

HOUSING NEWS FLASH

October 17, 2025

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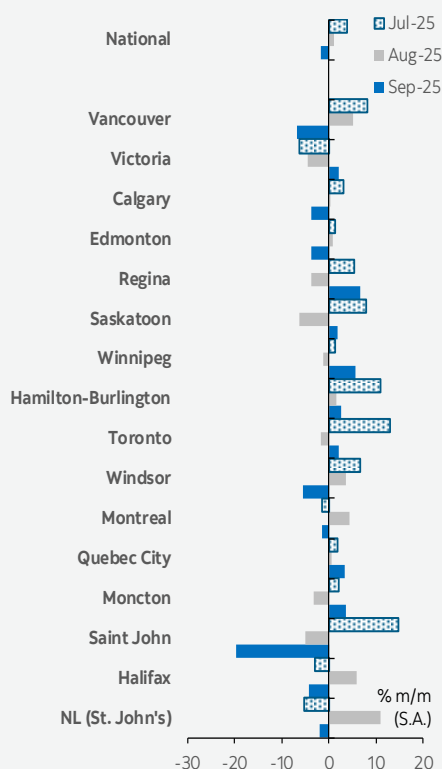
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Canada	Sep-25	Aug-25	Sep-25
	m/m ¹	m/m ¹	y/y ²
Sales (% Change)	-1.7	1.0	5.2
New Listings (% Change)	-0.8	2.6	8.0
Average Price (% Change)	0.2	0.3	0.7
MLS HPI (% Change)	-0.1	-0.1	-3.4
	Sep-25	Aug-25	Sep-24
Sales-to-New Listings Ratio (Level) ¹	50.7	51.2	51.2
Months Inventory (Level) ¹	4.4	4.4	4.2

¹ seasonally adjusted ² not seasonally adjusted
Sources: Scotiabank Economics, CREA.

Home Sales For Select Cities



Sources: Scotiabank Economics, CREA.

Canadian Home Sales — September 2025

CANADA HOUSING MARKET: MARKET CONDITIONS EASED IN SEPTEMBER, ALONG WITH THE MLS HOUSE PRICE INDEX

SUMMARY

National housing sales declined from August to September following five consecutive monthly increases. New listings also declined over this period but at a lesser pace, thereby resulting in a mild decline in the sales-to-new listings ratio. The national MLS House Price Index continued to edge down in September, pursuing its downward trend since summer of 2023.

National housing resales (in units) declined -1.7% (sa) from August to September. This is the first monthly decline since March of this year as unit sales posted an increase in each of the subsequent months to August. Despite this decline in September, national sales were still higher than their March level by 10.3% (from sa figures). And from the same month in 2024, sales increased by 5.2% in September (nsa).

New listings declined nationally by -0.8% (sa) from August to September but rose 8% (nsa) since September of 2024. Despite this decline in September, national new listings are still on an upward trend since their recent trough in March 2023. This, combined with the trend in sales that has been essentially flat, pushed and kept the national sales-to new listings ratio in the lower half of the balanced conditions range for this indicator for most of the period since mid-2023. In September 2025, this indicator was at 50.7% (sa), 0.5 percentage point below its August level.

Months of inventory—another indicator to measure tightness in the resale market—were at 4.4 nationally in September (sa figures), unchanged from the previous month and still below its pre-pandemic long-term average of 5.2. This indicator of national market conditions has eased since its most recent trough in November 2024 when it was at 3.7, and more generally since early 2022. Like previous months, this indicator was below its long-term average in all provinces except in British Columbia and Ontario where they exceeded it by 1.1 and 0.9 month respectively. And Quebec and Atlantic provinces were still showing the largest negative deviations from their long-term average in September.

The national MLS House Price Index (HPI) continued to edge down from August to September (-0.1% sa) with all unit types contributing to this decline—except for townhouses (+0.3%)—with the largest monthly decline observed for apartment units at -0.3%. The MLS HPI declined -3.4% (nsa) since September 2024 with all unit types contributing to this annual decline, and the largest observed for apartment units at -5.4%.

Therefore, the MLS HPI continued in September its downward trend that started in March 2022—with the beginning of the tightening cycle for monetary policy in Canada, the U.S. and other economies—consistent with the broad trend easing in national market conditions since then. Nevertheless, despite this sustained trend decline over this period, the national MLS HPI was in September still 26.4% (from sa figures) above its pre-pandemic level (December 2019), implying an average annual pace of growth of about 4.2% for this period.

From August to September, sales declined in 18 of the 31 local markets we track while market conditions—as measured by the sales-to-new listings ratio—eased in nearly 55% of them. From the same month in 2024, the sales-to-new listings ratio declined in close to 2/3 of the markets we track.

Based on the sales-to-new listings ratio, 18 of the 31 local markets we track were balanced in September while 9 of them—as in August all in B.C. and Ontario—were deemed favourable to buyers. Market conditions were deemed favourable to sellers in only 4 centres, being Lethbridge, Regina, Saskatoon and Quebec City.

October 17, 2025

The sharpest declines in unit sales from August to September were observed in Peterborough (-29.3%; sa), Saint John (-19.8%), Lethbridge (-15.8%). Despite the sharp monthly decline in sales, the sales-to-new listings ratio for Peterborough increased by more than 9 percentage points in September due to the much larger decline in new listings during this period (-41.5%). New listings also fell at a faster pace than sales in Lethbridge during this period, but the difference was small such that the monthly rise in its sales-to-new listings ratio was modest (+0.8 p.p.). Over this period, strongest monthly rises in sales in September were observed in Brantford (11.8%), Regina (6.6%) and Winnipeg (5.6%).

IMPLICATIONS

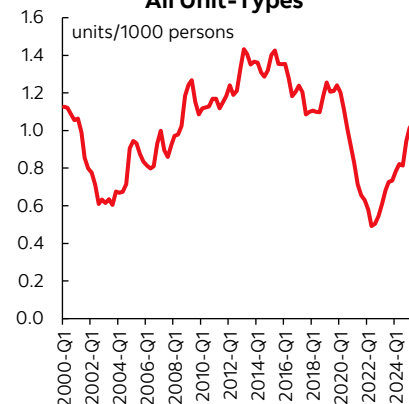
National housing market conditions are still relatively soft despite the trend rise in sales from their recent trough last March. National sales declined in September, but such reversals are not surprising given the volatile nature of monthly information, and even more so now due to the ongoing elevated uncertainty from the significant rise in global trade tensions in recent months.

Key for the dynamics of the national housing price is the profile for market conditions. The continuation last month of the sustained downward trend in the national MLS HPI since March 2022 suggests underlying market conditions are weaker than suggested by the sales-to-new listings ratio and the months of inventory, as they both suggest national conditions are relatively balanced, or mildly tight in the case of the latter since below its long-term average.

But these indicators of market conditions do not fully capture the complete demand-supply balance for the housing markets, hence likely not absorbing all pressures on house prices. Indeed, additional downward pressures on prices are likely generated from the sustained rise in completed and unabsorbed units in Census Metropolitan Areas. Chart 1 shows the ratio of the number of these units to Canada's population, which has more than doubled since its 25-year low in mid-2022. This rise in available new units is widening the pool of options for potential buyers. And with the decline in population growth since about mid-2024 and recent historical highs for housing starts, it could take time before this ratio declines meaningfully enough to reduce downward pressures on the MLS HPI.

Chart 1

Completed and Unabsorbed Units - Census Metropolitan All Unit-Types



Sources: Scotiabank Economics, Canada Mortgage and Housing Corporation, Statistics Canada.

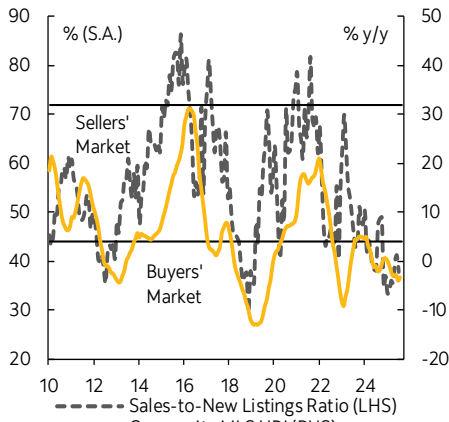
Scotiabank Housing Market Watch—September 2025

Real Estate Board	Sales-to-New Listings Ratio (%; S:A)						Unit Sales (%)		Avg Sale Price (%)		New Listings (%)	
	Latest	m-to-m (diff. in percentage points)	y-to-y	STDev ¹	Market Conditions	Market Type	m-to-m (S:A)	y-to-y (N.S.A.)	m-to-m (S:A)	y-to-y (N.S.A.)	m-to-m (S:A)	y-to-y (N.S.A.)
National	50.7	-0.5	-0.5	-0.4	I • I	Balanced	-1.7	5.2	0.2	0.7	-0.8	8.0
British Columbia												
Fraser Valley	34.0	-0.2	-0.4	-1.7	• I I	Buyers'	-1.1	-1.9	-0.7	-4.1	-0.6	-0.9
Okanagan-Mainline	47.0	1.3	8.3	-0.4	I • I	Balanced	5.2	36.5	3.6	8.8	2.2	13.3
Vancouver	37.8	-3.4	-0.3	-1.4	• I I	Buyers'	-6.8	1.8	0.9	-0.3	1.5	2.3
Victoria	46.9	-1.3	-1.6	-1.1	• I I	Buyers'	2.1	-2.6	3.2	9.6	5.0	6.0
Alberta												
Calgary	52.9	-2.6	-6.8	-0.6	I • I	Balanced	-3.7	-11.4	0.0	-1.2	0.9	3.0
Edmonton	61.5	-0.2	-11.3	0.1	I • I	Balanced	-3.8	-2.3	-1.5	2.9	-3.6	14.8
Lethbridge	79.1	0.8	-5.5	1.3	I • I	Sellers'	-15.8	-8.0	3.4	16.2	-16.6	0.6
Saskatchewan												
Regina	79.3	5.2	3.6	1.4	I • I	Sellers'	6.6	15.3	-2.2	0.0	-0.4	10.2
Saskatoon	69.0	-3.0	-2.1	1.0	I • I	Sellers'	1.9	7.2	-6.4	2.2	6.4	10.8
Manitoba												
Winnipeg	73.0	2.4	2.3	0.6	I • I	Balanced	5.6	9.8	-0.2	6.4	2.1	6.2
Ontario												
Barrie	36.4	0.8	0.6	-1.2	• I I	Buyers'	-6.4	-53.9	2.0	-7.8	-8.6	-54.5
Brantford	45.5	2.1	0.9	-0.9	• I I	Balanced	11.8	14.6	5.0	1.8	6.7	13.8
Guelph	43.1	1.5	-5.7	-1.3	• I I	Buyers'	-2.0	0.9	-2.1	-1.1	-5.3	15.8
Hamilton-Burlington	47.3	1.2	0.8	-0.8	• I I	Balanced	2.4	24.6	-2.1	-2.4	-0.1	24.5
Kingston	47.5	1.8	5.5	-0.3	• I I	Balanced	0.8	13.0	3.1	5.5	-2.9	-2.8
Kitchener-Waterloo	40.4	-9.6	-9.8	-1.5	• I I	Buyers'	-11.1	-4.1	0.9	-5.2	10.0	27.2
London	40.7	-3.8	-6.3	-1.1	• I I	Buyers'	-8.0	-6.4	-3.0	-2.4	0.7	13.8
Ottawa	49.8	-6.2	-3.7	-0.5	I • I	Balanced	-7.6	5.2	-1.1	0.4	3.8	22.3
Peterborough	53.9	9.3	12.5	-0.1	I • I	Balanced	-29.3	-28.5	3.6	15.4	-41.5	-38.8
St. Catharines	38.5	0.3	-2.7	-1.0	• I I	Balanced	1.8	0.8	6.7	2.4	1.0	9.6
Sudbury	68.0	-6.0	-0.4	1.0	I • I	Balanced	0.4	13.9	4.6	3.4	9.3	20.4
Thunder Bay	74.5	-11.7	-9.7	0.8	I • I	Balanced	-6.3	17.3	-1.2	16.2	8.4	31.4
Toronto	38.0	2.0	2.9	-1.6	• I I	Buyers'	2.0	11.9	0.2	-4.3	-3.3	6.5
Windsor	38.2	-0.7	-3.1	-1.4	• I I	Buyers'	-5.6	-1.3	3.7	-0.2	-3.9	9.4
Quebec												
Montreal	62.6	-1.1	-4.4	-0.2	I • I	Balanced	-1.5	11.2	-1.2	8.8	0.2	16.9
Quebec City	81.9	-1.1	-13.6	1.1	I • I	Sellers'	3.3	3.7	1.0	17.6	4.7	6.8
New Brunswick												
Moncton	68.6	3.8	1.7	0.9	I • I	Balanced	3.6	0.0	-0.8	2.9	-2.1	0.2
Saint John	62.1	-12.0	-9.8	0.6	I • I	Balanced	-19.8	-4.6	8.7	9.3	-4.2	11.3
Nova Scotia												
Halifax	68.5	0.3	-7.7	0.5	I • I	Balanced	-4.2	-4.1	-2.0	1.2	-4.7	9.9
Prince Edward Island												
PEI (Charlottetown)	55.8	-2.3	-6.0	0.4	I • I	Balanced	-0.6	-2.6	0.4	3.5	3.4	7.6
Newfoundland & Labrador												
NL (St. John's)	57.9	-7.5	7.0	0.8	I • I	Balanced	-2.0	19.8	2.8	9.4	10.8	5.8

¹ A market is tilted towards sellers, and likely to witness upward pressure on prices, if its sales-to-new listings ratio greater than the long-term mean plus one standard deviation.
A sales-to-new listings ratio below the long-term mean less than one deviation is considered a buyer's market and likely to see a flat or downward trend in prices over the next six months.
Sources: Scotiabank Economics, CREA.

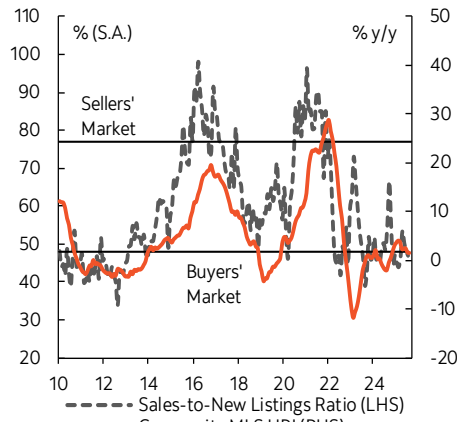
MLS Home Price Indices — Western Canada

Greater Vancouver



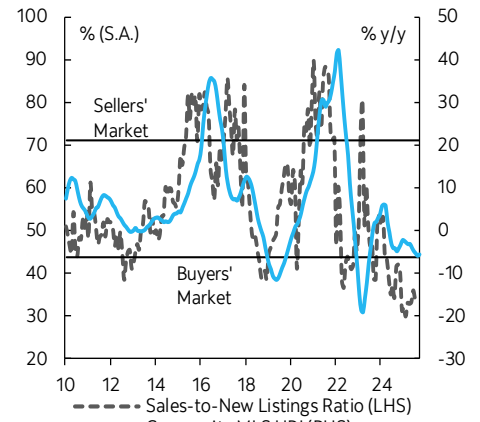
Sources: Scotiabank Economics, CREA.

Victoria



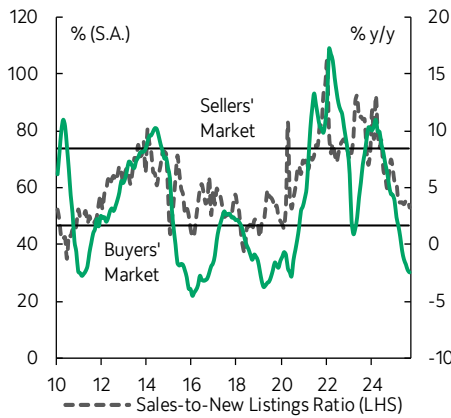
Sources: Scotiabank Economics, CREA.

Fraser Valley



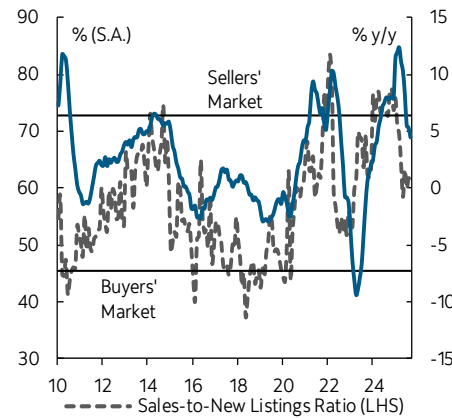
Sources: Scotiabank Economics, CREA.

Calgary



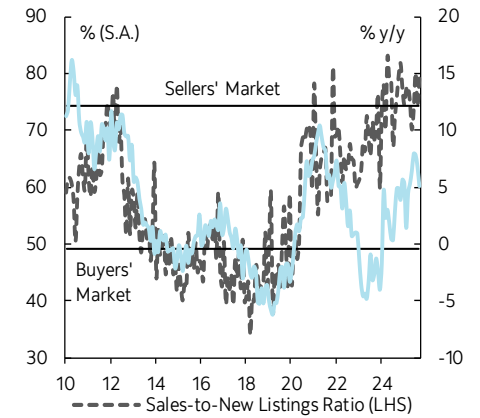
Sources: Scotiabank Economics, CREA.

Edmonton



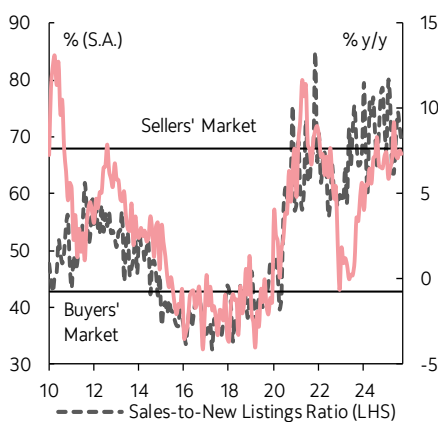
Sources: Scotiabank Economics, CREA.

Regina



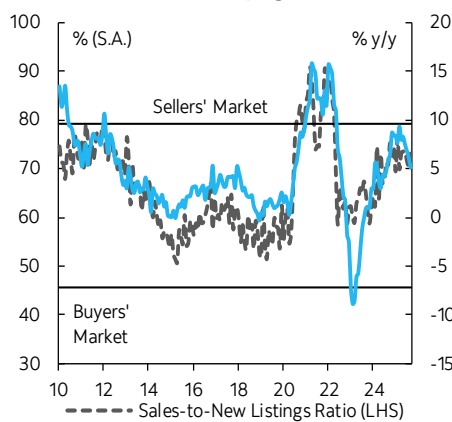
Sources: Scotiabank Economics, CREA.

Saskatoon



Sources: Scotiabank Economics, CREA.

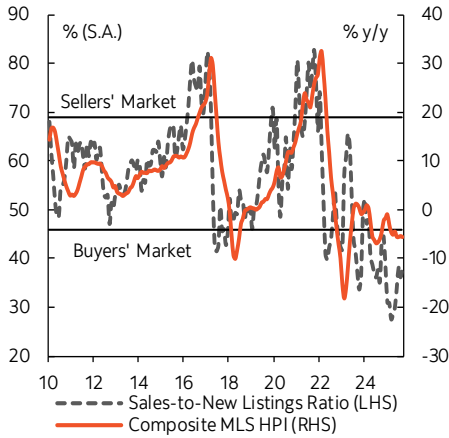
Winnipeg



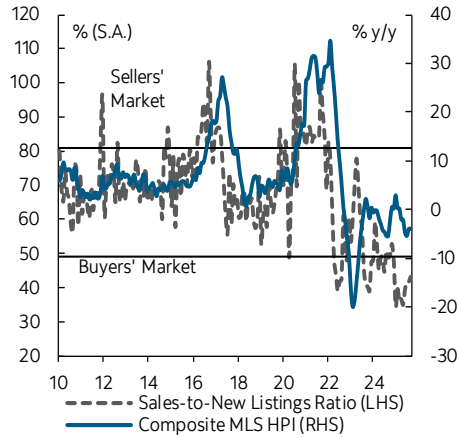
Sources: Scotiabank Economics, CREA.

MLS Home Price Indices (cont.) — Eastern Canada

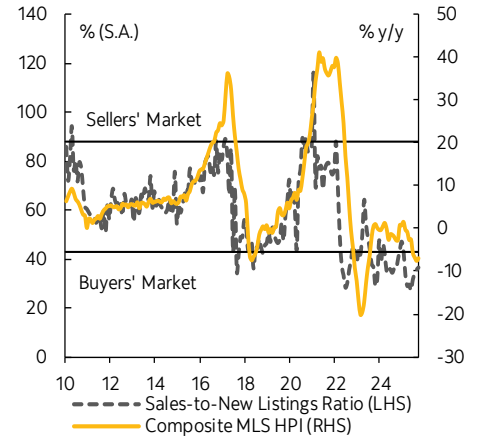
Greater Toronto



Guelph



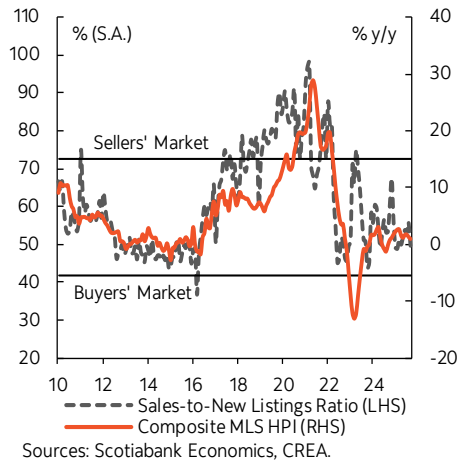
Barrie



Hamilton-Burlington



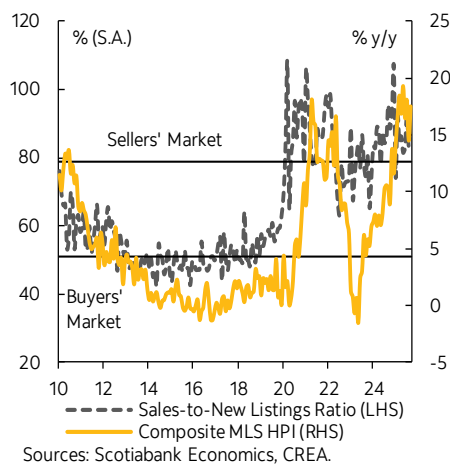
Ottawa



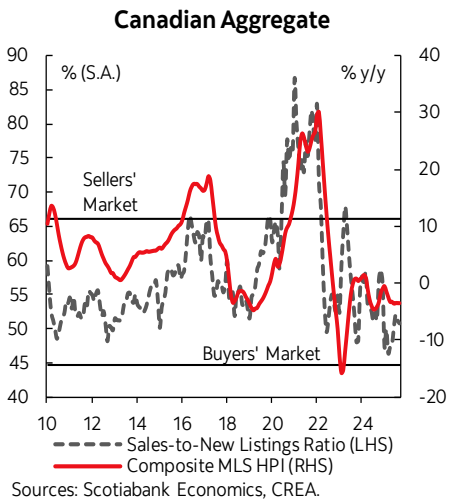
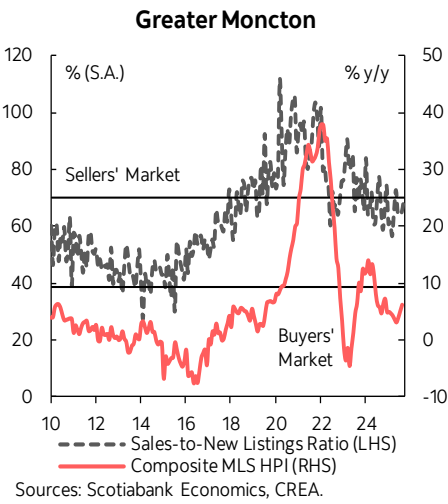
Greater Montreal



Quebec City



MLS Home Price Indices (cont.) — Eastern Canada and Canadian Aggregate



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