



HOME RESALE AND PRICE FORECAST

November 2025

Home resales forecast (units)

	2017	2018	2019	2020	2021	2022	2023	2024	2025f	2026f
Canada*	517,000	462,100	492,800	555,200	667,800	498,500	443,300	478,300	470,700	502,300
	-4.5	-10.6	6.6	12.7	20.3	-25.4	-11.1	7.9	-1.6	6.7
British Columbia	103,300	78,300	77,000	93,300	123,900	80,300	72,900	74,400	70,500	76,000
	-7.3	-24.2	-1.7	21.2	32.8	-35.2	-9.2	2.1	-5.2	7.8
Alberta	57,700	53,500	53,500	55,500	85,300	84,100	76,500	83,500	77,600	82,600
	4.2	-7.3	0.0	3.7	53.7	-1.4	-9.0	9.2	-7.1	6.4
Saskatchewan	12,000	11,200	11,300	14,100	17,500	15,500	15,000	16,300	16,500	17,100
	-2.4	-6.7	0.9	24.8	24.1	-11.4	-3.2	8.7	1.2	3.6
Manitoba	14,400	13,500	14,700	16,800	19,700	15,700	14,200	15,800	16,500	16,700
	-0.7	-6.3	8.9	14.3	17.3	-20.3	-9.6	11.3	4.4	1.2
Ontario	221,700	193,500	211,600	231,200	272,900	183,900	161,800	169,400	161,300	176,200
	-9.6	-12.7	9.4	9.3	18.0	-32.6	-12.0	4.7	-4.8	9.2
Quebec	82,500	86,400	96,300	112,200	109,500	87,100	75,900	90,200	98,200	102,000
	5.6	4.7	11.5	16.5	-2.4	-20.5	-12.9	18.8	8.9	3.9
New Brunswick	8,000	8,200	9,300	10,600	13,000	10,300	8,900	9,300	9,700	10,300
	5.3	2.5	13.4	14.0	22.6	-20.8	-13.6	4.5	4.3	6.2
Nova Scotia	10,600	11,100	12,300	13,900	15,900	12,400	10,300	11,100	11,200	12,100
	5.0	4.7	10.8	13.0	14.4	-22.0	-16.9	7.8	0.9	8.0
Prince Edward Island	2,100	2,100	1,900	2,100	2,400	2,000	1,900	2,000	2,200	2,200
	0.0	0.0	-9.5	10.5	14.3	-16.7	-5.0	5.3	10.0	0.0
Newfoundland & Labrador	3,900	3,700	4,100	4,700	6,800	6,300	5,400	5,700	6,100	6,100
	-7.1	-5.1	10.8	14.6	44.7	-7.4	-14.3	5.6	7.0	0.0

* Includes sales in the Territories.

Annual percent changes are in italics.

Source: Canadian Real Estate Association, RBC Economics

Home price forecast

Aggregate price	2017	2018	2019	2020	2021	2022	2023	2024	2025f	2026f
Canada	531,300	544,000	552,800	605,400	719,500	808,600	787,500	811,800	820,400	812,700
	10.6	2.4	1.6	9.5	18.8	12.4	-2.6	3.1	1.1	-0.9
British Columbia	770,300	811,400	781,800	847,600	992,500	1,124,700	1,120,100	1,173,100	1,166,000	1,157,900
	8.0	5.3	-3.6	8.4	17.1	13.3	-0.4	4.7	-0.6	-0.7
Alberta	428,500	427,400	420,200	419,900	442,500	476,300	484,500	529,300	561,300	561,000
	0.9	-0.3	-1.7	-0.1	5.4	7.6	1.7	9.2	6.0	-0.1
Saskatchewan	328,700	324,900	320,300	322,800	336,100	347,400	346,000	359,500	381,900	389,400
	-0.8	-1.2	-1.4	0.8	4.1	3.4	-0.4	3.9	6.2	2.0
Manitoba	295,900	298,200	303,700	312,900	344,500	373,800	360,700	381,700	417,400	429,100
	2.9	0.8	1.8	3.0	10.1	8.5	-3.5	5.8	9.4	2.8
Ontario	586,600	594,300	618,800	693,100	847,600	954,000	906,000	910,200	903,000	885,500
	16.4	1.3	4.1	12.0	22.3	12.6	-5.0	0.5	-0.8	-1.9
Quebec	325,100	338,100	356,800	393,400	463,200	520,200	526,900	564,900	609,100	616,500
	3.7	4.0	5.5	10.3	17.7	12.3	1.3	7.2	7.8	1.2
New Brunswick	204,600	211,200	214,400	218,400	260,100	322,200	342,100	370,900	393,200	398,200
	0.2	3.2	1.5	1.9	19.1	23.9	6.2	8.4	6.0	1.3
Nova Scotia	268,200	271,600	279,100	301,500	377,300	460,900	470,900	503,000	527,200	533,200
	3.9	1.3	2.8	8.0	25.1	22.2	2.2	6.8	4.8	1.1
Prince Edward Island	240,000	267,100	277,600	311,900	367,900	419,400	432,200	453,700	466,100	467,900
	11.0	11.3	3.9	12.4	18.0	14.0	3.1	5.0	2.7	0.4
Newfoundland & Labrador	294,600	284,600	272,500	271,400	290,400	321,000	328,100	350,800	376,100	383,400
	-1.3	-3.4	-4.3	-0.4	7.0	10.5	2.2	6.9	7.2	1.9

Annual percent changes are in italics.

Source: RPS, Statistics Canada, RBC Economics

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