

The top 35 cities to buy real estate

Search to filter by neighbourhood or area

Rank	City	Average home price (2016)	Average income to home price	5-year annual ROI	Average 5-year rent increase
1	Guelph (Ont.)	\$441,880	4.4	6.8%	20.0%
2	Durham/Oshawa (Ont.)	\$528,475	4.9	10.9%	21.5%
3	Brantford (Ont.)	\$335,584	4.0	7.0%	18.5%
4	Kitchener - Cambridge - Waterloo (Ont.)	\$387,235	4.0	5.2%	20.9%
Average rent to average home price ratio:				0.69	
Home sales to new listings:				83.2	
1-year price change:				11.2%	
10-year annual ROI:				5.0%	
Discretionary income levels:				\$48,099	
Average GDP growth 2010 to 2014:				2.2%	
Projected GDP for 2015/2016:				2.3%	
Current Unemployment rate (2016):				5.6%	
Previous year's unemployment rate (2015):				5.8%	
5	Thunder Bay (Ont.)	\$219,249	2.6	5.9%	24.9%
6	Hamilton (Ont.)	\$490,486	5.2	8.0%	20.9%
Average rent to average home price ratio:				0.53	
Home sales to new listings:				83.6	
1-year price change:				10.8%	
10-year annual ROI:				6.8%	
Discretionary income levels:				\$48,934	
Average GDP growth 2010 to 2014:				2.2%	
Projected GDP for 2015/2016:				2.3%	
Current Unemployment rate (2016):				6.1%	
Previous year's unemployment rate (2015):				5.5%	
7	St. Catharines - Niagara (Ont.)	\$342,342	4.3	7.0%	17.2%

Rank	City	Average home price (2016)	Average income to home price	5-year annual ROI	Average 5-year rent increase
8	Vancouver (B.C.)	\$1,017,228	10.4	5.5%	22.9%
9	Peterborough (Ont.)	\$325,795	3.9	5.1%	10.8%
10	Windsor (Ont.)	\$221,432	2.8	5.9%	12.7%
11	Regina (Sask.)	\$313,903	3.0	2.5%	26.2%
12	Winnipeg (Man.)	\$284,610	3.2	3.3%	29.2%
13	Toronto (Ont.)	\$753,528	7.0	9.3%	18.3%
Average rent to average home price ratio:				0.43	
Home sales to new listings:				72.6	
1-year price change:				21.1%	
10-year annual ROI:				7.5%	
Discretionary income levels:				\$52,653	
Average GDP growth 2010 to 2014:				2.2%	
Projected GDP for 2015/2016:				2.3%	
Current Unemployment rate (2016):				7.0%	
Previous year's unemployment rate (2015):				7.1%	
14	Victoria (B.C.)	\$585,745	6.3	3.3%	14.5%
15	Barrie (Ont.)	\$438,828	4.5	8.8%	20.2%
16	Kingston (Ont.)	\$306,849	3.3	3.2%	22.2%
17	London (Ont.)	\$279,634	3.2	3.7%	15.2%
18	Abbotsford - Mission (B.C.)	\$676,946	7.7	6.1%	14.2%
19	Kelowna (B.C.)	\$461,791	5.0	4.0%	18.1%
20	Charlottetown (P.E.I.)	\$178,489	2.3	3.4%	21.1%
21	Greater Sudbury (Ont.)	\$252,484	2.7	1.9%	16.1%
22	Ottawa (Ont.)	\$373,719	3.5	1.7%	13.0%
23	Québec (Que.)	\$264,427	3.3	1.5%	15.9%
24	Edmonton (Alta.)	\$369,365	3.1	2.6%	20.3%

Rank	City	Average home price (2016)	Average income to home price	5-year annual ROI	Average 5-year rent increase
25	Halifax (N.S.)	\$286,878	3.4	2.1%	18.2%
26	Saskatoon (Sask.)	\$338,738	3.2	2.4%	19.2%
27	Calgary (Alta.)	\$463,047	3.4	2.8%	20.9%
28	Moncton (N.B.)	\$167,328	2.1	1.1%	16.0%
29	Trois-Rivières (Que.)	\$158,571	2.4	0.3%	9.3%
30	Gatineau (Que.)	\$245,149	2.3	1.1%	6.9%
31	St. John's (Nfld.)	\$256,989	2.7	0.3%	26.9%
32	Sherbrooke (Que.)	\$235,996	3.4	1.9%	11.3%
33	Montréal (Que.)	\$349,549	4.4	2.5%	11.9%
34	Saint John (N.B.)	\$168,221	2.1	-0.3%	11.7%
35	Saguenay (Que.)	\$180,904	2.5	0.4%	9.1%