Economics | Regional Analysis Reports

Economic Analysis of Ontario

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Ontario Regional Economic Outlooks 2021 - 2022

HIGHLIGHTS

- Economic recovery in Ontario well underway, supported by high vaccination rates and vaccine passports.
- Ontario wide employment forecast to grow by 4.3 per cent in 2021 and by 3.2 per cent in 2022.
- Residential permits to grow by 39.6 per cent in 2021, dropping to 2.6 per cent growth in 2022.
- Non-residential permits to decline by 5.4 per cent 2021 but expected to grow by 5.4 per cent in 2022 due to expected increased economic activity
- The resale homes market will remain hot in 2021 supported by remote work, substantial household savings, and low mortgage rates, moderating by 2022 as mortgage rates rise and affordability erodes.
- Toronto home sale price at highest ever level due to limited supply.

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Summary

This report examines the current and future economic scenario for the eleven regions in the province of Ontario.

After a year-and-a-half of strict public health restrictions, Ontario's economy continues to pick up steam supported by a strong vaccination campaign and, more recently, the implementation of vaccine passports for entry into non-essential businesses. These measures have allowed for a greater proportion of social and economic life to gradually return closer to pre-pandemic levels, positively influencing the jobs market. From now until the end of 2022 the goods sector (which has been relatively insulated from the pandemic effects) will remain stable, but services-sector growth will outstrip goods-sector growth as non-essential service-sector employers continue to recover and hire at a greater pace to return to full capacity utilization.

As business needs increase, Ontario's employment growth is forecast to increase by 4.3 per cent in 2021 and by an additional 3.2 per cent in 2022. Employment growth will vary by region this year, ranging from 0.9 per cent in Stratford-Bruce Peninsula to 9.1 per cent in Muskoka-Kawarthas. Increased job opportunities will entice many to return to the labour market. This will push up labour force growth, yet employment growth will comfortably outstrip labour force growth in many regions ensuring the unemployment rate province-wide continues to slide down to 8.2 per cent in 2021 and declining further to 7.3 per cent by 2022. Two regions are forecast to reach their pre-pandemic unemployment rates in 2021, Muskoka-Kawarthas and Windsor-Sarnia, all other regions will reach pre-pandemic unemployment post 2022 - steadily moving down over the next year and a half.

As expected, the pandemic was a large shock for many employers and entrepreneurs, adding significant uncertainty around future investments. While future residential investments in Ontario are forecast to remain strong in Ontario in 2021 and moderate into 2022 the opposite will occur for private-non-residential investments. In 2021, large amounts of government spending on projects will lift non-residential permit volumes offsetting somewhat large losses in commercial and industrial investments. By 2022, the tide will turn, and businesses will step off the sideline and begin investing in future capacity. Ontario-wide, residential permit volumes are forecast to increase 39.6 per cent in 2021 and 2.6 per cent in 2022. Non-residential permit volumes are forecast to decline 5.4 per cent in 2021 and rebound 5.4 per cent in 2022.

Ontario's resale housing market will remain very tight for the remainder of 2021 with demand outpacing supply, ensuring average selling price continues to climb. Demand drivers such as remote work, substantial household savings, and low mortgage rates will continue to support strong price growth in many areas throughout the province. By 2022, as mortgage rates begin to rise and affordability erodes pricing out many potential buyers, the resale market will moderate considerably from the heights reached over the pandemic but remain well above recent trend. Province-wide, sales are forecast to climb 20.6 per cent in 2021 and slide down 1.2 per cent by 2022.

Risks to the recovery remain significant. Supply chain issues will continue to dampen the scope of recovery particularly in the goods sector in key areas for Ontario such as manufacturing, enhanced by skills shortages as a result of the pandemic.

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Ottawa

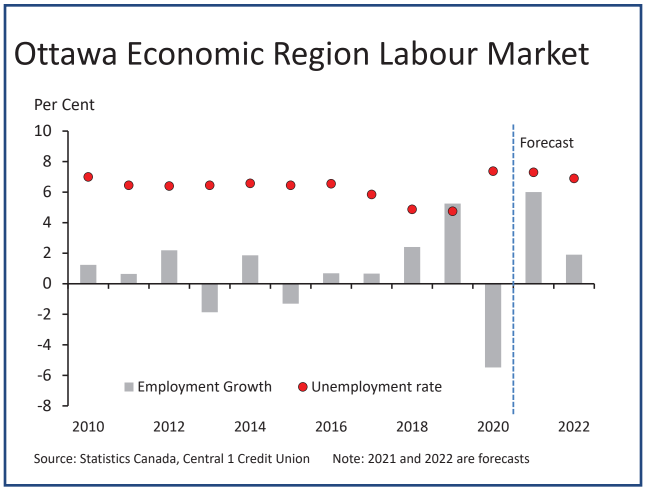
Bryan Yu, Chief Economist

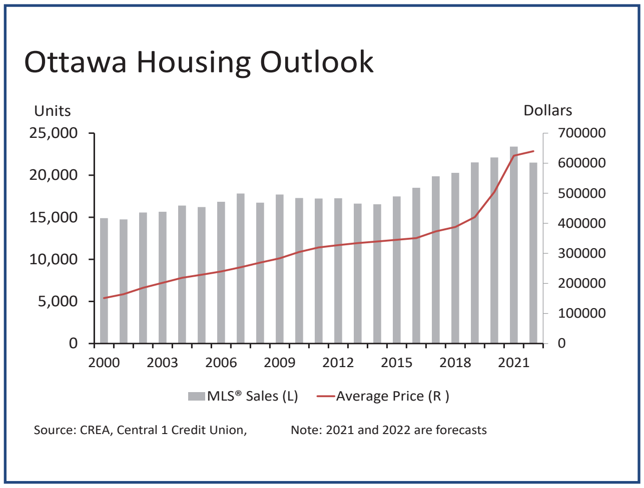
Economic conditions in the Ottawa Economic Region have bounced back admirably from the pandemic downturn owing in large part to stability in public-sector activity, a fast growing technology sector and robust construction. This has offset persistent weakness in pandemic restricted sectors including hospitality and tourism, and support of temporarily shuttered offices.

The labour market has fully recovered to pre-pandemic levels of employment, marking one of the strongest turnarounds among Ontario regions. Unadjusted for seasonal factors, employment was about two per cent above pre-pandemic trend within the Ottawa Census Metropolitan Area (CMA) which was the primary engine of growth driving this increase, although Cornwall's economy continues to expand. Softer trends continued in the rest of the region which includes townships of North and South Glengarry, North Stormont, and North and South Dundas.

The fact that the federal government drove the pandemic response supported the labour market rebound. Public administration makes up nearly a fifth of regional employment and hiring expanded through the pandemic. While 2021 estimates are unavailable, the size of the federal service in Ontario's national capital region rose six per cent last year[1]. Meanwhile, the high-tech sector which is highlighted by Shopify and other startups remains a driver of elevated incomes in the region. Kinaxis, which provides supply chain software continued to expand, including acquisition of Rubikloud in Toronto. Professional services sectors and technology employment have remained on the upswing, although these sectors have shed jobs in areas related to office maintenance and support due to the shift to work from home, which has also hammered ancillary services including restaurants reliant on office staff. While the Ottawa CMA, which represents about 80 per cent of the regional population and employment drives trends, Cornwall continues to grow as a hub for warehouse and distribution centres, call centres, and manufacturing.

1 https://www.canada.ca/en/treasury-board-secretariat/services/innovation/human-resources-statistics/population-federal-public-service-national-capital-region.html





In contrast, like the broader theme, restriction sensitive sectors and those reliant on office foot traffic continued to struggle. Employment in accommodations and food services was still down by a third, while arts/entertainment/recreation fell 15 per cent. Education and other face-to-face sectors remained sluggish. That said, the re-opening phase will provide support into 2022.

Construction trends have remained exceptionally strong despite challenging business investment conditions. While building permit volume retrenches this year, the construction activity remains buoyed by major projects already underway. Real non-residential construction investment continued to trend at nearly double the pace of pre-pandemic activity at mid-year and driven largely by industrial and commercial activity. Key projects include the Hard Rock Casino and Amazon's second distribution centre in the region, while work on the Confederation line extension project continued. A rotation towards public projects is likely over the coming years with ramp up of Parliament's Centre block rehabilitation and construction of the Ottawa Civic Hospital project.

Aligning with broader trends, the housing market has remained buoyant, albeit with less upshift than other parts of the province. MLS® sale are expected to rise about six per cent this year, although the average price climbs nearly a quarter to $625,000. The pandemic largely accelerated the already strong market conditions in recent years. Like the resale market, construction activity has increased modestly, likely reflecting less demand for recreational properties and pandemic relocation.

Regional employment is forecast to continue its upward momentum given underlying stability provided by the public sector, and continued growth in the technology cluster. After a 6.0 per cent expansion in 2021, employment climbs nearly 1.9 per cent in 2022. Unemployment trends lower toward six per cent but holds above pre-pandemic levels. The housing market is expected ease, but conditions will continue to lift home values by three per cent.

Population growth is forecast to slip to 0.9 per cent this year but rebound to 1.4 per cent in 2022 as international immigration drives inflows to the region. The region's population growth trend consistently held above 1.5 per cent in the year leading up to the pandemic, driven by strong growth potential and public- sector hiring. We anticipate this trend to return.

Ottawa ER

	2018	2019	2020	2021	2022
Labour Force (000s)	745.4	783.4	761.4	807.0	819.0
% ch.	1.4	5.1	-2.8	6.0	1.5
Total Employment (000s)	709.0	746.2	705.2	747.8	762.2
% ch.	2.4	5.2	-5.5	6.0	1.9
Unemployment Rate	4.9	4.8	7.4	7.3	6.9
Population (000s)	1,391.8	1,416.8	1,438.9	1,450.0	1,470.0
% ch.	1.8	1.8	1.6	0.8	1.4
MLS Sales	20,286	21,526	22,127	23,400	21,500
% ch.	2.1	6.1	2.8	5.8	-8.1
MLS Average Price	387,727	420,583	504,377	625,000	640,000
% ch.	3.9	8.5	19.9	23.9	2.4
Res Permits ($ mil)	2,706.6	2,977.0	3,484.6	3,700.0	3,500.0
% ch.	18.7	10.0	17.0	6.2	-5.4
Non Res Permits ($ mil)	1,139.3	1,148.9	1,927.4	1,500.0	1,300.0
% ch.	-0.6	0.8	67.8	-22.2	-13.3

Ottawa CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	586.1	617.7	601.3	642.0	655.0
% ch.	1.0	5.4	-2.6	6.8	2.0
Total Employment (000s)	558.4	588.0	557.1	596.0	615.0
% ch.	1.9	5.3	-5.3	7.0	3.2
Unemployment Rate	4.7	4.8	7.3	7.2	6.1
Total Permits ($ millions)	3,116.6	3,373.6	4,555.3	3,871.0	3,700.0
% ch.	10.9	8.2	35.0	-15.0	-4.4
Residential Permits ($ millions.)	2,306.6	2,517.0	2,885.7	2,871.0	2,750.0
% ch.	20.6	9.1	14.6	-0.5	-4.2
Non-Residential Permits ($ millions.)	810.0	856.5	1669.6	1000.0	950.0
% ch.	-9.8	5.7	94.9	-40.1	-5.0
Population (000s)	1,069.9	1,092.3	1,111.8	1,122.0	1,140.0
% ch.	2.1	2.1	1.8	0.9	1.6
MLS Sales	17,698	18,868	19,264	20,600	18,500
% ch.	2.1	6.6	2.1	6.9	-10.2
MLS Average Price	408,974	443,368	531,598	655,000	688,000
% ch.	3.7	8.4	19.9	23.2	5.0

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the Ottawa Real Estate Board

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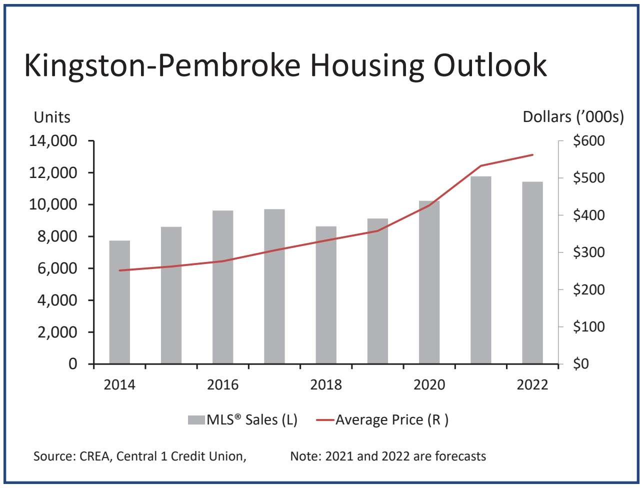
Kingston-Pembroke

Edgard Navarrete, Regional Economist

The Kingston-Pembroke economic region (ER) has high service sector exposure in high contact areas which adversely affected its labour market when public health restrictions were at the highest. Over this period, labour force and employment growth in the region fell by a monthly average of 0.8 per cent and 1.0 per cent respectively. As more residents have been vaccinated against COVID-19 and restrictions have rolled back economic and social activity in the region has rebounded. In July and August, month-over-month labour force and employment growth averaged 2.3 per cent and 3.4 per cent respectively. With more people finding work even as many people formerly on the sidelines are returning to the labour force the region's average unemployment rate finished August at 7.2 per cent only 1.1 per cent higher than pre-pandemic activity in February 2020 after reaching as high as 11.8 per cent during this pandemic in May 2020.

Over 70 per cent of this region's labour force works in services, with about 40.4 per cent of those concentrated in high-contact services such as trade, accommodation and food services, education, and health care and social assistance. Easing public health restrictions have allowed many local employers to begin rebuilding and rehire many workers especially in full-time work over the last two months of July and August. 2021 A sizeable number of jobs remain unfilled especially in areas such as education and trade, but the gap is gradually closing. Nearly all jobs in accommodation and food services have returned.

Meanwhile, the goods sector has remained relatively unscathed particularly areas such as construction and manufacturing. In fact, the need is so great in these two areas that hiring in August in both these two sectors has surpassed hiring from pre-pandemic activity in February 2020.



New home construction in the region was strong at the start of 2021 but has since started to level off. For example, in the Kingston metro area from the period from January to April housing starts were on average over 286 per cent ahead of the monthly pace in 2020. Since April new home construction in the metro area has slowed down. From May to July housing starts are now on average over 53 per cent lower in 2021 than last year. Despite a large backlog of residential projects in the economic region, year-to-date, residential building permit volumes are up 78.1 per cent. Skilled labour shortages and increased material costs and supply chain issues are affecting developers. Even with the recent slide in new home construction 2021 activity is robust. Over the first seven months of 2021 new home construction is ahead of last year's pace by 23.9 per cent largely on strong growth of single-detached construction and townhomes. Many people move to the region to purchase low-rise housing especially during the pandemic when people are looking for more space and greater affordability.

Non-residential building permits have also remained robust in the region. Year-to-date, are ahead of last year's pace by just over 69 per cent. While commercial projects are down, increased government spending has lifted institutional/governmental building permit volumes easily offsetting losses in commercial. Industrial building permit volumes are also up in the region.

The resale homes market in Kingston-Pembroke, like other parts of Ontario, has benefitted from well documented pandemic-era demand drivers. Furthermore, a significant influx of out of region buyers from other parts of Ontario are continuing to converge on the area looking for affordable low-rise homes. Increased competition in the region has driven up prices as supply has trouble keeping up with demand. For example, year-to-date data for the Kingston real estate board puts sales up 25.4 per cent and the average price is up 30.8 per cent to $562,079. Over the last five months sales have started to slide likely driven by factors such as: affordability erosion pricing out some buyers and not enough homes for offer to buy. When homes do sell, they are subject to bidding wars which has continued to drive prices up despite fewer sales and even fewer listings.

Population growth in the region has been quite muted given border restrictions and a large backlog of non-permanent and permanent resident visas still to be processed by consular offices abroad. Over the first eight months of 2021 population growth has averaged 0.5 per cent growth year-over-year by contrast, from 2017 to 2019 annual population growth in the region averaged 1.1 per cent.

The labour market outlook for the region over the next two years is brighter as economic and social life returns closer to normal aided by high vaccination rates, vaccine passports for non-essential businesses ensuring that no more lockdowns occur and increased investments by businesses as consumer and business confidence rebounds. Employment is forecast to increase 3.2 per cent in 2021 and 4.0 per cent in 2022 supported by stronger growth in services. The goods-sector will see growth remain strong due to strong activity in residential and non-residential investments supporting construction hiring. Manufacturing a key sector for the region will continue to expand as businesses come to the region and others already in the region expand operations on stronger consumer demand.

Residential building permit volumes are forecast to increase by 75 per cent in 2021 and an additional 20 per cent in 2022 supported by new home demand until interest rates begin to rise in late 2022. Future non-residential investments are forecast to increase 66 per cent in 2021 and 23 per cent by 2022. Non-residential projects will be supported in 2021 mostly by institutional/governmental projects such as the recently started $51 million Extendicare long-term care home in Kingston. The 107,922 sq.-ft. building is expected to be complete in early 2023, creating 200 new jobs[2] . By 2022 a larger share of non-residential projects planned, and breaking ground will come from private sector investments as businesses step off the sidelines.

Resale homes activity in the ER will remain strong until affordability erodes further and prices out some buyers and interest rates increase in late 2022, further raising the costs of entry as monthly payments become more expensive. In 2021, sales are forecast to rise 15 per cent and decline 2.9 per cent by 2022.

2 New long-term care home to create 42 new beds, 200 jobs | The Kingston Whig Standard (thewhig.com)

Kingston-Pembroke ER

	2018	2019	2020	2021	2022
Labour Force (000s)	217.6	231.5	222.5	229.8	238.1
% ch.	-0.9	6.4	-3.9	3.3	3.6
Total Employment (000s)	206.2	218.4	203.3	209.8	218.2
% ch.	0.0	5.9	-6.9	3.2	4.0
Unemployment Rate	5.2	5.6	8.6	8.7	8.4
Population (000s)	480.7	485.3	489.3	491.8	497.7
% ch.	1.2	0.9	0.8	0.5	1.2
MLS Sales	8,640	9,127	10,240	11,776	11,435
% ch.	-11.1	5.6	12.2	15.0	-2.9
MLS Average Price	332,053	357,770	426,198	532,748	562,049
% ch.	8.7	7.7	19.1	25.0	5.5
Res Permits ($ mil)	622.3	840.1	826.3	1,446.0	1,735.2
% ch.	-6.7	35.0	-1.6	75.0	20.0
Non Res Permits ($ mil)	284.7	378.8	234.5	389.3	478.8
% ch.	-36.0	33.1	-38.1	66.0	23.0

Kingston CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	87.9	88.5	87.4	93.6	97.1
% ch.	-1.3	0.7	-1.2	3.3	3.7
Total Employment (000s)	82.9	83.7	80.0	86.1	89.9
% ch.	-1.3	1.0	-4.4	3.9	4.4
Unemployment Rate	5.6	5.4	8.5	8.0	7.3
Total Permits ($ millions)	276.1	497.8	446.4	667.3	893.6
% ch.	-41.2	80.3	-10.3	49.9	33.9
Residential Permits ($ millions.)	168.9	320.1	317.6	375.0	420.0
% ch.	-9.4	89.6	-0.8	19.0	12.0
Non-Residential Permits ($ millions.)	107.2	177.7	128.8	292.3	473.6
% ch.	-62.1	65.7	-27.5	125.0	62.0
Population (000s)	172.7	174.8	176.2	178.1	181.3
% ch.	1.9	1.2	0.8	1.1	1.8
MLS Sales	3,662	3,767	4,112	4,611	4,450
% ch.	-8.8	2.9	9.2	12.0	-3.5
MLS Average Price	363,896	390,214	460,844	575,392	604,162
% ch.	9.9	7.2	18.1	24.0	5.0

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the Kingston and Area Real Estate Association

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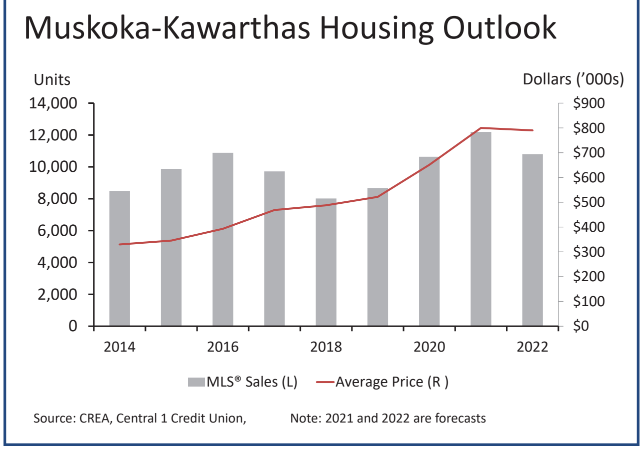
Muskoka-Kawarthas

Edgard Navarrete, Regional Economist

The Muskoka-Kawarthas economic region (ER) has a very high exposure to services. Over 76 per cent of the labour force is employed in this sector, which has been detrimental to the region's economy as public health restrictions aimed at slowing the spread of COVID-19 stalled much of the region's economic and social activity particularly in high-contact services. Moreover, the region also has one of the oldest populations and the pandemic has compelled many to exit the labour force, taking early retirements for example, magnifying pandemic-era labour market issues.

Prior to the pandemic, February 2020, the ER's unemployment rate averaged 9.2 per cent and reached its pandemic era peak in May 2020 (11.4 per cent). Over the course of 2021, the monthly average unemployment rate has remained below even the pre-pandemic level only over the last two months starting to rise again and settling in August at 8.5 per cent as more people are officially not in the labour force. In August 2021, labour force and employment growth both recoiled 5.2 per cent and 5.7 per cent respectively. Employment losses were largely in part-time work. With an older population many are leaving the labour force possibly to avoid exposure to the virus. Equally, much of the public likely remains hesitant to return to more normal social and economic activities despite easing public health restrictions dampening growth in the labour market.

Forty per cent of the ER's labour market is concentrated in high contact services such as business building, education, healthcare and social services, accommodation and food services, and trade. All these areas now have employment higher than pre-pandemic activity from February 2020 despite the recent two-month slide except for trade and healthcare and social services. In the goods sector construction has remained relatively unscathed during the pandemic while manufacturing has been affected. The region has an aerospace manufacturing sector and with demand for these types of products diminished hiring in manufacturing has fallen.



New home construction in the region stayed ahead of last year's pace for most of 2021 boosted by strong growth in new single-detached homes. Over the first seven months of 2021 new home construction in the Peterborough metro area is up 17.3 per cent due to nearly 80 per cent growth in single-detached homes offsetting fewer starts of all other home types. Generally, an attractive vacation destination this is fueling some of the new construction but with people now able to leave large urban centres and work remotely this is also fueling new home construction as well.

Total building permit volumes in the Muskoka-Kawarthas ER are up significantly over the first five months of 2021 largely on strong volumes growth in residential building permit volumes. Nearly 85 per cent of all building permit volumes thus far in the region are in future residential projects.

Non-residential building permit volumes in the ER are up largely due to strong government expenditures on institutional projects and to a lesser extent future industrial construction. Future commercial projects are down still as increased uncertainty forced many businesses to shelf projects.

Outside of a pandemic the region's resale homes market does brisk business in the secondary vacation homes segment. This continues to be the case even more now as mortgage rates are low and people have ample savings to spend on big ticket items such as a second home. Additionally, some demand now is coming from remote workers looking to relocate to the region from other large urban markets such as the Greater Toronto Area or Ottawa. Looking at data from the Peterborough and Kawarthas real estate board as an example, over the first eight months of 2021 sales and price are ahead of last year's pace by 40.1 per cent and 32.2 per cent respectively. Moreover, year-to-date average price now stands at $684,059 as the market is one of the tightest in the province. The sales-to-new-listings-ratio (SNLR) over the first eight months is at 85.4 per cent up significantly from the same period last year (76.6 per cent).

Population growth in the ER thus far in 2021 remains below recent trend. Over the period from 2017 to 2019 the region's population increased by an annual average of 1.3 per cent. Year-to-date population growth has increased 0.5 per cent compared to a year ago.

The implementation of vaccine passports for non-residential businesses starting in late September 2021 will help halt the recent slide in the labour market as vaccinated consumers will regain confidence to return to normal social and economic life. Employment will increase substantially for the remainder of 2021 and finish 2021 up 9.1 per cent as services-sector employers begin rehiring more aggressively. By 2022 employment growth is expected to decline slightly. The ER's unemployment rate is forecast to average 6.4 per cent in 2021 and 6.5 per cent in 2022 much lower over the next two years even compared to 2019, a period prior to the pandemic.

Strong residential housing demand will keep residential building permit volumes up in 2021 and begin to fall by 2022 as large backlogs of projects will slow the pace developers bring forth new projects for approval. Residential building permit volumes are forecast to climb 46.9 per cent in 2021 and decline 17.2 per cent by 2022.

Non-residential building permit volumes are forecast to climb 36.2 per cent in 2021 largely on strong government investments in institutional projects. By 2022, as business confidence increases private sector investments will increase. With the pandemic expected to be under control by 2022 public sector investments will recede and lead to a decline in total non-residential building permit volumes. Non-residential building permit volumes are forecast to dip 16.7 per cent by 2022.

The region's resale homes market will remain very tight in 2021, only beginning to ease in late 2022 as the pool of potential buyers dwindles due to increased mortgage rates in late 2022 and significant erosion of affordability keeping buyers on the sidelines. Sales are forecast to rise 14.6 per cent in 2021 and decline 11.5 per cent by 2022 even though they remain above pre-pandemic trend.

Muskoka-Kawathas ER

	2018	2019	2020	2021	2022
Labour Force (000s)	192.3	187.0	191.8	203.0	201.0
% ch.	-0.7	-2.7	2.5	5.8	-1.0
Total Employment (000s)	180.3	174.3	174.2	190.0	188.0
% ch.	-1.0	-3.4	-0.1	9.1	-1.1
Unemployment Rate	6.2	6.8	9.2	6.4	6.5
Population (000s)	399.8	402.9	405.2	410.0	414.0
% ch.	1.5	0.8	0.6	1.2	1.0
MLS Sales	8,019	8,675	10,642	12,200	10,800
% ch.	-17.5	8.2	22.7	14.6	-11.5
MLS Average Price	487,728	521,799	651,158	800,000	790,000
% ch.	4.0	7.0	24.8	22.9	-1.2
Res Permits ($ mil)	922.9	835.5	986.8	1,450.0	1,200.0
% ch.	2.4	-9.5	18.1	46.9	-17.2
Non Res Permits ($ mil)	183.6	293.9	176.3	240.0	200.0
% ch.	15.4	60.0	-40.0	36.2	-16.7

Peterborough CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	68.0	66.1	59.7	69.5	70.5
% ch.	3.7	-2.9	-9.7	16.4	1.4
Total Employment (000s)	64.6	62.0	53.6	64.0	66.0
% ch.	5.4	-4.0	-13.5	19.4	3.1
Unemployment Rate	5.0	6.2	10.2	7.9	6.4
Total Permits ($ millions)	221.6	238.0	244.8	420.0	350.0
% ch.	17.6	7.4	2.8	71.6	-16.7
Residential Permits ($ millions.)	173.4	151.9	215.9	360.0	300.0
% ch.	29.2	-12.4	42.1	66.7	-16.7
Non-Residential Permits ($ millions.)	48.2	86.1	28.8	60.0	50.0
% ch.	-11.0	78.5	-66.5	108.3	-16.7
Population (000s)	130.3	131.1	131.9	133.2	135.0
% ch.	2.4	0.6	0.7	1.0	1.4
MLS Sales	2,195	2,302	2,469	3,000	2,700
% ch.	-13.6	4.9	7.3	21.5	-10.0
MLS Average Price	439,239	468,534	555,154	700,000	690,000
% ch.	6.4	6.7	18.5	26.1	-1.4

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the Peterborough and the Kawarthas Association of REALTORS®

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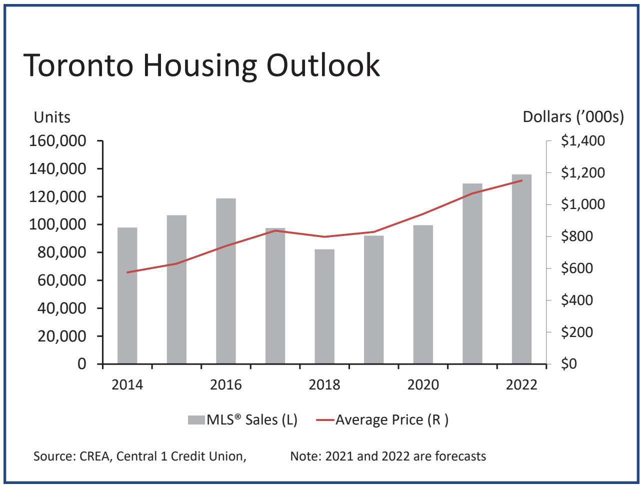
Toronto

Edgard Navarrete, Regional Economist

With increased easing of public health restrictions, the Toronto Economic Region's (ER) labour market has continued to rebound. Employment has completely rebounded reaching the level from February 2020 by August 2021. The labour force by August 2021 is now 5.1 per cent higher than prior to the pandemic. The unemployment rate remains elevated despite gradually sliding since the start of the pandemic. In August 2021 Toronto's unemployment rate averaged 9.8 per cent, still higher 4.6 per cent from February 2020's average unemployment rate. Significant slack remains in the economy that will get soaked up as the economy continues to grow.

The region has higher than average service sector exposure. Many jobs in services that were able to pivot to a virtual presence were largely insulated during the worst of the pandemic but other areas such as trade (retail and wholesale), transportation and warehousing, education, accommodation and food services were not able to pivot and jobs in many of these areas have not yet fully come back due to employers taking a cautious approach to rehiring. Also, many businesses in the services-sector did not survive the pandemic and this has left many jobs permanently unfilled despite the ongoing economic recovery.

New home construction in the region has remained robust, supported by strong immigration and employment growth prior to the pandemic. Year-to-date new home construction in the Toronto metro area despite fluctuations caused by skilled labour shortages and higher material costs are ahead of last year's pace by one per cent. In the Oshawa metro area despite a strong moderation in new home construction recently year-to-date new home construction growth has outpaced Toronto's by a significant margin (up 198.2 per cent) due to strong growth in all housing types. Relative affordability has drawn new home buyers to Oshawa especially those looking for new low-rise housing. A large backlog of projects are dampening new home construction over the last two months given a large number of projects breaking ground in February, March, and May.



Brisk market activity in the region's resale home market persisted over the first quarter of 2021 supported by low mortgage rates and a need for many households for greater space to study and work remotely. As the market has tightened and affordability has eroded resale activity has moderated since the end of the first quarter. Despite recent trends over the first seven months of 2021 sales in Toronto remain 71.5 per cent ahead of last year's pace. Limited new listings growth unable to keep pace with demand has caused bidding wars to be the pandemic norm pushing prices up. The average home price increased 1.3 per cent in September to $1.112,988, the highest average price ever in the region. Over the first three quarters of 2021, the average price remains 15.9 per cent ahead of last year's pace.

Future building intentions in the Toronto ER have been supported throughout most of 2021 thus far by strong surge in residential investment which has offset muted non-residential investment for most of 2021. Non-residential investment has started to rebound in the region as the economy opens due to high vaccination uptake and business confidence, especially the twelve-month outlook, brightens. Over the first five months of 2021 total building permit volumes in the ER are up 32.3 per cent due to a 49.7 per cent surge in residential building permits while non-residential has remained range bound up only 2.4 per cent. But, as noted previously more industrial and commercial investment is occurring in the region which will begin lifting overall non-residential investment. For example, Sweetie Pie bakery built an 8,000-sq.-ft. production facility and opened two new locations in Toronto[3], Infosys Limited, a digital services and consulting business, will establish a new digital development centre in Mississauga, creating 500 jobs in the next three years[4] , and multiple new vendors are opening at the Oakville Place mall in Oakville, including three retail stores and four restaurants[5] .

Population growth in the region has remained muted and significantly below recent trend as the pandemic has halted most of the movements of people into the region. In fact, the Toronto region has lost many more residents than expected during the pandemic as people leave the region for other parts of Ontario or Canada on a flight to find affordable low-rise housing now that remote work is a possibility for many. Over the first seven months of 2021 the region's population is on pace to grow by 0.9 per cent a much slower rate of growth than the 1.4 per cent annual rate of growth from 2014 to 2020.

The labour market outlook for the region looks brighter as international borders begin to open, welcoming back U.S. and non-U.S. visitors. This will help the hard-hit high-contact services sector. Moreover, with the introduction of vaccine passports in Ontario starting on September 22 more local consumers, previously sitting on the sidelines, will gain the confidence to venture out to restaurants, shops, and recreational activities drawing down substantial savings and helping the economic rebound and employment growth. Given the late implementation of the vaccine passport in Ontario and the deeper scarring in the Toronto region's services sector compared to other areas, the benefit from the vaccine passport will be most felt in 2022. That said, employment is expected to increase in 2021 by 3.5 per cent and by 2022 by 3.5 per cent. The region's unemployment rate will average 9.0 per cent in 2021 and fall to 8.0 per cent by 2022

The resale market in the region has taken a breather over the last couple of months after a very strong first quarter. As affordability erodes given intense competition in the Toronto ER for housing continues the rest of 2021 will see much more muted activity from what we have seen in 2021 but still trend higher than non-pandemic periods. After 2021, the resale market will continue to grow, supported by strong population growth, especially immigration and employment growth, but diminished affordability will offset some of those supports and more buyers will step to the sidelines if they are keen to buy in the ER or will just look more intensely in surrounding regions. In 2021, sales are forecast to increase by 30 per cent and by 2021 increase an additional 5.0 per cent. The average price will continue climbing past $1.0 millon in 2021 (up 13.7 per cent) and end 2022 at $1.15 million (up 7.5 per cent).

Residential construction will remain strong for the rest 2021 as homebuilders will want to break ground on more projects sitting on the shelf. The only things impeding more growth in this segment will be persistent skilled labour shortages and increased material costs and shortages due to global supply chain issues. Residential building permits are forecast to climb 48.5 per cent in 2021. As housing demand continues to cool in the latter part of 2021 and into 2022 residential building permits are forecast to increase 6.0 per cent, closer to recent non-pandemic trend. As mentioned previously, with the economy continuing to rebound commercial and industrial projects will increase. In 2021 non-residential building permits are forecast to grow by 2.5 per cent and by 2022 nearly double moving up 4.5 per cent.

3 Toronto bakery is selling so many pies it's opening new locations all over the place (blogto.com)

4 Infosys to Create 500 Jobs in Canada in Next Three Years (dqindia.com)

5 'Exciting' new stores and restaurants opening at Oakville Place mall (insidehalton.com)

Toronto ER

	2018	2019	2020	2021	2022
Labour Force (000s)	3,658.9	3,774.3	3,788.8	3,843.9	3,939.1
% ch.	1.7	3.2	0.4	1.5	2.5
Total Employment (000s)	3,432.8	3,548.3	3,381.8	3,499.8	3,623.5
% ch.	2.1	3.4	-4.7	3.5	3.5
Unemployment Rate	6.2	6.0	10.8	9.0	8.0
Population (000s)	6,649.6	6,776.0	6,870.2	6,899.6	7,031.9
% ch.	1.8	1.9	1.4	0.4	1.9
MLS Sales	82,291	92,049	99,579	129,453	135,925
% ch.	-15.6	11.9	8.2	30.0	5.0
MLS Average Price	797,664	828,469	940,926	1,069,833	1,150,070
% ch.	-4.6	3.9	13.6	13.7	7.5
Res Permits ($ mil)	12,660.0	11,782.1	13,868.6	20,594.8	21,830.5
% ch.	6.6	-6.9	17.7	48.5	6.0
Non Res Permits ($ mil)	7,253.2	8,215.3	7,618.5	7,808.9	8,160.3
% ch.	-9.6	13.3	-7.3	2.5	4.5

Toronto CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	3,476.6	3,603.6	3,611.7	3,664.2	3,755.0
% ch.	1.3	3.7	0.2	1.5	2.5
Total Employment (000s)	3,262.5	3,385.7	3,221.8	3,334.2	3,452.0
% ch.	1.7	3.8	-4.8	3.5	3.5
Unemployment Rate	6.2	6.1	10.8	9.0	8.1
Total Permits ($ millions)	18,819.8	19,196.1	20,626.9	26,596.8	27,874.3
% ch.	-1.4	2.0	7.5	31.2	4.8
Residential Permits ($ millions.)	11,851.1	11,181.6	13,301.9	19,421.3	20,411.8
% ch.	5.9	-5.6	19.0	51.0	5.1
Non-Residential Permits ($ millions.)	6,968.7	8,014.4	7,325.0	7,175.5	7,462.6
% ch.	-11.7	15.0	-8.6	-3.2	4.0
Population (000s)	6,337.8	6,462.8	6,555.2	6,583.3	6,709.5
% ch.	1.9	2.0	1.4	0.4	1.9
MLS Sales	78,477	88,223	95,577	123,294	128,843
% ch.	-15.8	12.4	8.3	29.0	4.5
MLS Average Price	787,976	819,544	929,673	1,041,233	1,108,913
% ch.	-4.4	4.0	13.4	12.0	6.5

Oshawa CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	226.5	225.3	226.6	229.0	234.0
% ch.	4.5	-0.6	0.6	1.1	2.2
Total Employment (000s)	214.6	213.0	205.5	209.0	215.0
% ch.	4.9	-0.8	-3.5	1.7	2.9
Unemployment Rate	5.3	5.5	9.3	8.7	8.1
Total Permits ($ millions)	1,263.1	975.9	1,320.3	2,327.8	2,721.0
% ch.	8.0	-22.7	35.3	76.3	16.9
Residential Permits ($ millions.)	902.7	617.9	1079.4	2072.5	2424.8
% ch.	-4.8	-31.5	74.7	92.0	17.0
Non-Residential Permits ($ millions.)	360.5	358.0	240.9	255.3	296.2
% ch.	63.1	-0.7	-32.7	6.0	16.0
Population (000s)	405.8	414.4	423.0	426.0	435.0
% ch.	1.8	2.1	2.1	0.7	2.1
MLS Sales	78,477	88,223	95,577	123,294	128,843
% ch.	-15.8	12.4	8.3	29.0	4.5
MLS Average Price	787,976	819,544	929,673	1,041,233	1,108,913
% ch.	-4.4	4.0	13.4	12.0	6.5

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with combined data from the Toronto Real Estate Board

**Toronto CMA home sales and average price used for Oshawa CMA

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central 1 Economics

Ontario Regional Economic Outlooks 2021 - 2022

Kitchener-Waterloo-Barrie

Alan Chow, Business Economist

The KWB region has been resilient during the pandemic and is recovering well since restrictions began to ease.

Population and house prices continue to increase due to the region's popularity with retirees before and during the pandemic and because of its technology-based economy. While the overall population growth fell from two per cent in 2019 to 1.8 per cent in 2020, the retiree population increased by 3.7 per cent during the pandemic. As a result of retiree demand, lower interest rates and an increase in remote workers seeking new homes, home prices in KWB surged by 17.2 per cent in 2020. Average price growth is beginning to taper off but is predicted to have risen by 20.4 per cent by the end of this year. (Compared to 2020, forecasts predict KWC metro prices to be up 21.3 per cent; Guelph to rise by 18.4 per cent and Barrie to increase by 15.4 per cent.)

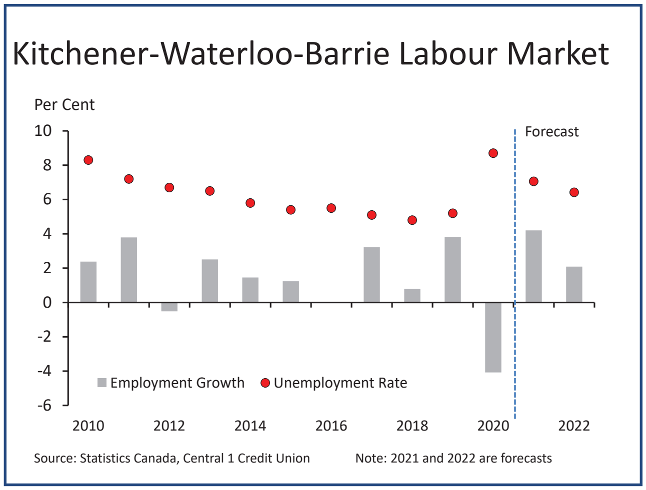
Increases in Interest rate in 2022 will subdue prices, with forecasts calling for a 2.9 per cent price increase

Sales in 2021 are expected to be record breaking (MLS sales are forecast to top 26,000 units). Next year will see an ease because of high prices but activity should remain for the region with 2022 sales forecast to reach 24,000.

The annual employment growth rate in KWB is forecast to grow 4.2 per cent in 2021, following the pandemic-induced drop of 4.1 per cent in 2020, driven by the resumption of face-to-face businesses. Growth will slow to 2.1 per cent next year.

The unemployment rate will fall from last year's high of 8.8 per cent to 7.1 per cent in 2021, falling further in 2022 to 6.4 pe cent as the hard-hit sales, service and transportation sectors recover and the strong knowledge-based economy continues to attract a highly skilled work force to the region.

The metro areas within the region are forecast to follow a similar trend, apart from Barrie, which suffered high levels of unemployment during the third wave and will see a slower recovery.



With a growing population, its no surprise that residential permit volumes in the KWB increased in 2020 by 4.5 per cent to $3.2 billion. Non-residential permit volumes on the other hand fell by 26.8 per cent. Both public and private investment had fallen because of the uncertainty of the pandemic.

In 2021, we're forecasting residential permit volumes in the KWB to increase 19.1 per cent and non-residential permit volumes to increase 9.2 per cent. Strong gains are predicted for Barrie metro and Guelph metro by end of 2021 with residential housing permits forecast to see annual increases of 28.5 per cent and 60 per cent respectively. However, like the housing market, we expect a pull back in 2022 and forecast residential permit volumes for the KWB to drop 14 per cent and for the Barrie and Guelph metro to be down 45.6 per cent and 21.7 per cent respectively.

KWB's status as a tech hub should ensure it sees continued investment as we depart the pandemic era. According to research by Hockeystick – a company that uses AI to match start-ups with funders – tech investments doubled in 2020 from the previous year to over $689 million.

Automotive technology is also expected to see substantial growth as both GM and Ford plan to manufacture electric vehicles in Ontario and the KCW metro, which has over 90 companies related to automotive technology and manufacturing, is sandwiched between those plants.

Barrie is home to Southmedic, a company which manufactures medical and personal protective equipment and is continuing to expand its manufacturing space and grow its employee base, having doubled to over 1000 employees since the beginning of the pandemic.

Kitchener-Waterloo-Barrie ER					
	2018	2019	2020	2021	2022
Labour Force (000s)	772.0	804.1	801.2	820.1	831.5
% ch.	0.5	4.2	-0.4	2.4	1.4
Total Employment (000s)	734.5	762.5	731.5	762.2	778.1
% ch.	0.8	3.8	-4.1	4.2	2.1
Unemployment Rate	4.9	5.2	8.8	7.1	6.4
Population (000s)	1,400.3	1,429.5	1,455.4	1,474.8	1,505.7
% ch.	2.2	2.1	1.8	1.3	2.1
MLS Sales	18,063	19,657	22,444	26,234	24,213
% ch.	-14.5	8.8	14.2	16.9	-7.7
MLS Average Price	488,647	520,030	609,664	734,023	755,235
% ch.	2.3	6.4	17.2	20.4	2.9
Res Permits ($ mil)	2,397.0	3,057.8	3,194.8	3,805.6	3,241.0
% ch.	-20.2	27.6	4.5	19.1	-14.8
Non Res Permits ($ mil)	1,510.7	1,677.4	1,227.6	1,341.4	1,394.4
% ch.	8.9	11.0	-26.8	9.3	4.0

Kitchener-Cambridge-Wateroo CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	326.2	340.7	338.7	343.2	352.5
% ch.	2.6	4.4	-0.6	1.3	2.7
Total Employment (000s)	309.4	322.7	306.2	319.4	332.1
% ch.	2.6	4.3	-5.1	4.3	4.0
Unemployment Rate	5.2	5.3	9.6	6.9	5.8
Total Permits ($ millions)	1,434.4	2,201.9	1,953.7	2,084.0	2,107.9
% ch.	-6.3	53.5	-11.3	6.7	1.1
Residential Permits ($ millions.)	864.0	1,457.4	1,320.1	1,414.5	1,324.4
% ch.	-4.4	68.7	-9.4	7.2	-6.4
Non-Residential Permits ($ millions.)	570.4	744.5	633.6	669.5	783.5
% ch.	-9.0	30.5	-14.9	5.7	17.0
Population (000s)	567.9	582.0	593.9	605.2	615.3
% ch.	2.6	2.5	2.0	1.9	1.7
MLS Sales	8,006	8,363	9,242	10,302	9,401
% ch.	-13.1	4.5	10.5	11.5	-8.7
MLS Average Price	481,125	522,273	612,239	742,837	761,715
% ch.	3.4	8.6	17.2	21.3	2.5

Barrie CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	120.3	124.3	129.8	128.9	134.4
% ch.	0.5	3.3	4.5	-0.7	4.3
Total Employment (000s)	112.3	116.9	117.6	118.1	125.5
% ch.	-0.7	4.1	0.6	0.4	6.3
Unemployment Rate	6.7	6.0	9.4	8.3	6.6
Total Permits ($ millions)	660.6	249.0	705.3	946.8	589.0
% ch.	2.1	-62.3	183.2	34.2	-37.8
Residential Permits ($ millions.)	382.5	151.8	593.2	762.1	414.2
% ch.	-24.5	-60.3	290.9	28.5	-45.7
Non-Residential Permits ($ millions.)	278.0	97.3	112.2	184.7	174.8
% ch.	98.2	-65.0	15.3	64.7	-5.4
Population (000s)	210.1	214.4	218.2	222.2	225.7
% ch.	1.6	2.0	1.8	1.8	1.6
MLS Sales	3,616	4,255	5,342	6,204	5,734
% ch.	-18.3	17.7	25.5	16.1	-7.6
MLS Average Price	516,989	532,232	629,320	726,374	742,148
% ch.	-3.6	2.9	18.2	15.4	2.2

Guelph CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	91.7	95.7	93.7	97.4	102.3
% ch.	-4.2	4.3	-2.1	3.9	5.0
Total Employment (000s)	88.2	91.1	85.1	90.1	96.5
% ch.	-2.5	3.3	-6.7	5.8	7.2
Unemployment Rate	3.9	4.7	9.1	7.5	5.7
Total Permits ($ millions)	372.4	639.1	468.8	570.0	484.8
% ch.	-28.5	71.6	-26.6	21.6	-14.9
Residential Permits ($ millions.)	245.1	393.3	240.3	385.3	301.7
% ch.	-24.1	60.5	-38.9	60.3	-21.7
Non-Residential Permits ($ millions.)	127.3	245.8	228.5	184.7	183.1
% ch.	-35.8	93.1	-7.0	-19.2	-0.9
Population (000s)	162.6	165.1	167.5	170.4	173.2
% ch.	1.6	1.5	1.5	1.7	1.6
MLS Sales	3,020	3,232	3,439	4,524	3,851
% ch.	-12.0	7.0	6.4	31.5	-14.9
MLS Average Price	534,050	566,014	659,618	781,245	800,404
% ch.	1.2	6.0	16.5	18.4	2.5

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with combined data from the Kitchener-Waterloo Association of REALTORS® and Cambridge Association of REALTORS®

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central 1 Economics

Ontario Regional Economic Outlooks 2021 - 2022

Hamilton-Niagara Peninsula

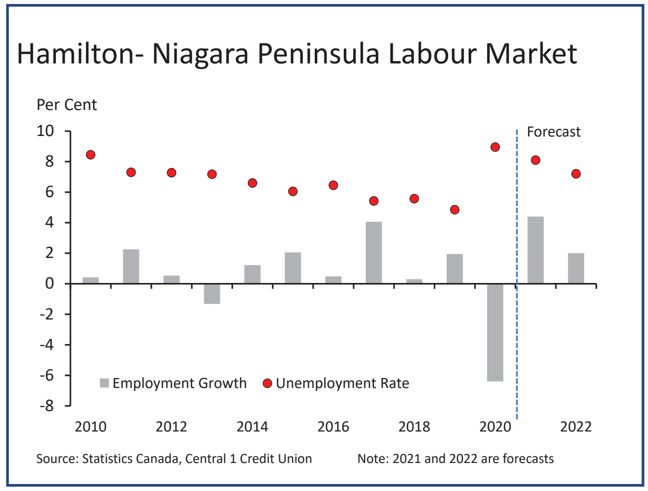
Bryan Yu, Chief Economist

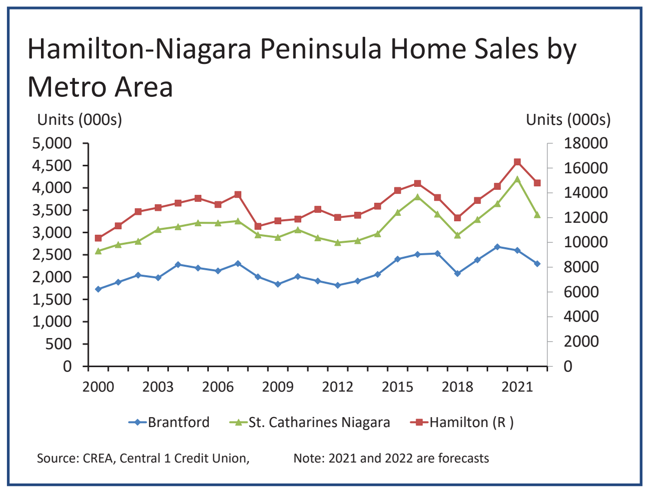
Like its regional peers, the Hamilton Niagara Peninsula (HNP) which spans the Census Metropolitan Areas (CMAs) of Hamilton, St. Catharines- Niagara, Brantford, and surrounding areas continues to recover from the pandemic driven recession.

Labour market conditions continue to mend as aggregate employment trends towards pre-pandemic levels, albeit still with a considerable gap which does not include employment gains that would have emerged in the absence of the pandemic. After plummeting nearly 15 per cent early in the pandemic, employment has returned to within two per cent of the pre-pandemic pace, although the regional unemployment rate remains uncomfortably high at near eight per cent.

As observed more broadly, the recovery cycle is uneven. Employment remains sharply lower in restriction-sensitive sectors including hospitality and tourism, private personal services and retail trade. Accommodations/foodservices and transportation and warehousing employment remained more than 20 per cent lower. To a lesser extent education and health services activity remains stunted by the pause in in-classroom and on-campus learning. Manufacturing employment is down about three per cent. In contrast, sectors able to shift to remote have outperformed with strong growth in professional/technical services while the robust housing market has generated substantial job gains in the region. Recent growth in public administration jobs may reflect census hiring ststiatics. Among metro areas in the HNP St. Catharines employment remains relatively more sluggish, likely owing to relatively greater exposure to tourism, although Hamilton also lagged.

Weakness in many sectors of the economy limited business investment as firms minimized spending due to uncertainties related to the extent of public health orders on retail, hospitality and other sectors requiring face-to-face interactions. Indeed, there were few major investment announcements for the region over the past albeit with notable highlights such as a new rebar facility in Welland and Upfield's food manufacturing





plant in Brantford. Non-residential investment in buildings remains elevated but forecast to decline 13 per cent this year before rebounding in 2022 reflecting as businesses look to expand and revisit paused investment plans.

In contrast, the regional housing market has been on fire. Despite a plunge in international migration, the low interest rate cycle, the pandemic-era drive for more space and flexibility created by remote works fuelled demand. The shift to remote work has made markets outside Toronto particularly attractive, although Hamilton's proximity as a commutative city remains attractive. Given a dearth of timely data, the extent of intra-provincial flows over the past year is unknown, but pre-pandemic trends were robust with net growth of more than 10,000 persons annually. Record setting home sales earlier this year are forecast to drive HNP annual sales up 15 per cent to 28,500 units which will exceed the previous 2016 record. Average prices rise 23 per cent to a record $775,000, adding to 2020's 18 per cent gain. Growth is consistent among markets. Strong housing demand has triggered increased new building and renovations activity. Residential permit volume is set for a 23 per cent increase this year. Year-to-date housing starts rose 35 per cent in Hamilton, and eight per cent in St. Catharines, but eased in Brantford.

Annual HNP employment growth is expected to average 4.4 per cent this year but will remain below the 2019 average levels. Employment climbs 2.0 per cent in 2022, while the unemployment rate declines to about seven per cent.

Expansion in coming quarters will reflect easing of social restrictions and border openings, buoying sectors such as tourism which are reliant on face-to-face interaction. Over the long-term, Hamilton remains in a strong position to grow given expansion in post-secondary education and health sciences sectors prior to the pandemic. Investment is set to rise with buildout of Hamilton Health Sciences and Niagara Falls Hospital over the next five years. Recent federal government announcements could also prove to support the region's manufacturing sector including a $400 million investment in ArcelorMittal Dofasco to lower emissions in steel making and phasing out coal-fired production. Public transportation in Hamilton will also receive a boost via funding of more than $500 million from all three levels of government via construction of public transit maintenance facilities, improved bus networks, and rapid transit infrastructure.

The region's housing cycle is forecast to continue its normalization phase. Maturing of the pandemic, affordability erosion and satiation of pent-up demand will temper sales. Uncertainty regarding return to offices may also weigh on decisions to move away from the larger urban centres. Sales are forecast to decline 12 per cent, while average prices flatten, lifting prices by two per cent after the recent surge.

Population growth remains a wildcard and remains contingent on the state of international flows. International immigration has accounted for more than half of the region's annual population growth in recent years but this has been impeded during the pandemic due to a combination of administrative delays, global travel restrictions, and vaccine deployment. Inflows will likely trend higher into 2022 with a stronger boost into 2023. Population growth is forecast to reach 0.6 per cent this year on internal migration and rise to 1.2 per cent in 2022.

Hamilton-Niagara Peninsula ER

	2018	2019	2020	2021	2022
Labour Force (000s)	789.1	798	780.4	807	816
% ch.	0.5	1.1	-2.2	3.4	1.1
Total Employment (000s)	745.00	759.50	710.90	742.00	757.20
% ch.	0.3	1.9	-6.4	4.4	2.0
Unemployment Rate	5.6	4.8	8.9	8.1	7.2
Population (000s)	1499.8	1522.6	1541.2	1545.6	1564.7
% ch.	1.5	1.5	1.2	0.3	1.2
MLS Sales	20,130	22,405	24,694	28,500	25,000
% ch.	-12.4	11.3	10.2	15.4	-12.3
MLS Average Price	498,150	531,191	628,199	775,000	790,000
% ch.	1.9	6.6	18.3	23.4	1.9
Res Permits ($ mil)	2267.7	2369.4	2639.5	3250.0	2800.0
% ch.	-2.3	4.5	11.4	23.1	-13.8
Non Res Permits ($ mil)	1036.7	1370.5	1328.2	1150.0	1280.0
% ch.	-20.4	32.2	-3.1	-13.4	11.3

Hamilton CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	424.2	430.0	421.9	437.0	444.0
% ch.	-1.3	1.4	-1.9	3.6	1.6
Total Employment (000s)	403.0	411.3	384.9	403.0	414.0
% ch.	-1.3	2.0	-6.4	4.7	2.7
Unemployment Rate	5.0	4.3	8.8	7.8	6.8
Total Permits ($ millions)	1726.4	1830.7	1757.7	2350.0	2050.0
% ch.	-13.6	6.0	-4.0	33.7	-12.8
Residential Permits ($ millions.)	1143.3	1088.2	1095.5	1700.0	1350.0
% ch.	-5.7	-4.8	0.7	55.2	-20.6
Non-Residential Permits ($ millions.)	583.1	742.6	662.2	650.0	700.0
% ch.	-25.7	27.3	-10.8	-1.8	7.7
Population (000s)	785.2	795.2	804.7	808.0	818.0
% ch.	1.0	1.3	1.2	0.4	1.2
MLS Sales	11,982	13,388	14,528	16,500	14,800
% ch.	-12.1	11.7	8.5	13.6	-10.3
MLS Average Price	562,869	590,393	691,622	860,000	875,000
% ch.	0.6	4.9	17.1	24.3	1.7

St. Catharines-Niagara CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	220.4	216.9	211.2	216.0	217.0
% ch.	2.4	-1.6	-2.6	2.3	0.5
Total Employment (000s)	205.7	204.4	190.6	192.0	195.0
% ch.	2.4	-0.6	-6.7	0.7	1.6
Unemployment Rate	6.7	5.8	9.8	11.1	10.1
Total Permits ($ millions)	1065.3	1323.4	1377.3	1410.0	1375.0
% ch.	0.7	24.2	4.1	2.4	-2.5
Residential Permits ($ millions.)	763.8	921.9	948.1	1100.0	1000.0
% ch.	6.9	20.7	2.8	16.0	-9.1
Non-Residential Permits ($ millions.)	301.5	401.4	429.2	310.0	375.0
% ch.	-12.1	33.1	6.9	-27.8	21.0
Population (000s)	428.4	434.1	437.1	442.0	445.0
% ch.	1.4	1.3	0.7	1.1	0.7
MLS Sales	2941.0	3291.0	3646.0	4200.0	3400.0
% ch.	-13.8	11.9	10.8	15.2	-19.0
MLS Average Price	434692.1	481464.8	573939.6	705000.0	720000.0
% ch.	1.2	10.8	19.2	22.8	2.1

Brantford CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	74.3	81.6	78.5	80.0	82.0
% ch.	-1.8	9.9	-3.8	1.9	2.5
Total Employment (000s)	69.6	78.1	71.9	75.0	77.0
% ch.	-3.2	12.2	-7.9	4.3	2.7
Unemployment Rate	6.3	4.3	8.4	6.3	6.1
Total Permits ($ millions)	321.0	314.6	503.8	275.0	295.0
% ch.	17.3	-2.0	60.1	-45.4	7.3
Residential Permits ($ millions.)	237.9	199.4	384.6	190.0	195.0
% ch.	52.4	-16.2	92.9	-50.6	2.6
Non-Residential Permits ($ millions.)	83.1	115.3	119.2	85.0	100.0
% ch.	-29.2	38.7	3.4	-28.7	17.6
Population (000s)	147.4	149.5	151.6	153.0	155.0
% ch.	1.2	1.4	1.4	0.9	1.3
MLS Sales	2,080	2,386	2,679	2,600	2,300
% ch.	-17.8	14.7	12.3	-2.9	-11.5
MLS Average Price	418,921	453,434	549,407	705,000	715,000
% ch.	5.0	8.2	21.2	28.3	1.4

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the REALTORS® Association of Hamilton and Burlington

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central 1 Economics

Ontario Regional Economic Outlooks 2021 - 2022

London

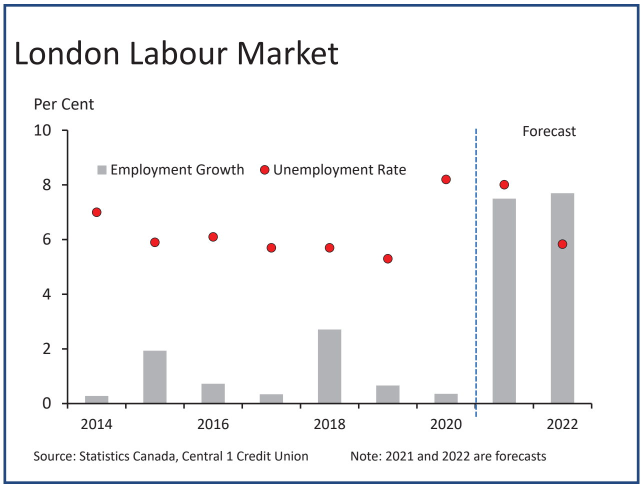
Edgard Navarrete, Regional Economist

The London Economic Region's (ER) labour market has rebounded much quicker than other regions largely due to having greater service-sector exposure in areas that have been relatively insulated from the pandemic. The ER's labour market has fully recovered as employment (up 5.4 per cent) and the labour force (up 9.3 per cent) are much higher in August 2021 compared to prior to the pandemic in February 2020.

With a gradual reopening after over a year and a half of constrained economic activity much of the employment growth over the last half year has been in part-time work as employers take a cautiously optimistic approach to hiring just in case another wave undoes the gains.

The region's good sector is starting to hire back robustly buoyed by lifting of economic and social restrictions but remains affected by strong pandemic era job losses in construction and manufacturing. Supply chain issues and higher input costs have affected the region's construction and auto manufacturing sectors. While the good sector has faced headwinds the services sector has benefited from robust hiring in seemingly pandemic proof areas such as: finance, insurance, real estate and leasing, education, business building, and health care and social services, offsetting losses in hard hit areas such as accommodation and food services, transportation and warehousing, and trade (retail and wholesale).

Strong demand for housing, particularly from people moving into the region from other parts of Ontario has supported strong residential construction growth somewhat offsetting large losses in non-residential construction. Over the first half of the year new home construction according to the Canada Mortgage and Housing Corporation (CMHC) are ahead of last year's pace by over 119 per cent largely from significant single-detached and condo apartment construction.



London's resale homes market has been red hot much like other regions of the province as buyers take advantage of savings and attractive mortgage rates and increased ability to work remote to leave large urban centres such as the Greater Toronto and Hamilton Area (GTHA) for London. Over the first six months of 2021 data from the Canadian Real Estate Board (CREA) for the London and St. Thomas real estate board puts sales, new listings, and the average price ahead of last year's pace by 48.1 per cent, 26.8 per cent, and 40.4 per cent respectively with much of this boost front loaded over the first quarter. Month-over-month sales are moderating in the second quarter 2021 as the market takes a breather and tries to return to trend activity. The sales-to-new-listings ratio (SNLR) in June 2021 was 74.2 per cent compared to 77.7 per cent a year ago, a slight cooling of the market but still red hot and well above the threshold to be considered a sellers' market.

New residential construction has been strong in the region and future building intentions signal this trend to continue. Total building permit volumes are up largely from strong growth in residential which includes new home construction and renovation spending. Non-residential building permit volumes have remained relatively muted as businesses have taken a very cautious approach to expansion and investment plans during the pandemic.

Despite international travel restrictions affecting immigration during this pandemic the region's population has increased at a strong clip. Year-to-date, the region's population increased 1.3 per cent much slower than the 1.8 per cent posted at the same time in 2020 but certainly ahead of the provincial average. Population growth is coming from strong intraprovincial flows into the region and some interprovincial growth even as immigration is down to a trickle. The possibility to work remote has attracted many households to the region from other areas of Ontario especially the GTHA.

Looking ahead the region's labour market will continue to recover until the end of 2022. Business investments will increase and policy measures like the recently announced vaccine passports in Ontario will allow the economy to continue to thrive while minimizing the prospect of disruptions from further lockdowns. Many employers are already starting to hire. For example, Megabus expanded its service to southwestern Ontario as it added a route between London and downtown Toronto fi lling the transportation gap left by Greyhound Canada[6] . Moreover, some institutions are off ering retraining services to meet the coming demand in areas such as construction and the trades. Fanshawe College in London is launching Skills2Build, a free training program to help job seekers enter the construction industry and companies fill employment gaps. The program includes six weeks of training and a six-week paid work placement[7] . With employment forecast to climb 7.5 per cent in 2021 and 7.7 per cent in 2022 the region's unemployment rate will continue trending down averaging 5.8 per cent by 2022.

The pace of activity in the resale homes market in the London region is forecast to remain strong over the next two years until interest rates go up and affordability erodes supported by employment growth and immigration. Sales are forecast to climb 13 per cent in 2021 and an additional 5 per cent by 2022. Average prices are forecast to climb to 28 per cent in 2021 due to very tight market conditions and bidding wars and increase 7.9 per cent by 2022 as market activity moderates.

Lifting of restrictions and the ongoing recovery will keep feeding investor confidence in the region. Non-residential investments will climb 2.0 per cent in 2021 and 16 per cent in 2022. Already, the region is starting to see some strong non-residential activity such as the redevelopment of the former Ford plant in Talbotville for a large e-commerce facility[8] and the broadband project in Zorra by Quadro communications[9] . Residential investments will remain strong over the forecast horizon supported by new construction and renovation spending. In 2021 residential permits are forecast to climb 115 per cent and 20 per cent in 2022.

6 Megabus to offerroutesbetweenLondonand Toronto starting July 15 | Globalnews.ca

7 Free Fanshawe College program aids construction job seekers, employers | London Free Press (lfpress.com)

8 https://globalnews.ca/news/8004222/construction-underway-at-former-ford-plant-in-talbotville-future-unclear/

9 Construction starts on $5-million broadband project in Zorra | The Woodstock Sentinel Review

London ER	2018	2019	2020	2021	2022
Labour Force (000s)	359.2	360.3	372.9	400.1	421.0
% ch.	2.7	0.3	3.5	7.3	5.2
Total Employment (000s)	338.9	341.1	342.4	368.1	396.4
% ch.	2.7	0.7	0.4	7.5	7.7
Unemployment Rate	5.7	5.3	8.2	8.0	5.8
Population (000s)	705.6	718.2	729.5	733.2	744.2
% ch.	2.2	1.8	1.6	0.5	1.5
MLS Sales	11,160	11,645	12,177	13,760	14,448
% ch.	-13.1	4.3	4.6	13.0	5.0
MLS Average Price	368,169	407,675	487,425	623,904	673,192
% ch.	11.8	10.7	19.6	28.0	7.9
Res Permits ($ mil)	1,348.4	1,472.2	2,198.6	4,726.9	5,672.3
% ch.	-4.7	9.2	49.3	115.0	20.0
Non Res Permits ($ mil)	542.5	935.8	664.2	677.5	785.9
% ch.	-17.8	72.5	-29.0	2.0	16.0

London CMA	2018	2019	2020	2021	2022
Labour Force (000s)	269.2	268.8	281.8	303.0	319.0
% ch.	3.5	-0.2	4.9	7.5	5.3
Total Employment (000s)	254.0	253.8	257.2	279.0	300.5
% ch.	4.0	-0.1	1.3	8.5	7.7
Unemployment Rate	5.6	5.6	8.8	7.9	5.8
Total Permits ($ millions)	1,324.9	1,802.8	2,175.6	4,408.4	5,358.7
% ch.	-7.9	36.1	20.7	103.2	21.6
Residential Permits ($ millions.)	983.4	1085.4	1728.5	3794.1	4590.9
% ch.	-11.4	10.4	59.2	120.0	21.0
Non-Residential Permits ($ millions.)	341.6	717.4	447.2	614.2	767.8
% ch.	3.9	110.0	-37.7	38.0	25.0
Population (000s)	532.4	542.3	551.1	553.8	562.7
% ch.	2.4	1.9	1.6	0.5	1.6
MLS Sales	9,187	9,532	10,023	11,232	11,794
% ch.	-13.0	3.8	5.2	13.0	5.0
MLS Average Price	366,756	408,552	488,621	628,818	679,123
% ch.	11.2	11.4	19.6	29.0	8.0

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the London & St. Thomas Association of REALTORS®

Economics | Regional Analysis Reports

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central 1 Economics

Ontario Regional Economic Outlooks 2021 - 2022

Windsor-Sarnia

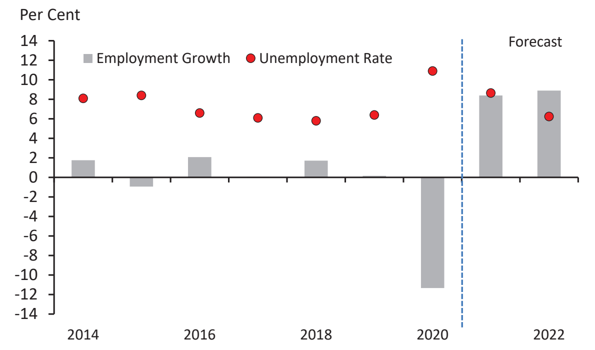
Edgard Navarrete, Regional Economist

The Windsor-Sarnia Economic Region's (ER) labour market has gradually come back to life since March 20201 largely supported by growth in the services sector, while the goods sector continues to face head-winds. By August 2021, compared to pre-pandemic activity from February 2020, employment and the labour force are up 2.6 per cent and 5.1 per cent respectively. The region's average unemployment rate in August 2021 was 9.5 per cent - still higher than the 7.3 per cent unemployment rate from February 2020 but gradually falling as economic and social life return closer to normal.

The region's good sector is continuing to recover after a tough start to 2021 led largely by growth in agriculture, and to a lesser extent manufacturing which has faced supply chain issues throughout the pandemic. The region's auto sector has faced significant supply chain issues that have curtailed production and sales. Construction has shifted from periods of growth and decline as non-residential investment remains muted and high commodity prices kept a lid project growth. High-contact service sector areas have been hard-hit by the pandemic and only recently have started to rebound as public health measures are being lifted supported by high-vaccination rates. Trade in the region has been on a hiring growth spurt recently led by demand for workers in e-commerce companies springing up during this pandemic. Other areas thriving during the pandemic includes finance, insurance, real estate, rental, and leasing, health care and social assistance and professional, scientific and technical services.

Over the first half of 2021 new home construction in the Windsor Census Metropolitan Area (CMA) remains significantly ahead of last year's pace (up 47.9 per cent) largely due to strong growth in multi-family new housing such as condo apartments (up 188.5 per cent) and rows/townhomes (up 11.2 per cent). Households moving to the area from larger markets and previous investor activity has lifted new home construction in the region as well as demolitions of older housing stock and rebuilding on the site.

Windsor-Sarnia Labour Market



Source: Statistics Canada, Central 1 Credit Union Note: 2021 and 2022 are forecasts

The resale homes market in the region has been counter-cyclical like many other areas of Ontario, supported by low interest rates and a desire for people to move to smaller market as remote work has been popularized. Over the first six months of 2021, despite some recent moderation, data from the Canadian Real Estate Board (CREA) for the Windsor-Essex real estate board puts sales, new listings, and the average price ahead of last year's pace by 47.4 per cent, 25.8 per cent, and 38.5 per cent respectively. Moreover, such has been the resale market activity that the average sale price in the real estate board now is over $500,000 for the first time ever.

Total building permits are up 21.2 per cent year-to-date in the region, lifted by future residential building intentions (up 67.3 per cent) despite the drop in non-residential building permits over the same period (down 45.0 per cent). Demand for new residential housing is offsetting muted business investments as the pandemic has cast significant uncertainty for many businesses especially high contact services sectors.

Population growth has remained muted due to a trickle of international movements partly offset by movements of households from other parts of Ontario especially those looking to purchase a primary or secondary homes.

Labour market prospects for the region are strong given increased economic and social activity and the return of post-secondary students to on-campus learning supporting growth in hard-hit services. Moreover, with U.S. citizens and non-U.S. citizens able to visit Ontario this will support growth in areas closely aligned to tourism such as accommodation and food services, retail trade, and recreation. Increased business investments will also help drive hiring in areas of the goods sector such as construction and region's agriculture sector will benefit as the food services sector rebounds. In 2021, employment growth will increase 8.4 per cent and a further 8.9 per cent in 2022 helping push down the average unemployment rate to 6.2 per cent by 2022 slightly down from the 6.4 per cent posted in 2019 prior to the pandemic.

Tight market conditions with demand outstripping supply of resale housing will ensure that Windsor-Sarnia's resale market ends 2021 significantly ahead of 2020's pace. Sales are forecast to climb 14 per cent and average price 30 per cent, both period peaks since 2014. By 2022, as affordability erodes, interest rates climb, and the pool of buyers dwindles after many moving up purchases many years in advance in 2021 sales are forecast to fall 3.4 per cent in Windsor-Sarnia and average price move up 5.8 per cent much lower than the 11.8 per cent average from 2014 to 2020.

With economic activity continuing to pick up speed supported by high vaccination rates, vaccine passports, and lifting of public health restrictions, business investment in the region will continue to increase. The pandemic caused significant uncertainty for many businesses and many projects were shelved until now. For example, earlier this year General Motors, Stellantis (formerly Fiat Chrysler Automobiles) and Ford all made billion-dollar investments to convert production in Ontario plants to handle electric vehicles two major investments occurred in Windsor: the $1.5 billion dollar investment by Stellantis for electric vehicle production at their plant in Windsor and the Ford's substantial investment at their Windsor engine manufacturing plant[10] . These and other projects will keep non-residential investments lifted. Non-residential building permit volumes are forecast to rise 65 per cent in 2021 and a further 30 per cent in 2022. Residential building permit volumes are forecast to slowdown by 43 per cent in 2021 due to a large backlog of projects, especially many condo apartment projects which take longer to complete, skilled labour shortages and increased material costs too. By 2022, with increased flows of people into the region some of the skilled labour shortages should be eased allowing residential building permit volumes to rise 12 per cent.

10 Project Arrow, Canada's zero-emissions concept car, gets $5M in federal funding | CBC News

Windsor-Sarnia ER					
	2018	2019	2020	2021	2022
Labour Force (000s)	327.1	329.8	307.2	325.0	344.8
% ch.	1.3	0.8	-6.9	5.8	6.1
Total Employment (000s)	308.4	308.9	273.9	296.9	323.3
% ch.	1.7	0.2	-11.3	8.4	8.9
Unemployment Rate	5.8	6.4	10.9	8.6	6.2
Population (000s)	658.7	664.8	670.5	674.6	680.6
% ch.	1.3	0.9	0.9	0.6	0.9
MLS Sales	9,611	10,039	10,204	11,633	11,237
% ch.	-9.3	4.5	1.6	14.0	-3.4
MLS Average Price	284,929	319,312	389,620	506,506	535,883
% ch.	13.6	12.1	22.0	30.0	5.8
Res Permits ($ mil)	687.4	887.6	1158.0	660.1	739.3
% ch.	0.4	29.1	30.5	-43.0	12.0
Non Res Permits ($ mil)	526.9	705.3	684.8	1130.0	1469.0
% ch.	-4.3	33.9	-2.9	65.0	30.0

Windsor CMA					
	2018	2019	2020	2021	2022
Labour Force (000s)	174.7	182.7	172.3	180.1	191.6
% ch.	2.2	4.6	-5.7	6.1	6.4
Total Employment (000s)	164.1	170.9	152.2	162.9	178.3
% ch.	1.8	4.2	-11.0	8.5	9.5
Unemployment Rate	6.1	6.5	11.7	9.5	6.9
Total Permits ($ millions)	547.0	725.7	871.7	925.3	1,022.1
% ch.	-11.9	32.7	20.1	3.7	10.5
Residential Permits ($ millions.)	375.1	478.7	662.4	653.8	712.7
% ch.	-5.4	27.6	38.4	-5.0	9.0
Non-Residential Permits ($ millions.)	171.9	247.0	209.3	271.5	309.5
% ch.	-23.3	43.7	-15.3	33.0	14.0
Population (000s)	348.3	353.0	356.9	359.7	363.7
% ch.	2.1	1.3	1.1	0.8	1.1
MLS Sales	6,637	7,011	7,122	8,043	7,721
% ch.	-9.9	5.6	1.6	13.0	-4.0
MLS Average Price	294,646	329,735	402,730	519,267	547,827
% ch.	13.3	11.9	22.1	29.0	5.5

Sources: Statistics Canada, CREA, C1CU

Economic region housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the Windsor-Essex County Association of REALTORS®

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Ontario Regional Economic Outlooks 2021 - 2022

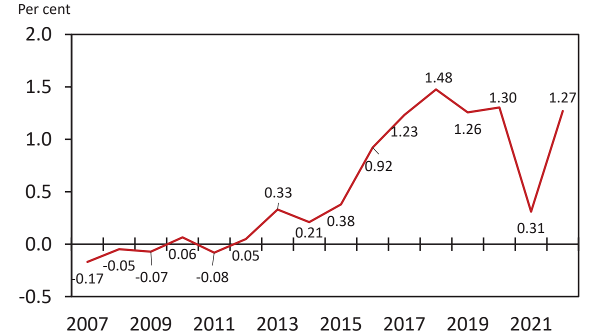
Stratford-Bruce Peninsula

Ivy Ruan, Economics Research Associate

The Stratford-Bruce Peninsula Economic Region (ER) covers the counties of Perth, Huron, Bruce and Grey and has a population size of 322,393 at the end of 2020. As the province reached stage 3 of reopening in July 2021, it is seeing further recoveries in its local economy and labour market.

At the end of 2020, the annual average unemployment rate had reached 7.4 per cent – its highest rate in the previous seven years. A consistent labour market recovery got underway during 2021, with the unemployment rate dropping to 3.8 per cent in June 2021, which was its fourth consecutive month of decline[11] . The overall net employment increase was mainly driven by full-time employee gains. Agriculture, manufacturing, and construction were the sectors that have been seeing continued recoveries in employment despite ongoing public health measures. With the economic reopening starting in June, the local wholesale and retail trade sectors saw gains in employment in two consecutive months, 1900 jobs in July and 2300 additional hirings in August.

In addition to the pandemic economic support programs for impacted individuals, the federal government has launched support programs in the Stratford-Bruce Peninsula area to boost small business confidence and create job opportunities. As of March 2021, invest Stratford has handed out $750,000 from the Federal Economic Development Agency for Southern Ontario to help the recovery of Stratford and area businesses hard hit by the loss of tourism during the pandemic[12] . The government has also approved for about $2.5 million in federal funding and 789 job opportunities for those aged 15 to 30 in Bruce-Grey-Owen Sound this summer[13] .



The $13 billion Bruce Power's Major Component Replacement project in Kincardine remains on track despite a two-month delay caused by the pandemic[14] . The replacement project is projected to continue leading further job gains in the area, planning two more removals of unit 3 reactor in 2023 and unit 4 reactor in 2025. Meanwhile, the regional construction sector has been active and supported job creation.

Cannabis remains a strong part of the regional agriculture sector and becomes a fast-growing segment in the regional retail sector. Cannabis retail outlets have opened in the cities in the Stratford-Bruce Peninsula ER, with more applications are pending. Owen Sound's council approved a zoning bylaw amendment that added medical marijuana production facilities as a permitted used on all general and heavy industrial land in the city, lands that are primarily in the industrial park. Attention had been drawn to the area as one venture company started renovations on high-quality cannabis in the former PPG plant in Owen Sound[15] . The cannabis business could be expected to keep growing as the market continued to thrive since the national legalization in 2018.

11 Four County Labour Market Planning Board. UNEMPLOYMENT DECREASES AGAIN TO 3.8%
12 Montanini, Chris. Chartham Daily News. $750K in grants highlight pandemic's impact on Stratford businesses
13 McCormack, Claire. Bayshore Broadcasting. Federal Funding For Nearly 800 Summer Jobs In Grey Bruce
14 World Nuclear News. Bruce Power marks firstyear of refurbishment project
15 Gowan, Rob. The Sun Times. Renovations begin on 'craft' cannabis facility at former PPG plant

The region's population expanded with a gain of 1.3 per cent in 2020, reporting a similar growth rate as the past three years. The net gain in population was continually driven by the intraprovincial migration, taking up to 95.5 per cent of the total gain. In the past years, the region was attracting retirees, which was contributing to demand for health and general services. The remote working model during pandemic has encouraged a strong urban-to-suburban or urban-to-rural moving trend in Canada. Smaller cities or towns in the Stratford-Bruce Peninsular ER have become increasingly popular among younger urban-dwellers.

The intraprovincial migration and favorable low interest rate environment has stimulated strong demand in housing and unusual competition resulting in intense bidding. The Stratford-Bruce Peninsular regional housing market reported MLS® sales increased by 11.8 per cent in 2020, bringing the annual sale units back to the level before the introduction of federal mortgage stress test policies. In comparison, the first two quarters of 2021 showed moderate changes in MLS® sales despite Q1 home sales being at their highest level since the 1990. The regional MLS® average price was up 18.7 per cent comparing to a year ago, exceeding previous forecast. Seasonally adjusted average home price was reported to be $613,000 in Q2 2021. Despite stronger demand expected in the following period, inventory remains low in the region. Seasonally adjusted sales-to-listing ratios had been over 85.0 per cent since Q2 2020, extending to 95.4 per cent in Q1 2021.

Permit volumes were on the rise in 2020, driven mainly by its residential permits which reached $459 million in 2021 Q1 – their highest level since 2018. Non-residential permits averaged $104 million in 2020. However, both residential and non-residential saw sharp declines in early 2021, receiving about half of the volumes that each quarter received in 2020.

The outlook for employment in the region positive. Agriculture, manufacturing, and construction sectors are expected to remain strong, leading the regional economic recovery. The services-producing sectors are forecasted to see gradual recoveries back to the pre-pandemic level in the coming months as the province relaxes the restriction measures. The Blue Mountain Resort laid off over 1,000 employees last winter due to Ontario's province-wide shut down, hitting the industry hard by hundreds of million dollars loss[16] . As the vaccine deployment continues in Canada, reopening and cross-border travel is projected to attract tourists back to the winter destination and restore the economy and employment in surrounding areas. However, recoveries in accommodations/food service sectors highly rely on changes in provincial and federal pandemic policies. The fourth wave of the pandemic had begun in late summer 2021 and forced some provinces to pause their reopening plans. Complete lockdowns may not take place again because of the implementation of vaccine passports, therefore, employment growth is expected to improve steadily in the region.

Population growth is forecast to pick up post 2021 in the region. Intraprovincial migration is expected to remain firm as investments in the nuclear plant and job growth continues to attract younger households. Affordable housing and living environment will also contribute to the population growth. Despite the foreseen rising property and rental prices in ERs like Stratford-Bruce Peninsular, urban-to-suburban, or urban-to-rural moving trend might persist for more than a few years, resulting demographic changes to the area.

Interest rates are forecast to remain low as the Bank of Canada remains committed to hold the overnight rate until economic slack is absorbed. Favorable borrowing costs allow home sales and average prices to remain strong as people continue to move into the region and bid up the prices for limited residential supply. The regional housing market will moderate in 2022 as the higher interest rates and a smaller pool of buyers remain actively looking for homes to purchase.

The permit volumes in the Stratford-Bruce Peninsular ER are expected to grow to a level comparable to last year as more construction could resume in 2021 summer under relaxed provincial health restrictions. Cities have approved several new projects for public use, including the new Markdale Hospital and Lamont Sports Park. To meet the thriving demand for new properties and rentals in the region, residential developments are expected to take on the opportunity and grow further in the near future.

16 Klein, Roger. CTV News. Ontario ski resorts pegging losses at $84M for December

Stratford-Bruce Peninsula ER					
	2018	2019	2020	2021	2022
Labour Force (000s)	167.4	167.7	167.6	167.9	168.3
% ch.	4.6	0.2	-0.1	0.2	0.2
Total Employment (000s)	161.1	160.5	155.2	156.6	158.5
% ch.	5.5	-0.4	-3.3		
Unemployment Rate	3.8	4.4	7.4	6.7	5.8
Population (000s)	314.3	318.2	322.4	323.4	327.5
% ch.	1.5	1.3	1.3	0.3	1.3
MLS Sales	4,529	4,541	5,077	5,501	5,739
% ch.	-12.8	0.3	11.8	8.4	4.3
MLS Average Price	348,223	384,382	456,370	571,182	593,093
% ch.	15.6	10.4	18.7	25.2	3.8
Res Permits ($ mil)	732.9	820.9	891.6	920.5	913.7
% ch.	-0.5	12.0	8.6	3.2	-0.7
Non Res Permits ($ mil)	429.7	412.1	436.1	457.5	482.1
% ch.	11.5	-4.1	5.8	4.9	5.4

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

Economic Analysis of Ontario

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central 1 Economics

Ontario Regional Economic Outlooks 2021 - 2022

Northeast

Alan Chow, Business Economist

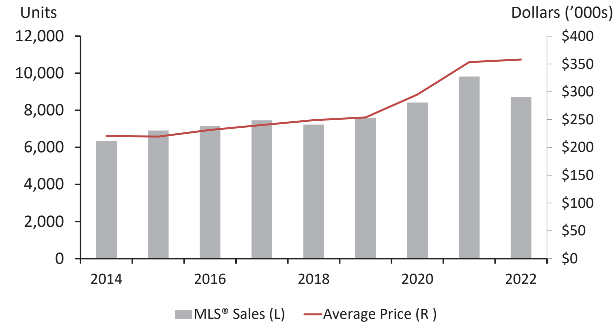
The Northeast regional economy has a primary resource and related manufacturing base. Growth prospects are challenging in commodity-based economies. Forestry, mining, and metal products have a high export exposure, and the area exhibits the typical boom and bust cycles of resource dependent economies. Investment in the area is also largely dependent on outside forces. The pandemic weighed heavily on the area, but with restrictions easing and commodity prices trending upward, the economy is expected to pick up.

In 2020, pandemic restrictions raised the region's unemployment to 7.8 per cent, with the Sudbury area seeing unemployment increase to 7.9 per cent. The high-contact service-sector occupations were particularly hit hard, shedding the most jobs. While this did recover somewhat in the second half of the year, the third wave of COVID-19 reversed those trends and lockdown measures took their toll. Restrictions have begun to ease with climbing vaccination rates and with businesses opening, unemployment has been trending downward.

The unemployment rate is expected to fall to 7.0 per cent in 2021 and move down towards 6.6 per cent in 2022. However, Sudbury's employment recovery will be slower – averaging 7.3 per cent for 2021 and 6.9 per cent in 2022.

The region continues to experience population growth, albeit at a much slower pace as compared to Ontario as a whole. It also continues to experience a shift in demographics, with the working age population (15-64) shrinking and the retirement age (65+) population rising. While the median age remains unchanged for the past three years (45.9 years), the average age continues to climb. The population growth is the result of migration to the region, specifically intraprovincial migration as retirees from larger cities move to smaller towns. International migration is also a big factor but has slowed in recent years with the pandemic resulting in a decrease of 23 per cent for 2020.

Northeast ER Housing Outlook



Source: CREA, Central 1 Credit Union, Note: 2021 and 2022 are forecasts

Intraprovincial migration should continue in the region as Canada's aging population hits retirement age and, along with remote workers, moves away from the larger cities and to smaller cities and more rural areas. International migration is expected to slow again in 2021 as the pandemic slows arrivals but is expected to increase again in 2022.

The higher population of retirees combined with the low interest rate environment has resulted in a strong housing market. In 2020, MLS sales rose 10.8 per cent in the Northeast. That compares to a rise of only 8.4 per cent for the Sudbury CMA and 8.7 per cent for all of Ontario. Prices are also up in 2020, with average sale prices increasing 16.2 per cent for the Northeast Region and up 14.9 per cent for the Greater Sudbury area. Residential building permits have seen its biggest jump in 8 years, up 16.2 per cent for 2020 but non-residential permits saw an equivalent decrease.

While the housing market has cooled since the beginning of the year, we still forecast 2021 for the Northeast Region to be recording break, with MLS sales growing 16.7 per cent and average prices rising 19.8 per cent. 2022 sales should moderate, down 11.4 per cent but still well above historic levels. Average prices are also forecast to increase but only at a modest 1.3 per cent. The Greater Sudbury area is forecast to increase less, at around 12.6 per cent for 2021 and flattening to only 1.8 per cent in 2022. Sales volumes in Sudbury for 2021 are forecast to be up 16.6 per cent but decline 8.0 per cent for 2022. Interest rates are expected to begin rising in 2022 and that should dampen expectations.

Building permits are expected to be higher in 2021, because to date, value of permits in the Northeast region is up 24 per cent with non-residential building permits leading the way, up 32 per cent. The second half should slow slightly but forecasts expect residential permit volumes to be up 19.6 per cent for the year. The slowdown expected in 2022 should see residential permit volumes decrease by 15 per cent as the slack in the economy closes.

Major projects breaking ground this year include a $47M engineered wood plant in Parry Sound, which is estimated to create 50 jobs in the region when it is complete. Many mines are also under construction in the region, including those near Gogama and Dubreuilville, which are both expected to bring in hundreds of jobs. Commodity prices have also bounced back, with many going above pre-pandemic levels. Demand for nickel and cobalt, which are plentiful in the region, should continue as they are a prime component in batteries used in electric vehicles.

The impact of Laurentian University entering a restructuring will likely result in a substantial hit to the region, specifically in the Greater Sudbury area. The university has already cut many programs and hundreds of jobs. This will result in a lower student population entering the area and decreased economy activity as a result. Some estimates have the overall direct and indirect impact to the economy at up to $100 million.

Even with the economic effects brought about by the Laurentian University restructuring, the unemployment rate is expected to fall in 2021, while employment levels and the labour force will also begin to recover as border and travel restrictions ease and industries such as recreation and hospitality reopen and move towards full capacity.

Northeast ER

	2018	2019	2020	2021	2022
Labour Force (000s)	269.0	270.5	269.5	270.1	271.1
% ch.	1.3	0.6	-0.4	0.2	0.4
Total Employment (000s)	252.0	253.3	248.4	251.3	253.3
% ch.	1.9	0.5	-1.9	1.2	0.8
Unemployment Rate	6.4	6.3	7.8	7.0	6.6
Population (000s)	566.1	567.9	569.0	570.7	572.3
% ch.	0.4	0.3	0.2	0.3	0.3
MLS Sales	7,232	7,602	8,420	9,823	8,705
% ch.	-4.3	5.1	10.8	16.7	-11.4
MLS Average Price	248,950	253,897	294,952	353,353	357,956
% ch.	2.6	2.0	16.2	19.8	1.3
Res Permits ($ mil)	355.2	382.0	445.7	533.3	424.6
% ch.	3.8	7.6	16.7	19.6	-20.4
Non Res Permits ($ mil)	406.7	475.9	396.7	364.0	385.7
% ch.	-19.6	17.0	-16.7	-8.2	6.0

Sudbury CMA

	2018	2019	2020	2021	2022
Labour Force (000s)	88.8	92.0	88.1	90.0	92.6
% ch.	1.3	3.6	-4.3	2.2	2.9
Total Employment (000s)	83.0	86.9	81.1	83.5	86.3
% ch.	1.6	4.7	-6.7	2.9	3.4
Unemployment Rate	6.6	5.5	7.9	7.3	6.9
Total Permits ($ millions)	289.1	281.9	324.5	318.6	319.5
% ch.	-21.1	-2.5	15.1	-1.8	0.3
Residential Permits ($ millions.)	90.6	87.2	108.6	115.9	109.1
% ch.	-6.5	-3.8	24.5	6.7	-5.8
Non-Residential Permits ($ millions.)	198.5	194.7	215.9	202.7	210.4
% ch.	-26.3	-1.9	10.9	-6.1	3.8
Population (000s)	171.5	172.0	172.5	173.1	173.6
% ch.	1.1	0.3	0.3	0.4	0.3
MLS Sales	2,397	2,512	2,723	3,175	2,922
% ch.	-2.7	4.8	8.4	16.6	-8.0
MLS Average Price	263,167	271,510	311,957	351,243	357,723
% ch.	1.2	3.2	14.9	12.6	1.8

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the Sudbury Real Estate Board

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central 1 Economics

Ontario Regional Economic Outlooks 2021 - 2022

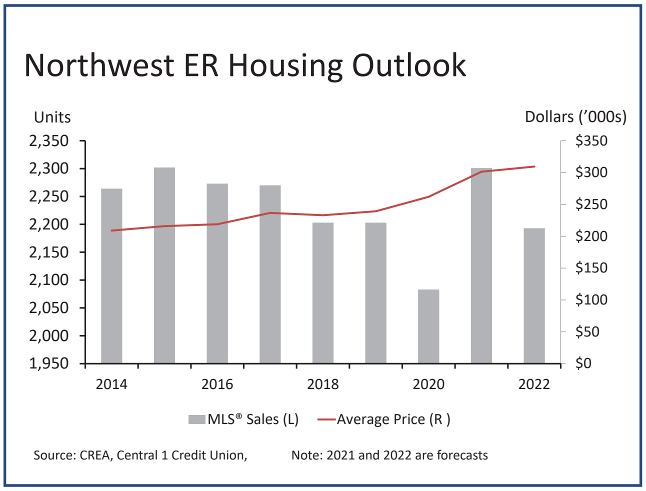
Northwest

Alan Chow, Business Economist

The Northwest regional economy is based on resources and related manufacturing. Growth prospects are challenging in commodity-based economies because forestry, mining, and metal products have a high export exposure. As a result, this area exhibits the typical boom and bust cycles of resource dependent economies. Investment in the area is also largely dependent on outside forces. The pandemic has weighed heavily on the region but with restrictions easing it is expected to pick up.

The unemployment rate jumped to 7.8 per cent for 2020 as pandemic restrictions closed or limited many businesses in the retail and hospitality sector. Employment levels also dropped almost 14 per cent at the onset of the pandemic as uncertainty slowed economic activity. Employment has recovered somewhat but overall is still lagging form pre-pandemic levels by around 6.0 per cent. High-contact service-sector occupations are still down 11.0 per cent from two years ago. Unemployment in the region is predicted to drop to 7.1 per cent for 2021 and continue to fall to 6.4 per cent in 2022 while employment is predicted to rise 5.4 per cent in 2021 and 2.9 per cent in 2022. In the Thunder Bay metro, the rate is forecast to fall to 7.4 per cent in 2021 and 5.8 per cent in 2022 with employment growing at 4.7 per cent and 3.6 per cent.

With commodity prices recovering, mining investment projects in Northwest Ontario are primed to benefit. Many mining companies such as Greenstone Gold Mines, Treasury Metals, and Noront Resources continue to advance projects in the Northwest toward production, bearing in mind there could be delays. Resolute Forest Products also plans to invest $17 million to expand its sawmill and add an extra shift, creating an estimated 30 new jobs. The government has also announced initiatives to attract more immigrants and enhance tourism and well as pledge $148 million to provide broadband connections to 11,200 underserved homes in the area.



Population growth in both the economic region and the Thunder Bay metro area have been on a sustained period of growth for several years prior to 2020. The Thunder Bay metro still managed to grow 0.2 per cent in 2020. Immigration slowed in the economic region to a five-year low, but it is expected to pick up again in the future as government programs entice more of them to consider the rural areas and smaller communities of the region.

The population is expected to grow in 2021 and 2022. Immigration should pick up again as government programs help attract more people to the area and the restricts and worries about the pandemic ease. Immigration was the biggest factor in its growth over the past few years and will continue. Population growth is forecasted at 0.1 per cent in 2021 and 0.4 per cent in 2022.

Home prices have gone up in the region as low interest rates and remote working fuelled demand for homes. 2020 saw the average MLS sale prices rise 9.5 per cent and this trend has so far continued this year.

Home prices in the region are forecast to reach a seven-year peak in 2021 as demand outstrips supply. Expect this year's average home price to increase 15 per cent from previous years but the increase to slow the next year to about 2.7 per cent as affordability erodes. The numbers of sales should fall with it after jumping up 10.5 per cent in 2021 to decrease 4.7 per cent in 2022.

Permit volumes were very strong in 2019 but took a step back in 2020 as residential permits fell 13.3 per cent and non-residential permits fell 34.2 per cent. Within the Thunder Bay metro area, they fell even more with residential permits volumes down 26.4 per cent and non-residential permit volumes falling 61.4 per cent. The main drag for residential permits was a lower volume of multiple dwelling buildings, which dropped 57.8 per cent. All areas for non-residential permit volumes were negatively affected as planned investments slowed.

Residential permit volumes in the region are forecast to grow 20.4 per cent in 2021 and moderate to only 3.2 per cent in 2022 as the housing boom entices investment. Most of these gains will be within the Thunder Bay metro with its higher population density. It is expected to see residential permit volumes in the Thunder Bay metro to increase 32.1 per cent in 2021. Non-residential investment is expected to be slightly lower on lower public spending.

Northwest ER	2018	2019	2020	2021	2022
Labour Force (000s)	111.1	109.8	102.9	107.6	109.9
% ch.	1.2	-1.2	-6.4	4.6	2.1
Total Employment (000s)	105.3	103.9	94.9	100.0	102.9
% ch.	1.6	-1.3	-8.8	5.4	2.9
Unemployment Rate	5.3	5.3	7.8	7.1	6.4
Population (000s)	241.9	242.4	242.4	242.6	243.6
% ch.	0.2	0.2	-0.0	0.1	0.4
MLS Sales	2,203	2,203	2,083	2,301	2,193
% ch.	-3.0	0.0	-5.4	10.5	-4.7
MLS Average Price	233,035	239,256	261,938	301,328	309,412
% ch.	-1.5	2.7	9.5	15.0	2.7
Res Permits ($ mil)	91.6	112.3	97.4	117.3	121.1
% ch.	-2.2	22.7	-13.3	20.4	3.2
Non Res Permits ($ mil)	66.5	187.0	123.1	105.5	110.0
% ch.	-50.0	181.1	-34.2	-14.3	4.3

Thunder Bay CMA	2018	2019	2020	2021	2022
Labour Force (000s)	67.8	66.5	64.4	66.7	68.0
% ch.	3.9	-2.0	-3.2	3.5	2.0
Total Employment (000s)	64.3	62.7	59.0	61.8	64.0
% ch.	4.5	-2.4	-5.9	4.7	3.6
Unemployment Rate	5.1	5.6	8.4	7.4	5.8
Total Permits ($ millions)	95.9	173.1	96.0	134.6	149.0
% ch.	-40.3	80.5	-44.5	40.1	10.7
Residential Permits ($ millions.)	60.6	83.6	61.5	81.3	83.5
% ch.	-2.5	37.9	-26.4	32.1	2.7
Non-Residential Permits ($ millions.)	35.3	89.5	34.5	53.3	65.5
% ch.	-64.2	153.6	-61.4	54.4	22.9
Population (000s)	126.1	126.6	126.9	127.3	127.6
% ch.	0.4	0.4	0.2	0.3	0.2
MLS Sales	2,203	2,203	2,083	2,301	2,198
% ch.	-3.0	0.0	-5.4	10.5	-4.5
MLS Average Price	233,035	239,256	261,938	301,328	309,412
% ch.	-1.5	2.7	9.5	15.0	2.7

Sources: Statistics Canada, CREA, C1CU

notes: Housing sales and prices represent combined activity in real estate boards within the region.

*Approximated with data from the Thunder Bay Real Estate Board

Employment (000s)

	2018	2019	2020	2021	2022
Ottawa	709.0	746.2	705.2	747.8	762.2
Kingston-Pembroke	206.2	218.4	203.3	209.8	218.2
Muskoka-Kawarthas	180.3	174.3	174.2	190.0	188.0
Toronto	3,432.8	3,548.3	3,381.8	3,499.8	3,623.5
Kitchener-Waterloo-Barrie	734.5	762.5	731.5	762.2	778.1
Hamilton-Niagara Peninsula	745.0	759.5	710.9	742.0	757.2
London	338.9	341.1	342.4	368.1	396.4
Windsor-Sarnia	308.4	308.9	273.9	296.9	323.3
Stratford Bruce Peninsula	161.1	160.5	155.2	156.6	158.5
Northeast	252.0	253.3	248.4	251.3	253.3
Northwest	105.3	103.9	94.9	100.0	102.9
Ontario	7,173.5	7,376.9	7,021.7	7,324.5	7,561.6

Employment % ch.

	2018	2019	2020	2021	2022
Ottawa	2.4	5.2	-5.5	6.0	1.9
Kingston-Pembroke	0.0	5.9	-6.9	3.2	4.0
Muskoka-Kawarthas	-1.0	-3.4	-0.1	9.1	-1.1
Toronto	2.1	3.4	-4.7	3.5	3.5
Kitchener-Waterloo-Barrie	0.8	3.8	-4.1	4.2	2.1
Hamilton-Niagara Peninsula	0.3	1.9	-6.4	4.4	2.0
London	2.7	0.7	0.4	7.5	7.7
Windsor-Sarnia	1.7	0.2	-11.3	8.4	8.9
Stratford Bruce Peninsula	5.5	-0.4	-3.3	0.9	1.2
Northeast	1.9	0.5	-1.9	1.2	0.8
Northwest	1.6	-1.3	-8.8	5.4	2.9
Ontario	1.7	2.8	-4.8	4.3	3.2

Labour Force (000s)

	2018	2019	2020	2021	2022
Ottawa	745.4	783.4	761.4	807.0	819.0
Kingston-Pembroke	217.6	231.5	222.5	229.8	238.1
Muskoka-Kawarthas	192.3	187.0	191.8	203.0	201.0
Toronto	3,658.9	3,774.3	3,788.8	3,843.9	3,939.1
Kitchener-Waterloo-Barrie	772.0	804.1	801.2	820.1	831.5
Hamilton-Niagara Peninsula	789.1	798.0	780.4	807.0	816.0
London	359.2	360.3	372.9	400.1	421.0
Windsor-Sarnia	327.1	329.8	307.2	325.0	344.8
Stratford Bruce Peninsula	167.4	167.7	167.6	167.9	168.3
Northeast	269.0	270.5	269.5	270.1	271.1
Northwest	111.1	109.8	102.9	107.6	109.9
Ontario	7,609.1	7,816.4	7,766.2	7,981.5	8,159.8

Labour Force % ch.

	2018	2019	2020	2021	2022
Ottawa	1.4	5.1	-2.8	6.0	1.5
Kingston-Pembroke	-0.9	6.4	-3.9	3.3	3.6
Muskoka-Kawarthas	-0.7	-2.7	2.5	5.8	-1.0
Toronto	1.7	3.2	0.4	1.5	2.5
Kitchener-Waterloo-Barrie	0.5	4.2	-0.4	2.4	1.4
Hamilton-Niagara Peninsula	0.5	1.1	-2.2	3.4	1.1
London	2.7	0.3	3.5	7.3	5.2
Windsor-Sarnia	1.3	0.8	-6.9	5.8	6.1
Stratford Bruce Peninsula	4.6	0.2	-0.1	0.2	0.2
Northeast	1.3	0.6	-0.4	0.2	0.4
Northwest	1.2	-1.2	-6.4	4.6	2.1
Ontario	1.4	2.7	-0.6	2.8	2.2

Unemployment Rate (%)

	2018	2019	2020	2021	2022
Ottawa	4.9	4.8	7.4	7.3	6.9
Kingston-Pembroke	5.2	5.6	8.6	8.7	8.4
Muskoka-Kawarthas	6.2	6.8	9.2	6.4	6.5
Toronto	6.2	6.0	10.8	9.0	8.0
Kitchener-Waterloo-Barrie	4.9	5.2	8.8	7.1	6.4
Hamilton-Niagara Peninsula	5.6	4.8	8.9	8.1	7.2
London	5.7	5.3	8.2	8.0	5.8
Windsor-Sarnia	5.8	6.4	10.9	8.6	6.2
Stratford Bruce Peninsula	3.8	4.4	7.4	6.7	5.8
Northeast	6.4	6.3	7.8	7.0	6.6
Northwest	5.3	5.3	7.8	7.1	6.4
Ontario	5.7	5.6	9.6	8.2	7.3

Residential Permits $(mil)

	2018	2019	2020	2021	2022
Ottawa	$2,706.6	$2,977.0	$3,484.6	$3,700.0	$3,500.0
Kingston-Pembroke	$622.3	$840.1	$826.3	$1,446.0	$1,735.2
Muskoka-Kawarthas	$922.9	$835.5	$986.8	$1,450.0	$1,200.0
Toronto	$12,660.0	$11,782.1	$13,868.6	$20,594.8	$21,830.5
Kitchener-Waterloo-Barrie	$2,397.0	$3,057.8	$3,194.8	$3,805.6	$3,241.0
Hamilton-Niagara Peninsula	$2,267.7	$2,369.4	$2,639.5	$3,250.0	$2,800.0
London	$1,348.4	$1,472.2	$2,198.6	$4,726.9	$5,672.3
Windsor-Sarnia	$687.4	$887.6	$1,158.0	$660.1	$739.3
Stratford Bruce Peninsula	$732.9	$820.9	$891.6	$920.5	$913.7
Northeast	$355.2	$382.0	$445.7	$920.5	$913.7
Northwest	$91.6	$112.3	$97.4	$117.3	$121.1
Ontario	$24,792.1	$25,537.0	$29,791.9	$41,591.7	$42,666.8

Residential Permits % ch.

	2018	2019	2020	2021	2022
Ottawa	18.7	10.0	17.0	6.2	-5.4
Kingston-Pembroke	-6.7	35.0	-1.6	75.0	20.0
Muskoka-Kawarthas	2.4	-9.5	18.1	46.9	-17.2
Toronto	6.6	-6.9	17.7	48.5	6.0
Kitchener-Waterloo-Barrie	-20.2	27.6	4.5	19.1	-14.8
Hamilton-Niagara Peninsula	-2.3	4.5	11.4	23.1	-13.8
London	-4.7	9.2	49.3	115.0	20.0
Windsor-Sarnia	0.4	29.1	30.5	-43.0	12.0
Stratford Bruce Peninsula	-0.5	12.0	8.6	3.2	-0.7
Northeast	3.8	7.6	16.7	106.5	-0.7
Northwest	-2.2	22.7	-13.3	20.4	3.2
Ontario	1.9	3.0	16.7	39.6	2.6

Non-Residential Permits $ (mil)

	2018	2019	2020	2021	2022
Ottawa	$1,139.3	$1,148.9	$1,927.4	$1,500.0	$1,300.0
Kingston-Pembroke	$284.7	$378.8	$234.5	$389.3	$478.8
Muskoka-Kawarthas	$183.6	$293.9	$176.3	$240.0	$200.0
Toronto	$7,253.2	$8,215.3	$7,618.5	$7,808.9	$8,160.3
Kitchener-Waterloo-Barrie	$1,510.7	$1,677.4	$1,227.6	$1,341.4	$1,394.4
Hamilton-Niagara Peninsula	$1,036.7	$1,370.5	$1,328.2	$-	$-
London	$542.5	$935.8	$664.2	$677.5	$785.9
Windsor-Sarnia	$526.9	$705.3	$684.8	$1,130.0	$1,469.0
Stratford Bruce Peninsula	$429.7	$412.1	$436.1	$457.5	$482.1
Northeast	$406.7	$475.9	$396.7	$364.0	$385.7
Northwest	$66.5	$187.0	$123.1	$105.5	$110.0
Ontario	$13,380.5	$15,800.7	$14,817.3	$14,014.1	$14,766.2

Non-Residential Permits % ch.

	2018	2019	2020	2021	2022
Ottawa	-0.6	0.8	67.8	-22.2	-13.3
Kingston-Pembroke	-36.0	33.1	-38.1	66.0	23.0
Muskoka-Kawarthas	15.4	60.0	-40.0	36.2	-16.7
Toronto	-9.6	13.3	-7.3	2.5	4.5
Kitchener-Waterloo-Barrie	8.9	11.0	-26.8	9.3	4.0
Hamilton-Niagara Peninsula	-20.4	32.2	-3.1	-100.0	0.0
London	-17.8	72.5	-29.0	2.0	16.0
Windsor-Sarnia	-4.3	33.9	-2.9	65.0	30.0
Stratford Bruce Peninsula	11.5	-4.1	5.8	4.9	5.4
Northeast	-19.6	17.0	-16.7	-8.2	6.0
Northwest	-50.0	181.1	-34.2	-14.3	4.3
Ontario	-9.0	18.1	-6.2	-5.4	5.4

Population ('000s)

	2018	2019	2020	2021	2022
Ottawa	1,391.8	1,416.8	1,438.9	1,450.0	1,470.0
Kingston-Pembroke	480.7	485.3	489.3	491.8	497.7
Muskoka-Kawarthas	399.8	402.9	405.2	410.0	414.0
Toronto	6,649.6	6,776.0	6,870.2	6,899.6	7,031.9
Kitchener-Waterloo-Barrie	1,400.3	1,429.5	1,455.4	1,474.8	1,505.7
Hamilton-Niagara Peninsula	1,499.8	1,522.6	1,541.2	1,545.6	1,564.7
London	705.6	718.2	729.5	733.2	744.2
Windsor-Sarnia	658.7	664.8	670.5	674.6	680.6
Stratford Bruce Peninsula	314.3	318.2	322.4	323.4	327.5
Northeast	566.1	567.9	569.0	570.7	572.3
Northwest	241.9	242.4	242.4	242.6	243.6
Ontario	14,308.7	14,544.7	14,734.0	14,816.1	15,052.1

Population % ch.

	2018	2019	2020	2021	2022
Ottawa	1.8	1.8	1.6	0.8	1.4
Kingston-Pembroke	1.2	0.9	0.8	0.5	1.2
Muskoka-Kawarthas	1.5	0.8	0.6	1.2	1.0
Toronto	1.8	1.9	1.4	0.4	1.9
Kitchener-Waterloo-Barrie	2.2	2.1	1.8	1.3	2.1
Hamilton-Niagara Peninsula	1.5	1.5	1.2	0.3	1.2
London	2.2	1.8	1.6	0.5	1.5
Windsor-Sarnia	1.3	0.9	0.9	0.6	0.9
Stratford Bruce Peninsula	1.5	1.3	1.3	0.3	1.3
Northeast	0.4	0.3	0.2	0.3	0.3
Northwest	0.2	0.2	-0.0	0.1	0.4
Ontario		1.6	1.3	0.6	1.6

MLS Sales

	2018	2019	2020	2021	2022
Ottawa	20,286	21,526	22,127	23,400	21,500
Kingston-Pembroke	8,640	9,127	10,240	11,776	11,434
Muskoka-Kawarthas	8,019	8,675	10,642	12,200	10,800
Toronto	82,291	92,049	99,579	129,453	135,925
Kitchener-Waterloo-Barrie	18,063	19,657	22,444	26,234	24,213
Hamilton-Niagara Peninsula	20,130	22,405	24,694	28,500	25,000
London	11,160	11,645	12,177	13,760	14,448
Windsor-Sarnia	9,611	10,039	10,204	11,633	11,237
Stratford Bruce Peninsula	4,529	4,541	5,077	5,501	5,739
Northeast	7,232	7,602	8,420	9,823	8,705
Northwest	2,203	2,203	2,083	2,301	2,193
Ontario	192,164	209,469	227,687	274,580	271,195

MLS Sales% ch.

	2018	2019	2020	2021	2022
Ottawa	2.1	6.1	2.8	5.8	-8.1
Kingston-Pembroke	-11.1	5.6	12.2	15.0	-2.9
Muskoka-Kawarthas	-17.5	8.2	22.7	14.6	-11.5
Toronto	-15.6	11.9	8.2	30.0	5.0
Kitchener-Waterloo-Barrie	-14.5	8.8	14.2	16.9	-7.7
Hamilton-Niagara Peninsula	-12.4	11.3	10.2	15.4	-12.3
London	-13.1	4.3	4.6	13.0	5.0
Windsor-Sarnia	-9.3	4.5	1.6	14.0	-3.4
Stratford Bruce Peninsula	-12.8	0.3	11.8	8.4	4.3
Northeast	-4.3	5.1	10.8	16.7	-11.4
Northwest	-3.0	0.0	-5.4	10.5	-4.7
Ontario	-12.4	9.0	8.7	20.6	-1.2

MLS Price

	2018	2019	2020	2021	2022
Ottawa	$387,727	$420,583	$504,377	$625,000	$640,000
Kingston-Pembroke	$332,053	$357,770	$426,198	$532,748	$562,049
Muskoka-Kawarthas	$487,728	$521,799	$651,158	$800,000	$790,000
Toronto	$797,664	$828,469	$940,926	$1,069,833	$1,150,070
Kitchener-Waterloo-Barrie	$488,647	$520,030	$609,664	$734,023	$755,235
Hamilton-Niagara Peninsula	$498,150	$531,191	$628,199	$775,000	$790,000
London	$368,169	$407,675	$487,425	$623,904	$673,192
Windsor-Sarnia	$284,929	$319,312	$389,620	$506,506	$535,883
Stratford Bruce Peninsula	$348,223	$384,382	$456,370	$571,182	$593,093
Northeast	$248,950	$253,897	$294,952	$353,353	$357,956
Northwest	$233,035	$239,256	$261,938	$301,328	$309,412
Ontario	$571,794	$608,130	$705,371	$845,940	$907,190

MLS Price% ch.

	2018	2019	2020	2021	2022
Ottawa	3.9	8.5	19.9	23.9	2.4
Kingston-Pembroke	8.7	7.7	19.1	25.0	5.5
Muskoka-Kawarthas	4.0	7.0	24.8	22.9	-1.2
Toronto	-4.6	3.9	13.6	13.7	7.5
Kitchener-Waterloo-Barrie	2.3	6.4	17.2	20.4	2.9
Hamilton-Niagara Peninsula	1.9	6.6	18.3	23.4	1.9
London	11.8	10.7	19.6	28.0	7.9
Windsor-Sarnia	13.6	12.1	22.0	30.0	5.8
Stratford Bruce Peninsula	15.6	10.4	18.7	25.2	3.8
Northeast	2.6	2.0	16.2	19.8	1.3
Northwest	-1.5	2.7	9.5	15.0	2.7
Ontario		6.4	16.0	19.9	7.2