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by Radu Andrei Pârvulescu

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The homeownership trajectories of recent immigrants

by **Radu Andrei Pârvulescu**

Overview

This article examines homeownership among recent immigrants to Canada and their pathways leading up to homeownership. It combines information from the Canadian Housing Statistics Program on homeowners in seven provinces—Prince Edward Island, Nova Scotia, New Brunswick, Ontario, Manitoba, Alberta and British Columbia—with immigration data for individuals who were admitted as permanent residents from 2017 to 2021. This is the second in a series of articles published in *Housing Statistics in Canada* that investigate homeownership among newcomers to Canada.

Key findings

- From 2018 to 2021, the homeownership rate increased for recent immigrants and decreased for Canadian-born individuals. In Ontario, the homeownership rate for recent immigrants in the fifth year after admission rose from 35.7% in 2018 to 40.2% in 2021, while it fell from 50.7% to 47.8% for Canadian-born individuals.
- By their fifth year after admission to Canada, economic-class immigrants had homeownership rates comparable to those of Canadian-born individuals. In British Columbia, economic-class immigrants in their fifth year after admission had a homeownership rate of 40.1%, compared with 43.3% for Canadian-born individuals.
- By their fifth year after admission to Canada, recent immigrants in the Maritime provinces and Manitoba had homeownership rates similar to those of Canadian-born individuals. The homeownership gap between recent immigrants and Canadian-born individuals was larger in Ontario, Alberta and British Columbia.
- Immigrant homeownership rates varied significantly by province and by region of the world in which immigrants were born.
- Recent immigrant homebuyers had lower incomes but purchased more expensive homes than Canadian-born buyers. This difference may be associated with higher mortgage debt and lower retirement savings among recent immigrant homebuyers.

Introduction

For the past 25 years, Canada's population growth has been largely driven by immigration (Statistics Canada, 2025a). From 2022 to 2024, Canada admitted a historic number of newcomers (Statistics Canada, 2024a). Though the number of admissions decreased in 2024, the rate of homeownership among those already admitted may increase as they spend more time in the country (Zhang and Hou, 2025).

Canada has long maintained policies designed to promote homeownership, such as capital gains tax exemptions on primary residences and mortgage loan guarantees (Evans and Wikander, 2024). Owning a home has been found to be associated with wealth accumulation (Statistics Canada, 2024b) and improved mental health (Montazer, 2022). For immigrants specifically, wealth is largely composed of housing equity (Morissette, 2019), and homeownership is often viewed as an indicator of economic integration into Canadian society (Edmonston and Lee, 2013). Moreover, recent research has linked changes in the share of immigrants within a municipality to changes in local rental costs and house prices (Hou, Koumaglo and Zhang, 2025).

This article—the second in a series on homeownership among newcomers—examines homeownership[1] among recent immigrants, using a new data linkage between the Canadian Housing Statistics Program and the Longitudinal Immigration Database. These administrative data sources allow for more granular and geographically disaggregated results on recent immigrant homeownership than were previously available. The first article in this series leveraged these data to analyze a previously unmeasured population, homeowners who were in Canada on a temporary basis (such as international students or foreign workers).

This study focuses on tax filers aged 25 to 54 in the reference year who were recent immigrants, that is, individuals who were in their first five years after admission as permanent residents (see Definitions section).[2] The data cover Prince Edward Island, Nova Scotia, New Brunswick, Ontario, Manitoba, Alberta and British Columbia. Individuals are not followed longitudinally but are instead observed cross sectionally in 2021 based on snapshots taken in their first, third or fifth year after being admitted as permanent residents. The analysis captures the first two years of the COVID-19 pandemic, includes the large decrease in immigration in 2020 associated with pandemic-era travel restrictions and precedes the sharp increase in immigration that began in 2022. The results should be interpreted within the dynamic context of this period.

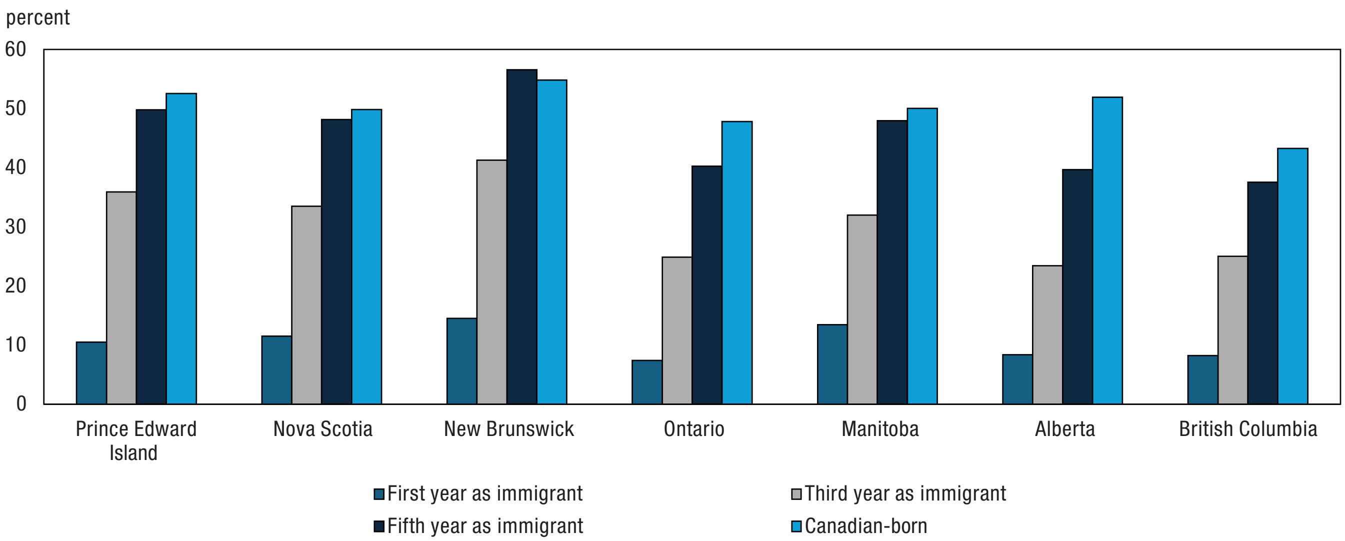
1 Homeownership trajectories

1.1 Homeownership in the first five years

Homeownership was more common for recent immigrants who had been in Canada longer. This is consistent with the idea that owning a home is typically preceded by a period of income growth, credit building and wealth accumulation in the host country. The highest homeownership rates were for recent immigrants living in the Maritime provinces and Manitoba. Homeownership among recent immigrants generally mirrored provincial trends among the Canadian-born population, who experienced higher ownership rates in the Maritime provinces and Manitoba and lower rates in Ontario and British Columbia. By their fifth year in Canada, recent immigrants in the comparatively more affordable Maritime provinces and Manitoba had homeownership rates similar to those of Canadian-born tax filers aged 25 to 54.

1. For this article, homeownership is measured based on individual ownership, namely, whether a person's name appears on the property title. The homeownership rates reported therefore differ from other sources that define homeowners as all the household members who reside in a dwelling owned by a family member, regardless of who is on the title (for example, Statistics Canada, 2022, Map 1).
2. A significant proportion of newly admitted immigrants already resided in Canada as temporary residents (for example, with student or work permits) before becoming permanent residents (Hou, 2025). The dual transition of temporary residents to permanent residents and to homeowners is discussed below and is the focus of the next study in the present series on immigration and homeownership.

Chart 1
In 2021, recent immigrants in the Maritime provinces had the highest rate of homeownership



Notes: The Canadian-born columns pertain to tax filers aged 25 to 54 who were alive as of 2021. Homeownership data were not available for Newfoundland and Labrador, Quebec, and Saskatchewan. Because of low counts (and to maintain confidentiality), they were suppressed for the territories.
Source: Statistics Canada, Canadian Housing Statistics Program, 2022.

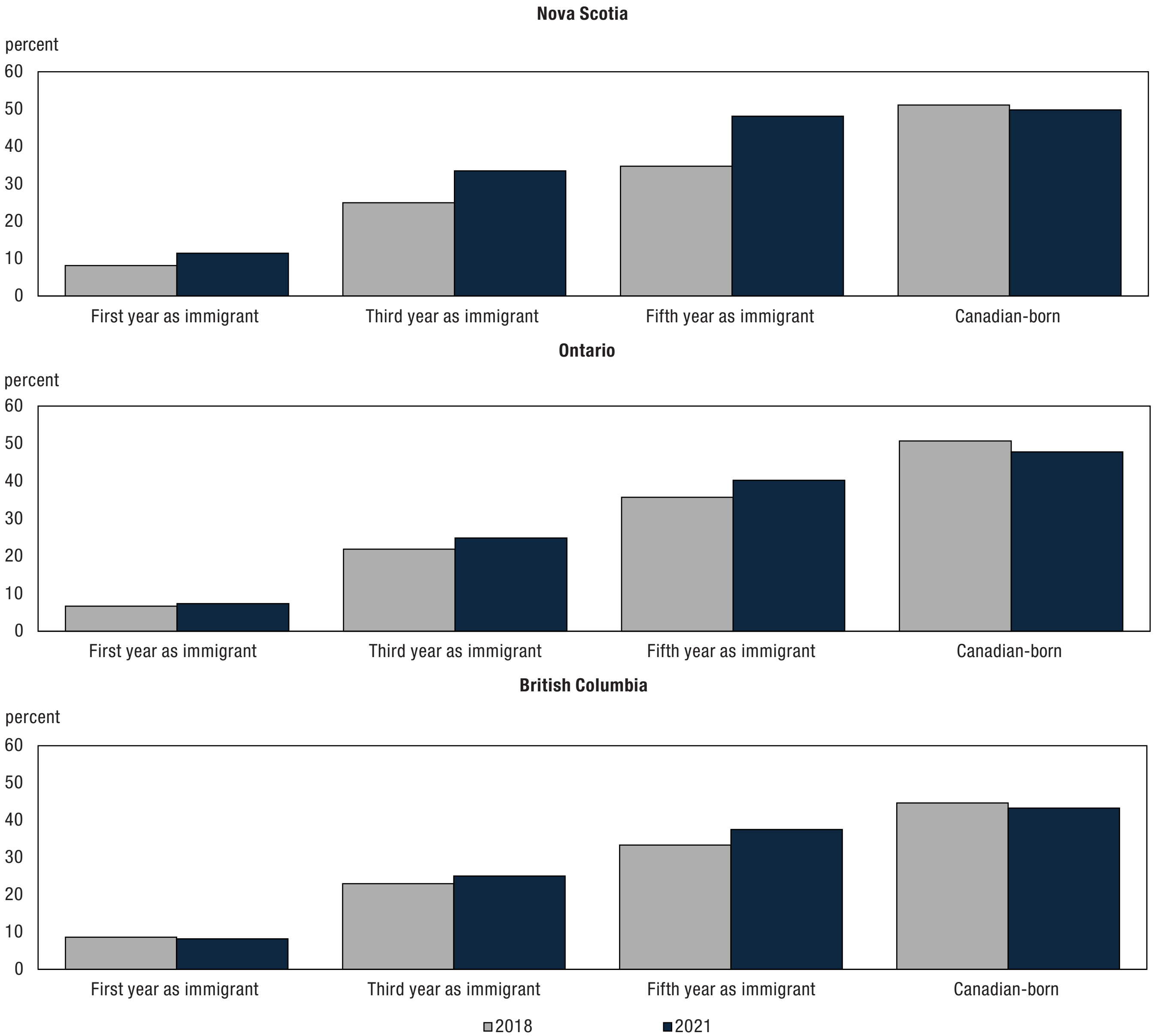
Most immigrants who owned a home in their first year had previous Canadian experience. In each province covered, over 85% of those who owned homes in their first year as recent immigrants had already lived in Canada as non-permanent residents—on work or study permits, or on asylum claims—before being admitted as permanent residents.

1.2 Changes in the rate of homeownership across time

Recent immigrant cohorts had higher homeownership rates in 2021 than in 2018. In the three provinces for which multiple years of data were available—Nova Scotia, Ontario and British Columbia—recent immigrants were more likely to be homeowners in 2021 than in 2018, regardless of their arrival cohort.[3] During this same period, the Canadian-born group experienced a decline in homeownership in all three provinces analyzed, a trend that began in 2011 and could be tied to housing costs outpacing wage growth (Statistics Canada, 2025a; Zhu, Chen and Su, 2025).

3. The sole exception is immigrants in their first year in British Columbia. Individuals in this group tended to have purchased a property before being admitted as permanent residents; therefore, they may have been affected by provincial legislation targeting foreign ownership (Gordon, 2020).

Chart 2
Recent immigrants were more likely to be homeowners in 2021 than in 2018



Note: Only the provinces of Nova Scotia, Ontario and British Columbia are analyzed for this chart, since comparable 2018 data are unavailable for the other provinces.
Source: Statistics Canada, Canadian Housing Statistics Program, 2022.

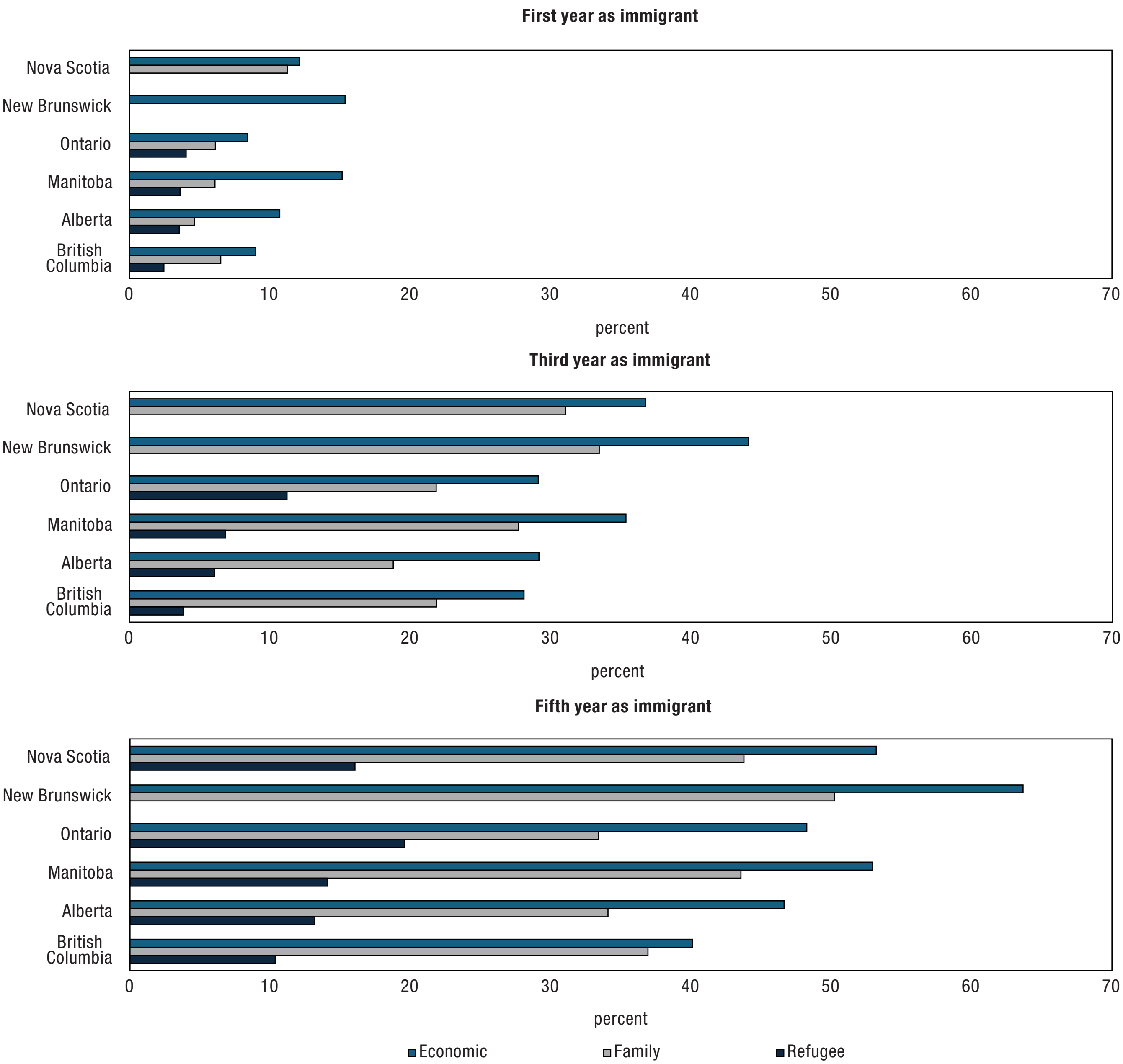
Yet recent immigrants experienced significant gains in wages during this same period. In Ontario, the median family income of recent immigrants was $61,000 in 2018 and $75,000 in 2021, a $14,000 increase.[4] By comparison, the median family income of Canadian-born individuals in Ontario increased by $2,000, from $107,000 in 2018 to $109,000 in 2021. Paired with historically low interest rates starting in 2020, the larger income gains among recent immigrants may have contributed to their increased homeownership rate in 2021, even as ownership rates declined among the Canadian-born population.

4. All incomes in this section are reported in 2021 dollars. Family income refers to the sum of incomes of all individuals in a tax family. The growing average income among recent immigrants from 2018 to 2021 may be linked to the larger share of individuals admitted under the Canadian Experience Class. Because of their previous Canadian work or study history, these individuals typically have higher wages upon admission (Statistics Canada, 2025b).

1.3 Homeownership rate by immigration class

By their fifth year in Canada, recent economic-class immigrants had homeownership rates comparable to those of Canadian-born individuals. Meanwhile, recent family-sponsored immigrants had the second-highest homeownership rates and refugees had the lowest, regardless of province or years since admission.[5] Nonetheless, in several provinces, at least 1 in 10 refugees were homeowners after five years of settlement, including nearly 1 in 5 in Ontario.

Chart 3
In 2021, recent economic immigrants were the most likely to be homeowners



Notes: Categories for which no bar is present have been suppressed because of low counts. Results for Prince Edward Island and the territories are suppressed for the same reason. Homeownership data were not available for Newfoundland and Labrador, Quebec, and Saskatchewan.
Source: Statistics Canada, Canadian Housing Statistics Program, 2022.

5. These results should be interpreted within the context of Canada's immigration system, which favours economic immigrants with higher education and knowledge of Canada's official languages, among other factors. This may translate into higher earning potential and therefore higher purchasing power. This contrasts with immigrants who come to Canada via family sponsorship or as refugees, who are not explicitly selected for characteristics associated with higher potential incomes.

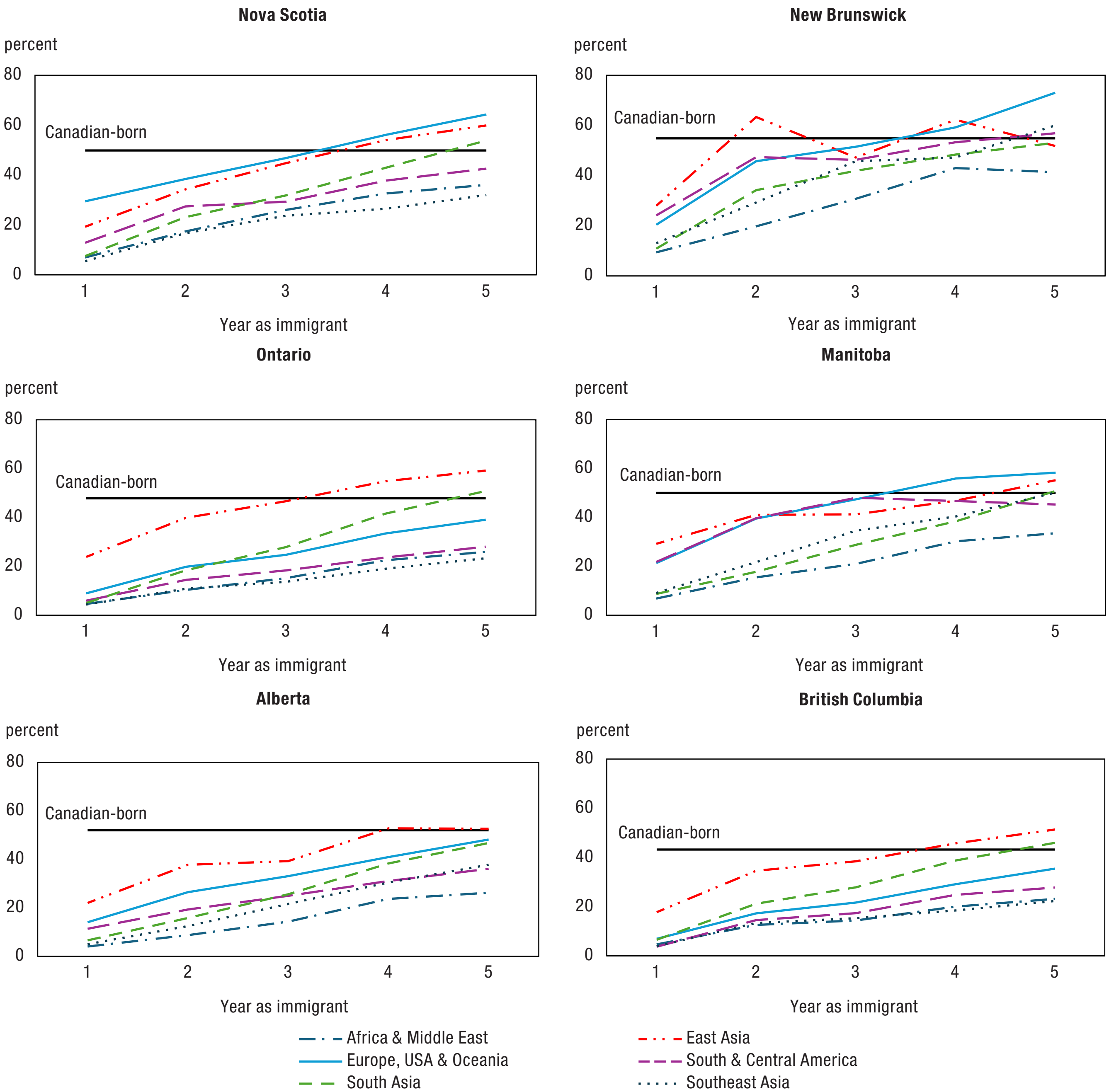
1.4 Homeownership rate by world area of birth

There were significant differences in homeownership rates among recent immigrants based on their province of residence and their world area of birth (Chart 4).[6 7] Some groups experienced comparable ownership rates across provinces. For example, South Asians in their fifth year after admission had homeownership rates from 46.0% in British Columbia to 53.8% in Ontario. Other groups exhibited larger geographic variation: the homeownership rates of Southeast Asians[8] in their fifth year ranged from 23.3% in Ontario to 59.9% in New Brunswick. Uncovering within-group, cross-provincial differences in homeownership rates is a novel contribution made possible by newly available administrative data sources on housing and immigration.

Several factors could be leading to such within-group geographic variation. The entry profile of recent immigrants (with respect to previous Canadian experience [Hou and Picot, 2024]), experiences of discrimination (Lewis and Moriah, 2024) and house prices (Canadian Real Estate Association, 2025), among other factors, may all vary across provinces. Exploring the interplay of these different factors requires complex modelling beyond the scope of this article.

6. For this article, a non-standard geographical classification of world areas was used (full details in Note to readers). This classification captures the variation between the principal origin countries of recent immigrants in the 2017-to-2021 period (during which 48.8% of immigrants to the provinces currently analyzed came from India, the Philippines or China) and between recent immigrants who may experience different settlement trajectories—for example, between those from Europe and European settler societies in the United States and Oceania, and immigrants from Africa and the Middle East.
7. Differences in recent immigrant homeownership rates based on origin areas—such as those between individuals from East Asia and those from Africa and the Middle East, regardless of province—have long been noted (Haan, 2007). These differences are influenced especially by entry profiles—such as previous Canadian experience (and its ties to higher incomes) (Hou and Picot, 2024), savings rates (Costa-Font, Giuliano and Ozcan, 2018) and cultural aspirations for homeownership (Huber and Schmidt, 2022)—which shape both purchasing power and the desire to dedicate it to housing. The present section examines the less studied question of geographic variation in homeownership rates among people from the same world area of birth.
8. Pooling across the provinces analyzed and for all years in the 2017-to-2021 period, the top countries of birth for each world area were China for East Asia (72.0%); India for South Asia (86.0%); the Philippines for Southeast Asia (81.9%); Brazil for South and Central America (28.2%); Nigeria for Africa and the Middle East (17.7%); and the United Kingdom for Europe, the United States and Oceania (16.8%).

Chart 4
In 2021, recent permanent residents from East Asia were the most likely to be homeowners in Ontario, Alberta and British Columbia



Notes: The solid black line represents the percentage of Canadian-born individuals who were property owners at the end of 2021 within each province, and acts as a reference point. Each point in a line represents the proportion of property owners at the end of 2021 among different recent immigrant cohorts who landed in 2021 (first year after admission), 2020 (second), 2019 (third), 2018 (fourth) or 2017 (fifth year after admission). Results for Prince Edward Island for all years of admission and regions of origin have been suppressed because of insufficient data. Homeownership data were not available for Newfoundland and Labrador, Quebec, and Saskatchewan. Because of low counts, they were suppressed for the territories.
Source: Statistics Canada, Canadian Housing Statistics Program, 2022.

2 Pathways to homeownership

Recent immigrant first-time homebuyers[9] paid more to purchase a home[10] while earning lower incomes than Canadian-born first-time homebuyers (Table 1).[11] This section seeks to determine whether certain pathways to homeownership (such as buying in groups of three or more people or taking on more mortgage debt) are more common among recent immigrants. The analysis focuses on market sales in Nova Scotia, New Brunswick, Manitoba and British Columbia, where sales data are currently available from the Canadian Housing Statistics Program.

Table 1
Median purchase price, median family income, and median purchase price to family income ratio of recent immigrant and Canadian-born first-time homebuyers

	Recent immigrants			Canadian-born		
	Median purchase price	Median family income	Median PFIR	Median purchase price	Median family income	Median PFIR
Province	dollars		number	dollars		number
Nova Scotia	390,000	105,000	3.53	285,000	110,000	2.53
New Brunswick	250,000	90,000	2.69	200,000	95,000	2.03
Manitoba	340,000	90,000	3.64	295,000	100,000	2.84
British Columbia	660,000	125,000	4.93	580,000	135,000	4.35

Note: PFIR = price-to-family-income ratio.
Sources: Statistics Canada, Canadian Housing Statistics Program, T1 Family File and Longitudinal Immigration Database.

One way to attain homeownership despite lower incomes is to invest more in housing equity than in other investment vehicles. Indeed, recent immigrants who purchased a home in 2021 were less likely to contribute to a Registered Retirement Savings Plan (RRSP)[12] in that year than Canadian-born homebuyers (Table 2).[13] Prioritizing property over registered retirement savings may therefore represent a favoured pathway to homeownership among recent immigrants.[14]

Table 2
Proportion of first-time homebuyers who contributed to a Registered Retirement Savings Plan in the year of purchase

	Recent immigrants	Canadian-born
Province	percent	
Nova Scotia	28.3	43.5
New Brunswick	24.8	41.0
Manitoba	28.4	45.9
British Columbia	16.8	36.1

Note: The table pertains to tax-filing buyers aged 25 to 54 who were alive as of 2021.
Sources: Statistics Canada, T1 Family File and Longitudinal Immigration Database.

Pooling resources via group or off-market purchases does not seem to have been a major pathway to homeownership among recent immigrants.[15] In 2021 in British Columbia, 5.9% of purchases among recent immigrants involved

9. To increase comparability, for this section, datasets for recent immigrants and Canadian-born individuals were restricted to first-time homebuyers (see Definitions section). This is because a larger proportion of recent immigrant homebuyers in 2021 were also first-time homebuyers (Nova Scotia, 58.7%; New Brunswick, 58.2%; Manitoba, 66.8%; British Columbia, 47.9%), compared with first-time Canadian-born homebuyers (Nova Scotia, 16.3%; New Brunswick, 14.4%; Manitoba, 20.2%; British Columbia, 14.4%).
10. Previous research has shown that recent immigrants tend to buy newer, centrally located properties in big cities and therefore pay higher average purchase prices than the Canadian-born population (Gougeon and Moussouni, 2021a). This tendency of new immigrants to settle in big cities (traditionally Montréal, Toronto and Vancouver) is closely related to their source country, immigration category and previous work experience (Frenette, 2018; Haan, Li and Finlay, 2024). The present article focuses on the less studied question of how immigrants, who typically earn less, can afford to pay the higher purchase prices of big Canadian cities.
11. When resale prices were examined relative to the previous year's assessed value, little difference was observed between recent immigrants and non-immigrants. Although recent immigrant buyers often bought more expensive resale properties, they did not pay more relative to the assessed value.
12. Along with RRSPs, workplace registered pension plans (RPPs) and tax-free savings accounts (TFSAs) represent other common forms of retirement savings in Canada. Contributions to these three investment vehicles tend to follow similar trends and to react similarly to external shocks, such as the COVID-19 pandemic (Zhang, 2023). Consequently, while overall investment levels in the three forms of retirement savings may vary, the patterns from RRSP investments are broadly representative of trends and dynamics in RPPs and TFSAs.
13. These results corroborate earlier findings (Morissette, 2019).
14. The difference in contribution rates in savings vehicles like RRSPs between immigrants and the Canadian-born population may partly be explained by different long-term expectations. Some immigrants may plan to return to their home country later in life and may therefore be dissuaded from using Canadian-tax sheltered accounts, which are tied to ongoing fiscal residence. Moreover, recent immigrants may be more familiar with real estate than with Canada-specific investment options, like tax-free savings accounts and RRSPs.
15. The present data cannot account for unobserved or informal arrangements where multiple owners would fail to appear on the property title.

three or more buyers, compared with 8.5% among the Canadian-born population, a trend mirrored in other provinces.[16]

Larger mortgage debt, however, may have been more common among recent immigrants.[17] According to data from Statistics Canada surveys, homeowner households headed by recent immigrants younger than 35 years[18] paid higher monthly mortgages in the period from 2018 to 2021 than comparable Canadian-born households (Table 3). A similar trend of higher recent immigrant mortgage debt also held with regard to the amount of the mortgage loan that remained to be repaid, also known as outstanding mortgage debt (see Appendix A).

Table 3
Average monthly mortgage payments of recent immigrant and Canadian-born homeowners with a mortgage

	Average monthly mortgage payment	
	Recent immigrants	Canadian-born (ref.)
Year	dollars	
2017	1,355	1,275
2018	1,640*	1,335
2019	1,700*	1,375
2020	2,060**	1,370
2021	1,920**	1,420

* $p < 0.05$
** $p < 0.01$
Notes: Statistical significance is calculated only for the difference between recent immigrant and Canadian-born households, for a particular year. Other differences, such as those among recent immigrants across multiple years, have not been assessed for statistical significance. The results pertain to a nationally representative sample (across Canada's 10 provinces) of homeowner households that had a mortgage on their principal residence and that did not hold a second or third mortgage or more. The dollar value of the monthly payment excludes property taxes. The immigrant status and age of the principal respondent were applied to the entire household, and the sample was restricted to instances where the principal respondent was younger than 35.
Sources: Statistics Canada, Canadian Housing Survey, 2018, 2021 and 2022; Survey of Financial Security, 2019 and 2023; and Canadian Income Survey, 2017 to 2021.

Another possibility is the use of unaccounted funds—specifically, accumulated wealth or undeclared income from abroad—to help make up the difference between declared income and purchase prices. Price-to-family-income ratios (PFIRs) provide an indirect test of this possibility.[19] If the purchase price among recent immigrant first-time homebuyers is much higher than their declared annual family income, it may indicate greater use of unaccounted funds to purchase properties (but may also indicate a greater use of mortgage debt).[20] In 2021, in British Columbia, the PFIRs for first-time homebuyers were 4.9 among recent immigrants and 4.4 among the Canadian-born population (similar trends were found in the other provinces; see Table 1).[21] While the results suggest that unaccounted funds could play a role in explaining the difference in PFIRs, additional modelling work is needed to explore this hypothesis further.[22]

In conclusion, these findings suggest that the recent immigrant path to homeownership is characterized by higher mortgage debt and a greater emphasis on building equity through the purchase of a principal residence rather than through retirement contributions. Consequently, recent immigrant buyers may have been more exposed to shifts in the housing market than their Canadian-born counterparts. In the short and medium term, higher purchase prices may have resulted in larger mortgages and higher monthly payments for many recent buyers.

16. A previous study by Gougeon and Moussouni (2021a) found that immigrants who arrived in British Columbia in the 10 years before 2018 were more likely to purchase in groups of three or more, compared with Canadian-born buyers. These results seem to have been driven by more established immigrants. When disaggregating immigrants into 5-year arrival bands, it emerges that this earlier result is largely driven by the higher group-buying propensity of immigrants who arrived in Canada 6 to 10 years earlier.
17. Higher debt burdens among immigrants, compared with the Canadian-born population, were also noted by Uppal (2019), despite recent immigrants being less likely to have a credit history or a mortgage (Tweedle et al., 2023).
18. Unlike the administrative data sources used in the rest of this article, the surveys leveraged for information on mortgage debt could not explicitly distinguish between first-time and repeat homebuyers. To improve comparability between recent immigrant and non-immigrant homebuying groups, the survey samples used for this analysis were restricted to households in which the principal respondent was younger than 35 years. Administrative data indicate that this age group contains the largest proportion of first-time homebuyers. For example, in British Columbia in 2021, 52.5% of recent immigrant buyers younger than 35 were first-time homebuyers, compared with 48.6% of those aged 35 to 44. Among Canadian-born buyers, the corresponding shares were 35.6% and 15.4%, respectively.
19. The current article uses buyers' family income to calculate the price-to-income ratio, whereas Gougeon and Moussouni (2021a) and publicly available data, such as table 46-10-0099-01 (Statistics Canada, 2025c), use individual income.
20. This line of reasoning is explored by Gougeon and Moussouni (2021b) and by Khalid, Gordon and Mirdamadi (2024) in the section "Largest potential role of parents' housing wealth in Toronto and urban British Columbia."
21. The extent to which foreign funds were used to purchase Canadian real estate may also have changed over time. For example, in British Columbia, the average price-to-income ratio of recent immigrant buyers (including repeat and first-time homebuyers, and calculated using individual income) decreased significantly from 2018 to 2021 (Statistics Canada, 2024c). This decline may reflect the introduction of laws in British Columbia restricting the use of foreign money to purchase Canadian real estate, notably the foreign buyer tax (2016) and the speculation and vacancy tax (2018). See Gordon (2020) for further discussion.
22. The present data cannot account for unobserved or informal arrangements in which multiple owners do not appear on the property title. This may be particularly relevant in cases of "satellite families," where offshore spouses or parents may contribute to a home purchase by a recent immigrant family member. See Ley (2011, chapter 7) for further discussion.

In the longer term, lower retirement savings and higher mortgage debt may tie the financial security of recent immigrant homeowners more closely to the value of their residential properties.[23]

Appendix A

According to nationally representative surveys, average outstanding mortgage debt—that is, how much remains to be paid—for homeowner households with a mortgage headed by a recent immigrant or a Canadian-born person younger than 35 years was as follows:

Table A.1
Average outstanding mortgage debt

	Recent immigrants	Canadian-born	p-value
Average outstanding mortgage debt	dollars		number
2016	320,000	230,000	0.000
2018	305,000	220,000	0.045
2019	315,000	240,000	0.121
2021	330,000	260,000	0.220
2022	400,000	310,000	0.109
2023	450,000	265,000	0.000

Notes: Statistical significance is calculated only for the difference between recent immigrant and Canadian-born households, for a particular year. Other differences, such as those among recent immigrants across multiple years, have not been assessed for statistical significance. The results pertain to a nationally representative sample (across Canada's 10 provinces) of homeowner households that had a mortgage on their principal residence and that did not hold a second or third mortgage or more. The immigrant status and age of the principal respondent were applied to the entire household, and the sample was restricted to instances where the principal respondent was younger than 35.
Sources: Statistics Canada, Canadian Housing Survey, 2018, 2021 and 2022; and Survey of Financial Security, 2016, 2019 and 2023.

Because data on outstanding mortgage debt were available less frequently, a slightly longer interval of years is used. In addition, smaller survey sample sizes make it more difficult to establish statistically significant differences between estimates for the recent immigrant and Canadian-born subsamples, even though estimates of average outstanding mortgage debt were higher among recent immigrant households in all years analyzed.

23. Internal research from Employment and Social Development Canada based on qualitative interviews with older adults holding housing debt found that immigrants who came to Canada and purchased a residential property later in life faced a higher risk of housing insecurity after retirement. Because they spent fewer years working in Canada, these individuals had lower or non-existent Canada Pension Plan or Quebec Pension Plan payments, had lower private savings, and had to continue mortgage payments after retirement. Statistics Canada data indicate that the share of older buyers was lower among recent immigrants in 2021. In British Columbia, the average age of recent immigrant buyers (among individual tax-filing market buyers aged 25 to 54) was 34.5 years, compared with 37.9 years for Canadian-born buyers. These results were representative of those in other provinces. Recent immigrants nonetheless typically had fewer working years in Canada and therefore less time to accumulate retirement savings.

Note to readers

The housing data in this study are compiled from the Canadian Housing Statistics Program (CHSP) for the 2022 reference year. The geographical coverage for homeowners in the study includes all provinces and territories (except Newfoundland and Labrador, Saskatchewan, and Quebec), while the geographical coverage for homebuyers is Nova Scotia, New Brunswick, Manitoba and British Columbia.

Permanent resident homeownership estimates are derived from linkage between the CHSP and the permanent resident landing file of the Longitudinal Immigration Database, up to the end of the 2021 reference year. The landing file includes all individuals who received permanent resident status from 1980 onward. For the 2021 reference year, if a recent immigrant received their permanent resident status in 2021, they were considered to be in their first year after admission, those who received it in 2019 were in their third year and those who received it in 2017 were in their fifth year.

For the Canadian-born population and immigrants, the province in which income taxes were filed was taken to be the province of residence. Information on the tax province of an individual was obtained through linkage to the T1 Family File. Consequently, this study is limited to individuals aged 25 to 54 years in the reference year who filed income taxes. The income tax-filing rates of permanent residents in the first five years after arrival were 80% to 90% for the 2021 reference year, varying by province and by time since admission as a permanent resident.

To ensure confidentiality, all domains and subcategories used to derive results—for example, the number of immigrants in their third year after admission as permanent residents who own homes, reside in Alberta and arrived as refugees (the numerator in a homeownership proportion calculation)—include at least 30 individuals. Figures were suppressed when this threshold was not met.

The CHSP disseminates data based on the geographical boundaries from the Standard Geographical Classification 2021. The CHSP database does not contain information about residential properties on reserves.

For this article, a non-standard geographical classification of world areas of birth was used, and it comprises six categories: East Asia (including China, Taiwan, Hong Kong, Japan, North Korea, South Korea, Macao and Mongolia); South Asia (including Bangladesh, Bhutan, the British Indian Ocean Territory, Sri Lanka, India, Maldives, Nepal, Pakistan and Tibet); Southeast Asia (including Brunei Darussalam, Myanmar, Cambodia, Indonesia, Laos, Malaysia, the Philippines, Timor-Leste, Singapore, Viet Nam and Thailand); Africa and the Middle East (including all countries on the African continent and surrounding island nations, as well as Afghanistan, Azerbaijan, Bahrain, Armenia, Cyprus, Georgia, the West Bank and Gaza, Iran, Iraq, Israel, Kazakhstan, Jordan, Kuwait, Kyrgyzstan, Lebanon, Oman, Qatar, Saudi Arabia, Syria, the United Arab Emirates, Türkiye, Turkmenistan, Uzbekistan, and Yemen); South and Central America (including all countries in the Americas south of the United States of America and all Caribbean island nations); and Europe, the United States and Oceania (including all European countries, the United States, and all Oceanic states and territories).

In this paper, multiple survey sources were combined to increase the accuracy of an estimate. This was done using the “separate approach” methodology and accompanying best practices described by Binder and Roberts (2009), and Wendt (2007). Under the separate approach, an estimate was sought as the linear combination of M survey estimates:

$$\sum_{i=1}^{M} a_i X_i$$

where are survey estimates with true, finite design-based variance . After verifying that the survey estimates are contextually consistent and stochastically independent, the coefficients (non-negative and summing to 1) resulting in the lowest variance for the combined estimate can be derived using Lagrange multipliers:

$$a_i = V(X_i)^{-1} \Big/ \sum_{j=1}^{M} V(X_j)^{-1}$$

This is intuitively sound, as the most accurate estimate should have the largest coefficient. In practice, the true variances are unknown and must be estimated from the corresponding survey sources. Because the estimated variance is expected to be close to the true variance, and the optimization's objective function is relatively flat in the neighbourhood around its optimum, the coefficients calculated using the variance estimates are expected to be reasonable choices as the nearly optimal values. Finally, for each combined estimate, the estimated variance was verified to ensure it was lower than that of the most precise individual estimate, as there is no general guarantee that the combined estimate will improve on the estimates to be combined.

Definitions

Recent immigrants are defined for this article as all individuals who received permanent resident status in the five years prior to the reference year, were alive and filed income taxes in the reference year, and were aged 25 to 54. This age range represents the prime working years, when most homes are bought by those who ultimately become homeowners.

Canadian-born individuals are non-immigrants and include individuals born in Canada and individuals born outside Canada to Canadian citizens who received Canadian citizenship by descent. This group is limited to people aged 25 to 54 who were alive and filed income taxes in the reference year.

A **homeowner** or **residential property owner** refers, for this analysis, to an individual who owns one or more residential properties, excluding those who own only vacant land. This definition includes only individuals whose names appear on property titles and exclude others (such as spouses) who reside in an owned property but whose name does not appear on the title.

First-time homebuyer refers to a person who purchased a residential property during the reference period and did not previously own a residential property in the analyzed provinces. This includes buyers who claimed the Home Buyers' Amount and buyers whose spouse or common-law partner was a buyer in the same sale and who claimed the amount.

Market sale refers to an arm's length transaction where all parties act independently with no influence over the other.

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