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YOUR APRIL 2026 MORTGAGE NEWS!

You may already know that April's birthstone is a diamond - but did you know that 80% of mined diamonds are used for industrial purposes like cutting, drilling and grinding?

Diamond mining began in Canada in 1991 in the Northwest Territories. Since then, Canada has become the 3rd biggest producer of diamonds worldwide! Since those humble northern beginnings, diamond mining has expanded to 7 producing mines as of early 2026. And we're not done yet! There's currently a mineral exploration project showing promise for fancy coloured diamonds in Nunavut, plus one more unexpected location for an exploratory project. Can you guess what province it's in?



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WHAT'S BLOOMING IN REAL ESTATE: SPRING MARKET INSIGHTS

If you're looking for a preview of what spring has in store for the housing market in Canada, you're in the right place. Here's everything buyers, sellers, investors, refinancers, and everyone else thinking about a change in their housing situation needs to know.



Rates

The Bank of Canada and most economists believe rates have reached their low point this cycle. Fixed-rate mortgages may be at their best for now, while variable rates—currently discounted—could see gradual increases over the next couple of years.

Nova Scotia introduced a new program allowing as little as 2% down, with support from credit unions and government-backed insurance. Other provinces are watching closely, though no similar programs have been announced yet.

Down Payments

Market Activity

The Canadian Real Estate Association (CREA) reported a slower start to the year, likely due to weather. However, strong pent-up demand, especially from buyers aged 25–40 suggests activity could pick up as conditions improve.

According to CMHC's 2026 report, housing starts, sales, and prices are expected to remain relatively flat. Affordability, construction costs, and broader economic uncertainty are keeping both supply and demand in check.

Housing Outlook

US Influence

Ongoing tariff changes, a pending CUSMA review, and potential shifts in U.S. monetary policy are adding uncertainty, contributing to a more cautious and stable market this spring.

OLD TRADITIONS, NEW CREATIONS: CLASSIC CRAFTS TO DO INDOORS

Crafts are a chance to get off our phones and computers and either relax into a new hobby or connect with others over a creative endeavour. An art project is not only fun but also keeps you (or the kids) entertained on any day, rain or shine. Plus, many of these ideas can be upcycling projects, or you can get the supplies from a thrift store, so you're keeping the earth in mind as you create!



Embroidery

All you need is a needle and thread! Upcycle old clothes with simple designs like flowers, or try a 3D lettering effect by stitching over hot glue. Kits and tutorials are easy to find if you want guidance.



Collage

Use magazines, paper scraps, and keepsakes to create bookmarks, vision boards, or a full junk journal. Glue everything down with glue dots or mod podge for a lasting finish.



Felting

With just a needle and wool, you can shape soft fibers into solid forms—great for stress relief. Try making simple shapes or even a small catnip toy.



Crochet

A bit more advanced, but easy to learn with tutorials. Start with yarn and a hook, practice basic chains, and work your way up to simple pieces like scarves.

Bedazzling

Add sparkle with rhinestones, glue, and a little patience. Plan your design, work in small sections, and place gems close together for the best effect.

If you do give any of these a go, I'd love to see your creations!

If you've gotten this far and are wondering about that exploratory diamond project – it's called the Star-Orion South Diamond Project and it's in Saskatchewan!

In other news this month, April 22 is Earth Day, so now is the time to think of something you could do for the planet. A few ideas: a neighbourhood cleanup, opting not to drive your car for the day, or even planting a tree. Here's to some nicer weather around the corner and I hope to see you back here in May!