

Canada: Housing prices continue to fall in March

By Daren King

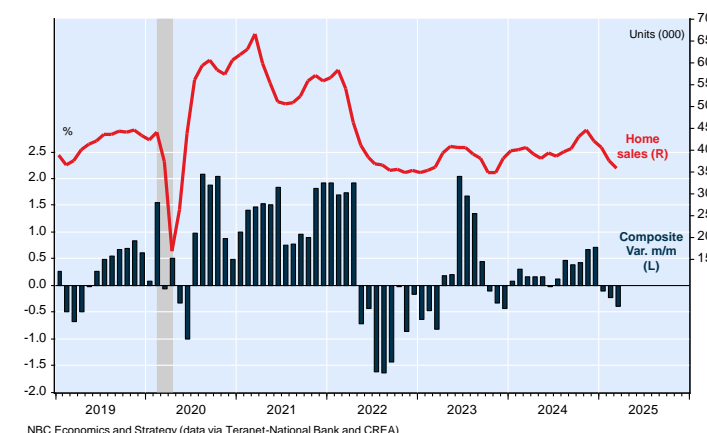
Highlights:

- The Teranet-National Bank Composite National House Price Index™ decreased by 0.4% from February to March after seasonal adjustment.
- Four of the 11 markets in the composite index declined during the month: Halifax (-1.9%), Toronto (-1.2%), Hamilton (-0.8%) and Ottawa-Gatineau (-0.4%). On the other hand, prices rose in Victoria (+2.2%), Winnipeg (+1.6%), Edmonton (+0.6%), Quebec City (+0.5%), Calgary (+0.4%) and Montreal (+0.2%), while they remained stable in Vancouver.
- From March 2024 to March 2025, the composite index rose 2.3%. Growth was observed in ten of the 11 cities that make up the index: Quebec City (+12.7%), Montreal (+9.7%), Halifax (+8.8%), Winnipeg (+7.4%), Calgary (+5.6%), Ottawa-Gatineau (+5.6%), Edmonton (+5.5%), Victoria (+2.6%), Hamilton (+1.4%) and Vancouver (+1.1%). Toronto (-1.2%) was the only market to decline.

The Teranet-National Bank composite index fell 0.4% from February to March, marking a third consecutive monthly decline and a sharper contraction than in previous months. This comes at a time when the resale market continues to slow, due in particular to uncertainty surrounding the trade war with the United States (top chart). As a result, prices have declined by 0.7% since December 2024, with a more pronounced decline for condominiums (-1.2%) and a slightly less significant decline for other types of housing (-0.3%). Although the real estate market has slowed in all provinces, the magnitude of this decline in activity is particularly noticeable in Ontario and, to a lesser extent, in British Columbia, the two least affordable markets in the country. Furthermore, the weakness in the Ontario housing market is not limited to a few markets, but is a broader issue, as 81% of the CMAs in this province (13 out of 16) covered by our price indices experienced declines from February to March, compared to only 40% for other markets outside Ontario (bottom chart). It should also be noted that more affordable real estate markets are faring better. This is particularly true in Quebec, where the four CMAs covered by our indices are among the top five in the country in terms of annual price growth (Sudbury completing the list), with increases ranging from 9.7% in Montreal to 18.3% in Trois-Rivières compared to March 2024. In a context of ongoing economic uncertainty, moderate population growth and the risk that long-term interest rates will remain higher for longer than expected, home prices are likely to remain under pressure in the coming months.

Canada: Property sales and prices continue their decline

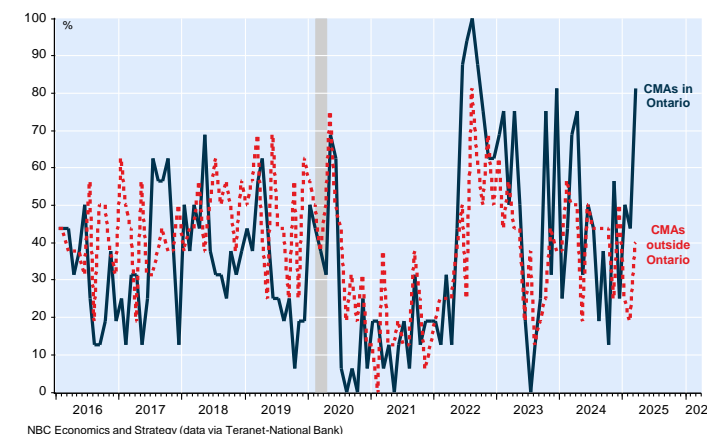
Number of transactions on the home resale market and monthly change (%) in Teranet-NBC HPI, seasonally adjusted



NBC Economics and Strategy (data via Teranet-National Bank and CREA)

Canada: Much broader price declines in Ontario

Proportion (%) of CMAs with monthly price declines in Ontario (16 CMAs) and outside Ontario (15 CMAs)



NBC Economics and Strategy (data via Teranet-National Bank)

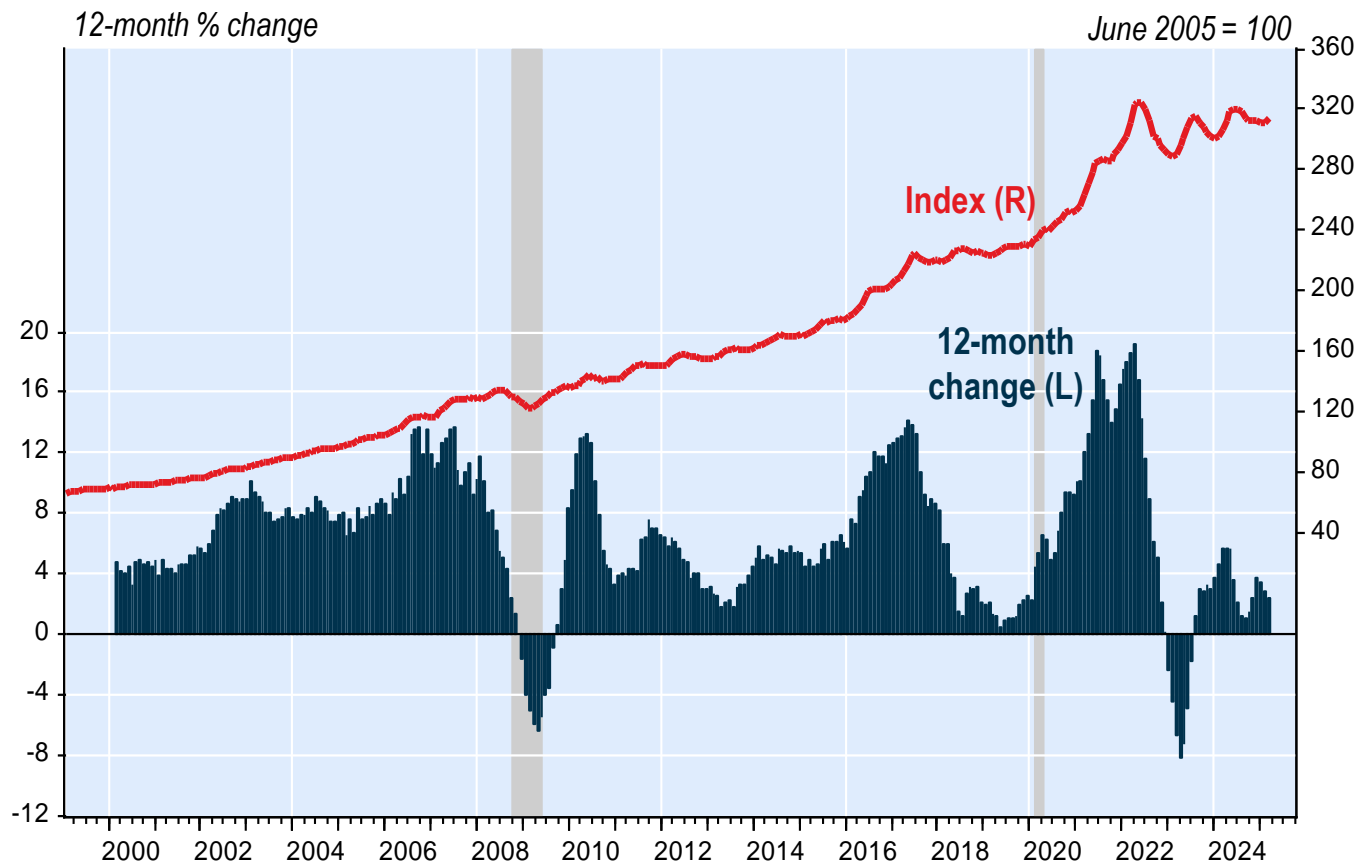


Note on methodology:

The Teranet-National Bank House Price Index is based on the repeat sales methodology. The index is built from the price increase observed between two sales of the same property.

Since September 2022, The Teranet-National Bank™ House Price Indices are presented on a raw (unsmoothed) basis, whereas their variation was previously smoothed over three months to allow evening-out month-to-month fluctuations. The unsmoothed version of the price measures allows for earlier detection of changes in market conditions. The provision of the unsmoothed version of the Teranet-National Bank™ indices also allows users to adjust the data to their specific needs.

Teranet-National Bank National Composite House Price Index™



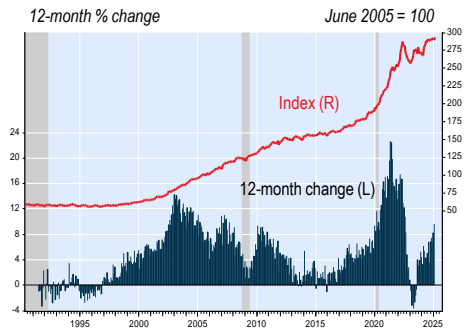


Metropolitan area	Index level * March 2025	% change m/m, NSA	% change m/m, SA	Prev. Month % change m/m, SA	% change y/y, NSA	% change from peak, SA	Peak date, SA
Composite 11	312.84	1.0%	-0.4%	-0.2%	2.3%	-1.1%	2022-04
Victoria	289.37	1.6%	2.2%	-1.3%	2.6%	-4.0%	2022-05
Vancouver	366.97	2.3%	0.0%	-1.1%	1.1%	-2.0%	2024-12
Calgary	251.01	1.0%	0.4%	0.8%	5.6%	0.0%	2025-03
Edmonton	209.00	0.8%	0.6%	0.9%	5.5%	0.0%	2025-03
Winnipeg	263.89	0.9%	1.6%	1.1%	7.4%	0.0%	2025-03
Hamilton	362.32	0.6%	-0.8%	0.1%	1.4%	-13.0%	2022-05
Toronto	339.74	0.4%	-1.2%	-0.6%	-1.2%	-9.3%	2022-04
Ottawa-Gatineau	265.58	1.3%	-0.4%	0.2%	5.6%	-0.4%	2025-02
Montreal	292.83	1.1%	0.2%	0.8%	9.7%	0.0%	2025-03
Quebec	278.96	0.0%	0.5%	0.6%	12.7%	0.0%	2025-03
Halifax	313.19	1.0%	-1.9%	2.8%	8.8%	-1.9%	2025-02
Other metropolitan areas							
Abbotsford-Mission, B.C.	353.96	-2.0%	-4.1%	-2.2%	-1.6%	-16.6%	2022-04
Kelowna, B.C.	296.31	0.0%	-2.3%	1.9%	3.5%	-5.8%	2022-03
Lethbridge, Alb.	230.69	1.3%	1.2%	1.2%	7.6%	0.0%	2025-03
Barrie, Ont.	321.99	-1.5%	-1.3%	-0.3%	-0.8%	-15.7%	2022-05
Guelph, Ont.	343.06	0.7%	-2.5%	-0.4%	5.6%	-11.0%	2022-05
Brantford, Ont.	341.13	-2.1%	-1.9%	2.7%	-8.1%	-15.5%	2022-05
Kitchener, Ont.	343.89	-0.4%	-2.3%	0.2%	0.0%	-12.0%	2022-04
St. Catharines, Ont.	336.71	-1.1%	-5.5%	1.9%	-2.8%	-13.0%	2022-05
Oshawa, Ont.	348.78	1.6%	-1.9%	-0.6%	-3.7%	-16.7%	2022-05
Peterborough, Ont.	316.54	0.2%	-0.3%	-0.1%	2.5%	-13.3%	2022-05
London, Ont.	315.72	1.0%	-1.4%	1.4%	0.6%	-11.5%	2022-04
Kingston, Ont.	284.58	8.4%	2.6%	-2.4%	4.8%	-2.3%	2024-12
Belleville, Ont.	305.44	-0.1%	-3.2%	3.5%	-0.6%	-9.8%	2022-04
Sudbury, Ont.	326.18	3.8%	1.1%	3.5%	9.7%	0.0%	2025-03
Thunder Bay, Ont.	285.02	6.2%	3.3%	-1.1%	7.1%	0.0%	2025-03
Windsor, Ont.	298.69	0.1%	-0.9%	0.4%	0.3%	-10.2%	2022-05
Trois-Rivières, Qc	353.59	-1.9%	-2.9%	2.7%	18.3%	-2.9%	2025-02
Sherbrooke, Qc	317.84	3.7%	3.0%	8.0%	12.6%	0.0%	2025-03
Saint John, NB (June 2018=100)	188.69	-7.1%	-6.6%	9.8%	8.5%	-6.6%	2025-02
Moncton, NB (June 2018=100)	209.70	-5.4%	-2.5%	8.1%	1.8%	-2.5%	2025-02

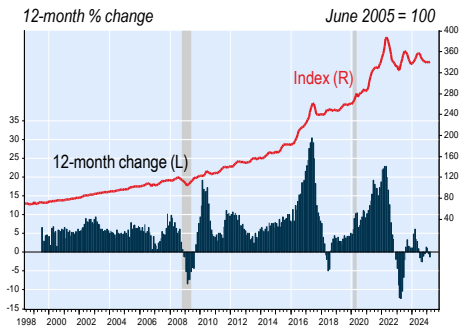
*June 2005=100 except indicated otherwise.



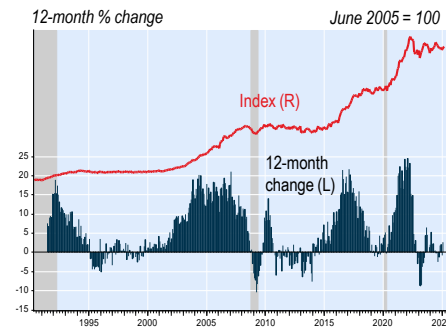
Montreal



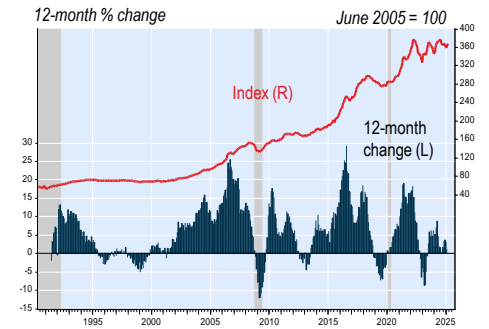
Toronto



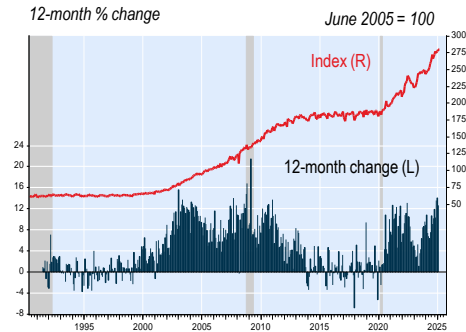
Victoria



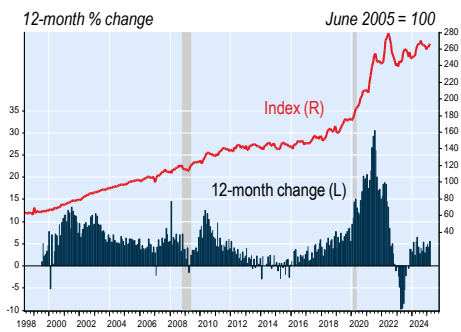
Vancouver



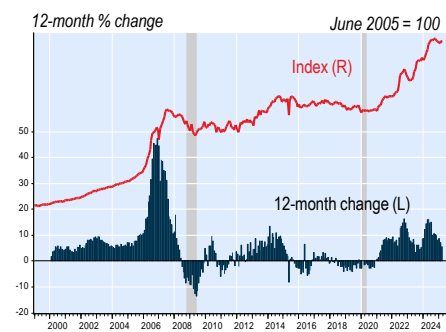
Quebec City



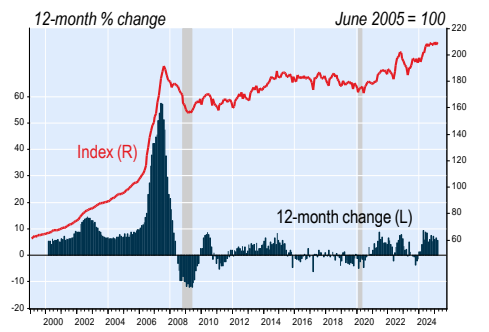
Ottawa–Gatineau



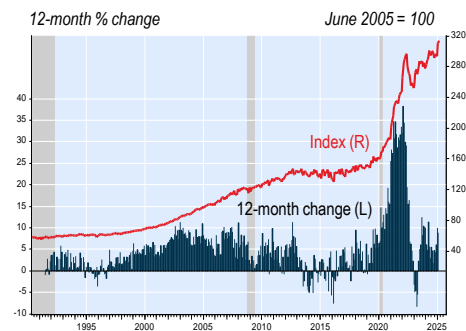
Calgary



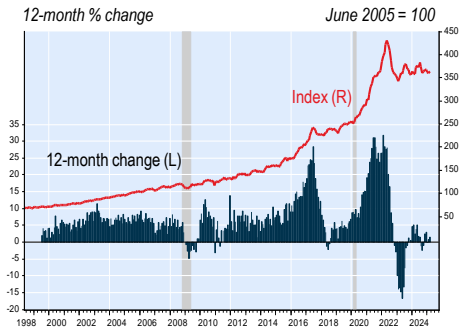
Edmonton



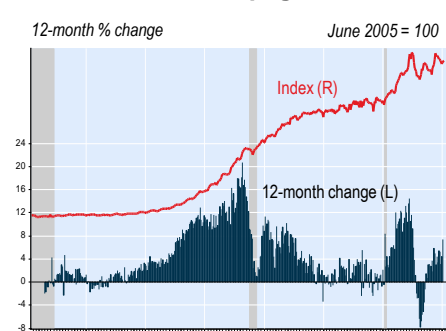
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