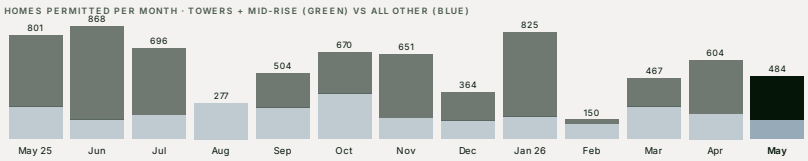
BAXTER REAL ESTATE GROUP

# Halifax permitted *484 homes* in May. One building was 204 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 — MAY 2026

## 96 permits · 484 homes

Permits -22% and homes -40% on May 2025 (123 · 801). 52 detached houses against 56 a year ago, 29 suites in existing homes, 50 townhouse homes, 10 in new duplex-to-12-unit buildings. One permit, 204 homes on Cowie Hill Rd in Spryfield – Sambro – Prospect, is 42% of the month.

2 · WHAT COMPLETED

## 149 homes finished

67 permits closed out in May: 36 detached houses, 10 townhouse homes, 21 suites, and 50 homes in towers and mid-rises. April was 108. Under construction at month-end: 16,143 homes, 77% in buildings of 13 or more.

3 · WHERE IT MOVED

## Spryfield – Sambro – Prospect

Most new homes this month (214). Against May 2025, Sackville – Beaver Bank added the most permits (+11) and Dartmouth South – E. Passage lost the most (-14).

4 · THE MIX

## 69% in 13+ buildings

335 of 484 homes came from 3 tower, mid-rise or conversion permits. The other 149 came one lot at a time. Twelve-month pace: 6,560 homes across 1,274 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 10 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.

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