

2024 Recreational Single-Family Home Price Forecast

	2023 (Actual)	2024 (Forecast \$)	2024/2023 (Forecast %)
National	\$646,600	\$678,930	5.0%
Atlantic Canada	\$275,600	\$288,002	4.5%
Quebec	\$396,900	\$404,838	2.0%
Ontario	\$613,100	\$662,148	8.0%
Prairies	\$285,500	\$286,928	0.5%
Alberta	\$1,238,900	\$1,288,456	4.0%
British Columbia	\$1,086,500	\$1,140,825	5.0%

Recreational Property Prices by Housing Type

	Single-Family			Single-Family Waterfront			Standard Condominium		
	2022 (\$)	2023 (\$)	% Change (2023/2022)	2022 (\$)	2023 (\$)	% Change (2023/2022)	2022 (\$)	2023 (\$)	% Change (2023/2022)
National	\$653,200	\$646,600	-1.0%	\$1,168,300	\$1,075,500	-7.9%	\$426,600	\$420,300	-1.5%
Atlantic Canada	\$273,000	\$275,600	1.0%	\$389,300	\$399,800	2.7%	\$289,900	\$339,000	16.9%
Annapolis Valley, NS	\$320,000	\$338,000	5.6%	\$395,000	\$370,000	-6.3%	\$247,500	\$280,000	13.1%
Cape Breton, NS	\$200,000	\$230,000	15.0%	\$425,000	\$360,000	-15.3%	\$359,000	\$389,700	8.6%
South Shore, NS	\$340,000	\$330,000	-2.9%	\$482,000	\$499,000	3.5%	\$345,000	\$423,500	22.8%
Avalon Peninsula, NL	\$312,500	\$323,000	3.4%	\$339,500	\$332,500	-2.1%	\$229,000	\$227,000	-0.9%
Central Newfoundland, NL	\$227,700	\$213,100	-6.4%	\$187,500	\$180,000	-4.0%	\$101,700	\$160,000	57.3%
Shediac, NB	\$359,700	\$341,600	-5.0%	\$444,600	\$560,200	26.0%	\$395,100	\$387,500	-1.9%
St. Stephen & St. Andrews, NB	\$257,800	\$283,100	9.8%	\$422,000	\$559,000	32.5%	-	-	-
Quebec	\$386,700	\$396,900	2.6%	\$463,300	\$424,900	-8.3%	\$324,700	\$328,100	1.0%
Antoine-Labelle (RCM)	\$275,000	\$300,000	9.1%	\$360,000	\$369,500	2.6%	-	-	-
Argenteuil (RCM)	\$323,800	\$345,000	6.5%	\$440,000	\$475,000	8.0%	-	-	-
Bromont	\$662,000	\$675,000	2.0%	-	-	-	\$512,000	\$555,000	8.4%
Charlevoix (RCM)	\$327,500	\$380,000	16.0%	-	-	-	-	-	-
Collines-de-l'Outaouais (RCM)	\$516,500	\$527,000	2.0%	\$500,000	\$505,400	1.1%	-	-	-
Côte-de-Gaspé (RCM)	\$245,000	\$239,000	-2.4%	-	-	-	-	-	-
La Côte-de-Beaupré (RCM)	\$320,000	\$315,000	-1.6%	-	-	-	\$161,800	\$195,000	20.5%
La Jacques-Cartier (RCM)	\$385,000	\$399,000	3.6%	\$472,000	\$430,000	-8.9%	\$240,000	\$225,500	-6.0%
Les Appalaches (RCM)	\$169,000	\$180,000	6.5%	-	-	-	-	-	-
Les Laurentides (RCM)	\$400,000	\$425,000	6.3%	\$530,000	\$502,500	-5.2%	\$425,000	\$425,000	0.0%
Les Pays-d'en-Haut (RCM)	\$492,000	\$500,000	1.6%	\$600,000	\$587,000	-2.2%	\$345,000	\$336,800	-2.4%
Matawinie (RCM)	\$325,000	\$320,000	-1.5%	\$423,000	\$403,000	-4.7%	\$275,000	\$275,000	0.0%
Memphrémagog (RCM)	\$516,000	\$510,000	-1.2%	\$860,000	\$849,000	-1.3%	\$300,000	\$320,800	6.9%
Montcalm (RCM)	\$375,500	\$365,000	-2.8%	\$378,500	\$319,000	-15.7%	-	-	-
Papineau (RCM)	\$306,300	\$287,500	-6.1%	\$400,500	\$403,000	0.6%	-	-	-
Ontario	\$646,600	\$613,100	-5.2%	\$1,017,000	\$934,000	-8.2%	\$522,800	\$509,400	-2.6%
Bruce Peninsula	\$650,000	\$725,000	11.5%	\$880,000	\$868,000	-1.4%	-	-	-
Haliburton County	\$480,000	\$487,500	1.6%	\$887,500	\$835,000	-5.9%	\$430,000	\$419,300	-2.5%
Kawartha Lakes	\$767,500	\$762,000	-0.7%	\$985,500	\$733,300	-25.6%	\$544,100	\$482,600	-11.3%
Lake Erie Shoreline	\$765,000	\$635,000	-17.0%	\$1,035,800	\$865,000	-16.5%	-	-	-
Land O'Lakes & Tweed	\$451,000	\$450,000	-0.2%	\$652,500	\$627,500	-3.8%	-	-	-
Mid Lake Huron/Huron & Perth County	\$599,900	\$557,000	-7.2%	\$1,000,000	\$935,000	-6.5%	-	-	-
Muskoka	\$700,000	\$695,000	-0.7%	\$1,250,000	\$1,335,000	6.8%	\$599,000	\$515,500	-13.9%
The North Channel (Echo Bay, Desbarats, Bruce Mines, Thessalon, Iron Bridge, North Shore, Huron Shore, Blind River, Algoma Mills, Elliot Lake, Splanish)	\$300,000	\$290,500	-3.2%	\$400,000	\$499,500	24.9%	-	-	-
Orillia & surrounding townships (Oro-Medonte, Severn & Ramara)	\$884,000	\$721,000	-18.4%	\$1,430,000	\$1,440,000	0.7%	\$597,000	\$516,000	-13.6%
Ottawa Valley	\$465,900	\$443,000	-4.9%	\$602,200	\$554,000	-8.0%	-	-	-
Peterborough County (Peterborough & the Kawarthas)	\$705,000	\$640,000	-9.2%	\$1,023,800	\$875,000	-14.5%	\$515,000	\$539,100	4.7%
Rideau Lakes	\$585,000	\$592,500	1.3%	\$757,100	\$701,200	-7.4%	\$295,000	\$420,000	42.4%
Southern Georgian Bay (Meaford, Thornbury, Wasaga Beach and Collingwood)	\$735,000	\$695,000	-5.4%	\$1,400,000	\$1,300,000	-7.1%	\$503,000	\$501,500	-0.3%
St. Joseph Island	\$513,500	\$359,000	-30.1%	\$565,000	\$505,000	-10.6%	-	-	-
Prairies	\$288,000	\$285,500	-0.9%	-	-	-	-	-	-
Interlake, MB	\$244,000	\$240,000	-1.6%	\$367,500	\$382,500	4.1%	\$170,000	\$175,000	2.9%
Lac du Bonnet, MB	\$350,000	\$330,000	-5.7%	-	-	-	-	-	-
North Central Saskatchewan, SK (Christopher Lake, Emma Lake, Candle Lake, Waskesiu Lake & Elk Ridge)	\$351,000	\$375,000	6.8%	\$642,000	\$662,000	3.1%	\$305,000	\$395,000	29.5%
Alberta	\$1,183,400	\$1,238,900	4.7%	\$608,700	\$604,700	-0.7%	\$603,500	\$633,100	4.9%
Canmore	\$1,494,500	\$1,560,000	4.4%	-	-	-	\$649,000	\$685,000	5.5%
Lac St. Anne	\$327,600	\$290,000	-11.5%	\$534,700	\$519,300	-2.9%	-	-	-
Pigeon Lake	\$366,300	\$417,000	13.8%	\$639,500	\$592,500	-7.3%	\$263,000	\$245,000	-6.8%
Wabamun Lake	\$439,800	\$675,300	53.5%	\$820,200	\$979,900	19.5%	-	-	-
British Columbia	\$1,082,800	\$1,086,500	0.3%	\$2,507,300	\$2,295,400	-8.5%	\$442,700	\$415,000	-6.3%
Central Okanagan	\$1,025,000	\$945,000	-7.8%	\$3,350,000	\$2,715,600	-18.9%	\$482,300	\$457,500	-5.1%
Central Vancouver Island and Gulf Islands	\$645,000	\$365,000	-43.4%	\$500,000	\$500,000	0.0%	-	-	-
Comox Valley, Denman Island, Hornby Island & Mt. Washington	\$875,000	\$840,000	-4.0%	\$1,455,000	\$1,523,000	4.7%	\$400,000	\$391,200	-2.2%
Invermere	\$732,500	\$745,000	1.7%	\$2,025,000	\$1,800,000	-11.1%	\$380,000	\$380,800	0.2%
North Okanagan	\$720,000	\$721,000	0.1%	\$1,177,000	\$1,850,000	57.2%	\$310,000	\$239,500	-22.7%
Pemberton	\$1,158,600	\$1,558,000	34.5%	-	-	-	\$584,900	\$635,200	8.6%
Whistler	\$3,598,600	\$4,413,500	22.6%	-	-	-	\$661,600	\$682,400	3.1%

Median price data was compiled and analyzed by Royal LePage for the period between January 1, 2023, and December 31, 2023, and January 1, 2022, and December 31, 2022. Data was sourced through local brokerages and boards in each of the surveyed regions. Royal LePage's national and provincial weighted median home prices and forecasts are based on a weighted model using sales in each region. Methodology is consistent with previous reports, which used the label 'aggregate'. Data availability is based on a transactional threshold and whether regional data is available using the report's standard housing types. 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.

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