

2021 Recreational House Forecast

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

Recreational Property Prices*

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

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