

Teranet-National Bank House Price Index

Economics and Strategy

January 21, 2025

Canada: House prices end the year on a strong note

By Daren King

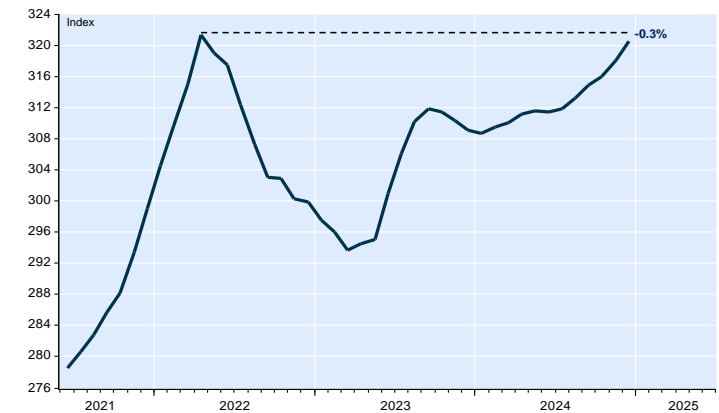
Highlights:

- The Teranet–National Bank Composite National House Price Index™ rose by 0.8% from November to December, after adjusting for seasonal effects.
- Nine of the 11 markets in the composite index were up during the month: Edmonton (+1.6%), Ottawa-Gatineau (+1.0%), Montreal (+1.0%), Toronto (+0.8%), Halifax (+0.8%), Calgary (+0.7%), Vancouver (+0.6%), Winnipeg (+0.6%) and Hamilton (+0.5%). Conversely, prices fell in Victoria (-0.3%) and Quebec City (-0.4%).
- From December 2023 to December 2024, the composite index rose by 3.6%. Growth was seen in all 11 cities in the index: Quebec City (+10.3%), Calgary (+8.0%), Montreal (+7.5%), Edmonton (+7.0%), Winnipeg (+5.3%), Halifax (+4.3%), Ottawa-Gatineau (+4.3%), Vancouver (+3.5%), Hamilton (+2.9%), Victoria (+1.8%) and Toronto (+1.3%).
- On an annual average basis, the Composite Index rose by 3.3% in 2024, following a 2.0% fall in 2023.

The composite index rose by 0.8% in December, the sixth consecutive monthly increase and a larger rise than the 0.7% recorded the previous month. As a result, prices have grown by a cumulative 2.9% since the Bank of Canada's first rate cut in June and are now just 0.3% below the record level reached in April 2022 (top chart). This acceleration in prices comes as the effects of the monetary easing cycle continue to be felt in the housing market. The number of sales on the residential market has picked up and market conditions are still favourable to sellers (bottom chart), encouraging price rises. With the central bank expected to continue its monetary easing in the months ahead, and with the extension of the 30-year amortization period for insured mortgages in December, the housing market could remain buoyant in the months ahead, provided the deterioration in the labour market remains limited. However, given [affordability challenges](#) and much slower population growth, the pace of house price appreciation should be moderate.

Canada: Prices almost back to all-time highs

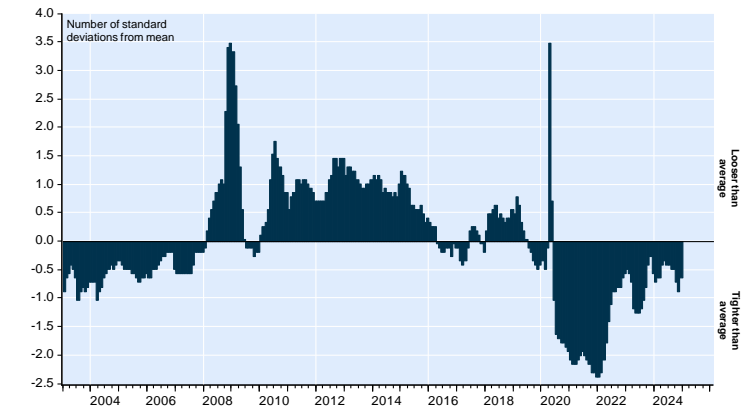
Index Composite Teranet-NBC Composite Index, seasonally adjusted



NBC Economics and Strategy (data via Teranet-NBC)

Canada: Market conditions support price rises

End-of-month-listing-to-sale ratio



NBC Economics and Strategy (data via CREA)

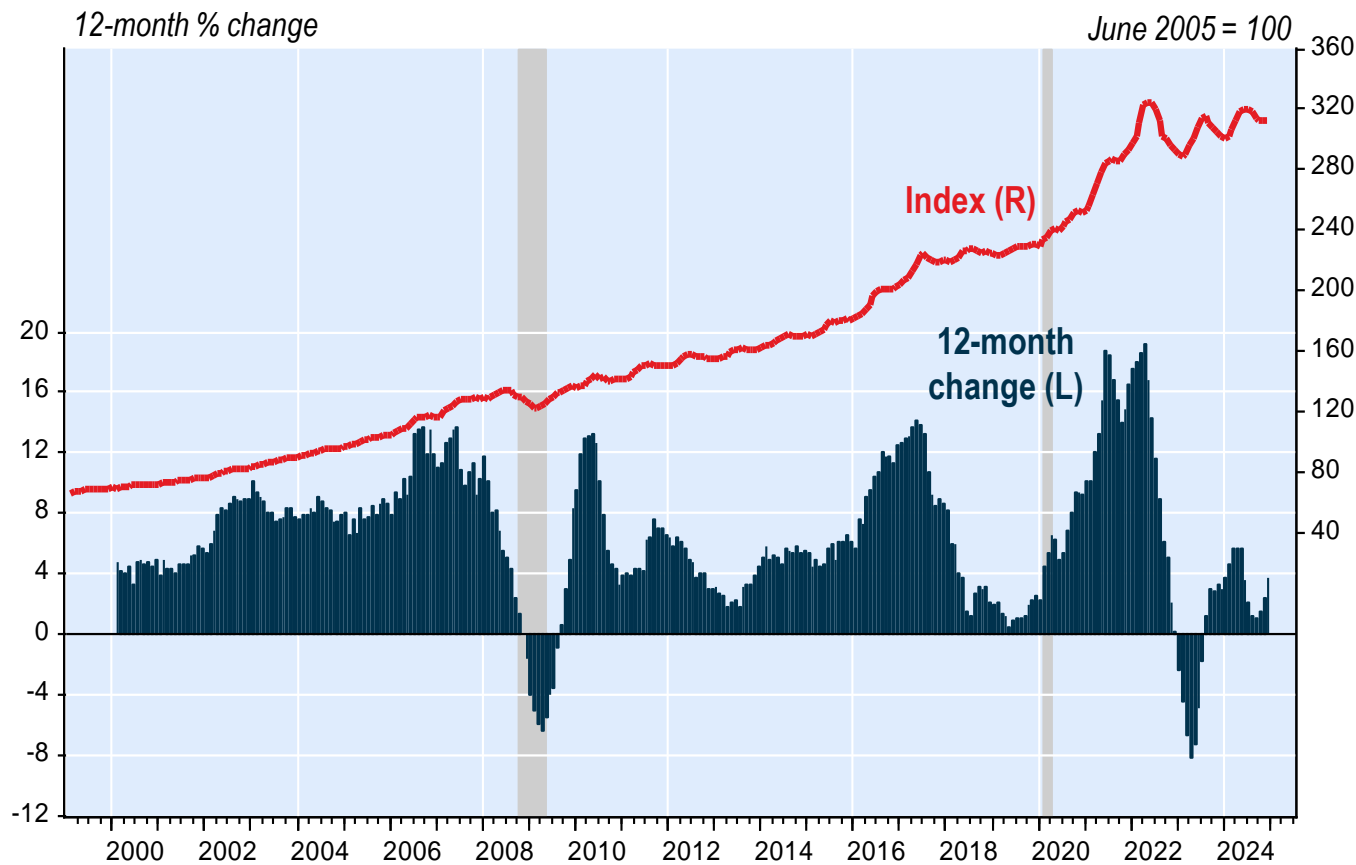


Note on methodology:

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.

Since September 2022, The Teranet-National Bank™ House Price Indices are presented on a raw (unsmoothed) basis, whereas their variation was previously smoothed over three months to allow evening-out month-to-month fluctuations. The unsmoothed version of the price measures allows for earlier detection of changes in market conditions. The provision of the unsmoothed version of the Teranet-National Bank™ indices also allows users to adjust the data to their specific needs.

Teranet-National Bank National Composite House Price Index™



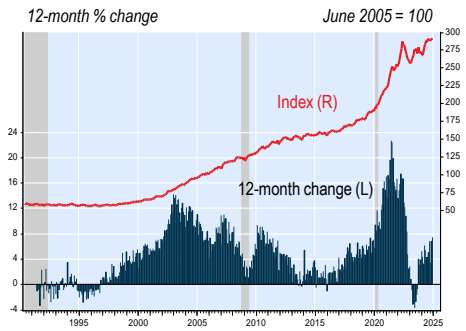


Metropolitan area	Index level *	% change m/m, NSA	% change m/m, SA	Prev. Month % change m/m, SA	% change y/y, NSA	% change from peak, SA	Peak date, SA
	December 2024						
Composite 11	311.64	-0.1%	0.8%	0.7%	3.6%	-0.3%	2022-04
Victoria	288.35	0.7%	-0.3%	0.9%	1.8%	-5.4%	2022-05
Vancouver	367.51	0.3%	0.6%	1.2%	3.5%	0.0%	2024-12
Calgary	250.95	-0.1%	0.7%	0.3%	8.0%	0.0%	2024-12
Edmonton	207.05	0.0%	1.6%	-0.6%	7.0%	-0.2%	2024-06
Winnipeg	264.05	-0.5%	0.6%	0.9%	5.3%	0.0%	2024-12
Hamilton	366.46	0.2%	0.5%	2.0%	2.9%	-10.6%	2022-05
Toronto	338.94	-0.4%	0.8%	0.1%	1.3%	-7.4%	2022-04
Ottawa-Gatineau	258.95	-1.7%	1.0%	0.2%	4.3%	-0.5%	2022-04
Montreal	291.02	0.5%	1.0%	1.3%	7.5%	0.0%	2024-12
Quebec	274.61	-0.9%	-0.4%	2.2%	10.3%	-0.4%	2024-11
Halifax	296.38	1.3%	0.8%	1.8%	4.3%	0.0%	2024-12
Other metropolitan areas							
Abbotsford-Mission, B.C.	359.75	-0.5%	0.5%	-0.7%	1.1%	-12.0%	2022-04
Kelowna, B.C.	305.39	3.2%	4.5%	1.7%	1.3%	-1.9%	2022-03
Lethbridge, Alb.	230.68	0.2%	-1.7%	3.4%	11.5%	-1.7%	2024-11
Barrie, Ont.	326.12	-0.3%	-0.4%	1.0%	-4.1%	-14.3%	2022-05
Guelph, Ont.	346.31	0.0%	0.3%	1.1%	5.4%	-8.9%	2022-05
Brantford, Ont.	343.25	-3.2%	-1.8%	-1.5%	-2.3%	-12.4%	2022-05
Kitchener, Ont.	348.09	1.5%	2.2%	-2.2%	5.0%	-10.0%	2022-04
St. Catharines, Ont.	337.26	-1.6%	0.7%	0.9%	1.6%	-9.6%	2022-05
Oshawa, Ont.	349.56	1.4%	1.3%	-0.7%	4.0%	-13.8%	2022-05
Peterborough, Ont.	304.82	-2.8%	0.2%	-2.4%	1.8%	-14.1%	2022-05
London, Ont.	308.18	-1.6%	-0.6%	-0.6%	2.3%	-12.7%	2022-04
Kingston, Ont.	290.29	2.8%	2.2%	-0.6%	19.9%	0.0%	2024-12
Belleville, Ont.	305.10	-0.6%	2.3%	-0.8%	4.4%	-6.9%	2022-04
Sudbury, Ont.	308.11	-5.0%	0.4%	-1.9%	9.3%	-1.5%	2024-10
Thunder Bay, Ont.	285.79	0.9%	1.3%	-1.7%	11.5%	-0.4%	2024-10
Windsor, Ont.	296.46	-1.7%	0.5%	0.9%	1.1%	-9.4%	2022-05
Trois-Rivières, Qc	341.18	0.0%	-2.6%	3.0%	13.5%	-2.6%	2024-11
Sherbrooke, Qc	297.42	-3.6%	-0.1%	10.9%	5.3%	-1.9%	2024-08

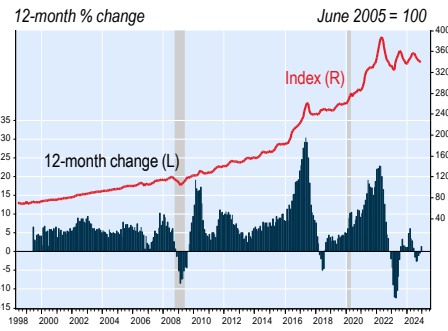
* June 2005=100 except indicated otherwise.



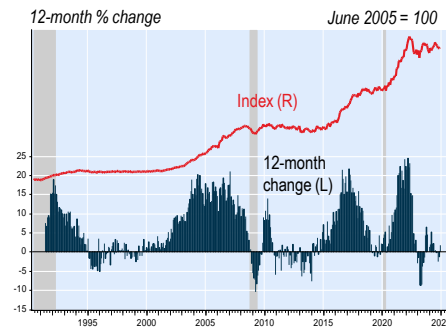
Montreal



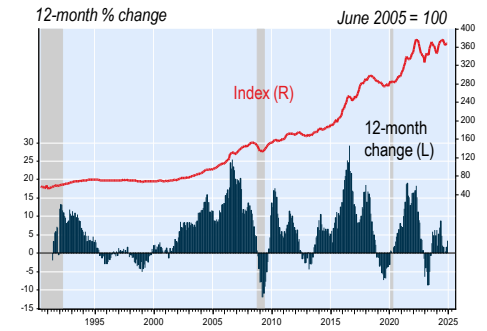
Toronto



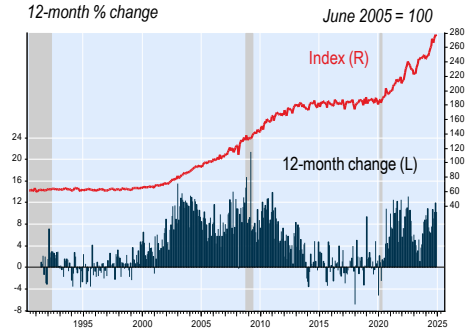
Victoria



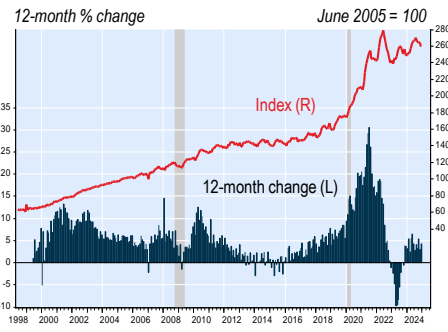
Vancouver



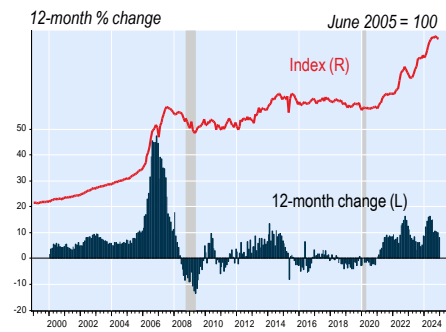
Quebec City



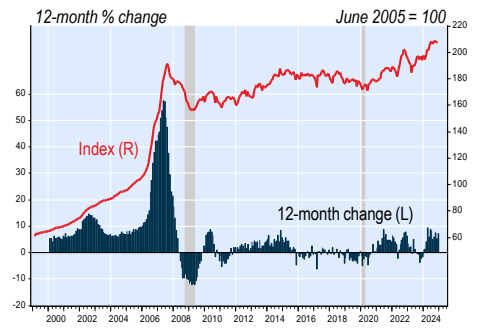
Ottawa-Gatineau



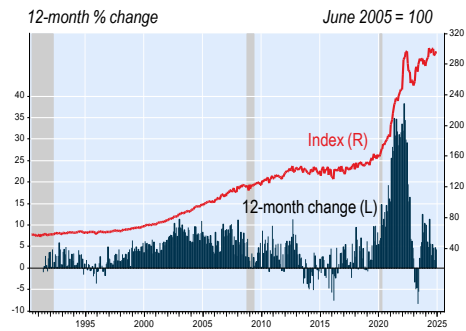
Calgary



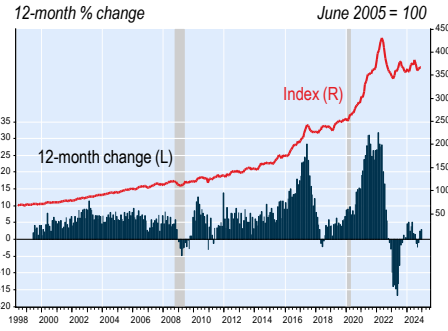
Edmonton



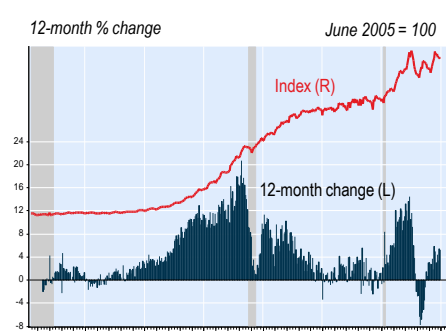
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