

# NL Market Overview

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CANADA MORTGAGE AND HOUSING  
CORPORATION



*Housing market intelligence you can count on*

# Three key drivers of housing demand

## Population

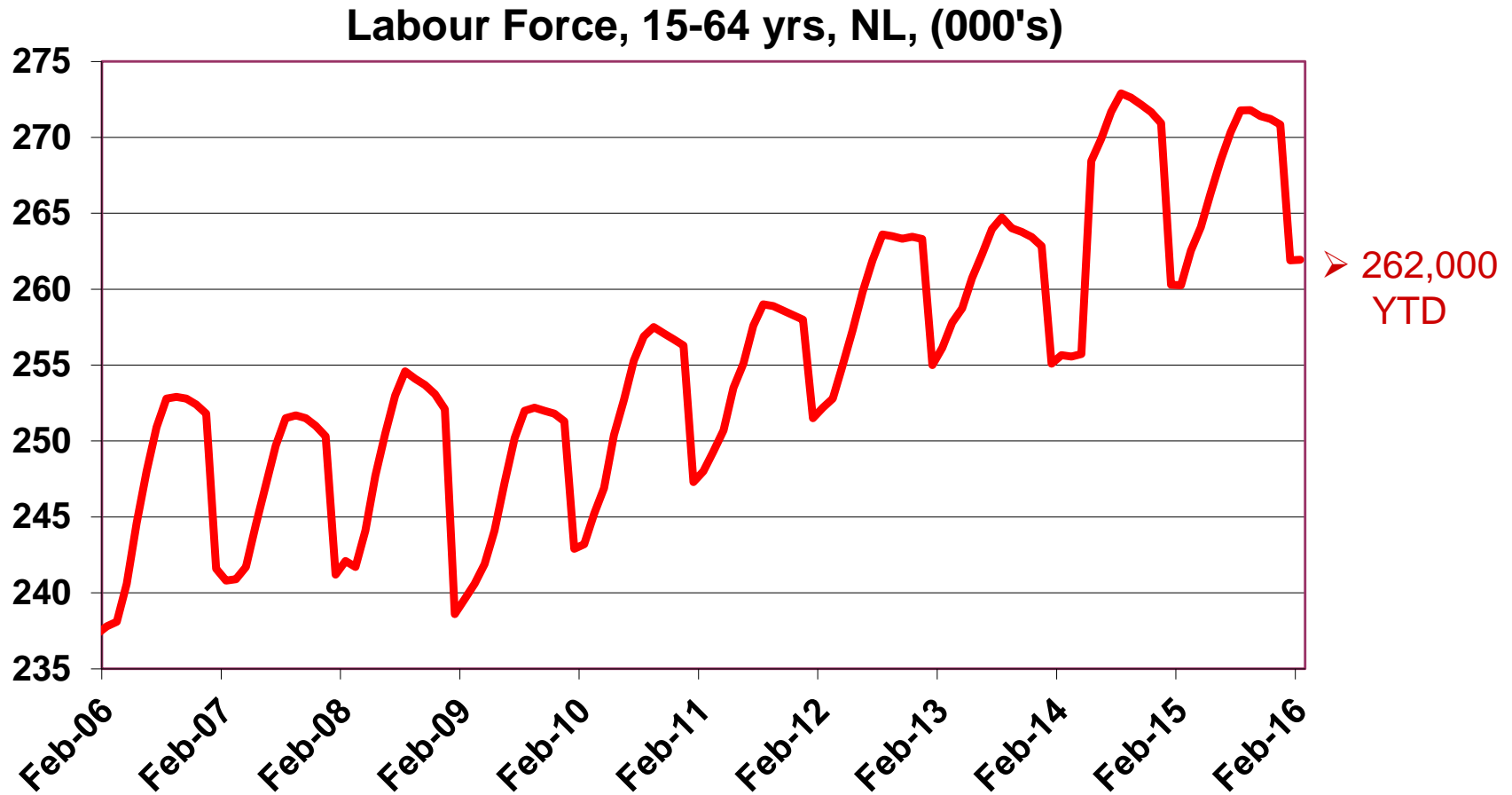


## Employment

## Income



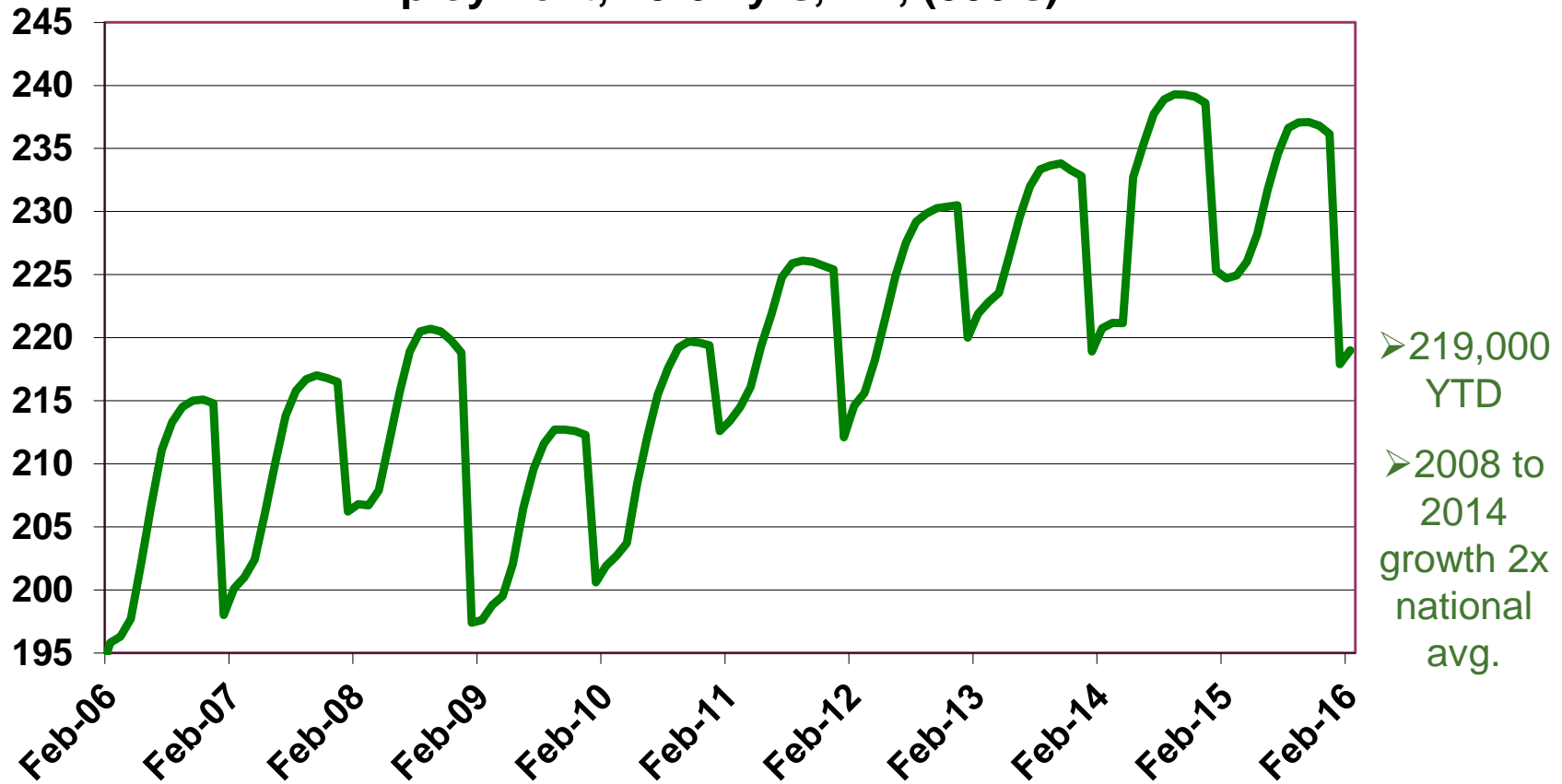
# Labour force +0.7% or 1,700 people



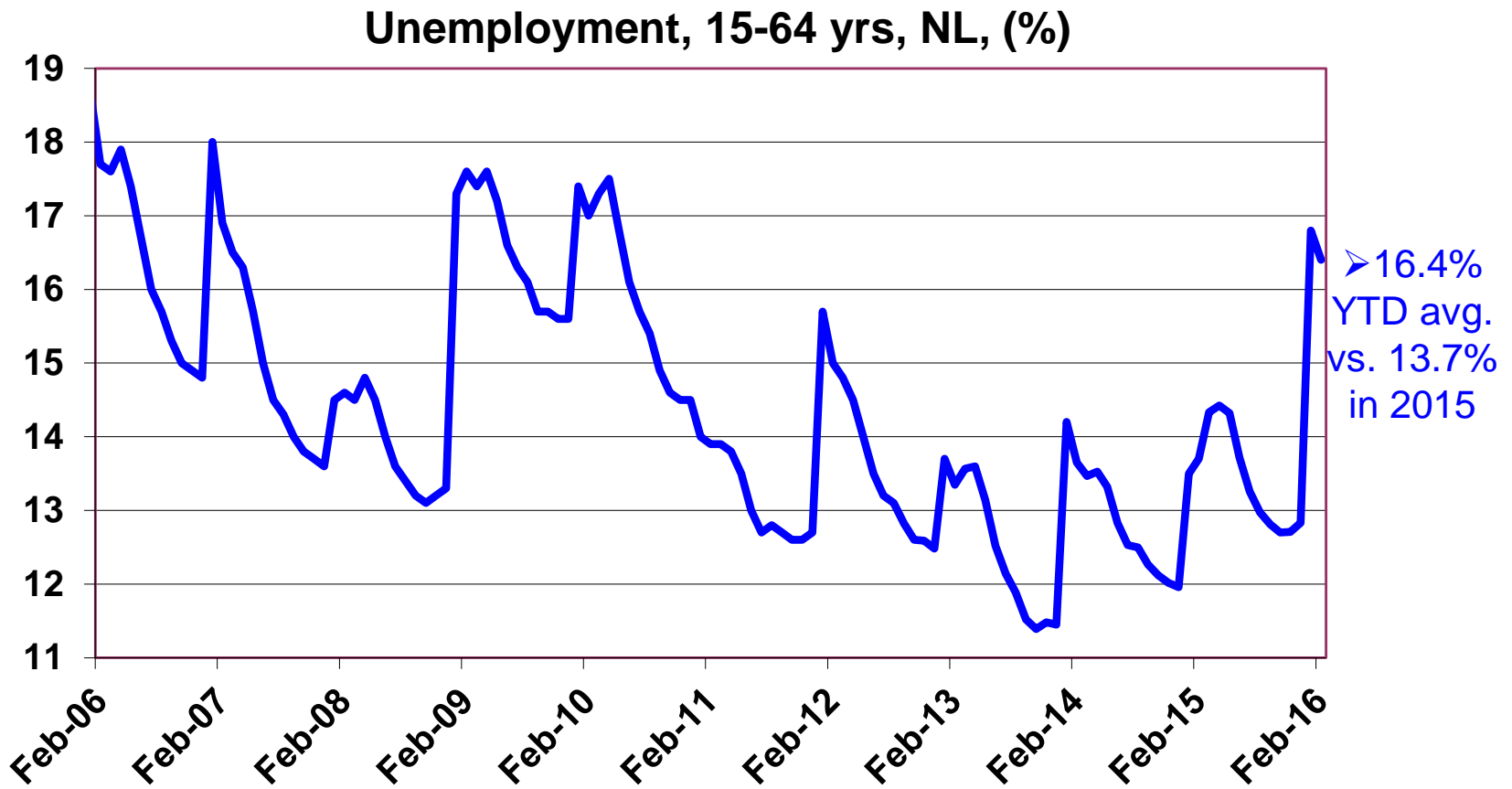
# Employment -2.5% or 5,700 people



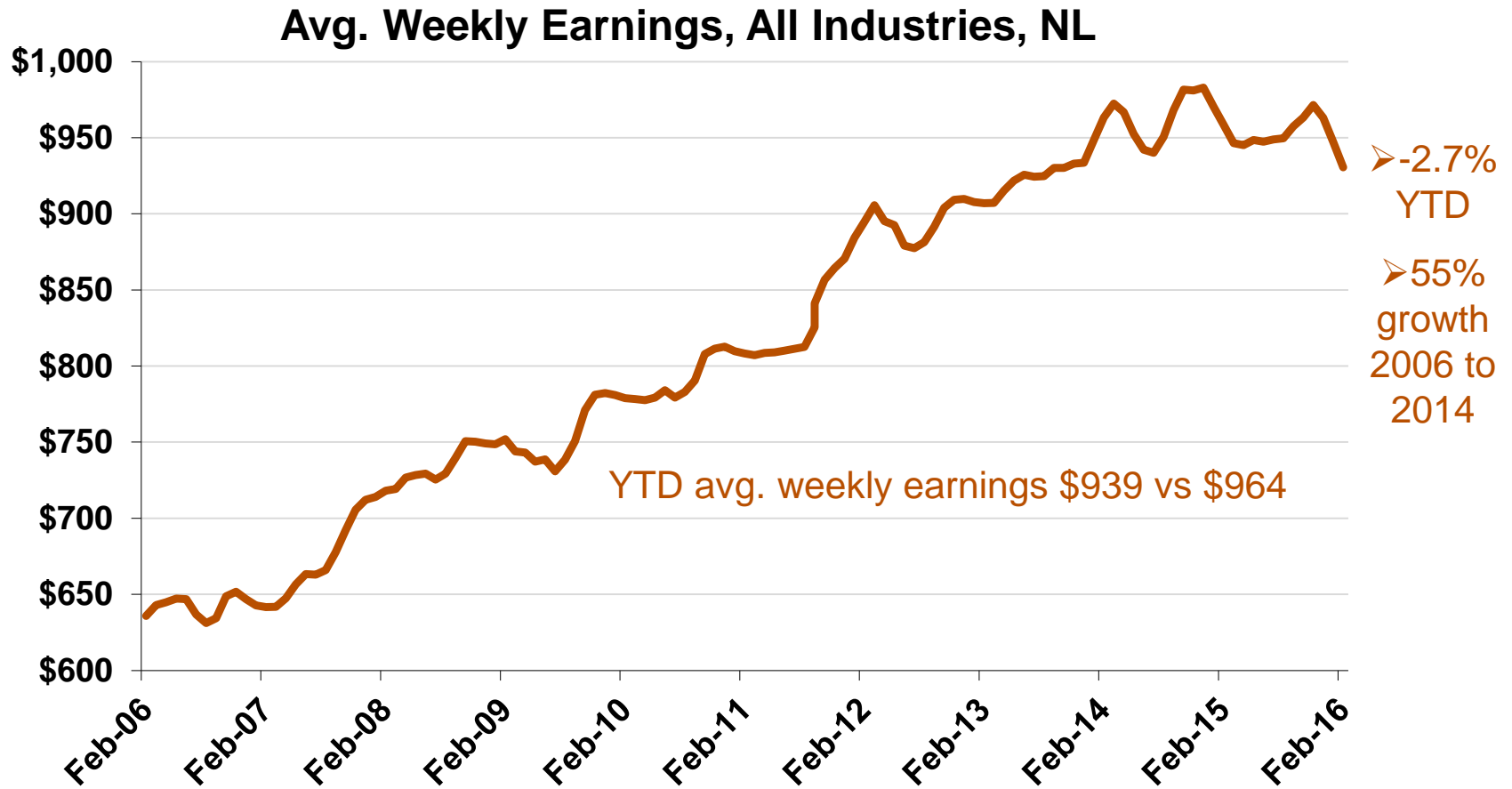
### Employment, 15-64 yrs, NL, (000's)



# Unemployment rate up to 16.4%

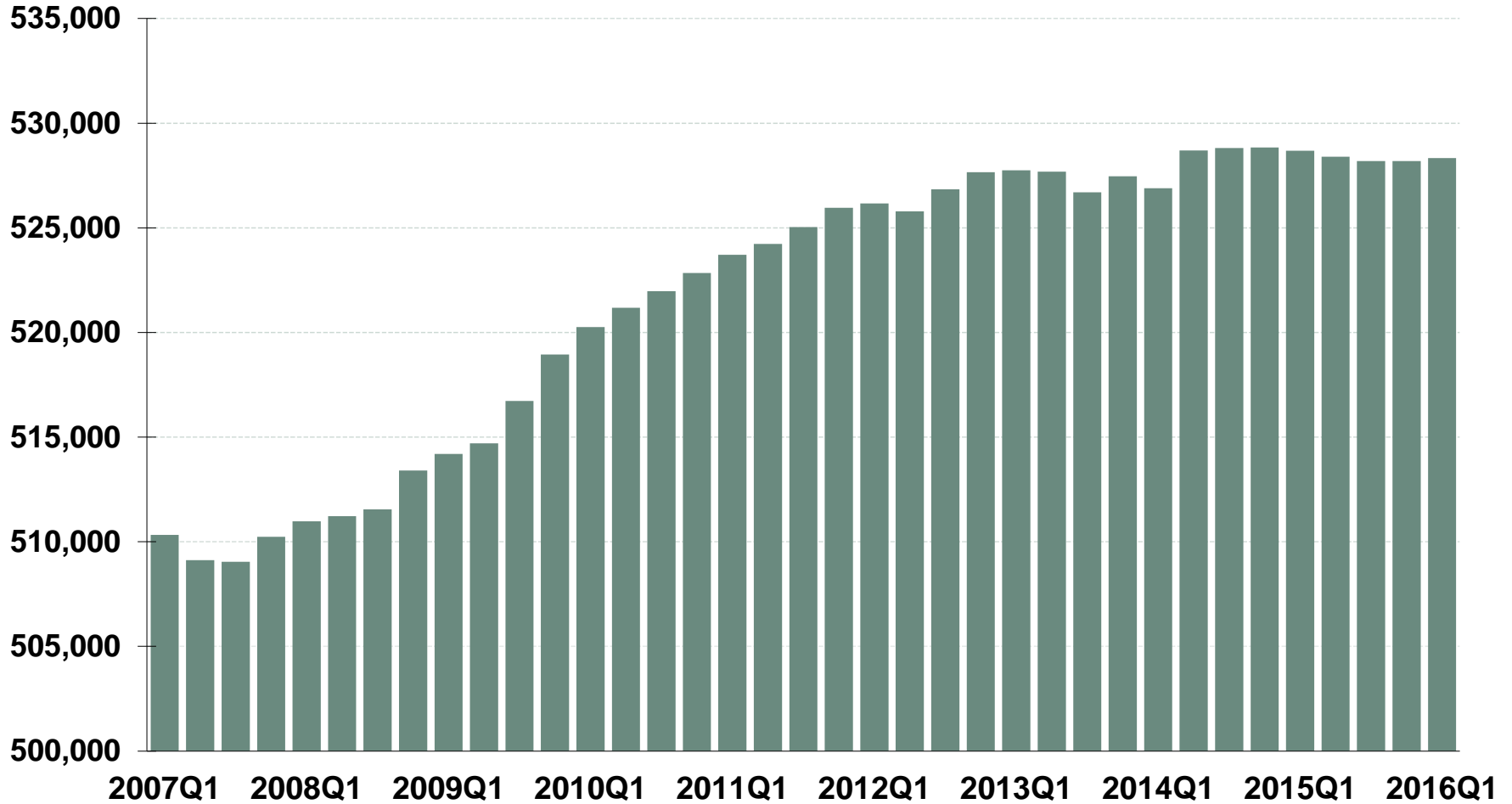


# Wage growth under pressure since 2014

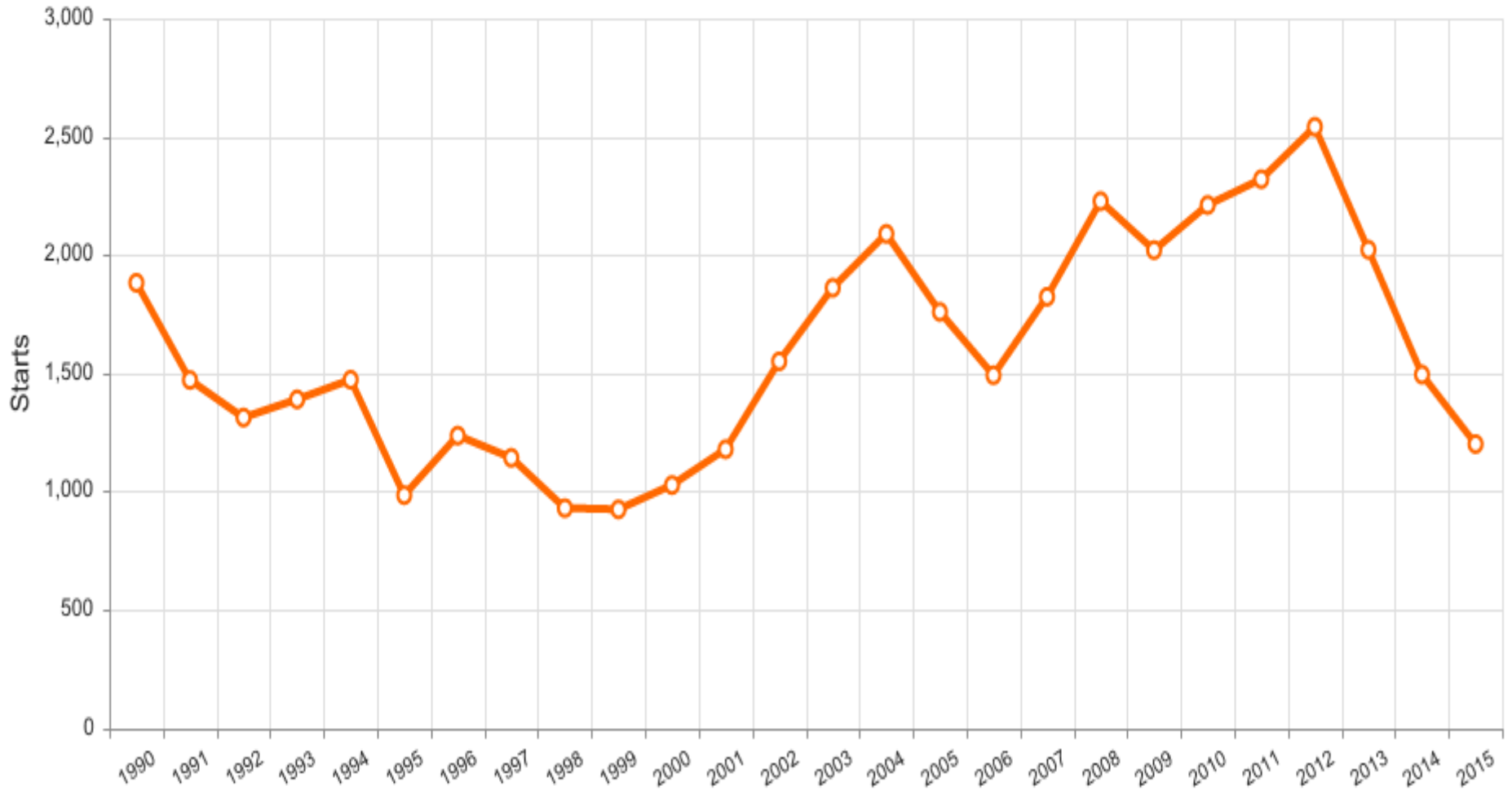


# Population growth flat since 2014

## Quarterly Population, NL

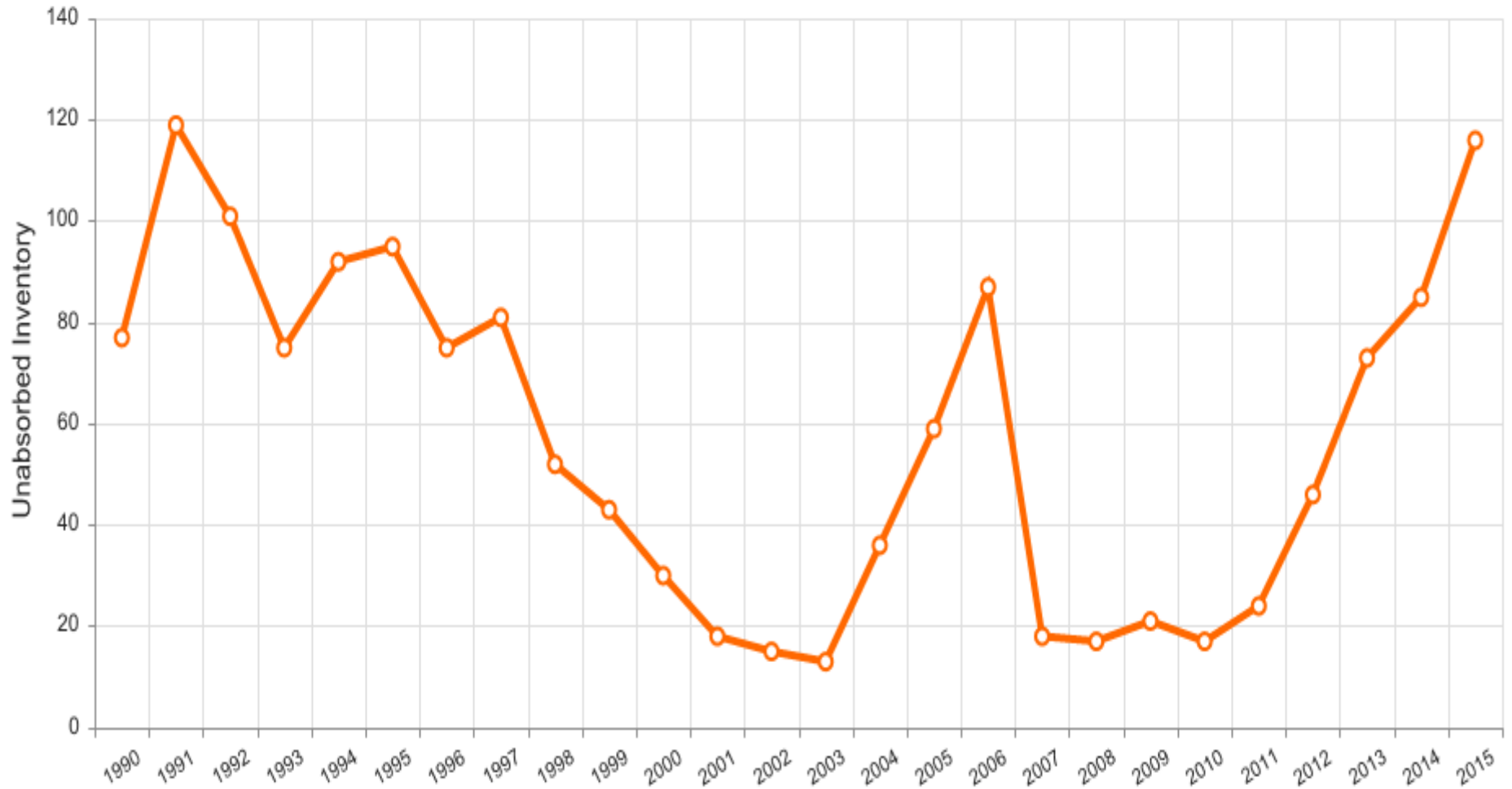


# NL urban housing starts -53% from 2012 peak

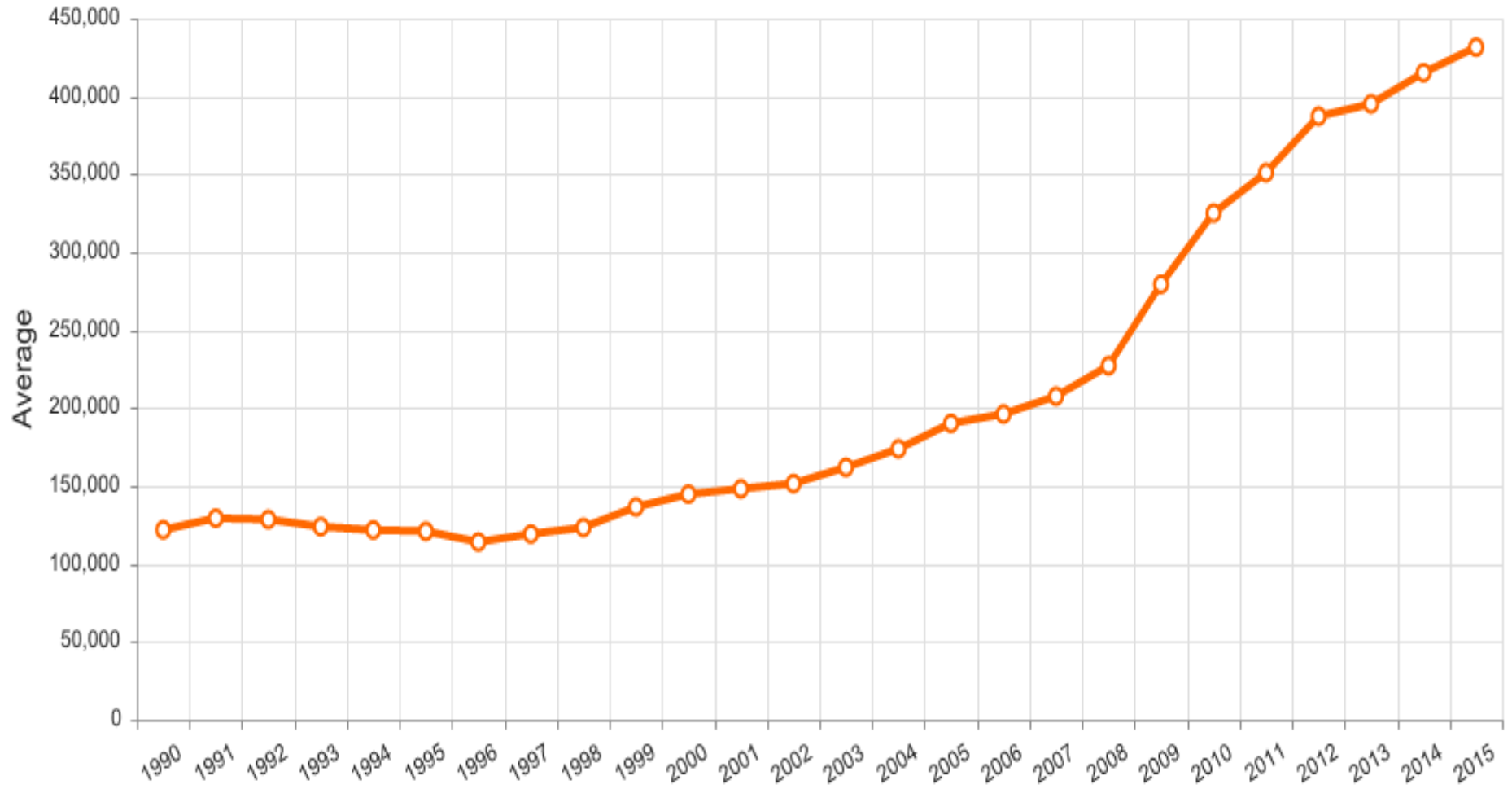




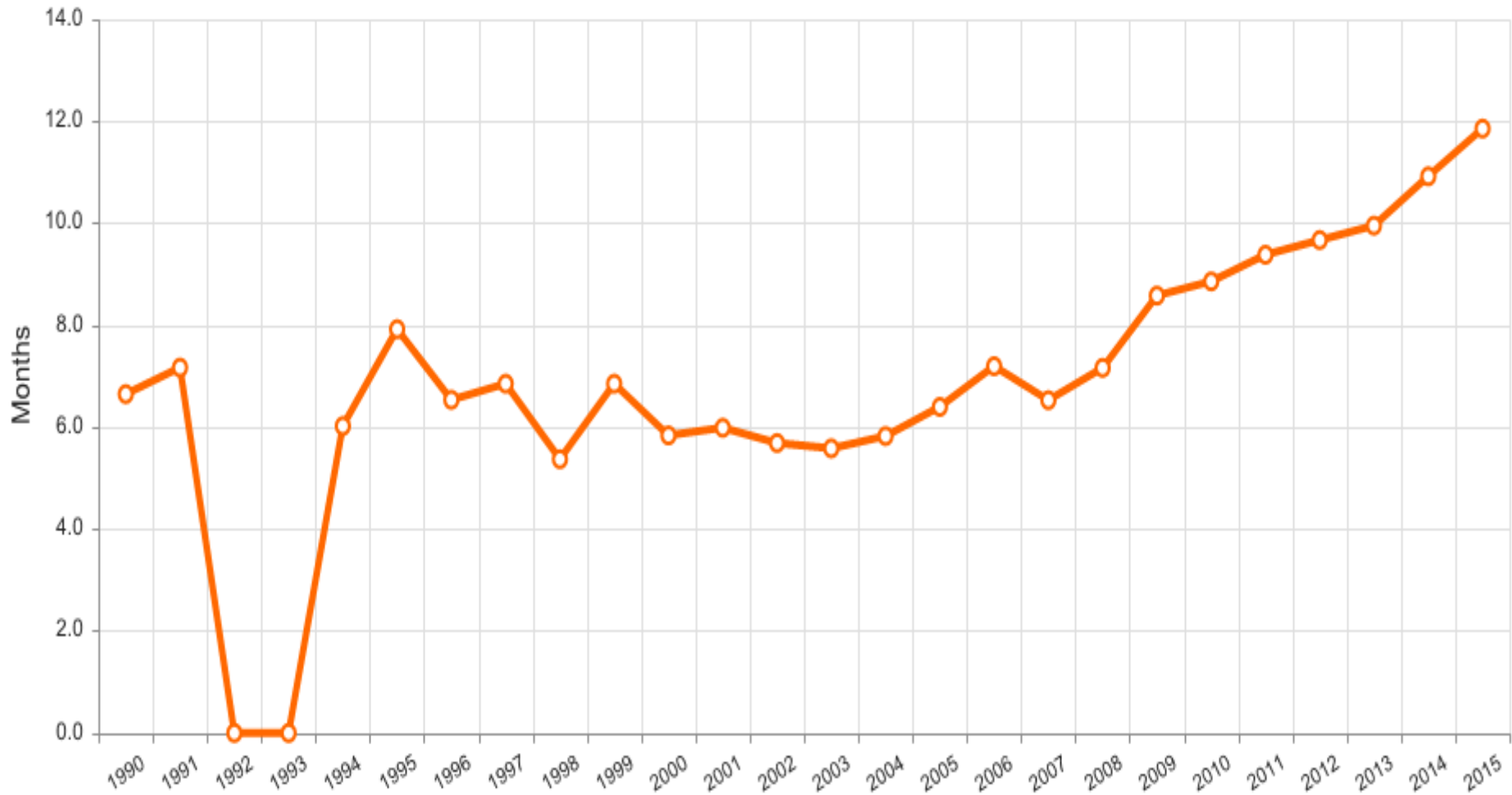
# NL completed/unabsorbed new home inventory



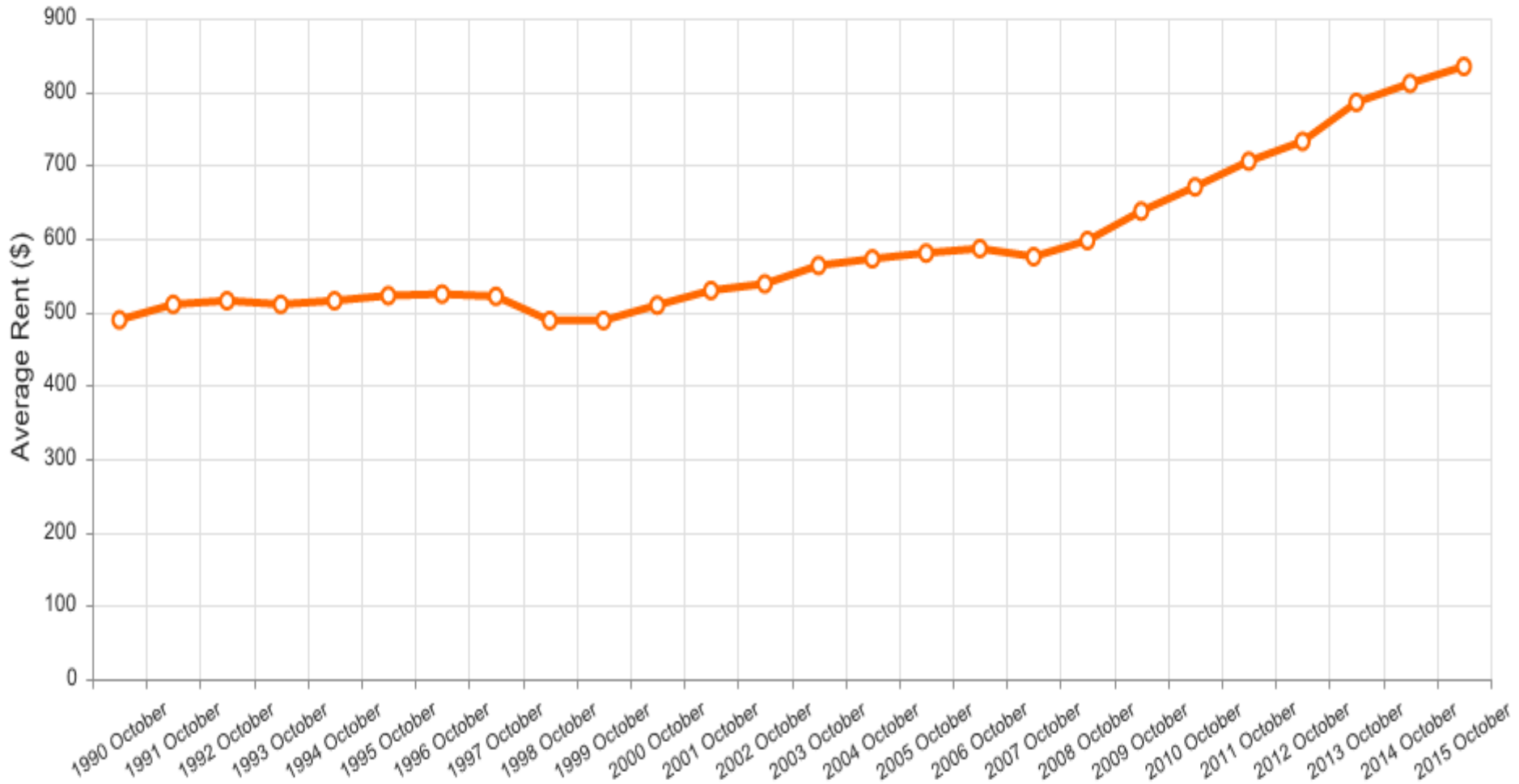
# NL urban average new house price \$430,000



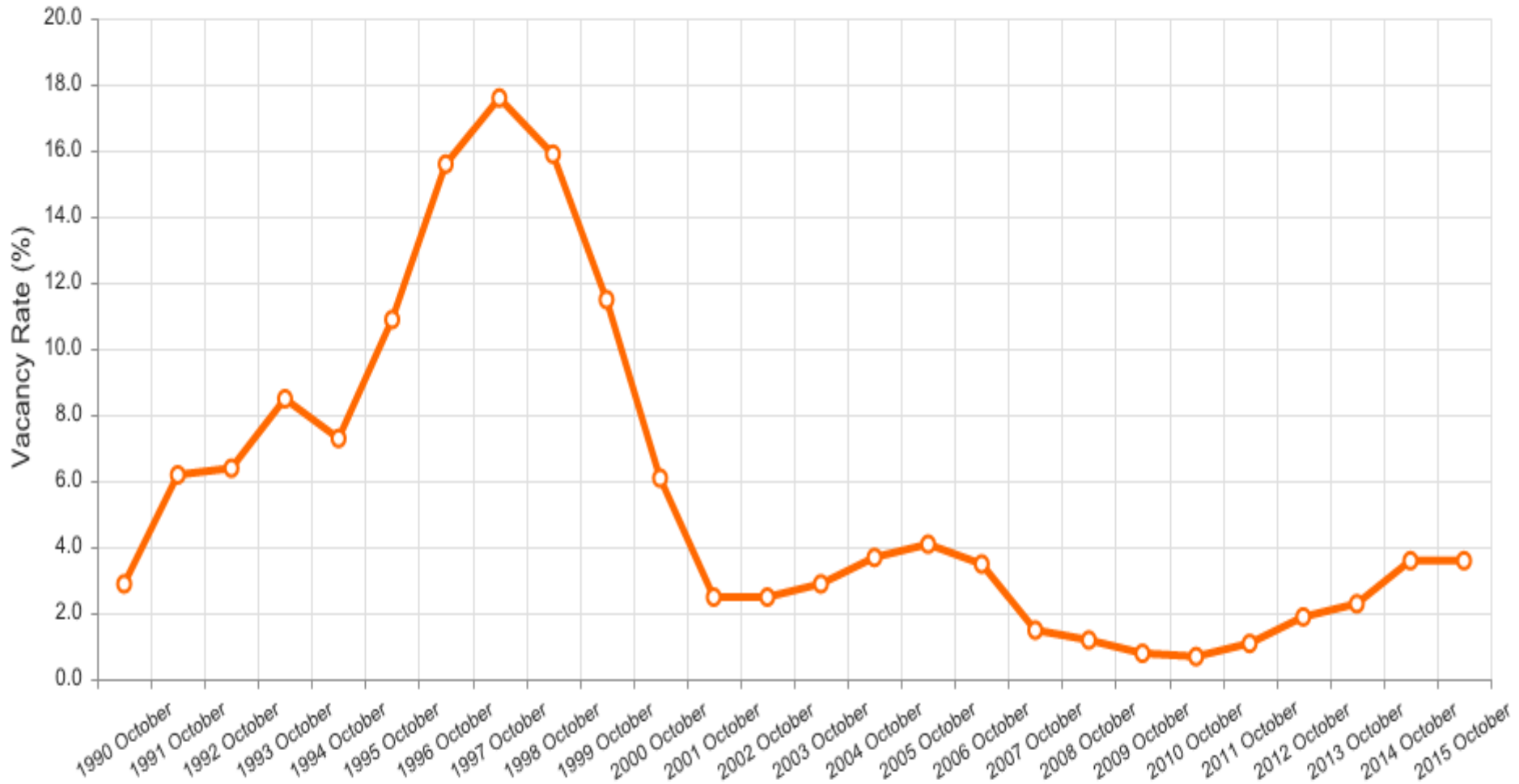
# NL average length of construction: 12 months



# NL average two bedroom rent \$834

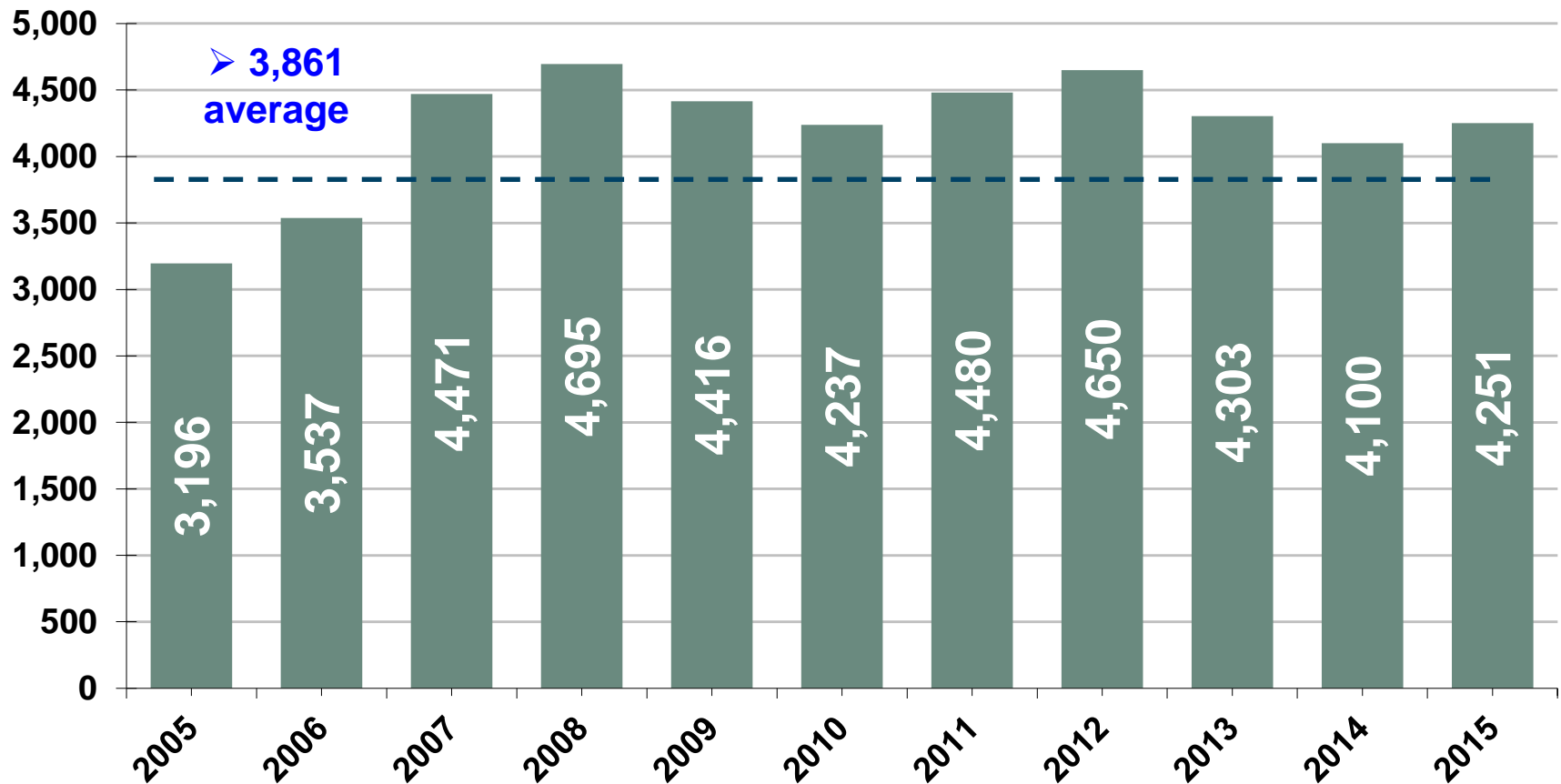


# NL vacancy rate 4.1% - two bedroom apt.



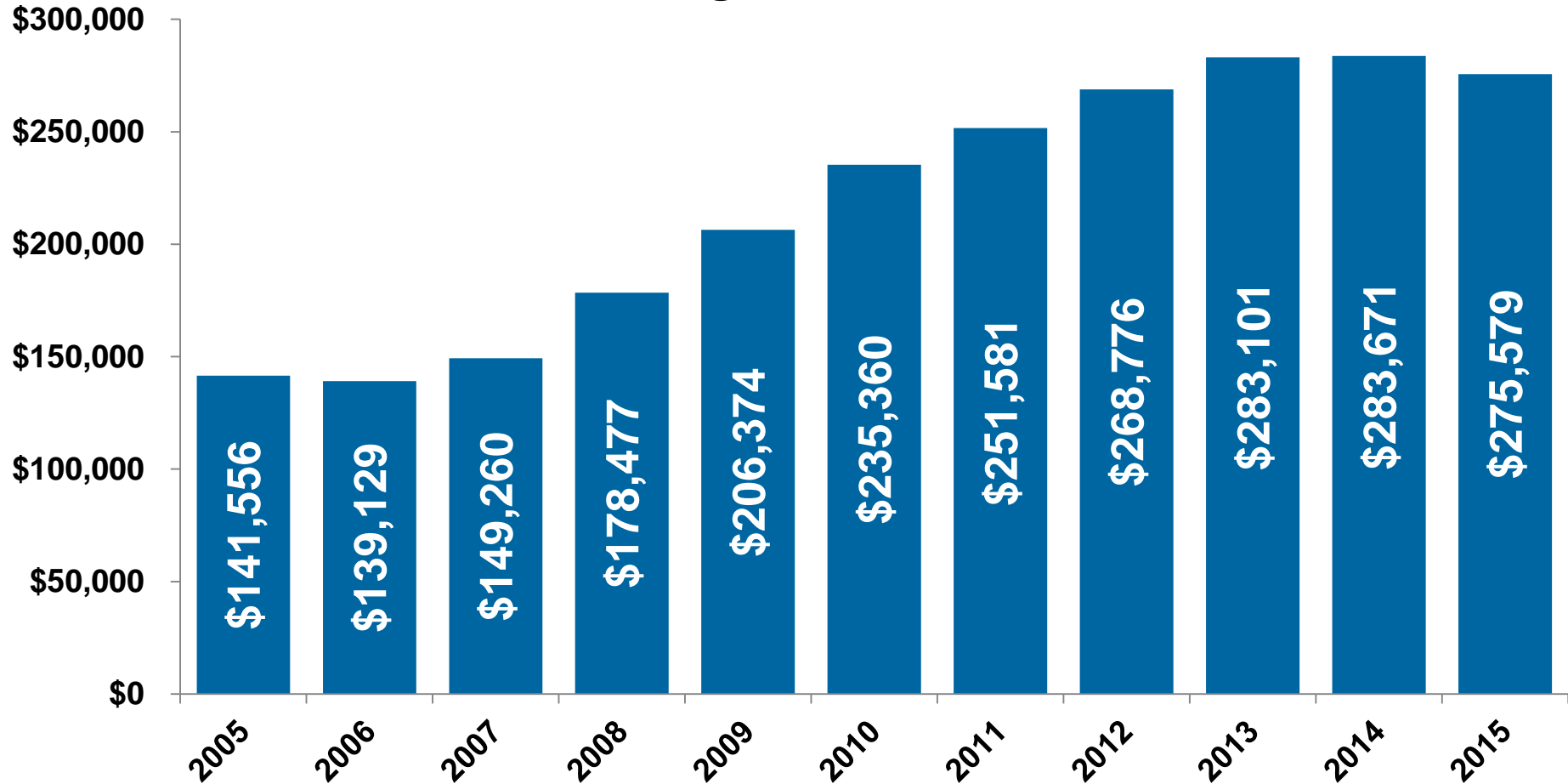
# NL MLS<sup>®</sup> sales / +2.3% in 2015

## MLS<sup>®</sup> Sales, NL



# NL average MLS<sup>®</sup> price / -2.9% in 2015

## Average MLS<sup>®</sup> Price, NL



# Thank You

Questions?



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