

Royal LePage Boomer Survey 2021

I currently...

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: HOMEOWNERS]	75%	79%	84%	78%	76%	67%	78%	73%	74%	62%
Own my primary residence	74%	77%	82%	77%	76%	66%	76%	72%	73%	62%
Own a property but rent my current residence	1%	2%	1%	1%	1%	0%	2%	1%	0%	0%
[NET: NON-HOMEOWNERS]	24%	20%	16%	22%	23%	33%	22%	26%	26%	37%
Rent and do not own a home	22%	18%	15%	19%	22%	30%	20%	24%	23%	35%
Live with family rent-free or pay rent at less than market rate	1%	2%	0%	3%	1%	2%	2%	2%	2%	1%
Other	1%	0%	1%	0%	1%	1%	0%	0%	0%	1%
I don't know / prefer not to answer	0%	0%	0%	0%	0%	1%	0%	1%	0%	1%

[Homeowners] How many homes do you currently own including recreational and investor properties?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
1	82%	82%	76%	79%	83%	84%	84%	80%	82%	85%
[NET: 2+]	17%	18%	24%	21%	16%	16%	16%	19%	16%	15%
2	13%	15%	17%	18%	12%	11%	14%	17%	12%	11%
3	3%	1%	6%	1%	4%	3%	2%	1%	4%	2%
4 or more	1%	2%	1%	1%	0%	2%	0%	2%	1%	2%
I don't know / prefer not to answer	0%	0%	0%	0%	1%	0%	0%	1%	2%	0%

All percentages are rounded to the nearest whole number. Where a statistic is not included, the region did not meet the sample size minimum threshold for specific sub-questions.

[Homeowners] How long will it take you to pay off your mortgage?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: HAS A MORTGAGE]	34%	31%	32%	34%	33%	41%	26%	33%	35%	42%
[NET: LESS THAN 5 YEARS]	8%	6%	5%	6%	9%	10%	14%	7%	10%	10%
Less than 2 years	3%	3%	1%	1%	3%	2%	3%	2%	4%	3%
2 to 5 years	6%	3%	3%	4%	6%	8%	11%	5%	6%	7%
More than 10 years but less than 15 years	9%	10%	6%	12%	7%	11%	5%	13%	7%	10%
More than 10 years but less than 15 years	7%	3%	13%	7%	8%	8%	3%	1%	7%	7%
[NET: MORE THAN 15 YEARS]	10%	11%	9%	10%	9%	12%	4%	13%	10%	15%
More than 15 years but less than 20 years	6%	5%	6%	4%	6%	6%	3%	5%	7%	7%
More than 20 years	4%	5%	3%	7%	3%	6%	1%	7%	4%	8%
I do not have a mortgage	64%	66%	67%	66%	64%	57%	72%	64%	60%	56%
I don't know / I prefer not to answer	2%	3%	2%	0%	3%	2%	2%	3%	5%	2%

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[Homeowners] What percentage of your net wealth is currently tied to real estate?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: LESS THAN 50%]	44%	37%	53%	54%	38%	47%	55%	40%	30%	42%
[SUBNET: LESS THAN 25%]	19%	15%	25%	28%	14%	23%	25%	13%	8%	16%
Less than 5%	5%	5%	8%	6%	3%	9%	6%	5%	2%	5%
Between 5% and 24%	14%	10%	17%	22%	11%	15%	19%	8%	6%	11%
Between 25% and 49%	25%	23%	28%	26%	24%	23%	31%	27%	22%	25%
[NET: 50%+]	40%	48%	36%	35%	46%	34%	21%	40%	54%	41%
Between 50% and 74%	27%	30%	20%	27%	32%	23%	16%	27%	36%	28%
Between 75% and 100%	13%	17%	15%	9%	14%	11%	5%	14%	18%	13%
I don't know / I prefer not to answer	16%	15%	11%	11%	16%	19%	23%	19%	16%	18%

[Homeowners] Choose the response that best applies:

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: HAVE SOLD]	6%	11%	2%	6%	5%	8%	8%	7%	5%	7%
Since March 2020, I have sold my home, or am in the process of selling my home, and purchased/will purchase a property this year	5%	8%	2%	5%	4%	5%	3%	5%	3%	5%
Since March 2020, I have sold my home, or am in the process of selling my home, and did not/will not purchase a property this year	1%	2%	0%	0%	0%	1%	2%	2%	0%	2%
Since March 2020, I have sold my home, or am in the process of selling my home, and moved/will move into my secondary residence this year	1%	1%	0%	2%	1%	1%	2%	1%	1%	1%
Since March 2020, I did not sell a home	94%	89%	98%	94%	95%	92%	92%	93%	95%	93%

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[Homeowners] I believe now is a good time to sell a home.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
Yes	45%	42%	31%	51%	49%	41%	55%	30%	44%	41%
Maybe	30%	35%	37%	31%	30%	23%	28%	39%	33%	21%
No	18%	12%	21%	12%	16%	31%	11%	15%	15%	33%
I don't know / I prefer not to answer	7%	10%	11%	6%	6%	4%	7%	16%	8%	5%

[Homeowners] I would prefer to renovate my existing home instead of buying a new one.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
Yes	52%	45%	49%	41%	52%	62%	49%	49%	46%	61%
Maybe	24%	27%	24%	31%	23%	21%	26%	27%	29%	21%
No	20%	22%	23%	22%	22%	14%	17%	19%	21%	15%
I don't know / I prefer not to answer	4%	5%	4%	7%	3%	4%	7%	5%	4%	3%

The COVID-19 pandemic forced me to postpone my plan to purchase a property.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
Yes	5%	4%	6%	7%	5%	4%	0%	5%	7%	5%
Maybe	3%	3%	2%	2%	3%	3%	3%	2%	5%	4%
No	90%	89%	91%	89%	90%	90%	97%	89%	85%	88%
I don't know / I prefer not to answer	2%	3%	1%	1%	2%	2%	0%	4%	3%	3%

All percentages are rounded to the nearest whole number. Where a statistic is not included, the region did not meet the sample size minimum threshold for specific sub-questions.

The COVID-19 pandemic expedited my plan to purchase a property.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
Yes	2%	3%	3%	1%	2%	1%	0%	2%	5%	1%
Maybe	2%	2%	1%	4%	2%	2%	2%	3%	4%	3%
No	95%	93%	94%	93%	94%	96%	98%	93%	89%	95%
I don't know / I prefer not to answer	1%	2%	2%	2%	2%	1%	0%	3%	2%	1%

I plan on, or have given a gift or loan of money, to a child to help purchase a home.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	25%	31%	29%	24%	24%	24%	19%	34%	29%	24%
Yes	18%	20%	22%	20%	17%	16%	17%	22%	19%	16%
Maybe	7%	10%	7%	5%	7%	8%	2%	12%	10%	8%
No	73%	67%	69%	75%	74%	74%	79%	63%	67%	74%
I don't know / I prefer not to answer	2%	2%	2%	1%	2%	2%	1%	3%	4%	2%

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Which of the following best describes your household composition?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: HAS CHILDREN LIVING AT HOME]	20%	21%	24%	17%	23%	17%	14%	28%	26%	20%
I have children under the age of 18 living with me	4%	6%	5%	1%	5%	4%	1%	7%	6%	4%
[SUBNET: HAS ADULT CHILDREN 18+ LIVING AT HOME]	17%	16%	20%	17%	20%	14%	13%	24%	22%	17%
I have children aged 18 to 24 living with me	7%	6%	8%	5%	8%	5%	5%	8%	9%	6%
I have children aged 25 to 29 living with me	5%	5%	4%	6%	5%	5%	1%	8%	7%	6%
I have children aged 30 and over living with me	7%	7%	7%	6%	8%	6%	7%	12%	9%	7%
I don't have any children living me	79%	79%	76%	82%	76%	82%	86%	71%	72%	79%
I prefer not to answer	1%	0%	0%	1%	1%	1%	1%	1%	2%	1%

[Children at home] Please select the response that best applies:

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
Once my children move out, I plan to downsize in the city where I currently live	11%	12%	16%	-	10%	11%	-	-	14%	10%
Once my children move out, I plan to buy a similarly-sized property in a more affordable region	10%	11%	10%	-	10%	13%	-	-	12%	16%
Once my children move out, I plan on staying in my current home	43%	36%	41%	-	39%	50%	-	-	27%	44%
I do not foresee my children moving out	21%	12%	8%	-	28%	17%	-	-	29%	19%
I don't know / I prefer not to answer	16%	29%	24%	-	14%	9%	-	-	18%	11%

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[Employed] I would consider delaying my retirement to help my child(ren) with a down payment on a home.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	27%	28%	19%	-	28%	29%	26%	35%	34%	29%
Yes	9%	6%	12%	-	7%	11%	15%	11%	12%	10%
Maybe	18%	22%	7%	-	21%	17%	10%	25%	21%	19%
No	65%	61%	71%	-	66%	66%	61%	57%	58%	64%
I don't know / I prefer not to answer	7%	11%	10%	-	6%	6%	13%	8%	8%	7%

[Employed] Nearing or during retirement, I plan on moving to a different city.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	42%	39%	34%	-	45%	51%	36%	37%	50%	56%
Yes	10%	10%	6%	-	14%	10%	8%	7%	18%	10%
Maybe	31%	29%	28%	-	31%	41%	29%	30%	32%	46%
No	55%	52%	65%	-	51%	47%	62%	52%	43%	41%
I don't know / I prefer not to answer	4%	9%	1%	-	4%	2%	2%	11%	7%	3%

[Employed] I consider the housing market in my city/region affordable.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	32%	25%	45%	-	22%	26%	51%	17%	15%	20%
Yes	13%	10%	24%	-	8%	9%	29%	5%	7%	5%
Maybe	19%	16%	21%	-	14%	17%	22%	12%	7%	15%
No	65%	68%	51%	-	76%	70%	49%	74%	82%	76%
I don't know / I prefer not to answer	3%	7%	4%	-	2%	3%	0%	9%	3%	4%

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If you were to purchase a home, what housing type would you be most interested in purchasing?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: DETACHED]	57%	54%	58%	57%	59%	53%	67%	41%	57%	47%
Detached (less than 2000 sq. ft.)	38%	34%	47%	50%	36%	33%	48%	19%	33%	27%
Detached (2000 - 2999 sq. ft.)	15%	17%	9%	6%	18%	14%	15%	16%	16%	13%
Detached (3000 plus sq. ft)	5%	3%	2%	2%	5%	7%	4%	6%	7%	7%
Condominium/Apartment	19%	19%	13%	26%	19%	20%	11%	28%	21%	24%
Semi-detached/Town home	7%	9%	8%	5%	6%	6%	6%	12%	6%	7%
Other	1%	2%	1%	1%	1%	3%	1%	1%	1%	3%
None of these	5%	5%	3%	4%	6%	5%	6%	4%	6%	5%
I don't know / I prefer not to answer	11%	12%	16%	6%	10%	13%	9%	14%	10%	14%

Will you purchase a primary residence within the next five years?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	35%	39%	41%	32%	37%	29%	29%	-	41%	35%
Yes	8%	9%	10%	16%	9%	6%	3%	-	10%	7%
Maybe	29%	33%	35%	25%	31%	24%	27%	-	35%	29%
No / I don't know / I prefer not to answer	65%	61%	59%	68%	63%	71%	71%	-	59%	65%

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[Purchase within 5 years] I plan to purchase in a rural or a recreational region.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	56%	50%	55%	-	56%	62%	64%	-	53%	62%
Yes	18%	10%	14%	-	19%	18%	30%	-	19%	15%
Maybe	43%	42%	46%	-	41%	48%	47%	-	40%	50%
No / I don't know / I prefer not to answer	44%	50%	45%	-	44%	38%	36%	-	47%	38%

[Purchase within 5 years] I plan to upsize from my current residence.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	28%	36%	17%	-	25%	32%	21%	-	26%	36%
Yes	11%	11%	2%	-	12%	14%	5%	-	14%	15%
Maybe	19%	27%	15%	-	15%	20%	17%	-	17%	22%
No / I don't know / I prefer not to answer	72%	64%	83%	-	75%	68%	79%	-	74%	64%

[Purchase within 5 years] I plan to move to a similarly-sized residence as my current residence.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	56%	64%	58%	-	54%	53%	50%	-	57%	59%
Yes	16%	15%	14%	-	17%	13%	18%	-	16%	13%
Maybe	44%	53%	51%	-	39%	44%	41%	-	42%	50%
No / I don't know / I prefer not to answer	44%	36%	42%	-	46%	47%	50%	-	43%	41%

All percentages are rounded to the nearest whole number. Where a statistic is not included, the region did not meet the sample size minimum threshold for specific sub-questions.

[Purchase within 5 years] I plan to downsize from my current residence.

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: YES + MAYBE]	63%	59%	66%	-	66%	59%	68%	-	59%	55%
Yes	32%	26%	34%	-	33%	31%	39%	-	28%	28%
Maybe	37%	35%	40%	-	40%	33%	43%	-	39%	33%
No / I don't know / I prefer not to answer	37%	41%	34%	-	34%	41%	32%	-	41%	45%

[Purchase within 5 years & Downsize] Why do you plan on downsizing?

	National	Regions						Cities		
	Total	BC	AB	SK/MB	ON	QC	ATL	Vancouver	Toronto	Montreal
[NET: FREE UP MONEY]	51%	64%	41%	-	53%	48%	-	-	63%	54%
To free up money for travel	29%	30%	28%	-	35%	21%	-	-	42%	21%
To free up money for my retirement	39%	45%	36%	-	38%	36%	-	-	49%	41%
To free up money to help my children purchase a home	9%	9%	6%	-	11%	13%	-	-	16%	15%
To have less maintenance to take care of	71%	55%	70%	-	73%	72%	-	-	72%	70%
[NET: TO AFFORD]	30%	31%	29%	-	34%	20%	-	-	26%	22%
To be able to afford a smaller but similarly priced property in a desirable area	28%	27%	26%	-	29%	19%	-	-	21%	20%
To be able to afford a recreational property in Canada	5%	1%	3%	-	7%	4%	-	-	8%	4%
[SUB-NET: TO AFFORD A RECREATIONAL PROPERTY OUTSIDE OF CANADA]	6%	10%	9%	-	6%	4%	-	-	4%	5%
To be able to afford a recreational property in the U.S.	3%	5%	5%	-	2%	3%	-	-	2%	2%
To be able to afford a recreational property outside of Canada/the U.S.	4%	5%	5%	-	5%	3%	-	-	2%	5%
Other	15%	14%	20%	-	15%	14%	-	-	13%	12%
I don't know / I prefer not to answer	4%	4%	3%	-	2%	4%	-	-	2%	5%

* About Leger Survey

An online survey of 2000 Canadian boomers was completed by Leger between June 9, 2021 and June 14, 2021, using Leger's online panel.

No margin of error can be associated with a non-probability sample (i.e. a web panel in this case). For comparative purposes, though, a probability sample of 2000 respondents would have a margin of error of $\pm 2.2\%$, 19 times out of 20.

Poll aggregator **338Canada.com** gave Leger the highest rating among all polling firms in Canada for the accuracy of its studies.

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