

Year to date, we observed a turnaround in residential construction together with an early recovery of home resales. Housing starts improved mainly for rental apartment units followed by single family home builds. In June, home resales in Quebec were up 4.3% over May as markets responded to the BoC rate cut. New listings were up as well across markets. Average home price in Quebec increased to \$515,000 with all the major markets exhibited sellers' market conditions in June.

Montreal and Gatineau markets experienced price growth despite more balanced market conditions. In Quebec City, growth in sales outpaced growth in new listings placing sellers at an advantage. The Trois-Rivieres market contracted with a reduction in both resales and new listings of homes. In the smaller cities and regional municipalities, there was increased supply and continued demand with conditions that continue to favor sellers.

Employment in Quebec fell by 17,700 jobs in June, with concentration of losses for young male workers aged 15 to 24 in part-time jobs. Sectors most impacted were transportation and warehousing, as well as finance, insurance, real estate, rental and leasing. As a result, the unemployment rate in the province rose from 5.1% in May to 5.7% in June. The Montreal region, where many of the affected sectors operate, had the highest rate of unemployment (6.7%) among the metro areas.

Number of Residential Sales



7,199
(+11.3% YOY)

Average Home Price



\$514,927
(+6.2% YOY)

Sales-to-Listing Ratio



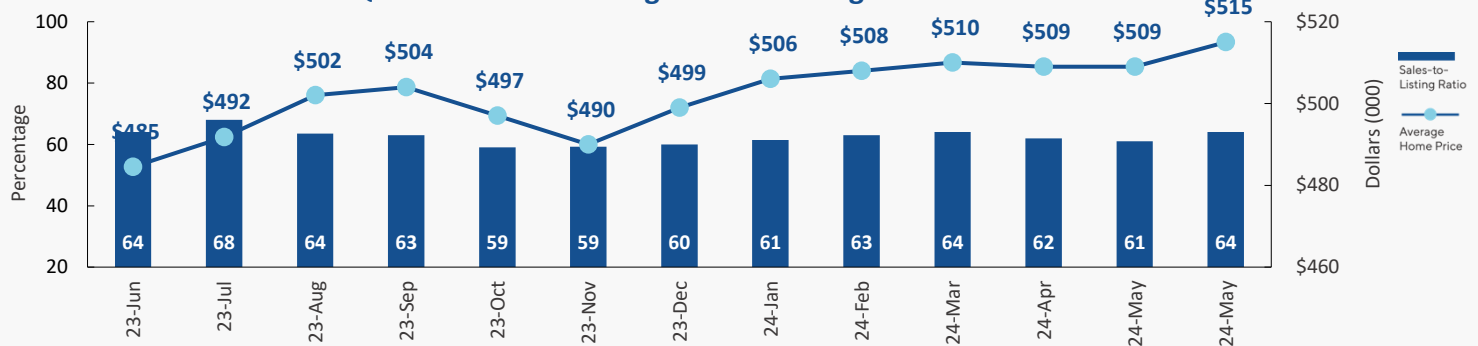
65%

Unemployment



5.7%¹
(+6 points MoM)

Quebec Sales-to-Listing Ratio & Average Home Price Trend



CMA	Number Sold	% YOY	Average Price \$	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
Montreal	3,411	+ 10.7	627,729	+5.0	5,658	+11.8	60	Sellers	6.7 ¹
Quebec City	792	+8.5	403,928	+9.5	913	-3.4	87	Sellers	3.2
Gatineau	362	+3.4	474,476	+5.3	602	+6.0	60	Sellers	6.0
Sherbrooke	167	+12.1	506,138	+22.3	233	+5.4	72	Sellers	3.9
Saguenay	133	+47.8	303,947	+13.9	159	+17.8	84	Sellers	2.5
Trois-Rivieres	109	-20.0	353,997	+10.1	150	-8.5	73	Sellers	6.0

SOURCE: Statistics Canada via Haver Analytics, Centris/CREA. This information has been provided by the external sources listed above. Sagen Canada is not responsible for the accuracy, reliability or timeliness of the information supplied by these external sources. This information does not necessarily reflect the views or position of Sagen Canada. Anyone wishing to rely upon this information should consult directly with the source of the information.

1. For the province of Quebec and for the metropolitan region of Montreal, the unemployment rate displayed is the monthly rate adjusted for seasonal effects (deseasonalized).

For all other CMAs, the posted unemployment rate is calculated as a moving average of the unemployment rates for the past three months adjusted for seasonal effects (seasonally adjusted).