



# The Canadian Real Estate Association News Release

## Canadian home sales decline further in June

Ottawa, ON, July 15, 2016

According to statistics<sup>1</sup> released today by The Canadian Real Estate Association (CREA), national home sales declined further in June 2016.

### Highlights:

- **National home sales fell 0.9% from May to June.**
- **Actual (not seasonally adjusted) activity came in 5.2% above June 2015.**
- **The number of newly listed homes rose 2.2% from May to June.**
- **The MLS® Home Price Index (HPI) rose 13.6% year-over-year in June.**
- **The national average sale price climbed 11.2% in June from one year ago; net of Greater Toronto and Greater Vancouver, it advanced 8.4% year-over-year.**

The number of homes trading hands via Canadian MLS® Systems fell by 0.9 percent month-over-month in June 2016. Monthly declines in each of the past two months have left sales activity 2.6 percent below the record set in April 2016. (Chart A)

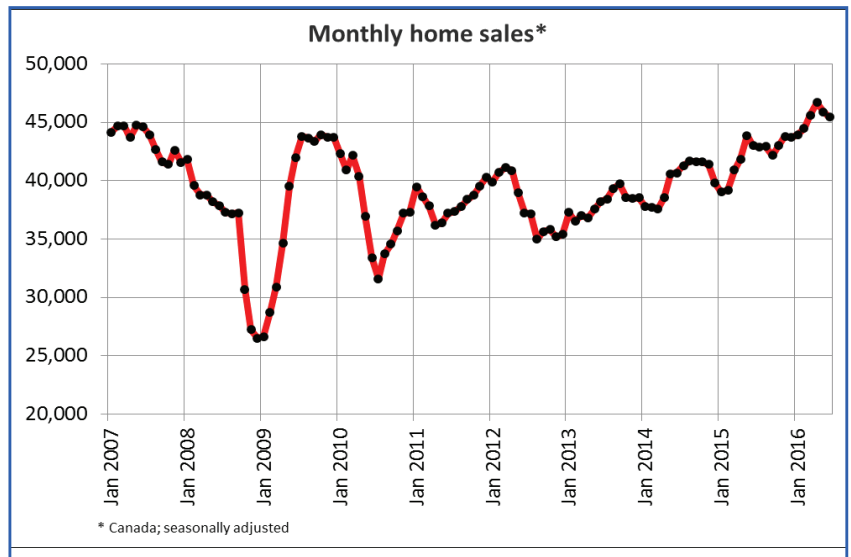
Sales activity was down from the previous month in about half of all markets in June, with declines in Greater Vancouver, the Fraser Valley and Greater Toronto having eclipsed gains in comparatively less active housing markets.

"While national sales activity remains strong, there are still significant differences in housing market trends across Canada," said CREA President Cliff Iverson. "While home sales activity and price growth are running strong in B.C. and Ontario, they remain subdued in other markets where homebuyers are cautious and uncertain about the outlook for their local economy," he added. "All real estate is local, and REALTORS® remain your best source for information about sales and listings where you live or might like to in the future."

"June sales extended trends observed the previous month," said Gregory Klump, CREA's Chief Economist. "As was the case in May, the monthly decline in national sales activity was led by the Lower Mainland of British Columbia and markets in or around the GTA. In keeping with the law of supply and demand, exceptionally low inventory combined with high demand continues to translate into strong price growth in these housing markets, where year-over-year price gains have been running in double-digit territory since late last year."

Actual (not seasonally adjusted) sales activity was up 5.2 percent year-over-year (y-o-y) in June 2016. Year-over-year increases have been steadily losing momentum since February 2016.

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.

The number of newly listed homes rose by 2.2 percent in June 2016 compared to May. New supply climbed among a broad majority of all local markets, led by Greater Toronto, Oakville-Milton, Montreal, Quebec City, and B.C.'s Fraser Valley. The return of activity in Fort McMurray following its evacuation in May also contributed to the national increase in new listings.

With sales down and new listings up, the national sales-to-new listings ratio eased to 63.3 percent in June 2016, compared to 65.3 percent in May. 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.

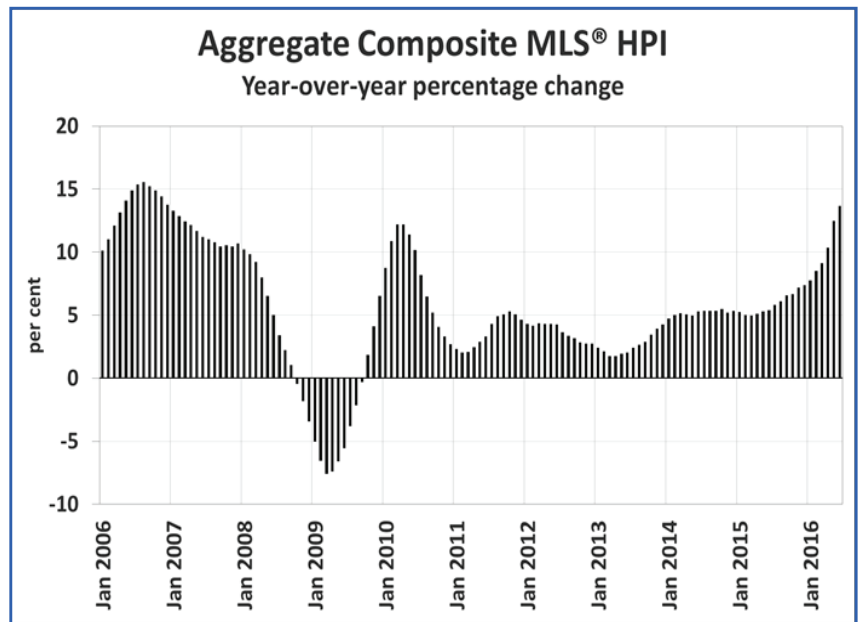
The ratio was above 60 percent in about half of all local housing markets in June, virtually all of which are located in British Columbia, in and around Toronto and across Southwestern Ontario.

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 4.6 months of inventory on a national basis at the end of June 2016, which is unchanged from May's reading and the lowest level in more than six years. The number of months of inventory has been trending lower since early 2015, reflecting increasingly tighter housing markets in B.C. and Ontario. It currently sits near or below two months in a number of local markets in British Columbia, the GTA and environs and Southwestern Ontario.

The Aggregate Composite MLS® Benchmark price rose by 13.6 percent y-o-y to \$564,700 in June 2016, the biggest gain since December 2006. (Chart B)

Chart B



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

For the fifth consecutive month, y-o-y price growth accelerated for all Benchmark property types tracked by the index.

Two-storey single family home prices continued to post the biggest y-o-y gain (+15.5 percent), followed by one-storey single family homes (+14.0 percent), townhouse/row units (+13.6 percent), and apartment units (+9.8 percent).

While prices in 9 of the 11 markets tracked by the MLS® HPI posted y-o-y gains in June, price growth continues to vary widely among housing markets.

Greater Vancouver (+32.1 percent) and the Fraser Valley (+35.5 percent) posted the largest y-o-y gains, followed by Greater Toronto (+16.0 percent), Victoria (+15.7 percent), and Vancouver Island (+10.6 percent). By contrast, prices were down -4.1 percent and -1.4 percent y-o-y in Calgary and Saskatoon, respectively.

Home prices gained further traction in Regina (+3.6 percent y-o-y), Greater Montreal (+1.9 percent y-o-y), and Ottawa (+1.0 percent y-o-y). Home prices in Greater Moncton recorded their eleventh consecutive year-over-year gain, rising 7.9 percent. (Table 1)

The MLS® Home Price Index (MLS® HPI) provides the best way of gauging price trends because average price trends are prone to being distorted by changes in the mix of sales activity from one month to the next.

The national average price continues to be pulled upward by sales activity in Greater Vancouver and Greater Toronto, which remain two of Canada's tightest, most active and expensive housing markets. The actual (not seasonally adjusted) national average price for homes sold in June 2016 was \$503,301, up 11.2 percent y-o-y.

If these two housing markets are excluded from calculations, the average price is a more modest \$374,760 and the gain is trimmed to 8.4 percent y-o-y.

Table 1

MLS® Home Price Index Benchmark Price							
Composite HPI:	June 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>	\$564,700	1.76	6.91	10.83	13.62	26.06	34.06
Lower Mainland	\$812,000	3.25	12.86	21.29	32.75	49.48	48.99
Greater Vancouver	\$917,800	3.22	12.61	20.46	32.05	52.22	50.50
Fraser Valley	\$615,300	3.62	14.00	24.32	35.53	43.55	46.41
Vancouver Island	\$347,700	1.97	6.07	9.53	10.59	17.34	12.41
Victoria	\$516,100	1.86	7.08	13.23	15.70	21.94	13.68
Calgary	\$437,200	0.15	-0.35	-2.44	-4.08	7.18	14.35
Regina	\$297,800	0.04	4.04	7.13	3.61	-1.49	9.10
Saskatoon	\$309,000	0.92	2.21	1.45	-1.45	0.04	9.61
Greater Toronto	\$647,600	1.87	8.04	12.81	15.96	36.20	51.36
Ottawa	\$337,800	0.20	1.82	2.93	1.00	1.27	5.29
Greater Montreal	\$310,200	0.12	1.00	2.47	1.89	3.79	9.27
Greater Moncton	\$160,600	1.27	2.73	1.12	7.89	7.89	8.24

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 115,000 REALTORS® working through some 90 real estate Boards and Associations.

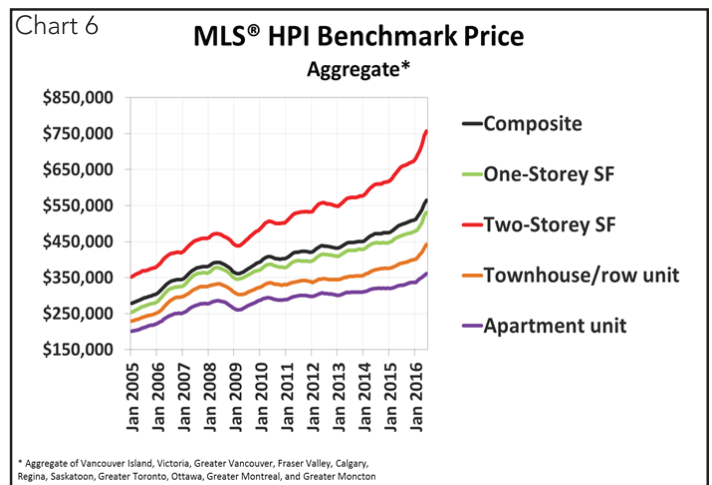
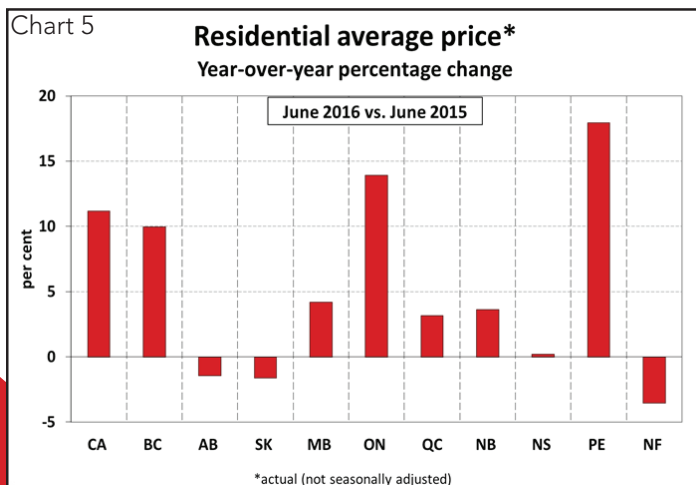
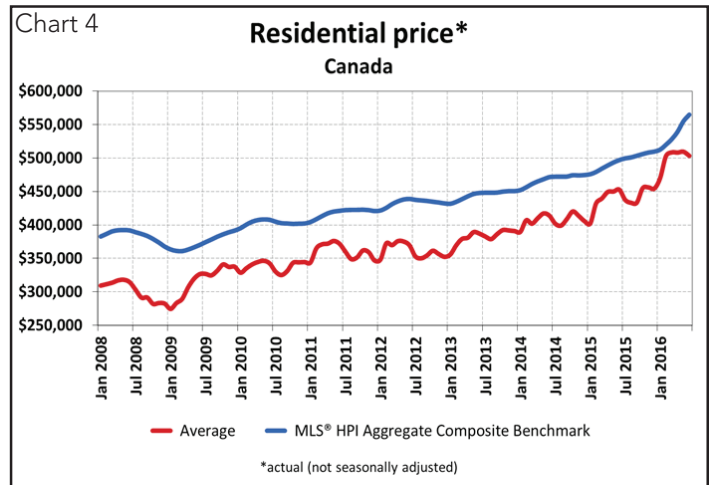
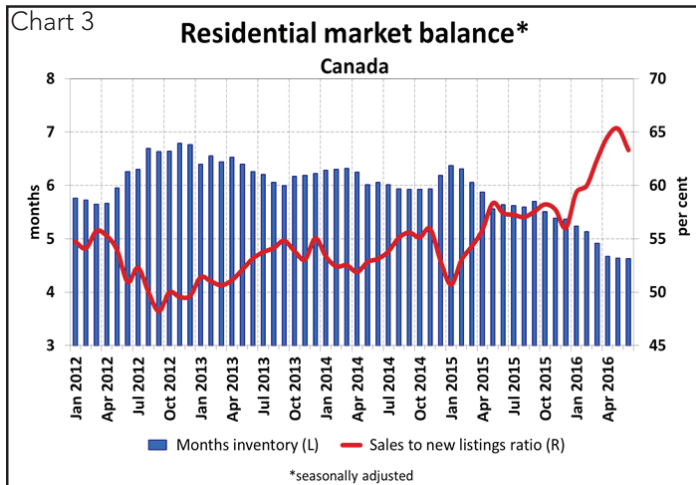
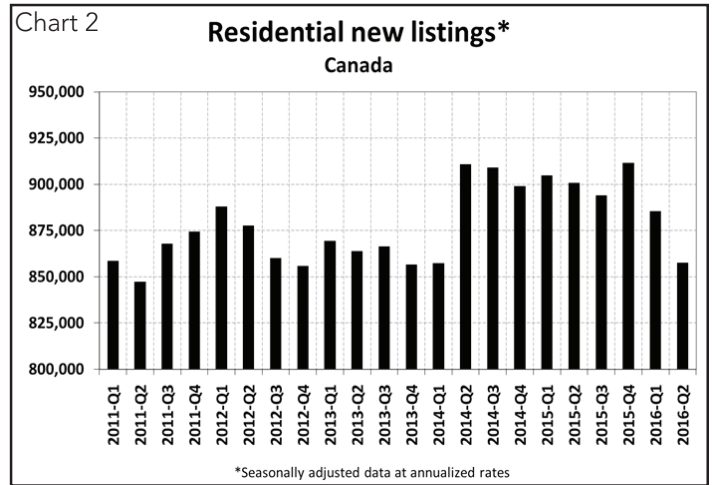
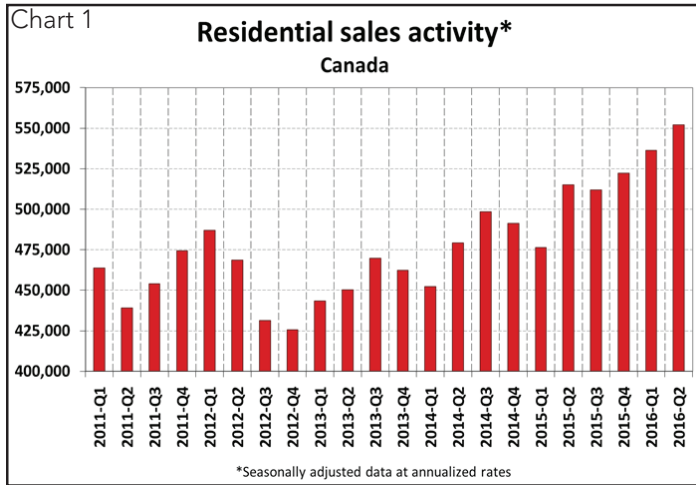
Further information can be found at <http://crea.ca/statistics>.

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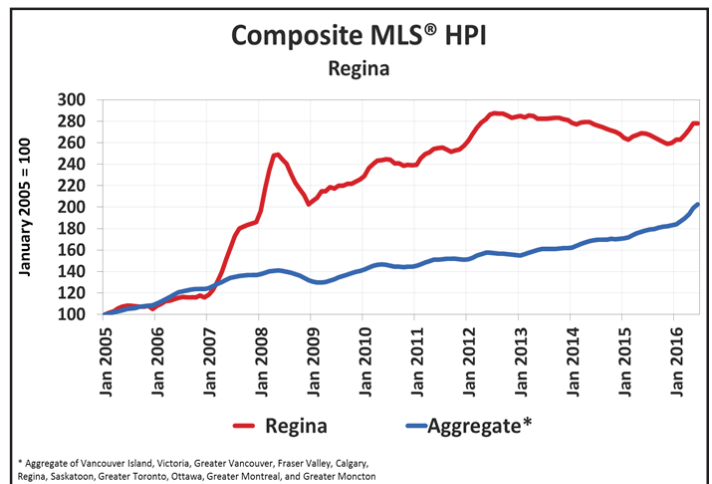
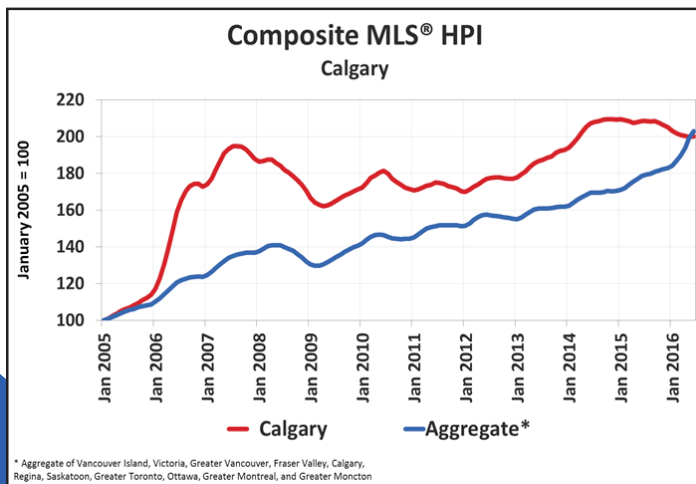
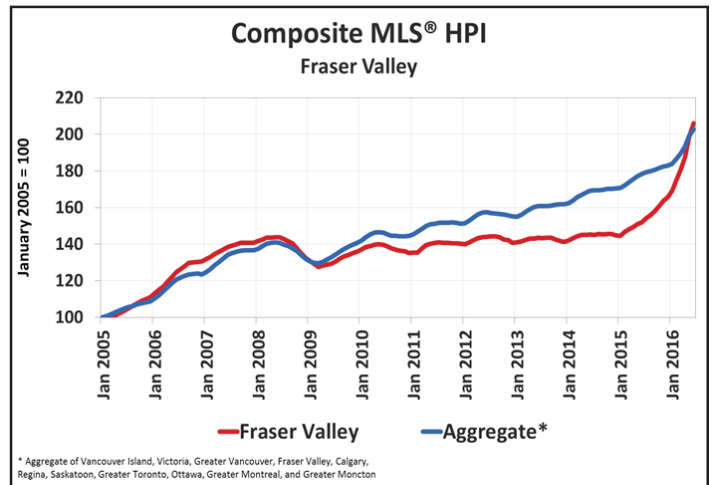
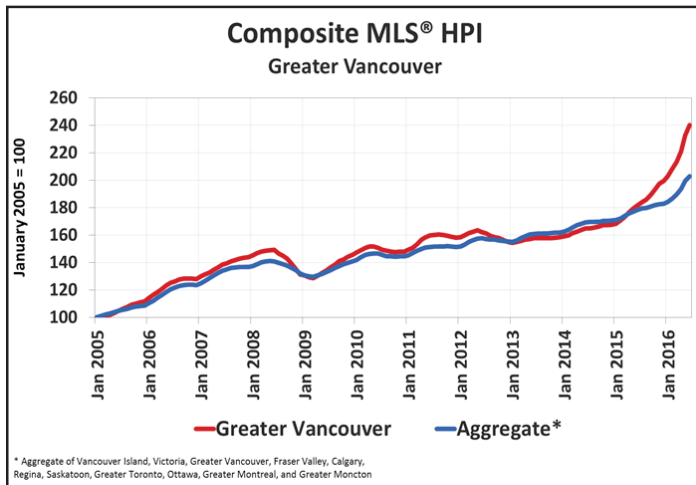
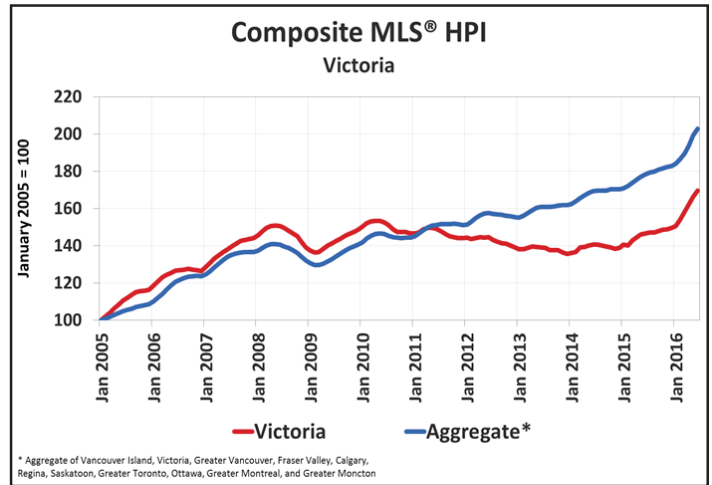
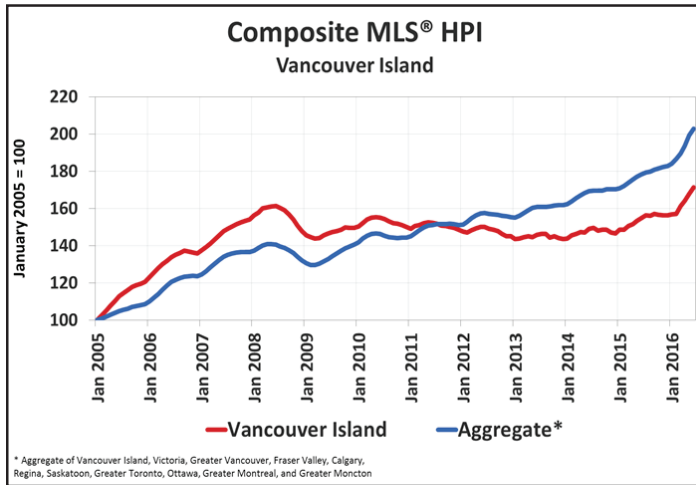


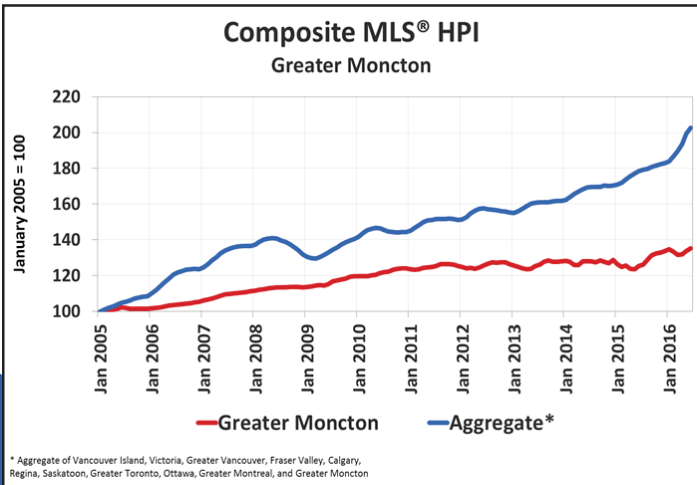
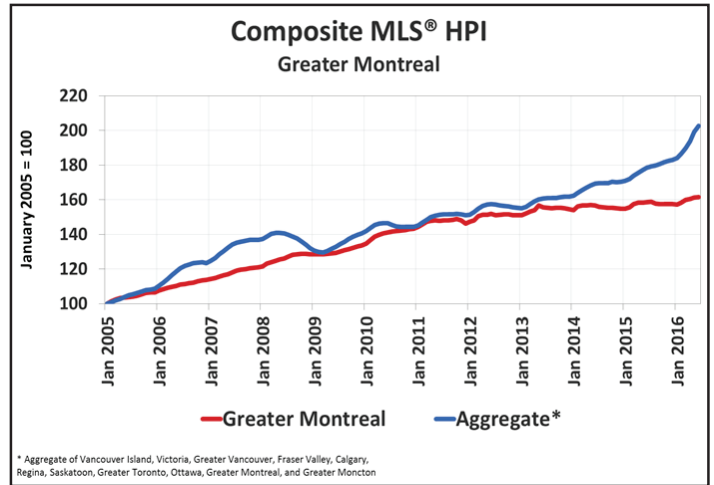
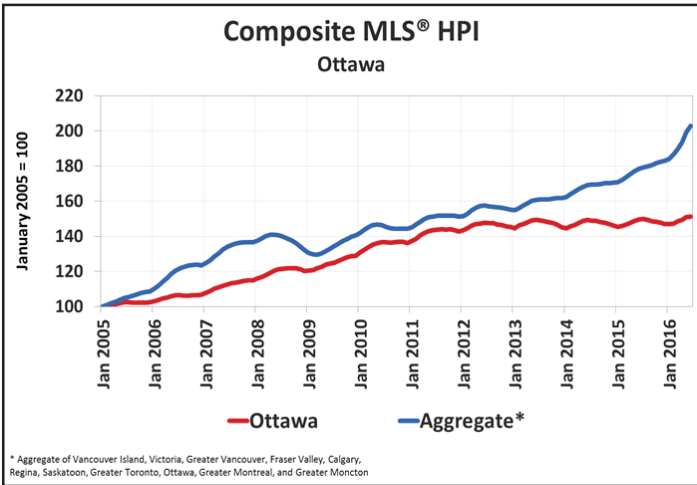
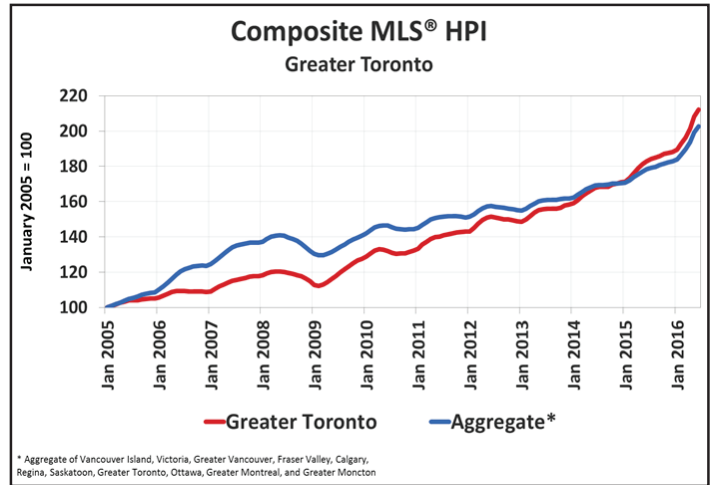
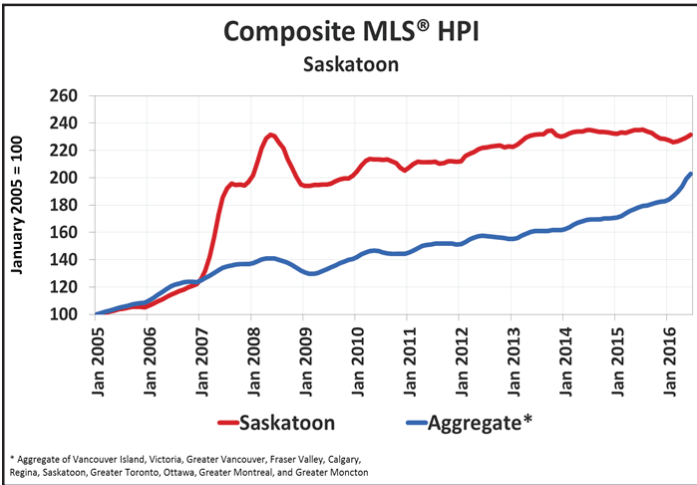
# National Charts





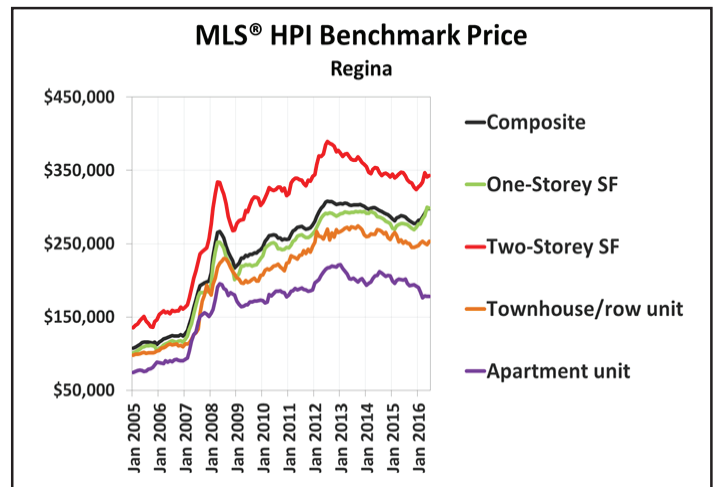
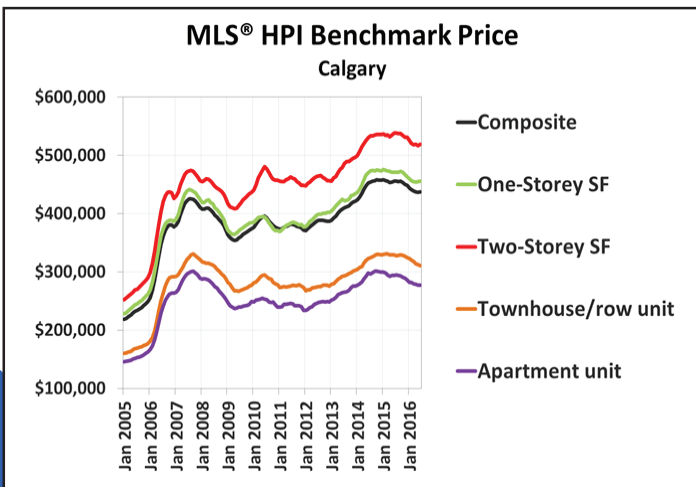
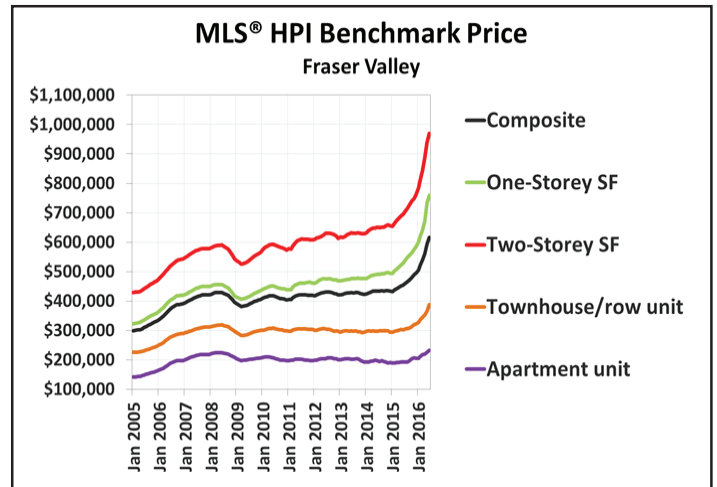
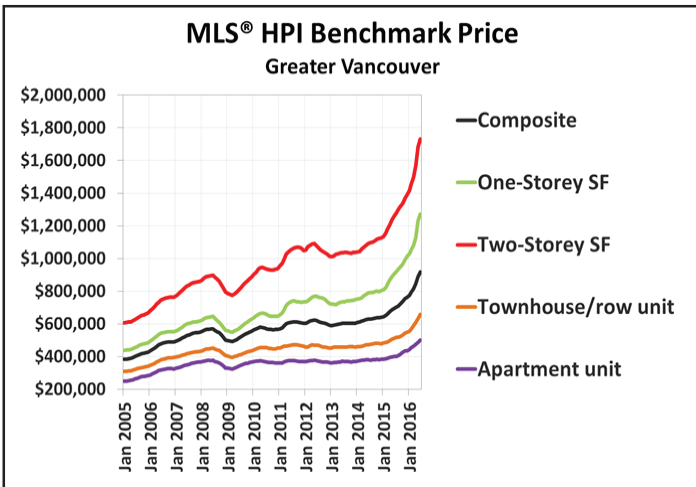
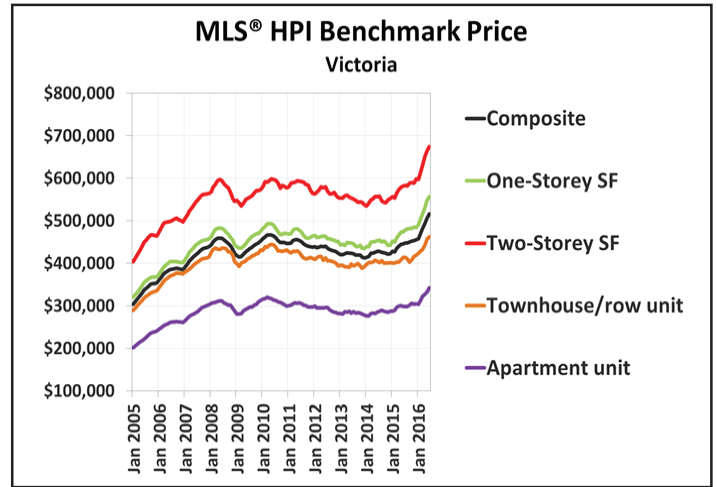
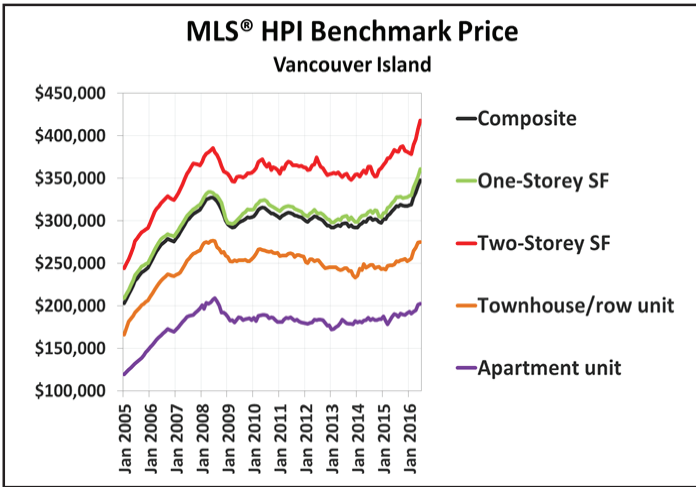
# MLS® Home Price Index



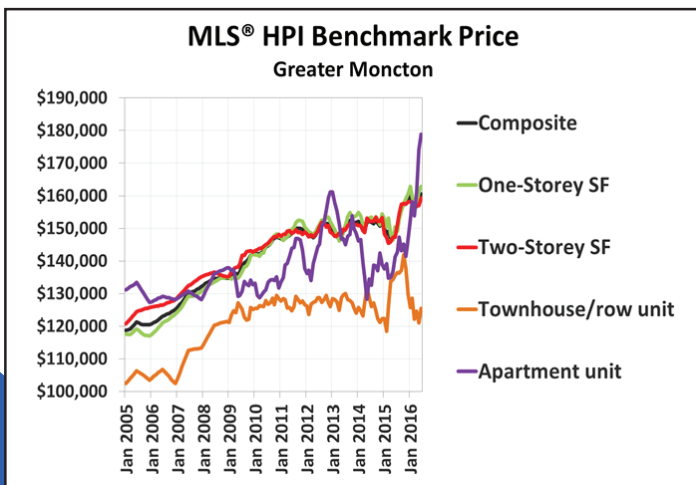
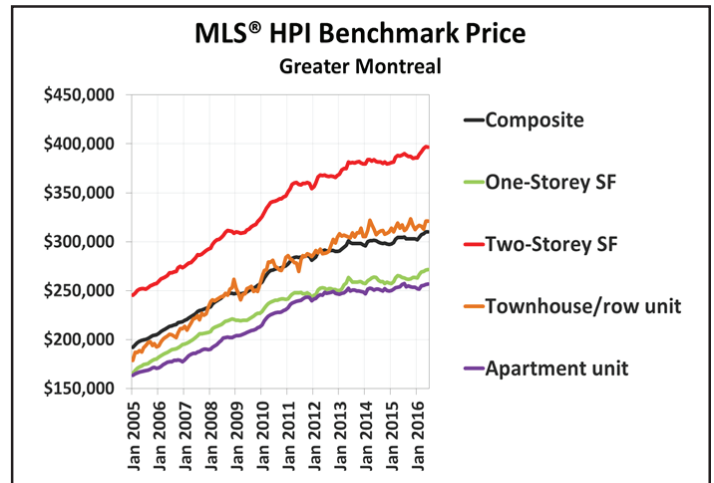
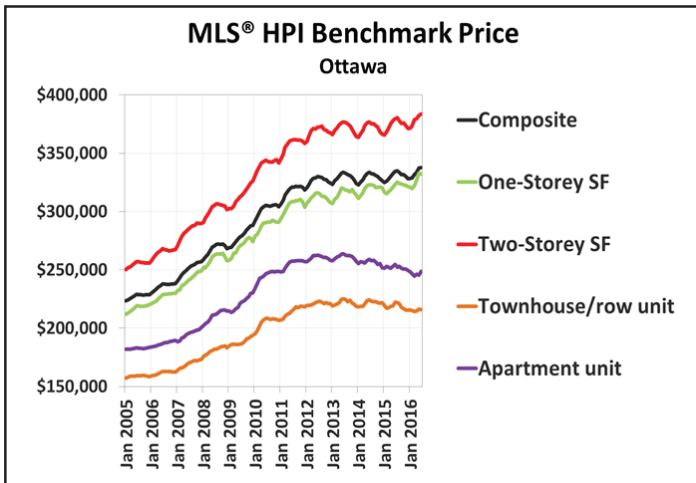
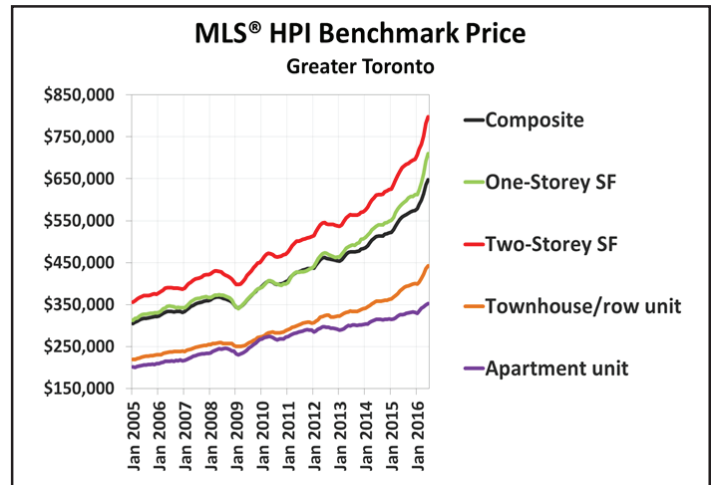
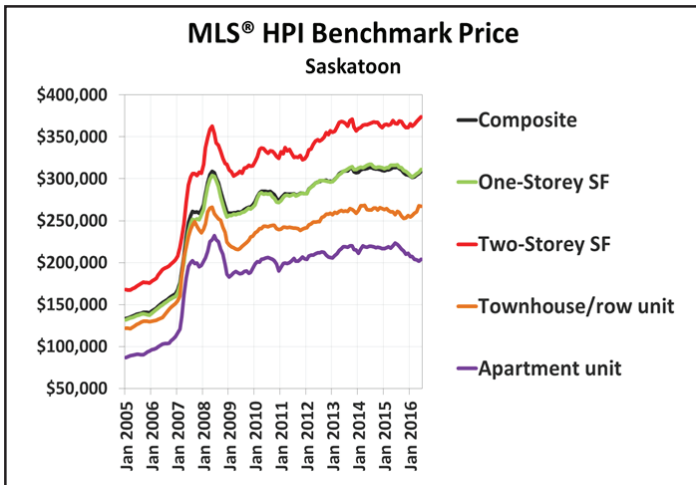




# MLS® Home Price Index







**Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations  
June 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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
Fraser Valley	1,510.0	1,666.5	-9.4	2,038.8	1,375.4	48.2	1,452.3	1,572.7	-7.7	1,927.8	1,307.9	47.4
Greater Vancouver	3,871.0	4,202.0	-7.9	4,668.8	4,188.3	11.5	3,819.6	4,074.9	-6.3	4,620.0	4,098.8	12.7
Victoria	513.6	544.4	-5.7	678.5	479.8	41.4	497.5	520.1	-4.3	654.3	459.8	42.3
Calgary	941.7	940.3	0.1	1,292.2	1,412.5	-8.5	881.7	876.2	0.6	1,208.3	1,302.4	-7.2
Edmonton	616.5	615.5	0.2	865.6	959.5	-9.8	533.5	537.3	-0.7	754.0	842.9	-10.5
Regina	100.4	97.6	2.9	143.3	144.4	-0.8	95.7	93.6	2.2	141.2	136.8	3.3
Saskatoon	135.8	135.2	0.4	189.1	216.4	-12.6	128.9	129.9	-0.7	179.0	209.7	-14.7
Winnipeg	317.3	310.3	2.3	472.3	416.3	13.5	306.6	300.0	2.2	460.2	407.1	13.0
Hamilton-Burlington	708.0	669.9	5.7	963.3	930.8	3.5	669.8	630.5	6.2	918.5	893.1	2.8
Kitchener-Waterloo	230.3	222.8	3.4	306.2	244.2	25.4	204.8	205.4	-0.3	285.2	229.4	24.3
London and St Thomas	255.1	250.7	1.7	341.3	315.0	8.3	234.3	231.6	1.2	323.6	304.9	6.1
Niagara Region	230.2	256.9	-10.4	317.7	219.6	44.6	220.1	198.7	10.7	297.8	206.4	44.3
Ottawa	531.4	484.8	9.6	765.5	658.2	16.3	523.2	478.6	9.3	758.3	654.2	15.9
Sudbury	58.2	57.7	0.9	80.9	78.1	3.7	53.0	53.7	-1.3	76.1	70.4	8.1
Thunder Bay	43.4	45.5	-4.6	63.4	69.7	-8.9	41.8	43.0	-2.7	61.5	65.2	-5.7
Greater Toronto†	6,814.3	6,669.2	2.2	9,551.3	7,665.1	24.6	6,763.3	6,669.8	1.4	9,551.3	7,665.1	24.6
Windsor-Essex	147.4	145.5	1.3	192.7	135.2	42.5	135.2	131.9	2.5	177.7	124.6	42.6
Trois Rivières CMA	16.4	17.0	-3.3	16.8	17.9	-6.3	14.1	15.5	-9.0	14.8	16.6	-10.9
Montreal CMA	1,191.3	1,214.3	-1.9	1,359.6	1,309.4	3.8	1,121.0	1,137.9	-1.5	1,284.0	1,239.6	3.6
Gatineau CMA	86.3	76.9	12.2	117.1	103.9	12.7	80.9	72.7	11.2	109.4	97.8	11.8
Quebec CMA	161.7	160.6	0.7	159.7	157.8	1.2	148.7	149.3	-0.4	145.6	145.9	-0.2
Saguenay CMA	18.4	14.1	30.4	23.9	22.3	7.4	17.9	13.8	29.8	22.7	20.2	12.4
Sherbrooke CMA	36.2	38.8	-6.8	39.4	44.1	-10.6	32.3	32.9	-1.7	34.3	38.9	-11.9
Saint John	28.6	27.2	4.9	38.5	35.8	7.6	26.3	26.0	1.1	36.3	33.0	9.9
Halifax-Dartmouth	120.9	124.3	-2.7	167.9	164.0	2.4	112.0	118.3	-5.4	156.8	158.0	-0.8
Newfoundland & Labrador	107.5	91.5	17.5	130.9	106.1	23.4	102.5	88.1	16.4	126.7	102.1	24.0
<b>Canada</b>	<b>23,399.0</b>	<b>23,639.4</b>	<b>-1.0</b>	<b>31,246.0</b>	<b>26,794.4</b>	<b>16.6</b>	<b>22,427.4</b>	<b>22,562.6</b>	<b>-0.6</b>	<b>30,108.0</b>	<b>25,750.4</b>	<b>16.9</b>

\* in millions of dollars

† 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  
June 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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
Fraser Valley	2,156	2,336	-7.7	2,864	2,413	18.7	2,048	2,215	-7.5	2,735	2,283	19.8
Greater Vancouver	3,778	4,007	-5.7	4,579	4,524	1.2	3,724	3,931	-5.3	4,502	4,444	1.3
Victoria	905	960	-5.7	1,174	910	29.0	852	911	-6.5	1,113	857	29.9
Calgary	2,039	2,010	1.4	2,714	2,946	-7.9	1,940	1,892	2.5	2,589	2,795	-7.4
Edmonton	1,640	1,640	0.0	2,277	2,504	-9.1	1,449	1,449	0.0	2,014	2,244	-10.2
Regina	305	299	2.0	446	446	0.0	297	290	2.4	439	433	1.4
Saskatoon	404	397	1.8	547	605	-9.6	392	386	1.6	535	598	-10.5
Winnipeg	1,135	1,140	-0.4	1,638	1,509	8.5	1,067	1,073	-0.6	1,562	1,447	7.9
Hamilton-Burlington	1,422	1,371	3.7	1,877	2,062	-9.0	1,342	1,309	2.5	1,787	1,985	-10.0
Kitchener-Waterloo	637	639	-0.3	832	712	16.9	537	561	-4.3	732	654	11.9
London and St Thomas	883	887	-0.5	1,193	1,168	2.1	848	850	-0.2	1,154	1,133	1.9
Niagara Region	759	737	3.0	1,014	813	24.7	705	677	4.1	945	759	24.5
Ottawa	1,425	1,342	6.2	2,039	1,734	17.6	1,387	1,314	5.6	2,004	1,705	17.5
Sudbury	236	233	1.3	332	327	1.5	203	208	-2.4	294	291	1.0
Thunder Bay	204	219	-6.8	285	326	-12.6	186	203	-8.4	262	296	-11.5
Greater Toronto <sup>†</sup>	9,263	9,372	-1.2	12,794	11,992	6.7	9,269	9,382	-1.2	12,794	11,992	6.7
Windsor-Essex	668	645	3.6	837	676	23.8	613	598	2.5	780	639	22.1
Trois Rivières CMA	101	130	-22.3	100	104	-3.8	93	106	-12.3	93	99	-6.1
Montreal CMA	3,396	3,432	-1.0	3,763	3,738	0.7	3,267	3,313	-1.4	3,620	3,611	0.2
Gatineau CMA	367	315	16.5	473	414	14.3	341	308	10.7	438	388	12.9
Quebec CMA	584	596	-2.0	560	585	-4.3	558	572	-2.4	529	542	-2.4
Saguenay CMA	113	68	66.2	129	114	13.2	108	66	63.6	121	107	13.1
Sherbrooke CMA	149	152	-2.0	160	176	-9.1	129	138	-6.5	138	158	-12.7
Saint John	164	179	-8.4	226	233	-3.0	144	160	-10.0	202	207	-2.4
Halifax-Dartmouth	418	446	-6.3	569	583	-2.4	392	418	-6.2	540	560	-3.6
Newfoundland & Labrador	417	391	6.6	506	399	26.8	387	359	7.8	468	364	28.6
<b>Canada</b>	<b>48,496</b>	<b>48,838</b>	<b>-0.7</b>	<b>63,416</b>	<b>60,104</b>	<b>5.5</b>	<b>45,456</b>	<b>45,889</b>	<b>-0.9</b>	<b>59,821</b>	<b>56,883</b>	<b>5.2</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.

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  
June 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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
Fraser Valley	2,999	2,965	1.1	3,705	3,316	11.7	2,805	2,694	4.1	3,390	2,997	13.1
Greater Vancouver	5,295	5,373	-1.5	6,312	6,286	0.4	5,085	5,155	-1.4	6,081	5,999	1.4
Victoria	1,098	1,054	4.2	1,319	1,346	-2.0	999	964	3.6	1,211	1,219	-0.7
Calgary	3,569	3,696	-3.4	4,199	4,365	-3.8	3,254	3,399	-4.3	3,829	3,920	-2.3
Edmonton	3,230	3,170	1.9	4,117	4,361	-5.6	2,730	2,731	0.0	3,479	3,679	-5.4
Regina	673	638	5.5	867	872	-0.6	622	608	2.3	808	830	-2.7
Saskatoon	1,105	1,145	-3.5	1,345	1,529	-12.0	1,032	1,060	-2.6	1,277	1,445	-11.6
Winnipeg	1,990	2,010	-1.0	2,571	2,666	-3.6	1,795	1,843	-2.6	2,321	2,392	-3.0
Hamilton-Burlington	1,683	1,638	2.7	2,213	2,519	-12.1	1,553	1,485	4.6	2,051	2,340	-12.4
Kitchener-Waterloo	880	862	2.1	1,055	1,130	-6.6	680	676	0.6	842	920	-8.5
London and St Thomas	1,515	1,495	1.3	1,898	2,087	-9.1	1,319	1,284	2.7	1,659	1,821	-8.9
Niagara Region	966	936	3.2	1,179	1,147	2.8	903	761	18.7	1,091	960	13.6
Ottawa	2,709	2,667	1.6	3,455	3,599	-4.0	2,569	2,507	2.5	3,273	3,434	-4.7
Sudbury	498	495	0.6	704	679	3.7	392	403	-2.7	563	556	1.3
Thunder Bay	316	358	-11.7	460	521	-11.7	261	292	-10.6	380	451	-15.7
Greater Toronto <sup>†</sup>	12,735	12,298	3.6	16,980	17,746	-4.3	12,735	12,302	3.5	16,980	17,746	-4.3
Windsor-Essex	972	963	0.9	1,167	1,122	4.0	839	822	2.1	1,028	943	9.0
Trois Rivières CMA	175	191	-8.4	152	170	-10.6	156	171	-8.8	131	146	-10.3
Montreal CMA	6,491	6,093	6.5	5,452	5,989	-9.0	6,029	5,797	4.0	5,009	5,546	-9.7
Gatineau CMA	778	826	-5.8	879	914	-3.8	687	742	-7.4	774	828	-6.5
Quebec CMA	1,226	1,101	11.4	1,064	1,095	-2.8	1,107	1,013	9.3	961	981	-2.0
Saguenay CMA	227	192	18.2	215	223	-3.6	203	180	12.8	188	198	-5.1
Sherbrooke CMA	356	339	5.0	328	319	2.8	288	284	1.4	262	274	-4.4
Saint John	423	433	-2.3	573	727	-21.2	330	324	1.9	448	552	-18.8
Halifax-Dartmouth	935	927	0.9	1,148	1,383	-17.0	765	770	-0.6	953	1,241	-23.2
Newfoundland & Labrador	1,184	1,184	0.0	1,542	1,564	-1.4	957	930	2.9	1,255	1,254	0.1
<b>Canada</b>	<b>81,072</b>	<b>79,439</b>	<b>2.1</b>	<b>98,539</b>	<b>104,010</b>	<b>-5.3</b>	<b>71,793</b>	<b>70,259</b>	<b>2.2</b>	<b>87,261</b>	<b>91,968</b>	<b>-5.1</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

**Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations  
June 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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
Fraser Valley	699,572	698,774	0.1	711,874	569,996	24.9	695,212	699,183	-0.6	704,849	572,888	23.0
Greater Vancouver	1,034,607	1,046,779	-1.2	1,019,610	925,803	10.1	1,038,814	1,038,973	0.0	1,026,207	922,326	11.3
Victoria	556,245	561,849	-1.0	577,938	527,275	9.6	573,173	572,840	0.1	587,908	536,553	9.6
Calgary	467,873	473,060	-1.1	476,133	479,472	-0.7	457,737	464,686	-1.5	466,717	465,965	0.2
Edmonton	372,683	376,643	-1.1	380,169	383,199	-0.8	365,743	367,853	-0.6	374,365	375,622	-0.3
Regina	316,041	321,337	-1.6	321,213	323,756	-0.8	317,130	316,148	0.3	321,726	315,904	1.8
Saskatoon	336,677	338,283	-0.5	345,621	357,646	-3.4	330,483	334,574	-1.2	334,529	350,689	-4.6
Winnipeg	280,389	269,942	3.9	288,345	275,874	4.5	286,260	278,895	2.6	294,619	281,349	4.7
Hamilton-Burlington	498,252	490,775	1.5	513,239	451,403	13.7	495,105	481,905	2.7	513,971	449,945	14.2
Kitchener-Waterloo	356,756	354,061	0.8	368,021	343,021	7.3	374,409	367,137	2.0	389,575	350,705	11.1
London and St Thomas	284,317	282,562	0.6	286,058	269,695	6.1	275,631	275,267	0.1	280,419	269,093	4.2
Niagara Region	313,340	337,125	-7.1	313,305	270,169	16.0	313,739	302,374	3.8	315,165	271,938	15.9
Ottawa	366,245	361,979	1.2	375,429	379,597	-1.1	370,117	366,183	1.1	378,389	383,676	-1.4
Sudbury	239,715	246,341	-2.7	243,711	238,707	2.1	252,307	256,700	-1.7	258,927	242,032	7.0
Thunder Bay	205,232	211,538	-3.0	222,594	213,706	4.2	217,576	212,526	2.4	234,769	220,438	6.5
Greater Toronto†	723,295	710,845	1.8	746,546	639,184	16.8	722,609	710,526	1.7	746,546	639,184	16.8
Windsor-Essex	221,574	223,861	-1.0	230,185	199,961	15.1	218,934	222,535	-1.6	227,870	195,010	16.9
Trois Rivières CMA	168,160	149,082	12.8	n/a	n/a	-	161,965	148,534	9.0	161,965	160,372	1.0
Montreal CMA	357,114	359,218	-0.6	n/a	n/a	-	349,137	349,904	-0.2	353,535	341,219	3.6
Gatineau CMA	240,822	241,689	-0.4	n/a	n/a	-	241,456	241,956	-0.2	247,894	254,942	-2.8
Quebec CMA	280,324	270,982	3.4	n/a	n/a	-	270,318	263,722	2.5	273,869	270,128	1.4
Saguenay CMA	183,788	174,457	5.3	n/a	n/a	-	180,357	177,034	1.9	186,736	193,489	-3.5
Sherbrooke CMA	241,519	249,530	-3.2	n/a	n/a	-	237,174	231,126	2.6	247,261	257,831	-4.1
Saint John	170,165	157,329	8.2	170,165	153,437	10.9	179,633	165,762	8.4	179,633	159,487	12.6
Halifax-Dartmouth	287,721	279,587	2.9	295,116	281,376	4.9	285,641	282,340	1.2	290,421	282,209	2.9
Newfoundland & Labrador	255,228	239,499	6.6	258,652	265,885	-2.7	265,087	250,581	5.8	270,664	280,605	-3.5
<b>Canada</b>	<b>482,305</b>	<b>484,478</b>	<b>-0.4</b>	<b>492,715</b>	<b>445,801</b>	<b>10.5</b>	<b>492,711</b>	<b>493,047</b>	<b>-0.1</b>	<b>503,301</b>	<b>452,691</b>	<b>11.2</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  
June 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>		
	Jun 2016	May 2016	monthly change	Jun 2016	Jun 2015	year-over-year change	Jun 2016	May 2016	monthly change	Jun 2016	Jun 2015	year-over-year change
Fraser Valley	71.9	78.8	-6.9	76.6	59.3	17.3	73.0	82.2	-9.2	80.1	62.6	17.5
Greater Vancouver	71.4	74.6	-3.2	76.9	64.5	12.4	73.2	76.3	-3.1	78.9	66.2	12.7
Victoria	82.4	91.1	-8.7	77.6	58.1	19.5	85.3	94.5	-9.2	81.2	61.3	19.9
Calgary	57.1	54.4	2.7	50.7	59.3	-8.6	59.6	55.7	3.9	53.1	63.6	-10.5
Edmonton	50.8	51.7	-0.9	46.9	53.0	-6.1	53.1	53.1	0.0	48.7	56.6	-7.9
Regina	45.3	46.9	-1.6	45.1	42.1	3.0	47.7	47.7	0.0	46.5	43.3	3.2
Saskatoon	36.6	34.7	1.9	35.6	39.9	-4.3	38.0	36.4	1.6	36.5	40.9	-4.4
Winnipeg	57.0	56.7	0.3	55.2	52.5	2.7	59.4	58.2	1.2	58.0	55.1	2.9
Hamilton-Burlington	84.5	83.7	0.8	79.1	72.9	6.2	86.4	88.1	-1.7	82.2	75.8	6.4
Kitchener-Waterloo	72.4	74.1	-1.7	66.0	55.7	10.3	79.0	83.0	-4.0	74.0	62.0	12.0
London and St Thomas	58.3	59.3	-1.0	55.6	48.7	6.9	64.3	66.2	-1.9	61.6	53.6	8.0
Niagara Region	78.6	78.7	-0.1	73.9	60.1	13.8	78.1	89.0	-10.9	79.5	65.6	13.9
Ottawa	52.6	50.3	2.3	47.8	43.6	4.2	54.0	52.4	1.6	49.1	45.0	4.1
Sudbury	47.4	47.1	0.3	42.7	39.9	2.8	51.8	51.6	0.2	48.6	45.9	2.7
Thunder Bay	64.6	61.2	3.4	60.3	60.9	-0.6	71.3	69.5	1.8	67.2	66.1	1.1
Greater Toronto†	72.7	76.2	-3.5	68.6	62.1	6.5	72.8	76.3	-3.5	68.6	62.1	6.5
Windsor-Essex	68.7	67.0	1.7	65.1	55.9	9.2	73.1	72.7	0.4	72.7	63.2	9.5
Trois Rivières CMA	57.7	68.1	-10.4	54.8	50.9	3.9	59.6	62.0	-2.4	57.3	54.4	2.9
Montreal CMA	52.3	56.3	-4.0	50.8	46.0	4.8	54.2	57.2	-3.0	52.3	47.2	5.1
Gatineau CMA	47.2	38.1	9.1	41.3	37.6	3.7	49.6	41.5	8.1	43.5	39.8	3.7
Quebec CMA	47.6	54.1	-6.5	46.6	46.8	-0.2	50.4	56.5	-6.1	48.7	48.9	-0.2
Saguenay CMA	49.8	35.4	14.4	42.0	40.8	1.2	53.2	36.7	16.5	45.2	44.0	1.2
Sherbrooke CMA	41.9	44.8	-2.9	44.2	45.0	-0.8	44.8	48.6	-3.8	47.1	46.7	0.4
Saint John	38.8	41.3	-2.5	35.9	33.0	2.9	43.6	49.4	-5.8	41.0	37.8	3.2
Halifax-Dartmouth	44.7	48.1	-3.4	45.4	43.8	1.6	51.2	54.3	-3.1	49.9	47.6	2.3
Newfoundland & Labrador	35.2	33.0	2.2	34.3	32.4	1.9	40.4	38.6	1.8	39.2	36.8	2.4
<b>Canada</b>	<b>59.8</b>	<b>61.5</b>	<b>-1.7</b>	<b>56.8</b>	<b>51.7</b>	<b>5.1</b>	<b>63.3</b>	<b>65.3</b>	<b>-2.0</b>	<b>60.4</b>	<b>55.1</b>	<b>5.3</b>

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

†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

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**Source:** The Canadian Real Estate Association

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

June 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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
Fraser Valley	10,165.4	5,309.1	91.5	10,973.9	5,824.1	88.4	9,696.2	4,990.4	94.3	10,517.3	5,549.2	89.5
Greater Vancouver	26,519.9	17,879.3	48.3	28,910.1	20,024.1	44.4	26,011.9	17,514.5	48.5	28,430.4	19,706.6	44.3
Victoria	3,171.4	1,967.6	61.2	3,517.5	2,181.5	61.2	3,008.2	1,886.8	59.4	3,380.6	2,107.2	60.4
Calgary	5,362.8	6,003.8	-10.7	5,737.0	6,347.1	-9.6	5,000.6	5,554.1	-10.0	5,374.0	5,894.2	-8.8
Edmonton	3,426.9	3,793.9	-9.7	3,726.0	4,010.3	-7.1	3,008.3	3,316.4	-9.3	3,282.4	3,543.1	-7.4
Regina	549.5	549.7	0.0	585.3	571.7	2.4	538.8	532.5	1.2	567.3	544.0	4.3
Saskatoon	827.3	920.9	-10.2	866.0	962.1	-10.0	787.0	902.0	-12.7	823.0	937.9	-12.2
Winnipeg	1,897.3	1,740.2	9.0	1,989.4	1,788.8	11.2	1,846.9	1,692.8	9.1	1,933.7	1,746.0	10.8
Hamilton-Burlington	3,945.3	3,586.4	10.0	4,347.7	3,915.8	11.0	3,723.4	3,406.0	9.3	4,123.8	3,748.8	10.0
Kitchener-Waterloo	1,317.9	1,161.8	13.4	1,446.0	1,167.6	23.8	1,181.9	1,020.6	15.8	1,311.5	1,037.8	26.4
London and St Thomas	1,473.8	1,288.1	14.4	1,611.4	1,419.0	13.6	1,389.2	1,220.8	13.8	1,510.1	1,332.9	13.3
Niagara Region	1,298.8	949.6	36.8	1,392.7	981.3	41.9	1,167.0	886.2	31.7	1,241.9	916.2	35.6
Ottawa	2,859.4	2,716.0	5.3	3,196.6	3,021.5	5.8	2,812.0	2,680.3	4.9	3,149.5	2,987.5	5.4
Sudbury	304.4	292.4	4.1	324.3	308.7	5.1	277.6	265.1	4.7	298.0	279.4	6.6
Thunder Bay	263.6	268.2	-1.7	251.6	254.8	-1.3	246.6	251.0	-1.8	234.9	236.5	-0.7
Greater Toronto†	38,720.9	30,698.0	26.1	43,437.3	34,130.7	27.3	38,678.2	30,653.2	26.2	43,437.3	34,130.7	27.3
Windsor-Essex	856.8	639.5	34.0	889.9	657.0	35.4	789.9	589.7	33.9	811.7	598.0	35.7
Trois Rivières CMA	99.7	96.6	3.3	117.8	113.3	3.9	88.9	87.2	2.0	106.7	104.1	2.5
Montreal CMA	7,105.1	6,571.6	8.1	8,362.3	7,795.2	7.3	6,664.4	6,169.9	8.0	7,936.4	7,386.4	7.4
Gatineau CMA	490.9	428.2	14.7	543.0	477.5	13.7	466.4	404.5	15.3	520.6	457.9	13.7
Quebec CMA	962.5	928.6	3.7	1,129.1	1,091.9	3.4	885.4	860.2	2.9	1,049.4	1,030.5	1.8
Saguenay CMA	100.8	107.5	-6.2	120.7	128.3	-5.9	96.6	101.7	-5.0	116.6	123.1	-5.3
Sherbrooke CMA	227.0	215.8	5.2	259.7	244.4	6.2	199.5	192.3	3.7	227.1	219.0	3.7
Saint John	162.2	145.4	11.6	160.6	139.7	15.0	150.0	133.1	12.8	148.5	127.8	16.2
Halifax-Dartmouth	740.1	718.5	3.0	803.3	781.0	2.9	703.9	683.9	2.9	760.3	741.9	2.5
Newfoundland & Labrador	581.0	602.8	-3.6	484.6	490.4	-1.2	558.7	576.3	-3.0	464.8	468.3	-0.7
<b>Canada</b>	<b>139,746.3</b>	<b>111,933.5</b>	<b>24.8</b>	<b>153,156.6</b>	<b>122,176.1</b>	<b>25.4</b>	<b>133,931.9</b>	<b>107,078.1</b>	<b>25.1</b>	<b>147,428.6</b>	<b>117,454.6</b>	<b>25.5</b>

\* in millions of dollars

† 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

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

June 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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
Fraser Valley	14,530	9,668	50.3	15,475	10,438	48.3	13,924	9,096	53.1	14,872	9,897	50.3
Greater Vancouver	25,196	20,719	21.6	26,915	22,443	19.9	24,751	20,344	21.7	26,439	22,031	20.0
Victoria	5,652	3,922	44.1	6,181	4,282	44.3	5,296	3,714	42.6	5,844	4,086	43.0
Calgary	11,478	12,815	-10.4	12,219	13,502	-9.5	10,873	12,208	-10.9	11,641	12,890	-9.7
Edmonton	9,251	10,064	-8.1	9,892	10,564	-6.4	8,238	8,925	-7.7	8,862	9,511	-6.8
Regina	1,786	1,776	0.6	1,839	1,782	3.2	1,741	1,726	0.9	1,789	1,730	3.4
Saskatoon	2,457	2,710	-9.3	2,534	2,794	-9.3	2,384	2,643	-9.8	2,452	2,721	-9.9
Winnipeg	6,888	6,405	7.5	7,084	6,502	9.0	6,524	6,109	6.8	6,716	6,198	8.4
Hamilton-Burlington	8,168	8,158	0.1	8,762	8,763	0.0	7,752	7,827	-1.0	8,366	8,447	-1.0
Kitchener-Waterloo	3,720	3,378	10.1	4,021	3,352	20.0	3,249	3,018	7.7	3,515	2,990	17.6
London and St Thomas	5,299	4,898	8.2	5,678	5,213	8.9	5,071	4,683	8.3	5,448	5,019	8.5
Niagara Region	4,244	3,525	20.4	4,495	3,657	22.9	3,896	3,301	18.0	4,126	3,425	20.5
Ottawa	7,814	7,431	5.2	8,604	8,141	5.7	7,581	7,241	4.7	8,389	7,952	5.5
Sudbury	1,271	1,233	3.1	1,317	1,271	3.6	1,124	1,106	1.6	1,170	1,144	2.3
Thunder Bay	1,284	1,325	-3.1	1,227	1,265	-3.0	1,151	1,179	-2.4	1,095	1,112	-1.5
Greater Toronto <sup>†</sup>	55,186	50,216	9.9	60,368	54,634	10.5	55,303	50,233	10.1	60,368	54,634	10.5
Windsor-Essex	3,900	3,296	18.3	3,996	3,314	20.6	3,586	3,075	16.6	3,694	3,098	19.2
Trois Rivières CMA	647	603	7.3	735	693	6.1	584	557	4.8	677	650	4.2
Montreal CMA	20,372	19,260	5.8	24,071	22,921	5.0	19,660	18,568	5.9	23,328	22,221	5.0
Gatineau CMA	2,041	1,792	13.9	2,236	1,996	12.0	1,924	1,684	14.3	2,125	1,891	12.4
Quebec CMA	3,548	3,519	0.8	4,174	4,119	1.3	3,375	3,315	1.8	3,987	3,921	1.7
Saguenay CMA	551	592	-6.9	664	712	-6.7	533	553	-3.6	640	675	-5.2
Sherbrooke CMA	960	930	3.2	1,116	1,080	3.3	867	825	5.1	1,016	973	4.4
Saint John	1,049	951	10.3	1,009	903	11.7	920	840	9.5	895	796	12.4
Halifax-Dartmouth	2,702	2,651	1.9	2,843	2,809	1.2	2,533	2,464	2.8	2,685	2,637	1.8
Newfoundland & Labrador	2,320	2,235	3.8	1,931	1,812	6.6	2,163	2,081	3.9	1,791	1,680	6.6
<b>Canada</b>	<b>289,493</b>	<b>263,167</b>	<b>10.0</b>	<b>310,180</b>	<b>280,541</b>	<b>10.6</b>	<b>272,085</b>	<b>247,838</b>	<b>9.8</b>	<b>292,781</b>	<b>265,545</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**  
**June 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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
Fraser Valley	17,866	15,513	15.2	21,171	17,942	18.0	16,420	13,810	18.9	19,475	16,101	21.0
Greater Vancouver	31,619	30,834	2.5	37,362	35,913	4.0	30,164	29,384	2.7	35,851	34,429	4.1
Victoria	6,627	6,676	-0.7	7,871	7,827	0.6	5,961	6,017	-0.9	7,170	7,123	0.7
Calgary	23,089	22,308	3.5	26,084	25,940	0.6	20,898	20,398	2.5	23,717	23,552	0.7
Edmonton	20,397	20,627	-1.1	23,441	23,908	-2.0	17,475	17,252	1.3	20,079	20,116	-0.2
Regina	3,974	4,284	-7.2	4,457	4,783	-6.8	3,737	4,027	-7.2	4,205	4,506	-6.7
Saskatoon	7,002	7,167	-2.3	7,624	7,871	-3.1	6,594	6,811	-3.2	7,205	7,489	-3.8
Winnipeg	12,408	12,541	-1.1	13,586	13,728	-1.0	11,237	11,294	-0.5	12,197	12,344	-1.2
Hamilton-Burlington	10,000	11,189	-10.6	11,165	12,562	-11.1	9,119	10,392	-12.2	10,274	11,674	-12.0
Kitchener-Waterloo	5,346	6,165	-13.3	6,046	6,404	-5.6	4,347	5,239	-17.0	4,731	5,173	-8.5
London and St Thomas	9,325	9,968	-6.5	10,368	11,080	-6.4	8,047	8,731	-7.8	9,003	9,738	-7.5
Niagara Region	5,300	5,609	-5.5	5,838	6,140	-4.9	4,561	4,815	-5.3	5,027	5,282	-4.8
Ottawa	16,196	17,288	-6.3	18,959	20,027	-5.3	15,358	16,304	-5.8	18,019	18,956	-4.9
Sudbury	3,036	3,062	-0.8	3,366	3,367	0.0	2,397	2,432	-1.4	2,669	2,651	0.7
Thunder Bay	2,070	2,190	-5.5	2,200	2,369	-7.1	1,701	1,823	-6.7	1,784	1,913	-6.7
Greater Toronto <sup>†</sup>	76,070	80,006	-4.9	85,740	90,190	-4.9	76,051	80,072	-5.0	85,740	90,190	-4.9
Windsor-Essex	5,659	5,636	0.4	6,231	6,108	2.0	4,725	4,686	0.8	5,226	5,039	3.7
Trois Rivières CMA	1,081	1,155	-6.4	1,191	1,265	-5.8	952	999	-4.7	1,067	1,114	-4.2
Montreal CMA	38,772	41,579	-6.8	44,029	47,170	-6.7	36,429	38,998	-6.6	41,468	44,409	-6.6
Gatineau CMA	4,671	4,864	-4.0	5,431	5,608	-3.2	4,216	4,328	-2.6	4,923	5,045	-2.4
Quebec CMA	7,439	7,471	-0.4	8,343	8,365	-0.3	6,759	6,779	-0.3	7,614	7,651	-0.5
Saguenay CMA	1,347	1,452	-7.2	1,524	1,671	-8.8	1,194	1,273	-6.2	1,391	1,501	-7.3
Sherbrooke CMA	2,109	2,057	2.5	2,289	2,247	1.9	1,752	1,778	-1.5	1,917	1,974	-2.9
Saint John	2,946	2,794	5.4	3,356	3,268	2.7	2,229	2,180	2.2	2,550	2,515	1.4
Halifax-Dartmouth	5,567	6,169	-9.8	6,497	7,070	-8.1	4,806	5,370	-10.5	5,637	6,189	-8.9
Newfoundland & Labrador	7,052	6,681	5.6	7,501	7,104	5.6	5,661	5,470	3.5	6,038	5,788	4.3
<b>Canada</b>	<b>491,501</b>	<b>507,605</b>	<b>-3.2</b>	<b>558,619</b>	<b>575,499</b>	<b>-2.9</b>	<b>435,721</b>	<b>451,291</b>	<b>-3.5</b>	<b>495,744</b>	<b>511,361</b>	<b>-3.1</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.

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**Source:** The Canadian Real Estate Association

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

June 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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
Fraser Valley	693,050	546,731	26.8	709,135	557,969	27.1	693,907	550,678	26.0	707,190	560,697	26.1
Greater Vancouver	1,053,733	868,387	21.3	1,074,126	892,221	20.4	1,055,593	871,582	21.1	1,075,322	894,493	20.2
Victoria	553,597	498,925	11.0	569,083	509,468	11.7	568,573	508,146	11.9	578,482	515,711	12.2
Calgary	464,937	466,337	-0.3	469,512	470,083	-0.1	455,626	451,218	1.0	461,646	457,266	1.0
Edmonton	369,861	376,252	-1.7	376,672	379,616	-0.8	363,504	367,804	-1.2	370,390	372,528	-0.6
Regina	316,552	313,908	0.8	318,273	320,819	-0.8	314,064	309,491	1.5	317,083	314,476	0.8
Saskatoon	344,249	343,986	0.1	341,763	344,329	-0.7	335,490	344,564	-2.6	335,655	344,692	-2.6
Winnipeg	274,109	268,653	2.0	280,831	275,109	2.1	281,998	274,598	2.7	287,924	281,696	2.2
Hamilton-Burlington	481,252	438,792	9.7	496,203	446,856	11.0	476,269	432,969	10.0	492,919	443,808	11.1
Kitchener-Waterloo	347,840	340,944	2.0	359,623	348,325	3.2	365,628	339,565	7.7	373,123	347,101	7.5
London and St Thomas	281,029	267,610	5.0	283,801	272,207	4.3	273,505	260,469	5.0	277,189	265,561	4.4
Niagara Region	304,143	267,219	13.8	309,832	268,335	15.5	298,434	267,957	11.4	300,984	267,490	12.5
Ottawa	362,009	361,072	0.3	371,530	371,144	0.1	366,893	366,055	0.2	375,435	375,688	-0.1
Sudbury	237,294	236,267	0.4	246,270	242,864	1.4	245,470	239,051	2.7	254,669	244,248	4.3
Thunder Bay	202,832	199,271	1.8	205,013	201,443	1.8	209,507	208,934	0.3	214,506	212,654	0.9
Greater Toronto <sup>†</sup>	692,012	603,749	14.6	719,541	624,716	15.2	691,895	603,666	14.6	719,541	624,716	15.2
Windsor-Essex	221,199	197,708	11.9	222,691	198,256	12.3	216,009	191,205	13.0	219,728	193,039	13.8
Trois Rivières CMA	160,968	163,974	-1.8	n/a	n/a	-	159,042	159,713	-0.4	158,480	160,572	-1.3
Montreal CMA	356,165	346,535	2.8	n/a	n/a	-	345,771	335,260	3.1	342,714	333,499	2.8
Gatineau CMA	242,824	236,901	2.5	n/a	n/a	-	244,722	240,143	1.9	244,845	243,045	0.7
Quebec CMA	270,887	265,758	1.9	n/a	n/a	-	262,789	264,949	-0.8	262,843	264,660	-0.7
Saguenay CMA	180,862	176,891	2.2	n/a	n/a	-	180,570	180,350	0.1	182,479	184,405	-1.0
Sherbrooke CMA	238,665	234,136	1.9	n/a	n/a	-	229,539	233,148	-1.5	222,756	226,206	-1.5
Saint John	157,569	152,785	3.1	159,209	154,707	2.9	164,143	159,262	3.1	165,952	160,610	3.3
Halifax-Dartmouth	275,807	271,071	1.7	282,561	278,053	1.6	277,245	274,696	0.9	283,168	281,325	0.7
Newfoundland & Labrador	250,738	270,775	-7.4	250,949	270,667	-7.3	258,904	278,859	-7.2	259,521	278,722	-6.9
<b>Canada</b>	<b>482,188</b>	<b>423,898</b>	<b>13.8</b>	<b>493,767</b>	<b>435,502</b>	<b>13.4</b>	<b>492,048</b>	<b>430,489</b>	<b>14.3</b>	<b>503,546</b>	<b>442,315</b>	<b>13.8</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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**Source:** The Canadian Real Estate Association

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

June 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>		
	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change
Fraser Valley	81.3	62.3	19.0	73.1	58.2	14.9	84.8	65.9	18.9	76.4	61.5	14.9
Greater Vancouver	79.7	67.2	12.5	72.0	62.5	9.5	82.1	69.2	12.9	73.7	64.0	9.7
Victoria	85.3	58.7	26.6	78.5	54.7	23.8	88.8	61.7	27.1	81.5	57.4	24.1
Calgary	49.7	57.4	-7.7	46.8	52.1	-5.3	52.0	59.8	-7.8	49.1	54.7	-5.6
Edmonton	45.4	48.8	-3.4	42.2	44.2	-2.0	47.1	51.7	-4.6	44.1	47.3	-3.2
Regina	44.9	41.5	3.4	41.3	37.3	4.0	46.6	42.9	3.7	42.5	38.4	4.1
Saskatoon	35.1	37.8	-2.7	33.2	35.5	-2.3	36.2	38.8	-2.6	34.0	36.3	-2.3
Winnipeg	55.5	51.1	4.4	52.1	47.4	4.7	58.1	54.1	4.0	55.1	50.2	4.9
Hamilton-Burlington	81.7	72.9	8.8	78.5	69.8	8.7	85.0	75.3	9.7	81.4	72.4	9.0
Kitchener-Waterloo	69.6	54.8	14.8	66.5	52.3	14.2	74.7	57.6	17.1	74.3	57.8	16.5
London and St Thomas	56.8	49.1	7.7	54.8	47.0	7.8	63.0	53.6	9.4	60.5	51.5	9.0
Niagara Region	80.1	62.8	17.3	77.0	59.6	17.4	85.4	68.6	16.8	82.1	64.8	17.3
Ottawa	48.2	43.0	5.2	45.4	40.7	4.7	49.4	44.4	5.0	46.6	41.9	4.7
Sudbury	41.9	40.3	1.6	39.1	37.7	1.4	46.9	45.5	1.4	43.8	43.2	0.6
Thunder Bay	62.0	60.5	1.5	55.8	53.4	2.4	67.7	64.7	3.0	61.4	58.1	3.3
Greater Toronto <sup>†</sup>	72.5	62.8	9.7	70.4	60.6	9.8	72.7	62.7	10.0	70.4	60.6	9.8
Windsor-Essex	68.9	58.5	10.4	64.1	54.3	9.8	75.9	65.6	10.3	70.7	61.5	9.2
Trois Rivières CMA	59.9	52.2	7.7	61.7	54.8	6.9	61.3	55.8	5.5	63.4	58.3	5.1
Montreal CMA	52.5	46.3	6.2	54.7	48.6	6.1	54.0	47.6	6.4	56.3	50.0	6.3
Gatineau CMA	43.7	36.8	6.9	41.2	35.6	5.6	45.6	38.9	6.7	43.2	37.5	5.7
Quebec CMA	47.7	47.1	0.6	50.0	49.2	0.8	49.9	48.9	1.0	52.4	51.2	1.2
Saguenay CMA	40.9	40.8	0.1	43.6	42.6	1.0	44.6	43.4	1.2	46.0	45.0	1.0
Sherbrooke CMA	45.5	45.2	0.3	48.8	48.1	0.7	49.5	46.4	3.1	53.0	49.3	3.7
Saint John	35.6	34.0	1.6	30.1	27.6	2.5	41.3	38.5	2.8	35.1	31.7	3.4
Halifax-Dartmouth	48.5	43.0	5.5	43.8	39.7	4.1	52.7	45.9	6.8	47.6	42.6	5.0
Newfoundland & Labrador	32.9	33.5	-0.6	25.7	25.5	0.2	38.2	38.0	0.2	29.7	29.0	0.7
<b>Canada</b>	<b>58.9</b>	<b>51.8</b>	<b>7.1</b>	<b>55.5</b>	<b>48.7</b>	<b>6.8</b>	<b>62.4</b>	<b>54.9</b>	<b>7.5</b>	<b>59.1</b>	<b>51.9</b>	<b>7.2</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.

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  
June 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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
British Columbia	7,308.5	7,891.3	-7.4	9,335.7	7,432.2	25.6	7,048.7	7,478.8	-5.8	8,968.7	7,137.4	25.7
Alberta	1,908.5	1,871.9	2.0	2,639.6	2,960.7	-10.8	1,736.2	1,704.5	1.9	2,407.1	2,689.8	-10.5
Saskatchewan	298.4	302.1	-1.2	417.7	474.9	-12.0	280.4	284.4	-1.4	399.1	454.4	-12.2
Manitoba	347.6	343.6	1.2	514.6	469.8	9.5	334.9	330.4	1.4	499.5	457.3	9.2
Ontario	11,169.4	10,879.8	2.7	15,573.7	12,840.3	21.3	10,821.0	10,569.8	2.4	15,248.6	12,565.4	21.4
Quebec	1,916.6	1,913.3	0.2	2,167.2	2,071.2	4.6	1,787.3	1,780.5	0.4	2,023.9	1,929.8	4.9
New Brunswick	105.7	101.7	3.9	150.9	140.4	7.5	99.0	97.9	1.1	142.2	132.9	6.9
Nova Scotia	175.2	186.9	-6.2	240.7	247.3	-2.6	161.7	175.6	-7.9	224.0	234.4	-4.4
Prince Edward Island	41.8	37.2	12.5	50.0	37.0	35.0	36.2	32.5	11.4	43.2	32.6	32.7
Newfoundland & Labrador	107.5	91.5	17.5	130.9	106.1	23.4	102.5	88.1	16.4	126.7	102.1	24.0
Northwest Territories	8.2	10.8	-24.2	9.5	2.7	252.5	7.9	11.0	-28.5	9.5	2.7	252.5
Yukon	11.5	9.3	24.8	15.5	11.8	31.1	11.7	9.1	28.1	15.5	11.6	33.9
<b>Canada</b>	<b>23,399.0</b>	<b>23,639.4</b>	<b>-1.0</b>	<b>31,246.0</b>	<b>26,794.4</b>	<b>16.6</b>	<b>22,427.4</b>	<b>22,562.6</b>	<b>-0.6</b>	<b>30,108.0</b>	<b>25,750.4</b>	<b>16.9</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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
British Columbia	10,674	11,228	-4.9	13,792	11,946	15.5	9,948	10,505	-5.3	12,906	11,294	14.3
Alberta	4,827	4,699	2.7	6,546	7,177	-8.8	4,459	4,321	3.2	6,059	6,673	-9.2
Saskatchewan	995	1,010	-1.5	1,383	1,557	-11.2	952	958	-0.6	1,340	1,501	-10.7
Manitoba	1,285	1,298	-1.0	1,841	1,758	4.7	1,212	1,219	-0.6	1,754	1,673	4.8
Ontario	21,580	21,461	0.6	29,346	27,491	6.7	20,418	20,385	0.2	28,030	26,307	6.5
Quebec	6,948	6,914	0.5	7,641	7,461	2.4	6,519	6,515	0.1	7,144	6,986	2.3
New Brunswick	664	648	2.5	929	893	4.0	590	579	1.9	836	810	3.2
Nova Scotia	825	895	-7.8	1,090	1,139	-4.3	739	808	-8.5	990	1,038	-4.6
Prince Edward Island	225	239	-5.9	273	245	11.4	176	187	-5.9	225	200	12.5
Newfoundland & Labrador	417	391	6.6	506	399	26.8	387	359	7.8	468	364	28.6
Northwest Territories	21	25	-16.0	25	6	316.7	21	24	-12.5	25	6	316.7
Yukon	35	30	16.7	44	32	37.5	35	29	20.7	44	31	41.9
<b>Canada</b>	<b>48,496</b>	<b>48,838</b>	<b>-0.7</b>	<b>63,416</b>	<b>60,104</b>	<b>5.5</b>	<b>45,456</b>	<b>45,889</b>	<b>-0.9</b>	<b>59,821</b>	<b>56,883</b>	<b>5.2</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  
June 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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
British Columbia	15,115	14,909	1.4	18,670	18,156	2.8	13,444	13,200	1.8	16,522	15,907	3.9
Alberta	9,602	9,484	1.2	11,826	12,394	-4.6	8,393	8,299	1.1	10,349	10,830	-4.4
Saskatchewan	2,687	2,574	4.4	3,379	3,551	-4.8	2,408	2,352	2.4	3,073	3,273	-6.1
Manitoba	2,309	2,323	-0.6	2,962	3,140	-5.7	2,084	2,103	-0.9	2,676	2,792	-4.2
Ontario	31,811	31,084	2.3	41,215	44,165	-6.7	28,820	27,949	3.1	37,666	40,160	-6.2
Quebec	14,386	13,738	4.7	13,502	14,299	-5.6	12,678	12,319	2.9	11,625	12,492	-6.9
New Brunswick	1,474	1,633	-9.7	1,999	2,486	-19.6	1,153	1,276	-9.6	1,557	1,945	-19.9
Nova Scotia	2,002	1,991	0.6	2,647	3,307	-20.0	1,516	1,473	2.9	2,025	2,682	-24.5
Prince Edward Island	433	446	-2.9	714	847	-15.7	274	287	-4.5	434	540	-19.6
Newfoundland & Labrador	1,184	1,184	0.0	1,542	1,564	-1.4	957	930	2.9	1,255	1,254	0.1
Northwest Territories	29	32	-9.4	37	39	-5.1	30	33	-9.1	37	39	-5.1
Yukon	40	41	-2.4	46	62	-25.8	36	38	-5.3	42	54	-22.2
<b>Canada</b>	<b>81,072</b>	<b>79,439</b>	<b>2.1</b>	<b>98,539</b>	<b>104,010</b>	<b>-5.3</b>	<b>71,793</b>	<b>70,259</b>	<b>2.2</b>	<b>87,261</b>	<b>91,968</b>	<b>-5.1</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>		
	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change	Jun 2016	May 2016	monthly percentage change	Jun 2016	Jun 2015	year-over-year percentage change
British Columbia	683,866	701,735	-2.5	676,890	622,152	8.8	704,085	715,378	-1.6	694,925	631,962	10.0
Alberta	396,170	400,181	-1.0	403,245	412,521	-2.2	389,164	392,002	-0.7	397,269	403,087	-1.4
Saskatchewan	298,714	296,935	0.6	302,014	305,005	-1.0	292,924	291,472	0.5	297,837	302,741	-1.6
Manitoba	267,858	264,370	1.3	279,531	267,246	4.6	275,712	271,545	1.5	284,798	273,369	4.2
Ontario	510,555	503,385	1.4	530,694	467,072	13.6	524,471	517,084	1.4	544,009	477,646	13.9
Quebec	279,209	278,832	0.1	n/a	n/a	-	283,753	281,909	0.7	287,637	278,796	3.2
New Brunswick	155,265	155,915	-0.4	162,441	157,250	3.3	162,743	164,426	-1.0	170,044	164,122	3.6
Nova Scotia	209,728	207,862	0.9	220,869	217,101	1.7	218,080	215,441	1.2	226,272	225,788	0.2
Prince Edward Island	183,143	160,013	14.5	183,143	151,139	21.2	192,115	172,581	11.3	192,115	162,885	17.9
Newfoundland & Labrador	255,228	239,499	6.6	258,652	265,885	-2.7	265,087	250,581	5.8	270,664	280,605	-3.5
Northwest Territories	380,284	439,610	-13.5	380,284	449,567	-15.4	380,284	439,610	-13.5	380,284	449,567	-15.4
Yukon	332,179	322,471	3.0	351,768	368,997	-4.7	339,593	322,961	5.1	351,768	372,835	-5.7
<b>Canada</b>	<b>482,305</b>	<b>484,478</b>	<b>-0.4</b>	<b>492,715</b>	<b>445,801</b>	<b>10.5</b>	<b>492,711</b>	<b>493,047</b>	<b>-0.1</b>	<b>503,301</b>	<b>452,691</b>	<b>11.2</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  
June 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>		
	Jun 2016	May 2016	monthly change	Jun 2016	Jun 2015	year-over-year change	Jun 2016	May 2016	monthly change	Jun 2016	Jun 2015	year-over-year change
British Columbia	70.6	75.3	-4.7	70.7	57.4	13.3	74.0	79.6	-5.6	75.4	61.5	13.9
Alberta	50.3	49.5	0.8	46.5	54.3	-7.8	53.1	52.1	1.0	49.0	58.2	-9.2
Saskatchewan	37.0	39.2	-2.2	38.0	40.7	-2.7	39.5	40.7	-1.2	39.6	42.3	-2.7
Manitoba	55.7	55.9	-0.2	54.1	50.9	3.2	58.2	58.0	0.2	57.0	53.8	3.2
Ontario	67.8	69.0	-1.2	63.1	55.7	7.4	70.8	72.9	-2.1	66.4	58.8	7.6
Quebec	48.3	50.3	-2.0	46.3	42.9	3.4	51.4	52.9	-1.5	49.0	45.3	3.7
New Brunswick	45.0	39.7	5.3	38.3	35.6	2.7	51.2	45.4	5.8	43.7	40.2	3.5
Nova Scotia	41.2	45.0	-3.8	41.9	39.6	2.3	48.7	54.9	-6.2	47.8	45.0	2.8
Prince Edward Island	52.0	53.6	-1.6	41.6	33.1	8.5	64.2	65.2	-1.0	52.0	39.7	12.3
Newfoundland & Labrador	35.2	33.0	2.2	34.3	32.4	1.9	40.4	38.6	1.8	39.2	36.8	2.4
Northwest Territories	72.4	78.1	-5.7	69.1	56.3	12.8	70.0	72.7	-2.7	69.9	56.2	13.7
Yukon	87.5	73.2	14.3	64.2	50.3	13.9	97.2	76.3	20.9	68.6	52.6	16.0
<b>Canada</b>	<b>59.8</b>	<b>61.5</b>	<b>-1.7</b>	<b>56.8</b>	<b>51.7</b>	<b>5.1</b>	<b>63.3</b>	<b>65.3</b>	<b>-2.0</b>	<b>60.4</b>	<b>55.1</b>	<b>5.3</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>		
	Jun 2016	May 2016	monthly change	Jun 2016	Jun 2015	year-over-year change	Jun 2016	May 2016	monthly change	Jun 2016	Jun 2015	year-over-year change
British Columbia	2.6	2.5	0.1	4.5	7.1	-2.6	2.8	2.7	0.1	3.4	5.6	-2.2
Alberta	5.4	5.6	-0.2	7.0	5.3	1.7	5.9	6.0	-0.1	5.8	4.2	1.6
Saskatchewan	8.6	8.7	-0.1	9.9	8.6	1.4	9.0	9.1	-0.1	8.9	7.6	1.3
Manitoba	3.6	3.6	0.0	4.8	5.0	-0.1	3.8	3.9	-0.1	4.0	4.1	-0.1
Ontario	2.1	2.2	-0.1	3.5	4.4	-0.9	2.2	2.3	-0.1	2.8	3.5	-0.8
Quebec	11.1	11.3	-0.2	14.4	15.0	-0.6	11.9	12.0	-0.1	12.6	13.3	-0.6
New Brunswick	9.6	10.1	-0.5	16.2	17.0	-0.8	10.8	11.3	-0.5	12.0	12.6	-0.6
Nova Scotia	10.6	9.6	1.0	16.4	16.9	-0.6	11.8	10.6	1.2	11.8	12.3	-0.5
Prince Edward Island	7.3	7.1	0.2	18.4	24.4	-6.0	9.3	9.1	0.2	11.4	15.8	-4.5
Newfoundland & Labrador	8.2	8.8	-0.6	13.0	13.4	-0.3	8.8	9.6	-0.8	9.3	9.9	-0.6
Northwest Territories	5.3	4.6	0.7	5.0	6.1	-1.1	5.3	4.8	0.5	4.7	5.5	-0.7
Yukon	5.3	6.2	-0.9	8.6	10.9	-2.3	5.3	6.4	-1.1	7.0	9.3	-2.3
<b>Canada</b>	<b>4.3</b>	<b>4.4</b>	<b>-0.1</b>	<b>6.4</b>	<b>7.3</b>	<b>-0.9</b>	<b>4.6</b>	<b>4.6</b>	<b>0.0</b>	<b>5.2</b>	<b>5.9</b>	<b>-0.8</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**  
**June 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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
British Columbia	47,858.3	30,746.0	55.7	51,783.8	33,728.5	53.5	45,880.5	29,476.5	55.7	49,924.6	32,582.5	53.2
Alberta	10,810.2	12,363.1	-12.6	11,550.7	13,006.7	-11.2	9,865.8	11,240.4	-12.2	10,566.7	11,878.5	-11.0
Saskatchewan	1,810.8	1,939.5	-6.6	1,886.7	2,023.4	-6.8	1,691.5	1,833.6	-7.8	1,758.4	1,898.0	-7.4
Manitoba	2,098.7	1,931.4	8.7	2,192.9	1,988.3	10.3	2,029.1	1,868.7	8.6	2,122.3	1,932.7	9.8
Ontario	63,253.1	52,018.4	21.6	70,074.3	56,857.6	23.2	61,506.8	50,606.1	21.5	68,327.5	55,463.0	23.2
Quebec	11,333.8	10,481.7	8.1	13,113.5	12,183.2	7.6	10,538.2	9,753.2	8.0	12,333.5	11,461.0	7.6
New Brunswick	580.5	545.9	6.3	605.9	566.6	6.9	544.0	508.9	6.9	568.9	527.9	7.8
Nova Scotia	1,102.1	1,080.9	2.0	1,153.7	1,129.2	2.2	1,029.4	1,010.6	1.9	1,078.6	1,057.4	2.0
Prince Edward Island	205.1	146.9	39.6	194.1	129.0	50.4	176.6	128.0	38.0	168.0	112.5	49.4
Newfoundland & Labrador	581.0	602.8	-3.6	484.6	490.4	-1.2	558.7	576.3	-3.0	464.8	468.3	-0.7
Northwest Territories	52.4	28.5	83.8	53.3	24.2	120.5	51.8	27.6	87.5	53.0	24.2	119.4
Yukon	60.2	48.4	24.4	63.0	49.0	28.6	59.4	48.1	23.5	62.5	48.7	28.3
<b>Canada</b>	<b>139,746.3</b>	<b>111,933.5</b>	<b>24.8</b>	<b>153,156.6</b>	<b>122,176.1</b>	<b>25.4</b>	<b>133,931.9</b>	<b>107,078.1</b>	<b>25.1</b>	<b>147,428.6</b>	<b>117,454.6</b>	<b>25.5</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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
British Columbia	67,431	51,334	31.4	71,416	54,482	31.1	63,450	48,411	31.1	67,361	51,559	30.6
Alberta	27,270	30,621	-10.9	28,876	32,020	-9.8	25,224	28,364	-11.1	26,857	29,852	-10.0
Saskatchewan	6,170	6,531	-5.5	6,269	6,658	-5.8	5,856	6,195	-5.5	5,945	6,312	-5.8
Manitoba	7,849	7,313	7.3	8,048	7,434	8.3	7,413	6,947	6.7	7,605	7,060	7.7
Ontario	126,428	116,237	8.8	135,561	123,385	9.9	119,791	110,500	8.4	128,824	117,702	9.4
Quebec	41,247	38,868	6.1	47,333	44,813	5.6	38,750	36,508	6.1	44,830	42,495	5.5
New Brunswick	3,821	3,615	5.7	3,839	3,633	5.7	3,371	3,215	4.9	3,439	3,277	4.9
Nova Scotia	5,361	5,203	3.0	5,422	5,259	3.1	4,774	4,629	3.1	4,871	4,719	3.2
Prince Edward Island	1,278	990	29.1	1,162	836	39.0	987	772	27.8	940	681	38.0
Newfoundland & Labrador	2,320	2,235	3.8	1,931	1,812	6.6	2,163	2,081	3.9	1,791	1,680	6.6
Northwest Territories	133	73	82.2	134	62	116.1	128	71	80.3	133	62	114.5
Yukon	185	147	25.9	189	147	28.6	178	145	22.8	185	146	26.7
<b>Canada</b>	<b>289,493</b>	<b>263,167</b>	<b>10.0</b>	<b>310,180</b>	<b>280,541</b>	<b>10.6</b>	<b>272,085</b>	<b>247,838</b>	<b>9.8</b>	<b>292,781</b>	<b>265,545</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

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

June 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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
British Columbia	89,983	87,254	3.1	106,080	101,273	4.7	79,309	76,587	3.6	94,223	89,441	5.3
Alberta	60,614	60,282	0.6	69,070	69,823	-1.1	53,295	52,900	0.7	60,713	61,152	-0.7
Saskatchewan	16,396	16,759	-2.2	18,070	18,587	-2.8	14,975	15,342	-2.4	16,518	17,059	-3.2
Manitoba	14,420	14,706	-1.9	15,863	16,200	-2.1	13,025	13,096	-0.5	14,171	14,400	-1.6
Ontario	191,501	205,838	-7.0	216,691	231,922	-6.6	173,446	187,469	-7.5	195,680	209,834	-6.7
Quebec	85,823	89,728	-4.4	96,269	100,506	-4.2	76,343	79,849	-4.4	86,059	90,106	-4.5
New Brunswick	9,923	10,119	-1.9	11,280	11,663	-3.3	7,740	8,008	-3.3	8,824	9,216	-4.3
Nova Scotia	12,342	13,197	-6.5	13,974	14,895	-6.2	9,624	10,409	-7.5	10,980	11,898	-7.7
Prince Edward Island	2,938	2,604	12.8	3,247	3,011	7.8	1,817	1,736	4.7	1,998	1,979	1.0
Newfoundland & Labrador	7,052	6,681	5.6	7,501	7,104	5.6	5,661	5,470	3.5	6,038	5,788	4.3
Northwest Territories	222	131	69.5	258	161	60.2	222	134	65.7	250	159	57.2
Yukon	287	306	-6.2	316	354	-10.7	264	291	-9.3	290	329	-11.9
<b>Canada</b>	<b>491,501</b>	<b>507,605</b>	<b>-3.2</b>	<b>558,619</b>	<b>575,499</b>	<b>-2.9</b>	<b>435,721</b>	<b>451,291</b>	<b>-3.5</b>	<b>495,744</b>	<b>511,361</b>	<b>-3.1</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>		
	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change	Jun 2016 YTD	Jun 2015 YTD	percentage change
British Columbia	713,057	602,662	18.3	725,101	619,076	17.1	729,985	616,406	18.4	741,150	631,946	17.3
Alberta	395,084	401,528	-1.6	400,011	406,205	-1.5	387,390	392,151	-1.2	393,442	397,912	-1.1
Saskatchewan	299,741	299,523	0.1	300,952	303,901	-1.0	291,715	296,682	-1.7	295,772	300,692	-1.6
Manitoba	265,720	260,531	2.0	272,483	267,464	1.9	274,619	267,835	2.5	279,060	273,747	1.9
Ontario	494,874	442,931	11.7	516,921	460,814	12.2	508,388	453,102	12.2	530,394	471,215	12.6
Quebec	278,330	271,731	2.4	n/a	n/a	-	280,590	273,620	2.5	278,618	272,172	2.4
New Brunswick	151,522	150,551	0.6	157,835	155,958	1.2	159,434	157,133	1.5	165,417	161,098	2.7
Nova Scotia	205,335	206,661	-0.6	212,782	214,710	-0.9	214,158	215,664	-0.7	221,426	224,079	-1.2
Prince Edward Island	166,371	154,477	7.7	167,020	154,342	8.2	177,229	164,925	7.5	178,684	165,143	8.2
Newfoundland & Labrador	250,738	270,775	-7.4	250,949	270,667	-7.3	258,904	278,859	-7.2	259,521	278,722	-6.9
Northwest Territories	388,929	374,951	3.7	397,960	390,037	2.0	390,061	372,638	4.7	398,860	390,037	2.3
Yukon	328,378	323,556	1.5	333,278	333,184	0.0	332,641	321,751	3.4	337,960	333,754	1.3
<b>Canada</b>	<b>482,188</b>	<b>423,898</b>	<b>13.8</b>	<b>493,767</b>	<b>435,502</b>	<b>13.4</b>	<b>492,048</b>	<b>430,489</b>	<b>14.3</b>	<b>503,546</b>	<b>442,315</b>	<b>13.8</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.fcicq.ca/pdf/Carrefour/definitions/en/prix\\_moyen\\_pondere\\_a.pdf](http://www.fcicq.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

June 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>		
	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change
British Columbia	74.9	58.8	16.1	67.3	53.8	13.5	80.0	63.2	16.8	71.5	57.6	13.9
Alberta	45.0	50.8	-5.8	41.8	45.9	-4.1	47.3	53.6	-6.3	44.2	48.8	-4.6
Saskatchewan	37.6	39.0	-1.4	34.7	35.8	-1.1	39.1	40.4	-1.3	36.0	37.0	-1.0
Manitoba	54.4	49.7	4.7	50.7	45.9	4.8	56.9	53.0	3.9	53.7	49.0	4.7
Ontario	66.0	56.5	9.5	62.6	53.2	9.4	69.1	58.9	10.2	65.8	56.1	9.7
Quebec	48.1	43.3	4.8	49.2	44.6	4.6	50.8	45.7	5.1	52.1	47.2	4.9
New Brunswick	38.5	35.7	2.8	34.0	31.1	2.9	43.6	40.1	3.5	39.0	35.6	3.4
Nova Scotia	43.4	39.4	4.0	38.8	35.3	3.5	49.6	44.5	5.1	44.4	39.7	4.7
Prince Edward Island	43.5	38.0	5.5	35.8	27.8	8.0	54.3	44.5	9.8	47.0	34.4	12.6
Newfoundland & Labrador	32.9	33.5	-0.6	25.7	25.5	0.2	38.2	38.0	0.2	29.7	29.0	0.7
Northwest Territories	59.9	55.7	4.2	51.9	38.5	13.4	57.7	53.0	4.7	53.2	39.0	14.2
Yukon	64.5	48.0	16.5	59.8	41.5	18.3	67.4	49.8	17.6	63.8	44.4	19.4
<b>Canada</b>	<b>58.9</b>	<b>51.8</b>	<b>7.1</b>	<b>55.5</b>	<b>48.7</b>	<b>6.8</b>	<b>62.4</b>	<b>54.9</b>	<b>7.5</b>	<b>59.1</b>	<b>51.9</b>	<b>7.2</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>		
	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change	Jun 2016 YTD	Jun 2015 YTD	change
British Columbia	2.7	4.9	-2.2	3.7	6.3	-2.6	2.9	5.2	-2.3	2.7	4.9	-2.2
Alberta	5.9	4.6	1.3	7.2	5.9	1.3	6.4	5.0	1.4	6.1	4.8	1.3
Saskatchewan	8.7	7.9	0.8	9.9	9.0	0.9	9.2	8.3	0.9	8.9	8.1	0.8
Manitoba	3.7	4.2	-0.5	4.5	5.1	-0.6	3.9	4.4	-0.5	3.7	4.2	-0.5
Ontario	2.4	3.3	-0.9	2.9	4.0	-1.1	2.5	3.5	-1.0	2.3	3.2	-0.9
Quebec	11.5	12.6	-1.1	12.5	13.5	-1.0	12.3	13.4	-1.1	10.9	11.9	-1.0
New Brunswick	10.5	11.3	-0.8	15.6	16.9	-1.3	11.9	12.7	-0.8	11.5	12.3	-0.8
Nova Scotia	9.8	10.7	-0.9	14.8	15.9	-1.1	11.1	12.1	-1.0	10.5	11.4	-0.9
Prince Edward Island	8.3	11.6	-3.3	18.0	25.3	-7.3	10.7	14.9	-4.2	10.5	15.9	-5.4
Newfoundland & Labrador	8.8	9.0	-0.2	15.6	15.8	-0.2	9.4	9.7	-0.3	10.9	11.5	-0.6
Northwest Territories	5.4	5.6	-0.2	6.0	8.0	-2.0	5.6	5.8	-0.2	5.7	7.2	-1.5
Yukon	6.4	8.9	-2.5	7.8	10.7	-2.9	6.7	9.1	-2.4	6.3	8.9	-2.6
<b>Canada</b>	<b>4.6</b>	<b>5.6</b>	<b>-1.0</b>	<b>5.7</b>	<b>6.8</b>	<b>-1.1</b>	<b>4.9</b>	<b>6.0</b>	<b>-1.1</b>	<b>4.5</b>	<b>5.6</b>	<b>-1.1</b>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

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