



News Release / Communiqué

The Canadian Real Estate Association L'Association canadienne de l'immeuble

Best July on record for MLS® home sales

OTTAWA – August 14th, 2009 – National resale housing market activity continued climbing in July 2009, with sales posting the largest year-over-year gain in two years. It was also the first time on record that sales activity topped 50,000 units for the month of July in any year on record.

According to statistics released by The Canadian Real Estate Association (CREA), a total of 50,270 homes traded hands via the Multiple Listing Service® (MLS®) of Canadian real estate boards in July 2009. This is up 18.2 per cent from the same month last year, and stands 3.9 per cent above the previous record for the month of July set back in 2007.

On a seasonally adjusted basis, national MLS® home sales posted a sixth consecutive month-over-month increase in July, climbing 2.5 per cent from June to reach 42,539 units. Seasonally adjusted activity now stands 61.2 per cent above the decade-low in January, and just 1.4 per cent below the all-time peak May 2007.

“Sales activity started off the third quarter on a strong footing,” said CREA President Dale Ripplinger. “The difference in the resale housing market now, compared to the beginning of the year, is night and day, and nowhere is this more evident than in the West. Homebuyers recognize that interest rates and prices have bottomed out, and are taking advantage of excellent affordability before prices and interest rates move higher.”

Resale activity in July 2009 was up from the same month last year in about 60 per cent of local markets. Year-over-year gains in Toronto (28 per cent), Vancouver (90 per cent), Montreal (19 per cent), Calgary (22 per cent) and Edmonton (28 per cent) contributed most to the national increase in activity.

Demand is rebounding sharply in some of Canada’s priciest housing markets, which continues to skew the national average price upward. The national MLS® residential average price rose 7.6 per cent from one year ago to \$326,832. Only seven local markets posted new average price records in July. The strong rebound in sales activity, not price, in some of Canada’s most expensive markets is skewing the national average price upward, just as a sharp decline in activity in these markets skewed the average lower in late 2008.

The price trend is similar but more muted for the weighted national MLS® average price, which compensates for changes in provincial sales activity by taking into account provincial proportions of privately owned housing stock. The weighted national MLS® average sale price was up 4.6 per cent year-over-year in July 2009.

The weighted average price increase for an aggregate of 25 major markets reveals a similarly muted trend compared to its unweighted counterpart. The major market weighted average price rose 2.8 per cent year-over-year in July 2009, compared to an increase of 8.3 per cent for the unweighted major market average price. The major market weighted average price compensates for changes in sales activity in major markets by taking into account the proportion of privately owned housing stock in each market in relation to the major market aggregate.

The supply of homes coming onto the MLS® market remained down from year-ago levels. Down 13 per cent from year-ago levels to 73,444 units, this represents the seventh year-over-year decline in as many months in the number of new listings.

Rebounding demand combined with fewer new listings is beginning to draw down the overall supply of homes on the market. There were 219,982 homes listed for sale on the MLS® systems of real estate boards in Canada



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at the end of July 2009, down 12.4 per cent from July 2008. It is the third consecutive year-over-year decline in active listings, and the largest in more than six years.

The number of months of inventory is equal to the supply of active listings at the end of the month divided by the number of sales that month. It represents the number of months it would take to sell current inventories at the current rate of sales activity. Nationally, there were 4.4 months of inventory in July. This is up slightly from June, but remains one of the lowest figures over the past two years, and well below the recessionary peak of 12.8 months in January 2009.

The seasonally adjusted dollar volume of all residential MLS® sales set a new record in July 2009, climbing 5.5 per cent from the previous month to reach \$13.8 billion.

“Home sales through the MLS® systems in July provide clear evidence that sentiment about making major purchases continues to improve,” said Chief Economist Gregory Klump. “Activity may level out over the rest of the year as home prices and mortgage lending interest rates creep higher.”

“The number of new listings coming onto the market is down from last year and the rebound in sales activity is paring inventories, so the number months of inventory is on the wane,” said Klump. “These trends are supporting average prices. Average prices dropped sharply over the second half of 2008 but have rebounded since then, so average prices are expected to continue climbing over the rest of the year.”

PLEASE NOTE: The information contained in this news release combines both major market and national MLS® sales information from the previous month. The Canadian Real Estate Association has previously released these separately.

CREA cautions that average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighborhoods or account for price differential between geographic areas. Statistical information contained in this report includes all housing types.

MLS® is a co-operative marketing system used only by Canada’s real estate Boards to ensure maximum exposure of properties listed for sale.

The Canadian Real Estate Association (CREA) is one of Canada’s largest single-industry trade associations, representing more than 96,000 REALTORS® working through more than 100 real estate Boards and Associations. Further information can be found at www.crea.ca.

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For more information, please contact:

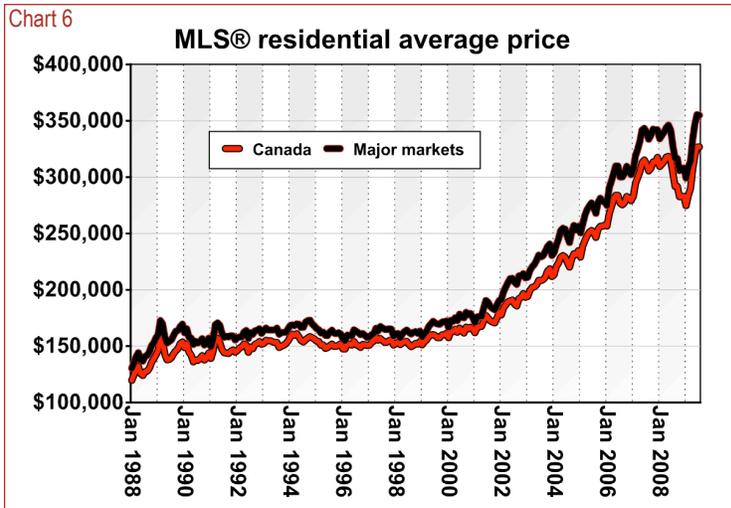
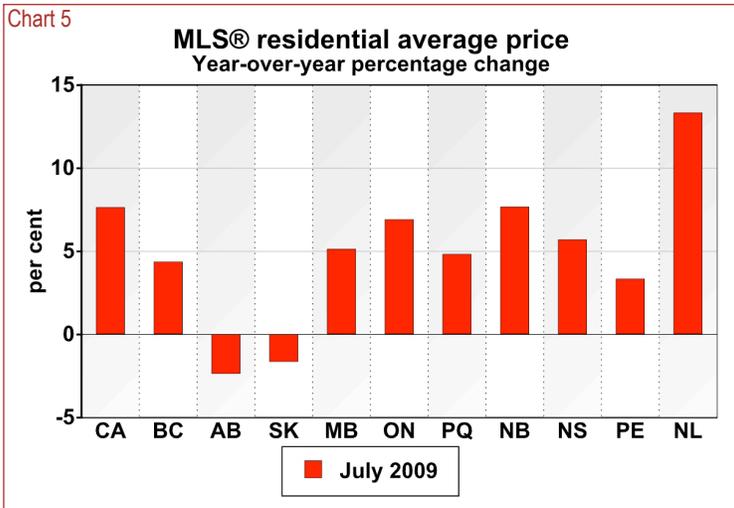
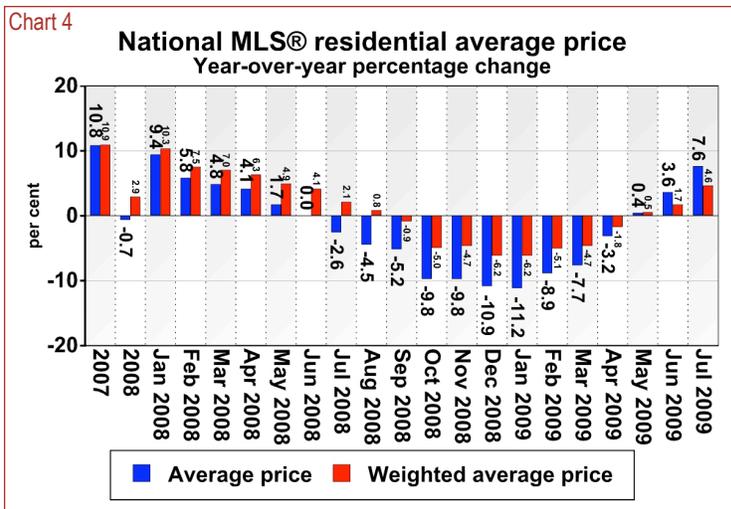
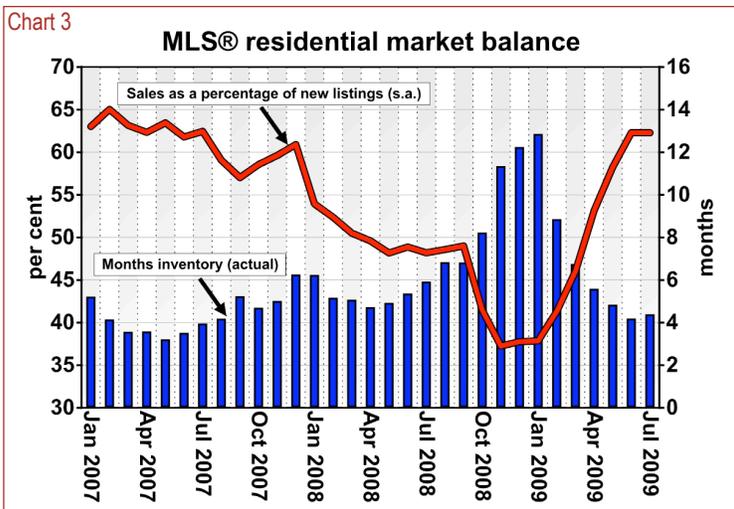
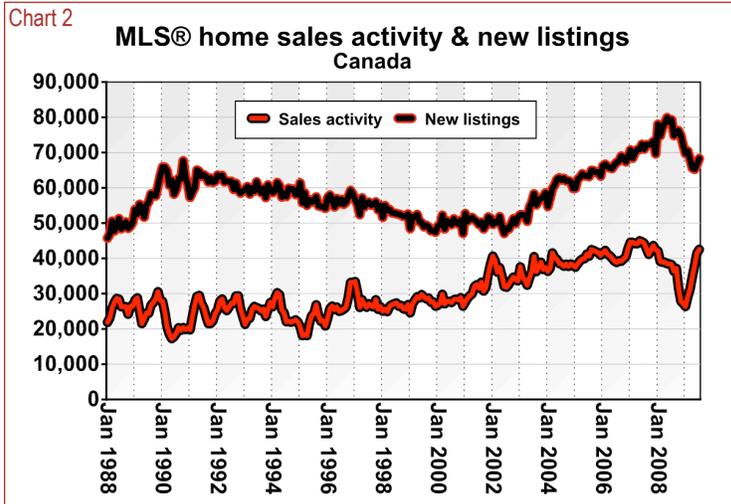
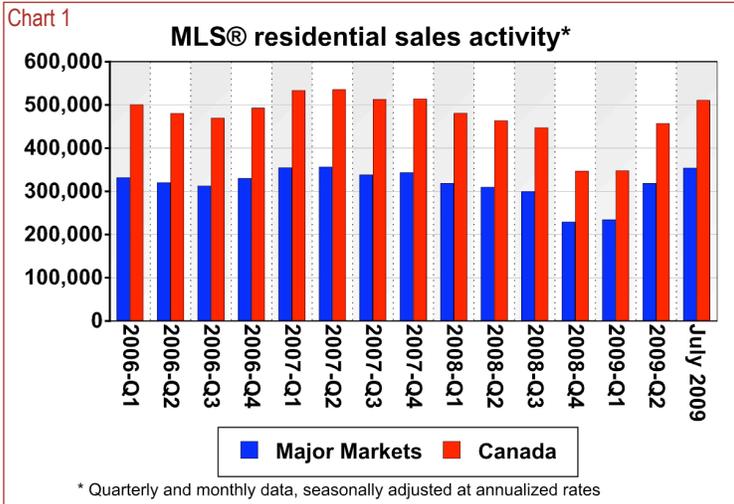
Alyson Fair, Publicist
The Canadian Real Estate Association
P: 613-237-7111 or 613-884-1460
E: afair@crea.ca



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The Canadian Real Estate Association

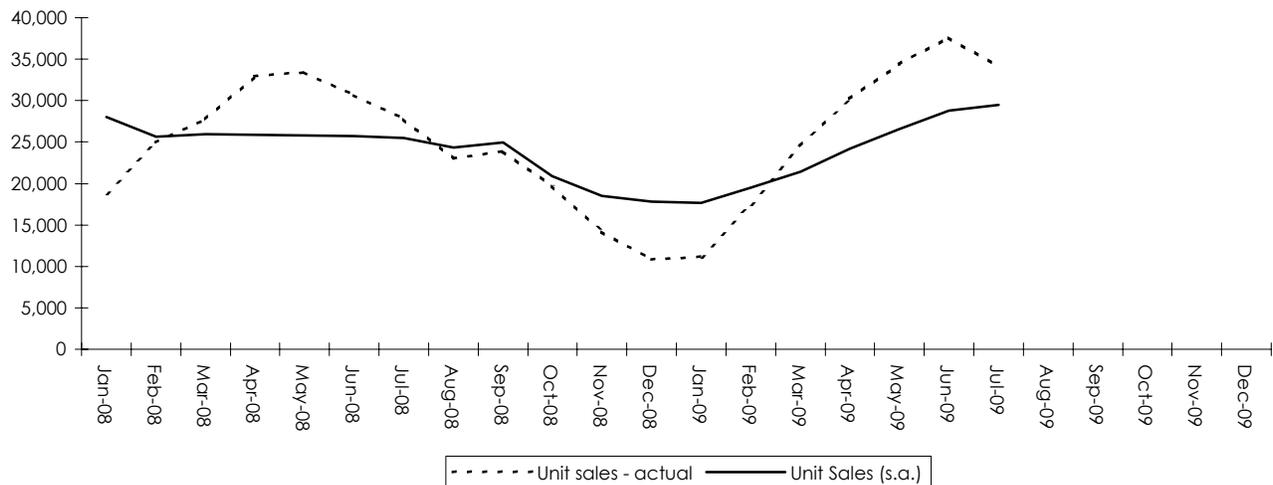
L'Association canadienne de l'immeuble



Major Market MLS® Statistical Survey: JULY 2009

	Residential							
	Dollar Volume (\$'000)		Unit Sales		Average Price		New Listings	
	Jul-09	Y-Y % change	Jul-09	Y-Y % change	Jul-09	Y-Y % change	Jul-09	Y-Y % change
Calgary	1,047,876.6	15.9	2,745	22.3	381,740	-5.2	3,877	-17.2
Durham Region	294,659.8	20.1	1,033	15.8	285,247	3.7	1,313	-17.5
Edmonton	739,766.8	23.7	2,278	27.7	324,744	-3.1	3,052	-15.1
Halifax-Dartmouth	170,223.0	-0.6	699	-3.5	243,524	3.0	984	3.5
Hamilton-Burlington & District	390,906.8	15.3	1,318	9.5	296,591	5.3	1,594	-10.2
Kitchener-Waterloo	189,018.0	2.7	669	-0.7	282,538	3.5	933	-4.2
London & St. Thomas	200,525.1	-4.4	917	-6.3	218,675	2.1	1,347	-16.7
Trois-Rivières (CMA)	10,523.2	-9.2	73	-14.1	144,153	5.7	109	-12.1
Montreal (CMA)	940,699.1	22.5	3,349	18.7	280,890	3.3	5,088	-1.2
Ottawa	478,009.1	15.0	1,590	12.9	300,635	1.9	1,857	-13.1
Gatineau (CMA)	89,193.1	11.1	428	3.4	208,395	7.4	632	-2.9
Québec (CMA)	137,344.5	14.3	642	7.4	213,932	6.5	746	-7.9
Regina	106,664.3	62.7	444	66.9	240,235	-2.5	590	-1.3
Saguenay (CMA)	19,039.2	11.9	124	6.9	153,542	4.7	153	-13.6
Saint John	36,038.3	-1.4	231	-2.5	156,010	1.1	497	35.8
Saskatoon	124,792.5	22.6	440	26.4	283,619	-3.0	594	-28.6
St. Catharines & District	69,789.9	-4.9	305	-7.9	228,819	3.2	571	1.4
Newfoundland & Labrador	110,106.6	-0.4	536	-12.1	205,423	13.3	918	5.5
Sudbury	41,162.3	-32.6	205	-26.5	200,792	-8.2	429	-18.8
Thunder Bay	36,294.2	12.8	259	10.7	140,132	1.9	327	6.5
Toronto	3,941,094.7	35.9	9,967	27.6	395,414	6.5	12,174	-18.0
Greater Vancouver	2,451,487.5	92.4	4,197	89.5	584,105	1.5	5,245	-17.6
Victoria	420,808.9	45.7	885	49.5	475,490	-2.5	1,200	-8.9
Windsor-Essex	76,535.5	4.0	482	6.6	158,787	-2.4	926	-12.9
Winnipeg	267,975.4	1.7	1,300	-3.3	206,135	5.2	1,497	-10.5
TOTAL (actual)	12,095,874.5	32.9	34,083	22.7	354,895	8.3	45,340	-12.8
TOTAL (seasonally adjusted)	10,343,415.2	24.7	29,462	15.4	n.a.	-	43,424	-13.8

Major Market Residential MLS® Activity



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.

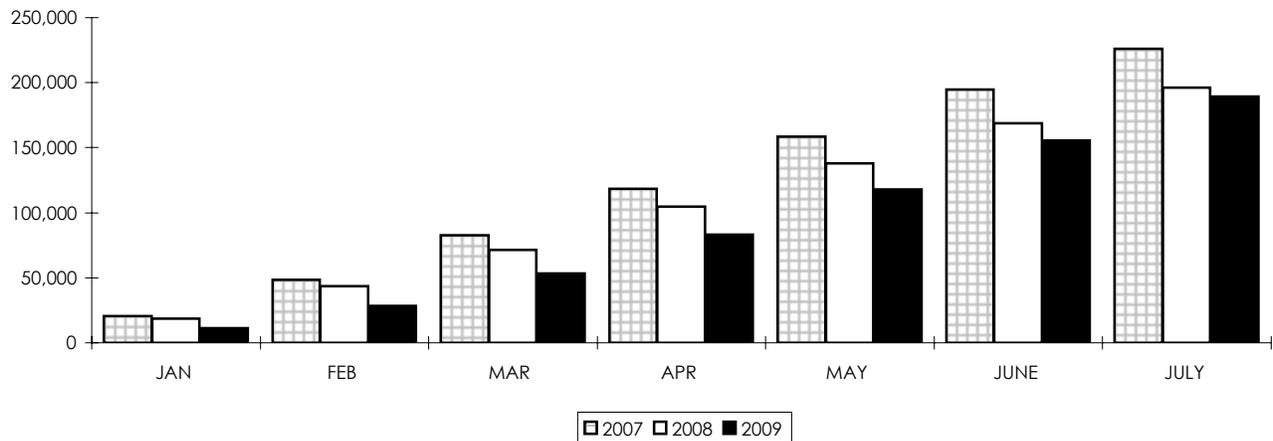
Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Source: The Canadian Real Estate Association

Major Market MLS® Statistical Survey: JULY 2009 Year-to-Date

	Residential							
	Dollar Volume (\$'000)		Unit Sales		Average Price		New Listings	
	Jan-July 2009	Y-Y % change	Jan-July 2009	Y-Y % change	Jan-July 2009	Y-Y % change	Jan-July 2009	Y-Y % change
Calgary	5,596,869.6	-14.3	14,760	-6.4	379,192	-8.5	27,054	-30.0
Durham Region	1,528,612.0	-7.9	5,567	-7.9	274,585	0.0	8,445	-31.2
Edmonton	3,847,727.7	0.1	12,018	5.9	320,164	-5.4	20,341	-26.1
Halifax-Dartmouth	902,347.5	-12.7	3,745	-15.7	240,947	3.5	7,130	-1.3
Hamilton-Burlington & District	2,157,657.7	-7.5	7,548	-7.8	285,858	0.3	11,446	-11.0
Kitchener-Waterloo	1,067,915.1	-9.0	3,899	-9.2	273,895	0.2	6,680	-2.7
London & St. Thomas	1,086,561.5	-11.6	5,079	-11.7	213,932	0.1	9,429	-13.4
Trois-Rivières (CMA)	97,567.7	3.3	695	0.7	140,385	2.5	891	-19.4
Montreal (CMA)	6,937,220.8	-4.0	26,155	-6.7	265,235	2.9	44,335	-6.1
Ottawa	2,880,521.1	4.7	9,603	2.4	299,961	2.2	15,048	-4.8
Gatineau (CMA)	558,223.2	-0.9	2,740	-5.8	203,731	5.2	5,101	-3.9
Québec (CMA)	1,034,105.8	1.6	4,985	-4.7	207,443	6.7	6,811	-8.5
Regina	544,099.6	7.4	2,228	0.4	244,210	6.9	4,246	6.0
Saguenay (CMA)	149,699.7	-0.4	989	-6.1	151,365	6.1	1,502	1.4
Saint John	197,774.8	-6.0	1,176	-11.1	168,176	5.7	2,773	22.0
Saskatoon	642,615.7	-11.7	2,314	-7.9	277,708	-4.2	4,420	-14.1
St. Catharines & District	355,152.9	-17.6	1,627	-16.3	218,287	-1.5	3,415	-11.1
Newfoundland & Labrador	434,952.2	6.9	2,155	-10.5	201,834	19.5	4,806	2.7
Sudbury	221,226.0	-34.9	1,114	-30.0	198,587	-7.1	2,719	-7.6
Thunder Bay	164,989.1	2.1	1,184	-3.1	139,349	5.4	1,994	10.2
Toronto	19,923,353.6	-1.7	51,571	-1.4	386,329	-0.3	86,289	-18.0
Greater Vancouver	11,168,434.6	-2.2	19,662	5.1	568,021	-6.9	33,085	-25.4
Victoria	2,109,208.7	-3.6	4,543	2.9	464,277	-6.4	7,720	-17.5
Windsor-Essex	393,932.3	-15.9	2,583	-11.4	152,510	-5.1	6,453	-12.5
Winnipeg	1,468,295.4	-5.3	7,095	-7.9	206,948	2.8	10,205	0.4
TOTAL (actual)	63,940,452.2	-4.0	189,468	-3.5	337,474	-0.5	323,893	-15.5
TOTAL (seasonally adjusted)	54,927,361.7	-10.7	167,486	-8.2	n.a.	-	301,028	-14.0

Major Market Residential MLS® Unit Sales Year-To-Date (Actual)



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

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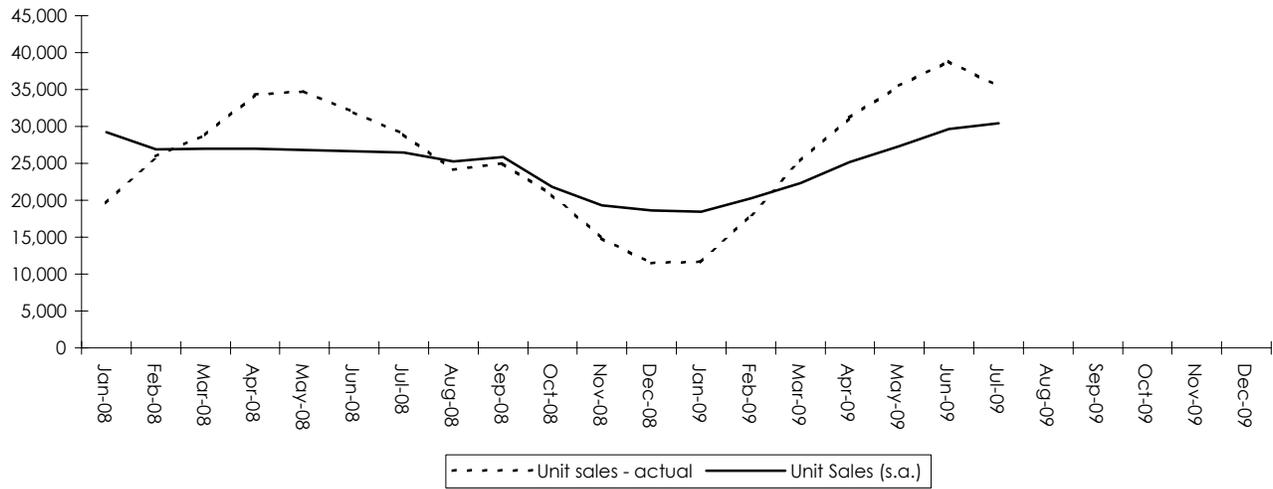
Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Source: The Canadian Real Estate Association

Major Market MLS® Statistical Survey: JULY 2009

	Total							
	Dollar Volume (\$'000)		Unit Sales		Average Price		New Listings	
	Jul-09	Y-Y % change	Jul-09	Y-Y % change	Jul-09	Y-Y % change	Jul-09	Y-Y % change
Calgary	1,137,290.2	16.7	2,876	22.0	395,442	-4.3	4,364	-16.0
Durham Region	294,659.8	20.1	1,033	15.8	285,247	3.7	1,313	-17.5
Edmonton	836,214.7	19.1	2,554	25.4	327,414	-5.0	3,925	-11.9
Halifax-Dartmouth	173,976.5	-3.5	729	-10.2	238,651	7.4	1,138	0.9
Hamilton-Burlington & District	419,311.2	18.4	1,369	9.4	306,290	8.2	1,764	-9.6
Kitchener-Waterloo	204,143.1	2.8	705	1.1	289,565	1.7	1,110	-1.3
London & St. Thomas	207,361.1	-3.8	943	-6.5	219,895	2.9	1,560	-17.5
Trois-Rivières (CMA)	10,633.8	-24.6	77	-20.6	138,101	-5.0	128	-15.2
Montreal (CMA)	997,719.6	22.2	3,481	18.3	286,619	3.3	5,497	-3.0
Ottawa	484,685.2	15.3	1,655	14.3	292,861	0.9	2,028	-12.5
Gatineau (CMA)	91,934.0	9.2	452	4.1	203,394	4.8	720	-1.0
Québec (CMA)	143,289.1	9.2	668	5.5	214,505	3.5	844	-6.0
Regina	120,899.6	79.3	462	69.2	261,688	5.9	644	-2.4
Saguenay (CMA)	19,968.2	2.0	130	0.0	153,602	2.0	178	-8.2
Saint John	38,749.9	-5.4	279	2.6	138,889	-7.8	637	23.0
Saskatoon	156,208.8	23.6	577	26.0	270,726	-1.9	1,004	-19.0
St. Catharines & District	72,294.4	-6.9	314	-9.0	230,237	2.3	729	10.8
Newfoundland & Labrador	113,599.9	-0.6	581	-10.6	195,525	11.2	1,121	4.2
Sudbury	45,492.6	-30.3	234	-25.7	194,413	-6.2	529	-21.4
Thunder Bay	37,243.6	11.1	270	8.0	137,939	2.9	370	5.4
Toronto	3,941,094.7	35.9	9,967	27.6	395,414	6.5	12,174	-18.0
Greater Vancouver	2,483,377.2	88.9	4,265	86.7	582,269	1.1	5,476	-17.4
Victoria	434,462.1	46.7	933	51.5	465,661	-3.1	1,357	-6.9
Windsor-Essex	82,737.3	4.7	512	7.6	161,596	-2.7	1,139	-9.8
Winnipeg	276,581.8	2.8	1,373	-2.4	201,443	5.3	1,682	-10.1
TOTAL (actual)	12,529,268.6	31.9	35,406	22.1	353,874	8.1	50,118	-12.0
TOTAL (seasonally adjusted)	10,887,120.3	24.6	30,396	14.9	n.a.	-	47,624	-12.8

Major Market Total MLS® Activity



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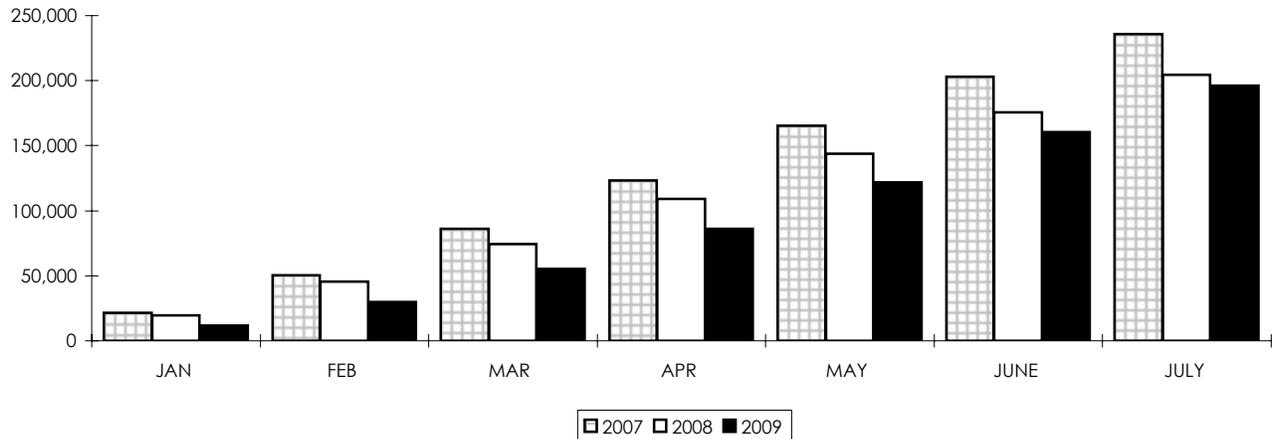
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Source: The Canadian Real Estate Association

Major Market MLS® Statistical Survey: JULY 2009 Year-to-Date

	Total							
	Dollar Volume (\$'000)		Unit Sales		Average Price		New Listings	
	Jan-July 2009	Y-Y % change	Jan-July 2009	Y-Y % change	Jan-July 2009	Y-Y % change	Jan-July 2009	Y-Y % change
Calgary	5,992,368.5	-15.6	15,345	-7.2	390,510	-9.0	30,489	-28.2
Durham Region	1,528,612.0	-7.9	5,567	-7.9	274,585	0.0	8,445	-31.2
Edmonton	4,332,182.1	-2.0	13,275	4.4	326,341	-6.2	26,005	-21.9
Halifax-Dartmouth	922,734.7	-13.7	3,942	-17.4	234,078	4.5	8,187	-1.6
Hamilton-Burlington & District	2,259,727.6	-7.5	7,817	-8.2	289,079	0.8	12,601	-10.7
Kitchener-Waterloo	1,152,679.5	-9.9	4,127	-9.0	279,302	-1.0	7,834	-1.9
London & St. Thomas	1,136,085.6	-12.6	5,241	-12.5	216,769	0.0	10,951	-12.3
Trois-Rivières (CMA)	100,075.2	-4.1	724	-4.0	138,225	-0.1	1,057	-16.4
Montreal (CMA)	7,260,467.5	-4.0	26,934	-6.9	269,565	3.0	47,522	-6.7
Ottawa	2,911,176.6	4.4	9,856	1.9	295,371	2.4	16,179	-4.8
Gatineau (CMA)	571,253.4	-2.1	2,865	-6.5	199,390	4.7	5,631	-3.7
Québec (CMA)	1,083,804.6	0.9	5,192	-5.0	208,745	6.2	7,463	-9.9
Regina	568,823.9	4.0	2,287	-3.5	248,721	7.8	4,569	4.1
Saguenay (CMA)	154,227.6	-0.7	1,026	-8.1	150,319	8.0	1,706	0.2
Saint John	207,566.3	-10.3	1,342	-12.6	154,669	2.7	3,724	19.2
Saskatoon	800,995.4	-13.8	2,991	-12.2	267,802	-1.8	6,944	-9.9
St. Catharines & District	373,585.2	-21.6	1,685	-17.8	221,712	-4.6	4,143	-8.8
Newfoundland & Labrador	449,784.1	5.7	2,353	-10.6	191,153	18.2	6,111	5.1
Sudbury	236,401.1	-35.7	1,244	-31.1	190,033	-6.7	3,569	-5.7
Thunder Bay	174,764.7	1.0	1,297	-2.8	134,745	4.0	2,441	11.4
Toronto	19,923,353.6	-1.7	51,571	-1.4	386,329	-0.3	86,289	-18.0
Greater Vancouver	11,301,118.8	-3.2	19,978	4.3	565,678	-7.2	34,722	-25.1
Victoria	2,167,714.6	-4.9	4,757	1.9	455,689	-6.7	8,767	-16.4
Windsor-Essex	429,899.9	-15.5	2,721	-11.9	157,993	-4.1	7,717	-10.3
Winnipeg	1,516,908.4	-5.6	7,472	-9.2	203,012	3.9	11,414	-0.3
TOTAL (actual)	66,027,698.9	-4.8	196,042	-4.2	336,804	-0.6	356,035	-14.7
TOTAL (seasonally adjusted)	57,594,915.6	-10.1	173,552	-8.7	n.a.	-	329,547	-13.2

Major Market Total MLS® Unit Sales Year-To-Date (Actual)



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.

Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Source: The Canadian Real Estate Association

Total MLS® Statistical Survey Summary: JULY 2009

Seasonally Adjusted

				percentage change					
		Jul-09	Jun-09	July-June	June-May	May-Apr	Apr-Mar	Mar-Feb	Feb-Jan
British Columbia	Dollar Volume*	3,961.5	3,540.9	11.9	18.5	13.6	27.8	11.9	13.5
	Unit Sales	8,681	7,985	8.7	18.2	11.7	21.0	15.3	12.8
	New Listings	14,807	14,590	1.5	5.8	-1.1	1.3	-5.4	0.3
Prairie Provinces	Dollar Volume*	2,658.0	2,563.8	3.7	15.6	15.6	16.8	-2.4	5.9
	Unit Sales	8,411	8,105	3.8	9.9	12.2	15.1	-1.0	5.4
	New Listings	14,451	14,455	0.0	0.7	0.9	-0.5	-7.0	1.0
Alberta	Dollar Volume*	2,128.7	2,085.7	2.1	17.2	19.2	19.1	-2.8	11.5
	Unit Sales	5,994	5,849	2.5	10.2	15.6	18.9	-0.4	12.7
	New Listings	10,590	10,418	1.7	0.4	2.4	-1.1	-7.9	0.5
Saskatchewan	Dollar Volume*	285.9	248.7	15.0	13.4	3.2	19.0	-5.8	-6.5
	Unit Sales	1,207	1,074	12.4	12.9	6.1	12.7	-6.0	-1.9
	New Listings	2,099	2,252	-6.8	2.0	-6.5	1.9	-1.4	-1.3
Manitoba	Dollar Volume*	243.3	229.4	6.1	4.8	2.3	0.9	3.5	-11.5
	Unit Sales	1,210	1,182	2.4	5.7	2.6	3.1	1.1	-10.8
	New Listings	1,762	1,785	-1.3	1.0	2.7	-0.1	-8.9	7.6
Ontario	Dollar Volume*	5,894.0	5,793.7	1.7	13.4	10.4	15.4	15.2	9.4
	Unit Sales	18,079	18,126	-0.3	9.4	7.0	9.3	10.6	11.2
	New Listings	30,410	29,817	2.0	1.9	-0.8	-5.5	0.3	0.6
Quebec	Dollar Volume*	1,707.8	1,646.4	3.7	2.9	7.1	8.9	7.9	10.2
	Unit Sales	7,619	7,378	3.3	2.6	5.7	7.5	8.0	10.5
	New Listings	14,508	13,853	4.7	2.6	-0.9	-1.6	0.9	3.0
Atlantic Provinces	Dollar Volume*	389.8	379.1	2.8	4.2	7.8	2.0	-1.9	7.2
	Unit Sales	2,279	2,224	2.5	5.2	5.8	0.7	-2.4	8.2
	New Listings	4,878	5,025	-2.9	2.4	-0.3	6.1	2.4	-3.5
New Brunswick	Dollar Volume*	105.1	97.1	8.2	-1.1	7.9	3.6	0.4	9.5
	Unit Sales	746	670	11.3	3.4	1.3	4.4	0.0	3.9
	New Listings	1,558	1,654	-5.8	3.5	-5.6	10.8	5.1	-4.2
Nova Scotia	Dollar Volume*	187.3	183.2	2.2	7.2	8.4	7.5	-6.9	16.8
	Unit Sales	991	1,021	-2.9	9.2	11.6	1.7	-6.3	18.8
	New Listings	2,170	2,210	-1.8	0.6	4.5	0.7	2.8	-1.6
Prince Edward Island	Dollar Volume*	21.8	19.5	11.8	-5.3	32.9	-28.8	2.7	-24.5
	Unit Sales	160	146	9.6	-4.6	13.3	-9.4	-8.0	1.3
	New Listings	343	345	-0.6	9.9	3.6	20.7	-8.7	-15.9
Newfoundland	Dollar Volume*	75.6	79.2	-4.6	6.8	1.0	-1.4	5.0	-1.1
	Unit Sales	382	387	-1.3	2.4	-1.8	-3.5	5.0	-2.3
	New Listings	807	816	-1.1	2.3	-3.0	6.5	0.3	-1.8
All Other Areas	Dollar Volume*	14.5	18.7	-22.5	4.4	47.6	38.0	-27.6	98.9
	Unit Sales	52	55	-5.5	-5.2	38.1	23.5	-8.1	68.2
	New Listings	65	65	0.0	0.0	-1.5	37.5	-15.8	-14.9
CANADA	Dollar Volume*	14,625.6	13,942.7	4.9	13.4	11.6	17.0	9.3	9.6
	Unit Sales	45,121	43,873	2.8	9.5	8.4	11.2	7.7	10.0
	New Listings	79,119	77,805	1.7	2.6	-0.5	-2.0	-1.9	0.8

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* \$millions

Source: The Canadian Real Estate Association (8/12/2009)

Residential MLS® Statistical Survey Summary: JULY 2009

Seasonally Adjusted

				percentage change					
		Jul-09	Jun-09	July-June	June-May	May-Apr	Apr-Mar	Mar-Feb	Feb-Jan
British Columbia	Dollar Volume*	3,821.6	3,378.5	13.1	22.5	23.3	16.8	13.9	9.7
	Unit Sales	8,135	7,512	8.3	17.2	12.2	21.7	14.1	14.4
	New Listings	12,915	12,365	4.4	3.9	-0.1	2.5	-6.7	-0.9
Prairie Provinces	Dollar Volume*	2,357.3	2,278.4	3.5	10.6	14.2	17.2	0.2	6.2
	Unit Sales	7,881	7,586	3.9	10.7	14.0	15.1	-0.1	4.1
	New Listings	12,045	11,848	1.7	-0.3	-0.6	0.5	-9.8	1.1
Alberta	Dollar Volume*	1,887.0	1,847.4	2.1	11.4	16.8	20.8	0.6	11.3
	Unit Sales	5,716	5,527	3.4	11.3	17.9	19.7	0.1	11.8
	New Listings	8,885	8,616	3.1	-0.3	0.9	0.0	-9.7	0.1
Saskatchewan	Dollar Volume*	237.1	211.3	12.2	10.2	6.9	10.9	-5.9	-3.1
	Unit Sales	1,038	940	10.4	13.4	8.2	11.7	-5.2	-3.5
	New Listings	1,567	1,629	-3.8	-1.2	-8.0	-0.3	-10.6	4.0
Manitoba	Dollar Volume*	233.2	219.7	6.1	5.0	2.4	1.3	3.4	-10.8
	Unit Sales	1,127	1,119	0.7	5.9	2.3	1.5	2.8	-12.2
	New Listings	1,593	1,603	-0.6	1.1	0.1	3.7	-9.9	4.1
Ontario	Dollar Volume*	5,591.0	5,453.5	2.5	9.5	9.2	14.5	14.0	11.8
	Unit Sales	17,293	17,320	-0.2	8.5	7.1	10.7	10.4	11.5
	New Listings	26,876	26,449	1.6	2.2	-0.5	-7.0	-1.1	1.2
Quebec	Dollar Volume*	1,629.0	1,575.4	3.4	2.7	8.5	7.9	8.4	11.8
	Unit Sales	7,201	7,024	2.5	2.5	6.5	4.4	8.0	11.2
	New Listings	12,691	12,131	4.6	2.4	-1.5	-7.8	0.9	3.1
Atlantic Provinces	Dollar Volume*	367.3	363.1	1.2	5.0	8.3	2.3	-1.1	9.9
	Unit Sales	1,987	1,994	-0.4	5.7	7.5	-0.5	-3.0	8.0
	New Listings	3,710	3,730	-0.5	0.5	1.3	3.6	0.4	-1.0
New Brunswick	Dollar Volume*	101.4	94.5	7.3	2.0	6.6	5.1	4.3	9.7
	Unit Sales	647	609	6.2	1.2	5.1	4.9	1.1	1.3
	New Listings	1,200	1,233	-2.7	-0.2	1.3	6.3	-0.4	1.1
Nova Scotia	Dollar Volume*	175.3	174.8	0.3	7.7	10.7	3.7	-3.8	15.8
	Unit Sales	865	907	-4.6	10.9	11.7	-1.1	-4.6	13.3
	New Listings	1,614	1,632	-1.1	-0.5	2.1	0.9	1.3	-0.5
Prince Edward Island	Dollar Volume*	18.4	17.3	6.7	-3.7	23.1	-10.9	-23.2	3.9
	Unit Sales	126	118	6.8	0.0	13.5	-5.5	-30.4	21.5
	New Listings	229	224	2.2	1.8	6.8	6.2	-1.0	-12.5
Newfoundland	Dollar Volume*	72.1	76.5	-5.8	4.8	2.2	-0.6	5.4	0.9
	Unit Sales	349	360	-3.1	3.2	0.9	-6.0	7.0	2.7
	New Listings	667	641	4.1	4.4	-2.7	4.8	0.0	-1.8
All Other Areas	Dollar Volume*	14.1	17.2	-18.0	-5.4	45.2	59.5	-24.8	93.0
	Unit Sales	42	48	-12.5	-4.0	19.0	20.0	-18.6	65.4
	New Listings	56	62	-9.7	14.8	-1.8	25.0	-27.9	-10.3
CANADA	Dollar Volume*	13,780.3	13,066.1	5.5	11.7	13.1	14.1	10.0	10.3
	Unit Sales	42,539	41,484	2.5	9.1	9.0	11.3	7.7	10.3
	New Listings	68,293	66,585	2.6	2.0	-0.5	-3.7	-3.3	1.0

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* \$millions

Source: The Canadian Real Estate Association (8/12/2009)

Total MLS® Report: JULY 2009

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jul-09	Jul-08	%	Jul-09	Jul-08	%	Jul-09	Jul-08	%	Jul-09	Jul-08	%
British Columbia	4,821.7	3,086.0	56.2	10,625	7,040	50.9	453,810	438,356	3.5	17,378	20,681	-16.0
Prairie Provinces	3,148.5	2,804.3	12.3	10,165	9,017	12.7	309,742	311,001	-0.4	16,423	18,787	-12.6
Alberta	2,484.6	2,254.8	10.2	7,130	6,328	12.7	348,471	356,322	-2.2	11,900	13,885	-14.3
Saskatchewan	357.9	249.3	43.6	1,470	1,082	35.9	243,462	230,377	5.7	2,441	2,764	-11.7
Manitoba	306.0	300.2	1.9	1,565	1,607	-2.6	195,549	186,823	4.7	2,082	2,138	-2.6
Ontario	7,087.6	5,823.3	21.7	22,554	19,753	14.2	314,249	294,806	6.6	33,140	38,186	-13.2
Quebec	1,608.2	1,382.0	16.4	7,026	6,295	11.6	228,887	219,534	4.3	12,698	13,013	-2.4
Atlantic Provinces	517.0	534.9	-3.3	3,005	3,268	-8.0	172,034	163,670	5.1	6,074	6,303	-3.6
New Brunswick	133.6	132.0	1.3	953	941	1.3	140,225	140,248	0.0	1,870	1,994	-6.2
Nova Scotia	240.5	259.8	-7.4	1,243	1,457	-14.7	193,478	178,307	8.5	2,597	2,696	-3.7
Prince Edward Island	29.2	28.8	1.6	228	220	3.6	128,228	130,827	-2.0	486	537	-9.5
Newfoundland	113.6	114.3	-0.6	581	650	-10.6	195,525	175,885	11.2	1,121	1,076	4.2
Yukon	6.3	7.5	-16.0	29	34	-14.7	217,984	221,327	-1.5	43	55	-21.8
Northwest Territories	10.3	6.0	73.0	32	20	60.0	322,175	297,890	8.2	32	29	10.3
CANADA (actual)	17,199.6	13,644.0	26.1	53,436	45,427	17.6	321,873	300,349	7.2	85,788	97,054	-11.6
CANADA (seasonally adjusted)	14,625.6	12,228.8	19.6	45,121	40,512	11.4	n.a.	n.a.	-	79,119	89,526	-11.6

Total MLS® Report: JULY 2009 Year-to-Date

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jan-July 2009	Jan-July 2008	%	Jan-July 2009	Jan-July 2008	%	Jan-July 2009	Jan-July 2008	%	Jan-July 2009	Jan-July 2008	%
British Columbia	21,639.9	24,516.4	-11.7	48,936	53,426	-8.4	442,209	458,885	-3.6	109,288	137,167	-20.3
Prairie Provinces	16,270.8	18,712.3	-13.0	53,534	58,830	-9.0	303,934	318,075	-4.4	110,660	133,070	-16.8
Alberta	12,842.2	15,043.6	-14.6	37,555	41,030	-8.5	341,957	366,648	-6.7	79,897	102,849	-22.3
Saskatchewan	1,743.5	1,887.3	-7.6	7,474	8,431	-11.4	233,279	223,858	4.2	17,077	17,042	0.2
Manitoba	1,685.0	1,781.4	-5.4	8,505	9,369	-9.2	198,124	190,138	4.2	13,686	13,179	3.8
Ontario	36,787.2	38,903.0	-5.4	120,295	127,715	-5.8	305,808	304,608	0.4	231,945	263,520	-12.0
Quebec	11,487.5	11,839.3	-3.0	51,945	55,027	-5.6	221,148	215,154	2.8	101,956	107,819	-5.4
Atlantic Provinces	2,539.7	2,782.0	-8.7	14,791	17,123	-13.6	171,704	162,473	5.7	37,637	39,289	-4.2
New Brunswick	705.9	766.7	-7.9	4,814	5,411	-11.0	146,628	141,693	3.5	12,257	12,414	-1.3
Nova Scotia	1,260.6	1,475.7	-14.6	6,702	8,132	-17.6	188,094	181,473	3.6	16,638	17,614	-5.5
Prince Edward Island	123.4	114.0	8.3	922	948	-2.7	133,861	120,251	11.3	2,631	3,444	-23.6
Newfoundland	449.8	425.6	5.7	2,353	2,632	-10.6	191,153	161,698	18.2	6,111	5,817	5.1
Yukon	47.9	50.2	-4.5	180	187	-3.7	266,098	268,219	-0.8	301	362	-16.9
Northwest Territories	47.4	36.9	28.2	141	116	21.6	335,841	318,520	5.4	168	140	20.0
CANADA (actual)	88,820.3	96,840.2	-8.3	289,822	312,424	-7.2	306,465	309,964	-1.1	591,955	681,367	-13.1
CANADA (seasonally adjusted)	77,798.3	90,097.4	-13.7	258,132	292,360	-11.7	n.a.	n.a.	-	544,797	617,550	-11.8

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Source: The Canadian Real Estate Association (8/12/2009)

Residential MLS® Report: JULY 2009

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jul-09	Jul-08	%	Jul-09	Jul-08	%	Jul-09	Jul-08	%	Jul-09	Jul-08	% change
British Columbia	4,663.4	2,913.4	60.1	10,051	6,553	53.4	463,972	444,589	4.4	15,115	18,029	-16.2
Prairie Provinces	2,850.0	2,535.8	12.4	9,315	8,197	13.6	305,961	309,353	-1.1	13,603	15,768	-13.7
Alberta	2,254.0	2,027.8	11.2	6,552	5,754	13.9	344,024	352,421	-2.4	9,924	11,748	-15.5
Saskatchewan	300.0	215.7	39.1	1,284	908	41.4	233,655	237,604	-1.7	1,809	2,115	-14.5
Manitoba	296.0	292.2	1.3	1,479	1,535	-3.6	200,111	190,354	5.1	1,870	1,905	-1.8
Ontario	6,897.4	5,667.1	21.7	21,603	18,977	13.8	319,282	298,630	6.9	29,181	34,595	-15.6
Quebec	1,510.1	1,286.1	17.4	6,570	5,865	12.0	229,846	219,287	4.8	10,905	11,221	-2.8
Atlantic Provinces	492.4	494.9	-0.5	2,672	2,873	-7.0	184,273	172,256	7.0	4,569	4,704	-2.9
New Brunswick	126.4	118.7	6.5	831	840	-1.1	152,086	141,255	7.7	1,442	1,463	-1.4
Nova Scotia	229.5	241.2	-4.8	1,130	1,255	-10.0	203,107	192,160	5.7	1,878	2,017	-6.9
Prince Edward Island	26.4	24.5	7.6	175	168	4.2	150,715	145,852	3.3	331	354	-6.5
Newfoundland	110.1	110.6	-0.4	536	610	-12.1	205,423	181,269	13.3	918	870	5.5
Yukon	6.3	7.5	-16.0	28	33	-15.2	225,769	228,033	-1.0	41	53	-22.6
Northwest Territories	10.2	5.2	97.1	31	19	63.2	329,503	272,779	20.8	30	28	7.1
CANADA (actual)	16,429.9	12,910.0	27.3	50,270	42,517	18.2	326,832	303,642	7.6	73,444	84,398	-13.0
CANADA (seasonally adjusted)	13,780.3	11,497.4	19.9	42,539	38,206	11.3	n.a.	n.a.	-	68,293	79,260	-13.8

Residential MLS® Report: JULY 2009 Year-to-Date

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jan-July 2009	Jan-July 2008	% change	Jan-July 2009	Jan-July 2008	% change	Jan-July 2009	Jan-July 2008	% change	Jan-July 2009	Jan-July 2008	% change
	British Columbia	20,952.5	23,231.4	-9.8	46,380	49,460	-6.2	451,758	469,700	-3.8	93,886	119,989
Prairie Provinces	14,903.7	16,817.8	-11.4	49,508	53,434	-7.3	301,037	314,739	-4.4	92,053	113,183	-18.7
Alberta	11,766.5	13,541.9	-13.1	34,947	37,720	-7.4	336,695	359,012	-6.2	66,746	88,569	-24.6
Saskatchewan	1,516.8	1,569.2	-3.3	6,496	6,937	-6.4	233,496	226,210	3.2	13,019	12,924	0.7
Manitoba	1,620.4	1,706.6	-5.0	8,065	8,777	-8.1	200,923	194,440	3.3	12,288	11,690	5.1
Ontario	35,870.7	37,685.1	-4.8	115,333	122,129	-5.6	311,018	308,568	0.8	206,623	239,062	-13.6
Quebec	10,901.3	11,227.3	-2.9	49,287	52,098	-5.4	221,181	215,503	2.6	90,089	95,156	-5.3
Atlantic Provinces	2,410.7	2,599.5	-7.3	13,184	15,047	-12.4	182,851	172,759	5.8	28,705	29,783	-3.6
New Brunswick	671.3	712.1	-5.7	4,305	4,802	-10.3	155,936	148,290	5.2	9,356	9,358	0.0
Nova Scotia	1,198.4	1,385.0	-13.5	5,999	7,147	-16.1	199,762	193,786	3.1	12,775	13,592	-6.0
Prince Edward Island	106.1	95.7	10.8	725	691	4.9	146,328	138,536	5.6	1,768	2,152	-17.8
Newfoundland	435.0	406.7	6.9	2,155	2,407	-10.5	201,834	168,965	19.5	4,806	4,681	2.7
Yukon	47.3	49.9	-5.3	175	183	-4.4	270,123	272,678	-0.9	283	343	-17.5
Northwest Territories	44.6	36.1	23.7	135	114	18.4	330,287	316,257	4.4	157	138	13.8
CANADA (actual)	85,130.8	91,647.0	-7.1	274,002	292,465	-6.3	310,694	313,361	-0.9	511,796	597,654	-14.4
CANADA (seasonally adjusted)	73,668.7	85,173.7	-13.5	243,707	274,177	-11.1	n.a.	n.a.	-	473,947	546,093	-13.2

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