

Housing market intelligence you can count on





Three key drivers of housing demand





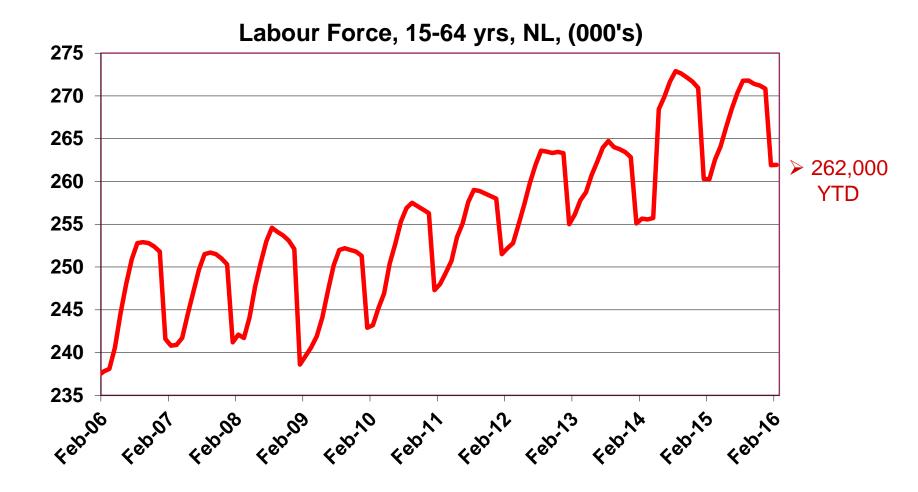


Employment

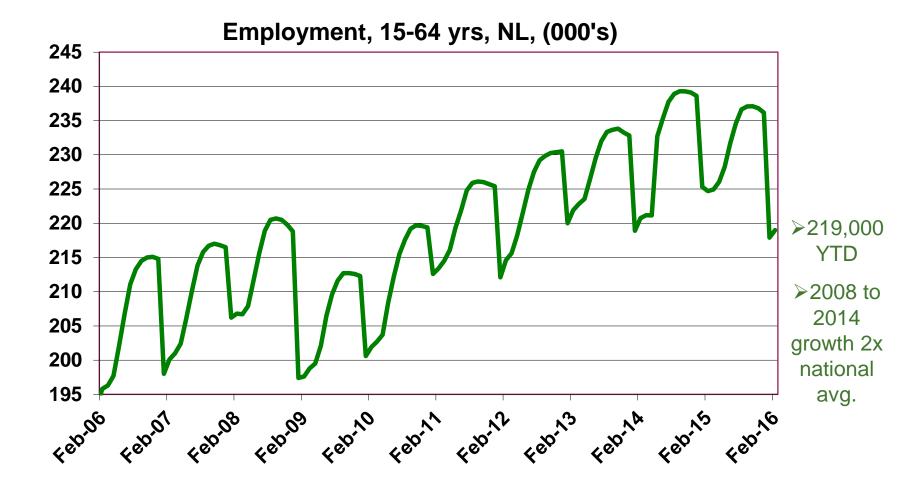


Income

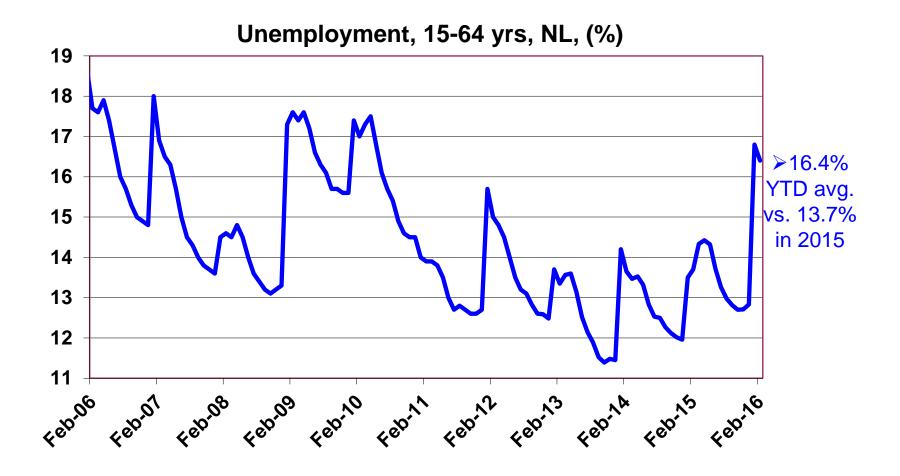
Labour force +0.7% or 1,700 people



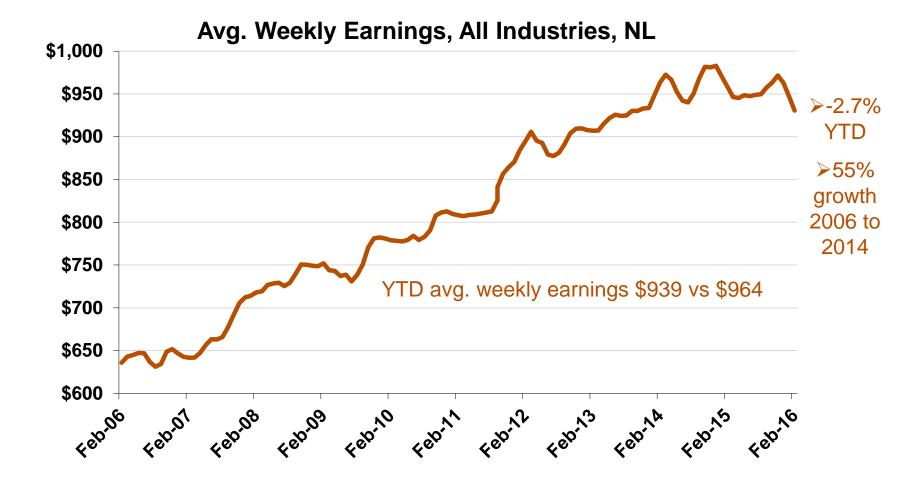
Employment -2.5% or 5,700 people



Unemployment rate up to 16.4%

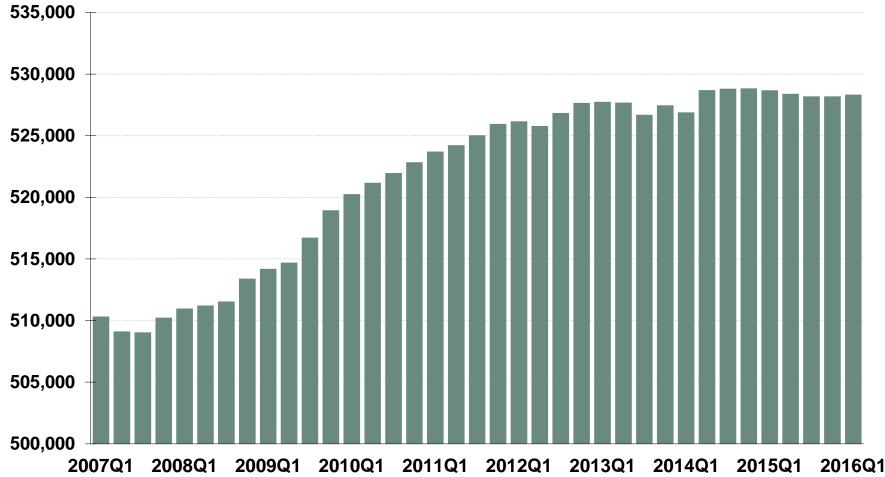


Wage growth under pressure since 2014

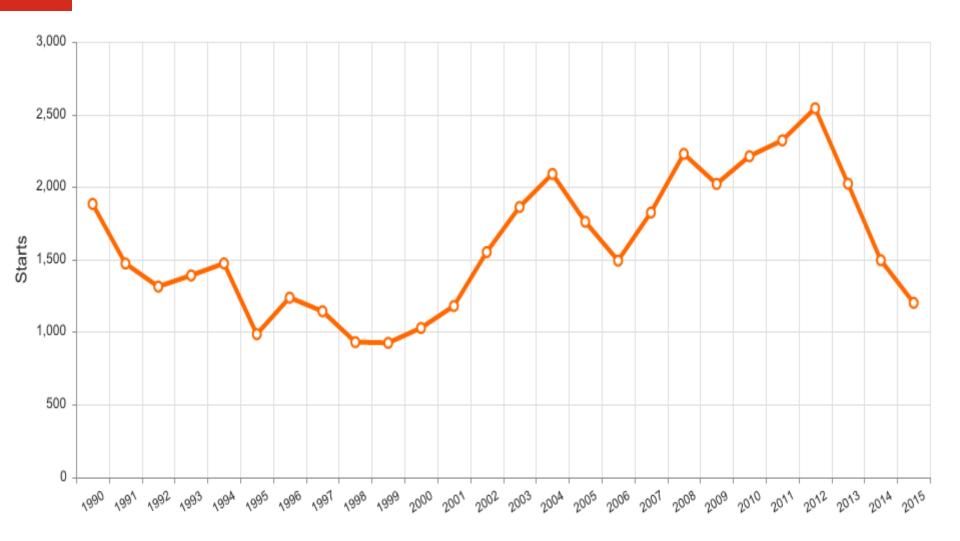


Population growth flat since 2014

Quarterly Population, NL



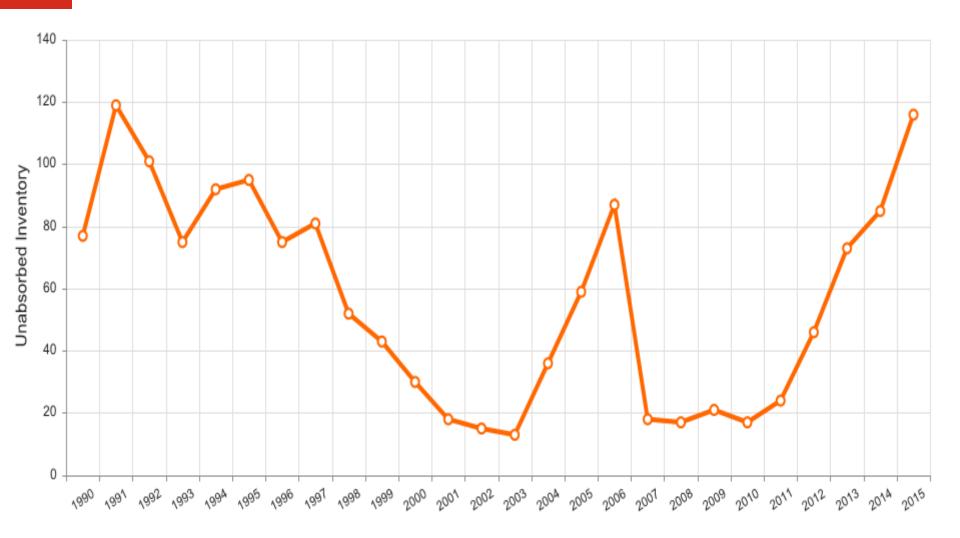
NL urban housing starts -53% from 2012 peak



Source: CMHC Urban = 10,000+ Population

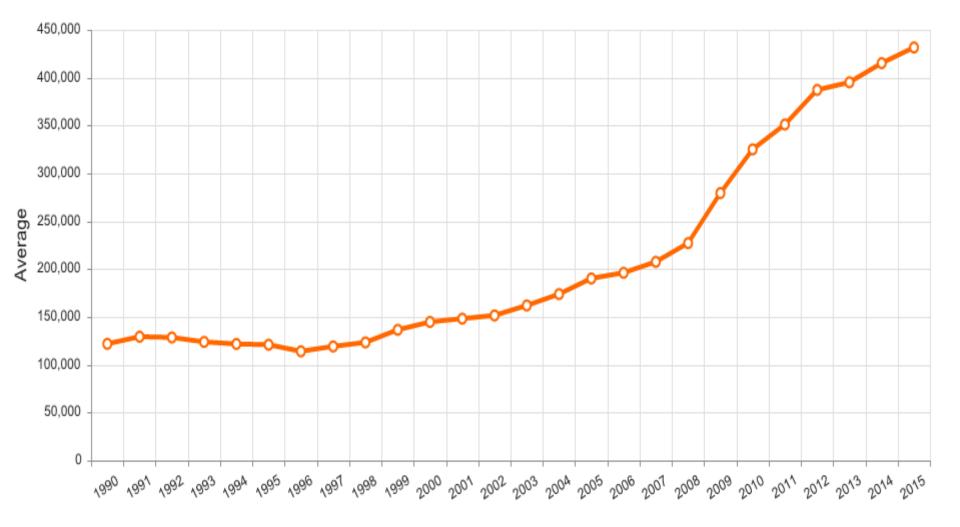
CANADA MORTGAGE AND HOUSING CORPORATION - 8

NL completed/unabsorbed new home inventory



Source: CMHC

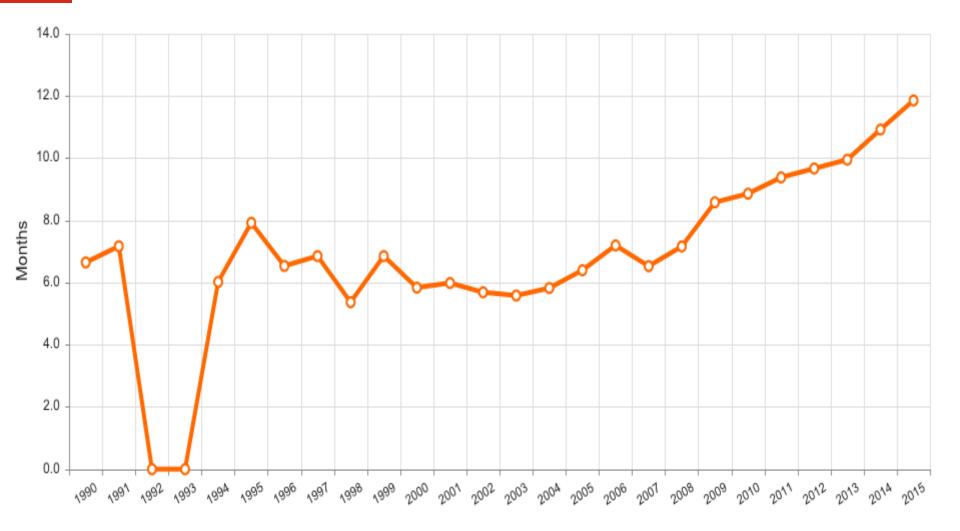
NL urban average new house price \$430,000



Source: CMHC Urban = 10,000+ Population

CANADA MORTGAGE AND HOUSING CORPORATION - 10

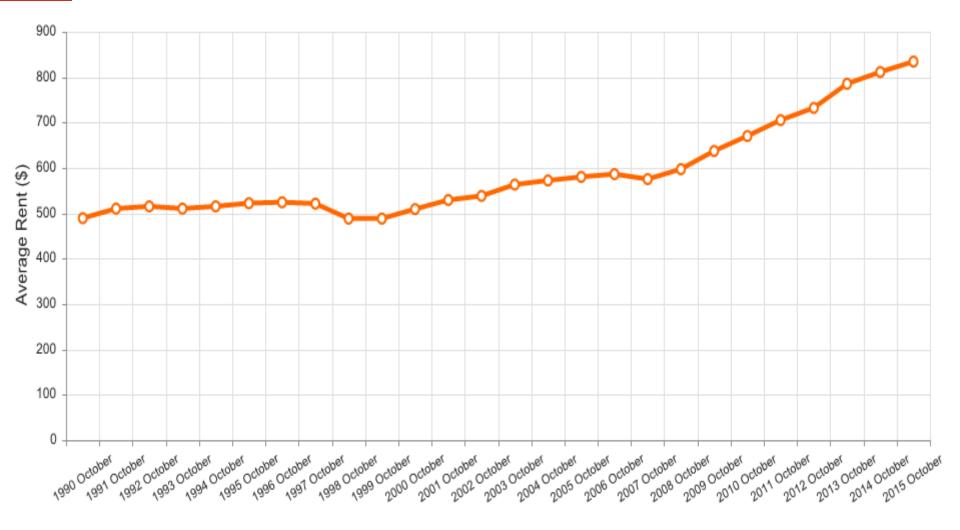
NL average length of construction: 12 months



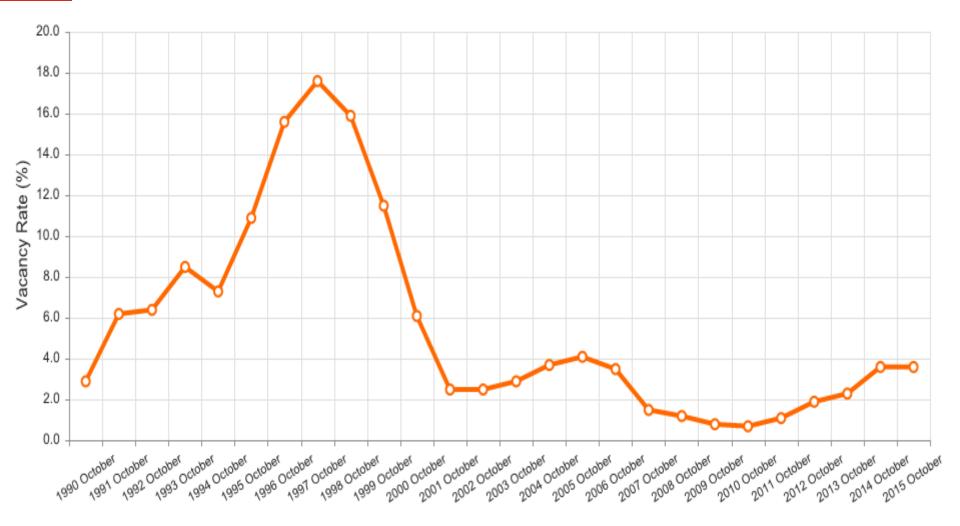
Source: CMHC

CANADA MORTGAGE AND HOUSING CORPORATION - 11

NL average two bedroom rent \$834

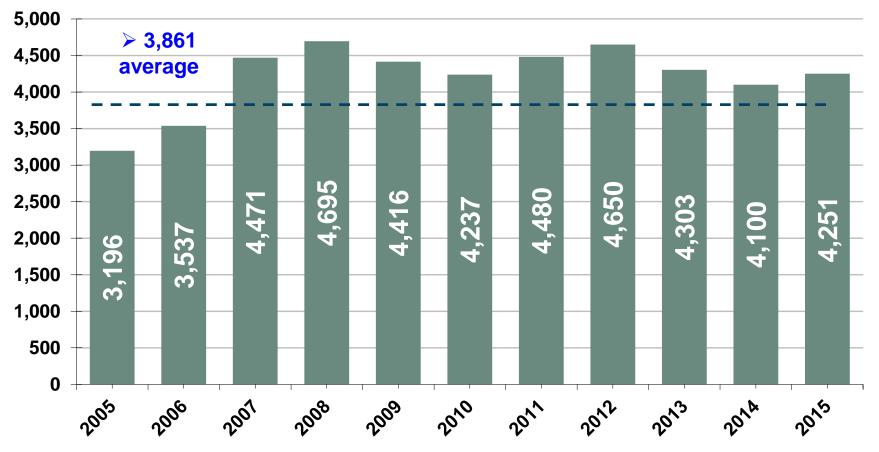


NL vacancy rate 4.1% - two bedroom apt.



NL MLS[®] sales / +2.3% in 2015

MLS[®] Sales, NL



Source: NL Association of REALTORS $^{\mbox{\tiny B}}$ MLS $^{\mbox{\tiny B}}$ is a registered trademark of the Canadian Real Estate Association

NL average MLS[®] price / -2.9% in 2015

\$300,000 \$250,000 \$200,000 \$283,671 \$283,101 \$275,579 \$268,776 ,581 \$235,360 \$150,000 \$206,374 \$178,477 \$251 \$149,260 \$141,556 \$139,129 \$100,000 \$50,000 \$0 2014 2013 2008 2009 2005 2006 2001 2010 2015 2012 ~~~~

Average MLS[®] Price, NL

Source: NL Association of REALTORS $^{\mbox{\tiny B}}$ MLS $^{\mbox{\tiny B}}$ is a registered trademark of the Canadian Real Estate Association

Thank You

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