

## REAL ESTATE NEWS

### The price of a home in Canada expected to rise 13.5% in 2021

According to the Royal LePage House Price Survey, the aggregate price of a home in Canada increased 14.1 per cent year-over-year to \$749,165 in the first quarter of 2021, as strong demand continues to outpace supply in virtually every market across the country. More than two thirds of the regions surveyed (67%) saw year-over-year double-digit aggregate price gains, driven largely by the single-family property segment. Seventy-seven per cent of regions surveyed reported median price appreciation of standard two-storey homes of ten per cent or more.

The Royal LePage National House Price Composite is compiled from proprietary property data, nationally and in 64 of the nation's largest real estate markets.

When broken out by housing type, the median price of a standard two-storey home rose 15.9 per cent year-over-year to \$894,140, while the median price of a bungalow increased 14.1 per cent to \$628,341, and the median price of a condominium increased 2.0 per cent year-over-year to \$509,364. Price data, which includes both resale and new build, is provided by Royal LePage's sister company RPS Real Property Solutions, a leading Canadian real estate valuation company.

"2020 was a year like no other in Canadian real estate, with its unprecedented demand for homes, and month after month of record-setting sales and price appreciation," said Phil Soper, president and CEO of Royal LePage. "The usual winter slowdown was non-existent, and that momentum was carried forward through the first quarter of 2021."

Royal LePage is forecasting that the aggregate price of a home in Canada will increase 13.5 per cent to \$805,000 in the fourth quarter of 2021, compared to the same quarter last year. The previous forecast, released in December, 2020, has been revised upward to reflect the current state of the market.

A return to pre-pandemic levels of immigration; the vaccine rollout's impact on economic stability and confidence in the labour market; and, continued low interest rates are supportive of home price growth through 2021.

"The winter of '20/'21 was one of the most imbalanced real estate markets in our country's history, with so many people wishing to improve their living conditions, and a pandemic-driven shortage of homes for sale," said Soper. "We expect this extreme seller's market to moderate as the year progresses. Some buyers will step away from the market in the face of sharply higher prices, and the supply of new listings should improve as people feel more confident that the health crisis is under control."

"During the first wave of the pandemic, we saw a massive shift from urban centres to small towns and suburban neighbourhoods. Across the country, the revival of these secondary cities has become a driving force of the market, attracting buyers of all ages," said Soper.





## Summer Entertaining: Create a Socially-Distanced Oasis

As we enter our second summer of social distancing, backyard entertaining has never been so important. From strategically-placed seating to creative outdoor entertainment, you should know that designing the perfect socially-distanced outdoor oasis is easier than ever.

### Spacious seating:

When landscaping, divide your garden into different “zones” that can be used to safely space out guests. You can tuck away a bench in a corner garden bed, or invest in some large, washable throw pillows for visitors to sit on under a tree.

### Make room for fun:

Backyard games don't have to be eye-sores. Consider making them a permanent fixture in your landscaping. Think hand-painted corn hole boards with built-in solar lighting, or an outdoor chess board using patio stones.

### Warm and cozy:

Even the hottest summer days can lead to cooler nights. Since gathering outside is the best way to stay safe, keep your guests warm at night by investing in a propane patio heater. Or take the classic route and opt for a fire pit. Be sure to abide by your residential by-laws/regulations.

### Strategic planting:

Looking for a little bit of privacy while spending more time outside? Invest in a natural privacy fence by planting trees along your fence or property line. Cypress, Juniper and Willow varieties are all great options.

