CANADA GUARANTY

Quarterly Housing Market Highlights

Q2 | June 2026

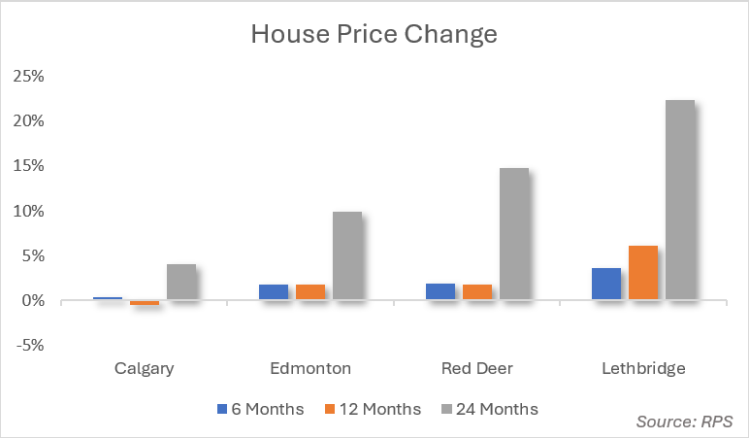
NATIONAL HOUSING MARKET STATS

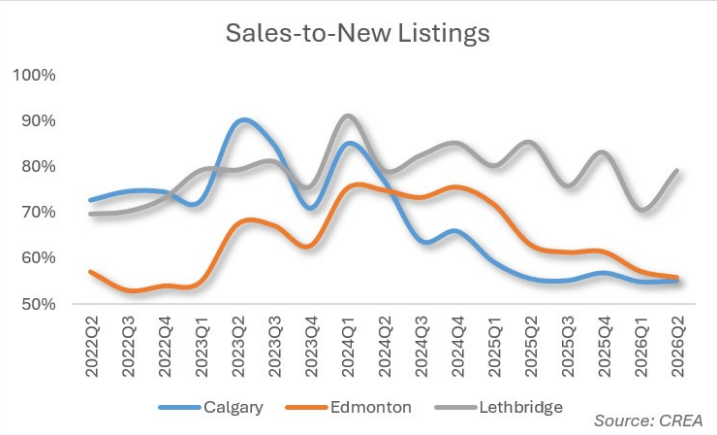


Region	House Price Index % Change[1]			Average Price[1]	Total Home Sales[2]		Sales-to-New Listings Ratio[2]		Unemployment %[3]	
	6 Mos	12 Mos	24 Mos	Jun-26	Q2 2026	Y/Y %	Q2 2026	Y/Y %	Jun-26	Y-Y %
BRITISH COLUMBIA	-1.3%	-3.4%	-4.3%	$ 1,116,000	16,534	-0.6%	42.7%	8.1%	6.6%	0.5%
- Greater Vancouver	-2.0%	-3.7%	-6.5%	$ 1,407,000	5,560	1.5%	37.7%	9.6%	6.7%	0.4%
- Victoria	-1.2%	-5.2%	-0.4%	$ 1,133,000	1,577	-3.4%	45.3%	-4.0%	4.6%	0.5%
- Kelowna	-0.9%	-4.0%	-3.0%	$ 874,000	1,590	1.3%	47.1%	21.4%	7.5%	2.5%
ALBERTA	1.3%	1.1%	8.1%	$ 575,000	17,643	-7.6%	58.4%	-6.0%	6.9%	-0.2%
- Calgary	0.3%	-0.5%	4.1%	$ 715,000	6,787	-8.1%	55.1%	-0.9%	7.0%	-0.3%
- Edmonton	1.7%	1.7%	9.8%	$ 518,000	6,579	-7.8%	55.7%	-11.4%	7.2%	-0.4%
SASKATCHEWAN	3.9%	4.0%	11.3%	$ 404,000	3,899	-2.8%	69.2%	2.1%	6.1%	1.6%
- Saskatoon	3.7%	4.2%	10.9%	$ 492,000	1,624	0.6%	66.3%	1.1%	6.5%	1.9%
- Regina	2.8%	1.6%	10.4%	$ 389,000	1,077	-5.2%	75.9%	3.1%	5.9%	0.6%
MANITOBA	3.5%	4.7%	15.0%	$ 443,000	3,949	-4.1%	69.1%	-7.5%	5.1%	-0.3%
- Winnipeg	3.7%	4.5%	15.2%	$ 461,000	3,394	-5.0%	68.5%	-8.8%	5.6%	0.0%
ONTARIO	-1.8%	-6.2%	-7.5%	$ 848,000	39,922	3.1%	40.5%	11.0%	7.1%	-0.7%
- Greater Toronto	-2.1%	-7.2%	-10.6%	$ 1,081,000	15,597	9.4%	39.0%	28.3%	7.3%	-1.6%
- Ottawa	-0.1%	-2.7%	1.1%	$ 703,000	2,799	-8.0%	46.0%	-11.9%	7.0%	0.6%
QUEBEC[4]	2.2%	7.0%	16.8%	$ 656,000	27,258	-5.5%	60.7%	-13.7%	5.6%	-0.2%
- Montreal	1.6%	6.6%	14.8%	$ 772,000	13,353	-7.5%	59.9%	-13.0%	6.8%	-0.1%
- Quebec City	3.7%	9.5%	25.8%	$ 541,000	2,869	2.0%	79.1%	-13.0%	4.0%	-0.1%
NOVA SCOTIA	-0.9%	-2.7%	1.9%	$ 513,000	2,482	-9.4%	56.3%	-13.4%	6.6%	-0.1%
- Halifax	-1.0%	-2.9%	1.0%	$ 614,000	1,177	-9.9%	62.2%	-13.5%	5.9%	-0.3%
NEW BRUNSWICK	3.4%	6.2%	13.8%	$ 419,000	2,226	-8.2%	61.3%	-12.8%	7.0%	0.3%
- Moncton	3.6%	10.7%	14.9%	$ 455,000	758	-10.0%	57.3%	-16.1%	8.1%	1.7%
PRINCE EDWARD ISLAND	-3.3%	-2.0%	1.7%	$ 457,000	494	-11.3%	53.0%	-7.7%	6.9%	-0.2%
NEWFOUNDLAND & LABRADOR	1.2%	3.9%	13.4%	$ 396,000	1,358	-9.6%	59.2%	-7.9%	9.2%	-0.4%

SOURCE: [1] RPS Real Property Solutions; [2] Canadian Real Estate Association (CREA) via Haver Analytics, seasonally adjusted (except Quebec, Montreal, and Quebec City); [3] Statistics Canada. Table 14-10-0458-01 and 14-10-0462-02 Labour force characteristics, three-month moving average, non-seasonally adjusted; [4] QPARB, non-seasonally adjusted for Quebec, Montreal, and Quebec City. This table has been compiled by Canada Guaranty using June 2026 data provided by the sources cited above. Canada Guaranty does not guarantee the accuracy, reliability, or timeliness of the information provided by external sources. The views or positions expressed in this information may not reflect those of Canada Guaranty. Anyone intending to rely on this information should verify it directly with the original source.

REGIONAL SPOTLIGHT / ALBERTA





WHAT'S MAKING HEADLINES?

Calgary

- Some buyers moved off the sidelines in June, as sales improved 1% from May. Overall, Q2 sales remained below last year's levels. As sales continued to ease from recent records, average home prices have also softened. The average price of a detached home is $813,000, flat from last June. Larger price adjustments occurred in the attached dwelling types, as apartment condos fell 8% to $310,000 and townhomes declined 4% to an average of $431,000.
- Inventory levels across the city and among property types remain inconsistent. With record housing starts focused on attached dwelling types, supply and inventory levels remain elevated. Apartment condos have just under 5 months of supply, townhomes are just under 3.5 months, and both semi-detached and detached homes have 2.5 months of supply.

Edmonton

- Sales in Edmonton improved as Q2 closed out, with June sales increasing 3% compared with May. Overall, Q2 sales are 3% higher than Q1, and the average price of a home in Edmonton remains up from last year's levels, increasing by just under 2%. Apartment condo prices increased 1.5% from last June, to an average value of $222,000. The detached market has generally shown the most stability, with an average price increase of only 1%, and accounted for 61% of all sales in June. In contrast, townhomes are down 7% to $296,000.
- Increasing supply continues to improve market conditions, providing more options for buyers. Inventory in June was 22% higher than last year's levels, and the sales-to-new-listings ratio of 56% indicates buyers have some negotiating power.

Red Deer

- In June, new listing activity outpaced sales in Red Deer; however, sales remain strong and are up 8% from last year. Despite the lower active listing rate, inventory continues to be strong and is 15% higher than this time last year, while months of supply remain below 2. The average home price increased by just under 2%, apartment condo prices softened by 3%, while detached values improved by 1%.

Lethbridge

- Sales increased by 1% from last year, while listings were flat. The softer market conditions have allowed inventory levels to build, with levels up 16% in June, and months of supply sitting just under 2 months.

Fort McMurray and Grande Prairie

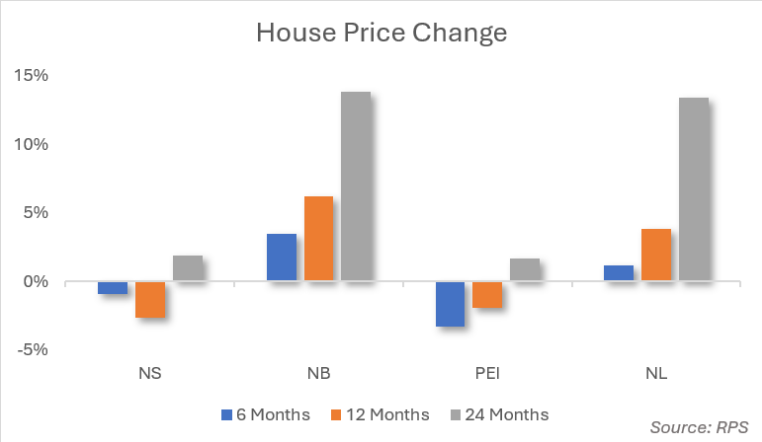
- Fort McMurray sales increased 22% from last year, reaching 145 units in June, while the average home price improved 3%.
- Grande Prairie sales continued to slow, reaching 159 units in June, down 5% year-over-year, while listings increased by 22%. Inventory levels remain modest, with just over 1.5 months of supply.

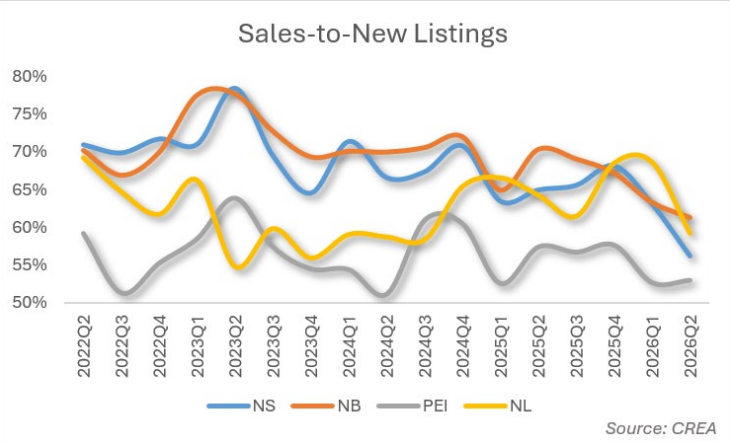
CANADA GUARANTY

Quarterly Housing Market Highlights

Q2 | June 2026

REGIONAL SPOTLIGHT / ATLANTIC CANADA





WHAT'S MAKING HEADLINES?

Nova Scotia

- Unit sales continued to decline during the second quarter, with a drop of 5% from the same period in 2025. Active listings remain on the rise, trending 28% above the five-year average for this time of year, while average home prices declined 2.7% on a year-over-year basis.
- Provincial housing starts sit 25% behind 2025's pace as overall construction eased. The Halifax Regional Municipality (HRM) saw housing starts drop 34% from last June, with construction of single-detached homes and multi-unit projects down 10% and 37%, respectively.
- Halifax's rental vacancy is at 2.7%, lower than other cities like Toronto, Ottawa, and Montreal. The average rent across all unit types in Nova Scotia ($2,360) has surpassed British Columbia ($2,347) as the most expensive rental market in the country.

New Brunswick

- Year-over-year home sales in June have decreased 9% from 2025, with activity seeing the largest drop-off in Saint John (-10%), followed closely by Moncton, which saw a 9% decrease in sales, while Fredericton sales registered a 5% decrease. Province-wide, average home prices increased 6.2% from this time last year.
- At the end of the second quarter, housing starts were down 9% from Q2 2025. New listings rose for a sixth consecutive month, and active listings were up 6% from last June and remain well above long-term averages.

Prince Edward Island

- June home sales registered a decrease of 14% compared with this time last year. Listings, new and active, are trending lower than 2025's pace; however, market conditions remain balanced, favouring neither buyers nor sellers.
- Average home prices experienced a minor correction of 2% over the last 12 months.

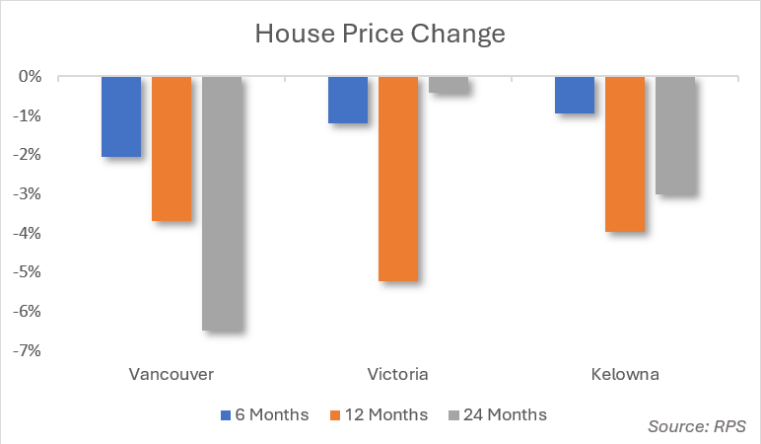
Newfoundland

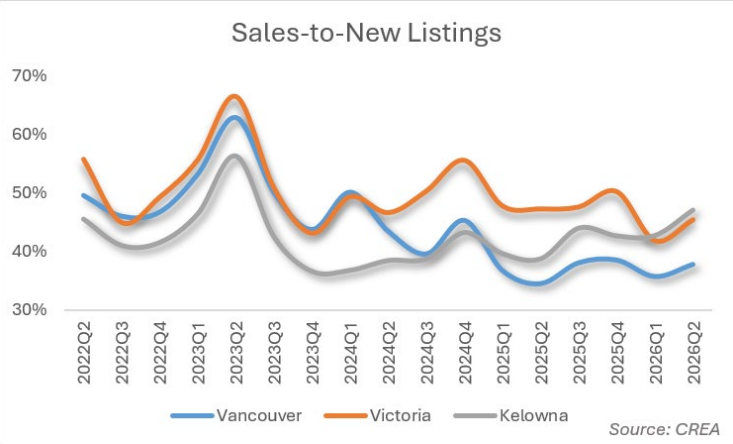
- June home sales remained relatively unchanged, down 1% (7 units) from this time last year. Average home prices saw modest appreciation of 3.9% from last June, despite new listings being down 8% from the same time last year, while active listings continue to trend well below their long-term averages.
- Housing starts registered a 36% increase from the same period last year, led by a 92% increase in the "all others" category, whereas detached homes remained unchanged (2 fewer units).

Quarterly Housing Market Highlights

Q2 | June 2026

REGIONAL SPOTLIGHT / BRITISH COLUMBIA





WHAT'S MAKING HEADLINES?

British Columbia

- Current global economic issues dominated by an energy price shock, persistent inflation, and heightened cost-of-living pressures continue to impact overall buyer confidence. Upward pressure on borrowing costs has contributed to buyer hesitation when entering the market.
- The Native Land Claims issue in B.C. continues to create economic uncertainty, with ongoing claims prompting investors to reconsider their investment strategies in the province.
- The Canada-British Columbia Cooperative Prosperity Agreement will create a new long-term partnership between the federal and provincial governments, built around B.C.'s unique position as Canada's Pacific gateway, its world-class efforts in clean energy, along with its abundance of natural resources, critical minerals, and trade infrastructure.
- Prime Minister Mark Carney and B.C. Premier David Eby recently announced leveraging innovative financing tools to convert more than 2,200 vacant condo units in the province into affordable housing. In addition, the Canada-B.C. partnership will provide federal support over a 10-year period to help lower development charges for multi-unit housing in priority communities.

Vancouver

- Greater Vancouver home sales remained well below long-term averages, with activity at its slowest pace in more than two decades. Sales in June were 16% below the 10-year average.
- Detached homes experienced the largest drop in sales, and prices are down 5% from last year. The biggest decline in prices remains apartment condos, down 7% from last year, and townhomes down 9%.
- Active listings are down in all categories, and inventory levels remain elevated. The Vancouver area now has just over 7 months of supply. The detached market favoured buyers, while apartment condos and townhomes were considered balanced.

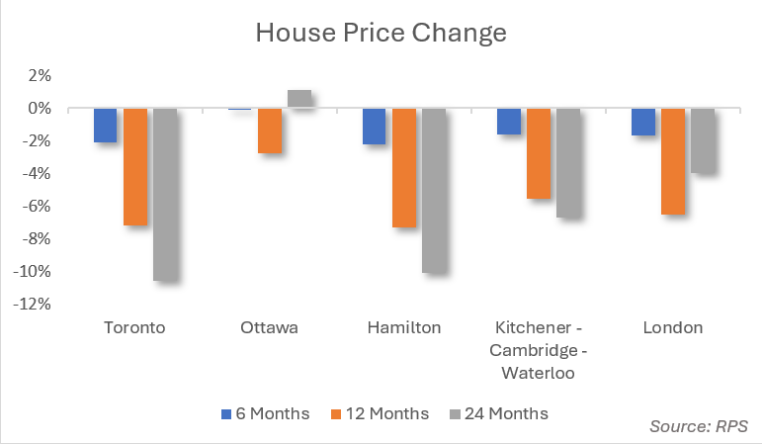
Kelowna

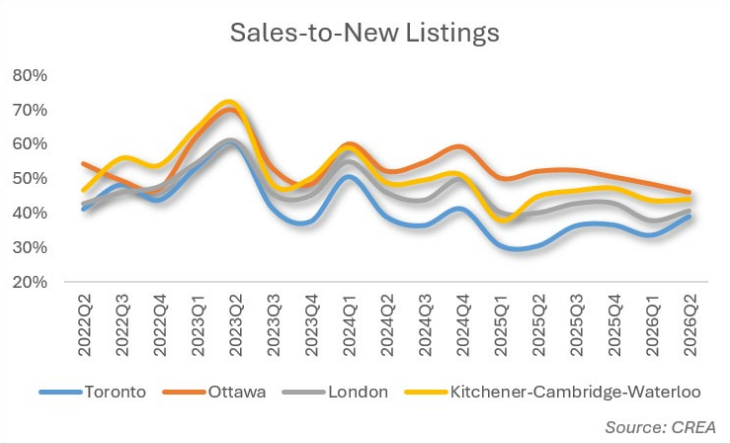
- In recent months, sales in the area have increased; however, they remain well below the past 10-year average. The detached market recorded the largest decline in sales, followed by townhomes and apartment condos. June sales are down 14% from the 10-year average.
- Inventories remain elevated; however, listing activity is trending downward by 21% year-over-year. New listings are down 19% since January of this year.

Victoria

- The Greater Victoria real estate market has transitioned into a balanced market, with the highest level of inventory seen in over a decade. Overall, sales declined quarter-over-quarter, with the largest impact experienced in the condo market, where sales decreased roughly 26% based on the latest year-over-year data.
- Detached and townhome prices have remained relatively stable, while the condo market, particularly in the downtown core, has faced downward price pressures.

REGIONAL SPOTLIGHT / ONTARIO





WHAT'S MAKING HEADLINES?

Ontario

- Market conditions continue to stabilize, supporting consumer confidence across the province. Increased affordability in the GTA, combined with steady mortgage rates and tax rebates for new builds, is creating more opportunities for buyers to enter the market.
- Ontario's unemployment rate remains at 7%, which is higher than the national average; however, ongoing CUSMA-related uncertainty continues to weigh on employment confidence.

Toronto

- The Greater Toronto Area has seen a notable upward trend in sales activity. Declining new listings and improving sales have led to tightening market conditions and increased buyer confidence. Sales are up 9.4% year-over-year, yet prices continue to remain soft. The condo market continues to be challenged, with supply remaining well above the 10-year average.

Greater Golden Horseshoe

- Home sales in Mississauga saw an uptick, increasing 8.2% from this time last year, as a downturn in new listings continued to provide improved stability. Inventory remains elevated compared with historical averages, but increased buyer activity is providing a welcome change as the market moves into the latter half of the year.

Southwestern Ontario

- Home sales in Windsor-Essex are up 8.1% year-over-year as new listings stayed mostly flat from the year prior, leading to an improved sales-to-new listings ratio of 39%.
- London and St. Thomas continue to see an uptick in sales year-over-year. While prices remain softer, increasing sales activity has helped shift the market back toward more balanced conditions, landing at a sales-to-new listings ratio of 42%.

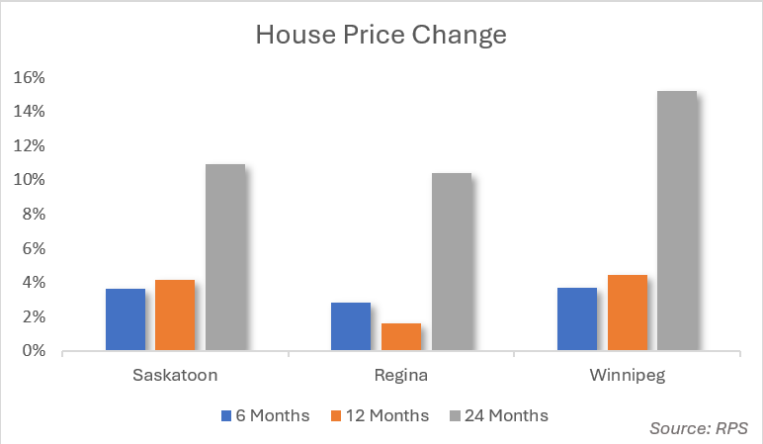
Eastern Ontario

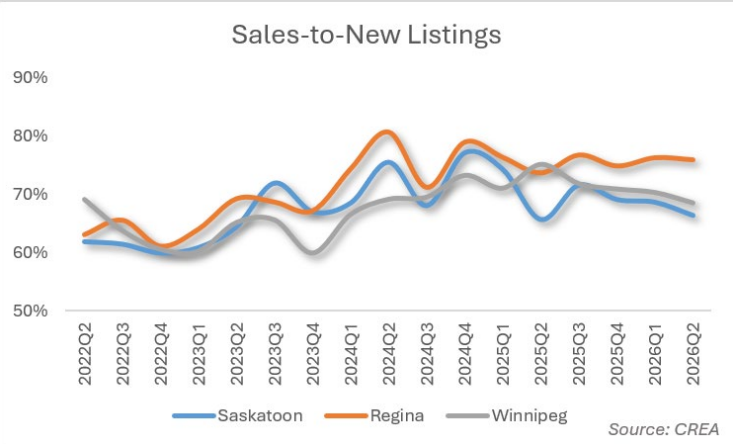
- Ottawa has seen sales improve following a slower start to the year; however, elevated inventory compared with historical averages has kept prices subdued. The region remains balanced, with a sales-to-new listings ratio of 46%.

Northern Ontario

- Sudbury has seen continued growth in new listings, now 19.8% higher compared with this time last year. Home sales also continue to rise compared with the prior year, increasing 15.7% year-over-year, keeping home prices modestly up at 1.7%.

REGIONAL SPOTLIGHT / PRAIRIES





WHAT'S MAKING HEADLINES?

Winnipeg

- Sales volumes in the second quarter improved, increasing 6% from Q1, but were down 5% from this time last year. Inventory and listing activity remained below the 10-year average, with a sales-to-new-listing ratio of 68%, indicating that the market favours sellers.
- Total dollar volume of sales increased 9% from Q1, reflecting the price pressures impacting property values in the market. The average price of a home in Winnipeg increased 3% from Q1 and 4.5% from last year.
- The price of a detached home increased 4.5% year-over-year, averaging $473,000. While townhomes were flat at $344,000, apartment condos were up 2.5%, with an average price of $263,000.

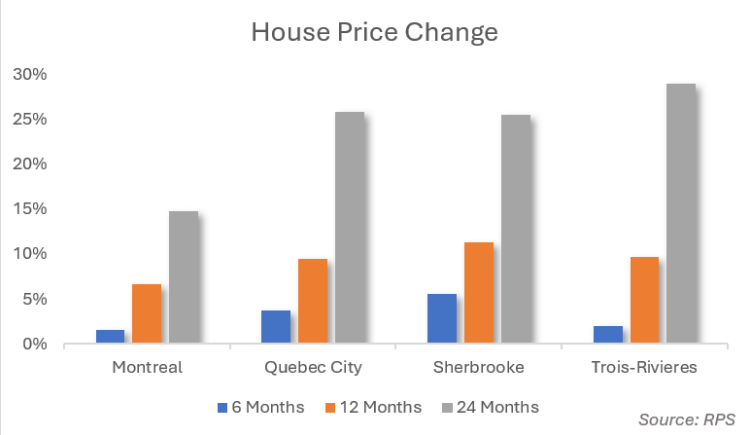
Regina

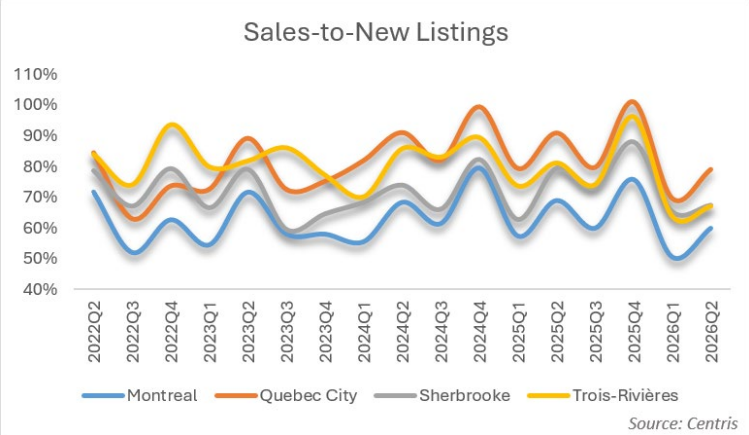
- Sales in Regina are flat from last year's levels in June. Despite this slowdown, Q2 conditions remained above the 10-year average by 11%. New listing activity also scaled back by 8%, outpacing the sales decline. As a result, inventory levels did not see a significant shift. At the end of Q2, months of inventory sat at just over 1.5 months in the Queen City.
- Despite easing sales volumes, the average price of a home in Regina was $389,000, representing a 1.6% increase from last year. Detached homes averaged $398,000, remaining on par compared with the last quarter.
- Regina has decisively become a seller's market, with the sales-to-new-listing ratio increasing to 76% at the end of Q2.

Saskatoon

- Market conditions in Saskatoon continue to favour sellers. While sales have softened, supply across the city remains low. New listings have declined at a greater rate than sales, placing additional pressure on the already low inventory levels.
- Months of supply remains just over 1.5 months and sales are up 2.5% from Q1, continuing to exceed the 10-year average.
- As market conditions remain tight, increasing price pressures are being felt. The average price of a home in the City of Bridges sat at $492,000, up 4% year-over-year. At the end of Q2, the average price of an apartment condo moved up modestly by 1.5% to $233,000, compared with $532,000 for a detached home (up 3.5%) and $328,000 (flat) for a townhome.

REGIONAL SPOTLIGHT / QUEBEC





WHAT'S MAKING HEADLINES?

Montreal

- Home sales continued to decline in the second quarter, down 8% from Q2 2025. All regions within the Montreal Census Metropolitan Area (CMA) saw quarter-over-quarter decreases in home sales, with the Vaudreuil-Soulanges region recording the greatest decline, down 12%.
- Despite increases in new and active listings, sales saw the largest decrease in the condominium market (-15%) from last June. Sales in the detached home market dropped 5%, while plexes (2-5 units) were the only market to record a gain, up 2%.
- Year-over-year housing starts rose 11% in June. Most new construction was focused on attached and higher-density housing, which increased 6% from last year. Meanwhile, detached home starts remained similar to last year's levels. Montreal's vacancy rate is 2.9%, on par with other major markets such as Ottawa and Toronto.

Quebec City

- Quebec City registered a 12% increase in home sales compared with June 2025. The strongest demand was in the plexes (2-5 units) as sales rose 42%. Detached home sales increased 13%, while apartment condominium sales remained unchanged. Inventory climbed throughout the second quarter, as new listings rose 22% and active listings finished 23% ahead of last year's levels.
- Sellers continue to benefit from tight market conditions, as home prices continue to appreciate, up 9.5% from the same time last year. The average number of days on market for a property further highlights the strength of current conditions, with properties continuing to sell at a steady pace. On a year-to-date basis, single-family homes sold in 21 days (-9), condominiums in 25 days (-10), and multi-unit properties in 30 days (-14).
- Housing starts declined 12% compared with June 2025. The decrease was seen in other categories (including semi-detached homes, rowhouses, and apartment condos), which dropped 14%. Detached housing starts recorded a modest increase of 11%. As of the end of June, the average rental rate in the city sat at $1,508, 22% below the provincial average of $1,929.

Other Metropolitan Areas

- Year-over-year home sales declined in Drummondville (-22%), Gatineau (-19%), and Sherbrooke (-6%). In contrast, Saguenay (+8%) and Trois-Rivières (+7%) recorded year-over-year gains.
- Increased listing activity has not impacted average home prices, as positive appreciation persists across the province. Over the past 12 months, the strongest appreciation was seen in Sherbrooke (11.3%) and Saguenay (9.7%). Trois-Rivières followed with solid price appreciation of 9.6% during the same period.

CANADA GUARANTY

Points saillants trimestriels du marché de l'habitation

T2 | Juin 2026

STATISTIQUES **NATIONALES** SUR LE MARCHÉ DU LOGEMENT

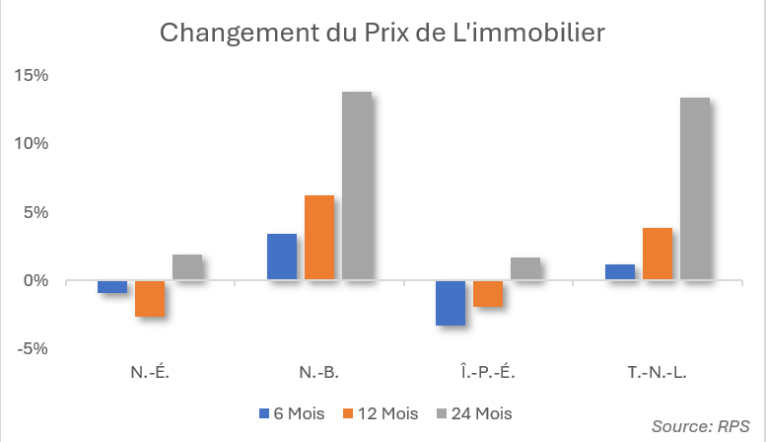
Région	% de variation de l'indice des prix des propriétés[1]			Prix moyen[1]	Ventes totales de maisons[2]		Ratio des ventes par rapport aux nouvelles inscriptions[2]		Chômage (%)[3]	
	6 mois	12 mois	24 mois	Juin-26	T2 2026	A/A %	T2 2026	A/A %	Juin-26	A-A %
COLOMBIE-BRITANNIQUE	-1,3 %	-3,4%	-4,3 %	1,116,000 $	16,534	-0,6 %	42,7 %	8,1 %	6,6 %	0,5 %
- Grand Vancouver	-2,0 %	-3,7 %	-6,5 %	1,407,000 $	5,560	1,5 %	37,7 %	9,6 %	6,7 %	0,4 %
- Victoria	-1,2 %	-5,2 %	-0,4 %	1,133,000 $	1,577	-3,4 %	45,3 %	-4,0 %	4,6 %	0,5 %
- Kelowna	-0,9 %	-4,0 %	-3,0 %	874,000 $	1,590	1,3 %	47,1 %	21,4 %	7,5 %	2,5 %
ALBERTA	1,3 %	1,1 %	8,1 %	575,000 $	17,643	-7,6 %	58,4 %	-6,0 %	6,9 %	-0,2 %
- Calgary	0,3 %	-0,5 %	4,1 %	715,000 $	6,787	-8,1 %	55,1 %	-0,9 %	7,0 %	-0,3 %
- Edmonton	1,7 %	1,7 %	9,8 %	518,000 $	6,579	-7,8 %	55,7 %	-11,4 %	7,2 %	-0,4 %
SASKATCHEWAN	3,9 %	4,0 %	11,3 %	404,000 $	3,899	-2,8 %	69,2 %	2,1 %	6,1 %	1,6 %
- Saskatoon	3,7 %	4,2 %	10,9 %	492,000 $	1,624	0,6 %	66,3 %	1,1 %	6,5 %	1,9 %
- Regina	2,8 %	1,6 %	10,4 %	389,000 $	1,077	-5,2 %	75,9 %	3,1 %	5,9 %	0,6 %
MANITOBA	3,5 %	4,7 %	15,0 %	443,000 $	3,949	-4,1 %	69,1 %	-7,5 %	5,1 %	-0,3 %
- Winnipeg	3,7 %	4,5 %	15,2 %	461,000 $	3,394	-5,0 %	68,5 %	-8,8 %	5,6 %	0,0 %
ONTARIO	-1,8 %	-6,2 %	-7,5 %	848,000 $	39,922	3,1 %	40,5 %	11,0 %	7,1 %	-0,7 %
- Grand Toronto	-2,1 %	-7,2 %	-10,6 %	1,081,000 $	15,597	9,4 %	39,0 %	28,3 %	7,3 %	-1,6 %
- Ottawa	-0,1 %	-2,7 %	1,1 %	703,000 $	2,799	-8,0 %	46,0 %	-11,9 %	7,0 %	0,6 %
QUÉBEC[4]	2,2 %	7,0 %	16,8 %	656,000 $	27,258	-5,5 %	60,7 %	-13,7 %	5,6 %	-0,2 %
- Montréal	1,6 %	6,6 %	14,8 %	772,000 $	13,353	-7,5 %	59,9 %	-13,0 %	6,8 %	-0,1 %
- Québec	3,7 %	9,5 %	25,8 %	541,000 $	2,869	2,0 %	79,1 %	-13,0 %	4,0 %	-0,1 %
NOUVELLE-ÉCOSSE	-0,9 %	-2,7 %	1,9 %	513,000 $	2,482	-9,4 %	56,3 %	-13,4 %	6,6 %	-0,1 %
- Halifax	-1,0 %	-2,9 %	1,0 %	614,000 $	1,177	-9,9 %	62,2 %	-13,5 %	5,9 %	-0,3 %
NOUVEAU-BRUNSWICK	3,4 %	6,2 %	13,8 %	419,000 $	2,226	-8,2 %	61,3 %	-12,8 %	7,0 %	0,3 %
- Moncton	3,6 %	10,7 %	14,9 %	455,000 $	758	-10,0 %	57,3 %	-16,1 %	8,1 %	1,7 %
ÎLE-DU-PRINCE-ÉDOUARD	-3,3 %	-2,0 %	1,7 %	457,000 $	494	-11,3 %	53,0 %	-7,7 %	6,9 %	-0,2 %
TERRE-NEUVE-ET-LABRADOR	1,2 %	3,9 %	13,4 %	396,000 $	1,358	-9,6 %	59,2 %	-7,9 %	9,2 %	-0,4 %

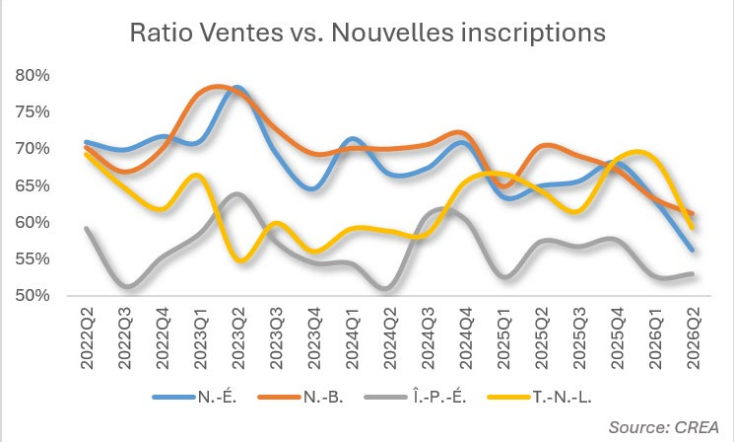
SOURCE : [1] RPS Solutions pour propriétés résidentielles; [2] Association canadienne de l'immobilier (ACI) via Haver Analytics, données ajustées à des variations saisonnières (sauf pour le Québec, Montréal et Québec); [3] Statistique Canada. Tableau 14-10-0458-01 et 14-10-0462-02 – Caractéristiques de la population active, moyennes mobiles de trois mois, données désaisonnalisées; [4] APCIQ, données non désaisonnalisées pour le Québec, Montréal et Québec. Ce tableau a été compilé par Canada Guaranty à partir des données de juin 2026 fournies par les sources citées ci-dessus. Canada Guaranty ne garantit pas l'exactitude, la fiabilité ni la pertinence temporelle des informations fournies par des sources externes. Les opinions ou positions exprimées dans ces informations ne reflètent pas nécessairement celles de Canada Guaranty. Toute personne souhaitant s'y fier est fortement encouragée à les vérifier directement auprès de la source originale.

Points saillants trimestriels du marché de l'habitation

T2 | Juin 2026

POINTS SAILLANTS **RÉGIONAUX** / LES PROVINCES DE L'ATLANTIQUE





QU'EST-CE QUI FAIT LA MANCHETTE?

Nouvelle-Écosse

- Les ventes de propriétés ont poursuivi leur recul au cours du deuxième trimestre, affichant une baisse de 5 % par rapport à la même période en 2025. Le nombre d'inscriptions en vigueur continue d'augmenter et demeure près de 28 % au-dessus de la moyenne des cinq dernières années pour cette période de l'année. Le prix moyen des propriétés a reculé de 2,7 % sur un an.
- À l'échelle provinciale, les mises en chantier résidentielles demeurent 25 % sous le rythme observé en 2025, témoignant d'un ralentissement de l'activité de construction. Dans la Municipalité régionale d'Halifax (HRM), les mises en chantier ont diminué de 34 % par rapport à juin 2025. Les mises en chantier de maisons unifamiliales et de projets résidentiels multifamiliaux ont reculé de 10 % et de 37 %, respectivement.
- À 2,7 %, le taux d'inoccupation des logements locatifs à Halifax demeure inférieur à celui de plusieurs grands marchés canadiens, dont Toronto, Ottawa et Montréal. Par ailleurs, le loyer moyen en Nouvelle-Écosse atteint 2 360 $, dépassant celui de la Colombie-Britannique (2 347 $), ce qui en fait le marché locatif le plus cher au Canada.

Nouveau-Brunswick

- En juin, les ventes de propriétés ont diminué de 9 % par rapport à 2025. Le recul le plus marqué a été observé à Saint John (-10 %), les ventes ont diminué de 9 % à Moncton, tandis que les ventes à Fredericton ont reculé de 5 %. À l'échelle provinciale, le prix moyen des propriétés a augmenté de 6,2 % par rapport à la même période l'an dernier.
- À la fin du deuxième trimestre, les mises en chantier résidentielles sont en baisse de 9 % par rapport au T2 2025. Les nouvelles inscriptions ont progressé pour un sixième mois consécutif. Les inscriptions en vigueur ont augmenté de 6 % par rapport à juin 2025 et demeurent nettement supérieures aux moyennes à long terme.

Île-du-Prince-Édouard

- Les ventes de propriétés en juin ont diminué de 14 % par rapport à la même période l'an dernier. Les nouvelles inscriptions et les inscriptions en vigueur demeurent inférieures aux niveaux observés en 2025. Malgré ce ralentissement, les conditions du marché demeurent équilibrées, ne favorisant ni les acheteurs ni les vendeurs.
- Au cours des 12 derniers mois, le prix moyen des propriétés a enregistré une légère correction de 2 %.

Terre-Neuve-et-Labrador

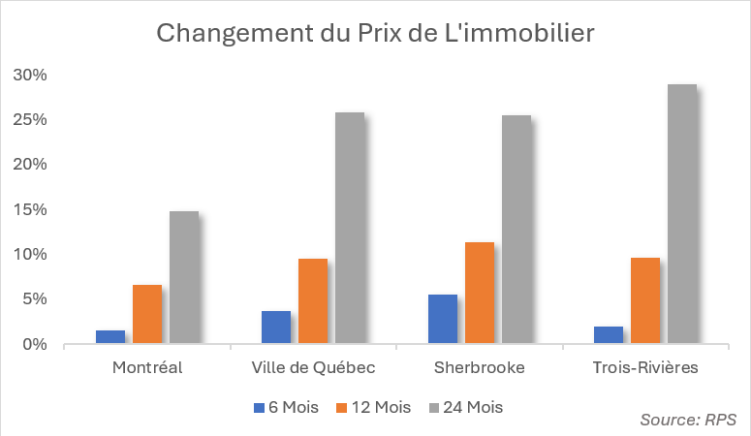
- En juin, les ventes de propriétés sont demeurées relativement stables, en baisse de 1,5 % (7 unités) par rapport à la même période l'an dernier. Le prix moyen des propriétés a enregistré une légère hausse annuelle de 3,9 %. Les nouvelles inscriptions sont en baisse de 8 % par rapport à la même période l'an dernier, tandis que les inscriptions en vigueur demeurent bien en deçà de leurs moyennes historiques.
- Les mises en chantier résidentielles ont augmenté de 36 % par rapport à la même période l'an dernier. Cette progression est principalement attribuable à une hausse de 92 % des mises en chantier dans la catégorie des autres types d'habitations (maisons jumelées, maisons en rangée et copropriétés), alors que les mises en chantier de maisons unifamiliales sont demeurées inchangées (2 unités de moins).

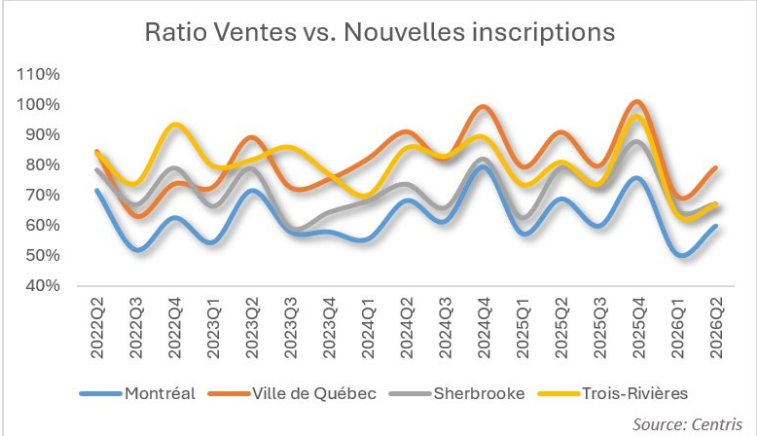
CANADA GUARANTY

Points saillants trimestriels du marché de l'habitation

T2 | Juin 2026

POINTS SAILLANTS **RÉGIONAUX / QUÉBEC**





QU'EST-CE QUI FAIT LA MANCHETTE?

Montréal

- Les ventes de propriétés ont poursuivi leur recul au deuxième trimestre, affichant une baisse de 8 % par rapport au deuxième trimestre de 2025. Les ventes ont reculé dans l'ensemble de la RMR de Montréal, Vaudreuil–Soulanges affichant la baisse la plus marquée (-12 %). Malgré une hausse des nouvelles inscriptions et du nombre d'inscriptions en vigueur, les ventes de copropriétés ont affiché le recul le plus marqué (-15 %), suivies des maisons unifamiliales (-5 %). Les plex (2 à 5 logements) demeurent le seul segment en progression, avec une hausse de 2 %.
- Comparativement à juin dernier, les mises en chantier résidentielles ont progressé de 11 %. Cette augmentation est essentiellement attribuable à la vigueur de la construction de maisons jumelées, de maisons en rangée et de copropriété (+6 %) alors que le segment des maisons unifamiliales a demeuré inchangé.
- Le taux d'inoccupation des logements locatifs à Montréal demeure stable à 2,9 %, un taux comparable à ceux enregistrés dans les marchés d'Ottawa et de Toronto.

Québec (ville de)

- Le marché résidentiel de la région de Québec est demeuré dynamique en juin, les ventes ayant augmenté de 12 % par rapport à la même période l'an dernier. Les plex (2 à 5 logements) ont enregistré la meilleure performance, avec une progression de 42 %, suivis des maisons unifamiliales (+13 %). Les ventes de copropriétés, quant à elles, sont restées inchangées. L'offre de propriétés a continué de progresser au cours du deuxième trimestre. Les nouvelles inscriptions ont augmenté de 22 % et les inscriptions en vigueur se sont établies 23 % au-dessus du niveau enregistré à la même période l'an dernier.
- Les conditions de marché demeurent favorables aux vendeurs, la rareté de l'offre continuant d'exercer une pression à la hausse sur les prix des propriétés, qui ont progressé de 9,5 % par rapport à l'an dernier. Le faible délai moyen de vente confirme que le marché demeure actif. En cumul annuel, les maisons unifamiliales se sont vendues en moyenne en 21 jours, les copropriétés en 25 jours et les plex de 2 à 5 logements en 30 jours, soit des diminutions respectives de 9, 10 et 14 jours.
- Les mises en chantier résidentielles ont affiché un recul annuel de 12 %. Cette diminution reflète principalement une baisse de 14 % des mises en chantier de maisons jumelées, de maisons en rangée et des copropriétés, tandis que les maisons unifamiliales ont enregistré une légère progression de 11 %. Le loyer moyen dans la ville demeure inférieur à la moyenne provinciale, s'établissant à 1 508 $, soit 22 % de moins que les 1 929 $ observés à l'échelle du Québec.

Autres régions métropolitaines

- Les ventes de propriétés ont affiché des reculs annuels à Drummondville (-22 %), Gatineau (-19 %) et Sherbrooke (-6 %), tandis que Saguenay (+8 %) et Trois-Rivières (+7 %) ont connu une hausse par rapport à l'an dernier.
- La hausse des inscriptions n'a pas ralenti l'appréciation des prix des propriétés. Sur un an, Sherbrooke (11,3 %) et Saguenay (9,7 %) ont enregistré les plus fortes progressions, suivies de Trois-Rivières (9,6 %).