

Royal LePage® 2025 Canadian First-time Homebuyers Survey

Are you actively working towards the purchase of your first residential property?

	National		Provincial		
	Total	BC	AB	ON	QC
Yes, within the next 12 months	2%	1%	3%	3%	1%
Yes, in 12 to 24 months	11%	11%	10%	12%	10%
NET: Yes	13%	12%	13%	15%	12%
No	85%	84%	86%	82%	87%
I prefer not to say	2%	4%	1%	3%	1%

Where are you in the purchase process? Select all that apply.

	National		Provincial		
	Total	BC	AB	ON	QC
I am researching neighbourhoods where I can afford to live	51%	57%	45%	54%	40%
I am actively browsing listings online	49%	52%	42%	48%	49%
I am actively viewing homes listed for sale in person	19%	24%	16%	22%	12%
I have engaged with a real estate agent	19%	20%	10%	21%	14%
I have secured a mortgage pre-approval	8%	9%	5%	7%	9%
I have put in at least one (1) purchase offer on a home	5%	6%	0%	7%	5%
None of the above	21%	16%	25%	21%	26%
I prefer not to say	0%	0%	0%	1%	0%

How much do you plan to put down towards the purchase of your first residential property?

	National		Provincial		
	Total	BC	AB	ON	QC
I plan to purchase with a down payment of at least 20%	53%	44%	63%	54%	56%
I plan to purchase with a down payment of less than 20%, and will obtain mortgage insurance	39%	49%	28%	38%	34%
I prefer not to say	8%	6%	8%	7%	10%

Will you receive any financial assistance towards the purchase of your first residential property? Select all that apply.

	National		Provincial		
	Total	BC	AB	ON	QC
Yes, I will receive financial assistance in a lump sum with no repayment expected	12%	9%	13%	14%	7%
Yes, I will receive a loan (from family or friends) that I will pay back	11%	21%	5%	9%	11%
Yes, a family member or friend will co-sign the mortgage loan	11%	11%	22%	9%	12%
Yes, I will receive financial assistance towards my monthly mortgage payments	10%	15%	10%	11%	6%
Yes, I am co-buying with someone who is not my spouse (i.e. parent, sibling)	6%	9%	3%	8%	1%
NET: Yes	41%	49%	46%	43%	29%
No, I will not receive financial assistance	51%	45%	37%	48%	67%
I prefer not to say	9%	6%	18%	10%	4%

What concessions are you making in order to purchase your first residential property?
Select all that apply.

	National	Provincial			
	Total	BC	AB	ON	QC
I am searching for homes in a more affordable area	60%	60%	54%	63%	54%
I am searching for homes that are smaller and therefore more affordable than I originally planned	40%	42%	29%	42%	38%
I am cutting back on discretionary spending in order to save money (i.e. dining out, travel, entertainment)	39%	40%	40%	39%	38%
I have or will use money from investments/retirement savings in order to fund my first home purchase	28%	36%	19%	26%	35%
I am searching for homes that will require upgrades/improvements	23%	22%	20%	22%	27%
I live, or have lived, with relatives and pay little or no rent in order to save money for a down payment	22%	18%	21%	24%	15%
I have delayed other life milestones to prioritize home ownership (i.e. having a child, having a wedding, pursuing post-secondary education)	16%	24%	17%	12%	14%
I live, or have lived, with roommates in order to save more money for a down payment	7%	8%	15%	7%	5%
None of the above	3%	1%	3%	3%	4%
I prefer not to say	1%	0%	6%	1%	3%

Select the statement that best describes your situation.

	National	Provincial			
	Total	BC	AB	ON	QC
I will prioritize the neighbourhood where I want to live, regardless of the commuting distance to my place of employment	42%	53%	54%	39%	35%
I will purchase a home based on its proximity to my place of employment	31%	23%	18%	33%	35%
I work remotely most or all of the time, therefore proximity to my place of employment is not a consideration	14%	18%	11%	16%	14%
I am currently unemployed/retired	8%	6%	9%	8%	9%
I prefer not to say	5%	2%	8%	4%	7%

What type of residential property do you plan to purchase?

	National	Provincial			
	Total	BC	AB	ON	QC
Single-family detached property	49%	32%	55%	54%	39%
Condominium or apartment	26%	49%	25%	21%	27%
Attached (townhome/rowhome) or semi-detached	12%	10%	2%	14%	18%
Other	2%	0%	3%	1%	4%
I don't know/I prefer not to say	11%	9%	15%	10%	12%

What type of mortgage do you plan to obtain?

	National	Provincial			
	Total	BC	AB	ON	QC
Fixed-rate mortgage	33%	32%	46%	26%	40%
Variable-rate mortgage	12%	22%	3%	13%	10%
Hybrid mortgage	7%	11%	0%	7%	10%
I don't know	48%	35%	49%	54%	38%
I prefer not to say	1%	0%	3%	0%	2%

Burson used the Leger Opinion online panel to survey 2,500 adult residents across Canada. The survey was completed between August 4 and August 9, 2025. Age, gender, and regional weighting was applied to ensure representation at a national level according to 2021 census figures. No margin of error can be associated with a non-probability sample (i.e., a web panel in this case); however, for comparative purposes, a probability sample of 2,500 respondents would have a margin of error of $\pm 2\%$, 19 times out of 20, and findings from smaller subsamples should be interpreted with the understanding that their associated margin of error increases. All percentages are rounded to the nearest whole number. © 2025 Bridgemark Real Estate Services. All rights reserved. Royal LePage® is a registered trademark of Royal Bank of Canada and is used under licence by Bridgemark Real Estate Services®. View important disclosures and notices about trademarks at rlp.ca/notices.