



The Canadian Real Estate Association News Release

Canadian Housing Demand and Prices Slide Further in March

Ottawa, ON April 15, 2025

Canadian home sales fell on a month-over-month basis once again in March 2025, as rising tariff turmoil and uncertainty is keeping home buyers on the sidelines.

Sales activity recorded over Canadian MLS® Systems sank 4.8% month-over-month in March 2025. Along with declines in each of the three previous months, national home sales are now down 20% from their recent high recorded last November. (Chart A)

“Up until this point, declining home sales have mostly been about tariff uncertainty. Going forward, the Canadian housing space will also have to contend with the actual economic fallout. In short order we’ve gone from a slam dunk rebound year to treading water at best,” said Shaun Cathcart, CREA’s Senior Economist.

While the largest of these declines have been seen in Ontario and British Columbia, sales are down over the last few months in all but a handful of small markets across the country.

On a non-seasonally adjusted basis, the overall Canadian sales total for March 2025 fell 9.3% year-over-year and was the lowest for that month since 2009.

March Highlights:

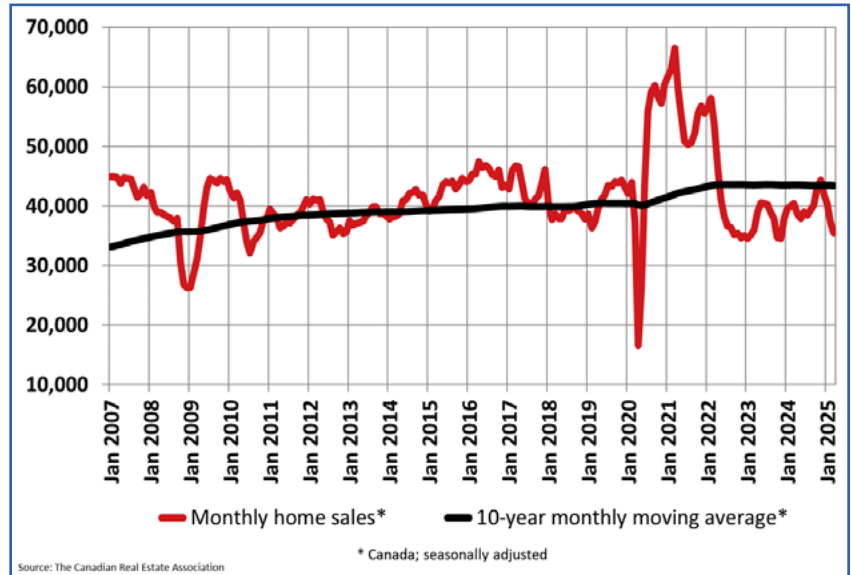
- **National home sales fell 4.8% month-over-month.**
- **Actual (not seasonally adjusted) monthly activity came in 9.3% below March 2024.**
- **The number of newly listed properties moved 3% higher on a month-over-month basis.**
- **The MLS® Home Price Index (HPI) declined 1% month-over-month and was down 2.1% on a year-over-year basis.**
- **The actual (not seasonally adjusted) national average sale price was down 3.7% on a year-over-year basis.**

New supply moved up by 3% month-over-month in March. Combined with the decrease in sales, the national sales-to-new listings ratio fell to 45.9% compared to 49.7% in February. The March level for this measure of market balance is the lowest since February 2009. The long-term average for the national sales-to-new listings ratio is 54.9%, with readings between 45% and 65% generally consistent with balanced housing market conditions.

There were 165,800 properties listed for sale on all Canadian MLS® Systems at the end of March 2025, up 18.3% from a year earlier but still below the long-term average (around 174,000 listings) for this time of the year.

“While the trend of falling monthly sales has been observed across Canada over the last few months, there are still many regions where sales are high, inventory is near record lows, and prices are rising,” said Valérie Paquin, newly

Chart A



Source: The Canadian Real Estate Association

* Canada; seasonally adjusted

* Data table available to media upon request, for purposes of reprinting only.

¹ All figures in this release are seasonally adjusted unless otherwise noted. Removing normal seasonal variations enables meaningful analysis of monthly changes and fundamental trends.

installed Chair of CREA's 2025-2026 Board of Directors. "There are also parts of the country with historically low sales and the highest inventory levels in a decade or more. If you're looking to buy or sell a property in 2025, you'll need to understand the market where you are, so contact a REALTOR® in your area today."

There were 5.1 months of inventory on a national basis at the end of March 2025, the highest level since the early months of the pandemic. The long-term average for this measure is five months of inventory. Based on one standard deviation above and below that long-term average, a seller's market would be below 3.6 months and a buyer's market would be above 6.4 months.

The National Composite MLS® Home Price Index (HPI) declined by 1% from February to March 2025, marking the largest month-over-month decrease since November 2023. (Chart B)

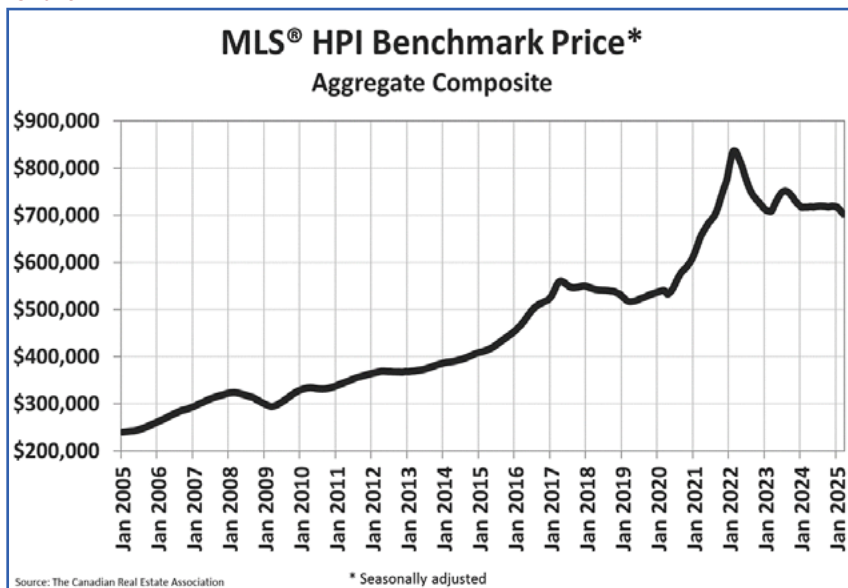
The renewed softening in prices was most notable in British Columbia and Ontario's Greater Golden Horseshoe. Across much of the Prairies, Quebec, and the East Coast, prices have continued to push higher.

The non-seasonally adjusted National Composite MLS® HPI was down 2.1% compared to March 2024.

The non-seasonally adjusted national average home price was \$678,331 in March 2025, down 3.7% from March 2024.

The next CREA statistics package will be published on Thursday, May 15, 2025.

Chart B



* Data table available to media upon request, for purposes of reprinting only.

Table 1

MLS® Home Price Index Benchmark Price								
Seasonally Adjusted			Percentage Change vs.					
	Composite HPI:	March 2025	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Region	Aggregate	\$702,800	-1.0	-2.2	-2.2	-1.9	-15.8	30.2
BC	Lower Mainland	\$1,107,600	-0.7	-1.7	-1.0	-1.1	-9.0	32.9
	Greater Vancouver	\$1,180,400	-0.7	-1.5	-0.5	-0.5	-5.0	28.6
	Fraser Valley	\$964,500	-0.8	-2.2	-2.3	-3.1	-16.9	41.2
	Chilliwack and District	\$734,700	-1.1	-2.2	-0.3	0.1	-13.9	47.7
	Vancouver Island	\$703,900	0.6	0.2	2.1	4.0	-4.4	59.6
	Victoria	\$889,100	0.2	0.7	2.6	4.1	-6.1	40.3
	Interior BC	\$669,300	0.7	0.2	1.5	3.7	-7.7	46.0
AB	Calgary	\$581,100	-0.1	-0.6	-0.3	1.7	14.0	43.0
	Edmonton	\$427,200	0.7	5.0	6.7	12.6	8.0	26.4
SK	Saskatchewan	\$352,900	1.0	1.6	3.0	6.3	9.5	27.8
	Regina	\$326,300	0.6	1.6	2.0	4.4	1.9	17.4
	Saskatoon	\$413,100	1.1	1.5	2.7	6.4	13.4	33.0
MB	Winnipeg	\$380,400	1.5	2.3	4.5	9.3	5.1	35.1
ON	Bancroft and Area	\$498,500	-6.8	-3.6	-1.1	-11.5	-2.0	73.3
	Barrie & District	\$784,100	0.4	-1.7	-1.9	-1.0	-19.0	51.4
	Brantford Region	\$662,700	-1.4	-2.5	-4.4	-0.6	-20.6	49.2
	Cambridge	\$725,800	-1.7	-2.8	-3.6	-1.5	-19.4	40.1
	Grey Bruce Owen Sound	\$579,700	-1.0	-0.6	1.7	3.5	-10.7	54.3
	Guelph & District	\$801,800	-0.7	-1.4	-0.1	0.4	-18.4	35.5
	Hamilton-Burlington	\$793,200	-1.3	-3.9	-5.7	-4.7	-22.3	30.7
	Huron Perth	\$571,000	-2.7	-4.0	-1.5	2.1	-15.6	52.5
	Kawartha Lakes	\$671,200	-1.6	-2.5	1.2	0.0	-18.0	52.6
	Kingston and Area	\$573,600	-1.5	-1.4	2.4	5.8	-8.9	53.0
	Kitchener-Waterloo	\$710,800	-1.2	-2.9	-4.1	-2.5	-21.7	35.7
	Lakelands	\$708,500	-0.3	-1.4	-0.3	3.5	-16.6	51.7
	London & St. Thomas	\$601,500	-2.5	-3.6	-3.0	1.4	-20.2	50.3
	Mississauga	\$1,024,700	-1.6	-4.1	-4.9	-3.7	-20.6	19.5
	Niagara Region	\$622,300	-1.6	-3.8	-3.8	-1.2	-22.4	38.9
	North Bay	\$432,300	-3.1	-2.3	-0.4	10.5	-2.1	101.0
	Northumberland Hills	\$697,500	-3.3	-3.4	-1.7	-1.4	-20.1	51.2
	Oakville-Milton	\$1,185,300	-2.9	-5.0	-4.8	-6.4	-22.5	24.1
	Ottawa	\$624,700	0.1	-0.4	0.6	2.7	-8.3	33.2

ON	Peterborough & the Kawarthas	\$659,300	-1.0	-2.2	-3.7	-0.2	-18.5	46.0
	Quinte & District	\$579,300	1.6	1.8	0.0	2.0	-14.7	58.8
	Rideau-St. Lawrence	\$509,900	0.0	0.5	1.0	2.8	-10.2	54.2
	Sault Ste. Marie	\$306,200	-1.8	-0.2	1.4	3.7	2.7	87.4
	Simcoe & District	\$557,800	-0.7	1.4	-3.5	0.6	-16.4	45.8
	Tillsonburg District	\$583,000	1.6	0.3	-0.3	-1.0	-8.9	71.8
	Greater Toronto	\$1,050,200	-1.4	-3.2	-3.1	-3.4	-17.6	30.0
	Windsor-Essex	\$576,400	-1.7	-2.6	-1.4	0.9	-15.1	46.5
	Woodstock-Ingersoll	\$627,900	-1.6	-3.7	-2.5	2.3	-21.4	49.9
QC	Central Quebec	\$316,500	1.3	2.0	6.5	12.6	30.7	101.5
	Estrie	\$423,200	2.2	4.8	7.6	15.3	25.6	99.7
	Mauricie	\$299,700	-0.4	2.7	7.7	14.8	33.0	122.9
	Montreal CMA	\$562,400	0.2	1.4	3.0	6.9	5.8	49.8
	Quebec CMA	\$408,200	1.6	7.0	11.4	18.5	26.1	64.7
NB	New Brunswick	\$323,900	-0.3	-2.8	4.7	8.9	16.3	84.9
	Fredericton	\$340,200	-2.3	-1.6	8.5	14.7	20.6	77.7
	Greater Moncton	\$369,500	0.9	-1.4	3.3	4.8	15.7	102.2
	Saint John	\$335,500	0.9	-6.2	6.1	14.7	19.7	76.2
NS	Nova Scotia	\$417,200	0.0	-0.1	0.4	4.8	0.1	69.4
	Halifax-Dartmouth	\$549,400	-1.0	0.0	0.4	5.0	-0.3	71.9
PE	Prince Edward Island	\$373,400	0.0	0.0	2.4	1.3	7.4	59.7
NF	Newfoundland & Labrador	\$313,400	0.7	2.1	4.6	6.6	17.8	34.8
	St. John's	\$376,500	0.4	2.5	5.5	10.6	21.7	36.7

Interactive tables and charts for MLS® Home Price Index data on Composite, Single family homes (including separate indices for one- and two-storey homes), Townhouse/row units, and Apartment units are available at <http://www.crea.ca/housing-market-stats/mls-home-price-index/hpi-tool/>.

Data table available to media upon request, for purposes of reprinting only.

PLEASE NOTE: The information contained in this news release combines both major market and national sales information from MLS® Systems from the previous month.

CREA cautions that average price information can be useful in establishing trends over time but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differential between geographic areas. Statistical information contained in this report includes all housing types.

MLS® Systems are co-operative marketing systems used only by Canada's real estate boards to ensure maximum exposure of properties listed for sale.

The Canadian Real Estate Association (CREA) is one of Canada's largest single-industry associations, representing more than 160,000 REALTORS® through 63 real estate boards and associations.

Further information can be found at <http://CREA.ca/statistics>.

For more information, please contact:

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National Charts

Chart 1

Residential sales activity*

Canada

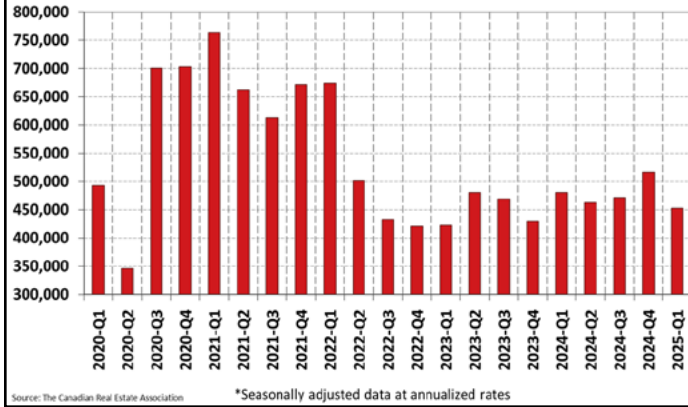


Chart 2

Residential new listings*

Canada

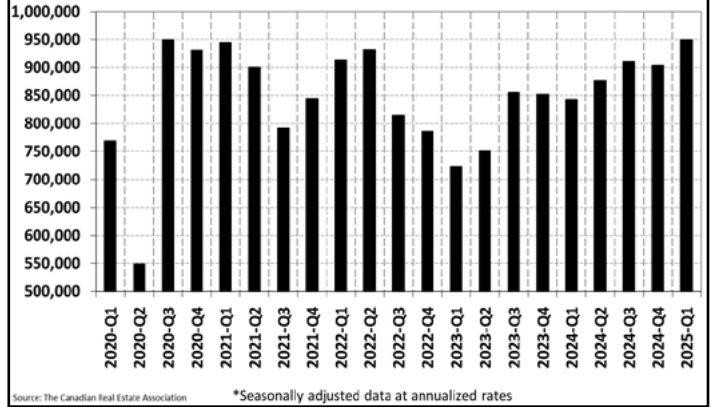


Chart 3

Residential market balance*

Canada

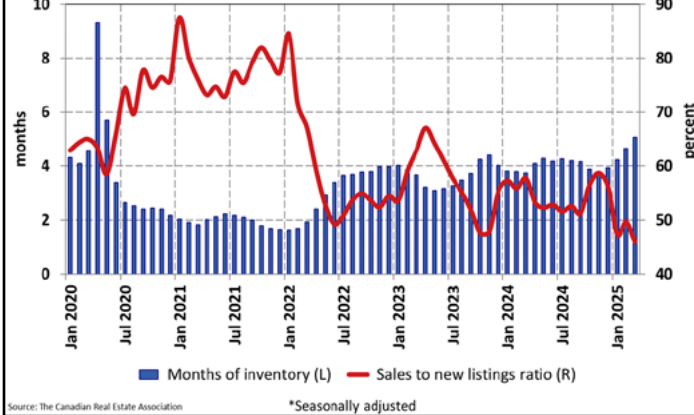


Chart 4

Residential average price*

Canada

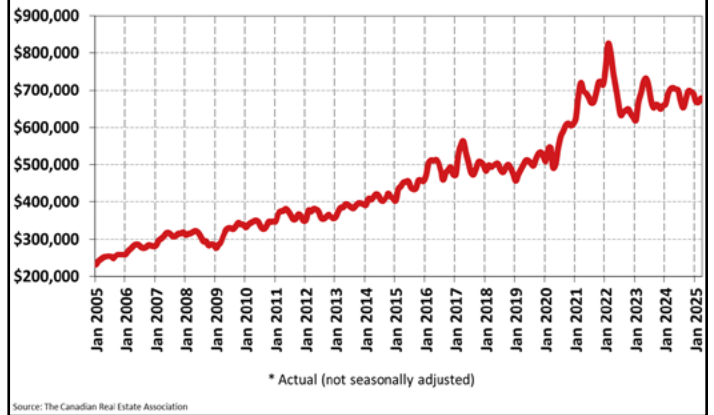


Chart 5

Residential average price*

Year-over-year percentage change
March 2025 vs. March 2024

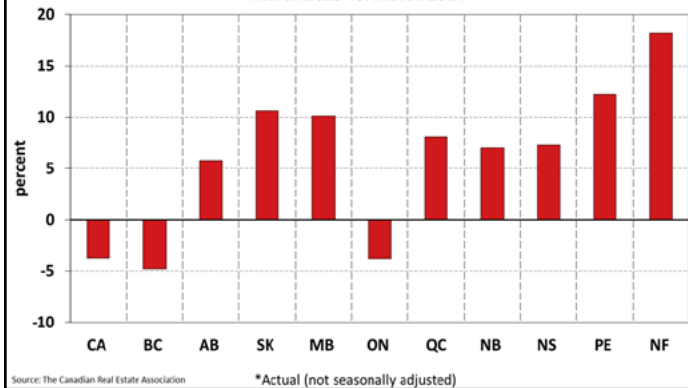
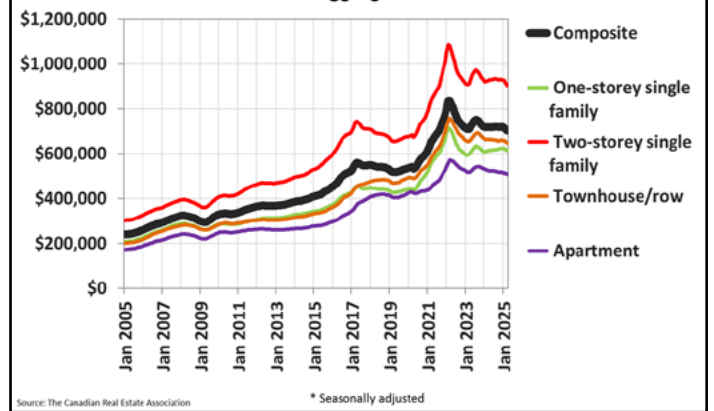


Chart 6

MLS® HPI Benchmark Price*

Aggregate



Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations
March 2025

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Fraser Valley	848.6	965.9	-12.1	1,023.8	1,429.7	-28.4	827.8	940.3	-12.0	1,017.8	1,405.1	-27.6
Greater Vancouver	2,237.7	2,407.3	-7.0	2,598.4	3,166.6	-17.9	2,199.9	2,360.9	-6.8	2,590.3	3,154.2	-17.9
Victoria	550.7	578.8	-4.9	596.0	581.3	2.5	511.2	554.1	-7.7	575.0	553.8	3.8
Calgary	1,599.3	1,661.1	-3.7	1,900.2	2,154.8	-11.8	1,532.0	1,584.3	-3.3	1,835.4	2,097.6	-12.5
Edmonton	1,215.9	1,189.9	2.2	1,280.1	1,167.4	9.7	1,142.2	1,121.9	1.8	1,212.5	1,094.0	10.8
Regina	137.2	134.7	1.9	136.2	120.1	13.4	138.0	133.3	3.5	132.7	109.7	20.9
Saskatoon	233.4	259.3	-10.0	239.6	245.1	-2.3	232.2	251.6	-7.7	221.9	183.5	20.9
Winnipeg	493.6	526.2	-6.2	479.1	420.4	13.9	483.8	513.0	-5.7	457.3	397.0	15.2
Hamilton-Burlington	591.6	492.7	20.1	641.6	788.0	-18.6	550.4	466.9	17.9	614.5	771.7	-20.4
Kitchener-Waterloo	242.0	252.8	-4.3	255.2	363.7	-29.8	222.3	233.1	-4.7	248.4	349.2	-28.9
London and St Thomas	291.2	410.6	-29.1	348.9	546.1	-36.1	277.9	375.3	-25.9	330.3	490.1	-32.6
Niagara Region	300.3	326.0	-7.9	328.9	631.1	-47.9	287.9	306.3	-6.0	321.2	583.2	-44.9
Ottawa	629.2	643.9	-2.3	696.3	751.9	-7.4	615.3	620.8	-0.9	686.3	720.2	-4.7
Sudbury	100.1	102.6	-2.4	87.8	87.2	0.6	89.9	95.1	-5.5	77.6	79.8	-2.7
Thunder Bay	64.4	72.1	-10.6	45.9	42.9	6.9	59.4	62.2	-4.4	40.7	41.2	-1.1
Greater Toronto [†]	4,561.5	4,704.0	-3.0	5,478.3	7,357.8	-25.5	4,593.5	4,711.4	-2.5	5,478.3	7,357.8	-25.5
Windsor-Essex	248.7	264.4	-5.9	244.7	274.1	-10.7	225.1	242.9	-7.3	221.6	260.3	-14.9
Trois Rivières CMA	56.5	54.4	3.8	75.4	52.2	44.3	52.0	48.9	6.3	70.4	48.1	46.4
Montreal CMA	2,546.8	2,608.6	-2.4	3,277.9	2,809.9	16.7	2,411.1	2,436.1	-1.0	3,111.0	2,652.4	17.3
Gatineau CMA	214.1	217.3	-1.5	229.4	197.9	15.9	206.7	203.5	1.6	222.4	193.5	14.9
Quebec CMA	378.1	414.6	-8.8	484.7	416.5	16.4	351.9	384.9	-8.6	456.2	397.1	14.9
Saguenay CMA	34.8	41.0	-15.1	41.9	40.8	2.8	32.9	39.3	-16.3	41.5	39.4	5.1
Sherbrooke CMA	114.6	115.0	-0.4	145.9	114.5	27.3	94.5	96.8	-2.3	121.0	96.6	25.3
Saint John	56.8	73.7	-22.9	48.5	53.1	-8.7	51.9	75.2	-31.0	44.3	48.0	-7.6
Halifax-Dartmouth	266.2	279.8	-4.9	261.2	244.0	7.1	257.7	268.7	-4.1	253.1	225.9	12.1
Newfoundland & Labrador	183.5	195.2	-6.0	127.1	100.7	26.2	175.2	181.2	-3.3	119.5	92.1	29.7
Canada	24,490.1	25,744.2	-4.9	27,643.6	31,757.9	-13.0	23,411.8	24,498.8	-4.4	26,591.9	30,467.7	-12.7

* in millions of dollars

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations
March 2025

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Fraser Valley	839	946	-11.3	989	1,344	-26.4	833	935	-10.9	985	1,326	-25.7
Greater Vancouver	1,830	1,982	-7.7	2,096	2,412	-13.1	1,821	1,965	-7.3	2,089	2,396	-12.8
Victoria	552	590	-6.4	613	588	4.3	524	558	-6.1	582	558	4.3
Calgary	2,481	2,622	-5.4	2,894	3,479	-16.8	2,395	2,517	-4.8	2,807	3,390	-17.2
Edmonton	2,672	2,604	2.6	2,799	2,778	0.8	2,557	2,506	2.0	2,666	2,645	0.8
Regina	395	388	1.8	382	374	2.1	378	381	-0.8	363	353	2.8
Saskatoon	606	627	-3.3	590	518	13.9	574	595	-3.5	551	485	13.6
Winnipeg	1,252	1,309	-4.4	1,189	1,120	6.2	1,149	1,225	-6.2	1,087	1,034	5.1
Hamilton-Burlington	662	603	9.8	726	893	-18.7	633	586	8.0	703	870	-19.2
Kitchener-Waterloo	300	307	-2.3	325	440	-26.1	293	298	-1.7	320	429	-25.4
London and St Thomas	445	609	-26.9	535	809	-33.9	427	589	-27.5	510	758	-32.7
Niagara Region	430	466	-7.7	486	866	-43.9	421	450	-6.4	473	817	-42.1
Ottawa	901	927	-2.8	1,005	1,056	-4.8	883	902	-2.1	987	1,030	-4.2
Sudbury	203	205	-1.0	179	191	-6.3	180	186	-3.2	155	169	-8.3
Thunder Bay	187	203	-7.9	140	138	1.4	165	177	-6.8	120	125	-4.0
Greater Toronto [†]	4,179	4,362	-4.2	5,011	6,560	-23.6	4,187	4,366	-4.1	5,011	6,560	-23.6
Windsor-Essex	430	460	-6.5	419	481	-12.9	404	434	-6.9	388	460	-15.7
Trois Rivières CMA	146	122	19.7	187	160	16.9	139	118	17.8	179	150	19.3
Montreal CMA	3,999	3,961	1.0	5,146	4,616	11.5	3,851	3,812	1.0	4,976	4,455	11.7
Gatineau CMA	427	432	-1.2	468	437	7.1	405	402	0.7	447	413	8.2
Quebec CMA	846	919	-7.9	1,065	1,080	-1.4	813	878	-7.4	1,027	1,021	0.6
Saguenay CMA	78	118	-33.9	116	138	-15.9	74	112	-33.9	113	132	-14.4
Sherbrooke CMA	202	221	-8.6	260	250	4.0	182	200	-9.0	237	228	3.9
Saint John	198	221	-10.4	167	178	-6.2	148	179	-17.3	124	147	-15.6
Halifax-Dartmouth	463	507	-8.7	452	445	1.6	436	453	-3.8	421	400	5.2
Newfoundland & Labrador	516	606	-14.9	370	347	6.6	487	559	-12.9	339	309	9.7
Canada	37,676	39,760	-5.2	41,396	45,693	-9.4	35,517	37,293	-4.8	39,202	43,241	-9.3

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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March 2025

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Fraser Valley	2,965	3,029	-2.1	3,449	2,794	23.4	2,851	2,909	-2.0	3,364	2,723	23.5
Greater Vancouver	5,532	5,389	2.7	6,449	5,145	25.3	5,511	5,324	3.5	6,359	5,052	25.9
Victoria	1,321	1,336	-1.1	1,487	1,310	13.5	1,197	1,213	-1.3	1,332	1,153	15.5
Calgary	4,649	4,416	5.3	5,419	4,339	24.9	4,379	4,134	5.9	5,092	4,057	25.5
Edmonton	3,914	3,766	3.9	4,544	4,370	4.0	3,560	3,449	3.2	4,164	3,987	4.4
Regina	546	586	-6.8	567	575	-1.4	469	482	-2.7	495	521	-5.0
Saskatoon	834	861	-3.1	845	899	-6.0	722	726	-0.6	730	752	-2.9
Winnipeg	2,001	1,914	4.5	2,059	1,851	11.2	1,663	1,610	3.3	1,713	1,565	9.5
Hamilton-Burlington	1,714	1,669	2.7	1,861	1,492	24.7	1,617	1,592	1.6	1,748	1,394	25.4
Kitchener-Waterloo	890	879	1.3	922	757	21.8	829	836	-0.8	867	717	20.9
London and St Thomas	1,413	1,426	-0.9	1,532	1,500	2.1	1,291	1,330	-2.9	1,398	1,358	2.9
Niagara Region	1,571	1,557	0.9	1,614	1,865	-13.5	1,434	1,421	0.9	1,465	1,674	-12.5
Ottawa	1,846	2,017	-8.5	2,070	2,003	3.3	1,722	1,858	-7.3	1,939	1,853	4.6
Sudbury	353	379	-6.9	311	330	-5.8	291	300	-3.0	258	263	-1.9
Thunder Bay	286	269	6.3	237	249	-4.8	246	219	12.3	193	190	1.6
Greater Toronto [†]	15,367	14,289	7.5	17,263	13,120	31.6	15,399	14,315	7.6	17,263	13,120	31.6
Windsor-Essex	1,287	1,301	-1.1	1,241	1,058	17.3	1,174	1,158	1.4	1,119	925	21.0
Trois Rivières CMA	176	179	-1.7	214	212	0.9	147	157	-6.4	183	197	-7.1
Montreal CMA	6,533	6,475	0.9	8,427	7,322	15.1	6,058	6,006	0.9	7,852	6,769	16.0
Gatineau CMA	669	632	5.9	808	885	-8.7	598	571	4.7	727	761	-4.5
Quebec CMA	1,054	1,039	1.4	1,327	1,179	12.6	960	948	1.3	1,223	1,068	14.5
Saguenay CMA	161	144	11.8	204	194	5.2	137	129	6.2	176	166	6.0
Sherbrooke CMA	327	307	6.5	391	307	27.4	287	280	2.5	345	270	27.8
Saint John	331	302	9.6	345	292	18.2	246	226	8.8	252	195	29.2
Halifax-Dartmouth	730	734	-0.5	751	573	31.1	629	626	0.5	625	501	24.8
Newfoundland & Labrador	992	916	8.3	901	826	9.1	792	755	4.9	719	661	8.8
Canada	85,455	82,962	3.0	95,838	86,020	11.4	77,319	75,035	3.0	86,953	76,891	13.1

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations
March 2025

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Fraser Valley	1,017,611	1,029,702	-1.2	1,035,161	1,063,781	-2.7	1,013,107	1,021,645	-0.8	1,033,273	1,059,649	-2.5
Greater Vancouver	1,223,295	1,231,121	-0.6	1,239,715	1,312,859	-5.6	1,223,805	1,232,513	-0.7	1,239,988	1,316,449	-5.8
Victoria	960,267	966,702	-0.7	972,222	988,547	-1.7	980,389	992,024	-1.2	988,012	992,451	-0.4
Calgary	641,952	629,444	2.0	656,603	619,373	6.0	637,567	628,275	1.5	653,870	618,761	5.7
Edmonton	452,616	451,720	0.2	457,332	420,222	8.8	449,045	447,942	0.2	454,791	413,595	10.0
Regina	351,374	346,857	1.3	356,574	321,090	11.1	363,711	345,652	5.2	365,630	310,880	17.6
Saskatoon	408,489	415,734	-1.7	406,073	473,219	-14.2	400,378	422,114	-5.1	402,666	378,429	6.4
Winnipeg	396,702	402,080	-1.3	402,915	375,390	7.3	414,080	414,021	0.0	420,743	383,925	9.6
Hamilton-Burlington	860,759	812,752	5.9	883,754	882,375	0.2	843,545	804,246	4.9	874,137	886,958	-1.4
Kitchener-Waterloo	786,258	799,423	-1.6	785,361	826,481	-5.0	758,853	779,606	-2.7	776,273	814,027	-4.6
London and St Thomas	645,261	660,960	-2.4	652,133	675,065	-3.4	636,725	645,780	-1.4	647,670	646,557	0.2
Niagara Region	681,528	700,972	-2.8	676,730	728,746	-7.1	675,028	685,110	-1.5	679,093	713,869	-4.9
Ottawa	677,925	687,151	-1.3	692,832	712,043	-2.7	681,713	684,376	-0.4	695,327	699,257	-0.6
Sudbury	487,674	501,968	-2.8	490,233	456,485	7.4	490,124	505,900	-3.1	500,790	472,164	6.1
Thunder Bay	332,832	343,542	-3.1	327,612	310,895	5.4	347,616	341,637	1.8	339,385	329,594	3.0
Greater Toronto [†]	1,075,094	1,074,350	0.1	1,093,254	1,121,615	-2.5	1,074,890	1,073,957	0.1	1,093,254	1,121,615	-2.5
Windsor-Essex	576,706	572,420	0.7	583,975	569,932	2.5	563,215	556,574	1.2	571,163	565,844	0.9
Trois Rivières CMA	403,086	437,996	-8.0	n/a	n/a	-	393,128	419,911	-6.4	393,128	324,281	21.2
Montreal CMA	649,629	660,987	-1.7	n/a	n/a	-	637,130	637,741	-0.1	635,274	598,239	6.2
Gatineau CMA	489,840	492,683	-0.6	n/a	n/a	-	498,185	500,781	-0.5	501,975	473,687	6.0
Quebec CMA	458,073	462,277	-0.9	n/a	n/a	-	449,321	458,333	-2.0	449,882	396,697	13.4
Saguenay CMA	357,983	346,241	3.4	n/a	n/a	-	361,471	347,689	4.0	372,623	304,102	22.5
Sherbrooke CMA	563,217	511,061	10.2	n/a	n/a	-	539,140	495,956	8.7	515,714	426,667	20.9
Saint John	290,466	348,781	-16.7	290,466	298,389	-2.7	357,636	402,149	-11.1	357,636	326,612	9.5
Halifax-Dartmouth	562,559	557,230	1.0	577,871	548,216	5.4	584,409	582,160	0.4	601,250	564,737	6.5
Newfoundland & Labrador	344,818	314,057	9.8	343,577	290,241	18.4	356,189	318,216	11.9	352,370	298,139	18.2
Canada	644,615	641,997	0.4	667,785	695,029	-3.9	655,539	653,569	0.3	678,331	704,603	-3.7

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
March 2025

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly change	Mar 2025	Mar 2024	year-over-year change	Mar 2025	Feb 2025	monthly change	Mar 2025	Mar 2024	year-over-year change
Fraser Valley	28.3	31.2	-2.9	28.7	48.1	-19.4	29.2	32.1	-2.9	29.3	48.7	-19.4
Greater Vancouver	33.1	36.8	-3.7	32.5	46.9	-14.4	33.0	36.9	-3.9	32.9	47.4	-14.5
Victoria	41.8	44.2	-2.4	41.2	44.9	-3.7	43.8	46.0	-2.2	43.7	48.4	-4.7
Calgary	53.4	59.4	-6.0	53.4	80.2	-26.8	54.7	60.9	-6.2	55.1	83.6	-28.5
Edmonton	68.3	69.1	-0.8	61.6	63.6	-2.0	71.8	72.7	-0.9	64.0	66.3	-2.3
Regina	72.3	66.2	6.1	67.4	65.0	2.4	80.6	79.0	1.6	73.3	67.8	5.5
Saskatoon	72.7	72.8	-0.1	69.8	57.6	12.2	79.5	82.0	-2.5	75.5	64.5	11.0
Winnipeg	62.6	68.4	-5.8	57.7	60.5	-2.8	69.1	76.1	-7.0	63.5	66.1	-2.6
Hamilton-Burlington	38.6	36.1	2.5	39.0	59.9	-20.9	39.1	36.8	2.3	40.2	62.4	-22.2
Kitchener-Waterloo	33.7	34.9	-1.2	35.2	58.1	-22.9	35.3	35.6	-0.3	36.9	59.8	-22.9
London and St Thomas	31.5	42.7	-11.2	34.9	53.9	-19.0	33.1	44.3	-11.2	36.5	55.8	-19.3
Niagara Region	27.4	29.9	-2.5	30.1	46.4	-16.3	29.4	31.7	-2.3	32.3	48.8	-16.5
Ottawa	48.8	46.0	2.8	48.6	52.7	-4.1	51.3	48.5	2.8	50.9	55.6	-4.7
Sudbury	57.5	54.1	3.4	57.6	57.9	-0.3	61.9	62.0	-0.1	60.1	64.3	-4.2
Thunder Bay	65.4	75.5	-10.1	59.1	55.4	3.7	67.1	80.8	-13.7	62.2	65.8	-3.6
Greater Toronto [†]	27.2	30.5	-3.3	29.0	50.0	-21.0	27.2	30.5	-3.3	29.0	50.0	-21.0
Windsor-Essex	33.4	35.4	-2.0	33.8	45.5	-11.7	34.4	37.5	-3.1	34.7	49.7	-15.0
Trois Rivières CMA	83.0	68.2	14.8	87.4	75.5	11.9	94.6	75.2	19.4	97.8	76.1	21.7
Montreal CMA	61.2	61.2	0.0	61.1	63.0	-1.9	63.6	63.5	0.1	63.4	65.8	-2.4
Gatineau CMA	63.8	68.4	-4.6	57.9	49.4	8.5	67.7	70.4	-2.7	61.5	54.3	7.2
Quebec CMA	80.3	88.5	-8.2	80.3	91.6	-11.3	84.7	92.6	-7.9	84.0	95.6	-11.6
Saguenay CMA	48.4	81.9	-33.5	56.9	71.1	-14.2	54.0	86.8	-32.8	64.2	79.5	-15.3
Sherbrooke CMA	61.8	72.0	-10.2	66.5	81.4	-14.9	63.4	71.4	-8.0	68.7	84.4	-15.7
Saint John	59.8	73.2	-13.4	48.4	61.0	-12.6	60.2	79.2	-19.0	49.2	75.4	-26.2
Halifax-Dartmouth	63.4	69.1	-5.7	60.2	77.7	-17.5	69.3	72.4	-3.1	67.4	79.8	-12.4
Newfoundland & Labrador	52.0	66.2	-14.2	41.1	42.0	-0.9	61.5	74.0	-12.5	47.1	46.7	0.4
Canada	44.1	47.9	-3.8	43.2	53.1	-9.9	45.9	49.7	-3.8	45.1	56.2	-11.1

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations

March 2025

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
Fraser Valley	2,968.2	3,977.6	-25.4	2,701.2	3,558.0	-24.1	2,895.2	3,856.4	-24.9	2,672.4	3,506.0	-23.8
Greater Vancouver	7,485.5	8,557.0	-12.5	6,723.8	7,610.7	-11.7	7,366.6	8,378.3	-12.1	6,698.7	7,571.4	-11.5
Victoria	1,752.1	1,536.6	14.0	1,503.4	1,320.7	13.8	1,658.7	1,461.4	13.5	1,451.5	1,280.9	13.3
Calgary	5,053.6	5,612.4	-10.0	4,543.3	5,031.7	-9.7	4,848.7	5,408.2	-10.3	4,388.7	4,881.4	-10.1
Edmonton	3,652.0	3,317.4	10.1	2,977.3	2,731.7	9.0	3,467.3	3,094.8	12.0	2,815.4	2,540.6	10.8
Regina	403.4	373.2	8.1	308.7	292.5	5.5	401.2	355.0	13.0	296.2	267.5	10.8
Saskatoon	727.5	677.0	7.5	581.8	554.0	5.0	710.6	583.9	21.7	538.0	448.6	19.9
Winnipeg	1,492.6	1,279.8	16.6	1,086.1	933.1	16.4	1,426.1	1,238.9	15.1	1,023.0	883.2	15.8
Hamilton-Burlington	1,731.4	2,067.3	-16.2	1,608.9	1,918.1	-16.1	1,644.2	1,984.1	-17.1	1,531.2	1,851.9	-17.3
Kitchener-Waterloo	784.2	1,004.5	-21.9	643.0	841.6	-23.6	732.2	923.3	-20.7	621.2	797.5	-22.1
London and St Thomas	1,107.0	1,425.6	-22.3	966.3	1,279.3	-24.5	1,037.4	1,305.6	-20.5	898.7	1,157.5	-22.4
Niagara Region	972.4	1,675.3	-42.0	875.7	1,540.0	-43.1	927.4	1,557.5	-40.5	822.6	1,406.0	-41.5
Ottawa	1,937.3	2,068.9	-6.4	1,603.3	1,675.4	-4.3	1,895.6	2,006.2	-5.5	1,560.0	1,612.6	-3.3
Sudbury	318.9	300.5	6.1	234.2	224.7	4.2	289.7	277.1	4.6	205.2	198.4	3.5
Thunder Bay	195.6	172.2	13.6	116.3	103.8	12.1	175.5	162.5	8.0	101.3	95.1	6.5
Greater Toronto [†]	15,439.0	19,857.9	-22.3	13,867.4	17,910.2	-22.6	15,285.1	19,674.2	-22.3	13,867.4	17,910.2	-22.6
Windsor-Essex	801.0	828.8	-3.4	664.5	689.2	-3.6	731.2	770.4	-5.1	595.8	635.8	-6.3
Trois Rivières CMA	165.0	126.4	30.5	175.0	135.2	29.4	146.8	113.0	29.9	157.5	122.3	28.8
Montreal CMA	7,974.8	6,357.6	25.4	7,845.3	6,419.1	22.2	7,498.9	5,981.8	25.4	7,337.8	6,033.5	21.6
Gatineau CMA	650.9	516.3	26.1	550.1	448.6	22.6	613.9	491.7	24.8	519.4	426.8	21.7
Quebec CMA	1,183.8	915.6	29.3	1,284.7	1,029.7	24.8	1,094.8	863.3	26.8	1,200.4	974.1	23.2
Saguenay CMA	125.2	104.8	19.5	121.6	103.8	17.2	116.0	98.0	18.4	113.9	98.1	16.2
Sherbrooke CMA	311.2	256.8	21.2	335.1	279.6	19.9	260.6	222.6	17.1	289.8	251.8	15.1
Saint John	197.1	180.7	9.0	142.0	132.6	7.1	185.4	162.1	14.4	128.1	113.1	13.3
Halifax-Dartmouth	814.8	784.8	3.8	627.9	603.0	4.1	792.8	729.5	8.7	603.8	554.6	8.9
Newfoundland & Labrador	588.5	442.7	32.9	365.3	275.9	32.4	554.0	421.6	31.4	338.9	258.4	31.2
Canada	79,242.3	85,983.2	-7.8	69,307.8	75,804.5	-8.6	75,604.0	81,899.8	-7.7	66,244.3	72,473.1	-8.6

* in millions of dollars

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations

March 2025

Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
Fraser Valley	2,886	3,830	-24.6	2,635	3,441	-23.4	2,859	3,782	-24.4	2,614	3,398	-23.1
Greater Vancouver	6,079	6,678	-9.0	5,481	5,919	-7.4	6,042	6,619	-8.7	5,455	5,878	-7.2
Victoria	1,762	1,581	11.4	1,563	1,399	11.7	1,675	1,514	10.6	1,480	1,333	11.0
Calgary	7,911	9,301	-14.9	7,134	8,339	-14.5	7,654	9,066	-15.6	6,891	8,118	-15.1
Edmonton	8,078	7,890	2.4	6,658	6,592	1.0	7,718	7,554	2.2	6,336	6,283	0.8
Regina	1,158	1,180	-1.9	895	935	-4.3	1,113	1,114	-0.1	847	868	-2.4
Saskatoon	1,817	1,667	9.0	1,416	1,316	7.6	1,719	1,576	9.1	1,319	1,226	7.6
Winnipeg	3,820	3,509	8.9	2,796	2,575	8.6	3,480	3,234	7.6	2,523	2,348	7.5
Hamilton-Burlington	1,991	2,388	-16.6	1,874	2,225	-15.8	1,930	2,336	-17.4	1,821	2,179	-16.4
Kitchener-Waterloo	966	1,204	-19.8	824	1,042	-20.9	941	1,167	-19.4	803	1,010	-20.5
London and St Thomas	1,631	2,157	-24.4	1,456	1,952	-25.4	1,585	2,049	-22.6	1,396	1,833	-23.8
Niagara Region	1,407	2,363	-40.5	1,288	2,172	-40.7	1,350	2,257	-40.2	1,228	2,060	-40.4
Ottawa	2,757	2,993	-7.9	2,335	2,448	-4.6	2,689	2,918	-7.8	2,271	2,377	-4.5
Sudbury	632	662	-4.5	475	502	-5.4	567	607	-6.6	417	448	-6.9
Thunder Bay	577	528	9.3	380	349	8.9	496	471	5.3	324	310	4.5
Greater Toronto [†]	14,309	18,195	-21.4	12,899	16,390	-21.3	14,319	18,224	-21.4	12,899	16,390	-21.3
Windsor-Essex	1,363	1,449	-5.9	1,146	1,221	-6.1	1,275	1,374	-7.2	1,062	1,147	-7.4
Trois Rivières CMA	398	363	9.6	422	387	9.0	373	340	9.7	397	364	9.1
Montreal CMA	12,265	10,469	17.2	12,273	10,729	14.4	11,814	10,080	17.2	11,818	10,324	14.5
Gatineau CMA	1,291	1,110	16.3	1,120	990	13.1	1,220	1,041	17.2	1,055	924	14.2
Quebec CMA	2,559	2,406	6.4	2,822	2,700	4.5	2,442	2,289	6.7	2,705	2,580	4.8
Saguenay CMA	331	350	-5.4	355	369	-3.8	309	330	-6.4	329	342	-3.8
Sherbrooke CMA	568	530	7.2	643	609	5.6	507	483	5.0	584	562	3.9
Saint John	635	615	3.3	458	456	0.4	492	497	-1.0	348	363	-4.1
Halifax-Dartmouth	1,435	1,422	0.9	1,109	1,095	1.3	1,330	1,308	1.7	1,009	980	3.0
Newfoundland & Labrador	1,735	1,454	19.3	1,125	949	18.5	1,612	1,344	19.9	1,019	854	19.3
Canada	120,219	126,996	-5.3	104,747	111,412	-6.0	113,158	120,047	-5.7	98,481	105,090	-6.3

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

March 2025

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
Fraser Valley	9,569	7,746	23.5	9,376	7,620	23.0	9,209	7,406	24.3	9,142	7,398	23.6
Greater Vancouver	17,428	14,087	23.7	16,972	13,716	23.7	17,272	13,900	24.3	16,721	13,467	24.2
Victoria	4,160	3,605	15.4	3,813	3,358	13.5	3,780	3,222	17.3	3,414	2,961	15.3
Calgary	13,629	11,198	21.7	13,415	11,078	21.1	12,902	10,619	21.5	12,473	10,279	21.3
Edmonton	11,469	10,974	4.5	10,757	10,330	4.1	10,402	9,918	4.9	9,806	9,384	4.5
Regina	1,675	1,677	-0.1	1,429	1,464	-2.4	1,419	1,483	-4.3	1,189	1,279	-7.0
Saskatoon	2,611	2,707	-3.5	2,170	2,272	-4.5	2,231	2,257	-1.2	1,832	1,872	-2.1
Winnipeg	5,838	5,734	1.8	5,029	5,017	0.2	4,864	4,857	0.1	4,087	4,126	-0.9
Hamilton-Burlington	5,360	4,172	28.5	4,822	3,864	24.8	4,999	3,820	30.9	4,511	3,551	27.0
Kitchener-Waterloo	2,748	2,181	26.0	2,350	1,891	24.3	2,593	2,057	26.1	2,196	1,756	25.1
London and St Thomas	4,385	4,299	2.0	3,915	3,804	2.9	4,047	3,839	5.4	3,570	3,375	5.8
Niagara Region	4,933	5,812	-15.1	4,318	5,150	-16.2	4,482	5,244	-14.5	3,876	4,589	-15.5
Ottawa	5,844	5,500	6.3	5,053	4,750	6.4	5,436	5,021	8.3	4,674	4,334	7.8
Sudbury	1,123	1,105	1.6	849	853	-0.5	893	899	-0.7	645	660	-2.3
Thunder Bay	860	855	0.6	577	591	-2.4	707	715	-1.1	445	465	-4.3
Greater Toronto [†]	48,505	37,460	29.5	41,742	32,828	27.2	48,527	37,449	29.6	41,742	32,828	27.2
Windsor-Essex	3,985	3,369	18.3	3,261	2,728	19.5	3,579	2,982	20.0	2,884	2,379	21.2
Trois Rivières CMA	541	483	12.0	619	569	8.8	465	432	7.6	543	520	4.4
Montreal CMA	19,620	17,556	11.8	22,263	20,055	11.0	18,211	16,194	12.5	20,780	18,582	11.8
Gatineau CMA	2,023	2,148	-5.8	1,963	2,154	-8.9	1,806	1,835	-1.6	1,744	1,828	-4.6
Quebec CMA	3,215	2,999	7.2	3,709	3,473	6.8	2,929	2,677	9.4	3,431	3,146	9.1
Saguenay CMA	472	444	6.3	518	528	-1.9	424	393	7.9	468	464	0.9
Sherbrooke CMA	952	879	8.3	1,054	956	10.3	850	755	12.6	941	824	14.2
Saint John	960	1,004	-4.4	803	802	0.1	686	696	-1.4	546	524	4.2
Halifax-Dartmouth	2,238	1,870	19.7	1,916	1,617	18.5	1,899	1,608	18.1	1,579	1,359	16.2
Newfoundland & Labrador	2,827	2,817	0.4	2,347	2,390	-1.8	2,298	2,228	3.1	1,856	1,863	-0.4
Canada	262,127	236,238	11.0	240,785	219,297	9.8	237,495	210,690	12.7	217,159	194,802	11.5

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trrebb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations
March 2025
Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
Fraser Valley	1,024,797	1,027,360	-0.2	1,025,132	1,033,992	-0.9	1,020,539	1,023,554	-0.3	1,022,333	1,031,787	-0.9
Greater Vancouver	1,233,591	1,285,029	-4.0	1,226,741	1,285,811	-4.6	1,235,081	1,286,918	-4.0	1,227,989	1,288,086	-4.7
Victoria	974,253	947,234	2.9	961,865	944,025	1.9	991,828	966,403	2.6	980,761	960,917	2.1
Calgary	633,064	598,696	5.7	636,852	603,396	5.5	632,311	595,573	6.2	636,868	601,311	5.9
Edmonton	451,725	419,854	7.6	447,172	414,396	7.9	447,636	407,513	9.8	444,345	404,368	9.9
Regina	347,683	315,481	10.2	344,961	312,886	10.3	353,985	312,218	13.4	349,754	308,132	13.5
Saskatoon	410,349	412,389	-0.5	410,853	420,956	-2.4	410,449	367,434	11.7	407,922	365,930	11.5
Winnipeg	392,292	367,617	6.7	388,447	362,387	7.2	407,962	380,559	7.2	405,450	376,133	7.8
Hamilton-Burlington	857,208	852,588	0.5	858,562	862,086	-0.4	834,775	835,281	-0.1	840,868	849,887	-1.1
Kitchener-Waterloo	791,065	809,345	-2.3	780,287	807,715	-3.4	769,528	775,546	-0.8	773,546	789,603	-2.0
London and St Thomas	666,430	646,962	3.0	663,667	655,373	1.3	644,455	624,629	3.2	643,770	631,469	1.9
Niagara Region	688,499	708,261	-2.8	679,907	709,046	-4.1	677,119	685,803	-1.3	669,903	682,521	-1.8
Ottawa	688,802	678,408	1.5	686,632	684,403	0.3	688,917	675,861	1.9	686,902	678,436	1.2
Sudbury	496,894	445,631	11.5	493,127	447,606	10.2	499,041	444,528	12.3	492,099	442,760	11.1
Thunder Bay	327,824	316,325	3.6	306,173	297,331	3.0	338,188	329,613	2.6	312,613	306,894	1.9
Greater Toronto [†]	1,081,695	1,089,638	-0.7	1,075,077	1,092,749	-1.6	1,081,740	1,089,652	-0.7	1,075,077	1,092,749	-1.6
Windsor-Essex	583,014	560,222	4.1	579,822	564,431	2.7	566,716	550,108	3.0	561,038	554,313	1.2
Trois Rivières CMA	414,614	349,755	18.5	n/a	n/a	-	400,012	335,273	19.3	400,395	336,450	19.0
Montreal CMA	657,549	613,356	7.2	n/a	n/a	-	638,684	596,572	7.1	630,992	590,531	6.9
Gatineau CMA	493,439	454,101	8.7	n/a	n/a	-	496,233	464,947	6.7	496,485	465,721	6.6
Quebec CMA	458,926	381,704	20.2	n/a	n/a	-	458,538	386,746	18.6	453,278	384,966	17.7
Saguenay CMA	350,048	289,461	20.9	n/a	n/a	-	348,639	292,262	19.3	347,394	289,625	19.9
Sherbrooke CMA	532,749	474,955	12.2	n/a	n/a	-	517,693	473,427	9.4	493,565	448,288	10.1
Saint John	309,820	288,950	7.2	310,046	290,750	6.6	366,538	310,382	18.1	368,200	311,662	18.1
Halifax-Dartmouth	562,610	546,588	2.9	566,169	550,718	2.8	586,999	555,869	5.6	598,368	565,938	5.7
Newfoundland & Labrador	327,833	296,057	10.7	324,719	290,743	11.7	336,519	308,715	9.0	332,534	302,538	9.9
Canada	655,044	668,867	-2.1	661,668	680,398	-2.8	666,054	677,989	-1.8	672,661	689,629	-2.5

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

March 2025

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change
Fraser Valley	30.2	49.4	-19.2	28.1	45.2	-17.1	31.0	51.1	-20.1	28.6	45.9	-17.3
Greater Vancouver	34.9	47.4	-12.5	32.3	43.2	-10.9	35.0	47.6	-12.6	32.6	43.6	-11.0
Victoria	42.4	43.9	-1.5	41.0	41.7	-0.7	44.3	47.0	-2.7	43.4	45.0	-1.6
Calgary	58.0	83.1	-25.1	53.2	75.3	-22.1	59.3	85.4	-26.1	55.2	79.0	-23.8
Edmonton	70.4	71.9	-1.5	61.9	63.8	-1.9	74.2	76.2	-2.0	64.6	67.0	-2.4
Regina	69.1	70.4	-1.3	62.6	63.9	-1.3	78.4	75.1	3.3	71.2	67.9	3.3
Saskatoon	69.6	61.6	8.0	65.3	57.9	7.4	77.1	69.8	7.3	72.0	65.5	6.5
Winnipeg	65.4	61.2	4.2	55.6	51.3	4.3	71.5	66.6	4.9	61.7	56.9	4.8
Hamilton-Burlington	37.1	57.2	-20.1	38.9	57.6	-18.7	38.6	61.2	-22.6	40.4	61.4	-21.0
Kitchener-Waterloo	35.2	55.2	-20.0	35.1	55.1	-20.0	36.3	56.7	-20.4	36.6	57.5	-20.9
London and St Thomas	37.2	50.2	-13.0	37.2	51.3	-14.1	39.2	53.4	-14.2	39.1	54.3	-15.2
Niagara Region	28.5	40.7	-12.2	29.8	42.2	-12.4	30.1	43.0	-12.9	31.7	44.9	-13.2
Ottawa	47.2	54.4	-7.2	46.2	51.5	-5.3	49.5	58.1	-8.6	48.6	54.8	-6.2
Sudbury	56.3	59.9	-3.6	55.9	58.9	-3.0	63.5	67.5	-4.0	64.7	67.9	-3.2
Thunder Bay	67.1	61.8	5.3	65.9	59.1	6.8	70.2	65.9	4.3	72.8	66.7	6.1
Greater Toronto [†]	29.5	48.6	-19.1	30.9	49.9	-19.0	29.5	48.7	-19.2	30.9	49.9	-19.0
Windsor-Essex	34.2	43.0	-8.8	35.1	44.8	-9.7	35.6	46.1	-10.5	36.8	48.2	-11.4
Trois Rivières CMA	73.6	75.2	-1.6	68.2	68.0	0.2	80.2	78.7	1.5	73.1	70.0	3.1
Montreal CMA	62.5	59.6	2.9	55.1	53.5	1.6	64.9	62.2	2.7	56.9	55.6	1.3
Gatineau CMA	63.8	51.7	12.1	57.1	46.0	11.1	67.6	56.7	10.9	60.5	50.5	10.0
Quebec CMA	79.6	80.2	-0.6	76.1	77.7	-1.6	83.4	85.5	-2.1	78.8	82.0	-3.2
Saguenay CMA	70.1	78.8	-8.7	68.5	69.9	-1.4	72.9	84.0	-11.1	70.3	73.7	-3.4
Sherbrooke CMA	59.7	60.3	-0.6	61.0	63.7	-2.7	59.6	64.0	-4.4	62.1	68.2	-6.1
Saint John	66.1	61.3	4.8	57.0	56.9	0.1	71.7	71.4	0.3	63.7	69.3	-5.6
Halifax-Dartmouth	64.1	76.0	-11.9	57.9	67.7	-9.8	70.0	81.3	-11.3	63.9	72.1	-8.2
Newfoundland & Labrador	61.4	51.6	9.8	47.9	39.7	8.2	70.1	60.3	9.8	54.9	45.8	9.1
Canada	45.9	53.8	-7.9	43.5	50.8	-7.3	47.6	57.0	-9.4	45.3	53.9	-8.6

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trrebb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Dollar Volume and Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations
March 2025

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
British Columbia	5,192.3	5,607.8	-7.4	5,841.3	6,753.9	-13.5	4,977.0	5,400.7	-7.8	5,698.7	6,621.3	-13.9
Alberta	3,453.0	3,495.6	-1.2	3,835.4	3,968.6	-3.4	3,260.7	3,266.4	-0.2	3,662.3	3,734.5	-1.9
Saskatchewan	482.7	507.5	-4.9	480.0	468.8	2.4	465.1	475.9	-2.3	439.4	365.6	20.2
Manitoba	541.7	573.8	-5.6	523.3	459.7	13.8	533.2	558.1	-4.5	499.3	430.7	15.9
Ontario	9,407.5	9,909.7	-5.1	10,586.6	14,641.9	-27.7	9,126.4	9,581.6	-4.8	10,307.6	14,205.5	-27.4
Quebec	4,401.5	4,567.2	-3.6	5,496.0	4,665.2	17.8	4,100.6	4,210.5	-2.6	5,158.5	4,375.7	17.9
New Brunswick	266.0	299.1	-11.1	235.0	230.3	2.0	247.8	278.7	-11.1	219.9	210.3	4.5
Nova Scotia	447.3	468.9	-4.6	413.3	380.1	8.7	421.3	435.1	-3.2	391.2	349.1	12.1
Prince Edward Island	80.6	74.3	8.5	73.8	58.4	26.3	73.9	66.1	11.8	67.0	52.6	27.4
Newfoundland & Labrador	183.5	195.2	-6.0	127.1	100.7	26.2	175.2	181.2	-3.3	119.5	92.1	29.7
Northwest Territories	13.3	7.5	77.1	11.4	9.7	17.9	11.3	11.2	0.3	9.1	9.7	-5.9
Yukon	20.7	37.6	-44.9	20.4	20.6	-0.9	19.4	33.3	-41.6	19.5	20.6	-5.1
Canada	24,490.1	25,744.2	-4.9	27,643.6	31,757.9	-13.0	23,411.8	24,498.8	-4.4	26,591.9	30,467.7	-12.7

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
British Columbia	5,541	6,024	-8.0	6,085	6,772	-10.1	5,362	5,767	-7.0	5,915	6,543	-9.6
Alberta	6,784	6,842	-0.8	7,385	7,941	-7.0	6,425	6,463	-0.6	7,009	7,559	-7.3
Saskatchewan	1,462	1,466	-0.3	1,402	1,301	7.8	1,365	1,361	0.3	1,292	1,189	8.7
Manitoba	1,457	1,514	-3.8	1,366	1,295	5.5	1,341	1,414	-5.2	1,251	1,188	5.3
Ontario	11,273	12,171	-7.4	12,408	16,498	-24.8	10,870	11,698	-7.1	11,978	15,888	-24.6
Quebec	8,360	8,659	-3.5	10,349	9,579	8.0	7,780	8,025	-3.1	9,740	8,924	9.1
New Brunswick	870	969	-10.2	765	796	-3.9	732	802	-8.7	641	656	-2.3
Nova Scotia	1,111	1,181	-5.9	1,013	937	8.1	907	950	-4.5	820	785	4.5
Prince Edward Island	239	253	-5.5	194	168	15.5	187	182	2.7	160	141	13.5
Newfoundland & Labrador	516	606	-14.9	370	347	6.6	487	559	-12.9	339	309	9.7
Northwest Territories	23	21	9.5	20	21	-4.8	22	21	4.8	19	21	-9.5
Yukon	40	54	-25.9	39	38	2.6	39	51	-23.5	38	38	0.0
Canada	37,676	39,760	-5.2	41,396	45,693	-9.4	35,517	37,293	-4.8	39,202	43,241	-9.3

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations
March 2025**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
British Columbia	15,590	15,349	1.6	18,226	15,758	15.7	14,585	14,362	1.6	16,964	14,586	16.3
Alberta	11,213	10,670	5.1	12,989	11,465	13.3	10,119	9,613	5.3	11,765	10,289	14.3
Saskatchewan	2,255	2,231	1.1	2,301	2,320	-0.8	1,825	1,814	0.6	1,874	1,912	-2.0
Manitoba	2,326	2,210	5.2	2,384	2,164	10.2	1,929	1,850	4.3	1,985	1,833	8.3
Ontario	35,271	34,075	3.5	38,218	34,749	10.0	33,102	31,890	3.8	35,843	31,926	12.3
Quebec	13,595	13,456	1.0	16,596	15,170	9.4	11,818	11,724	0.8	14,661	13,085	12.0
New Brunswick	1,613	1,494	8.0	1,671	1,435	16.4	1,248	1,159	7.7	1,298	1,046	24.1
Nova Scotia	1,963	1,927	1.9	1,973	1,626	21.3	1,451	1,433	1.3	1,432	1,185	20.8
Prince Edward Island	539	526	2.5	476	425	12.0	358	333	7.5	317	288	10.1
Newfoundland & Labrador	992	916	8.3	901	826	9.1	792	755	4.9	719	661	8.8
Northwest Territories	31	40	-22.5	37	37	0.0	29	35	-17.1	34	36	-5.6
Yukon	67	68	-1.5	66	45	46.7	63	67	-6.0	61	44	38.6
Canada	85,455	82,962	3.0	95,838	86,020	11.4	77,319	75,035	3.0	86,953	76,891	13.1

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Feb 2025	monthly percentage change	Mar 2025	Mar 2024	year-over-year percentage change
British Columbia	929,008	920,964	0.9	959,945	997,324	-3.7	935,600	944,301	-0.9	963,431	1,011,965	-4.8
Alberta	506,621	508,012	-0.3	519,349	499,760	3.9	508,938	506,410	0.5	522,512	494,042	5.8
Saskatchewan	335,995	348,311	-3.5	342,388	360,369	-5.0	335,931	351,111	-4.3	340,082	307,501	10.6
Manitoba	372,457	377,551	-1.3	383,101	354,991	7.9	390,834	389,592	0.3	399,132	362,535	10.1
Ontario	824,377	813,045	1.4	853,210	887,497	-3.9	828,973	820,078	1.1	860,545	894,105	-3.8
Quebec	530,583	529,503	0.2	n/a	n/a	-	537,595	536,864	0.1	537,881	497,768	8.1
New Brunswick	296,490	314,875	-5.8	307,162	289,309	6.2	336,626	345,423	-2.5	343,027	320,612	7.0
Nova Scotia	397,984	397,672	0.1	407,956	405,680	0.6	460,261	459,136	0.2	477,054	444,722	7.3
Prince Edward Island	380,280	295,891	28.5	380,280	347,653	9.4	418,649	373,993	11.9	418,649	372,925	12.3
Newfoundland & Labrador	344,818	314,057	9.8	343,577	290,241	18.4	356,189	318,216	11.9	352,370	298,139	18.2
Northwest Territories	551,606	322,806	70.9	570,890	461,226	23.8	505,158	501,859	0.7	479,884	461,226	4.0
Yukon	537,576	596,995	-10.0	522,728	541,605	-3.5	518,322	571,513	-9.3	514,169	541,605	-5.1
Canada	644,615	641,997	0.4	667,785	695,029	-3.9	655,539	653,569	0.3	678,331	704,603	-3.7

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations
March 2025

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly change	Mar 2025	Mar 2024	year-over-year change	Mar 2025	Feb 2025	monthly change	Mar 2025	Mar 2024	year-over-year change
British Columbia	35.5	39.2	-3.7	33.4	43.0	-9.6	36.8	40.2	-3.4	34.9	44.9	-10.0
Alberta	60.5	64.1	-3.6	56.9	69.3	-12.4	63.5	67.2	-3.7	59.6	73.5	-13.9
Saskatchewan	64.8	65.7	-0.9	60.9	56.1	4.8	74.8	75.0	-0.2	68.9	62.2	6.7
Manitoba	62.6	68.5	-5.9	57.3	59.8	-2.5	69.5	76.4	-6.9	63.0	64.8	-1.8
Ontario	32.0	35.7	-3.7	32.5	47.5	-15.0	32.8	36.7	-3.9	33.4	49.8	-16.4
Quebec	61.5	64.4	-2.9	62.4	63.1	-0.7	65.8	68.4	-2.6	66.4	68.2	-1.8
New Brunswick	53.9	64.9	-11.0	45.8	55.5	-9.7	58.7	69.2	-10.5	49.4	62.7	-13.3
Nova Scotia	56.6	61.3	-4.7	51.3	57.6	-6.3	62.5	66.3	-3.8	57.3	66.2	-8.9
Prince Edward Island	44.3	48.1	-3.8	40.8	39.5	1.3	52.2	54.7	-2.5	50.5	49.0	1.5
Newfoundland & Labrador	52.0	66.2	-14.2	41.1	42.0	-0.9	61.5	74.0	-12.5	47.1	46.7	0.4
Northwest Territories	74.2	52.5	21.7	54.1	56.8	-2.7	75.9	60.0	15.9	55.9	58.3	-2.4
Yukon	59.7	79.4	-19.7	59.1	84.4	-25.3	61.9	76.1	-14.2	62.3	86.4	-24.1
Canada	44.1	47.9	-3.8	43.2	53.1	-9.9	45.9	49.7	-3.8	45.1	56.2	-11.1

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025	Feb 2025	monthly change	Mar 2025	Mar 2024	year-over-year change	Mar 2025	Feb 2025	monthly change	Mar 2025	Mar 2024	year-over-year change
British Columbia	7.5	6.6	0.9	7.2	5.3	1.9	7.8	6.9	0.9	6.4	4.6	1.8
Alberta	2.6	2.5	0.1	3.2	2.7	0.5	2.8	2.7	0.1	2.4	2.0	0.4
Saskatchewan	2.9	3.0	-0.1	4.8	6.2	-1.4	3.1	3.2	-0.1	3.1	4.4	-1.3
Manitoba	2.0	1.9	0.1	3.1	3.6	-0.5	2.2	2.1	0.1	2.1	2.6	-0.5
Ontario	5.9	5.2	0.7	5.6	3.0	2.6	6.1	5.4	0.7	4.9	2.5	2.4
Quebec	4.2	4.0	0.2	4.9	5.4	-0.5	4.5	4.3	0.2	3.7	4.2	-0.5
New Brunswick	3.7	3.2	0.5	7.1	6.9	0.2	4.4	3.9	0.5	4.4	3.9	0.5
Nova Scotia	3.7	3.4	0.3	6.8	6.7	0.1	4.6	4.3	0.3	4.3	3.9	0.4
Prince Edward Island	4.8	4.5	0.3	11.1	11.8	-0.7	6.1	6.2	-0.1	6.0	6.2	-0.2
Newfoundland & Labrador	4.8	4.2	0.6	9.8	12.8	-3.0	5.1	4.6	0.5	6.2	8.8	-2.6
Northwest Territories	2.7	3.6	-0.9	3.8	4.8	-1.0	2.8	3.6	-0.8	3.3	4.0	-0.7
Yukon	2.9	2.3	0.6	3.0	3.2	-0.2	2.9	2.5	0.4	2.7	2.8	-0.1
Canada	4.8	4.4	0.4	5.2	4.2	1.0	5.1	4.7	0.4	4.2	3.2	1.0

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Dollar Volume and Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations
March 2025
Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
British Columbia	17,197.6	18,609.2	-7.6	14,938.3	16,153.3	-7.5	16,591.2	17,962.8	-7.6	14,587.4	15,831.8	-7.9
Alberta	10,621.6	10,693.8	-0.7	9,098.7	9,241.4	-1.5	10,039.9	10,043.4	0.0	8,627.7	8,704.0	-0.9
Saskatchewan	1,484.4	1,379.4	7.6	1,166.9	1,109.4	5.2	1,395.0	1,185.6	17.7	1,039.5	897.7	15.8
Manitoba	1,636.7	1,418.1	15.4	1,193.4	1,038.8	14.9	1,567.5	1,369.6	14.5	1,123.0	977.3	14.9
Ontario	31,442.0	40,284.7	-22.0	27,152.7	35,330.5	-23.1	30,363.7	38,744.7	-21.6	26,284.3	34,083.3	-22.9
Quebec	13,701.2	10,774.6	27.2	13,480.0	10,877.5	23.9	12,695.2	10,016.8	26.7	12,486.7	10,135.0	23.2
New Brunswick	853.6	812.4	5.1	632.6	609.8	3.7	794.8	719.0	10.5	576.4	527.8	9.2
Nova Scotia	1,369.2	1,257.7	8.9	1,019.3	939.0	8.6	1,288.0	1,155.2	11.5	948.9	852.9	11.3
Prince Edward Island	232.3	204.3	13.7	182.5	159.4	14.5	204.0	181.9	12.1	155.8	137.7	13.2
Newfoundland & Labrador	588.5	442.7	32.9	365.3	275.9	32.4	554.0	421.6	31.4	338.9	258.4	31.2
Northwest Territories	32.8	39.8	-17.4	19.2	22.0	-12.8	34.4	34.4	0.0	19.8	19.8	0.0
Yukon	82.5	66.6	23.8	58.8	47.6	23.6	76.3	64.8	17.8	55.9	47.4	17.8
Canada	79,242.3	85,983.2	-7.8	69,307.8	75,804.5	-8.6	75,604.0	81,899.8	-7.7	66,244.3	72,473.1	-8.6

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
British Columbia	18,194	19,142	-5.0	15,764	16,534	-4.7	17,569	18,514	-5.1	15,223	15,984	-4.8
Alberta	20,878	21,981	-5.0	17,831	18,933	-5.8	19,761	20,922	-5.5	16,861	18,001	-6.3
Saskatchewan	4,371	4,157	5.1	3,388	3,285	3.1	4,051	3,834	5.7	3,081	2,973	3.6
Manitoba	4,441	4,133	7.5	3,249	3,047	6.6	4,062	3,791	7.1	2,943	2,765	6.4
Ontario	37,691	47,007	-19.8	32,337	40,738	-20.6	36,269	45,335	-20.0	31,062	39,165	-20.7
Quebec	25,840	22,369	15.5	25,725	22,807	12.8	24,029	20,679	16.2	24,018	21,173	13.4
New Brunswick	2,765	2,738	1.0	2,067	2,090	-1.1	2,294	2,276	0.8	1,682	1,704	-1.3
Nova Scotia	3,386	3,177	6.6	2,576	2,417	6.6	2,785	2,673	4.2	2,056	1,973	4.2
Prince Edward Island	723	637	13.5	540	468	15.4	538	487	10.5	397	360	10.3
Newfoundland & Labrador	1,735	1,454	19.3	1,125	949	18.5	1,612	1,344	19.9	1,019	854	19.3
Northwest Territories	60	81	-25.9	39	52	-25.0	59	74	-20.3	37	47	-21.3
Yukon	135	120	12.5	106	92	15.2	129	118	9.3	102	91	12.1
Canada	120,219	126,996	-5.3	104,747	111,412	-6.0	113,158	120,047	-5.7	98,481	105,090	-6.3

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations
March 2025
Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
British Columbia	49,316	42,165	17.0	46,640	40,122	16.2	46,198	39,158	18.0	43,588	37,218	17.1
Alberta	32,473	29,366	10.6	31,261	28,394	10.1	29,389	26,407	11.3	28,041	25,260	11.0
Saskatchewan	6,775	7,025	-3.6	5,639	5,937	-5.0	5,488	5,716	-4.0	4,483	4,768	-6.0
Manitoba	6,754	6,735	0.3	5,826	5,896	-1.2	5,625	5,695	-1.2	4,745	4,857	-2.3
Ontario	110,301	98,843	11.6	94,199	85,712	9.9	103,481	90,957	13.8	87,774	78,408	11.9
Quebec	41,148	37,936	8.5	44,355	41,284	7.4	35,749	32,336	10.6	39,165	35,773	9.5
New Brunswick	4,755	4,445	7.0	4,034	3,744	7.7	3,588	3,258	10.1	2,936	2,642	11.1
Nova Scotia	5,890	5,265	11.9	4,938	4,471	10.4	4,359	3,793	14.9	3,517	3,102	13.4
Prince Edward Island	1,584	1,405	12.7	1,285	1,138	12.9	1,032	911	13.3	810	712	13.8
Newfoundland & Labrador	2,827	2,817	0.4	2,347	2,390	-1.8	2,298	2,228	3.1	1,856	1,863	-0.4
Northwest Territories	103	79	30.4	87	76	14.5	93	78	19.2	77	71	8.5
Yukon	201	157	28.0	174	133	30.8	195	153	27.5	167	128	30.5
Canada	262,127	236,238	11.0	240,785	219,297	9.8	237,495	210,690	12.7	217,159	194,802	11.5

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change	Mar 2025 YTD	Mar 2024 YTD	percentage change
British Columbia	936,275	959,843	-2.5	947,624	976,974	-3.0	949,042	974,403	-2.6	958,248	990,478	-3.3
Alberta	507,676	485,559	4.6	510,277	488,112	4.5	508,402	480,091	5.9	511,695	483,529	5.8
Saskatchewan	341,180	332,130	2.7	344,416	337,705	2.0	340,892	305,202	11.7	337,388	301,951	11.7
Manitoba	370,216	344,992	7.3	367,321	340,936	7.7	383,650	357,512	7.3	381,577	353,455	8.0
Ontario	831,809	850,995	-2.3	839,679	867,260	-3.2	836,131	851,466	-1.8	846,188	870,249	-2.8
Quebec	534,996	484,825	10.3	n/a	n/a	-	538,252	494,605	8.8	532,650	490,481	8.6
New Brunswick	310,628	296,198	4.9	306,029	291,769	4.9	348,146	313,939	10.9	342,685	309,742	10.6
Nova Scotia	401,847	393,583	2.1	395,699	388,508	1.9	461,252	431,400	6.9	461,514	432,269	6.8
Prince Edward Island	336,208	339,391	-0.9	337,943	340,512	-0.8	390,107	382,688	1.9	392,517	382,524	2.6
Newfoundland & Labrador	327,833	296,057	10.7	324,719	290,743	11.7	336,519	308,715	9.0	332,534	302,538	9.9
Northwest Territories	542,029	466,287	16.2	491,603	422,689	16.3	592,300	439,482	34.8	536,041	421,908	27.1
Yukon	575,773	534,505	7.7	554,579	516,932	7.3	558,776	526,469	6.1	548,024	521,335	5.1
Canada	655,044	668,867	-2.1	661,668	680,398	-2.8	666,054	677,989	-1.8	672,661	689,629	-2.5

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations

March 2025

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change
British Columbia	36.9	45.4	-8.5	33.8	41.2	-7.4	38.0	47.3	-9.3	34.9	42.9	-8.0
Alberta	64.3	74.9	-10.6	57.0	66.7	-9.7	67.2	79.2	-12.0	60.1	71.3	-11.2
Saskatchewan	64.5	59.2	5.3	60.1	55.3	4.8	73.8	67.1	6.7	68.7	62.4	6.3
Manitoba	65.8	61.4	4.4	55.8	51.7	4.1	72.2	66.6	5.6	62.0	56.9	5.1
Ontario	34.2	47.6	-13.4	34.3	47.5	-13.2	35.0	49.8	-14.8	35.4	50.0	-14.6
Quebec	62.8	59.0	3.8	58.0	55.2	2.8	67.2	64.0	3.2	61.3	59.2	2.1
New Brunswick	58.1	61.6	-3.5	51.2	55.8	-4.6	63.9	69.9	-6.0	57.3	64.5	-7.2
Nova Scotia	57.5	60.3	-2.8	52.2	54.1	-1.9	63.9	70.5	-6.6	58.5	63.6	-5.1
Prince Edward Island	45.6	45.3	0.3	42.0	41.1	0.9	52.1	53.5	-1.4	49.0	50.6	-1.6
Newfoundland & Labrador	61.4	51.6	9.8	47.9	39.7	8.2	70.1	60.3	9.8	54.9	45.8	9.1
Northwest Territories	58.3	102.5	-44.2	44.8	68.4	-23.6	63.4	94.9	-31.5	48.1	66.2	-18.1
Yukon	67.2	76.4	-9.2	60.9	69.2	-8.3	66.2	77.1	-10.9	61.1	71.1	-10.0
Canada	45.9	53.8	-7.9	43.5	50.8	-7.3	47.6	57.0	-9.4	45.3	53.9	-8.6

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change	Mar 2025 YTD	Mar 2024 YTD	change
British Columbia	6.6	5.0	1.6	7.5	5.8	1.7	6.8	5.2	1.6	6.6	5.1	1.5
Alberta	2.5	2.2	0.3	3.5	3.2	0.3	2.6	2.3	0.3	2.6	2.3	0.3
Saskatchewan	3.0	4.2	-1.2	5.9	7.2	-1.3	3.3	4.5	-1.2	3.8	5.1	-1.3
Manitoba	2.0	2.6	-0.6	3.6	4.5	-0.9	2.2	2.9	-0.7	2.5	3.3	-0.8
Ontario	5.1	3.0	2.1	5.6	3.4	2.2	5.3	3.1	2.2	4.9	2.8	2.1
Quebec	4.1	4.9	-0.8	5.7	6.6	-0.9	4.4	5.3	-0.9	4.3	5.1	-0.8
New Brunswick	3.4	3.1	0.3	7.6	7.5	0.1	4.1	3.8	0.3	4.6	4.2	0.4
Nova Scotia	3.6	3.4	0.2	7.7	7.5	0.2	4.4	4.1	0.3	4.8	4.5	0.3
Prince Edward Island	4.7	4.8	-0.1	11.6	12.2	-0.6	6.3	6.3	0.0	7.0	7.0	0.0
Newfoundland & Labrador	4.5	6.5	-2.0	9.7	13.7	-4.0	4.8	7.1	-2.3	6.2	9.1	-2.9
Northwest Territories	3.3	3.2	0.1	5.1	5.2	-0.1	3.3	3.5	-0.2	4.4	4.6	-0.2
Yukon	2.6	3.3	-0.7	3.1	4.0	-0.9	2.7	3.3	-0.6	2.8	3.5	-0.7
Canada	4.4	3.6	0.8	5.7	4.8	0.9	4.6	3.8	0.8	4.5	3.7	0.8

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

British Columbia
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
BC Northern	152,444.0	124,322.4	22.6	363	318	14.2	419,956	390,951	7.4	785	719	9.2
Chilliwack	176,938.0	211,452.8	-16.3	236	273	-13.6	749,737	774,552	-3.2	563	575	-2.1
Fraser Valley	1,023,774.4	1,429,721.5	-28.4	989	1,344	-26.4	1,035,161	1,063,781	-2.7	3,449	2,794	23.4
Kamloops	104,953.8	118,893.6	-11.7	183	209	-12.4	573,518	568,869	0.8	552	500	10.4
Kootenay	144,118.7	141,712.7	1.7	257	280	-8.2	560,773	506,117	10.8	663	595	11.4
South Peace River	10,404.7	5,981.9	73.9	32	24	33.3	325,147	249,246	30.5	72	50	44.0
Okanagan-Mainline	431,724.6	401,167.4	7.6	527	525	0.4	819,212	764,128	7.2	2,065	2,060	0.2
Powell River	11,028.6	17,537.9	-37.1	20	30	-33.3	551,430	584,597	-5.7	96	85	12.9
South Okanagan	95,048.5	83,414.9	13.9	145	127	14.2	655,507	656,810	-0.2	541	527	2.7
Greater Vancouver	2,598,442.3	3,166,616.6	-17.9	2,096	2,412	-13.1	1,239,715	1,312,859	-5.6	6,449	5,145	25.3
Vancouver Island	496,414.4	471,787.7	5.2	624	642	-2.8	795,536	734,872	8.3	1,504	1,398	7.6
Victoria	595,972.3	581,265.7	2.5	613	588	4.3	972,222	988,547	-1.7	1,487	1,310	13.5
British Columbia	5,841,264.3	6,753,875.0	-13.5	6,085	6,772	-10.1	959,945	997,324	-3.7	18,226	15,758	15.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
BC Northern	146,434.4	119,014.1	23.0	335	284	18.0	437,118	419,064	4.3	660	625	5.6
Chilliwack	175,681.0	208,074.6	-15.6	233	265	-12.1	753,996	785,187	-4.0	539	527	2.3
Fraser Valley	1,017,774.4	1,405,094.5	-27.6	985	1,326	-25.7	1,033,273	1,059,649	-2.5	3,364	2,723	23.5
Kamloops	99,314.3	111,545.6	-11.0	176	196	-10.2	564,286	569,110	-0.8	473	443	6.8
Kootenay	130,065.7	131,096.2	-0.8	224	238	-5.9	580,651	550,824	5.4	478	450	6.2
South Peace River	10,404.7	5,946.9	75.0	32	23	39.1	325,147	258,561	25.8	55	42	31.0
Okanagan-Mainline	387,876.2	376,437.7	3.0	501	485	3.3	774,204	776,160	-0.3	1,751	1,730	1.2
Powell River	10,933.6	17,059.9	-35.9	19	28	-32.1	575,453	609,282	-5.6	71	69	2.9
South Okanagan	79,438.6	77,175.4	2.9	129	117	10.3	615,803	659,619	-6.6	451	442	2.0
Greater Vancouver	2,590,334.3	3,154,212.4	-17.9	2,089	2,396	-12.8	1,239,988	1,316,449	-5.8	6,359	5,052	25.9
Vancouver Island	475,414.4	461,844.9	2.9	610	627	-2.7	779,368	736,595	5.8	1,431	1,330	7.6
Victoria	575,023.1	553,787.9	3.8	582	558	4.3	988,012	992,451	-0.4	1,332	1,153	15.5
British Columbia	5,698,694.7	6,621,290.0	-13.9	5,915	6,543	-9.6	963,431	1,011,965	-4.8	16,964	14,586	16.3

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

British Columbia
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
BC Northern	334,263.1	291,377.9	14.7	864	772	11.9	386,879	377,432	2.5	1,830	1,735	5.5
Chilliwack	444,587.5	525,584.0	-15.4	602	694	-13.3	738,517	757,326	-2.5	1,514	1,465	3.3
Fraser Valley	2,701,224.1	3,557,965.1	-24.1	2,635	3,441	-23.4	1,025,132	1,033,992	-0.9	9,376	7,620	23.0
Kamloops	287,581.6	296,096.4	-2.9	487	508	-4.1	590,517	582,867	1.3	1,396	1,316	6.1
Kootenay	366,063.6	288,903.6	26.7	693	604	14.7	528,230	478,317	10.4	1,530	1,380	10.9
South Peace River	24,806.6	20,536.1	20.8	83	74	12.2	298,874	277,516	7.7	186	167	11.4
Okanagan-Mainline	1,098,186.8	932,673.2	17.7	1,392	1,261	10.4	788,927	739,630	6.7	4,898	4,507	8.7
Powell River	43,557.4	40,002.7	8.9	73	72	1.4	596,677	555,592	7.4	237	178	33.1
South Okanagan	251,790.4	198,564.7	26.8	364	311	17.0	691,732	638,472	8.3	1,282	1,158	10.7
Greater Vancouver	6,723,767.7	7,610,713.7	-11.7	5,481	5,919	-7.4	1,226,741	1,285,811	-4.6	16,972	13,716	23.7
Vancouver Island	1,159,116.5	1,070,185.6	8.3	1,527	1,479	3.2	759,081	723,587	4.9	3,606	3,522	2.4
Victoria	1,503,395.5	1,320,690.9	13.8	1,563	1,399	11.7	961,865	944,025	1.9	3,813	3,358	13.5
British Columbia	14,938,340.6	16,153,293.8	-7.5	15,764	16,534	-4.7	947,624	976,974	-3.0	46,640	40,122	16.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
BC Northern	316,614.5	279,537.3	13.3	764	692	10.4	414,417	403,956	2.6	1,549	1,471	5.3
Chilliwack	437,616.4	519,110.8	-15.7	590	681	-13.4	741,723	762,277	-2.7	1,414	1,363	3.7
Fraser Valley	2,672,379.3	3,506,013.1	-23.8	2,614	3,398	-23.1	1,022,333	1,031,787	-0.9	9,142	7,398	23.6
Kamloops	274,624.0	278,444.0	-1.4	463	475	-2.5	593,140	586,198	1.2	1,205	1,148	5.0
Kootenay	328,973.0	262,759.5	25.2	599	514	16.5	549,204	511,205	7.4	1,130	1,041	8.5
South Peace River	24,213.1	17,006.2	42.4	79	66	19.7	306,494	257,670	18.9	144	132	9.1
Okanagan-Mainline	1,011,003.2	873,334.8	15.8	1,294	1,166	11.0	781,301	749,001	4.3	4,200	3,796	10.6
Powell River	42,551.4	37,551.7	13.3	69	62	11.3	616,687	605,672	1.8	189	140	35.0
South Okanagan	216,087.4	179,243.2	20.6	330	284	16.2	654,810	631,138	3.8	1,061	971	9.3
Greater Vancouver	6,698,680.2	7,571,367.5	-11.5	5,455	5,878	-7.2	1,227,989	1,288,086	-4.7	16,721	13,467	24.2
Vancouver Island	1,113,143.1	1,026,529.9	8.4	1,486	1,435	3.6	749,087	715,352	4.7	3,419	3,330	2.7
Victoria	1,451,527.0	1,280,902.2	13.3	1,480	1,333	11.0	980,761	960,917	2.1	3,414	2,961	15.3
British Columbia	14,587,412.7	15,831,800.0	-7.9	15,223	15,984	-4.8	958,248	990,478	-3.3	43,588	37,218	17.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Alberta
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Alberta West	48,687.7	38,680.7	25.9	107	93	15.1	455,026	415,921	9.4	279	202	38.1
Calgary	1,900,209.6	2,154,797.1	-11.8	2,894	3,479	-16.8	656,603	619,373	6.0	5,419	4,339	24.9
Central Alberta	211,874.8	213,803.0	-0.9	492	548	-10.2	430,640	390,151	10.4	936	872	7.3
Edmonton (Board Total)	1,309,609.0	1,195,502.6	9.5	2,908	2,876	1.1	450,347	415,682	8.3	4,773	4,585	4.1
Fort McMurray	45,363.3	39,645.1	14.4	124	112	10.7	365,833	353,974	3.4	256	224	14.3
Grande Prairie	108,958.6	83,605.3	30.3	294	258	14.0	370,607	324,052	14.4	457	468	-2.4
Lethbridge	120,319.0	117,132.0	2.7	307	295	4.1	391,919	397,057	-1.3	421	380	10.8
Lloydminster (AB)	28,309.7	28,076.2	0.8	90	96	-6.3	314,552	292,461	7.6	180	156	15.4
Medicine Hat	47,190.4	83,614.8	-43.6	118	135	-12.6	399,918	619,369	-35.4	184	168	9.5
South Central Alberta	14,869.3	13,740.6	8.2	51	49	4.1	291,555	280,421	4.0	84	71	18.3
Alberta	3,835,391.4	3,968,597.4	-3.4	7,385	7,941	-7.0	519,349	499,760	3.9	12,989	11,465	13.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Alberta West	46,888.0	36,516.8	28.4	96	79	21.5	488,416	462,237	5.7	211	157	34.4
Calgary	1,835,412.1	2,097,600.2	-12.5	2,807	3,390	-17.2	653,870	618,761	5.7	5,092	4,057	25.5
Central Alberta	194,755.7	192,147.2	1.4	446	505	-11.7	436,672	380,490	14.8	777	701	10.8
Edmonton (Board Total)	1,238,917.0	1,119,795.1	10.6	2,755	2,730	0.9	449,698	410,181	9.6	4,340	4,154	4.5
Fort McMurray	44,225.8	36,174.6	22.3	118	104	13.5	374,795	347,832	7.8	226	196	15.3
Grande Prairie	100,215.1	74,345.5	34.8	261	228	14.5	383,966	326,077	17.8	348	363	-4.1
Lethbridge	117,331.7	99,131.0	18.4	284	269	5.6	413,140	368,517	12.1	378	322	17.4
Lloydminster (AB)	26,562.4	25,645.2	3.6	84	89	-5.6	316,218	288,149	9.7	154	131	17.6
Medicine Hat	44,907.1	39,797.8	12.8	113	119	-5.0	397,408	334,435	18.8	166	147	12.9
South Central Alberta	13,073.8	13,309.6	-1.8	45	46	-2.2	290,529	289,340	0.4	73	61	19.7
Alberta	3,662,288.6	3,734,462.9	-1.9	7,009	7,559	-7.3	522,512	494,042	5.8	11,765	10,289	14.3

* in thousands of dollars

¹ Total = Residential + Non-residential

Note: North Eastern Alberta data are now included in figures for Edmonton (Board Total).

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Alberta
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Alberta West	128,789.4	103,932.0	23.9	263	249	5.6	489,693	417,398	17.3	580	480	20.8
Calgary	4,543,303.2	5,031,719.9	-9.7	7,134	8,339	-14.5	636,852	603,396	5.5	13,415	11,078	21.1
Central Alberta	514,957.5	507,933.9	1.4	1,204	1,265	-4.8	427,706	401,529	6.5	2,235	2,157	3.6
Edmonton (Board Total)	3,042,801.4	2,792,509.0	9.0	6,887	6,817	1.0	441,818	409,639	7.9	11,261	10,877	3.5
Fort McMurray	109,209.9	95,558.8	14.3	317	272	16.5	344,511	351,319	-1.9	604	623	-3.0
Grande Prairie	269,082.3	192,493.7	39.8	713	629	13.4	377,395	306,031	23.3	1,124	1,237	-9.1
Lethbridge	297,788.8	273,770.0	8.8	740	718	3.1	402,417	381,295	5.5	1,046	932	12.2
Lloydminster (AB)	63,325.1	66,397.9	-4.6	203	215	-5.6	311,946	308,827	1.0	400	385	3.9
Medicine Hat	100,344.7	144,931.1	-30.8	270	309	-12.6	371,647	469,033	-20.8	409	462	-11.5
South Central Alberta	29,146.6	32,181.6	-9.4	100	120	-16.7	291,466	268,180	8.7	187	163	14.7
Alberta	9,098,748.9	9,241,427.8	-1.5	17,831	18,933	-5.8	510,277	488,112	4.5	31,261	28,394	10.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Alberta West	123,184.5	96,334.3	27.9	236	213	10.8	521,968	452,274	15.4	450	370	21.6
Calgary	4,388,659.9	4,881,441.9	-10.1	6,891	8,118	-15.1	636,868	601,311	5.9	12,473	10,279	21.3
Central Alberta	446,568.5	448,014.3	-0.3	1,071	1,161	-7.8	416,964	385,887	8.1	1,801	1,713	5.1
Edmonton (Board Total)	2,871,410.1	2,592,770.0	10.7	6,521	6,466	0.9	440,333	400,985	9.8	10,166	9,801	3.7
Fort McMurray	107,110.0	89,738.3	19.4	301	257	17.1	355,847	349,176	1.9	541	554	-2.3
Grande Prairie	234,100.3	171,027.4	36.9	633	547	15.7	369,827	312,664	18.3	877	912	-3.8
Lethbridge	278,497.9	246,932.3	12.8	674	664	1.5	413,202	371,886	11.1	895	784	14.2
Lloydminster (AB)	57,343.3	55,155.4	4.0	189	194	-2.6	303,404	284,306	6.7	324	324	0.0
Medicine Hat	95,252.8	91,933.8	3.6	257	273	-5.9	370,633	336,754	10.1	362	386	-6.2
South Central Alberta	25,554.1	30,656.4	-16.6	88	108	-18.5	290,387	283,856	2.3	152	137	10.9
Alberta	8,627,681.4	8,704,004.0	-0.9	16,861	18,001	-6.3	511,695	483,529	5.8	28,041	25,260	11.0

* in thousands of dollars
¹ Total = Residential + Non-residential

Note: North Eastern Alberta data are now included in figures for Edmonton (Board Total).
Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Saskatchewan
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Battlefords	17,892.8	21,835.3	-18.1	76	63	20.6	235,432	346,592	-32.1	147	140	5.0
Lloydminster (SK)	4,087.4	2,007.7	103.6	15	8	87.5	272,493	250,960	8.6	31	21	47.6
Moose Jaw	15,696.3	13,825.9	13.5	66	59	11.9	237,823	234,338	1.5	115	121	-5.0
Prince Albert	22,002.1	20,789.5	5.8	93	90	3.3	236,582	230,994	2.4	200	198	1.0
Regina	136,211.2	120,087.8	13.4	382	374	2.1	356,574	321,090	11.1	567	575	-1.4
Saskatoon	239,583.2	245,127.2	-2.3	590	518	13.9	406,073	473,219	-14.2	845	899	-6.0
Southeast Saskatchewan	13,063.2	9,527.4	37.1	50	49	2.0	261,263	194,437	34.4	89	96	-7.3
Swift Current	9,089.9	20,225.1	-55.1	36	52	-30.8	252,496	388,945	-35.1	105	111	-5.4
Yorkton District	22,401.7	15,414.0	45.3	94	88	6.8	238,316	175,160	36.1	202	159	27.0
Saskatchewan	480,027.8	468,839.9	2.4	1,402	1,301	7.8	342,388	360,369	-5.0	2,301	2,320	-0.8

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Battlefords	14,435.9	12,178.3	18.5	65	51	27.5	222,091	238,790	-7.0	113	111	1.8
Lloydminster (SK)	3,355.4	1,907.9	75.9	11	7	57.1	305,036	272,557	11.9	20	16	25.0
Moose Jaw	13,249.3	11,927.9	11.1	59	53	11.3	224,565	225,055	-0.2	90	101	-10.9
Prince Albert	18,701.5	18,689.7	0.1	79	80	-1.2	236,728	233,621	1.3	139	131	6.1
Regina	132,723.7	109,740.5	20.9	363	353	2.8	365,630	310,880	17.6	495	521	-5.0
Saskatoon	221,868.9	183,537.8	20.9	551	485	13.6	402,666	378,429	6.4	730	752	-2.9
Southeast Saskatchewan	9,038.2	6,462.4	39.9	47	42	11.9	192,301	153,867	25.0	73	76	-3.9
Swift Current	8,264.9	8,254.5	0.1	35	42	-16.7	236,139	196,536	20.2	90	96	-6.3
Yorkton District	17,748.8	12,920.1	37.4	82	76	7.9	216,449	170,002	27.3	124	108	14.8
Saskatchewan	439,386.5	365,619.2	20.2	1,292	1,189	8.7	340,082	307,501	10.6	1,874	1,912	-2.0

^{*} in thousands of dollars

¹ Total = Residential + Non-residential

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Saskatchewan
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Battlefords	40,544.2	48,260.9	-16.0	175	153	14.4	231,681	315,431	-26.6	346	405	-14.6
Lloydminster (SK)	9,215.4	5,227.7	76.3	33	20	65.0	279,255	261,384	6.8	62	63	-1.6
Moose Jaw	41,701.8	40,281.1	3.5	167	157	6.4	249,712	256,567	-2.7	281	352	-20.2
Prince Albert	59,078.9	51,399.5	14.9	235	238	-1.3	251,399	215,964	16.4	453	436	3.9
Regina	308,740.4	292,548.0	5.5	895	935	-4.3	344,961	312,886	10.3	1,429	1,464	-2.4
Saskatoon	581,767.2	553,977.7	5.0	1,416	1,316	7.6	410,853	420,956	-2.4	2,170	2,272	-4.5
Southeast Saskatchewan	35,231.2	27,204.9	29.5	128	124	3.2	275,243	219,394	25.5	226	243	-7.0
Swift Current	26,511.2	36,032.5	-26.4	117	122	-4.1	226,591	295,349	-23.3	262	277	-5.4
Yorkton District	64,090.0	54,428.3	17.8	222	220	0.9	288,693	247,402	16.7	410	425	-3.5
Saskatchewan	1,166,880.2	1,109,360.6	5.2	3,388	3,285	3.1	344,416	337,705	2.0	5,639	5,937	-5.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Battlefords	33,210.8	25,094.9	32.3	145	124	16.9	229,040	202,378	13.2	255	294	-13.3
Lloydminster (SK)	6,180.9	4,907.9	25.9	22	17	29.4	280,950	288,700	-2.7	42	48	-12.5
Moose Jaw	32,239.4	33,998.1	-5.2	141	144	-2.1	228,649	236,098	-3.2	224	273	-17.9
Prince Albert	44,294.9	44,350.6	-0.1	193	200	-3.5	229,507	221,753	3.5	293	301	-2.7
Regina	296,241.5	267,458.4	10.8	847	868	-2.4	349,754	308,132	13.5	1,189	1,279	-7.0
Saskatoon	538,048.7	448,630.3	19.9	1,319	1,226	7.6	407,922	365,930	11.5	1,832	1,872	-2.1
Southeast Saskatchewan	26,916.2	22,100.0	21.8	121	110	10.0	222,448	200,909	10.7	177	195	-9.2
Swift Current	24,368.2	19,848.9	22.8	109	99	10.1	223,561	200,494	11.5	194	229	-15.3
Yorkton District	37,991.4	31,312.6	21.3	184	185	-0.5	206,475	169,257	22.0	277	277	0.0
Saskatchewan	1,039,491.9	897,701.7	15.8	3,081	2,973	3.6	337,388	301,951	11.7	4,483	4,768	-6.0

* in thousands of dollars

¹ Total = Residential + Non-residential

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Manitoba
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Brandon	42,920.6	37,683.3	13.9	169	168	0.6	253,968	224,305	13.2	309	306	1.0
Portage La Prairie	1,330.1	1,593.0	-16.5	8	7	14.3	166,263	227,571	-26.9	16	7	128.6
Winnipeg	479,065.7	420,437.0	13.9	1,189	1,120	6.2	402,915	375,390	7.3	2,059	1,851	11.2
Manitoba	523,316.3	459,713.2	13.8	1,366	1,295	5.5	383,101	354,991	7.9	2,384	2,164	10.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Brandon	40,635.9	32,120.6	26.5	156	147	6.1	260,487	218,507	19.2	258	261	-1.1
Portage La Prairie	1,330.1	1,593.0	-16.5	8	7	14.3	166,263	227,571	-26.9	14	7	100.0
Winnipeg	457,348.1	396,978.2	15.2	1,087	1,034	5.1	420,743	383,925	9.6	1,713	1,565	9.5
Manitoba	499,314.1	430,691.8	15.9	1,251	1,188	5.3	399,132	362,535	10.1	1,985	1,833	8.3

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Manitoba
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Brandon	103,968.1	100,418.1	3.5	435	446	-2.5	239,007	225,153	6.2	758	845	-10.3
Portage La Prairie	3,360.6	5,267.2	-36.2	18	26	-30.8	186,700	202,584	-7.8	39	34	14.7
Winnipeg	1,086,098.8	933,145.7	16.4	2,796	2,575	8.6	388,447	362,387	7.2	5,029	5,017	0.2
Manitoba	1,193,427.5	1,038,831.0	14.9	3,249	3,047	6.6	367,321	340,936	7.7	5,826	5,896	-1.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Brandon	96,668.5	88,877.8	8.8	402	391	2.8	240,469	227,309	5.8	626	698	-10.3
Portage La Prairie	3,360.6	5,267.2	-36.2	18	26	-30.8	186,700	202,584	-7.8	32	33	-3.0
Winnipeg	1,022,951.4	883,159.2	15.8	2,523	2,348	7.5	405,450	376,133	7.8	4,087	4,126	-0.9
Manitoba	1,122,980.5	977,304.2	14.9	2,943	2,765	6.4	381,577	353,455	8.0	4,745	4,857	-2.3

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Ontario
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Bancroft and Area	12,642.6	6,352.0	99.0	30	18	66.7	421,421	352,889	19.4	89	91	-2.2
Barrie & District	110,791.5	297,725.1	-62.8	148	354	-58.2	748,591	841,031	-11.0	492	849	-42.0
Brantford Region	109,139.7	106,629.9	2.4	147	157	-6.4	742,447	679,171	9.3	375	314	19.4
Cambridge	116,069.2	108,025.6	7.4	146	137	6.6	794,994	788,508	0.8	355	268	32.5
Chatham-Kent	42,360.1	44,870.4	-5.6	98	111	-11.7	432,246	404,238	6.9	301	261	15.3
Cornwall & District	112,969.8	134,434.3	-16.0	230	274	-16.1	491,173	490,636	0.1	530	571	-7.2
Durham Region	575,287.4	766,156.9	-24.9	638	826	-22.8	901,704	927,551	-2.8	1,840	1,407	30.8
Grey Bruce Owen Sound	99,572.7	102,045.9	-2.4	148	158	-6.3	672,789	645,860	4.2	461	602	-23.4
Guelph & District	183,032.1	369,073.7	-50.4	217	418	-48.1	843,466	882,951	-4.5	596	771	-22.7
Hamilton-Burlington	641,605.2	787,961.2	-18.6	726	893	-18.7	883,754	882,375	0.2	1,861	1,492	24.7
Huron Perth	74,350.9	83,018.8	-10.4	124	138	-10.1	599,604	601,585	-0.3	318	282	12.8
Kawartha Lakes	50,417.9	86,213.7	-41.5	69	122	-43.4	730,694	706,670	3.4	237	308	-23.1
Kingston & Area	127,010.2	161,164.6	-21.2	204	244	-16.4	622,599	660,511	-5.7	668	758	-11.9
Kitchener-Waterloo	255,242.5	363,651.5	-29.8	325	440	-26.1	785,361	826,481	-5.0	922	757	21.8
London & St. Thomas	348,891.0	546,127.9	-36.1	535	809	-33.9	652,133	675,065	-3.4	1,532	1,500	2.1
Mississauga	478,088.1	613,710.3	-22.1	457	581	-21.3	1,046,145	1,056,300	-1.0	1,485	1,091	36.1
Muskoka Haliburton Orillia	126,097.9	232,785.6	-45.8	175	265	-34.0	720,559	878,436	-18.0	853	1,133	-24.7
Parry Sound (Lakelands)	74,086.1	149,958.1	-50.6	123	231	-46.8	602,326	649,169	-7.2	478	610	-21.6
Niagara Falls-Fort Erie	27,574.7	43,158.6	-36.1	68	101	-32.7	405,511	427,313	-5.1	162	228	-28.9
North Bay	56,881.1	61,223.7	-7.1	75	85	-11.8	758,415	720,279	5.3	171	231	-26.0
Northumberland Hills	399,631.1	834,608.8	-52.1	329	637	-48.4	1,214,684	1,310,218	-7.3	1,417	1,239	14.4
Oakville-Milton	25,338.5	31,560.4	-19.7	33	38	-13.2	767,833	830,537	-7.5	70	86	-18.6
Orangeville & District	696,296.1	751,917.0	-7.4	1,005	1,056	-4.8	692,832	712,043	-2.7	2,070	2,003	3.3
Ottawa	94,227.8	137,834.9	-31.6	135	197	-31.5	697,984	699,670	-0.2	398	470	-15.3
Peterborough and the Kawarthas	137,695.7	176,675.9	-22.1	221	301	-26.6	623,057	586,963	6.1	590	745	-20.8
Quinte & District	59,485.2	64,020.2	-7.1	120	136	-11.8	495,710	470,737	5.3	261	306	-14.7
Renfrew County	99,815.1	125,163.0	-20.3	182	238	-23.5	548,434	525,895	4.3	513	483	6.2
Rideau-St. Lawrence	60,618.6	73,892.6	-18.0	123	138	-10.9	492,834	535,453	-8.0	318	328	-3.0
Sarnia-Lambton	48,189.4	36,841.9	30.8	132	127	3.9	365,071	290,094	25.8	246	217	13.4
Sault Ste. Marie	45,381.3	68,666.8	-33.9	68	93	-26.9	667,373	738,353	-9.6	250	211	18.5
Simcoe & District	60,310.6	140,618.8	-57.1	77	172	-55.2	783,255	817,551	-4.2	462	582	-20.6
Southern Georgian Bay (Eastern District)	89,182.8	134,265.3	-33.6	90	150	-40.0	990,920	895,102	10.7	491	539	-8.9
Southern Georgian Bay (Western District)	182,349.0	326,831.2	-44.2	262	433	-39.5	695,989	754,807	-7.8	785	848	-7.4
St. Catharines & District	87,751.7	87,188.6	0.6	179	191	-6.3	490,233	456,485	7.4	311	330	-5.8
Sudbury	45,865.6	42,903.6	6.9	140	138	1.4	327,612	310,895	5.4	237	249	-4.8
Thunder Bay	34,405.5	62,872.4	-45.3	55	91	-39.6	625,555	690,906	-9.5	197	178	10.7
Tillsonburg District	25,356.1	27,849.8	-9.0	93	99	-6.1	272,646	281,312	-3.1	157	205	-23.4
Timmins, Cochrane & Timiskaming Districts	5,478,296.0	7,357,796.1	-25.5	5,011	6,560	-23.6	1,093,254	1,121,615	-2.5	17,263	13,120	31.6
Greater Toronto ¹	72,455.4	154,304.5	-53.0	101	202	-50.0	717,380	763,884	-6.1	351	407	-13.8
Welland District	244,685.7	274,137.4	-10.7	419	481	-12.9	583,975	569,932	2.5	1,241	1,058	17.3
Windsor-Essex	55,895.6	79,111.2	-29.3	78	103	-24.3	716,610	768,070	-6.7	259	205	26.3
Woodstock-Ingersoll	1,084,346.3	1,706,328.6	-36.5	892	1,283	-30.5	1,215,635	1,329,952	-8.6	3,298	2,525	30.6
York Region	10,586,629.5	14,641,920.6	-27.7	12,408	16,498	-24.8	853,210	887,497	-3.9	38,218	34,749	10.0
Ontario												

* in thousands of dollars

¹ Total = Residential + Non-residential

² Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Ontario
March 2025

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Bancroft and Area	11,348.6	5,586.9	103.1	22	12	83.3	515,846	465,575	10.8	60	59	1.7
Barrie & District	109,389.5	286,550.6	-61.8	145	337	-57.0	754,410	850,298	-11.3	468	782	-40.2
Brantford Region	99,370.7	100,910.9	-1.5	141	152	-7.2	704,757	663,887	6.2	355	285	24.6
Cambridge	115,144.2	106,004.6	8.6	144	133	8.3	799,612	797,027	0.3	334	243	37.4
Chatham-Kent	38,247.2	43,162.9	-11.4	91	106	-14.2	420,299	407,197	3.2	247	226	9.3
Cornwall & District	104,917.0	124,407.9	-15.7	201	255	-21.2	521,975	487,874	7.0	420	462	-9.1
Durham Region	575,287.4	766,156.9	-24.9	638	826	-22.8	901,704	927,551	-2.8	1,840	1,407	30.8
Grey Bruce Owen Sound	76,595.8	85,822.4	-10.8	124	134	-7.5	617,708	640,466	-3.6	363	462	-21.4
Guelph & District	180,652.1	344,450.7	-47.6	212	406	-47.8	852,132	848,401	0.4	549	727	-24.5
Hamilton-Burlington	614,518.2	771,653.2	-20.4	703	870	-19.2	874,137	886,958	-1.4	1,748	1,394	25.4
Huron Perth	65,354.4	72,618.8	-10.0	116	126	-7.9	563,400	576,339	-2.2	272	236	15.3
Kawartha Lakes	47,412.9	74,652.2	-36.5	63	108	-41.7	752,586	691,224	8.9	202	265	-23.8
Kingston & Area	119,733.2	143,726.6	-16.7	187	225	-16.9	640,285	638,785	0.2	566	625	-9.4
Kitchener-Waterloo	248,407.5	349,217.8	-28.9	320	429	-25.4	776,273	814,027	-4.6	867	717	20.9
London & St. Thomas	330,311.7	490,090.0	-32.6	510	758	-32.7	647,670	646,557	0.2	1,398	1,358	2.9
Mississauga	478,088.1	613,710.3	-22.1	457	581	-21.3	1,046,145	1,056,300	-1.0	1,485	1,091	36.1
Muskoka Haliburton Orillia												
Parry Sound (Lakelands)	116,631.7	212,001.1	-45.0	146	230	-36.5	798,847	921,744	-13.3	648	896	-27.7
Niagara Falls-Fort Erie	72,186.1	140,026.5	-48.4	120	214	-43.9	601,551	654,329	-8.1	427	547	-21.9
North Bay	26,369.8	39,802.7	-33.7	60	81	-25.9	439,497	491,391	-10.6	120	152	-21.1
Northumberland Hills	55,533.1	60,588.7	-8.3	69	83	-16.9	804,828	729,984	10.3	144	187	-23.0
Oakville-Milton	391,006.1	823,499.7	-52.5	319	621	-48.6	1,225,724	1,326,086	-7.6	1,343	1,167	15.1
Orangeville & District	25,338.5	31,560.4	-19.7	33	38	-13.2	767,833	830,537	-7.5	70	86	-18.6
Ottawa	686,288.0	720,235.0	-4.7	987	1,030	-4.2	695,327	699,257	-0.6	1,939	1,853	4.6
Peterborough and the Kawarthas	86,202.0	128,256.9	-32.8	124	185	-33.0	695,178	693,281	0.3	349	403	-13.4
Quinte & District	126,735.7	161,249.0	-21.4	201	266	-24.4	630,526	606,199	4.0	502	584	-14.0
Renfrew County	55,810.7	61,781.7	-9.7	110	126	-12.7	507,370	490,331	3.5	196	245	-20.0
Rideau-St. Lawrence	94,068.2	118,080.6	-20.3	164	210	-21.9	573,586	562,289	2.0	407	375	8.5
Sarnia-Lambton	58,958.6	69,306.6	-14.9	120	132	-9.1	491,322	525,050	-6.4	284	277	2.5
Sault Ste. Marie	42,588.4	35,791.8	19.0	123	112	9.8	346,247	319,570	8.3	187	165	13.3
Simcoe & District	39,893.5	58,098.5	-31.3	62	85	-27.1	643,443	683,511	-5.9	212	182	16.5
Southern Georgian Bay (Eastern District)	53,136.6	131,686.8	-59.6	69	155	-55.5	770,096	849,592	-9.4	398	486	-18.1
Southern Georgian Bay (Western District)	71,052.8	125,322.2	-43.3	86	136	-36.8	826,195	921,487	-10.3	446	451	-1.1
St. Catharines & District	177,349.5	312,751.2	-43.3	254	413	-38.5	698,227	757,267	-7.8	729	764	-4.6
Sudbury	77,622.4	79,795.6	-2.7	155	169	-8.3	500,790	472,164	6.1	258	263	-1.9
Thunder Bay	40,726.2	41,199.3	-1.1	120	125	-4.0	339,385	329,594	3.0	193	190	1.6
Tillsonburg District	31,956.5	50,625.1	-36.9	53	78	-32.1	602,953	649,040	-7.1	163	144	13.2
Timmins, Cochrane & Timiskaming Districts	24,449.1	21,820.7	12.0	86	80	7.5	284,292	272,759	4.2	116	164	-29.3
Greater Toronto [†]	5,478,296.0	7,357,796.1	-25.5	5,011	6,560	-23.6	1,093,254	1,121,615	-2.5	17,263	13,120	31.6
Welland District	71,675.4	130,453.5	-45.1	99	190	-47.9	723,994	686,598	5.4	309	363	-14.9
Windsor-Essex	221,611.3	260,288.2	-14.9	388	460	-15.7	571,163	565,844	0.9	1,119	925	21.0
Woodstock-Ingersoll	46,060.6	66,228.8	-30.5	73	96	-24.0	630,967	689,883	-8.5	242	182	33.0
York Region	1,084,346.3	1,706,328.6	-36.5	892	1,283	-30.5	1,215,635	1,329,952	-8.6	3,298	2,525	30.6
Ontario	10,307,611.1	14,205,541.6	-27.4	11,978	15,888	-24.6	860,545	894,105	-3.8	35,843	31,926	12.3

^{*} in thousands of dollars

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trrebb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Ontario
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Bancroft and Area	21,556.6	21,644.0	-0.4	58	51	13.7	371,666	424,392	-12.4	174	165	5.5
Barrie & District	372,730.4	686,151.5	-45.7	493	822	-40.0	756,045	834,734	-9.4	1,391	2,015	-31.0
Brantford Region	266,037.7	277,454.4	-4.1	359	397	-9.6	741,052	698,878	6.0	907	819	10.7
Cambridge	271,528.2	300,614.1	-9.7	363	372	-2.4	748,012	808,102	-7.4	863	683	26.4
Chatham-Kent	115,546.9	114,305.3	1.1	261	277	-5.8	442,709	412,654	7.3	679	673	0.9
Cornwall & District	326,143.3	303,518.0	7.5	641	646	-0.8	508,804	469,842	8.3	1,344	1,384	-2.9
Durham Region	1,472,455.4	1,875,168.2	-21.5	1,643	2,050	-19.9	896,199	914,716	-2.0	4,162	3,334	24.8
Grey Bruce Owen Sound	253,867.5	232,968.5	9.0	387	364	6.3	655,988	640,023	2.5	984	1,241	-20.7
Guelph & District	461,087.9	843,966.7	-45.4	548	982	-44.2	841,401	859,437	-2.1	1,534	1,885	-18.6
Hamilton-Burlington	1,608,945.7	1,918,141.6	-16.1	1,874	2,225	-15.8	858,562	862,086	-0.4	4,822	3,864	24.8
Huron Perth	194,165.7	243,065.0	-20.1	312	370	-15.7	622,326	656,932	-5.3	749	730	2.6
Kawartha Lakes	138,521.4	199,309.0	-30.5	190	284	-33.1	729,060	701,792	3.9	579	735	-21.2
Kingston & Area	340,010.4	388,231.9	-12.4	562	639	-12.1	605,001	607,562	-0.4	1,643	1,775	-7.4
Kitchener-Waterloo	642,956.6	841,639.4	-23.6	824	1,042	-20.9	780,287	807,715	-3.4	2,350	1,891	24.3
London & St. Thomas	966,298.9	1,279,287.1	-24.5	1,456	1,952	-25.4	663,667	655,373	1.3	3,915	3,804	2.9
Mississauga	1,186,662.5	1,481,228.8	-19.9	1,136	1,432	-20.7	1,044,597	1,034,378	1.0	3,624	2,704	34.0
Muskoka Haliburton Orillia Parry Sound (Lakelands)	307,276.5	467,687.2	-34.3	464	633	-26.7	662,234	738,842	-10.4	1,783	2,247	-20.6
Niagara Falls-Fort Erie	203,759.2	381,112.9	-46.5	341	571	-40.3	597,534	667,448	-10.5	1,287	1,613	-20.2
North Bay	82,663.2	108,611.0	-23.9	199	247	-19.4	415,393	439,721	-5.5	440	501	-12.2
Northumberland Hills	125,541.9	164,744.2	-23.8	177	226	-21.7	709,276	728,957	-2.7	487	565	-13.8
Oakville-Milton	1,130,404.5	2,134,198.9	-47.0	912	1,622	-43.8	1,239,479	1,315,782	-5.8	3,603	3,103	16.1
Orangeville & District	72,855.3	79,376.7	-8.2	87	100	-13.0	837,417	793,767	5.5	179	193	-7.3
Ottawa	1,603,286.3	1,675,418.9	-4.3	2,335	2,448	-4.6	686,632	684,403	0.3	5,053	4,750	6.4
Peterborough and the Kawarthas	232,835.5	315,642.8	-26.2	352	475	-25.9	661,465	664,511	-0.5	901	972	-7.3
Quinte & District	346,482.1	410,570.4	-15.6	599	727	-17.6	578,434	564,746	2.4	1,569	1,750	-10.3
Renfrew County	120,128.4	158,786.9	-24.3	272	333	-18.3	441,648	476,837	-7.4	600	717	-16.3
Rideau-St. Lawrence	271,714.1	262,299.1	3.6	502	505	-0.6	541,263	519,404	4.2	1,269	1,172	8.3
Sarnia-Lambton	165,243.7	172,401.6	-4.2	321	326	-1.5	514,778	528,839	-2.7	829	804	3.1
Sault Ste. Marie	122,733.7	98,154.6	25.0	336	332	1.2	365,279	295,646	23.6	584	565	3.4
Simcoe & District	114,986.9	135,788.0	-15.3	179	206	-13.1	642,385	659,165	-2.5	565	528	7.0
Southern Georgian Bay (Eastern District)	194,606.8	316,885.1	-38.6	235	395	-40.5	828,114	802,241	3.2	1,060	1,315	-19.4
Southern Georgian Bay (Western District)	250,607.8	335,777.6	-25.4	289	420	-31.2	867,155	799,470	8.5	1,188	1,331	-10.7
St. Catharines & District	467,332.0	820,819.4	-43.1	658	1,104	-40.4	710,231	743,496	-4.5	2,028	2,432	-16.6
Sudbury	234,235.4	224,698.4	4.2	475	502	-5.4	493,127	447,606	10.2	849	853	-0.5
Thunder Bay	116,345.8	103,768.6	12.1	380	349	8.9	306,173	297,331	3.0	577	591	-2.4
Tillsonburg District	97,584.4	144,705.6	-32.6	153	219	-30.1	637,806	660,756	-3.5	469	452	3.8
Timmins, Cochrane & Timiskaming Districts	58,398.3	68,532.7	-14.8	228	255	-10.6	256,133	268,756	-4.7	447	556	-19.6
Greater Toronto [†]	13,867,414.1	17,910,152.0	-22.6	12,899	16,390	-21.3	1,075,077	1,092,749	-1.6	41,742	32,828	27.2
Welland District	204,628.8	338,115.5	-39.5	289	497	-41.9	708,058	680,313	4.1	1,003	1,105	-9.2
Windsor-Essex	664,475.9	689,170.2	-3.6	1,146	1,221	-6.1	579,822	564,431	2.7	3,261	2,728	19.5
Woodstock-Ingersoll	190,608.3	242,112.2	-21.3	268	312	-14.1	711,225	776,001	-8.3	671	570	17.7
York Region	2,795,540.0	8,885,764.3	-68.5	2,288	3,161	-27.6	1,221,827	2,811,061	-56.5	7,860	6,239	26.0
Ontario	27,152,690.8	35,330,450.3	-23.1	32,337	40,738	-20.6	839,679	867,260	-3.2	94,199	85,712	9.9

* in thousands of dollars

[†] Total = Residential + Non-residential

[†]Detailed data for the [Toronto Regional Real Estate Board \(TRREB\)](http://trreb.ca/index.php/market-news/market-watch) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Ontario
March 2025
Year to date

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Bancroft and Area	18,369.6	19,389.9	-5.3	38	38	0.0	483,411	510,261	-5.3	111	100	11.0
Barrie & District	363,232.9	627,216.5	-42.1	481	782	-38.5	755,162	802,067	-5.8	1,296	1,838	-29.5
Brantford Region	236,329.8	259,397.5	-8.9	339	382	-11.3	697,138	679,051	2.7	839	742	13.1
Cambridge	269,104.2	276,588.6	-2.7	353	361	-2.2	762,335	766,173	-0.5	786	617	27.4
Chatham-Kent	106,317.0	104,819.0	1.4	244	258	-5.4	435,726	406,275	7.2	570	570	0.0
Cornwall & District	300,162.3	282,280.1	6.3	579	594	-2.5	518,415	475,219	9.1	1,098	1,121	-2.1
Durham Region	1,472,455.4	1,875,168.2	-21.5	1,643	2,050	-19.9	896,199	914,716	-2.0	4,162	3,334	24.8
Grey Bruce Owen Sound	204,791.0	192,832.6	6.2	326	303	7.6	628,193	636,411	-1.3	748	947	-21.0
Guelph & District	443,281.9	790,529.7	-43.9	529	947	-44.1	837,962	834,773	0.4	1,396	1,742	-19.9
Hamilton-Burlington	1,531,221.3	1,851,902.9	-17.3	1,821	2,179	-16.4	840,868	849,887	-1.1	4,511	3,551	27.0
Huron Perth	171,338.7	196,383.3	-12.8	287	327	-12.2	596,999	600,561	-0.6	640	593	7.9
Kawartha Lakes	132,708.9	177,806.7	-25.4	178	252	-29.4	745,556	705,582	5.7	478	618	-22.7
Kingston & Area	318,056.5	346,264.8	-8.1	513	572	-10.3	619,993	605,358	2.4	1,383	1,428	-3.2
Kitchener-Waterloo	621,157.6	797,498.8	-22.1	803	1,010	-20.5	773,546	789,603	-2.0	2,196	1,756	25.1
London & St. Thomas	898,703.6	1,157,483.2	-22.4	1,396	1,833	-23.8	643,770	631,469	1.9	3,570	3,375	5.8
Mississauga	1,186,662.5	1,481,228.8	-19.9	1,136	1,432	-20.7	1,044,597	1,034,378	1.0	3,624	2,704	34.0
Muskoka Haliburton Orillia Parry Sound (Lakelands)	270,812.2	419,275.9	-35.4	372	532	-30.1	727,990	788,113	-7.6	1,322	1,728	-23.5
Niagara Falls-Fort Erie	194,999.7	341,348.2	-42.9	325	533	-39.0	599,999	640,428	-6.3	1,137	1,415	-19.6
North Bay	75,047.3	91,198.6	-17.7	162	200	-19.0	463,255	455,993	1.6	313	333	-6.0
Northumberland Hills	118,956.6	160,944.2	-26.1	159	213	-25.4	748,155	755,606	-1.0	413	452	-8.6
Oakville-Milton	1,089,869.5	2,056,342.3	-47.0	886	1,574	-43.7	1,230,101	1,306,444	-5.8	3,406	2,907	17.2
Orangeville & District	72,855.3	79,376.7	-8.2	87	100	-13.0	837,417	793,767	5.5	179	193	-7.3
Ottawa	1,559,953.9	1,612,642.5	-3.3	2,271	2,377	-4.5	686,902	678,436	1.2	4,674	4,334	7.8
Peterborough and the Kawarthas	215,554.9	296,824.4	-27.4	322	443	-27.3	669,425	670,032	-0.1	799	820	-2.6
Quinte & District	316,489.3	380,375.2	-16.8	535	655	-18.3	591,569	580,726	1.9	1,252	1,422	-12.0
Renfrew County	113,403.1	142,131.4	-20.2	244	304	-19.7	464,767	467,537	-0.6	460	541	-15.0
Rideau-St. Lawrence	246,698.4	245,943.8	0.3	443	448	-1.1	556,881	548,982	1.4	982	910	7.9
Sarnia-Lambton	152,628.8	156,114.9	-2.2	300	306	-2.0	508,763	510,179	-0.3	735	674	9.1
Sault Ste. Marie	103,639.8	89,169.5	16.2	304	282	7.8	340,920	316,204	7.8	442	415	6.5
Simcoe & District	103,529.0	121,740.6	-15.0	165	191	-13.6	627,449	637,385	-1.6	479	449	6.7
Southern Georgian Bay (Eastern District)	181,438.3	287,181.6	-36.8	216	352	-38.6	839,992	815,857	3.0	877	1,083	-19.0
Southern Georgian Bay (Western District)	217,729.8	315,780.5	-31.1	270	389	-30.6	806,407	811,775	-0.7	1,062	1,126	-5.7
St. Catharines & District	439,653.6	764,026.4	-42.5	627	1,059	-40.8	701,202	721,460	-2.8	1,853	2,190	-15.4
Sudbury	205,205.2	198,356.5	3.5	417	448	-6.9	492,099	442,760	11.1	645	660	-2.3
Thunder Bay	101,286.6	95,137.0	6.5	324	310	4.5	312,613	306,894	1.9	445	465	-4.3
Tillsonburg District	90,755.4	124,028.4	-26.8	147	196	-25.0	617,383	632,798	-2.4	393	371	5.9
Timmins, Cochrane & Timiskaming Districts	55,689.5	57,639.5	-3.4	202	213	-5.2	275,690	270,608	1.9	341	413	-17.4
Greater Toronto [†]	13,867,414.1	17,910,152.0	-22.6	12,899	16,390	-21.3	1,075,077	1,092,749	-1.6	41,742	32,828	27.2
Welland District	187,987.5	300,617.9	-37.5	276	468	-41.0	681,114	642,346	6.0	886	984	-10.0
Windsor-Essex	595,822.4	635,797.5	-6.3	1,062	1,147	-7.4	561,038	554,313	1.2	2,884	2,379	21.2
Woodstock-Ingersoll	164,955.4	200,140.1	-17.6	247	297	-16.8	667,835	673,872	-0.9	610	511	19.4
York Region	2,795,540.0	4,083,964.8	-31.5	2,288	3,161	-27.6	1,221,827	1,291,985	-5.4	7,860	6,239	26.0
Ontario	26,284,295.5	34,083,302.4	-22.9	31,062	39,165	-20.7	846,188	870,249	-2.8	87,774	78,408	11.9

* in thousands of dollars

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Quebec
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	5,496,041.7	4,665,204.3	17.8	10,349	9,579	8.0	n/a	n/a	-	16,596	15,170	9.4

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	5,158,465.6	4,375,737.3	17.9	9,740	8,924	9.1	537,881	497,768	8.1	14,661	13,085	12.0

^{*} in thousands of dollars

¹ Total = Residential + Non-residential

^{*} Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.
Source: The Canadian Real Estate Association

Quebec
 March 2025
 Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	13,480,041.3	10,877,464.0	23.9	25,725	22,807	12.8	n/a	n/a	-	44,355	41,284	7.4

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	12,486,739.9	10,134,960.1	23.2	24,018	21,173	13.4	532,650	490,481	8.6	39,165	35,773	9.5

* in thousands of dollars

¹ Total = Residential + Non-residential

[†] Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Brunswick
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Fredericton Area	60,991.7	56,552.9	7.8	189	187	1.1	322,708	302,422	6.7	366	364	0.5
Moncton	97,816.3	94,196.9	3.8	276	283	-2.5	354,407	332,851	6.5	651	530	22.8
Northern New Brunswick	27,662.8	26,427.3	4.7	133	148	-10.1	207,991	178,563	16.5	309	249	24.1
Saint John	48,507.8	53,113.2	-8.7	167	178	-6.2	290,466	298,389	-2.7	345	292	18.2
New Brunswick	234,978.6	230,290.3	2.0	765	796	-3.9	307,162	289,309	6.2	1,671	1,435	16.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Fredericton Area	55,890.7	52,859.3	5.7	156	154	1.3	358,274	343,242	4.4	300	274	9.5
Moncton	93,862.4	86,874.7	8.0	247	241	2.5	380,010	360,476	5.4	515	400	28.8
Northern New Brunswick	25,780.5	22,575.5	14.2	114	114	0.0	226,145	198,031	14.2	231	177	30.5
Saint John	44,346.8	48,012.0	-7.6	124	147	-15.6	357,636	326,612	9.5	252	195	29.2
New Brunswick	219,880.4	210,321.4	4.5	641	656	-2.3	343,027	320,612	7.0	1,298	1,046	24.1

* in thousands of dollars
¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

New Brunswick
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Fredericton Area	147,447.2	138,252.0	6.7	478	471	1.5	308,467	293,529	5.1	945	909	4.0
Moncton	265,770.7	268,902.2	-1.2	759	768	-1.2	350,159	350,133	0.0	1,571	1,323	18.7
Northern New Brunswick	77,343.1	70,060.5	10.4	372	395	-5.8	207,911	177,368	17.2	715	710	0.7
Saint John	142,001.2	132,582.1	7.1	458	456	0.4	310,046	290,750	6.6	803	802	0.1
New Brunswick	632,562.1	609,796.8	3.7	2,067	2,090	-1.1	306,029	291,769	4.9	4,034	3,744	7.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Fredericton Area	134,436.0	122,293.3	9.9	380	375	1.3	353,779	326,116	8.5	649	622	4.3
Moncton	244,573.4	231,658.5	5.6	647	652	-0.8	378,011	355,304	6.4	1,211	995	21.7
Northern New Brunswick	69,253.0	60,715.6	14.1	307	314	-2.2	225,580	193,362	16.7	530	501	5.8
Saint John	128,133.7	113,133.5	13.3	348	363	-4.1	368,200	311,662	18.1	546	524	4.2
New Brunswick	576,396.1	527,800.9	9.2	1,682	1,704	-1.3	342,685	309,742	10.6	2,936	2,642	11.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Annapolis Valley	44,792.8	37,737.4	18.7	140	122	14.8	319,948	309,323	3.4	309	299	3.3
Cape Breton	16,861.1	14,468.7	16.5	71	63	12.7	237,480	229,661	3.4	156	120	30.0
Halifax-Dartmouth	261,197.7	243,956.0	7.1	452	445	1.6	577,871	548,216	5.4	751	573	31.1
Highland	7,418.7	8,388.4	-11.6	36	42	-14.3	206,074	199,724	3.2	126	112	12.5
Northern Nova Scotia	39,298.3	38,588.5	1.8	151	145	4.1	260,253	266,128	-2.2	322	270	19.3
South Shore	34,450.8	29,117.0	18.3	126	89	41.6	273,419	327,157	-16.4	260	202	28.7
Yarmouth	9,240.3	7,866.5	17.5	37	31	19.4	249,738	253,758	-1.6	49	50	-2.0
Nova Scotia	413,259.5	380,122.4	8.7	1,013	937	8.1	407,956	405,680	0.6	1,973	1,626	21.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Annapolis Valley	41,164.1	34,833.4	18.2	104	100	4.0	395,809	348,334	13.6	219	202	8.4
Cape Breton	15,708.0	11,506.3	36.5	51	49	4.1	308,000	234,822	31.2	109	72	51.4
Halifax-Dartmouth	253,126.3	225,894.7	12.1	421	400	5.2	601,250	564,737	6.5	625	501	24.8
Highland	6,604.2	7,143.9	-7.6	22	26	-15.4	300,191	274,765	9.3	60	60	0.0
Northern Nova Scotia	35,369.0	35,828.1	-1.3	115	119	-3.4	307,557	301,076	2.2	234	189	23.8
South Shore	30,546.0	27,135.5	12.6	81	67	20.9	377,111	405,008	-6.9	156	134	16.4
Yarmouth	8,666.4	6,765.0	28.1	26	24	8.3	333,323	281,875	18.3	29	27	7.4
Nova Scotia	391,184.0	349,106.9	12.1	820	785	4.5	477,054	444,722	7.3	1,432	1,185	20.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Annapolis Valley	118,531.0	94,042.5	26.0	369	316	16.8	321,222	297,603	7.9	704	759	-7.2
Cape Breton	41,527.0	37,848.1	9.7	193	182	6.0	215,166	207,957	3.5	374	296	26.4
Halifax-Dartmouth	627,881.4	603,036.5	4.1	1,109	1,095	1.3	566,169	550,718	2.8	1,916	1,617	18.5
Highland	28,692.6	23,294.7	23.2	132	119	10.9	217,368	195,754	11.0	322	372	-13.4
Northern Nova Scotia	99,673.2	95,686.8	4.2	394	390	1.0	252,978	245,351	3.1	830	742	11.9
South Shore	88,163.6	66,875.5	31.8	309	241	28.2	285,319	277,492	2.8	665	543	22.5
Yarmouth	14,850.9	18,239.4	-18.6	70	74	-5.4	212,156	246,479	-13.9	127	142	-10.6
Nova Scotia	1,019,319.7	939,023.5	8.6	2,576	2,417	6.6	395,699	388,508	1.9	4,938	4,471	10.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Annapolis Valley	105,732.4	86,186.8	22.7	289	246	17.5	365,856	350,353	4.4	486	496	-2.0
Cape Breton	38,577.0	33,233.2	16.1	148	147	0.7	260,655	226,076	15.3	257	191	34.6
Halifax-Dartmouth	603,753.0	554,619.7	8.9	1,009	980	3.0	598,368	565,938	5.7	1,579	1,359	16.2
Highland	22,909.2	19,882.7	15.2	80	74	8.1	286,365	268,685	6.6	148	157	-5.7
Northern Nova Scotia	87,424.9	86,231.2	1.4	292	306	-4.6	299,400	281,801	6.2	575	485	18.6
South Shore	77,439.6	58,057.6	33.4	194	163	19.0	399,173	356,181	12.1	396	326	21.5
Yarmouth	13,036.3	14,655.4	-11.0	44	57	-22.8	296,280	257,112	15.2	76	88	-13.6
Nova Scotia	948,872.4	852,866.5	11.3	2,056	1,973	4.2	461,514	432,269	6.8	3,517	3,102	13.4

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Prince Edward Island	73,774.3	58,405.8	26.3	194	168	15.5	380,280	347,653	9.4	476	425	12.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Prince Edward Island	66,983.9	52,582.4	27.4	160	141	13.5	418,649	372,925	12.3	317	288	10.1

Newfoundland & Labrador
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Newfoundland & Labrador	127,123.5	100,713.6	26.2	370	347	6.6	343,577	290,241	18.4	901	826	9.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Newfoundland & Labrador	119,453.3	92,124.9	29.7	339	309	9.7	352,370	298,139	18.2	719	661	8.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Prince Edward Island	182,489.3	159,359.7	14.5	540	468	15.4	337,943	340,512	-0.8	1,285	1,138	12.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Prince Edward Island	155,829.3	137,708.8	13.2	397	360	10.3	392,517	382,524	2.6	810	712	13.8

Newfoundland & Labrador
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Newfoundland & Labrador	365,309.1	275,915.2	32.4	1,125	949	18.5	324,719	290,743	11.7	2,347	2,390	-1.8

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Newfoundland & Labrador	338,852.6	258,367.6	31.2	1,019	854	19.3	332,534	302,538	9.9	1,856	1,863	-0.4

* in thousands of dollars
¹ Total = Residential + Non-residential

 Source: The Canadian Real Estate Association

Yukon
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Yukon	20,386.4	20,581.0	-0.9	39	38	2.6	522,728	541,605	-3.5	66	45	46.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Yukon	19,538.4	20,581.0	-5.1	38	38	0.0	514,169	541,605	-5.1	61	44	38.6

Northwest Territories
March 2025

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Northwest Territories	11,417.8	9,685.8	17.9	20	21	-4.8	570,890	461,226	23.8	37	37	0.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change	Mar 2025	Mar 2024	year-over-year percentage change
Northwest Territories	9,117.8	9,685.8	-5.9	19	21	-9.5	479,884	461,226	4.0	34	36	-5.6

* in thousands of dollars
¹ Total = Residential + Non-residential

Yukon
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Yukon	58,785.4	47,557.7	23.6	106	92	15.2	554,579	516,932	7.3	174	133	30.8

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Yukon	55,898.4	47,441.5	17.8	102	91	12.1	548,024	521,335	5.1	167	128	30.5

Northwest Territories
March 2025
Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Northwest Territories	19,172.5	21,979.8	-12.8	39	52	-25.0	491,603	422,689	16.3	87	76	14.5

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change	Mar 2025 YTD	Mar 2024 YTD	year-over-year percentage change
Northwest Territories	19,833.5	19,829.7	0.0	37	47	-21.3	536,041	421,908	27.1	77	71	8.5

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association