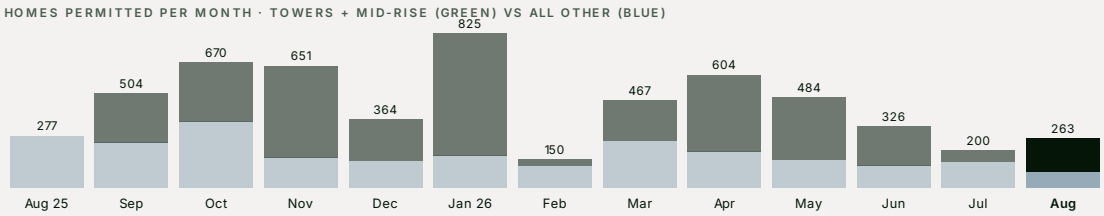
BAXTER REAL ESTATE GROUP

Halifax permitted *263 homes* in August. 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.



1 · PACE — AUGUST 2026

67 permits · 263 homes

Permits -47% and homes -5% on August 2025 (126 · 277). 38 detached houses against 65 a year ago, 23 suites in existing homes, 6 townhouse homes, 16 in new duplex-to-12-unit buildings. One permit, 174 homes on Cogswell St in Halifax Peninsula North, is 66% of the month.

2 · WHAT COMPLETED

445 homes finished

91 permits closed out in August: 46 detached houses, 57 townhouse homes, 30 suites. July was 508. Under construction at month-end: 15,845 homes, 78% in buildings of 13 or more.

3 · WHERE IT MOVED

Halifax Peninsula North

Most new homes this month (178). Against August 2025, Dartmouth South – E. Passage added the most permits (+1) and Preston – Eastern Shore lost the most (-15).

4 · THE MIX

68% in 13+ buildings

178 of 263 homes came from 2 tower, mid-rise or conversion permits. The other 85 came one lot at a time. Twelve-month pace: 5,508 homes across 1,130 permits.

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

23 homes were added inside or behind existing houses this month, against 16 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

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