



The Canadian Real Estate Association News Release

Canadian home sales decline further in August

Ottawa, ON, September 15, 2016

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

Highlights:

- **National home sales fell 3.1% from July to August.**
- **Actual (not seasonally adjusted) activity came in 10.2% above August 2015.**
- **The number of newly listed homes declined 2.7% from July to August.**
- **The MLS® Home Price Index (HPI) rose 14.7% year-over-year in August.**
- **The national average sale price climbed 5.4% in August from one year ago.**

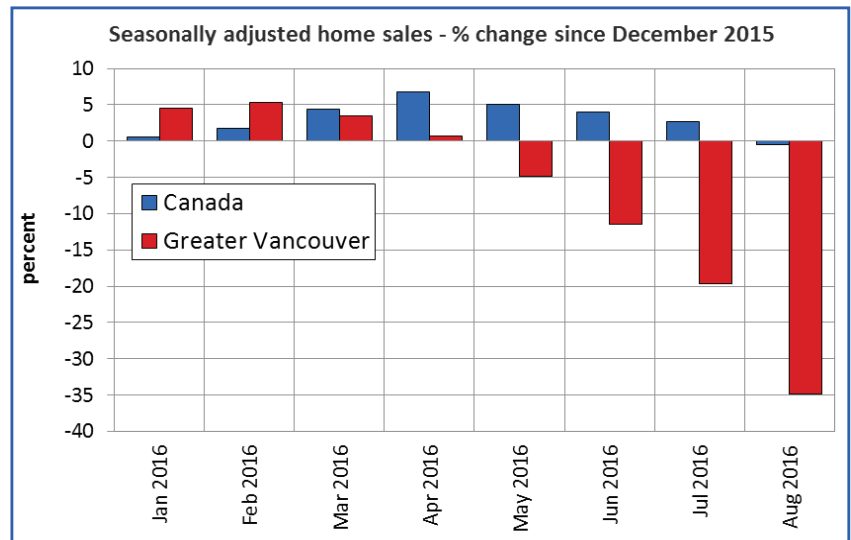
The number of homes trading hands via Canadian MLS® Systems fell by 3.1 percent month-over-month in August 2016 – the largest monthly decline since December 2014. Together with declines in each of the three previous months, the slowdown in August places national home sales activity 6.9 percent below the record set in April 2016.

Sales activity was down from levels in the previous month in close to 60 per cent of all markets in August, led by a steep decline in Greater Vancouver following the introduction of a new property transfer tax on homes purchased by foreign buyers.

Activity also dropped significantly in the Fraser Valley. August marked the sixth consecutive monthly decline for home sales in the Lower Mainland, as transactions in Greater Vancouver and the Fraser Valley had already been retreating sharply from their peak reached in February. Much of the monthly declines in national sales in recent months reflect slowing activity in the Lower Mainland. (Chart A)

“The sudden introduction of the new property transfer tax on homes purchased by foreign buyers in Metro Vancouver has created a cloud of uncertainty among home buyers and sellers,” said CREA President Cliff Iverson. “That the tax applies to sales that had not yet closed shows how the details for a new tax policy can unnecessarily destabilize housing markets. More broadly, it speaks to the importance of evidence-based decision making to ensure that unintended consequences and collateral damage are minimized when new policies or tighter regulations affecting housing markets are being actively considered.”

Chart A



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

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.

“Single family homes sales were already cooling before the new land transfer tax on foreign home buyers in Metro Vancouver came into effect,” said Gregory Klump, CREA’s Chief Economist. “The surprise announcement of the new tax caused sales to brake hard.”

Actual (not seasonally adjusted) sales activity was up 10.2 percent year-over-year (y-o-y) in August 2016. Sales were up from year-ago levels in about three-quarters of all Canadian markets, led by Greater Toronto. By contrast, Greater Vancouver posted the largest year-over-year sales decline.

The number of newly listed homes fell by 2.7 percent in August 2016 compared to July. While new supply was down in just over half of all local markets, declines in the Lower Mainland, Greater Toronto and Montreal far outweighed the monthly rise in new listings in less active markets.

With sales and new listings both down by similar magnitudes in August, the national sales-to-new listings ratio was 61.6 percent, which was little changed from 61.8 percent in July. The ratio had previously been as high as 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.

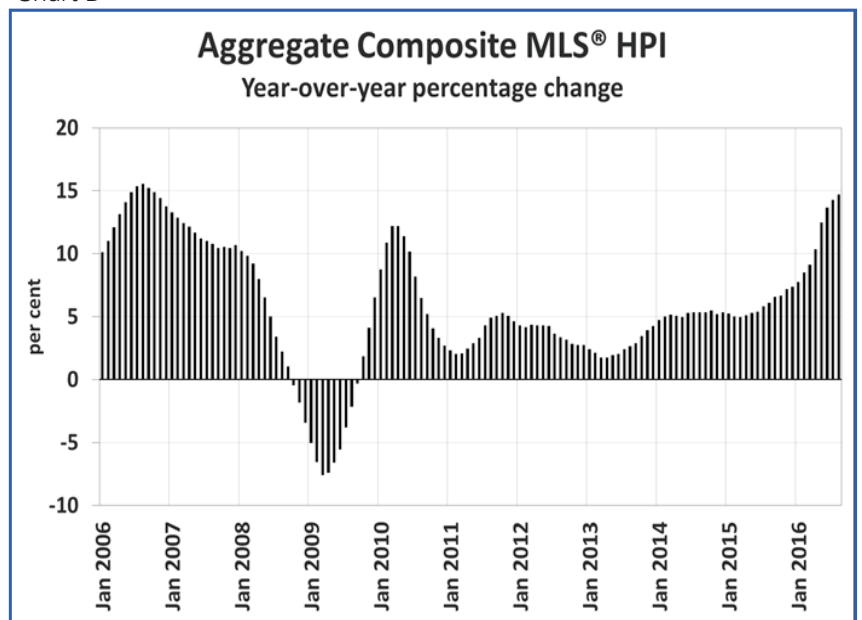
The ratio was above 60 percent in almost half of all local housing markets in August, virtually all of which continue to be located in British Columbia, in and around the Greater Toronto Area and across Southwestern Ontario. Notably, the ratio moved into the mid-50 percent range in Greater Vancouver in August after having begun the year at 90 percent.

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 4.8 months of inventory on a national basis at the end of August 2016. This was up from 4.6 months in the previous three months and marked the first increase in almost a year.

The number of months of inventory had been trending lower since early 2015, reflecting increasingly tighter housing markets in Ontario – and, until recently, in B.C. It nonetheless remains below two months in Victoria and virtually everywhere within the Greater Golden Horseshoe region, including Greater Toronto, Hamilton-Burlington, Oakville-Milton, Guelph, Kitchener-Waterloo, Cambridge, Brantford, the Niagara Region, Barrie and Woodstock-Ingersoll. Indeed, major areas within the GTA have less than one month of inventory.

Chart B



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

The Aggregate Composite MLS® HPI rose by 14.7 percent y-o-y in August 2016, the biggest gain since October 2006. (Chart B)

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

Two-storey single family home prices posted a 16.3 percent year-over-year increase in August 2016, as did townhouse/row units. One-storey single family homes followed close behind with a y-o-y increase of 14.4 percent, while apartment unit prices rose 11.7 percent y-o-y.

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

Greater Vancouver (+31.4 percent) and the Fraser Valley (+38.3 percent) posted the largest y-o-y gains by a wide margin. Smaller double-digit y-o-y percentage price gains were also recorded by Greater Toronto (+17.2 percent), Victoria (+18.9 percent) and Vancouver Island (+13.1 percent).

By contrast, prices were down -4.1 percent y-o-y in Calgary in August. Although prices there have held steady since May 2016, they have remained down from year-ago levels since September 2015 and are 4.7 percent below the peak reached in January 2015.

Additionally, prices were down by -0.9 percent y-o-y in Saskatoon in August. While prices have remained below year-ago levels since August 2015, they are on track to begin rebounding before year-end should current trends persist.

Meanwhile, home prices posted additional y-o-y gains in Greater Moncton (+6.6 percent), Regina (+3.7 percent), Greater Montreal (+2.5 percent) and Ottawa (+1.7 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 actual (not seasonally adjusted) national average price for homes sold in August 2016 was \$456,722, up 5.4 percent y-o-y, making it the smallest increase since January 2015.

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.

Greater Vancouver's share of national sales activity has diminished, causing it to have less upward influence on the national average price. Nonetheless, if Greater Vancouver and Greater Toronto are excluded from calculations, the average price is reduced by about \$100,000 to \$357,033.

Table 1

MLS® Home Price Index Benchmark Price							
Composite HPI:	August 2016	Percentage Change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Aggregate	\$574,500	0.63	3.51	10.50	14.68	28.15	35.93
Lower Mainland	\$831,900	0.56	5.77	18.72	33.07	53.23	52.14
Greater Vancouver	\$933,100	0.29	4.94	17.29	31.43	54.85	52.34
Fraser Valley	\$642,800	1.41	8.25	23.04	38.30	50.07	52.95
Vancouver Island	\$358,300	1.20	5.06	12.29	13.08	20.49	16.98
Victoria	\$532,900	1.27	5.17	13.64	18.89	27.09	19.54
Calgary	\$436,500	0.00	0.00	-0.99	-4.08	6.00	14.70
Regina	\$294,300	0.07	-1.15	4.49	3.66	-2.79	8.32
Saskatoon	\$309,400	0.13	1.05	2.57	-0.86	0.04	10.32
Greater Toronto	\$662,300	0.98	4.18	12.44	17.23	39.10	53.36
Ottawa	\$339,300	0.20	0.66	3.19	1.74	2.29	5.49
Greater Montreal	\$310,800	0.19	0.31	2.21	2.53	4.32	9.25
Greater Moncton	\$163,200	0.51	2.92	3.00	6.59	7.67	8.78

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.

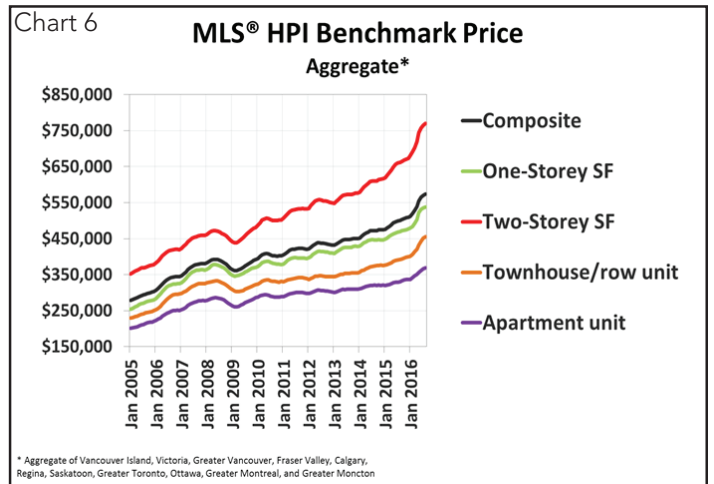
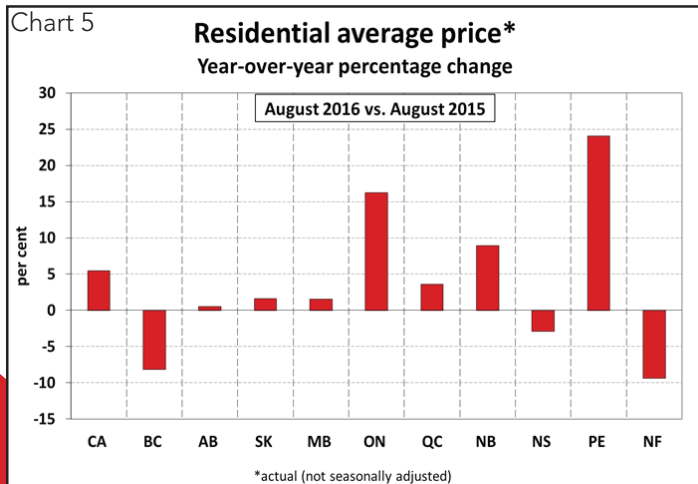
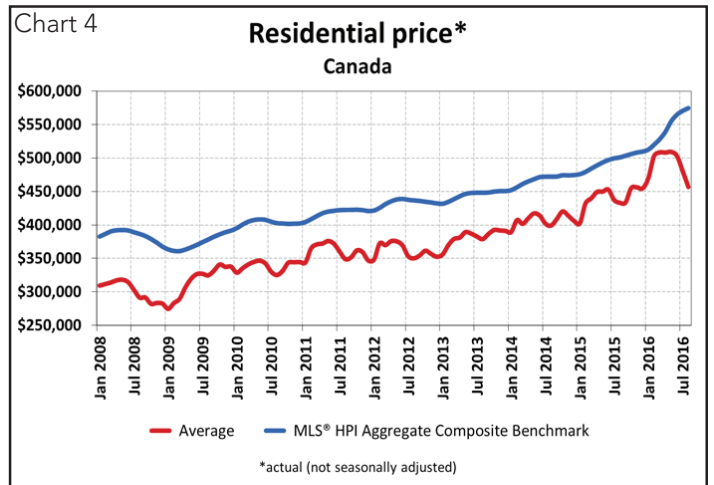
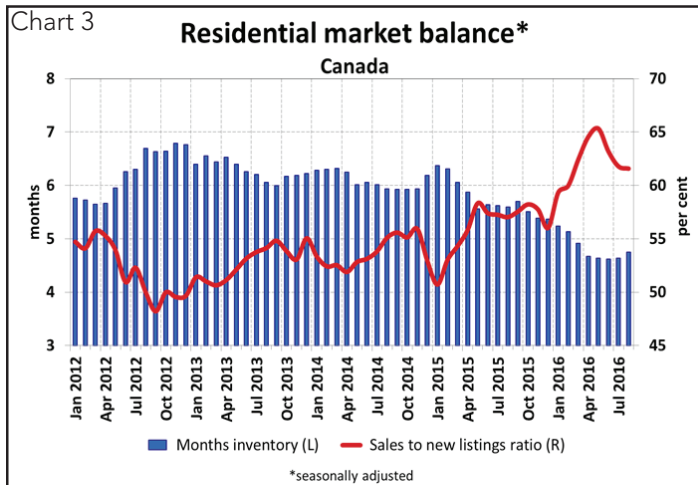
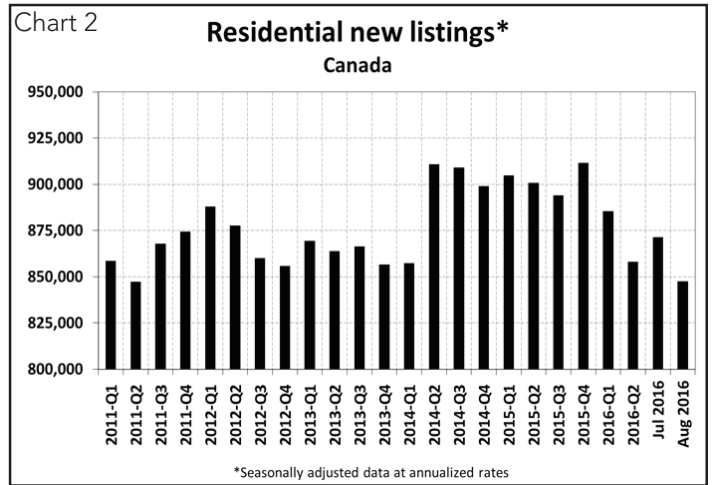
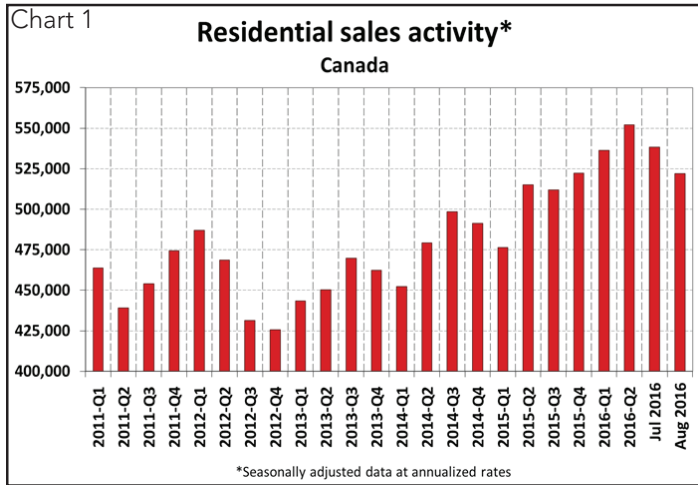
Further information can be found at <http://crea.ca/statistics>.

For more information, please contact:

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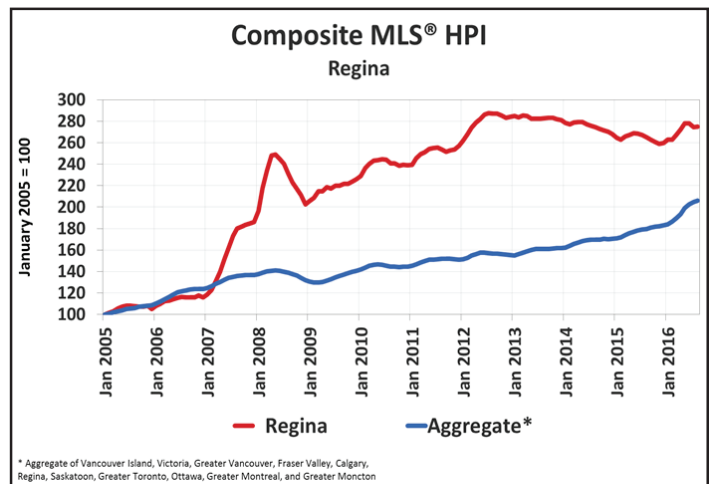
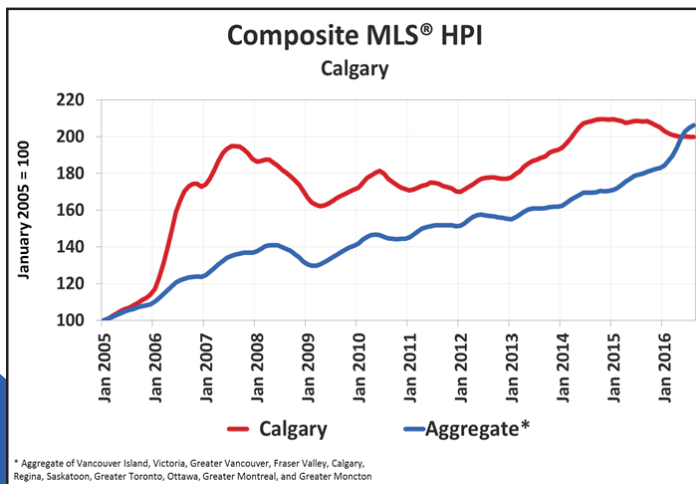
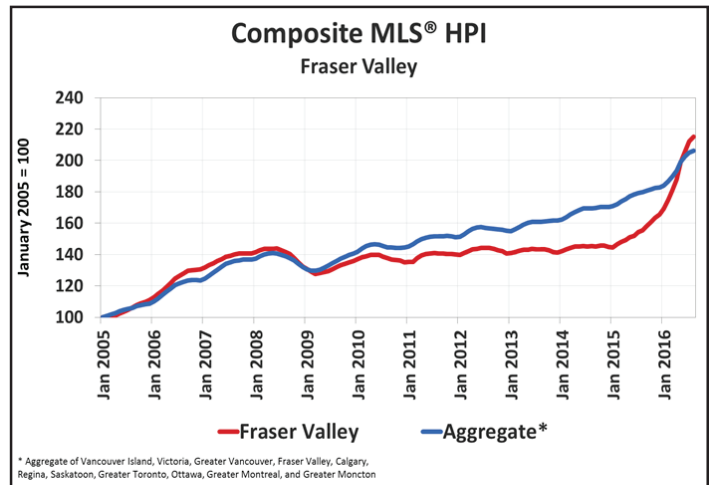
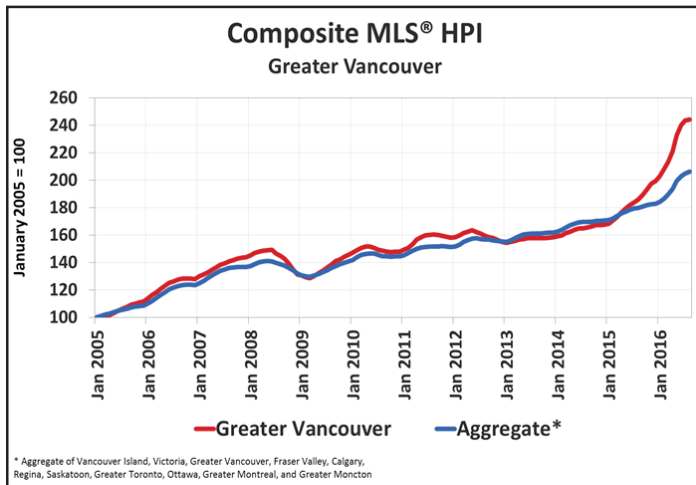
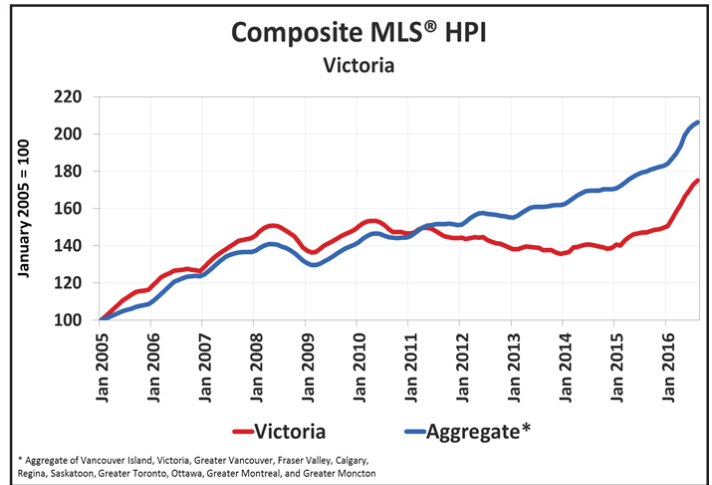
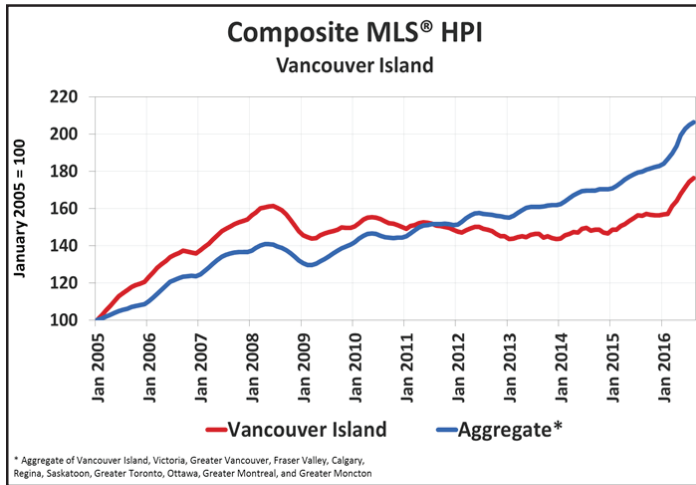


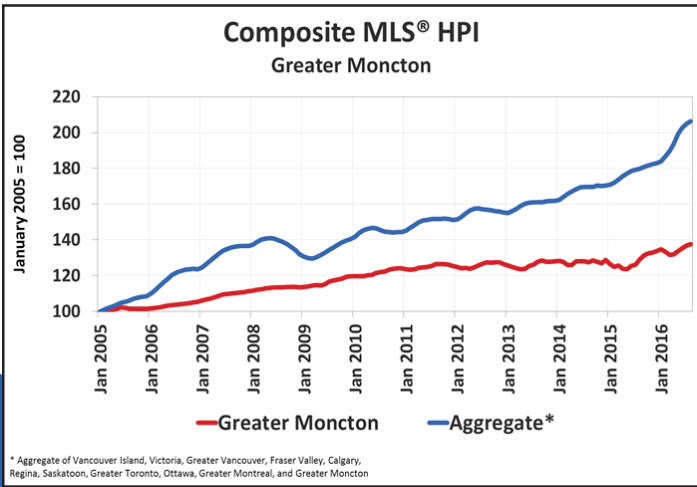
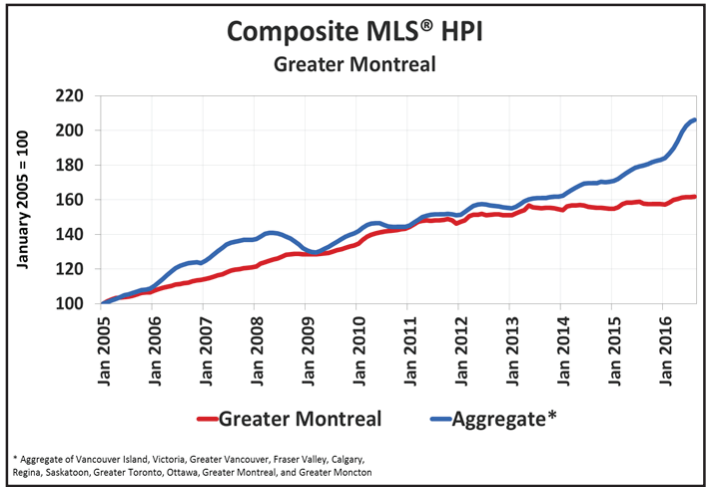
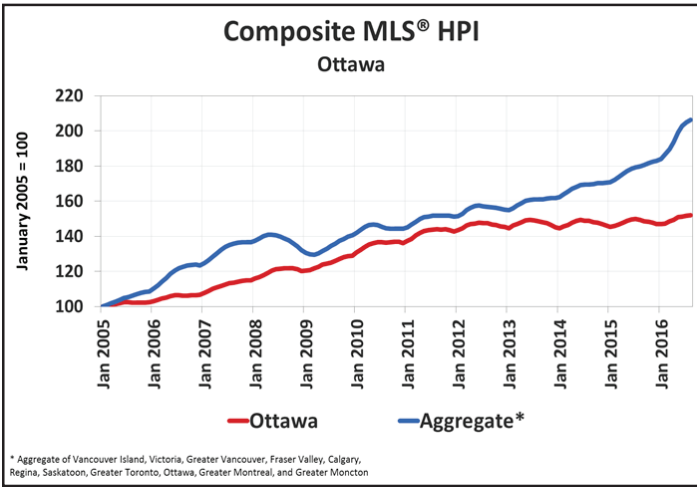
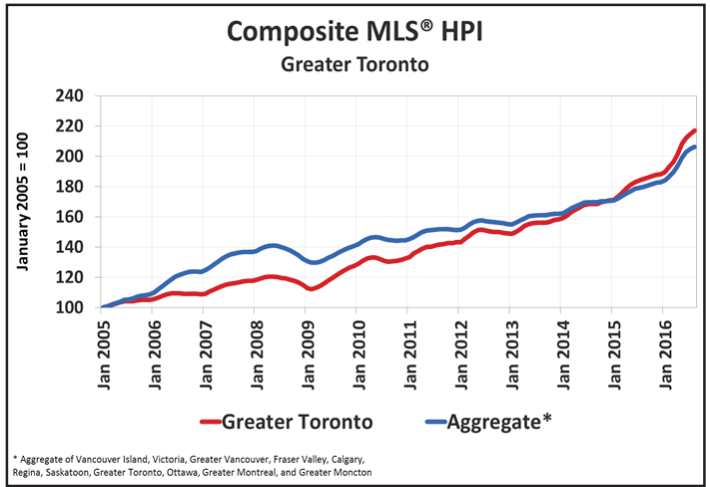
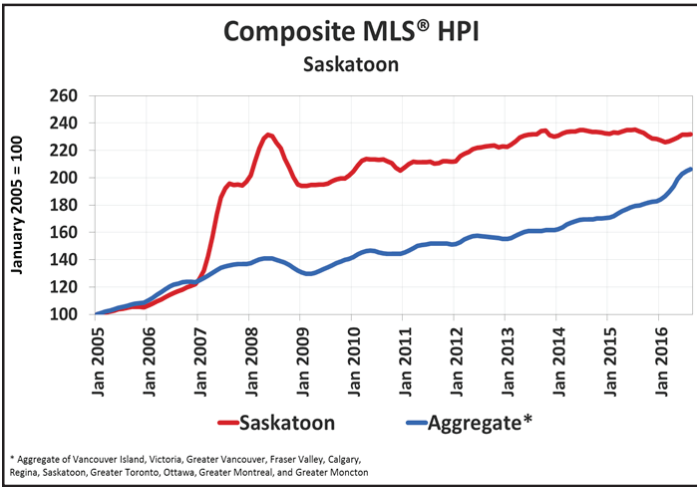
National Charts





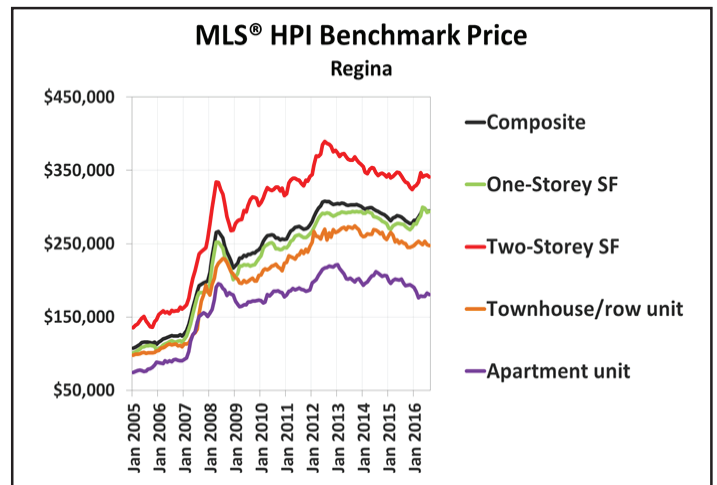
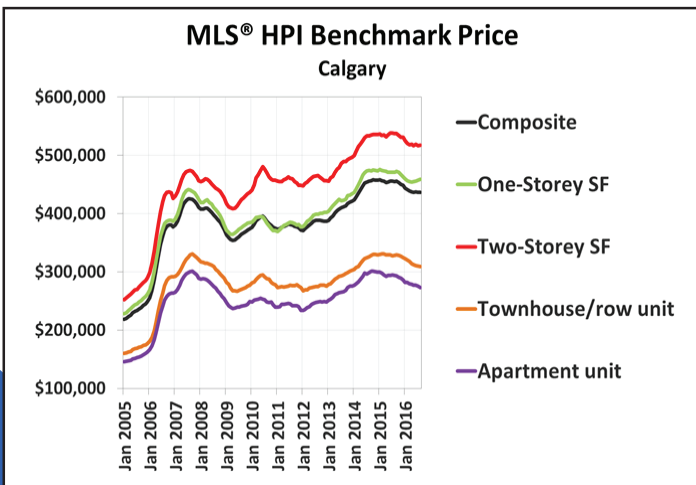
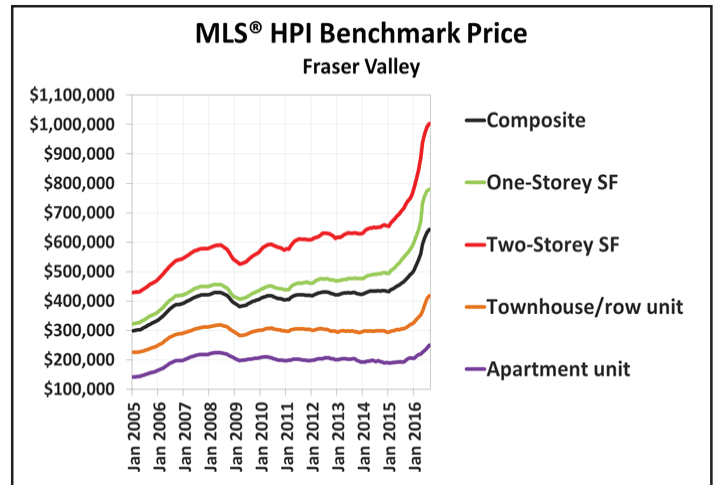
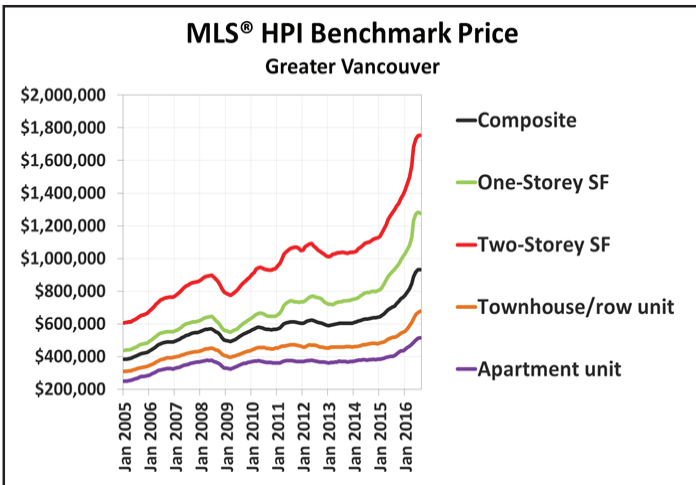
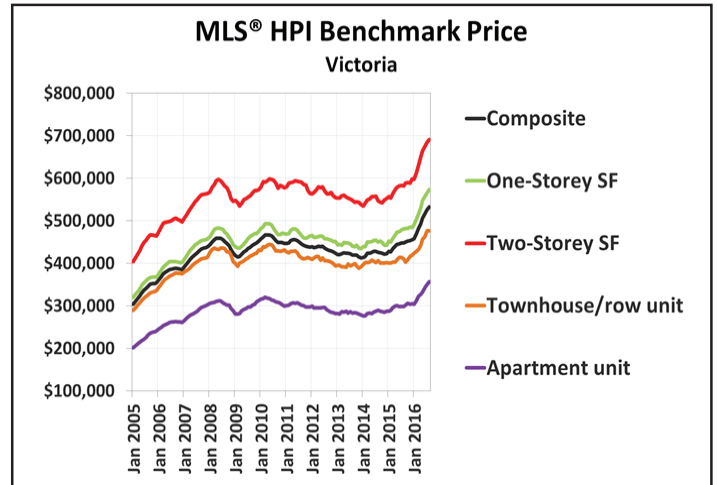
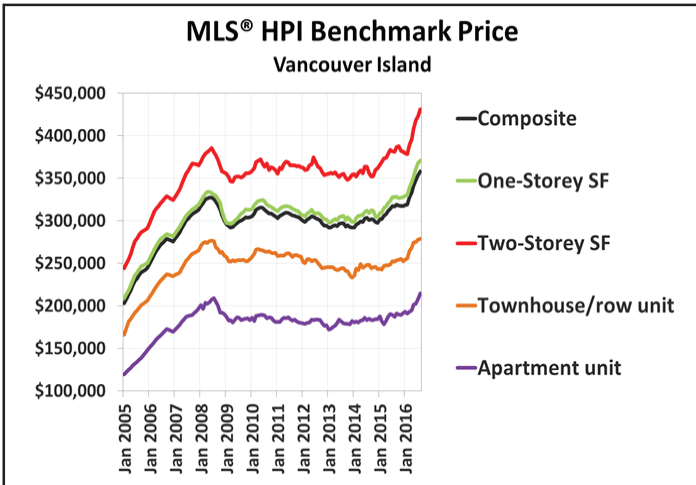
MLS® Home Price Index

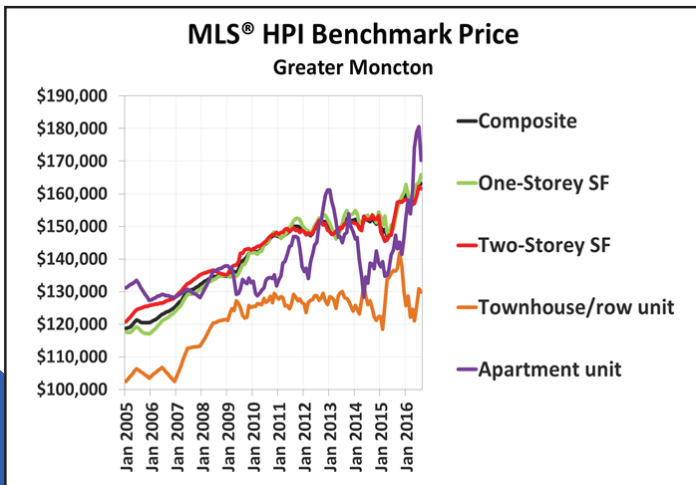
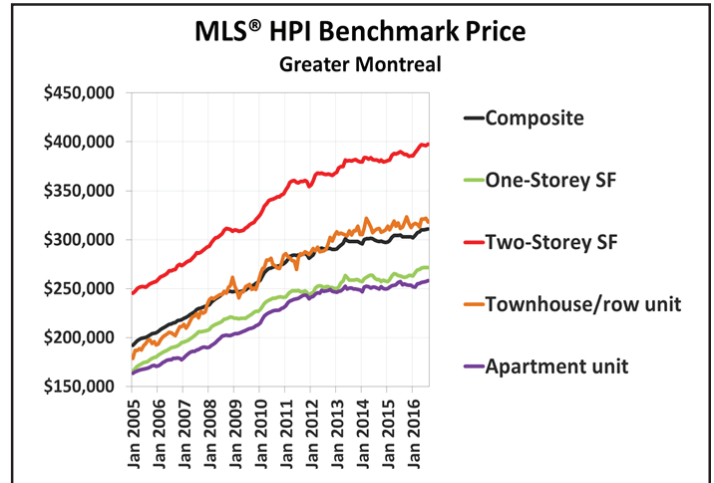
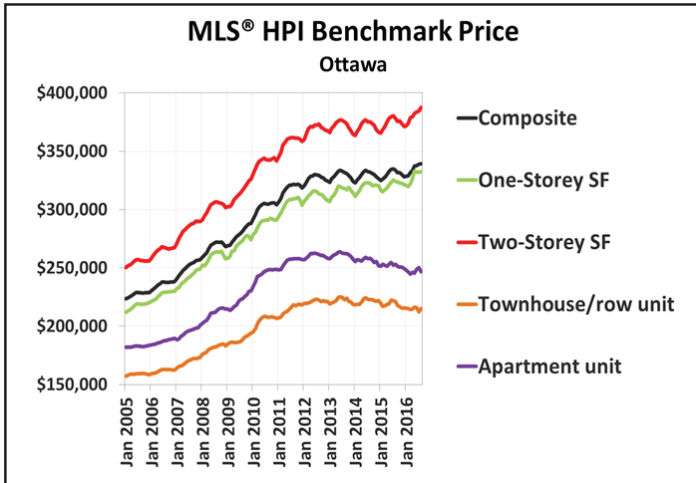
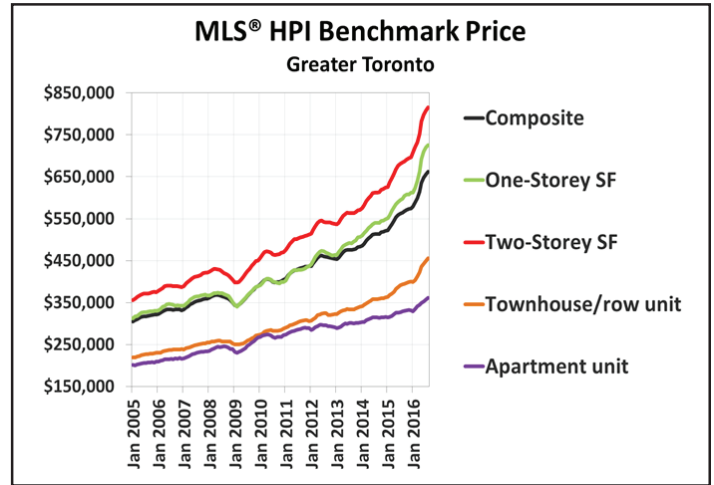
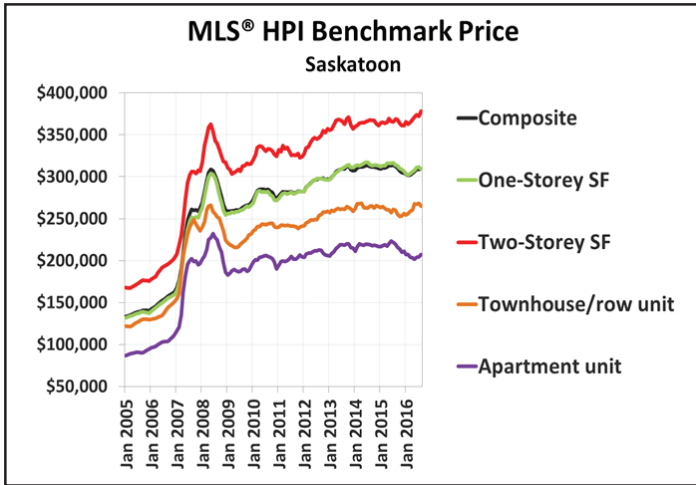






MLS® Home Price Index





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

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
Fraser Valley	1,068.7	1,241.2	-13.9	1,038.8	997.0	4.2	1,067.4	1,203.8	-11.3	992.2	951.0	4.3
Greater Vancouver	2,550.9	3,592.8	-29.0	2,205.9	3,126.0	-29.4	2,352.0	3,518.2	-33.1	2,127.6	3,089.9	-31.1
Victoria	481.6	523.1	-7.9	496.0	395.4	25.5	477.1	499.3	-4.4	477.8	379.2	26.0
Calgary	911.8	978.5	-6.8	995.6	1,014.6	-1.9	837.1	884.0	-5.3	917.4	963.1	-4.7
Edmonton	583.2	650.2	-10.3	684.6	719.4	-4.8	508.8	562.4	-9.5	595.3	616.8	-3.5
Regina	78.7	93.0	-15.3	89.9	105.1	-14.5	72.7	89.3	-18.6	83.6	102.4	-18.4
Saskatoon	175.3	154.9	13.1	210.3	152.0	38.4	147.6	142.1	3.9	173.5	149.0	16.4
Winnipeg	310.5	318.7	-2.6	363.7	340.8	6.7	298.3	305.0	-2.2	355.1	330.8	7.3
Hamilton-Burlington	668.0	698.5	-4.4	714.7	612.3	16.7	624.7	660.1	-5.4	662.9	580.6	14.2
Kitchener-Waterloo	237.2	227.4	4.3	258.4	177.6	45.5	215.7	209.0	3.2	239.3	165.1	45.0
London and St Thomas	256.6	265.3	-3.3	288.9	241.9	19.4	243.7	245.9	-0.9	278.8	227.4	22.6
Niagara Region	235.3	231.8	1.5	277.8	196.7	41.2	218.7	207.6	5.4	262.6	180.4	45.6
Ottawa	522.0	510.1	2.3	565.2	461.8	22.4	515.2	502.3	2.6	555.4	457.8	21.3
Sudbury	52.5	56.3	-6.8	64.5	63.1	2.1	47.6	52.5	-9.4	58.1	56.7	2.4
Thunder Bay	41.6	46.0	-9.6	54.2	49.5	9.6	38.9	42.0	-7.2	50.8	47.8	6.2
Greater Toronto†	7,075.8	6,782.6	4.3	6,971.3	4,819.7	44.6	7,053.4	6,801.7	3.7	6,971.3	4,819.7	44.6
Windsor-Essex	130.3	141.3	-7.8	160.3	149.0	7.6	119.7	127.3	-6.0	149.7	133.4	12.3
Trois Rivières CMA	18.0	11.9	52.0	14.4	12.4	16.8	14.7	11.0	33.6	11.7	11.0	6.7
Montreal CMA	1,231.6	1,250.3	-1.5	1,031.3	886.2	16.4	1,176.9	1,178.4	-0.1	973.9	821.8	18.5
Gatineau CMA	88.9	82.3	8.1	95.6	75.4	26.7	83.4	79.8	4.5	90.9	73.3	24.1
Quebec CMA	151.4	160.9	-5.9	121.9	116.7	4.4	144.2	149.3	-3.4	117.2	109.9	6.7
Saguenay CMA	18.6	19.9	-6.7	17.4	15.1	14.8	17.3	17.5	-1.0	15.9	14.2	12.6
Sherbrooke CMA	51.2	43.5	17.8	51.5	33.1	55.6	51.2	32.9	55.5	48.0	29.1	65.3
Saint John	34.6	30.9	12.0	45.6	29.8	52.9	30.9	27.5	12.4	42.4	27.1	56.6
Halifax-Dartmouth	122.6	127.9	-4.2	140.9	94.1	49.8	113.3	119.4	-5.1	131.4	90.5	45.2
Newfoundland & Labrador	96.1	87.6	9.7	126.9	131.9	-3.8	92.1	83.9	9.8	123.7	128.3	-3.6
Canada	21,966.2	22,951.7	-4.3	22,660.0	19,235.2	17.8	20,835.5	22,000.4	-5.3	21,459.1	18,461.3	16.2

* 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
August 2016**

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
Fraser Valley	1,690	1,888	-10.5	1,694	1,734	-2.3	1,619	1,798	-10.0	1,610	1,639	-1.8
Greater Vancouver	2,770	3,402	-18.6	2,629	3,483	-24.5	2,692	3,315	-18.8	2,554	3,431	-25.6
Victoria	845	905	-6.6	883	741	19.2	802	857	-6.4	838	696	20.4
Calgary	1,936	2,042	-5.2	2,119	2,214	-4.3	1,817	1,911	-4.9	2,009	2,139	-6.1
Edmonton	1,542	1,656	-6.9	1,821	1,912	-4.8	1,364	1,479	-7.8	1,618	1,684	-3.9
Regina	233	291	-19.9	276	334	-17.4	228	288	-20.8	270	326	-17.2
Saskatoon	432	429	0.7	506	448	12.9	426	412	3.4	496	439	13.0
Winnipeg	1,120	1,142	-1.9	1,350	1,258	7.3	1,054	1,078	-2.2	1,274	1,197	6.4
Hamilton-Burlington	1,328	1,368	-2.9	1,409	1,300	8.4	1,264	1,319	-4.2	1,334	1,251	6.6
Kitchener-Waterloo	635	616	3.1	711	538	32.2	542	537	0.9	597	476	25.4
London and St Thomas	904	932	-3.0	1,051	916	14.7	871	903	-3.5	1,016	880	15.5
Niagara Region	725	724	0.1	837	681	22.9	678	672	0.9	786	637	23.4
Ottawa	1,401	1,389	0.9	1,554	1,321	17.6	1,364	1,350	1.0	1,505	1,293	16.4
Sudbury	219	224	-2.2	276	257	7.4	195	207	-5.8	242	228	6.1
Thunder Bay	203	216	-6.0	253	222	14.0	185	193	-4.1	228	202	12.9
Greater Toronto [†]	9,525	9,336	2.0	9,813	7,998	22.7	9,527	9,334	2.1	9,813	7,998	22.7
Windsor-Essex	573	615	-6.8	711	671	6.0	526	574	-8.4	656	626	4.8
Trois Rivières CMA	103	81	27.2	89	81	9.9	92	77	19.5	78	76	2.6
Montreal CMA	3,413	3,503	-2.6	2,811	2,498	12.5	3,297	3,372	-2.2	2,699	2,393	12.8
Gatineau CMA	355	349	1.7	382	316	20.9	336	333	0.9	361	299	20.7
Quebec CMA	556	602	-7.6	441	430	2.6	530	570	-7.0	421	406	3.7
Saguenay CMA	98	101	-3.0	92	85	8.2	94	95	-1.1	86	79	8.9
Sherbrooke CMA	183	173	5.8	176	134	31.3	168	152	10.5	159	119	33.6
Saint John	209	186	12.4	294	190	54.7	180	159	13.2	256	169	51.5
Halifax-Dartmouth	424	438	-3.2	505	345	46.4	396	413	-4.1	466	322	44.7
Newfoundland & Labrador	392	376	4.3	500	472	5.9	361	344	4.9	466	438	6.4
Canada	46,517	47,851	-2.8	50,458	45,366	11.2	43,488	44,858	-3.1	46,985	42,623	10.2

[†]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
August 2016**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
Fraser Valley	2,906	3,098	-6.2	2,840	2,457	15.6	2,636	2,913	-9.5	2,616	2,213	18.2
Greater Vancouver	5,062	5,531	-8.5	4,653	4,569	1.8	4,851	5,325	-8.9	4,425	4,382	1.0
Victoria	1,174	1,096	7.1	1,120	952	17.6	1,067	1,023	4.3	995	851	16.9
Calgary	3,734	3,769	-0.9	3,849	3,773	2.0	3,385	3,432	-1.4	3,506	3,446	1.7
Edmonton	3,316	3,446	-3.8	3,641	3,802	-4.2	2,854	2,954	-3.4	3,110	3,259	-4.6
Regina	660	564	17.0	701	625	12.2	633	545	16.1	677	595	13.8
Saskatoon	1,125	1,088	3.4	1,279	1,259	1.6	1,067	1,028	3.8	1,208	1,194	1.2
Winnipeg	1,945	1,981	-1.8	2,260	2,190	3.2	1,743	1,761	-1.0	2,018	1,989	1.5
Hamilton-Burlington	1,670	1,702	-1.9	1,645	1,833	-10.3	1,523	1,568	-2.9	1,534	1,687	-9.1
Kitchener-Waterloo	830	873	-4.9	810	874	-7.3	616	663	-7.1	584	698	-16.3
London and St Thomas	1,489	1,472	1.2	1,529	1,487	2.8	1,278	1,253	2.0	1,334	1,307	2.1
Niagara Region	907	878	3.3	985	1,062	-7.3	821	765	7.3	904	944	-4.2
Ottawa	2,547	2,561	-0.5	2,522	2,616	-3.6	2,388	2,409	-0.9	2,375	2,484	-4.4
Sudbury	520	483	7.7	597	501	19.2	388	360	7.8	456	419	8.8
Thunder Bay	316	330	-4.2	403	419	-3.8	252	269	-6.3	323	357	-9.5
Greater Toronto†	12,578	13,018	-3.4	12,409	12,628	-1.7	12,581	12,978	-3.1	12,409	12,628	-1.7
Windsor-Essex	1,010	990	2.0	1,118	1,078	3.7	828	827	0.1	927	839	10.5
Trois Rivières CMA	191	190	0.5	167	125	33.6	158	157	0.6	130	109	19.3
Montreal CMA	6,162	6,473	-4.8	5,267	5,836	-9.7	5,783	6,069	-4.7	4,923	5,447	-9.6
Gatineau CMA	812	872	-6.9	757	690	9.7	732	759	-3.6	684	610	12.1
Quebec CMA	1,247	1,345	-7.3	1,082	969	11.7	1,136	1,147	-1.0	995	876	13.6
Saguenay CMA	232	230	0.9	232	203	14.3	213	209	1.9	202	179	12.8
Sherbrooke CMA	406	328	23.8	367	320	14.7	328	283	15.9	289	276	4.7
Saint John	454	435	4.4	462	422	9.5	337	343	-1.7	359	350	2.6
Halifax-Dartmouth	891	829	7.5	904	907	-0.3	768	695	10.5	759	759	0.0
Newfoundland & Labrador	1,129	1,114	1.3	1,339	1,177	13.8	889	926	-4.0	1,072	1,003	6.9
Canada	79,830	81,888	-2.5	80,997	80,444	0.7	70,626	72,612	-2.7	71,406	71,350	0.1

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
August 2016**

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
Fraser Valley	621,599	662,914	-6.2	613,231	574,986	6.7	621,338	667,566	-6.9	616,286	580,224	6.2
Greater Vancouver	853,706	1,042,975	-18.1	839,059	897,512	-6.5	846,244	1,042,131	-18.8	833,065	900,592	-7.5
Victoria	564,557	572,229	-1.3	561,743	533,554	5.3	568,508	580,464	-2.1	570,196	544,862	4.6
Calgary	472,983	477,949	-1.0	469,842	458,272	2.5	461,206	464,644	-0.7	456,663	450,260	1.4
Edmonton	379,006	386,554	-2.0	375,951	376,246	-0.1	368,333	376,390	-2.1	367,932	366,286	0.4
Regina	330,338	318,526	3.7	325,685	314,631	3.5	312,173	312,748	-0.2	309,634	314,134	-1.4
Saskatoon	413,756	343,623	20.4	415,583	339,191	22.5	349,939	341,582	2.4	349,716	339,426	3.0
Winnipeg	277,160	279,523	-0.8	269,431	270,925	-0.6	282,618	282,808	-0.1	278,718	276,397	0.8
Hamilton-Burlington	510,204	497,769	2.5	507,262	471,021	7.7	500,183	490,556	2.0	496,894	464,101	7.1
Kitchener-Waterloo	364,290	361,502	0.8	363,484	330,094	10.1	403,668	385,042	4.8	400,842	346,809	15.6
London and St Thomas	282,607	283,522	-0.3	274,881	264,044	4.1	279,419	275,795	1.3	274,412	258,456	6.2
Niagara Region	331,906	318,972	4.1	331,898	288,803	14.9	325,475	313,088	4.0	334,079	283,158	18.0
Ottawa	368,331	368,348	0.0	363,717	349,611	4.0	372,387	373,145	-0.2	369,055	354,035	4.2
Sudbury	240,435	248,156	-3.1	233,559	245,696	-4.9	238,696	252,537	-5.5	239,989	248,696	-3.5
Thunder Bay	201,210	206,189	-2.4	214,245	222,849	-3.9	207,428	211,637	-2.0	222,924	236,838	-5.9
Greater Toronto†	736,670	724,916	1.6	710,410	602,607	17.9	736,354	724,794	1.6	710,410	602,607	17.9
Windsor-Essex	223,914	225,168	-0.6	225,458	222,056	1.5	226,171	222,146	1.8	228,255	213,051	7.1
Trois Rivières CMA	162,231	157,289	3.1	n/a	n/a	-	151,295	150,251	0.7	151,295	146,136	3.5
Montreal CMA	360,542	359,263	0.4	n/a	n/a	-	356,705	346,398	3.0	358,935	341,191	5.2
Gatineau CMA	250,245	237,998	5.1	n/a	n/a	-	246,132	240,816	2.2	249,861	252,068	-0.9
Quebec CMA	274,504	271,527	1.1	n/a	n/a	-	274,164	261,067	5.0	279,780	273,335	2.4
Saguenay CMA	186,829	222,442	-16.0	n/a	n/a	-	184,958	187,156	-1.2	187,162	180,099	3.9
Sherbrooke CMA	274,653	252,366	8.8	n/a	n/a	-	244,410	229,462	6.5	267,297	241,231	10.8
Saint John	155,217	156,268	-0.7	155,217	157,042	-1.2	165,661	168,266	-1.5	165,661	160,225	3.4
Halifax-Dartmouth	280,429	287,629	-2.5	278,972	272,688	2.3	283,509	285,409	-0.7	281,977	281,006	0.3
Newfoundland & Labrador	246,286	241,560	2.0	253,787	279,379	-9.2	256,857	250,512	2.5	265,521	292,960	-9.4
Canada	467,082	476,576	-2.0	449,086	424,001	5.9	473,105	485,916	-2.6	456,722	433,129	5.4

* 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.

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
August 2016**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly change	Aug 2016	Aug 2015	year-over-year change	Aug 2016	Jul 2016	monthly change	Aug 2016	Aug 2015	year-over-year change
Fraser Valley	58.2	60.9	-2.7	74.1	62.2	11.9	61.4	61.7	-0.3	77.2	65.6	11.6
Greater Vancouver	54.7	61.5	-6.8	74.2	66.5	7.7	55.5	62.3	-6.8	76.0	68.2	7.8
Victoria	72.0	82.6	-10.6	79.6	59.6	20.0	75.2	83.8	-8.6	83.0	63.0	20.0
Calgary	51.8	54.2	-2.4	50.0	58.1	-8.1	53.7	55.7	-2.0	52.2	62.3	-10.1
Edmonton	46.5	48.1	-1.6	46.3	51.4	-5.1	47.8	50.1	-2.3	48.2	54.4	-6.2
Regina	35.3	51.6	-16.3	45.9	43.2	2.7	36.0	52.8	-16.8	46.8	44.1	2.7
Saskatoon	38.4	39.4	-1.0	36.2	38.9	-2.7	39.9	40.1	-0.2	37.1	39.9	-2.8
Winnipeg	57.6	57.6	0.0	55.7	52.4	3.3	60.5	61.2	-0.7	58.6	55.1	3.5
Hamilton-Burlington	79.5	80.4	-0.9	80.7	72.7	8.0	83.0	84.1	-1.1	83.8	75.5	8.3
Kitchener-Waterloo	76.5	70.6	5.9	69.1	55.8	13.3	88.0	81.0	7.0	78.0	61.7	16.3
London and St Thomas	60.7	63.3	-2.6	57.7	49.2	8.5	68.2	72.1	-3.9	64.1	54.0	10.1
Niagara Region	79.9	82.5	-2.6	77.8	61.1	16.7	82.6	87.8	-5.2	83.3	66.2	17.1
Ottawa	55.0	54.2	0.8	49.7	43.8	5.9	57.1	56.0	1.1	51.0	45.2	5.8
Sudbury	42.1	46.4	-4.3	42.7	41.4	1.3	50.3	57.5	-7.2	49.3	47.1	2.2
Thunder Bay	64.2	65.5	-1.3	61.5	61.0	0.5	73.4	71.7	1.7	68.8	66.6	2.2
Greater Toronto†	75.7	71.7	4.0	70.4	62.6	7.8	75.7	71.9	3.8	70.4	62.6	7.8
Windsor-Essex	56.7	62.1	-5.4	65.2	56.6	8.6	63.5	69.4	-5.9	72.5	64.3	8.2
Trois Rivières CMA	53.9	42.6	11.3	54.7	50.3	4.4	58.2	49.0	9.2	57.0	54.2	2.8
Montreal CMA	55.4	54.1	1.3	52.0	46.2	5.8	57.0	55.6	1.4	53.5	47.5	6.0
Gatineau CMA	43.7	40.0	3.7	41.8	37.8	4.0	45.9	43.9	2.0	44.0	40.0	4.0
Quebec CMA	44.6	44.8	-0.2	46.2	46.7	-0.5	46.7	49.7	-3.0	48.6	48.7	-0.1
Saguenay CMA	42.2	43.9	-1.7	42.0	40.9	1.1	44.1	45.5	-1.4	44.9	43.4	1.5
Sherbrooke CMA	45.1	52.7	-7.6	45.4	44.7	0.7	51.2	53.7	-2.5	48.6	46.5	2.1
Saint John	46.0	42.8	3.2	38.2	33.2	5.0	53.4	46.4	7.0	43.5	38.0	5.5
Halifax-Dartmouth	47.6	52.8	-5.2	48.1	42.6	5.5	51.6	59.4	-7.8	52.5	46.1	6.4
Newfoundland & Labrador	34.7	33.8	0.9	33.7	33.3	0.4	40.6	37.1	3.5	38.7	37.7	1.0
Canada	58.3	58.4	-0.1	57.7	52.1	5.6	61.6	61.8	-0.2	61.2	55.5	5.7

*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

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

August 2016

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
Fraser Valley	12,483.9	7,342.4	70.0	13,306.3	8,068.2	64.9	11,948.0	6,898.1	73.2	12,747.8	7,694.6	65.7
Greater Vancouver	32,630.9	24,514.2	33.1	34,524.7	26,698.0	29.3	31,834.3	23,985.5	32.7	33,884.5	26,296.5	28.9
Victoria	4,179.0	2,717.2	53.8	4,575.2	2,986.4	53.2	3,982.3	2,595.7	53.4	4,393.7	2,881.1	52.5
Calgary	7,265.8	8,073.1	-10.0	7,868.0	8,626.5	-8.8	6,727.6	7,485.2	-10.1	7,326.8	8,036.1	-8.8
Edmonton	4,666.5	5,199.3	-10.2	5,151.7	5,599.8	-8.0	4,084.6	4,518.3	-9.6	4,521.2	4,905.1	-7.8
Regina	711.4	739.7	-3.8	786.8	775.9	1.4	693.4	712.2	-2.6	765.6	755.5	1.3
Saskatoon	1,159.0	1,228.4	-5.7	1,251.9	1,312.7	-4.6	1,077.6	1,197.8	-10.0	1,164.0	1,283.4	-9.3
Winnipeg	2,529.3	2,346.6	7.8	2,727.4	2,513.3	8.5	2,451.8	2,283.3	7.4	2,648.6	2,450.9	8.1
Hamilton-Burlington	5,309.7	4,858.8	9.3	5,798.7	5,244.3	10.6	5,006.6	4,615.5	8.5	5,493.2	5,009.4	9.7
Kitchener-Waterloo	1,784.4	1,559.8	14.4	1,950.7	1,561.5	24.9	1,609.2	1,392.8	15.5	1,780.4	1,402.5	26.9
London and St Thomas	1,996.3	1,754.9	13.8	2,203.6	1,936.8	13.8	1,878.7	1,651.0	13.8	2,073.0	1,818.7	14.0
Niagara Region	1,768.1	1,281.3	38.0	1,933.0	1,361.5	42.0	1,594.1	1,192.1	33.7	1,750.1	1,271.1	37.7
Ottawa	3,888.5	3,644.1	6.7	4,331.4	4,028.7	7.5	3,826.3	3,600.1	6.3	4,267.7	3,983.9	7.1
Sudbury	413.0	400.6	3.1	452.6	435.7	3.9	377.8	362.3	4.3	415.4	394.8	5.2
Thunder Bay	351.5	355.8	-1.2	368.4	370.2	-0.5	327.4	335.1	-2.3	343.7	347.1	-1.0
Greater Toronto†	52,525.5	41,443.2	26.7	57,499.0	44,969.7	27.9	52,514.3	41,414.7	26.8	57,499.0	44,969.7	27.9
Windsor-Essex	1,127.1	882.3	27.8	1,215.2	954.3	27.3	1,035.7	803.5	28.9	1,117.4	868.8	28.6
Trois Rivières CMA	129.6	127.1	2.0	143.4	139.3	2.9	114.6	115.1	-0.4	128.8	127.9	0.7
Montreal CMA	9,596.2	8,864.6	8.3	10,414.5	9,640.0	8.0	9,023.1	8,342.5	8.2	9,844.4	9,111.9	8.0
Gatineau CMA	661.7	585.5	13.0	725.1	640.8	13.2	629.3	554.8	13.4	694.9	614.5	13.1
Quebec CMA	1,274.0	1,238.3	2.9	1,381.5	1,340.0	3.1	1,178.4	1,148.9	2.6	1,286.3	1,263.9	1.8
Saguenay CMA	139.6	143.5	-2.7	156.5	158.3	-1.1	131.6	135.9	-3.2	147.2	151.8	-3.0
Sherbrooke CMA	321.7	287.3	12.0	346.4	307.6	12.6	283.2	257.4	10.0	302.1	276.2	9.4
Saint John	228.1	200.7	13.6	242.8	206.5	17.6	208.6	182.2	14.5	225.4	190.0	18.6
Halifax-Dartmouth	996.9	932.0	7.0	1,107.1	1,022.2	8.3	942.3	887.0	6.2	1,045.2	975.5	7.1
Newfoundland & Labrador	763.8	814.6	-6.2	731.1	776.5	-5.8	734.3	779.9	-5.9	705.1	746.5	-5.5
Canada	184,628.7	151,687.1	21.7	200,046.6	163,895.3	22.1	176,697.5	145,090.2	21.8	192,127.7	157,577.5	21.9

* in millions of dollars

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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 Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations
August 2016
Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
Fraser Valley	18,097	13,259	36.5	19,131	14,356	33.3	17,343	12,486	38.9	18,353	13,625	34.7
Greater Vancouver	31,325	28,061	11.6	32,922	30,022	9.7	30,690	27,567	11.3	32,294	29,500	9.5
Victoria	7,405	5,353	38.3	8,036	5,819	38.1	6,960	5,069	37.3	7,604	5,542	37.2
Calgary	15,461	17,232	-10.3	16,682	18,389	-9.3	14,597	16,431	-11.2	15,856	17,592	-9.9
Edmonton	12,459	13,753	-9.4	13,614	14,771	-7.8	11,089	12,188	-9.0	12,175	13,213	-7.9
Regina	2,279	2,368	-3.8	2,443	2,433	0.4	2,229	2,299	-3.0	2,404	2,390	0.6
Saskatoon	3,319	3,588	-7.5	3,539	3,809	-7.1	3,220	3,496	-7.9	3,431	3,721	-7.8
Winnipeg	9,154	8,597	6.5	9,784	9,154	6.9	8,659	8,190	5.7	9,263	8,723	6.2
Hamilton-Burlington	10,852	10,941	-0.8	11,658	11,687	-0.2	10,328	10,509	-1.7	11,138	11,262	-1.1
Kitchener-Waterloo	4,982	4,580	8.8	5,418	4,553	19.0	4,333	4,077	6.3	4,710	4,054	16.2
London and St Thomas	7,140	6,613	8.0	7,792	7,123	9.4	6,847	6,325	8.3	7,478	6,850	9.2
Niagara Region	5,700	4,734	20.4	6,155	5,015	22.7	5,250	4,441	18.2	5,685	4,706	20.8
Ottawa	10,599	10,003	6.0	11,698	10,951	6.8	10,294	9,750	5.6	11,397	10,702	6.5
Sudbury	1,713	1,672	2.5	1,842	1,787	3.1	1,527	1,501	1.7	1,641	1,604	2.3
Thunder Bay	1,704	1,740	-2.1	1,758	1,783	-1.4	1,529	1,552	-1.5	1,577	1,583	-0.4
Greater Toronto [†]	74,037	67,468	9.7	80,170	72,512	10.6	74,136	67,424	10.0	80,170	72,512	10.6
Windsor-Essex	5,084	4,465	13.9	5,425	4,720	14.9	4,684	4,150	12.9	5,030	4,409	14.1
Trois Rivières CMA	830	787	5.5	895	854	4.8	752	731	2.9	823	802	2.6
Montreal CMA	27,301	25,831	5.7	29,662	28,127	5.5	26,339	24,919	5.7	28,679	27,225	5.3
Gatineau CMA	2,743	2,451	11.9	2,976	2,672	11.4	2,591	2,302	12.6	2,831	2,529	11.9
Quebec CMA	4,708	4,670	0.8	5,090	5,032	1.2	4,477	4,402	1.7	4,859	4,775	1.8
Saguenay CMA	748	793	-5.7	839	885	-5.2	722	748	-3.5	805	840	-4.2
Sherbrooke CMA	1,315	1,237	6.3	1,426	1,338	6.6	1,186	1,103	7.5	1,289	1,203	7.1
Saint John	1,448	1,269	14.1	1,537	1,310	17.3	1,261	1,119	12.7	1,356	1,162	16.7
Halifax-Dartmouth	3,581	3,416	4.8	3,898	3,671	6.2	3,357	3,182	5.5	3,671	3,454	6.3
Newfoundland & Labrador	3,086	3,054	1.0	2,919	2,867	1.8	2,868	2,827	1.5	2,718	2,663	2.1
Canada	383,883	354,318	8.3	412,218	378,300	9.0	360,413	333,681	8.0	388,185	357,683	8.5

[†]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

August 2016

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
Fraser Valley	23,904	20,684	15.6	27,237	23,214	17.3	21,975	18,469	19.0	25,103	20,862	20.3
Greater Vancouver	42,281	41,197	2.6	47,618	45,963	3.6	40,403	39,342	2.7	45,653	44,085	3.6
Victoria	8,897	8,878	0.2	10,118	10,014	1.0	8,051	7,987	0.8	9,208	9,057	1.7
Calgary	30,605	29,796	2.7	33,741	33,789	-0.1	27,728	27,122	2.2	30,695	30,719	-0.1
Edmonton	27,199	27,869	-2.4	30,925	31,919	-3.1	23,323	23,397	-0.3	26,476	26,930	-1.7
Regina	5,127	5,574	-8.0	5,432	5,845	-7.1	4,866	5,234	-7.0	5,228	5,605	-6.7
Saskatoon	9,203	9,601	-4.1	10,055	10,581	-5.0	8,686	9,100	-4.5	9,511	10,059	-5.4
Winnipeg	16,332	16,523	-1.2	18,005	18,274	-1.5	14,713	14,878	-1.1	16,144	16,474	-2.0
Hamilton-Burlington	13,370	15,069	-11.3	14,513	16,362	-11.3	12,208	13,952	-12.5	13,385	15,196	-11.9
Kitchener-Waterloo	7,055	8,219	-14.2	7,732	8,283	-6.7	5,625	6,979	-19.4	5,973	6,671	-10.5
London and St Thomas	12,286	13,247	-7.3	13,427	14,473	-7.2	10,575	11,584	-8.7	11,644	12,710	-8.4
Niagara Region	7,087	7,553	-6.2	7,762	8,226	-5.6	6,149	6,490	-5.3	6,774	7,115	-4.8
Ottawa	21,298	22,912	-7.0	24,079	25,834	-6.8	20,146	21,615	-6.8	22,849	24,453	-6.6
Sudbury	4,037	4,015	0.5	4,506	4,483	0.5	3,141	3,196	-1.7	3,520	3,551	-0.9
Thunder Bay	2,715	2,873	-5.5	3,007	3,233	-7.0	2,221	2,380	-6.7	2,453	2,643	-7.2
Greater Toronto [†]	101,713	107,099	-5.0	111,691	117,517	-5.0	101,643	107,090	-5.1	111,691	117,517	-5.0
Windsor-Essex	7,662	7,646	0.2	8,445	8,293	1.8	6,382	6,295	1.4	7,084	6,840	3.6
Trois Rivières CMA	1,463	1,565	-6.5	1,520	1,590	-4.4	1,268	1,346	-5.8	1,335	1,383	-3.5
Montreal CMA	51,427	55,354	-7.1	54,527	58,723	-7.1	48,307	51,931	-7.0	51,245	55,193	-7.2
Gatineau CMA	6,356	6,462	-1.6	6,980	7,106	-1.8	5,709	5,759	-0.9	6,304	6,380	-1.2
Quebec CMA	10,041	9,847	2.0	10,489	10,368	1.2	9,048	8,942	1.2	9,517	9,469	0.5
Saguenay CMA	1,808	1,933	-6.5	1,964	2,106	-6.7	1,617	1,703	-5.0	1,767	1,867	-5.4
Sherbrooke CMA	2,841	2,786	2.0	2,941	2,900	1.4	2,363	2,412	-2.0	2,449	2,529	-3.2
Saint John	3,844	3,702	3.8	4,320	4,260	1.4	2,911	2,882	1.0	3,292	3,288	0.1
Halifax-Dartmouth	7,293	8,204	-11.1	8,385	9,215	-9.0	6,265	7,085	-11.6	7,258	7,998	-9.3
Newfoundland & Labrador	9,291	8,946	3.9	10,204	9,779	4.3	7,475	7,331	2.0	8,227	7,986	3.0
Canada	653,470	676,800	-3.4	724,175	748,546	-3.3	579,095	601,525	-3.7	641,952	664,303	-3.4

[†]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

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

August 2016

Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
Fraser Valley	682,887	553,692	23.3	695,536	562,006	23.8	684,183	557,470	22.7	694,590	564,739	23.0
Greater Vancouver	1,034,883	875,891	18.2	1,048,680	889,280	17.9	1,035,807	878,670	17.9	1,049,249	891,408	17.7
Victoria	557,280	505,777	10.2	569,338	513,207	10.9	570,089	514,481	10.8	577,820	519,875	11.1
Calgary	467,872	466,599	0.3	471,648	469,113	0.5	457,629	452,692	1.1	462,083	456,807	1.2
Edmonton	373,328	376,775	-0.9	378,412	379,105	-0.2	365,974	367,396	-0.4	371,355	371,235	0.0
Regina	319,395	313,024	2.0	322,052	318,916	1.0	314,624	309,281	1.7	318,470	316,127	0.7
Saskatoon	353,216	343,312	2.9	353,740	344,643	2.6	338,309	344,299	-1.7	339,268	344,908	-1.6
Winnipeg	275,188	270,787	1.6	278,758	274,556	1.5	282,088	276,285	2.1	285,938	280,967	1.8
Hamilton-Burlington	487,008	444,516	9.6	497,404	448,730	10.8	481,108	437,810	9.9	493,193	444,801	10.9
Kitchener-Waterloo	351,623	337,426	4.2	360,042	342,953	5.0	372,914	341,349	9.2	378,008	345,945	9.3
London and St Thomas	281,577	268,992	4.7	282,809	271,909	4.0	274,560	261,784	4.9	277,218	265,500	4.4
Niagara Region	309,583	270,579	14.4	314,048	271,490	15.7	303,892	268,840	13.0	307,850	270,098	14.0
Ottawa	363,757	360,946	0.8	370,265	367,881	0.6	368,537	365,572	0.8	374,460	372,259	0.6
Sudbury	239,211	238,939	0.1	245,697	243,840	0.8	245,602	241,351	1.8	253,154	246,118	2.9
Thunder Bay	203,060	200,963	1.0	209,557	207,629	0.9	209,492	211,254	-0.8	217,966	219,268	-0.6
Greater Toronto [†]	701,850	609,122	15.2	717,213	620,168	15.6	701,737	609,062	15.2	717,213	620,168	15.6
Windsor-Essex	222,017	200,158	10.9	224,004	202,177	10.8	217,970	194,054	12.3	222,145	197,061	12.7
Trois Rivières CMA	160,763	163,316	-1.6	n/a	n/a	-	157,197	159,143	-1.2	157,126	160,031	-1.8
Montreal CMA	357,157	346,885	3.0	n/a	n/a	-	347,161	336,091	3.3	344,870	334,872	3.0
Gatineau CMA	243,124	237,779	2.2	n/a	n/a	-	244,377	241,710	1.1	245,438	244,545	0.4
Quebec CMA	271,331	266,883	1.7	n/a	n/a	-	263,878	266,598	-1.0	264,589	266,396	-0.7
Saguenay CMA	187,293	176,057	6.4	n/a	n/a	-	182,257	179,021	1.8	183,355	182,479	0.5
Sherbrooke CMA	245,614	234,781	4.6	n/a	n/a	-	231,542	232,395	-0.4	230,126	230,556	-0.2
Saint John	157,097	155,544	1.0	157,997	157,656	0.2	164,904	161,689	2.0	166,247	163,517	1.7
Halifax-Dartmouth	278,009	272,664	2.0	284,025	278,463	2.0	279,154	276,627	0.9	284,706	282,426	0.8
Newfoundland & Labrador	248,956	269,239	-7.5	250,472	270,829	-7.5	257,799	278,405	-7.4	259,417	280,317	-7.5
Canada	479,503	426,947	12.3	485,293	433,242	12.0	488,840	433,866	12.7	494,938	440,551	12.3

* 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

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

August 2016

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change
Fraser Valley	75.7	64.1	11.6	70.2	61.8	8.4	78.9	67.6	11.3	73.1	65.3	7.8
Greater Vancouver	74.1	68.1	6.0	69.1	65.3	3.8	76.0	70.1	5.9	70.7	66.9	3.8
Victoria	83.2	60.3	22.9	79.4	58.1	21.3	86.4	63.5	22.9	82.6	61.2	21.4
Calgary	50.5	57.8	-7.3	49.4	54.4	-5.0	52.6	60.6	-8.0	51.7	57.3	-5.6
Edmonton	45.8	49.3	-3.5	44.0	46.3	-2.3	47.5	52.1	-4.6	46.0	49.1	-3.1
Regina	44.5	42.5	2.0	45.0	41.6	3.4	45.8	43.9	1.9	46.0	42.6	3.4
Saskatoon	36.1	37.4	-1.3	35.2	36.0	-0.8	37.1	38.4	-1.3	36.1	37.0	-0.9
Winnipeg	56.0	52.0	4.0	54.3	50.1	4.2	58.9	55.0	3.9	57.4	53.0	4.4
Hamilton-Burlington	81.2	72.6	8.6	80.3	71.4	8.9	84.6	75.3	9.3	83.2	74.1	9.1
Kitchener-Waterloo	70.6	55.7	14.9	70.1	55.0	15.1	77.0	58.4	18.6	78.9	60.8	18.1
London and St Thomas	58.1	49.9	8.2	58.0	49.2	8.8	64.7	54.6	10.1	64.2	53.9	10.3
Niagara Region	80.4	62.7	17.7	79.3	61.0	18.3	85.4	68.4	17.0	83.9	66.1	17.8
Ottawa	49.8	43.7	6.1	48.6	42.4	6.2	51.1	45.1	6.0	49.9	43.8	6.1
Sudbury	42.4	41.6	0.8	40.9	39.9	1.0	48.6	47.0	1.6	46.6	45.2	1.4
Thunder Bay	62.8	60.6	2.2	58.5	55.2	3.3	68.8	65.2	3.6	64.3	59.9	4.4
Greater Toronto [†]	72.8	63.0	9.8	71.8	61.7	10.1	72.9	63.0	9.9	71.8	61.7	10.1
Windsor-Essex	66.4	58.4	8.0	64.2	56.9	7.3	73.4	65.9	7.5	71.0	64.5	6.5
Trois Rivières CMA	56.7	50.3	6.4	58.9	53.7	5.2	59.3	54.3	5.0	61.6	58.0	3.6
Montreal CMA	53.1	46.7	6.4	54.4	47.9	6.5	54.5	48.0	6.5	56.0	49.3	6.7
Gatineau CMA	43.2	37.9	5.3	42.6	37.6	5.0	45.4	40.0	5.4	44.9	39.6	5.3
Quebec CMA	46.9	47.4	-0.5	48.5	48.5	0.0	49.5	49.2	0.3	51.1	50.4	0.7
Saguenay CMA	41.4	41.0	0.4	42.7	42.0	0.7	44.7	43.9	0.8	45.6	45.0	0.6
Sherbrooke CMA	46.3	44.4	1.9	48.5	46.1	2.4	50.2	45.7	4.5	52.6	47.6	5.0
Saint John	37.7	34.3	3.4	35.6	30.8	4.8	43.3	38.8	4.5	41.2	35.3	5.9
Halifax-Dartmouth	49.1	41.6	7.5	46.5	39.8	6.7	53.6	44.9	8.7	50.6	43.2	7.4
Newfoundland & Labrador	33.2	34.1	-0.9	28.6	29.3	-0.7	38.4	38.6	-0.2	33.0	33.3	-0.3
Canada	58.7	52.4	6.3	56.9	50.5	6.4	62.2	55.5	6.7	60.5	53.8	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

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.

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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
August 2016**

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
British Columbia	5,585.7	6,742.9	-17.2	5,530.7	5,647.7	-2.1	5,178.1	6,474.1	-20.0	5,092.2	5,461.8	-6.8
Alberta	1,874.0	1,992.1	-5.9	2,123.9	2,185.5	-2.8	1,696.6	1,776.3	-4.5	1,924.6	1,993.7	-3.5
Saskatchewan	319.4	314.8	1.5	379.5	343.8	10.4	278.5	292.2	-4.7	329.0	331.8	-0.8
Manitoba	343.8	355.7	-3.4	408.1	380.8	7.2	326.6	340.6	-4.1	390.1	363.6	7.3
Ontario	11,422.7	11,151.5	2.4	11,938.0	8,747.9	36.5	11,079.8	10,878.3	1.9	11,590.4	8,511.8	36.2
Quebec	1,951.5	1,957.5	-0.3	1,706.5	1,481.3	15.2	1,845.8	1,834.1	0.6	1,601.2	1,373.8	16.6
New Brunswick	114.3	108.4	5.4	144.2	112.2	28.5	106.5	99.8	6.6	137.2	105.7	29.8
Nova Scotia	182.5	190.6	-4.3	216.5	155.5	39.2	168.5	176.4	-4.5	199.7	145.9	36.8
Prince Edward Island	55.5	34.6	60.2	62.4	34.0	83.7	42.2	29.6	42.6	47.6	30.5	56.2
Newfoundland & Labrador	96.1	87.6	9.7	126.9	131.9	-3.8	92.1	83.9	9.8	123.7	128.3	-3.6
Northwest Territories	10.7	6.3	69.9	12.0	6.2	92.5	10.7	5.6	91.3	12.0	6.2	92.5
Yukon	10.1	9.6	5.8	11.3	8.3	35.5	10.1	9.6	5.9	11.3	8.2	37.2
Canada	21,966.2	22,951.7	-4.3	22,660.0	19,235.2	17.8	20,835.5	22,000.4	-5.3	21,459.1	18,461.3	16.2

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
British Columbia	9,049	9,971	-9.2	9,727	9,360	3.9	8,352	9,284	-10.0	8,945	8,811	1.5
Alberta	4,667	4,857	-3.9	5,340	5,536	-3.5	4,279	4,456	-4.0	4,927	5,131	-4.0
Saskatchewan	969	1,023	-5.3	1,151	1,175	-2.0	923	971	-4.9	1,104	1,131	-2.4
Manitoba	1,258	1,302	-3.4	1,516	1,429	6.1	1,181	1,227	-3.7	1,427	1,350	5.7
Ontario	21,432	21,496	-0.3	23,727	20,116	18.0	20,291	20,402	-0.5	22,350	19,077	17.2
Quebec	6,855	6,982	-1.8	6,100	5,461	11.7	6,455	6,556	-1.5	5,695	5,097	11.7
New Brunswick	691	677	2.1	909	758	19.9	622	603	3.2	813	682	19.2
Nova Scotia	888	911	-2.5	1,088	777	40.0	781	806	-3.1	951	675	40.9
Prince Edward Island	259	214	21.0	336	242	38.8	185	167	10.8	243	193	25.9
Newfoundland & Labrador	392	376	4.3	500	472	5.9	361	344	4.9	466	438	6.4
Northwest Territories	27	15	80.0	31	15	106.7	27	15	80.0	31	15	106.7
Yukon	30	27	11.1	33	25	32.0	31	27	14.8	33	23	43.5
Canada	46,517	47,851	-2.8	50,458	45,366	11.2	43,488	44,858	-3.1	46,985	42,623	10.2

* 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
August 2016**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
British Columbia	14,787	15,417	-4.1	14,581	13,292	9.7	13,115	13,871	-5.5	12,859	11,699	9.9
Alberta	9,942	10,219	-2.7	10,691	10,570	1.1	8,750	9,022	-3.0	9,433	9,348	0.9
Saskatchewan	2,641	2,493	5.9	2,983	2,814	6.0	2,427	2,308	5.2	2,763	2,608	5.9
Manitoba	2,269	2,291	-1.0	2,609	2,505	4.2	2,018	2,030	-0.6	2,332	2,270	2.7
Ontario	31,187	31,742	-1.7	31,795	32,622	-2.5	28,018	28,524	-1.8	28,562	29,495	-3.2
Quebec	13,876	14,686	-5.5	12,648	12,991	-2.6	12,372	12,931	-4.3	11,139	11,495	-3.1
New Brunswick	1,620	1,512	7.1	1,728	1,656	4.3	1,228	1,225	0.2	1,313	1,345	-2.4
Nova Scotia	1,944	1,922	1.1	2,117	2,202	-3.9	1,507	1,437	4.9	1,587	1,664	-4.6
Prince Edward Island	370	414	-10.6	432	535	-19.3	244	265	-7.9	280	346	-19.1
Newfoundland & Labrador	1,129	1,114	1.3	1,339	1,177	13.8	889	926	-4.0	1,072	1,003	6.9
Northwest Territories	26	40	-35.0	32	28	14.3	25	38	-34.2	30	28	7.1
Yukon	39	38	2.6	42	52	-19.2	33	35	-5.7	36	49	-26.5
Canada	79,830	81,888	-2.5	80,997	80,444	0.7	70,626	72,612	-2.7	71,406	71,350	0.1

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change	Aug 2016	Jul 2016	monthly percentage change	Aug 2016	Aug 2015	year-over-year percentage change
British Columbia	595,822	678,992	-12.2	568,594	603,386	-5.8	592,814	696,280	-14.9	569,281	619,881	-8.2
Alberta	402,307	411,931	-2.3	397,733	394,779	0.7	393,706	402,510	-2.2	390,615	388,551	0.5
Saskatchewan	337,159	302,789	11.4	329,670	292,634	12.7	302,201	298,128	1.4	298,001	293,328	1.6
Manitoba	270,214	270,738	-0.2	269,209	266,501	1.0	276,276	275,607	0.2	273,387	269,321	1.5
Ontario	524,633	515,289	1.8	503,138	434,872	15.7	540,478	530,247	1.9	518,586	446,179	16.2
Quebec	282,854	283,363	-0.2	n/a	n/a	-	286,937	281,330	2.0	289,656	279,548	3.6
New Brunswick	159,338	156,166	2.0	158,628	148,073	7.1	167,113	163,790	2.0	168,737	154,973	8.9
Nova Scotia	203,831	206,234	-1.2	199,000	200,133	-0.6	214,046	217,457	-1.6	209,989	216,208	-2.9
Prince Edward Island	185,789	161,601	15.0	185,789	140,438	32.3	195,925	180,427	8.6	195,925	157,949	24.0
Newfoundland & Labrador	246,286	241,560	2.0	253,787	279,379	-9.2	256,857	250,512	2.5	265,521	292,960	-9.4
Northwest Territories	388,119	388,352	-0.1	388,119	416,577	-6.8	388,119	388,352	-0.1	388,119	416,577	-6.8
Yukon	335,928	340,226	-1.3	341,597	332,849	2.6	332,782	346,436	-3.9	341,597	357,252	-4.4
Canada	467,082	476,576	-2.0	449,086	424,001	5.9	473,105	485,916	-2.6	456,722	433,129	5.4

* 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
August 2016**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly change	Aug 2016	Aug 2015	year-over-year change	Aug 2016	Jul 2016	monthly change	Aug 2016	Aug 2015	year-over-year change
British Columbia	61.2	64.7	-3.5	70.3	59.1	11.2	63.7	66.9	-3.2	74.6	63.4	11.2
Alberta	46.9	47.5	-0.6	45.7	52.9	-7.2	48.9	49.4	-0.5	48.1	56.5	-8.4
Saskatchewan	36.7	41.0	-4.3	38.5	39.9	-1.4	38.0	42.1	-4.1	39.8	41.6	-1.8
Manitoba	55.4	56.8	-1.4	54.5	51.1	3.4	58.5	60.4	-1.9	57.5	54.0	3.5
Ontario	68.7	67.7	1.0	65.0	56.4	8.6	72.4	71.5	0.9	68.4	59.5	8.9
Quebec	49.4	47.5	1.9	47.0	43.2	3.8	52.2	50.7	1.5	49.8	45.6	4.2
New Brunswick	42.7	44.8	-2.1	40.0	35.8	4.2	50.7	49.2	1.5	45.5	40.6	4.9
Nova Scotia	45.7	47.4	-1.7	44.4	38.7	5.7	51.8	56.1	-4.3	50.8	43.8	7.0
Prince Edward Island	70.0	51.7	18.3	45.5	34.8	10.7	75.8	63.0	12.8	56.5	41.7	14.8
Newfoundland & Labrador	34.7	33.8	0.9	33.7	33.3	0.4	40.6	37.1	3.5	38.7	37.7	1.0
Northwest Territories	103.8	37.5	66.3	60.8	64.1	-3.3	108.0	39.5	68.5	62.0	63.9	-1.9
Yukon	76.9	71.1	5.8	68.1	49.4	18.7	93.9	77.1	16.8	73.5	52.7	20.8
Canada	58.3	58.4	-0.1	57.7	52.1	5.6	61.6	61.8	-0.2	61.2	55.5	5.7

Months of Inventory*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016	Jul 2016	monthly change	Aug 2016	Aug 2015	year-over-year change	Aug 2016	Jul 2016	monthly change	Aug 2016	Aug 2015	year-over-year change
British Columbia	3.2	2.9	0.3	4.3	6.7	-2.4	3.5	3.1	0.4	3.2	5.2	-2.0
Alberta	5.7	5.4	0.3	7.3	5.5	1.7	6.2	5.9	0.3	6.0	4.5	1.5
Saskatchewan	8.8	8.2	0.6	9.9	8.8	1.1	9.2	8.7	0.5	8.9	7.9	1.1
Manitoba	3.6	3.5	0.1	4.8	5.1	-0.3	3.8	3.7	0.1	3.9	4.2	-0.3
Ontario	2.0	2.0	0.0	3.3	4.3	-1.0	2.1	2.1	0.0	2.5	3.4	-0.9
Quebec	11.2	11.1	0.1	14.2	15.0	-0.9	11.9	11.8	0.1	12.4	13.3	-0.9
New Brunswick	9.0	9.1	-0.1	15.6	16.9	-1.3	9.9	10.2	-0.3	11.5	12.5	-1.0
Nova Scotia	9.3	9.0	0.3	15.4	17.3	-1.9	10.6	10.2	0.4	11.1	12.6	-1.5
Prince Edward Island	5.7	7.2	-1.5	17.2	23.3	-6.0	8.0	9.2	-1.2	10.5	15.0	-4.4
Newfoundland & Labrador	8.8	9.1	-0.3	13.4	13.3	0.1	9.6	9.9	-0.3	9.5	9.7	-0.3
Northwest Territories	3.9	7.7	-3.8	5.6	5.5	0.1	3.9	7.7	-3.8	5.3	5.1	0.3
Yukon	5.0	6.1	-1.1	8.0	11.1	-3.1	4.8	6.1	-1.3	6.4	9.3	-2.9
Canada	4.4	4.3	0.1	6.2	7.2	-1.0	4.8	4.6	0.2	5.0	5.9	-0.9

*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
August 2016
Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
British Columbia	60,162.2	42,131.1	42.8	64,172.1	45,805.1	40.1	57,452.8	40,336.5	42.4	61,584.6	44,277.5	39.1
Alberta	14,695.8	16,699.4	-12.0	15,978.7	17,859.6	-10.5	13,349.9	15,152.0	-11.9	14,570.5	16,294.9	-10.6
Saskatchewan	2,438.8	2,593.3	-6.0	2,632.6	2,754.3	-4.4	2,257.2	2,450.1	-7.9	2,447.6	2,618.3	-6.5
Manitoba	2,801.2	2,613.0	7.2	3,019.0	2,801.7	7.8	2,698.0	2,527.1	6.8	2,913.0	2,717.7	7.2
Ontario	85,781.6	70,240.6	22.1	94,065.6	76,000.0	23.8	83,452.3	68,374.3	22.1	91,691.5	74,127.5	23.7
Quebec	15,249.3	14,111.2	8.1	16,484.2	15,246.0	8.1	14,219.7	13,164.0	8.0	15,457.9	14,317.6	8.0
New Brunswick	803.7	750.4	7.1	877.9	810.5	8.3	750.6	698.7	7.4	828.3	759.7	9.0
Nova Scotia	1,488.0	1,406.0	5.8	1,629.4	1,510.8	7.9	1,385.6	1,315.4	5.3	1,519.9	1,420.2	7.0
Prince Edward Island	295.1	204.2	44.6	297.1	200.1	48.4	250.0	178.6	40.0	251.3	175.8	42.9
Newfoundland & Labrador	763.8	814.6	-6.2	731.1	776.5	-5.8	734.3	779.9	-5.9	705.1	746.5	-5.5
Northwest Territories	69.2	57.5	20.3	73.5	61.6	19.4	68.0	48.1	41.2	73.2	52.8	38.8
Yukon	79.9	65.8	21.3	85.3	69.3	23.1	79.1	65.4	21.0	84.8	68.9	23.1
Canada	184,628.7	151,687.1	21.7	200,046.6	163,895.3	22.1	176,697.5	145,090.2	21.8	192,127.7	157,577.5	21.9

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
British Columbia	86,389	69,707	23.9	91,750	74,631	22.9	81,035	65,734	23.3	86,206	70,617	22.1
Alberta	36,813	41,379	-11.0	39,807	44,163	-9.9	33,963	38,321	-11.4	36,935	41,117	-10.2
Saskatchewan	8,139	8,678	-6.2	8,626	9,101	-5.2	7,727	8,239	-6.2	8,230	8,697	-5.4
Manitoba	10,413	9,840	5.8	11,104	10,483	5.9	9,823	9,334	5.2	10,484	9,953	5.3
Ontario	169,383	156,254	8.4	183,229	166,994	9.7	160,491	148,529	8.1	173,896	159,121	9.3
Quebec	55,075	52,078	5.8	59,291	56,088	5.7	51,754	48,950	5.7	55,997	53,044	5.6
New Brunswick	5,193	4,900	6.0	5,565	5,210	6.8	4,599	4,374	5.1	4,993	4,708	6.1
Nova Scotia	7,225	6,747	7.1	7,738	7,107	8.9	6,409	5,986	7.1	6,910	6,361	8.6
Prince Edward Island	1,750	1,361	28.6	1,749	1,316	32.9	1,339	1,074	24.7	1,381	1,066	29.5
Newfoundland & Labrador	3,086	3,054	1.0	2,919	2,867	1.8	2,868	2,827	1.5	2,718	2,663	2.1
Northwest Territories	175	126	38.9	186	134	38.8	169	122	38.5	185	133	39.1
Yukon	242	194	24.7	254	206	23.3	236	191	23.6	250	203	23.2
Canada	383,883	354,318	8.3	412,218	378,300	9.0	360,413	333,681	8.0	388,185	357,683	8.5

* 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
August 2016
Year to date**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
British Columbia	120,294	116,060	3.6	136,749	130,595	4.7	106,379	101,919	4.4	121,490	115,189	5.5
Alberta	80,836	80,742	0.1	90,780	92,016	-1.3	71,130	70,769	0.5	79,902	80,706	-1.0
Saskatchewan	21,431	22,289	-3.8	23,399	24,421	-4.2	19,647	20,351	-3.5	21,555	22,496	-4.2
Manitoba	18,977	19,319	-1.8	20,962	21,447	-2.3	17,040	17,239	-1.2	18,726	19,166	-2.3
Ontario	254,502	274,364	-7.2	282,086	302,702	-6.8	229,992	249,774	-7.9	254,491	273,714	-7.0
Quebec	114,429	119,494	-4.2	121,695	127,136	-4.3	101,698	106,421	-4.4	108,280	113,547	-4.6
New Brunswick	13,087	13,644	-4.1	14,698	15,520	-5.3	10,206	10,785	-5.4	11,473	12,227	-6.2
Nova Scotia	16,252	17,729	-8.3	18,608	19,966	-6.8	12,588	13,950	-9.8	14,481	15,814	-8.4
Prince Edward Island	3,719	3,631	2.4	4,257	4,284	-0.6	2,324	2,429	-4.3	2,634	2,814	-6.4
Newfoundland & Labrador	9,291	8,946	3.9	10,204	9,779	4.3	7,475	7,331	2.0	8,227	7,986	3.0
Northwest Territories	289	182	58.8	335	217	54.4	285	185	54.1	324	214	51.4
Yukon	363	400	-9.3	402	463	-13.2	331	372	-11.0	369	430	-14.2
Canada	653,470	676,800	-3.4	724,175	748,546	-3.3	579,095	601,525	-3.7	641,952	664,303	-3.4

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change	Aug 2016 YTD	Aug 2015 YTD	percentage change
British Columbia	696,688	607,466	14.7	699,424	613,754	14.0	711,782	621,538	14.5	714,389	627,009	13.9
Alberta	398,216	401,678	-0.9	401,405	404,402	-0.7	390,185	392,454	-0.6	394,490	396,306	-0.5
Saskatchewan	304,664	299,446	1.7	305,194	302,632	0.8	293,903	297,136	-1.1	297,400	301,059	-1.2
Manitoba	266,975	262,720	1.6	271,887	267,259	1.7	274,956	269,261	2.1	277,852	273,056	1.8
Ontario	501,182	445,968	12.4	513,377	455,106	12.8	515,211	456,417	12.9	527,278	465,856	13.2
Quebec	279,603	272,230	2.7	n/a	n/a	-	281,432	274,292	2.6	280,365	273,514	2.5
New Brunswick	153,186	151,829	0.9	157,747	155,570	1.4	161,067	158,167	1.8	165,890	161,374	2.8
Nova Scotia	205,167	206,604	-0.7	210,569	212,573	-0.9	214,527	216,999	-1.1	219,950	223,267	-1.5
Prince Edward Island	168,652	152,700	10.4	169,848	152,073	11.7	180,211	164,732	9.4	181,968	164,920	10.3
Newfoundland & Labrador	248,956	269,239	-7.5	250,472	270,829	-7.5	257,799	278,405	-7.4	259,417	280,317	-7.5
Northwest Territories	388,754	431,576	-9.9	395,235	459,468	-14.0	389,657	385,641	1.0	395,868	396,757	-0.2
Yukon	330,755	328,393	0.7	335,819	336,235	-0.1	334,246	329,721	1.4	339,324	339,458	0.0
Canada	479,503	426,947	12.3	485,293	433,242	12.0	488,840	433,866	12.7	494,938	440,551	12.3

* 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.fcic.qc.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

August 2016

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change
British Columbia	71.8	60.1	11.7	67.1	57.1	10.0	76.2	64.5	11.7	71.0	61.3	9.7
Alberta	45.5	51.2	-5.7	43.8	48.0	-4.2	47.7	54.1	-6.4	46.2	50.9	-4.7
Saskatchewan	38.0	38.9	-0.9	36.9	37.3	-0.4	39.3	40.5	-1.2	38.2	38.7	-0.5
Manitoba	54.9	50.9	4.0	53.0	48.9	4.1	57.6	54.1	3.5	56.0	51.9	4.1
Ontario	66.6	57.0	9.6	65.0	55.2	9.8	69.8	59.5	10.3	68.3	58.1	10.2
Quebec	48.1	43.6	4.5	48.7	44.1	4.6	50.9	46.0	4.9	51.7	46.7	5.0
New Brunswick	39.7	35.9	3.8	37.9	33.6	4.3	45.1	40.6	4.5	43.5	38.5	5.0
Nova Scotia	44.5	38.1	6.4	41.6	35.6	6.0	50.9	42.9	8.0	47.7	40.2	7.5
Prince Edward Island	47.1	37.5	9.6	41.1	30.7	10.4	57.6	44.2	13.4	52.4	37.9	14.5
Newfoundland & Labrador	33.2	34.1	-0.9	28.6	29.3	-0.7	38.4	38.6	-0.2	33.0	33.3	-0.3
Northwest Territories	60.6	69.2	-8.6	55.5	61.8	-6.3	59.3	65.9	-6.6	57.1	62.1	-5.0
Yukon	66.7	48.5	18.2	63.2	44.5	18.7	71.3	51.3	20.0	67.8	47.2	20.6
Canada	58.7	52.4	6.3	56.9	50.5	6.4	62.2	55.5	6.7	60.5	53.8	6.7

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change	Aug 2016 YTD	Aug 2015 YTD	change
British Columbia	2.8	4.7	-1.9	3.8	6.1	-2.3	3.0	5.0	-2.0	2.9	4.8	-1.9
Alberta	5.8	4.6	1.2	7.1	5.9	1.2	6.3	4.9	1.4	6.0	4.8	1.2
Saskatchewan	8.7	8.0	0.7	9.6	8.9	0.7	9.1	8.4	0.7	8.7	8.0	0.7
Manitoba	3.7	4.1	-0.4	4.5	5.0	-0.5	3.9	4.3	-0.4	3.7	4.1	-0.4
Ontario	2.3	3.2	-0.9	2.9	4.0	-1.1	2.4	3.4	-1.0	2.2	3.2	-1.0
Quebec	11.4	12.5	-1.1	13.1	14.2	-1.1	12.2	13.3	-1.1	11.4	12.5	-1.1
New Brunswick	10.1	11.2	-1.1	14.7	16.3	-1.6	11.4	12.6	-1.2	10.7	12.0	-1.3
Nova Scotia	9.6	11.2	-1.6	14.3	16.5	-2.2	10.8	12.6	-1.8	10.2	11.9	-1.7
Prince Edward Island	7.7	11.3	-3.6	16.4	22.7	-6.3	10.1	14.3	-4.2	9.7	14.5	-4.8
Newfoundland & Labrador	8.8	8.8	0.0	14.5	14.1	0.4	9.5	9.5	0.0	10.1	10.2	-0.1
Northwest Territories	5.4	4.7	0.7	5.9	5.4	0.5	5.6	4.8	0.8	5.5	5.0	0.5
Yukon	6.2	9.1	-2.9	7.6	10.7	-3.1	6.3	9.2	-2.9	6.1	8.9	-2.8
Canada	4.5	5.5	-1.0	5.7	6.9	-1.2	4.8	5.9	-1.1	4.6	5.6	-1.0

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