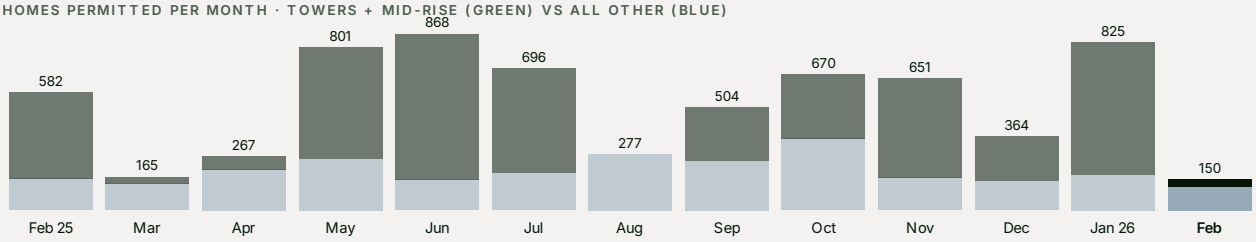
BAXTER REAL ESTATE GROUP

Halifax permitted *150 homes* in February. Permits are down 36% on a year ago.

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.

HOMES PERMITTED PER MONTH · TOWERS + MID-RISE (GREEN) VS ALL OTHER (BLUE)



1 · PACE — FEBRUARY 2026

73 permits · 150 homes

Permits -36% and homes -74% on February 2025 (114 · 582). 39 detached houses against 60 a year ago, 29 suites in existing homes, 6 townhouse homes, 30 in new duplex-to-12-unit buildings.

2 · WHAT COMPLETED

110 homes finished

53 permits closed out in February: 27 detached houses, 14 townhouse homes, 27 suites. January was 117. Under construction at month-end: 15,332 homes, 78% in buildings of 13 or more.

3 · WHERE IT MOVED

Halifax South Downtown

Most new homes this month (39). Against February 2025, Preston – Eastern Shore added the most permits (+10) and Timberlea – Clayton Park lost the most (-20).

4 · THE MIX

23% in 13+ buildings

35 of 150 homes came from 1 tower, mid-rise or conversion permits. The other 115 came one lot at a time. Twelve-month pace: 6,238 homes across 1,314 permits.

SO WHAT · IF YOU OWN A HOUSE ON A LOT ZONED FOR MORE

29 homes were added inside or behind existing houses this month, against 30 in new duplex-to-12-unit buildings. Homeowners are producing more of Halifax's small-scale housing than builders are. A suite is the cheapest home in the city to add, and the fastest to approve. If your lot allows it, that is the number to think about.



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.

Michael Baxter · Advisor, The Agency Halifax · mike@baxterrealestategroup.com · 604 363 3124 · @michaelbaxter_realestate

MARKET PULSE · NEW HOMES & PERMITS · NO. 02 · PUBLISHED MARCH 2026 · BAXTERREALESTATEGROUP.COM/MARKET · MICHAEL BAXTER, REALTOR® · THE AGENCY REAL ESTATE BROKERAGE, 5546 KAYE STREET, HALIFAX NS B3K 1Y5 · STATISTICS: HRM OPEN DATA (OPEN GOVERNMENT LICENCE – HALIFAX), PERMITS ISSUED TO FEBRUARY 28, 2026 · NO MLS® DATA · NOT INTENDED TO SOLICIT PROPERTIES CURRENTLY UNDER CONTRACT