

## HOUSING MARKET INSIGHT

## Halifax CMA



CANADA MORTGAGE AND HOUSING CORPORATION

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*“Although renter profiles by age and household type varied across the Halifax CMA, one-person renter households consistently represented the largest percentage in all submarkets. This renter population is the most vulnerable to affordability challenges, as their median incomes are notably lower than other household types. Renters living in the downtown core are also more susceptible to affordability challenges, a result that is particularly visible for youth and senior renter households.”*



Katelyn MacLeod  
Senior Analyst, Economics

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## A profile of renters and rental affordability in the Halifax CMA

*Halifax’s renter population continues to expand, representing 40% of all households as of the 2016 Census. Renters are largely concentrated on the Halifax Peninsula and in the Mainland North submarket, together housing more than half of all renter households. Youth renters and out-of-province migrants are more likely to be living the Halifax Peninsula while renters aged 45 and over tend to reside in Mainland North. By household type, one-person households represent the largest portion across all Halifax CMA submarkets, accounting for 44% of all renter households.*

*A comparison of rent to income by submarket shows that affordability challenges are more evident on the Halifax Peninsula, in the downtown core in particular. This is especially apparent for youth and senior renters as well as one-person and lone-parent households, whose incomes are lower in relation to other age brackets and households types. In fact, one-person renter households are particularly vulnerable to affordability challenges across many Halifax CMA submarkets. Although new rental supply is increasing in both the downtown core and in the suburban markets, muted income growth may continue to create a challenging environment for Halifax’s renter population.*

There has been an unprecedented level of rental apartment construction in Halifax, thanks, in part, to historically high migration growth. As of March 2019, the number of rental apartment units under construction reached an all-time high at 4,020 units. Although the rental universe continues to rapidly expand, increased demand from migration has more than compensated this, resulting in a continuous downward trend in the vacancy rate, falling to a low of 1.6% in Fall 2018. As the rental market tightens, understanding the profile of renter households becomes all the more important, given the current population growth rate. This report will delve into the trends of Statistics Canada’s Census data and CMHC’s Rental Market Survey to provide a more in-depth picture of Halifax’s renter population. This data will also help to establish links between income and rent prices to better understand rental affordability throughout the Halifax Census Metropolitan Area (CMA) submarkets.

## A profile of renter households across the Halifax CMA submarkets

### Renter households represent 40% of all households in the Halifax CMA

Between the 2006 and 2016 censuses, Halifax’s renter population increased by 24%, representing 69,180 renter households. This accounts for 40% of all households in the Halifax CMA. Of the renter households in 2016, the largest portion (42%) were between the ages of 25-44, according to the age of the primary household maintainer.<sup>1</sup> Although 25-44 year olds made up the largest portion, renter households aged 45-64 recorded the strongest increase since 2006, expanding by 4,400 households.<sup>2</sup>

In 2016, around 63% of Halifax renters were employed, a figure that is only slightly lower than that of owners (67%). Despite this, the median household income before tax of renters in Halifax totalled \$42,401, significantly lower than the median household income for owners, at \$92,650. In comparison to 2006, the median income of renters increased by \$11,470, while incomes of owners have grown by \$21,305.

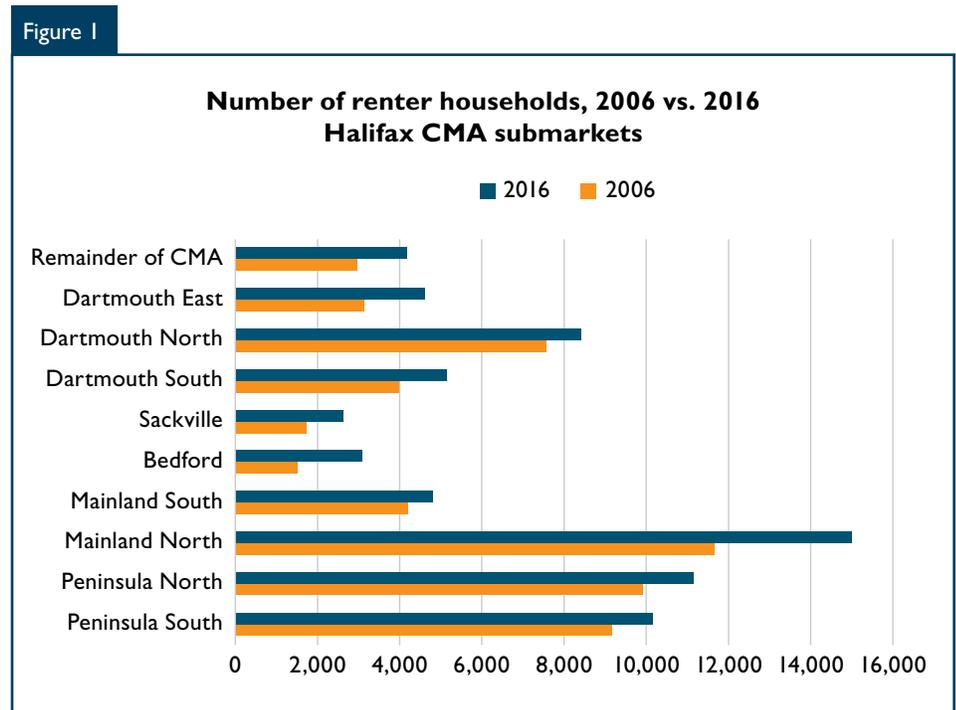
The submarket of Mainland North has the largest renter population, representing 15,000 households or 22% of renters throughout the Halifax CMA (Figure 1). Mainland North also saw an increase of 3,350 renter households between 2006 and 2016, in line with the growth in rental apartment completions that the area has witnessed in recent years. The Peninsula North submarket accounts for the next largest renter population, with 11,145 renter households, followed by the Peninsula South, which represents 10,165. Taken together, 31% of renters reside on the Halifax Peninsula, a figure

that has declined slightly from 34% in 2006. (See appendix for map of Halifax submarkets).

### Youth and out-of-province renters drawn to the Halifax Peninsula

Of all renter households aged 15-24, 39% live in the Peninsula South, which is of no surprise due to the proximity to multiple universities (Figure 2). This accumulation of foreign student renters can also help explain why over half of all renters that are classified as non-permanent residents<sup>3</sup> also live in the Peninsula South. Between 2006 and 2016, the youth renter population residing in this area increased by 860 households. With the exception of the youth segment, Mainland North submarket is the home to the largest percentage of renter households in all other age brackets, representing almost a quarter (24%) of those aged 65 and over.

Data on the mobility status of households from one year ago (comparing 2015 to 2016) was also



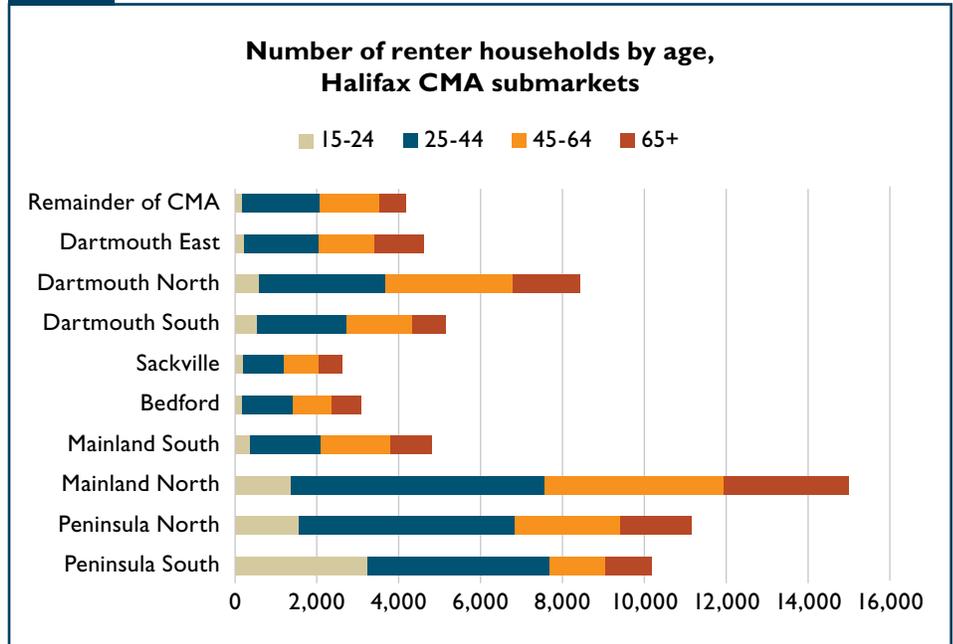
Source: Statistics Canada 2016 Census

analyzed, including a breakdown of non-movers and movers.<sup>4</sup> In the Halifax CMA, 30%, or 20,425 renter households had moved within the last year, a percentage that has remained unchanged when compared to 2006 data.<sup>5</sup> About three quarters (73%) of this population were households that had moved within the Halifax CMA (Figure 3). Of all renter households classified as movers, almost half (48%), were between the ages of 25-44, with this proportion falling to only 7% for renter households aged 65 and over.

All submarkets within the Halifax CMA reported a higher concentration of non-movers compared to movers when analyzing the mobility status from one year ago. At 43%, the Peninsula South had the highest percentage of movers, evidenced by high levels of student turnover. The lowest percentage of movers were located in the Remainder of the CMA submarket, followed by Dartmouth North and Mainland South. With Dartmouth North and Mainland South reporting the lowest overall median incomes, mobility is likely more restricted in these areas due to affordability challenges.

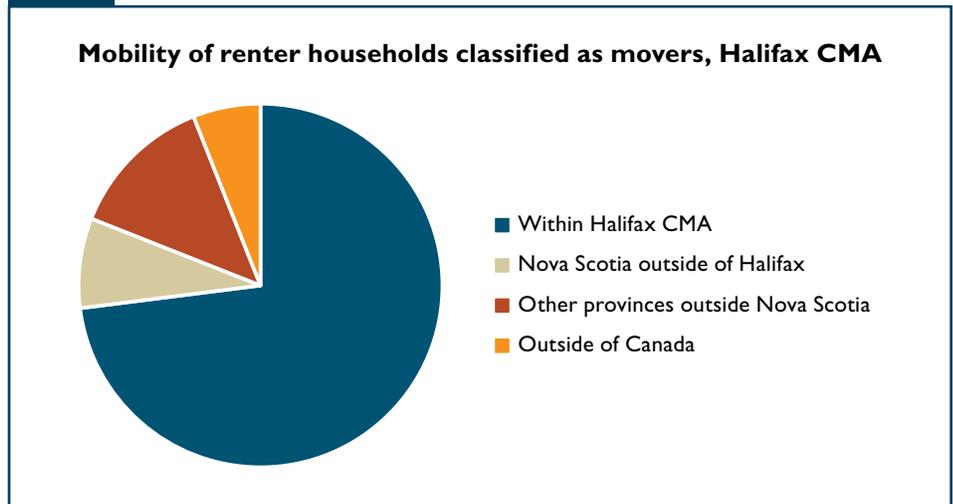
Of the renter households that had moved within the Halifax CMA, more than half (58%) of these households relocated to Mainland North and the Peninsula submarkets.<sup>6</sup> A similar pattern was visible for renter households that had moved from other parts of Nova Scotia outside of the Halifax CMA. However, renter households that had moved from all other provinces outside Nova Scotia were more likely to be living on the Halifax Peninsula, with 29% opting for the Peninsula South and 20% for Peninsula North. External migrants (representing households who have moved from outside of Canada) also tended to largely favour the Peninsula

Figure 2



Source: Statistics Canada 2016 Census

Figure 3



Sources: Statistics Canada 2016 Census; CMHC calculations

South.<sup>7</sup> Tellingly, these areas also had the lowest vacancy rates in 2018 among all Halifax submarkets, at around 1%. With migration levels in Halifax reaching a historical high in recent years boosted by both international and interprovincial migration, these trends support

the continued growth in renter households on the Halifax Peninsula and in Mainland North, specifically.

## One-person renter households represent the largest portion across all Halifax CMA submarkets

Analysis of Halifax’s renter population also showed that a significant portion (44%) of renter households were one-person households. This is followed by couple households without children (19%) and all other households (16%), which consists of multi-generational households or those made up of two or more person non-census family, such as roommates. Couple households with children and lone parent households made up the remainder, at 10% and 11%, respectively, indicating that households with children are more likely to be homeowners.<sup>8</sup>

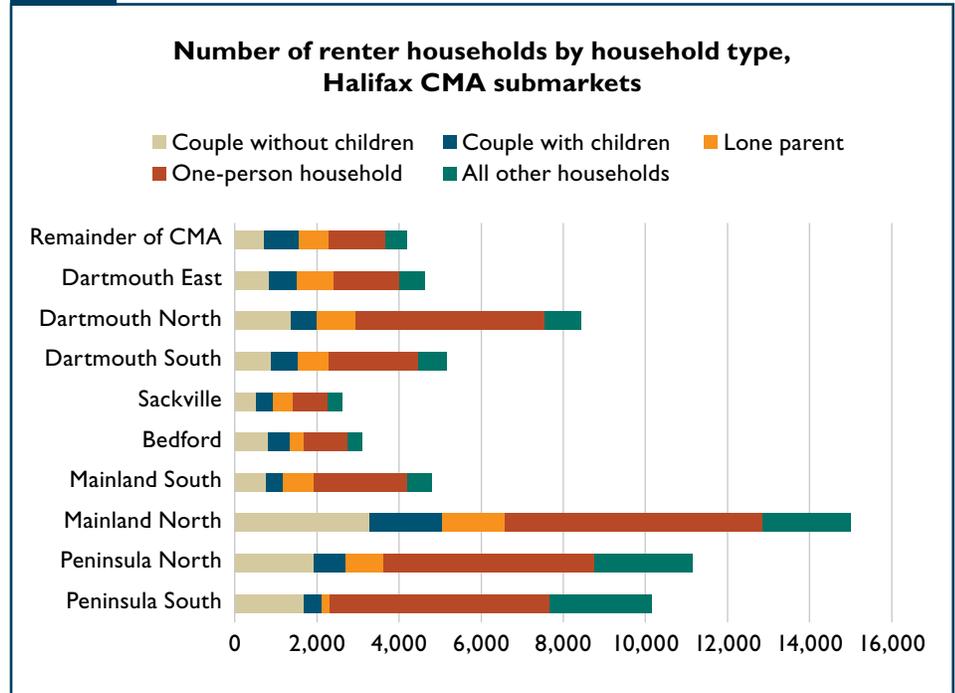
Of the one-person renter households throughout the Halifax CMA, around a fifth (21%) lived in Mainland North, followed by the Peninsula submarkets and Dartmouth North (Figure 4). Mainland North is also home to a fifth of lone parent households and a quarter of couple households with children, while renter households classified as “all other” were more likely to be living on the Halifax Peninsula.<sup>9</sup>

## An analysis of rental affordability across the Halifax CMA submarkets

### Rental apartment construction in Halifax has reached a historical high

Rental apartment construction continues to dominate the skyline throughout the Halifax CMA. In fact, as of March 2019, the number of rental apartment units under construction reached an all-time high at 4,020 units (Figure 5). Halifax’s multi-unit construction segment tends to paint a different picture compared to some other major CMAs across the country. While condominium

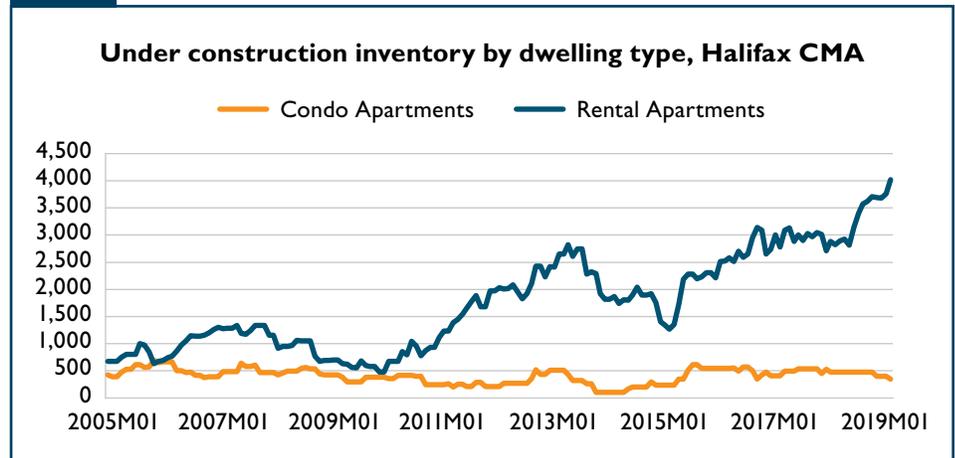
Figure 4



Source: Statistics Canada 2016 Census

Note: All other households includes: multigenerational households, other census family households and two or more person non-census family households.

Figure 5



Source: CMHC Housing Market Information Portal

construction is the main driver in some markets, Halifax’s multi-residential segment remains focused on rental apartment construction, where the demand is elevated.

The relative affordability of the local housing market can partly explain the low demand for condominiums in Halifax compared to other cities.

In many markets across Canada, first-time home buyers seek the more affordable condominium market to enter into homeownership. In Halifax however, there are more options for singles, semis and rows in lower price points to meet this demand. In addition, when monthly condominium fees are incorporated, other housing types can often

end up more affordable. The aging population and growing influx of migrants also continues to support rental accommodations, especially as new rental units are of high quality, offering a variety of amenities with “condo style” finishes.

Inevitably, this level of rental construction had lead to a rise in rent, as new supply generally occupy higher rents. However, this increase has only started to become more pronounced over the past couple years. For most of the last decade, the average rent of newly constructed units has hovered around the \$1,400 mark. In 2017 and 2018, however, the average rent for new units climbed to \$1,686 and \$1,634, respectively. Part of this shift can be explained by the rise in rental construction on the Halifax Peninsula, where units in the downtown core especially occupy higher rents. When comparing the rental market statistics for units constructed since 2010 (representing a significant 18% of the total rental universe), the vacancy rate in 2018 declined across all bedroom types, with the decline even more noticeable

on the Halifax Peninsula. These trends highlight that despite an uptick in rents, demand remains strong for recently constructed units.

However, it is likely that strong population growth is limiting the number of vacant units at certain price points and constraining some renters into units that may no longer be deemed affordable. Although, as stated above, 30% of Halifax renters were classified as movers with the majority moving from within the Halifax CMA. This means that as some renters make the move into newer and more expensive units that a vacancy then opens up, potentially in a less expensive unit. This natural market movement, referred to as filtering, is thought to foster affordability, but it is possible that these vacated units could also open up an opportunity to increase rent prices. As the universe at the higher end of the market expands and historical levels of migration continues to boost population, it could be the case that some renters in certain submarkets find it even more difficult to secure an affordable unit.

### **Affordability challenges are especially apparent on the Halifax Peninsula**

Comparing the median household before tax income (monthly) to the median rent for each Halifax CMA submarket provides some interesting results (Table I). Since the income data is from the 2016 Census, median rents were compared from both the 2016 and 2018 Rental Market Surveys. However, a subdued level of wage growth between those years indicates that income levels, especially of renters, would likely not have witnessed much of a growth. Overall for the Halifax CMA, median monthly before tax income for renters totalled \$3,533, while the median average rent for a two-bedroom unit in 2018 was \$1,065.<sup>10</sup>

At the submarket level, median incomes for the Peninsula South and the Peninsula North, specifically, are concerning when compared to the higher median rents from both 2016 and 2018. Due to the strong growth in new supply (which occupy higher rents), median incomes in Remainder of the CMA submarket

**Table I: Median two-bedroom rent to median monthly income of renter households, Halifax CMA submarkets**

|                  | Median 2-bed rent - 2018 | Median 2-bed rent - 2016 | Median household income (monthly) | Maximum median rent to spend less than 30% of median income |
|------------------|--------------------------|--------------------------|-----------------------------------|---|
| Peninsula South  | \$1,500                  | \$1,400                  | \$3,166                           | \$950   |
| Peninsula North  | \$1,150                  | \$995                    | \$3,331                           | \$999   |
| Mainland South   | \$820                    | \$800                    | \$2,806                           | \$842   |
| Mainland North   | \$1,075                  | \$1,025                  | \$3,976                           | \$1,193   |
| Dartmouth South  | \$845                    | \$795                    | \$3,718                           | \$1,115   |
| Dartmouth North  | \$820                    | \$820                    | \$2,992                           | \$898   |
| Dartmouth East   | \$889                    | \$928                    | \$3,955                           | \$1,187   |
| Bedford          | \$1,418                  | \$900                    | \$4,762                           | \$1,429   |
| Sackville        | \$1,095                  | \$985                    | \$3,783                           | \$1,135   |
| Remainder of CMA | \$1,460                  | \$850                    | \$3,744                           | \$1,123   |
| Halifax CMA      | \$1,065                  | \$975                    | \$3,533                           | \$1,060   |

Sources: Statistics Canada 2016 Census; CMHC Rental Market Survey; CMHC calculations

Note: Census 2016 data shows that 43.3% of renter households in the Halifax CMA spend 30% or more of its income on shelter costs.<sup>11</sup>

also present an affordability concern when compared to the median rents from 2018. However, for renter households as a whole, units in all other Halifax submarkets are more likely to be affordable when comparing rents to household incomes. It is important to note that rent data cited is from CMHC's Rental Market Survey and only encompasses apartment units in buildings with three or more units. Therefore, it does not include renter households who are renting single dwellings, basement apartments, etc.

**A deeper dive into the Halifax Peninsula: youth and senior renter households are more vulnerable to affordability challenges**

The Halifax Peninsula has not been shy to development in recent years, with 2,404 rental apartment units completed since 2010, and an additional 1,830 units currently under construction. It is not surprising, that this significant growth in new construction has created an upward movement in rents, including an increase in the prices of existing units. Despite the construction growth, demand remains strong as vacancy rates trend lower.

The Peninsula South and Peninsula North, combined, represent almost a third (31%) of renter households in Halifax. The close proximity to multiple universities and the downtown core make these submarkets attractive to young professionals, students, external migrants (both immigrants and non-permanent residents) and migrants moving from other parts of Canada. These submarkets are the most popular for renters aged 15-24 and are also attractive to high proportions of one-person households and all other households, which encompasses roommate households.

Median household before tax income for renters in both Peninsula submarkets falls below the Halifax CMA average and is among the lowest after the Mainland South and Dartmouth North regions. However, this figure changes quite significantly when comparing across age brackets (Table 2). Renter households in the Peninsula North aged 15-24 make around \$1,000 more a month than those in the Peninsula South, which again, is likely influenced by the larger student population. The opposite trend is true when looking at renter households aged 65 and over. While monthly incomes for all age brackets in the Peninsula South do not surpass the necessary amount to remain below the 30% affordability threshold, in the Peninsula North, units are more likely to be affordable for renter households aged 25-44. This age bracket makes up close to half (48%) of all renter households in the Peninsula North.

**A deeper dive into the Halifax Peninsula: lone-parent and one-person renter households are more vulnerable to affordability challenges**

In the Peninsula South, couple households without children have the highest median incomes in the

submarket and is the only household type whose income allows them to remain below the 30% threshold when compared to the median rent (Table 3). In comparison, one-person households in the Peninsula South have a median income that is less than half, making units more unaffordable even when compared to the median rent for bachelor units (\$880) and one-bedroom units (\$1,095). In the Peninsula South, one-person households account for over half (53%) of all renter households, while couple households without children only represent around 17%.

In the Peninsula North, couple households without children, couple households with children and all other households each have a recorded income that is high enough to spend less than 30% when compared to median rents. This makes it more likely for rental units in this area to be affordable for these household types, which accounts for 46% of renter households. Similar to the Peninsula South, one-person households in the Peninsula North alone make up the same proportion, 46%, of renter households. The low level of monthly income for one-person households makes rental units unaffordable, even when compared to the median rents for bachelor units (\$755) and one-bedroom units (\$920).

**Table 2: Median monthly household income of renters, by age**

|                 | 15-24   | 25-44   | 45-64   | 65+     |
|-----------------|---------|---------|---------|---------|
| Peninsula South | \$1,917 | \$4,049 | \$3,613 | \$3,442 |
| Peninsula North | \$2,912 | \$4,175 | \$3,027 | \$2,341 |

Sources: Statistics Canada 2016 Census; CMHC calculations

**Table 3: Median monthly household income of renters, by household type**

|                 | Couple without children | Couple with children | Lone parent | One-person household | All other households |
|-----------------|-------------------------|----------------------|-------------|----------------------|----------------------|
| Peninsula South | \$5,150                 | \$4,356              | \$3,183     | \$2,449              | \$3,510              |
| Peninsula North | \$5,136                 | \$5,706              | \$2,978     | \$2,149              | \$4,729              |

Sources: Statistics Canada 2016 Census; CMHC calculations

In conclusion, comparing income data by household type to rental market data highlights that, specifically, one-person households on the Halifax Peninsula are the most vulnerable to affordability challenges. This trend is apparent for both one-bedroom and two-bedroom units, which accounts for the vast majority of the rental market housing stock.

**A deeper dive into one-person renter households: affordability challenges exist across many Halifax CMA submarkets**

Since one-person households make up 44% of all renter households in Halifax, further analysis was needed for this population. As expected, one-person renter households in Halifax have the lowest before tax median income among all households, at \$29,249. The breakdown of one-person renter households varies across age brackets with those aged 25-44 and 45-64 accounting for around 32% each, and households

aged 65 and over making up the next largest at 26%. In fact, of all renter households aged 65 and over, 63% are one-person households. In addition, one-person renter households were also more likely to be living in units with one or no bedrooms and were largely classified as non-movers.

Since one-bedroom units are home to a larger portion of one-person households, the table below compares median monthly income to median rents for both one-bedroom and two-bedroom units (Table 4). The data identifies that for all submarkets, with the exception of Mainland North, Dartmouth East and Bedford, the median rent for both one-bedroom and two-bedroom units exceeds the 30% affordability threshold for one-person households. However, in these three exception submarkets, median rent is only more likely to be affordable for one-bedroom units.

Although this data provides some interesting trends at the submarket level, it is important to remember

that renters tend to be quite mobile and could choose to move to a different submarket whose median rents better match their income level. That being said, as identified above, one-person renter households in Halifax have the lowest before tax income and consist of a higher portion of non-movers. This is not surprising given their lower income (which limits choice and therefore mobility) and given the fact that a significant percentage of this population are seniors (whose needs and wants to move are notably lower).

Despite higher rents and lower median incomes, a high proportion of one-person households reside in the Peninsula South. This area alone accounts for over 50% of all bachelor units and around a quarter of all one-bedroom units throughout the Halifax CMA, as identified in the Rental Market Survey. This limited supply of smaller units in other submarkets may be additionally constricting the mobility of one-person renter households and thus confining these renters to units that are unaffordable.

**Table 4: Median 1-bed and 2-bed rent to median monthly income of one-person renter households, Halifax CMA submarkets**

|                  | Median one-bed rent: 2018 | Median two-bed rent: 2018 | Median household income (monthly), one-person households | Rent-to-income percentage for one-bed units | Rent-to-income percentage for two-bed units |
|------------------|---------------------------|---------------------------|--|---|---|
| Peninsula South  | \$1,095                   | \$1,500                   | \$2,449  | 45%   | 61%   |
| Peninsula North  | \$920                     | \$1,150                   | \$2,149  | 43%   | 54%   |
| Mainland South   | \$670                     | \$820                     | \$1,922  | 35%   | 43%   |
| Mainland North   | \$825                     | \$1,075                   | \$2,902  | 28%   | 37%   |
| Dartmouth South  | \$750                     | \$845                     | \$2,371  | 32%   | 36%   |
| Dartmouth North  | \$691                     | \$820                     | \$2,174  | 32%   | 38%   |
| Dartmouth East   | \$669                     | \$889                     | \$2,628  | 25%   | 34%   |
| Bedford          | \$800                     | \$1,418                   | \$3,344  | 24%   | 42%   |
| Sackville        | \$1,028                   | \$1,095                   | \$2,544  | 40%   | 43%   |
| Remainder of CMA | \$795                     | \$1,460                   | \$2,030  | 39%   | 72%   |
| Halifax CMA      | \$850                     | \$1,065                   | \$2,437  | 35%   | 44%   |

Sources: Statistics Canada 2016 Census; CMHC Rental Market Survey; CMHC calculations

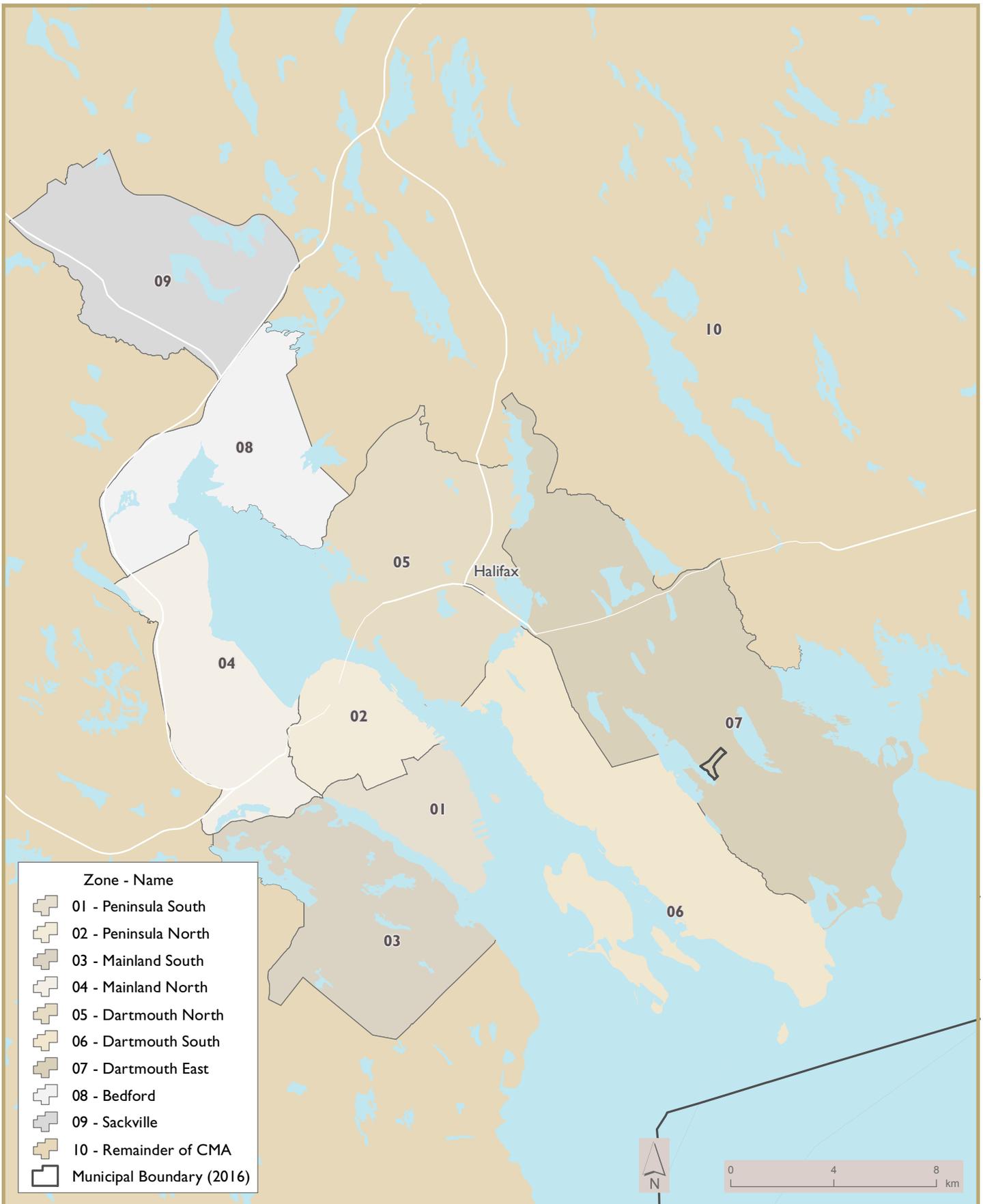
**In conclusion:  
rental affordability  
most challenging for  
one-person households  
and renters living in  
the downtown core**

The gap between median incomes for Halifax's renters and owners, in combination with the rising rent prices and low vacancy rates has created a challenging environment for Halifax's renter population. Specifically, the high concentration of one-person renter households whose median incomes are the lowest among all household types, are even more prone to affordability

challenges. This is especially evident since the largest portion of bachelor and one-bedroom units are located in the Peninsula South, which is home to the downtown core, and is therefore the most expensive submarket. Lower incomes for the youth population also makes this segment more susceptible to affordability challenges, as younger renters tend to be more likely to reside in the desirable Peninsula submarkets.

As Halifax's population continues to soar, driven by both international and interprovincial migration, vacancy rates are expected to remain low, even as the rental universe rapidly expands. Despite the increase in employment, growth

in real personal disposable income has remained muted. This income weakness in the market will likely continue to have an impact on rental affordability, especially as rents for new construction trend upwards. However, growth in new supply has been on the rise in markets outside of the downtown core, which typically carry lower rents. This will help create options for renters who are more mobile and are therefore able to seek out units that are more suitable to their affordability standard.



| RMS ZONE DESCRIPTIONS - HALIFAX CMA |  |
|-------------------------------------|--|
| Zone 1                              | <b>Halifax Peninsula South</b> 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                              | <b>Halifax Peninsula North</b> is the northern section of the Halifax Peninsula, separated from the mainland by Dutch Village Road and Joseph Howe Avenue.   |
| Zone 3                              | <b>Halifax Mainland South</b> is the mainland area within the city of Halifax south of St. Margaret's Bay Road.  |
| Zone 4                              | <b>Halifax Mainland North</b> is the mainland area within the city of Halifax boundaries north of St. Margaret's Bay Road.   |
| <b>Zones 1-4</b>                    | <b>City of Halifax</b>   |
| Zone 5                              | <b>Dartmouth North</b> is the part of Dartmouth north of Ochterloney Street, Lake Banook and Micmac Lake.  |
| Zone 6                              | <b>Dartmouth South</b> is south of Ochterloney Street and Lake Banook and west of (outside) the Circumferential Highway, including Woodside as far as CFB Shearwater.  |
| Zone 7                              | <b>Dartmouth East</b> 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.         |
| <b>Zones 5-7</b>                    | <b>City of Dartmouth</b>   |
| Zone 8                              | <b>Bedford</b> 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                              | <b>Sackville</b> 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                             | <b>Remainder of CMA</b> 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. |
| <b>Zones 1-10</b>                   | <b>Halifax CMA</b>   |

## Appendix

**Table 1: Rental apartment universe by bedroom type, October 2018  
Halifax CMA submarkets**

|                    | <b>Bachelor</b> | <b>One-bedroom</b> | <b>Two-bedroom</b> | <b>Three-bedroom+</b> |
|--------------------|-----------------|--------------------|--------------------|-----------------------|
| Peninsula South    | 1,368           | 4,455              | 2,701              | 532                   |
| Peninsula North    | 496             | 2,241              | 3,313              | 432                   |
| Mainland South     | 54              | 975                | 1,465              | 192                   |
| Mainland North     | 385             | 3,841              | 8,224              | 1,505                 |
| Dartmouth South    | 90              | 1,210              | 1,552              | 296                   |
| Dartmouth North    | 198             | 3,080              | 3,309              | 341                   |
| Dartmouth East     | 14              | 481                | 1,691              | 148                   |
| Bedford            | 27              | 227                | 1,384              | 251                   |
| Sackville          | 5               | 259                | 968                | 203                   |
| Remainder of CMA   | 36              | 113                | 933                | 30                    |
| <b>Halifax CMA</b> | <b>2,673</b>    | <b>16,882</b>      | <b>25,540</b>      | <b>3,930</b>          |

Source: CMHC Rental Market Survey

**Table 2: Median monthly household income of renters, by household type  
Halifax CMA submarkets**

|                    | <b>Couple households<br/>without children</b> | <b>Couple households<br/>with children</b> | <b>Lone parent<br/>households</b> | <b>One-person<br/>households</b> | <b>All other<br/>households</b> |
|--------------------|---|--|-----------------------------------|----------------------------------|---------------------------------|
| Peninsula South    | \$5,150                                       | \$4,356                                    | \$3,183                           | \$2,449                          | \$3,510                         |
| Peninsula North    | \$5,136                                       | \$5,706                                    | \$2,978                           | \$2,149                          | \$4,729                         |
| Mainland South     | \$4,338                                       | \$4,353                                    | \$2,608                           | \$1,922                          | \$5,314                         |
| Mainland North     | \$5,359                                       | \$5,196                                    | \$3,436                           | \$2,902                          | \$5,112                         |
| Dartmouth South    | \$5,334                                       | \$5,969                                    | \$2,984                           | \$2,371                          | \$5,015                         |
| Dartmouth North    | \$4,740                                       | \$4,946                                    | \$2,794                           | \$2,174                          | \$4,799                         |
| Dartmouth East     | \$5,902                                       | \$5,701                                    | \$2,964                           | \$2,628                          | \$5,705                         |
| Bedford            | \$6,271                                       | \$6,094                                    | \$4,123                           | \$3,344                          | \$6,510                         |
| Sackville          | \$3,967                                       | \$6,083                                    | \$3,617                           | \$2,544                          | \$5,399                         |
| Remainder of CMA   | \$4,562                                       | \$5,795                                    | \$3,216                           | \$2,030                          | \$5,806                         |
| <b>Halifax CMA</b> | <b>\$5,178</b>                                | <b>\$5,500</b>                             | <b>\$3,137</b>                    | <b>\$2,437</b>                   | <b>\$4,812</b>                  |

Sources: Statistics Canada 2016 Census; CMHC calculations

**Table 3: Median monthly household income of renters, by age  
Halifax CMA submarkets**

|                  | <b>15 - 24</b> | <b>25 - 44</b> | <b>45 - 64</b> | <b>65 +</b> |
|------------------|----------------|----------------|----------------|-------------|
| Peninsula South  | \$1,917        | \$4,049        | \$3,613        | \$3,442     |
| Peninsula North  | \$2,912        | \$4,175        | \$3,027        | \$2,341     |
| Mainland South   | \$2,382        | \$3,183        | \$2,695        | \$2,741     |
| Mainland North   | \$3,045        | \$4,251        | \$4,182        | \$3,578     |
| Dartmouth South  | \$2,242        | \$4,363        | \$3,701        | \$3,083     |
| Dartmouth North  | \$2,451        | \$3,379        | \$2,944        | \$2,515     |
| Dartmouth East   | \$2,347        | \$4,271        | \$4,289        | \$3,463     |
| Bedford          | \$2,902        | \$4,808        | \$5,566        | \$4,128     |
| Sackville        | \$3,498        | \$4,313        | \$4,103        | \$2,904     |
| Remainder of CMA | \$3,253        | \$4,500        | \$3,711        | \$2,098     |
| Halifax CMA      | \$2,484        | \$4,069        | \$3,659        | \$3,012     |

Sources: Statistics Canada 2016 Census; CMHC calculations

## ENDNOTES

- <sup>1</sup> First person in the household identified as someone who pays the rent or the mortgage, or the taxes, or the electricity bill, and so on, for the dwelling. In the case of a household where two or more people are listed as household maintainers, the first person listed is chosen as the primary household maintainer.
- <sup>2</sup> The total number of households aged 45-64 expanded by 8,475 between 2006 and 2016.
- <sup>3</sup> A non-permanent resident is a person who is lawfully in Canada on a temporary basis under the authority of a valid document (work permit, study permit, Minister's permit or refugee) issued for that person along with members of his family living with them. This group also includes individuals who seek refugee status upon or after their arrival in Canada and remain in the country pending the outcome of processes relative to their claim.
- <sup>4</sup> Mobility refers to the status of a person with regard to the place of residence on the reference day, May 10, 2016, in relation to the place of residence on the same date one year earlier. Persons who have not moved are referred to as non-movers and persons who have moved from one residence to another are referred to as movers. Movers include non-migrants and migrants. Non-migrants are persons who did move but remained in the same city, town, township, village or Indian Reserve. Migrants include internal migrants who moved to a different city, town, township, village or Indian Reserve within Canada. External migrants include persons who lived outside Canada at the earlier reference date.
- <sup>5</sup> In comparison, the turnover rate from the 2018 Rental Market Survey for the Halifax CMA was 21%. A unit is counted as being turned over if it was occupied by a new tenant during the past 12 months.
- <sup>6</sup> Mainland North (22%), Peninsula South (19%) and Peninsula North (17%).
- <sup>7</sup> 35% of external migrants moved to the Peninsula South, followed by Mainland North with 29%.
- <sup>8</sup> In comparison to renter households in 2006, the breakdown by household type has remained consistent with only a +/- 1% change.
- <sup>9</sup> One-person renter households account for 79% of renter households living in units with one or no bedrooms. All other households and couple households with children make up the largest percentage of units with three or more bedrooms at 28% and 26%, respectively.
- <sup>10</sup> In Canada, housing is considered "affordable" if it costs less than 30% of a household's before-tax income: <https://www.cmhc-schl.gc.ca/en/developing-and-renovating/develop-new-affordable-housing/programs-and-information/about-affordable-housing-in-canada>.
- <sup>11</sup> "Shelter cost" refers to the average monthly total of all shelter expenses paid by households that own or rent their dwelling. For renter households, shelter costs include, where applicable, the rent and the costs of electricity, heat, water and other municipal services.

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