

# MLS® TRENDS

## Annapolis Valley, Nova Scotia



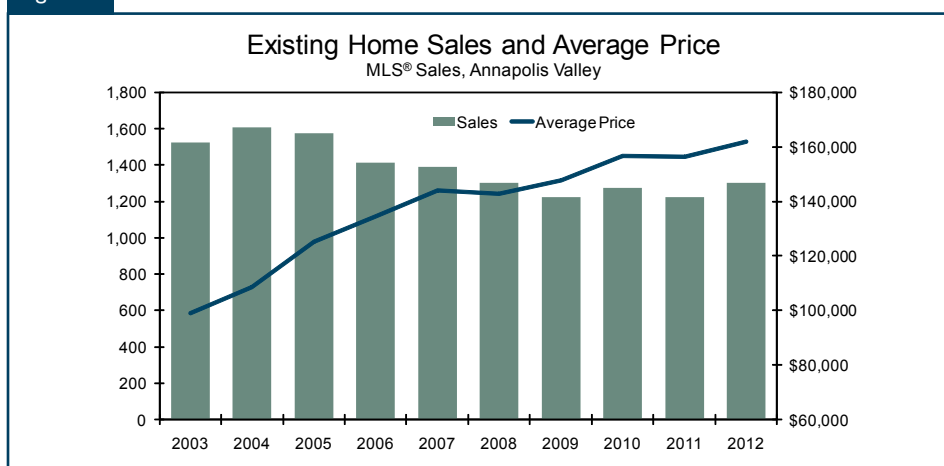
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2013

### Existing Home Sales and Prices Increased in 2012

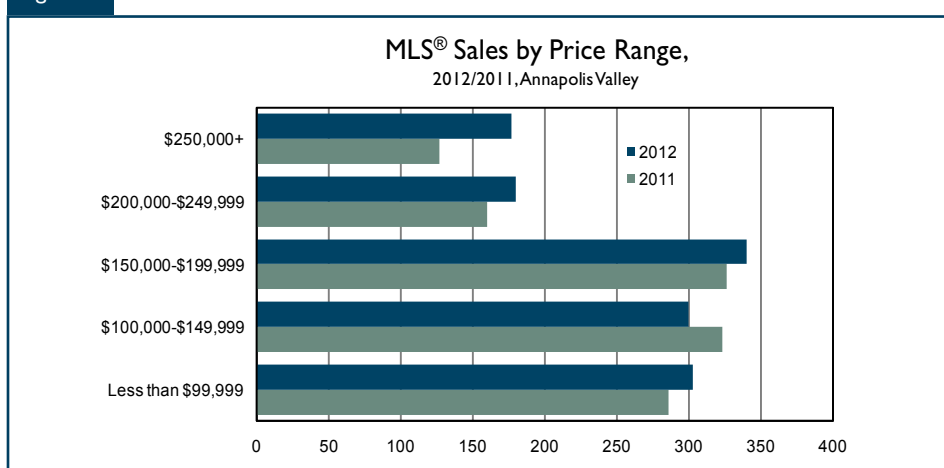
- MLS® sales in the Annapolis Valley increased 6.4 per cent in 2012 to 1,300 sales.
- Over half of all sales in the valley were reported in Kings County at 662 units. Sales in Kings County increased six per cent in 2012.
- Existing home sales in Hants County increased from 192 units in 2011 to 219 in 2012. In Digby County, sales increased from 125 sales in 2011 to 146 last year.
- The only county to report a decline in sales last year was Annapolis County where 273 sales were reported compared to 281 in 2011.
- The average sale price of an existing home in the Annapolis Valley increased 3.5 per cent in 2012 to \$161,915.
- Prices increased the most in Hants County where the average price climbed 7.3 per cent to \$165,836.

Figure 1



Source: Annapolis Valley Real Estate Board  
 MLS® is a registered trademark of the Canadian Real Estate Association  
 Includes Hants, Kings, Annapolis and Digby Counties

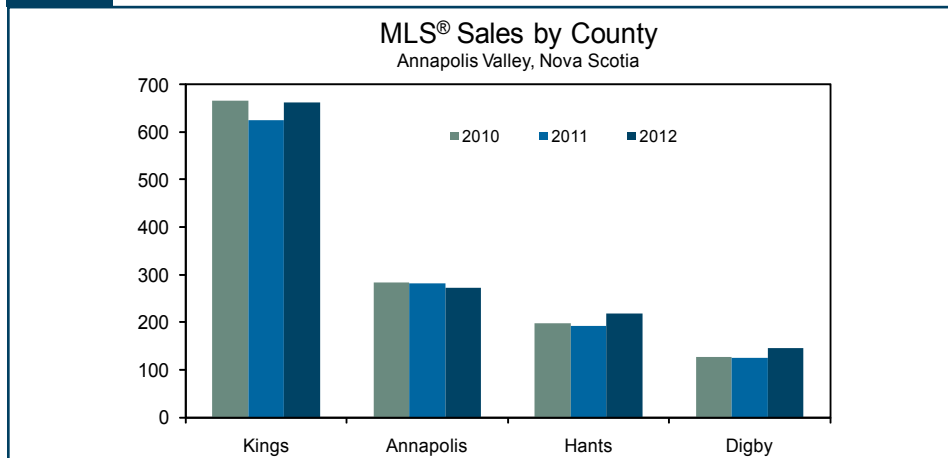
Figure 2



Source: Annapolis Valley Real Estate Board  
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- In the most expensive county, Kings County, the average sale price increased 5.6 per cent to \$185,865.
- In Annapolis County, prices declined 3.3 per cent to \$133,584. In Digby County, the average sale price recorded a similar decline of 2.5 per cent to \$100,418.
- The number of new listings in the valley recorded little change in 2012 at 3,113.
- The average days on market increased to 124 days in 2012 from 115 in 2011.

Figure 3



Source: Annapolis Valley Real Estate Board  
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Annapolis Valley Real Estate Board		2008	2009	2010	2011	2012
MLS® Sales	Actual	1,304	1,223	1,274	1,222	1,300
	% Change	-6.1%	-6.2%	4.2%	-4.1%	6.4%
MLS® Average Sale Price	Actual	\$142,926	\$147,828	\$156,653	\$156,510	\$161,915
	% Change	-0.8%	3.4%	6.0%	-0.1%	3.5%
MLS® Average Listing Price	Actual	\$151,222	\$155,902	\$165,351	\$165,277	\$170,938
	% Change	-0.5%	3.1%	6.1%	0.0%	3.4%
Sale-to-List Price		94.5%	94.8%	94.7%	94.7%	94.7%
New Listings	Actual	3,138	2,720	2,926	3,100	3,113
	% Change	8.1%	-13.3%	7.6%	5.9%	0.4%
Sales-to-New Listings		41.6%	45.0%	43.5%	39.4%	41.8%
Dollar Volume (\$ Thousands)		\$186,376	\$180,793	\$199,576	\$191,255	\$210,490
Average Days-on-Market		98	116	117	115	124
<b>Hants County</b>						
MLS® Sales	Actual	224	169	198	192	219
	% Change	-19.1%	-24.6%	17.2%	-3.0%	14.1%
MLS® Average Sale Price	Actual	\$158,683	\$152,767	\$159,815	\$154,615	\$165,836
	% Change	3.2%	-3.7%	4.6%	-3.3%	7.3%
<b>Kings County</b>						
MLS® Sales	Actual	672	674	666	624	662
	% Change	-2.9%	0.3%	-1.2%	-6.3%	6.1%
MLS® Average Sale Price	Actual	\$154,454	\$163,410	\$180,436	\$176,085	\$185,865
	% Change	-2.0%	5.8%	10.4%	-2.4%	5.6%
<b>Annapolis County</b>						
MLS® Sales	Actual	313	281	283	281	273
	% Change	-5.4%	-10.2%	0.7%	-0.7%	-2.8%
MLS® Average Sale Price	Actual	\$119,143	\$123,930	\$122,483	\$138,123	\$133,584
	% Change	-0.2%	4.0%	-1.2%	12.8%	-3.3%
<b>Digby County</b>						
MLS® Sales	Actual	95	99	127	125	146
	% Change	8.0%	4.2%	28.3%	-1.6%	16.8%
MLS® Average Sale Price	Actual	\$102,586	\$101,141	\$103,151	\$103,040	\$100,418
	% Change	1.7%	-1.4%	2.0%	-0.1%	-2.5%

Sources: Statistics Canada, Canadian Real Estate Association, Annapolis Valley Real Estate Board  
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