

# 2021 Recreational House Forecast

|                  | 2020 (Actual)     | 2021 (Forecast)   | % Change   |
|------------------|-------------------|-------------------|------------|
| <b>National</b>  | <b>\$ 437,156</b> | <b>\$ 502,730</b> | <b>15%</b> |
| Atlantic Canada  | \$ 193,984        | \$ 226,961        | 17%        |
| Quebec           | \$ 253,907        | \$ 291,993        | 15%        |
| Ontario          | \$ 467,698        | \$ 547,207        | 17%        |
| Prairies         | \$ 239,323        | \$ 260,862        | 9%         |
| Alberta          | \$ 889,510        | \$ 942,881        | 6%         |
| British Columbia | \$ 691,963        | \$ 781,918        | 13%        |

# 2021 Recreational Property Prices\*

|   | House (Single Family) |                   |              | Waterfront          |                     |              | Standard Condominium |                   |              |
|---|-----------------------|-------------------|--------------|---------------------|---------------------|--------------|----------------------|-------------------|--------------|
|   | 2020 (\$)             | 2019 (\$)         | % Change     | 2020 (\$)           | 2019 (\$)           | % Change     | 2020 (\$)            | 2019 (\$)         | % Change     |
| <b>National</b>   | <b>\$ 437,156</b>     | <b>\$ 376,929</b> | <b>16.0%</b> | <b>\$ 813,385</b>   | <b>\$ 741,135</b>   | <b>9.8%</b>  | <b>\$ 310,257</b>    | <b>\$ 280,770</b> | <b>10.5%</b> |
| <b>Atlantic Canada</b>  | <b>\$ 193,984</b>     | <b>\$ 172,767</b> | <b>12.3%</b> | <b>\$ 255,222</b>   | <b>\$ 214,896</b>   | <b>18.8%</b> | <b>\$ 260,297</b>    | <b>\$ 215,471</b> | <b>20.8%</b> |
| Shediac, NB   | \$ 204,179            | \$ 196,788        | 3.8%         | \$ 439,116          | \$ 307,456          | 42.8%        | \$ 240,580           | \$ 188,100        | 27.9%        |
| St. Andrews & St. Stephen, NB   | \$ 161,500            | \$ 145,000        | 11.4%        | -                   | -                   | -            | -                    | -                 | -            |
| Cape Breton, NS   | \$ 165,052            | \$ 148,179        | 11.4%        | \$ 266,400          | \$ 210,656          | 26.5%        | -                    | -                 | -            |
| South Shore, NS   | \$ 200,000            | \$ 177,250        | 12.8%        | \$ 315,000          | \$ 270,000          | 16.7%        | \$ 265,000           | \$ 222,000        | 19.4%        |
| Annapolis Valley, NS  | \$ 205,000            | \$ 180,000        | 13.9%        | \$ 210,000          | \$ 190,000          | 10.5%        | -                    | -                 | -            |
| <b>Quebec</b>   | <b>\$ 253,907</b>     | <b>\$ 213,661</b> | <b>18.8%</b> | <b>\$ 335,633</b>   | <b>\$ 271,540</b>   | <b>23.6%</b> | <b>\$ 225,202</b>    | <b>\$ 188,761</b> | <b>19.3%</b> |
| Papineau  | \$ 190,000            | \$ 157,000        | 21.0%        | \$ 244,500          | \$ 223,000          | 9.6%         | -                    | -                 | -            |
| Antoine-Labelle   | \$ 179,000            | \$ 160,000        | 11.9%        | \$ 235,000          | \$ 189,500          | 24.0%        | -                    | -                 | -            |
| Argenteuil  | \$ 210,250            | \$ 175,000        | 20.1%        | \$ 300,000          | \$ 226,500          | 32.5%        | -                    | -                 | -            |
| MRC Les Laurentides   | \$ 271,500            | \$ 205,000        | 32.4%        | \$ 345,000          | \$ 240,000          | 43.8%        | \$ 339,900           | \$ 237,500        | 43.1%        |
| Les Pays-d'en-haut  | \$ 330,000            | \$ 260,000        | 26.9%        | \$ 443,500          | \$ 349,950          | 26.7%        | \$ 219,000           | \$ 187,500        | 16.8%        |
| Montcalm  | \$ 229,700            | \$ 195,000        | 17.8%        | \$ 210,000          | \$ 165,000          | 27.3%        | -                    | -                 | -            |
| Matawinie   | \$ 200,000            | \$ 172,000        | 16.3%        | \$ 260,000          | \$ 223,000          | 16.6%        | \$ 187,000           | \$ 172,000        | 8.7%         |
| Bromont   | \$ 400,000            | \$ 348,000        | 14.9%        | -                   | -                   | -            | \$ 266,250           | \$ 272,500        | -2.3%        |
| Sutton  | \$ 421,250            | \$ 305,500        | 37.9%        | -                   | -                   | -            | -                    | -                 | -            |
| Orford  | \$ 428,000            | \$ 339,000        | 26.3%        | -                   | -                   | -            | -                    | -                 | -            |
| Memphrémagog  | \$ 340,000            | \$ 289,457        | 17.5%        | \$ 600,000          | \$ 486,000          | 23.5%        | \$ 205,000           | \$ 173,250        | 18.3%        |
| La Jacques-Cartier  | \$ 299,950            | \$ 285,000        | 5.2%         | \$ 355,000          | \$ 355,000          | 0.0%         | \$ 180,000           | \$ 164,900        | 9.2%         |
| La Côte-de-Beaupré  | \$ 246,000            | \$ 225,000        | 9.3%         | -                   | -                   | -            | \$ 123,700           | \$ 145,000        | -14.7%       |
| Charlevoix  | \$ 178,000            | \$ 164,000        | 8.5%         | -                   | -                   | -            | -                    | -                 | -            |
| Gaspé   | \$ 166,500            | \$ 158,000        | 5.4%         | -                   | -                   | -            | -                    | -                 | -            |
| Les Appalaches  | \$ 125,508            | \$ 118,000        | 6.4%         | \$ 290,000          | \$ 260,000          | 11.5%        | -                    | -                 | -            |
| Saguenay  | \$ 190,000            | \$ 180,000        | 5.6%         | \$ 260,000          | \$ 215,000          | 20.9%        | \$ 160,000           | \$ 146,000        | 9.6%         |
| <b>Ontario</b>  | <b>\$ 467,698</b>     | <b>\$ 391,783</b> | <b>19.4%</b> | <b>\$ 673,400</b>   | <b>\$ 554,077</b>   | <b>21.5%</b> | <b>\$ 406,188</b>    | <b>\$ 374,466</b> | <b>8.5%</b>  |
| Orillia & surrounding townships   | \$ 510,000            | \$ 439,900        | 15.9%        | \$ 700,000          | \$ 640,000          | 9.4%         | -                    | -                 | -            |
| Haliburton County   | \$ 450,000            | \$ 350,000        | 28.6%        | \$ 700,000          | \$ 550,000          | 27.3%        | \$ 450,000           | \$ 400,000        | 12.5%        |
| Peterborough County<br>(Peterborough & the Kawarthas)   | \$ 450,000            | \$ 390,000        | 15.4%        | \$ 690,000          | \$ 585,000          | 18.0%        | -                    | -                 | -            |
| Muskoka & Gravenhurst   | \$ 452,500            | \$ 378,910        | 19.4%        | \$ 979,900          | \$ 765,000          | 28.1%        | \$ 329,500           | \$ 306,000        | 7.7%         |
| Parry Sound   | \$ 375,000            | \$ 350,000        | 7.1%         | \$ 550,000          | \$ 525,000          | 4.8%         | \$ 400,000           | \$ 450,000        | -11.1%       |
| Honey Harbour   | \$ 400,000            | \$ 380,000        | 5.3%         | \$ 700,000          | \$ 600,000          | 16.7%        | -                    | -                 | -            |
| Southern Georgian Bay (Meaford,<br>Thornbury, Wasaga Beach and Collingwood)   | \$ 691,000            | \$ 544,000        | 27.0%        | -                   | -                   | -            | \$ 489,000           | \$ 411,000        | 19.0%        |
| Mid Lake Huron/Huron & Perth County   | \$ 407,150            | \$ 359,900        | 13.1%        | \$ 550,000          | \$ 450,000          | 22.2%        | -                    | -                 | -            |
| Rideau Lakes  | \$ 349,000            | \$ 265,000        | 31.7%        | \$ 525,000          | \$ 427,500          | 22.8%        | -                    | -                 | -            |
| St. Joseph Island   | \$ 225,000            | \$ 205,000        | 9.8%         | -                   | -                   | -            | -                    | -                 | -            |
| Land O'Lakes  | \$ 250,500            | \$ 247,500        | 1.2%         | \$ 450,000          | \$ 352,000          | 27.8%        | -                    | -                 | -            |
| The North Channel (Echo Bay, Desbarats,<br>Bruce Mines, Thessalon, Iron Bridge, North<br>Shore, Huron Shore, Blind River, Algoma Mills,<br>Elliot Lake, Splanish) | \$ 153,500            | \$ 121,000        | 26.9%        | \$ 265,000          | \$ 214,000          | 23.8%        | -                    | -                 | -            |
| Bruce Peninsula   | \$ 405,000            | \$ 349,000        | 16.1%        | \$ 590,000          | \$ 477,500          | 23.6%        | -                    | -                 | -            |
| Kawartha Lakes  | \$ 475,000            | \$ 395,000        | 20.3%        | \$ 662,745          | \$ 526,795          | 25.8%        | \$ 367,283           | \$ 324,665        | 13.1%        |
| Niagara & Lake Erie Shores  | \$ 649,950            | \$ 518,500        | 25.4%        | \$ 690,000          | \$ 618,250          | 11.6%        | -                    | -                 | -            |
| <b>Prairies</b>   | <b>\$ 239,323</b>     | <b>\$ 196,452</b> | <b>21.8%</b> | <b>\$ 377,793</b>   | <b>\$ 319,520</b>   | <b>18.2%</b> | <b>-</b>             | <b>-</b>          | <b>-</b>     |
| Lac Du Bonnet, MB   | \$ 270,000            | \$ 216,000        | 25.0%        | \$ 425,000          | \$ 380,000          | 11.8%        | -                    | -                 | -            |
| Interlake, MB   | \$ 194,000            | \$ 166,250        | 16.7%        | \$ 321,000          | \$ 255,000          | 25.9%        | -                    | -                 | -            |
| North Central Saskatchewan<br>(Christopher Lake, Emma Lake, Candle Lake)  | \$ 332,250            | \$ 263,750        | 26.0%        | \$ 495,000          | \$ 425,000          | 16.5%        | -                    | -                 | -            |
| Lake Manitoba, MB   | \$ 163,500            | \$ 138,500        | 18.1%        | \$ 261,100          | \$ 220,000          | 18.7%        | -                    | -                 | -            |
| <b>Alberta</b>  | <b>\$ 889,510</b>     | <b>\$ 812,147</b> | <b>9.5%</b>  | <b>-</b>            | <b>-</b>            | <b>-</b>     | <b>-</b>             | <b>-</b>          | <b>-</b>     |
| Canmore   | \$ 1,025,000          | \$ 940,000        | 9.0%         | -                   | -                   | -            | \$ 545,000           | \$ 515,000        | 5.8%         |
| Wabamun Lake & Lac St. Anne   | \$ 278,950            | \$ 236,000        | 18.2%        | \$ 523,381          | \$ 510,108          | 2.6%         | -                    | -                 | -            |
| <b>British Columbia</b>   | <b>\$ 691,963</b>     | <b>\$ 613,023</b> | <b>12.9%</b> | <b>\$ 1,784,872</b> | <b>\$ 1,738,081</b> | <b>2.7%</b>  | <b>\$ 340,812</b>    | <b>\$ 328,046</b> | <b>3.9%</b>  |
| Invermere   | \$ 353,893            | \$ 338,547        | 4.5%         | -                   | -                   | -            | \$ 226,890           | \$ 218,644        | 3.8%         |
| North Okanagan  | \$ 530,000            | \$ 480,550        | 10.3%        | \$ 1,402,500        | \$ 1,250,000        | 12.2%        | \$ 228,000           | \$ 216,000        | 5.6%         |
| Central Okanagan  | \$ 725,000            | \$ 650,000        | 11.5%        | \$ 1,955,000        | \$ 1,950,000        | 0.3%         | \$ 344,000           | \$ 336,000        | 2.4%         |
| Comox Valley, Denman Island,<br>Hornby Island & Mt. Washington  | \$ 610,000            | \$ 557,000        | 9.5%         | -                   | -                   | -            | \$ 400,000           | \$ 350,000        | 14.3%        |
| Whistler  | \$ 1,400,000          | \$ 1,200,000      | 16.7%        | -                   | -                   | -            | \$ 700,000           | \$ 600,000        | 16.7%        |
| Pemberton   | \$ 1,000,000          | \$ 850,000        | 17.7%        | -                   | -                   | -            | \$ 525,000           | \$ 425,000        | 23.5%        |
| Kimberley & Cranbrook   | \$ 705,100            | \$ 527,000        | 33.8%        | -                   | -                   | -            | \$ 322,000           | \$ 406,000        | -20.7%       |
| Central Vancouver Island & Gulf Islands   | \$ 512,000            | \$ 477,500        | 7.2%         | \$ 800,000          | \$ 700,000          | 14.3%        | -                    | -                 | -            |

\* Median price data was compiled and analyzed by Royal LePage for the period between January 1, 2020 to December 31, 2020 and January 1, 2019 to December 31, 2019. Data was sourced through local brokerages and boards in each of the surveyed regions. Royal LePage's aggregate home price is based on a weighted model using median prices. Data availability is based on a transactional threshold and whether regional data is available using the report's standard housing types. Aggregate prices may change from previous reports due to an increase in the number of participating regions.