

Annual State of the Residential Mortgage Market - Key Facts

- 22 per cent of mortgages in Canada have amortization periods of more than 25 years, but this number increases to 38 per cent among borrowers who took out a new mortgage on a newly-purchased home in 2011
- 78 per cent of borrowers who renewed in the last 12 months saw a reduction in their rate
- The average rate discount is 1.46 per cent on a five year posted fixed rate
- 71 per cent of borrowers have a high degree of satisfaction with their current mortgage terms
- 21 per cent of borrowers switched lenders upon renewal this year, up from 12 per cent in 2009
- More than a quarter (27 per cent) of borrowers used a mortgage broker
- Variable mortgages are increasing in popularity, with 31 per cent overall; and for those who took out a mortgage in the last 12 months, this rises to 37 per cent
- The average mortgage growth is expected to be 7.3 per cent in 2012
- A vast majority of Canadians have the ability to afford higher mortgage payments: 84 per cent of borrowers can handle an increase of \$200 or more per month
- Of the overall housing market, Canadian homeowners have about \$2.035 trillion in equity, equivalent to about 68 per cent of the total housing value
- 78 per cent of borrowers who have a mortgage or line of credit on their home have at least 25 per cent equity in their home
- 94 per cent of borrowers have at least 10 per cent equity in their home