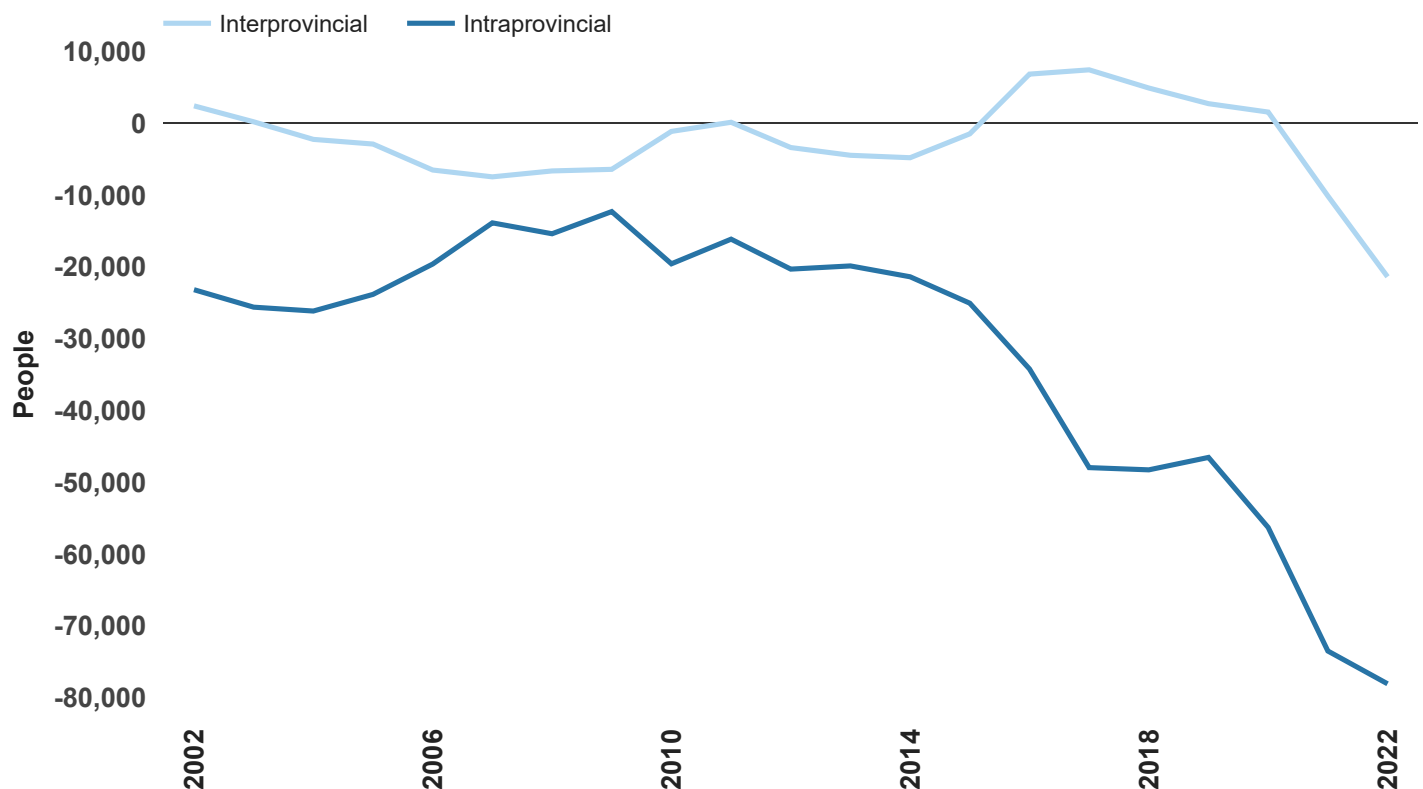




Net intraprovincial migration is the balance of people that left Toronto CMA for another part of Ontario. The net outflow was 78,100 people in 2022, following a 73,500 person outflow the year before. An outflow means more people left for other parts of Ontario than arrived. In this case, by the tens of thousands—the most in at least a generation.

Greater Toronto Residents Are Leaving In Record Volumes

The net flow of Greater Toronto residents to other parts of Ontario (intraprovincial migration), and other parts of Canada (interprovincial migration). Negative numbers mean more people left than arrived in Toronto CMA.



Source: Statistics Canada; Better Dwelling.

Toronto Is No Longer A Place Where Other Canadians Seek Opportunity

Remember when Toronto was a hub for people from other provinces across Canada? Those days are long gone as net interprovincial migration turned deeply negative.



RANK*	CITY / AREA	1 BED	M/M	Y/Y	2 BED	M/M	Y/Y
1	Vancouver, BC	\$2,640	-3.3%	15.3%	\$3,632	0.2%	22.5%
2	Toronto, ON	\$2,501	1.8%	21.5%	\$3,314	2.7%	19.4%
3	Burnaby, BC	\$2,282	-5.0%	15.6%	\$3,175	2.6%	30.1%
4	Oakville, ON	\$2,268	1.0%	15.9%	\$2,921	1.4%	20.2%
5	Burlington, ON	\$2,220	0.5%	16.6%	\$2,530	0.4%	10.9%
6	Vaughan, ON	\$2,190	NA	14.9%	\$2,647	-0.4%	19.9%
7	Mississauga, ON	\$2,181	0.6%	19.1%	\$2,608	1.0%	18.1%
8	Guelph, ON	\$2,020	0.8%	16.9%	\$2,330	-0.9%	10.3%
9	Victoria, BC	\$2,000	-4.5%	16.7%	\$2,610	-1.6%	1.1%
10	Kelowna, BC	\$1,967	1.2%	17.3%	\$2,496	0.4%	NA
11	Ottawa, ON	\$1,959	2.0%	15.2%	\$2,337	4.2%	15.9%
12	Kitchener, ON	\$1,932	-0.6%	22.2%	\$2,406	0.3%	25.5%
13	Barrie, ON	\$1,929	2.6%	12.1%	\$2,491	1.7%	22.8%
14	Langley, BC	\$1,880	-1.7%	25.3%	\$2,223	-2.6%	7.0%
15	Surrey, BC	\$1,873	0.7%	12.0%	\$2,314	0.0%	20.1%
16	Cambridge, ON	\$1,870	0.4%	7.2%	\$2,389	1.4%	11.1%
17	Brampton, ON	\$1,867	-1.0%	21.5%	\$2,310	-0.3%	22.3%
18	Hamilton, ON	\$1,828	-2.2%	20.1%	\$2,234	-2.0%	15.8%