



The Bank of Canada held its target for the overnight rate at 5%

Highlights:

- Canadian mortgage rates down sharply to start 2024
- The Canadian economy - no recession yet, but growth is very slow
- Waiting for the Bank of Canada to cut.

OVER NIGHT RATE

5%

CURRENT

PROJECTED RATE

3%

IN 2025

Mortgage Rate Forecast

	2024				2025			
Term	Q1	Q2F	Q3F	Q4F	Q1F	Q2F	Q3F	Q4F
Variable Rate	6.6	6.45	6.20	5.70	5.20	4.70	4.45	4.20
5-Year Qualifying Rate(fixed)	7.24	7.24	7.15	7.05	6.95	6.85	6.75	6.75
5-Year Average Discounted Rate	5.24	5.24	5.15	5.05	4.95	4.85	4.75	4.75

Source: Bank of Canada; BCREA Economics; Rob McLister, Mortgage Rate Analyst

Note: Average five-year discounted rate is the average rate available in the market, offered at a discount from the posted five-year qualifying rate.