

2024 HOUSING MARKET OUTLOOK



MARKET	AVERAGE RESIDENTIAL SALE PRICE (JAN 1-OCT 31)		Y-O-Y CHANGE	NUMBER OF SALES (JAN 1-OCT 31)		Y-O-Y CHANGE	NUMBER OF LISTINGS (JAN 1-OCT 31)		Y-O-Y CHANGE	2024 PRICE ESTIMATE*	2024 AVG. PRICE ESTIMATE*	2024 SALES ESTIMATE*
	2022	2023	(+/- %)	2022	2023	(+/- %)	2022	2023	(+/- %)	(+/- %)	(\$)	(+/- %)
Nanaimo, BC	\$632,290	\$573,830	-9.2%	5,967	5,366	-10.1%	10,164	8,728	-14.1%	+2.0%	\$585,307	0.0%
Victoria, BC	\$953,457	\$961,322	+0.8%	6,100	5,484	-10.1%	11,354	11,040	-2.8%	-2.0%	\$942,096	0.0%
Metro Vancouver, BC	\$1,437,253	\$1,497,546	+4.2%	7,715	6,600	-14.5%	16,445	15,402	-6.3%	+2.0%	\$1,527,497	-3.0%
Calgary, AB****	\$529,849	\$547,567	+3.0%	34,779	30,592	-12.0%	59,307	45,551	-23.2%	--	--	--
Edmonton, AB	\$418,713	\$400,827	-4.3%	22,388	19,825	-11.4%	35,641	31,230	-12.4%	+4.0%	\$416,860	-5.0%
Saskatoon, SK	\$380,039	\$376,088	-1.0%	4,117	4,112	-0.1%	6,366	6,966	+9.4%	+2.0%	\$383,610	0.0%
Regina, SK	\$321,480	\$307,214	-4.4%	3,248	3,016	-7.1%	5,010	4,375	-12.7%	-2.0%	\$301,070	-2.0%
Winnipeg, MB	\$419,596	\$402,956	-3.97%	6,979	6,002	-14.0%	N/A	N/A	N/A	0.0%	\$402,956	+3.0%
Sudbury, ON	\$476,560	\$473,635	-0.6%	1,936	1,572	-18.8%	1,852	1,688	-8.9%	+4.0%	\$492,580	0.0%
London, ON	\$737,087	\$652,100	-11.5%	6,886	5,963	-13.4%	12,852	11,536	-10.2%	+3.0%	\$671,663	+10.0%
Kitchener-Waterloo, ON	\$846,001	\$774,969	-8.4%	6,082	5,827	-4.2%	12,980	15,788	21.6%	-8.0%	\$712,971	-5.0%
Oakville, ON***	\$1,760,869	\$1,688,542	-4.1%	1,404	1,210	-13.8%	2,669	2,285	-14.4%	+7.0%	\$1,806,740	+14.5%
Hamilton, ON	\$902,376	\$803,782	-10.9%	6,209	5,400	-13.0%	11,771	10,347	-12.1%	+3.5%	\$831,914	+2.0%
Burlington, ON	\$1,221,302	\$1,103,362	-9.7%	2,279	2,077	-8.9%	4,142	3,462	-16.4%	+4.0%	\$1,147,496	+3.0%
Niagara, ON	\$798,079	\$700,052	-12.3%	5,862	5,431	-7.4%	12,546	12,385	-1.3%	+3.5%	\$724,554	+4.5%
Peterborough and The Kawarthas, ON	\$776,000	\$721,000	-7.1%	1,790	1,459	-18.5%	3,127	2,753	-12.0%	-3.0%	\$699,370	+1.0%
Mississauga, ON	\$1,130,192	\$1,068,367	-5.5%	6,176	5,137	-16.8%	12,911	11,113	-13.9%	0.0%	\$1,068,367	+20.0%
York Region, ON	\$1,402,294	\$1,347,002	-3.9%	11,454	10,525	-8.1%	24,816	22,594	-9.0%	+3.5%	\$1,394,147	+10.0%
Windsor, ON***	\$629,726	\$561,052	-10.9%	5,203	4,332	-16.7%	10,466	9,184	-12.2%	+7.5%	\$603,131	+5.0%
Durham, ON	\$1,039,291	\$944,691	-9.1%	8,925	7,484	-16.1%	16,816	14,548	-13.5%	-5.0%	\$897,456	+2.0%
Brampton, ON	\$1,187,358	\$1,057,077	-11.0%	5,985	4,722	-21.1%	13,169	10,683	-18.9%	0.0%	\$1,057,077	+20.0%
Greater Toronto Area, ON	\$1,203,916	\$1,132,681	-5.9%	67,452	58,367	-13.5%	13,023	19,540	50.0%	-3.0%	\$1,098,701	+10.4%

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	2022	2023	(+/- %)	2022	2023	(+/- %)	2022	2023	(+/- %)	(+/- %)	(\$)	(+/- %)
Simcoe County, ON	\$927,780	\$974,831	+5.1%	2,067	1,809	-12.5%	5,230	4,615	-11.8%	+7.0%	\$1,043,069	+10.0%
Ottawa, ON	\$787,608	\$723,498	-8.1%	10,402	9,286	-10.7%	18,269	17,166	-6.0%	+2.0%	\$737,968	-4.0%
Sault Ste. Marie, ON	\$294,787	\$329,572	+11.8%	2,456	1,174	-52.2%	2,891	2,457	-15.0%	+7.5%	\$354,290	+15.0%
Grand Bend, ON	\$1,040,847	\$977,931	-6.0%	164	123	-25.0%	317	388	+22.4%	-5.0%	\$929,034	10.0%
North Bay, ON	\$349,060	\$434,940	+24.6%	110	91	-17.3%	158	145	-8.2%	0.0%	\$434,940	0.0%
Thunder Bay,	\$355,996	\$348,742	-2.0%	1,170	931	-20.4%	1,570	1,242	-20.9%	+2.0%	\$355,717	+5.0%
Muskoka, ON	\$734,213	\$698,757	-4.8%	701	614	-12.4%	1,215	1,420	+16.9%	+5.0%	\$733,695	+3.0%
Haliburton, ON	\$552,504	\$503,091	-8.9%	221	129	-41.6%	330	292	-11.5%	+5.0%	\$528,246	+3.0%
Kingston, ON***	\$667,297	\$624,543	-6.4%	1,622	1,363	-16.0%	2,778	2777	0.0%	+4.5%	\$652,647	+10.0%
Kenora, ON	\$668,539	\$595,258	-11.0%	249	263	+5.6%	415	549	+32.3%	0.0%	\$0	0.0%
Quebec City, QC	\$340,000	\$349,000	+2.6%	7,805	7,151	-8.4%	2,540	2,886	+13.6%	0.0%	\$349,000	0.0%
Fredericton, NB	\$308,941	\$320,378	+3.7%	2,257	1,954	-13.4%	3,016	2668	-11.5%	+3.6%	\$331,783	-13.4%
Saint John, NB***	\$297,016	\$306,484	+3.2%	2,009	1,575	-21.6%	2,628	2,141	-18.5%	+3.5%	\$317,211	+7.5%
Moncton, NB	\$315,000	\$333,496	+5.9%	3,220	2,890	-10.2%	271	300	+10.7%	+5.0%	\$350,171	+3.0%
Halifax, N.S.	\$542,929	\$554,193	+2.1%	4,904	4,130	-15.8%	6,450	5,616	-12.9%	0.0%	\$554,193	+5.0%
St. John's & Surrounding Area, N.L.	\$333,621	\$339,875	+1.9%	3,074	2,470	-19.6%	5,600	5,100	-8.9%	+3.0%	\$350,071	-2.0%

*The outlooks for 2024 are estimates provided by RE/MAX Canada brokers and realtors. Each RE/MAX office is independently owned and operated.

**Estimated 2024 average price change (+/-%) relative to 2023 (January-October 2023) average price. Estimated dollar value (\$) calculated based on the estimated % increase/decrease provided by RE/MAX brokers.

***Region submitted a range for its outlook, as such, an average was taken from the numbers provided

**** Unable to speculate on 2024 outlook

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