ^a	n/a	3.0 ^b	n/a	3.2 ^a	n/a	3.4 ^c	n/a	3.1 ^a	n/a
Dartmouth North	4.7 ^d	n/a	2.4 ^a	n/a	4.6 ^b	n/a	4.3 ^d	n/a	3.6 ^a	n/a
Dartmouth South	**	n/a	2.7 ^a	n/a	2.9 ^a	n/a	1.6 ^c	n/a	2.9 ^a	n/a
Dartmouth East	**	n/a	1.9 ^c	n/a	1.5 ^a	n/a	4.1 ^d	n/a	1.7 ^a	n/a
City of Dartmouth (Zones 5-7)	5.6 ^d	n/a	2.5 ^a	n/a	3.4 ^a	n/a	3.3 ^c	n/a	3.1 ^a	n/a
Bedford	**	n/a	2.0 ^c	n/a	1.8 ^a	n/a	2.9 ^b	n/a	2.0 ^a	n/a
Sackville	0.0 ^a	n/a	1.9 ^c	n/a	3.9 ^b	n/a	4.2 ^b	n/a	3.6 ^b	n/a
Remainder of CMA	**	n/a	**	n/a	3.1 ^b	n/a	4.8 ^a	n/a	4.6 ^c	n/a
Halifax CMA	2.4 ^a	n/a	2.9 ^a	n/a	3.2 ^a	n/a	3.4 ^b	n/a	3.1 ^a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Peninsula South	2.0 c	2.4 b	3.0 c	4.1 c	4.7 c	1.1 d	++	**	3.7 c	2.5 b
Peninsula North	4.7 c	++	3.4 d	++	4.0 c	1.6 c	++	++	3.8 c	1.3 d
Mainland South	3.9 d	++	1.2 d	3.9 c	1.2 a	3.8 c	++	4.4 d	1.5 c	3.7 b
Mainland North	1.0 d	4.5 c	1.5 a	1.9 b	2.7 a	1.1 a	2.8 c	1.4 d	2.3 a	1.6 b
City of Halifax (Zones 1-4)	2.5 b	3.1 d	2.3 b	2.6 a	3.3 b	1.4 a	2.9 c	2.1 c	2.9 a	2.0 a
Dartmouth North	++	++	2.7 c	1.9 c	1.7 c	1.4 a	++	**	2.0 c	1.3 a
Dartmouth South	**	++	1.5 b	2.1 c	1.8 c	2.4 b	0.6 a	3.6 b	1.2 a	2.3 b
Dartmouth East	**	**	2.2 c	4.9 d	++	2.7 c	++	++	++	2.9 b
City of Dartmouth (Zones 5-7)	**	++	2.4 b	2.4 c	1.6 c	1.9 b	++	4.3 c	1.6 c	1.8 b
Bedford	**	**	-1.2 d	4.3 b	-1.4 d	5.2 c	++	2.5 c	-1.4 d	4.6 c
Sackville	**	**	4.1 c	7.4 c	1.6 c	6.0 c	++	4.0 d	1.8 c	6.2 c
Remainder of CMA	**	**	**	++	1.5 d	++	**	**	**	++
Halifax CMA	2.6 b	2.2 c	2.3 a	2.6 a	2.6 a	1.8 a	2.0 c	2.6 b	2.3 a	2.1 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

1.1.6 Private Apartment Turnover Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	**	22.9 d	33.1 a	**	38.6 a	**	**	**	36.1 a	**
Peninsula North	**	**	28.6 a	**	29.3 d	**	**	**	28.9 d	**
Mainland South	**	**	23.3 d	**	26.6 d	13.1 d ↓	**	4.7 d	25.4 a	13.6 c ↓
Mainland North	**	8.8 c	21.7 d	15.5 d ↓	19.5 a	16.6 d ↓	19.5 d	14.0 c ↓	20.0 a	15.7 a ↓
City of Halifax (Zones 1-4)	**	20.2 d	27.5 a	23.6 a ↓	25.4 a	18.7 a ↓	26.2 d	19.6 d ↓	26.7 a	20.6 a ↓
Dartmouth North	**	**	19.5 d	24.7 d ↑	18.0 d	26.3 d ↑	**	**	18.4 d	24.8 d ↑
Dartmouth South	**	**	20.6 d	19.7 d -	22.3 d	**	**	**	22.1 d	**
Dartmouth East	**	**	22.2 d	**	17.0 d	17.6 d -	**	**	18.6 d	17.6 d -
City of Dartmouth (Zones 5-7)	**	**	20.0 d	22.8 d -	18.8 a	23.2 d ↑	**	**	19.4 a	22.7 a ↑
Bedford	**	**	**	8.4 c	18.8 d	**	15.4 d	10.2 c ↓	19.1 d	15.2 d ↓
Sackville	**	**	13.5 c	11.1 c ↓	14.0 c	26.4 a ↑	**	13.6 c	13.8 c	21.8 a ↑
Remainder of CMA	**	**	5.6 d	**	11.7 c	**	**	**	10.6 c	**
Halifax CMA	**	18.9 d	25.1 a	22.7 a ↓	22.5 a	20.1 a ↓	23.1 a	19.3 d ↓	23.9 a	20.9 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Halifax CMA											
Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total		
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	
Halifax CMA											
Pre 1940	0.0	c	**		1.4	d	1.9	c	-		
1940 - 1959	**		5.1	d	2.8	c	**				
1960 - 1974	1.1	a	1.9	b	3.7	c	2.5	a	↓		
1975 - 1989	1.3	a	1.0	a	-	1.4	a	1.1	a	↓	
1990 - 2004	0.3	b	1.4	a	↑	0.8	a	0.7	a	-	
2005+	1.5	a	0.3	a	↓	1.8	b	0.7	a	↓	
Total	1.2	a	1.5	a	-	2.1	a	1.7	a	↓	

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Halifax CMA																				
Year of Construction	Bachelor				1 Bedroom				2 Bedroom				3 Bedroom +				Total			
	Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18		Oct-17		Oct-18	
Halifax CMA																				
Pre 1940	703	b	693	b	839	b	872	b	1,058	c	1,088	b	1,377	c	1,501	c	985	b	1,025	b
1940 - 1959	702	b	691	b	808	a	836	b	886	a	911	a	1,076	b	1,037	b	867	a	887	a
1960 - 1974	737	a	743	a	781	a	794	a	861	a	879	a	1,026	b	1,112	a	831	a	855	a
1975 - 1989	810	a	833	a	839	a	861	a	962	a	993	a	1,223	a	1,270	a	912	a	940	a
1990 - 2004	752	a	778	a	865	a	886	a	1,062	a	1,089	a	1,296	a	1,367	a	1,013	a	1,043	a
2005+	998	a	1,067	a	1,198	a	1,206	a	1,512	a	1,552	a	1,673	a	1,657	a	1,434	a	1,463	a
Total	780	a	812	a	881	a	904	a	1,109	a	1,156	a	1,307	a	1,355	a	1,027	a	1,066	a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.2.3 Private Apartment Turnover Rates (%) by Year of Construction and Bedroom Type Halifax CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA										
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	**	27.2 d	**	29.0 d	**	**	**	29.0 d
1960 - 1974	**	**	28.3 a	21.3 d ↓	29.2 a	24.6 a ↓	**	**	29.5 a	22.5 a ↓
1975 - 1989	**	**	24.4 d	27.2 a -	22.8 a	17.5 d ↓	**	**	24.3 a	21.2 a ↓
1990 - 2004	**	**	**	**	19.0 d	17.1 d -	20.3 d	**	19.2 d	16.9 d -
2005+	**	**	19.4 d	18.6 d -	16.9 a	18.9 d -	12.9 c	15.0 d -	17.1 a	18.3 d -
Total	**	18.9 d	25.1 a	22.7 a ↓	22.5 a	20.1 a ↓	23.1 a	19.3 d ↓	23.9 a	20.9 a ↓

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Halifax CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA										
3 to 5 Units	**	**	2.7 c	**	4.9 d	4.1 d -	**	0.0 c	3.3 d	2.0 c -
6 to 19 Units	**	4.8 d	2.1 b	3.0 d -	3.1 c	2.5 a -	3.7 d	2.6 c -	2.8 a	2.8 b -
20 to 49 Units	1.1 a	1.4 a -	2.3 a	1.7 a ↓	2.7 a	1.5 a ↓	4.2 b	0.8 a ↓	2.6 a	1.6 a ↓
50 to 99 Units	0.7 a	1.3 a ↑	1.5 a	2.1 a ↑	1.3 a	1.3 a -	1.9 b	1.4 a ↓	1.3 a	1.5 a ↑
100+ Units	1.0 a	0.8 a ↓	2.5 a	0.7 a ↓	3.0 b	0.7 a ↓	3.8 a	1.5 a ↓	2.7 a	0.8 a ↓
Total	1.2 a	1.5 a -	2.1 a	1.7 a ↓	2.4 a	1.5 a ↓	3.0 b	1.3 a ↓	2.3 a	1.6 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Halifax CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA										
3 to 5 Units	653 b	**	756 a	777 b	989 b	1,007 b	1,359 b	1,404 b	987 b	1,019 b
6 to 19 Units	668 a	685 a	725 a	729 a	847 a	888 a	991 a	1,068 a	809 a	837 a
20 to 49 Units	711 a	739 a	788 a	816 a	979 a	1,006 a	1,080 a	1,144 a	900 a	930 a
50 to 99 Units	755 a	772 a	931 a	939 a	1,215 a	1,273 a	1,385 a	1,420 a	1,123 a	1,166 a
100+ Units	877 a	915 a	997 a	1,046 a	1,256 a	1,292 a	1,520 a	1,541 a	1,141 a	1,184 a
Total	780 a	812 a	881 a	904 a	1,109 a	1,156 a	1,307 a	1,355 a	1,027 a	1,066 a

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Halifax CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	**	**	0.7 b	1.7 c ↑	4.8 c	2.1 a ↓	0.9 a	1.0 a -	2.6 a	0.8 a ↓
Peninsula North	**	**	**	1.3 a	1.4 a	1.3 a -	0.6 b	0.2 a -	5.0 b	0.9 a ↓
Mainland South	**	**	3.3 c	1.7 c ↓	2.6 a	1.0 a ↓	**	0.0 a	**	1.6 a
Mainland North	**	**	1.9 c	**	2.8 b	1.6 b ↓	1.0 a	1.0 a -	2.6 a	0.3 a ↓
City of Halifax (Zones 1-4)	2.6 c	1.3 d -	1.8 b	1.5 b -	2.9 a	1.5 a ↓	0.9 a	0.8 a -	3.1 b	0.7 a ↓
Dartmouth North	**	**	5.0 d	5.4 d -	3.0 a	1.8 a ↓	2.1 a	4.2 c ↑	0.8 a	0.9 d -
Dartmouth South	**	**	3.6 b	3.8 b -	1.8 a	1.8 a -	1.9 a	1.8 a ↓	**	**
Dartmouth East	**	**	**	**	1.9 c	2.0 a -	0.4 a	1.3 a ↑	**	**
City of Dartmouth (Zones 5-7)	4.6 d	**	4.3 c	4.6 c -	2.5 a	1.8 a ↓	1.6 a	2.9 a ↑	0.9 a	1.4 a -
Bedford	**	**	**	4.4 d	0.0 d	0.7 a ↑	1.4 a	0.5 a ↓	**	**
Sackville	**	**	4.6 d	**	1.9 b	2.2 a -	2.2 a	1.4 a ↓	-	-
Remainder of CMA	0.0 a	**	**	**	1.1 a	**	4.6 d	2.7 b ↓	-	-
Halifax CMA	3.3 d	2.0 c -	2.8 a	2.8 b -	2.6 a	1.6 a ↓	1.3 a	1.5 a ↑	2.7 a	0.8 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

1.3.4 Private Apartment Turnover Rates (%) by Structure Size and Bedroom Type Halifax CMA												
Size	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Halifax CMA												
3 to 5 Units	**	**		**	**		**	**		**	**	
6 to 19 Units	**	**		30.4	27.2	a d -	27.0	28.1	a a -	**	**	
20 to 49 Units	**	29.4	d	19.6	18.3	a a -	19.9	21.8	a a -	21.0	20.8	d d -
50 to 99 Units	**	**		20.8	20.4	d a -	18.8	17.9	a d -	18.4	11.1	c c ↓
100+ Units	**	**		29.2	25.2	a d -	27.0	**		**	13.8	d d ↓
Total	**	18.9	d	25.1	22.7	a a ↓	22.5	20.1	a a ↓	23.1	19.3	d d ↓

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Halifax CMA												
Rent Range	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +		
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18	
Halifax CMA												
LT \$700	2.2	3.1	c c -	4.2	4.4	c c -	2.5	1.2	b a ↓	0.0	**	
\$700 - \$849	0.2	0.6	b a -	1.2	1.2	a a -	3.6	3.3	b b -	4.6	2.1	d c ↓
\$850 - \$949	1.4	0.2	a a ↓	1.2	0.9	a a -	1.9	1.4	b a -	3.0	2.6	c c -
\$950 - \$1049	0.5	1.7	a c ↑	1.3	0.8	a a ↓	2.9	1.1	b a ↓	2.3	1.9	b c -
\$1050 - \$1149	**	3.8	d	0.9	0.6	a a ↓	1.9	1.2	b a ↓	1.2	0.5	b b -
\$1150+	1.6	**		2.7	1.1	b a ↓	1.9	1.1	a a ↓	3.4	1.1	c a ↓
Total	1.2	1.5	a a -	2.1	1.7	a a ↓	2.4	1.5	a a ↓	3.0	1.3	b a ↓

¹Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor			1 Bedroom			2 Bedroom			3 Bedroom +			Total						
	Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18		Oct-17	Oct-18					
Peninsula South	**	**		**	**		**	**		**	**		**	**					
Peninsula North	-	-		**	0.0	a	**	5.6	a	4.3	a	0.0	a	↓	4.0	c	1.9	a	↓
Mainland South	-	-		-	-		**	**		0.0	a	**	**		**	**			
Mainland North	-	-		**	**		**	0.0	d	2.7	a	0.6	a	↓	3.3	c	0.5	b	↓
City of Halifax (Zones 1-4)	**	**		**	**		**	**		2.1	a	0.4	a	↓	2.7	b	0.6	a	↓
Dartmouth North	**	**		**	**		**	**		**	**		**	**		**	**		
Dartmouth South	-	-		-	-		-	-		**	**		**	**		**	**		
Dartmouth East	-	-		**	**		**	**		**	**		0.0	a	**	**	**		
City of Dartmouth (Zones 5-7)	**	**		**	**		**	**		**	4.1	d	**	**		5.8	d		
Bedford	-	-		-	-		**	**		**	**		**	**		**	**		
Sackville	-	-		-	-		**	**		**	0.0	a	0.0	c	0.0	d	0.0	c	-
Remainder of CMA	-	-		**	**		0.0	a	0.0	d	-	0.0	a	37.5	a	↑	0.0	a	**
Halifax CMA	**	**		**	**		**	0.6	b	1.9	b	3.5	b	↑	2.7	b	2.8	b	-

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	**	**	**	**	**	**	**	**	**	1,654
Peninsula North	-	-	**	986 ^a	**	1,146 ^a	1,456 ^a	**	1,178 ^b	1,208 ^b
Mainland South	-	-	-	-	**	**	1,500 ^a	1,570 ^a	1,344 ^b	1,399 ^b
Mainland North	-	-	**	**	**	1,021 ^c	1,438 ^a	1,488 ^a	1,299 ^b	1,335 ^b
City of Halifax (Zones 1-4)	**	**	748 ^c	866 ^c	966 ^b	1,068 ^b	1,530 ^a	1,547 ^a	1,361 ^b	1,354 ^b
Dartmouth North	**	**	**	**	**	**	942 ^b	963 ^b	851 ^b	824 ^b
Dartmouth South	-	-	-	-	-	-	**	**	**	**
Dartmouth East	-	-	**	**	**	**	**	**	1,057 ^a	**
City of Dartmouth (Zones 5-7)	**	**	**	**	**	**	1,009 ^b	1,030 ^a	924 ^b	927 ^a
Bedford	-	-	-	-	**	**	**	**	**	**
Sackville	-	-	-	-	**	1,444 ^a	**	1,453 ^a	1,355 ^a	1,449 ^a
Remainder of CMA	-	-	**	**	1,437 ^a	1,481 ^a	1,475 ^a	1,375 ^a	1,449 ^a	1,417 ^a
Halifax CMA	**	**	814 ^c	893 ^b	1,091 ^b	1,200 ^b	1,444 ^a	1,447 ^a	1,310 ^a	1,316 ^a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	8	8	10	8	7	6	13	13	38	35
Peninsula North	0	0	12	12	18	18	23	23	53	53
Mainland South	0	0	0	0	12	12	33	33	45	45
Mainland North	0	0	17	17	70	70	153	157	240	244
City of Halifax (Zones 1-4)	8	8	39	37	107	106	222	226	376	377
Dartmouth North	1	1	16	16	6	6	24	24	47	47
Dartmouth South	0	0	0	0	0	0	6	6	6	6
Dartmouth East	0	0	2	2	6	6	17	17	25	25
City of Dartmouth (Zones 5-7)	1	1	18	18	12	12	47	47	78	78
Bedford	0	0	0	0	5	5	5	5	10	10
Sackville	0	0	0	0	25	31	20	23	45	54
Remainder of CMA	0	0	7	7	13	42	16	16	36	65
Halifax CMA	9	9	64	62	162	196	310	317	545	584

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Peninsula North	-	n/a	**	n/a	**	n/a	4.3 ^a	n/a	4.0 ^c	n/a
Mainland South	-	n/a	-	n/a	**	n/a	0.0 ^a	n/a	**	n/a
Mainland North	-	n/a	**	n/a	**	n/a	4.0 ^a	n/a	4.2 ^c	n/a
City of Halifax (Zones 1-4)	**	n/a	**	n/a	**	n/a	3.0 ^a	n/a	3.3 ^c	n/a
Dartmouth North	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Dartmouth South	-	n/a	-	n/a	-	n/a	**	n/a	**	n/a
Dartmouth East	-	n/a	**	n/a	**	n/a	**	n/a	0.0 ^a	n/a
City of Dartmouth (Zones 5-7)	**	n/a	**	n/a	**	n/a	**	n/a	**	n/a
Bedford	-	n/a	-	n/a	**	n/a	**	n/a	**	n/a
Sackville	-	n/a	-	n/a	**	n/a	**	n/a	0.0 ^d	n/a
Remainder of CMA	-	n/a	**	n/a	0.0 ^a	n/a	4.4 ^a	n/a	4.2 ^a	n/a
Halifax CMA	**	n/a	**	n/a	**	n/a	2.8^a	n/a	3.4^c	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Peninsula South	**	**	**	**	**	**	**	**	**	**
Peninsula North	-	-	**	**	**	**	-0.4 ^a	**	-3.2 ^d	**
Mainland South	-	-	-	-	**	**	-3.2 ^a	4.7 ^a	++	3.9 ^b
Mainland North	-	-	**	**	**	**	4.8 ^b	3.4 ^a	4.7 ^d	3.5 ^b
City of Halifax (Zones 1-4)	**	**	++	**	++	5.2 ^d	2.8 ^c	2.9 ^a	++	4.1 ^b
Dartmouth North	**	**	**	**	**	**	++	++	++	4.3 ^d
Dartmouth South	-	-	-	-	-	-	-	-	-	-
Dartmouth East	-	-	**	**	**	**	**	**	4.3 ^a	**
City of Dartmouth (Zones 5-7)	**	**	**	**	**	**	3.7 ^d	++	++	3.7 ^d
Bedford	-	-	-	-	**	**	**	**	**	**
Sackville	-	-	-	-	**	**	**	**	**	++
Remainder of CMA	-	-	**	**	**	++	**	-6.8 ^a	**	++
Halifax CMA	**	**	++	**	++	4.8 ^d	3.1 ^d	2.2 ^a	**	3.4 ^c

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

2.1.6 Private Row (Townhouse) Turnover Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	**	**	**	**	**	**	**	**	**	**
Peninsula North	-	-	**	**	**	**	**	**	**	**
Mainland South	-	-	-	-	**	**	**	20.0 ^a	**	17.9 ^d
Mainland North	-	-	**	**	25.0 ^a	**	**	**	**	**
City of Halifax (Zones 1-4)	**	**	**	**	**	**	**	**	**	**
Dartmouth North	**	**	**	**	**	**	**	**	**	**
Dartmouth South	-	-	-	-	-	-	**	**	**	**
Dartmouth East	-	-	**	**	**	**	**	**	8.0 ^a	**
City of Dartmouth (Zones 5-7)	**	**	**	**	**	**	**	**	**	**
Bedford	-	-	-	-	**	**	**	**	**	**
Sackville	-	-	-	-	**	**	**	10.0 ^a	**	26.8 ^d
Remainder of CMA	-	-	**	**	-	30.8 ^a	-	50.0 ^a	**	33.3 ^a
Halifax CMA	**	**	**	**	**	**	**	27.0 ^d	**	25.5 ^d

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	0.5 a	1.1 a ↑	1.7 a	0.9 a ↓	3.5 c	1.2 a ↓	4.4 d	1.3 a ↓	2.3 a	1.1 a ↓
Peninsula North	1.6 c	0.3 b ↓	1.5 c	0.7 a ↓	3.3 b	1.2 a ↓	**	2.8 c	2.9 b	1.1 a ↓
Mainland South	**	0.0 c	2.4 b	1.1 a ↓	2.0 b	1.4 a ↓	2.3 c	0.9 d ↓	2.2 a	1.2 a ↓
Mainland North	0.0 c	1.3 a ↑	2.7 c	1.1 a ↓	1.8 a	1.0 a ↓	1.3 a	0.5 a ↓	2.0 a	1.0 a ↓
City of Halifax (Zones 1-4)	0.7 a	1.0 a -	2.1 b	1.0 a ↓	2.5 a	1.1 a ↓	3.0 b	1.0 a ↓	2.3 a	1.0 a ↓
Dartmouth North	4.0 d	5.4 d -	1.9 a	4.2 c ↑	3.5 b	3.0 c -	4.4 d	0.3 b ↓	2.9 a	3.5 c -
Dartmouth South	**	**	1.9 a	2.3 a -	2.6 a	2.2 a -	1.6 c	2.9 b ↑	2.4 a	2.5 a -
Dartmouth East	**	0.0 a	1.2 a	1.8 a -	0.8 a	1.5 a ↑	3.7 d	4.0 b -	1.1 a	1.7 a ↑
City of Dartmouth (Zones 5-7)	5.2 d	**	1.9 a	3.5 b ↑	2.6 a	2.4 a -	3.3 c	2.1 b ↓	2.4 a	2.9 a ↑
Bedford	**	**	2.0 c	0.5 b ↓	1.1 a	1.3 a -	2.2 b	0.4 a ↓	1.3 a	1.1 a -
Sackville	0.0 a	**	1.9 c	0.8 a ↓	2.9 b	2.1 b -	1.3 a	2.6 a ↑	2.5 a	2.0 b -
Remainder of CMA	**	**	**	0.0 c	1.6 b	2.1 c -	3.1 a	**	3.4 d	2.7 b -
Halifax CMA	1.2 a	1.5 a -	2.1 a	1.7 a ↓	2.4 a	1.5 a ↓	2.9 a	1.5 a ↓	2.3 a	1.6 a ↓

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	851 a	872 a	1,093 a	1,136 a	1,514 a	1,608 a	1,894 a	1,911 a	1,236 a	1,288 a
Peninsula North	711 a	782 b	899 a	947 a	1,129 a	1,181 a	1,342 a	1,367 a	1,030 a	1,085 a
Mainland South	603 a	829 d	650 a	694 a	796 a	958 a	912 b	1,106 a	742 a	875 a
Mainland North	709 a	756 a	845 a	875 a	1,096 a	1,146 a	1,336 a	1,373 a	1,041 a	1,090 a
City of Halifax (Zones 1-4)	790 a	832 a	929 a	975 a	1,147 a	1,213 a	1,425 a	1,459 a	1,067 a	1,126 a
Dartmouth North	610 b	613 a	725 a	709 a	928 a	883 a	1,031 b	1,066 c	838 a	801 a
Dartmouth South	804 b	723 c	812 a	801 a	978 a	1,022 a	919 a	959 a	902 a	927 a
Dartmouth East	617 a	766 a	795 b	808 b	1,069 a	1,086 a	902 b	890 a	1,003 a	1,014 a
City of Dartmouth (Zones 5-7)	685 b	656 b	754 a	739 a	977 a	972 a	969 a	989 a	886 a	873 a
Bedford	**	**	794 a	843 a	1,225 a	1,279 a	1,450 a	1,498 a	1,194 a	1,250 a
Sackville	**	**	894 b	985 a	1,020 a	1,092 a	1,209 a	1,309 a	1,032 a	1,109 a
Remainder of CMA	**	**	1,211 c	865 a	1,399 a	1,352 a	1,449 a	1,396 a	1,362 a	1,289 a
Halifax CMA	780 a	812 a	881 a	904 a	1,109 a	1,156 a	1,320 a	1,362 a	1,030 a	1,069 a

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	1,361	1,376	4,253	4,463	2,518	2,707	544	545	8,676	9,091
Peninsula North	458	496	2,092	2,253	3,078	3,331	419	455	6,047	6,535
Mainland South	54	54	976	975	1,478	1,477	225	225	2,733	2,731
Mainland North	370	385	3,909	3,858	7,877	8,294	1,624	1,662	13,780	14,199
City of Halifax (Zones 1-4)	2,243	2,311	11,230	11,549	14,951	15,809	2,812	2,887	31,236	32,556
Dartmouth North	201	199	3,096	3,096	3,258	3,315	364	365	6,919	6,975
Dartmouth South	89	90	1,153	1,210	1,558	1,552	302	302	3,102	3,154
Dartmouth East	16	14	483	483	1,698	1,697	165	165	2,362	2,359
City of Dartmouth (Zones 5-7)	306	303	4,732	4,789	6,514	6,564	831	832	12,383	12,488
Bedford	29	27	227	227	1,355	1,389	242	256	1,853	1,899
Sackville	7	5	209	259	876	999	199	226	1,291	1,489
Remainder of CMA	39	36	189	120	810	975	47	46	1,085	1,177
Halifax CMA	2,624	2,682	16,587	16,944	24,506	25,736	4,131	4,247	47,848	49,609

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	2.2 b	n/a	2.9 a	n/a	4.3 c	n/a	4.6 d	n/a	3.3 b	n/a
Peninsula North	3.2 d	n/a	2.8 b	n/a	4.5 b	n/a	**	n/a	4.1 b	n/a
Mainland South	**	n/a	3.1 c	n/a	2.7 b	n/a	2.3 c	n/a	2.8 a	n/a
Mainland North	0.3 a	n/a	3.3 d	n/a	2.4 a	n/a	1.5 a	n/a	2.5 a	n/a
City of Halifax (Zones 1-4)	2.1 a	n/a	3.0 b	n/a	3.2 a	n/a	3.3 b	n/a	3.1 a	n/a
Dartmouth North	4.7 d	n/a	2.5 a	n/a	4.6 b	n/a	4.4 d	n/a	3.7 a	n/a
Dartmouth South	**	n/a	2.7 a	n/a	2.9 a	n/a	1.6 c	n/a	2.9 a	n/a
Dartmouth East	**	n/a	1.9 c	n/a	1.5 a	n/a	3.7 d	n/a	1.7 a	n/a
City of Dartmouth (Zones 5-7)	5.6 d	n/a	2.5 a	n/a	3.4 a	n/a	3.3 c	n/a	3.1 a	n/a
Bedford	**	n/a	2.0 c	n/a	1.8 a	n/a	2.9 b	n/a	2.0 a	n/a
Sackville	0.0 a	n/a	1.9 c	n/a	3.9 b	n/a	3.6 c	n/a	3.5 b	n/a
Remainder of CMA	**	n/a	**	n/a	3.0 a	n/a	4.7 a	n/a	4.6 c	n/a
Halifax CMA	2.4 a	n/a	3.0 a	n/a	3.2 a	n/a	3.4 b	n/a	3.1 a	n/a

n/a: As of 2018, the number of available units is no longer collected.

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18	Oct-16 to Oct-17	Oct-17 to Oct-18
Peninsula South	2.0 c	2.4 b	3.0 c	4.1 c	4.7 c	1.1 d	++	**	3.7 c	2.5 b
Peninsula North	4.7 c	++	3.4 d	++	3.9 c	1.7 c	++	++	3.8 c	1.4 a
Mainland South	3.9 d	++	1.2 d	3.9 c	1.2 a	3.8 c	++	4.4 d	1.5 a	3.7 b
Mainland North	1.0 d	4.5 c	1.5 a	1.9 b	2.7 a	1.1 a	2.9 b	1.5 d	2.3 a	1.6 b
City of Halifax (Zones 1-4)	2.5 b	3.1 d	2.3 b	2.6 a	3.3 b	1.5 a	2.9 c	2.1 c	2.9 a	2.0 a
Dartmouth North	++	++	2.7 c	1.9 c	1.7 c	1.4 a	++	**	1.9 c	1.3 a
Dartmouth South	**	++	1.5 b	2.1 c	1.8 c	2.4 b	0.6 a	3.6 b	1.2 a	2.3 b
Dartmouth East	**	**	2.2 c	4.9 d	++	2.7 c	++	++	++	2.9 b
City of Dartmouth (Zones 5-7)	**	++	2.4 b	2.4 c	1.6 c	1.9 b	++	4.2 c	1.6 c	1.8 b
Bedford	**	**	-1.2 d	4.3 b	-1.4 d	5.2 c	++	2.5 c	-1.4 d	4.6 c
Sackville	**	**	4.1 c	7.4 c	1.6 c	5.9 c	++	3.9 d	1.8 c	6.1 c
Remainder of CMA	**	**	2.3 c	++	1.5 d	++	**	1.4 d	**	++
Halifax CMA	2.6 b	2.2 c	2.2 a	2.6 a	2.6 a	1.9 a	2.0 c	2.6 b	2.3 a	2.1 a

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

3.1.6 Private Row (Townhouse) and Apartment Turnover Rates (%) by Zone and Bedroom Type Halifax CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Peninsula South	**	22.9 d	33.1 a	**	38.6 a	**	**	**	36.1 a	**
Peninsula North	**	**	28.4 a	**	29.3 d	**	**	**	28.9 d	**
Mainland South	**	**	23.3 d	**	26.8 d	13.1 d ↓	**	6.7 c	25.4 a	13.7 c ↓
Mainland North	**	8.8 c	21.7 d	15.5 d ↓	19.5 a	16.7 a ↓	18.3 d	14.1 c ↓	19.8 a	15.7 a ↓
City of Halifax (Zones 1-4)	**	20.2 d	27.4 a	23.6 a ↓	25.5 a	18.7 a ↓	25.0 d	19.8 d ↓	26.6 a	20.6 a ↓
Dartmouth North	**	**	19.6 d	24.8 d ↑	18.1 d	26.2 d ↑	**	**	18.5 d	24.8 d ↑
Dartmouth South	**	**	20.6 d	19.7 d -	22.3 d	**	**	**	22.1 d	**
Dartmouth East	**	**	22.0 d	**	16.9 d	17.6 d -	**	**	18.5 d	17.9 d -
City of Dartmouth (Zones 5-7)	**	**	20.1 d	22.8 d -	18.8 a	23.2 d ↑	**	**	19.4 a	22.8 a ↑
Bedford	**	**	**	8.4 c	18.6 d	**	15.4 d	10.2 c ↓	18.9 d	15.2 d ↓
Sackville	**	**	13.5 c	11.1 c ↓	13.8 c	26.9 a ↑	**	13.2 a	13.8 c	22.0 a ↑
Remainder of CMA	**	**	5.2 d	**	11.7 c	**	**	**	10.4 c	**
Halifax CMA	**	18.9 d	25.1 a	22.7 a ↓	22.5 a	20.2 a ↓	22.4 a	19.8 a -	23.8 a	20.9 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Halifax CMA - October 2018

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA	3.9 c	4.1 c -	2.3 a	1.6 a ↓

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS¹ Average Rents (\$) by Bedroom Type Halifax CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹	Rental Condo Apts.	Apts. in the RMS ¹
Halifax CMA	**	812 a	1,092 c	904 a	1,385 b	1,156 a	**	1,355 a

4.1.3 Rental Condominium Apartments - Average Rents (\$) by Bedroom Type Halifax CMA - October 2018

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA	**	**	1,157 d	1,092 c -	1,512 d	1,385 b -	**	**	1,282 b	1,328 b -

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) by Building Size Halifax CMA - October 2018

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA				
3 to 19 Units	2.9 c	4.2 d -	2.9 a	2.6 b -
20 to 49 Units	1.6 c	3.5 d ↑	2.6 a	1.6 a ↓
50 to 99 Units	4.7 c	4.2 d -	1.3 a	1.5 a ↑
100+ Units	4.4 d	**	2.7 a	0.8 a ↓
Total	3.9 c	4.1 c -	2.3 a	1.6 a ↓

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Halifax CMA - October 2018

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA	8,325	7,872	2,003 a	2,623 a	24.1 a	33.3 a ↑	3.9 c	4.1 c -

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments by Project Size Halifax CMA - October 2018

Size (number of units)	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18	Oct-17	Oct-18
Halifax CMA								
3 to 19 Units	532	465	161 a	168 a	30.3 a	36.2 a ↑	2.9 c	4.2 d -
20 to 49 Units	1,555	1,479	391 a	416 a	25.2 a	28.1 a ↑	1.6 c	3.5 d ↑
50 to 99 Units	4,073	4,145	956 a	1,410 a	23.5 a	34.0 a ↑	4.7 c	4.2 d -
100+ Units	2,165	1,783	498 d	**	23.0 d	**	4.4 d	**
Total	8,325	7,872	2,003 a	2,623 a	24.1 a	33.3 a ↑	3.9 c	4.1 c -

For an explanation of the letters and symbols used in the Rental Market tables, please refer to our [Methodology](#) page.

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent levels, availability (outside Quebec), turnover and vacancy unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy, availability (outside Quebec), and turnover rates and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of percent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports. The rent levels in new and existing structures are also published. While the percent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR CONDOMINIUM APARTMENT SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the Condominium Apartment Survey (CAS) in late summer and early fall to estimate the relative strengths in the condo apartment rental market. The CAS collects the number of units being rented out and the vacancy and rent levels of these units in the following CMAs: Calgary, Edmonton, Gatineau, Halifax, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg. The CAS is conducted by telephone interviews and information is obtained from the property management company, condominium (strata) board, or building superintendent. If necessary, this data can be supplemented by site visits if no telephone contact is made.

CMHC publishes the number of units rented, vacancy rates and average rents from the Condominium Apartment Survey. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

RENTAL MARKET SURVEY (RMS) AND CONDOMINIUM APARTMENT SURVEY (CAS) DATA RELIABILITY

CMHC does not publish an estimate (e.g. Vacancy Rates and Average Rents) if the reliability of the estimate is too low or the confidentiality rules are violated. The ability to publish an estimate is generally determined by its statistical reliability, which is measured using the coefficient of variation (CV). CV of an estimate is defined as the ratio of the standard deviation to the estimate and CV is generally expressed a percentage. For example, let the average rent for one bedroom apartments in a given CMA be \bar{x} and its standard deviation be $\sigma_{\bar{x}}$. Then the Coefficient of Variation is given by $CV = \frac{\sigma_{\bar{x}}}{\bar{x}}$.

Reliability Codes for Proportions

CMHC uses CV, sampling fraction and universe size to determine the ability to publish proportions such as vacancy rates, availability rates and turnover rates. The following letter codes are used to indicate the level of reliability of proportions:

a — Excellent

b — Very good

c — Good

d — Fair (Use with Caution)

** — Poor — Suppressed

++ — Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- — No units exist in the universe for this category

n/a — Not applicable

The following two tables indicate the level of reliability of proportions:

If the proportion is Zero (0) and sampling fraction is less than 100% then the following levels are assigned:

Sampling Fraction (%) range

Structures in Universe	(0,20]*	(20,40]	(40,60]	(60,80]	(80,100)
3 – 10	Poor	Poor	Poor	Poor	Poor
11 – 20	Poor	Fair	Fair	Fair	Good
21 – 40	Poor	Fair	Fair	Good	Very Good
41 – 80	Poor	Fair	Good	Good	Very Good
81+	Poor	Good	Good	Very Good	Very Good

*(0, 20] means sampling fraction is greater than 0% but less than or equal to 20%; others are similar.

Otherwise, the following table is used to determine the reliability level of proportions:

Coefficient of Variation (CV) %

Vacancy Rate	0	(0,5]	(5,10]	(10,16.5]	(16.5,33.3]	(33.3,50]	50+
(0,0.75]	Excellent	Excellent	Excellent	Excellent	Excellent	V. Good	V. Good
(0.75,1.5]	Excellent	Excellent	Excellent	Excellent	Excellent	Fair	Poor
(1.5,3]	Excellent	Excellent	Excellent	V. Good	Good	Poor	Poor
(3,6]	Excellent	Excellent	V. Good	Good	Fair	Poor	Poor
(6,10]	Excellent	Excellent	V. Good	Good	Poor	Poor	Poor
(10,15]	Excellent	Excellent	Good	Fair	Poor	Poor	Poor
(15,30]	Excellent	Excellent	Fair	Poor	Poor	Poor	Poor
(30,100]	Excellent	Excellent	Poor	Poor	Poor	Poor	Poor

Reliability Codes for Averages and Totals

CMHC uses the CV to determine the reliability level of the estimates of average rents and a CV cut-off of 10% for publication of totals and averages. It is felt that this level of reliability best balances the need for high quality data and not publishing unreliable data. CMHC assigns a level of reliability as follows (CV's are given in percentages):

- a — If the CV is greater than 0 and less than or equal to 2.5 then the level of reliability is **Excellent**.
- b — If the CV is greater than 2.5 and less than or equal to 5 then the level of reliability is **Very Good**.
- c — If the CV is greater than 5 and less than or equal to 7.5 then the level of reliability is **Good**.
- d — If the CV is greater than 7.5 and less than or equal to 10 then the level of reliability is **Fair**.
- ** — If the CV is greater than 10 then the level of reliability is **Poor**. (Do Not Publish)

Arrows indicate Statistically Significant Changes

Use caution when comparing statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. When applicable, tables in this report include indicators to help interpret changes:

- ↑ indicates the year-over-year change is a statistically significant increase.
- ↓ indicates the year-over-year change is a statistically significant decrease.
- indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.
- △ indicates that the change is statistically significant

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Turnover: A unit is counted as being turned over if it was occupied by a new tenant moved in during the past 12 months. A unit can be counted as being turned over more than once in a 12 month period.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 50,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2017 and October 2018 data is based on Statistics Canada's 2016 Census area definitions.

Acknowledgement

The Rental Market Survey and the Condominium Apartment Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution CMHC is able to provide information that benefits the entire housing industry.

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