

RE/MAX® 2025 HOUSING MARKET OUTLOOK

MARKET	AVERAGE RESIDENTIAL SALE PRICE		Y-O-Y CHANGE	NUMBER OF SALES		Y-O-Y CHANGE	NUMBER OF LISTINGS		Y-O-Y CHANGE	2025 AVG. PRICE ESTIMATE*	2025 AVG. PRICE ESTIMATE**	2025 AVG. SALES ESTIMATE*	2025 MARKET CONDITIONS
	2023 (January 1-October 31)	2024 (January-October 31)	(+/- %)	2023 (January 1-October 31)	2024 (January 1-October 31)	(+/- %)	2023 (January 1-October 31)	2024 (January 1-October 31)	(+/- %)	(+/- %)	(\$)	(+/- %)	
Vancouver Island, BC	\$707,663	\$728,908	3.0%	7,308	7,307	-0.01%	13,779	15,501	12.5%	4.0%	\$758,064.30	10%	Balanced
Victoria, BC	\$927,033	\$965,394	4.1%	407	654	60.7%	2,756	3,161	14.7%	4.0%	\$1,004,009.8	5.0%	Seller's
Greater Vancouver, BC	\$1,277,294	\$1,292,992	1.2%	23,044	22,459	-2.5%	45,110	53,825	19.3%	7.0%	\$1,383,501.40	20%	Seller's
Kelowna/ Central Okanagan, BC	\$830,328	\$813,974	-2.0%	3,616	3,332	-7.9%	19,341	29,474	52.4%	3.0%	\$838,393.20	4.0%	Balanced
Calgary, AB	\$571,600	\$592,500	3.7%	2,171	2,174	0.1%	3,190	4,966	55.7%	5.0%	\$622,125.00	2.0%	Buyers/ Balanced/ Sellers
Edmonton, AB	\$400,833	\$431,839	7.7%	19,799	25,252	27.5%	31,159	33,109	6.3%	10%	\$475,022.90	4.0%	Sellers
Regina, SK	\$307,325	\$325,809	6.0%	3,019	3,447	14.2%	979	777	-20.60%	3.0%	\$335,583.30	NA	Seller's
Winnipeg, MB	\$402,956	\$434,513	7.8%	6,002	6,613	10.2%	NA	NA	NA	5.0%	\$456,238.70	5.0%	Balanced
Sudbury, ON	\$445,576	\$464,749	4.3%	2,254	2,459	9.1%	3,900	4,200	7.7%	5.0%	\$487,986.50	0%	Seller's
North Bay, ON	\$445,481	\$449,081	0.8%	359	438	22.0%	1,035	1,057	2.1%	5.0%	\$471,535.10	5.0%	Seller's
London, ON	\$652,100	\$642,265	-1.5%	5,963	6,898	15.7%	11,536	14,836	28.6%	4.5%	\$671,166.90	10%	NA
Kitchener-Waterloo, ON	\$772,689	\$770,767	-0.2%	3,825	3,706	-3.1%	6,607	10,193	54.3%	6.0%	\$817,013.02	9.0%	Balanced
Simcoe County, ON	\$810,249	\$804,250	-0.7%	2,361	1,659	-29.7%	4,613	4,140	-10.3%	10%	\$884,675.00	25%	Seller's
Hamilton, ON	\$802,493	\$810,093	0.9%	5,405	5,334	-1.3%	13,121	17,778	35.5%	2.3%	\$828,320.10	5.0%	Buyer's
Burlington, ON	\$1,103,431	\$1,132,823	2.7%	2,078	2,020	-2.8%	3,593	5,161	43.6%	4.5%	\$1,183,800.00	6.0%	Buyer's
Niagara, ON	\$700,098	\$695,384	-0.7%	5,425	5,652	4.2%	21,792	28,031	28.6%	2.0%	\$709,291.70	4.0%	Buyer's/ Balanced
Peterborough, ON	\$640,767	\$623,551	-2.7%	660	951	44.1%	1,859	1,758	-5.4%	5.0%	\$654,728.60	4.0%	Buyer's
Kawartha Lakes, ON	\$747,355	\$750,510	0.4%	839	959	14.3%	2,322	2,538	9.3%	4.0%	\$780,530.40	4.0%	Buyer's

*The outlooks for 2025 are estimates provided by RE/MAX Canada brokers and agents. Each RE/MAX office is independently owned and operated. **The estimated 2025 average price change (+/-%) is relative to 2024 (January-October 2024) average price. The estimated dollar value (\$) is calculated based on the estimated % increase/decrease provided by RE/MAX brokers.

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	2023 (January 1- July 31)	2024 (January- July 31)	(+/- %)	2023 (January 1- July 31)	2024 (January 1- July 31)	(+/- %)	2023 (January 1-July 31)	2024 (January 1-July 31)	(+/- %)	(+/- %)	(\$)	(+/- %)	
Mississauga, ON	\$1,068,367	\$1,065,923	-0.2%	5,137	5,170	0.6%	11,113	12,895	16.0%	6.0%	\$1,129,878.40	7.0%	Balanced
York Region, ON	\$1,347,002	\$1,314,462	-2.4%	10,525	10,442	-0.8%	NA	NA	NA	5.0%	\$1,380,185.10	4.5%	Seller's
Windsor, ON	\$560,956	\$576,827	2.8%	5,029	5,140	2.2%	11,641	12,937	11.1%	3.5%	\$597,015.90	8.5%	Seller's
Durham, ON	\$944,667	\$923,521	-2.2%	7,477	7,875	5.3%	14,646	17,074	16.6%	5.0%	\$969,697.10	15%	Balanced
Brampton, ON	\$1,057,077	\$1,011,915	-4.3%	4,722	4,479	-5.1%	10,683	12,182	14.0%	6.0%	\$1,072,629.90	7.0%	Balanced
Toronto, ON	\$1,103,534	\$1,114,267	1.0%	21,587	21,291	-1.4%	48,187	56,839	18.0%	0.1%	\$1,115,381.30	12.5%	Balanced
Ottawa, ON	\$671,983	\$678,081	0.9%	10,700	11,662	9.0%	NA	NA	NA	2.5%	\$695,033.00	5.5%	Balanced
Sault Ste. Marie, ON	\$336,000	\$349,000	3.9%	854	875	2.5%	1,179	1,251	6.1%	3.0%	\$359,470.00	0%	Balanced
Thunder Bay, ON	\$338,464	\$352,567	4.2%	1,741	1,772	1.8%	2,562	2,602	1.6%	3.0%	\$363,144.00	5.0%	Seller's
Muskoka, ON	\$689,799	\$675,817	-2.0%	699	738	5.6%	NA	NA	NA	3.0%	\$696,091.50	5.0%	Buyer's
Haliburton, ON	\$487,580	\$530,398	8.8%	155	168	8.4%	NA	NA	NA	3.0%	\$546,309.90	5.0%	Buyer's
Kingston, ON	\$627,372	\$639,449	1.9%	1,469	1,563	6.4%	NA	NA	NA	5.0%	\$671,421.50	10%	Balanced
Kenora, ON	\$318,688	\$325,271	2.1%	2,030	2,067	1.8%	2,871	2,944	2.5%	2.5%	\$333,402.80	2.5%	Seller's
Fredericton, NB	\$320,378	\$340,320	6.2%	1,954	2,037	4.2%	2,668	2,896	8.5%	5.5%	\$359,037.60	0%	Seller's
Saint John, NB	\$311,800	\$340,033	9.1%	1,701	1,795	5.5%	NA	NA	NA	3.5%	\$351,934.20	0%	Seller's
Halifax, N.S.	\$554,269	\$578,913	4.4%	4,173	4,508	8.0%	5,604	6,028	7.6%	5.0%	\$607,858.70	6.0%	Seller's
Truro & Colchester, NS	\$321,506	\$344,526	7.2%	481	528	9.8%	650	779	19.8%	8.0%	\$372,088.10	10.0%	Seller's
Prince Edward Island	\$369,000	\$375,000	1.6%	1,575	1,733	10.0%	2,793	3,134	12.2%	1.5%	\$380,625.00	1.5%	Balanced
St. John's, N.L.	\$339,875	\$369,027	8.6%	1,354	1,523	12.5%	5,571	6,098	9.5%	8.0%	\$398,549.20	5.0%	Seller's

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