Housing Trends & Affordability

Canadian housing affordability slips in Q1 as Vancouver, Toronto dominate national measure

Housing affordability is the cost of owning a home at market price as a share of household income, so a higher number means housing is less affordable.

- **Nationwide affordability deteriorates**
  - In Q1, RBC’s housing affordability measure rose to 47.1%, the highest level since Q2 2010.

- **Prices rise rapidly in Canadian housing hot spots**
  - Vancouver area Q1 affordability surged to 87.6%, the highest ever recorded in Canada.

- **Changes modest in most other areas**
  - Measures for Saint John, New Brunswick area are most affordable among all Canadian cities.

- Generally, home price increases were the main factor contributing to higher ownership costs.

- Victoria area market affordability measure climbed by 1.0 percentage point to 47.4% in the first quarter of 2016.

- Affordability for some or all housing categories improved in Regina, Saskatoon, Winnipeg, Ottawa and Halifax.

RBC