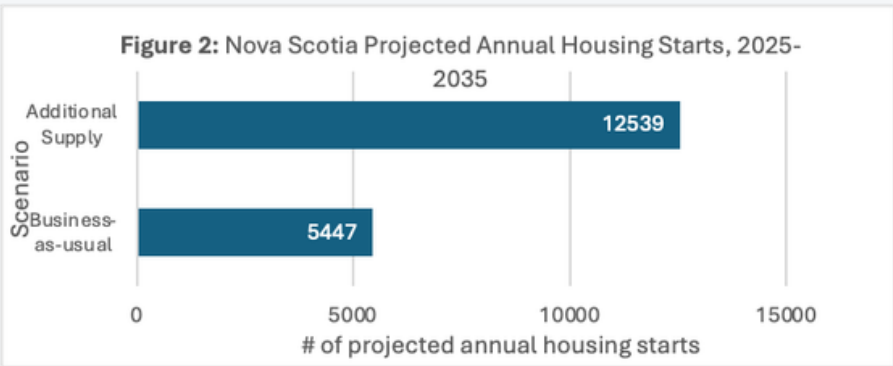


The importance of supporting a diverse housing supply

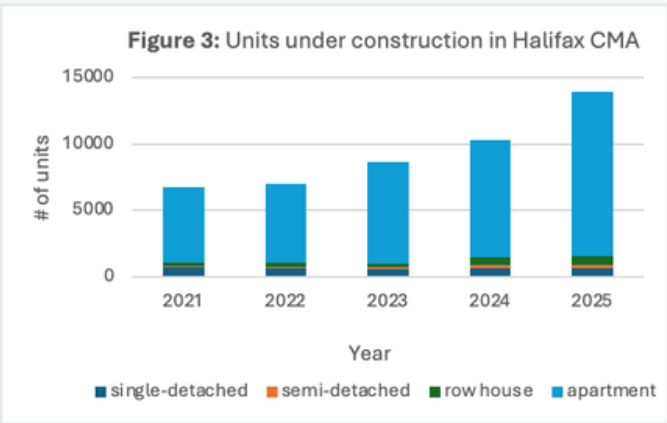
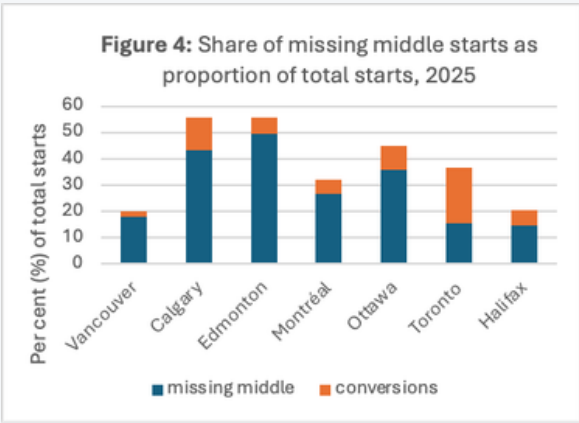
The vacancy rates for private apartments and condo rentals in Halifax Regional Municipality have improved since 2021. Research suggests that the increased vacancy rate is due to a greater supply of new rental apartments and slowed migration to the region.

Although vacancy rates have improved, average rents have continued to rise (see fig.1). The supply of newly constructed units is generally more expensive than older rental units, which tend to be more affordable. Home ownership remains unattainable for many residents as average selling prices for single detached homes continue to rise.



The CMHC estimates that annual housing starts in Nova Scotia must be more than double to return to housing affordability over the next decade (see fig. 2). In the additional supply scenario, house prices were reduced by 20 per cent and rents were reduced by almost 6 per cent compared to the business-as-usual scenario.

Increasing the supply of diverse housing options (such as missing middle units) is expected to help alleviate pressure on existing affordable rental stock while providing more options for existing homeowners to downsize, freeing up more housing supply.



The Halifax Census Metropolitan Area (CMA) experienced record high construction of apartments and missing middle housing in 2024 and 2025 (see fig. 3). However, Halifax’s proportion of missing middle starts to total starts was low compared to other major cities (see fig.4).