SAGEN

Number of Residential Sales

39,134

(-7.4 YOY)

Average Home Price

$688,599

(-0.1% YOY)

Sales-to-Listing Ratio

52%

(-3 points YoY)

Unemployment

6.8%

(+0.3 points MoM)

National Housing Market Update

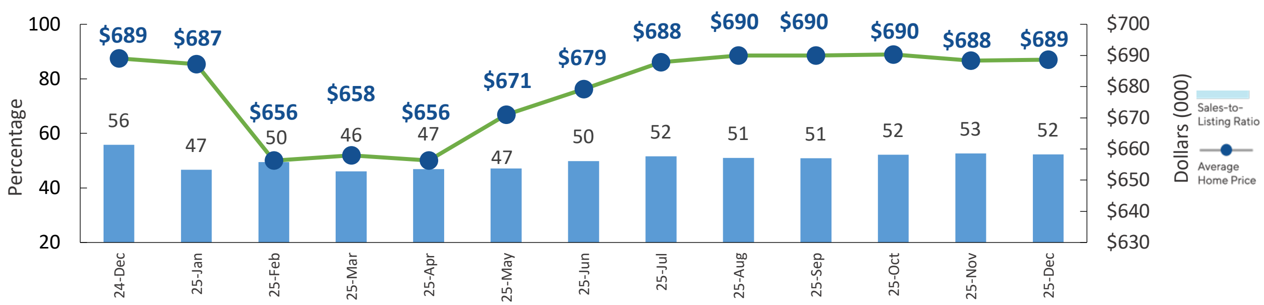
December 2025

Canada's housing market ended the year on a soft note in 2025, with both national resales (-1.9%) and the average sales price (-1.1%) falling on an annual basis. December resales (-2.7%) declined monthly by more than new listings (-2.0%), pushing the sales-to-listings ratio slightly lower to 52%. For the second consecutive month, the MLS HPI reported a monthly decline (-0.3%). Overall, the direction of the Canadian economy in 2026 will be key determinant of housing market activity and prices this year.

December's headline CPI rose to 2.4%, up from 2.2% the month prior due a base year effect from the GST tax break in 2024. Positively, average core inflation measures (CPI trim/CPI median) fell to 2.6% from 2.9%, reflecting the lowest levels in recent years. Though headline inflation did rise, the softer core inflation measures help counter this. Consensus forecasts expect the Bank of Canada to keep interest rates at their current levels for the next few quarters unless supporting data, like labour reports and inflation, suggests a change is required.

Employment in December was little changed (+8,200, +0.0%) following three consecutive monthly increases since September. The slight rise in jobs was driven entirely by a rise in full-time employment (+50,200, +0.3%). Health care, construction and education industries reported job gains while professional and technical services, food and accommodation, and finance sectors reported losses. After two monthly declines, the unemployment rate rose back up to 6.8% from 6.5% as more people searched for work. Regionally, employment grew in only 5 of 10 provinces.

National Sales-to-Listing Ratio & Average Home Price Trend



	Number Sold	% YOY	Average Price	% YOY	New Listings	% YOY	Sales to Listing Ratio	Market	UE %
GTA	5,624	+6.9	1,055,093	-5.6	15,441	+9.6	36	Buyers	8.1
Calgary	2,316	-14.8	659,274	+3.9	3,968	-4.0	58	Balanced	6.8
GVA	2,003	-17.5	1,232,038	-6.5	5,180	+4.5	39	Buyers	6.3
Montreal	3,730	-11.6	673,323	+7.9	5,602	-5.8	67	Sellers	5.8
Ottawa	954	-7.0	692,793	-0.6	1,969	5.8	48	Balanced	7.4
Quebec City	805	-15.4	481,869	+9.1	673	-23.1	120	Sellers	3.4
Winnipeg	1,144	-4.6	424,008	+6.7	1,588	-2.1	72	Sellers	6.3
Victoria	526	-13.2	1,029,535	+5.1	1,012	-11.9	52	Balanced	4.3
Halifax	466	+1.3	616,713	+3.4	579	-8.5	80	Sellers	5.8