

2023 Recreational Single-Family Home Price Forecast

	2022 (Actual)	2023 (Forecast \$)	2023/2022 (Forecast %)
National	\$619,900	\$592,005	-4.5%
Atlantic Canada	\$279,900	\$271,503	-3.0%
Quebec	\$373,400	\$343,528	-8.0%
Ontario	\$634,800	\$603,060	-5.0%
Prairies	\$271,300	\$263,161	-3.0%
Alberta	\$1,165,500	\$1,171,328	0.5%
British Columbia	\$1,071,300	\$1,049,874	-2.0%

Recreational Property Prices*

	Single-Family			Single-Family Waterfront			Standard Condominium		
	2021 (\$)	2022 (\$)	% Change (2022/2021)	2021 (\$)	2022 (\$)	% Change (2022/2021)	2021 (\$)	2022 (\$)	% Change (2022/2021)
National	\$555,000	\$619,900	11.7%	\$672,700	\$736,900	9.5%	\$370,600	\$432,000	16.6%
Atlantic Canada	\$238,800	\$279,900	17.2%	\$356,000	\$388,500	9.1%	\$291,000	\$345,000	18.6%
Annapolis Valley, NS	\$271,300	\$320,000	18.0%	\$355,000	\$395,000	11.3%	\$223,500	\$247,500	10.7%
Cape Breton, NS	\$175,000	\$200,000	14.3%	\$350,000	\$427,500	22.1%	\$265,500	\$359,000	35.2%
South Shore, NS	\$258,000	\$311,000	20.5%	\$367,500	\$450,000	22.4%	\$340,000	\$367,500	8.1%
Avalon Peninsula, NL	\$295,000	\$302,000	2.4%	\$275,000	\$299,000	8.7%	\$210,000	\$229,000	9.0%
Central Newfoundland, NL	\$186,000	\$200,000	7.5%	\$229,000	\$200,000	-12.7%	\$105,000	\$160,000	52.4%
Shediac, NB	\$272,000	\$337,300	24.0%	\$569,300	\$464,500	-18.4%	\$236,700	\$341,300	44.2%
St. Stephen & St. Andrews, NB	\$157,000	\$184,200	17.3%	\$487,800	\$336,200	-31.1%	-	-	-
Quebec	\$321,500	\$373,400	16.1%	\$409,500	\$480,200	17.3%	\$279,500	\$341,900	22.3%
Antoine-Labelle (RCM)	\$227,000	\$275,000	21.1%	\$308,000	\$360,000	16.9%	-	-	-
Argenteuil (RCM)	\$276,000	\$323,800	17.3%	\$400,000	\$440,000	10.0%	-	-	-
Baie-Saint-Paul	\$289,000	\$301,000	4.2%	-	-	-	-	-	-
Bromont	\$625,000	\$662,000	5.9%	-	-	-	\$383,000	\$512,000	33.7%
Gaspé	\$205,000	\$249,500	21.7%	-	-	-	-	-	-
La Côte-de-Beaupré (RCM)	\$273,300	\$320,000	17.1%	-	-	-	\$155,000	\$161,800	4.4%
La Jacques-Cartier (RCM)	\$359,000	\$385,000	7.2%	\$455,000	\$472,000	3.7%	\$217,400	\$240,000	10.4%
Les Appalaches (RCM)	\$150,000	\$169,000	12.7%	-	-	-	-	-	-
Les Laurentides (RCM)	\$355,000	\$400,000	12.7%	\$423,000	\$530,000	25.3%	\$317,000	\$425,000	34.1%
Les Pays-d'en-haut (RCM)	\$425,000	\$492,000	15.8%	\$575,000	\$600,000	4.3%	\$278,000	\$345,000	24.1%
Matawinie (RCM)	\$260,000	\$325,000	25.0%	\$350,000	\$423,000	20.9%	\$225,000	\$275,000	22.2%
Memphrémagog (RCM)	\$428,500	\$516,000	20.4%	\$690,000	\$860,000	24.6%	\$237,000	\$300,000	26.6%
Montcalm (RCM)	\$300,000	\$375,500	25.2%	\$285,500	\$378,500	32.6%	-	-	-
Papineau (RCM)	\$255,000	\$306,300	20.1%	\$365,000	\$400,500	9.7%	-	-	-
Ontario	\$591,400	\$634,800	7.3%	\$924,700	\$1,006,600	8.9%	\$443,800	\$510,900	15.1%
Bruce Peninsula	\$605,000	\$685,000	13.2%	\$895,000	\$870,000	-2.8%	-	-	-
Haliburton County	\$462,000	\$492,500	6.6%	\$801,000	\$875,000	9.2%	\$498,500	\$555,800	11.5%
Honey Harbour	\$650,000	\$810,000	24.6%	\$800,000	\$1,050,000	31.3%	-	-	-
Kawartha Lakes	\$764,400	\$747,900	-2.2%	\$894,500	\$980,700	9.6%	\$432,300	\$544,100	25.9%
Lake Erie Shoreline	\$654,500	\$750,000	14.6%	\$1,090,000	\$1,035,800	-5.0%	-	-	-
Land O'Lakes	\$340,000	\$345,000	1.5%	\$735,000	\$652,500	-11.2%	-	-	-
Mid Lake Huron/Huron & Perth County	\$545,400	\$602,000	10.4%	\$835,000	\$1,002,600	20.1%	\$405,000	\$512,500	26.5%
Muskoka	\$699,500	\$692,500	-1.0%	\$1,260,000	\$1,062,500	-15.7%	\$435,000	\$452,000	3.9%
The North Channel (Echo Bay, Desbarats, Bruce Mines, Thessalon, Iron Bridge, North Shore, Huron Shore, Blind River, Algoma Mills, Elliot Lake, Splanish)	\$260,800	\$300,000	15.0%	\$397,500	\$400,000	0.6%	-	-	-
Orillia & surrounding townships	\$637,000	\$640,000	0.5%	\$1,125,000	\$1,377,000	22.4%	\$502,000	\$650,000	29.5%
Ottawa Valley	\$408,000	\$467,000	14.5%	\$604,300	\$679,800	12.5%	-	-	-
Peterborough County (Peterborough & the Kawarthas)	\$645,000	\$719,900	11.6%	\$907,000	\$1,005,000	10.8%	\$490,500	\$529,000	7.8%
Rideau Lakes	\$609,000	\$585,000	-3.9%	\$614,000	\$757,100	23.3%	\$240,000	\$295,000	22.9%
Southern Georgian Bay (Meaford, Thornbury, Wasaga Beach and Collingwood)	\$675,000	\$735,000	8.9%	\$1,400,000	\$1,500,000	7.1%	\$465,000	\$503,000	8.2%
St. Joseph Island	\$293,500	\$400,500	36.5%	\$362,000	\$567,500	56.8%	-	-	-
Tweed	\$450,000	\$490,000	8.9%	\$540,000	\$652,500	20.8%	-	-	-
Prairies	\$255,900	\$271,300	6.0%	\$479,900	\$507,000	5.6%	-	-	-
Interlake, MB	\$217,500	\$219,000	0.7%	\$452,000	\$450,000	-0.4%	\$158,900	\$170,000	7.0%
Lac du Bonnet, MB	\$293,000	\$350,000	19.5%	\$500,000	\$550,000	10.0%	-	-	-
North Central Saskatchewan, SK (Christopher Lake, Emma Lake, Candle Lake, Waskesiu Lake & Elk Ridge)	\$365,000	\$375,000	2.7%	\$569,000	\$688,000	20.9%	-	-	-
Alberta	\$1,028,900	\$1,165,500	13.3%	\$675,600	\$641,900	-5.0%	\$548,700	\$646,000	17.7%
Canmore	\$1,316,500	\$1,527,800	16.1%	-	-	-	\$618,500	\$747,000	20.8%
Lac St. Anne	\$429,700	\$360,700	-16.1%	\$600,000	\$534,700	-10.9%	-	-	-
Pigeon Lake	\$390,000	\$386,300	-0.9%	\$679,500	\$674,500	-0.7%	\$265,000	\$235,000	-11.3%
Wabamun Lake	\$424,000	\$439,800	3.7%	\$888,800	\$820,200	-7.7%	-	-	-
British Columbia	\$949,000	\$1,071,300	12.9%	\$1,008,300	\$1,065,000	5.6%	\$386,100	\$441,400	14.3%
Central Okanagan	\$886,000	\$1,030,000	16.3%	-	-	-	\$415,000	\$482,300	16.2%
Comox Valley, Denman Island, Hornby Island & Mt. Washington	\$791,000	\$875,000	10.6%	\$1,293,000	\$1,350,000	4.4%	\$375,000	\$395,000	5.3%
Invermere	\$584,000	\$652,000	11.6%	\$1,600,000	\$2,025,000	26.6%	\$323,000	\$397,000	22.9%
East Kootenays (Cranbrook, Kimberley, Fernie, Sparwood, Creston, Elkford)	\$440,000	\$510,000	15.9%	\$773,300	\$774,500	0.2%	\$227,000	\$250,000	10.1%
Pemberton	\$1,225,000	\$1,330,000	8.6%	-	-	-	\$536,000	\$640,000	19.4%
Whistler	\$3,451,500	\$3,598,600	4.3%	-	-	-	\$592,500	\$661,600	11.7%

* Median price data was compiled and analyzed by Royal LePage for the period between January 1, 2022 to December 31, 2022 and January 1, 2021 to December 31, 2021. Data was sourced through local brokerages and boards in each of the surveyed regions. Royal LePage's aggregate home price is based on a weighted model using median prices. Data availability is based on a transactional threshold and whether regional data is available using the report's standard housing types. Aggregate prices may change from previous reports due to a change in the number of participating regions. All prices have been rounded to the nearest hundred. ©2023 Bridgemark Real Estate Services Manager Limited. All rights reserved.