

Canadians were still moving out of the biggest cities through mid-2022, with net outward migration from Toronto, Montreal and Vancouver (to other areas within the province) just shy of 100k. That's a touch lower than the prior-year exodus thanks to less flow out of Montreal, but still a big number historically.

As has always been the case, these outflows largely reflect younger families moving out for more space, and COVID accelerated what was already coming because of Canada's age structure.

That said, international inward migration still dwarfs this outward movement among domestic residents. And there was a resurgence of nonpermanent resident inflows to the tune of 93k in these three cities—hence, still-tight rental markets.

Big Cities: Moving Out and In

