



# The Canadian Real Estate Association News Release

## Canadian home sales set record in April

Ottawa, ON, May 16, 2016

According to statistics<sup>1</sup> released today by The Canadian Real Estate Association (CREA), national home sales in April 2016 rose to their highest level ever.

### Highlights:

- **National home sales rose by 3.1% from March to April.**
- **Actual (not seasonally adjusted) activity was up 10.3% compared to April 2015.**
- **The number of newly listed homes was little changed (-0.2%) from March to April.**
- **The MLS® Home Price Index (HPI) rose 10.3% year-over-year in April.**
- **The national average sale price climbed 13.1% in April from one year ago; net of the Greater Toronto Area and Greater Vancouver, it was up by 8.7% year-over-year.**

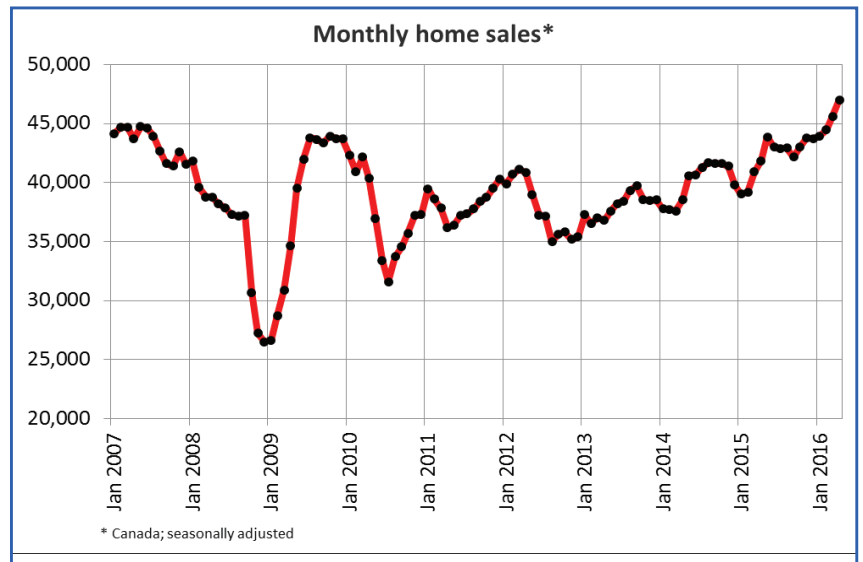
The number of homes trading hands via Canadian MLS® Systems in April 2016 rose by 3.1 percent month-over-month to set a new monthly record. (Chart A)

Sales were up in April compared to the previous month in about 70 percent of all local markets, led by the National Capital Region and Edmonton. Following small declines the previous month, activity held steady in the Greater Toronto Area (GTA) and edged lower in Greater Vancouver.

"National home sales set new monthly records over the past two months, even as activity in Greater Vancouver and the GTA appears to have topped out," said CREA President Cliff Iverson. "With almost three-quarters of all local markets posting sales gains in April, there are plenty of other places where sales are climbing as we head into the busiest time of the year for homebuyers. As always, your local REALTOR® remains your best source for information about sales and listings where you live or might like to in the future."

"Supply shortages and tight housing market conditions have become self-reinforcing in the GTA," said Gregory Klump, CREA's Chief Economist. "The Greater Vancouver Area appears to be heading in that direction too. While significant home price gains may entice some homeowners in these markets to list their home for sale, the issue for many is that the decision to move means they would also be looking to buy while competition for scarce listings is fierce. As a result, many homeowners are deciding to stay put and continue accumulating capital gains. That's keeping listings off the markets at a time when they are already in short supply."

Chart A



\* Data table available to media upon request, for purposes of reprinting only.

<sup>1</sup> All figures in this release except price measures are seasonally adjusted unless otherwise noted. Removing normal seasonal variations enables meaningful analysis of monthly changes and fundamental trends.

Actual (not seasonally adjusted) sales activity rose 10.3 percent from one year ago to shatter all previous records for the month of April. It also marked the second highest level for transactions for any single month and stood 16.5 percent above the 10-year average for the month of April.

Activity was up from year-ago levels in about 70 percent of all local markets, led by a number of markets in British Columbia as well as the GTA.

Newly listed homes edged slightly lower (-0.2 percent) in April 2016 compared to March. The number of markets where new supply rose and where it fell was fairly evenly split. New listings were up most in Edmonton and on Vancouver Island but fell in the GTA, London & St. Thomas as well as Newfoundland & Labrador.

The national sales-to-new listings ratio rose to 64.5 percent in April 2016, the ratio's tightest reading since October 2009. A sales-to-new listings ratio between 40 and 60 percent is generally consistent with balanced housing market conditions, with readings below and above this range indicating buyers' and sellers' markets respectively.

The ratio was above 60 percent in about half of all local housing markets in April, virtually all of which are located in British Columbia, the Greater Toronto Area or in Southwestern Ontario.

The number of months of inventory is another important measure of the balance between housing supply and demand. It represents the number of months it would take to completely liquidate current inventories at the current rate of sales activity.

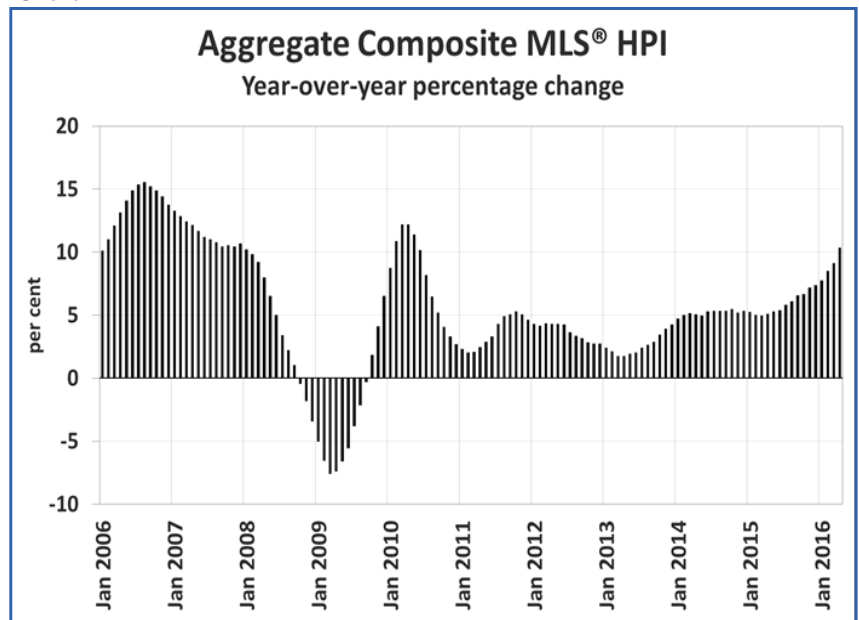
There were 4.7 months of inventory on a national basis at the end of April 2016, the lowest level in more than six years and a reflection of increasingly tighter housing markets in B.C. and Ontario. The number of months of inventory currently sits at or below two months in a growing number of local markets in British Columbia, the GTA and environs and in Southwestern Ontario.

The Aggregate Composite MLS® HPI rose by 10.3 percent on a year-over-year basis in April 2016, the biggest gain since May 2010. (Chart B)

For the third consecutive month, year-over-year price growth accelerated for all Benchmark property types tracked by the index.

Continuing the trend seen in recent months, two-storey single family home prices posted the biggest year-over-year gain (+12.3 percent), followed by townhouse/row units (+9.8 percent), one-storey single family homes (+9.4 percent), and apartment units (+7.9 percent).

Chart B



\* Data table available to media upon request, for purposes of reprinting only.

While 9 of the 11 markets tracked by the MLS® HPI posted year-over-year price gains in April, price growth among housing markets continues to vary widely.

Greater Vancouver (+25.3 percent) and the Fraser Valley (+25.6 percent) posted the largest gains, followed by Greater Toronto (+12.6 percent), Victoria (+12.0 percent) and Vancouver Island (+8.2 percent). By contrast, home prices fell by 3.5 percent and 2.4 percent in Calgary and Saskatoon respectively, which are smaller declines than those posted by these markets in March.

Year-over-year price growth advanced further into positive territory in Regina (+1.9 percent) and edged higher on a year-over-year basis in Ottawa (+1.1 percent) and Greater Montreal (+1.3 percent). Home prices in Greater Moncton recorded their ninth consecutive year-over-year gain, rising 6.6 percent from where they stood one year earlier. (Table 1)

The MLS® Home Price Index (MLS® HPI) provides a better gauge of price trends than is possible using averages because average price is prone to being distorted by changes in the mix of sales activity.

The actual (not seasonally adjusted) national average price for homes sold in April 2016 was \$508,097, up 13.1 percent on a year-over-year basis.

The national average price continues to be pulled upward by sales activity in Greater Vancouver and Greater Toronto, which are among Canada's tightest, most active and expensive housing markets. If these two housing markets are excluded from calculations, the average is a more modest \$369,222 and the year-over-year gain is reduced to 8.7 percent.

Even then, this reflects a tug of war between strong average price gains in housing markets around the GTA and in the Lower Mainland of British Columbia versus flat or declining average prices elsewhere in Canada. The average price for Canada net of sales in British Columbia and Ontario in April 2016 was down 1.7 percent year-over-year to \$301,951.

Table 1

MLS® Home Price Index Benchmark Price							
Composite HPI:	April 2016	Percentage Change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
<b>Aggregate</b>	\$539,400	2.11	5.22	6.61	10.31	21.76	29.15
Lower Mainland	\$746,100	3.70	9.47	15.16	25.39	38.24	39.06
Greater Vancouver	\$844,800	3.66	8.97	14.68	25.34	41.10	41.01
Fraser Valley	\$560,700	3.87	11.00	16.73	25.64	31.35	34.65
Vancouver Island	\$333,300	1.67	4.59	4.86	8.25	13.02	7.96
Victoria	\$493,600	2.40	7.71	9.08	12.02	16.20	8.36
Calgary	\$437,600	-0.25	-1.43	-3.42	-3.47	9.04	15.66
Regina	\$291,700	1.91	3.61	4.45	1.91	-4.32	8.44
Saskatoon	\$304,300	0.66	0.40	-0.96	-2.40	-0.52	7.95
Greater Toronto	\$614,700	2.55	6.28	7.70	12.64	30.86	45.10
Ottawa	\$333,800	0.61	1.63	0.67	1.08	0.95	5.29
Greater Montreal	\$308,300	0.38	2.10	1.84	1.33	4.15	8.59
Greater Moncton	\$156,700	0.23	-2.00	-0.38	6.62	6.80	6.19

Interactive tables and charts for MLS® Home Price Index data on Composite, Single family homes (including separate indices for one- and two-storey homes), Townhouse/row units, and Apartment units are available at [www.homepriceindex.ca/hpi\\_tool\\_en.html](http://www.homepriceindex.ca/hpi_tool_en.html).

Data table available to media upon request, for purposes of reprinting only.

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**PLEASE NOTE: The information contained in this news release combines both major market and national sales information from MLS® Systems from the previous month.**

**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 neighbourhoods or account for price differential between geographic areas. Statistical information contained in this report includes all housing types.**

MLS® Systems are co-operative marketing systems 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 109,000 REALTORS® working through some 90 real estate Boards and Associations.

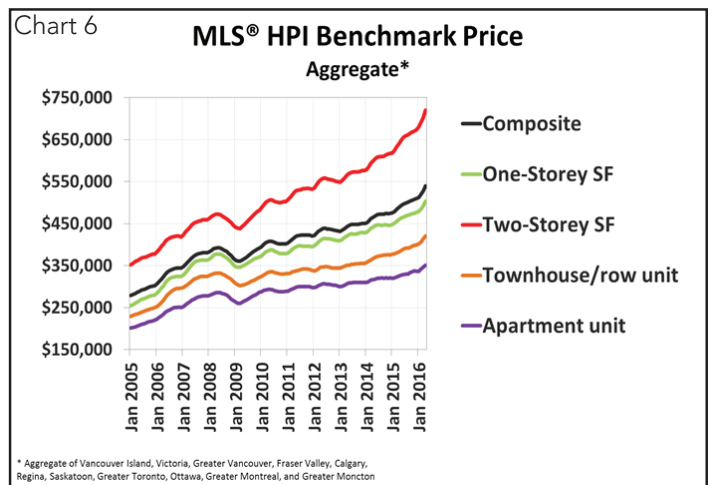
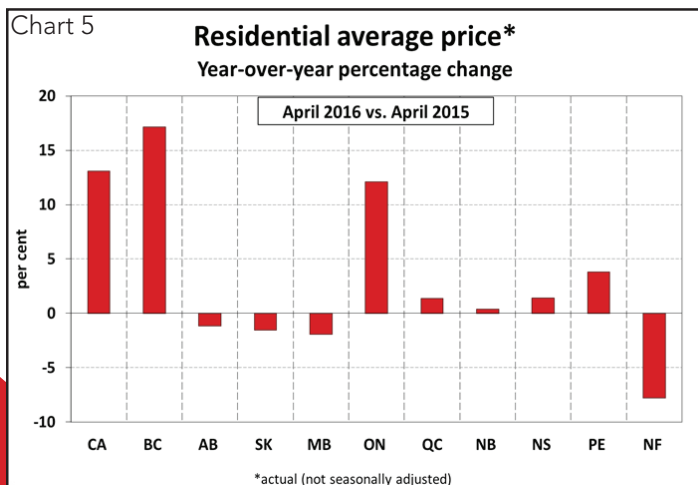
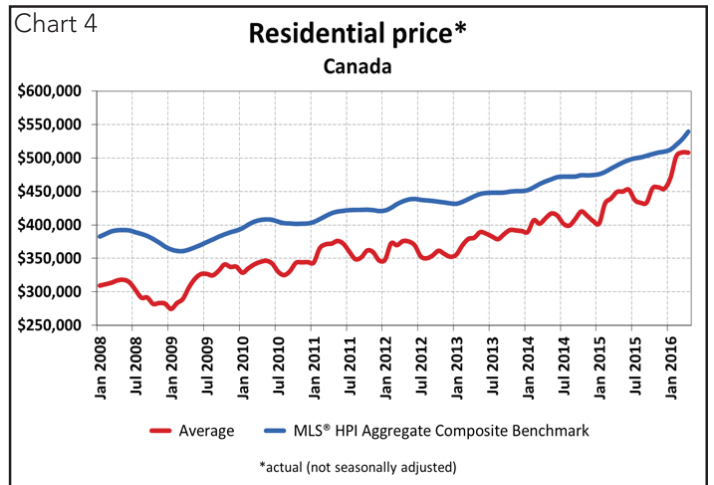
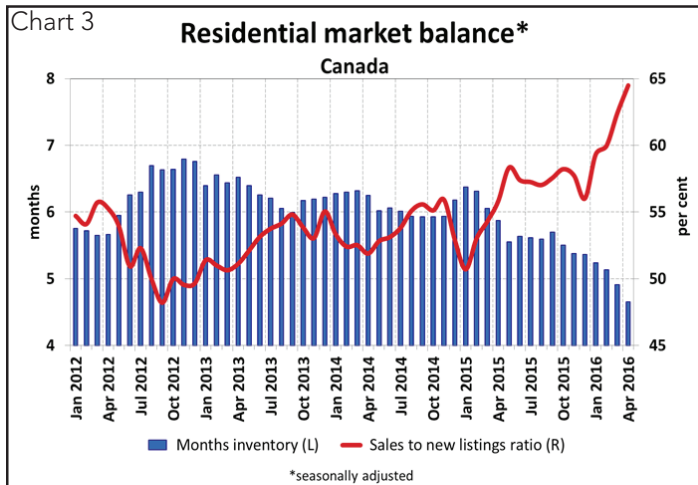
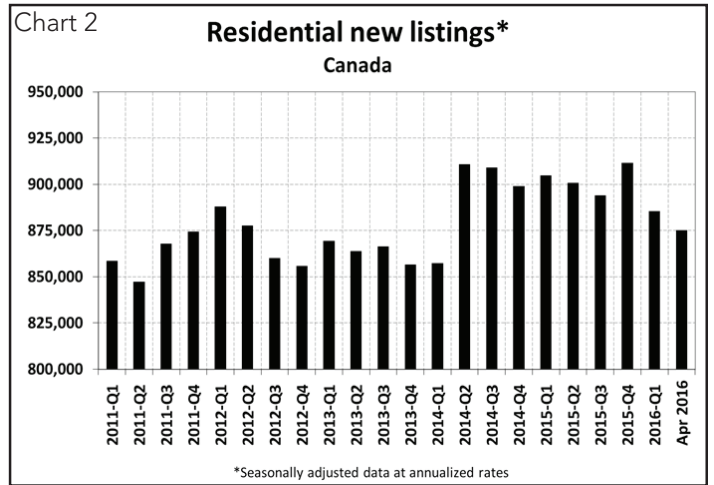
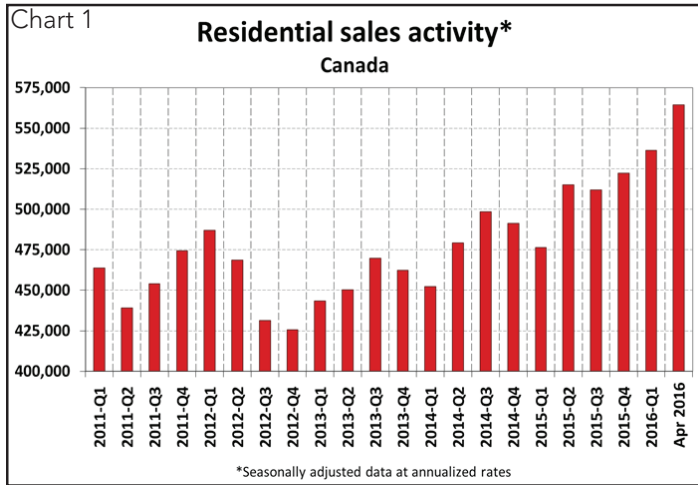
Further information can be found at <http://crea.ca/statistics>.

**For more information, please contact:**

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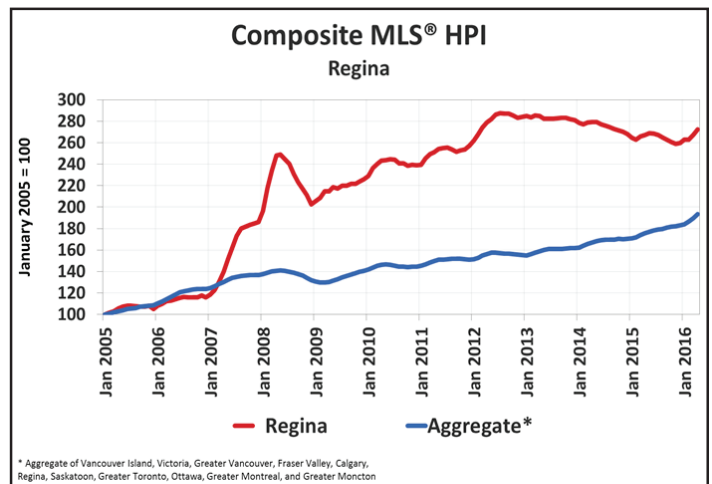
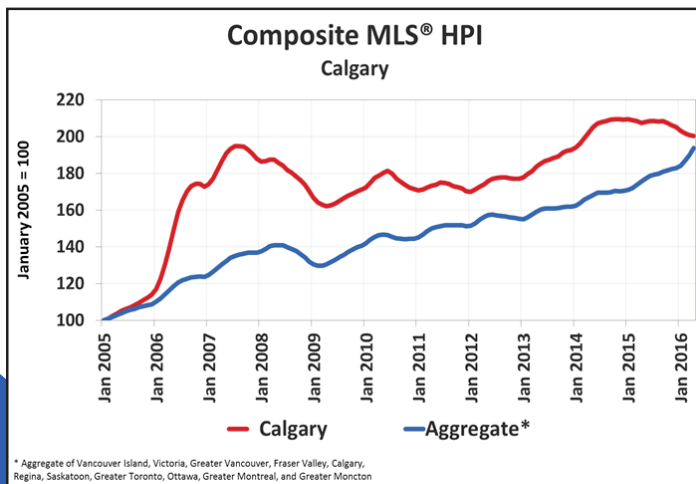
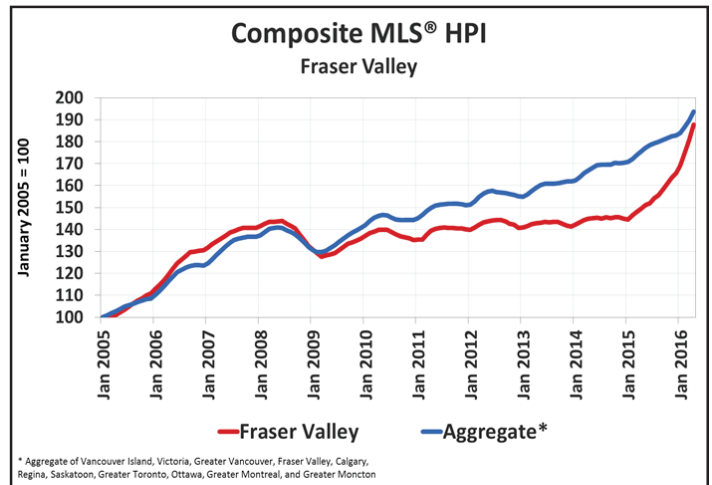
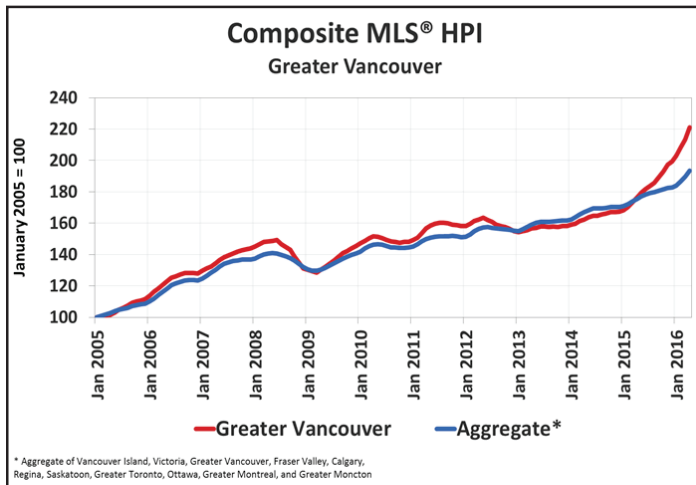
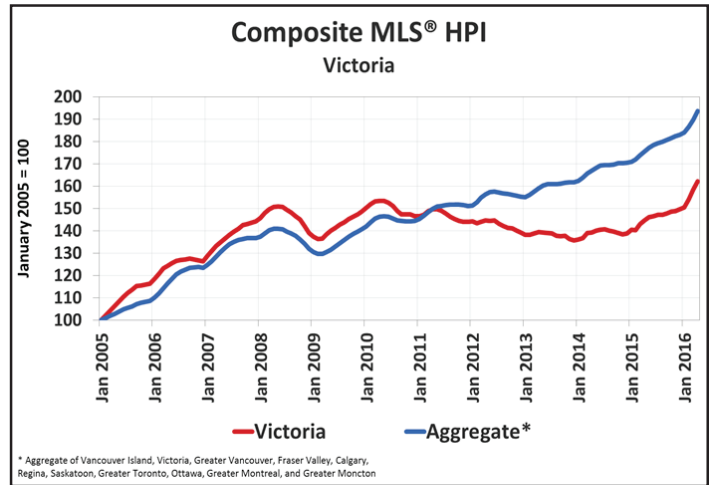
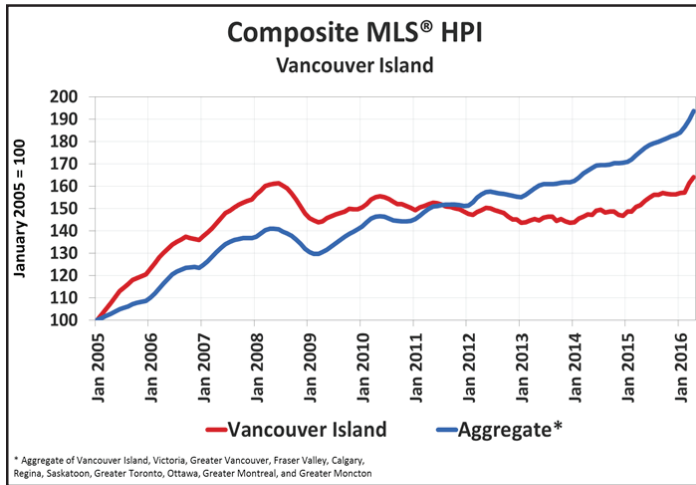


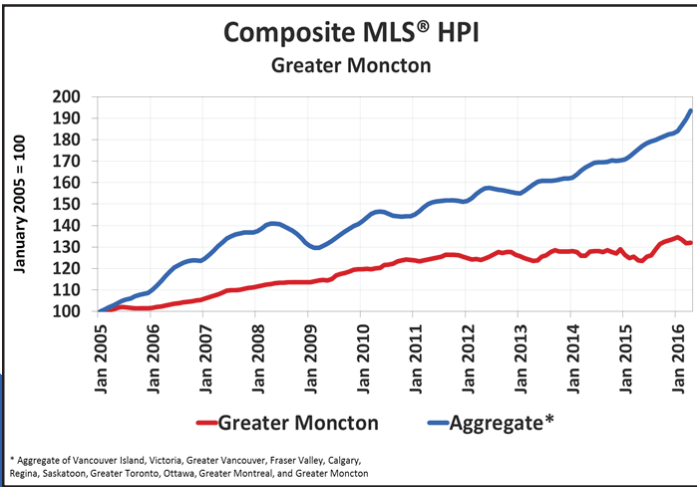
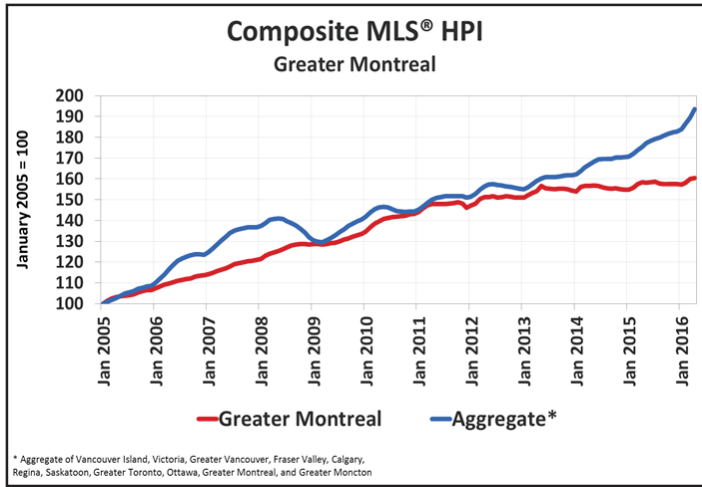
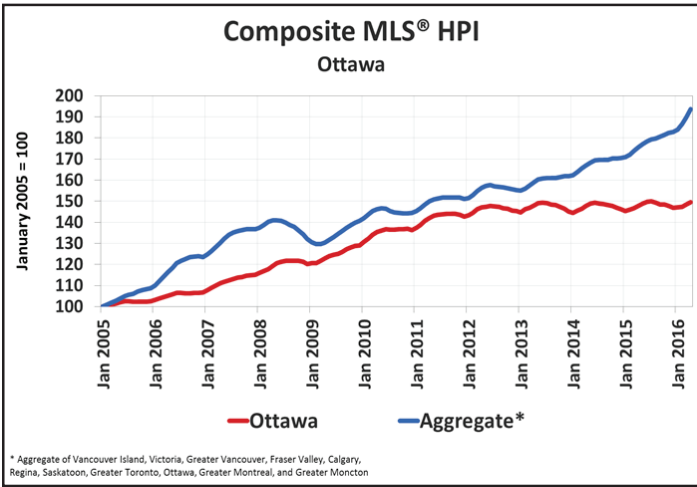
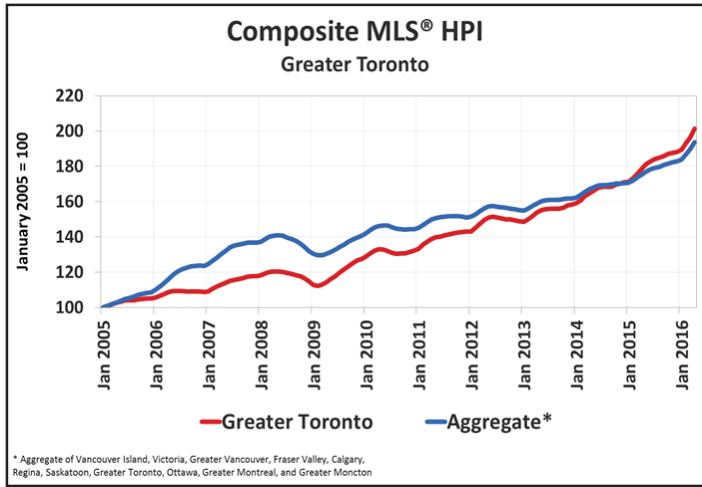
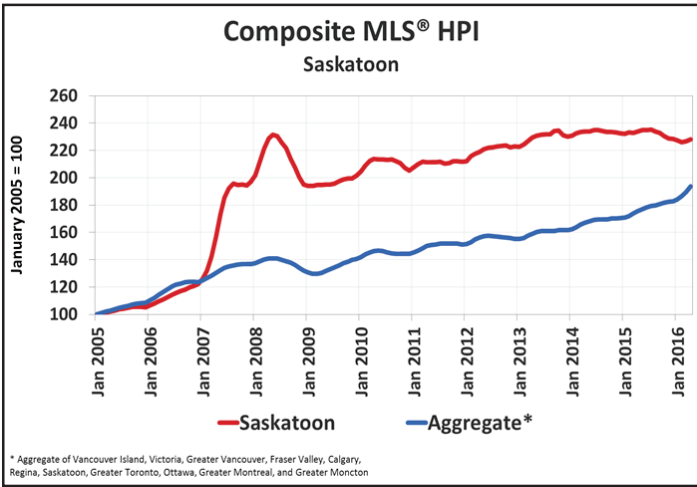
# National Charts





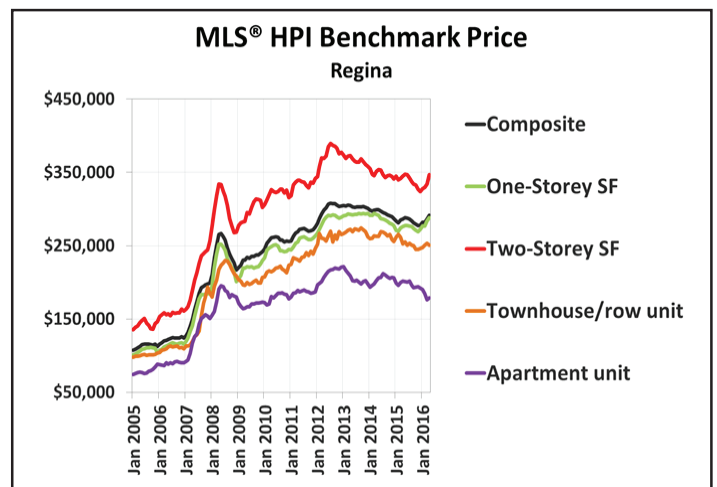
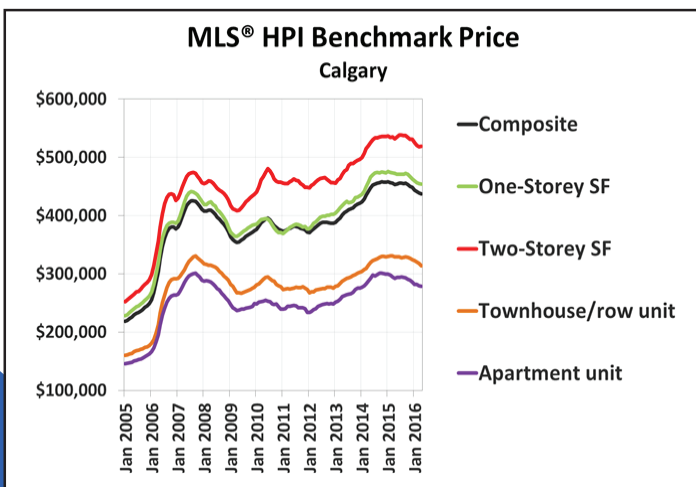
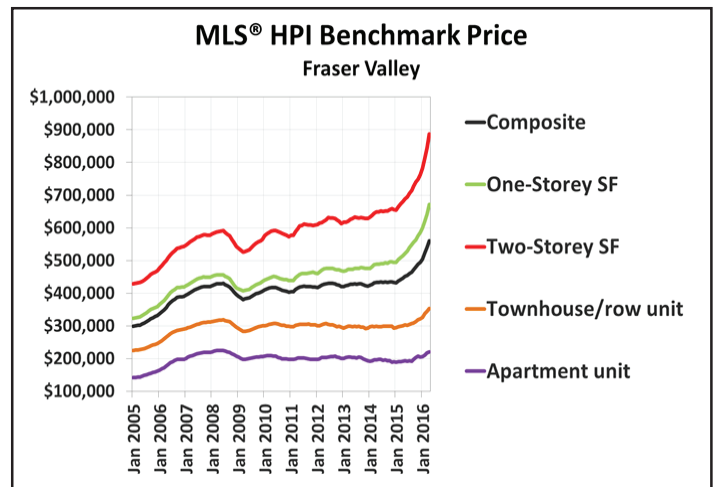
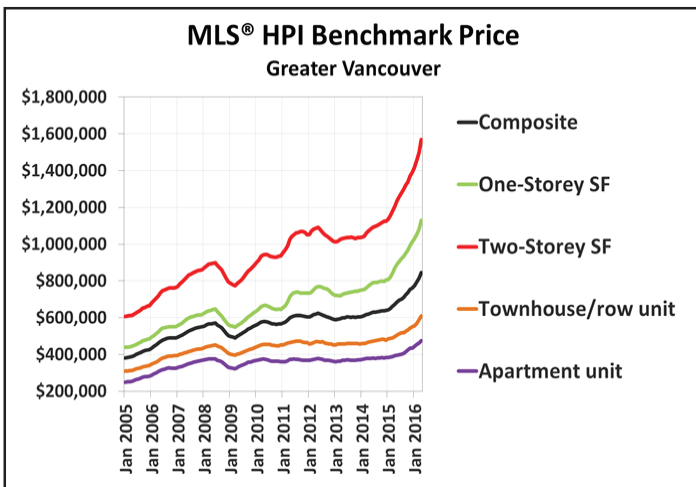
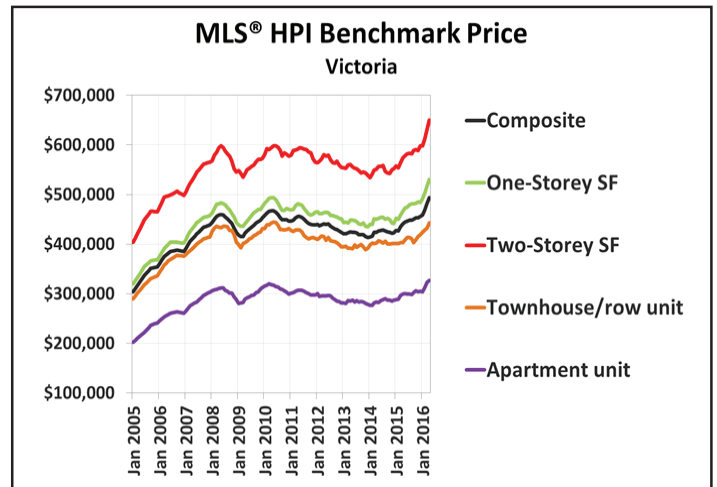
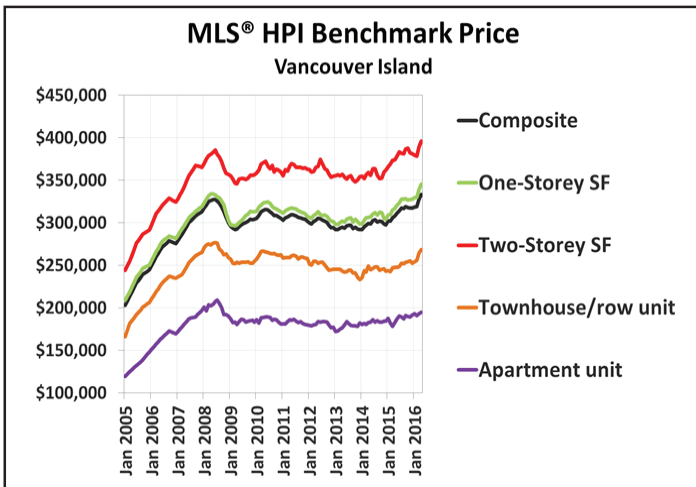
# MLS® Home Price Index



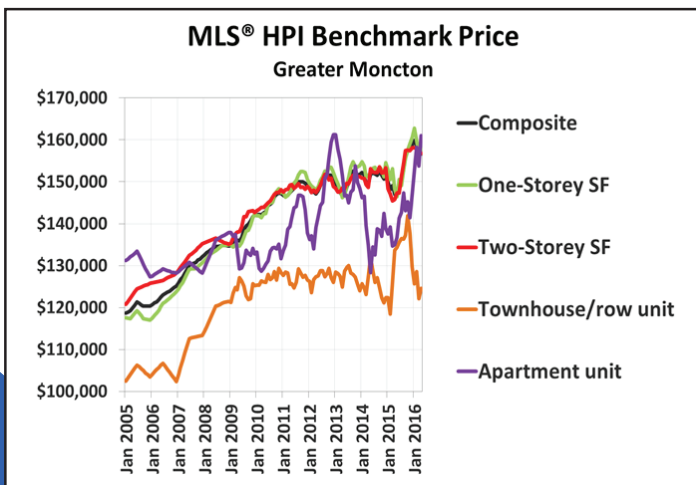
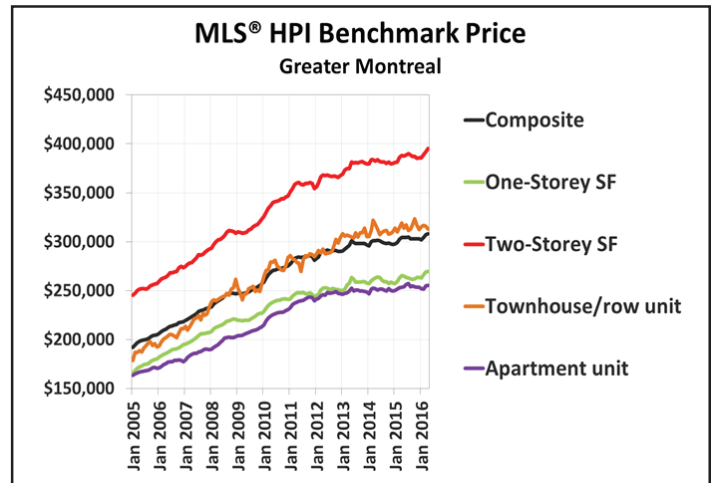
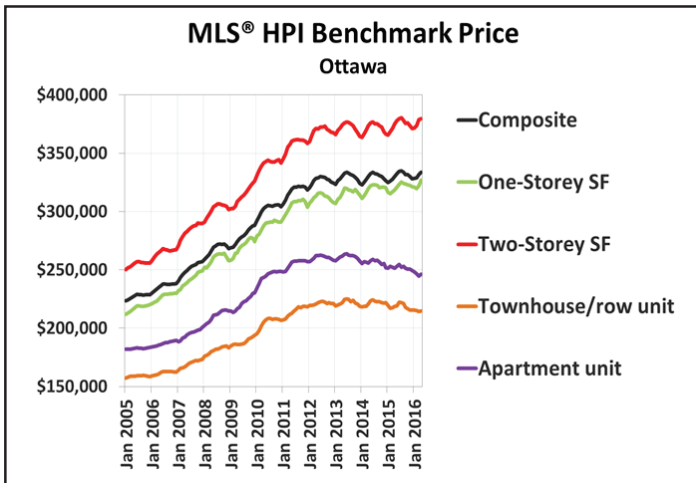
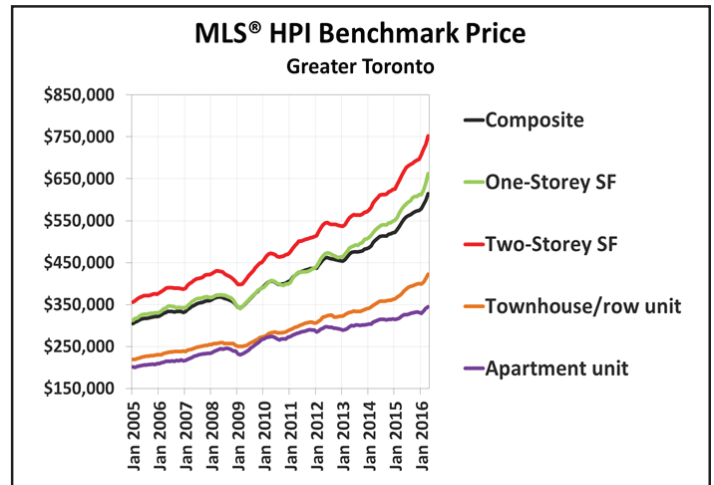
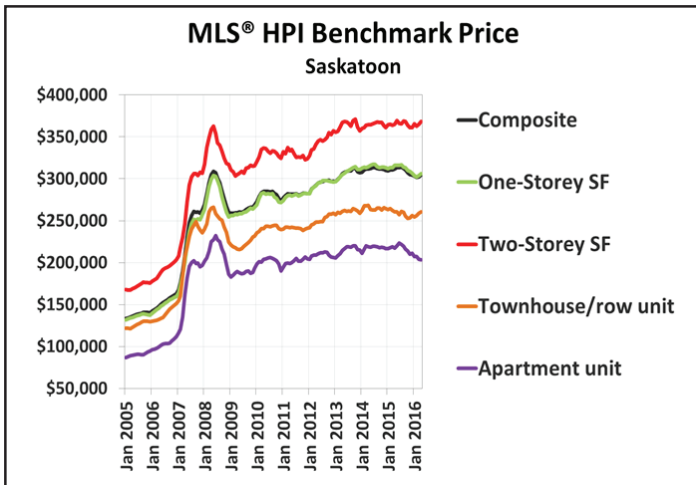




# MLS® Home Price Index







**Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations  
April 2016**

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
Fraser Valley	1,792.5	1,847.4	-3.0	2,125.7	1,108.4	91.8	1,693.9	1,752.6	-3.4	2,049.4	1,071.6	91.3
Greater Vancouver	4,606.6	4,602.1	0.1	5,440.9	3,870.1	40.6	4,516.0	4,511.4	0.1	5,347.5	3,825.1	39.8
Victoria	596.3	558.1	6.8	765.6	431.7	77.3	556.5	531.0	4.8	730.9	422.5	73.0
Calgary	922.5	886.9	4.0	1,083.6	1,189.0	-8.9	855.0	824.4	3.7	1,021.0	1,104.2	-7.5
Edmonton	632.6	583.0	8.5	720.1	773.6	-6.9	543.4	508.3	6.9	627.4	679.8	-7.7
Regina	87.4	86.5	1.0	99.0	114.9	-13.9	85.2	91.4	-6.8	98.0	109.4	-10.4
Saskatoon	143.4	138.3	3.7	169.1	186.0	-9.1	141.9	130.0	9.1	164.0	178.8	-8.3
Winnipeg	329.8	311.1	6.0	389.4	362.3	7.5	321.0	302.0	6.3	380.0	354.5	7.2
Hamilton-Burlington	694.6	659.3	5.4	848.8	765.1	10.9	660.3	616.4	7.1	804.5	735.6	9.4
Kitchener-Waterloo	247.9	207.5	19.5	301.8	229.0	31.8	194.7	192.3	1.3	247.6	217.5	13.9
London and St Thomas	248.7	244.3	1.8	317.3	293.7	8.0	239.8	235.7	1.8	299.5	265.4	12.8
Niagara Region	216.9	205.3	5.7	266.4	195.6	36.2	199.7	192.0	4.0	240.7	183.2	31.4
Ottawa	494.2	455.2	8.6	671.7	614.4	9.3	485.1	444.0	9.3	662.6	607.8	9.0
Sudbury	50.6	44.3	14.3	57.3	57.4	0.0	49.4	42.1	17.2	53.3	50.8	4.9
Thunder Bay	47.8	43.6	9.7	48.2	45.0	7.2	45.9	37.9	21.1	43.9	40.6	8.3
Greater Toronto <sup>†</sup>	6,579.5	6,376.6	3.2	8,931.8	7,187.9	24.3	6,543.0	6,336.6	3.3	8,931.8	7,187.9	24.3
Windsor-Essex	155.9	139.4	11.9	183.3	135.3	35.5	150.3	129.6	16.0	167.9	123.2	36.3
Trois Rivières CMA	17.0	13.7	24.4	22.1	21.1	4.5	15.7	12.4	26.4	21.0	19.3	8.9
Montreal CMA	1,195.4	1,146.6	4.3	1,672.2	1,608.2	4.0	1,132.0	1,078.6	5.0	1,606.4	1,534.5	4.7
Gatineau CMA	88.9	73.4	21.2	109.2	85.9	27.1	84.6	70.3	20.3	106.0	83.7	26.6
Quebec CMA	171.5	156.4	9.6	230.6	211.3	9.1	154.0	143.2	7.6	208.7	203.0	2.8
Saguenay CMA	16.8	17.4	-3.0	25.4	27.4	-7.2	16.4	16.5	-0.7	25.4	26.5	-4.2
Sherbrooke CMA	39.9	36.7	8.5	51.2	49.6	3.2	35.3	33.2	6.3	47.5	43.6	8.9
Saint John	34.2	26.4	29.9	36.6	24.3	51.0	31.5	23.7	32.7	32.6	22.9	42.2
Halifax-Dartmouth	126.4	125.5	0.7	147.1	123.5	19.1	121.4	118.8	2.2	142.5	117.9	20.8
Newfoundland & Labrador	103.7	99.8	3.9	85.6	80.6	6.1	99.4	95.8	3.8	83.7	76.9	8.8
<b>Canada</b>	<b>24,363.7</b>	<b>23,518.1</b>	<b>3.6</b>	<b>30,431.5</b>	<b>24,384.6</b>	<b>24.8</b>	<b>23,251.0</b>	<b>22,501.5</b>	<b>3.3</b>	<b>29,301.4</b>	<b>23,495.5</b>	<b>24.7</b>

\* in millions of dollars

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

**Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations  
April 2016**

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
Fraser Valley	2,564	2,551	0.5	2,969	2,009	47.8	2,474	2,465	0.4	2,882	1,928	49.5
Greater Vancouver	4,278	4,370	-2.1	4,987	4,317	15.5	4,228	4,271	-1.0	4,898	4,254	15.1
Victoria	1,047	998	4.9	1,286	840	53.1	968	936	3.4	1,205	811	48.6
Calgary	1,968	1,926	2.2	2,313	2,542	-9.0	1,856	1,816	2.2	2,219	2,426	-8.5
Edmonton	1,685	1,528	10.3	1,891	2,025	-6.6	1,475	1,361	8.4	1,692	1,820	-7.0
Regina	297	300	-1.0	319	336	-5.1	284	296	-4.1	309	326	-5.2
Saskatoon	432	407	6.1	502	556	-9.7	423	398	6.3	487	532	-8.5
Winnipeg	1,185	1,121	5.7	1,372	1,273	7.8	1,124	1,082	3.9	1,313	1,212	8.3
Hamilton-Burlington	1,365	1,368	-0.2	1,649	1,699	-2.9	1,281	1,293	-0.9	1,563	1,642	-4.8
Kitchener-Waterloo	625	598	4.5	767	673	14.0	546	526	3.8	673	610	10.3
London and St Thomas	912	898	1.6	1,136	1,031	10.2	881	866	1.7	1,090	987	10.4
Niagara Region	704	675	4.3	847	693	22.2	658	624	5.4	787	652	20.7
Ottawa	1,356	1,217	11.4	1,776	1,622	9.5	1,314	1,181	11.3	1,736	1,587	9.4
Sudbury	209	189	10.6	225	228	-1.3	189	173	9.2	203	207	-1.9
Thunder Bay	228	227	0.4	233	220	5.9	203	192	5.7	197	192	2.6
Greater Toronto <sup>†</sup>	9,183	9,191	-0.1	12,085	11,303	6.9	9,197	9,197	0.0	12,085	11,303	6.9
Windsor-Essex	695	652	6.6	820	682	20.2	638	603	5.8	758	636	19.2
Trois Rivières CMA	106	89	19.1	134	128	4.7	100	84	19.0	127	117	8.5
Montreal CMA	3,440	3,449	-0.3	4,933	4,774	3.3	3,325	3,332	-0.2	4,798	4,648	3.2
Gatineau CMA	377	298	26.5	451	360	25.3	353	281	25.6	434	345	25.8
Quebec CMA	619	577	7.3	815	793	2.8	586	560	4.6	779	756	3.0
Saguenay CMA	85	97	-12.4	143	151	-5.3	84	94	-10.6	142	146	-2.7
Sherbrooke CMA	174	163	6.7	233	220	5.9	165	146	13.0	214	197	8.6
Saint John	204	180	13.3	220	155	41.9	184	154	19.5	193	142	35.9
Halifax-Dartmouth	466	468	-0.4	526	443	18.7	440	425	3.5	502	422	19.0
Newfoundland & Labrador	434	384	13.0	349	294	18.7	389	363	7.2	328	278	18.0
<b>Canada</b>	<b>50,084</b>	<b>48,488</b>	<b>3.3</b>	<b>60,952</b>	<b>55,084</b>	<b>10.7</b>	<b>47,031</b>	<b>45,616</b>	<b>3.1</b>	<b>57,669</b>	<b>52,299</b>	<b>10.3</b>

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario.

**Source:** The Canadian Real Estate Association

**New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations  
April 2016**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
Fraser Valley	3,146	3,215	-2.1	3,942	3,217	22.5	2,931	2,935	-0.1	3,669	2,921	25.6
Greater Vancouver	5,328	5,266	1.2	6,585	6,309	4.4	5,085	5,015	1.4	6,302	6,041	4.3
Victoria	1,202	1,124	6.9	1,590	1,413	12.5	1,073	1,027	4.5	1,450	1,305	11.1
Calgary	3,805	3,943	-3.5	4,581	4,228	8.3	3,479	3,518	-1.1	4,159	3,815	9.0
Edmonton	3,478	3,431	1.4	4,449	4,518	-1.5	3,016	2,879	4.8	3,760	3,788	-0.7
Regina	643	659	-2.4	842	915	-8.0	607	617	-1.6	790	865	-8.7
Saskatoon	1,193	1,144	4.3	1,432	1,449	-1.2	1,116	1,088	2.6	1,367	1,386	-1.4
Winnipeg	2,061	2,051	0.5	2,566	2,837	-9.6	1,864	1,869	-0.3	2,310	2,550	-9.4
Hamilton-Burlington	1,673	1,629	2.7	2,053	2,379	-13.7	1,548	1,485	4.2	1,929	2,225	-13.3
Kitchener-Waterloo	851	892	-4.6	1,027	1,257	-18.3	707	769	-8.1	876	1,042	-15.9
London and St Thomas	1,474	1,635	-9.8	1,887	2,227	-15.3	1,276	1,430	-10.8	1,690	1,972	-14.3
Niagara Region	827	883	-6.3	1,022	1,216	-16.0	685	790	-13.3	871	1,066	-18.3
Ottawa	2,714	2,748	-1.2	3,834	4,016	-4.5	2,592	2,575	0.7	3,648	3,801	-4.0
Sudbury	490	504	-2.8	552	620	-11.0	374	410	-8.8	425	481	-11.6
Thunder Bay	342	346	-1.2	388	468	-17.1	293	294	-0.3	323	399	-19.0
Greater Toronto†	12,284	12,531	-2.0	16,252	18,117	-10.3	12,250	12,570	-2.5	16,252	18,117	-10.3
Windsor-Essex	972	915	6.2	1,229	1,123	9.4	807	772	4.5	1,028	950	8.2
Trois Rivières CMA	166	181	-8.3	176	209	-15.8	139	162	-14.2	152	186	-18.3
Montreal CMA	6,513	6,512	0.0	7,456	7,746	-3.7	6,117	6,118	0.0	7,008	7,301	-4.0
Gatineau CMA	774	809	-4.3	960	1,023	-6.2	709	727	-2.5	893	910	-1.9
Quebec CMA	1,297	1,251	3.7	1,541	1,384	11.3	1,175	1,140	3.1	1,420	1,278	11.1
Saguenay CMA	227	202	12.4	262	298	-12.1	193	197	-2.0	241	283	-14.8
Sherbrooke CMA	334	357	-6.4	400	398	0.5	280	301	-7.0	328	342	-4.1
Saint John	519	532	-2.4	647	542	19.4	403	402	0.2	498	430	15.8
Halifax-Dartmouth	920	935	-1.6	1,212	1,339	-9.5	775	839	-7.6	1,048	1,215	-13.7
Newfoundland & Labrador	1,072	1,177	-8.9	1,202	1,216	-1.2	817	956	-14.5	945	1,003	-5.8
<b>Canada</b>	<b>81,899</b>	<b>82,305</b>	<b>-0.5</b>	<b>103,028</b>	<b>106,970</b>	<b>-3.7</b>	<b>72,932</b>	<b>73,076</b>	<b>-0.2</b>	<b>92,274</b>	<b>95,793</b>	<b>-3.7</b>

<sup>1</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario.

**Source:** The Canadian Real Estate Association

**Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations  
April 2016**

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
Fraser Valley	706,812	703,862	0.4	715,973	551,738	29.8	700,413	704,604	-0.6	711,116	555,793	27.9
Greater Vancouver	1,080,148	1,056,239	2.3	1,091,016	896,469	21.7	1,081,284	1,061,771	1.8	1,091,767	899,178	21.4
Victoria	568,973	555,685	2.4	595,302	513,947	15.8	584,477	571,512	2.3	606,554	520,975	16.4
Calgary	468,376	460,117	1.8	468,495	467,760	0.2	459,285	448,868	2.3	460,114	455,155	1.1
Edmonton	378,046	374,771	0.9	380,797	382,046	-0.3	367,072	367,373	-0.1	370,789	373,526	-0.7
Regina	301,972	302,293	-0.1	310,290	342,070	-9.3	308,406	310,816	-0.8	317,098	335,534	-5.5
Saskatoon	341,859	349,358	-2.1	336,944	334,591	0.7	331,874	336,975	-1.5	336,708	336,062	0.2
Winnipeg	277,438	274,815	1.0	283,785	284,636	-0.3	280,500	280,724	-0.1	289,384	292,456	-1.1
Hamilton-Burlington	503,390	474,462	6.1	514,722	450,326	14.3	505,347	463,978	8.9	514,746	448,007	14.9
Kitchener-Waterloo	376,527	343,024	9.8	393,527	340,276	15.6	357,137	367,692	-2.9	367,898	356,513	3.2
London and St Thomas	272,888	276,851	-1.4	279,332	284,865	-1.9	270,767	271,787	-0.4	274,764	268,922	2.2
Niagara Region	315,824	301,329	4.8	314,489	282,298	11.4	300,377	303,531	-1.0	305,903	280,983	8.9
Ottawa	361,886	365,556	-1.0	378,231	378,780	-0.1	366,108	369,645	-1.0	381,699	382,960	-0.3
Sudbury	241,454	232,707	3.8	254,875	251,597	1.3	253,253	238,610	6.1	262,473	245,303	7.0
Thunder Bay	205,500	186,213	10.4	206,924	204,414	1.2	218,963	191,223	14.5	222,981	211,286	5.5
Greater Toronto†	704,376	675,991	4.2	739,082	635,932	16.2	704,339	677,221	4.0	739,082	635,932	16.2
Windsor-Essex	222,410	212,229	4.8	223,514	198,323	12.7	221,809	212,437	4.4	221,523	193,722	14.4
Trois Rivières CMA	164,558	153,490	7.2	n/a	n/a	-	166,836	149,408	11.7	166,836	168,303	-0.9
Montreal CMA	350,465	351,230	-0.2	n/a	n/a	-	341,299	341,256	0.0	337,015	333,235	1.1
Gatineau CMA	241,572	246,574	-2.0	n/a	n/a	-	243,830	251,065	-2.9	243,121	243,967	-0.3
Quebec CMA	278,842	274,341	1.6	n/a	n/a	-	265,702	263,112	1.0	267,727	272,137	-1.6
Saguenay CMA	173,965	184,104	-5.5	n/a	n/a	-	176,622	180,547	-2.2	179,031	183,794	-2.6
Sherbrooke CMA	228,126	240,442	-5.1	n/a	n/a	-	224,528	224,755	-0.1	218,712	225,305	-2.9
Saint John	166,486	147,773	12.7	166,486	156,494	6.4	168,826	154,700	9.1	168,826	161,326	4.6
Halifax-Dartmouth	273,639	272,828	0.3	279,631	278,823	0.3	279,020	279,263	-0.1	283,845	279,438	1.6
Newfoundland & Labrador	245,598	252,116	-2.6	245,225	274,273	-10.6	257,469	260,484	-1.2	255,237	276,760	-7.8
<b>Canada</b>	<b>484,406</b>	<b>485,679</b>	<b>-0.3</b>	<b>499,270</b>	<b>442,681</b>	<b>12.8</b>	<b>493,660</b>	<b>495,730</b>	<b>-0.4</b>	<b>508,097</b>	<b>449,253</b>	<b>13.1</b>

\* Weighted residential average prices for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations. Information on Quebec's weighted average price calculation can be found at: [http://www.fciq.ca/pdf/Carrefour/definitions/en/prix\\_moyen\\_pondere\\_a.pdf](http://www.fciq.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf)

† Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario.

**Source:** The Canadian Real Estate Association

**Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations  
April 2016**

Sales as a Percentage of New Listings*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly change	Apr 2016	Apr 2015	year-over-year change	Apr 2016	Mar 2016	monthly change	Apr 2016	Apr 2015	year-over-year change
Fraser Valley	81.5	79.3	2.2	74.8	56.0	18.8	84.4	84.0	0.4	78.5	59.2	19.3
Greater Vancouver	80.3	83.0	-2.7	76.5	61.7	14.8	83.1	85.2	-2.1	78.5	63.3	15.2
Victoria	87.1	88.8	-1.7	72.1	55.2	16.9	90.2	91.1	-0.9	75.6	58.4	17.2
Calgary	51.7	48.8	2.9	51.9	59.5	-7.6	53.3	51.6	1.7	54.5	63.6	-9.1
Edmonton	48.4	44.5	3.9	46.9	53.5	-6.6	48.9	47.3	1.6	49.0	57.4	-8.4
Regina	46.2	45.5	0.7	44.1	42.1	2.0	46.8	48.0	-1.2	45.3	43.3	2.0
Saskatoon	36.2	35.6	0.6	36.1	41.9	-5.8	37.9	36.6	1.3	37.0	42.9	-5.9
Winnipeg	57.5	54.7	2.8	54.4	53.0	1.4	60.3	57.9	2.4	57.3	55.5	1.8
Hamilton-Burlington	81.6	84.0	-2.4	77.5	71.4	6.1	82.8	87.1	-4.3	80.4	74.2	6.2
Kitchener-Waterloo	73.4	67.0	6.4	63.1	54.5	8.6	77.2	68.4	8.8	65.8	58.0	7.8
London and St Thomas	61.9	54.9	7.0	54.2	47.8	6.4	69.0	60.6	8.4	59.9	52.5	7.4
Niagara Region	85.1	76.4	8.7	70.4	58.0	12.4	96.1	79.0	17.1	76.5	63.0	13.5
Ottawa	50.0	44.3	5.7	46.4	43.3	3.1	50.7	45.9	4.8	47.6	44.6	3.0
Sudbury	42.7	37.5	5.2	42.0	38.7	3.3	50.5	42.2	8.3	47.9	45.0	2.9
Thunder Bay	66.7	65.6	1.1	60.2	60.5	-0.3	69.3	65.3	4.0	66.7	65.3	1.4
Greater Toronto <sup>†</sup>	74.8	73.3	1.5	66.5	60.8	5.7	75.1	73.2	1.9	66.5	60.8	5.7
Windsor-Essex	71.5	71.3	0.2	63.2	54.8	8.4	79.1	78.1	1.0	71.3	62.2	9.1
Trois Rivières CMA	63.9	49.2	14.7	53.7	48.8	4.9	71.9	51.9	20.0	57.1	52.3	4.8
Montreal CMA	52.8	53.0	-0.2	49.9	45.3	4.6	54.4	54.5	-0.1	51.5	46.5	5.0
Gatineau CMA	48.7	36.8	11.9	40.6	36.5	4.1	49.8	38.7	11.1	42.8	38.5	4.3
Quebec CMA	47.7	46.1	1.6	46.1	46.9	-0.8	49.9	49.1	0.8	48.2	48.8	-0.6
Saguenay CMA	37.4	48.0	-10.6	40.9	41.1	-0.2	43.5	47.7	-4.2	44.3	44.5	-0.2
Sherbrooke CMA	52.1	45.7	6.4	44.6	44.6	0.0	58.9	48.5	10.4	47.1	46.1	1.0
Saint John	39.3	33.8	5.5	33.8	32.2	1.6	45.7	38.3	7.4	38.6	36.6	2.0
Halifax-Dartmouth	50.7	50.1	0.6	45.4	42.7	2.7	56.8	50.7	6.1	49.6	46.6	3.0
Newfoundland & Labrador	40.5	32.6	7.9	33.6	33.3	0.3	47.6	38.0	9.6	38.4	37.5	0.9
<b>Canada</b>	<b>61.2</b>	<b>58.9</b>	<b>2.3</b>	<b>55.3</b>	<b>50.8</b>	<b>4.5</b>	<b>64.5</b>	<b>62.4</b>	<b>2.1</b>	<b>58.7</b>	<b>53.9</b>	<b>4.8</b>

\*Actual (not seasonally adjusted) data for sales-to-new listings ratios are based on a 12-month moving average

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

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**Source:** The Canadian Real Estate Association

## Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations

April 2016

Year to date

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
Fraser Valley	7,007.4	3,368.6	108.0	6,817.0	3,311.9	105.8	6,704.1	3,180.9	110.8	6,568.0	3,158.9	107.9
Greater Vancouver	18,534.6	11,470.3	61.6	18,923.1	12,040.9	57.2	18,224.2	11,281.4	61.5	18,628.0	11,853.6	57.1
Victoria	2,119.7	1,237.7	71.3	2,090.4	1,231.1	69.8	2,000.1	1,191.0	67.9	2,004.9	1,188.2	68.7
Calgary	3,487.8	3,847.3	-9.3	3,197.3	3,556.5	-10.1	3,244.8	3,559.7	-8.8	3,003.0	3,311.4	-9.3
Edmonton	2,205.5	2,447.6	-9.9	1,996.0	2,201.1	-9.3	1,941.6	2,134.9	-9.1	1,770.1	1,945.6	-9.0
Regina	350.2	356.4	-1.7	310.5	319.2	-2.7	348.9	350.3	-0.4	300.6	301.2	-0.2
Saskatoon	557.3	593.9	-6.2	499.6	536.5	-6.9	529.0	585.6	-9.7	472.6	523.1	-9.6
Winnipeg	1,271.0	1,162.8	9.3	1,056.6	962.4	9.8	1,242.9	1,131.8	9.8	1,027.7	935.1	9.9
Hamilton-Burlington	2,576.4	2,266.6	13.7	2,446.8	2,169.4	12.8	2,429.5	2,148.6	13.1	2,320.7	2,072.5	12.0
Kitchener-Waterloo	869.1	753.8	15.3	829.6	670.7	23.7	770.8	653.7	17.9	740.8	586.7	26.3
London and St Thomas	969.8	824.9	17.6	916.7	795.6	15.2	925.9	787.0	17.6	850.3	732.1	16.1
Niagara Region	812.6	606.8	33.9	746.9	545.5	36.9	749.1	571.4	31.1	678.6	505.3	34.3
Ottawa	1,848.0	1,773.9	4.2	1,676.8	1,606.0	4.4	1,814.3	1,749.3	3.7	1,646.2	1,583.4	4.0
Sudbury	187.9	188.0	-0.1	163.4	169.2	-3.4	171.6	169.5	1.2	146.6	150.2	-2.4
Thunder Bay	175.3	171.3	2.3	128.7	125.6	2.4	162.0	160.6	0.9	116.6	115.5	1.0
Greater Toronto <sup>†</sup>	25,309.9	19,662.1	28.7	24,208.9	18,861.4	28.4	25,288.3	19,654.4	28.7	24,208.9	18,861.4	28.4
Windsor-Essex	565.0	409.4	38.0	515.9	379.6	35.9	524.6	383.5	36.8	464.9	343.8	35.2
Trois Rivières CMA	66.4	63.6	4.4	78.3	75.0	4.4	59.4	55.8	6.4	72.6	68.7	5.6
Montreal CMA	4,712.2	4,240.3	11.1	5,390.6	4,940.6	9.1	4,418.9	3,964.9	11.5	5,124.8	4,672.7	9.7
Gatineau CMA	327.8	272.1	20.5	317.5	264.9	19.9	312.9	257.8	21.4	306.1	255.3	19.9
Quebec CMA	643.7	622.6	3.4	769.6	742.1	3.7	590.9	577.1	2.4	713.2	703.2	1.4
Saguenay CMA	68.9	71.5	-3.5	74.7	79.8	-6.4	65.5	67.8	-3.4	72.1	76.8	-6.1
Sherbrooke CMA	152.1	138.0	10.2	171.9	157.2	9.3	134.5	125.6	7.1	154.0	143.1	7.7
Saint John	106.7	96.6	10.4	90.2	76.9	17.3	97.7	88.9	9.9	82.2	70.8	16.2
Halifax-Dartmouth	491.6	435.6	12.8	445.3	384.4	15.9	470.1	415.2	13.2	423.2	363.4	16.4
Newfoundland & Labrador	382.6	417.6	-8.4	266.5	286.9	-7.1	368.4	399.2	-7.7	253.5	271.5	-6.6
<b>Canada</b>	<b>92,958.9</b>	<b>72,031.0</b>	<b>29.1</b>	<b>89,545.6</b>	<b>69,392.7</b>	<b>29.0</b>	<b>89,182.2</b>	<b>69,017.9</b>	<b>29.2</b>	<b>86,199.4</b>	<b>66,623.8</b>	<b>29.4</b>

\* in millions of dollars

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario.

**Source:** The Canadian Real Estate Association

## Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations

April 2016

Year to date

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
Fraser Valley	10,079	6,178	63.1	9,700	6,056	60.2	9,712	5,824	66.8	9,346	5,730	63.1
Greater Vancouver	17,476	13,555	28.9	17,338	13,702	26.5	17,164	13,282	29.2	17,027	13,442	26.7
Victoria	3,804	2,507	51.7	3,718	2,467	50.7	3,543	2,372	49.4	3,500	2,359	48.4
Calgary	7,426	8,236	-9.8	6,933	7,682	-9.8	7,049	7,848	-10.2	6,614	7,347	-10.0
Edmonton	5,970	6,471	-7.7	5,373	5,837	-7.9	5,341	5,726	-6.7	4,850	5,268	-7.9
Regina	1,183	1,188	-0.4	998	1,000	-0.2	1,156	1,158	-0.2	966	966	0.0
Saskatoon	1,665	1,783	-6.6	1,463	1,583	-7.6	1,613	1,734	-7.0	1,410	1,530	-7.8
Winnipeg	4,618	4,275	8.0	3,817	3,538	7.9	4,390	4,078	7.7	3,617	3,347	8.1
Hamilton-Burlington	5,378	5,150	4.4	5,041	4,891	3.1	5,104	4,940	3.3	4,802	4,710	2.0
Kitchener-Waterloo	2,440	2,166	12.7	2,349	1,942	21.0	2,150	1,929	11.5	2,027	1,705	18.9
London and St Thomas	3,531	3,182	11.0	3,259	2,932	11.2	3,381	3,050	10.9	3,116	2,812	10.8
Niagara Region	2,743	2,246	22.1	2,512	2,042	23.0	2,516	2,098	19.9	2,304	1,903	21.1
Ottawa	5,047	4,882	3.4	4,581	4,423	3.6	4,882	4,752	2.7	4,446	4,306	3.3
Sudbury	797	789	1.0	674	689	-2.2	709	704	0.7	596	618	-3.6
Thunder Bay	862	842	2.4	670	647	3.6	762	756	0.8	578	568	1.8
Greater Toronto <sup>†</sup>	36,554	32,534	12.4	34,704	30,936	12.2	36,701	32,571	12.7	34,704	30,936	12.2
Windsor-Essex	2,581	2,140	20.6	2,367	1,961	20.7	2,375	2,003	18.6	2,181	1,829	19.2
Trois Rivières CMA	415	399	4.0	483	464	4.1	385	363	6.1	454	432	5.1
Montreal CMA	13,618	12,525	8.7	15,837	14,734	7.5	13,155	12,052	9.2	15,383	14,293	7.6
Gatineau CMA	1,364	1,155	18.1	1,326	1,136	16.7	1,277	1,085	17.7	1,265	1,082	16.9
Quebec CMA	2,378	2,356	0.9	2,881	2,821	2.1	2,253	2,221	1.4	2,751	2,699	1.9
Saguenay CMA	373	406	-8.1	413	456	-9.4	362	376	-3.7	400	431	-7.2
Sherbrooke CMA	658	604	8.9	769	710	8.3	600	533	12.6	710	646	9.9
Saint John	700	646	8.4	580	507	14.4	615	567	8.5	512	447	14.5
Halifax-Dartmouth	1,835	1,625	12.9	1,629	1,409	15.6	1,716	1,513	13.4	1,533	1,320	16.1
Newfoundland & Labrador	1,514	1,531	-1.1	1,056	1,055	0.1	1,415	1,433	-1.3	980	976	0.4
<b>Canada</b>	<b>192,384</b>	<b>170,961</b>	<b>12.5</b>	<b>182,074</b>	<b>161,690</b>	<b>12.6</b>	<b>181,083</b>	<b>160,952</b>	<b>12.5</b>	<b>171,873</b>	<b>152,930</b>	<b>12.4</b>

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

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**Source:** The Canadian Real Estate Association



## New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

April 2016

Year to date

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
Fraser Valley	11,957	10,408	14.9	13,792	11,637	18.5	10,996	9,201	19.5	12,697	10,389	22.2
Greater Vancouver	20,968	20,639	1.6	24,310	23,634	2.9	19,970	19,608	1.8	23,286	22,662	2.8
Victoria	4,473	4,476	-0.1	5,129	4,996	2.7	4,000	4,038	-0.9	4,647	4,549	2.2
Calgary	15,859	15,386	3.1	17,152	17,072	0.5	14,267	14,212	0.4	15,586	15,597	-0.1
Edmonton	14,059	14,159	-0.7	15,016	15,109	-0.6	12,059	11,779	2.4	12,924	12,719	1.6
Regina	2,669	2,920	-8.6	2,727	2,993	-8.9	2,510	2,728	-8.0	2,565	2,802	-8.5
Saskatoon	4,763	4,766	-0.1	4,763	4,828	-1.3	4,514	4,536	-0.5	4,510	4,588	-1.7
Winnipeg	8,418	8,656	-2.7	8,030	8,336	-3.7	7,614	7,781	-2.1	7,180	7,468	-3.9
Hamilton-Burlington	6,695	7,292	-8.2	6,687	7,456	-10.3	6,099	6,794	-10.2	6,142	6,901	-11.0
Kitchener-Waterloo	3,601	4,144	-13.1	3,841	4,114	-6.6	2,991	3,487	-14.2	3,190	3,413	-6.5
London and St Thomas	6,319	6,677	-5.4	6,479	6,935	-6.6	5,451	5,856	-6.9	5,576	6,051	-7.8
Niagara Region	3,394	3,619	-6.2	3,439	3,722	-7.6	2,902	3,146	-7.8	2,932	3,204	-8.5
Ottawa	10,829	11,630	-6.9	11,638	12,391	-6.1	10,295	10,948	-6.0	11,071	11,681	-5.2
Sudbury	2,040	2,042	-0.1	1,888	1,929	-2.1	1,595	1,582	0.8	1,465	1,473	-0.5
Thunder Bay	1,392	1,414	-1.6	1,182	1,239	-4.6	1,145	1,198	-4.4	933	996	-6.3
Greater Toronto <sup>†</sup>	51,063	53,039	-3.7	51,348	53,747	-4.5	51,040	53,051	-3.8	51,348	53,747	-4.5
Windsor-Essex	3,718	3,716	0.1	3,793	3,754	1.0	3,051	3,066	-0.5	3,103	3,064	1.3
Trois Rivières CMA	714	781	-8.6	847	919	-7.8	627	677	-7.4	764	813	-6.0
Montreal CMA	26,283	27,656	-5.0	32,056	33,845	-5.3	24,696	25,998	-5.0	30,347	32,046	-5.3
Gatineau CMA	3,067	3,179	-3.5	3,482	3,616	-3.7	2,784	2,863	-2.8	3,187	3,296	-3.3
Quebec CMA	5,117	4,998	2.4	6,091	5,943	2.5	4,643	4,568	1.6	5,621	5,521	1.8
Saguenay CMA	934	962	-2.9	1,069	1,129	-5.3	814	844	-3.6	980	1,038	-5.6
Sherbrooke CMA	1,416	1,351	4.8	1,615	1,560	3.5	1,184	1,180	0.3	1,372	1,387	-1.1
Saint John	2,100	1,759	19.4	2,158	1,818	18.7	1,585	1,388	14.2	1,630	1,405	16.0
Halifax-Dartmouth	3,676	3,895	-5.6	3,936	4,055	-2.9	3,244	3,442	-5.8	3,447	3,555	-3.0
Newfoundland & Labrador	4,695	4,397	6.8	4,397	4,072	8.0	3,775	3,631	4.0	3,541	3,353	5.6
<b>Canada</b>	<b>331,490</b>	<b>338,229</b>	<b>-2.0</b>	<b>353,758</b>	<b>360,988</b>	<b>-2.0</b>	<b>294,281</b>	<b>301,137</b>	<b>-2.3</b>	<b>315,299</b>	<b>322,299</b>	<b>-2.2</b>

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

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**Source:** The Canadian Real Estate Association

## Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations

April 2016

Year to date

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
Fraser Valley	690,500	541,642	27.5	702,788	546,872	28.5	692,276	545,928	26.8	702,755	551,283	27.5
Greater Vancouver	1,060,559	848,261	25.0	1,091,426	878,771	24.2	1,064,652	853,154	24.8	1,094,025	881,836	24.1
Victoria	550,723	494,879	11.3	562,239	499,035	12.7	566,480	501,935	12.9	572,842	503,692	13.7
Calgary	461,677	463,877	-0.5	461,165	462,962	-0.4	452,246	448,540	0.8	454,044	450,713	0.7
Edmonton	367,152	376,867	-2.6	371,479	377,099	-1.5	361,684	368,683	-1.9	364,968	369,316	-1.2
Regina	316,064	312,206	1.2	311,108	319,173	-2.5	312,701	308,493	1.4	311,167	311,809	-0.2
Saskatoon	347,734	342,680	1.5	341,499	338,943	0.8	336,995	344,733	-2.2	335,185	341,876	-2.0
Winnipeg	273,819	268,421	2.0	276,805	272,014	1.8	281,910	274,643	2.6	284,123	279,376	1.7
Hamilton-Burlington	474,307	437,889	8.3	485,379	443,552	9.4	469,847	430,589	9.1	483,281	440,026	9.8
Kitchener-Waterloo	344,560	342,409	0.6	353,157	345,360	2.3	362,981	339,645	6.9	365,443	344,086	6.2
London and St Thomas	279,670	265,835	5.2	281,280	271,344	3.7	272,518	257,723	5.7	272,895	260,351	4.8
Niagara Region	292,762	265,954	10.1	297,328	267,122	11.3	293,164	267,470	9.6	294,516	265,506	10.9
Ottawa	360,871	357,691	0.9	366,028	363,101	0.8	366,236	362,792	0.9	370,276	367,728	0.7
Sudbury	233,645	237,743	-1.7	242,424	245,618	-1.3	240,633	239,183	0.6	245,917	243,091	1.2
Thunder Bay	199,944	200,470	-0.3	192,064	194,137	-1.1	206,488	208,068	-0.8	201,705	203,269	-0.8
Greater Toronto <sup>†</sup>	679,485	594,980	14.2	697,583	609,692	14.4	679,707	594,786	14.3	697,583	609,692	14.4
Windsor-Essex	220,237	195,076	12.9	217,935	193,585	12.6	213,767	189,255	13.0	213,173	187,990	13.4
Trois Rivières CMA	162,935	161,961	0.6	n/a	n/a	-	161,231	159,986	0.8	160,491	161,318	-0.5
Montreal CMA	354,807	346,478	2.4	n/a	n/a	-	343,462	335,034	2.5	336,717	330,032	2.0
Gatineau CMA	243,731	234,602	3.9	n/a	n/a	-	246,389	237,542	3.7	242,473	236,400	2.6
Quebec CMA	268,748	265,671	1.2	n/a	n/a	-	260,746	264,250	-1.3	259,794	262,594	-1.1
Saguenay CMA	181,166	172,396	5.1	n/a	n/a	-	181,316	178,688	1.5	180,100	180,743	-0.4
Sherbrooke CMA	234,667	232,575	0.9	n/a	n/a	-	227,548	232,090	-2.0	216,080	220,903	-2.2
Saint John	154,602	149,723	3.3	155,597	151,727	2.6	160,087	156,916	2.0	160,621	158,337	1.4
Halifax-Dartmouth	271,261	269,675	0.6	273,386	272,815	0.2	273,219	272,053	0.4	276,032	275,307	0.3
Newfoundland & Labrador	252,768	272,075	-7.1	252,390	271,929	-7.2	259,677	279,187	-7.0	258,635	278,179	-7.0
<b>Canada</b>	<b>481,613</b>	<b>419,709</b>	<b>14.7</b>	<b>491,809</b>	<b>429,171</b>	<b>14.6</b>	<b>491,681</b>	<b>426,355</b>	<b>15.3</b>	<b>501,530</b>	<b>435,649</b>	<b>15.1</b>

\* Weighted residential average prices for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations.

Information on Quebec's weighted average price calculation can be found at: [http://www.fciq.ca/pdf/Carrefour/definitions/en/prix\\_moyen\\_pondere\\_a.pdf](http://www.fciq.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf)

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<sup>3</sup> Not seasonally adjusted

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**Source:** The Canadian Real Estate Association

## Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

April 2016

Year to date

Sales as a Percentage of New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change
Fraser Valley	84.3	59.4	24.9	70.3	52.0	18.3	88.3	63.3	25.0	73.6	55.2	18.4
Greater Vancouver	83.3	65.7	17.6	71.3	58.0	13.3	85.9	67.7	18.2	73.1	59.3	13.8
Victoria	85.0	56.0	29.0	72.5	49.4	23.1	88.6	58.7	29.9	75.3	51.9	23.4
Calgary	46.8	53.5	-6.7	40.4	45.0	-4.6	49.4	55.2	-5.8	42.4	47.1	-4.7
Edmonton	42.5	45.7	-3.2	35.8	38.6	-2.8	44.3	48.6	-4.3	37.5	41.4	-3.9
Regina	44.3	40.7	3.6	36.6	33.4	3.2	46.1	42.4	3.7	37.7	34.5	3.2
Saskatoon	35.0	37.4	-2.4	30.7	32.8	-2.1	35.7	38.2	-2.5	31.3	33.3	-2.0
Winnipeg	54.9	49.4	5.5	47.5	42.4	5.1	57.7	52.4	5.3	50.4	44.8	5.6
Hamilton-Burlington	80.3	70.6	9.7	75.4	65.6	9.8	83.7	72.7	11.0	78.2	68.3	9.9
Kitchener-Waterloo	67.8	52.3	15.5	61.2	47.2	14.0	71.9	55.3	16.6	63.5	50.0	13.5
London and St Thomas	55.9	47.7	8.2	50.3	42.3	8.0	62.0	52.1	9.9	55.9	46.5	9.4
Niagara Region	80.8	62.1	18.7	73.0	54.9	18.1	86.7	66.7	20.0	78.6	59.4	19.2
Ottawa	46.6	42.0	4.6	39.4	35.7	3.7	47.4	43.4	4.0	40.2	36.9	3.3
Sudbury	39.1	38.6	0.5	35.7	35.7	0.0	44.5	44.5	0.0	40.7	42.0	-1.3
Thunder Bay	61.9	59.5	2.4	56.7	52.2	4.5	66.6	63.1	3.5	62.0	57.0	5.0
Greater Toronto <sup>†</sup>	71.6	61.3	10.3	67.6	57.6	10.0	71.9	61.4	10.5	67.6	57.6	10.0
Windsor-Essex	69.4	57.6	11.8	62.4	52.2	10.2	77.8	65.3	12.5	70.3	59.7	10.6
Trois Rivières CMA	58.1	51.1	7.0	57.0	50.5	6.5	61.4	53.6	7.8	59.4	53.1	6.3
Montreal CMA	51.8	45.3	6.5	49.4	43.5	5.9	53.3	46.4	6.9	50.7	44.6	6.1
Gatineau CMA	44.5	36.3	8.2	38.1	31.4	6.7	45.9	37.9	8.0	39.7	32.8	6.9
Quebec CMA	46.5	47.1	-0.6	47.3	47.5	-0.2	48.5	48.6	-0.1	48.9	48.9	0.0
Saguenay CMA	39.9	42.2	-2.3	38.6	40.4	-1.8	44.5	44.5	0.0	40.8	41.5	-0.7
Sherbrooke CMA	46.5	44.7	1.8	47.6	45.5	2.1	50.7	45.2	5.5	51.7	46.6	5.1
Saint John	33.3	36.7	-3.4	26.9	27.9	-1.0	38.8	40.9	-2.1	31.4	31.8	-0.4
Halifax-Dartmouth	49.9	41.7	8.2	41.4	34.7	6.7	52.9	44.0	8.9	44.5	37.1	7.4
Newfoundland & Labrador	32.2	34.8	-2.6	24.0	25.9	-1.9	37.5	39.5	-2.0	27.7	29.1	-1.4
<b>Canada</b>	<b>58.0</b>	<b>50.5</b>	<b>7.5</b>	<b>51.5</b>	<b>44.8</b>	<b>6.7</b>	<b>61.5</b>	<b>53.4</b>	<b>8.1</b>	<b>54.5</b>	<b>47.4</b>	<b>7.1</b>

<sup>†</sup>Detailed data for the Toronto Real Estate Board (TREB) market area can be found at [http://www.torontorealestateboard.com/market\\_news/market\\_watch/index.htm](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to revisions to geographical coverage, statistics for the Kitchener-Waterloo region from 2000 forward are not directly comparable with its statistics for previous years.

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for Kitchener-Waterloo and Halifax-Dartmouth (and some other markets not included in the above table) have been revised back to January 2001.

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario.

**Source:** The Canadian Real Estate Association

**Dollar Volume & Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations  
April 2016**

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
British Columbia	8,472.0	8,365.7	1.3	10,009.5	6,486.2	54.3	8,069.0	8,008.8	0.8	9,644.3	6,317.0	52.7
Alberta	1,905.8	1,792.8	6.3	2,207.6	2,451.3	-9.9	1,730.0	1,629.4	6.2	2,019.9	2,236.9	-9.7
Saskatchewan	302.0	293.7	2.8	351.3	408.1	-13.9	289.9	281.8	2.9	335.4	368.4	-9.0
Manitoba	366.7	344.7	6.4	430.9	403.3	6.8	356.0	332.4	7.1	418.6	390.9	7.1
Ontario	10,932.4	10,458.9	4.5	14,332.3	11,777.0	21.7	10,587.7	10,135.0	4.5	13,953.6	11,481.9	21.5
Quebec	1,946.8	1,820.8	6.9	2,633.1	2,447.5	7.6	1,805.5	1,700.0	6.2	2,486.5	2,316.5	7.3
New Brunswick	95.1	88.7	7.2	108.7	105.4	3.1	90.6	82.2	10.1	101.4	96.2	5.4
Nova Scotia	182.1	193.1	-5.7	206.7	185.9	11.2	171.2	178.8	-4.3	196.2	174.5	12.5
Prince Edward Island	36.7	32.9	11.6	35.8	21.0	69.9	31.1	31.9	-2.6	32.0	18.1	77.3
Newfoundland & Labrador	103.7	99.8	3.9	85.6	80.6	6.1	99.4	95.8	3.8	83.7	76.9	8.8
Northwest Territories	8.7	12.5	-29.9	14.1	7.8	81.1	9.4	11.3	-16.7	14.1	7.8	81.1
Yukon	11.7	14.3	-18.6	16.2	10.5	54.4	11.1	14.1	-21.3	15.8	10.5	50.1
<b>Canada</b>	<b>24,363.7</b>	<b>23,518.1</b>	<b>3.6</b>	<b>30,431.5</b>	<b>24,384.6</b>	<b>24.8</b>	<b>23,251.0</b>	<b>22,501.5</b>	<b>3.3</b>	<b>29,301.4</b>	<b>23,495.5</b>	<b>24.7</b>

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
British Columbia	11,950	11,669	2.4	13,732	10,451	31.4	11,245	11,008	2.2	12,969	9,952	30.3
Alberta	4,794	4,503	6.5	5,511	6,044	-8.8	4,414	4,151	6.3	5,136	5,623	-8.7
Saskatchewan	1,042	1,020	2.2	1,179	1,299	-9.2	999	973	2.7	1,119	1,210	-7.5
Manitoba	1,364	1,288	5.9	1,574	1,451	8.5	1,291	1,235	4.5	1,501	1,375	9.2
Ontario	21,639	20,924	3.4	27,119	24,924	8.8	20,494	19,847	3.3	25,811	23,809	8.4
Quebec	7,053	6,844	3.1	9,530	8,942	6.6	6,617	6,433	2.9	9,058	8,529	6.2
New Brunswick	629	609	3.3	688	635	8.3	552	540	2.2	610	581	5.0
Nova Scotia	888	966	-8.1	967	870	11.1	794	832	-4.6	876	790	10.9
Prince Edward Island	232	211	10.0	220	128	71.9	179	169	5.9	181	106	70.8
Newfoundland & Labrador	434	384	13.0	349	294	18.7	389	363	7.2	328	278	18.0
Northwest Territories	23	29	-20.7	36	17	111.8	24	25	-4.0	36	17	111.8
Yukon	36	41	-12.2	47	29	62.1	33	40	-17.5	44	29	51.7
<b>Canada</b>	<b>50,084</b>	<b>48,488</b>	<b>3.3</b>	<b>60,952</b>	<b>55,084</b>	<b>10.7</b>	<b>47,031</b>	<b>45,616</b>	<b>3.1</b>	<b>57,669</b>	<b>52,299</b>	<b>10.3</b>

\* in millions of dollars

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for some local markets in Ontario and all local markets in Nova Scotia have been revised back to January 2001.

**New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations  
April 2016**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
British Columbia	15,568	15,207	2.4	19,751	18,381	7.5	13,780	13,503	2.1	17,615	16,257	8.4
Alberta	10,146	10,267	-1.2	12,681	12,341	2.8	9,094	8,900	2.2	11,185	10,759	4.0
Saskatchewan	2,752	2,689	2.3	3,472	3,579	-3.0	2,501	2,428	3.0	3,181	3,300	-3.6
Manitoba	2,402	2,416	-0.6	3,020	3,374	-10.5	2,165	2,187	-1.0	2,693	2,950	-8.7
Ontario	31,267	31,971	-2.2	40,984	45,957	-10.8	28,502	29,098	-2.0	37,633	42,084	-10.6
Quebec	14,385	14,182	1.4	16,530	16,810	-1.7	12,779	12,659	0.9	14,797	15,104	-2.0
New Brunswick	1,699	1,708	-0.5	2,113	2,052	3.0	1,353	1,301	4.0	1,690	1,683	0.4
Nova Scotia	2,007	2,093	-4.1	2,549	2,668	-4.5	1,553	1,679	-7.5	2,052	2,212	-7.2
Prince Edward Island	530	521	1.7	603	462	30.5	316	294	7.5	365	318	14.8
Newfoundland & Labrador	1,072	1,177	-8.9	1,202	1,216	-1.2	817	956	-14.5	945	1,003	-5.8
Northwest Territories	31	33	-6.1	67	41	63.4	32	35	-8.6	65	41	58.5
Yukon	40	41	-2.4	56	89	-37.1	40	36	11.1	53	82	-35.4
<b>Canada</b>	<b>81,899</b>	<b>82,305</b>	<b>-0.5</b>	<b>103,028</b>	<b>106,970</b>	<b>-3.7</b>	<b>72,932</b>	<b>73,076</b>	<b>-0.2</b>	<b>92,274</b>	<b>95,793</b>	<b>-3.7</b>

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change	Apr 2016	Mar 2016	monthly percentage change	Apr 2016	Apr 2015	year-over-year percentage change
British Columbia	717,500	723,404	-0.8	728,916	620,633	17.4	731,481	741,015	-1.3	743,640	634,744	17.2
Alberta	397,737	394,731	0.8	400,577	405,571	-1.2	389,536	385,017	1.2	393,285	397,811	-1.1
Saskatchewan	294,877	298,740	-1.3	297,940	314,145	-5.2	292,213	293,237	-0.3	299,694	304,433	-1.6
Manitoba	262,553	264,760	-0.8	273,737	277,966	-1.5	271,705	272,994	-0.5	278,862	284,320	-1.9
Ontario	496,044	489,896	1.3	528,496	472,516	11.8	509,289	503,418	1.2	540,608	482,250	12.1
Quebec	276,607	276,744	0.0	n/a	n/a	-	278,425	279,028	-0.2	276,219	272,446	1.4
New Brunswick	148,125	151,351	-2.1	157,933	166,012	-4.9	160,750	157,067	2.3	166,267	165,622	0.4
Nova Scotia	205,255	202,680	1.3	213,760	213,626	0.1	216,480	212,496	1.9	223,958	220,823	1.4
Prince Edward Island	162,557	175,712	-7.5	162,557	164,410	-1.1	176,886	194,094	-8.9	176,886	170,396	3.8
Newfoundland & Labrador	245,598	252,116	-2.6	245,225	274,273	-10.6	257,469	260,484	-1.2	255,237	276,760	-7.8
Northwest Territories	391,229	399,069	-2.0	391,229	457,465	-14.5	391,229	406,620	-3.8	391,229	457,465	-14.5
Yukon	344,169	325,580	5.7	344,574	361,753	-4.7	336,208	336,400	-0.1	357,965	361,753	-1.0
<b>Canada</b>	<b>484,406</b>	<b>485,679</b>	<b>-0.3</b>	<b>499,270</b>	<b>442,681</b>	<b>12.8</b>	<b>493,660</b>	<b>495,730</b>	<b>-0.4</b>	<b>508,097</b>	<b>449,253</b>	<b>13.1</b>

\* Provincial weighted residential average price for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations. Information on Quebec's weighted average price calculation can be found at: [http://www.fciq.ca/pdf/Carrefour/definitions/en/prix\\_moyen\\_pondere\\_a.pdf](http://www.fciq.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for some local markets in Ontario and all local markets in Nova Scotia have been revised back to January 2001.

**Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations  
April 2016**

Sales as a Percentage of New Listings*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly change	Apr 2016	Apr 2015	year-over-year change	Apr 2016	Mar 2016	monthly change	Apr 2016	Apr 2015	year-over-year change
British Columbia	76.8	76.7	0.1	68.4	55.0	13.4	81.6	81.5	0.1	73.3	59.0	14.3
Alberta	47.3	43.9	3.4	47.2	55.0	-7.8	48.5	46.6	1.9	49.9	58.9	-9.0
Saskatchewan	37.9	37.9	0.0	38.4	41.6	-3.2	39.9	40.1	-0.2	39.9	43.3	-3.4
Manitoba	56.8	53.3	3.5	53.3	51.5	1.8	59.6	56.5	3.1	56.3	54.3	2.0
Ontario	69.2	65.4	3.8	61.0	54.4	6.6	71.9	68.2	3.7	63.6	57.1	6.5
Quebec	49.0	48.3	0.7	45.5	42.3	3.2	51.8	50.8	1.0	48.2	44.6	3.6
New Brunswick	37.0	35.7	1.3	36.4	34.8	1.6	40.8	41.5	-0.7	41.4	39.1	2.3
Nova Scotia	44.2	46.2	-2.0	40.9	39.1	1.8	51.1	49.6	1.5	46.3	44.7	1.6
Prince Edward Island	43.8	40.5	3.3	38.6	31.8	6.8	56.6	57.5	-0.9	47.8	37.8	10.0
Newfoundland & Labrador	40.5	32.6	7.9	33.6	33.3	0.3	47.6	38.0	9.6	38.4	37.5	0.9
Northwest Territories	74.2	87.9	-13.7	62.6	69.1	-6.5	75.0	71.4	3.6	63.1	69.2	-6.1
Yukon	90.0	100.0	-10.0	60.0	51.1	8.9	82.5	111.1	-28.6	64.0	52.9	11.1
<b>Canada</b>	<b>61.2</b>	<b>58.9</b>	<b>2.3</b>	<b>55.3</b>	<b>50.8</b>	<b>4.5</b>	<b>64.5</b>	<b>62.4</b>	<b>2.1</b>	<b>58.7</b>	<b>53.9</b>	<b>4.8</b>

Months of Inventory*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016	Mar 2016	monthly change	Apr 2016	Apr 2015	year-over-year change	Apr 2016	Mar 2016	monthly change	Apr 2016	Apr 2015	year-over-year change
British Columbia	2.5	2.6	-0.1	5.0	7.5	-2.5	2.6	2.8	-0.2	3.7	6.0	-2.2
Alberta	5.6	6.0	-0.4	6.8	5.0	1.8	6.1	6.5	-0.4	5.6	4.0	1.6
Saskatchewan	8.6	8.9	-0.3	9.8	8.3	1.5	9.0	9.4	-0.4	8.8	7.4	1.4
Manitoba	3.5	3.8	-0.3	5.0	4.7	0.3	3.7	4.0	-0.3	4.1	3.9	0.2
Ontario	2.2	2.5	-0.3	3.8	4.6	-0.8	2.4	2.6	-0.2	3.0	3.7	-0.7
Quebec	11.1	11.6	-0.5	14.6	15.1	-0.5	11.9	12.4	-0.5	12.8	13.4	-0.6
New Brunswick	10.8	11.3	-0.5	16.6	17.6	-0.9	12.3	12.7	-0.4	12.3	13.0	-0.7
Nova Scotia	10.1	9.2	0.9	16.0	17.6	-1.5	11.3	10.7	0.6	11.6	12.8	-1.2
Prince Edward Island	7.7	8.5	-0.8	19.3	25.4	-6.1	9.9	10.6	-0.7	12.2	16.6	-4.5
Newfoundland & Labrador	7.8	8.9	-1.1	13.3	13.0	0.2	8.8	9.5	-0.7	9.5	9.6	-0.1
Northwest Territories	5.7	4.0	1.7	5.4	4.8	0.6	5.4	4.7	0.7	5.2	4.3	0.8
Yukon	5.4	4.9	0.5	9.3	11.1	-1.8	5.8	5.0	0.8	7.6	9.4	-1.9
<b>Canada</b>	<b>4.4</b>	<b>4.6</b>	<b>-0.2</b>	<b>6.6</b>	<b>7.4</b>	<b>-0.8</b>	<b>4.7</b>	<b>4.9</b>	<b>-0.2</b>	<b>5.4</b>	<b>6.1</b>	<b>-0.7</b>

\*Actual (not seasonally adjusted) data for sales-to-new listings ratios and months of inventory are based on a 12-month moving average

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for some local markets in Ontario and all local markets in Nova Scotia have been revised back to January 2001.

**Dollar Volume & Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations**  
**April 2016**  
**Year to date**

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
British Columbia	32,758.3	19,674.1	66.5	32,303.9	19,670.1	64.2	31,497.0	18,945.8	66.2	31,237.3	19,013.3	64.3
Alberta	7,050.5	7,971.5	-11.6	6,382.2	7,236.9	-11.8	6,434.7	7,247.4	-11.2	5,853.4	6,621.1	-11.6
Saskatchewan	1,210.3	1,248.0	-3.0	1,064.1	1,117.1	-4.7	1,127.3	1,184.9	-4.9	977.8	1,032.7	-5.3
Manitoba	1,408.7	1,291.3	9.1	1,168.1	1,067.5	9.4	1,366.6	1,248.9	9.4	1,130.2	1,033.3	9.4
Ontario	41,317.6	33,457.7	23.5	38,810.2	31,331.6	23.9	40,186.3	32,585.5	23.3	37,763.7	30,495.8	23.8
Quebec	7,525.4	6,804.4	10.6	8,448.0	7,725.9	9.3	6,990.4	6,319.4	10.6	7,958.3	7,268.6	9.5
New Brunswick	371.8	359.4	3.4	307.6	299.7	2.7	345.3	335.3	3.0	285.7	277.5	2.9
Nova Scotia	734.6	665.4	10.4	627.9	552.6	13.6	686.9	622.8	10.3	588.0	514.6	14.3
Prince Edward Island	126.7	91.0	39.2	104.4	64.3	62.4	108.0	79.0	36.6	89.7	55.3	62.3
Newfoundland & Labrador	382.6	417.6	-8.4	266.5	286.9	-7.1	368.4	399.2	-7.7	253.5	271.5	-6.6
Northwest Territories	33.1	19.7	68.1	27.1	14.0	93.7	32.7	19.1	70.8	26.8	14.0	91.7
Yukon	39.5	30.8	28.1	35.6	26.2	36.0	38.6	30.5	26.4	35.2	26.2	34.3
<b>Canada</b>	<b>92,958.9</b>	<b>72,031.0</b>	<b>29.1</b>	<b>89,545.6</b>	<b>69,392.7</b>	<b>29.0</b>	<b>89,182.2</b>	<b>69,017.9</b>	<b>29.2</b>	<b>86,199.4</b>	<b>66,623.8</b>	<b>29.4</b>

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
British Columbia	45,670	33,286	37.2	43,332	31,839	36.1	43,139	31,368	37.5	40,997	30,091	36.2
Alberta	17,738	19,825	-10.5	16,149	18,045	-10.5	16,455	18,332	-10.2	15,064	16,841	-10.6
Saskatchewan	4,175	4,289	-2.7	3,537	3,685	-4.0	3,959	4,067	-2.7	3,322	3,461	-4.0
Manitoba	5,271	4,871	8.2	4,356	4,028	8.1	4,989	4,629	7.8	4,111	3,805	8.0
Ontario	83,381	75,302	10.7	76,881	69,188	11.1	79,075	71,623	10.4	72,850	65,855	10.6
Quebec	27,496	25,475	7.9	30,858	28,739	7.4	25,822	23,886	8.1	29,327	27,341	7.3
New Brunswick	2,506	2,385	5.1	2,050	1,957	4.8	2,199	2,110	4.2	1,823	1,754	3.9
Nova Scotia	3,615	3,221	12.2	3,035	2,624	15.7	3,205	2,876	11.4	2,712	2,354	15.2
Prince Edward Island	812	627	29.5	641	412	55.6	629	483	30.2	512	334	53.3
Newfoundland & Labrador	1,514	1,531	-1.1	1,056	1,055	0.1	1,415	1,433	-1.3	980	976	0.4
Northwest Territories	86	52	65.4	71	36	97.2	82	50	64.0	70	36	94.4
Yukon	120	97	23.7	108	82	31.7	114	95	20.0	105	82	28.0
<b>Canada</b>	<b>192,384</b>	<b>170,961</b>	<b>12.5</b>	<b>182,074</b>	<b>161,690</b>	<b>12.6</b>	<b>181,083</b>	<b>160,952</b>	<b>12.5</b>	<b>171,873</b>	<b>152,930</b>	<b>12.4</b>

\* in millions of dollars

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for some local markets in Ontario and all local markets in Nova Scotia have been revised back to January 2001

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario

**Source:** The Canadian Real Estate Association

**New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations  
April 2016  
Year to date**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
British Columbia	60,096	58,670	2.4	68,069	65,260	4.3	52,887	51,423	2.8	60,393	57,668	4.7
Alberta	41,668	41,414	0.6	44,722	44,909	-0.4	36,713	36,432	0.8	39,490	39,402	0.2
Saskatchewan	11,169	11,237	-0.6	11,139	11,344	-1.8	10,241	10,292	-0.5	10,145	10,365	-2.1
Manitoba	9,802	10,159	-3.5	9,469	9,893	-4.3	8,860	9,008	-1.6	8,433	8,737	-3.5
Ontario	128,657	136,603	-5.8	131,140	139,953	-6.3	116,785	124,390	-6.1	118,903	126,999	-6.4
Quebec	57,830	59,457	-2.7	67,252	69,325	-3.0	51,476	53,133	-3.1	60,810	62,943	-3.4
New Brunswick	6,823	6,376	7.0	7,005	6,609	6.0	5,324	5,033	5.8	5,513	5,248	5.0
Nova Scotia	8,311	8,019	3.6	8,351	7,907	5.6	6,611	6,430	2.8	6,612	6,340	4.3
Prince Edward Island	2,073	1,598	29.7	1,839	1,393	32.0	1,260	1,071	17.6	1,107	938	18.0
Newfoundland & Labrador	4,695	4,397	6.8	4,397	4,072	8.0	3,775	3,631	4.0	3,541	3,353	5.6
Northwest Territories	161	83	94.0	170	91	86.8	159	85	87.1	164	90	82.2
Yukon	205	216	-5.1	205	232	-11.6	190	209	-9.1	188	216	-13.0
<b>Canada</b>	<b>331,490</b>	<b>338,229</b>	<b>-2.0</b>	<b>353,758</b>	<b>360,988</b>	<b>-2.0</b>	<b>294,281</b>	<b>301,137</b>	<b>-2.3</b>	<b>315,299</b>	<b>322,299</b>	<b>-2.2</b>

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change	Apr 2016 YTD	Apr 2015 YTD	percentage change
British Columbia	723,321	595,378	21.5	745,498	617,800	20.7	740,236	609,852	21.4	761,940	631,860	20.6
Alberta	393,295	399,554	-1.6	395,206	401,046	-1.5	385,516	390,610	-1.3	388,567	393,155	-1.2
Saskatchewan	300,866	298,723	0.7	300,834	303,139	-0.8	291,612	296,320	-1.6	294,348	298,374	-1.3
Manitoba	265,577	260,767	1.8	268,152	265,022	1.2	275,304	268,719	2.5	274,920	271,551	1.2
Ontario	488,506	438,594	11.4	504,808	452,847	11.5	501,830	448,544	11.9	518,376	463,075	11.9
Quebec	277,928	271,024	2.5	n/a	n/a	-	279,314	273,168	2.2	274,523	269,074	2.0
New Brunswick	149,279	150,920	-1.1	150,059	153,121	-2.0	157,142	158,517	-0.9	156,696	158,222	-1.0
Nova Scotia	203,738	206,299	-1.2	206,896	210,583	-1.8	212,862	214,242	-0.6	216,796	218,609	-0.8
Prince Edward Island	163,604	155,428	5.3	162,864	156,073	4.4	174,443	164,886	5.8	175,202	165,505	5.9
Newfoundland & Labrador	252,768	272,075	-7.1	252,390	271,929	-7.2	259,677	279,187	-7.0	258,635	278,179	-7.0
Northwest Territories	376,280	366,511	2.7	381,893	388,824	-1.8	378,048	362,889	4.2	383,373	388,824	-1.4
Yukon	330,383	315,388	4.8	329,718	319,227	3.3	333,235	312,456	6.6	334,905	319,227	4.9
<b>Canada</b>	<b>481,613</b>	<b>419,709</b>	<b>14.7</b>	<b>491,809</b>	<b>429,171</b>	<b>14.6</b>	<b>491,681</b>	<b>426,355</b>	<b>15.3</b>	<b>501,530</b>	<b>435,649</b>	<b>15.1</b>

\* Provincial weighted residential average price for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations. Information on Quebec's weighted average price calculation can be found at: [http://www.fcic.qc.ca/pdf/Carrefour/definitions/en/prix\\_moyen\\_pondere\\_a.pdf](http://www.fcic.qc.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Note:** Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

**Note:** Due to a change in data collection methodology, s.a. and nsa data for some local markets in Ontario and all local markets in Nova Scotia have been revised back to January 2001.

The interplay of local and provincial data influences in the seasonal adjustment process also necessitated revision back to January 2001 for all s.a. data for local markets in the province of Ontario.

**Source:** The Canadian Real Estate Association



## Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations

April 2016

Year to date

Sales as a Percentage of New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change
British Columbia	76.0	56.7	19.3	63.7	48.8	14.9	81.6	61.0	20.6	67.9	52.2	15.7
Alberta	42.6	47.9	-5.3	36.1	40.2	-4.1	44.8	50.3	-5.5	38.1	42.7	-4.6
Saskatchewan	37.4	38.2	-0.8	31.8	32.5	-0.7	38.7	39.5	-0.8	32.7	33.4	-0.7
Manitoba	53.8	47.9	5.9	46.0	40.7	5.3	56.3	51.4	4.9	48.7	43.6	5.1
Ontario	64.8	55.1	9.7	58.6	49.4	9.2	67.7	57.6	10.1	61.3	51.9	9.4
Quebec	47.5	42.8	4.7	45.9	41.5	4.4	50.2	45.0	5.2	48.2	43.4	4.8
New Brunswick	36.7	37.4	-0.7	29.3	29.6	-0.3	41.3	41.9	-0.6	33.1	33.4	-0.3
Nova Scotia	43.5	40.2	3.3	36.3	33.2	3.1	48.5	44.7	3.8	41.0	37.1	3.9
Prince Edward Island	39.2	39.2	0.0	34.9	29.6	5.3	49.9	45.1	4.8	46.3	35.6	10.7
Newfoundland & Labrador	32.2	34.8	-2.6	24.0	25.9	-1.9	37.5	39.5	-2.0	27.7	29.1	-1.4
Northwest Territories	53.4	62.7	-9.3	41.8	39.6	2.2	51.6	58.8	-7.2	42.7	40.0	2.7
Yukon	58.5	44.9	13.6	52.7	35.3	17.4	60.0	45.5	14.5	55.9	38.0	17.9
<b>Canada</b>	<b>58.0</b>	<b>50.5</b>	<b>7.5</b>	<b>51.5</b>	<b>44.8</b>	<b>6.7</b>	<b>61.5</b>	<b>53.4</b>	<b>8.1</b>	<b>54.5</b>	<b>47.4</b>	<b>7.1</b>

Months of Inventory	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change	Apr 2016 YTD	Apr 2015 YTD	change
British Columbia	2.7	5.2	-2.5	3.9	6.9	-3.0	2.9	5.5	-2.6	2.9	5.4	-2.5
Alberta	6.1	4.8	1.3	8.3	6.6	1.7	6.6	5.2	1.4	6.9	5.4	1.5
Saskatchewan	8.8	8.0	0.8	11.1	10.1	1.0	9.2	8.4	0.8	10.1	9.0	1.1
Manitoba	3.8	4.2	-0.4	5.0	5.5	-0.5	4.0	4.4	-0.4	4.1	4.6	-0.5
Ontario	2.5	3.4	-0.9	3.3	4.3	-1.0	2.6	3.6	-1.0	2.6	3.5	-0.9
Quebec	11.6	12.8	-1.2	12.9	13.9	-1.0	12.4	13.6	-1.2	11.3	12.3	-1.0
New Brunswick	10.9	11.4	-0.5	18.7	19.6	-0.9	12.4	12.9	-0.5	13.7	14.2	-0.5
Nova Scotia	9.8	11.5	-1.7	16.6	19.9	-3.3	11.1	12.8	-1.7	11.7	14.1	-2.4
Prince Edward Island	8.9	12.3	-3.4	20.8	32.3	-11.5	11.5	16.0	-4.5	12.2	20.0	-7.8
Newfoundland & Labrador	8.9	8.8	0.1	17.6	16.8	0.8	9.5	9.5	0.0	12.2	12.2	0.0
Northwest Territories	5.8	4.6	1.2	6.7	7.1	-0.4	6.1	4.8	1.3	6.4	6.2	0.2
Yukon	6.8	9.0	-2.2	8.8	11.9	-3.1	7.2	9.2	-2.0	7.1	9.8	-2.7
<b>Canada</b>	<b>4.7</b>	<b>5.8</b>	<b>-1.1</b>	<b>6.3</b>	<b>7.6</b>	<b>-1.3</b>	<b>5.0</b>	<b>6.1</b>	<b>-1.1</b>	<b>5.0</b>	<b>6.2</b>	<b>-1.2</b>

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

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