Economic Commentary

November 17 2025

Housing market trends tick higher in October

Canadian housing market trends firmed up in October as national sales increased, and prices nudged higher on strength in the most western provinces and Atlantic. Total MLS® sales reached a seasonally- adjusted 40.4k units, which was up 0.9 per cent from September, but still 4.4 per cent lower on a year-over-year basis. While sales have rebounded from the tariff-threat induced downturn in the spring, levels within the weaker range exhibited since 2022. Sales are still down sharply from 2021, and about seven per cent lower pre-pandemic levels even with strong growth in the population base. Housing market demand continues to be held back by affordability constraints, even as mortgage rates have eased, and economic uncertainty.

The average national price rose 0.2 per cent to $699.2k, but down 1.1 per cent y/y as aggregate market conditions remained broadly balanced, albeit with elevated new listings flow. The quality-adjusted composite price index, which captures larger markets, rose 0.2 per cent m/m, but fell 3.1 per cent y/y, pointing to soft conditions. Deeper declines are observed in the townhome (-4.2 per cent y/y) and apartment markets (-5.1 per cent). Weak demand and excess listings (including new home inventory) in some markets continue to temper prices.

Key regional sales and price fluctuations

While the national sales and price pattern were steady in October, there were key regional fluctuations. Sales growth was led by B.C. (2.0 per cent) and Alberta (1.8 per cent) in the west, although both provinces have seen sales slump over the last 12 months. Meanwhile, sales jumped by 5-7 per cent in the Atlantic provinces with Quebec sales up 2.7 per cent. Provinces recording increases rebounded from September declines. In contrast, both Saskatchewan (-4.3 per cent) and Manitoba (-5.0 per cent) reported retracements following prior month gains, while Ontario sales nudged lower.

On a metro basis, Lower Mainland and Calgary sales rose by about 4 per cent, with Halifax up 12 per cent. Toronto sales fell 2.3 per cent.

A steady national average price masked significant changes at a provincial level. B.C (1.3 per cent) and Alberta (3.3 per cent) reported stronger monthly gains, with the former led by an increase in the Fraser Valley. Ontario's average price fell 0.8 per cent with a 2.3 per cent drop in Toronto, and mixed patterns in other provinces. On a year-over-year basis, the average price fell 1.0 per cent, but only Ontario (-5.5 per cent) recorded a decline. Prices outside Ontario and B.C. were up by more than 4 per cent in nearly all provinces.

While monthly fluctuations are normal, we emphasize again that markets are localized and a national market does not exist. Year-over-year price changes highlight this fact. This was discussed in our recent commentary. Weakness in Canadian housing is driven by B.C. and Ontario, where home sales are sharply below pre-pandemic levels, while trending well above in most other regions. Similarly, average price trends have declined significantly from peak in both provinces but continue to push new record highs elsewhere. We view this divergence as reflecting deep affordability issues caused by high prices and subsequent interest rate spikes in prior years which have been amplified by more recent economic risks and lower consumer confidence. In contrast, more affordable regions have attracted more interprovincial migrants, and given lower prices, households are more able to withstand potential recessionary shocks to incomes.

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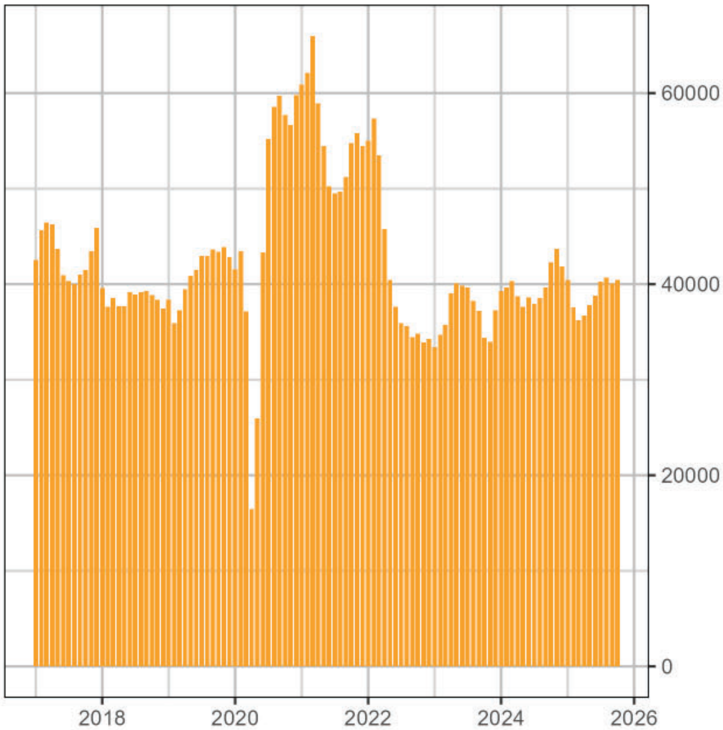
Canada MLS Activity

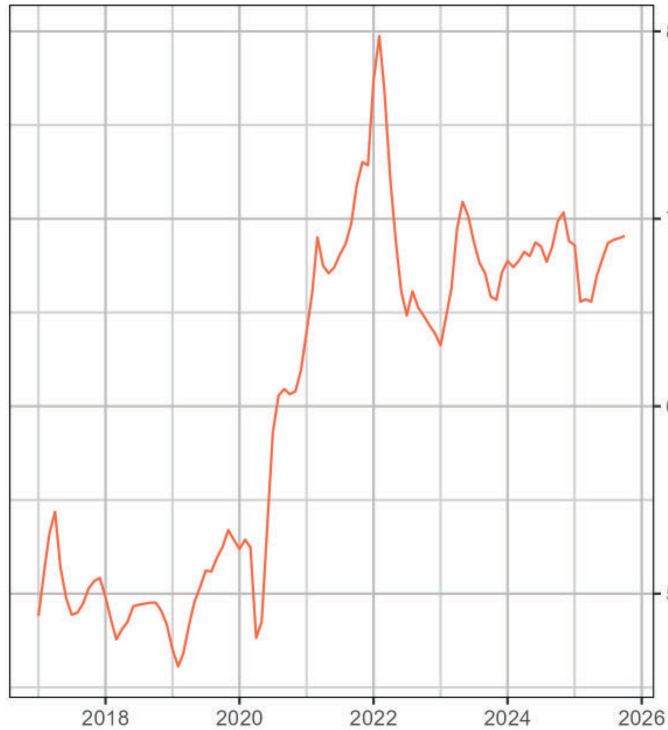
Unit sales

Last data point: 2025-10-01



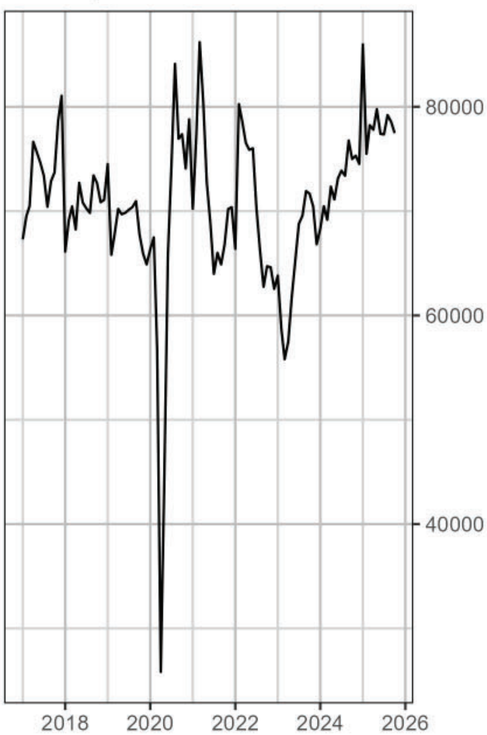
Average Price, $000s

Last data point: 2025-10-01



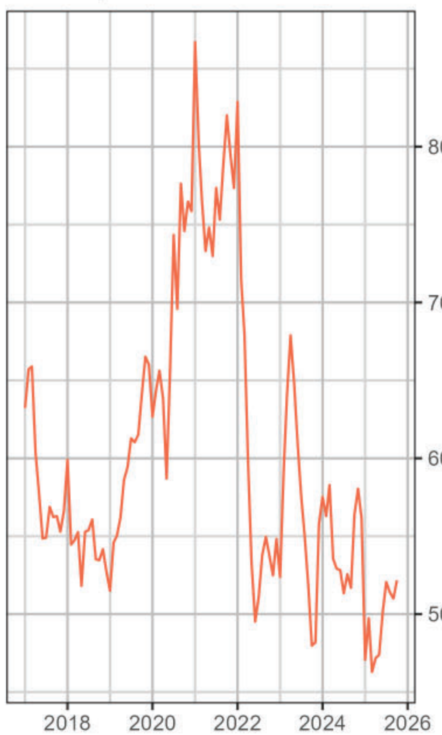
New listings

Last data point: 2025-10-01



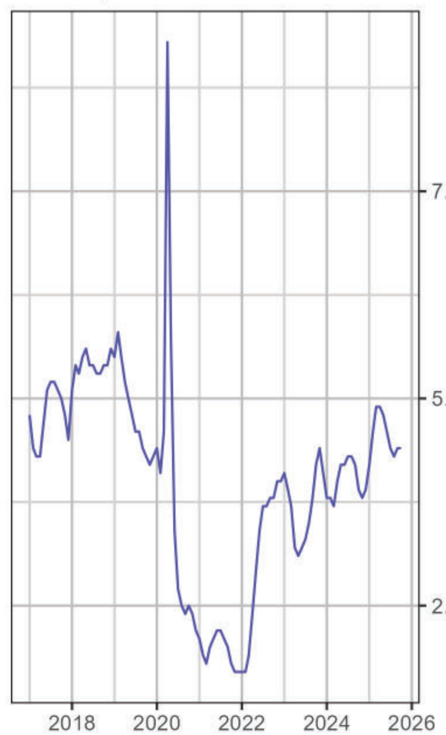
Sales-to-new listings

Last data point: 2025-10-01



Months of inventory

Last data point: 2025-10-01

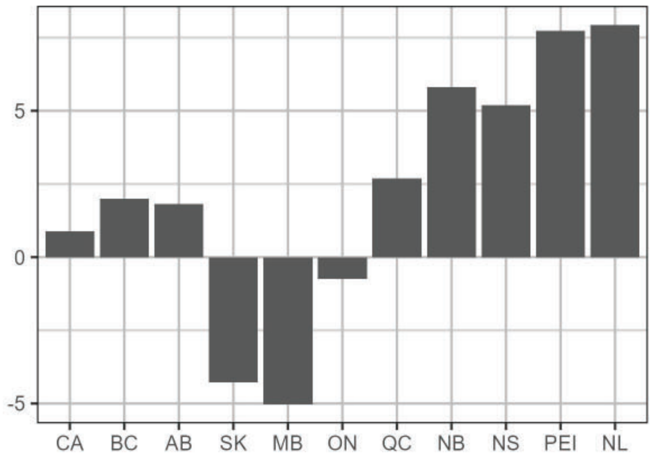


CREA, Central 1

Provincial MLS Activity

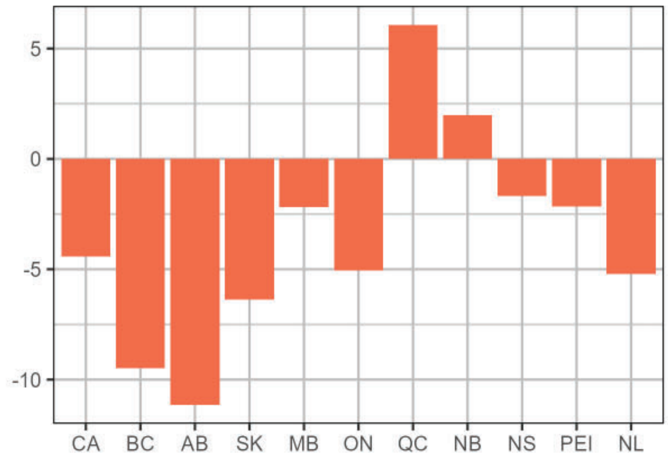
MLS unit sales, monthly % change

Last data point: 2025-10-01



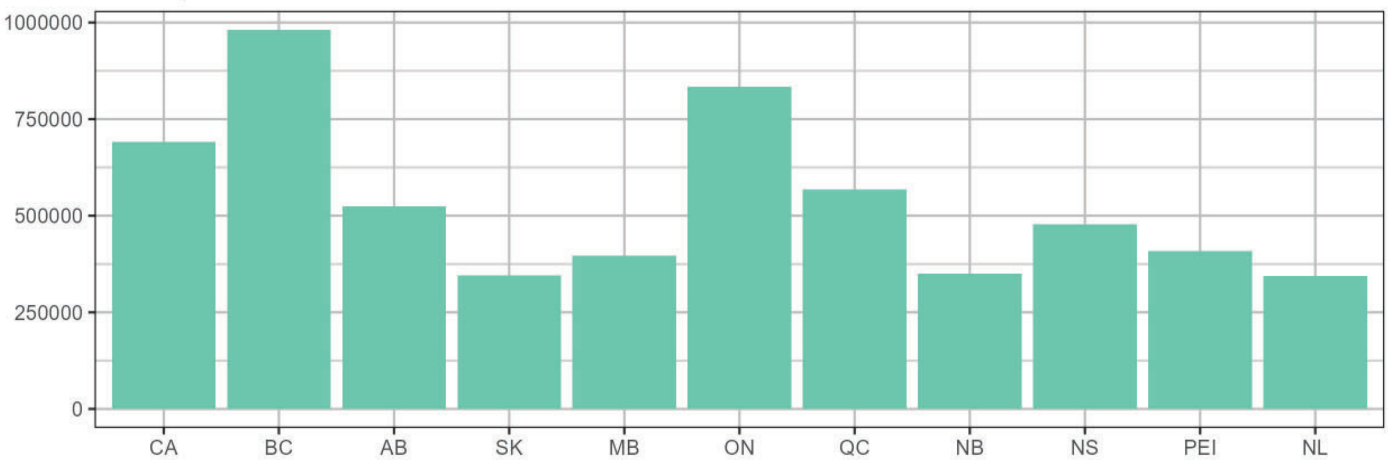
MLS unit sales, 12-month % change

Last data point: 2025-10-01



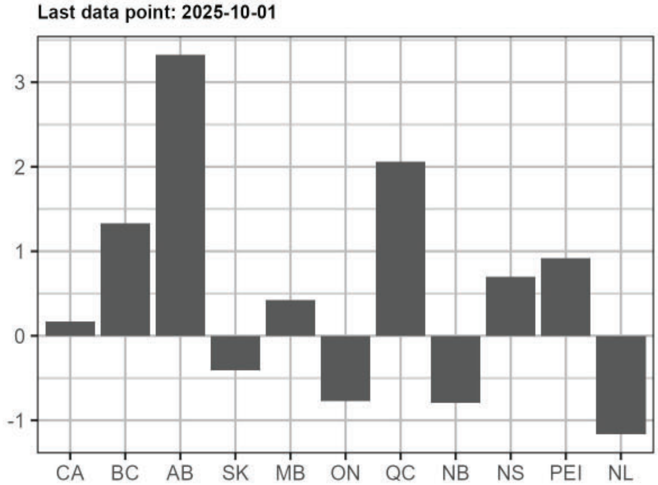
MLS Average Price, $

Last data point: 2025-10-01



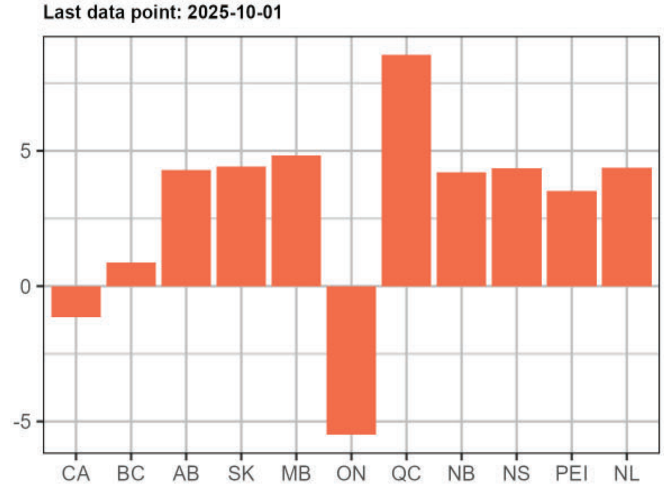
MLS Average Price, monthly % change

Last data point: 2025-10-01



MLS Average Price, 12-month % change

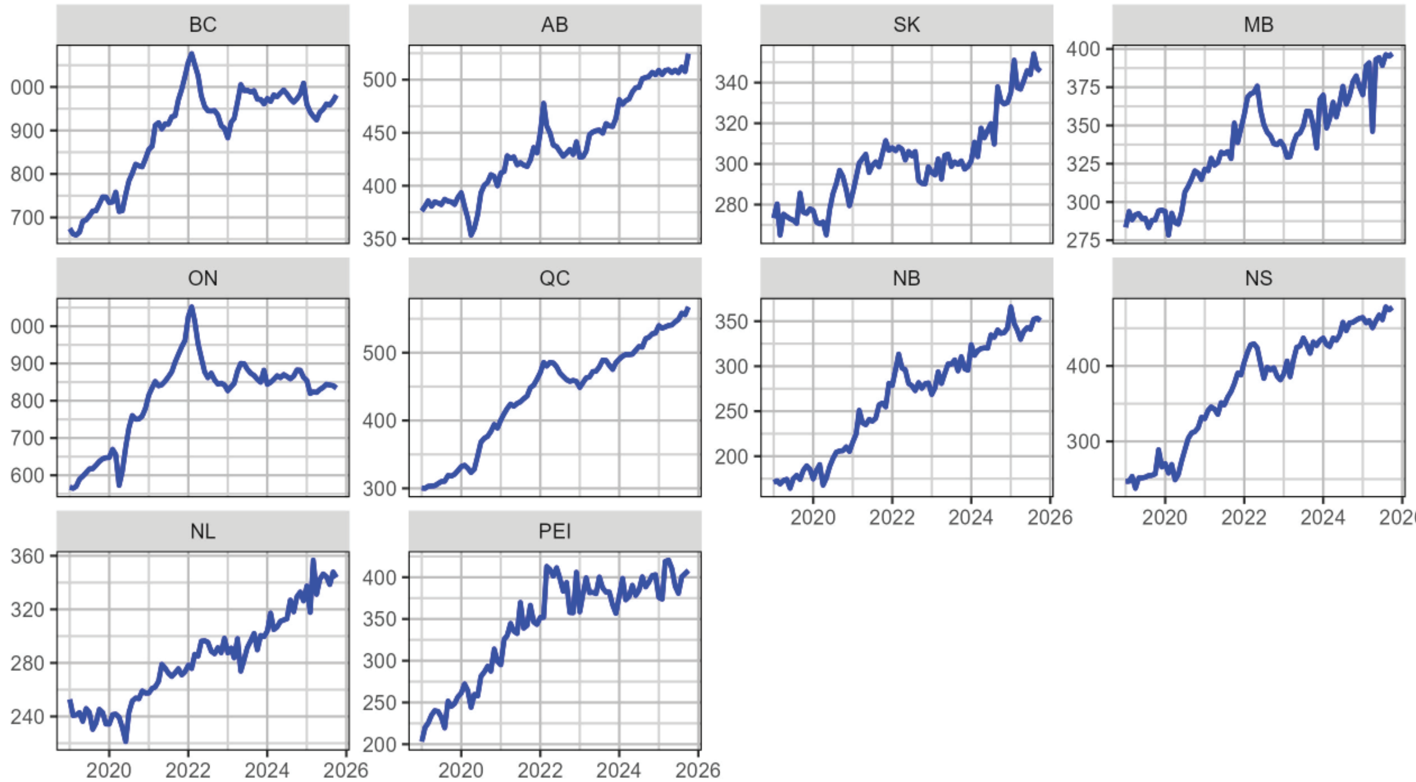
Last data point: 2025-10-01



CREA, Central 1

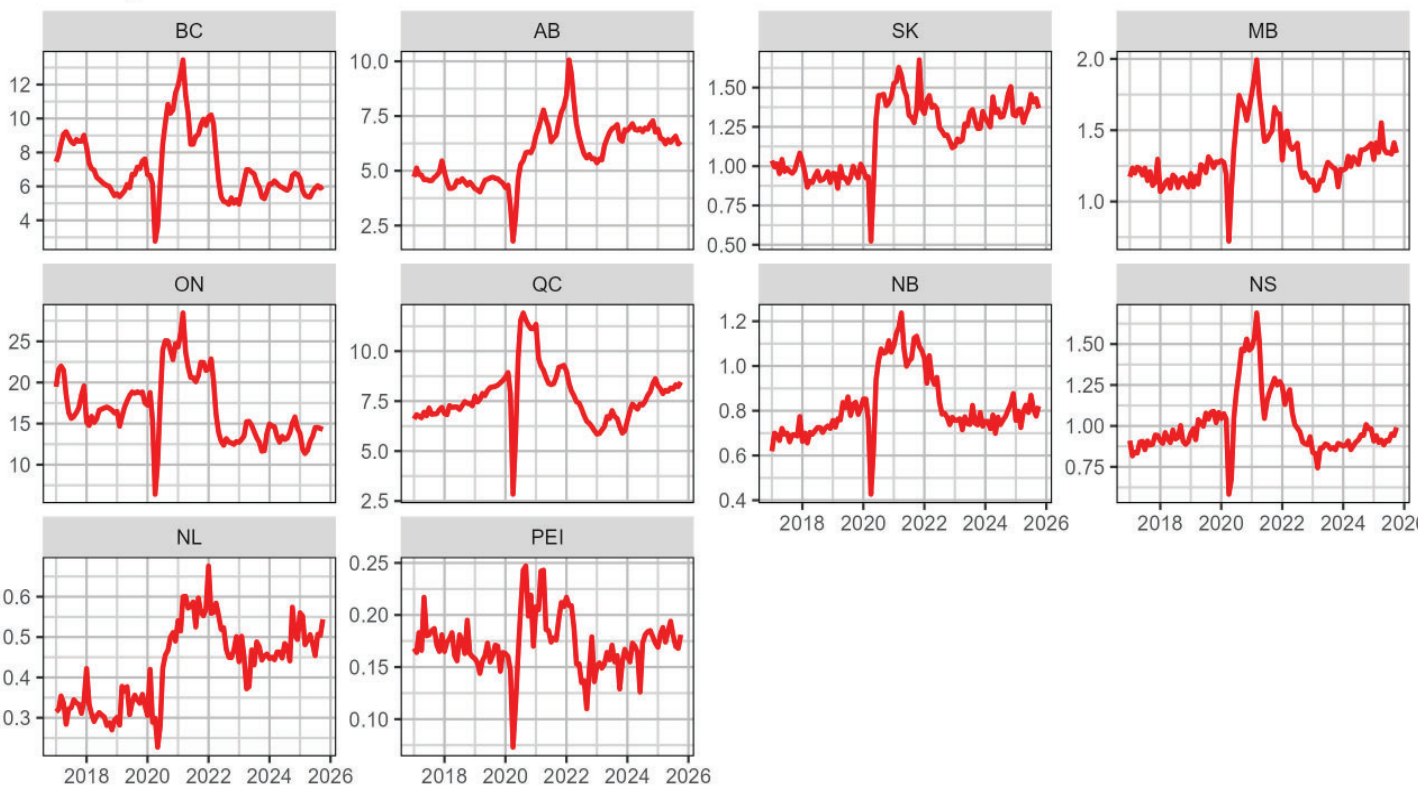
MLS Average Price ($000s)

Last data point: 2025-10-01



MLS Sales - Units (000s)

Last data point: 2025-10-01



MLS® Housing Summary										
Oct-25	Unit Sales					Average Price				
	Sales, 000s	m/m ch	prior m/m % ch	m/m % ch	y/y % ch	Price, $000s	m/m ch	prior m/m % ch	m/m % ch	y/y % ch
CA	**40.4**	***0.4***	*-1.6*	***0.9***	***-4.4***	**690.9**	***1.2***	*0.1*	***0.2***	***-1.1***
BC	**6.0**	***0.1***	*-2.5*	***2.0***	***-9.5***	**981.1**	***12.9***	*1.0*	***1.3***	***0.9***
AB	**6.3**	***0.1***	*-5.4*	***1.8***	***-11.1***	**524.5**	***16.9***	*-0.8*	***3.3***	***4.3***
SK	**1.4**	***-0.1***	*1.5*	***-4.3***	***-6.4***	**345.6**	***-1.4***	*-2.0*	***-0.4***	***4.4***
MB	**1.3**	***-0.1***	*5.9*	***-5.0***	***-2.2***	**396.9**	***1.7***	*-0.3*	***0.4***	***4.8***
ON	**14.3**	***-0.1***	*-0.8*	***-0.7***	***-5.1***	**834.1**	***-6.5***	*-0.2*	***-0.8***	***-5.5***
QC	**8.5**	***0.2***	*-1.0*	***2.7***	***6.1***	**567.5**	***11.5***	*-0.4*	***2.1***	***8.5***
NB	**0.8**	***0.0***	*-3.7*	***5.8***	***2.0***	**350.6**	***-2.8***	*0.4*	***-0.8***	***4.2***
NS	**1.0**	***0.0***	*-0.9*	***5.2***	***-1.7***	**477.7**	***3.3***	*-0.8*	***0.7***	***4.4***
PEI	**0.2**	***0.0***	*-1.2*	***7.7***	***-2.2***	**408.1**	***3.7***	*0.9*	***0.9***	***3.5***
NL	**0.5**	***0.0***	*-0.6*	***7.9***	***-5.2***	**343.8**	***-4.1***	*2.7*	***-1.2***	***4.4***

Source: CREA, Central 1

MLS® Supply Conditions						
Oct-25	New Listings				Sales-to-New Listings	Months of Inventory
	Units, 000s	prior m/m % ch	m/m % ch	y/y % ch		
CA	**77.5**	*-0.8*	***-1.4***	***3.3***	**52.2**	**4.4**
BC	**13.3**	*1.2*	***-2.6***	***-4.1***	**45.2**	**6.6**
AB	**10.5**	*-2.1*	***0.1***	***4.3***	**60.6**	**3.1**
SK	**2.0**	*-2.0*	***4.3***	***9.5***	**67.0**	**3.1**
MB	**1.8**	*2.2*	***-4.5***	***-0.3***	**73.0**	**2.2**
ON	**33.7**	*-1.7*	***-1.9***	***4.3***	**42.5**	**4.4**
QC	**12.2**	*-0.6*	***-1.2***	***7.3***	**69.1**	**4.2**
NB	**1.3**	*-1.2*	***9.5***	***7.0***	**64.8**	**3.9**
NS	**1.4**	*0.3*	***-1.0***	***6.6***	**69.1**	**4.3**
PEI	**0.3**	*2.0*	***4.0***	***6.5***	**58.2**	**6.2**
NL	**0.8**	*11.6*	***-5.0***	***2.4***	**66.7**	**4.3**

Source: CREA, Central 1

MLS® Housing Market Summary, Select Metro Areas										
Oct/2025	MLS® Sales					MLS® Price				
	Units, 000s	m/m ch	prior m/m % ch	m/m % ch	y/y % ch	Price, $000s	m/m ch	prior m/m % ch	m/m % ch	y/y % ch
Fraser Valley, BC	1.0	0.0	1.0	3.7	-14.5	1023.3	23.1	-0.7	2.3	-1.0
Greater Vancouver, BC	2.1	0.1	-4.9	4.2	-13.5	1263.5	6.2	1.0	0.5	1.3
Calgary, AB	2.5	0.1	-3.3	4.1	-12.3	664.4	31.3	-0.6	4.9	4.0
Edmonton, AB	2.3	-0.1	-3.8	-2.1	-15.9	450.9	3.4	-1.3	0.8	3.2
Saskatoon, SK	0.6	0.0	1.7	-0.5	-1.0	407.8	-5.1	-6.9	-1.2	2.2
Winnipeg, MB	1.2	-0.1	5.9	-4.2	-1.2	417.1	1.8	-0.2	0.4	4.2
Toronto, ON	5.6	-0.1	2.0	-2.3	-8.2	1047.1	-15.3	0.1	-1.4	-7.3
Ottawa, ON	1.1	0.1	-7.6	6.1	2.5	729.2	25.3	-1.1	3.6	5.3
Halifax, NS	0.5	0.1	-4.4	12.0	2.5	620.5	18.5	-2.0	3.1	4.1