HOUSING RESEARCH

Residential Mortgage Industry Report

SPRING 2022

Canada

CMHC SCHL

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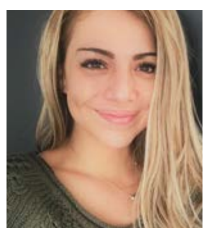

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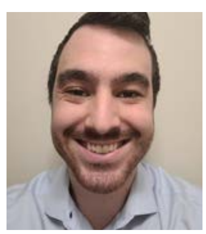

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WELCOME TO THE NEW RESIDENTIAL MORTGAGE INDUSTRY REPORT

In this revamped bi-annual report,[1] you will continue to find key highlights of the most recent trends in the residential mortgage industry alongside findings from our research. This integrated narrative around housing finance and affordability will focus on topics that are relevant for both policy and business decisions, as well as for CMHC's aspiration that, by 2030, everyone in Canada has a home that they can afford and that meets their needs. By providing targeted information and insights that lead to more enhanced risk-based decisions, this report can contribute to more stable and affordable housing markets.

In this Spring 2022 edition, we have made a number of findings:

Recent mortgage market trends

- Increasing discounts continue to boost borrowers' interest in variable rate mortgages.
- Growth in mortgage debt has accelerated as new uninsured mortgages for property purchases and refinances record substantial increases.
- Mortgage arrears have decreased slightly across all lender types.

Emerging and structural trends in the residential mortgage industry

- The majority of alternative mortgages (72%) have had an effective exit strategy[2] in place in 2020, as the borrowers were able to get a loan with a conventional lender at the term of their alternative loan or sell their property without defaulting or the property being foreclosed.
- While many visible minority populations are near or above the national average homeownership rate, populations that identify as Blacks, Arabs, Latin Americans and Indigenous peoples show significantly lower rates.
- Indigenous, Black and Latin American Canadians have lower average property values, indicating lower housing wealth and lower quality of housing.
- As the mortgage industry becomes increasingly digitized, the implementation of data standards in Canada has the potential to facilitate the mortgage lending process.

[1] Spring and Fall editions.

[2] An *exit strategy* is a plan that is developed and assessed as part of the underwriting process when a loan is originated. The exit strategy outlines the ability of the borrower to improve their financial situation and exit the alternative lending space at the end of the loan term.

EXPLORE THE DATA

Remember, you can always access most of the data by using the interactive mortgage dashboard to discover more insights that are relevant to you. **The Residential Mortgage Industry Data Dashboard** is a digital interactive companion to the Residential Mortgage Industry Report. Explore the data tables and an interactive dashboard to discover industry insights relevant to you.

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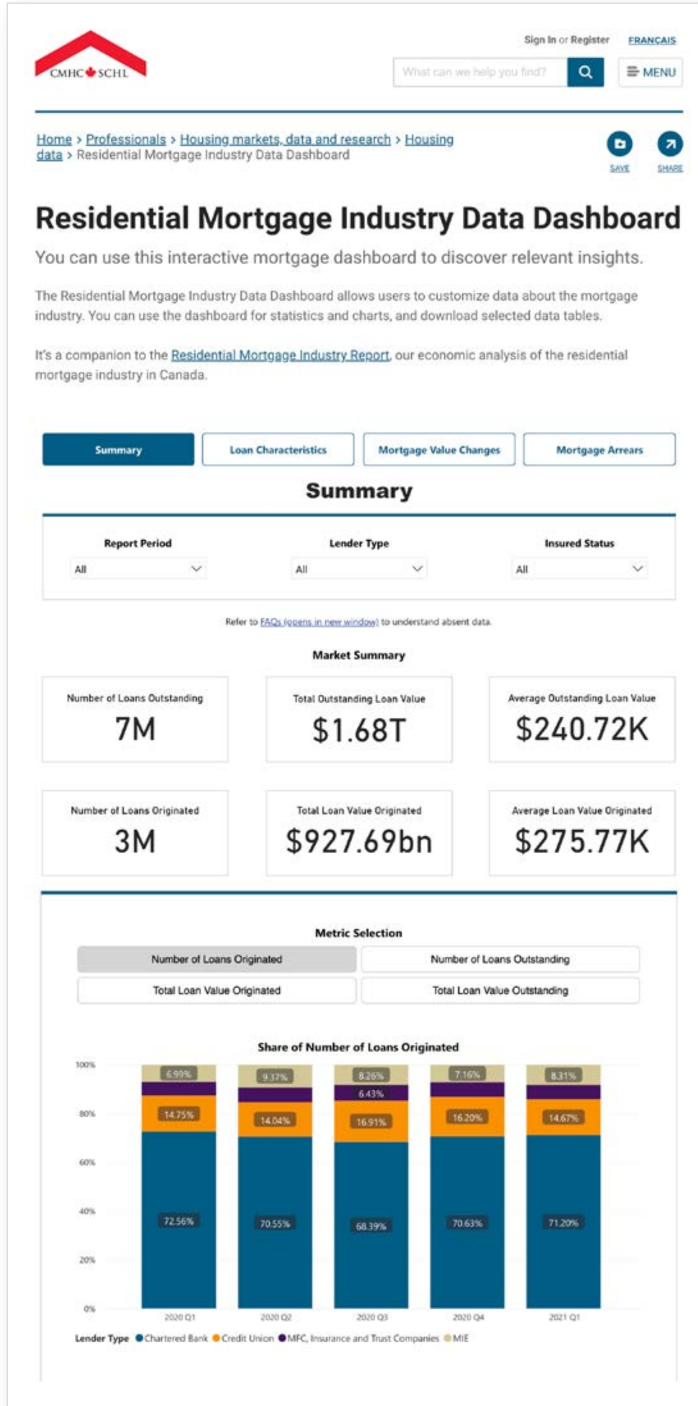
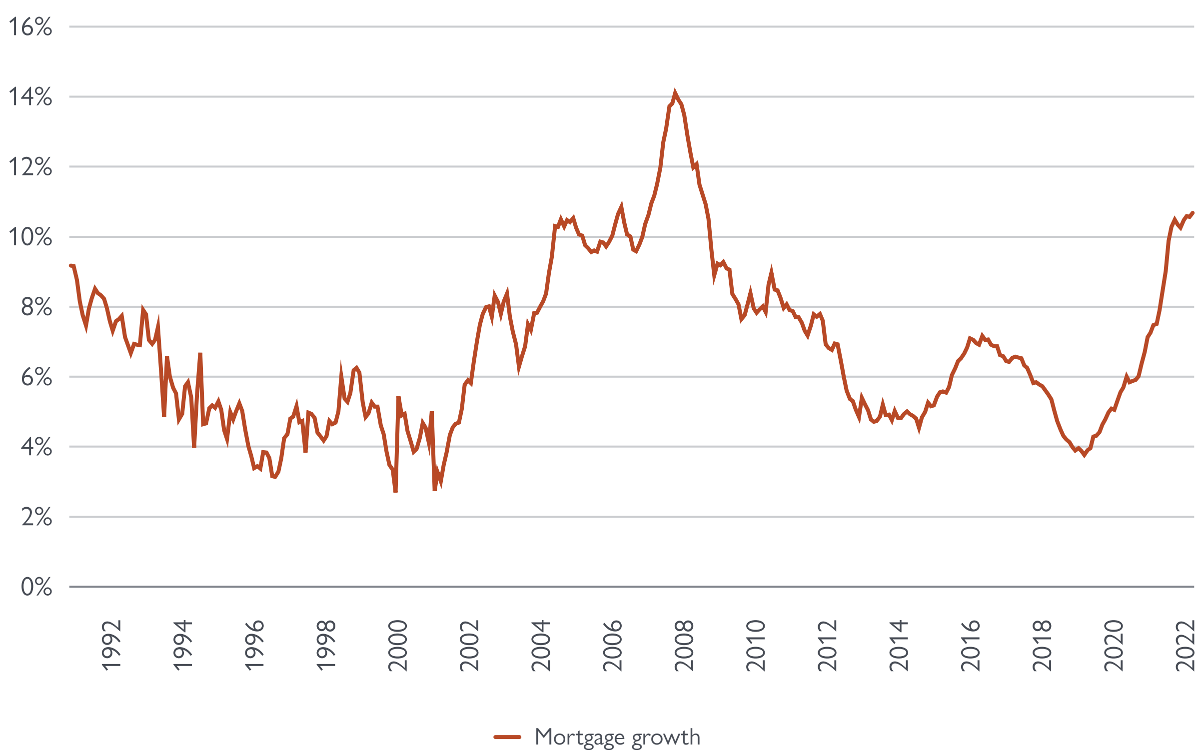
https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-data/residential-mortgage-industry-data-dashboard



RECENT RESIDENTIAL MORTGAGE MARKET TRENDS

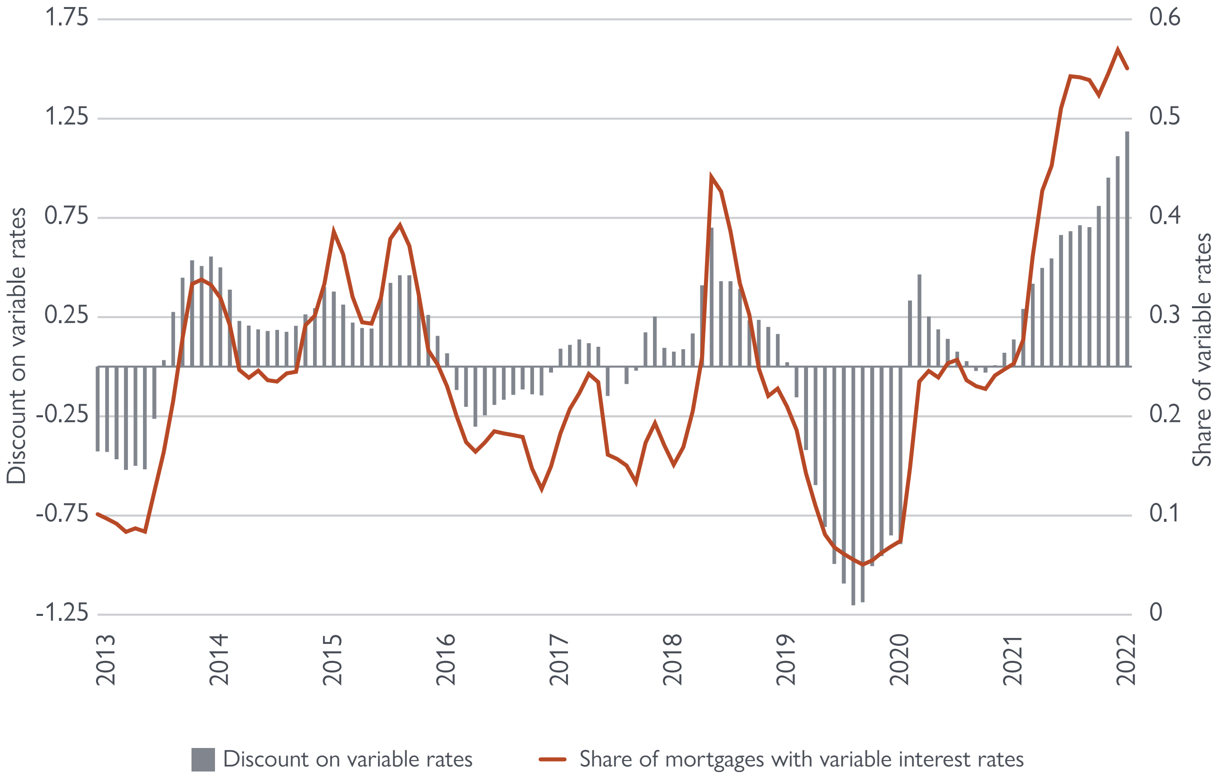
- In 2021, residential mortgage debt continued to ramp up (+9% compared to the previous year), the result of strong activity in the housing market and the record-low interest rates (see figure 1.1). Given the increase in spread between variable and fixed rates, the majority (53%) of Canadians shifted their preferences in interest rate terms, opting for variable interest rates in the second half of the year, compared to 34% in the first half of 2021. While this trend has continued into the first couple of months of 2022, it seems to have plateaued in response to the recent increases in mortgage interest rates (see figure 1.2).

Figure 1.1 Residential mortgage debt accelerating to pace last observed in 2008



Source: Statistics Canada. Table 36-10-0639-01 Credit liabilities of households (x 1,000,000)

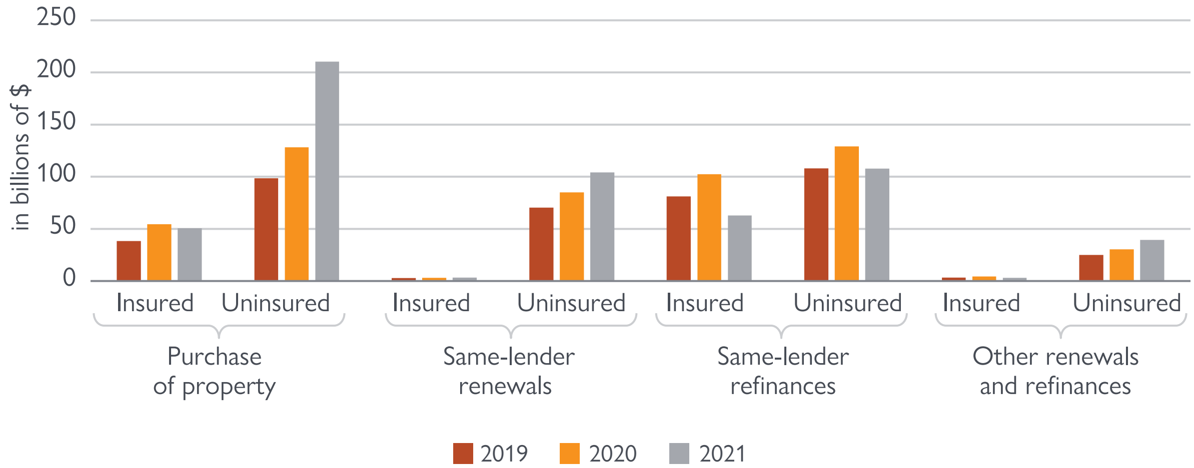
Figure 1.2 Increasing discounts on variable-rate mortgages continue to boost borrowers' interest in these rates



Source: Statistics Canada Table 10-10-0006-01 Funds advanced, outstanding balances, and interest rates for new and existing lending, Bank of Canada; CMHCcalculations calculations

- The acceleration in mortgage borrowing was due to increases in uninsured mortgages for both property purchases and refinancing in terms of both volume and value in dollars ($). At year end, chartered banks recorded a rise of 43% in new mortgages originated for property purchases and an increase of 22% in refinances compared to 2020 (see figure 1.3). As a result, banks added approximately 400 billion dollars' worth of residential mortgages to their balance sheets. Credit unions had added 54 billion dollars' worth of new residential mortgages to their portfolios since the beginning of the year. Mortgage investment entities (MIEs) also registered an increase in new mortgage activity.

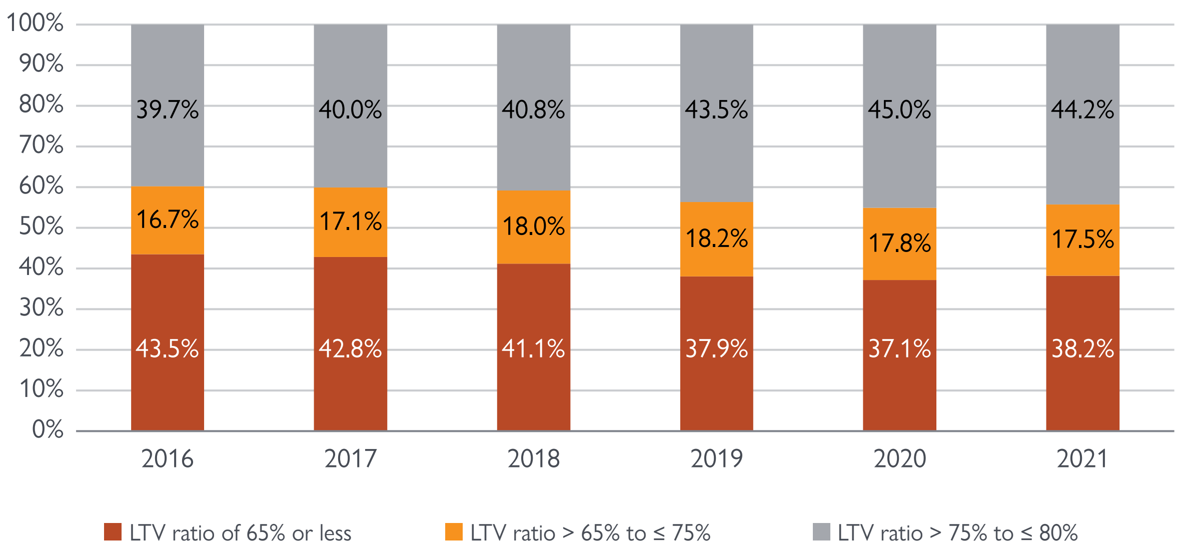
Figure 1.3 Gross mortgage origination escalated due to surging issuance of uninsured mortgages for property purchases



Source: CMHC residential mortgage data reporting of NHA MBS issuers; CMHC calculations

- Despite an upward trending distribution of loan-to-value (LTV) ratios of new uninsured mortgages in the first half of the year, 2021 closed with a higher share of mortgages with an LTV ratio of 65% or less (see figure 1.4). This indicates that borrowers in the second half of the year were significantly less leveraged. This trend was also observable when looking into newly originated insured mortgages during that period.

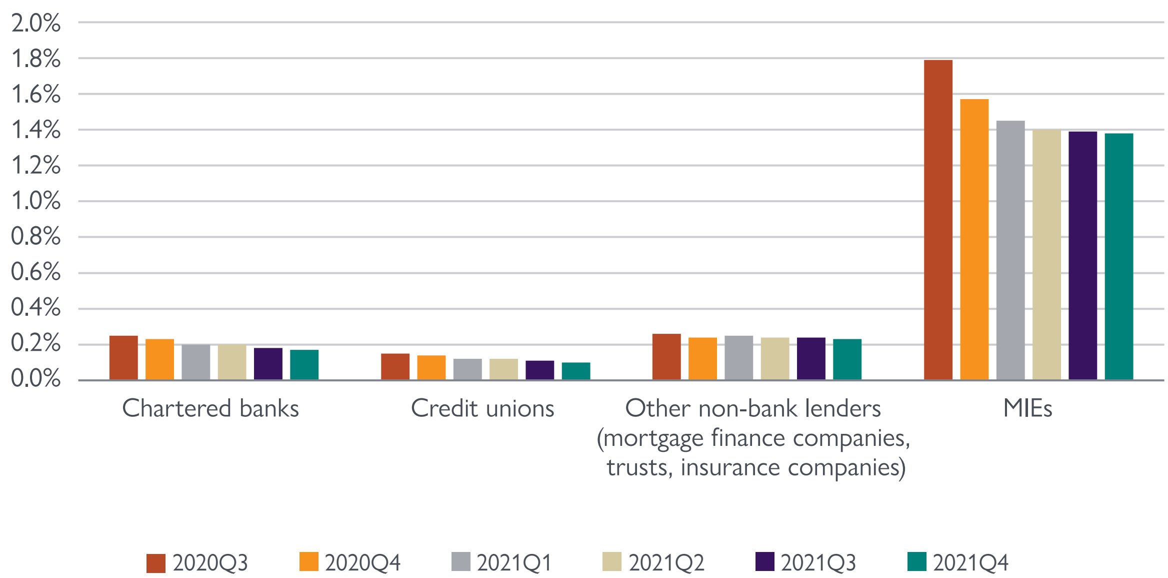
Figure 1.4 Share of newly originated uninsured mortgages slightly higher in the lower distribution of LTV ratios, chartered banks



Source: CMHC residential mortgage data reporting of NHA MBS issuers; CMHC calculations

- Mortgage arrears decreased in 2021 across all lender types, albeit to varying degrees (see figure 1.5). Consumers either continued to make their mortgage payments on time or were able to reach an agreement to defer their mortgage payments during that period. The highly liquid housing markets have likely contributed to this downward trend.

Figure 1.5 Mortgages in arrears (delinquent for 90 or more days) continued their downward trend across all lender types



Sources: Survey of Non-Bank Mortgage Lenders, fourth quarter 2021, and Canadian Bankers Association (February 2022)

EMERGING AND STRUCTURAL TRENDS IN THE RESIDENTIAL MORTGAGE INDUSTRY

In this new section, we explore emerging and structural trends that tend to have a more long-term impact on the residential mortgage industry and the major markets. As these trends deepen, they should be further explored by both policy makers and the financial industry to contribute to the enhancement of housing supply and seek innovative options to better house all Canadians.

1. Most alternative mortgage borrowers return to the conventional market or sell their property without being in default, although this trend has been decreasing in the last decade

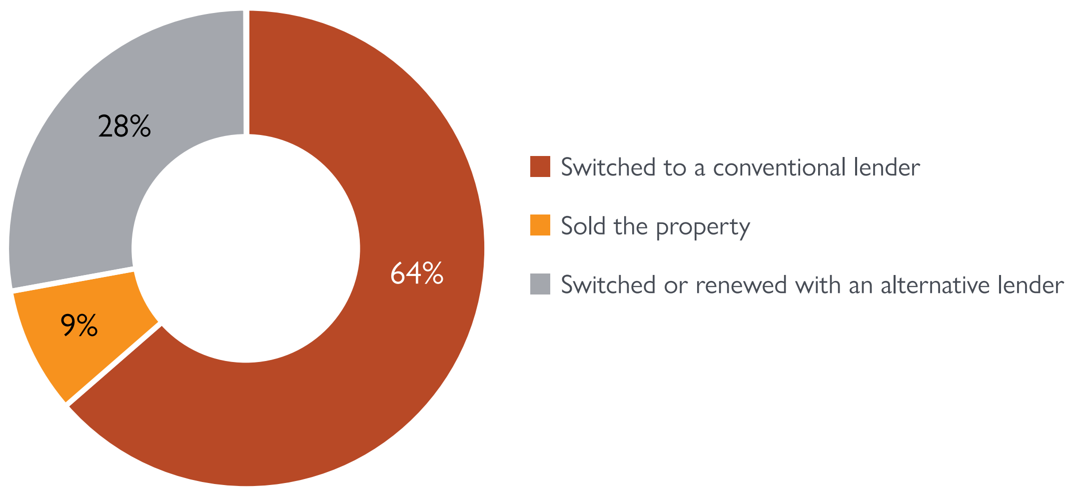
Before the pandemic, alternative lenders held the national ranking of the fastest-growing segment in the Canadian mortgage industry. Stimulated by greater demand in the context of regulatory changes, rising house prices and a low-interest-rate environment, their portfolio increased from an estimated $9 billion in 2015 to $15 billion in 2020. For many borrowers, alternative lenders serve as a short-term alternative to the conventional lending segment (which includes chartered banks, credit unions and mortgage financing companies). This situation raises questions around borrowers' financial paths at the end of their mortgage loan term: Are borrowers able to contract a mortgage in the conventional lending space? Or sell their property without being delinquent on the alternative loan? In other words, are their exit strategies successful?

What is an exit strategy in the alternative lending space?

An exit strategy is a plan that is developed and assessed as part of the underwriting process when a loan is originated. The exit strategy outlines the ability of the borrower to improve their financial situation and exit the alternative lending space at the end of the loan term. A borrower can also sell their property as part of their exit strategy, without being delinquent on the loan.

In our research, we find that the majority of alternative mortgages (72%) had an effective exit strategy in place in 2020, as the borrowers were able to get a loan with a conventional lender at the end of the term of their alternative loan (64%) or sell their property without defaulting or the property being foreclosed (8.5%) (see figure 2.1). This share has decreased significantly in the past decade: between 2006 and 2015, approximately 80% of alternative mortgages had an effective strategy; in 2019, the proportion had fallen to just around 70%. The decrease in switches to conventional lenders during the last decade is in part due to a series of macroprudential regulations and tighter underwriting standards making it more difficult for borrowers to return into that space.

Figure 2.1 The majority of alternative mortgage borrowers had an effective exit strategy



Source: Teranet mortgage transactions data, CMHC calculations

This indicator is important for monitoring the affordability implications of the alternative lending segment. If the effectiveness of exit strategies decreases—and more borrowers therefore remain in the more expensive alternative lending space—affordability may become a challenge for these borrowers.

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Click here to find out more about the effectiveness of exit strategies in the alternative lending space and how this indicator has evolved over the last decade: **www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/housing-finance/alternative-lenders-series**

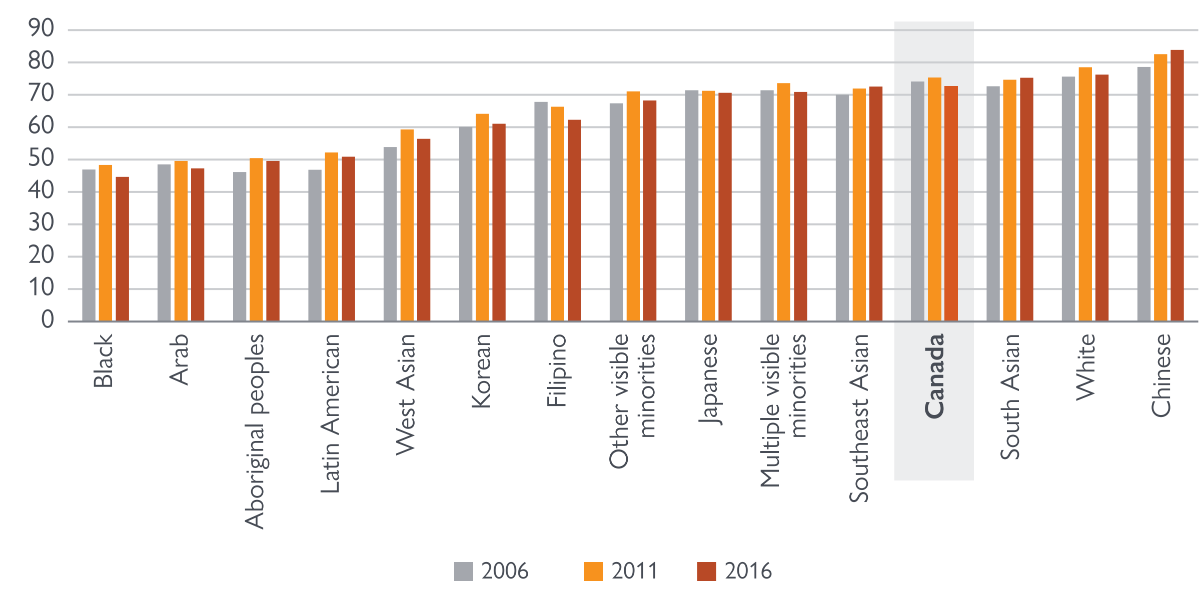
2. Homeownership rates and housing wealth vary significantly by race, which may indicate differences in economic success for future generations

Our recent research on inequalities in housing finance aims to provide information on whether any population groups are facing barriers to accessing the housing finance system. In a new series on this topic, we explore both homeownership rates and average property values by race. Both articles were written using data from the 2016 Census—the most recent data available.

Given that most Canadians need access to the financial system to buy their property, the homeownership rate is used as a proxy for being able to access the system. Indigenous, Black, Arab and Latin American populations all have significantly lower homeownership rates than the national average, and this holds after controlling for demographics, location and income (see figure 2.2). Further, recent immigrants (those who immigrated less than seven years ago) have lower homeownership rates, but established immigrants (those who arrived more than seven years ago) have higher homeownership rates. Black, Arab and West Asian populations, in particular, show stark differences between recent and established immigrants. This suggests that these populations have trouble accessing the financial system in the early years after their arrival in Canada.

While many visible minority populations are near or above the national average homeownership rate, populations that identify as Black, Arab, Latin American or Indigenous show significantly lower rates.

Figure 2.2 Homeownership rate, by racial group over time



Sources: 2006 and 2016 censuses, 2011 National Household Survey; CMHC calculations

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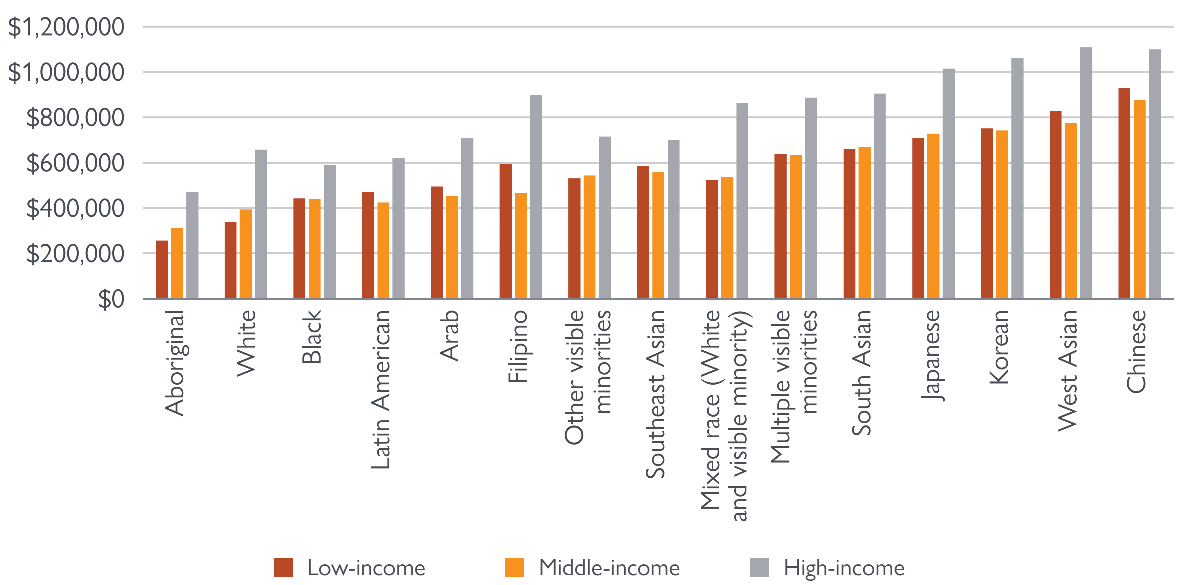
To find out more on homeownership rates by race, read our full research report: **https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/housing-finance/research-insight-homeownership-rate-varies-significantly-race**

Property values are an indicator of housing wealth and of the quality of housing. While housing wealth is not an objective of CMHC's, it is a strong indicator of economic success for future generations. Thus, any large deviations between population groups are an indication that inequalities will persist into the future. After controlling for demographics, metropolitan area and income, Indigenous, Black, Latin American, Arab and Filipino Canadians have lower average property values than other Canadians (see figure 2.3) The gap between populations has been increasing since the 2006 Census. While location and income are significant explanatory variables, the effect is not the same across groups. This suggests that some communities are staying away from more expensive housing despite their ability to purchase such homes.

Indigenous, Black, Latin American, Arab and Filipino Canadians have lower average property values, indicating lower housing wealth and lower quality of housing.

Figure 2.3 Average Property Value, by Race and Income



Sources: 2006 and 2016 censuses, 2011 National Household Survey; CMHC calculations

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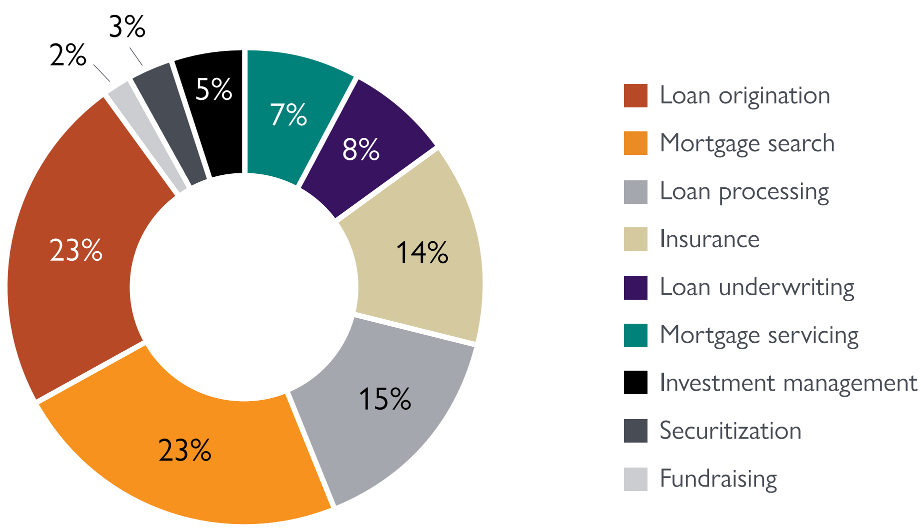
To find out more about property values and housing wealth by race, read our full report: **https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-research/research-reports/housing-finance/research-insight-property-values-vary-significantly-race**

3. FinTech continue to increase their footprint in Canada, indicating an increasing need for data standards

In recent years, the growth of new financial technology ("FinTech") products and firms has accelerated in almost every facet of the financial services industry. FinTech have introduced new capabilities, ranging from digital lending to payment solutions, using disruptive technologies such as artificial intelligence, robotic process automation, application programming interfaces, and blockchain. This has resulted in a wide array of digitization in the mortgage process (see figure 2.4). In this perspective, it is increasingly important for policy makers, businesses, and consumers to understand FinTech products and firms related to mortgages and their associated trends and impacts in the Canadian mortgage marketplace.

Mortgage-related FinTech mostly focuses on loan origination and mortgage search engines.

Figure 2.4 FinTech firms with 100 employees or less, by Mortgage Function



Source: Deloitte LLP
Note: FinTechs perform more than one function simultaneously, and as such, percentages will not match the total number of firms.

FinTechs have increased their footprint exponentially in Canada over the past decade. They have the potential to:

- improve client experience;
- provide services to underserved borrowers;
- generate cost savings and operational efficiencies; and
- reduce instances of fraud in mortgage applications.

However, they also introduce risks to the Canadian mortgage market:

- They could allow for the creation of new instances of fraud.
- Non-bank FinTech lenders could enable systemic risk if they capture a greater market share.

As digitization becomes more prevalent in the mortgage process, it is also becoming more expected by consumers. It is hence increasingly important for policy makers, businesses and consumers to understand FinTech products and firms related to mortgages, and their associated trends and impacts in the Canadian mortgage marketplace. In this context, data standards have the potential to facilitate this process by providing a number of substantial benefits that lead to improved financial stability and to efficiency gains across the mortgage lending life cycle.

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You can also reach us by phone at 1-800-668-2642 or by fax at **1-800-245-9274**.

Outside Canada call **613-748-2003** or fax to **613-748-2016**.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call **1-800-668-2642**.

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ALTERNATIVE TEXT AND DATA FOR FIGURES

Figure 1.1 Residential mortgage debt accelerating to pace last observed in 2008

Year	Mortgage growth
	9.17%
	9.16%
	8.76%
	8.15%
	7.76%
	7.46%
	7.94%
	8.24%
	8.51%
	8.39%
	8.33%
	8.22%
1992	7.95%
	7.59%
	7.31%
	7.58%
	7.64%
	7.74%
	7.13%
	6.91%
	6.67%
	6.94%
	6.92%
	6.90%
	7.90%
	7.78%
	7.05%
	6.93%
	7.05%
	7.41%
	6.11%
	4.84%
	6.59%
	6.00%
	5.68%
	5.52%
1994	4.78%
	4.94%
	5.73%
	5.84%
	5.41%
	3.97%
	5.48%
	6.69%
	4.64%
	4.67%
	5.10%
	5.18%
	5.11%
	5.29%
	5.05%
	4.47%
	4.22%
	4.98%
	4.78%
	5.01%
	5.23%
	5.02%
	4.50%
	4.02%
1996	3.73%
	3.39%
	3.45%
	3.38%
	3.84%
	3.84%
	3.67%
	3.16%
	3.14%
	3.28%
	3.67%
	4.25%
	4.36%
	4.80%
	4.86%
	5.15%
	4.70%
	4.74%
	3.83%
	4.98%
	4.94%
	4.82%
	4.40%
	4.30%
1998	4.17%
	4.30%
	4.74%
	4.64%
	4.69%
	5.00%
	6.00%
	5.37%
	5.28%
	5.53%
	6.18%
	6.25%
	6.11%
	5.27%
	4.85%
	4.95%
	5.26%
	5.14%
	5.14%
	4.61%
	4.35%
	3.85%
	3.48%
	3.35%
2000	2.69%
	5.44%
	4.89%
	4.93%
	4.45%
	4.14%
	3.86%
	3.93%
	4.26%
	4.67%
	4.54%
	4.10%
	5.01%
	2.74%
	3.28%
	3.02%
	3.48%
	3.83%
	4.34%
	4.56%
	4.66%
	4.69%
	5.07%
	5.77%
2002	5.90%
	5.82%

(continued)

Year	Mortgage growth
	6.41%
	7.02%
	7.49%
	7.79%
	7.99%
	8.01%
	7.72%
	8.32%
	8.14%
	7.79%
	8.14%
	8.38%
	7.71%
	7.29%
	6.92%
	6.28%
	6.58%
	6.87%
	7.49%
	7.34%
	7.82%
	7.83%
2004	7.98%
	8.15%
	8.38%
	8.97%
	9.42%
	10.30%
	10.28%
	10.50%
	10.29%
	10.47%
	10.42%
	10.53%
	10.25%
	10.06%
	10.03%
	9.76%
	9.67%
	9.56%
	9.61%
	9.57%
	9.86%
	9.83%
	9.73%
	9.85%
2006	10.03%
	10.35%
	10.64%
	10.85%
	10.40%
	10.06%
	10.01%
	9.63%
	9.58%
	9.78%
	9.99%
	10.36%
	10.62%
	10.95%
	11.17%
	11.50%
	11.98%
	12.70%
	13.09%
	13.72%
	13.81%
	14.10%
	13.91%
	13.79%
2008	13.48%
	12.87%
	12.40%
	11.98%
	12.07%
	11.49%
	11.23%
	10.93%
	10.51%
	9.63%
	8.90%
	9.22%
	9.19%
	9.27%
	9.10%
	9.06%
	8.37%
	8.22%
	8.07%
	7.65%
	7.76%
	8.07%
	8.39%
	7.95%
2010	7.83%
	7.92%
	8.01%
	7.84%
	8.62%
	8.97%
	8.49%
	8.47%
	8.27%
	7.96%
	8.07%
	7.90%
	7.87%
	7.71%
	7.70%
	7.55%
	7.31%
	7.17%
	7.46%
	7.79%
	7.71%
	7.80%
	7.59%
	6.93%
2012	6.82%
	6.76%
	6.95%
	6.93%
	6.44%
	6.00%
	5.61%
	5.37%
	5.30%
	5.06%
	4.84%
	5.39%
	5.22%
	5.04%
	4.78%
	4.71%
	4.73%
	4.86%
	5.20%
	4.90%
	4.92%
	4.76%
	5.02%
	4.82%
2014	4.82%
	4.93%
	5.01%
	4.93%
	4.88%
	4.80%
	4.54%
	4.83%
	4.99%
	5.26%
	5.15%
	5.18%

(continued)

Year	Mortgage growth
	5.43%
	5.55%
	5.58%
	5.54%
	5.71%
	6.04%
	6.24%
	6.45%
	6.53%
	6.66%
	6.84%
	7.10%
2016	7.05%
	6.96%
	6.92%
	7.16%
	7.06%
	7.06%
	6.92%
	6.87%
	6.86%
	6.62%
	6.58%
	6.44%
	6.42%
	6.54%
	6.58%
	6.54%
	6.52%
	6.33%
	6.25%
	6.04%
	5.81%
	5.85%
	5.77%
	5.73%
2018	5.61%
	5.50%
	5.36%
	5.03%
	4.74%
	4.49%
	4.31%
	4.21%
	4.13%
	3.99%
	3.88%
	3.96%
	3.88%
	3.76%
	3.90%
	3.95%
	4.29%
	4.31%
	4.41%
	4.64%
	4.78%
	4.99%
	5.09%
	5.06%
2020	5.33%
	5.55%
	5.69%
	6.00%
	5.84%
	5.87%
	5.91%
	6.02%
	6.36%
	6.71%
	7.13%
	7.25%
	7.48%
	7.51%
	7.89%
	8.42%
	9.01%
	9.88%
	10.28%
	10.49%
	10.35%
	10.25%
	10.48%
	10.59%
2022	10.57%
	10.68%

Source: Statistics Canada. Table 36-10-0639-01 Credit liabilities of households (x 1,000,000)

Figure 1.2 Increasing discounts on variable-rate mortgages continue to boost borrowers' interest in these rates

Year	Discount on variable rates	Share of mortgages with variable interest rates
2013	-42.7%	10.1%
	-43.0%	9.6%
	-46.8%	9.2%
	-52.0%	8.4%
	-50.0%	8.7%
	-51.8%	8.4%
	-26.3%	12.4%
	3.2%	16.4%
	27.5%	21.5%
	44.7%	28.0%
	53.5%	33.3%
	50.8%	33.8%
2014	55.5%	33.3%
	50.0%	31.9%
	38.8%	29.2%
	23.0%	24.7%
	20.8%	23.9%
	18.8%	24.6%
	18.0%	23.6%
	18.5%	23.5%
	17.5%	24.3%
	20.5%	24.5%
	26.3%	29.2%
	29.5%	30.1%
2015	40.0%	33.3%
	37.8%	38.6%
	31.3%	36.3%
	22.3%	32.0%
	19.5%	29.5%
	19.3%	29.3%
	35.0%	31.9%
	42.3%	37.9%
	46.0%	39.3%
	46.0%	37.2%
	36.5%	32.3%
	26.0%	26.6%
2016	15.5%	25.2%
	6.8%	23.0%
	-11.8%	20.0%
	-20.3%	17.4%
	-30.3%	16.4%
	-24.5%	17.4%
	-19.3%	18.5%
	-16.8%	18.3%
	-14.3%	18.1%
	-11.5%	17.9%
	-14.0%	14.7%
	-14.5%	12.7%
2017	-3.0%	14.9%
	9.0%	18.3%
	11.0%	20.7%
	13.8%	22.3%
	11.8%	24.3%
	10.0%	23.4%
	-14.8%	16.1%
	0.2%	15.7%
	-8.8%	15.0%
	-2.0%	13.4%
	17.3%	17.3%
	25.3%	19.3%
2018	9.5%	17.0%
	7.5%	15.1%
	8.7%	16.9%
	16.8%	20.5%
	41.0%	26.0%
	70.0%	44.1%
	43.0%	42.6%
	43.0%	38.6%
	39.3%	33.4%
	23.3%	30.3%
	23.5%	24.8%
	20.0%	22.0%
2019	16.5%	22.8%
	2.3%	21.0%

(continued)

Year	Discount on variable rates	Share of mortgages with variable interest rates
	-15.5%	18.6%
	-42.0%	14.2%
	-59.8%	11.0%
	-80.8%	8.1%
	-99.5%	6.8%
	-109.3%	6.1%
	-120.3%	5.5%
	-118.8%	5.0%
	-100.5%	5.5%
	-95.5%	6.2%
2020	-85.0%	6.9%
	-89.5%	7.4%
	33.3%	14.7%
	46.5%	23.5%
	25.3%	24.6%
	18.8%	23.9%
	14.0%	25.3%
	7.5%	25.7%
	2.7%	23.6%
	-2.3%	23.0%
	-3.0%	22.8%
	0.8%	24.1%
2021	7.0%	24.7%
	13.8%	25.3%
	29.0%	27.7%
	41.8%	36.1%
	49.8%	42.7%
	54.5%	45.2%
	66.3%	51.0%
	68.3%	54.3%
	71.3%	54.1%
	70.3%	53.9%
	81.0%	52.4%
	95.3%	54.5%
2022	106.0%	56.9%
	118.5%	55.0%

Source: Statistics Canada Table 10-10-0006-01 Funds advanced, outstanding balances, and interest rates for new and existing lending, Bank of Canada; CMHCcalculations calculations

Figure 1.3 Gross mortgage origination escalated due to surging issuance of uninsured mortgages for property purchases

		2019	2020	2021
Purchase of property	Insured	38	54	51
	Uninsured	99	128	210
Same-lender renewals	Insured	3	3	3
	Uninsured	70	85	104
Same-lender refinances	Insured	81	102	63
	Uninsured	108	129	108
Other renewals and refinances	Insured	3	4	3
	Uninsured	25	30	39

Source: CMHC residential mortgage data reporting of NHA MBS issuers; CMHC calculations

Figure 1.4 Share of newly originated uninsured mortgages slightly higher in the lower distribution of LTV ratios, chartered banks

Year	LTV ratio of 65% or less	LTV ratio > 65% to ≤ 75%	LTV ratio > 75% to ≤ 80%
2016	43.5%	16.7%	39.7%
2017	42.8%	17.1%	40.0%
2018	41.1%	18.0%	40.8%
2019	37.9%	18.2%	43.5%
2020	37.1%	17.8%	45.0%
2021	38.2%	17.5%	44.2%

Source: CMHC residential mortgage data reporting of NHA MBS issuers; CMHC calculations

Figure 1.5 Mortgages in arrears (delinquent for 90 or more days) continued their downward trend across all lender types

Year	Chartered banks	Credit unions	Other non-bank lenders (mortgage finance companies, trusts, insurance companies)	MIEs
2020Q3	0.25%	0.15%	0.26%	1.79%
2020Q4	0.23%	0.14%	0.24%	1.57%
2021Q1	0.20%	0.12%	0.25%	1.45%
2021Q2	0.20%	0.12%	0.24%	1.40%
2021Q3	0.18%	0.11%	0.24%	1.39%
2021Q4	0.17%	0.10%	0.23%	1.38%

Sources: Survey of Non-Bank Mortgage Lenders, fourth quarter 2021, and Canadian Bankers Association (February 2022)

Figure 2.1 The majority of alternative mortgage borrowers had an effective exit strategy

Year	Switched to a conventional lender	Sold the property	Switched or renewed with an alternative lender	Foreclosed the property
2020	64%	9%	28%	0%

Source: Teranet mortgage transactions data, CMHC calculations

Figure 2.2 Average Property Value, by Race and Income

Population	Low-income	Middle-income	High-income
Aboriginal	$257,520.40	$312,901.20	$472,164.70
White	$337,934.10	$393,460.10	$657,238.60
Black	$442,087.40	$440,570.00	$591,039.00
Latin American	$471,293.10	$424,174.90	$620,009.20
Arab	$494,818.60	$452,857.40	$709,881.40
Filipino	$594,684.00	$466,664.70	$900,121.00
Other visible minorities	$530,771.90	$543,634.70	$715,364.20
Southeast Asian	$585,847.80	$558,429.30	$701,300.10
Mixed race (White and visible minority)	$524,334.70	$535,911.10	$863,885.60
Multiple visible minorities	$638,321.20	$634,426.60	$886,523.10
South Asian	$659,795.90	$670,142.00	$904,347.80
Japanese	$707,666.20	$728,594.50	$1,014,531.00
Korean	$751,844.50	$742,988.80	$1,061,497.00
West Asian	$829,242.00	$775,765.50	$1,109,625.00
Chinese	$931,036.60	$875,854.30	$1,099,357.00

Sources: 2006 and 2016 censuses, 2011 National Household Survey; CMHC calculations

Figure 2.3 Homeownership rate, by racial group over time

Group	2016	2011	2006
Black	44.64	48.34	46.93
Arab	47.28	49.57	48.55
Aboriginal peoples	49.58	50.46	46.15
Latin American	50.9	52.21	46.87
West Asian	56.39	59.31	53.9
Korean	61.04	64.14	60.08
Filipino	62.33	66.36	67.79
Other visible minority	68.26	71.07	67.37
Japanese	70.65	71.24	71.46
Multiple visible minorities	70.86	73.6	71.47
Southeast Asian	72.54	71.99	69.98
Canada	**72.61**	**75.35**	**74.05**
South Asian	75.27	74.69	72.69
White	76.22	78.56	75.64
Chinese	83.88	82.61	78.59

Sources: 2006 and 2016 censuses, 2011 National Household Survey; CMHC calculations

Figure 2.4 FinTech firms with 100 employees or less,by Mortgage Function

Mortgage Function	Percentage
Loan underwriting	8%
Mortgage servicing	7%
Insurance	14%
Loan processing	15%
Loan origination	23%
Mortgage search	23%
Fundraising	2%
Securitization	3%
Investment management	5%

Source: Deloitte LLP

Note: FinTechs perform more than one function simultaneously, and as such, percentages will not match the total number of firms.