

UPDATED WEDNESDAY, APR. 12, 2017 11:55AM EDT

## National index posts record March rise

The Teranet-National Bank National Composite House Price Index – which measures monthly price increases in 11 major metropolitan markets in Canada – climbed by 0.9 per cent in March over February, which was a record March increase.

The gain is primarily attributable to four markets included in the index – Hamilton, Toronto, Victoria and Vancouver – with Hamilton rising most quickly at 2.1 per cent in March, and Toronto gaining 1.8 per cent. Both cities set price gain records for March, and Toronto recorded its 14th consecutive month of prices increases while Hamilton has seen prices grow for 13 straight months.

Toronto also reported a record annual gain in March compared to a year earlier, with prices rising 24.8 per cent in March over the same month last year, while Hamilton also recorded a record 19.7-per-cent gain in March compared to a year earlier.

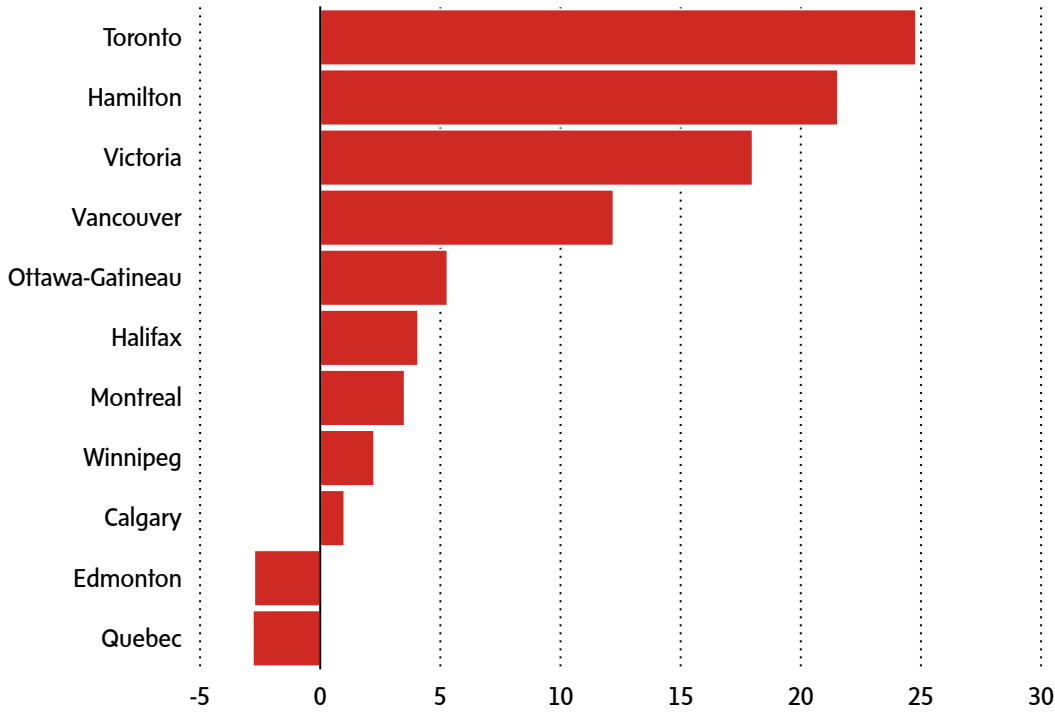
The Teranet report shows prices in Victoria climbed by 1 per cent and Vancouver prices grew by 0.9 per cent in March. Vancouver has recorded total price gains of 2.6 per cent in the first three months of 2017 after seeing prices fall by 2.8 per cent in the last quarter of 2016.

Winnipeg and Montreal also reported strong gains of 0.6 per cent and 0.5 per cent respectively in March.

— Janet McFarland

### **Year-over-year house price change in Canada's biggest cities**

March 2017



THE GLOBE AND MAIL » SOURCE:TERANET-NATIONAL BANK

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Scroll down for exclusive data showing how prices are trending nationally, by city and in your neighbourhood. The trends are based on the House Price Index, which adjusts for variations in sales by season and house type. [Read the methodology.](#)



## The national picture

Below you'll find house price data for the most recent month, including any recent change in prices, the current average house price, and the long-term trend for Canada's biggest cities. Select a city next to the graph to see how it compares to the others.

### National house prices for February 2017

INDEX LEVEL (?)

 **204.05**

MONTHLY CHANGE

 **0.89%**

YEAR-OVER-YEAR CHANGE

 **13.47%**

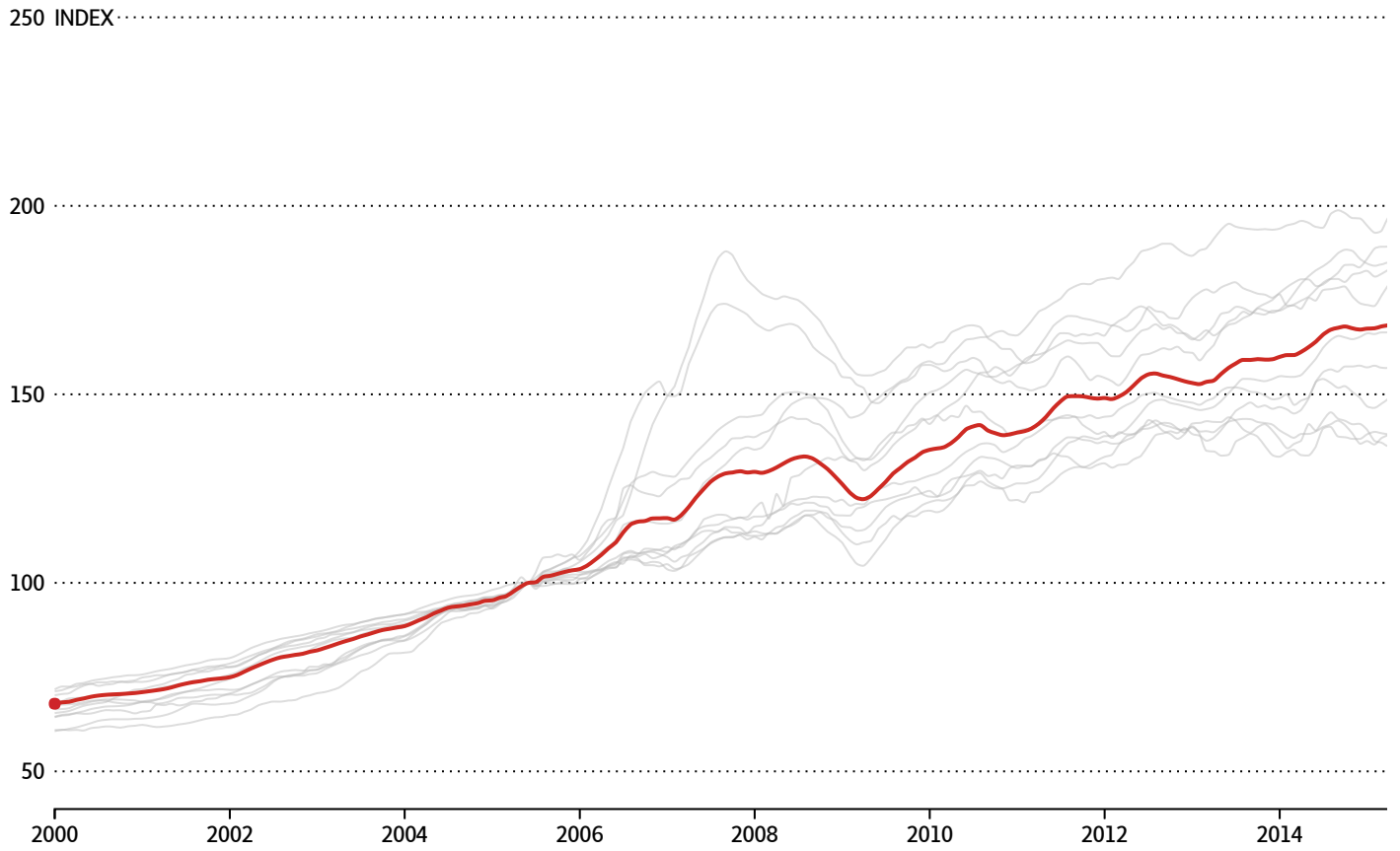
YEAR-TO-DATE CHANGE

 **2.33%**

AVERAGE PRICE (?)

 **\$585,787**

### House price index history



NATIONAL	<b>204.05</b>	VICTORIA	<b>178.78</b>
VANCOUVER	<b>248.97</b>	EDMONTON	<b>175.98</b>
CALGARY	<b>179.42</b>	WINNIPEG	<b>199.99</b>
HAMILTON	<b>211.02</b>	TORONTO	<b>226.47</b>
OTTAWA	<b>144.35</b>	MONTREAL	<b>152.63</b>
QUEBEC	<b>167.13</b>	HALIFAX	<b>137.43</b>



## The local view

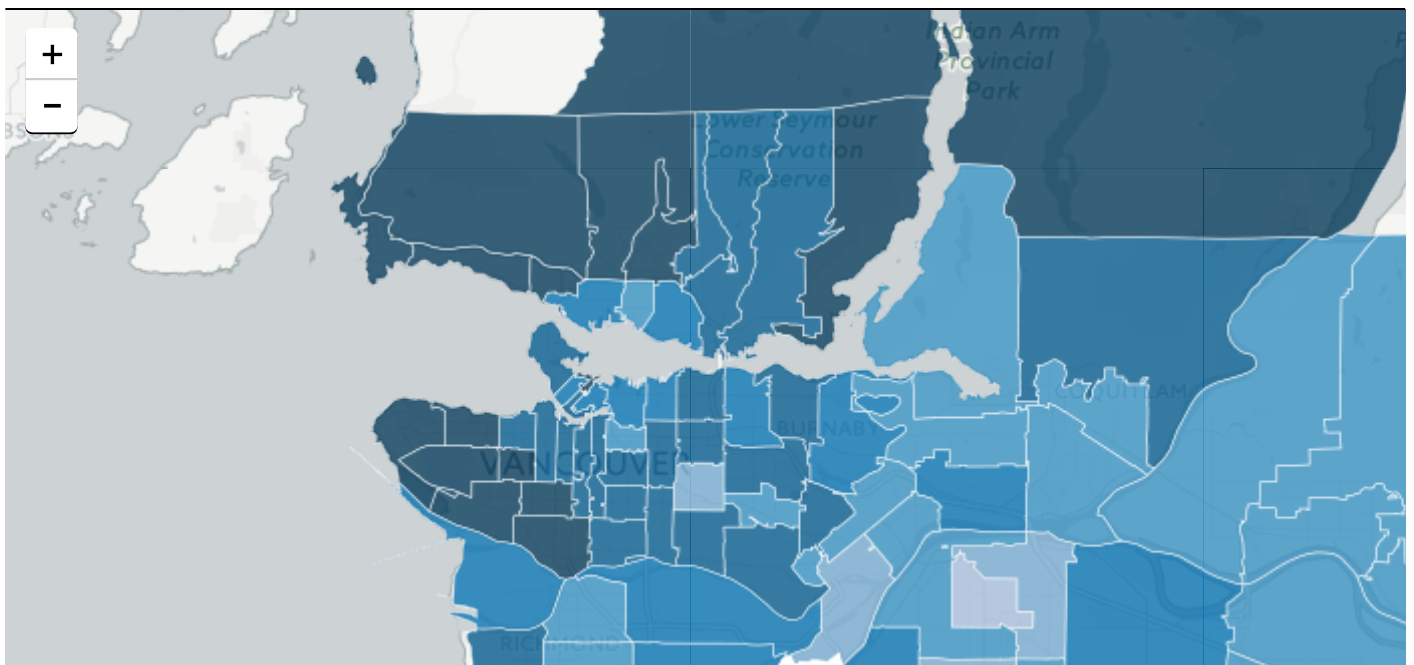
The map below is colour coded by current average house price. Select a neighbourhood for more detail, including the current average house price in dollars, a price history, and the number of units sold last quarter.

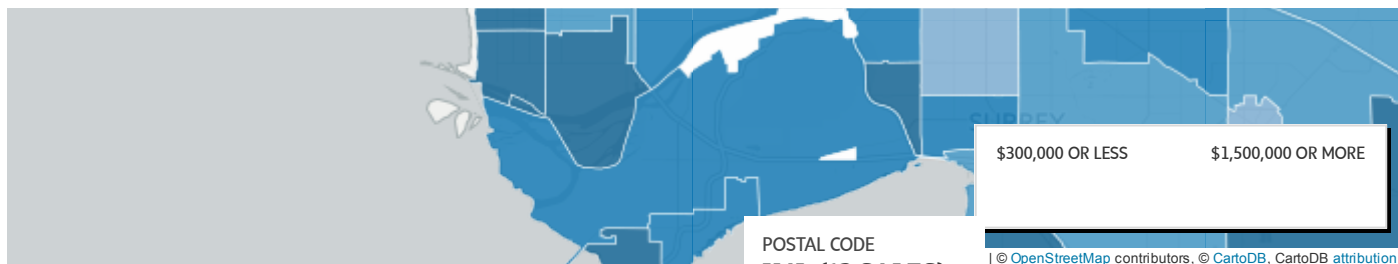
VANCOUVER    CALGARY    EDMONTON    TORONTO    OTTAWA    MONTREAL

### Find your neighbourhood

Enter the first three letters of your postal code to find the average sales price, units sold and sales history for your neighbourhood.

**A1A**





### Vancouver house prices for March 2017

INDEX LEVEL (?)

**248.97**

MONTHLY CHANGE

**0.85%**

YEAR-OVER-YEAR CHANGE

**12.21%**

YEAR-TO-DATE CHANGE

**2.61%**

AVERAGE PRICE

**\$786,331**

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## Vancouver prices resume their march higher

The Teranet/National Bank survey showed Vancouver prices continuing a three-month string of price increase following a sustained decline in the last three months of 2016. Prices were up 12.2 per cent in March. Nearby Victoria posted an 18 per cent rise in prices. Vancouver’s resale real estate agents reported a whopping 30.8 per cent decrease in sales month over month, but that compares to a record-breaking tally in March 2016. Compared to February, sales were up 47.6 per cent, with the average detached home selling for \$1,489,400 - a 5.0 per cent decrease over the past six months.

— D’Arcy McGovern

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### How are prices trending in your area?

Enter the first three digits of your postal code to find out how prices are trending in your area versus the entire city and the national index

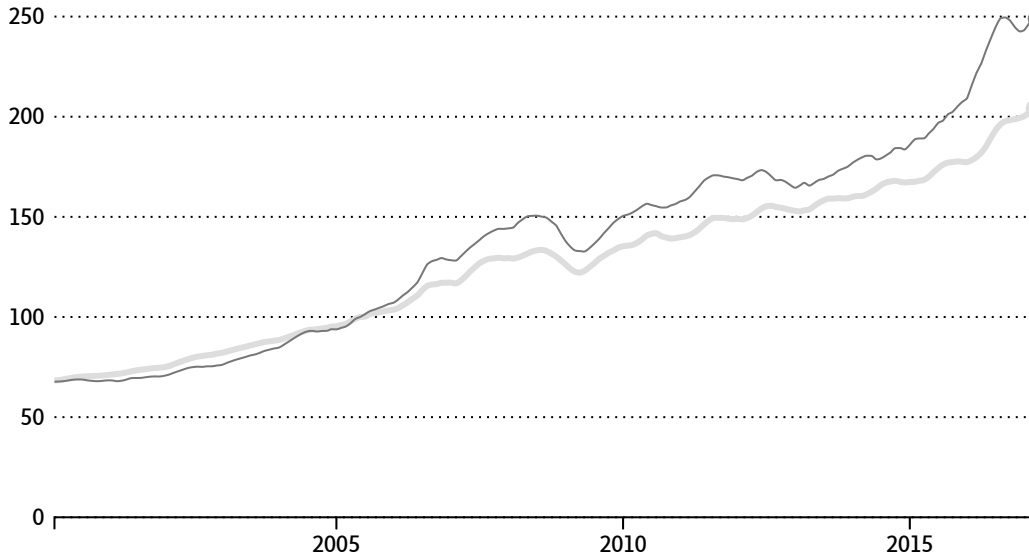
**A1A**

NATIONAL  
**204.05**

VANCOUVER  
**248.97**

COMPARE AREA

INDEX (?)



### Which areas are rising or falling the fastest?

BEST PERFORMERS		WORST PERFORMERS	
AREA	Y/Y CHANGE	INDEX (?)	
North Vancouver (Inner East, Outer East, East Central)	30.04 %	215.4	
Maple Ridge (East, Northwest, West), Pitt Meadows	28.97 %	194.65	
Surrey Northeast	28.61 %	199.03	
North Vancouver (South Central, Southwest Central)	28.01 %	189.88	
Langley Township (Southwest, Northwest)	27.54 %	197.72	

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