



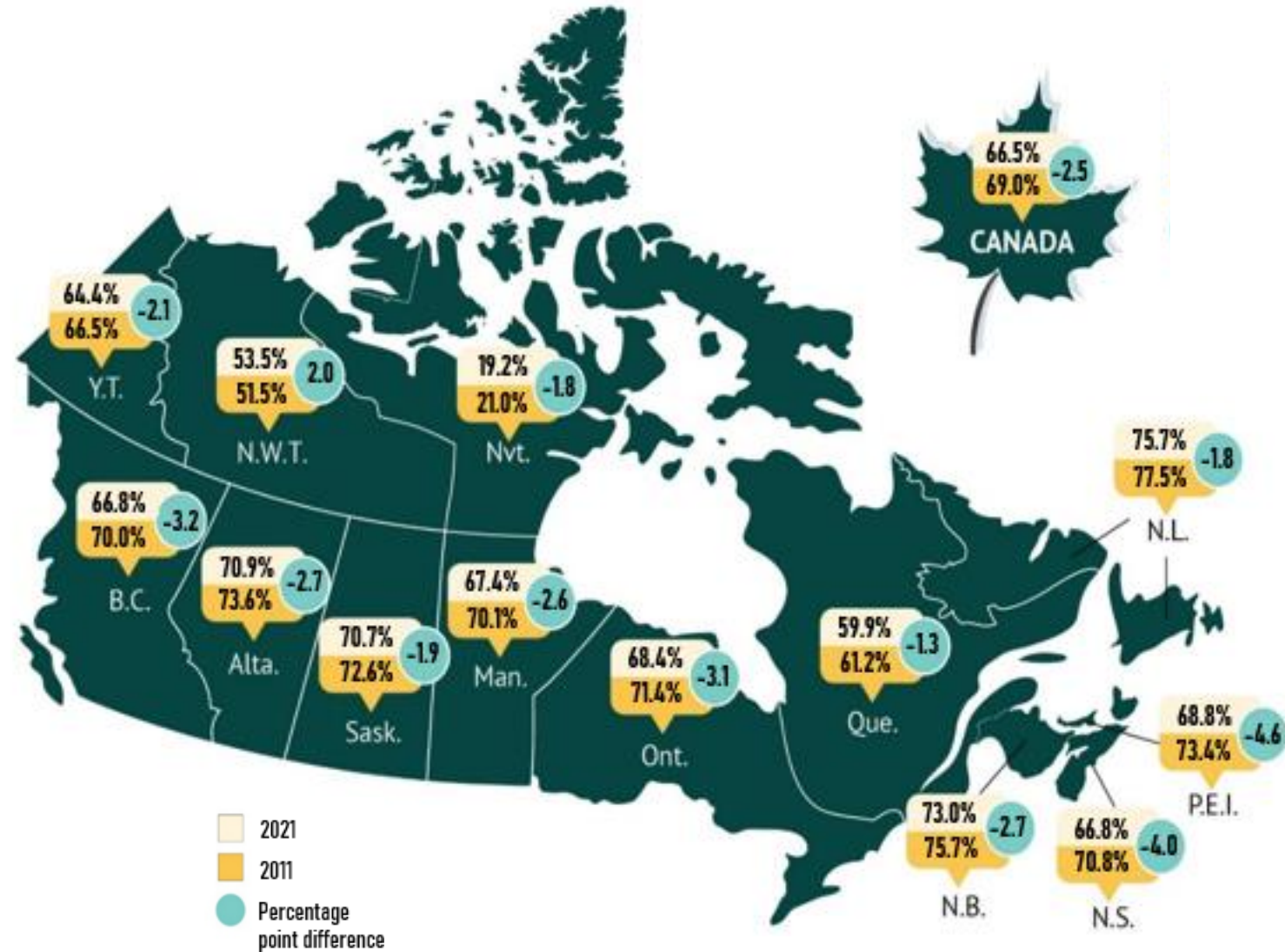
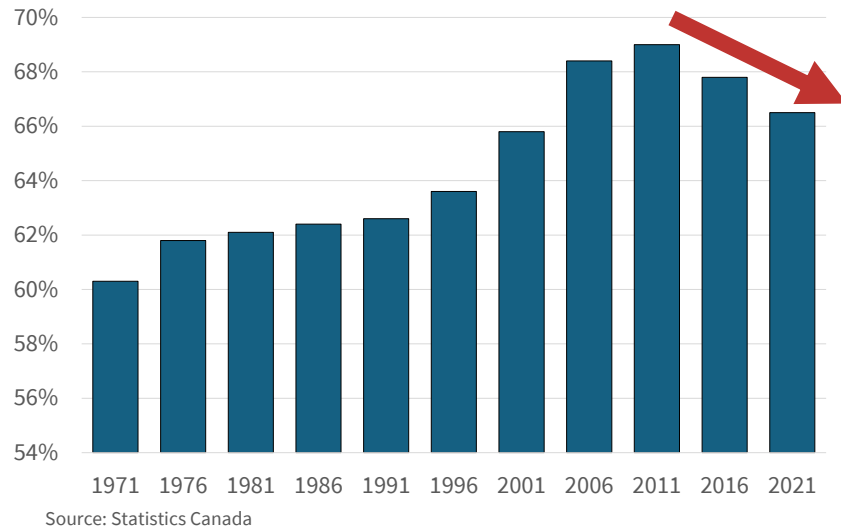
A National Housing Crisis Calls for a ***National Housing Strategy.***

“It’s clear the crisis is no longer
limited to Toronto and Vancouver.”

- CMHC, Feb. 2026



Since 2011, the rate of homeownership has been **steadily declining** across Canada.



Source(s): National Household Survey, 2011; Census of Population, 2021

**Despite this,
Canadians
still want to
own homes.**

FUTURE HOMEOWNERSHIP ASPIRATION

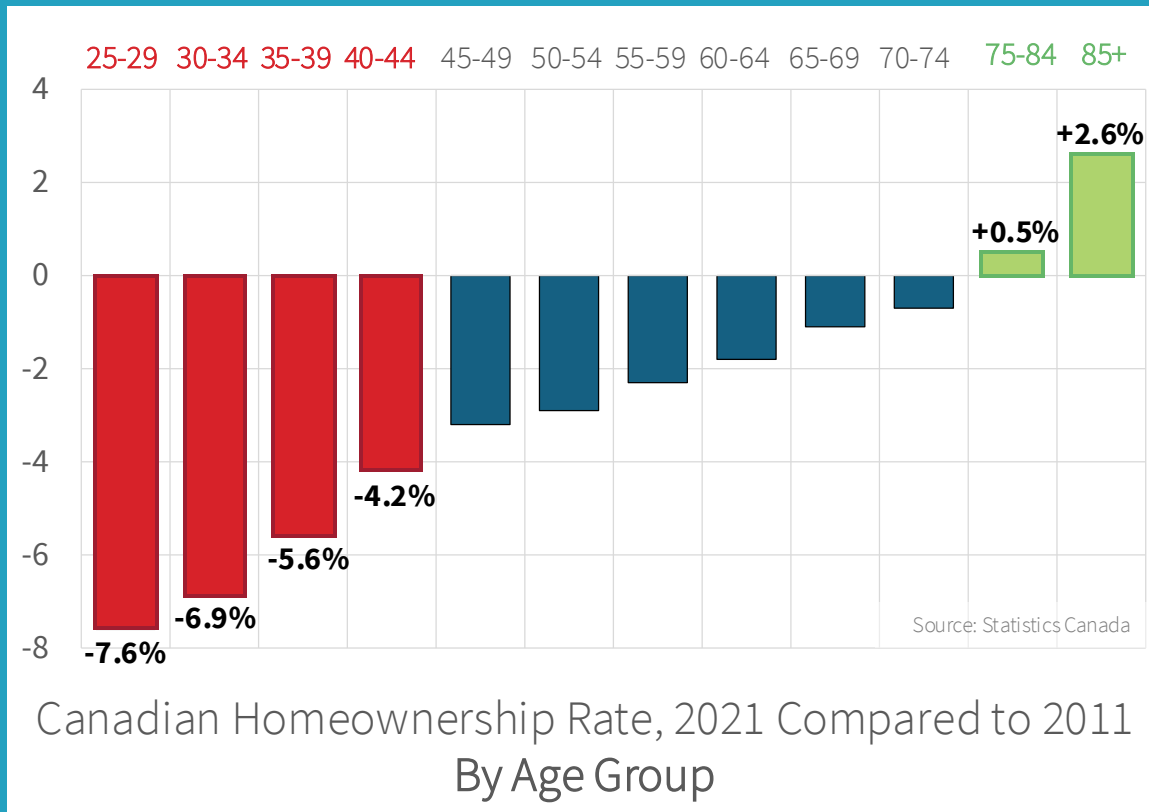
65%

**of non-homeowners would like to
own a home someday.**



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The decline is most pronounced among young Canadians, yet their desire to own is also the strongest.



65% of non-homeowners in B.C. would like to own a home someday. This **increases sharply** to 86% for those 18-29 years old.

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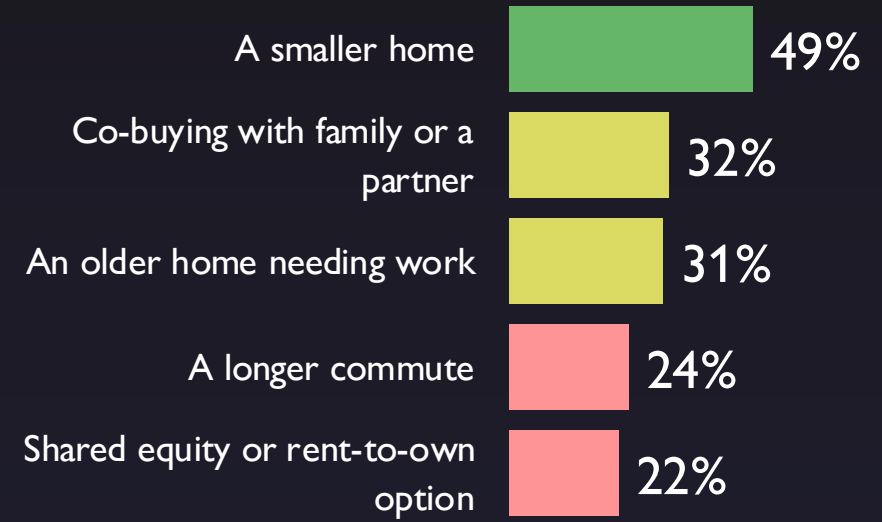
	TOTAL	18-29	30-44	45-59	60+
Yes	65%	86%	75%	61%	30%
No	35%	14%	25%	39%	70%

60%



of first-time buyers have adjusted their expectations about what they can afford, including **68% of 18-29-year-olds**.

Compromises considered in to achieve homeownership...

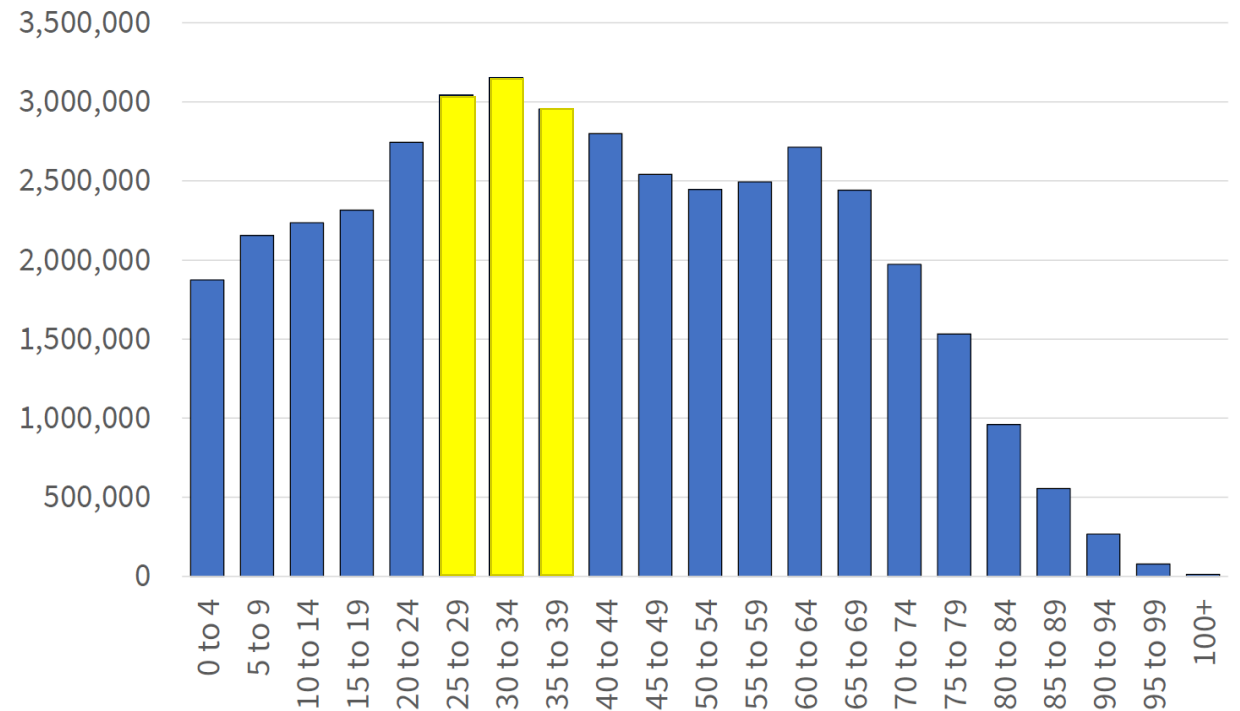


Canadians have not given up – most first-time buyers say they are ready to compromise to achieve homeownership.

These young Canadians are also the largest demographic cohort, and typical first-time homeowners.

So why aren't they buying?

Canadian Population by Age Group (2024)



Source: Statistics Canada

IT'S NOT JUST PRICE: IT'S FIT

The truth is that Canadians are unable to find homes that suit their needs and fit their budget.

We aren't building the right kind of homes, and are now facing a supply type crisis that is eroding the dream of homeownership across the country.

61%

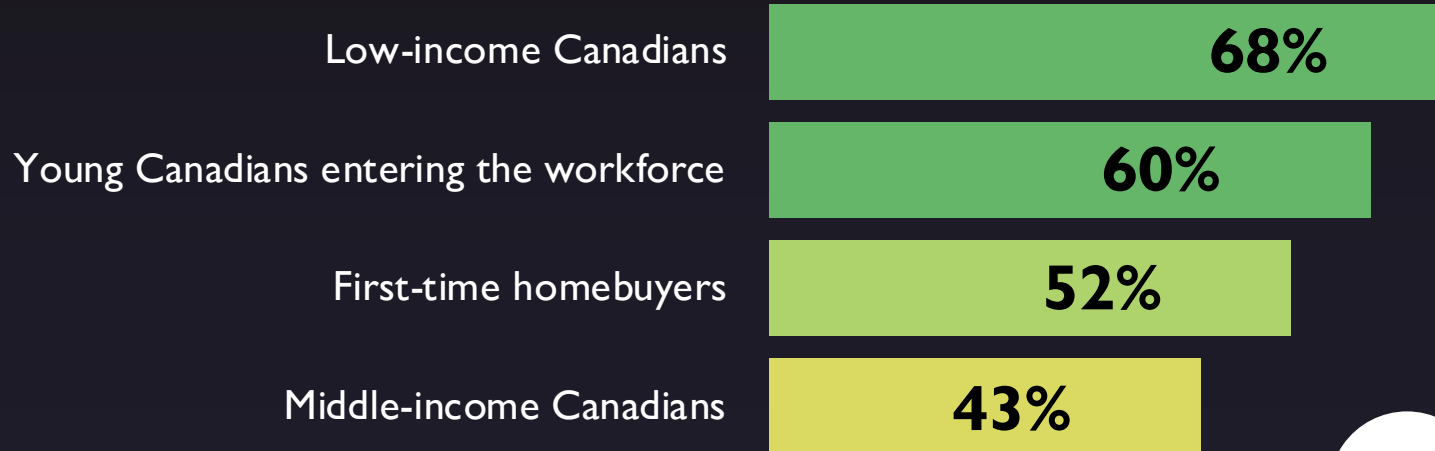
OF CANADIANS SAY THERE ARE
**NOT ENOUGH HOMES
BEING BUILT THAT MEET
SIZE/LAYOUT NEEDS**

51%

OF CANADIANS SAY THE
**HOMES BEING BUILT TODAY
DO NOT REFLECT THE WAY
CANADIANS LIVE**

THE HOMEOWNERSHIP LADDER IS BREAKING AT THE BOTTOM.

Canadians say homeownership is slipping away for:

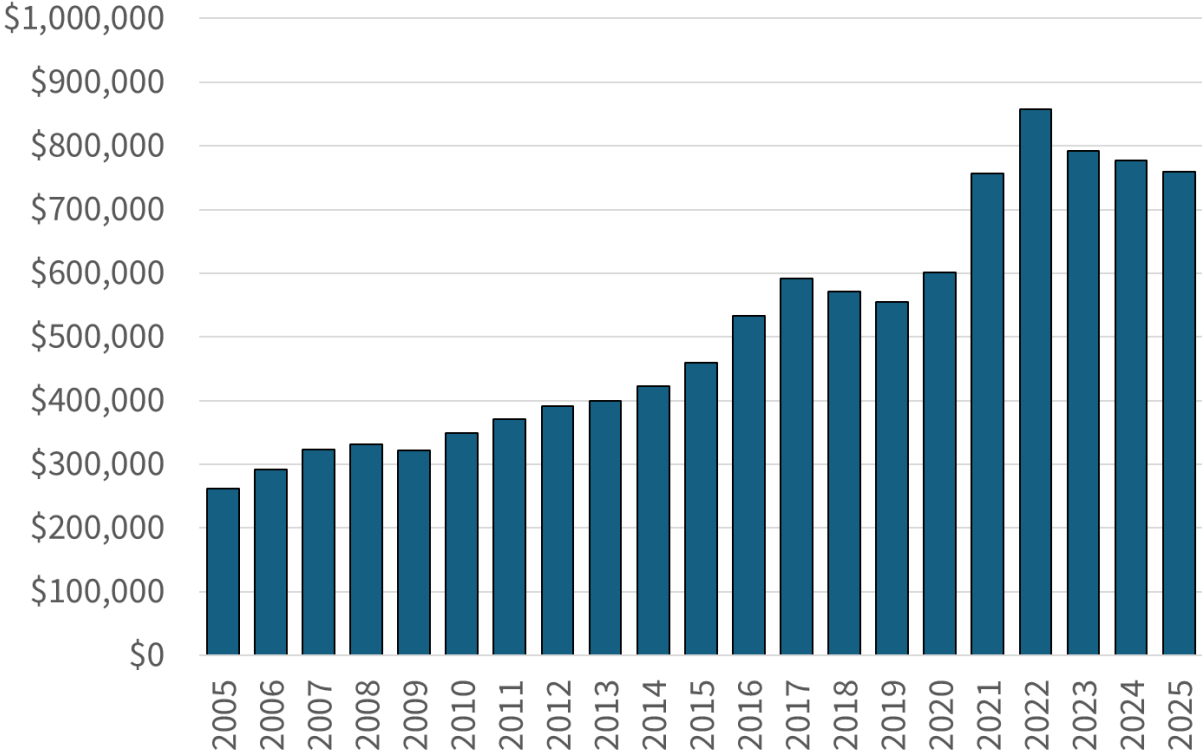


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The pathway to homeownership is fundamentally broken, leaving younger generations shut out of first-time homeownership.



Canada MLS® HPI Single Family Benchmark Home Price

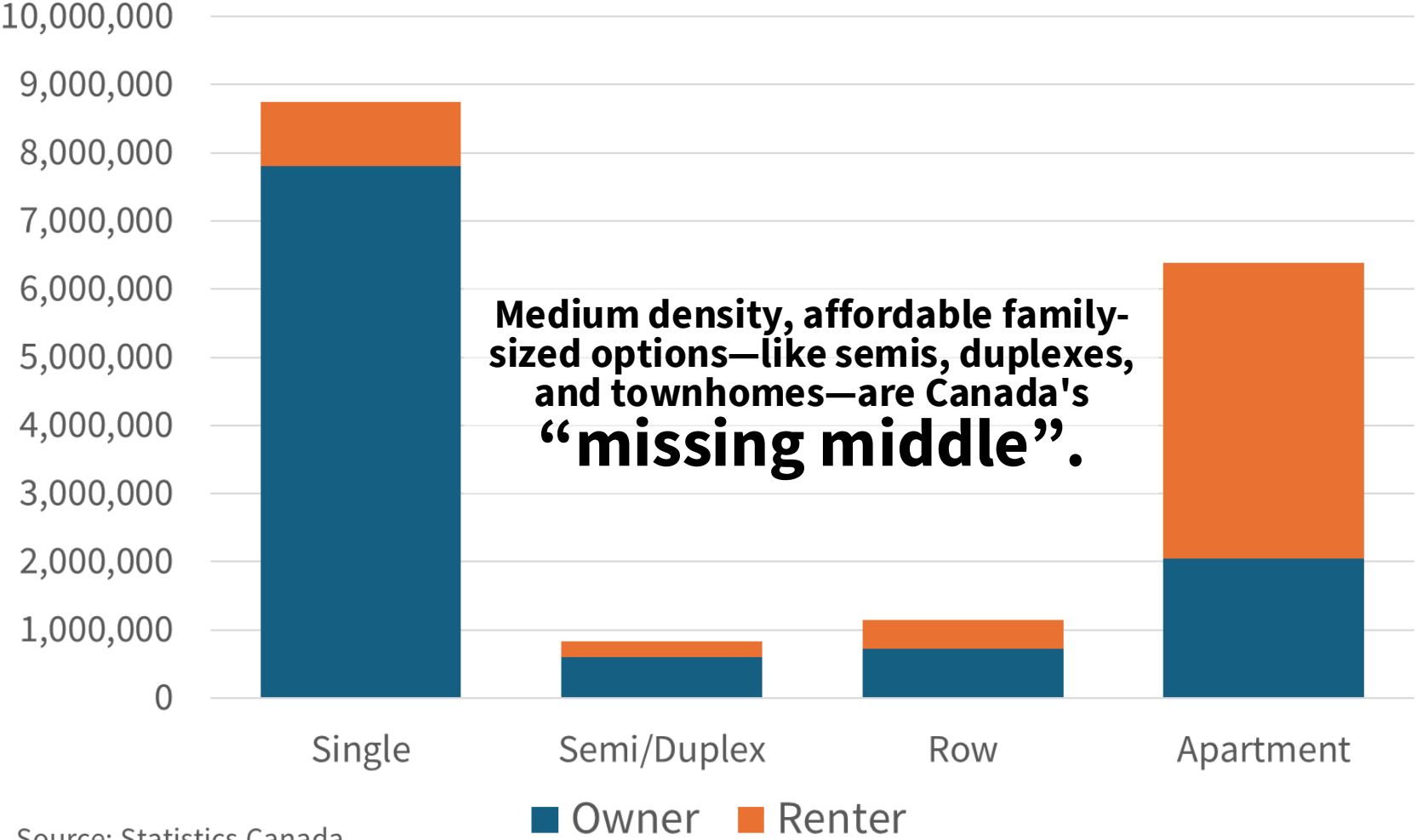


Source: The Canadian Real Estate Association (CREA)

Traditional detached homes are increasingly unaffordable for first time buyers, and **condos/apartments are often too small** for growing families or other long term needs.



Canada Housing Stock (Q4 2025)



Medium density, affordable family-sized options—like semis, duplexes, and townhomes—are Canada's “missing middle”.

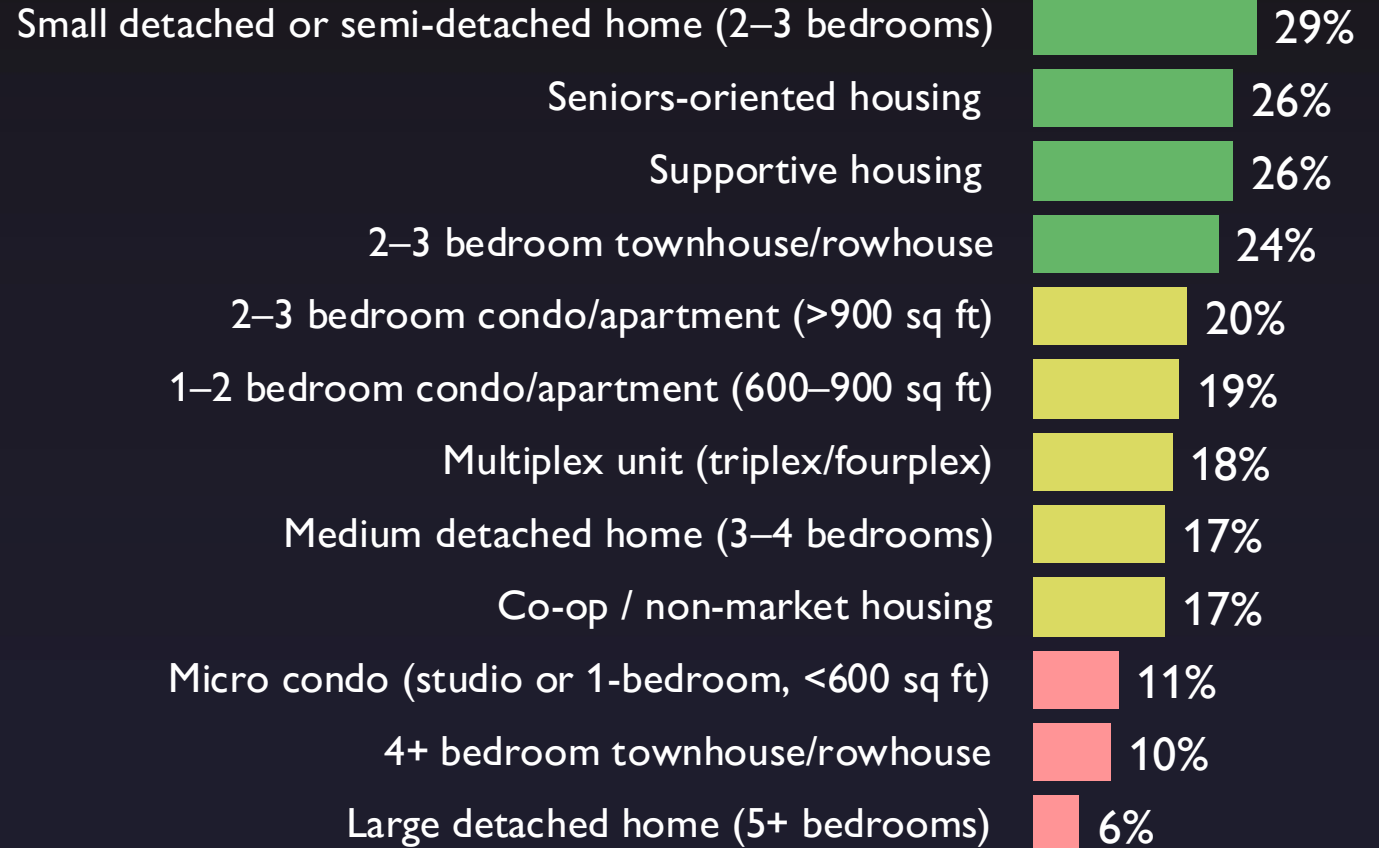


Source: Statistics Canada

Canadians say the most impactful type of housing in their community is...

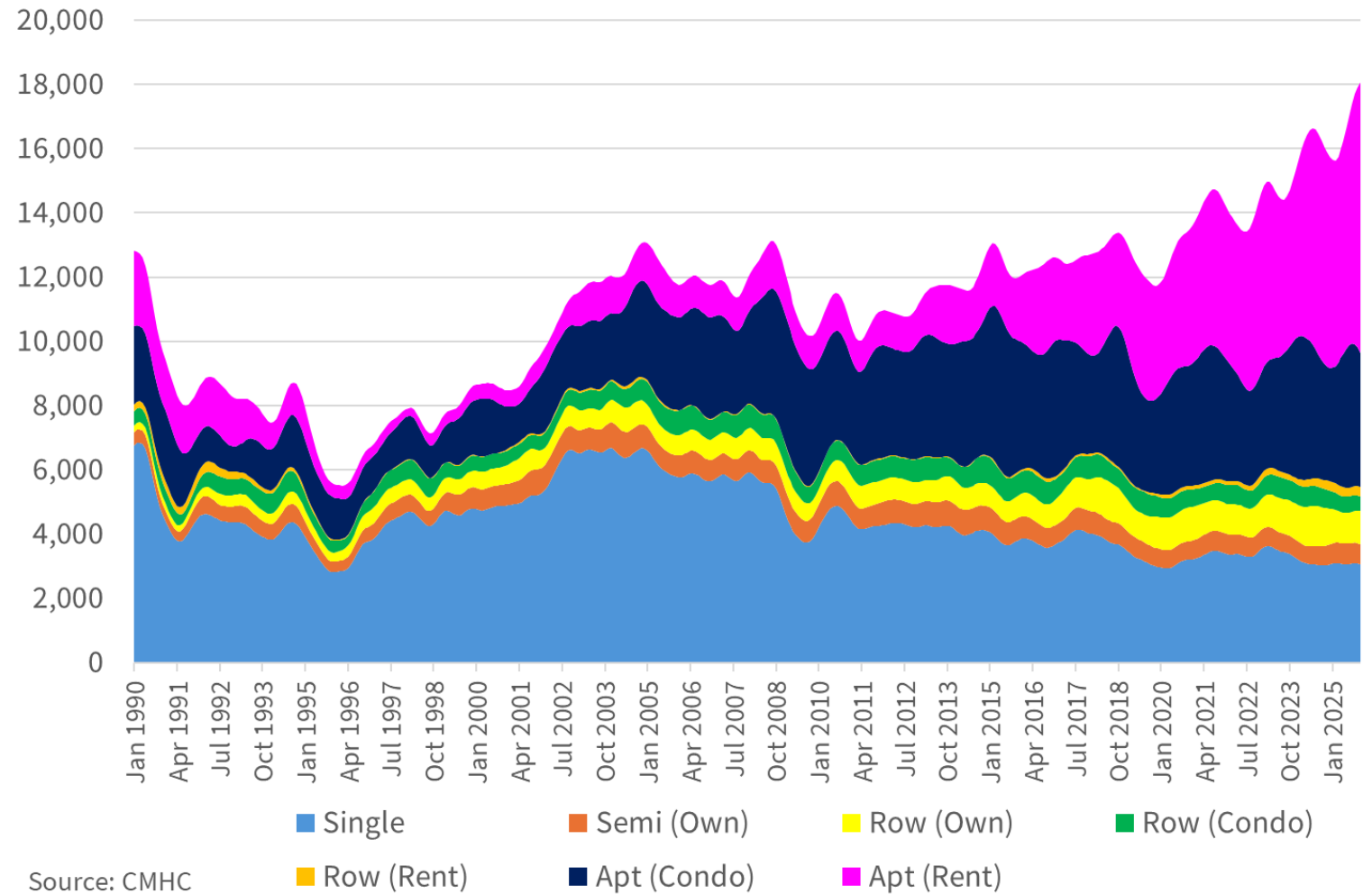
Canada's housing supply is out of sync with Canadians.

The result is that missing middle supply is eroding middle-class homeownership.



New completions are increasingly high-rise condominiums and purpose-built rental apartments.

Canada (all CMAs) Housing Unit Completions (Trend Cycle)



Source: CMHC

Canadian sentiments regarding the future of housing (% Agree)

Canada will need to build a much wider variety of housing to meet the needs of future generations

73%

If nothing changes, younger generations will never be able to afford homes like their parents did

72%

The housing crisis will not improve unless governments change their focus

72%

Current policies risk leaving middle-income Canadians behind

64%

Canadians are clear:
homeownership matters

and remains an important goal for the majority.

To restore the pathway to ownership, we must prioritize the missing middle.

REALTOR® RECOMMENDATION:



Partner with provinces and territories to launch a *National Housing Strategy 2.0*—one that prioritizes housing choice as a national outcome across the continuum, including a national goal of restoring attainable homeownership through middle housing, and addresses the full range of housing issues from ending homelessness to rebuilding the pathway to homeownership for generations of Canadians. This must include clearly defined, outcome-driven mandates for both Build Canada Homes and the Canada Mortgage Housing Corporation.

From coast to coast to coast, Canadian REALTORS® are meeting with MPs and recommending the federal government partners with our provincial and territorial governments to launch a *National Housing Strategy 2.0*, with a **shared goal of restoring the pathway to attainable homeownership through middle housing.**



Thank you!

Stay connected with CREA:

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Good decisions require good data.

Good data drives success.

The State of Housing in Canada: Housing, Politics, and Public Pressure

CANADIANS
Prepared for CREA
October 2025

CONTACT: info@abacus.ca

Methodology

- Sample size: 3,900 Canadians ages 18+
- Respondents ages 18 to 44 were oversampled (18-29, n=1,175 and 30-44, n=1,325) beyond the natural fallout within the 3,900 sample
- Survey field dates: September 5 to 16, 2025
- Margin of error: +/- 1.57%, 19 times out of 20
- The data was weighted by age, gender, education, and region
- Totals may not add up to 100 due to rounding

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