



2022 CANADIAN HOUSING MARKET OUTLOOK

REGION	AVERAGE RESIDENTIAL SALE PRICE**		YOY INCREASE/DECREASE (%)	NUMBER OF SALES		YOY INCREASE/DECREASE (%)	2022 SALE PRICE ESTIMATE (%)	2022 PRICE ESTIMATE*	2022 NUMBER OF SALES ESTIMATE (%)
	2020 (Full Year)	2021 (Jan. 1 – Oct. 31)	(+/-)	2020 (Jan. 1 – Oct. 31)	2021 (Jan. 1 – Oct. 31)	(+/-)	(+/-)		(+/-)
WESTERN CANADA									
Nanaimo	\$451,584.00	\$562,920.00	25%	2,081	2,579	24%	8%	\$607,953.60	-10%
Greater Vancouver Area	\$1,083,356.00	\$1,226,673.00	13%	24,862	37,972	53%	5.5%	\$1,294,140.02	N/A
Victoria	\$792,822.00	\$904,663.00	14%	6,514	8,142	25%	5%	\$949,896.15	-10%
Kelowna	\$643,362.00	\$761,515.00	18%	4,939	6,972	41%	9%	\$830,051.35	3%
Calgary	\$457,781.00	\$494,327.00	8%	13,522	23,848	76%	2.5%	\$506,685.18	4%
Edmonton	\$362,447.00	\$377,848.00	4%	14,543	21,520	48%	7%	\$404,297.36	5%
Regina****	\$305,000.00	\$323,000.00	6%	3,152	3,429	9%	3.5%	\$334,305.00	2.5%
Winnipeg	\$287,343.00	\$311,941.00	9%	4,148	4,895	18%	3.5%	\$322,858.94	7%
ONTARIO									
Sault Ste. Marie	\$208,758.00	\$272,090.00	30%	2,049	2,568	25%	15%	\$312,903.50	10%
Windsor	\$410,840.00	\$540,462.00	32%	7,759	7,692	-1%	9.5%	\$591,805.89	5.5%
Thunder Bay***	\$247,331.66	\$273,350.66	11%	1,098	1,228	12%	10%	\$300,685.73	5%
Collingwood/Georgian Bay	\$678,309.00	\$859,224.00	27%	2,819	2,401	-15%	9.5%	\$940,850.28	3%
Sudbury	\$328,591.00	\$402,381.00	22%	2,333	2,201	-6%	5%	\$422,500.05	-3%
North Bay	\$285,500.00	\$391,000.00	37%	910	1,328	46%	4%	\$406,640.00	10%
Grand Bend	\$653,005.00	\$883,699.00	35%	255	215	-16%	7.5%	\$949,976.43	10%****
London	\$487,500.00	\$633,700.00	30%	7,826	9,622	23%	10%	\$697,070.00	0%
Kitchener-Waterloo	\$612,629.00	\$785,607.00	28%	6,832	7,026	3%	6%	\$832,743.42	10%
Niagara	\$541,632.00	\$689,648.00	27%	6,076	7,215	19%	14%	\$786,198.72	10%
Hamilton	\$622,470.00	\$784,054.00	26%	6,717	7,536	12%	16%	\$909,502.64	4%
Burlington	\$876,115.00	\$1,063,321.00	21%	1,965	2,102	7%	17%	\$1,244,085.57	2%
Oakville	\$1,299,929.00	\$1,578,275.00	21%	2,207	2,579	17%	7.5%	\$1,696,645.63	3.5%
Mississauga	\$881,728.00	\$1,009,005.00	14%	8,671	9,960	15%	14%	\$1,150,265.70	-8%
Brampton	\$869,107.00	\$1,085,417.00	25%	9,804	10,578	8%	8%	\$1,172,250.36	2%
Toronto	\$986,085.00	\$1,054,992.00	7%	26,134	37,559	44%	10%	\$1,160,491.20	-8%



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	2020 (Full Year)	2021 (Jan. 1 – Oct. 31)	(+/-)	2020 (Jan. 1 – Oct. 31)	2021 (Jan. 1 – Oct. 31)	(+/-)	(+/-)		(+/-)
ONTARIO									
York Region	\$1,066,379.00	\$1,276,152.00	20%	14,386	19,751	37%	10%	\$1,403,767.20	4%
Barrie	\$502,000.00	\$770,000.00	53%	3,453	3,017	-13%	15%	\$885,500.00	-15%
Muskoka	\$480,840.00	\$624,464.00	30%	918	1,031	12%	20%	\$749,356.80	10%
Durham Region	\$706,810.00	\$914,548.00	29%	11,055	13,039	18%	7%	\$978,566.36	7%
Peterborough/Kawartha Lakes	\$535,575.00	\$685,298.00	28%	2,300	2,812	22%	10%	\$753,827.80	4%
Kingston	\$471,488.00	\$581,037.00	23%	1,923	2,205	15%	10%	\$639,140.70	-5%
Ottawa	\$529,649.00	\$647,538.00	22%	16,422	18,047	10%	5%	\$679,914.90	-2%
ATLANTIC CANADA									
Moncton, NB	\$218,738.00	\$277,279.00	27%	3,217	3,945	23%	20%	\$332,734.80	20%
Saint John, NB	\$202,757.00	\$257,568.00	27%	3,513	3,625	3%	7.5%	\$276,885.60	5%
Fredericton, NB	\$208,464.00	\$255,926.00	23%	2,293	2,647	15%	5%	\$268,722.30	10%
Charlottetown, PEI	\$316,750.00	\$377,150.00	19%	763	766	0%	8.5%	\$409,207.75	0%
Southern Nova Scotia	\$189,490.00	\$228,445.00	21%	4,256	5,146	21%	10%	\$251,289.50	5%
Halifax	\$366,564.00	\$464,864.00	27%	6,198	6,582	6%	17%	\$543,890.88	3.5%
St. John's, NFLD	\$306,613.00	\$322,014.00	5%	1,113	1,751	57%	5%	\$338,114.70	12%

The outlook for 2022 is an estimate provided by RE/MAX Canada brokers and realtors. Each RE/MAX office is independently owned and operated.

* The predicted 2022 price is based on the 2022 estimated sale price increase.

** 2020 average residential sale price numbers were full-year, 2021 were from January 1, 2021-October 31, 2021.

*** Classified condos as: townhome or apartment style, and classified townhomes as semi-detached - semi-detached and detached single homes are separated.

**** Included townhomes with condominiums - prices and number of properties sold.

***** Freeholds only.

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