



The Canadian Real Estate Association News Release

Canadian home sales post third consecutive decline in July

Ottawa, ON, August 15, 2016

According to statistics¹ released today by The Canadian Real Estate Association (CREA), national home sales declined for a third consecutive month in July 2016.

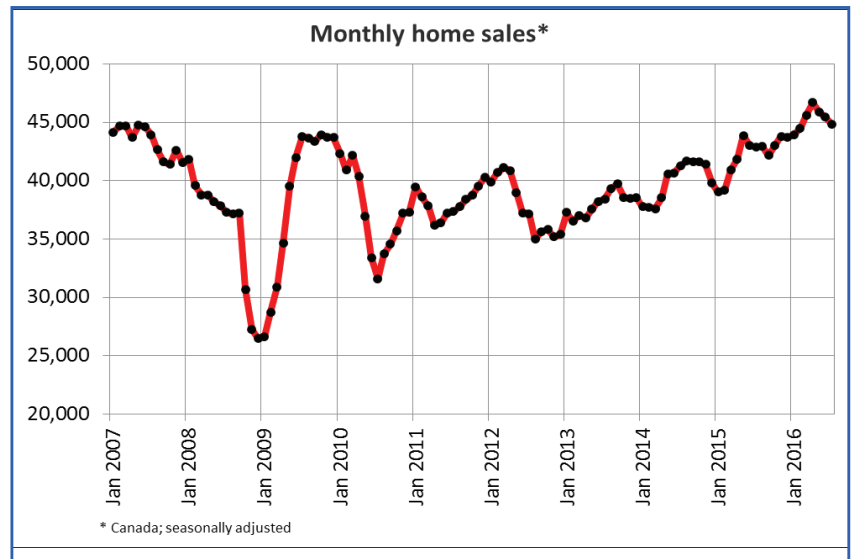
Highlights:

- **National home sales fell 1.3% from June to July.**
- **Actual (not seasonally adjusted) activity came in 2.9% below July 2015.**
- **The number of newly listed homes rose 1.2% from June to July.**
- **The MLS® Home Price Index (HPI) rose 14.3% year-over-year in July.**
- **The national average sale price climbed 9.9% in July from one year ago; net of the Greater Toronto Area (GTA) and Greater Vancouver, it advanced 7% year-over-year.**

The number of homes trading hands via Canadian MLS® Systems fell by 1.3 percent month-over-month in July 2016. With similar monthly declines having been posted in May and June, national sales activity in July came in 3.9 percent below the record set in April 2016. (Chart A)

Sales activity was down from the previous month in slightly more than half of all markets in July, led by Greater Vancouver and the Fraser Valley. Transactions in these two markets peaked in February of this year, and have since then dropped by 21.5 and 28.8 percent respectively. Accordingly, much of the national sales decline in recent months reflects slowing activity in B.C.'s Lower Mainland.

Chart A



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

"National sales and price trends continue to be heavily influenced by a handful of places in Ontario and British Columbia and mask significant variations in local housing market trends and conditions across Canada," said CREA President Cliff Iverson. "All real estate is local, and REALTORS® remain your best source for information about sales, listing and price trends where you live or might like to in the future."

"Home sales continued to trend lower while price gains further accelerated in the Lower Mainland of British Columbia," said Gregory Klump, CREA's Chief Economist. "This suggests that sales are being reined in by a lack of inventory and a further deterioration in affordability. The new 15 per cent property transfer tax on Metro Vancouver home purchases by foreign buyers took effect on August 2nd, so it will take some time before the effect of the new tax on sales and prices can be observed. That said, the new tax will do little in the short term to increase the supply of homes."

¹ 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 was down 2.9 percent year-over-year (y-o-y) in July 2016, marking the first y-o-y decline since January 2015 and the largest since April 2013. In line with softening activity in the Lower Mainland, y-o-y increases have been losing momentum since February 2016. Sales were down from levels one year earlier in about 60 percent of all Canadian markets, led by Greater Vancouver, the Fraser Valley, Calgary and Edmonton.

The number of newly listed homes rose by 1.2 percent in July 2016 compared to June. While new supply climbed in fewer than half of all local markets, increases in Greater Vancouver and the Fraser Valley, Greater Toronto, Calgary and Edmonton outweighed declines in smaller markets.

With sales down and new listings up, the national sales-to-new listings ratio eased to 61.6 percent in July 2016 – its second monthly decline following its peak of 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 July, virtually all of which continue to be located in British Columbia, in and around the Greater Toronto Area 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.

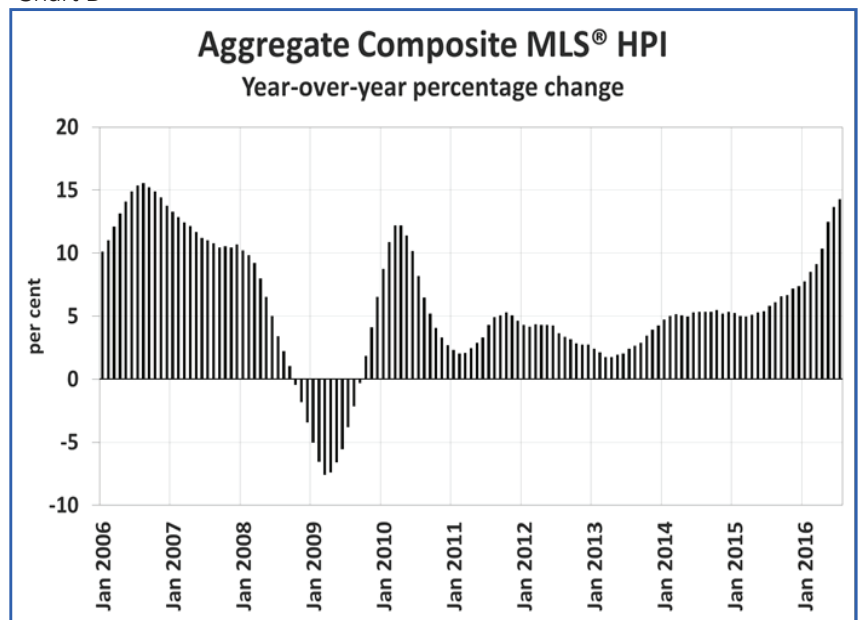
There were 4.6 months of inventory on a national basis at the end of July 2016. This is unchanged from readings in each of the previous two months and continues to indicate a tight balance between supply and demand for homes.

The number of months of inventory has trended 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 and in and around the GTA. Indeed, some regions in the GTA are down to just a couple of weeks of inventory.

The Aggregate Composite MLS® HPI rose by 14.3 percent y-o-y in July 2016, the biggest gain since November 2006. (Chart B)

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

Chart B



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

Two-storey single family home prices continued to post the biggest y-o-y gain (+15.9 percent), followed by townhouse/row units (+15.3 percent), one-storey single family homes (+14.3 percent), and apartment units (+11.1 percent).

While prices in 9 of the 11 markets tracked by the MLS® HPI posted y-o-y gains in July, increases continue to vary widely among housing markets.

Greater Vancouver (+32.6 percent) and the Fraser Valley (+37.6 percent) posted the largest y-o-y gains by a wide margin, followed by Greater Toronto (+16.7 percent), Victoria (+17.5 percent) and Vancouver Island (+11.6 percent). By contrast, prices were down -4.2 percent and -1.5 percent y-o-y in Calgary and Saskatoon respectively.

Home prices rose modestly in Regina (+2.7 percent y-o-y), Greater Montreal (+1.8 percent y-o-y) and Ottawa (+1.1 percent y-o-y). Greater Moncton recorded its largest y-o-y home price increase (+8.4 percent) among an unbroken string of gains posted every month over the past year. (Table 1)

The MLS® Home Price Index (MLS® HPI) provides a 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 July 2016 was \$480,743, up 9.9 percent y-o-y.

If these two housing markets are excluded from calculations, the average price is a more modest \$365,033 and the gain is trimmed to 7.0 percent y-o-y.

Even then, this reflects a tug of war between strong average price gains in housing markets around the GTA and in 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 July 2016 edged down 0.2 percent y-o-y to \$310,905. The year-over-year percentage change in the national average price excluding B.C. and Ontario sales has now been in negative territory for 20 consecutive months.

Table 1

MLS® Home Price Index Benchmark Price							
Composite HPI:	July 2016	Percentage Change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Aggregate	\$570,500	1.09	5.84	11.36	14.28	27.35	35.16
Lower Mainland	\$827,400	1.88	10.88	21.38	33.85	52.38	51.30
Greater Vancouver	\$930,400	1.37	10.13	20.01	32.55	54.31	52.00
Fraser Valley	\$633,900	3.01	13.05	25.49	37.61	48.18	50.50
Vancouver Island	\$354,000	1.81	6.22	11.09	11.59	19.14	14.82
Victoria	\$526,200	1.95	6.60	14.82	17.47	24.50	16.91
Calgary	\$436,500	-0.15	-0.25	-1.67	-4.17	6.51	14.38
Regina	\$294,100	-1.26	0.81	4.45	2.73	-2.80	7.43
Saskatoon	\$309,000	0.00	1.53	1.94	-1.53	-0.09	9.40
Greater Toronto	\$656,000	1.27	6.70	13.40	16.73	37.76	52.52
Ottawa	\$338,700	0.26	1.47	3.13	1.13	1.74	5.50
Greater Montreal	\$310,300	0.00	0.62	2.74	1.76	4.06	9.12
Greater Moncton	\$162,400	1.11	3.64	1.56	8.40	8.40	9.00

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.

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.

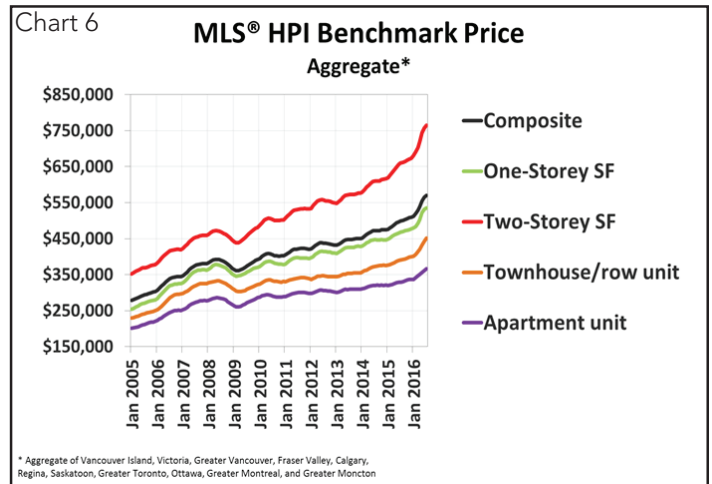
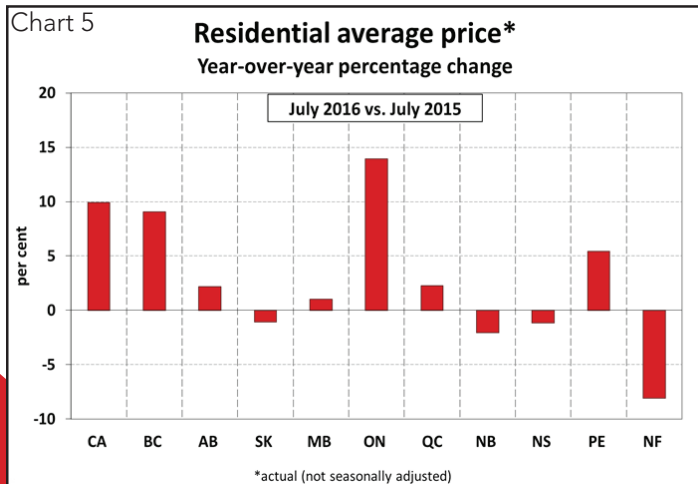
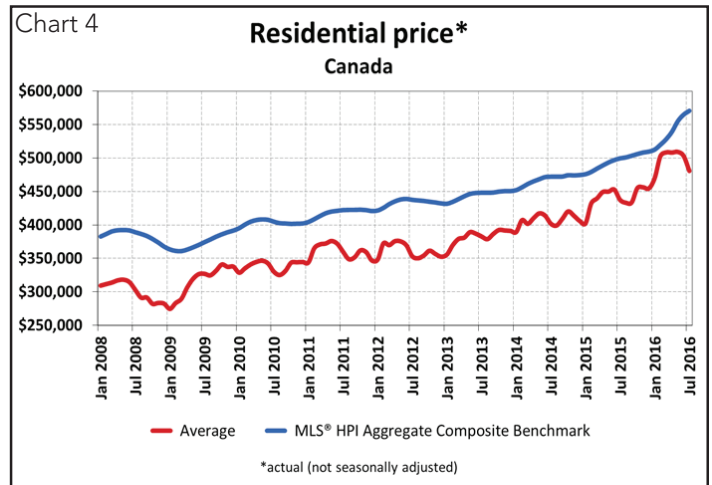
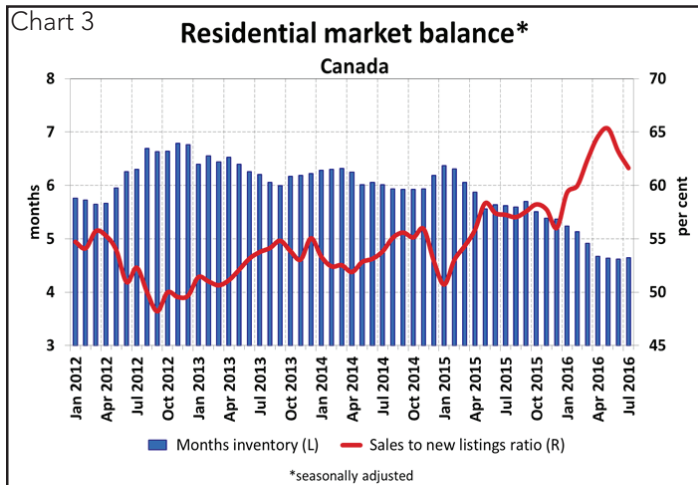
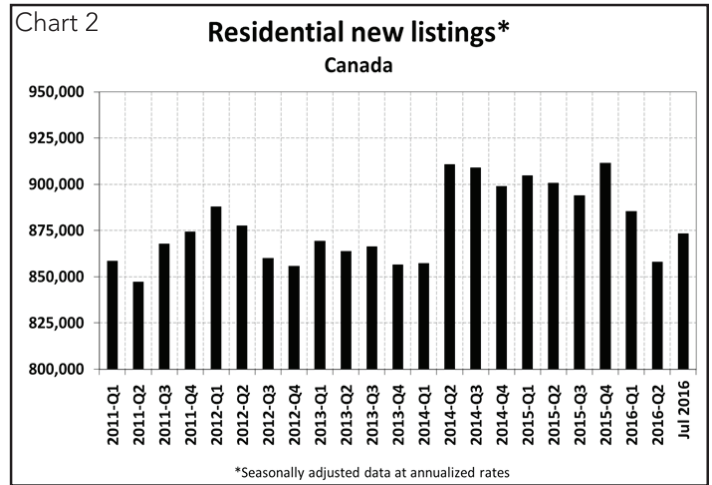
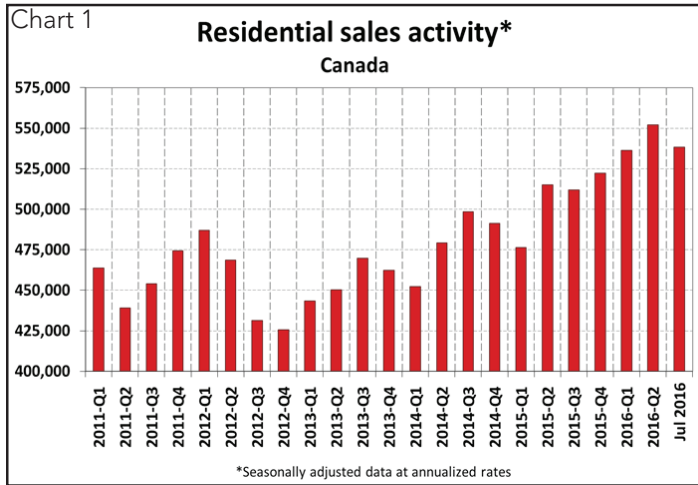
Further information can be found at <http://crea.ca/statistics>.

For more information, please contact:

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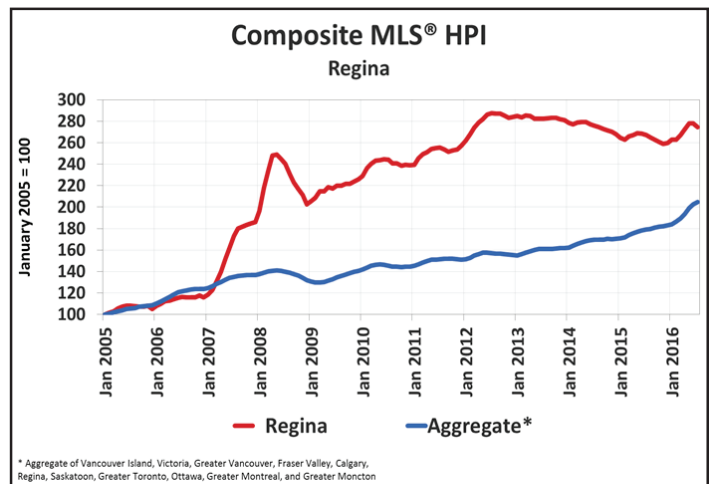
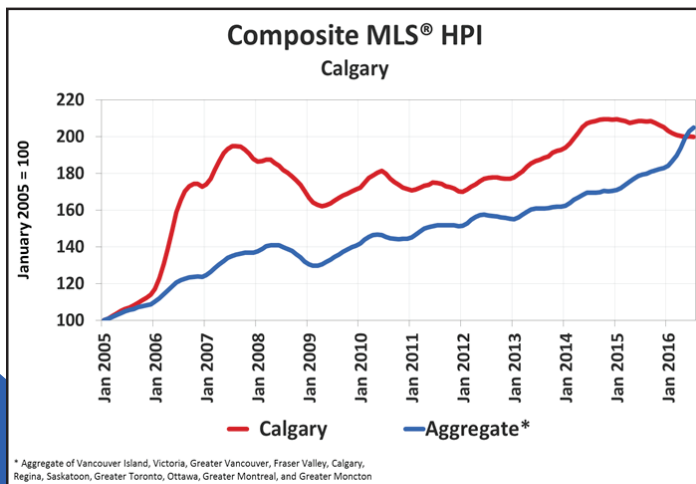
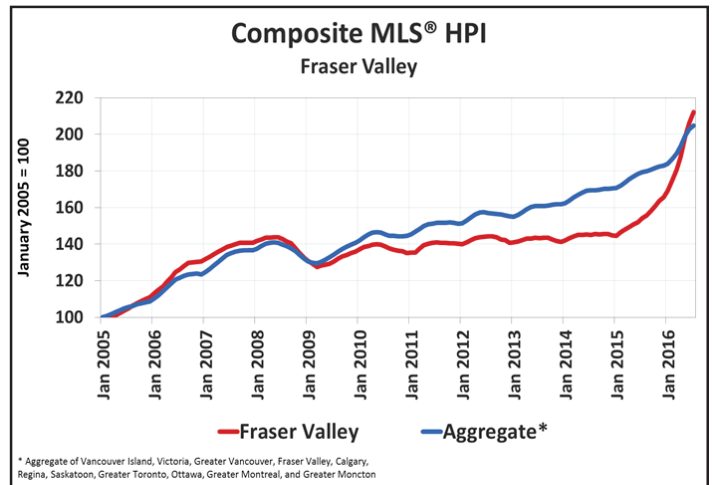
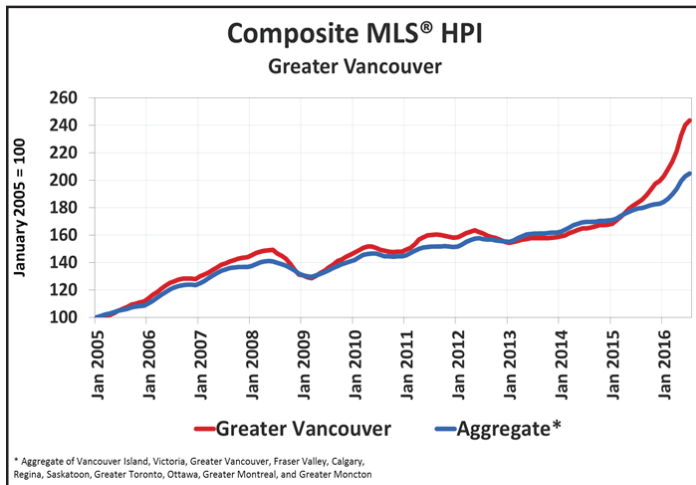
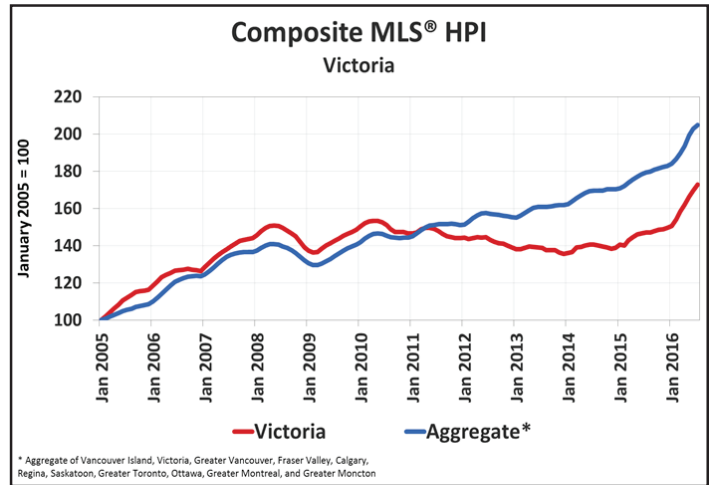
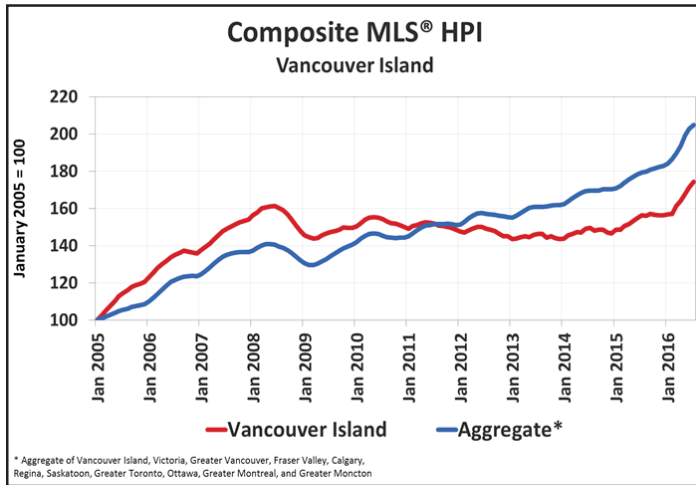


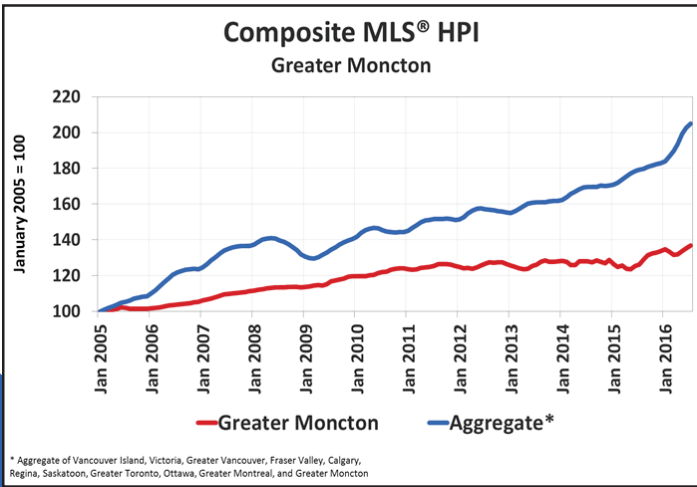
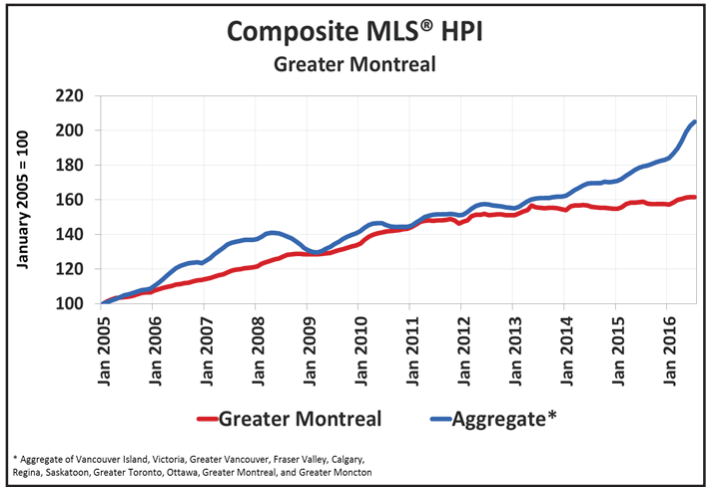
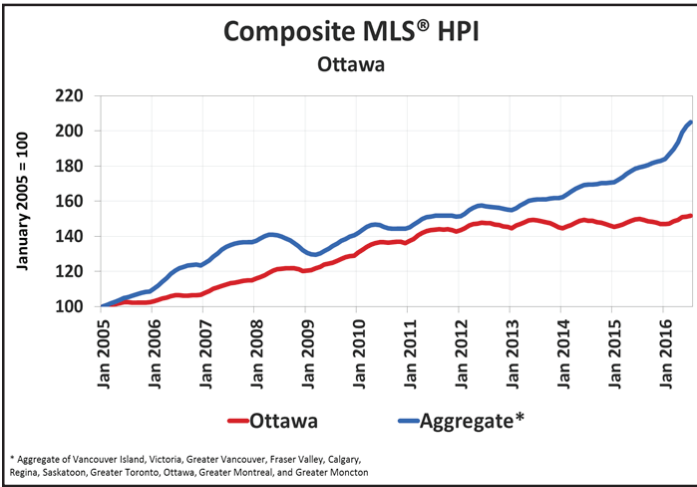
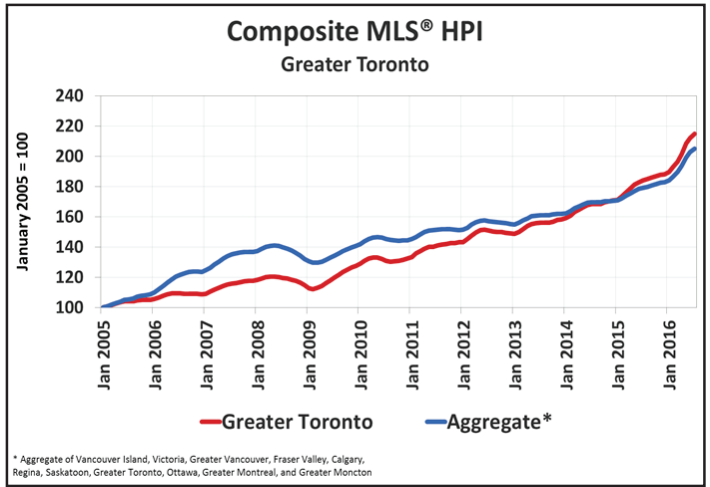
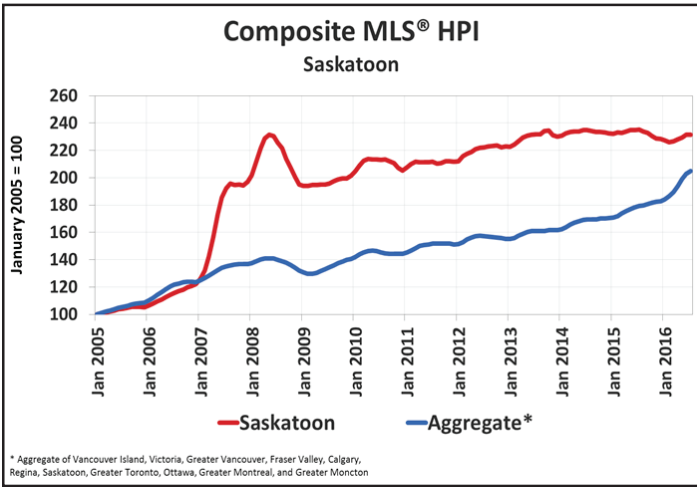
National Charts





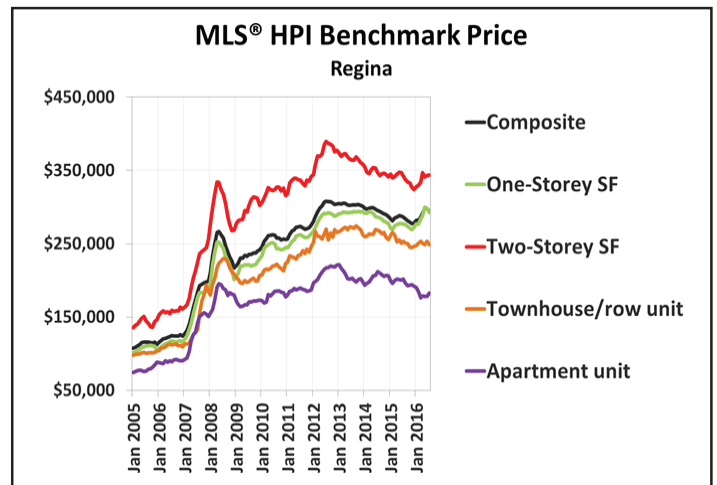
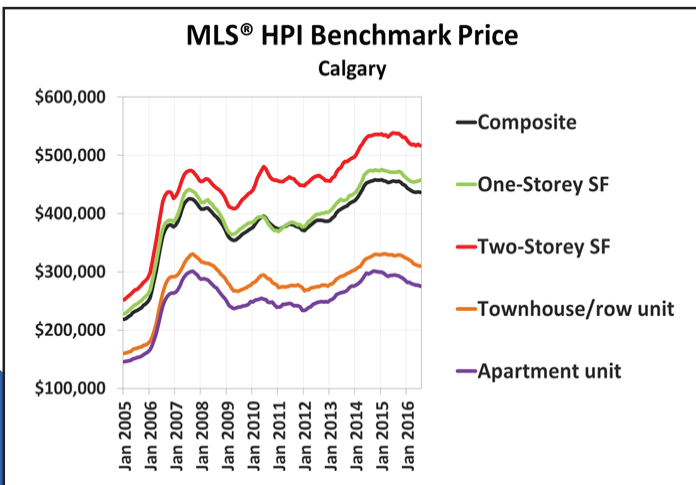
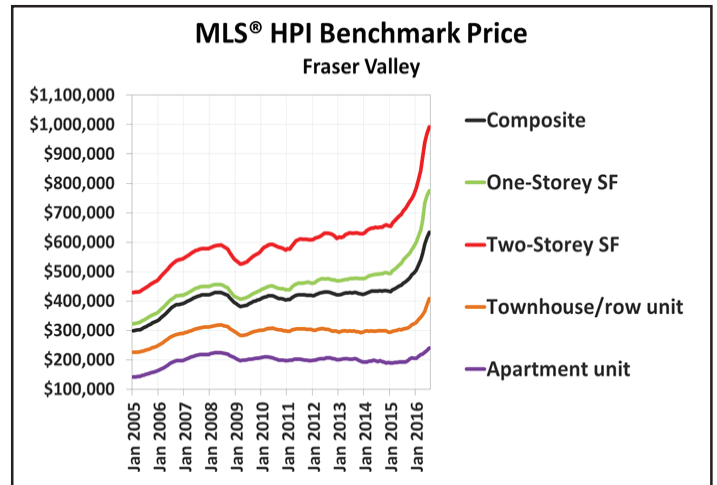
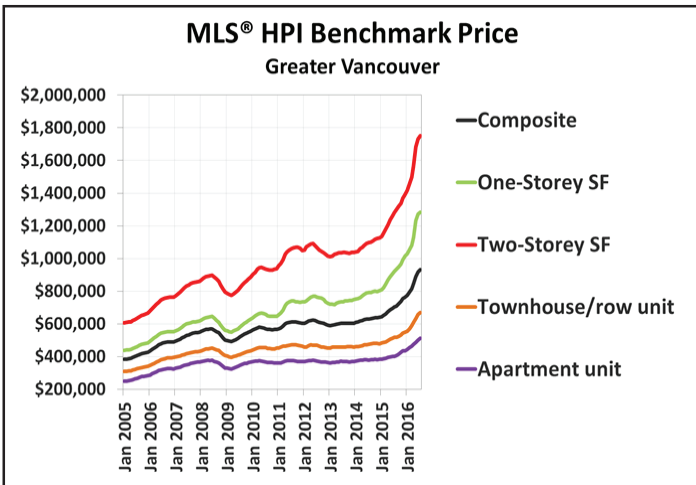
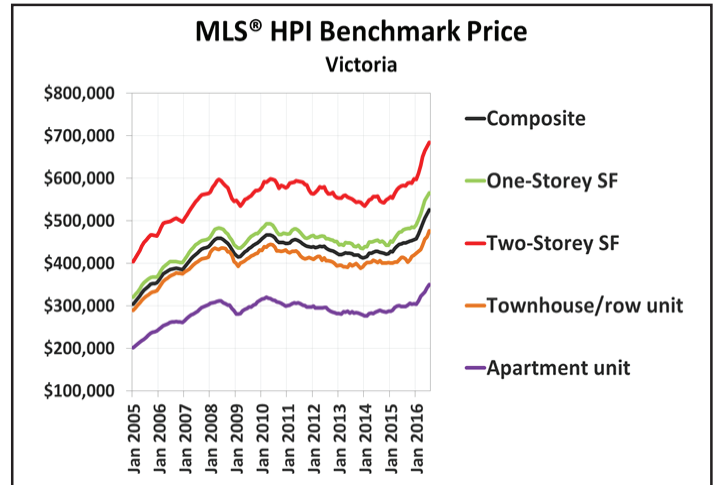
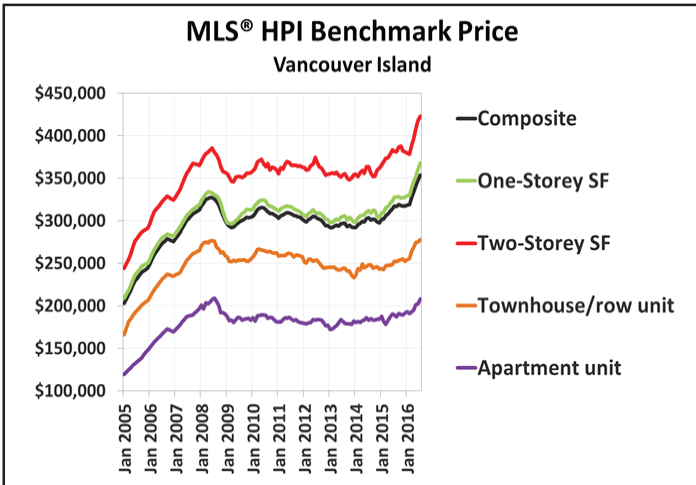
MLS® Home Price Index

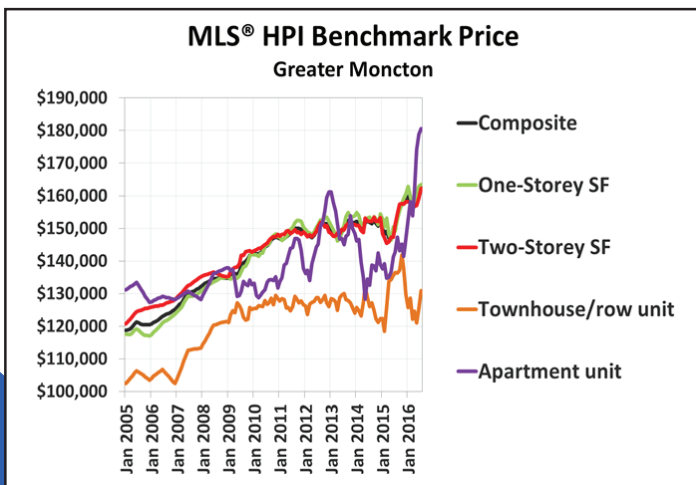
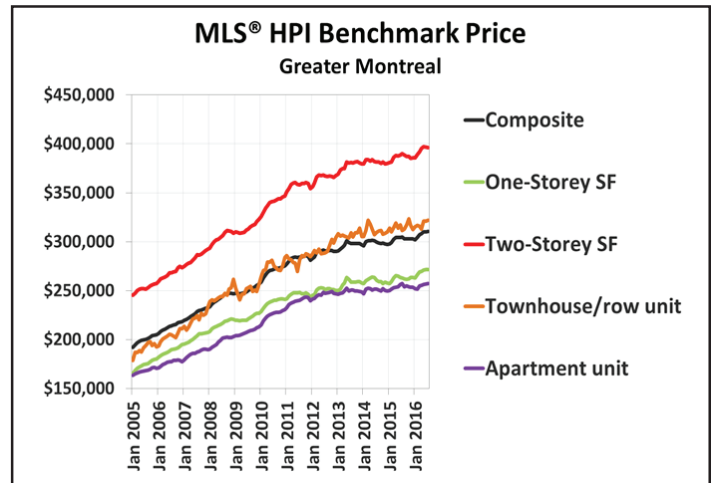
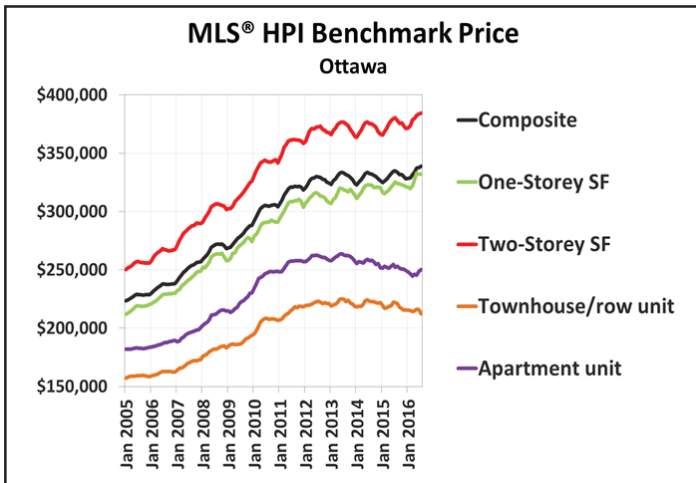
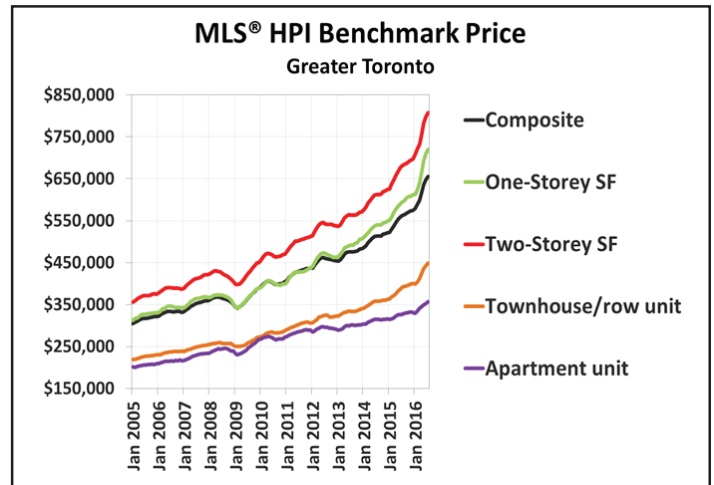
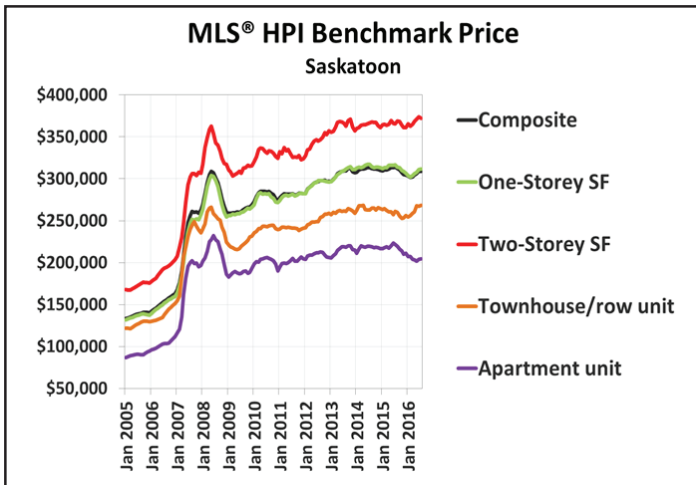






MLS® Home Price Index





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

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
Fraser Valley	1,228.6	1,518.6	-19.1	1,293.6	1,247.1	3.7	1,201.6	1,432.9	-16.1	1,238.3	1,194.4	3.7
Greater Vancouver	3,660.4	3,838.3	-4.6	3,408.7	3,547.8	-3.9	3,571.8	3,771.8	-5.3	3,326.4	3,500.0	-5.0
Victoria	530.6	516.5	2.7	561.7	409.4	37.2	510.2	495.1	3.0	535.3	394.7	35.6
Calgary	986.2	954.4	3.3	1,135.5	1,264.8	-10.2	896.3	887.6	1.0	1,035.3	1,178.9	-12.2
Edmonton	643.6	622.8	3.3	741.1	870.1	-14.8	558.4	538.6	3.7	643.5	745.2	-13.6
Regina	84.7	90.7	-6.6	93.8	107.9	-13.0	81.7	88.2	-7.4	92.5	105.6	-12.4
Saskatoon	151.3	137.3	10.2	175.6	198.7	-11.7	141.8	129.8	9.2	167.5	196.5	-14.7
Winnipeg	320.0	320.1	0.0	374.2	383.7	-2.5	306.3	308.2	-0.6	359.9	374.1	-3.8
Hamilton-Burlington	699.3	706.0	-0.9	736.3	716.2	2.8	669.3	668.3	0.1	706.6	679.9	3.9
Kitchener-Waterloo	224.2	232.1	-3.4	243.0	216.3	12.4	206.7	207.3	-0.3	226.0	199.5	13.3
London and St Thomas	265.3	255.7	3.8	303.3	275.9	9.9	245.9	234.3	5.0	284.1	258.4	10.0
Niagara Region	230.6	232.4	-0.8	262.5	183.5	43.0	206.7	220.9	-6.4	245.7	174.6	40.7
Ottawa	508.9	528.5	-3.7	569.5	545.3	4.4	502.5	519.9	-3.3	562.8	538.7	4.5
Sudbury	56.4	57.9	-2.6	63.8	63.9	-0.2	53.1	53.0	0.1	59.4	58.6	1.3
Thunder Bay	46.5	43.5	6.8	62.6	65.9	-4.9	42.5	41.8	1.6	58.0	62.8	-7.6
Greater Toronto†	6,736.8	6,760.5	-0.4	7,090.4	6,019.3	17.8	6,756.1	6,744.3	0.2	7,090.4	6,019.3	17.8
Windsor-Essex	143.0	146.1	-2.1	165.0	148.3	11.3	129.0	134.0	-3.7	156.0	137.4	13.5
Trois Rivières CMA	12.3	16.4	-25.3	11.3	13.6	-16.8	11.2	14.0	-20.3	10.5	12.8	-18.2
Montreal CMA	1,251.2	1,200.5	4.2	1,034.0	958.6	7.9	1,175.0	1,124.4	4.5	946.2	903.7	4.7
Gatineau CMA	82.7	85.9	-3.6	87.3	87.8	-0.6	79.4	80.6	-1.4	84.2	83.2	1.2
Quebec CMA	165.4	160.9	2.8	132.9	131.4	1.1	151.3	148.2	2.1	121.9	123.5	-1.3
Saguenay CMA	20.1	18.6	8.0	18.5	14.8	24.8	17.4	18.0	-3.3	14.8	14.5	1.8
Sherbrooke CMA	43.7	36.2	20.8	35.5	30.1	18.1	32.7	32.1	2.0	27.3	28.2	-3.2
Saint John	30.5	29.0	5.0	36.6	37.0	-1.1	26.9	26.4	1.9	34.5	35.1	-1.7
Halifax-Dartmouth	123.6	127.3	-2.9	141.5	147.1	-3.8	116.0	117.6	-1.4	134.6	143.2	-6.0
Newfoundland & Labrador	87.9	106.6	-17.5	119.7	154.2	-22.4	84.2	102.1	-17.6	116.6	149.9	-22.2
Canada	22,946.2	23,363.4	-1.8	24,108.2	22,513.9	7.1	22,031.8	22,357.2	-1.5	23,123.2	21,670.3	6.7

* 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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016**

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
Fraser Valley	1,848	2,145	-13.8	1,962	2,184	-10.2	1,763	2,050	-14.0	1,871	2,089	-10.4
Greater Vancouver	3,498	3,735	-6.3	3,378	4,096	-17.5	3,411	3,656	-6.7	3,301	4,038	-18.3
Victoria	909	908	0.1	972	796	22.1	859	857	0.2	922	760	21.3
Calgary	2,086	2,044	2.1	2,344	2,673	-12.3	1,943	1,936	0.4	2,206	2,563	-13.9
Edmonton	1,664	1,650	0.8	1,901	2,295	-17.2	1,482	1,457	1.7	1,695	2,018	-16.0
Regina	268	274	-2.2	296	342	-13.5	266	269	-1.1	294	336	-12.5
Saskatoon	432	405	6.7	499	567	-12.0	414	390	6.2	483	561	-13.9
Winnipeg	1,146	1,139	0.6	1,350	1,394	-3.2	1,083	1,070	1.2	1,273	1,328	-4.1
Hamilton-Burlington	1,375	1,410	-2.5	1,487	1,624	-8.4	1,332	1,335	-0.2	1,438	1,564	-8.1
Kitchener-Waterloo	609	648	-6.0	673	663	1.5	533	542	-1.7	589	588	0.2
London and St Thomas	929	888	4.6	1,063	994	6.9	903	850	6.2	1,014	951	6.6
Niagara Region	721	766	-5.9	823	677	21.6	670	709	-5.5	773	644	20.0
Ottawa	1,375	1,420	-3.2	1,540	1,489	3.4	1,338	1,386	-3.5	1,503	1,457	3.2
Sudbury	224	235	-4.7	249	259	-3.9	208	204	2.0	229	232	-1.3
Thunder Bay	217	205	5.9	278	296	-6.1	194	186	4.3	254	269	-5.6
Greater Toronto [†]	9,240	9,253	-0.1	9,989	9,880	1.1	9,287	9,241	0.5	9,989	9,880	1.1
Windsor-Essex	619	664	-6.8	718	735	-2.3	578	611	-5.4	680	685	-0.7
Trois Rivières CMA	82	100	-18.0	72	80	-10.0	77	92	-16.3	69	76	-9.2
Montreal CMA	3,539	3,409	3.8	2,815	2,708	4.0	3,394	3,277	3.6	2,685	2,611	2.8
Gatineau CMA	348	365	-4.7	362	360	0.6	333	339	-1.8	349	339	2.9
Quebec CMA	610	586	4.1	483	483	0.0	579	560	3.4	458	448	2.2
Saguenay CMA	100	111	-9.9	84	88	-4.5	94	108	-13.0	80	86	-7.0
Sherbrooke CMA	171	148	15.5	136	124	9.7	148	128	15.6	116	111	4.5
Saint John	181	168	7.7	234	217	7.8	155	146	6.2	205	197	4.1
Halifax-Dartmouth	424	435	-2.5	480	516	-7.0	401	407	-1.5	460	495	-7.1
Newfoundland & Labrador	375	415	-9.6	488	583	-16.3	344	387	-11.1	461	545	-15.4
Canada	47,794	48,518	-1.5	51,199	52,420	-2.3	44,854	45,438	-1.3	48,099	49,540	-2.9

[†]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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
Fraser Valley	3,128	3,033	3.1	3,226	2,815	14.6	2,926	2,811	4.1	3,012	2,548	18.2
Greater Vancouver	5,645	5,364	5.2	5,603	5,481	2.2	5,427	5,148	5.4	5,377	5,274	2.0
Victoria	1,092	1,098	-0.5	1,127	1,235	-8.7	1,017	999	1.8	1,043	1,083	-3.7
Calgary	3,767	3,582	5.2	3,808	4,076	-6.6	3,444	3,267	5.4	3,472	3,721	-6.7
Edmonton	3,447	3,270	5.4	3,843	4,209	-8.7	2,965	2,770	7.0	3,287	3,555	-7.5
Regina	562	602	-6.6	601	711	-15.5	544	573	-5.1	578	680	-15.0
Saskatoon	1,081	1,093	-1.1	1,152	1,451	-20.6	1,021	1,029	-0.8	1,098	1,376	-20.2
Winnipeg	1,987	1,988	-0.1	2,159	2,356	-8.4	1,773	1,767	0.3	1,929	2,141	-9.9
Hamilton-Burlington	1,715	1,681	2.0	1,703	1,967	-13.4	1,578	1,551	1.7	1,577	1,835	-14.1
Kitchener-Waterloo	873	886	-1.5	861	1,005	-14.3	671	679	-1.2	656	801	-18.1
London and St Thomas	1,473	1,515	-2.8	1,530	1,906	-19.7	1,254	1,316	-4.7	1,307	1,665	-21.5
Niagara Region	878	968	-9.3	939	1,024	-8.3	764	905	-15.6	843	889	-5.2
Ottawa	2,562	2,703	-5.2	2,598	3,191	-18.6	2,406	2,560	-6.0	2,455	3,013	-18.5
Sudbury	477	496	-3.8	543	615	-11.7	359	388	-7.5	395	481	-17.9
Thunder Bay	333	315	5.7	404	445	-9.2	273	260	5.0	346	373	-7.2
Greater Toronto†	13,084	12,782	2.4	13,542	14,699	-7.9	13,036	12,768	2.1	13,542	14,699	-7.9
Windsor-Essex	984	975	0.9	1,096	1,107	-1.0	826	841	-1.8	931	962	-3.2
Trois Rivières CMA	186	176	5.7	163	200	-18.5	157	157	0.0	138	160	-13.8
Montreal CMA	6,511	6,511	0.0	5,253	5,726	-8.3	6,092	6,055	0.6	4,874	5,343	-8.8
Gatineau CMA	863	779	10.8	798	808	-1.2	760	689	10.3	703	725	-3.0
Quebec CMA	1,322	1,236	7.0	1,064	1,034	2.9	1,148	1,113	3.1	908	942	-3.6
Saguenay CMA	228	226	0.9	208	232	-10.3	209	204	2.5	174	187	-7.0
Sherbrooke CMA	325	354	-8.2	289	333	-13.2	281	288	-2.4	246	279	-11.8
Saint John	434	432	0.5	502	570	-11.9	344	332	3.6	383	423	-9.5
Halifax-Dartmouth	792	941	-15.8	825	1,228	-32.8	666	761	-12.5	714	1,043	-31.5
Newfoundland & Labrador	1,117	1,180	-5.3	1,364	1,498	-8.9	929	956	-2.8	1,117	1,195	-6.5
Canada	82,050	81,323	0.9	84,285	92,750	-9.1	72,781	71,929	1.2	74,627	81,725	-8.7

¹Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016**

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
Fraser Valley	660,985	696,687	-5.1	659,340	570,995	15.5	666,117	693,364	-3.9	661,823	571,739	15.8
Greater Vancouver	1,042,110	1,034,436	0.7	1,009,081	866,166	16.5	1,041,324	1,038,768	0.2	1,007,687	866,772	16.3
Victoria	572,339	557,498	2.7	577,855	514,381	12.3	580,861	573,628	1.3	580,555	519,379	11.8
Calgary	478,327	469,452	1.9	484,420	473,191	2.4	465,431	458,706	1.5	469,325	459,958	2.0
Edmonton	386,640	373,549	3.5	389,827	379,139	2.8	375,924	366,930	2.5	379,664	369,273	2.8
Regina	319,004	325,814	-2.1	316,878	315,400	0.5	314,424	325,105	-3.3	314,714	314,410	0.1
Saskatoon	343,309	336,704	2.0	351,852	350,499	0.4	339,673	331,520	2.5	346,879	350,246	-1.0
Winnipeg	279,708	280,612	-0.3	277,208	275,253	0.7	283,044	285,549	-0.9	282,684	281,684	0.4
Hamilton-Burlington	494,949	499,400	-0.9	495,139	440,997	12.3	488,342	495,884	-1.5	491,360	434,730	13.0
Kitchener-Waterloo	361,993	356,578	1.5	361,107	326,232	10.7	382,057	375,298	1.8	383,758	339,370	13.1
London and St Thomas	283,552	284,485	-0.3	285,351	277,593	2.8	275,308	275,627	-0.1	280,182	271,700	3.1
Niagara Region	318,969	313,446	1.8	318,923	271,120	17.6	312,851	314,324	-0.5	317,830	271,047	17.3
Ottawa	367,984	366,867	0.3	369,808	366,248	1.0	372,931	370,837	0.6	374,431	369,718	1.3
Sudbury	248,610	240,416	3.4	256,121	246,789	3.8	252,672	252,563	0.0	259,327	252,800	2.6
Thunder Bay	206,344	205,180	0.6	225,343	222,653	1.2	211,961	217,312	-2.5	228,429	233,413	-2.1
Greater Toronto†	723,865	722,875	0.1	709,825	609,236	16.5	723,342	722,593	0.1	709,825	609,236	16.5
Windsor-Essex	225,025	221,817	1.4	229,868	201,707	14.0	221,518	219,457	0.9	229,379	200,641	14.3
Trois Rivières CMA	157,327	168,210	-6.5	n/a	n/a	-	150,406	162,024	-7.2	150,406	169,298	-11.2
Montreal CMA	358,891	357,490	0.4	n/a	n/a	-	346,669	348,653	-0.6	349,218	340,764	2.5
Gatineau CMA	236,880	240,467	-1.5	n/a	n/a	-	240,094	241,237	-0.5	243,850	246,272	-1.0
Quebec CMA	272,074	279,771	-2.8	n/a	n/a	-	262,519	269,983	-2.8	266,578	275,303	-3.2
Saguenay CMA	222,721	184,074	21.0	n/a	n/a	-	187,142	182,024	2.8	185,964	169,547	9.7
Sherbrooke CMA	251,017	242,770	3.4	n/a	n/a	-	227,595	236,369	-3.7	242,130	257,238	-5.9
Saint John	156,268	170,165	-8.2	156,268	170,466	-8.3	168,266	179,633	-6.3	168,266	178,089	-5.5
Halifax-Dartmouth	287,650	288,975	-0.5	294,688	284,993	3.4	284,773	286,701	-0.7	292,511	289,213	1.1
Newfoundland & Labrador	241,680	254,521	-5.0	245,190	264,410	-7.3	250,526	266,267	-5.9	252,846	275,072	-8.1
Canada	478,954	481,076	-0.4	470,873	429,490	9.6	488,570	491,448	-0.6	480,743	437,430	9.9

* 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

† 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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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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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
July 2016**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly change	Jul 2016	Jul 2015	year-over-year change	Jul 2016	Jun 2016	monthly change	Jul 2016	Jul 2015	year-over-year change
Fraser Valley	59.1	70.7	-11.6	75.0	60.9	14.1	60.3	72.9	-12.6	78.3	64.3	14.0
Greater Vancouver	62.0	69.6	-7.6	75.6	65.9	9.7	62.9	71.0	-8.1	77.5	67.6	9.9
Victoria	83.2	82.7	0.5	79.6	58.8	20.8	84.5	85.8	-1.3	82.8	62.2	20.6
Calgary	55.4	57.1	-1.7	50.3	59.0	-8.7	56.4	59.3	-2.9	52.5	63.2	-10.7
Edmonton	48.3	50.5	-2.2	46.3	52.2	-5.9	50.0	52.6	-2.6	48.2	55.6	-7.4
Regina	47.7	45.5	2.2	46.6	43.1	3.5	48.9	46.9	2.0	47.5	44.1	3.4
Saskatoon	40.0	37.1	2.9	35.8	39.8	-4.0	40.5	37.9	2.6	36.7	40.8	-4.1
Winnipeg	57.7	57.3	0.4	55.5	52.0	3.5	61.1	60.6	0.5	58.4	54.7	3.7
Hamilton-Burlington	80.2	83.9	-3.7	79.5	73.2	6.3	84.4	86.1	-1.7	82.6	76.0	6.6
Kitchener-Waterloo	69.8	73.1	-3.3	67.1	56.1	11.0	79.4	79.8	-0.4	75.4	62.3	13.1
London and St Thomas	63.1	58.6	4.5	57.1	48.8	8.3	72.0	64.6	7.4	63.4	53.5	9.9
Niagara Region	82.1	79.1	3.0	75.8	60.7	15.1	87.7	78.3	9.4	81.3	66.1	15.2
Ottawa	53.7	52.5	1.2	48.8	43.6	5.2	55.6	54.1	1.5	50.2	45.0	5.2
Sudbury	47.0	47.4	-0.4	43.1	40.6	2.5	57.9	52.6	5.3	49.4	46.5	2.9
Thunder Bay	65.2	65.1	0.1	60.5	61.8	-1.3	71.1	71.5	-0.4	67.3	67.2	0.1
Greater Toronto†	70.6	72.4	-1.8	69.2	62.7	6.5	71.2	72.4	-1.2	69.2	62.7	6.5
Windsor-Essex	62.9	68.1	-5.2	65.0	56.8	8.2	70.0	72.7	-2.7	72.9	64.0	8.9
Trois Rivières CMA	44.1	56.8	-12.7	55.4	50.2	5.2	49.0	58.6	-9.6	57.6	53.9	3.7
Montreal CMA	54.4	52.4	2.0	51.2	46.0	5.2	55.7	54.1	1.6	52.8	47.3	5.5
Gatineau CMA	40.3	46.9	-6.6	41.4	37.2	4.2	43.8	49.2	-5.4	43.7	39.3	4.4
Quebec CMA	46.1	47.4	-1.3	46.5	46.6	-0.1	50.4	50.3	0.1	48.9	48.6	0.3
Saguenay CMA	43.9	49.1	-5.2	42.2	39.7	2.5	45.0	52.9	-7.9	45.1	43.2	1.9
Sherbrooke CMA	52.6	41.8	10.8	44.9	44.7	0.2	52.7	44.4	8.3	47.6	46.5	1.1
Saint John	41.7	38.9	2.8	36.6	33.4	3.2	45.1	44.0	1.1	41.6	38.1	3.5
Halifax-Dartmouth	53.5	46.2	7.3	46.7	42.9	3.8	60.2	53.5	6.7	51.1	46.6	4.5
Newfoundland & Labrador	33.6	35.2	-1.6	33.9	32.9	1.0	37.0	40.5	-3.5	38.7	37.5	1.2
Canada	58.2	59.7	-1.5	57.2	52.0	5.2	61.6	63.2	-1.6	60.7	55.4	5.3

*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

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

July 2016

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
Fraser Valley	11,402.5	6,312.0	80.6	12,267.5	7,071.1	73.5	10,878.5	5,945.2	83.0	11,755.6	6,743.6	74.3
Greater Vancouver	30,147.5	21,111.4	42.8	32,318.8	23,571.9	37.1	29,535.8	20,679.7	42.8	31,756.8	23,206.6	36.8
Victoria	3,704.9	2,322.4	59.5	4,079.2	2,591.0	57.4	3,516.0	2,226.1	57.9	3,915.9	2,501.9	56.5
Calgary	6,361.8	7,089.4	-10.3	6,872.4	7,611.9	-9.7	5,902.9	6,545.9	-9.8	6,409.4	7,073.0	-9.4
Edmonton	4,076.7	4,510.3	-9.6	4,467.1	4,880.4	-8.5	3,571.9	3,921.2	-8.9	3,925.9	4,288.3	-8.5
Regina	624.5	640.3	-2.5	684.0	670.8	2.0	613.0	619.3	-1.0	669.5	653.1	2.5
Saskatoon	980.1	1,078.1	-9.1	1,041.6	1,160.8	-10.3	929.7	1,052.2	-11.6	990.6	1,134.4	-12.7
Winnipeg	2,220.1	2,036.4	9.0	2,363.6	2,172.5	8.8	2,154.7	1,982.4	8.7	2,293.6	2,120.0	8.2
Hamilton-Burlington	4,642.6	4,211.3	10.2	5,084.0	4,632.0	9.8	4,391.2	4,002.1	9.7	4,830.3	4,428.8	9.1
Kitchener-Waterloo	1,543.9	1,357.9	13.7	1,692.7	1,383.9	22.3	1,391.1	1,200.4	15.9	1,540.8	1,237.4	24.5
London and St Thomas	1,739.7	1,514.1	14.9	1,914.7	1,694.9	13.0	1,635.0	1,430.1	14.3	1,794.2	1,591.2	12.8
Niagara Region	1,531.5	1,104.0	38.7	1,655.2	1,164.8	42.1	1,374.6	1,030.1	33.4	1,487.5	1,090.7	36.4
Ottawa	3,365.3	3,180.8	5.8	3,766.1	3,566.8	5.6	3,311.3	3,138.1	5.5	3,712.3	3,526.2	5.3
Sudbury	360.6	344.2	4.8	388.1	372.6	4.2	330.7	311.8	6.0	357.3	338.1	5.7
Thunder Bay	310.3	312.7	-0.8	314.2	320.7	-2.0	289.0	293.9	-1.7	292.9	299.3	-2.1
Greater Toronto†	45,403.9	36,084.6	25.8	50,527.7	40,150.0	25.8	45,415.3	36,040.6	26.0	50,527.7	40,150.0	25.8
Windsor-Essex	998.5	753.4	32.5	1,054.9	805.3	31.0	917.7	692.0	32.6	967.7	735.5	31.6
Trois Rivières CMA	112.0	111.5	0.5	129.1	127.0	1.7	100.1	100.9	-0.8	117.2	116.9	0.3
Montreal CMA	8,365.5	7,704.8	8.6	9,392.1	8,753.8	7.3	7,842.9	7,244.8	8.3	8,878.7	8,290.1	7.1
Gatineau CMA	573.2	504.9	13.5	629.9	565.3	11.4	545.6	477.8	14.2	604.4	541.2	11.7
Quebec CMA	1,127.2	1,085.1	3.9	1,261.0	1,223.3	3.1	1,036.2	1,004.1	3.2	1,170.4	1,154.1	1.4
Saguenay CMA	121.2	124.4	-2.6	139.2	143.1	-2.7	114.1	117.7	-3.1	131.4	137.6	-4.5
Sherbrooke CMA	270.8	250.9	7.9	294.9	274.5	7.4	231.9	225.3	2.9	254.1	247.2	2.8
Saint John	193.0	173.9	11.0	197.2	176.7	11.6	177.1	159.0	11.4	183.0	162.9	12.3
Halifax-Dartmouth	870.1	837.4	3.9	956.7	928.1	3.1	825.6	798.3	3.4	905.3	885.0	2.3
Newfoundland & Labrador	668.0	708.1	-5.7	604.2	644.6	-6.3	642.5	678.1	-5.3	581.4	618.2	-6.0
Canada	162,657.0	131,656.3	23.5	177,349.0	144,660.1	22.6	155,893.4	125,948.9	23.8	170,611.8	139,106.5	22.6

* in millions of dollars

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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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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
July 2016
Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
Fraser Valley	16,367	11,464	42.8	17,437	12,622	38.1	15,689	10,805	45.2	16,743	11,986	39.7
Greater Vancouver	28,651	24,356	17.6	30,293	26,539	14.1	28,094	23,925	17.4	29,740	26,069	14.1
Victoria	6,564	4,612	42.3	7,153	5,078	40.9	6,160	4,371	40.9	6,766	4,846	39.6
Calgary	13,569	15,101	-10.1	14,563	16,175	-10.0	12,812	14,384	-10.9	13,847	15,453	-10.4
Edmonton	10,925	11,921	-8.4	11,793	12,859	-8.3	9,728	10,566	-7.9	10,557	11,529	-8.4
Regina	2,023	2,070	-2.3	2,126	2,099	1.3	1,979	2,012	-1.6	2,094	2,064	1.5
Saskatoon	2,890	3,158	-8.5	3,033	3,361	-9.8	2,796	3,081	-9.3	2,935	3,282	-10.6
Winnipeg	8,038	7,471	7.6	8,434	7,896	6.8	7,610	7,124	6.8	7,989	7,526	6.2
Hamilton-Burlington	9,531	9,566	-0.4	10,249	10,387	-1.3	9,077	9,181	-1.1	9,804	10,011	-2.1
Kitchener-Waterloo	4,340	3,977	9.1	4,704	4,015	17.2	3,787	3,543	6.9	4,112	3,578	14.9
London and St Thomas	6,233	5,738	8.6	6,741	6,207	8.6	5,976	5,488	8.9	6,462	5,970	8.2
Niagara Region	4,972	4,105	21.1	5,318	4,334	22.7	4,570	3,853	18.6	4,899	4,069	20.4
Ottawa	9,184	8,705	5.5	10,144	9,630	5.3	8,918	8,478	5.2	9,892	9,409	5.1
Sudbury	1,494	1,445	3.4	1,566	1,530	2.4	1,333	1,298	2.7	1,399	1,376	1.7
Thunder Bay	1,502	1,537	-2.3	1,505	1,561	-3.6	1,345	1,370	-1.8	1,349	1,381	-2.3
Greater Toronto†	64,416	58,936	9.3	70,357	64,514	9.1	64,562	58,869	9.7	70,357	64,514	9.1
Windsor-Essex	4,515	3,868	16.7	4,714	4,049	16.4	4,162	3,604	15.5	4,374	3,783	15.6
Trois Rivières CMA	728	692	5.2	807	773	4.4	660	641	3.0	746	726	2.8
Montreal CMA	23,924	22,555	6.1	26,873	25,629	4.9	23,064	21,752	6.0	26,001	24,832	4.7
Gatineau CMA	2,387	2,119	12.6	2,596	2,356	10.2	2,255	1,990	13.3	2,472	2,230	10.9
Quebec CMA	4,160	4,100	1.5	4,653	4,602	1.1	3,956	3,857	2.6	4,442	4,369	1.7
Saguenay CMA	649	688	-5.7	748	800	-6.5	627	646	-2.9	720	761	-5.4
Sherbrooke CMA	1,130	1,079	4.7	1,250	1,204	3.8	1,014	961	5.5	1,130	1,084	4.2
Saint John	1,234	1,111	11.1	1,243	1,120	11.0	1,077	977	10.2	1,100	993	10.8
Halifax-Dartmouth	3,143	3,077	2.1	3,360	3,325	1.1	2,949	2,867	2.9	3,177	3,132	1.4
Newfoundland & Labrador	2,693	2,654	1.5	2,419	2,395	1.0	2,507	2,464	1.7	2,252	2,225	1.2
Canada	337,309	308,785	9.2	361,623	332,933	8.6	316,921	290,738	9.0	341,050	315,035	8.3

†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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016
Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
Fraser Valley	21,028	18,066	16.4	24,397	20,757	17.5	19,352	16,106	20.2	22,487	18,649	20.6
Greater Vancouver	37,333	36,035	3.6	42,965	41,394	3.8	35,654	34,376	3.7	41,228	39,703	3.8
Victoria	7,719	7,777	-0.7	8,998	9,062	-0.7	6,978	6,989	-0.2	8,213	8,206	0.1
Calgary	26,869	26,041	3.2	29,892	30,016	-0.4	24,355	23,764	2.5	27,189	27,273	-0.3
Edmonton	23,884	24,171	-1.2	27,284	28,117	-3.0	20,480	20,223	1.3	23,366	23,671	-1.3
Regina	4,465	4,926	-9.4	4,739	5,220	-9.2	4,232	4,623	-8.5	4,559	5,010	-9.0
Saskatoon	8,071	8,371	-3.6	8,776	9,322	-5.9	7,612	7,941	-4.1	8,303	8,865	-6.3
Winnipeg	14,393	14,540	-1.0	15,745	16,084	-2.1	12,982	13,093	-0.8	14,126	14,485	-2.5
Hamilton-Burlington	11,713	13,076	-10.4	12,868	14,529	-11.4	10,695	12,135	-11.9	11,851	13,509	-12.3
Kitchener-Waterloo	6,225	7,167	-13.1	6,916	7,409	-6.7	5,017	6,091	-17.6	5,388	5,973	-9.8
London and St Thomas	10,798	11,648	-7.3	11,898	12,986	-8.4	9,298	10,190	-8.8	10,310	11,403	-9.6
Niagara Region	6,180	6,531	-5.4	6,777	7,164	-5.4	5,327	5,601	-4.9	5,870	6,171	-4.9
Ottawa	18,752	20,132	-6.9	21,557	23,218	-7.2	17,755	18,975	-6.4	20,474	21,969	-6.8
Sudbury	3,511	3,532	-0.6	3,909	3,982	-1.8	2,752	2,804	-1.9	3,064	3,132	-2.2
Thunder Bay	2,402	2,521	-4.7	2,604	2,814	-7.5	1,973	2,088	-5.5	2,130	2,286	-6.8
Greater Toronto [†]	89,201	93,455	-4.6	99,282	104,889	-5.3	89,120	93,413	-4.6	99,282	104,889	-5.3
Windsor-Essex	6,646	6,582	1.0	7,327	7,215	1.6	5,553	5,488	1.2	6,157	6,001	2.6
Trois Rivières CMA	1,268	1,393	-9.0	1,354	1,465	-7.6	1,110	1,196	-7.2	1,205	1,274	-5.4
Montreal CMA	45,303	48,463	-6.5	49,276	52,891	-6.8	42,547	45,459	-6.4	46,335	49,748	-6.9
Gatineau CMA	5,535	5,677	-2.5	6,227	6,416	-2.9	4,978	5,059	-1.6	5,624	5,770	-2.5
Quebec CMA	8,771	8,702	0.8	9,407	9,399	0.1	7,913	7,899	0.2	8,522	8,593	-0.8
Saguenay CMA	1,574	1,706	-7.7	1,733	1,903	-8.9	1,404	1,494	-6.0	1,566	1,688	-7.2
Sherbrooke CMA	2,432	2,425	0.3	2,576	2,580	-0.2	2,033	2,093	-2.9	2,161	2,253	-4.1
Saint John	3,389	3,250	4.3	3,858	3,838	0.5	2,575	2,526	1.9	2,933	2,938	-0.2
Halifax-Dartmouth	6,365	7,227	-11.9	7,403	8,305	-10.9	5,468	6,259	-12.6	6,429	7,237	-11.2
Newfoundland & Labrador	8,165	7,821	4.4	8,865	8,602	3.1	6,589	6,394	3.0	7,155	6,983	2.5
Canada	573,802	592,215	-3.1	643,041	668,107	-3.8	508,638	526,227	-3.3	570,352	592,884	-3.8

[†]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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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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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

July 2016

Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
Fraser Valley	689,047	549,879	25.3	703,532	560,223	25.6	690,542	553,934	24.7	702,120	562,622	24.8
Greater Vancouver	1,052,320	871,214	20.8	1,066,872	888,200	20.1	1,053,895	874,083	20.6	1,067,815	890,199	20.0
Victoria	556,367	501,082	11.0	570,275	510,238	11.8	570,354	509,985	11.8	578,764	516,286	12.1
Calgary	467,234	467,092	0.0	471,911	470,596	0.3	457,258	452,220	1.1	462,870	457,713	1.1
Edmonton	372,550	376,418	-1.0	378,793	379,530	-0.2	365,576	367,690	-0.6	371,879	371,958	0.0
Regina	318,208	312,475	1.8	321,711	319,598	0.7	315,153	309,083	2.0	319,709	316,442	1.0
Saskatoon	344,110	344,024	0.0	343,423	345,370	-0.6	336,257	344,694	-2.4	337,503	345,641	-2.4
Winnipeg	274,942	270,041	1.8	280,251	275,135	1.9	282,048	275,707	2.3	287,089	281,694	1.9
Hamilton-Burlington	483,377	439,552	10.0	496,049	445,940	11.2	478,140	433,028	10.4	492,690	442,389	11.4
Kitchener-Waterloo	349,823	338,638	3.3	359,844	344,677	4.4	368,079	339,913	8.3	374,698	345,831	8.3
London and St Thomas	281,431	268,763	4.7	284,045	273,070	4.0	273,778	261,422	4.7	277,659	266,539	4.2
Niagara Region	306,322	267,852	14.4	311,239	268,770	15.8	300,652	267,863	12.2	303,642	268,053	13.3
Ottawa	362,998	361,747	0.3	371,269	370,387	0.2	367,910	366,632	0.3	375,283	374,764	0.1
Sudbury	239,099	237,179	0.8	247,837	243,528	1.8	246,638	240,297	2.6	255,432	245,690	4.0
Thunder Bay	203,334	199,953	1.7	208,769	205,465	1.6	209,825	210,003	-0.1	217,127	216,698	0.2
Greater Toronto [†]	696,516	606,473	14.8	718,162	622,345	15.4	696,403	606,389	14.8	718,162	622,345	15.4
Windsor-Essex	221,759	197,863	12.1	223,784	198,883	12.5	216,850	191,860	13.0	221,228	194,415	13.8
Trois Rivières CMA	160,555	164,777	-2.6	n/a	n/a	-	158,038	160,969	-1.8	157,741	161,486	-2.3
Montreal CMA	356,623	346,443	2.9	n/a	n/a	-	345,836	335,507	3.1	343,411	334,263	2.7
Gatineau CMA	241,904	237,251	2.0	n/a	n/a	-	244,008	240,275	1.6	244,744	243,536	0.5
Quebec CMA	270,987	266,304	1.8	n/a	n/a	-	262,706	265,952	-1.2	263,212	265,751	-1.0
Saguenay CMA	187,351	175,962	6.5	n/a	n/a	-	181,842	179,130	1.5	182,867	182,726	0.1
Sherbrooke CMA	240,696	234,165	2.8	n/a	n/a	-	229,146	233,758	-2.0	224,896	229,384	-2.0
Saint John	157,419	155,331	1.3	158,655	157,760	0.6	164,765	161,902	1.8	166,383	164,077	1.4
Halifax-Dartmouth	277,642	272,525	1.9	284,722	279,130	2.0	278,458	276,012	0.9	284,946	282,572	0.8
Newfoundland & Labrador	249,364	268,790	-7.2	249,787	269,144	-7.2	257,937	277,529	-7.1	258,154	277,828	-7.1
Canada	481,553	425,418	13.2	490,425	434,502	12.9	491,375	432,163	13.7	500,254	441,559	13.3

* 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

[†]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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

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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
July 2016
Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change
Fraser Valley	77.8	63.5	14.3	71.5	60.8	10.7	81.1	67.1	14.0	74.5	64.3	10.2
Greater Vancouver	76.7	67.6	9.1	70.5	64.1	6.4	78.8	69.6	9.2	72.1	65.7	6.4
Victoria	85.0	59.3	25.7	79.5	56.0	23.5	88.3	62.5	25.8	82.4	59.1	23.3
Calgary	50.5	58.0	-7.5	48.7	53.9	-5.2	52.6	60.5	-7.9	50.9	56.7	-5.8
Edmonton	45.7	49.3	-3.6	43.2	45.7	-2.5	47.5	52.2	-4.7	45.2	48.7	-3.5
Regina	45.3	42.0	3.3	44.9	40.2	4.7	46.8	43.5	3.3	45.9	41.2	4.7
Saskatoon	35.8	37.7	-1.9	34.6	36.1	-1.5	36.7	38.8	-2.1	35.3	37.0	-1.7
Winnipeg	55.8	51.4	4.4	53.6	49.1	4.5	58.6	54.4	4.2	56.6	52.0	4.6
Hamilton-Burlington	81.4	73.2	8.2	79.6	71.5	8.1	84.9	75.7	9.2	82.7	74.1	8.6
Kitchener-Waterloo	69.7	55.5	14.2	68.0	54.2	13.8	75.5	58.2	17.3	76.3	59.9	16.4
London and St Thomas	57.7	49.3	8.4	56.7	47.8	8.9	64.3	53.9	10.4	62.7	52.4	10.3
Niagara Region	80.5	62.9	17.6	78.5	60.5	18.0	85.8	68.8	17.0	83.5	65.9	17.6
Ottawa	49.0	43.2	5.8	47.1	41.5	5.6	50.2	44.7	5.5	48.3	42.8	5.5
Sudbury	42.6	40.9	1.7	40.1	38.4	1.7	48.4	46.3	2.1	45.7	43.9	1.8
Thunder Bay	62.5	61.0	1.5	57.8	55.5	2.3	68.2	65.6	2.6	63.3	60.4	2.9
Greater Toronto†	72.2	63.1	9.1	70.9	61.5	9.4	72.4	63.0	9.4	70.9	61.5	9.4
Windsor-Essex	67.9	58.8	9.1	64.3	56.1	8.2	75.0	65.7	9.3	71.0	63.0	8.0
Trois Rivières CMA	57.4	49.7	7.7	59.6	52.8	6.8	59.5	53.6	5.9	61.9	57.0	4.9
Montreal CMA	52.8	46.5	6.3	54.5	48.5	6.0	54.2	47.8	6.4	56.1	49.9	6.2
Gatineau CMA	43.1	37.3	5.8	41.7	36.7	5.0	45.3	39.3	6.0	44.0	38.6	5.4
Quebec CMA	47.4	47.1	0.3	49.5	49.0	0.5	50.0	48.8	1.2	52.1	50.8	1.3
Saguenay CMA	41.2	40.3	0.9	43.2	42.0	1.2	44.7	43.2	1.5	46.0	45.1	0.9
Sherbrooke CMA	46.5	44.5	2.0	48.5	46.7	1.8	49.9	45.9	4.0	52.3	48.1	4.2
Saint John	36.4	34.2	2.2	32.2	29.2	3.0	41.8	38.7	3.1	37.5	33.8	3.7
Halifax-Dartmouth	49.4	42.6	6.8	45.4	40.0	5.4	53.9	45.8	8.1	49.4	43.3	6.1
Newfoundland & Labrador	33.0	33.9	-0.9	27.3	27.8	-0.5	38.0	38.5	-0.5	31.5	31.9	-0.4
Canada	58.8	52.1	6.7	56.2	49.8	6.4	62.3	55.2	7.1	59.8	53.1	6.7

†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

¹ Total = Residential + Non-residential

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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
July 2016**

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
British Columbia	6,805.9	7,283.7	-6.6	6,857.7	6,428.9	6.7	6,559.9	6,968.9	-5.9	6,567.8	6,233.2	5.4
Alberta	1,998.3	1,928.0	3.6	2,304.1	2,667.4	-13.6	1,792.7	1,747.3	2.6	2,079.3	2,422.8	-14.2
Saskatchewan	302.3	292.1	3.5	343.4	395.8	-13.2	283.8	275.5	3.0	330.1	385.1	-14.3
Manitoba	357.2	350.7	1.9	418.0	432.5	-3.4	341.9	336.7	1.6	400.6	421.5	-5.0
Ontario	11,085.6	11,123.8	-0.3	11,981.6	10,415.7	15.0	10,826.4	10,808.4	0.2	11,709.7	10,164.9	15.2
Quebec	1,971.0	1,923.1	2.5	1,683.3	1,581.5	6.4	1,833.4	1,788.9	2.5	1,540.7	1,482.8	3.9
New Brunswick	107.7	106.2	1.4	127.7	131.7	-3.0	98.6	99.3	-0.7	122.2	126.1	-3.1
Nova Scotia	180.0	187.9	-4.2	213.1	226.1	-5.8	166.6	172.9	-3.7	201.3	216.8	-7.2
Prince Edward Island	34.6	41.7	-17.1	40.6	37.1	9.3	29.1	37.7	-23.0	35.7	32.9	8.7
Newfoundland & Labrador	87.9	106.6	-17.5	119.7	154.2	-22.4	84.2	102.1	-17.6	116.6	149.9	-22.2
Northwest Territories	6.2	8.0	-23.1	8.2	31.1	-73.8	5.5	7.7	-28.1	8.2	22.3	-63.5
Yukon	9.6	11.5	-17.1	11.0	12.0	-7.8	9.6	11.7	-18.4	11.0	12.0	-7.8
Canada	22,946.2	23,363.4	-1.8	24,108.2	22,513.9	7.1	22,031.8	22,357.2	-1.5	23,123.2	21,670.3	6.7

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
British Columbia	10,028	10,612	-5.5	10,607	10,789	-1.7	9,343	9,897	-5.6	9,900	10,247	-3.4
Alberta	4,913	4,846	1.4	5,591	6,607	-15.4	4,500	4,463	0.8	5,151	6,134	-16.0
Saskatchewan	1,005	972	3.4	1,132	1,293	-12.5	955	929	2.8	1,088	1,256	-13.4
Manitoba	1,309	1,289	1.6	1,540	1,620	-4.9	1,236	1,214	1.8	1,452	1,543	-5.9
Ontario	21,368	21,607	-1.1	23,798	23,495	1.3	20,327	20,425	-0.5	22,613	22,365	1.1
Quebec	7,020	6,939	1.2	5,928	5,814	2.0	6,581	6,512	1.1	5,534	5,452	1.5
New Brunswick	673	668	0.7	817	819	-0.2	600	593	1.2	741	749	-1.1
Nova Scotia	850	890	-4.5	994	1,071	-7.2	762	787	-3.2	908	967	-6.1
Prince Edward Island	211	224	-5.8	251	238	5.5	164	176	-6.8	198	192	3.1
Newfoundland & Labrador	375	415	-9.6	488	583	-16.3	344	387	-11.1	461	545	-15.4
Northwest Territories	15	21	-28.6	21	57	-63.2	15	20	-25.0	21	56	-62.5
Yukon	27	35	-22.9	32	34	-5.9	27	35	-22.9	32	34	-5.9
Canada	47,794	48,518	-1.5	51,199	52,420	-2.3	44,854	45,438	-1.3	48,099	49,540	-2.9

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
British Columbia	15,561	15,222	2.2	16,088	16,030	0.4	13,969	13,528	3.3	14,408	14,049	2.6
Alberta	10,228	9,663	5.8	11,019	11,623	-5.2	9,039	8,456	6.9	9,756	10,206	-4.4
Saskatchewan	2,489	2,588	-3.8	2,665	3,294	-19.1	2,302	2,345	-1.8	2,494	3,005	-17.0
Manitoba	2,297	2,306	-0.4	2,490	2,742	-9.2	2,042	2,051	-0.4	2,223	2,496	-10.9
Ontario	31,842	31,883	-0.1	33,336	38,046	-12.4	28,604	28,824	-0.8	30,130	34,355	-12.3
Quebec	14,652	14,430	1.5	12,818	13,652	-6.1	12,936	12,730	1.6	11,117	11,954	-7.0
New Brunswick	1,507	1,506	0.1	1,690	2,201	-23.2	1,225	1,166	5.1	1,336	1,666	-19.8
Nova Scotia	1,858	2,046	-9.2	2,148	2,841	-24.4	1,393	1,536	-9.3	1,603	2,231	-28.1
Prince Edward Island	420	430	-2.3	578	738	-21.7	269	272	-1.1	356	489	-27.2
Newfoundland & Labrador	1,117	1,180	-5.3	1,364	1,498	-8.9	929	956	-2.8	1,117	1,195	-6.5
Northwest Territories	41	30	36.7	45	28	60.7	38	30	26.7	44	27	63.0
Yukon	38	39	-2.6	44	57	-22.8	35	35	0.0	43	52	-17.3
Canada	82,050	81,323	0.9	84,285	92,750	-9.1	72,781	71,929	1.2	74,627	81,725	-8.7

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change	Jul 2016	Jun 2016	monthly percentage change	Jul 2016	Jul 2015	year-over-year percentage change
British Columbia	678,702	682,413	-0.5	646,521	595,871	8.5	696,029	702,284	-0.9	663,411	608,294	9.1
Alberta	412,346	396,112	4.1	412,115	403,727	2.1	402,724	389,281	3.5	403,666	394,977	2.2
Saskatchewan	301,718	299,405	0.8	303,358	306,079	-0.9	298,001	294,030	1.4	303,414	306,641	-1.1
Manitoba	270,630	268,532	0.8	271,403	266,990	1.7	275,534	275,832	-0.1	275,914	273,164	1.0
Ontario	513,192	510,160	0.6	503,470	443,315	13.6	527,914	524,367	0.7	517,831	454,498	13.9
Quebec	283,188	279,781	1.2	n/a	n/a	-	281,272	283,411	-0.8	284,662	278,328	2.3
New Brunswick	155,611	155,390	0.1	156,355	160,789	-2.8	163,470	162,909	0.3	164,961	168,412	-2.0
Nova Scotia	207,631	208,623	-0.5	214,343	211,088	1.5	217,275	217,578	-0.1	221,689	224,232	-1.1
Prince Edward Island	161,601	183,143	-11.8	161,601	155,936	3.6	180,427	192,115	-6.1	180,427	171,140	5.4
Newfoundland & Labrador	241,680	254,521	-5.0	245,190	264,410	-7.3	250,526	266,267	-5.9	252,846	275,072	-8.1
Northwest Territories	388,352	380,284	2.1	388,352	546,277	-28.9	388,352	380,284	2.1	388,352	398,889	-2.6
Yukon	340,570	333,000	2.3	344,863	351,916	-2.0	347,876	339,647	2.4	344,863	351,916	-2.0
Canada	478,954	481,076	-0.4	470,873	429,490	9.6	488,570	491,448	-0.6	480,743	437,430	9.9

* 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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly change	Jul 2016	Jul 2015	year-over-year change	Jul 2016	Jun 2016	monthly change	Jul 2016	Jul 2015	year-over-year change
British Columbia	64.4	69.7	-5.3	70.6	58.4	12.2	66.9	73.2	-6.3	75.0	62.6	12.4
Alberta	48.0	50.2	-2.2	45.9	53.7	-7.8	49.8	52.8	-3.0	48.3	57.5	-9.2
Saskatchewan	40.4	37.6	2.8	38.6	40.5	-1.9	41.5	39.6	1.9	39.9	42.2	-2.3
Manitoba	57.0	55.9	1.1	54.3	50.7	3.6	60.5	59.2	1.3	57.3	53.6	3.7
Ontario	67.1	67.8	-0.7	64.0	56.3	7.7	71.1	70.9	0.2	67.3	59.4	7.9
Quebec	47.9	48.1	-0.2	46.6	43.0	3.6	50.9	51.2	-0.3	49.3	45.3	4.0
New Brunswick	44.7	44.4	0.3	39.3	35.6	3.7	49.0	50.9	-1.9	44.6	40.3	4.3
Nova Scotia	45.7	43.5	2.2	42.9	39.2	3.7	54.7	51.2	3.5	49.0	44.3	4.7
Prince Edward Island	50.2	52.1	-1.9	43.0	33.8	9.2	61.0	64.7	-3.7	54.1	40.5	13.6
Newfoundland & Labrador	33.6	35.2	-1.6	33.9	32.9	1.0	37.0	40.5	-3.5	38.7	37.5	1.2
Northwest Territories	36.6	70.0	-33.4	57.5	64.4	-6.9	39.5	66.7	-27.2	58.3	64.2	-5.9
Yukon	71.1	89.7	-18.6	65.4	49.6	15.8	77.1	100.0	-22.9	69.5	53.0	16.5
Canada	58.2	59.7	-1.5	57.2	52.0	5.2	61.6	63.2	-1.6	60.7	55.4	5.3

Months of Inventory*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016	Jun 2016	monthly change	Jul 2016	Jul 2015	year-over-year change	Jul 2016	Jun 2016	monthly change	Jul 2016	Jul 2015	year-over-year change
British Columbia	2.9	2.7	0.2	4.4	6.9	-2.4	3.1	2.8	0.3	3.3	5.4	-2.1
Alberta	5.3	5.4	-0.1	7.2	5.4	1.8	5.8	5.9	-0.1	5.9	4.3	1.6
Saskatchewan	8.4	8.7	-0.3	10.0	8.6	1.3	8.8	9.1	-0.3	9.0	7.7	1.3
Manitoba	3.5	3.6	-0.1	4.8	5.1	-0.2	3.7	3.8	-0.1	4.0	4.2	-0.2
Ontario	2.0	2.1	-0.1	3.4	4.4	-0.9	2.1	2.2	-0.1	2.7	3.5	-0.8
Quebec	11.0	11.2	-0.2	14.3	15.1	-0.7	11.7	11.9	-0.2	12.6	13.3	-0.8
New Brunswick	9.2	9.5	-0.3	16.1	17.0	-0.9	10.3	10.7	-0.4	11.8	12.5	-0.7
Nova Scotia	9.9	9.6	0.3	16.2	17.0	-0.8	11.0	10.9	0.1	11.6	12.4	-0.7
Prince Edward Island	7.4	7.2	0.2	18.1	24.0	-5.8	9.5	9.2	0.3	11.1	15.5	-4.4
Newfoundland & Labrador	9.1	8.2	0.9	13.4	13.3	0.1	9.9	8.8	1.1	9.5	9.7	-0.2
Northwest Territories	7.8	5.3	2.5	5.9	5.3	0.6	7.8	5.6	2.2	5.6	4.8	0.8
Yukon	6.1	5.2	0.9	8.4	10.9	-2.4	6.1	5.2	0.9	6.8	9.0	-2.2
Canada	4.4	4.3	0.1	6.3	7.2	-0.9	4.6	4.6	0.0	5.1	5.9	-0.8

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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016
Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
British Columbia	54,639.4	36,295.6	50.5	58,641.4	40,157.4	46.0	52,360.6	34,816.7	50.4	56,492.4	38,815.7	45.5
Alberta	12,828.0	14,601.8	-12.1	13,854.8	15,674.1	-11.6	11,669.6	13,232.6	-11.8	12,645.9	14,301.3	-11.6
Saskatchewan	2,106.8	2,264.6	-7.0	2,239.2	2,410.4	-7.1	1,970.4	2,139.7	-7.9	2,105.0	2,286.6	-7.9
Manitoba	2,459.0	2,266.4	8.5	2,610.9	2,420.9	7.9	2,372.7	2,194.9	8.1	2,522.9	2,354.1	7.2
Ontario	74,293.1	61,062.7	21.7	82,113.6	67,252.1	22.1	72,320.6	59,419.3	21.7	80,065.2	65,606.0	22.0
Quebec	13,311.3	12,263.6	8.5	14,789.8	13,764.7	7.4	12,373.3	11,430.9	8.2	13,867.8	12,943.8	7.1
New Brunswick	688.7	649.2	6.1	733.7	698.3	5.1	643.0	605.5	6.2	691.1	654.1	5.7
Nova Scotia	1,294.9	1,259.4	2.8	1,391.2	1,355.2	2.7	1,207.3	1,178.3	2.5	1,301.6	1,274.3	2.1
Prince Edward Island	239.6	175.1	36.8	234.6	166.1	41.2	207.3	152.5	36.0	203.7	145.3	40.2
Newfoundland & Labrador	668.0	708.1	-5.7	604.2	644.6	-6.3	642.5	678.1	-5.3	581.4	618.2	-6.0
Northwest Territories	58.4	51.2	14.0	61.5	55.3	11.1	57.2	41.9	36.3	61.2	46.5	31.6
Yukon	69.8	58.7	18.8	74.0	60.9	21.5	69.0	58.4	18.1	73.6	60.7	21.2
Canada	162,657.0	131,656.3	23.5	177,349.0	144,660.1	22.6	155,893.4	125,948.9	23.8	170,611.8	139,106.5	22.6

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
British Columbia	77,397	60,434	28.1	82,023	65,271	25.7	72,742	57,018	27.6	77,261	61,806	25.0
Alberta	32,202	36,101	-10.8	34,467	38,627	-10.8	29,728	33,436	-11.1	32,008	35,986	-11.1
Saskatchewan	7,152	7,601	-5.9	7,428	7,926	-6.3	6,788	7,217	-5.9	7,080	7,566	-6.4
Manitoba	9,162	8,557	7.1	9,588	9,054	5.9	8,651	8,127	6.4	9,057	8,603	5.3
Ontario	147,823	136,264	8.5	159,480	146,878	8.6	140,125	129,435	8.3	151,486	140,019	8.2
Quebec	48,258	45,423	6.2	53,231	50,627	5.1	45,324	42,681	6.2	50,338	47,947	5.0
New Brunswick	4,498	4,243	6.0	4,656	4,452	4.6	3,974	3,782	5.1	4,180	4,026	3.8
Nova Scotia	6,276	6,053	3.7	6,542	6,329	3.4	5,584	5,382	3.8	5,879	5,686	3.4
Prince Edward Island	1,488	1,170	27.2	1,413	1,074	31.6	1,151	916	25.7	1,138	873	30.4
Newfoundland & Labrador	2,693	2,654	1.5	2,419	2,395	1.0	2,507	2,464	1.7	2,252	2,225	1.2
Northwest Territories	148	111	33.3	155	119	30.3	142	108	31.5	154	118	30.5
Yukon	212	174	21.8	221	181	22.1	205	172	19.2	217	180	20.6
Canada	337,309	308,785	9.2	361,623	332,933	8.6	316,921	290,738	9.0	341,050	315,035	8.3

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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
July 2016
Year to date**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
British Columbia	105,651	101,682	3.9	122,168	117,303	4.1	93,362	89,250	4.6	108,631	103,490	5.0
Alberta	70,903	70,381	0.7	80,089	81,446	-1.7	62,397	61,691	1.1	70,469	71,358	-1.2
Saskatchewan	18,786	19,555	-3.9	20,423	21,607	-5.5	17,214	17,854	-3.6	18,799	19,888	-5.5
Manitoba	16,714	17,035	-1.9	18,353	18,942	-3.1	15,034	15,195	-1.1	16,394	16,896	-3.0
Ontario	223,415	239,984	-6.9	250,263	270,080	-7.3	202,054	218,429	-7.5	225,833	244,143	-7.5
Quebec	100,519	104,718	-4.0	109,068	114,153	-4.5	89,331	93,217	-4.2	97,158	102,056	-4.8
New Brunswick	11,462	11,903	-3.7	12,970	13,864	-6.4	8,978	9,384	-4.3	10,160	10,882	-6.6
Nova Scotia	14,244	15,515	-8.2	16,354	17,761	-7.9	11,037	12,241	-9.8	12,772	14,153	-9.8
Prince Edward Island	3,355	3,110	7.9	3,825	3,749	2.0	2,084	2,081	0.1	2,354	2,468	-4.6
Newfoundland & Labrador	8,165	7,821	4.4	8,865	8,602	3.1	6,589	6,394	3.0	7,155	6,983	2.5
Northwest Territories	264	158	67.1	303	189	60.3	260	160	62.5	294	186	58.1
Yukon	324	353	-8.2	360	411	-12.4	298	331	-10.0	333	381	-12.6
Canada	573,802	592,215	-3.1	643,041	668,107	-3.8	508,638	526,227	-3.3	570,352	592,884	-3.8

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change	Jul 2016 YTD	Jul 2015 YTD	percentage change
British Columbia	708,430	604,702	17.2	714,939	615,241	16.2	725,397	618,679	17.2	731,189	628,025	16.4
Alberta	397,710	402,072	-1.1	401,974	405,781	-0.9	389,729	392,614	-0.7	395,087	397,412	-0.6
Saskatchewan	300,116	299,926	0.1	301,450	304,114	-0.9	292,746	297,210	-1.5	297,320	302,215	-1.6
Manitoba	266,517	261,699	1.8	272,310	267,379	1.8	274,767	268,708	2.3	278,556	273,642	1.8
Ontario	497,467	444,501	11.9	514,883	457,877	12.5	511,206	454,809	12.4	528,532	468,550	12.8
Quebec	279,118	271,786	2.7	n/a	n/a	-	280,639	273,754	2.5	279,309	272,872	2.4
New Brunswick	152,155	152,105	0.0	157,575	156,847	0.5	160,070	158,673	0.9	165,336	162,458	1.8
Nova Scotia	205,535	206,636	-0.5	212,661	214,126	-0.7	214,546	216,381	-0.8	221,400	224,105	-1.2
Prince Edward Island	165,683	154,702	7.1	166,057	154,695	7.3	177,685	165,902	7.1	178,987	166,462	7.5
Newfoundland & Labrador	249,364	268,790	-7.2	249,787	269,144	-7.2	257,937	277,529	-7.1	258,154	277,828	-7.1
Northwest Territories	388,870	433,603	-10.3	396,659	464,875	-14.7	389,949	381,631	2.2	397,427	394,238	0.8
Yukon	330,066	328,247	0.6	334,956	336,703	-0.5	334,657	327,816	2.1	338,978	337,184	0.5
Canada	481,553	425,418	13.2	490,425	434,502	12.9	491,375	432,163	13.7	500,254	441,559	13.3

* 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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ 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

July 2016

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change
British Columbia	73.3	59.4	13.9	67.1	55.6	11.5	77.9	63.9	14.0	71.1	59.7	11.4
Alberta	45.4	51.3	-5.9	43.0	47.4	-4.4	47.6	54.2	-6.6	45.4	50.4	-5.0
Saskatchewan	38.1	38.9	-0.8	36.4	36.7	-0.3	39.4	40.4	-1.0	37.7	38.0	-0.3
Manitoba	54.8	50.2	4.6	52.2	47.8	4.4	57.5	53.5	4.0	55.2	50.9	4.3
Ontario	66.2	56.8	9.4	63.7	54.4	9.3	69.4	59.3	10.1	67.1	57.4	9.7
Quebec	48.0	43.4	4.6	48.8	44.4	4.4	50.7	45.8	4.9	51.8	47.0	4.8
New Brunswick	39.2	35.6	3.6	35.9	32.1	3.8	44.3	40.3	4.0	41.1	37.0	4.1
Nova Scotia	44.1	39.0	5.1	40.0	35.6	4.4	50.6	44.0	6.6	46.0	40.2	5.8
Prince Edward Island	44.4	37.6	6.8	36.9	28.6	8.3	55.2	44.0	11.2	48.3	35.4	12.9
Newfoundland & Labrador	33.0	33.9	-0.9	27.3	27.8	-0.5	38.0	38.5	-0.5	31.5	31.9	-0.4
Northwest Territories	56.1	70.3	-14.2	51.2	63.0	-11.8	54.6	67.5	-12.9	52.4	63.4	-11.0
Yukon	65.4	49.3	16.1	61.4	44.0	17.4	68.8	52.0	16.8	65.2	47.2	18.0
Canada	58.8	52.1	6.7	56.2	49.8	6.4	62.3	55.2	7.1	59.8	53.1	6.7

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change	Jul 2016 YTD	Jul 2015 YTD	change
British Columbia	2.7	4.8	-2.1	3.8	6.1	-2.3	2.9	5.1	-2.2	2.8	4.8	-2.0
Alberta	5.8	4.6	1.2	7.2	5.8	1.4	6.3	4.9	1.4	6.0	4.7	1.3
Saskatchewan	8.7	7.9	0.8	9.7	8.8	0.9	9.2	8.4	0.8	8.7	7.9	0.8
Manitoba	3.7	4.1	-0.4	4.5	5.0	-0.5	3.9	4.4	-0.5	3.7	4.1	-0.4
Ontario	2.3	3.3	-1.0	2.9	4.0	-1.1	2.4	3.4	-1.0	2.3	3.2	-0.9
Quebec	11.5	12.6	-1.1	12.9	13.9	-1.0	12.2	13.4	-1.2	11.2	12.2	-1.0
New Brunswick	10.3	11.3	-1.0	15.2	16.5	-1.3	11.7	12.7	-1.0	11.1	12.0	-0.9
Nova Scotia	9.7	10.8	-1.1	14.6	15.9	-1.3	10.9	12.2	-1.3	10.4	11.4	-1.0
Prince Edward Island	8.1	11.5	-3.4	17.6	23.8	-6.2	10.5	14.7	-4.2	10.3	15.0	-4.7
Newfoundland & Labrador	8.8	8.9	-0.1	15.0	14.4	0.6	9.5	9.6	-0.1	10.4	10.5	-0.1
Northwest Territories	5.7	4.4	1.3	6.2	5.1	1.1	5.9	4.5	1.4	5.8	4.6	1.2
Yukon	6.4	8.8	-2.4	7.8	10.5	-2.7	6.6	8.9	-2.3	6.2	8.7	-2.5
Canada	4.5	5.6	-1.1	5.7	6.8	-1.1	4.8	5.9	-1.1	4.6	5.5	-0.9

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