



Successful bid price of residential ESS project in Canada 2025

Are cost increases stabilizing in 2025?

The 2025 Canadian Cost Guide shows that overall cost increases have been stabilizing throughout 2024 and early 2025 and that cost increases are more in line with general inflation. The big question is whether that stability has staying power with significant crosscurrents that could shift supply, demand and pricing in the coming months.

How does the 2025 US-Canada tariff dispute affect construction financing?

The 2025 U.S.-Canada tariff dispute has introduced renewed volatility to Canada's construction landscape, impacting material costs, supply chains, and project risks. For developers and sponsors seeking financing, this shifting environment demands a strategic approach to debt structuring and lender presentations.

How much has cost risen in 2021?

From the beginning of 2021 through early 2023 costs on some items rose as much as 40% on an annualized basis. The 2025 Canadian Cost Guide shows that overall cost increases have been stabilizing throughout 2024 and early 2025 and that cost increases are more in line with general inflation.

Are Toronto's new tariffs reversing the cost of building a home?

In the Greater Toronto Area, for instance, the cost of building a low-rise home doubled, while high-rise construction costs increased by approximately 75% over the same period. By late 2024, year-over-year cost increases had moderated to around 3.8%, but the new tariffs now threaten to reverse this trend.

Are construction loans under scrutiny in 2025?

Construction loans are under greater scrutiny in 2025, with projects heavily reliant on U.S.-imported materials or lacking solid contingency planning facing delays in financing approvals. Bridge lenders are increasingly requiring more rigorous stress testing of pro formas.

Will tariffs offset costs in 2025?

"The threat of tariffs could offset the baseline view of costs in 2025," says Norman. Tariffs remain a significant wildcard due to uncertainty about how they will play out: what goods will be impacted; how long tariffs might be in place; and whether retaliatory tariffs could further escalate tensions and contribute to higher costs.



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