

HOUSING NEWS FLASH

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Canadian Home Sales — December 2025

CANADA HOUSING MARKET: FOR 2025, THE EARLY-YEAR OPTIMISM WAS SIDETRACKED BY RISING GLOBAL TRADE FRICTIONS AND UNCERTAINTY

SUMMARY

National housing sales (in units) posted another monthly decline in December. The sales-to-new listings ratio—an indicator of market conditions tightness—eased modestly over this period with new listings also declining, but at a lesser pace than sales. The national MLS HPI continued its downward trend in December, consistent with easier housing market conditions nationally.

National (unit) sales fell -2.7% (sa figures) from November to December, after a -0.8% monthly decline in November. In December, they were -10.1% below their most recent peak achieved in November 2024, and -4.5% (nsa figures) below their December 2024 level. National new listings posted their fourth consecutive monthly decline in December with a -2% (sa) print. However, they were in December 0.8% higher than the same month in the previous year.

National resale market conditions eased in December, from both the previous month and from the same month in 2024. The monthly easing reflects a 0.4 percentage point decline (sa) for the sales-to-new listings ratio from November to December—as the decline in sales modestly outpaced that in new listings—as well as a modest rise in months of inventory from 4.4 to 4.5 months over this period. Second, the yearly progression in both the sales-to-new listings ratio—declining by 3.5 p.p.—and months of inventory—rising by 0.6 month—suggests easier resale conditions last December compared to a year earlier.

These easier national market conditions contributed to reduce the national MLS HPI further, which declined for every month in 2025, continuing its longer-term downward trend that started in early 2022, when the Bank of Canada started its tightening cycle. This price index was then at its historical peak, and it ended 2025 nearly 19% below this historical peak (from sa figures). Nevertheless, this index was in December close to 30% higher than just before the start of the COVID-19 pandemic in December 2019.

From November to December, the national MLS HPI declined by -0.3%, with all unit types contributing to this decline except for 2-storey single units for which this price index was flat. In the 12-month period to December 2025, the national MLS HPI declined -4% with all unit types contributing to this drop, with the largest declines observed for Apartments (-5.5%) and Townhouse/Row units (-5.1%). From November to December 2025.

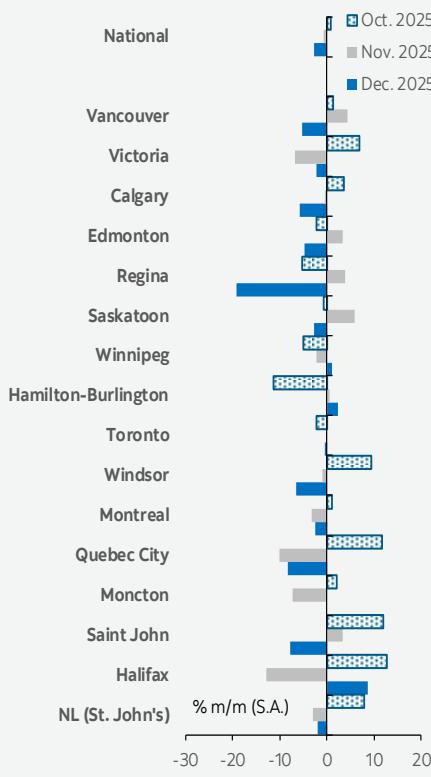
From November to December, sales declined in 20 of the 31 local markets we monitor. Market conditions—as reflected by the sales-to-new listings ratio—eased in 13 of these markets. Over the period since December 2024, the sales-to-new listings ratio cooled in just above 70% of these local markets. Based on this indicator of market conditions, 16 of these markets were deemed balanced in December 2025, while 7 were favouring buyers—all in B.C. and Ontario—and 8 favouring sellers.

Largest monthly declined in sales in December were observed for Lethbridge (-21.2% sa; but following a 40.4% monthly rise in November), Regina (-19.3%) and Sudbury (-17.2%). In the 12-month period to December 2025, eight centres posted declines of at least 10%, with

Canada	Dec-25	Nov-25	Dec-25
	m/m ¹	m/m ¹	y/y ²
Sales (% Change)	-2.7	-0.8	-4.5
New Listings (% Change)	-2.0	-1.8	0.8
Average Price (% Change)	0.0	-0.3	-0.5
MLS HPI (% Change)	-0.3	-0.4	-4.0
	Dec-25	Nov-25	Dec-24
Sales-to-New Listings Ratio (Level) ¹	52.3	52.7	55.8
Months Inventory (Level) ¹	4.5	4.4	3.9

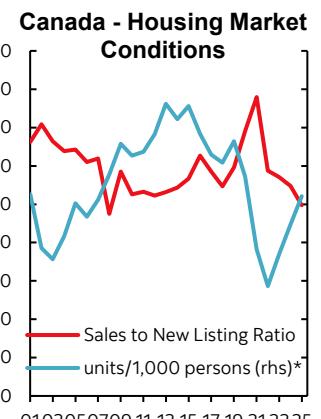
¹ seasonally adjusted ² not seasonally adjusted
Sources: Scotiabank Economics, CREA

Home Sales For Select Cities



Sources: Scotiabank Economics, CREA.

Chart 1



*Uses the sum of values from January to November for 2025.

Sources: Scotiabank Economics, Statistics Canada, CMHC, CREA.

the three largest in Guelph (-21.3%; nsa), Brantford (-21.1%) and Peterborough (-19.3%). Largest increases in sales over this period were observed in Charlottetown (20.5%), Thunder Bay (19.4%) and Saskatoon (12.2%).

IMPLICATIONS

We started 2025 with moderate optimism on the housing market with the expectation it would benefit from the easing in the Bank of Canada policy rate since summer of 2024, along with the resulting decline in mortgage rates. We were also expecting economic and income conditions to firm up in 2025, which would have added support to housing demand. We were also expecting the MLS HPI to start recovering along with tightening housing market conditions.

Then the new U.S. administration started discussing, and subsequently implemented significant tariffs on their imports from most origins, including Canada. It is true that Canada did not face as steep of an effective tariff increase as other countries but was significant enough to slow its exports. And the uncertainty this global trade climate generated contributed to soften domestic economic conditions more broadly, including for the housing market.

As a result, housing resale activity started 2025 showing monthly declines through March. Housing resales recovered in subsequent months to August but went back to their downward path after. National unit sales have ended 2025 below their December 2024 level as reported above. As a result, national housing market conditions eased in 2025 as reflected by the decline in the sales-to-new listing mentioned above and with the rise—as mentioned in previous reports—in recently completed and unabsorbed dwellings (per capita; chart 1 on page 1).

Not surprisingly, given the softening in market conditions, the national MLS HPI continued its trend decline in 2025 as reported above. But despite this trend decline in 2025, and essentially since early 2022, the national MLS HPI was still significantly above its pre-pandemic level in the last quarter of 2025. This was also the case for all local markets we track that also report this price index (table A1).

And as mentioned in our [previous housing market report](#), we expect a modest tightening in housing market conditions along with an improvement in household employment and income conditions, which should help generate a modest recovery in the national MLS HPI, but likely increasing at a lower than 2% pace. This pace of MLS HPI growth should firm up as market conditions tighten in the medium term (post 2026).

Table A1: MLS HPI

Real Estate Board	% Change in MLS HPI*	
	2019Q4 to 2022Q1 to 2025Q4	2022Q1 to 2025Q4
National	28.1	-17.5
British Columbia		
Fraser Valley	35.8	-19.0
Okanagan-Mainline	44.8	-6.5
Greater Vancouver Area	26.1	-6.5
Victoria	39.8	-5.8
Alberta		
Calgary	38.3	14.2
Edmonton	22.9	8.3
Saskatchewan		
Regina	22.7	6.8
Saskatoon	39.3	18.4
Manitoba		
Winnipeg	39.1	8.2
Ontario		
Barrie	43.6	-22.2
Brantford	45.9	-24.2
Guelph	33.1	-22.3
Hamilton-Burlington	27.0	-24.5
Kingston	52.8	-9.6
Kitchener-Waterloo	29.5	-27.4
London & St. Thomas	46.4	-24.0
Ottawa	40.7	-7.0
Peterborough-Kawartha	42.3	-18.7
Sudbury	83.1	11.2
Greater Toronto Area	21.4	-21.9
Windsor-Essex	54.1	-10.6
Quebec		
Montreal	62.7	11.0
Quebec City	77.8	37.2
New Brunswick		
Greater Moncton	124.8	19.6
Saint John	86.2	26.1
Nova Scotia		
Halifax and Dartmouth	81.3	5.3
Newfoundland & Labrador		
St. John's	49.0	29.8

*Using Seasonally Adjusted figures.
Sources: Scotiabank Economics, CREA.

Scotiabank Housing Market Watch—December 2025												
Real Estate Board	Sales-to-New Listings Ratio (%; S.A.)						Unit Sales (%)		Avg Sale Price (%)		New Listings (%)	
	Latest	m-to-m	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	52.3	-0.4	-3.5	-0.3	↔ ↔	Balanced	-2.7	-4.5	0.0	-0.5	-2.0	0.8
British Columbia												
Fraser Valley	36.9	-1.8	-3.1	-1.5	↔ ↔	Buyers'	0.6	-8.0	-1.4	-4.8	5.5	-2.5
Okanagan-Mainline	44.1	1.4	-1.9	-0.5	↔ ↔	Balanced	5.0	5.3	4.6	7.5	1.7	13.1
Vancouver	38.7	-4.1	-10.3	-1.3	↔ ↔	Buyers'	-5.4	-12.9	-1.1	-6.8	4.6	6.0
Victoria	52.0	1.6	-0.8	-0.7	↔ ↔	Balanced	-2.2	-10.6	0.7	5.0	-5.2	-9.0
Alberta												
Calgary	58.4	0.5	-7.4	-0.2	↔ ↔	Balanced	-5.7	-12.7	1.3	3.8	-6.5	-3.4
Edmonton	64.8	1.5	-7.8	0.4	↔ ↔	Balanced	-4.8	-7.9	2.2	4.8	-7.1	0.5
Lethbridge	81.4	-19.9	-8.7	1.4	↔ ↔	Sellers'	-21.2	-2.0	3.8	22.2	-2.0	10.7
Saskatchewan												
Regina	78.3	-0.4	-1.1	1.3	↔ ↔	Sellers'	-19.3	-13.5	8.9	12.2	-19.0	-12.8
Saskatoon	74.8	2.4	3.9	1.5	↔ ↔	Sellers'	-2.8	12.2	1.7	5.0	-5.9	3.9
Manitoba												
Winnipeg	72.0	3.8	-1.9	0.6	↔ ↔	Balanced	1.1	-0.4	6.4	6.8	-4.3	-0.6
Ontario												
Barrie	34.6	-0.1	-3.7	-1.4	↔ ↔	Buyers'	-0.9	-6.4	-5.2	-9.0	-0.7	1.6
Brantford	42.0	-1.1	-11.0	-1.1	↔ ↔	Buyers'	-8.3	-21.1	-3.2	-9.9	-6.0	-0.8
Guelph	38.3	-2.5	-10.3	-1.7	↔ ↔	Buyers'	-2.6	-21.3	5.2	-4.6	3.7	2.2
Hamilton-Burlington	47.3	2.4	-5.2	-0.8	↔ ↔	Balanced	2.2	-7.2	-2.5	-8.2	-3.0	1.9
Kingston	48.7	1.7	13.0	-0.2	↔ ↔	Balanced	5.7	5.4	1.7	2.6	2.1	-26.2
Kitchener-Waterloo	48.4	-2.9	-9.3	-1.0	↔ ↔	Balanced	1.5	5.3	-0.4	-7.9	7.5	24.6
London	45.1	1.4	-2.8	-0.8	↔ ↔	Balanced	7.8	1.8	0.6	-3.6	4.4	9.6
Ottawa	48.5	-2.9	-6.7	-0.6	↔ ↔	Balanced	-4.7	-6.5	-2.4	-0.7	1.1	11.2
Peterborough	51.4	4.7	1.8	-0.3	↔ ↔	Balanced	-8.3	-19.3	1.4	-7.9	-16.8	-21.8
St. Catharines	52.2	14.3	13.8	-0.1	↔ ↔	Balanced	-2.5	3.5	-1.3	-7.7	-29.1	-22.6
Sudbury	65.0	-4.6	-13.7	0.8	↔ ↔	Balanced	-17.2	-5.2	16.9	22.9	-11.4	16.5
Thunder Bay	87.6	9.8	17.0	1.8	↔ ↔	Sellers'	8.5	19.4	9.0	9.8	-3.7	-5.4
Toronto	36.4	-2.2	-0.9	-1.8	↔ ↔	Buyers'	-0.4	10.1	0.3	-5.7	5.5	13.2
Windsor	37.2	-4.8	-3.4	-1.5	↔ ↔	Buyers'	-6.5	5.9	-1.3	-9.8	5.5	16.4
Quebec												
Montreal	66.6	0.3	-4.4	0.0	↔ ↔	Balanced	-2.5	-8.8	2.0	3.7	-2.9	-1.5
Quebec City	119.6	26.2	10.9	3.7	↔ ↔	Sellers'	-8.3	-4.1	-0.4	13.6	-28.4	-8.2
New Brunswick												
Moncton	62.2	-2.0	-11.3	0.5	↔ ↔	Balanced	0.0	-6.2	3.6	7.2	3.2	10.7
Saint John	79.0	0.6	-2.9	1.6	↔ ↔	Sellers'	-7.8	-10.0	-1.5	-8.9	-8.6	-9.4
Nova Scotia												
Halifax	80.5	6.4	7.8	1.2	↔ ↔	Sellers'	8.6	6.4	0.2	3.5	0.0	-5.5
Prince Edward Island												
PEI (Charlottetown)	60.2	3.4	0.0	0.6	↔ ↔	Balanced	8.8	20.5	-3.1	-2.0	2.7	13.7
Newfoundland & Labrador												
NL (St. John's)	70.5	3.4	8.9	1.8	↔ ↔	Sellers'	-2.1	8.9	-1.2	7.6	-6.8	-4.6

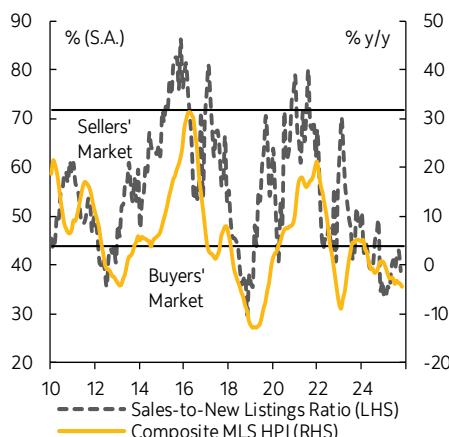
¹ A market is tilted towards sellers, and likely to witness upward pressure on prices, if its sales-to-new listings ratio greater than the long-term mean plus one standard deviation.

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.

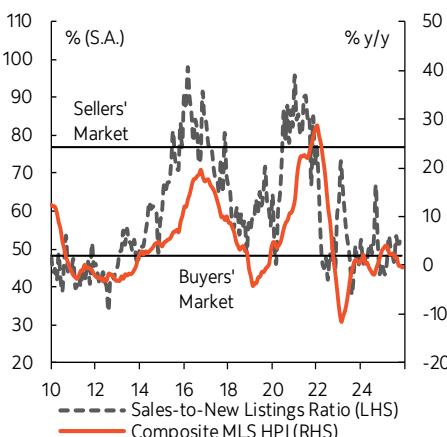
Sources: Scotiabank Economics, CREA.

MLS Home Price Indices — Western Canada

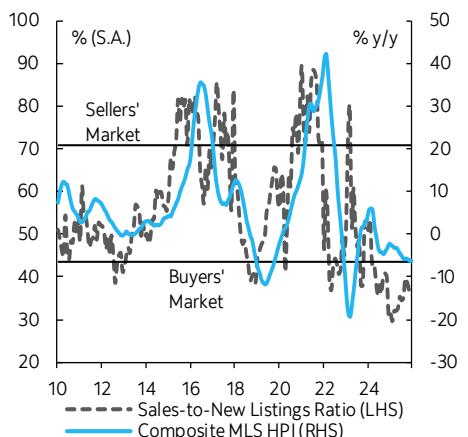
Greater Vancouver



Victoria



Fraser Valley



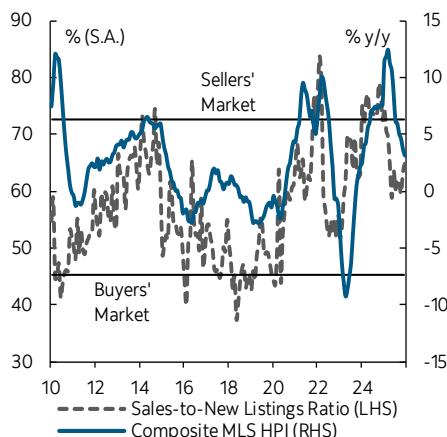
Sources: Scotiabank Economics, CREA.

Calgary



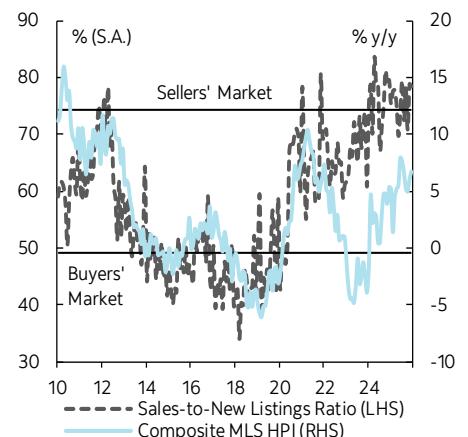
Sources: Scotiabank Economics, CREA.

Edmonton



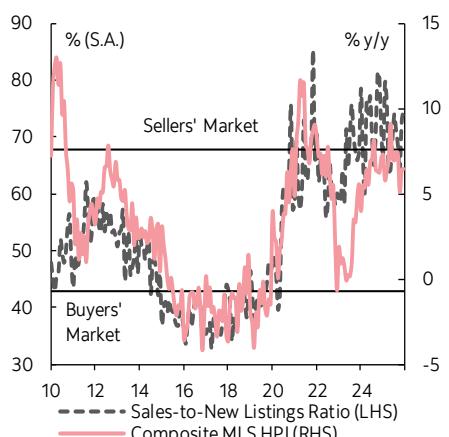
Sources: Scotiabank Economics, CREA.

Regina



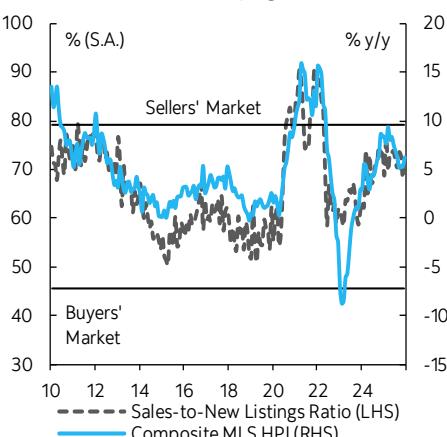
Sources: Scotiabank Economics, CREA.

Saskatoon



Sources: Scotiabank Economics, CREA.

Winnipeg



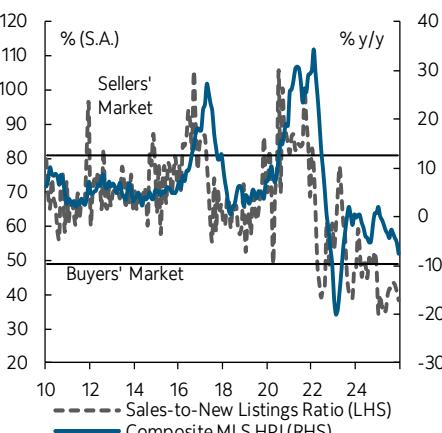
Sources: Scotiabank Economics, CREA.

MLS Home Price Indices (cont.) — Eastern Canada

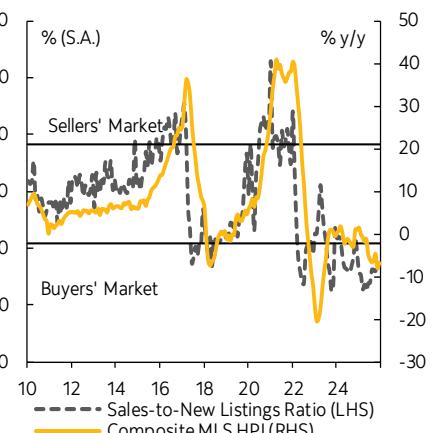
Greater Toronto



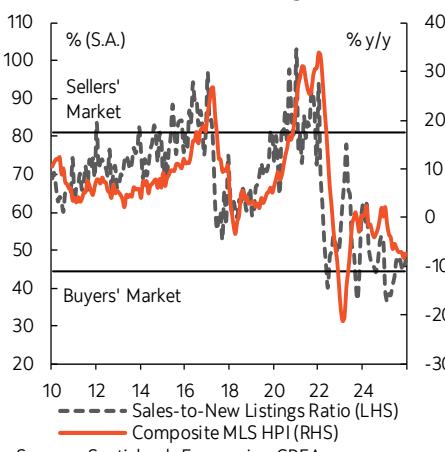
Guelph



Barrie



Hamilton-Burlington



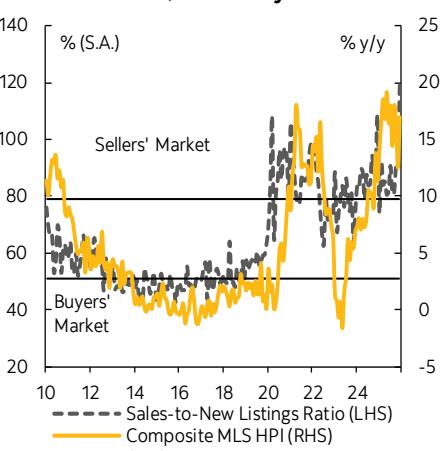
Ottawa



Greater Montreal

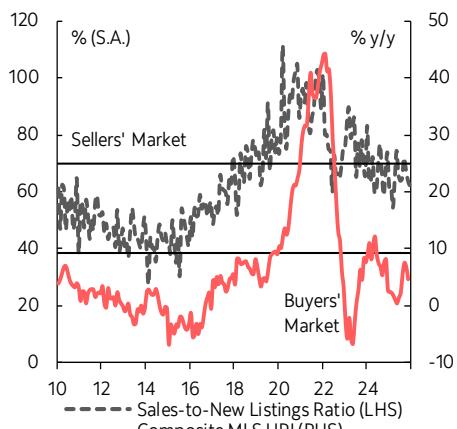


Quebec City

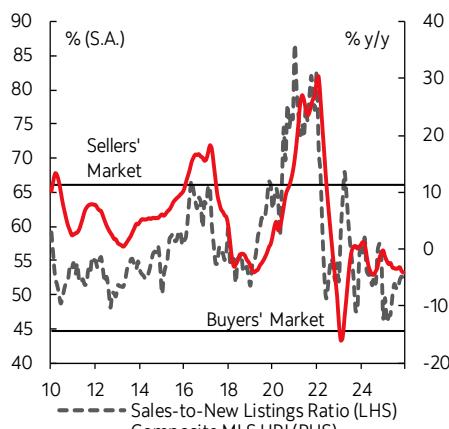


MLS Home Price Indices (cont.) — Eastern Canada and Canadian Aggregate

Greater Moncton



Canadian Aggregate



Sources: Scotiabank Economics, CREA.

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