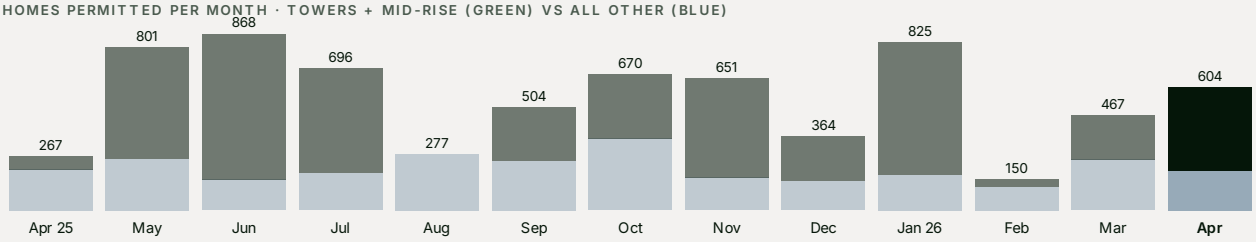
BAXTER REAL ESTATE GROUP

Halifax permitted *604 homes* in April. One building was 174 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.

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



1 · PACE — APRIL 2026

105 permits · 604 homes

Permits -15% and homes +126% on April 2025 (123 · 267). 46 detached houses against 69 a year ago, 35 suites in existing homes, 52 townhouse homes, 8 in new duplex-to-12-unit buildings. One permit, 174 homes on Lucknow St in Halifax South Downtown, is 29% of the month.

2 · WHAT COMPLETED

108 homes finished

74 permits closed out in April: 38 detached houses, 15 townhouse homes, 26 suites. March was 491. Under construction at month-end: 15,806 homes, 77% in buildings of 13 or more.

3 · WHERE IT MOVED

Halifax South Downtown

Most new homes this month (177). Against April 2025, Dartmouth South – E. Passage added the most permits (+9) and Preston – Eastern Shore lost the most (-10).

4 · THE MIX

68% in 13+ buildings

411 of 604 homes came from 5 tower, mid-rise or conversion permits. The other 193 came one lot at a time. Twelve-month pace: 6,877 homes across 1,301 permits.

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

Detached starts are down 33% on last April (46 vs 69). 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.

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

MARKET PULSE · NEW HOMES & PERMITS · NO. 04 · PUBLISHED MAY 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 APRIL 30, 2026 · NO MLS® DATA · NOT INTENDED TO SOLICIT PROPERTIES CURRENTLY UNDER CONTRACT