

# HOUSING MARKET SNAPSHOT FOR APRIL 2025

\*Based on data recorded over Canadian MLS® Systems. All percentage changes are year-over-year comparisons.



**-9.8%**

Home sales decreased by 9.8% across Canada, with 44,300 units sold in April 2025, compared to 49,135 in April 2024.



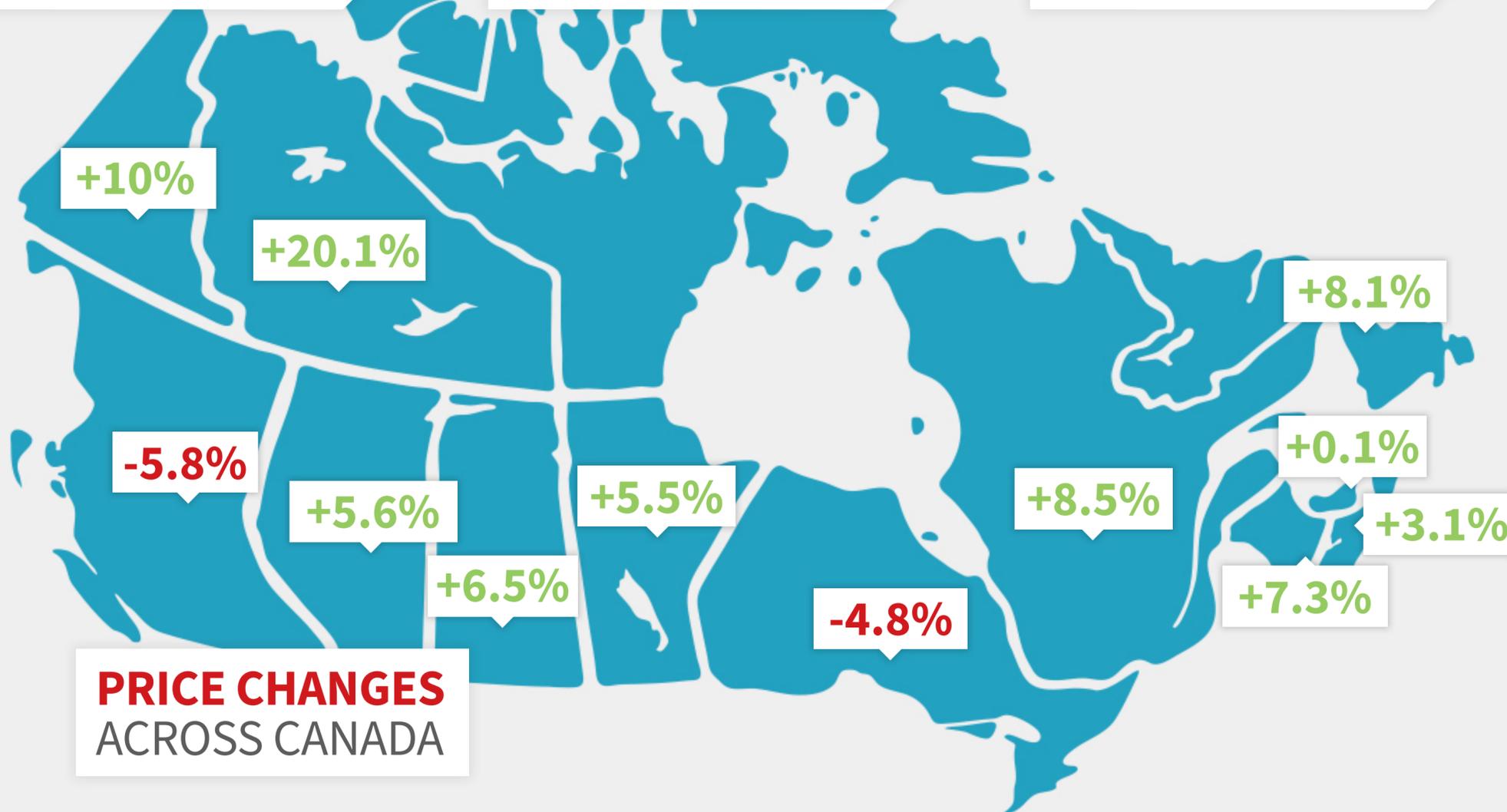
**+1.2%**

New listings increased by 1.2% across Canada, with 94,234 new listings added in April 2025, compared to 93,162 in 2024.



**-3.9%**

The average price of homes sold across Canada in April 2025 was \$679,866, down 3.9% from \$707,380 in April 2024.



## PRICE CHANGES ACROSS CANADA

Percentage changes for Saskatchewan, New Brunswick, Nova Scotia, Prince Edward Island and Newfoundland and Labrador reference the MLS® Home Price Index (HPI). While the province of Quebec uses the weighted residential average price, provided by QPAREB. All other provinces and territories are residential average price changes for their specific region.

**CREA cautions that the average residential price is a useful figure only for establishing trends and comparisons over a period of time. It does not indicate an actual price for a home due to the wide election of housing available over the vast geographic area of the country.**

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