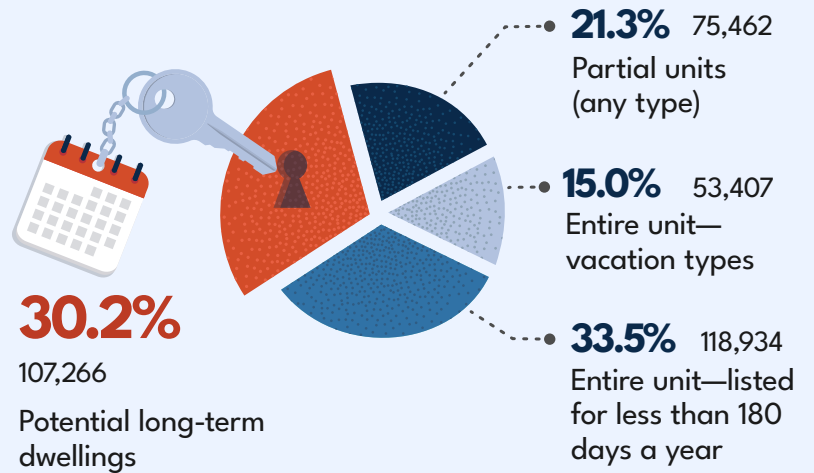


THE ROLE OF SHORT-TERM RENTALS IN THE CANADIAN HOUSING MARKET

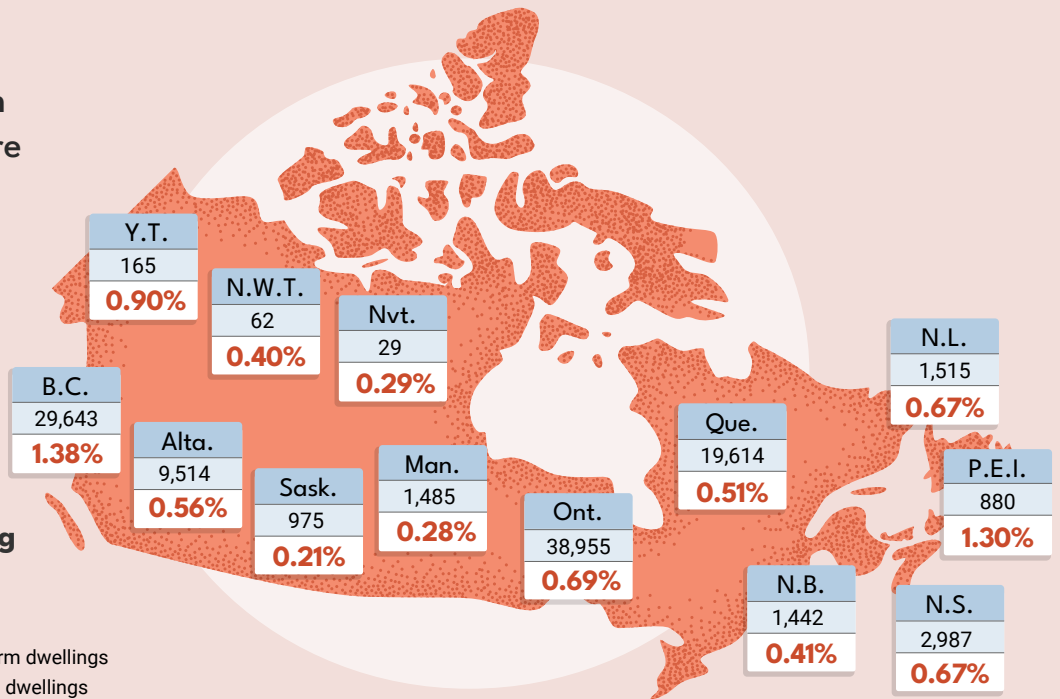


In 2023, an estimated **107,266 short-term rentals** in Canada were **potential long-term dwellings**,¹ meaning that they could have served as long-term housing.

Short-term rentals in Canada, by type of listing, 2023



In 2023, potential long-term dwellings accounted for more than 1% of housing units² only in **British Columbia** and **Prince Edward Island**. The share for Canada was 0.69%



Potential long-term dwellings as a share of housing units

Canada
107,266
0.69%

- Province or territory
- Number of potential long-term dwellings
- Share of potential long-term dwellings

In 2021, potential long-term dwellings accounted for a small share of housing units in Canada's largest census metropolitan areas (CMAs). Shares were highest in tourist areas, especially in ski towns.

Share of potential long-term dwellings among all housing units

Largest CMAs	Municipalities ³
0.36% Toronto	35.0% Whistler
0.39% Montréal	16.4% Mont-Tremblant
0.45% Vancouver	15.0% Canmore
0.26% Ottawa–Gatineau	13.2% The Blue Mountains
0.33% Calgary	4.9% Prince Edward County



Notes:

- Potential long-term dwellings are a subset of short-term rentals that include entire units listed for more than 180 days a year, but exclude vacation properties. These short-term rentals are considered to have the capacity to serve as long-term housing.
- Housing units include occupied dwellings and potential long-term dwellings. In 2023, there were more than 15 million occupied dwellings in Canada.
- Municipalities refer to the 2021 Census of Population census subdivisions. A minimum of 500 potential long-term dwellings was required to be included in the table.

Sources: Statistics Canada, table 36-10-0688-01 – Housing stock in unit by institutional sector, housing type, dwelling occupation, dwelling type, and tenure type, table 98-10-0239-01 – Structural type of dwelling by tenure: Canada, provinces and territories, census metropolitan areas and census agglomerations, table 98-10-0240-01 – Structural type of dwelling by tenure: Canada, provinces and territories, census divisions and census subdivisions; AirDNA.

Catalogue number: 11-627-M | ISBN: 978-0-660-72738-7
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