CREA Economics
Housing Market Update
Canada Annual Population Change

Source: Statistics Canada
Canadian Active Listings (Seasonally Adjusted)

COVID
Canadian Home Sales
(Seasonally Adjusted at Annual Rates)
Canadian Months of Inventory (Seasonally Adjusted)

Buyer's Market

Seller's Market
Canadian Months of Inventory (Seasonally Adjusted)

Buyer's Market

Seller's Market
Months of Inventory
February 2020 standard deviations from the long-run average

Buyer's Market

Seller's Market
Months of Inventory

June 2021 standard deviations from the long-run average

- **Buyer's Market**
- **Seller's Market**
MLS® Home Price Index year-over-year % change

- Greater Vancouver
- Fraser Valley
- Chilliwack and District
- Kamloops and District
- Vancouver Island
- Victoria
- Okanagan Valley*
- Calgary
- Edmonton
- Saskatchewan
- Regina
- Saskatoon
- Winnipeg
- Bancroft and Area
- Barrie & District
- Barrie Region
- Greater Toronto
- Grey Bruce–Owen Sound
- Guelph & District
- Hamilton–Burlington
- Kitchener–Waterloo
- London & St. Thomas
- London, Middlesex, and Elgin
- Lakelands
- Mississauga
- Niagara Region
- North Bay
- Northumberland Hills
- Oakville–Milton
- Peterborough & the Kawarthas
- Quinte & District
- Simcoe & District
- Southern Georgian Bay
- Tillsonburg District
- Greater Toronto
- Woodstock–Ingersoll
- Greater Moncton
- Montreal CMA
- Quebec CMA
- Fredericton
- Saint John
- St. John’s
- Bancroft and Area
- Barrie & District
- Barrie Region
- Greater Toronto
- Grey Bruce–Owen Sound
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Estimating the Structural Housing Shortage in Canada: Are We 100 Thousand or Nearly 2 Million Units Short?

36-month Rolling Sum of Canadian Home Completions Relative to Change in Population

Sources: Scotiabank Economics, Statistics Canada.

Housing Units per 1000 Population in G7 Countries*

Units per 1000 persons


*Does not include Italy owing to data limitations.
More supply needed to ease housing price crunch, but always more to do, Freeland says

Deputy Prime Minister and Minister of Finance Chrystia Freeland responds to a question during Question Period in the House of Commons, in Ottawa, Tuesday, April 20, 2021. THE CANADIAN PRESS/Adrian Wyld