



Record annual price growth in April

By Daren King

After tying the annual growth record last month, the year-over-year price increase reached a new high of 18.8% in April. This new record is peculiar, as only Halifax, which is included in the Composite 11 index, also experienced record annual growth this month. This new high is therefore the result of robust growth in all regions. In fact, of the 32 markets tracked, 87% experienced year-over-year price growth of 10% or more in April (left chart). The Teranet-National Bank HPI also had some of its most robust month-over-month growth in April thanks to the strength in the resale market in previous months. However, these strong price increases should begin to fade. Indeed, the resale market has slowed significantly over the past two months and the monthly growth in the index appears to have reached a ceiling (right chart). Since the Teranet-National Bank HPI is compiled from transactions recorded in the land register, there may be a lag of one or two months with the statistics published by the real estate boards, which are recorded at the time of the purchase offer. We should therefore see a stabilization of prices in the coming months.

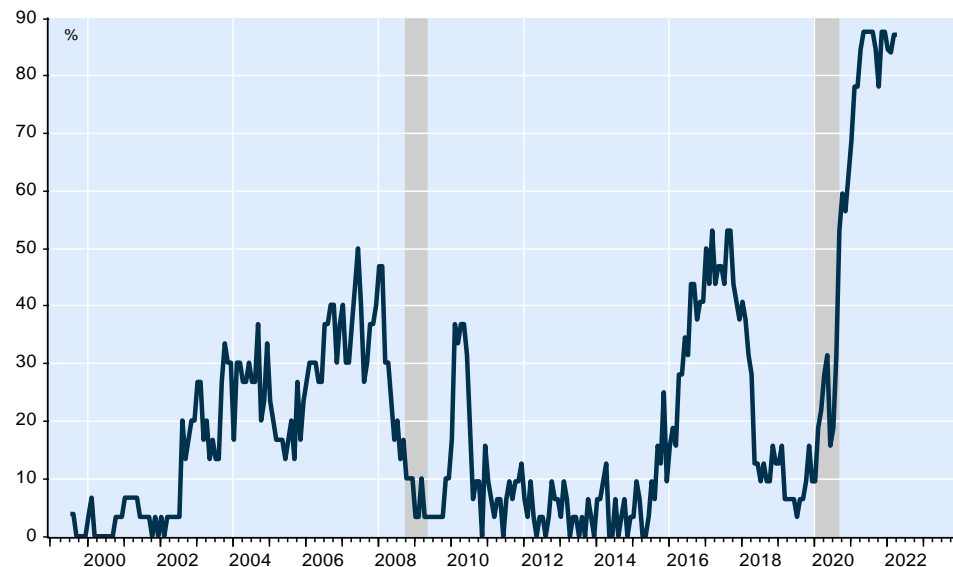
HIGHLIGHTS:

- The Teranet-National Bank Composite National House Price Index™ increased 2.0% in April compared to the previous month and after seasonal adjustment.
- After seasonal adjustment, 10 of the 11 markets in the composite index were up during the month: Halifax (3.9%), Hamilton (2.8%), Ottawa-Gatineau (2.7%), Quebec City (+2.2%), Toronto (2.1%), Victoria (2.1%), Montreal (2.0%), Vancouver (1.9%), Winnipeg (1.3%) and Calgary (0.5%). Only Edmonton was down (-0.4%).
- From April 2021 to April 2022, the composite index increased by a record 18.8%. This growth was driven by Halifax (34.8%), Hamilton (28.9%), Victoria (22.5%) and Toronto (22.5%). Growth was lower than average in Ottawa-Gatineau (18.2%), Vancouver (17.3%), Montreal (15.9%), Winnipeg (11.9%), Quebec City (7.8%), Calgary (7.5%) and Edmonton (4.1%).

See note on methodology, charts and table on pages 2 and 3.

Canada: Record increase supported by broad-based growth

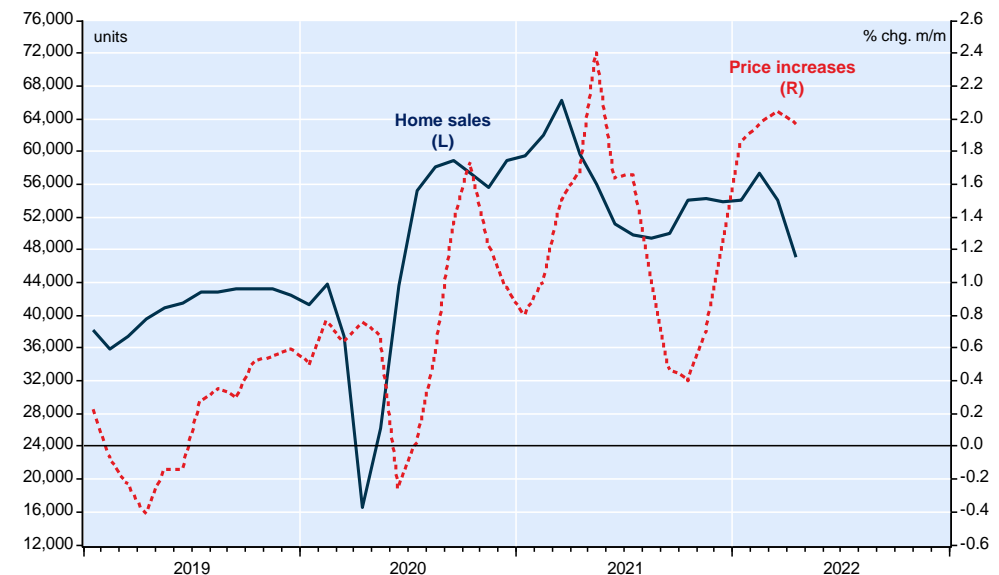
Share of regional markets* where prices rose by 10% or more in the last 12 months



*32 markets in total
NBF Economics and Strategy (data via Teranet-National Bank)

Canada: Price increases seem to have reached a ceiling

Monthly change in Teranet-National Bank HPI and number of transactions in the resale market, seasonally adjusted



NBF Economics and Strategy (data via Teranet-National Bank and CREA)

Teranet-National Bank House Price Index

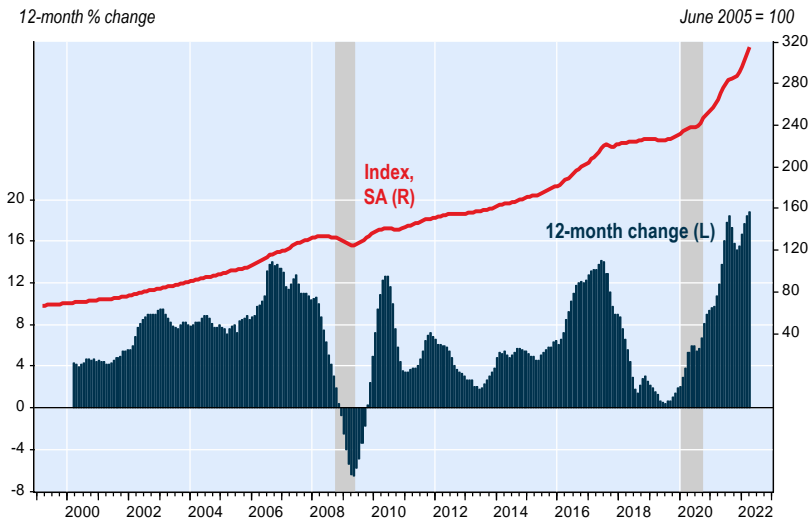
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NOTE ON METHODOLOGY:

The Teranet-National Bank House Price Index is based on the repeat sales methodology. The index is built from the price increase observed between two sales of the same property.

The indexes of the 11 metropolitan markets comprising the Teranet-National Bank Composite House Price Index™ are smoothed. Each month, the (unsmoothed) indexes are estimated for each of the last three months. The average monthly growth rate of these indexes becomes the growth rate of the smoothed index for the last month. This procedure allows evening-out month-to-month fluctuations.

Teranet-National Bank National Composite House Price Index™

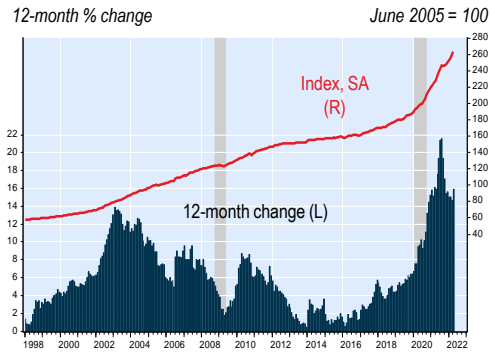


Metropolitan area	Index level *	% change m/m, NSA	% change m/m, SA	Prev. Month % change m/m, SA	% change y/y, NSA	% change from peak, NSA	Peak date, NSA
	April 2022						
Composite 11	310.97	2.7%	2.0%	2.0%	18.8%	0.0%	2022-04
Victoria	292.13	2.6%	2.1%	1.9%	22.5%	0.0%	2022-04
Vancouver	360.74	2.5%	1.9%	1.6%	17.3%	0.0%	2022-04
Calgary	191.57	0.9%	0.5%	0.5%	7.5%	0.0%	2022-04
Edmonton	184.77	-0.7%	-0.4%	0.5%	4.1%	-1.7%	2007-09
Winnipeg	254.82	1.9%	1.3%	1.4%	11.9%	0.0%	2022-04
Hamilton	400.80	3.1%	2.8%	3.1%	28.9%	0.0%	2022-04
Toronto	363.90	3.2%	2.1%	2.7%	22.5%	0.0%	2022-04
Ottawa-Gatineau	254.21	3.4%	2.7%	3.0%	18.2%	0.0%	2022-04
Montreal	258.95	2.6%	2.0%	1.2%	15.9%	0.0%	2022-04
Quebec	214.95	2.4%	2.2%	-0.8%	7.8%	0.0%	2022-04
Halifax	277.96	5.5%	3.9%	5.7%	34.8%	0.0%	2022-04

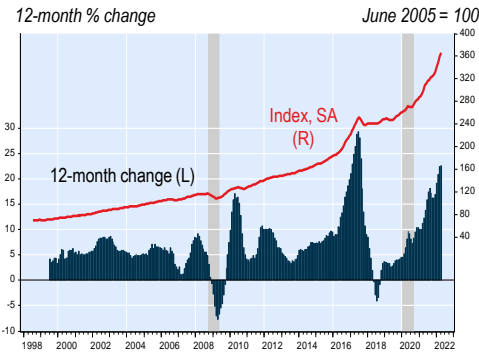
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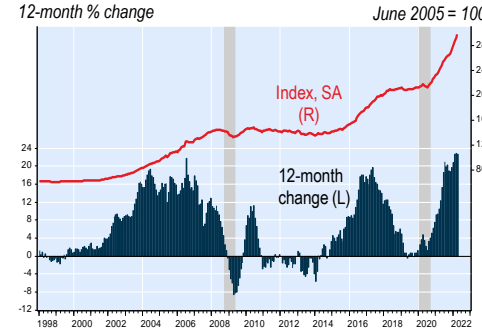
Montreal



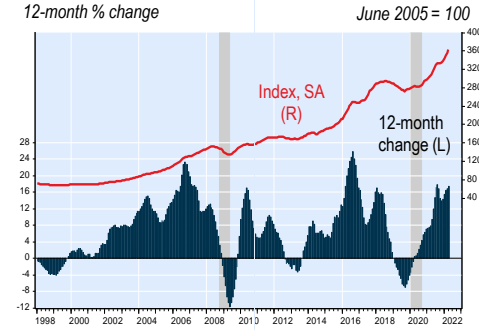
Toronto



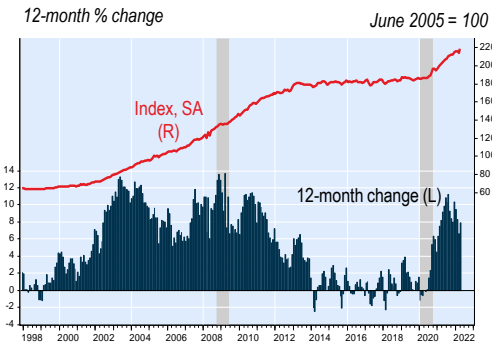
Victoria



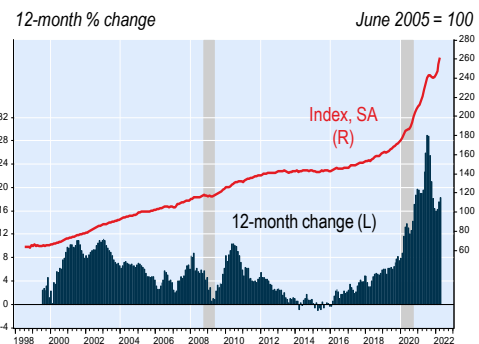
Vancouver



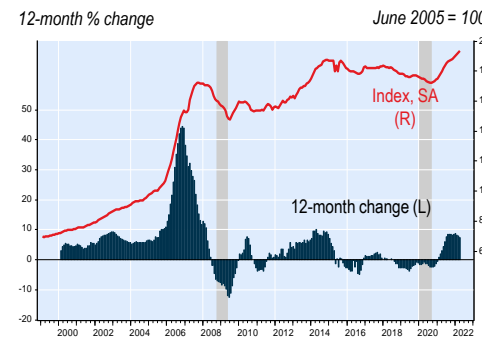
Quebec City



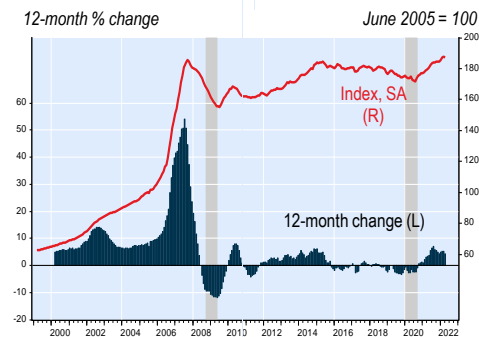
Ottawa-Gatineau



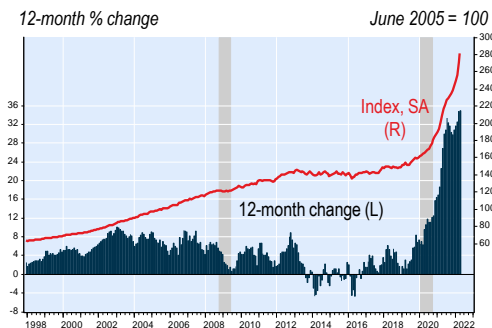
Calgary



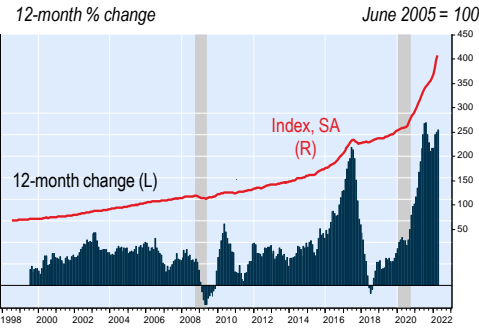
Edmonton



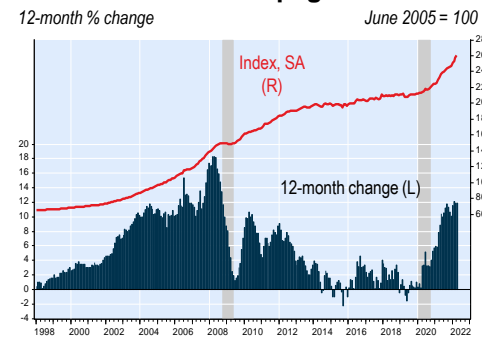
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