

Homeownership is more within reach in Northern Ontario.

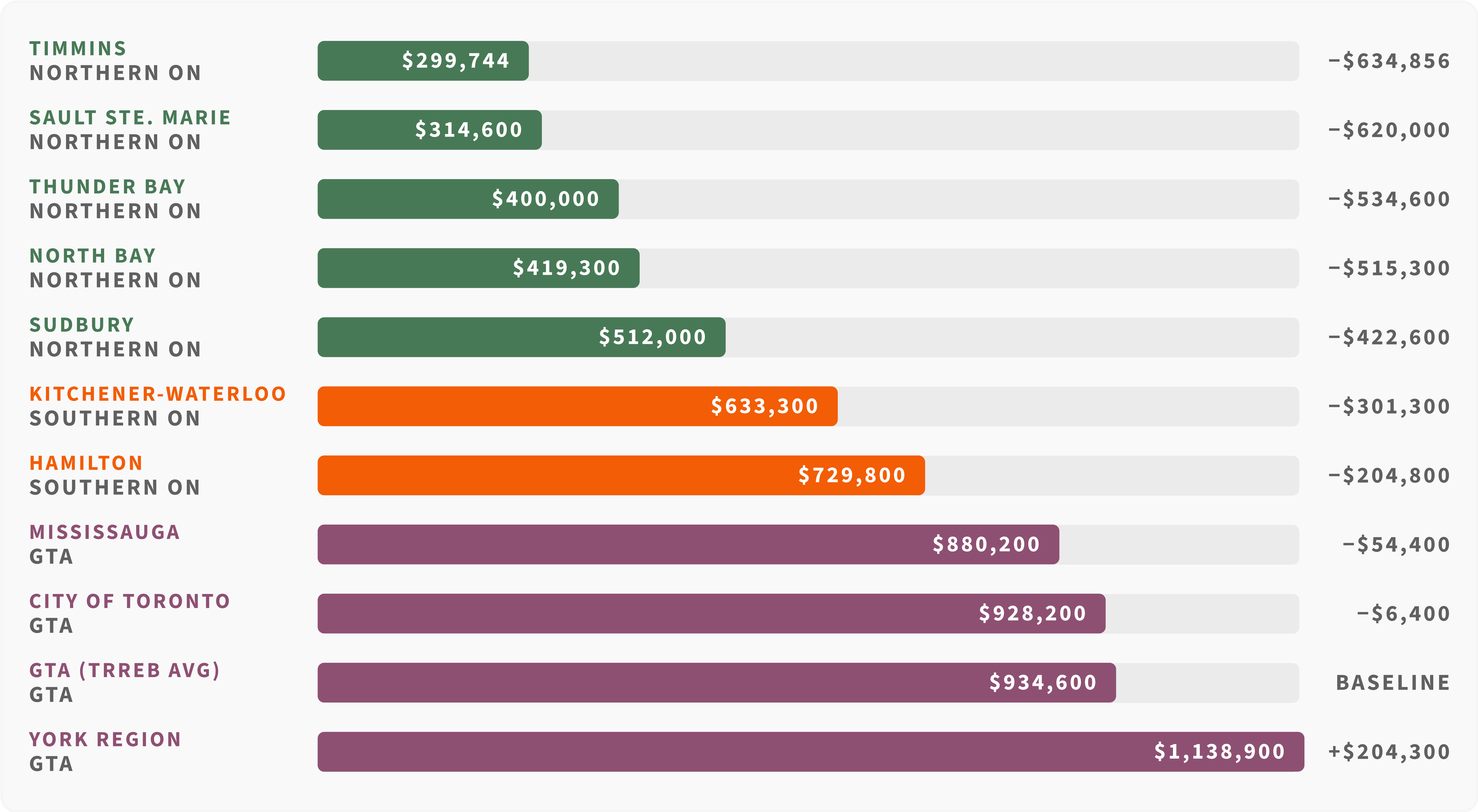
A comparison of the cost of homeownership across selected Northern Ontario, Southern Ontario, and Greater Toronto Area communities.



AVERAGE HOME PRICE

MLS® HPI benchmark or median · July 2026

Home prices are substantially lower in Northern Ontario cities.

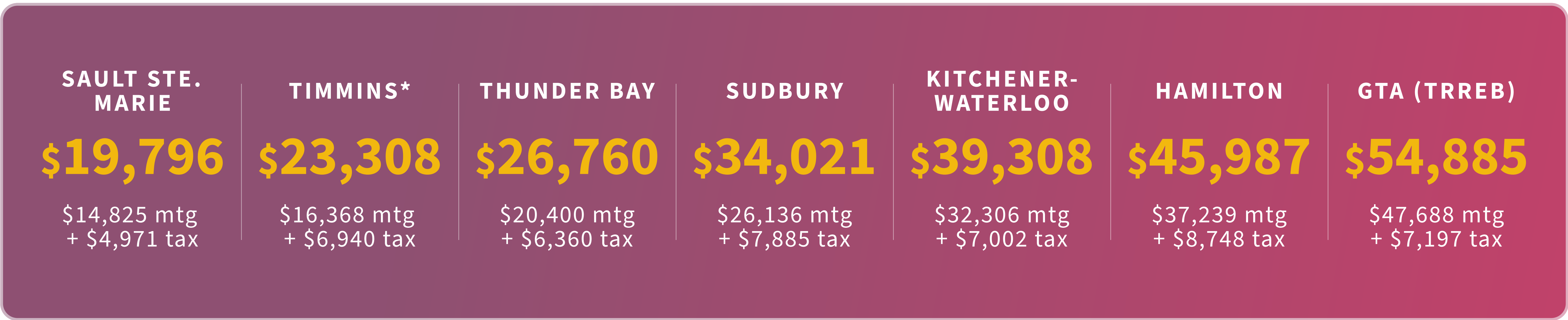


HOME PRICE TO HOUSEHOLD INCOME

CREA HPI (2026) ÷ StatCan CIS after-tax income (2025)



ESTIMATED ANNUAL MORTGAGE + PROPERTY TAX



Assumes a 20% down payment, a 25-year mortgage amortization, and a 4.09% five-year fixed mortgage rate. Includes mortgage payments and municipal property tax only. Excludes home insurance, utilities, maintenance, and other ownership costs.

Sources: Home prices: CREA MLS® HPI composite benchmark, July 2026, from TRREB (all areas, City of Toronto, Mississauga, York Region), Cornerstone (Hamilton- Burlington, Waterloo Region), Sudbury REB, North Bay REB, and Sault Ste. Marie REB. Thunder Bay: Q2 2026 median single-detached (TBREB). Timmins: YTD 2026 average sale price (Timmins REB). Property tax rates: 2026 municipal bylaws with education levy. Mortgage calculation: 20% down, 25-year amortization, 4.09% five-year fixed (True North Mortgage, Aug 17, 2026). Household income: Statistics Canada CIS 2023 release, Table 11-10-0190-01. The 2024 CIS was released April 29, 2026 with revised 2018–2023 CMA estimates; confirm current figures before publication. *Source for Timmins: StatsCan 2021 Census

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