

## Home prices still rising in June

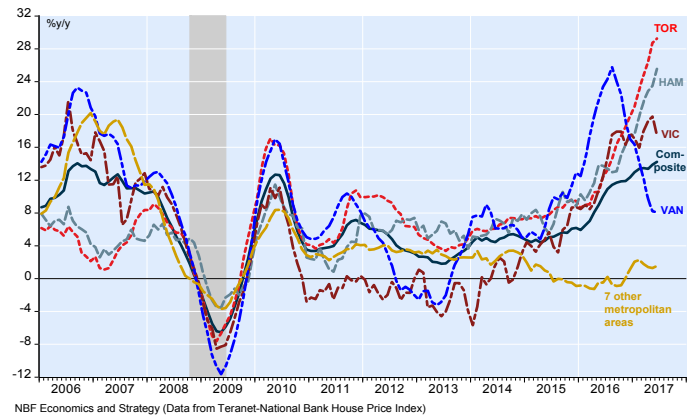
*m/m growth: Latest: +2.6% prior month: +2.2%*  
*y/y growth: Latest: +14.2% prior month: +13.9%*

**FACTS:** The Teranet-National Bank National Composite House Price Index™ rose 2.6% in June. As with May, it was the largest June rise in the 19-year history of the index. Home prices rose in ten of the 11 metropolitan regions covered, led by Hamilton (+4.1% - a record monthly rise), Toronto (+3.7% - also a record) and Quebec City (+3.7%). Price gains were also impressive in Vancouver (+2.5%), Victoria (+2.2%), Edmonton (+1.8%), Halifax (+1.7%), Montreal (+1.6%) and Ottawa-Gatineau (+1.2%). Prices were up moderately Calgary (+0.3%) and down on the month in Winnipeg (-0.3%). On a y/y basis, the national index was up a record 14.2% (top chart). The 12-month increase was led by Toronto (+29.3% - a record), Hamilton (+25.6% - also a record) and Victoria (+17.4%). Although strong, Vancouver's gain (+8.1%) was well below the countrywide average. Gains over a year earlier were much smaller in Ottawa-Gatineau (+3.3%), Montreal (+2.2%), Halifax (+1.8%), Winnipeg (+1.0%) and Calgary (+1.4%). Prices were down from a year earlier in Edmonton (-0.1%) and Quebec City (-0.6%). See charts on next page.

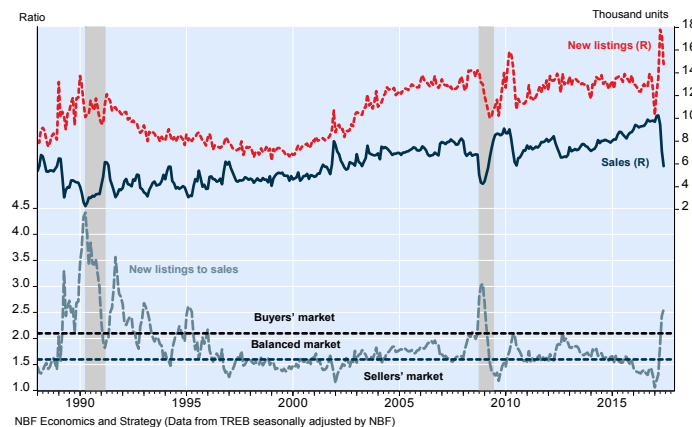
**OPINION:** The slowdown in Toronto home prices that is expected to result from the implementation of the Fair Housing Plan by the Ontario government has yet to be seen. But given the effect of the Plan on home sales and listings (middle chart), it should only be a matter of time. In the meantime, home prices still give the impression of a dichotomy on the Canadian residential market, the Composite index being pulled by Toronto, Hamilton and Victoria (top chart). Furthermore, the seven Golden Horseshoe regions for which price indexes are available (but not incorporated into the Composite index) display home price increases well over 20% on a year-over-year basis (bottom table). But outside Ontario and B.C., home price rises over the last 12 months are modest if not negative, ranging from -0.6% in Quebec City to +3.3% in Ottawa-Gatineau.

Marc Pinsonneault

**Teranet-National Bank House Price Index™**  
Composite Index and sub-indices. Last observation: June 2017



**Toronto: Home sales and new listings**  
Last observation: June 2017

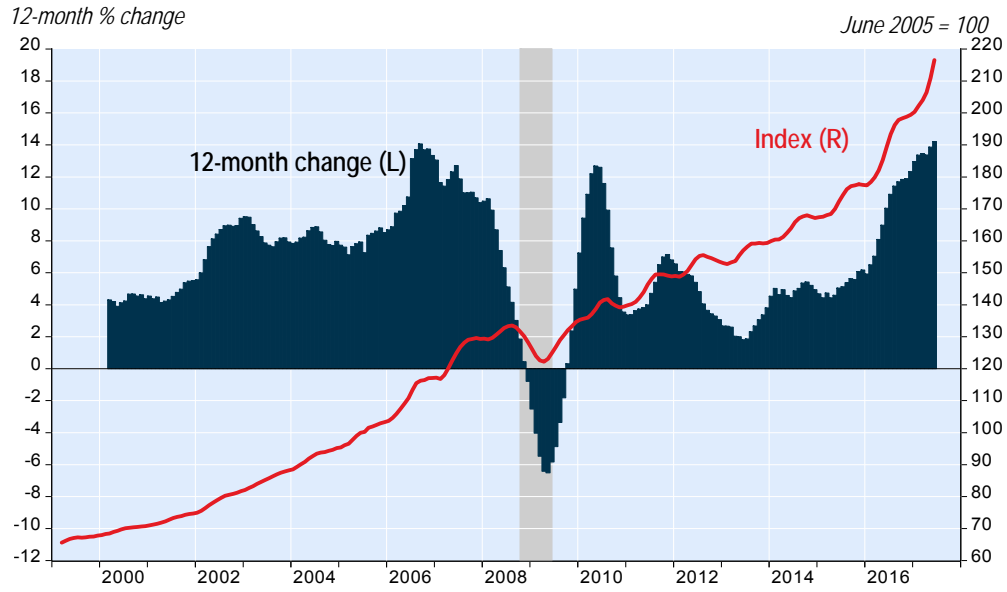


GTA and Golden Horseshoe Regions - Home Price Growth		
	%y/y	Latest trend
GTA	29.3	Gains in 17 straight months
Hamilton	25.6	Gains in 16 straight months
Oshawa	34.2	Gains in 16 straight months
Barrie	37.0	Gains in 16 straight months
St. Catharines-Niagara	27.2	Gains in 15 of the last 16 months
Peterborough	28.4	Gains in 16 straight months
Kitchener-Cambridge-Waterloo	26.4	Gains in 15 of the last 16 months
Brantford	22.9	Gains in 15 of the last 16 months
Guelph	22.4	Gains in 15 of the last 16 months

HPI based on the Teranet-National Bank HPI methodology.

# Teranet-National Bank House Price Index

## Teranet-National Bank National Composite House Price Index™

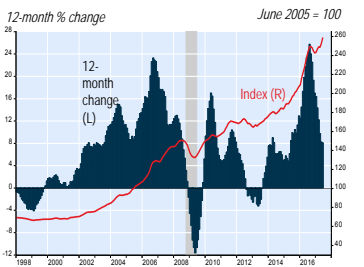
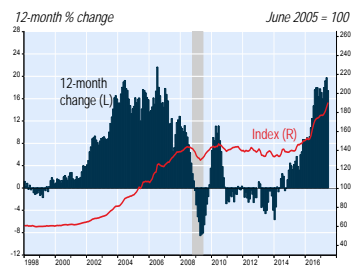
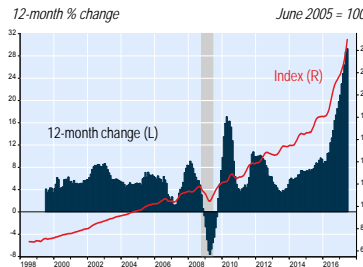
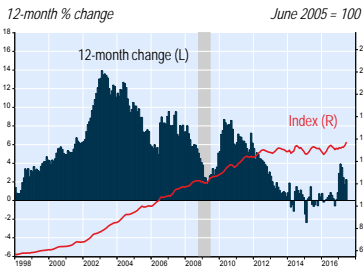


**Montreal**

**Toronto**

**Victoria**

**Vancouver**

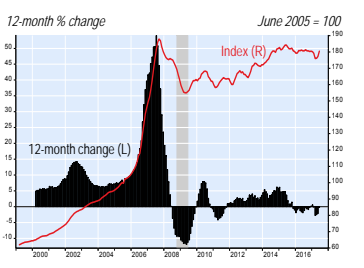
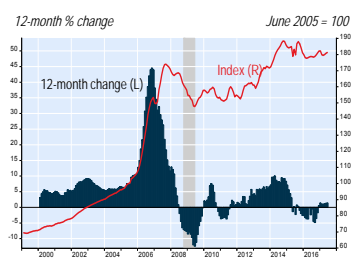
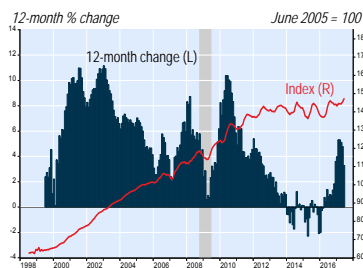
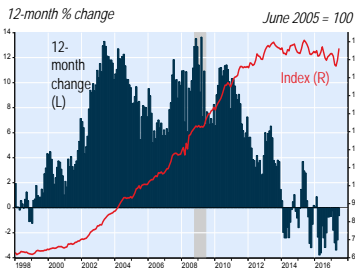


**Quebec City**

**Ottawa-Gatineau**

**Calgary**

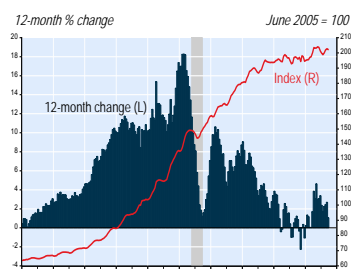
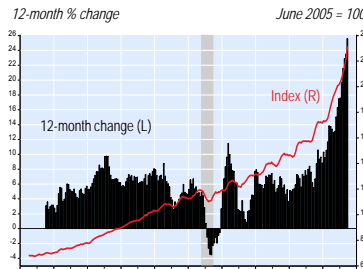
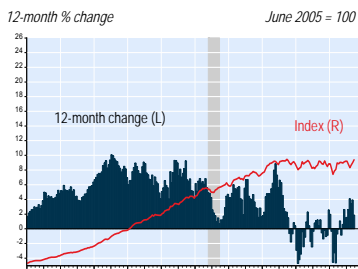
**Edmonton**



**Halifax**

**Hamilton**

**Winnipeg**



# Teranet-National Bank House Price Index

## Economics and Strategy

### Montreal Office

514-879-2529

#### Stéfane Marion

*Chief Economist and Strategist*  
stefane.marion@nbc.ca

#### Paul-André Pinsonnault

*Senior Fixed Income Economist*  
paulandre.pinsonnault@nbc.ca

#### Krishen Rangasamy

*Senior Economist*  
krishen.rangasamy@nbc.ca

#### Marc Pinsonneault

*Senior Economist*  
marc.pinsonneault@nbc.ca

#### Matthieu Arseneau

*Senior Economist*  
matthieu.arseneau@nbc.ca

#### Angelo Katsoras

*Geopolitical Analyst*  
angelo.katsoras@nbc.ca

#### Kyle Dahms

*Economist*  
kyle.dahms@nbc.ca

### Toronto Office

416-869-8598

#### Warren Lovely

*MD, Public Sector Research and Strategy*  
warren.lovely@nbc.ca

**General** – National Bank Financial (NBF) is an indirect wholly owned subsidiary of National Bank of Canada. National Bank of Canada is a public company listed on Canadian stock exchanges.

The particulars contained herein were obtained from sources which we believe to be reliable but are not guaranteed by us and may be incomplete. The opinions expressed are based upon our analysis and interpretation of these particulars and are not to be construed as a solicitation or offer to buy or sell the securities mentioned herein.

**Research Analysts** – The Research Analyst(s) who prepare these reports certify that their respective report accurately reflects his or her personal opinion and that no part of his/her compensation was, is, or will be directly or indirectly related to the specific recommendations or views as to the securities or companies.

NBF compensates its Research Analysts from a variety of sources. The Research Department is a cost centre and is funded by the business activities of NBF including, Institutional Equity Sales and Trading, Retail Sales, the correspondent clearing business, and Corporate and Investment Banking. Since the revenues from these businesses vary, the funds for research compensation vary. No one business line has a greater influence than any other for Research Analyst compensation.

**Canadian Residents** – In respect of the distribution of this report in Canada, NBF accepts responsibility for its contents. To make further inquiry related to this report, Canadian residents should contact their NBF professional representative. To effect any transaction, Canadian residents should contact their NBF Investment advisor.

**U.S. Residents** – With respect to the distribution of this report in the United States, National Bank of Canada Financial Inc. (NBCFI) is regulated by the Financial Industry Regulatory Authority (FINRA) and a member of the Securities Investor Protection Corporation (SIPC). This report has been prepared in whole or in part by, research analysts employed by non-US affiliates of NBCFI that are not registered as broker/dealers in the US. These non-US research analysts are not registered as associated persons of NBCFI and are not licensed or qualified as research analysts with FINRA or any other US regulatory authority and, accordingly, may not be subject (among other things) to FINRA restrictions regarding communications by a research analyst with the subject company, public appearances by research analysts and trading securities held a research analyst account.

All of the views expressed in this research report accurately reflect the research analysts' personal views regarding any and all of the subject securities or issuers. No part of the analysts' compensation was, is, or will be, directly or indirectly, related to the specific recommendations or views expressed in this research report. The analyst responsible for the production of this report certifies that the views expressed herein reflect his or her accurate personal and technical judgment at the moment of publication. Because the views of analysts may differ, members of the National Bank Financial Group may have or may in the future issue reports that are inconsistent with this report, or that reach conclusions different from those in this report. To make further inquiry related to this report, United States residents should contact their NBCFI registered representative.

**UK Residents** – In respect of the distribution of this report to UK residents, National Bank Financial Inc. has approved the contents (including, where necessary, for the purposes of Section 21(1) of the Financial Services and Markets Act 2000). National Bank Financial Inc. and/or its parent and/or any companies within or affiliates of the National Bank of Canada group and/or any of their directors, officers and employees may have or may have had interests or long or short positions in, and may at any time make purchases and/or sales as principal or agent, or may act or may have acted as market maker in the relevant investments or related investments discussed in this report, or may act or have acted as investment and/or commercial banker with respect thereto. The value of investments can go down as well as up. Past performance will not necessarily be repeated in the future. The investments contained in this report are not available to retail customers. This report does not constitute or form part of any offer for sale or subscription of or solicitation of any offer to buy or subscribe for the securities described herein nor shall it or any part of it form the basis of or be relied on in connection with any contract or commitment whatsoever.

This information is only for distribution to Eligible Counterparties and Professional Clients in the United Kingdom within the meaning of the rules of the Financial Conduct Authority. National Bank Financial Inc. is authorised and regulated by the Financial Conduct Authority and has its registered office at 71 Fenchurch Street, London, EC3M 4HD.

National Bank Financial Inc. is not authorised by the Prudential Regulation Authority and the Financial Conduct Authority to accept deposits in the United Kingdom.

**HK Residents** – With respect to the distribution of this report in Hong Kong by NBC Financial Markets Asia Limited ("NBCFMA") which is licensed by the Securities and Futures Commission ("SFC") to conduct Type 1 (dealing in securities) regulated activity, the contents of this report are solely for informational purposes. It has not been approved by, reviewed by, verified by or filed with any regulator in Hong Kong. Nothing herein is a recommendation, advice, offer or solicitation to buy or sell a product or service, nor an official confirmation of any transaction. None of the products issuers, NBCFMA or its affiliates or other persons or entities named herein are obliged to notify you of changes to any information and none of the foregoing assume any loss suffered by you in reliance of such information.

The content of this report may contain information about investment products which are not authorized by SFC for offering to the public in Hong Kong and such information will only be available to, those persons who are Professional Investors (as defined in the Securities and Futures Ordinance of Hong Kong ("SFO")). If you are in any doubt as to your status you should consult a financial adviser or contact us. This material is not meant to be marketing materials and is not intended for public distribution. Please note that neither this material nor the product referred to is authorized for sale by SFC. Please refer to product prospectus for full details.

There may be conflicts of interest relating to NBCFMA or its affiliates' businesses. These activities and interests include potential multiple advisory, transactional and financial and other interests in securities and instruments that may be purchased or sold by NBCFMA or its affiliates, or in other investment vehicles which are managed by NBCFMA or its affiliates that may purchase or sell such securities and instruments.

No other entity within the National Bank of Canada group, including NBF, is licensed or registered with the SFC. Accordingly, such entities and their employees are not permitted and do not intend to:

(i) carry on a business in any regulated activity in Hong Kong; (ii) hold themselves out as carrying on a business in any regulated activity in Hong Kong; or (iii) actively market their services to the Hong Kong public.

**Copyright** – This report may not be reproduced in whole or in part, or further distributed or published or referred to in any manner whatsoever, nor may the information, opinions or conclusions contained in it be referred to without in each case the prior express written consent of National Bank Financial.