MORTGAGE PROFESSIONALS CANADA

PROFESSIONNELS HYPOTHÉCAIRES DU CANADA

Housing and Mortgage Market Review

Prepared by

OXFORD ECONOMICS

Quarterly Report – *Q2 2024*

National overview

Canada's economy resilient, but housing correction to continue into mid-2024

A moderate economic downturn

GDP edged up in Q4 2023, fuelled by robust exports. The economy is still expected to experience a modest downturn in 2024 as the full impact of past increases in interest rates hit Canada's highly indebted households, weaken housing and hurt business investment.

Lower rates on the horizon

The Bank of Canada maintained its policy interest rate at 5% in April, as was widely anticipated. Governor Macklem signalled that he wants to "give higher rates more time to do their work" so the Bank is expected to hold rates steady until June. This will likely be followed by a gradual decrease to 4.25% by the end of 2024.

Home prices to decline further before rebound

The national average home price is expected to decline another 5% by late summer and is likely to settle around 20% below the $790k peak recorded in February 2022. The correction will be more pronounced in expensive markets like Toronto and Vancouver. Prices are forecast to reach their bottom by the fall of 2024 and will be followed by a period of modest increases.

Housing activity to pick up in latter half of 2024

Lower mortgage rates and rising real incomes amid slowing inflation and renewed job growth will boost housing activity in the latter half of 2024. In addition, government initiatives to encourage more housing supply should begin to yield results later this year.

Housing and mortgage market developments

Recession to drive down prices and housing starts

- Mounting mortgage renewals at higher interest rates, rising unemployment, and record unaffordability in 2024 will put downward pressure on housing demand.
- Accordingly, we expect house prices to see a further 5% decline by late summer 2024, resulting in an overall 20% peak-to-trough drop from the February 2022 peak.

Wave of mortgage renewals poses a risk

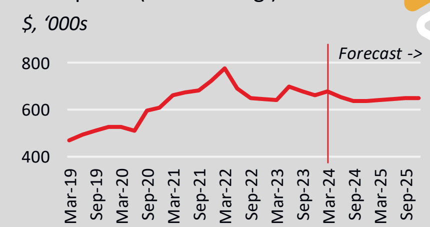
- The average five-year conventional mortgage rate peaked at 6.4% in Q4 2023. We anticipate rates will gradually decline with BoC interest rate cuts in the second half of 2024, reaching 5.4% by Q1 2027.
- Still, over 2 million mortgages will renew in 2024-2025, many at much higher rates than those secured in 2020-2021 according to the CMHC.
- This will force cuts in discretionary spending for indebted households, as larger mortgage payments strain income. This raises the risk of a deeper recession if consumers pull back sharply in response to renewals.
- Most major Canadian banks have offered longer amortization periods to lessen the immediate impact of higher rates, but the financial burden will be felt during the recession.

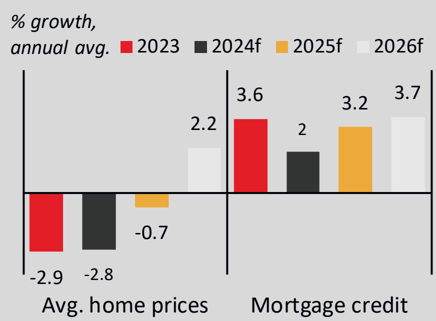
Housing starts to drop

- Residential investment fell in Q4, its sixth decline in the past seven quarters, led by weaker home sales.
- Housing starts will weaken this year as mortgage renewals at higher rates squeeze households while layoffs combine with record unaffordability to reduce demand. Medium-term prospects remain strong amid strong population growth and government actions to boost the housing supply.

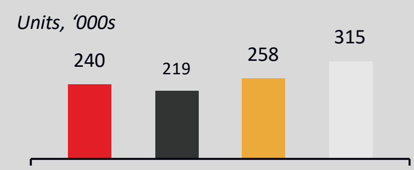
Housing Market Projections

Home prices (national avg.)





Housing starts



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics staff forecast as of end of March, 2024.

National economy

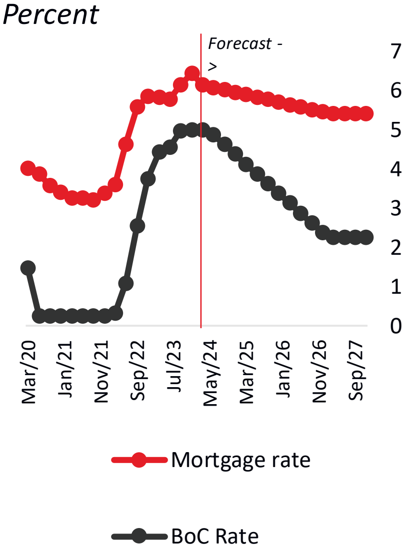
Macroeconomic landscape

Inflation easing, but labour market and GDP growth signal challenges

- Headline inflation continued to cool in early 2024, below the top of the Bank of Canada's 1%-3% target range in February mainly due to slower increases in prices for cellular services, grocery food, and internet services.
- Excluding higher mortgage costs stemming from previous rate hikes, inflation has now slowed to below 2% year-over-year. Lower global energy and food prices alongside increased slack from Canada's modest recession, should push headline inflation to the 2% target by year-end.
- GDP edged up slightly in Q4 2023, supported mainly by strong exports and rapid inventory building. However, a reversal is likely in the first half of 2024 as the full impact of past interest rate hikes hit Canada's highly indebted households, weaken housing and hurt business investment.
- The Canadian economy will remain in a recessionary environment this year, particularly when considering GDP on a per capita basis.

Interest rate projections

Percent



- The unemployment rate rose 0.3 ppts to 6.1% in March, its highest level in over two years, as jobs edged lower in the face of ongoing rapid population growth. The latest data also revealed a further cooling in hiring by businesses and a continued shift toward public-sector jobs as the private sector weakens.
- With rapid immigration and private-sector layoffs, the national unemployment rate could rise well above 7% later this year.

Still, the Bank of Canada is not expected to begin rate cuts until mid-year

- The BoC wants to be certain that the recent easing in core inflation is sustained before it begins cutting the policy rate.
- The BoC will watch several things to decide when to start lowering interest rates. These include: the economy's overall performance, how wages compare to productivity, what businesses are doing with prices, and what people expect inflation to be.

5.95 % The projected interest rate on 5 year mortgages by Q4 2024

The avg. monthly residential sale volumes over the last 12 months (down almost 20k compared to the spring of 2022) **38k**

- Right now, the Bank is still worried that above-target inflation might stick around longer than they thought. They'll keep interest rates high if they see signs of this happening.
- Specifically, they're concerned about high near-term inflation expectations, strong wage increases, and rising shelter costs.

Key trends to watch

1. **Even stronger population growth:** Another surge of immigration and temporary residents could unexpectedly boost the economy by increasing demand for goods, services, and housing.
2. **A softer landing:** In a better-than-expected soft-landing scenario, inflation could remain elevated, and the Bank of Canada could hike the policy rate another 50 bps to 5.5% later this year.
3. **High household debt:** Canadians carry a lot of debt, making them highly sensitive to job losses, income drops, or sudden interest rate hikes. These factors could trigger a much sharper economic downturn.
4. **Large inventory drawdown:** If businesses rapidly reduce their inventories (like in previous recessions), it could worsen the severity of an economic downturn.
5. **Political instability around the world:** This threatens to make inflation worse again. Fighting in the Middle East or other conflicts could push global oil and other commodity prices higher. Disruptions in the Red Sea are increasing the cost of shipping goods, which will add to inflation and could cause new shortages.

Sources: Statistics Canada, CMHC, CREA, and Oxford Economics staff forecast as of end of March, 2024.

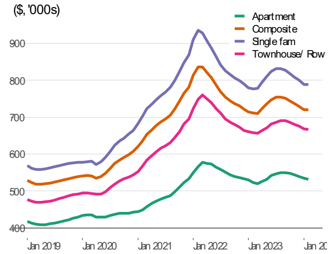
National trends and projections

Key housing and mortgage market indicators to watch

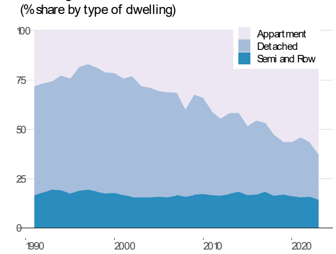
Residential Sales
('000s)

Housing Inventory
(Months)

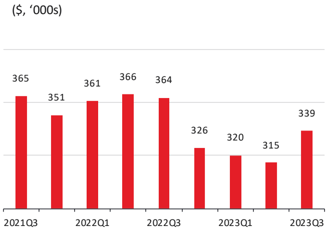
National MLS HPI Benchmark Price
($, '000s)



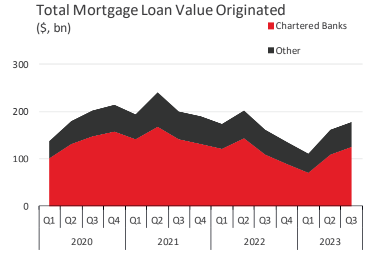
Housing starts
(% share by type of dwelling)



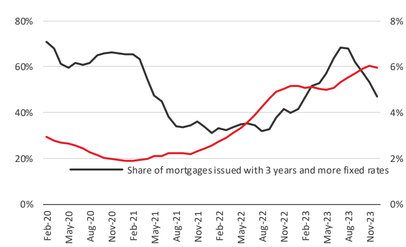
Average Value of New Mortgage Loans
($, '000s)



Total Mortgage Loan Value Originated
($, bn)

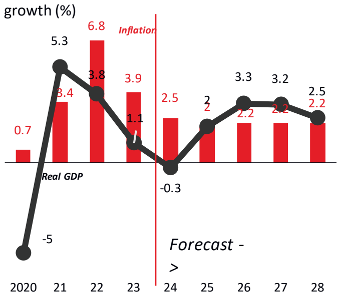


Fixed Rate Mortgages

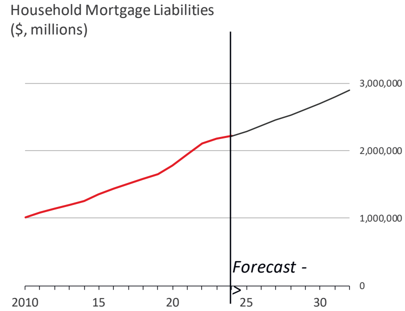


Economic and housing forecasts

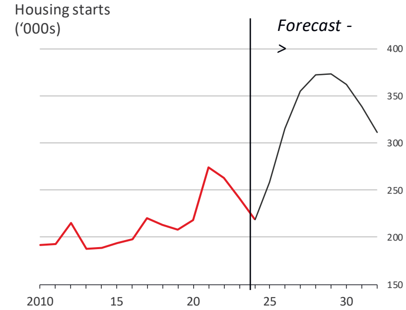
Headline CPI inflation and real GDP growth (%)



Household Mortgage Liabilities
($, millions)



Housing starts
('000s)



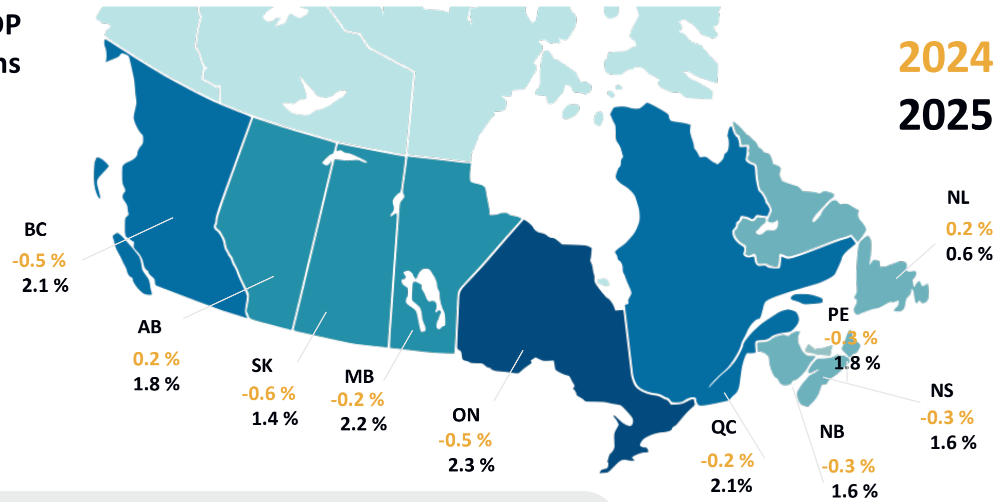
Indicator	2024-Q1	2024-Q2	2024-Q3	2024-Q4	2025-Q1	2022 (actual)	2023 (actual)	2024	2025	2026	2027	2028
Key economic indicators												
Real GDP growth (%)	*-0.3*	*-0.4*	*0.1*	*0.4*	*0.6*	*3.8*	*1.1*	*-0.3*	*2.0*	*3.3*	*3.2*	*2.5*
Inflation (%)	*0.4*	*0.7*	*0.4*	*0.4*	*0.5*	*6.8*	*3.9*	*2.5*	*2.0*	*2.2*	*2.2*	*2.2*
Unemployment rate (%)	*5.9*	*6.9*	*7.5*	*7.5*	*7.3*	*5.3*	*5.4*	*7.0*	*7.0*	*6.4*	*6.0*	*6.0*
Interest rates												
BoC policy rate (%)	*5.0*	*4.9*	*4.6*	*4.4*	*4.1*	*1.9*	*4.7*	*4.7*	*3.8*	*2.8*	*2.3*	*2.3*
5-year fixed mortg. rate (%)	*6.1*	*6.1*	*6.0*	*6.0*	*5.9*	*4.9*	*6.0*	*6.0*	*5.8*	*5.5*	*5.4*	*5.4*
10 year GoC bond rate (%)	*3.4*	*3.5*	*3.6*	*3.6*	*3.5*	*2.8*	*3.4*	*3.5*	*3.5*	*3.5*	*3.5*	*3.5*
Housing and mortgages												
Housing starts ('000s)	*55*	*53*	*55*	*56*	*59*	*262*	*240*	*219*	*258*	*315*	*355*	*372*
CREA avg. residential sale price growth (%)	*2.2*	*-3.6*	*-2.7*	*0.5*	*0.5*	*0.8*	*-2.9*	*-2.9*	*-0.7*	*2.2*	*2.4*	*2.5*
Mortgage credit growth (%)	*0.7*	*0.5*	*0.3*	*0.6*	*0.7*	*7.4*	*3.6*	*2.0*	*3.2*	*3.7*	*3.4*	*3.1*

Sources: Statistics Canada, CMHC, CREA, and Oxford Economics staff forecast as of end of March, 2024.

Regional economic and housing market overview

Prairies and Atlantic Canada remain resilient; BC and Central Canada struggle amid ongoing recession

Provincial real GDP growth projections



British Columbia:

- Despite the province's diversified economy, BC's economic growth slowed down in the second half of 2023 due to inflation, rising interest rates, a cooling housing market, and ongoing supply chain disruptions. Model estimates suggest GDP growth this year will be among the lowest in Canada. Over the next few years, growth will continue being constrained by the high cost of living, the tight labour market, and environmental challenges.

Alberta:

- Growth in Alberta is projected to remain relatively resilient over the next two years. It will be mainly supported by renewed strength of the oil and gas sector and a recovery in external demand for other export-oriented industries, including the agricultural sector. We expect continued population growth driven by strong interprovincial migration.

Saskatchewan / Manitoba

- Compared to last year, we are less optimistic about growth over the next two years as population and commodity price trends face emerging challenges. Saskatchewan, once sheltered by its resource sector, grapples with dry crop conditions and reduced potash production, tempering its momentum. The outlook for Manitoba is also expected to worsen further in 2024, facing some pressure from weaker export performance despite a positive investment outlook.

Ontario:

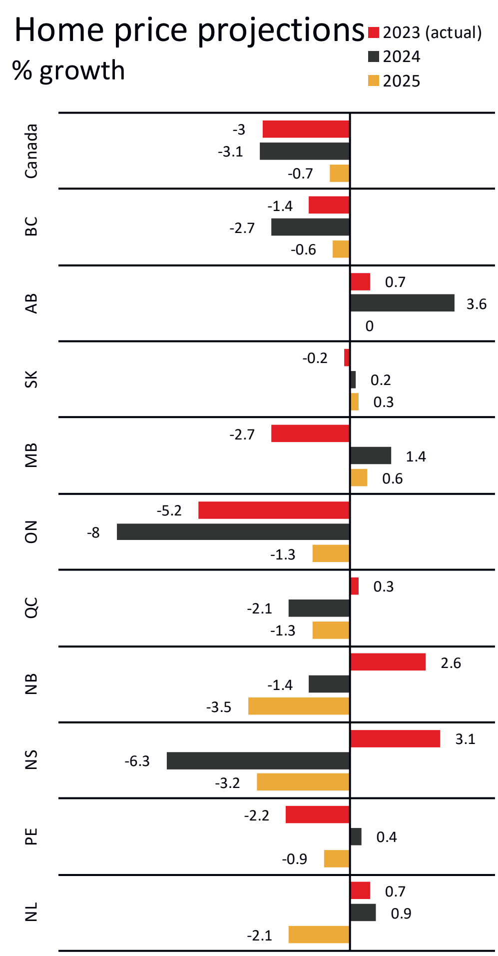
- Given its exposure to the sharp housing market correction, Ontario's GDP growth will be weak in the coming months and job creation will continue slowing in construction, retail & distribution, and finance & real estate. High household debt levels are causing residents to rein in spending, especially in response to the high interest rate environment. We expect a modest rebound in 2024 H2 and slow growth over the medium term.

Quebec:

- Quebec's economic outlook for 2024 is less optimistic than previously forecasted, with GDP growth expected to decline from -0.5% to -0.6%. This downward revision is driven by several factors: a tightening labour market, elevated borrowing costs, and a slowdown in private consumption. The province's manufacturing sector remains a significant concern, with key industries expected to underperform, leading to a projected rise in unemployment.

Atlantic Canada:

- The Atlantic provinces of Canada have weathered recent economic storms with surprising resilience. Compared to other regions, they've benefited from strong population growth driven by immigration and interprovincial migration. This demographic shift has fuelled a renewed tourism sector, bolstered consumption, and created new opportunities across various industries. New Brunswick and Nova Scotia could potentially achieve better than expected growth proving resilient to a weaker trade outlook but long-term demographic challenges remain.



Sources: Statistics Canada, CREA, and Oxford Economics.

British Columbia

363,000

The projected **population** increase over the next 2 years. This 6.6% increase will bring the total number of residents close to 5.9 million by 2025.

$937k

The forecasted **average house price** in BC in 2024. This is down $26k (2.7%) from the average level recorded in 2023.

40,000

The expected **housing starts** in 2024. This is down 22% from the starts registered in 2023.

British Columbia's economy faces short-term challenges, potential for medium-term growth remains

A slowdown in 2023

- British Columbia's economy experienced a significant slowdown in the latter half of 2023 due to rising interest rates, inflation, and a softening housing market. These factors negatively impacted manufacturing, forestry, and real estate sectors, and are likely to restrain consumer spending and investment in the short term.

Modest growth projected

- BC faces a period of modest economic growth over the next two years. While inflation may ease, continued high interest rates will influence business and consumer spending. The housing market remains a concern, but there's potential resilience in tourism. Additionally, BC's focus on clean energy could attract a new wave of investment and support job creation over the next 12-24 months.

Vancouver's economic challenges

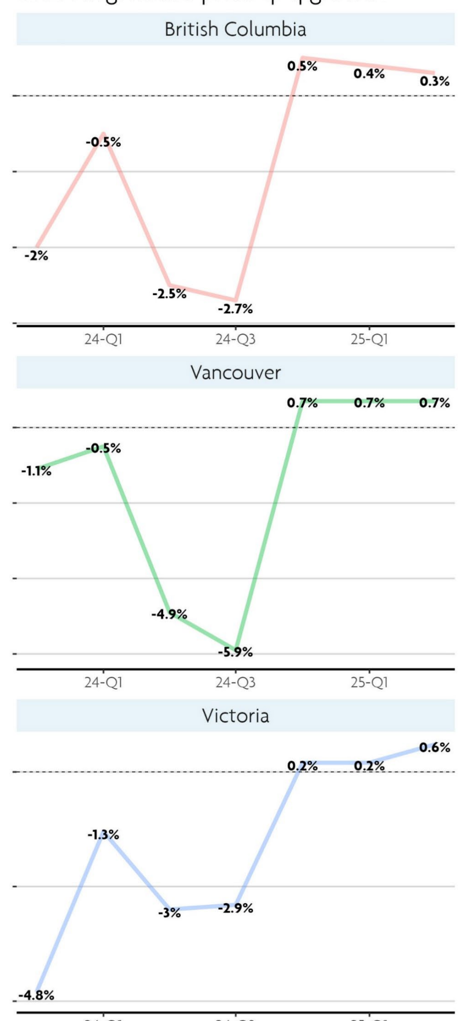
- Vancouver's economy faces particularly steep challenges as the city's housing market is crucial to its overall health. Affordability has reached crisis levels; even with modest price rebounds in 2023, further decline is likely in 2024 as high inflation and interest rates continue to erode purchasing power.
- Jobs in finance and real estate face stagnation, and the housing market's prolonged downturn poses a significant risk for the construction sector, potentially increasing unemployment.
- Vancouver's port makes it vulnerable to supply chain disruptions, further impacting manufacturing and transportation sectors. However, government commitments to large investment (incl. natural disaster mitigation initiatives) are likely to provide some relief and help offset some job losses.

Medium-term potential

- Despite current challenges, the province and city remain well-positioned for stronger growth in the medium term. A diverse economy and expected population increases should attract investment, particularly in the tech sector. A recovering tourism industry will also positively contribute to Vancouver's future economic health.
- Looking ahead, the government's initiative to enhance housing affordability by supporting the construction of new affordable rental homes in Vancouver Island, the Interior, and Northern Regions is a development worth monitoring.

Baseline Home Price Forecasts

CREA avg. house price q/q growth



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.

Alberta

318,000

The projected **population** increase over the next 2 years. This 6.8% increase will bring the total number of residents close to 5 million by 2025.

$462k

The forecasted **average house price** in 2024. This is up $16k (3.6%) from the average level recorded in 2023.

39,000

The expected **housing starts** in 2024. This is up 8.3% from the starts registered in 2023.

Alberta's thriving economy drives housing demand

Resilience amidst change

- While peak 2022 energy prices have moderated, Alberta's economy remains on a growth trajectory for 2024. The energy sector continues to be a vital component, but anticipated expansion in diverse industries, such as manufacturing and agriculture, further strengthens the outlook. Compared to other Canadian provinces, this projected stability fuels continued housing market demand.

Demographics and affordability

- Alberta's population boom, driven by robust immigration, more non-permanent residents, and a significant increase in interprovincial migration, also contributes significantly to projected housing demand. Newcomers, especially those from other provinces, tend to purchase homes quickly. Combined with Alberta's relative affordability compared to Ontario and British Columbia, this trend should further bolster demand.

Metros weathering the storm

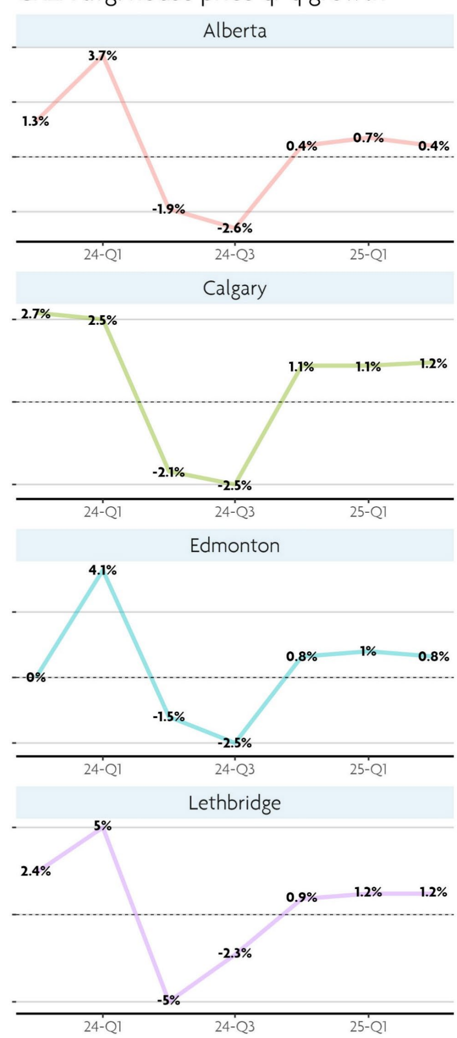
- Calgary is expected to navigate current national headwinds with relative ease. While a brief downturn is possible, GDP growth is projected to remain positive for 2024. This stability, coupled with strong labour market gains, should support consumer spending and an overall positive outlook for the housing market.
- The Trans Mountain Pipeline expansion reinforces Calgary's connection to Asian energy markets, positioning it for significant long-term growth driven by the oil and gas sector.
- Edmonton, despite a slightly early 2024 contraction, maintains a brighter housing outlook than many other Canadian metropolitan areas. Its market, while expected to see some price adjustments, demonstrated greater stability during the pandemic and is expected to remain relatively resilient during future downturns.
- It is worth noting that the provincial government's planned investment of $840 million over three years to create more than 5,000 affordable housing units and support over 6,000 jobs will help address emerging pressures on housing affordability.

Challenges and considerations

- Elevated interest rates and global economic uncertainty could pose challenges. Ongoing monitoring of conditions in energy markets and any policy adjustments will be essential to assess the potential growth and stability in Alberta's housing and economic sectors.

Baseline Home Price Forecasts

CREA avg. house price q/q growth



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.

Saskatchewan/Manitoba

103,000

The projected **population** increase over the next 2 years. This 3.9% increase will bring the total number of residents close to 2.8 million by 2025.

$327k

The forecasted **average house price** in 2024. This is up $3k (1%) from the average level recorded in 2023.

9,000

The expected **housing starts** in 2024. This is down 3k (25%) from the starts registered in 2023.

Manitoba and Saskatchewan economic and housing market outlook: Resilience and potential for growth

A story of resilience

- The economies of Saskatchewan and Manitoba have shown a mix of resilience and vulnerability in recent months. We saw a pullback in global demand for key resources like potash, uranium, and manufactured goods and the drought negatively impacted agricultural yields. Still, a modest commodity price rebound and stable energy prices continued supporting the mining and energy sectors, driving investment and construction activity in recent months.

- Consumer spending in both provinces has remained surprisingly robust in the face of economic headwinds. This is attributed to a healthy job market, fuelled in part by steady immigration, especially in Manitoba. The province's success in integrating and retaining newcomers is a notable strength. Additionally, provincial tax cuts have provided some financial relief for consumers.

Housing affordability

- Despite recent price pressures, the housing markets in Manitoba and Saskatchewan continue to benefit from relative affordability within Canada. While rising interest rates have moderated activity, prices remain less inflated compared to larger provinces. Demand is supported by population growth, driven by interprovincial migration and immigration. Both factors contribute to a generally healthy housing market outlook.

Recovery and risks on the horizon

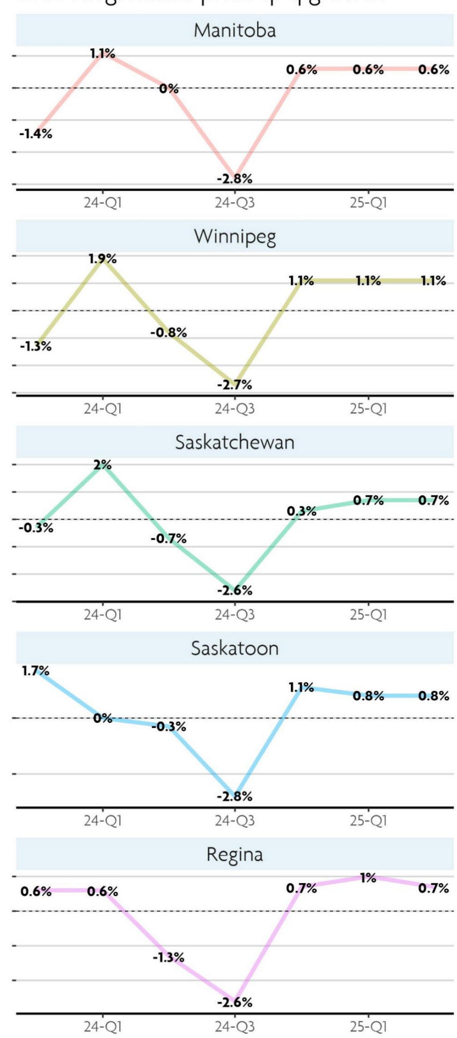
- Looking ahead, these economies are facing considerable uncertainty. While the resource sectors are expected to remain relatively strong, the lingering effects of the drought could pose challenges for the agricultural sector if conditions don't improve significantly. The economic picture will be influenced by the region’s ability to mitigate the impact on the agricultural sector, all while navigating broader economic trends.

- Manitoba's economy is positioned for the strongest pick-up in growth in 2025. Winnipeg remains the economic anchor as strong immigration is expected to support workforce and housing market growth.

- A pick-up in global demand for potash, uranium, and energy resources is expected to drive growth in Saskatchewan, particularly in cities like Saskatoon and Regina. While we expect continued labour market tightness, the province's ability to mitigate volatility in its export-oriented sectors will be crucial for its overall economic health.

Baseline Home Price Forecasts

CREA avg. house price q/q growth



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.

Ontario

890,000

The projected **population** increase over the next 2 years. This 5.7% increase will bring the total number of residents close to 16.5 million by 2025.

$793k

The forecasted **average house price** in 2024. This is down $69k (8%) from the average level recorded in 2023.

80,000

The expected **housing starts** in 2024. This is down 10k (11%) from the starts registered in 2023.

Ontario economic and housing market outlook: Transition from volatility to measured growth

Challenges ahead

- While Ontario's economy showed surprising resilience in 2023, with steady unemployment and moderating inflation, the full impact of rising interest rates is expected to create challenges in 2024.
- The province faces a forecast of sluggish growth, with a potential contraction of -0.5%. This is fuelled by factors such as high household debt prompting cautious consumer spending, and key goods-producing sectors facing decreased demand amid high borrowing costs.

Housing market vulnerabilities

- The economic slowdown will inevitably impact the housing market. Following record-breaking activity in the early pandemic years, Ontario has already seen a considerable cooldown. Still, rising interest rates have significantly eroded affordability, leading to a persistent decline in sales.
- In Toronto, unaffordability quickly deteriorated to unprecedented levels, prompting a strong correction starting in 2022. While prices saw a brief rebound, the combination of economic pressures and ongoing affordability issues are expected to drive prices further downward – potentially by another 10% by mid-2024.

Medium-term support

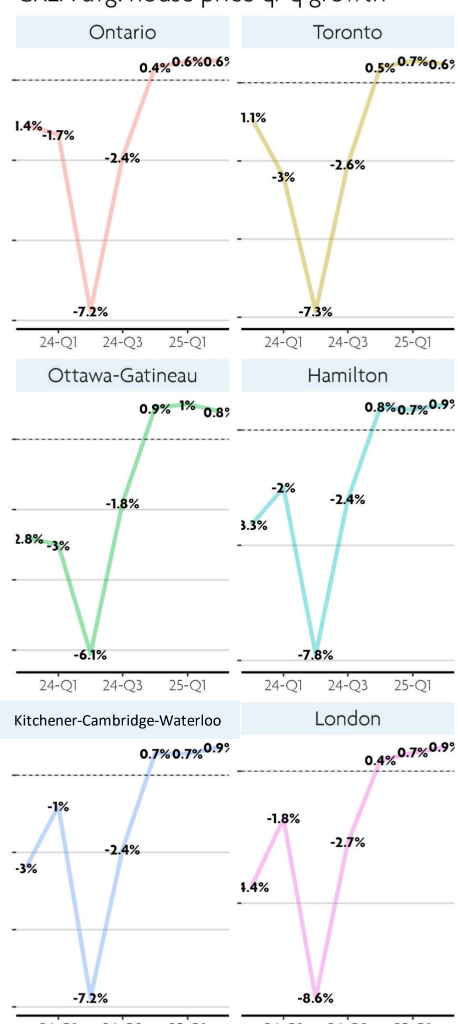
- Despite these challenges, both Ontario and Toronto have underlying strengths. Ontario's expected population growth driven by immigration will create sustained housing demand.
- This, combined with the province's ongoing supply constraints (including reduced construction activity in the coming months), could pose challenges for both buyers and sellers alike but are expected to limit further price declines over the medium term.

Navigating volatility towards balance

- Overall, Ontario's economic and housing landscape is in a period of transition. Navigating short-term volatility remains necessary, but the underlying fundamentals support a gradual return to a more balanced market in the coming years.
- A potential easing of mortgage rates may improve affordability. Toronto's status as a major business and cultural hub will continue to attract newcomers, fostering long-term resilience.

Baseline Home Price Forecasts

CREA avg. house price q/q growth



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.

Quebec

275,000

The projected **population** increase over the next 2 years. This 3.1% increase will bring the total number of residents close to 9.1 million by 2025.

$476k

The forecasted **average house price** in 2024. This is down $10k (2.1%) from the average level recorded in 2023.

40,000

The expected **housing starts** in 2024. This is marginally higher than the starts registered in 2023.

Quebec's economic and housing outlook: A cooling trend

Economic downturn in 2023

- Quebec's economy, which showed signs of growth in early 2023, cooled off as the year progressed. Rising interest rates had a significant impact on various industries, including the once-booming construction sector. Supply chain challenges, inflation, labour shortages, and unfavourable exchange rates further contributed to difficulties in Quebec's manufacturing and export sectors.

- The economic outlook for Quebec in 2024 is less promising than earlier forecasts. GDP growth is expected to decline, driven by a tightening labour market, high borrowing costs, and reduced consumer spending. Key manufacturing industries face underperformance, potentially leading to job losses. Challenges in the agriculture and services sectors will further impact economic activity.

Slow population growth

- Adding to the economic strain, Quebec is projected to experience slower population growth following a short uptick in 2024-25, placing additional pressure on the labour market and the province's long-term economic health.

Montreal's rebound

- Montreal's economy is not immune to the overall Quebec trend and is also impacted by the national downturn. While the city experienced a contraction in late 2023 that seems to be extending into 2024, it is expected to see a resumption of growth in the second half of the year.

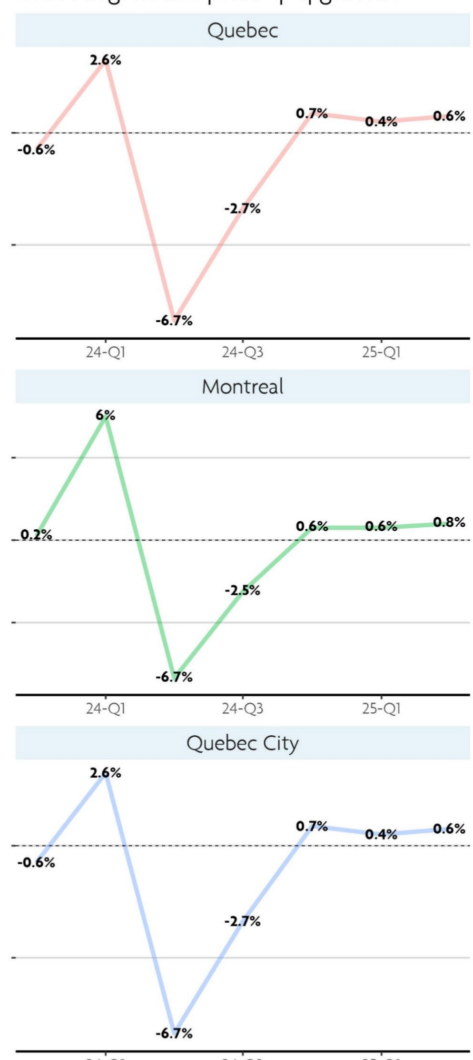
- However, Montreal's sizeable manufacturing sector faces significant challenges and is unlikely to reach its pre-pandemic levels until 2026. Still, the city could potentially weather the economic downturn better than Toronto or Vancouver due to less exposure to the housing market correction.

- Job losses are expected to continue throughout the year, though less severely than in previous economic downturns. As a result, the unemployment rate is projected to remain below pre-pandemic averages in the medium term.

- Despite these challenges, Montreal benefits from a high quality of life, the presence of large corporations, banks, and several universities. These factors attract investment and keep its population relatively young compared to other regions in Quebec and Canada, offering potential for longer-term resilience.

Baseline Home Price Forecasts

CREA avg. house price q/q growth



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.

Atlantic Canada

86,000

The projected **population** increase over the next 2 years. This 3.3% increase will bring the total number of residents close to 2.7 million by 2025.

$338k

The forecasted **average house price** in 2024. This is down $11k (3.2%) from the average level recorded in 2023.

12,000

The expected **housing starts** in 2024. This is down 2k (14%) from the starts registered in 2023.

Atlantic Canada's economic outlook: Resilience amidst challenges

Resilience faces housing market slowdown

- The Atlantic provinces (Newfoundland and Labrador, Prince Edward Island, Nova Scotia, and New Brunswick) have demonstrated surprising adaptability in the face of recent economic downturns. Strong population growth, fuelled by immigration and people moving to the region from other parts of Canada, has been a key driver of this resilience.

- This has positively impacted tourism, consumer spending, and opened opportunities in various sectors. However, the housing market, after a period of rapidly rising prices, is now experiencing a slowdown evident in softening prices and a decrease in the number of home sales compared to the recent peak.

Potential resurgence in housing demand

- Easing interest rates in 2024 could lead to a resurgence in housing demand, particularly in regions like Nova Scotia and New Brunswick, which are experiencing strong population growth.

- Though New Brunswick's economy is still likely to see some contraction in 2024, the outlook is less pessimistic than previously anticipated. This is due to a surprisingly resilient household sector, with strong population growth supporting spending and a healthy provincial fiscal position allowing for flexibility should there be a downturn.

- Nova Scotia's economic performance in the coming year may also surpass expectations. Key drivers of this potential are a resurgence in household spending in response to population growth, and significant investments flowing into infrastructure, public administration, and the province's growing green energy sector.

Prince Edward Island & Newfoundland and Labrador: mixed outlooks

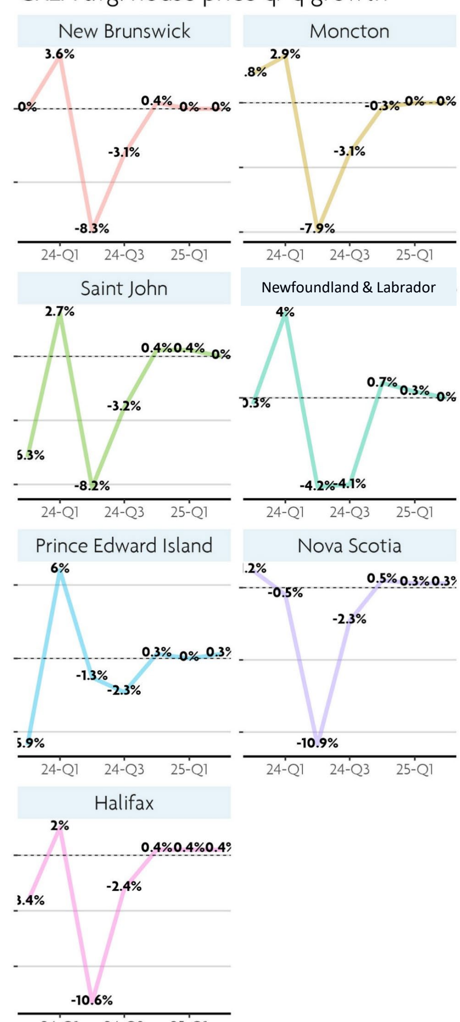
- Prince Edward Island is expected to maintain relatively steady consumer spending. However, ongoing labour shortages, especially in the construction sector, might dampen the potential benefits of falling interest rates on housing activity. In Newfoundland and Labrador, the resumption of oil production and a significant wind-hydrogen project have the potential to boost employment and economic growth significantly.

Long-term demographic challenges

- Despite their recent positive momentum, the Atlantic provinces face significant long-term demographic challenges. An aging population and historically slower population growth require innovative strategies to boost productivity, encourage newcomer retention, and address the needs of an aging population.

Baseline Home Price Forecasts

CREA avg. house price q/q growth



Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.

Regional forecasts table

Province	Indicator	2023Q4	2024Q1	2024Q2	2024Q3	2024Q4	2023	2024	2025	2026	2027
Alberta	Real GDP (growth, %)	0.9	-0.3	-0.4	-0.1	0.2	1.6	0.2	1.8	3.6	3.6
	Housing starts ('000s)	10.7	10.2	9.6	9.5	9.4	36.0	38.7	41.1	51.8	60.7
	CREA house price avg. (growth, %)	1.3	3.6	-1.8	-2.6	0.5	0.7	3.6	0.0	2.6	2.8
	Unemployment rate (%)	6.0	6.3	7.4	7.7	7.7	5.9	7.3	7.4	7.0	6.8
British Columbia	Real GDP (growth, %)	0.3	-0.4	-0.4	0.1	0.4	0.6	-0.5	2.1	3.4	3.3
	Housing starts ('000s)	13.5	8.9	9.5	10.3	10.9	50.5	39.6	46.2	55.5	61.2
	CREA house price avg. (growth, %)	-2.0	-0.5	-2.5	-2.6	0.5	-1.4	-2.7	-0.6	1.9	2.3
	Unemployment rate (%)	5.4	5.4	6.3	6.9	6.9	5.2	6.4	6.3	5.7	5.3
Manitoba	Real GDP (growth, %)	0.4	-0.4	-0.2	0.2	0.4	0.9	-0.2	2.2	3.1	2.9
	Housing starts ('000s)	1.7	1.1	1.3	1.4	1.5	7.1	5.4	7.4	9.3	11.0
	CREA house price avg. (growth, %)	-1.2	1.0	0.0	-2.9	0.6	-2.7	1.4	0.6	2.3	2.3
	Unemployment rate (%)	4.7	4.5	5.3	5.9	6.0	4.8	5.4	5.7	5.5	5.6
New Brunswick	Real GDP (growth, %)	0.2	-0.3	-0.3	0.1	0.4	0.2	-0.3	1.6	2.5	2.5
	Housing starts ('000s)	1.4	1.1	1.0	1.0	1.0	4.5	4.0	5.2	5.8	6.3
	CREA house price avg. (growth, %)	0.1	3.7	-8.3	-3.0	0.2	2.6	-1.4	-3.5	0.4	1.0
	Unemployment rate (%)	6.4	6.9	8.2	9.0	9.0	6.6	8.3	8.5	7.9	7.7
Newfoundland & Labrador	Real GDP (growth, %)	0.3	0.1	-0.1	0.0	0.1	-0.4	0.2	0.6	1.0	1.1
	Housing starts ('000s)	0.2	0.3	0.3	0.3	0.3	1.0	1.2	2.3	3.0	3.3
	CREA house price avg. (growth, %)	-0.1	3.9	-4.1	-3.9	0.6	0.7	0.9	-2.1	0.8	1.1
	Unemployment rate (%)	10.1	10.3	12.1	13.2	13.1	9.9	12.2	12.0	10.6	9.9
Prince Edward Island	Real GDP (growth, %)	0.4	-0.4	-0.3	0.0	0.3	0.2	-0.3	1.8	3.1	3.0
	Housing starts ('000s)	0.3	0.2	0.2	0.2	0.2	1.1	0.9	0.9	1.1	1.3
	CREA house price avg. (growth, %)	-5.9	6.0	-1.2	-2.5	0.3	-2.2	0.4	-0.9	1.3	2.1
	Unemployment rate (%)	7.4	7.3	8.6	9.4	9.5	7.4	8.7	8.9	8.4	8.2
Nova Scotia	Real GDP (growth, %)	0.3	-0.4	-0.3	0.1	0.4	0.9	-0.3	1.6	2.4	2.3
	Housing starts ('000s)	2.6	2.3	1.3	1.2	1.2	7.2	5.9	7.5	8.2	8.5
	CREA house price avg. (growth, %)	1.1	-0.4	-10.9	-2.2	0.4	3.1	-6.3	-3.2	0.9	1.0
	Unemployment rate (%)	6.3	6.5	7.6	8.4	8.5	6.4	7.8	8.0	7.5	7.4
Ontario	Real GDP (growth, %)	0.2	-0.5	-0.5	0.1	0.5	1.6	-0.5	2.3	3.5	3.3
	Housing starts ('000s)	20.5	19.8	19.5	20.0	20.4	89.3	79.7	104.2	133.2	150.9
	CREA house price avg. (growth, %)	-1.4	-1.7	-7.2	-2.5	0.5	-5.2	-8.0	-1.3	2.8	3.0
	Unemployment rate (%)	6.2	6.5	7.6	8.3	8.4	5.7	7.7	7.7	6.9	6.5
Quebec	Real GDP (growth, %)	-0.4	0.2	-0.4	0.1	0.4	0.6	-0.2	2.1	3.1	2.9
	Housing starts ('000s)	10.4	9.9	9.8	10.2	10.5	38.9	40.3	36.8	39.1	42.2
	CREA house price avg. (growth, %)	-0.5	2.5	-6.7	-2.7	0.6	0.3	-2.1	-1.3	2.3	2.5
	Unemployment rate (%)	5.0	4.8	5.6	6.1	6.1	4.4	5.7	5.7	5.1	4.9
Saskatchewan	Real GDP (growth, %)	0.9	-0.5	-0.3	-0.1	0.2	1.2	-0.6	1.4	2.8	2.8
	Housing starts ('000s)	1.4	0.8	0.9	0.9	0.9	4.6	3.5	6.3	8.2	9.8
	CREA house price avg. (growth, %)	-0.6	2.1	-0.5	-2.8	0.6	-0.2	0.2	0.3	2.7	3.1
	Unemployment rate (%)	4.8	5.0	5.9	6.5	6.5	4.8	6.0	6.1	5.6	5.4

Sources: Statistics Canada, CMHC, CREA, and Oxford Economics.