

# Royal LePage 2020 Market Survey Forecast

Region	Province	Actual	Scenario: If business activity resumes by late spring		Scenario: If business activity resumes by late summer	
		2019 Q4 Aggregate Home Price	2020 Q4 Aggregate Home Price Forecast (\$)	2020 Q4 Year-over-year Forecast (%)	2020 Q4 Aggregate Home Price Forecast (\$)	2020 Q4 Year-over-year Forecast (%)
<b>National</b>		<b>\$ 647,310</b>	<b>\$ 653,800</b>	<b>1.0%</b>	<b>\$ 627,900</b>	<b>-3.0%</b>
Greater Toronto Area	ON	\$ 848,417	\$ 861,100	1.5%	\$ 844,200	-0.5%
Greater Montreal Area	QC	\$ 436,694	\$ 434,500	-0.5%	\$ 421,400	-3.5%
Greater Vancouver	BC	\$ 1,081,383	\$ 1,086,800	0.5%	\$ 1,054,400	-2.5%
Ottawa	ON	\$ 494,121	\$ 506,500	2.5%	\$ 494,100	0.0%
Calgary	AB	\$ 470,066	\$ 463,000	-1.5%	\$ 451,300	-4.0%
Edmonton	AB	\$ 374,563	\$ 370,800	-1.0%	\$ 363,300	-3.0%
Halifax	NS	\$ 316,547	\$ 316,600	0.0%	\$ 313,400	-1.0%
Winnipeg	MB	\$ 310,936	\$ 310,900	0.0%	\$ 304,700	-2.0%
Regina	SK	\$ 317,339	\$ 311,000	-2.0%	\$ 304,700	-4.0%

# National House Price Composite in the First Quarter 2020

	Standard Two Storey					Detached Bungalow					Standard Condominium					Aggregate				
	Q1 2019 Median Price	Q4 2019 Median Price	Q1 2020 Median Price	Quarter-over-quarter % Change	Year-over-year % Change	Q1 2019 Median Price	Q4 2019 Median Price	Q1 2020 Median Price	Quarter-over-quarter % Change	Year-over-year % Change	Q1 2019 Median Price	Q4 2019 Median Price	Q1 2020 Median Price	Quarter-over-quarter % Change	Year-over-year % Change	Q1 2019 Median Price	Q4 2019 Median Price	Q1 2020 Median Price	Quarter-over-quarter % Change	Year-over-year % Change
<b>National</b>	<b>\$ 732,920</b>	<b>\$ 758,537</b>	<b>\$ 770,005</b>	<b>1.5%</b>	<b>5.1%</b>	<b>\$ 529,779</b>	<b>\$ 537,797</b>	<b>\$ 541,040</b>	<b>0.6%</b>	<b>2.1%</b>	<b>\$ 473,261</b>	<b>\$ 489,744</b>	<b>\$ 493,917</b>	<b>0.9%</b>	<b>4.4%</b>	<b>\$ 627,655</b>	<b>\$ 647,310</b>	<b>\$ 655,276</b>	<b>1.2%</b>	<b>4.4%</b>
Greater Montreal Area	\$ 516,233	\$ 551,418	\$ 557,594	1.1%	8.0%	\$ 321,805	\$ 338,860	\$ 344,043	1.5%	6.9%	\$ 328,447	\$ 341,165	\$ 344,962	1.1%	5.0%	\$ 412,446	\$ 436,694	\$ 441,979	1.2%	7.2%
Greater Toronto Area	\$ 937,372	\$ 987,277	\$ 1,010,004	2.3%	7.0%	\$ 796,757	\$ 813,678	\$ 826,186	1.5%	3.7%	\$ 533,463	\$ 570,982	\$ 580,508	1.7%	8.8%	\$ 805,770	\$ 848,417	\$ 866,211	2.1%	7.5%
Greater Vancouver Area	\$ 1,418,213	\$ 1,394,338	\$ 1,402,395	0.6%	-1.1%	\$ 1,234,475	\$ 1,185,099	\$ 1,182,420	-0.2%	-4.2%	\$ 652,301	\$ 639,741	\$ 636,012	-0.6%	-2.5%	\$ 1,105,882	\$ 1,081,383	\$ 1,083,166	0.2%	-2.1%
St. John's	\$ 353,851	\$ 364,975	\$ 363,092	-0.5%	2.6%	\$ 293,748	\$ 302,463	\$ 301,510	-0.3%	2.6%	N/A	N/A	N/A	N/A	N/A	\$ 320,332	\$ 330,113	\$ 328,748	-0.4%	2.6%
Charlottetown	\$ 299,743	\$ 321,998	\$ 319,160	-0.9%	6.5%	\$ 262,337	\$ 280,935	\$ 291,150	3.6%	11.0%	N/A	N/A	N/A	N/A	N/A	\$ 286,206	\$ 305,505	\$ 308,203	0.9%	7.7%
Halifax	\$ 340,672	\$ 335,011	\$ 338,057	0.9%	-0.8%	\$ 271,325	\$ 271,375	\$ 266,593	-1.8%	-1.7%	\$ 328,169	\$ 290,515	\$ 284,039	-2.2%	-13.4%	\$ 322,832	\$ 316,547	\$ 317,064	0.2%	-1.8%
Fredericton	\$ 290,109	\$ 293,052	\$ 296,258	1.1%	2.1%	\$ 235,963	\$ 252,182	\$ 251,671	-0.2%	6.7%	N/A	N/A	N/A	N/A	N/A	\$ 257,254	\$ 267,364	\$ 268,374	0.4%	4.3%
Moncton	\$ 235,854	\$ 243,740	\$ 253,123	3.8%	7.3%	\$ 176,566	\$ 167,083	\$ 163,040	-2.4%	-7.7%	N/A	N/A	N/A	N/A	N/A	\$ 214,245	\$ 217,312	\$ 219,067	0.8%	2.3%
Saint John	\$ 237,679	\$ 226,495	\$ 225,625	-0.4%	-5.1%	\$ 207,229	\$ 217,100	\$ 218,567	0.7%	5.5%	N/A	N/A	N/A	N/A	N/A	\$ 221,997	\$ 222,306	\$ 222,972	0.3%	0.4%
Gatineau	\$ 304,421	\$ 299,965	\$ 305,978	2.0%	0.5%	\$ 253,427	\$ 257,521	\$ 257,729	0.1%	1.7%	\$ 184,419	\$ 194,887	\$ 196,921	1.0%	6.8%	\$ 272,098	\$ 272,561	\$ 275,826	1.2%	1.4%
Laval	\$ 443,725	\$ 450,900	\$ 456,241	1.2%	2.8%	\$ 325,263	\$ 341,996	\$ 347,507	1.6%	6.8%	\$ 255,723	\$ 272,445	\$ 274,511	0.8%	7.3%	\$ 371,445	\$ 383,566	\$ 388,452	1.3%	4.6%
Montreal Centre	\$ 700,193	\$ 739,577	\$ 759,432	2.7%	8.5%	\$ 489,628	\$ 524,673	\$ 530,599	1.1%	8.4%	\$ 399,370	\$ 416,482	\$ 421,164	1.1%	5.5%	\$ 528,574	\$ 556,059	\$ 567,021	2.0%	7.3%
Montreal East	\$ 538,626	\$ 608,105	\$ 602,836	-0.9%	11.9%	\$ 362,610	\$ 384,171	\$ 393,650	2.5%	8.6%	\$ 306,331	\$ 318,112	\$ 324,697	2.1%	6.0%	\$ 437,146	\$ 480,825	\$ 481,551	0.2%	10.2%
Montreal West	\$ 565,546	\$ 594,274	\$ 607,251	2.2%	7.4%	\$ 409,804	\$ 443,245	\$ 447,746	1.0%	9.3%	\$ 273,506	\$ 285,199	\$ 286,654	0.5%	4.8%	\$ 490,213	\$ 517,689	\$ 527,163	1.8%	7.5%
Montreal Northshore	\$ 389,247	\$ 404,980	\$ 408,260	0.8%	4.9%	\$ 276,293	\$ 287,728	\$ 288,408	0.2%	4.4%	\$ 230,686	\$ 229,348	\$ 228,944	-0.2%	-0.8%	\$ 315,226	\$ 326,847	\$ 328,419	0.5%	4.2%
Montreal Southshore	\$ 454,314	\$ 498,617	\$ 499,122	0.1%	9.9%	\$ 315,175	\$ 331,285	\$ 340,599	2.8%	8.1%	\$ 244,520	\$ 251,647	\$ 253,949	0.9%	3.9%	\$ 366,696	\$ 394,120	\$ 398,286	1.1%	8.6%
Quebec City	\$ 358,826	\$ 358,830	\$ 360,648	0.5%	0.5%	\$ 273,232	\$ 275,188	\$ 276,853	0.6%	1.3%	\$ 242,279	\$ 236,811	\$ 233,618	-1.3%	-3.6%	\$ 299,612	\$ 299,217	\$ 299,897	0.2%	0.1%
Saguenay	\$ 226,144	\$ 230,420	\$ 233,557	1.4%	3.3%	\$ 197,018	\$ 208,066	\$ 207,316	-0.4%	5.2%	\$ 181,370	\$ 181,573	\$ 180,645	-0.5%	-0.4%	\$ 205,248	\$ 213,941	\$ 214,347	0.2%	4.4%
Sherbrooke	\$ 288,230	\$ 295,611	\$ 304,816	3.1%	5.8%	\$ 217,783	\$ 230,443	\$ 238,099	3.3%	9.3%	N/A	N/A	N/A	N/A	N/A	\$ 249,282	\$ 259,582	\$ 267,931	3.2%	7.5%
Trois Rivières	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	\$ 199,514	\$ 197,204	\$ 198,132	0.5%	-0.7%
Vaudreuil-Soulanges	\$ 412,579	\$ 410,052	\$ 417,395	1.8%	1.2%	\$ 299,194	\$ 313,898	\$ 318,246	1.4%	6.4%	\$ 220,146	\$ 232,429	\$ 231,325	-0.5%	5.1%	\$ 347,307	\$ 353,159	\$ 358,419	1.5%	3.2%
Ajax	\$ 682,951	\$ 687,133	\$ 700,921	2.0%	2.6%	\$ 582,551	\$ 614,840	\$ 620,719	1.0%	6.6%	\$ 386,010	\$ 396,760	\$ 402,392	1.4%	4.2%	\$ 667,418	\$ 674,023	\$ 686,971	1.9%	2.9%
Barrie	\$ 516,570	\$ 522,673	\$ 527,855	1.0%	2.2%	\$ 498,440	\$ 531,137	\$ 532,869	0.3%	6.9%	\$ 394,912	\$ 401,681	\$ 398,574	-0.8%	0.9%	\$ 501,731	\$ 515,636	\$ 519,161	0.7%	3.5%
Belleville/Trenton	\$ 308,632	\$ 316,341	\$ 313,882	-0.8%	1.7%	\$ 310,443	\$ 333,500	\$ 342,820	2.8%	10.4%	N/A	N/A	N/A	N/A	N/A	\$ 305,966	\$ 323,541	\$ 328,023	1.4%	7.2%
Brampton	\$ 736,384	\$ 771,009	\$ 776,385	0.7%	5.4%	\$ 649,254	\$ 680,078	\$ 690,655	1.6%	6.4%	\$ 385,307	\$ 414,364	\$ 420,837	1.6%	9.2%	\$ 711,425	\$ 745,512	\$ 751,257	0.8%	5.6%
Burlington	\$ 842,155	\$ 891,194	\$ 882,279	-1.0%	4.8%	\$ 753,359	\$ 808,739	\$ 810,244	0.2%	7.6%	\$ 425,491	\$ 435,300	\$ 439,178	0.9%	3.2%	\$ 788,205	\$ 835,489	\$ 829,969	-0.7%	5.3%
Guelph	\$ 578,713	\$ 602,846	\$ 614,965	2.0%	6.3%	\$ 499,034	\$ 544,303	\$ 553,573	1.7%	10.9%	\$ 336,250	\$ 361,014	\$ 376,263	4.2%	11.9%	\$ 534,657	\$ 563,132	\$ 575,037	2.1%	7.6%
Hamilton	\$ 570,385	\$ 598,666	\$ 600,815	0.4%	5.3%	\$ 510,564	\$ 538,056	\$ 537,410	-0.1%	5.3%	\$ 357,160	\$ 378,531	\$ 379,184	0.2%	6.2%	\$ 544,902	\$ 572,645	\$ 574,019	0.2%	5.3%
Kingston	\$ 399,696	\$ 425,451	\$ 431,156	1.3%	7.9%	\$ 382,562	\$ 381,854	\$ 381,794	0.0%	-0.2%	N/A	N/A	N/A	N/A	N/A	\$ 391,129	\$ 398,042	\$ 401,824	1.0%	2.7%
Kitchener/Waterloo/Cambridge	\$ 540,586	\$ 554,098	\$ 560,790	1.2%	3.7%	\$ 463,834	\$ 499,902	\$ 507,278	1.5%	9.4%	\$ 316,222	\$ 327,460	\$ 328,534	0.3%	3.9%	\$ 506,420	\$ 524,079	\$ 530,418	1.2%	4.7%
London	\$ 435,739	\$ 457,194	\$ 455,990	-0.3%	4.6%	\$ 351,058	\$ 379,470	\$ 385,162	1.5%	9.7%	N/A	N/A	N/A	N/A	N/A	\$ 395,343	\$ 421,743	\$ 426,311	1.1%	7.8%
Markham	\$ 1,046,674	\$ 1,077,532	\$ 1,116,194	3.6%	6.6%	\$ 965,644	\$ 993,626	\$ 1,021,025	2.8%	5.7%	\$ 466,858	\$ 497,790	\$ 511,247	2.7%	9.5%	\$ 937,641	\$ 968,400	\$ 1,002,022	3.5%	6.9%
Milton	\$ 766,475	\$ 802,930	\$ 827,506	3.1%	8.0%	\$ 799,728	\$ 829,067	\$ 845,525	2.0%	5.7%	\$ 441,161	\$ 465,100	\$ 473,047	1.7%	7.2%	\$ 737,444	\$ 772,400	\$ 795,047	2.9%	7.8%
Mississauga	\$ 827,801	\$ 902,331	\$ 909,906	0.8%	9.9%	\$ 844,134	\$ 845,917	\$ 856,541	1.3%	1.5%	\$ 427,434	\$ 475,370	\$ 474,491	-0.2%	11.0%	\$ 727,478	\$ 788,483	\$ 794,190	0.7%	9.2%
Niagara/St. Catharines	\$ 430,467	\$ 461,730	\$ 469,170	1.6%	9.0%	\$ 411,427	\$ 431,215	\$ 432,628	0.3%	5.2%	N/A	N/A	N/A	N/A	N/A	\$ 422,294	\$ 448,631	\$ 453,483	1.1%	7.4%
Oakville	\$ 1,187,449	\$ 1,203,461	\$ 1,218,577	1.3%	2.6%	\$ 951,921	\$ 990,684	\$ 1,038,710	4.8%	9.1%	N/A	N/A	N/A	N/A	N/A	\$ 1,081,369	\$ 1,099,272	\$ 1,116,505	1.6%	3.2%
Oshawa	\$ 540,122	\$ 555,017	\$ 574,456	3.5%	6.4%	\$ 493,312	\$ 518,833	\$ 531,014	2.3%	7.6%	N/A	N/A	N/A	N/A	N/A	\$ 527,268	\$ 545,081	\$ 562,527	3.2%	6.7%
Ottawa	\$ 492,683	\$ 519,597	\$ 526,584	1.3%	6.9%	\$ 464,176	\$ 505,370	\$ 519,827	2.9%	12.0%	\$ 318,113	\$ 335,191	\$ 343,998	2.6%	8.1%	\$ 465,595	\$ 494,121	\$ 502,808	1.8%	8.0%
Pickering	\$ 715,331	\$ 782,728	\$ 782,804	0.0%	9.4%	N/A	N/A	N/A	N/A	N/A	\$ 425,195	\$ 429,717	\$ 434,193	1.0%	2.1%	\$ 685,208	\$ 746,077	\$ 746,610	0.1%	9.0%
Richmond Hill	\$ 1,186,260	\$ 1,236,522	\$ 1,253,430	1.4%	5.7%	\$ 885,358	\$ 812,586	\$ 792,411	-2.5%	-10.5%	\$ 452,915	\$ 482,710	\$ 504,986	4.6%	11.5%	\$ 1,049,455	\$ 1,084,500	\$ 1,098,503	1.3%	4.7%
Scarborough	\$ 787,330	\$ 815,133	\$ 828,034	1.6%	5.2%	\$ 734,898	\$ 774,866	\$ 794,766	2.6%	8.1%	\$ 408,592	\$ 429,078	\$ 438,515	2.2%	7.3%	\$ 664,445	\$ 693,178	\$ 706,829	2.0%	6.4%
Thunder Bay	\$ 281,710	\$ 300,784	\$ 286,847	-4.6%	1.8%	\$ 242,033	\$ 254,221	\$ 255,118	0.4%	5.4%	N/A	N/A	N/A	N/A	N/A	\$ 259,404	\$ 274,607	\$ 269,009	-2.0%	3.7%
Toronto	\$ 1,229,971	\$ 1,326,752	\$ 1,374,091	3.6%	11.7%	\$ 876,488	\$ 888,721	\$ 899,574	1.2%	2.6%	\$ 584,178	\$ 624,398	\$ 635,284	1.7%	8.7%	\$ 843,700	\$ 900,301	\$ 923,878	2.6%	9.5%
Vaughan	\$ 1,064,880	\$ 1,104,819	\$ 1,146,250	3.8%	7.6%	\$ 1,265,521	\$ 1,278,827	\$ 1,277,023	-0.1%	0.9%	\$ 476,057	\$ 514,062	\$ 528,418	2.8%	11.0%	\$ 969,255	\$ 1,007,804	\$ 1,042,771	3.5%	7.6%
Whitby	\$ 674,796	\$ 692,243	\$ 699,829	1.1%	3.7%	\$ 669,677	\$ 650,487	\$ 653,363	0.4%	-2.4%	\$ 417,220	\$ 442,281	\$ 442,281	0.0%	6.0%	\$ 665,239	\$ 678,014	\$ 684,704	1.0%	2.9%
Windsor	\$ 265,900	\$ 287,126	\$ 294,430	2.5%	10.7%	\$ 272,944	\$ 294,603	\$ 298,772	1.4%	9.5%	\$ 216,525	\$ 240,208	\$ 247,866	3.2%	14.5%	\$ 264,887	\$ 286,467	\$ 292,581	2.1%	10.5%
Winnipeg	\$ 322,417	\$ 337,958	\$ 326,627	-3.4%	1.3%	\$ 286,074	\$ 297,129	\$ 292,532	-1.5%	2.3%</										