



HIGHLIGHTS

- Ontario housing market to cool slightly in 2022 due to lack of supply and affordability issues amid interest rate hikes and economic uncertainty.
- Average home price to climb 19.2 per cent to \$846,000 in 2021, increasing by 7.2 per cent in 2022 to \$907,000.
- Home sales to climb 20.6 per cent in 2021, before sliding 1.2 per cent by 2022.
- Housing starts to climb 18.2 per cent in 2021, declining 9.3 per cent in 2022.
- Rental vacancy rate to slide modestly to 3.1 per cent in 2021 as demand rebounds.
- Average rent price to increase by 4.0 per cent in 2021, climbing a further 6.0 in 2022.

Introduction

Ontario's resale home market is set to remain hot for the remainder of 2021, driven by sustained demand and limited supply. 2022 will see a slight slow-down in activity as new buyers are priced out and potential sellers remain on the sidelines due to the uncertainty of finding a replacement home in such a crowded market. Unlike previous periods prior to the COVID-19 pandemic, the tightness observed this year has been broad-based because remote workers entered markets across the province rather than just the urban centres.

With mortgage rates forecast to remain steady for the remainder of 2021, markets will continue to remain hot in many parts of Ontario. Forecasted [interest rate hikes](#) in 2022 will drive up the cost of mortgages and the pool of buyers will dwindle as affordability erosion becomes a significant issue.

If companies begin recalling workers to Toronto and other large urban markets, those that have not purchased by the end of 2021 will shift their attention to purchasing in large urban markets or will remain in rental or with family.

The new homes market also remains very hot after a strong hand-off from 2020. The brisk pace of activity will continue in 2021 as developers continue to chip away at the large backlog of projects yet to finish and those yet not started. Only skilled labour shortages and supply chain issues will keep new home construction from climbing higher.

Demand for rental properties will rise as the economy recovers and international flows of immigrants and non-permanent residents increase.

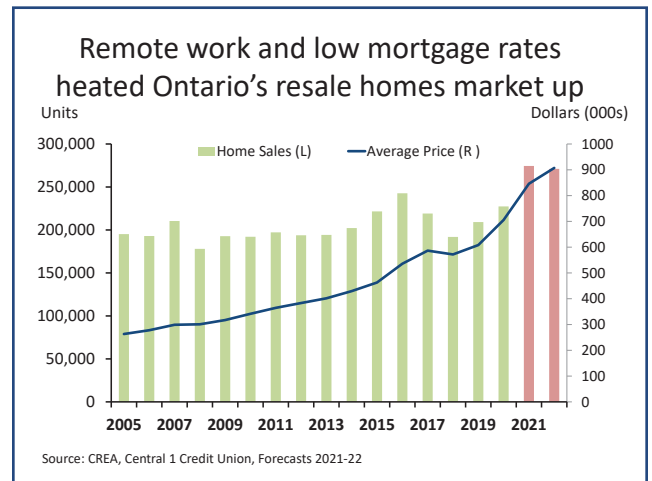
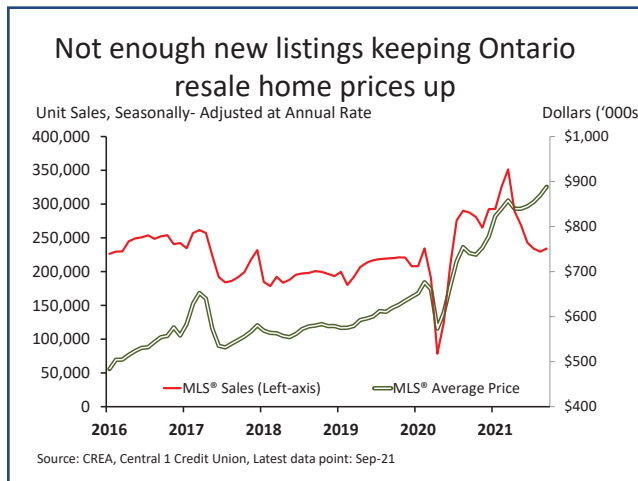
The real-estate market, like the rest of the economy, remains susceptible to the future trajectory of the COVID-19 pandemic.

Ontario's resale homes market remains extremely tight, putting strong upward pressure on prices

The sales-to-new-listings-ratio (SNLR) in Ontario has averaged 77.9 per cent year-to-date, making it a sellers' market which has been in hyper mode, particularly during the first quarter. Tightness in the market is due to strong sustained demand while the supply of homes and new listings is unable to keep up. The pool of buyers is shrinking, but an above average glut of buyers continues to actively engage in the market, taking advantage of the low mortgage rates, substantial savings accrued during the pandemic and slightly less competition from new immigrants.

With the economy expected to be at or close to normal by 2022 many potential buyers have moved up purchases many years in advance and more people are chasing fewer homes, causing bidding wars and high sales prices to be the norm. It is a good time to be a home seller in Ontario but for potential buyers on a budget, it is quite the opposite.

Over the course of the first nine months of 2021 the average sale price in Ontario stands at \$849,924, up 23.0 per cent from a year ago. Sales are up 30.0 per cent and new listings are up 17.4 per cent. Of course, some of this is base year effects at play but it is evident since the economy started to reopen in early 2021 the resale homes market has been off and running. Average months of supply is considerably down thus far in 2021 (0.9 months) compared to a year ago (2.1 months).

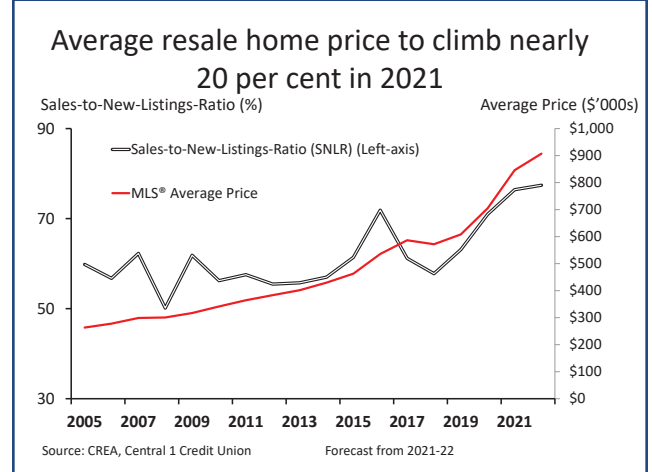


The trend of tight market conditions lifting prices is not concentrated to the largest economic regions of Ontario. As a result of remote workers moving away from urban centres and vacation home buyers taking advantage of low mortgage rates and extra savings, market activity has considerably picked up in many areas of the province.

Year-to-date, sales in the Toronto economic region are up 38.8 per cent. In the Ottawa economic region sales are up 15.9 per cent. In the economic regions that make up the Greater Golden Horseshoe area sales are up 32.3 per cent. Sales in the rest of Ontario are up an impressive 20.3 per cent. In fact, no region thus far has sales lower than the same time last year. The 'worst' performing region - Stratford-Bruce Peninsula has sales up 13.1 per cent from a year ago.

Regionally, tight market conditions have kept inflating the average sale price in all economic regions of Ontario. The latest reading on month-over-month average price growth in September ranges from 0.6 per cent in Kitchener-Waterloo-Barrie to as high as 10.6 per cent in Muskoka-Kawarthas as people compete in that area of cottages. With markets in all of Ontario heating up again at the tail end of 2021, Ontario's average price in September moved up 2.2 per cent the largest month-over-month gain in the five-month period from May to September 2021.

Year-to-date, average price growth has seen double-digit growth across all of Ontario's economic regions. In Toronto, prices are up 16.0 per cent at well over \$1.0 million. In Ottawa, prices are up 22.5 per cent. In Kitchener-Waterloo-Barrie prices are up 28.6 per cent. In the Hamilton-Niagara Peninsula prices are up 26.3 per cent. Even Ontario's northern regions which typically experience modest price growth have seen increases, with prices in the Northwest up 17.6 per cent and the Northeast up 26.7 per cent.



Tight market conditions will persist and price out many buyers

A very strong start to 2021 will offset recent weakness in the resale homes market and ensure that, compared to 2020, the resale homes market finishes 2021 very comfortably ahead of last year's pace before starting to slow down in 2022. In 2021 sales are forecast to climb 20.6 per cent before slowing down 1.2 per cent by 2022.

Very tight market conditions will persist in 2021 as the sales-to-new-listings-ratio (SNLR) is forecast to finish 2021 at 76.4 per cent, up from 71.0 per cent in 2020. An SNLR reading above 60 per cent signals a sellers' market. The issue for quite some time this year has been insufficient supply (i.e., new listings) to keep up with demand (i.e., sales). As homes come onto the market they are quickly purchased, sometimes within a few days and often well above listing values as bidding wars have become a pandemic-era norm. Despite the favorable conditions an increasingly number of sellers are not listing their homes. Many sellers feel that even if their homes are sold at a premium, the market is so hot that reentering the market may not be possible under such conditions. Therefore, many current homeowners are staying put which keeps supply muted.

With affordability rapidly eroding across all housing types, even the condo apartment market is showing signs of strength again¹, more buyers are already looking at the top of their mortgage pre-approval range. They will increasingly step to the sidelines and remain in rental or living with family thus cooling the market slightly on the demand-side.

Posted mortgage rates are not expected to budge until sometime in 2022, to allow the economy to soak up significant labour and investment slack. The Bank's quantitative easing program is ending another signal that rate hikes are coming sooner than expected..

Fewer immigrants arriving as a result of the pandemic has kept the market from overheating further. The demand-side effects of immigration are starting to be felt in Ontario as travel and movement of people are continuing to rebound. The full effect of increased immigration on the resale market will not be fully felt until 2022 at which point increased competition for housing will raise the cost of entry and price out some buyers, thereby dampening activity.

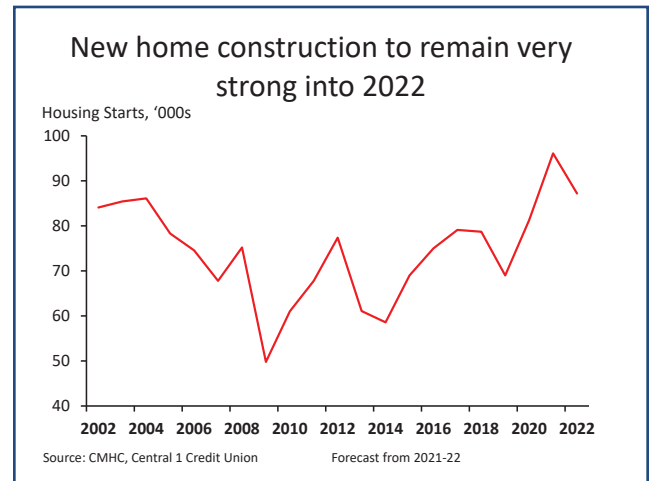
Sales of low-rise housing in Ontario will subside by late 2021, especially in dense, expensive markets and the multi-family segment will again heat up. With a greater mix of home sales in the multi-family segment despite a smaller pool of sales the average price will deaccelerate by 2022. The average home price is forecast to climb 19.2 per cent to nearly \$846,000 in 2021 and then increase 7.2 per cent in 2022 to just over \$907,000.

Companies which allowed their workers to work remotely during the pandemic are now planning to call workers back to offices and worksites but on hybrid work schedules. Therefore, as the need to be relatively close to their jobs becomes important, sales in areas outside of major markets will decline over the next year and a half. By economic region, sales in 2021 (excluding the Toronto region) are forecast to increase 13.3 per cent. By 2022 sales are expected to decline 6.8 per cent, while sales in the Toronto region is expected to climb 5.0 per cent.

¹ [Toronto condo sales and prices have been skyrocketing throughout the year \(blogto.com\)](#)

New home construction to remain very active in 2021, declining by 9.3 per cent next year

The pace of new home construction seen in 2020 after the end of the first wave of the pandemic has only intensified in 2021. Construction has only been somewhat reigned in by skilled labour shortages, increased cost of materials and land, plus supply chain issues.



By the end of the second quarter 2021, Ontario has a record number of units under construction (133,963 units) with condo apartments accounting for nearly 75 per cent. Moreover, year-over-year units under construction increased 11.6 per cent with strong growth across the board for all housing types but double-digit growth for low-rise housing, the most in demand housing type during the pandemic. Despite a large backlog of units yet to finish, home builders continue to break ground on new projects to capitalize on the strength of the market and potential profits. Over the first nine months of 2021 Ontario has broken ground on nearly 69,000 new homes, up 17.9 per cent from a year ago.

Excluding condo apartments, new housing starts in Ontario are up 29.2 per cent. The desire for more space, privacy, and a backyard supports growth in this segment particularly in smaller markets as more people work remote. While building activity in Ontario has been strong, it has been stronger in smaller and rural markets. Over the first nine months of 2021, new home construction has increased over 400 per cent in rural areas as people leave the big markets in larger numbers. By comparison in urban areas new home construction has increased a 'modest' 19.1 per cent year-to-date. New home construction of multi-family units still dominates in large urban centres given density and lack of available green fields in large cities.

Like the resale market, higher average selling prices in late 2021 will price out buyers and dampen new home construction activity by 2022 as increasingly fewer sales occur now until the end of the year.

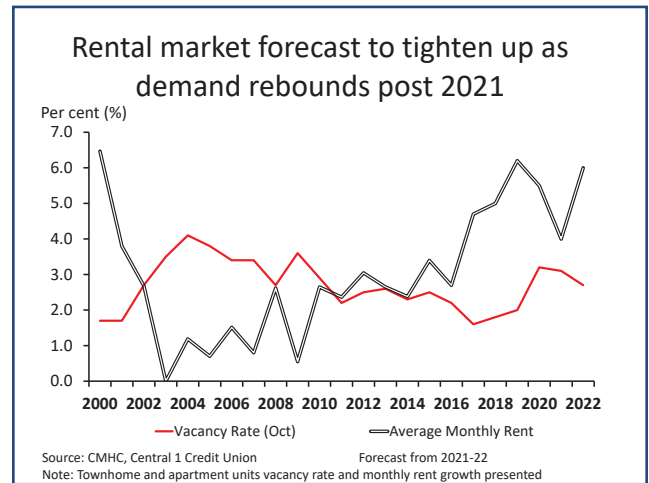
Total housing starts are forecast to rise 18.2 per cent in 2021 to 96,100 units (26 per cent single-detached homes) and decline 9.3 per cent in 2022 to 87,200 units (28 per cent single-detached homes).

Rental market on the rebound

Rental demand was nearly brought to a halt during this pandemic as international and interprovincial movements of people dwindled to a trickle and high unemployment in many hard hit areas pushed many to make difficult decisions (i.e., return to family homes, downsize to cheaper rental housing, live with roommates). After being consistently tight for many years, Ontario's purpose-built rental market loosened considerably. The tide has started to shift and will continue to shift as economic and social life is allowed to return closer to normal improving job prospects and more immigration continues to funnel through from now to 2022.

Many projects currently under construction are pegged to arrive in both the purpose-built rental and secondary markets in 2021 and beyond adding to the rental supply. Typically, more supply should allow for more choice and lower average rents but as economic and social life rebound this market will gradually tighten again.

In 2021, the purpose-built rental vacancy rate will slide 0.1 per cent from 3.2 per cent 2020. By 2022 the vacancy rate will slide by 0.4 per cent to 2.7 per cent. The vacancy rate will return to pre-pandemic level, perhaps in 2023. Increased demand for rental units will lift average monthly rents. In 2021, the purpose-built monthly average rent will increase 4.0 per cent and a further 6.0 per cent by 2022.



Economic uncertainty to determine housing market trajectory

The risks to the rebound of the housing market remain the same as the risks to the economy. High vaccination rates, prudent public health restrictions and the introduction of vaccine passports seem to have insulated the province from the worst effects of the fourth wave so far, but uncertainty remains high as we head into the fall and winter months². Many questions remain still on when or if pre-pandemic economic and social life can return. Moreover, the pandemic has destabilized supply chains of labour and materials affecting job prospects in several areas which is a key driver of housing activity new or resale. Earlier this year for example, lumber prices shot up on limited supply. Increased issues with supply chains could affect areas of the housing market such as new construction and renovation spending if they persist. If job prospects do not rebound to pre-pandemic levels or higher in several sectors fewer people will be willing and able to purchase a home.

The baseline projections here assume a gradual return to the pre-pandemic status quo for Ontario's housing markets once pandemic era drivers subside.

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² [Update on COVID-19 Projections \(covid19-science-table.ca\)](#)

	2016	2017	2018	2019	2020	2021	2022
Multiple Listings Service							
Sales	242,996	219,382	192,164	209,469	227,687	274,580	271,195
Growth (%)	9.5	-9.7	-12.4	9.0	8.7	20.6	-1.2
New Listings	338,939	362,023	332,501	331,742	320,731	359,219	350,238
Growth (%)	-6.3	6.8	-8.2	-0.2	-3.3	12.0	-2.5
Average Price (\$)	\$535,534	\$586,430	\$571,794	\$608,130	\$705,371	\$845,940	\$907,190
Growth (%)	15.7	9.5	-2.5	6.4	16.0	19.9	7.2
Sales-to-New-Listings-Ratio (%)	71.7	60.6	57.8	63.1	71.0	76.4	77.4
Housing Starts ('000s)	75.0	79.1	78.7	69.0	80.8	98.0	85.3
Growth (%)	6.8	5.6	-0.5	-12.4	17.1	21.4	-13.0
Single-detached Starts	30.1	29.7	23.8	19.3	22.3	25.5	23.9
Growth (%)	20.5	-1.2	-19.9	-18.9	15.6	14.3	-6.3
Multi-family Starts	44.9	49.4	55.0	49.7	49.3	72.5	61.4
Growth (%)	-0.7	10.1	11.2	-9.6	17.6	47.1	-15.3
Purpose-built Rental Vacancy Rate (%)*	2.2	1.6	1.8	2.0	3.2	3.1	2.7
Purpose-built Average Monthly Rent (%)*	2.7	4.7	5.0	6.2	5.5	4.0	6.0
Population ('000s)	13,875	14,070	14,309	14,538	14,727	14,859	15,112
Growth(%)	1.2	1.4	1.7	1.6	1.3	0.9	1.7
Unemployment Rate (%)	6.5	6.0	5.6	5.6	9.6	8.0	7.0

Sources: CREA, Statistics Canada, CMHC, Central 1 CU, 2021 to 2022 are forecasts.

*Includes townhomes and apartments

MLS Sales								2021	2022
	2014	2015	2016	2017	2018	2019	2020		
Ottawa	16,637	17,546	18,347	19,876	20,286	21,526	22,127	23,400	21,500
Kingston-Pembroke	7,746	8,608	9,626	9,717	8,640	9,127	10,240	11,776	11,434
Muskoka-Kawarthas	8,495	9,881	10,891	9,719	8,019	8,675	10,642	12,200	10,800
Toronto	97,849	106,716	118,765	97,523	82,291	92,049	99,579	129,453	135,925
Kitchener-Waterloo- Barrie	19,160	20,966	23,024	21,114	18,063	19,657	22,444	26,234	24,213
Hamilton-Niagara Peninsula	20,989	23,553	25,339	22,978	20,130	22,405	24,694	28,500	25,000
London	9,869	10,918	11,909	12,837	11,160	11,645	12,177	13,760	14,448
Windsor-Sarnia	8,486	9,632	10,486	10,593	9,611	10,039	10,204	11,633	11,237
Stratford Bruce Peninsula	4,421	4,710	5,126	5,195	4,529	4,541	5,077	5,501	5,739
Northeast	6,436	6,989	7,210	7,560	7,232	7,602	8,420	9,823	8,705
Northwest	2,264	2,302	2,273	2,270	2,203	2,203	2,083	2,301	2,193
Ontario	202,352	221,821	242,996	219,382	192,164	209,469	227,687	274,580	271,195

MLS Sales Growth								2021	2022
	2014	2015	2016	2017	2018	2019	2020		
Ottawa	-0.1	5.5	4.6	8.3	2.1	6.1	2.8	5.8	-8.1
Kingston-Pembroke	-1.1	11.1	11.8	0.9	-11.1	5.6	12.2	15.0	-2.9
Muskoka-Kawarthas	5.5	16.3	10.2	-10.8	-17.5	8.2	22.7	14.6	-11.5
Toronto	5.1	9.1	11.3	-17.9	-15.6	11.9	8.2	30.0	5.0
Kitchener-Waterloo- Barrie	2.8	9.4	9.8	-8.3	-14.5	8.8	14.2	16.9	-7.7
Hamilton-Niagara Peninsula	6.5	12.2	7.6	-9.3	-12.4	11.3	10.2	15.4	-12.3
London	6.2	10.6	9.1	7.8	-13.1	4.3	4.6	13.0	5.0
Windsor-Sarnia	2.1	13.5	8.9	1.0	-9.3	4.5	1.6	14.0	-3.4
Stratford Bruce Peninsula	10.8	6.5	8.8	1.3	-12.8	0.3	11.8	8.4	4.3
Northeast	-4.5	8.6	3.2	4.9	-4.3	5.1	10.8	16.7	-11.4
Northwest	10.3	1.7	-1.3	-0.1	-3.0	0.0	-5.4	10.5	-4.7
Ontario	0.0	9.6	9.5	-9.7	-12.4	9.0	8.7	20.6	-1.2

MLS Average Price								2021	2022
	2014	2015	2016	2017	2018	2019	2020		
Ottawa	\$338,639	\$344,144	\$351,691	\$373,143	\$387,727	\$420,583	\$504,377	\$625,000	\$640,000
Kingston-Pembroke	\$251,444	\$262,037	\$276,278	\$305,360	\$332,053	\$357,770	\$426,198	\$532,748	\$562,049
Muskoka-Kawarthas	\$329,835	\$345,462	\$393,181	\$468,837	\$487,728	\$521,799	\$651,158	\$800,000	\$790,000
Toronto	\$574,695	\$629,422	\$740,221	\$836,414	\$797,664	\$828,469	\$940,926	\$1,069,833	\$1,150,070
Kitchener-Waterloo- Barrie	\$330,333	\$351,570	\$398,380	\$477,598	\$488,647	\$520,030	\$609,664	\$734,023	\$755,235
Hamilton-Niagara Peninsula	\$332,055	\$360,425	\$417,009	\$489,010	\$498,150	\$531,191	\$628,199	\$775,000	\$790,000
London	\$249,890	\$259,864	\$276,900	\$329,429	\$368,169	\$407,675	\$487,425	\$623,904	\$673,192
Windsor-Sarnia	\$187,888	\$195,079	\$215,793	\$250,771	\$284,929	\$319,312	\$389,620	\$506,506	\$535,883
Stratford Bruce Peninsula	\$241,401	\$251,308	\$270,376	\$301,132	\$348,223	\$384,382	\$456,370	\$571,182	\$593,093
Northeast	\$217,317	\$216,422	\$227,940	\$242,708	\$248,950	\$253,897	\$294,952	\$353,353	\$357,956
Northwest	\$208,909	\$215,922	\$218,881	\$236,639	\$233,035	\$239,256	\$261,938	\$301,328	\$309,412
Ontario	\$429,524	\$462,744	\$535,534	\$586,430	\$571,794	\$608,130	\$705,371	\$845,940	\$907,190

MLS Average Price Growth									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Ottawa	1.5	1.6	2.2	6.1	3.9	8.5	19.9	23.9	2.4
Kingston-Pembroke	0.8	4.2	5.4	10.5	8.7	7.7	19.1	25.0	5.5
Muskoka-Kawarthas	5.1	4.7	13.8	19.2	4.0	7.0	24.8	22.9	-1.2
Toronto	8.2	9.5	17.6	13.0	-4.6	3.9	13.6	13.7	7.5
Kitchener-Waterloo- Barrie	4.8	6.4	13.3	19.9	2.3	6.4	17.2	20.4	2.9
Hamilton-Niagara Peninsula	5.4	8.5	15.7	17.3	1.9	6.6	18.3	23.4	1.9
London	3.8	4.0	6.6	19.0	11.8	10.7	19.6	28.0	7.9
Windsor-Sarnia	4.3	3.8	10.6	16.2	13.6	12.1	22.0	30.0	5.8
Stratford Bruce Peninsula	4.4	4.1	7.6	11.4	15.6	10.4	18.7	25.2	3.8
Northeast	2.3	-0.4	5.3	6.5	2.6	2.0	16.2	19.8	1.3
Northwest	7.1	3.4	1.4	8.1	-1.5	2.7	9.5	15.0	2.7
Ontario		7.7	15.7	9.5	-2.5	6.4	16.0	19.9	7.2

MLS Sales									
	2014	2015	2016	2017	2018	2019	2020	2021	2022
Ottawa-Gatineau	14,094	14,842	15,756	17,327	17,698	18,868	19,264	20,600	18,500
%ch	0.3	5.3	6.2	10.0	2.1	6.6	2.1	6.9	-10.2
Kingston	3,195	3,430	3,871	4,014	3,662	3,767	4,112	4,611	4,450
%ch	-2.4	7.4	12.9	3.7	-8.8	2.9	9.2	12.0	-3.5
Peterborough	2,269	2,690	2,826	2,541	2,195	2,302	2,469	3,000	2,700
%ch	3.4	18.6	5.1	-10.1	-13.6	4.9	7.3	21.5	-10.0
Toronto	93,278	101,846	113,725	93,158	78,477	88,223	95,577	123,294	128,843
%ch	4.9	9.2	11.7	-18.1	-15.8	12.4	8.3	29.0	4.5
Oshawa	93,278	101,846	113,725	93,158	78,477	88,223	95,577	123,294	128,843
%ch	4.9	9.2	11.7	-18.1	-15.8	12.4	8.3	29.0	4.5
KCW	7,656	8,265	9,214	9,210	8,006	8,363	9,242	10,302	9,401
%ch	0.4	8.0	11.5	-0.0	-13.1	4.5	10.5	11.5	-8.7
Barrie	4,538	5,061	5,643	4,428	3,616	4,255	5,342	6,204	5,734
%ch	3.2	11.5	11.5	-21.5	-18.3	17.7	25.5	16.1	-7.6
Guelph	3,339	3,460	3,639	3,430	3,020	3,232	3,439	4,524	3,851
%ch	6.6	3.6	5.2	-5.7	-12.0	7.0	6.4	31.5	-14.9
Hamilton	12,926	14,193	14,761	13,624	11,982	13,388	14,528	16,500	14,800
%ch	6.0	9.8	4.0	-7.7	-12.1	11.7	8.5	13.6	-10.3
SCN	2,972	3,450	3,800	3,412	2,941	3,291	3,646	4,200	3,400
%ch	5.5	16.1	10.1	-10.2	-13.8	11.9	10.8	15.2	-19.0
Brantford	2,060	2,404	2,509	2,529	2,080	2,386	2,679	2,600	2,300
%ch	7.7	16.7	4.4	0.8	-17.8	14.7	12.3	-2.9	-11.5
London	8,136	8,952	9,683	10,565	9,187	9,532	10,023	11,232	11,794
%ch	7.3	10.0	8.2	9.1	-13.0	3.8	5.2	13.0	5.0
Windsor	5,627	6,613	7,267	7,368	6,637	7,011	7,122	8,043	7,722
%ch	0.3	17.5	9.9	1.4	-9.9	5.6	1.6	13.0	-4.0
Greater Sudbury	2,156	2,300	2,352	2,464	2,397	2,512	2,723	3,175	2,922
%ch	-6.6	6.7	2.3	4.8	-2.7	4.8	8.4	16.6	-8.0

SCN = St. Catharines-Niagara

KCW = Kitchener-Cambridge-Waterloo

MLS Price	2014	2015	2016	2017	2018	2019	2020	2021	2022
Ottawa-Gatineau	\$363,161	\$369,477	\$373,604	\$394,464	\$408,974	\$443,368	\$531,598	\$655,000	\$688,000
%ch	1.2	1.7	1.1	5.6	3.7	8.4	19.9	23.2	5.0
Kingston	\$286,327	\$299,117	\$308,350	\$331,147	\$363,896	\$390,214	\$460,844	\$575,392	\$604,162
%ch	0.7	4.5	3.1	7.4	9.9	7.2	18.1	24.0	5.0
Peterborough	\$289,386	\$308,238	\$341,591	\$412,759	\$439,239	\$468,534	\$555,154	\$700,000	\$690,000
%ch	2.6	6.5	10.8	20.8	6.4	6.7	18.5	26.1	-1.4
Toronto	\$566,491	\$622,047	\$729,592	\$823,874	\$787,976	\$819,544	\$929,673	\$1,041,233	\$1,108,913
%ch	8.1	9.8	17.3	12.9	-4.4	4.0	13.4	12.0	6.5
Oshawa	\$566,491	\$622,047	\$729,592	\$823,874	\$787,976	\$819,544	\$929,673	\$1,041,233	\$1,108,913
%ch	8.1	9.8	17.3	12.9	-4.4	4.0	13.4	12.0	6.5
KCW	332,648	345,108	384,388	465,466	481,125	522,273	612,239	742,837	761,715
%ch	4.2	3.7	11.4	21.1	3.4	8.6	17.2	21.3	2.5
Barrie	343,956	377,313	446,406	536,534	516,989	532,232	629,320	726,374	742,148
%ch	7.5	9.7	18.3	20.2	-3.6	2.9	18.2	15.4	2.2
Guelph	364,237	388,853	441,075	527,668	534,050	566,014	659,618	781,245	800,404
%ch	3.8	6.8	13.4	19.6	1.2	6.0	16.5	18.4	2.5
Hamilton	384,148	419,558	488,748	559,258	562,869	590,393	691,622	860,000	875,000
%ch	5.8	9.2	16.5	14.4	0.6	4.9	17.1	24.3	1.7
SCN	272,710	295,379	347,728	429,605	434,692	481,465	573,940	705,000	720,000
%ch	4.1	8.3	17.7	23.5	1.2	10.8	19.2	22.8	2.1
Brantford	268,984	292,962	335,021	398,858	418,921	453,434	549,407	705,000	715,000
%ch	2.7	8.9	14.4	19.1	5.0	8.2	21.2	28.3	1.4
London	253,560	262,341	278,389	329,898	366,756	408,552	488,621	628,818	679,123
%ch	3.4	3.5	6.1	18.5	11.2	11.4	19.6	29.0	8.0
Windsor	187,935	197,009	222,396	259,978	294,646	329,735	402,730	519,267	547,827
%ch	4.4	4.8	12.9	16.9	13.3	11.9	22.1	29.0	5.5
Greater Sudbury	249,961	242,303	252,484	259,920	263,167	271,510	311,957	351,243	357,723
%ch	1.9	-3.1	4.2	2.9	1.2	3.2	14.9	12.6	1.8
Thunder Bay	208,909	215,922	218,881	236,639	233,035	239,256	261,938	301,328	309,412
%ch	7.1	3.4	1.4	8.1	-1.5	2.7	9.5	15.0	2.7

SCN = St. Catharines-Niagara
 KCW = Kitchener-Cambridge-Waterloo

Terms

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