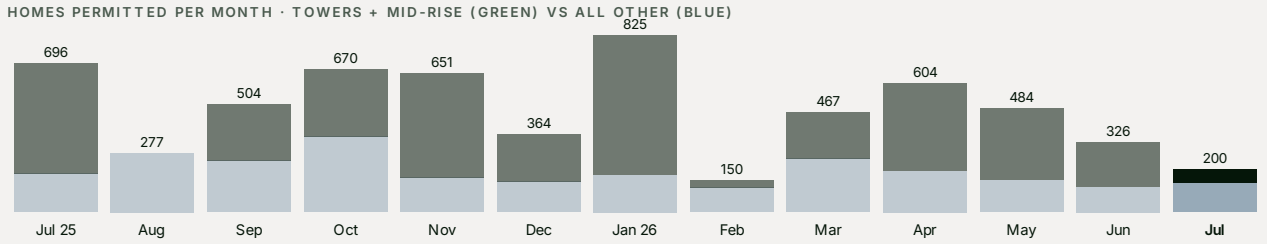
BAXTER REAL ESTATE GROUP

Halifax permitted *200 homes* in July. One building was 64 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 — JULY 2026

90 permits · 200 homes

Permits -32% and homes -71% on July 2025 (132 · 696). 58 detached houses against 75 a year ago, 21 suites in existing homes, 32 townhouse homes, 12 in new duplex-to-12-unit buildings. One permit, 64 homes on Bayers Rd in Halifax West Armdale, is 32% of the month.

2 · WHAT COMPLETED

508 homes finished

110 permits closed out in July: 55 detached houses, 33 townhouse homes, 41 suites, and 324 homes in towers and mid-rises. June was 189. Under construction at month-end: 16,022 homes, 78% in buildings of 13 or more.

3 · WHERE IT MOVED

Halifax West Armdale

Most new homes this month (76). Against July 2025, Hammonds Plains – St. Margarets added the most permits (+7) and Timberlea – Clayton Park lost the most (-18).

4 · THE MIX

32% in 13+ buildings

64 of 200 homes came from 1 tower, mid-rise or conversion permits. The other 136 came one lot at a time. Twelve-month pace: 5,522 homes across 1,189 permits.

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

Detached starts are down 23% on last July (58 vs 75). 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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MARKET PULSE · NEW HOMES & PERMITS · NO. 07 · PUBLISHED AUGUST 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 JULY 31, 2026 · NO MLS® DATA · NOT INTENDED TO SOLICIT PROPERTIES CURRENTLY UNDER CONTRACT