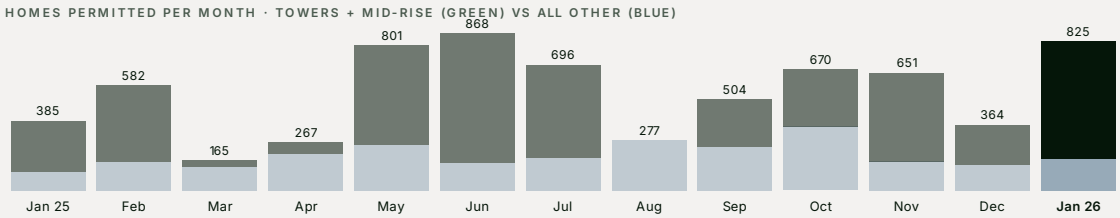
BAXTER REAL ESTATE GROUP

Halifax permitted *825 homes* in January. One building was 203 of them.

What moved in HRM's new-construction pipeline this month: permits issued, homes completed, and where it's happening. Four things, same order every time. The full picture is in the quarterly HRM Housing Permits Report at baxterrealestategroup.com/market.



1 · PACE — JANUARY 2026

70 permits · 825 homes

Permits -12% and homes +114% on January 2025 (80 · 385). 33 detached houses against 37 a year ago, 25 suites in existing homes, 99 townhouse homes, 13 in new duplex-to-12-unit buildings. One permit, 203 homes on Knollgate Lane in Bedford – Wentworth, is 25% of the month.

2 · WHAT COMPLETED

117 homes finished

89 permits closed out in January: 48 detached houses, 14 townhouse homes, 22 suites. December was 364. Under construction at month-end: 15,290 homes, 78% in buildings of 13 or more.

3 · WHERE IT MOVED

Halifax Peninsula North

Most new homes this month (252). Against January 2025, Sackville – Beaver Bank added the most permits (+7) and Spryfield – Sambro – Prospect lost the most (-7).

4 · THE MIX

79% in 13+ buildings

651 of 825 homes came from 6 tower, mid-rise or conversion permits. The other 174 came one lot at a time. Twelve-month pace: 6,670 homes across 1,355 permits.

SO WHAT · IF YOU ARE SELLING IN THE NEXT SIX MONTHS

Detached starts are down 11% on last January (33 vs 37). Fewer new houses being started now means less brand-new competition for a resale home in 2027. The districts that slowed most are the ones to watch if you own there.



Thinking about a move, a lot you own, or a build? Send me the address and I'll tell you what's been permitted on your street and what your lot is zoned for. It takes an hour and it's free.

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