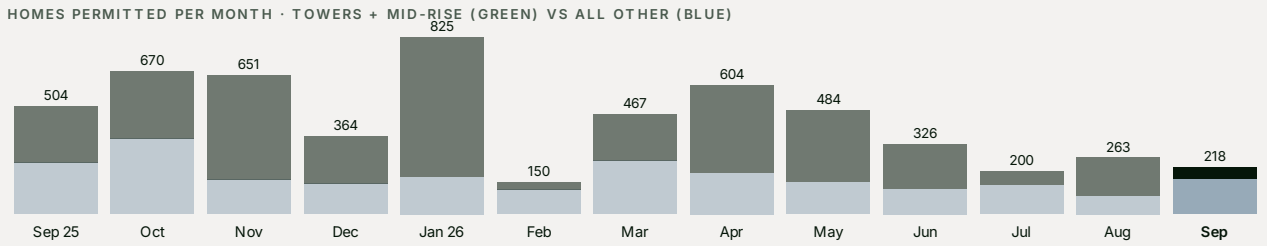
BAXTER REAL ESTATE GROUP

Halifax permitted *218 homes* in September. One permit was 60 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 — SEPTEMBER 2026

77 permits · 218 homes

Permits -30% and homes -57% on September 2025 (110 · 504). 39 detached houses against 61 a year ago, 25 suites in existing homes, 71 townhouse homes, 24 in new duplex-to-12-unit buildings. One permit, 60 homes on Caspian Lane in Lower Sackville, is 28% of the month.

2 · WHAT COMPLETED

129 homes finished

90 permits closed out in September: 47 detached houses, 23 townhouse homes, 30 suites. August was 445. Under construction at month-end: 15,935 homes, 78% in buildings of 13 or more.

3 · WHERE IT MOVED

Lower Sackville

Most new homes this month (61). Against September 2025, Halifax Peninsula North added the most permits (+5) and Harbourview – Dartmouth East lost the most (-12).

4 · THE MIX

24% in 13+ buildings

52 of 218 homes came from 1 tower, mid-rise or conversion permits. The other 166 came one lot at a time. Twelve-month pace: 5,222 homes across 1,097 permits.

SO WHAT · IF YOU ARE PLANNING A BUILD

15,935 homes were under construction at month-end, 78% of them in buildings of 13 or more. That is the supply your project completes into. Lower Sackville took the most new homes this month; Harbourview – Dartmouth East issued 12 fewer permits than a year ago, which is where the competition is thinning.



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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