



# THE EDGE REPORT

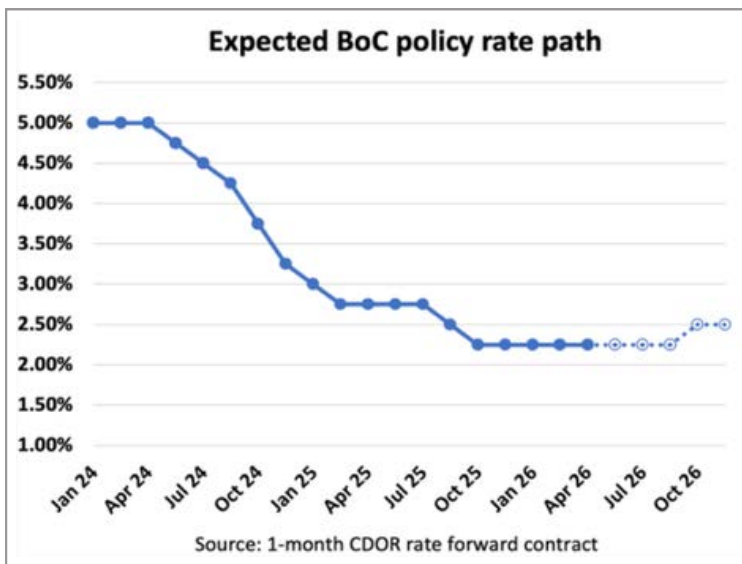
April 2026



# 1) *Macro-watching: Rate hike odds fall, but inflationary pressures build*

## Only 1 hike now expected this year

We've now gone from a high of 4 rate hikes priced in intraday in late March to just one hike this year as of time of writing. Quite a swing in expectations!

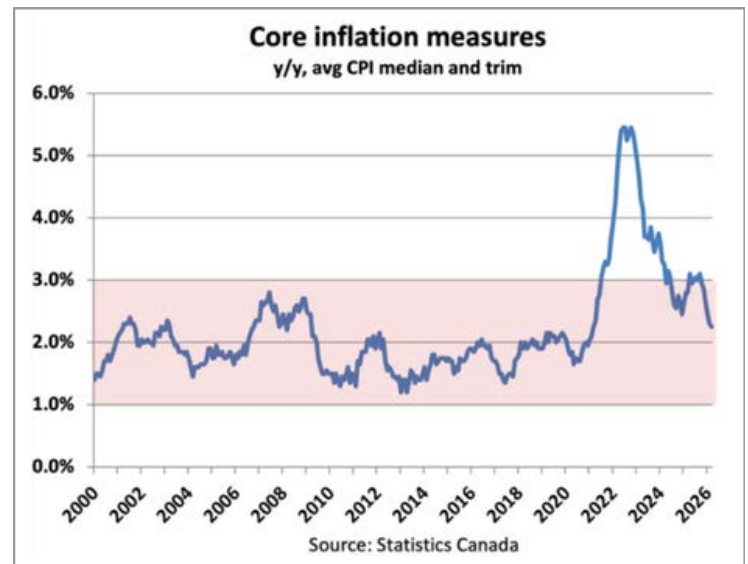


My message when markets were losing their mind in late March was to chill. The Bank of Canada made very clear that they would not hike rates to address an energy crisis.

## All eyes on EXPECTATIONS

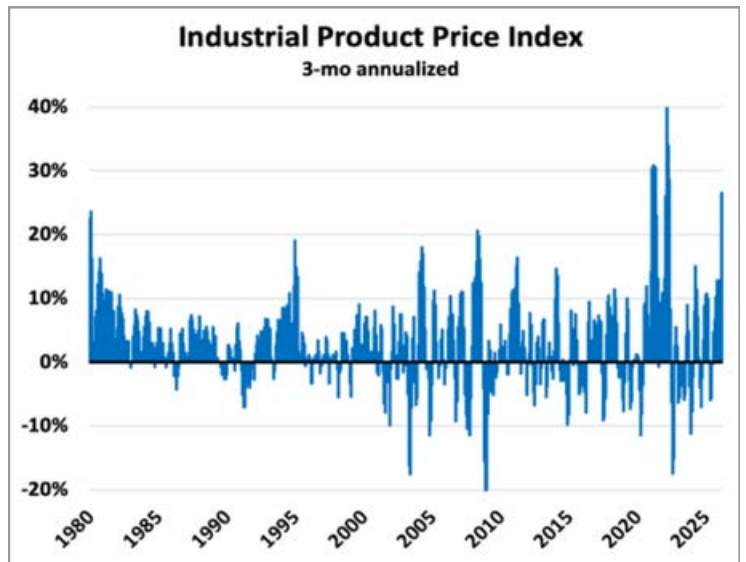
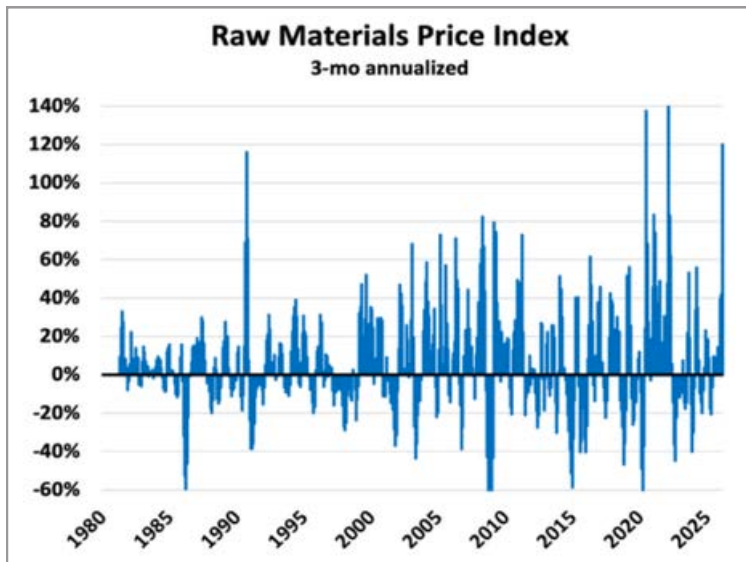
We know inflation will be trending sharply higher in coming months. That much is certain.

The March CPI data came in bit lower than expected with headline at 2.4% (2.5% was expected) and core measures coming in at a tame 2.3%.



But don't be fooled. We just had an EXTREMELY spicy reading from the Raw Materials Price Index for March. Up 12% in a single month....the largest increase since May 2020. The 3-month annualized reading is now a scorching 120%, the third highest in over 40 years.

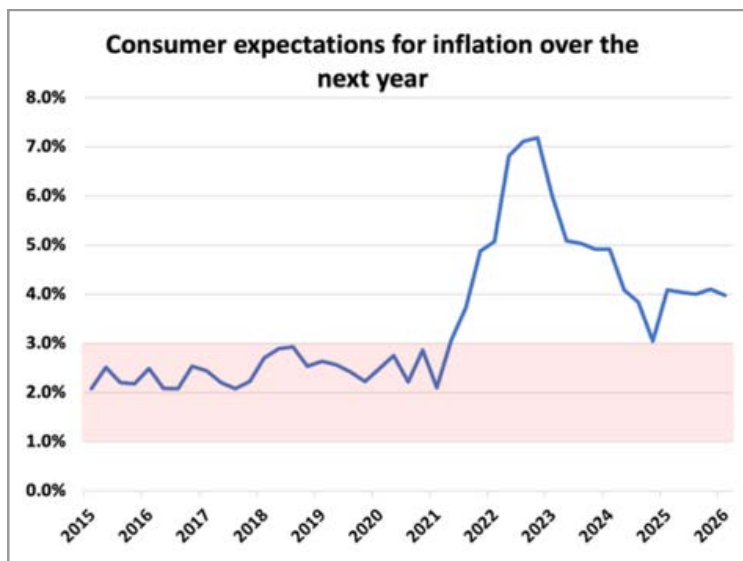
Similarly, the Industrial Product Price Index which measures the price of finished goods leaving factories, similarly surged and is now up 25% annualized over the past 3 months:



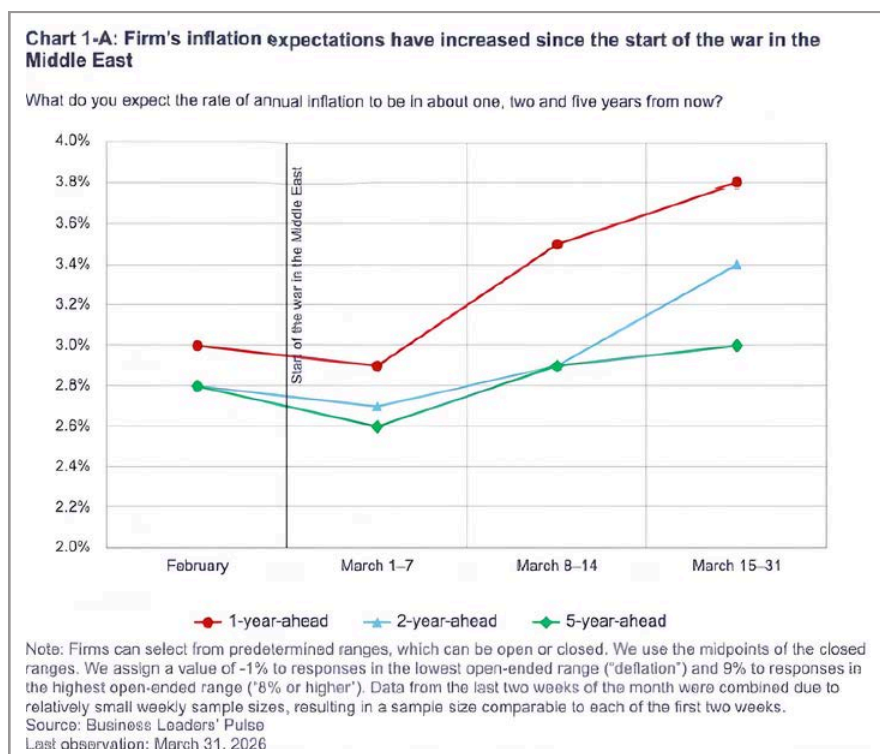
So don't be surprised when CPI comes in well above 3% in the next couple months. The media will run scary headlines, but at this point the Bank of Canada is not concerned with actual inflation. They can't do anything to reopen the Strait of Hormuz.

The real data point to watch is not inflation but rather inflation EXPECTATIONS. As we know, when consumers fear future inflation, they spend more today and thereby create the very inflation they fear.

We just got the latest expectations data this week, and it was surprisingly tame. Canadians expect inflation to average about 4% over the next year....above the Bank's target band of 1-3%, but not alarmingly so.



However, most of the surveying was done just at the outset of the Iran conflict. The Bank did some follow-up surveying on the business side and found those respondents reported a steady rise in inflation expectations since the war started:



The takeaway: CPI will come in hot in the next couple months. Expect that, and expect some scary headlines in the press. The Bank of Canada does not want to raise rates given the soft economy - particularly in central Canada- but they may be forced to do so this Fall if inflation expectations show signs of rising. We're not there yet, but the risks are real.

## 2) Supply and demand: Rents soften, homeowner completions collapse

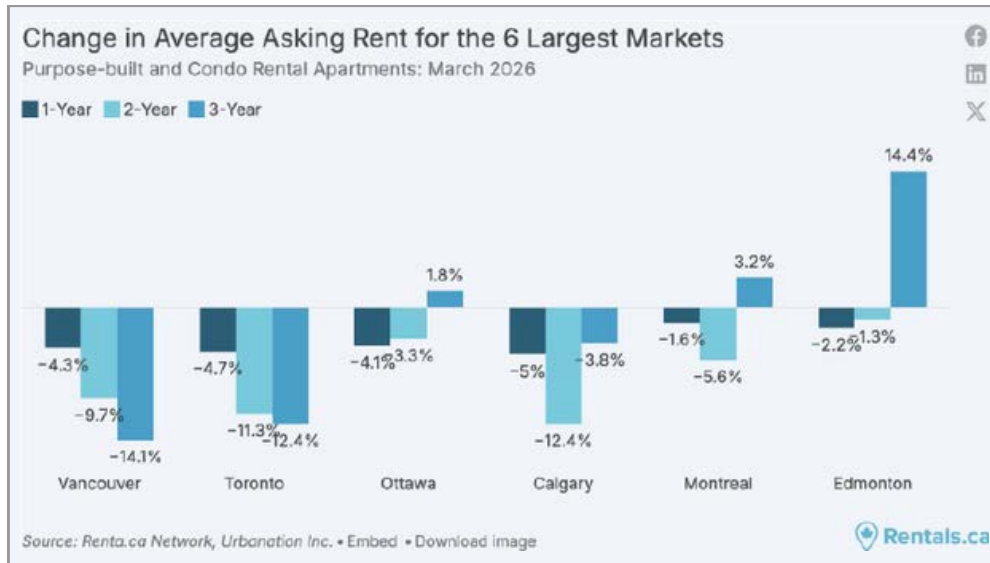
### Rental update

We begin with the latest report from Rentals.ca:

- Average asking rent in Canada fell to a 35-month low of \$2,008 in March.
- The year-over-year decline in rents, an average of \$112 or 5.3%, was the largest in nearly five years
- Rents fell by 1.1% from February and have declined by 2.5% since the start of the year.

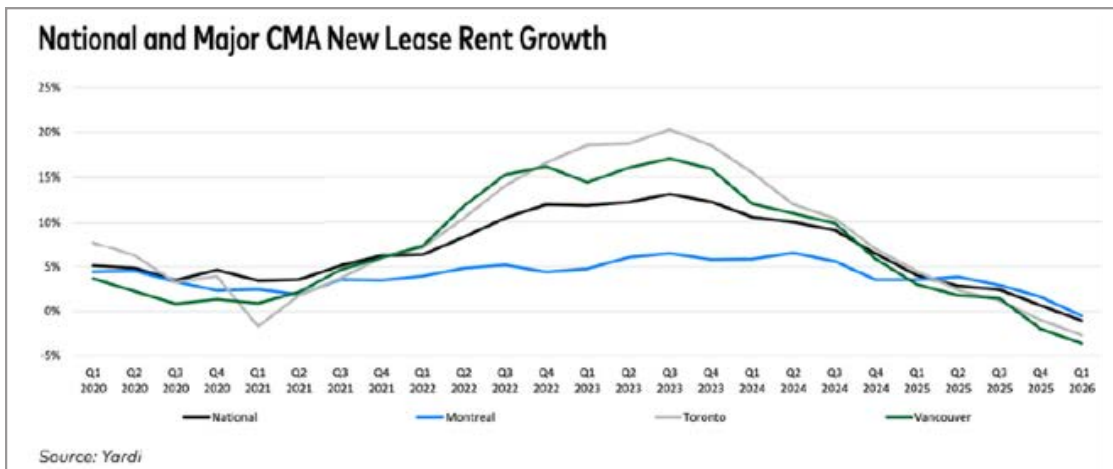
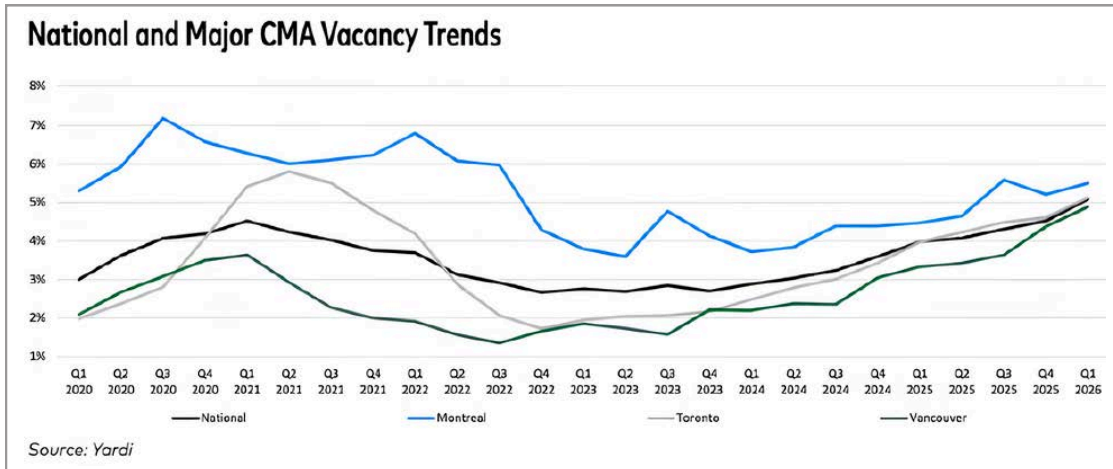


Asking rents are now negative in all of Canada’s 6 largest metros over the past 2 years:

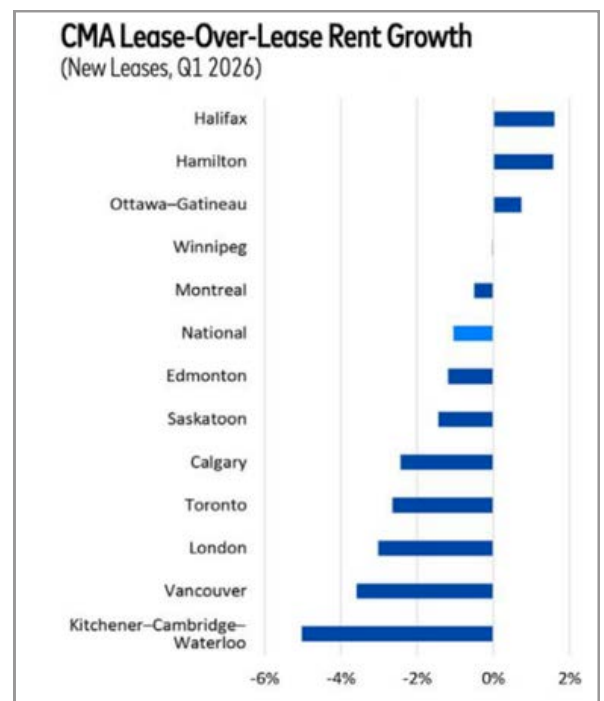


This is broadly consistent with the latest report from Yardi.

- The national apartment vacancy rate increased for the ninth straight quarter, rising to 5.1% in Q1 2026, up 60 basis points from the previous quarter and 110 basis points year-over-year.
- Lease-over-lease rates—new leases on units that are re-leased after becoming vacant— turned negative nationally in Q1 2026. New lease rates, which peaked at 13.1% in Q3 2023 and have steadily decelerated since, were -1.0% in the quarter. With high levels of economic uncertainty and deepening affordability concerns, consumers are increasingly budget conscious
- New lease rates were negative year-over-year in eight of the top 12 CMAs in Q1 2026. Markets with the biggest drops included Kitchener-Cambridge-Waterloo (-5.0%), Vancouver (-3.6%), London (-3.0%), Toronto (-2.6%) and Calgary (-2.4%). Halifax and Hamilton (1.6%) and Ottawa–Gatineau (0.7%) saw rents increase during the quarter, while Winnipeg (0.0%) was flat.



| CMA                          | Year-Over-Year Change in In-Place Rents | Lease-over-Lease Change in New Lease Rents | Vacancy Rate |
|------------------------------|---|--|--------------|
| Halifax                      | 6.0%                                    | 1.6%                                       | 2.8%         |
| Montreal                     | 3.7%                                    | -0.5%                                      | 5.5%         |
| Winnipeg                     | 3.5%                                    | 0.0%                                       | 3.5%         |
| Hamilton                     | 3.1%                                    | 1.6%                                       | 5.4%         |
| Ottawa-Gatineau              | 3.0%                                    | 0.7%                                       | 4.3%         |
| London                       | 3.0%                                    | -3.0%                                      | 4.6%         |
| <b>National</b>              | <b>2.7%</b>                             | <b>-1.0%</b>                               | <b>5.1%</b>  |
| Toronto                      | 2.4%                                    | -2.6%                                      | 5.1%         |
| Edmonton                     | 2.3%                                    | -1.2%                                      | 6.2%         |
| Saskatoon                    | 2.1%                                    | -1.4%                                      | 5.9%         |
| Vancouver                    | 1.6%                                    | -3.6%                                      | 4.9%         |
| Kitchener-Cambridge-Waterloo | 1.5%                                    | -5.0%                                      | 5.9%         |
| Calgary                      | -2.0%                                   | -2.4%                                      | 7.3%         |

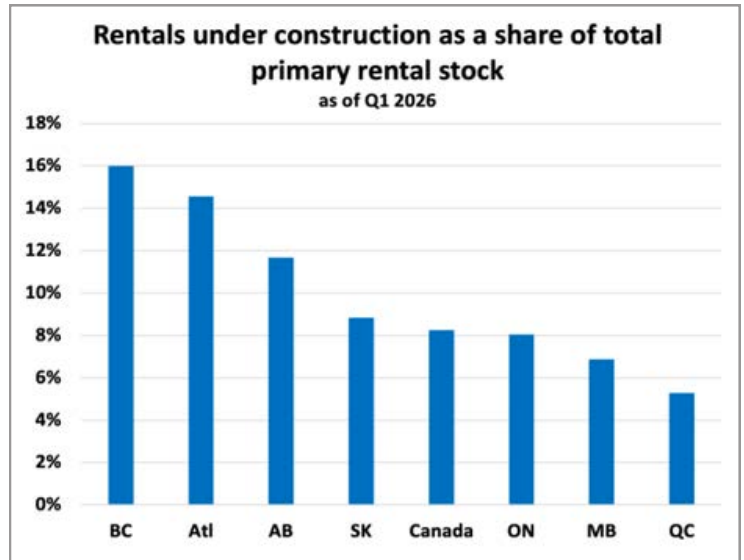


**Rental starts continue to boom**

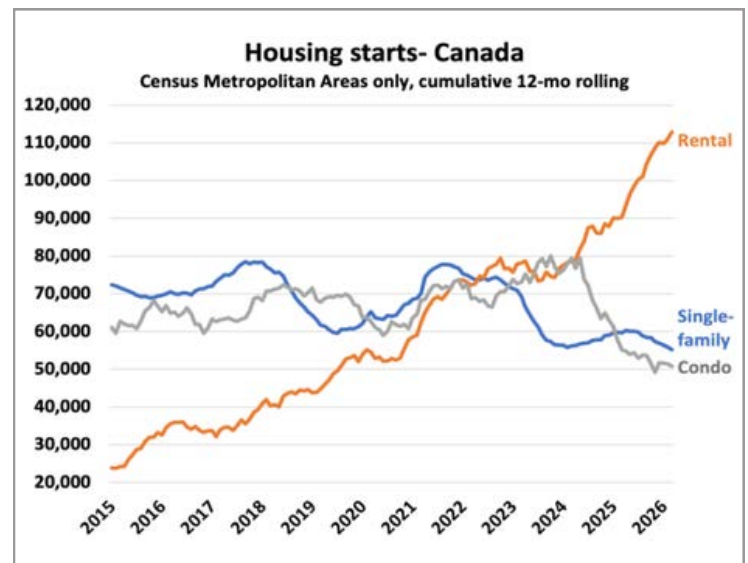
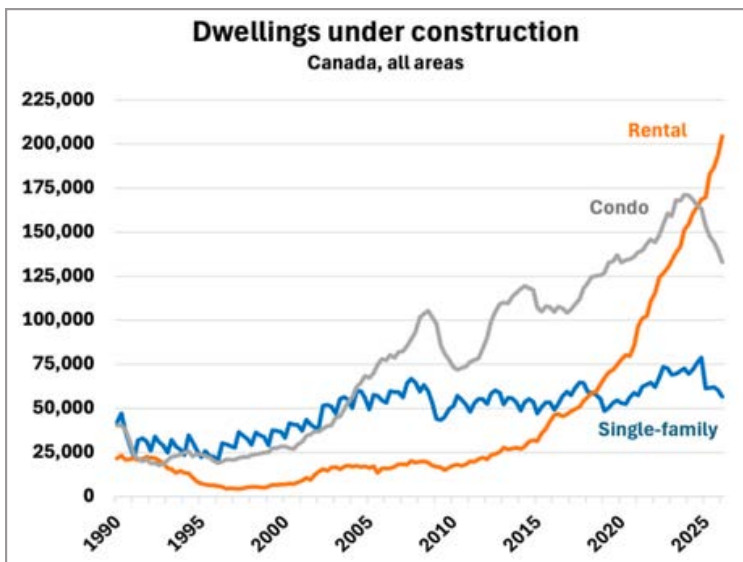
Now keep in mind, the rental market is softening even before the full wave of new completions hits.

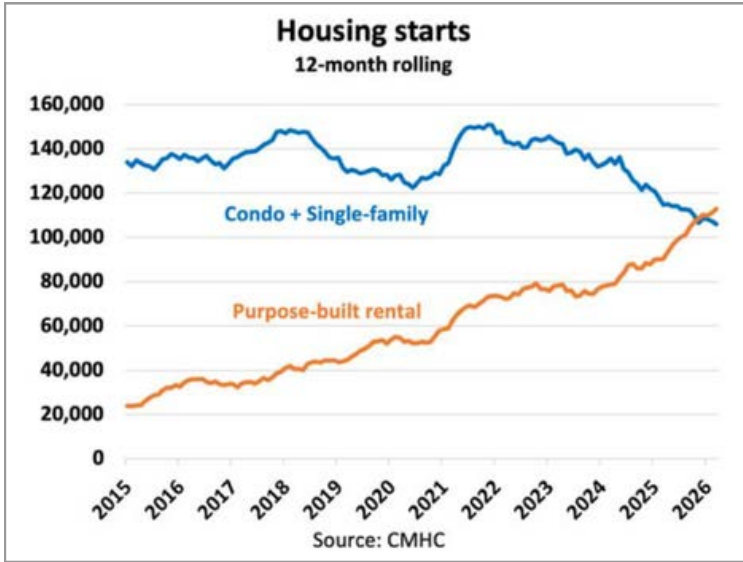
The latest data from CMHC this week shows a record 204,000 rental units in the construction pipeline across the country as of Q1...up 5.6% q/q. That's equivalent to roughly 8.2% of the existing rental stock.

Note: This calculation won't be perfectly accurate since it doesn't capture the change in the existing stock since it was last measured by CMHC in Oct 2025, but we're talking a couple decimal points at best. It is still a HECK OF A LOT of new supply no matter how you slice it.



And we continue to build more! Yes, housing starts fell 6% m/m in March to hit 236k on an annualized basis but note that a record 59% of all starts last month were rentals. We've now had 112,000 rental units started in the past year, more than condos and single-family combined.

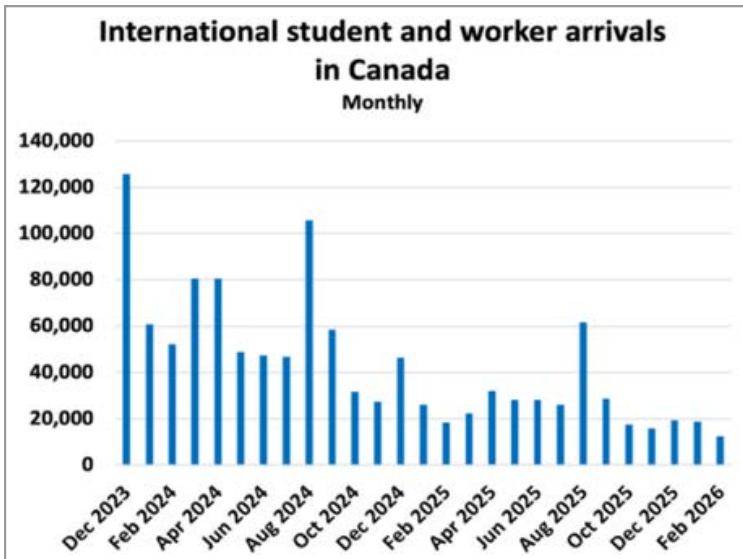




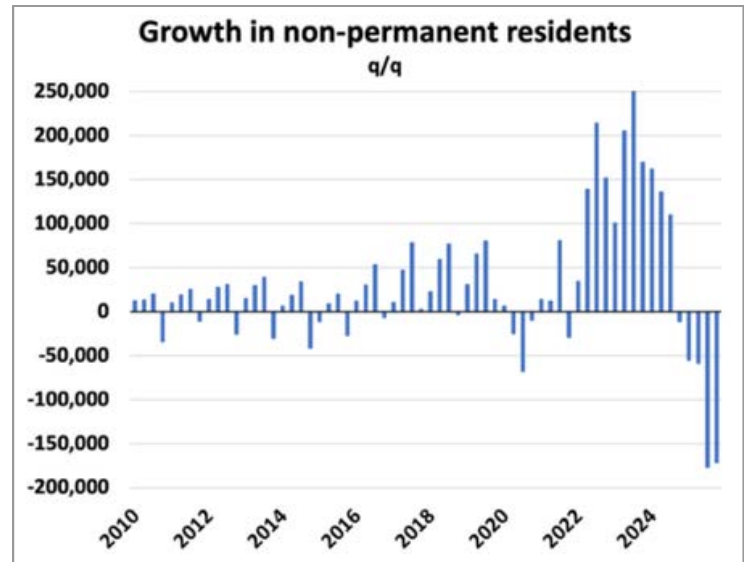
**NPR admissions slow in Q1**

Non-permanent residents are a key source of rental demand, and the recent softness in the rental market is in no small way tied to the decline in this cohort.

The latest data shows that the number of international students and temporary workers being admitted into the country continues to slow sharply, down 32% y/y in February and down 76% from 2024 levels:

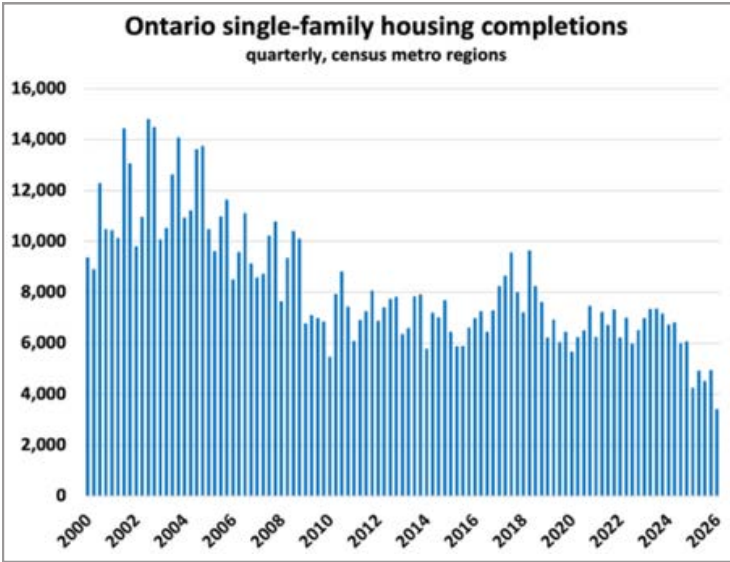
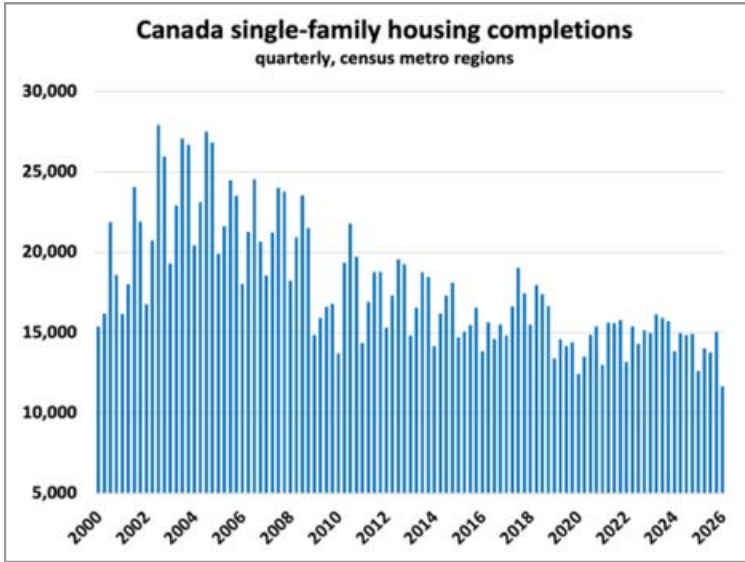


These programs have enormous churn, averaging 400,000 outflows in a normal year (ie pre-2021). Pinch the inflows and let outflows continue or accelerate, and you end up with a very significant decline in the total cohort...as we've seen over the past year:

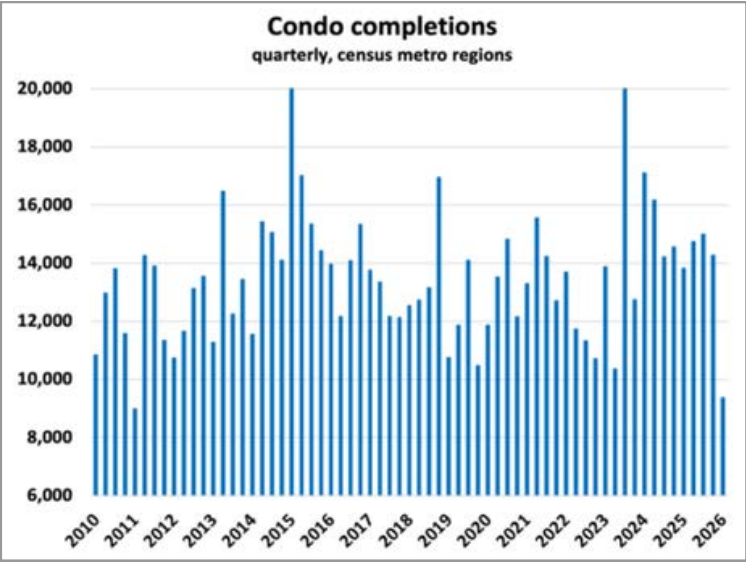


**Homeowner completions tumble**

While the rental market will be well supplied for some time, that's not the case in the single-family segment where completions nationally just hit 30-year lows in Q1. It's even worse in Ontario where they registered the lowest quarterly tally since 1991:



Even condo completions are on the decline, setting 15-year lows last quarter:



This trend goes a long way to explaining why new listings hitting the resale market are now falling and why active inventory has been unchanged nationally over the past year despite weak sales.

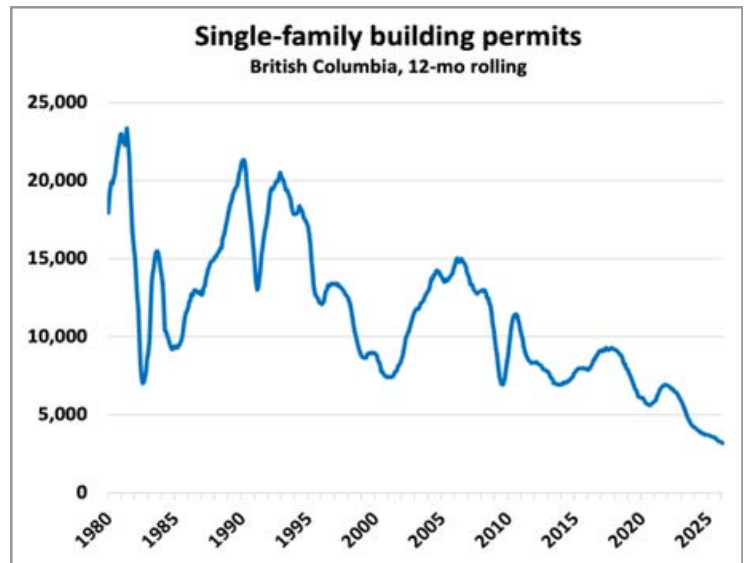
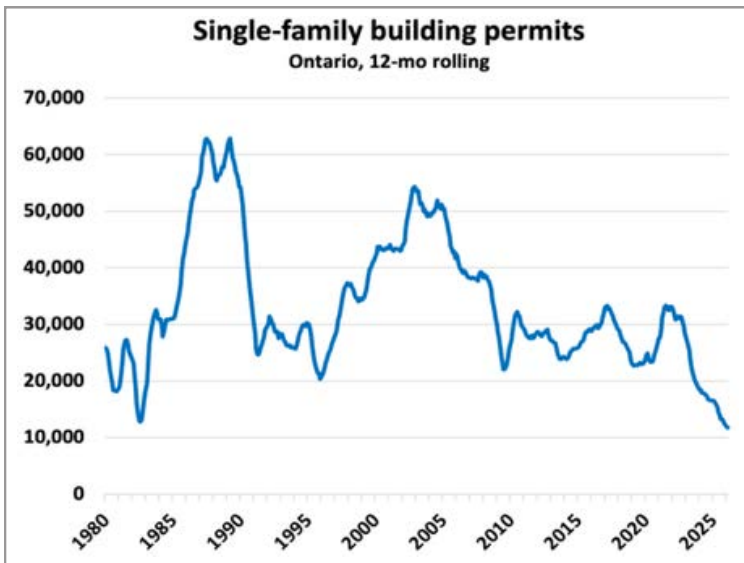
More on that below.

### Single-family permits hit 4 decade lows

Completions will fall even further in coming quarters based on the latest permitting activity. Building permits for single-family continue their stunning decline, down 16.7% y/y in February.

There have now been only 49,000 single-family permits issued in past year, the lowest tally nationally since 1982. The decline is being driven by an absolute collapse in Ontario and BC.

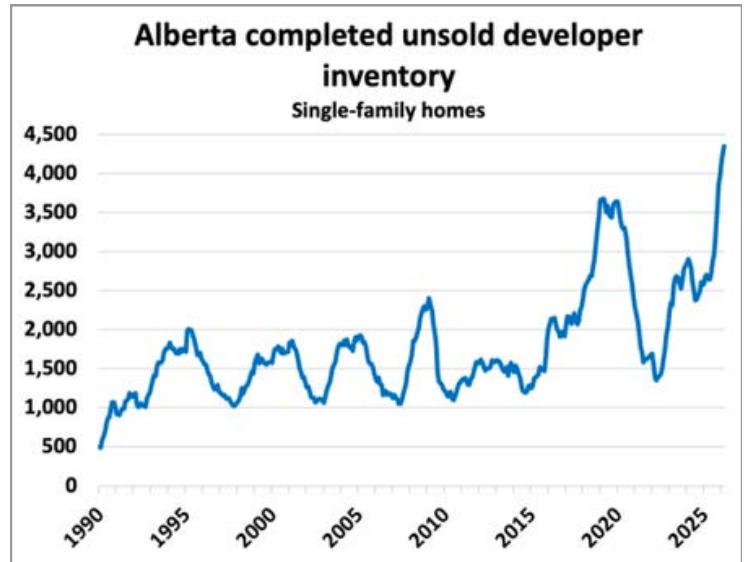
This is the sort trend that drives future supply shortages:



### Unsold developer inventory hits record highs

You can't fault developers for not launching new projects. Resale is slow, and demand for new homes has been all but dead (though I'm hearing things have improved considerably since the elimination of HST in Ontario).

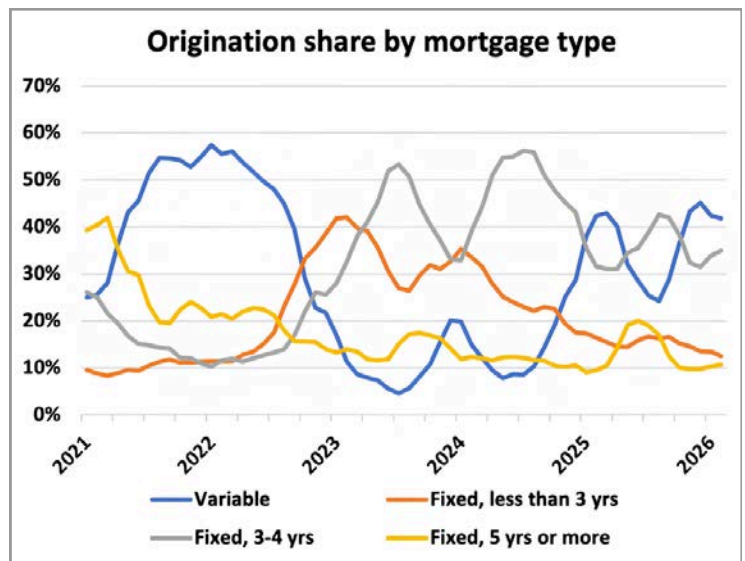
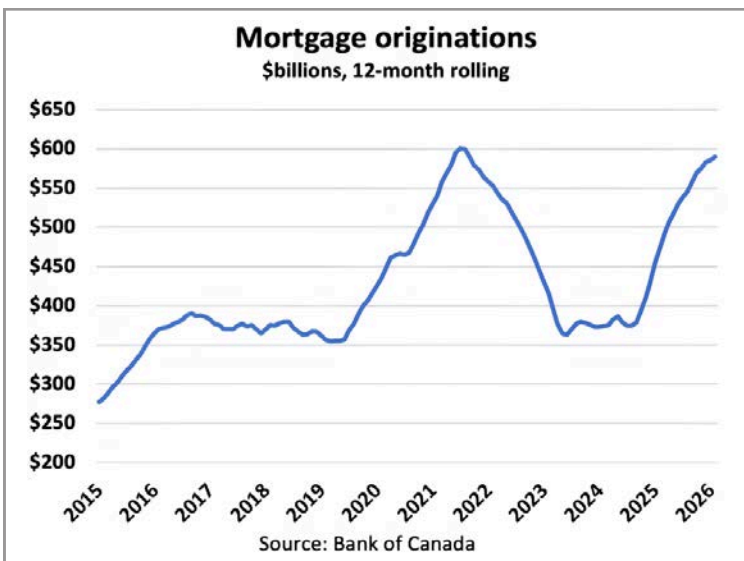
Further, there is an existing overhang of unsold new supply. Data from CMHC shows that unsold developer inventory hit unprecedented levels in March, driven primarily by a surge of single-family supply in Alberta:



### 3) Mortgage tidbits: Growth hits new cycle low, OSFI warns on risks, default attitudes shift

#### Originations up, Canadians still opt for variable

Total mortgage originations were up 11% y/y in February to hit nearly \$600B in the past 12 months. More than 40% of originations were for variable rate products which are still priced roughly 50bps below fixed of similar term lengths.



### Mortgage rates tick higher

The latest best deep discounted mortgage rates are shown below courtesy of the excellent MortgageLogic.news publication. 5-year fixed rates are back on the rise and now at the highest levels since January of last year:



### OSFI flags mortgage risk

OSFI released their 2026/2027 Annual Risk Outlook this week<sup>1</sup>. A key takeaway is that they have lifted mortgage risk from #4 in their 2025 outlook to the #1 risk this year:



The risk has moved from theoretical in last year’s outlook to a “here and now” problem in this latest edition. From OSFI:

Borrower financial stress, as indicated by delinquencies, has continued to increase across multiple segments and we expect a higher incidence of residential mortgage loan arrears or defaults over the next two years.

The condo segment is strained, particularly in Toronto and Vancouver. Sales have fallen to levels not seen since the 1990s and are insufficient to absorb the excess inventory built up over the past few years. Supply-demand imbalances have resulted in significant price declines, and many new condos are now worth less than their presale purchase prices. Condo price declines are resulting in financially stressed borrower positions upon

<sup>1</sup> <https://www.osfi-bsif.gc.ca/en/about-osfi/reports-publications/osfis-annual-risk-outlook-fiscal-year-2026-2027>

closing, as borrowers may need a larger down payment to qualify for their mortgage. The near standstill in new condo activity and condo construction builds is straining builders and has negative implications for the labour force they employ.

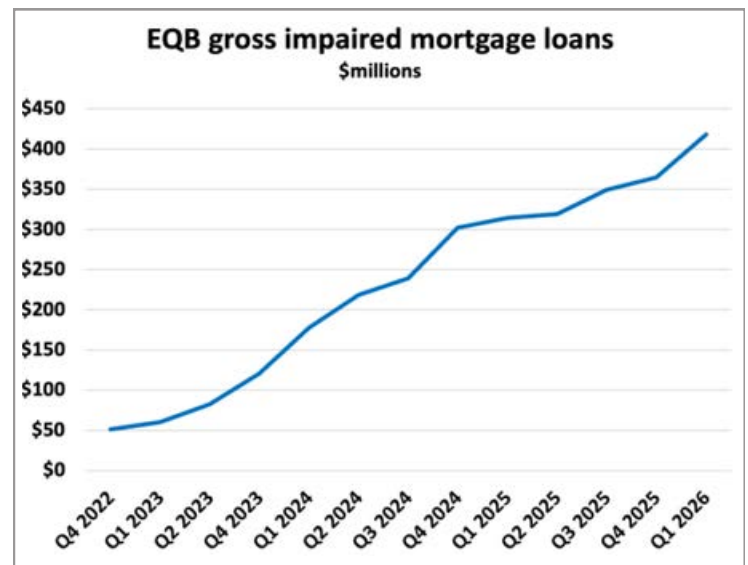
*(As an aside, it's absolutely WILD that OSFI would flag this dynamic after turning a blind eye to "blanket appraisals" over the past 2 years)*

Mortgage renewal risk also concerns OSFI. As of January 2026, 3.1 million, or 52% of total mortgages will be renewing by the end of 2027. Of these renewals, there are 1.3 million, or 22% of total mortgages, that are fixed rate mortgages or variable rate mortgages with fixed payments (VRMFPs) that will be renewing for the first time since they were originated in the low mortgage-rate period of 2021 and 2022. We expect these mortgagors will experience material monthly payment increases.

Relative to late 2022, house prices have fallen and interest rates have increased, which has resulted in a modest subset of these borrowers having current loan-to-value ratios and debt service ratios, higher at renewal than at origination. This could impact these borrowers' ability to refinance or leave them unable to manage their higher payments.

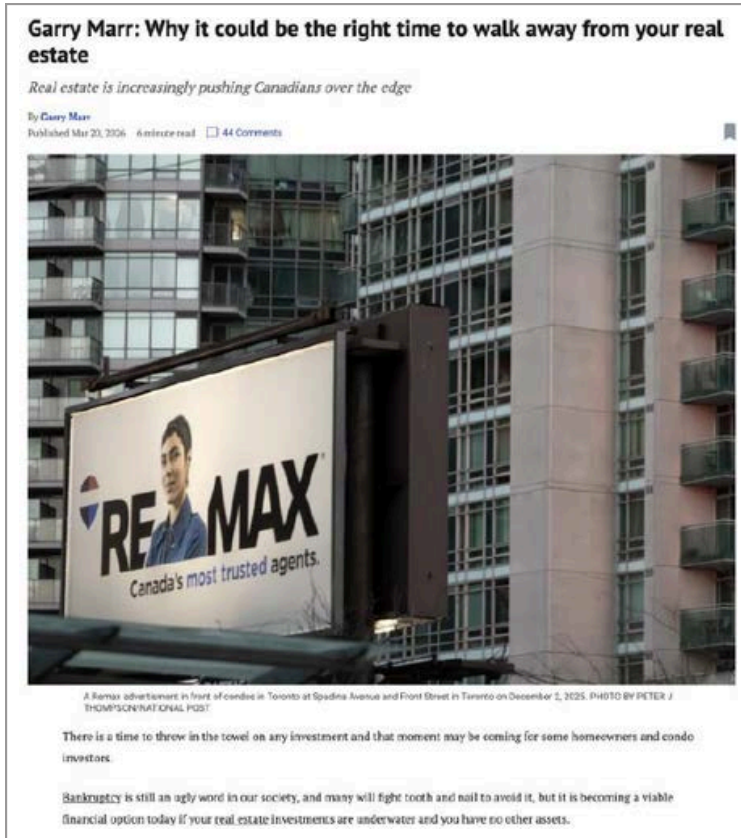
Delinquency levels continue to rise across the board, with heightened levels in certain segments, such as the VRMFP product, which we view as having higher-risk attributes, and at smaller lenders focused on business-for-self borrowers, especially in the Toronto and Vancouver markets.

*(That last sentence would appear to be directed towards the likes of Equitable Bank where GILs are up nearly 9-fold since late 2022)...*



## Underappreciated Risk: Changing Attitudes Toward Default

Don't underestimate the significance of a mainstream media headline like this in the Financial Post<sup>2</sup>:



[...] Toronto real estate lawyer Bob Aaron, who has decades of experience and still considers the Ontario real estate collapse of 1974 the worst time of his life, said he has advised several clients to file for bankruptcy.

"Sometimes we do go to the builder and say my client has no assets and you're welcome to sue if you want, but they will go bankrupt, so how about a mutual release to keep the deposit, and that's

the end," he said, adding that some developers will just say they already have the deposit and go after you anyway.

[...] If you can walk away without paying the house back everything, that is pretty tempting and maybe the right financial decision. I'll let others decide if it's the right moral one.

That same week, another article with the same advice:

### Plummeting condo prices leave buyers with massive financial losses - CTV<sup>3</sup>

[...] "I've been a real estate lawyer for almost 50 years, and I've never seen anything quite like this," said Vancouver-based real estate lawyer, Perry Ehrlich to CTV News via Zoom on Friday.

[...] "They're going to have to come up with the money, either by borrowing or getting loans from relatives, or coming up with the money somewhere cashing an RRSP," said Toronto-based real estate lawyer Bob Aaron

"Or in the worst-case scenario – I've had to refer some of my clients to trustees in bankruptcy because with the reconstruction contract, they are in a negative position as to their net worth and they're going to have to go bankrupt."

[...] Raszewska adds defaulting on the contract isn't illegal, and perhaps the best option for some buyers is to walk away.

<sup>2</sup> <https://financialpost.com/personal-finance/garry-marr-walk-away-real-estate>

<sup>3</sup> <https://www.ctvnews.ca/business/real-estate/article/plummeting-condo-prices-leave-buyers-with-massive-financial-losses/>

This is not a small development.

Here we reference a seminal 2013 paper published in the *Journal of Finance*, titled “*The Determinants of Attitudes toward Strategic Default on Mortgages*”<sup>4</sup> (the free access NBER working paper can be accessed [here](#)).

The authors show that mortgage default decisions are not driven strictly by financial factors, but are also heavily influenced by social norms and moral attitudes.

Using survey data, they find that many homeowners view defaulting on a mortgage as ethically wrong which acts as a powerful restraint on strategic default in normal times.

But this stigma is not static through time. It weakens significantly when borrowers are exposed to others who have defaulted, particularly within their social or geographic networks. This means mortgage default cycles often have an element of “social contagion”.

The authors’ key summary findings:

The most important barriers to strategic default seem to be moral and social. Ceteris paribus, people who consider it immoral to default are 77% less likely to declare their intention to do so, while people who know someone who defaulted are 82% more likely to declare their intention to do so.

While moral attitudes toward default do not seem to be affected by the surrounding environment nor by the anger people exhibit vis-à-vis the current environment, the social pressure not to default is weakened when homeowners live in areas with high frequency of foreclosures or know other people who defaulted strategically. Our results suggest that these contagion effects should be seriously considered in public policy regarding housing.

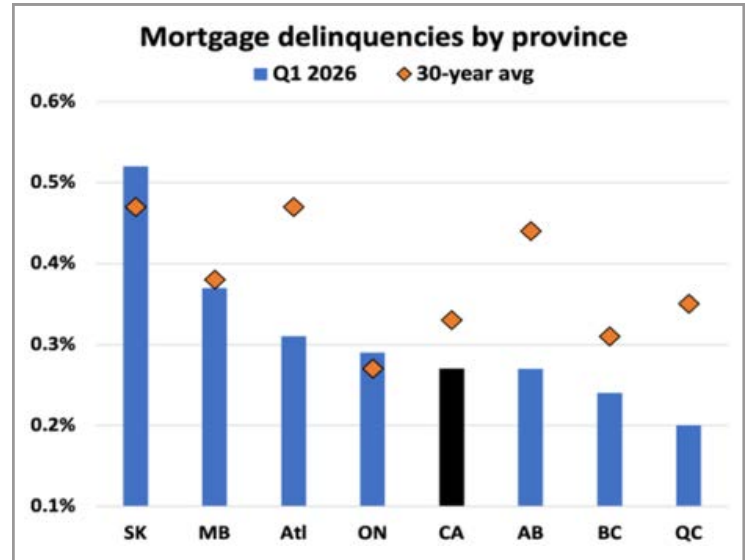
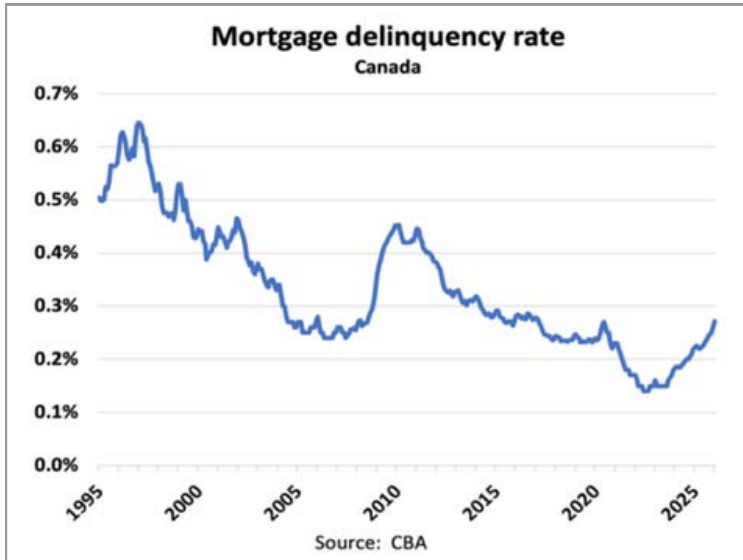
This is the sort of dynamic that risk managers will want to follow. I know some will point to “recourse” as a primary deterrent, but empirical data here is VERY clear: It’s only a deterrent insofar as borrowers have assets in play.

Ireland and Spain are stark examples here. Both saw mortgage arrears spike to double digits in the aftermath of the Financial Crisis even with far stronger recourse laws for creditors than we have in Canada.

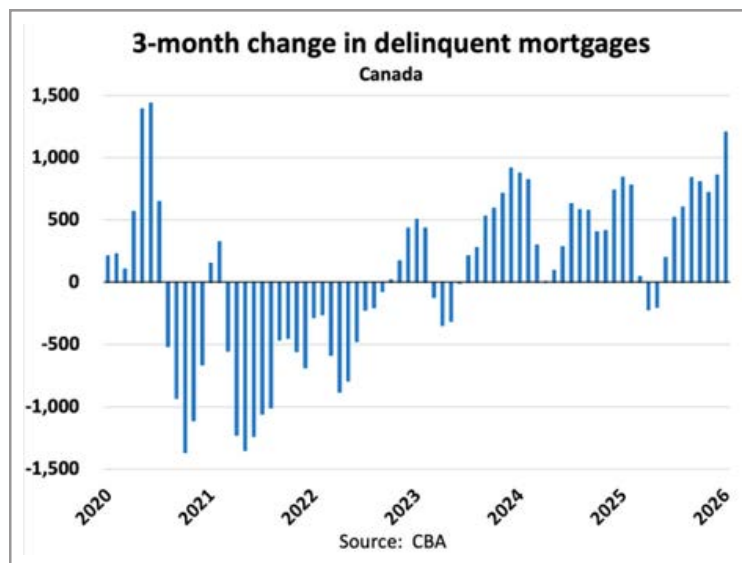
### **Mortgage arrears on the rise**

The latest data from the Canadian Bankers’ Association shows mortgage delinquencies rose to 0.27% in January...which still well below average:

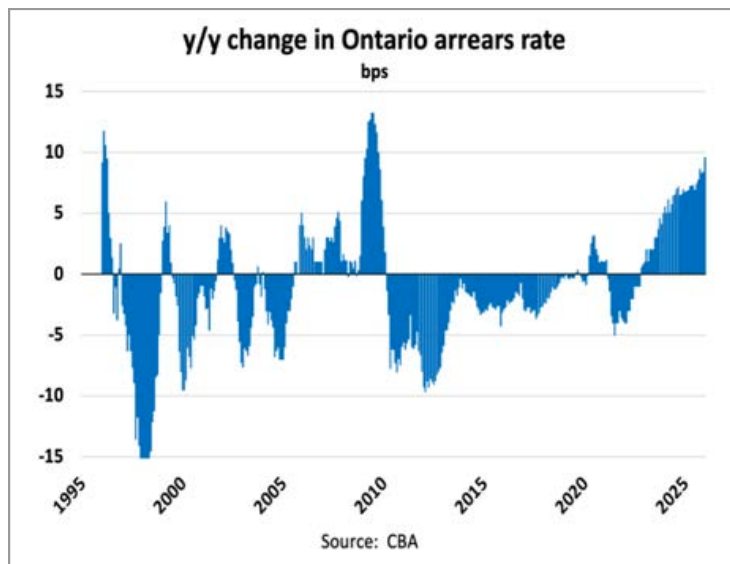
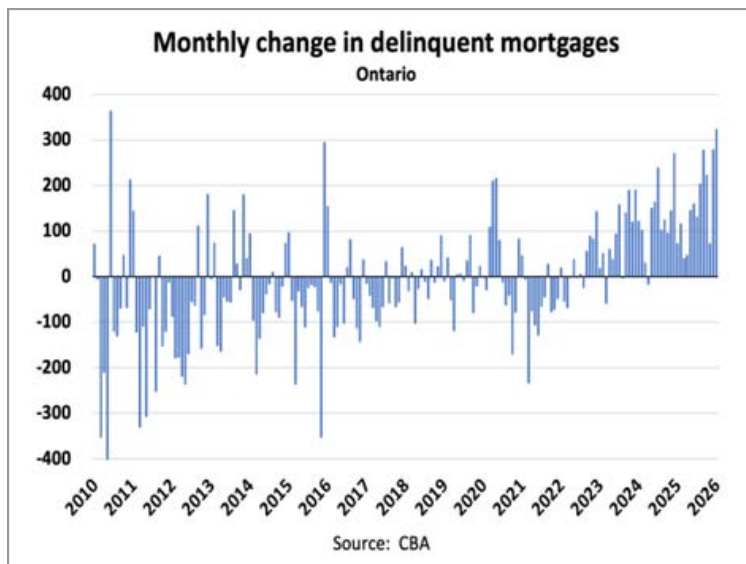
<sup>4</sup> [https://onlinelibrary.wiley.com/doi/abs/10.1111/jofi.12044?utm\\_source=chatgpt.com](https://onlinelibrary.wiley.com/doi/abs/10.1111/jofi.12044?utm_source=chatgpt.com)



What does jump out is the pace at which mortgages are going delinquent over the past 3 months. That number has surged by 1,200. You have to go back to Q2 2020 when the world locked down (and before the federally-imposed COVID “mortgage payment holiday”) for the last delinquencies have moved this sharply:

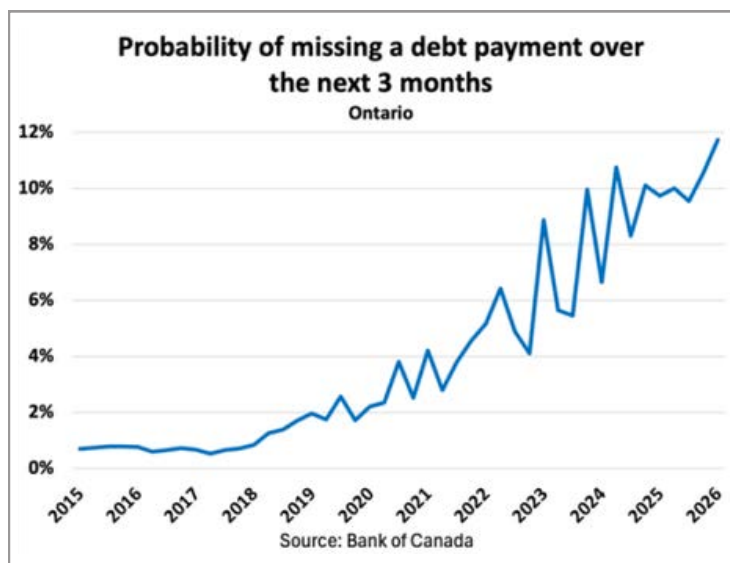
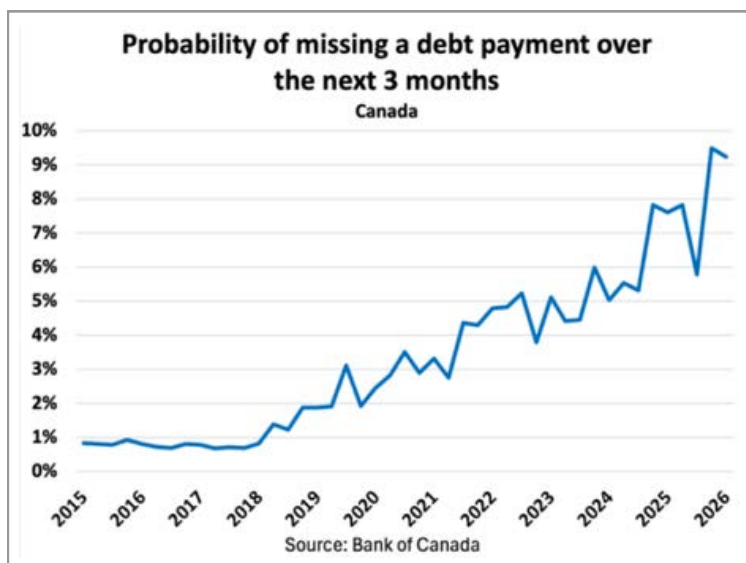


Regionally, the move is being driven by BC (+14% over past 3 months), Ontario (+12%) and Quebec (+7%). The trend in Ontario is particularly notable. We just had the highest month for new delinquencies since 2010, and we're now seeing the largest y/y increase in arrears since the GFC:



**Probability of missing payment jumps in Ontario**

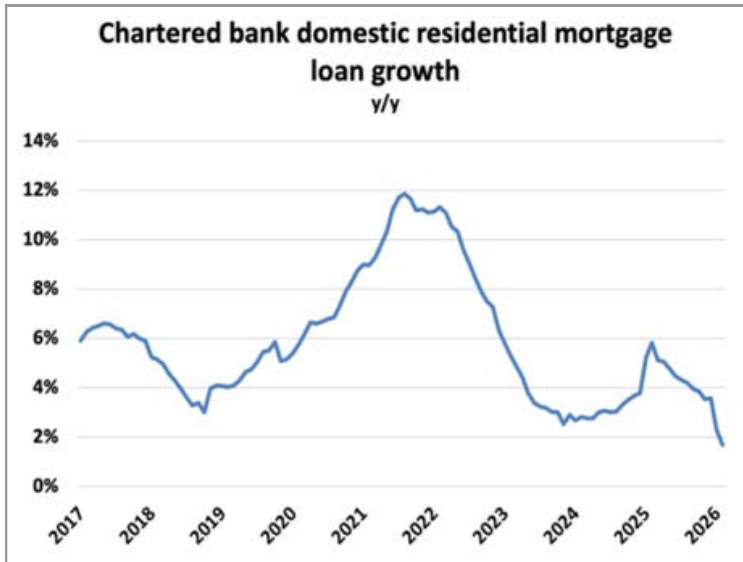
The Bank of Canada's latest Survey of Consumer Expectations was released this week. What jumped out is the elevated level of respondents who report being at high risk of missing a debt payment over the next 3 months:



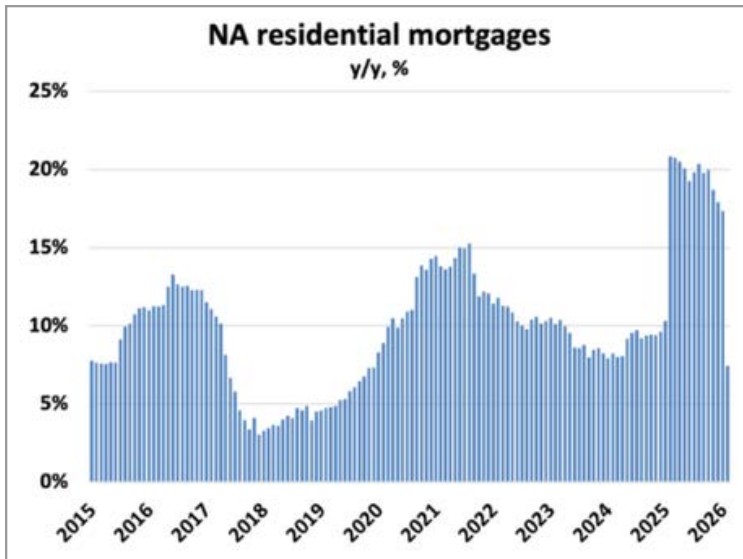
**Bank lending slows**

Canadian bank RESL loan books grew a paltry 2.5% y/y in February, according to OSFI's balance sheet data.

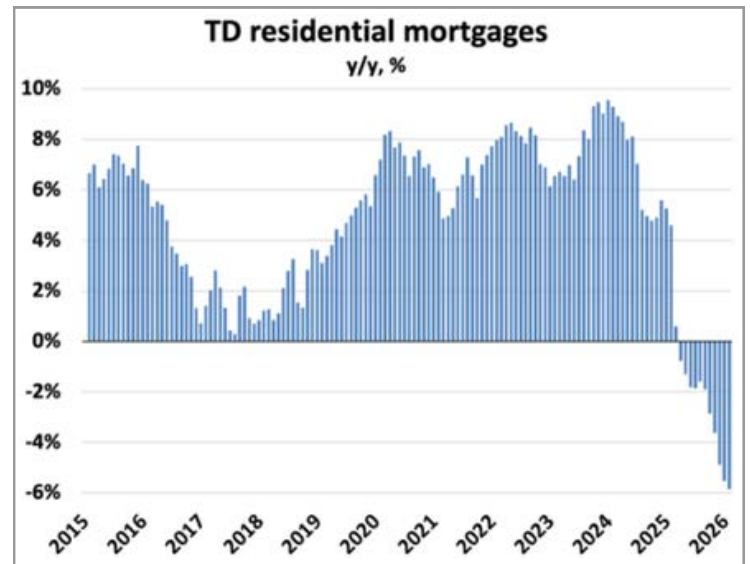
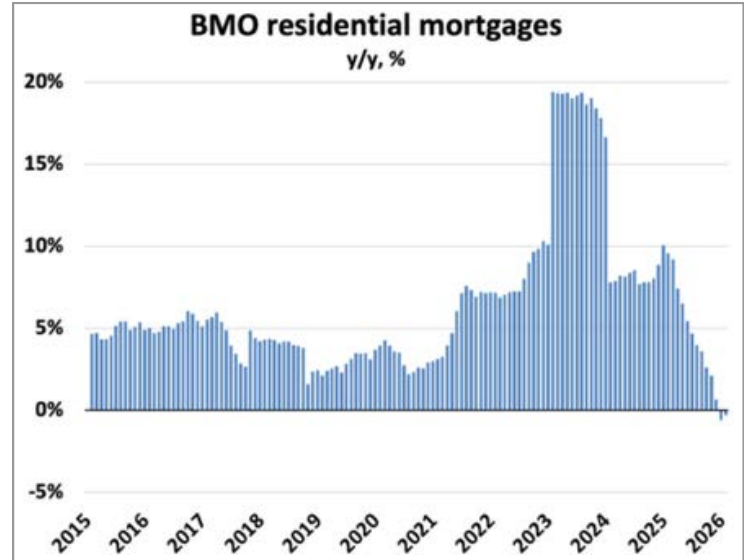
It's even less when we isolate domestic residential mortgages where growth was just 1.7% y/y, the lowest so far this cycle. Why exactly is OSFI still worried about loan growth?



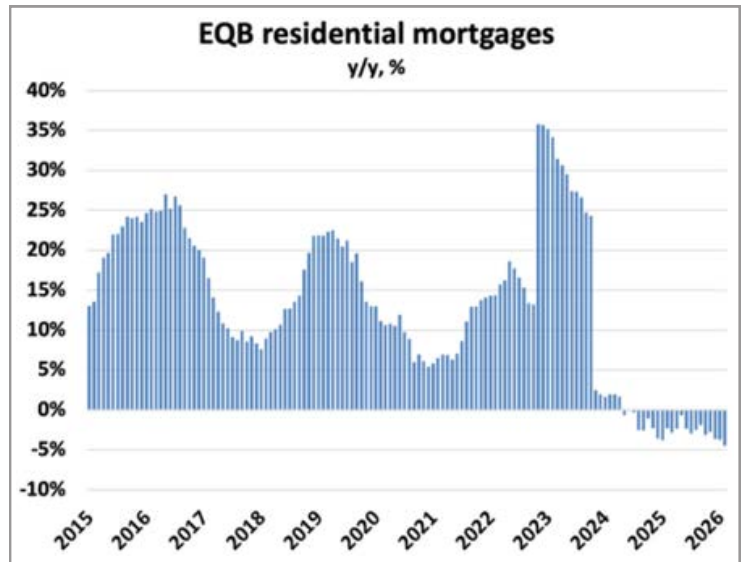
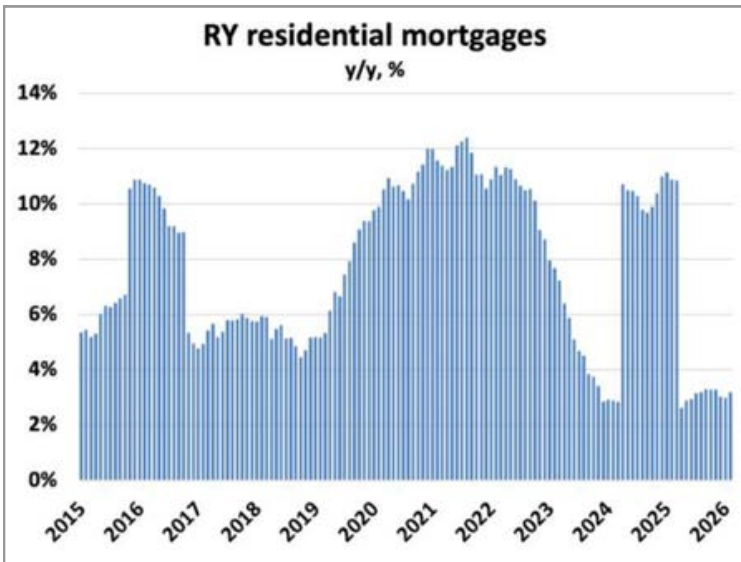
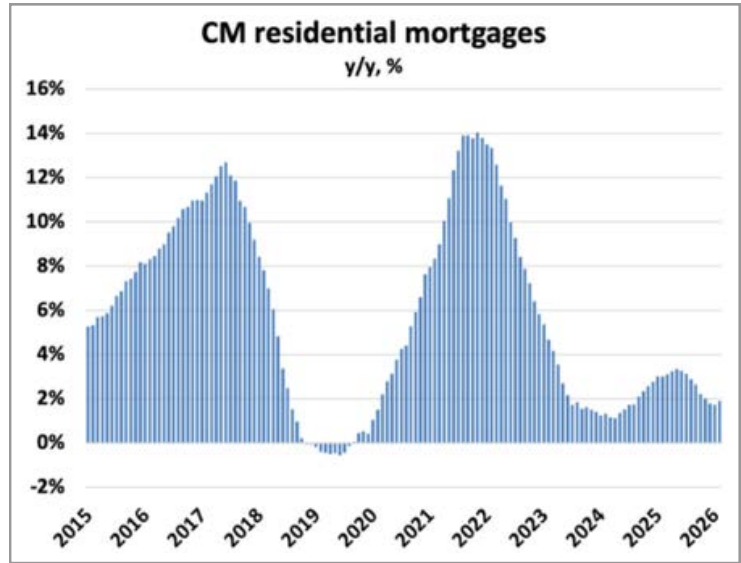
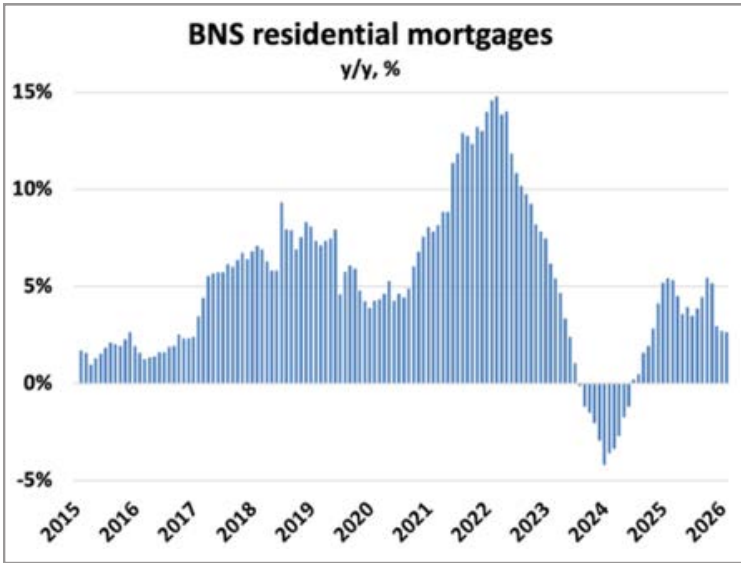
Among the 'Big 6,' National Bank led with 7.7% y/y RESL growth, while the remainder grew in the ~1–3% range.



Looking across lenders, BMO and TD continue to see negative loan growth:

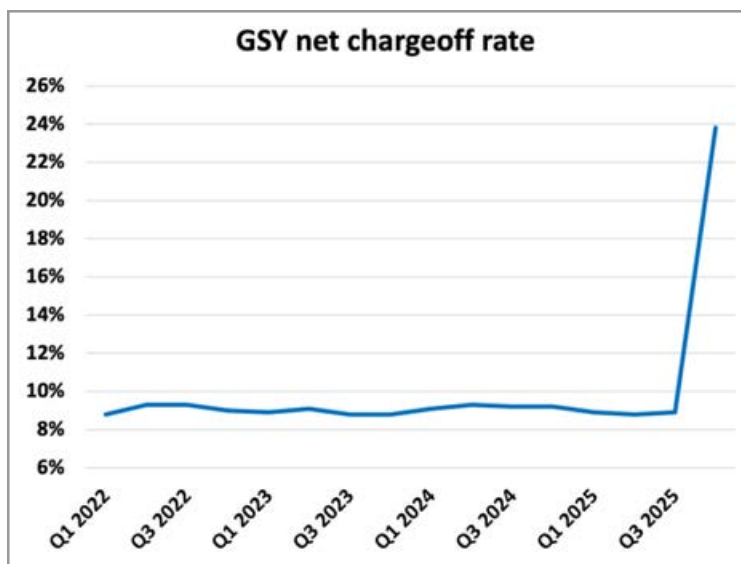


The rest are shown below, including EQB where the loan book runoff accelerated in February.



**1001 days in the lift of a Canadian subprime lender**

Goeasy’s net charge-off chart is updated below following the release of their Q4 results last month. Obviously there a lot more going on here than just a deterioration in consumer credit, but it’s quite a chart nonetheless.



The open question now is whether this is entirely idiosyncratic and related to “shenanigans” vs a legitimate deterioration in subprime credit. I suspect it’s the former, but time will tell.

#### 4) *Housing market update: Supply on the decline, pent-up demand builds*

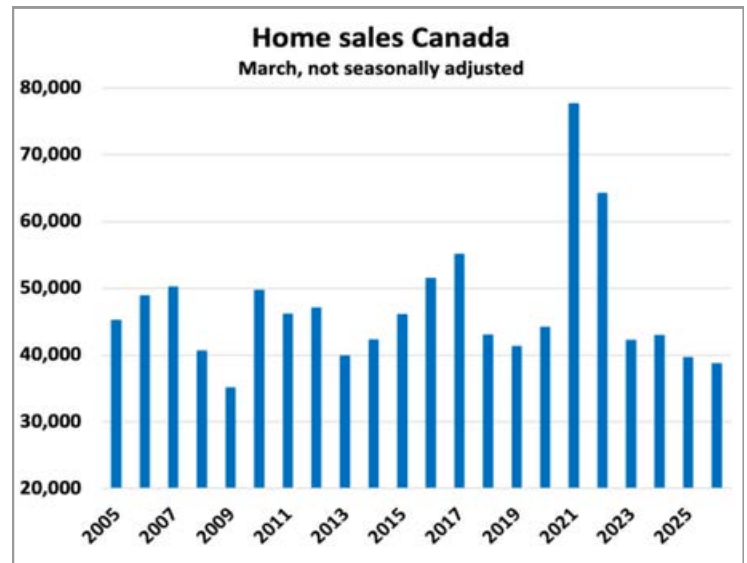
The key housing data from last month is summarized below:

|        | Sales  |                         | New Listings |                         | Active Inventory |                         | House Prices (HPI, seasonally adjusted) |                         |
|--------|--------|-------------------------|--------------|-------------------------|------------------|-------------------------|---|-------------------------|
|        | y/y    | m/m seasonally adjusted | y/y          | m/m seasonally adjusted | y/y              | m/m seasonally adjusted | y/y                                     | m/m seasonally adjusted |
| Canada | -2.3%  | -0.1%                   | -7.3%        | -0.2%                   | +1.0%            | -0.2%                   | -4.7%                                   | -0.4%                   |
| BC     | -3.8%  | -0.4%                   | -12.2%       | -2.9%                   | -1.4%            | +0.0%                   | -5.9%                                   | -0.6%                   |
| AB     | -11.7% | -5.2%                   | -8.9%        | -4.7%                   | +9.3%            | -0.9%                   | -3.5%                                   | -0.3%                   |
| ON     | -0.2%  | +1.8%                   | -10.3%       | +2.4%                   | -2.4%            | -1.6%                   | -6.5%                                   | -0.6%                   |
| QC     | +3.5%  | +0.4%                   | +10.0%       | -0.7%                   | +10.0%           | +3.1%                   | +5.8%                                   | -0.3%                   |

**Sales fall again**

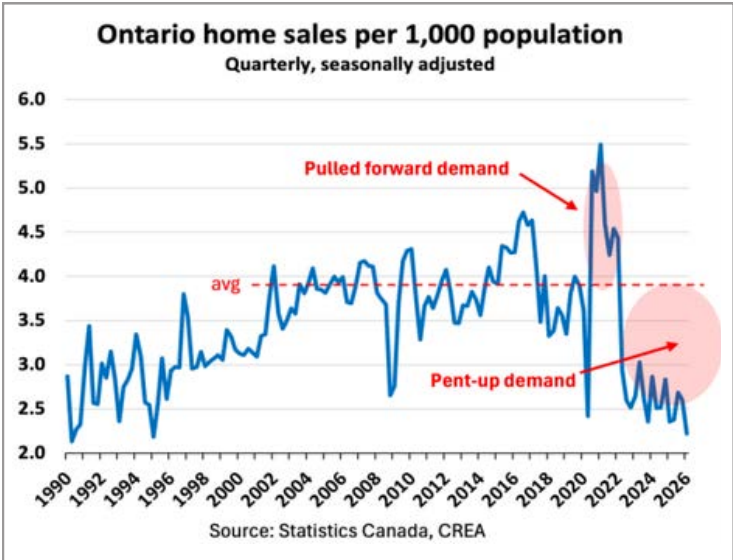
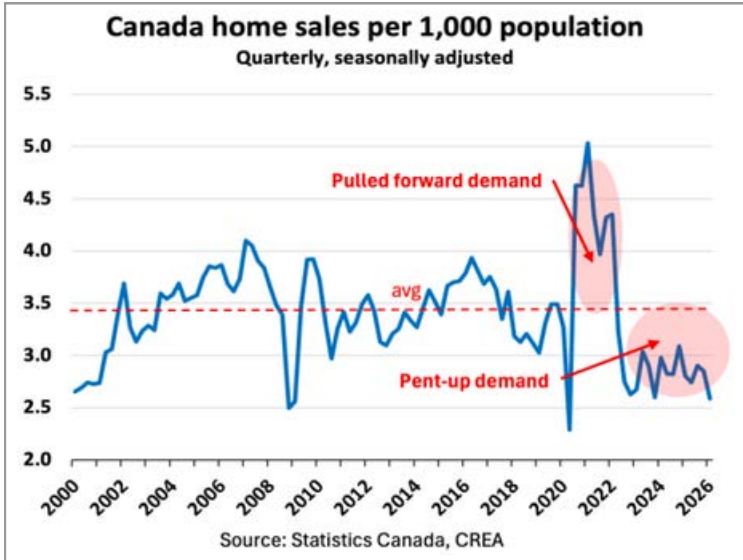
Seasonally adjusted home sales slid 0.1% m/m nationally in March led by Alberta (-5.2% m/m) and BC (-0.4%) while Ontario saw demand tick up 1.8%. Even with the uptick last month, Ontario home sales logged the lowest quarterly tally since the world locked down in Q2 2020.

Q1 as a whole saw sales down 12.4% q/q (and down 47% from the same quarter in 2021) and we've now seen the weakest start to any year since 2009. Outside of the Financial Crisis, it was the lowest tally of any Q1 in 25 years!

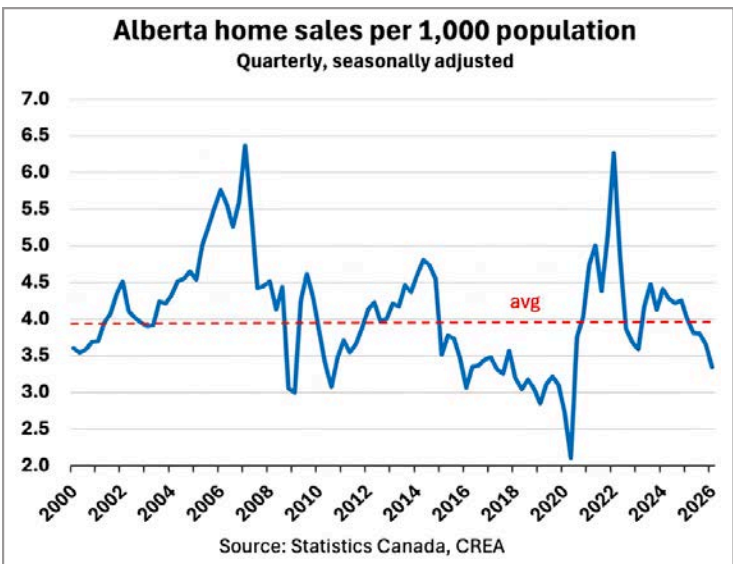
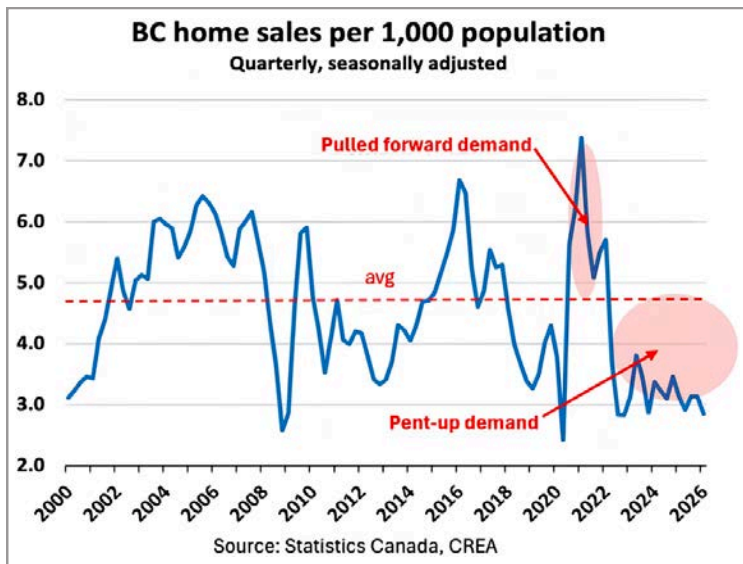


**Pent-up demand builds**

On a per capita basis, demand continues to run at extremely depressed levels, notably in Ontario where it hit the lowest in 30 years:

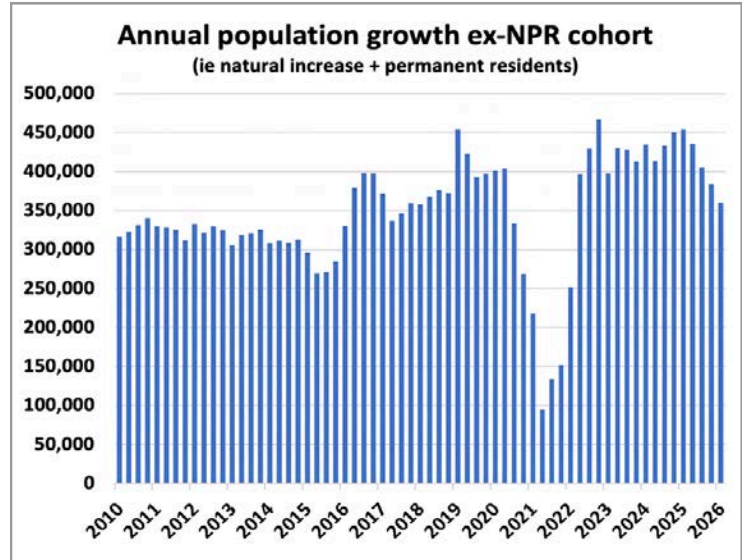
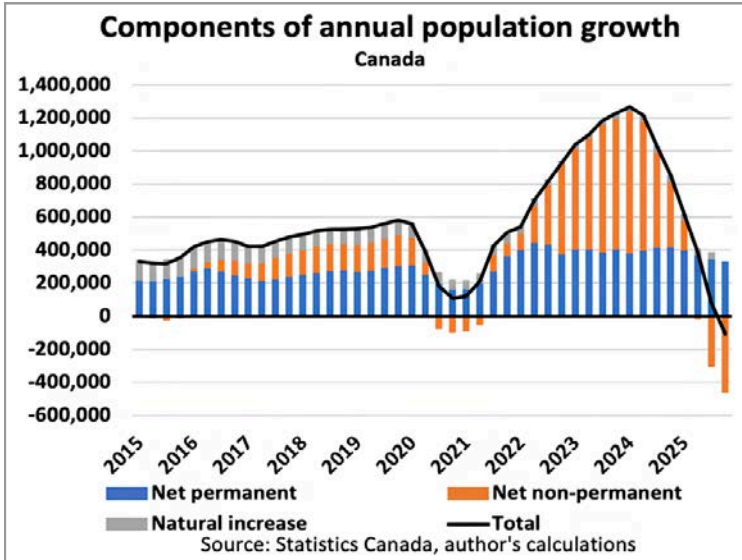


BC is not far behind while in Alberta, there's arguably little to no pent-up demand to speak of:



While it's easy to attribute this to Canada's declining population, I would remind readers that the trend is far less bearish for homeowner demand than it appears at first pass (and MUCH more negative for rental demand).

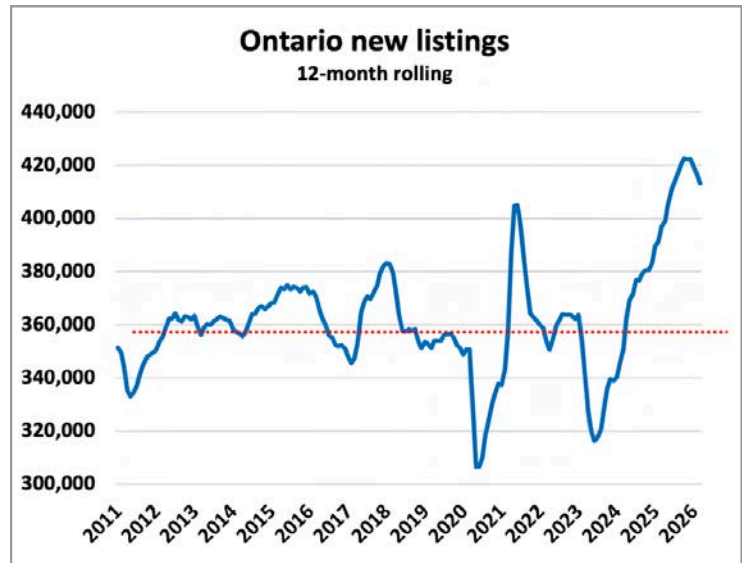
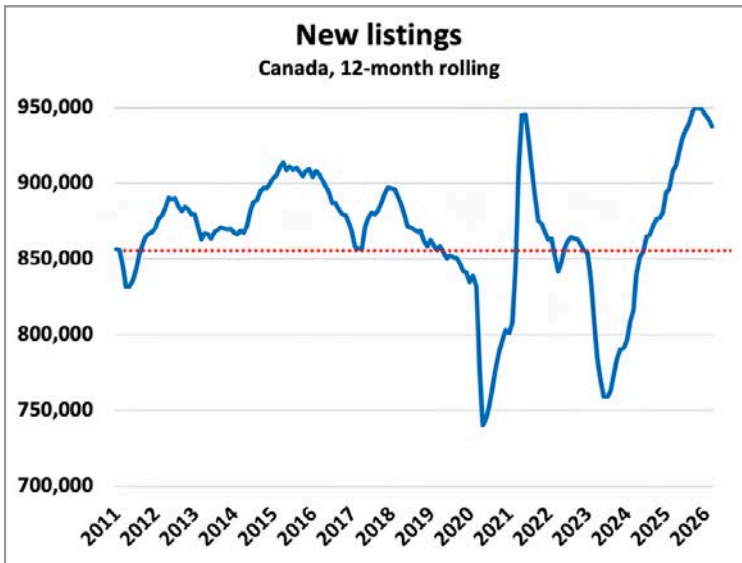
Canada's permanent resident population (ie prospective future homeowners) continues to grow at a 350,000 annual clip, while the non-permanent resident cohort (all of whom are renters) is declining at a 450,000 y/y:



Even with terrible demographic trends, home sales simply cannot stay this low, particularly in Ontario.

**New listings slow**

The flow of new supply has stemmed considerably in recent months. New listings were down 0.2% m/m in March and down 4.9% y/y. This was particularly true in Ontario where new listings were down 8.9% y/y.

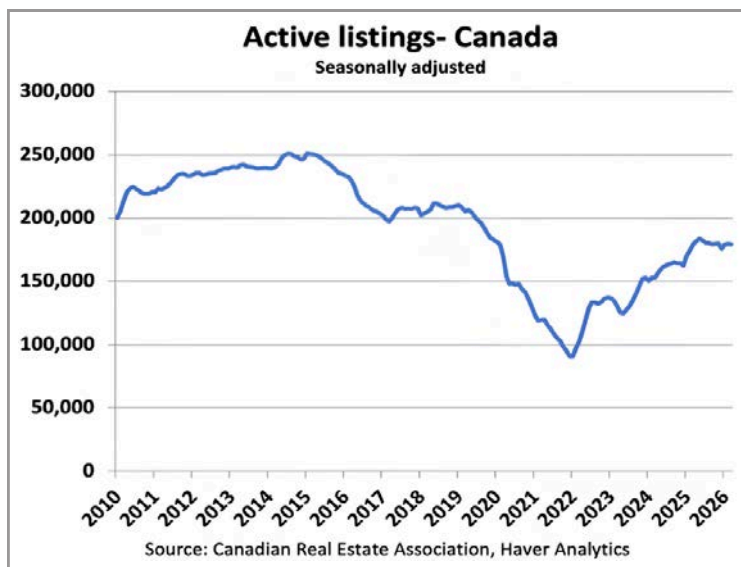


Chalk this up in part to the sharp slowdown in new completions detailed above. This will likely to continue right through 2026 and represents an underappreciated but important trend change.

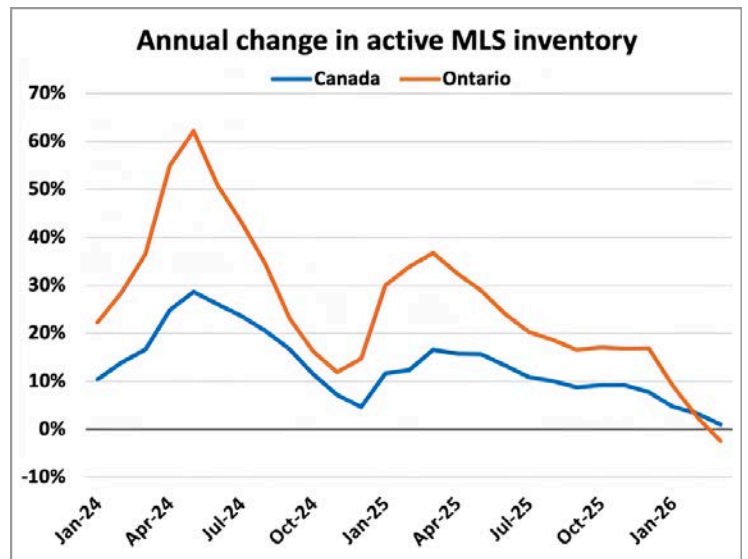
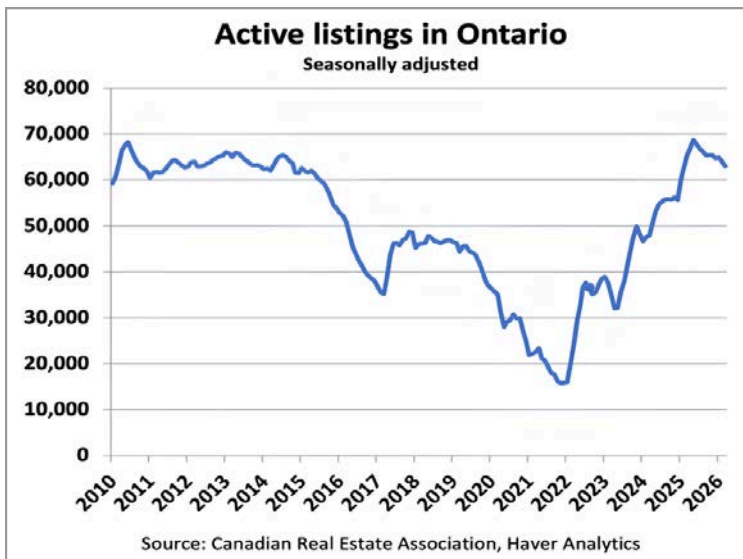
### Active inventory ticks lower

The number of homes listed for sale across the country fell 0.2% m/m in March led by a 1.6% decline in Ontario and offset by a 3.1% increase in Quebec.

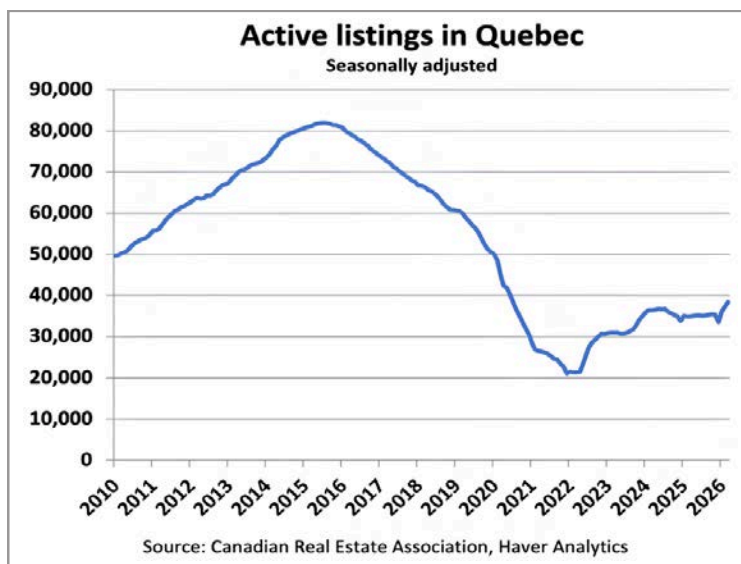
Nationally we've now seen inventory tread water for most of the past year even as sales have struggled, which makes me wonder if the market may tighten more quickly than people think if we get an uptick in demand off these current depressed levels.



The regional trends here are interesting. Ontario has now seen inventory levels grind lower over the past year, now down 10% from peak and down 2.4% y/y...



At the same time, resale inventory is up 10% y/y in Alberta and Quebec where the latter has seen listings surge 14% in just the past 3 months



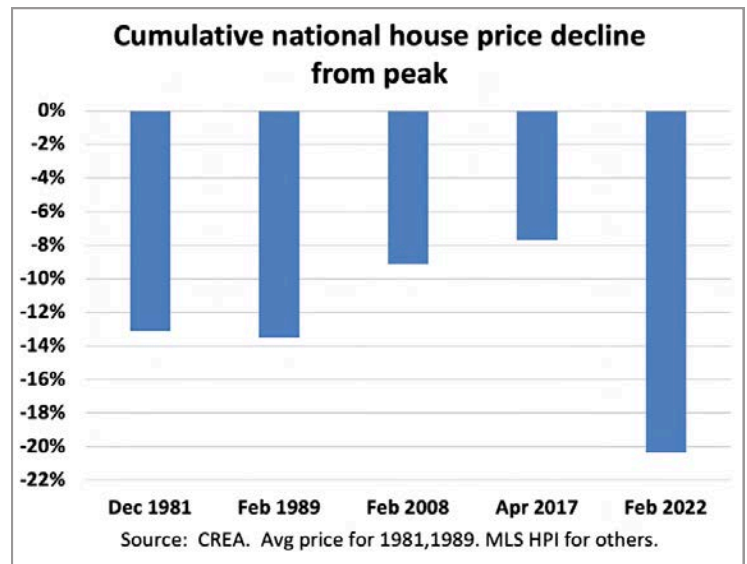
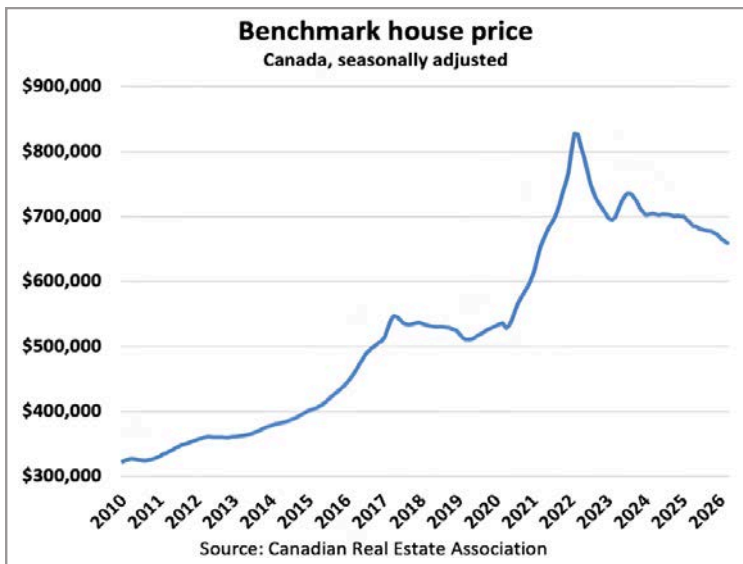
**Market (im)balance points to further price declines**

Months of inventory nationally remains above 5 for the first time since before the pandemic while the sales-to-new listings ratio was flat in March but holding near multi-decade lows. This is particularly true in Ontario and BC where further price declines look likely over the near term at this point:

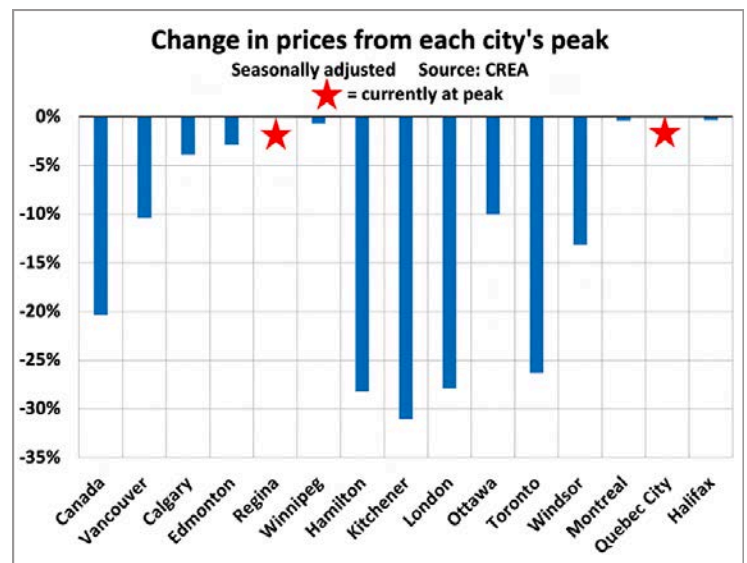
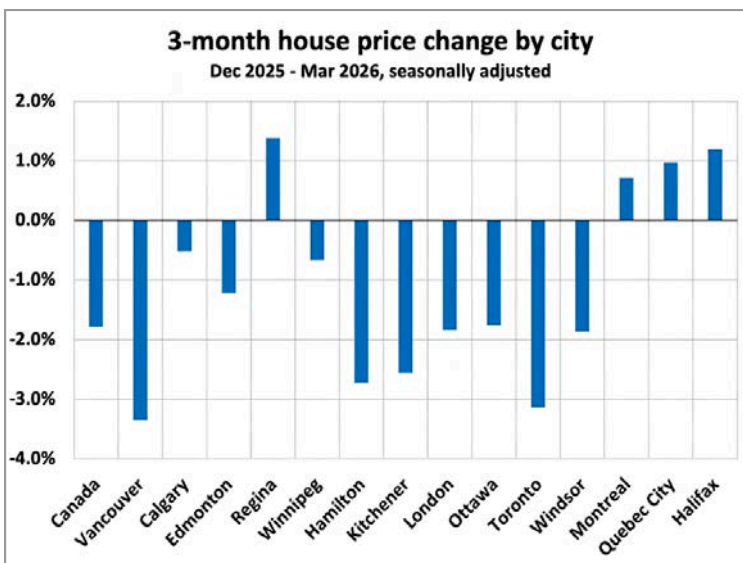


### Prices grind lower

House prices were down 0.4% in March and have now fallen 20.5% from peak levels, the steepest national decline in at least 5 decades:

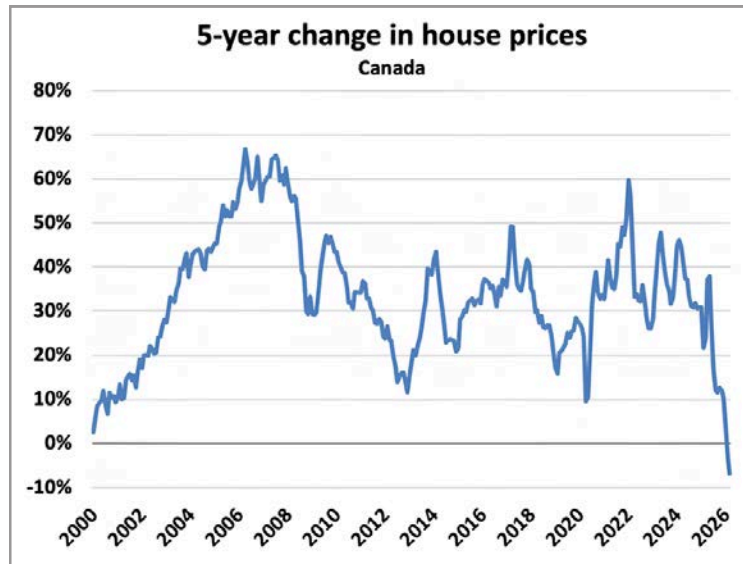


We continue to see considerable regional variation in price trends. Vancouver is now leading to the downside, with prices having fallen 3.4% in the past 3 months. At the same time, Saskatchewan and parts of Quebec remain at all-time highs:



### Repeat buyers sidelined?

House prices on a 5-year rolling basis are now down 8%. That’s a steeper decline over that period than we saw at any point in the last great housing cycle in the late 80s/early 90s:

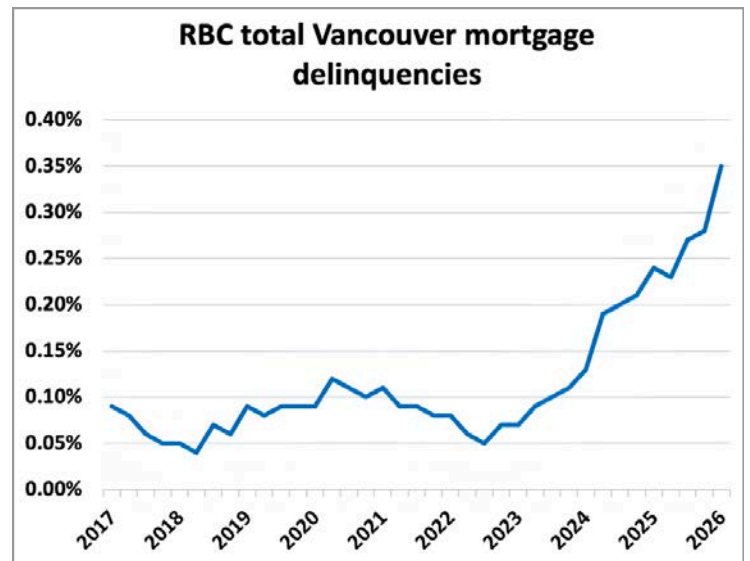
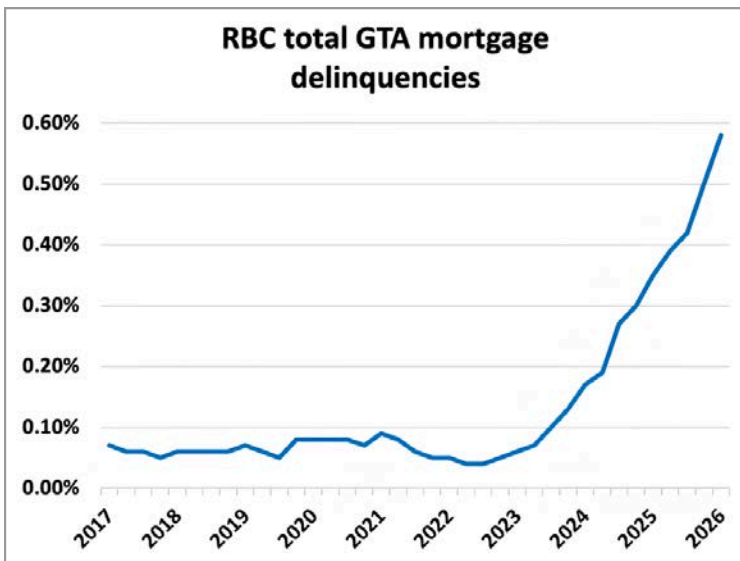


This is a key reason why repeat buyers will be less prevalent than they were in recent years, and it underscores why the main source of demand growth going forward will come from the first-time buyer cohort.

### Forced sales drive price declines

I believe that declining prices in Ontario and BC are in large part related to an increase in forced selling.

Here I’ll remind readers of the latest metro-specific delinquency data from RBC:



Forced sales into a low liquidity market tend to set comparables lower for entire neighborhoods. Consider two Ontario power of sales from last month that both sold at massive declines from the prior price, including one on aptly named "Unwind Crescent". These are extreme examples, but that's the point:

**46% power of sale loss**

Sold: \$ 1,030,000  
Listed: \$ 999,000  
Sold 3 days ago

4+2 Bedrooms, 5 Bathrooms, 2 Garage

| Date Start | Date End   | Price       | Event | Listing ID |
|------------|------------|-------------|-------|------------|
| 2026-04-13 | 2026-04-20 | \$1,030,000 | Sold  | W12993042  |
| 2022-01-26 | 2022-01-28 | \$1,900,000 | Sold  | W5481357 Q |

**48% power of sale loss**

Sold: \$ 460,000  
Listed: \$ 899,900  
Sold 8 days ago

5+2 Bedrooms, 4 Bathrooms, 1.5 Garage

| Date Start | Date End   | Price     | Event      | Listing ID  |
|------------|------------|-----------|------------|-------------|
| 2026-01-27 | 2026-04-08 | \$460,000 | Sold       | X12733502   |
| 2025-10-02 | 2026-01-02 | \$595,000 | Expired    | X12440604 Q |
| 2025-01-21 | 2025-07-21 | \$575,000 | Expired    | X11934217 Q |
| 2024-09-14 | 2024-12-31 | \$499,999 | Expired    | X8381871 Q  |
| 2024-08-01 | 2024-09-16 | \$699,999 | Terminated | X9238527 Q  |
| 2022-03-17 | 2022-04-06 | \$885,000 | Sold       | X5642641 Q  |

Over in BC we're even seeing the odd homes selling for less than the prior sale price a DECADE ago!

View Listing in Full Map

Sold

1032 49th Avenue E  
Vancouver - South Vancouver  
Single Family Residence

Sold \$1,275,000  
Listed \$1,999,000  
Sold 24 days ago (reported 8 days ago)

4 Bedrooms 2 Bathrooms 1 Garage

Listing History Price Changes (0)

Buy/sell history for 1032 49th Avenue E, Vancouver (Single Family Residence)

| Date Start | Date End   | Price       | Event      | Listing ID |
|------------|------------|-------------|------------|------------|
| 2026-02-10 | 2026-03-23 | \$1,275,000 | Sold       | R3089384   |
| 2025-08-18 | 2025-10-19 | \$1,649,900 | Expired    | R3038057 Q |
| 2025-06-11 | 2025-08-15 | \$1,738,888 | Terminated | R3014680 Q |
| 2016-06-00 | 2016-06-17 | \$1,358,000 | Sold       | R2066630 Q |

View Listing in Full Map

Sold

163 Woodland Drive  
Tsawwassen - Tsawwassen East  
Single Family Residence

Sold \$1,650,000  
Listed \$1,899,000  
Sold in Feb 2026

5 Bedrooms 4 Bathrooms 2 Garage

Listing History Price Changes (2)

Buy/sell history for 163 Woodland Drive, Tsawwassen (Single Family Residence)

| Date Start | Date End   | Price       | Event      | Listing ID |
|------------|------------|-------------|------------|------------|
| 2025-11-24 | 2026-01-04 | \$1,650,000 | Sold       | R3070102   |
| 2025-08-18 | 2025-11-24 | \$1,899,000 | Terminated | R3038282 Q |
| 2025-05-26 | 2025-08-18 | \$1,998,000 | Terminated | R3008012 Q |
| 2023-11-15 | 2024-08-15 | \$1,998,900 | Terminated | R2832784 Q |
| 2023-08-29 | 2023-11-09 | \$2,588,000 | Terminated | R2810708 Q |
| 2015-11-30 | 2016-02-10 | \$1,950,000 | Sold       | R2018793 Q |

**CMHC warns against demand-side measures**

With sales at multi-decade lows, it has to be tempting for Ottawa to roll out some measures to stimulate demand. The easiest measure is to loosen lending standards, particularly for first-time buyers. But CMHC was out last week with an unusually blunt assessment on that front, and one has to assume they were asked by the Finance Department for their thoughts<sup>5</sup>:

A basic principle of supply and demand shows that if demand increases without proportionate supply, prices will increase. New modeling by CMHC shows that this dynamic occurs with housing demand-side interventions. Over time, they may worsen housing affordability, instead of improving access to housing.

[...] The bottom line...is clear: While they support access to homeownership for a select group, they impose costs on a much larger number of households. As a result, housing affordability would decrease across the board with the broader intervention

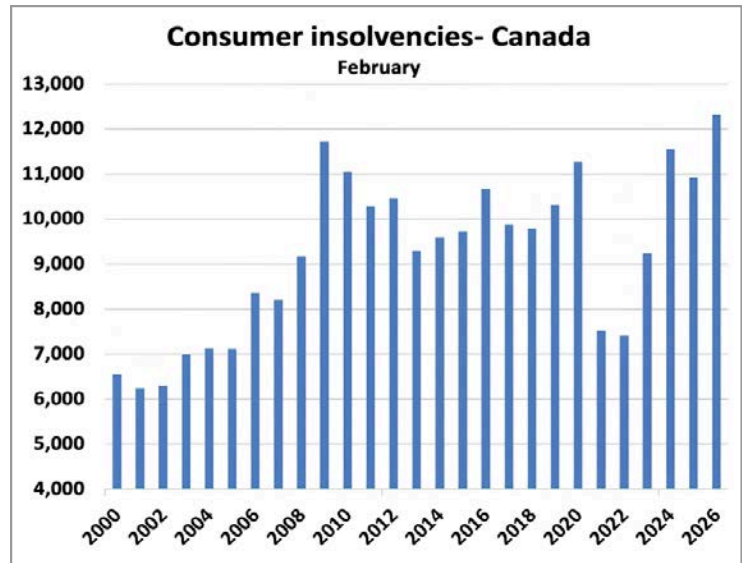
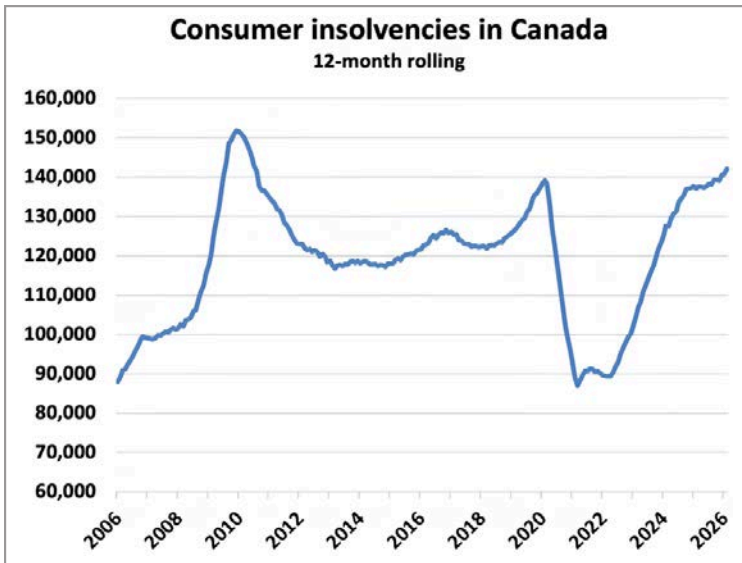
<sup>5</sup> [https://www.cmhc-schl.gc.ca/observer/2026/why-demand-side-interventions-need-to-be-targeted-and-offset-with-supply?utm\\_medium=email&utm\\_source=email-e-blast&utm\\_campaign=2026-04-blog\\_demand\\_side\\_interventions](https://www.cmhc-schl.gc.ca/observer/2026/why-demand-side-interventions-need-to-be-targeted-and-offset-with-supply?utm_medium=email&utm_source=email-e-blast&utm_campaign=2026-04-blog_demand_side_interventions)

Ottawa is clearly thinking about it, likely asked for CMHC’s input, but will not likely act given the very public warning here.

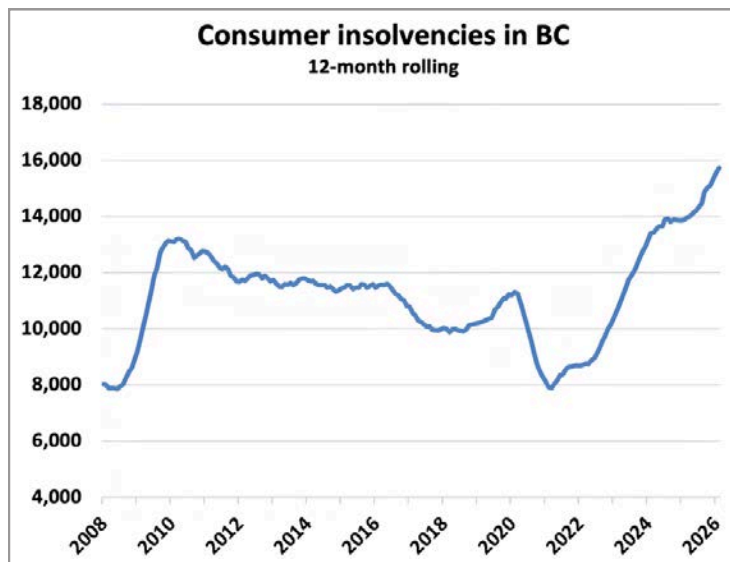
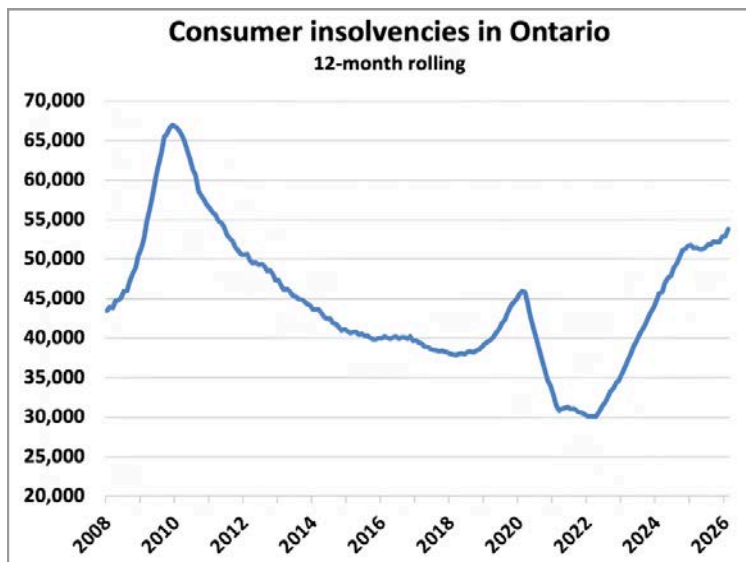
## 5) *Consumer check: Insolvencies set another record, confidence under pressure*

### Consumer insolvencies surge in February

Canadian consumer insolvencies set a record for the month of February, up 12.9% y/y including a 24.2% increase in Ontario. After being flat for most of 2025, we’re seeing insolvencies inflect sharply higher in recent months:



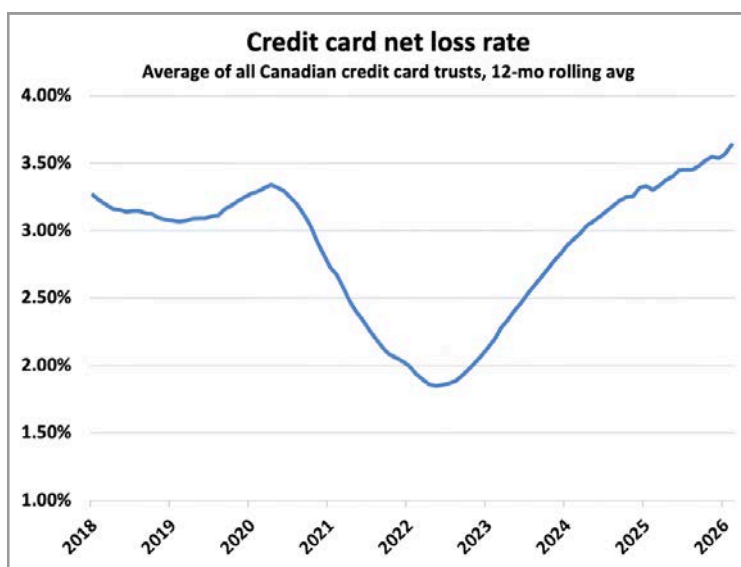
In Ontario, the 12-month rolling total is now the highest since 2011 while in BC it’s currently at unprecedented levels:



**Charge-offs rise at card trusts**

Credit card trends often tell us where mortgage trends are heading. No one defaults on a mortgage before first falling beyond on their VISA or MasterCard.

The average net charge-off rate at Canadian credit card trusts rose 81bps y/y in February and is now at the highest level in over a decade.



A couple trends jumped out:

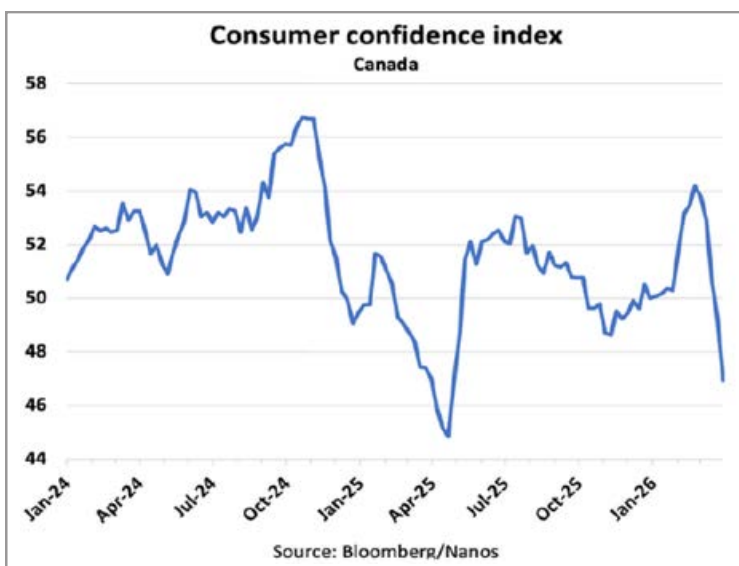
- CIBC’s Cards II Trust and TD’s Evergreen Trust both saw charge-offs hit the highest levels since 2020
- Canadian Tire’s Glacier Trust reported charge-offs at 6.29%, the second highest monthly reading in at least a decade

|        | Cards II-CIBC | Eagle-PC | Glacier-Canadian Tire | Golden-RBC | Master-BMO | Trillium-BNS | Evergreen-TD | Average      |
|--------|---------------|----------|-----------------------|------------|------------|--------------|--------------|--------------|
| Feb-24 | 2.41%         | 4.24%    | 6.11%                 | 2.27%      | 4.32%      | 2.07%        | 2.31%        | <b>3.39%</b> |
| Mar-24 | 2.35%         | 4.28%    | 6.08%                 | 2.43%      | 4.27%      | 2.16%        | 2.24%        | <b>3.40%</b> |
| Apr-24 | 2.74%         | 3.88%    | 5.81%                 | 2.44%      | 4.54%      | 2.20%        | 2.23%        | <b>3.41%</b> |
| May-24 | 1.77%         | 4.00%    | 5.54%                 | 2.40%      | 4.42%      | 2.34%        | 2.26%        | <b>3.25%</b> |
| Jun-24 | 2.0%          | 4.09%    | 5.59%                 | 2.33%      | 4.14%      | 2.38%        | 2.17%        | <b>3.24%</b> |
| Jul-24 | 1.94%         | 4.12%    | 5.40%                 | 2.57%      | 4.88%      | 2.23%        | 2.13%        | <b>3.32%</b> |
| Aug-24 | 1.98%         | 3.75%    | 5.60%                 | 2.31%      | 4.39%      | 2.15%        | 2.24%        | <b>3.20%</b> |
| Sep-24 | 2.10%         | 3.65%    | 5.54%                 | 2.26%      | 4.60%      | 2.47%        | 2.13%        | <b>3.25%</b> |
| Oct-24 | 2.16%         | 3.37%    | 5.61%                 | 2.58%      | 4.43%      | 2.11%        | 2.15%        | <b>3.20%</b> |
| Nov-24 | 2.09%         | 3.62%    | 5.45%                 | 2.76%      | 4.09%      | 2.44%        | 2.43%        | <b>3.27%</b> |
| Dec-24 | 2.00%         | 3.55%    | 5.60%                 | 2.61%      | 6.34%      | 3.80%        | 2.34%        | <b>3.75%</b> |
| Jan-25 | 2.03%         | 3.50%    | 5.47%                 | 2.23%      | 4.72%      | 2.87%        | 2.12%        | <b>3.28%</b> |
| Feb-25 | 2.36%         | 4.28%    | 5.65%                 | 2.28%      | 1.55%      | 2.85%        | 2.42%        | 3.06%        |
| Mar-25 | 2.47%         | 3.99%    | 6.47%                 | 2.40%      | 5.62%      | 3.33%        | 2.34%        | 3.80%        |
| Apr-25 | 2.58%         | 4.25%    | 5.88%                 | 2.94%      | 5.71%      | 3.60%        | 2.23%        | 3.88%        |
| May-25 | 2.35%         | 4.03%    | 4.69%                 | 2.73%      | 5.56%      | 3.18%        | 2.30%        | 3.55%        |
| Jun-25 | 2.64%         | 4.18%    | 4.90%                 | 3.37%      | 5.88%      | 3.31%        | 2.40%        | 3.81%        |
| Jul-25 | 2.39%         | 3.67%    | 4.66%                 | 2.36%      | 5.64%      | 2.68%        | 2.19%        | 3.37%        |
| Aug-25 | 2.33%         | 3.70%    | 4.36%                 | 2.47%      | 4.84%      | 2.61%        | 2.14%        | 3.21%        |
| Sep-25 | 2.41%         | 3.86%    | 5.26%                 | 2.85%      | 6.04%      | 2.79%        | 2.07%        | 3.61%        |
| Oct-25 | 2.43%         | 3.57%    | 5.09%                 | 3.00%      | 6.01%      | 3.21%        | 2.18%        | 3.64%        |
| Nov-25 | 2.44%         | 3.44%    | 5.80%                 | 2.79%      | 5.27%      | 3.32%        | 2.28%        | 3.62%        |
| Dec-25 | 2.65%         | 3.04%    | 5.57%                 | 2.80%      | 6.09%      | 2.83%        | 2.23%        | 3.60%        |
| Jan-26 | 2.69%         | 3.75%    | 5.80%                 | 2.99%      | 5.21%      | 3.20%        | 2.18%        | 3.69%        |
| Feb-26 | 3.05%         | 4.15%    | 6.29%                 | 2.95%      | 4.75%      | 3.11%        | 2.75%        | 3.86%        |

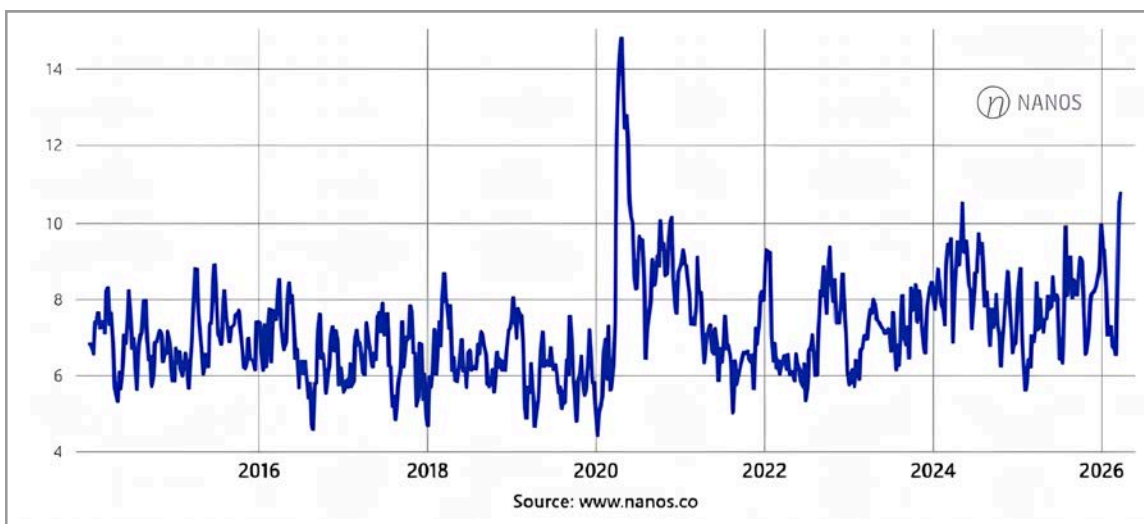
|           |           |            |           |           |            |           |           |           |
|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|-----------|
| y/y (bps) | <b>69</b> | <b>-13</b> | <b>64</b> | <b>67</b> | <b>320</b> | <b>26</b> | <b>33</b> | <b>81</b> |
|-----------|-----------|------------|-----------|-----------|------------|-----------|-----------|-----------|

### Confidence posts steepest decline since 2020

Bloomberg’s weekly measure of Canadian confidence has just the steepest 5-week decline since April 2020:

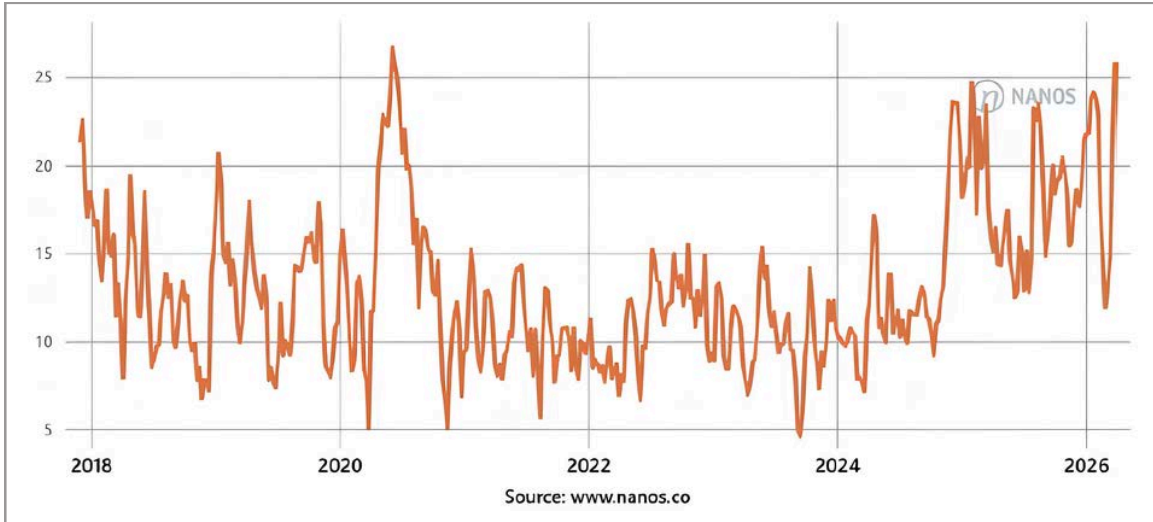


Driving the decline is a major increase in the share of respondents who suddenly view their jobs as being “not secure”. This share hit the highest since 2020:

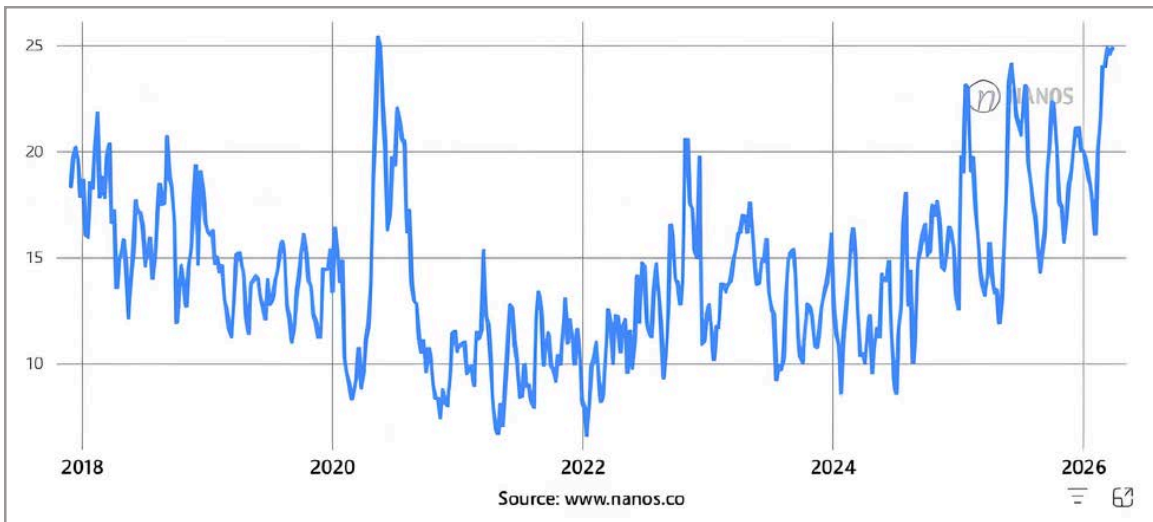


In a separate set of polling, Nanos asked Canadians for their biggest concerns. This an unprompted survey where respondents are not given a list of concerns to choose from. The share that independently cited jobs/economy as their biggest worry has surged, notably in Ontario and BC:

Ontario:



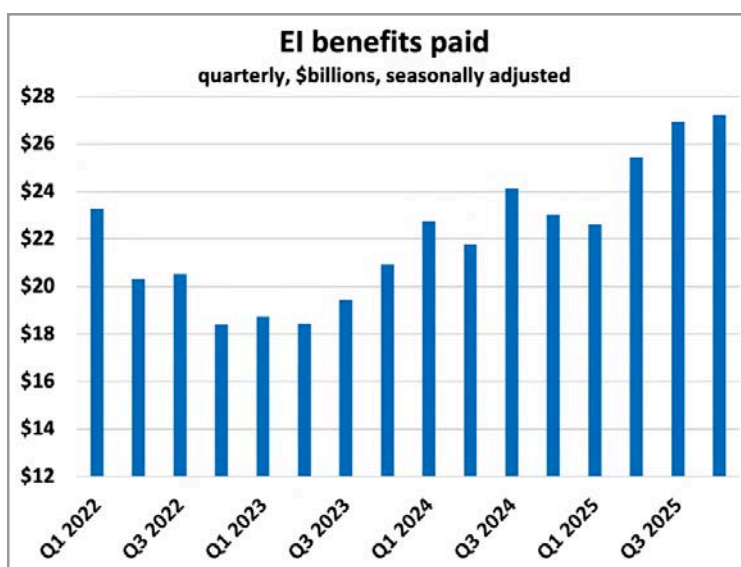
BC:



### EI benefit payments surge

Another sign of a soft labour market. From Stats Canada:

Federal government expenses rose by \$2.3 billion (+1.7%) in the fourth quarter. Year over year, social benefits increased by \$0.2 billion, as Employment Insurance benefits rose by \$1.0 billion (+19.2%) and Old Age Security benefits increased \$0.4 billion (+2.2%), largely counterbalanced by the elimination of the Canada Carbon Rebate. Meanwhile, interest expenses grew by \$0.8 billion (+6.5%), while subsidies decreased \$2.0 billion.



As always, please take none of this as investment advice. Do your own due diligence!