

BEST AREAS TO LIVE

A BUYERS GUIDE TO

SAINT JOHN, NB

EVOLVE REAL ESTATE TEAM
387 MAIN STREET SUSSEX, NEW BRUNSWICK

UNDERSTANDING SAINT JOHN



UNDERSTANDING SAINT JOHN, NEW BRUNSWICK

Saint John is a city defined by its variety. Each area offers a different lifestyle, from walkable city living in Uptown to established neighbourhoods on the East and West sides, and quiet suburban communities just outside the city in places like Quispamsis and Rothesay.

What makes Saint John unique is how quickly the feel can change depending on where you are. You can be close to restaurants, shops, and the waterfront, or just minutes away in a more private, family focused setting with space to grow. This flexibility is what draws many buyers to the area.

For buyers, the decision is not just about price. It is about choosing a neighbourhood that fits how you want to live day to day. Your commute, access to amenities, and overall lifestyle can all be shaped by the area you choose.

This guide gives you a clear and simple overview of the main areas in and around Saint John so you can better understand your options and move forward with confidence in your home search.



UPTOWN



OVERVIEW

Uptown Saint John is the historic core of the city, offering a walkable and lifestyle driven experience where everything you need is close by. It is known for its charm, energy, and connection to the waterfront.

HOMES AND STYLE

The area features a mix of character homes, heritage buildings, and modern condos, giving buyers a variety of options depending on their style and budget. Many properties showcase original details while still offering updated living spaces.

PRICE POINTS

The area offers a mix of options ranging from starter condos and smaller homes to higher-end heritage properties, making it attractive for first-time buyers, professionals, and investors alike.

LIFESTYLE & KEY FEATURES

Buyers are drawn to features like updated kitchens, exposed brick, water views, walkability, and low-maintenance living. The combination of historic character and urban convenience continues to make Uptown a highly desirable neighbourhood.





EAST SIDE

CONVIENIENT LIVING

This area offers a balanced lifestyle, making it a reliable choice for a wide range of buyers. Its central location and easy accessibility help simplify everyday living.

CLOSE TO EVERYTHING YOU NEED

Residents enjoy quick access to shopping, schools, and daily amenities. Whether it's errands, work, or activities, everything is just minutes away, adding to the overall convenience.



FLEXIBLE HOUSING OPTIONS

A wide range of housing styles can be found here, from starter homes to more established properties. This variety attracts both first-time buyers and growing families.

STRONG VALUE AND DEMAND

It continues to be a practical and consistently in-demand location, offering solid value and long-term appeal for buyers looking to invest in a dependable area.



WEST SIDE

WALKABLE AND CONNECTED

Saint John West is a diverse and established community known for its walkability and convenient access to shops, services, and everyday amenities.

SHOPPING & CONVENIENCE

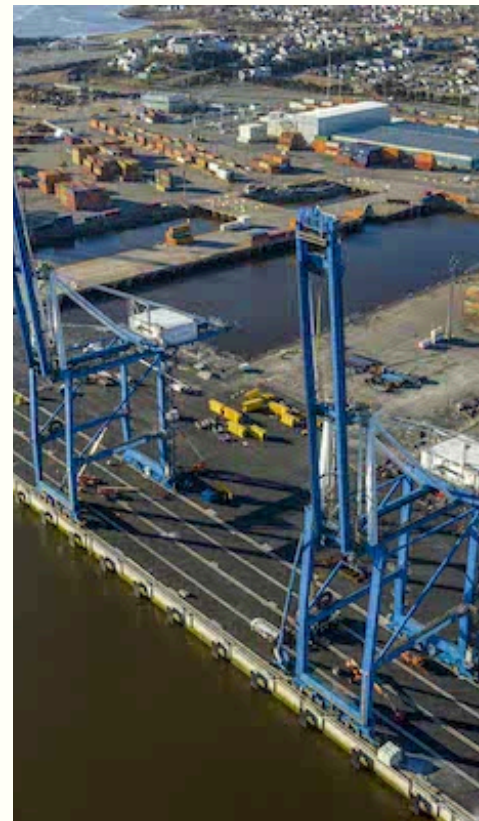
Fairville Boulevard serves as the main commercial hub, offering shopping, restaurants, and easy access throughout the city.

HISTORIC CHARACTER

The area features a mix of older homes, duplexes, and small apartment buildings, many dating back to the late 1800s and early 1900s, giving the neighbourhood plenty of charm and character.

NATURE & COSTAL LIVING

Residents enjoy being close to outdoor spaces like the Irving Nature Park, waterfront areas, and historic landmarks including the Carleton Martello Tower.





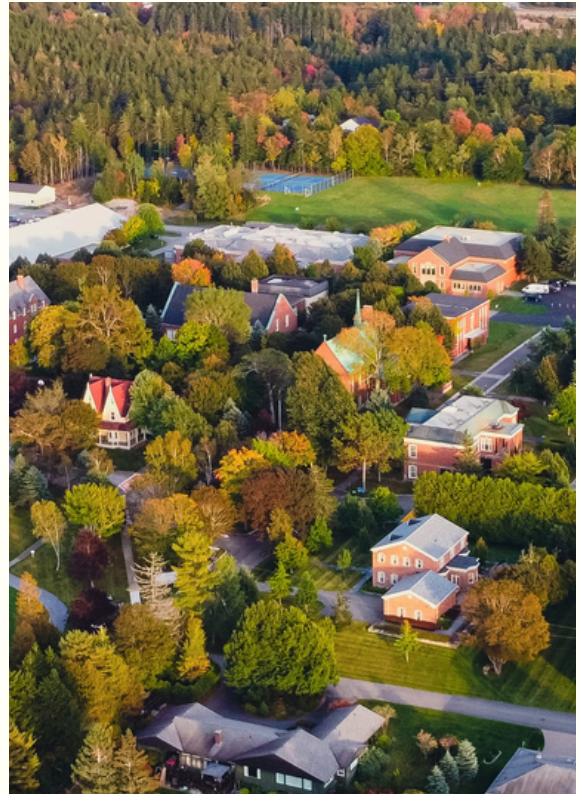
ROTHESAY

ROTHESAY LIVING

Located in the Rothesay, this sought-after Kennebecasis Valley community offers a balance of privacy, convenience, and long-term value. Buyers working with Evolve Real Estate Team are often drawn to the area for its family-friendly atmosphere.

NEIGHBOURHOODS

Rothesay is known for its mature neighbourhoods, executive homes, and tree-lined streets. The area offers a mix of upscale properties, family homes, and newer developments.



BUYERS AND PRICING

From family homes under \$500K to luxury waterfront properties, Rothesay appeals to families, professionals, and buyers looking for suburban living within 15–20 minutes of Saint John.

LIFESTYLE

The community is known for strong schools, recreation, trails, and local amenities. Buyers are often looking for features like updated kitchens, large yards, and move-in-ready homes.



QUISPAMISIS



COMMUNITY

Quispamsis is one of the fastest-growing communities in the Saint John region, known for its family-friendly atmosphere, newer developments, and spacious suburban feel. It continues to attract both local and relocating buyers looking for long-term value and quality of life.

HOMES

The area offers a mix of newer construction, modern subdivisions, executive homes, and larger residential lots. Many properties feature open-concept layouts, attached garages, updated finishes, and functional spaces designed for modern family living.



PRICING

From starter homes under \$500K to larger custom-built properties, Quispamsis appeals to first-time buyers, growing families, and buyers looking to upgrade for more space and privacy.

BUYERS

Buyers are drawn to features like updated kitchens, large backyards, nearby schools, recreation facilities, walking trails, and convenient access to everyday amenities. The strong sense of community continues to make Quispamsis one of the region's most desirable suburban areas.

MARKET OVERVIEW



MARKET OVERVIEW

The Saint John real estate market continues to attract buyers looking for affordability and lifestyle compared to many larger Canadian cities. Home values remain relatively accessible while prices have continued to show steady growth in recent years, particularly in desirable neighbourhoods and suburban communities.

BUYER DEMAND

Inventory can be limited in key areas, especially in sought-after communities like Rothesay and Quispamsis where buyer demand remains strong. Overall, the Saint John region continues to offer a unique combination of value, community, and long-term potential for buyers at many different price points.

FIND THE RIGHT FIT FOR YOU

✓ FIND THE RIGHT NEIGHBOURHOOD

Let Evolve Real Estate Team help you identify the best community based on your lifestyle, goals, and budget.

✓ ACCESS MORE OPPORTUNITIES

Connect with our team to explore properties, including opportunities that may become available before hitting the market.

✓ BUY WITH A CLEAR STRATEGY

From first-time buyers to relocating families, we guide you through the process with local expertise and a clear plan.

✓ START YOUR HOME SEARCH

Reach out to Evolve Real Estate Team to start exploring homes and neighbourhoods in the Saint John region.

CONTACT US

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