

The Canadian Housing Crisis

Intro	Definitions	HPI Over Time	HPI vs Benchmark Prices	HPI, CPI and Office Index	Economic Crises	2020 Housing Prices Across Canada	Prices Over Time by Area	Housing Details by Region	Problems	
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By Ben Marsh

May 1, 2023

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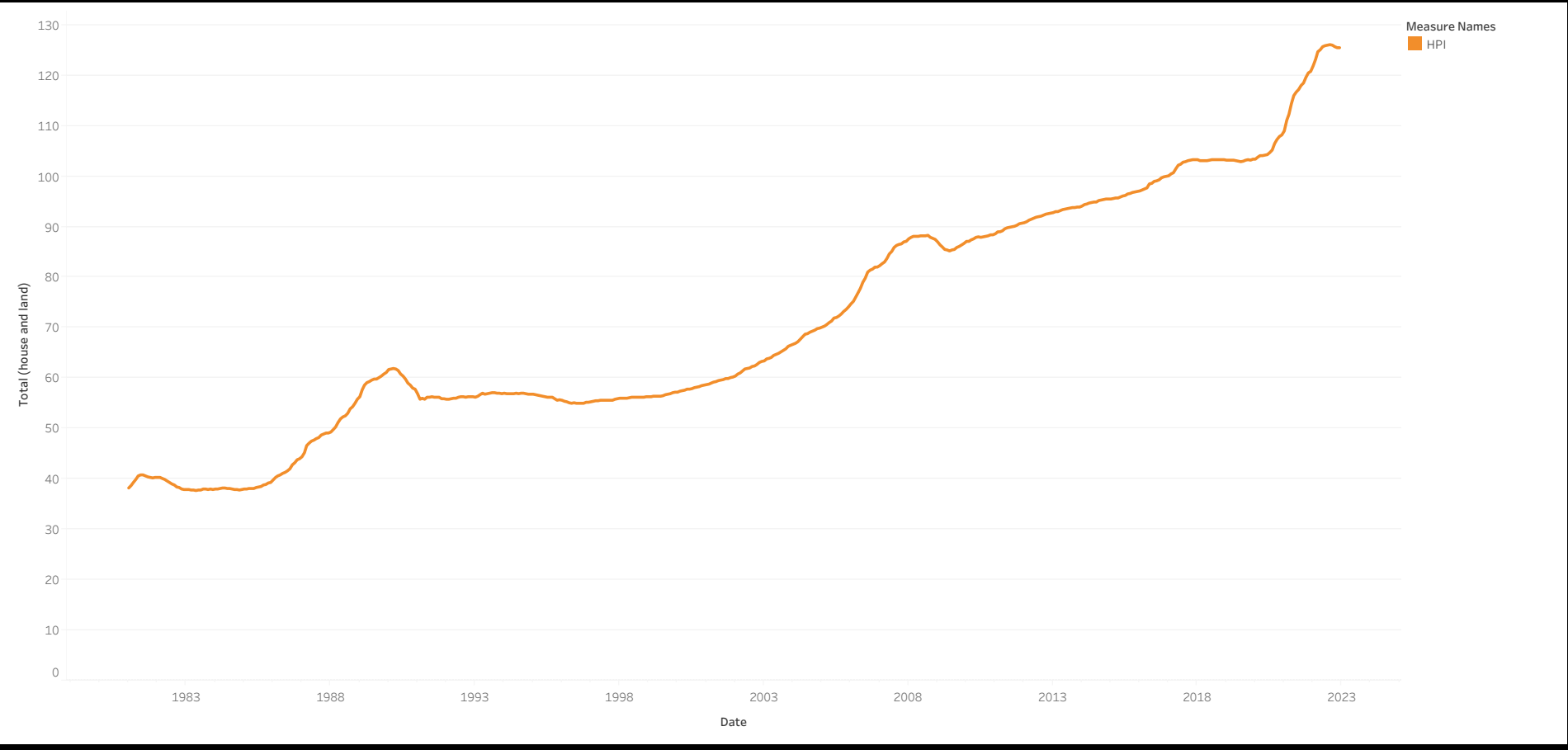
Defining Metrics

- Housing Price Index (HPI) – Index value (percentage) based on sale prices, averaged by region.
- Benchmark Prices – Predicted sales price based on HPI and features of the home.
- Office Index – Similar to HPI but for commercial office real estate
- Consumer Price Index (CPI) - measures price change by comparing, through time, the cost of a fixed basket of goods and services.



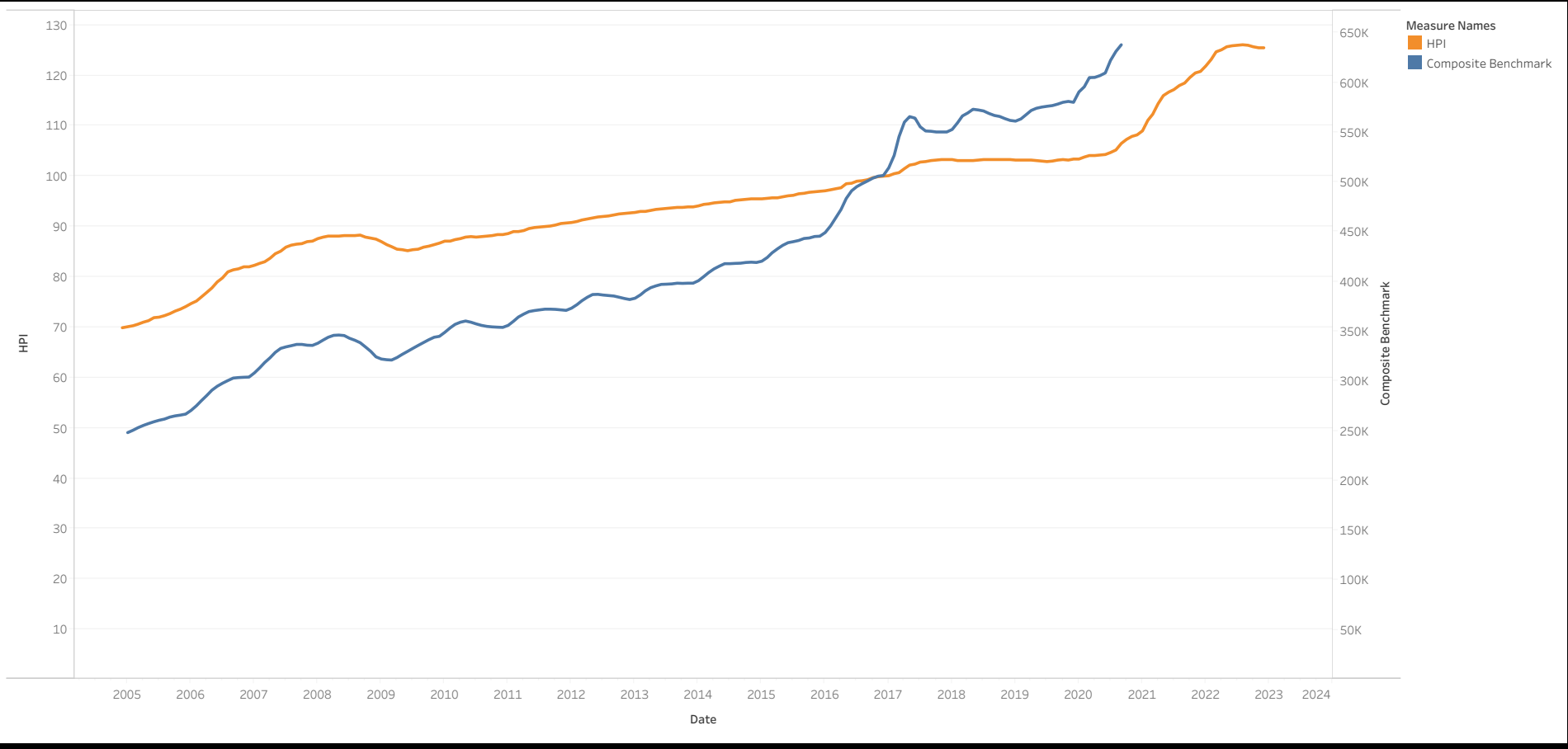
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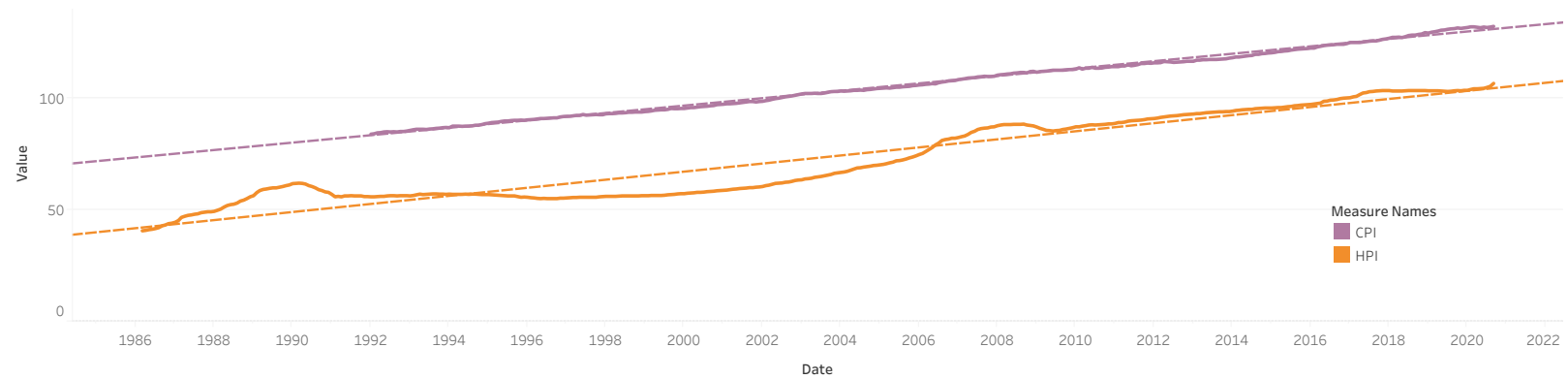
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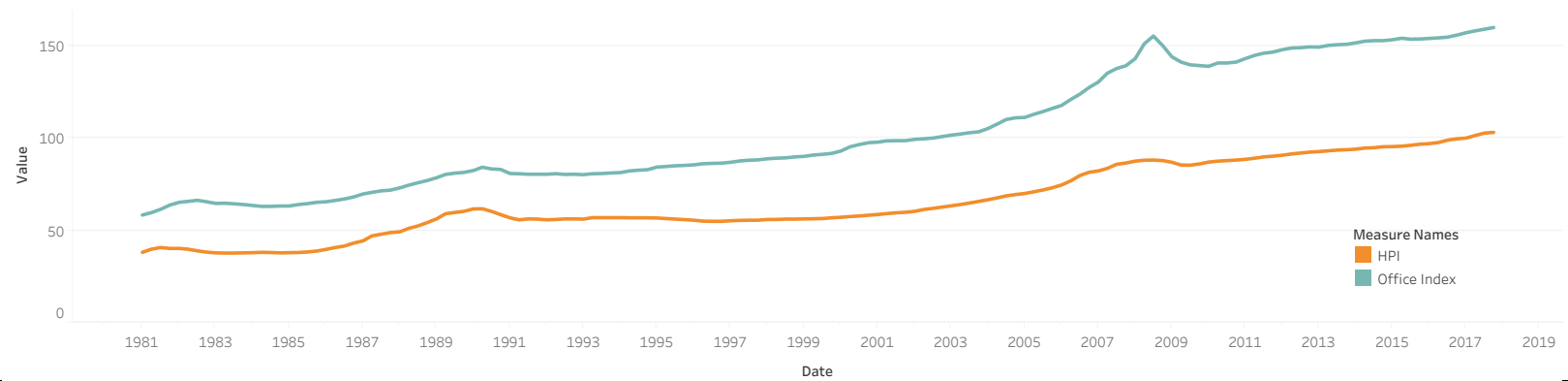
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CPI vs HPI

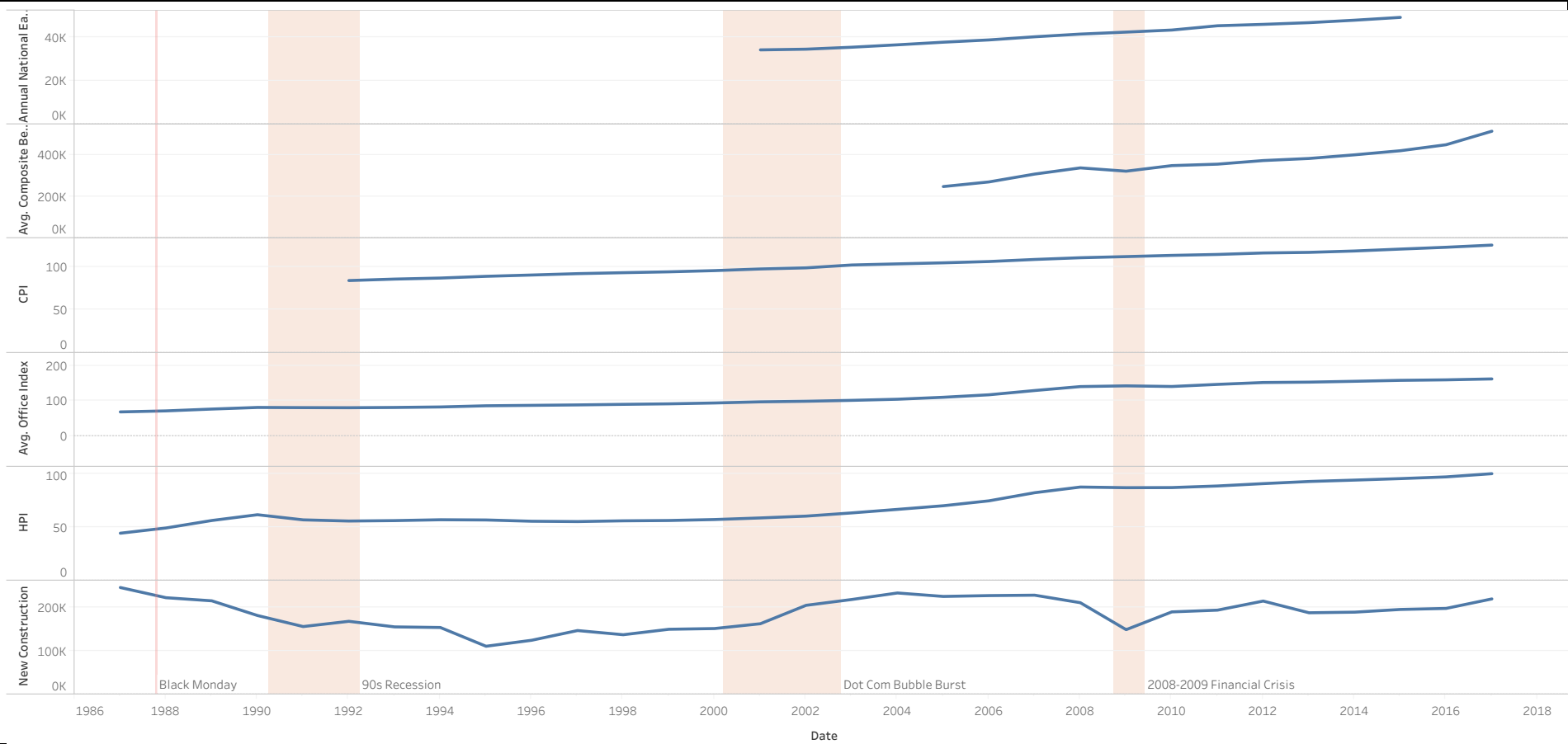


Office Comparison



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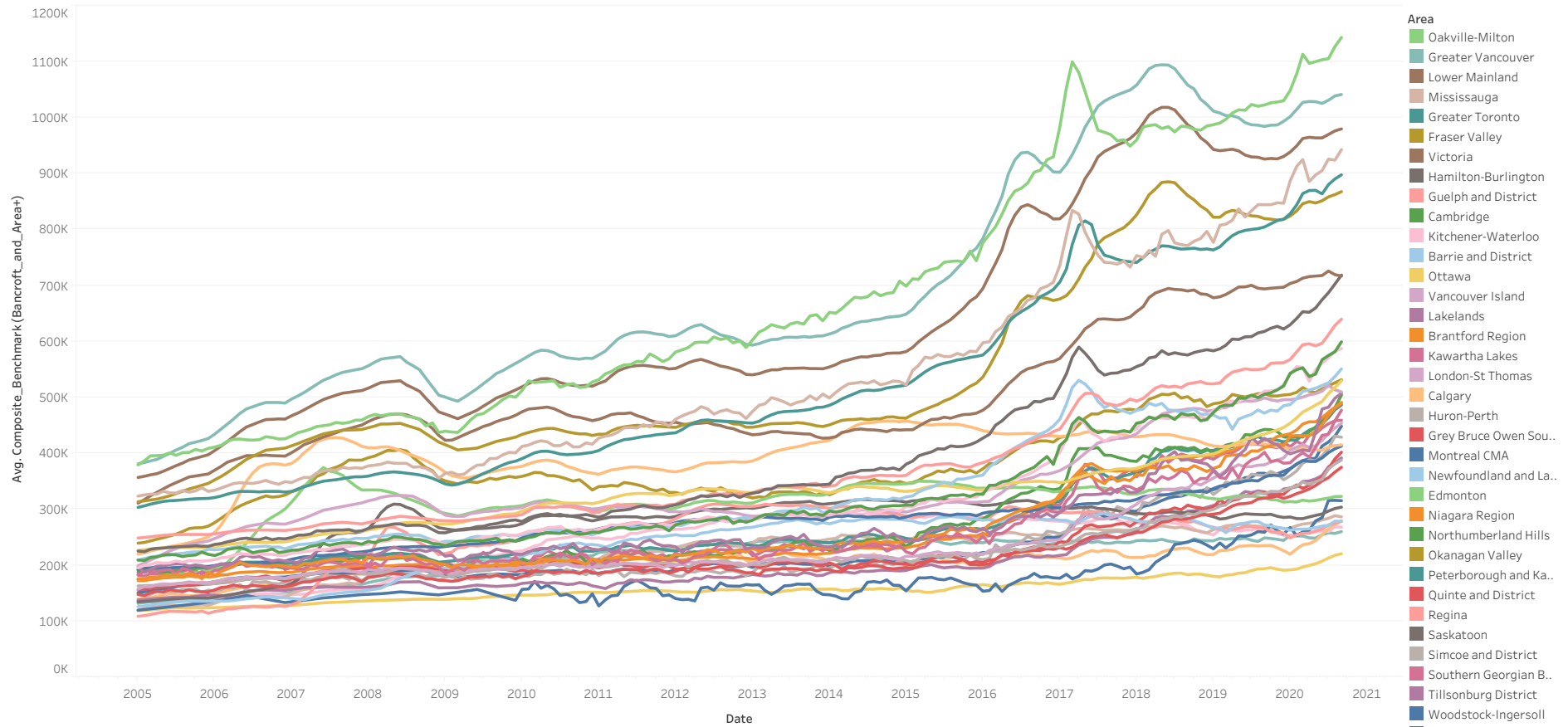
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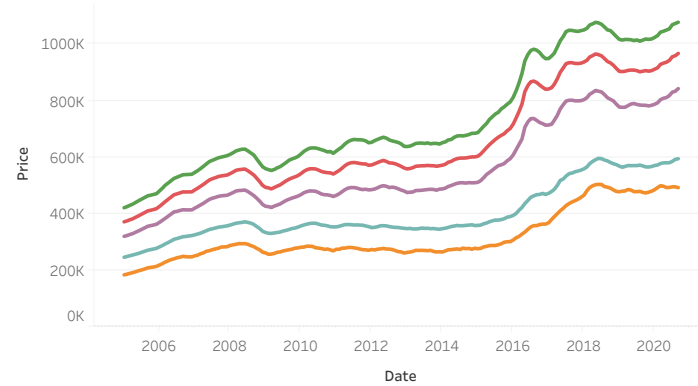
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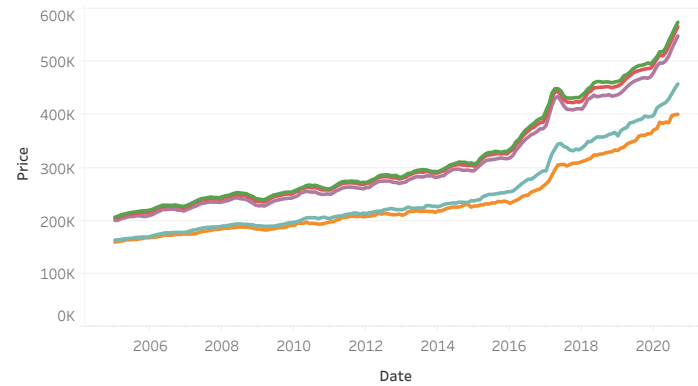
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British Columbia



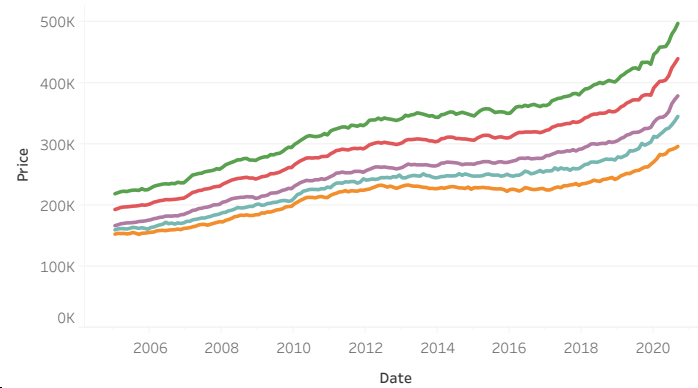
Ontario



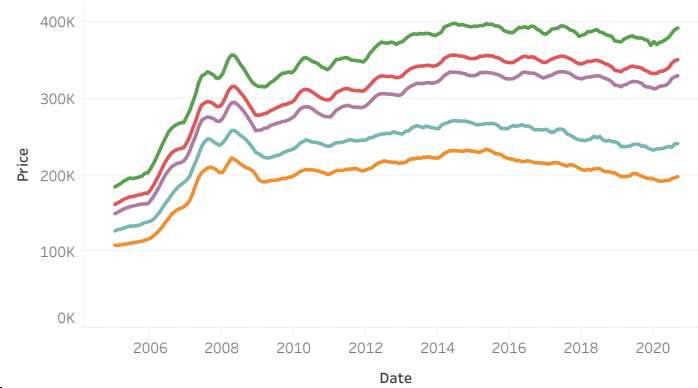
Measure Names

- Avg. Two_Storey_Be..
- Avg. Single_Family_B..
- Avg. One_Storey_Be..
- Avg. Townhouse_Ben..
- Avg. Apartment_Ben..

Quebec



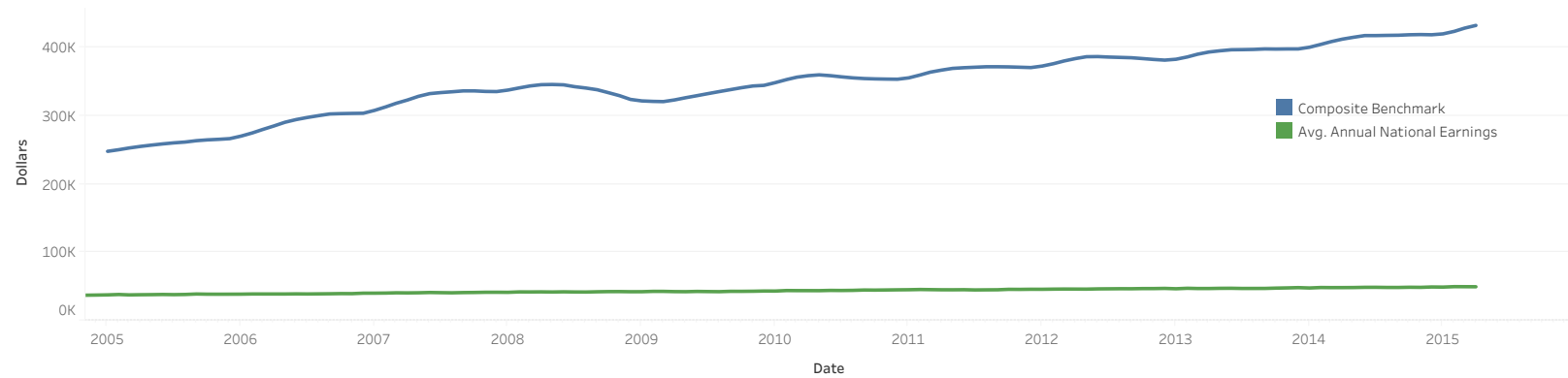
The Prairies



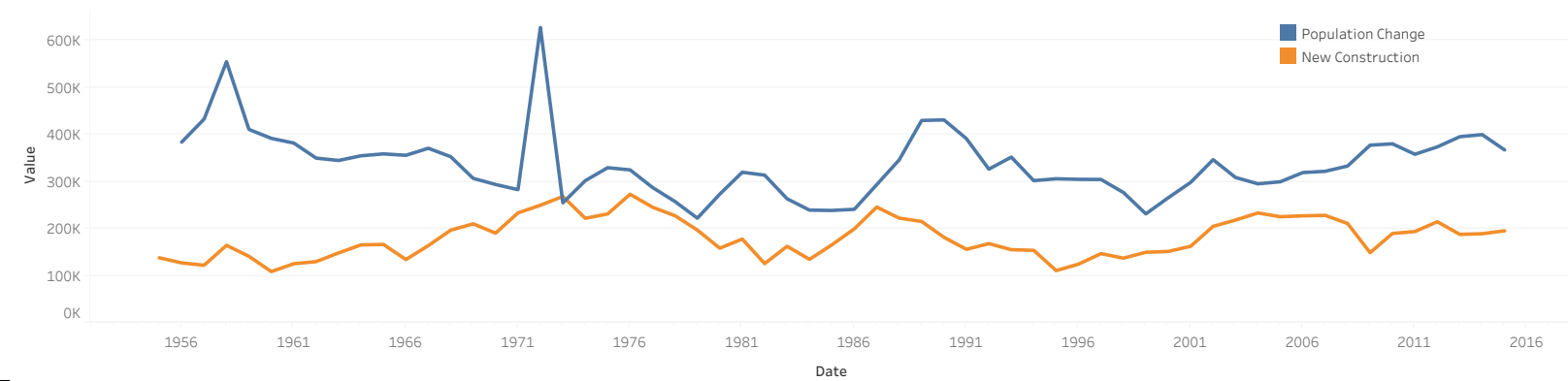
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Housing Prices vs Earnings



Population and Construction



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Key Takeaways

- Housing Prices have steadily risen over the past 40 years
- The growth has been most dramatic in the Vancouver and Toronto metro areas
- Housing price increases are rapidly outpacing growth in earnings
- New housing construction is not responding to the high demand