

Canadian home sales strengthen further in May

Ottawa, ON, June 15, 2015

According to statistics¹ released today by The Canadian Real Estate Association (CREA), national home sales activity posted a fourth consecutive month-over-month increase in May 2015.

Highlights:

- National home sales rose 3.1% from April to May.
- Actual (not seasonally adjusted) activity stood 2.7% above May 2014 levels.
- The number of newly listed homes was little changed from April to May.
- The Canadian housing market remains balanced overall.
- The MLS[®] Home Price Index (HPI) rose 5.17% year-over-year in May.
- The national average sale price rose 8.1% on a year-over-year basis in May; excluding Greater Vancouver and Greater Toronto, it increased by 2.4%.

The number of home sales processed through the MLS[®] Systems of Canadian real estate Boards and Associations rose 3.1 per cent in May 2015 compared to April. This marks the fourth consecutive month-over-month increase and raises national activity to its highest level in more than five years. (Chart A)

May sales were up from the previous month in about 60 per cent of all local markets, led by increases in the Greater Toronto Area, Calgary, Edmonton, Ottawa and Montreal.

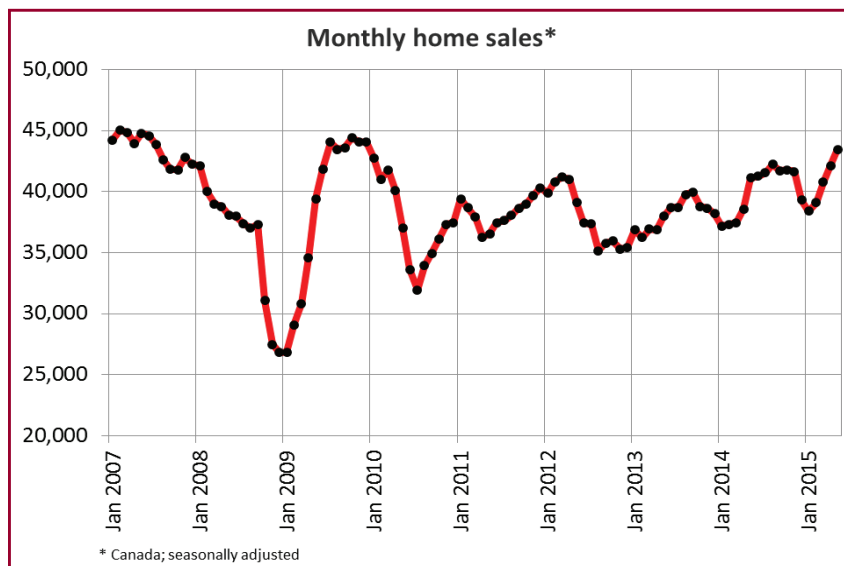
“CMHC announced in April that effective June 1 it was hiking mortgage default insurance premiums for homebuyers with less than a 10% down payment, so some buyers may have jumped off the fence and purchased in May to beat the increase,” said CREA President Pauline Aunger. “It’s one of the factors that could have affected sales last month. That said, all real estate is local, with trends that reflect a combination of local and national factors. REALTORS[®] remain your best source for information about sales and listings where you live or might like to in the future.”

“Sales in and around the Greater Toronto area played a starring role in the monthly increase in May sales,” said Gregory Klump, CREA’s Chief Economist. “At the same time, the rebound in sales over the past few months in Calgary and Edmonton suggests that heightened uncertainty among some home buyers in these housing markets may be easing.”

Actual (not seasonally adjusted) activity in May 2015 stood 2.7 per cent above levels reported for the same month last year and 5.7 per cent above the 10 year average for the month.

Sales were up on a year-over-year basis in about half of all local markets, led by activity in the Lower Mainland of British Columbia, Greater Toronto and Montreal.

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.

The number of newly listed homes was virtually unchanged (-0.2 per cent) in May compared to April. This reflects an even split between housing markets where new listings rose and where they fell, with little monthly change for new listings in most of Canada's largest and most active urban markets.

The national sales-to-new listings ratio was 57.6 per cent in May, up from a low of 50.4 per cent in January when it reached its most balanced point since March 2013. The ratio has risen steadily along with sales so far this year as new supply has remained little changed.

A sales-to-new listings ratio between 40 and 60 per cent is generally consistent with balanced housing market conditions, with readings above and below this range indicating sellers' and buyers' markets respectively. The ratio was within this range in about half of local housing markets in May. About a third of local markets were above the 60 per cent threshold in May, comprised mostly of markets in and around the Greater Toronto Area and markets in British Columbia.

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.

The national balance between supply and demand has tightened since the beginning of the year, when buyers had more negotiating power than they had in nearly two years. There were 5.6 months of inventory on a national basis at the end of May 2015, its lowest reading in three years.

The Aggregate Composite MLS® HPI rose by 5.17 per cent on a year-over-year basis in May, up slightly from the 4.97 per cent year-over-year gain logged in April. Gains have generally held to the range from five to five and a half per cent since the beginning of 2014. (Chart B)

Year-over-year price growth accelerated in May in all Benchmark home categories tracked by the index with the exception of one-storey single family homes.

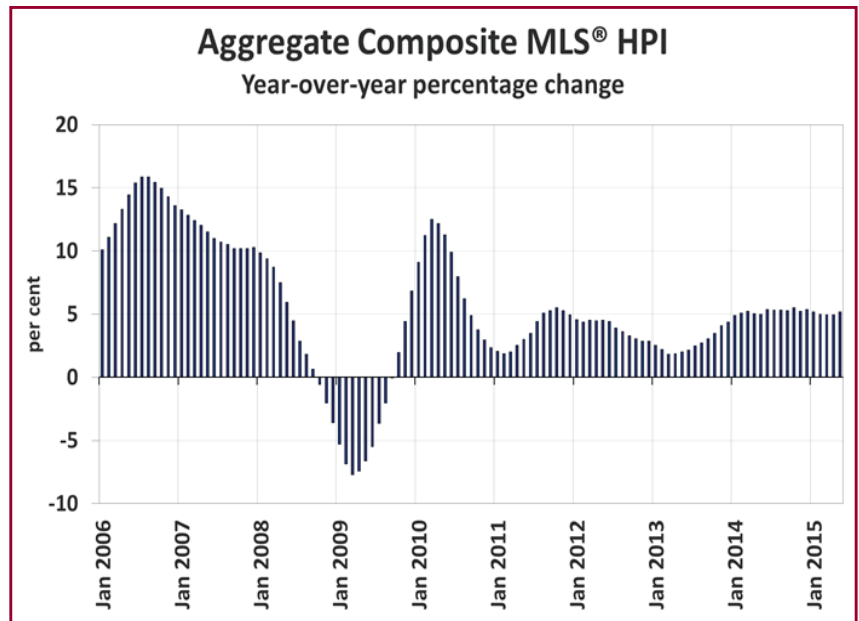
Two-storey single family homes continue to post the biggest year-over-year price gains (+7.18 per cent), with more modest increases for one-storey single family homes (+4.11 per cent), townhouse/row units (+4.09 per cent) and apartment units (+2.91 per cent).

Year-over-year price growth varied among housing markets tracked by the index. Greater Vancouver (+9.41 per cent) and Greater Toronto (+8.90 per cent) continued to post by far the biggest year-over-year price increases. By comparison, Fraser Valley, Victoria, and Vancouver Island prices all recorded year-over-year gains of about four per cent in May.

Price gains in Calgary continued to slow, with a year-over-year increase of just 1.21 per cent in May. This was the smallest gain in more than three years and the eleventh consecutive monthly slowdown in year-over-year price growth.

Elsewhere, prices held steady on a year-over-year basis in Saskatoon and Ottawa, rose slightly in Greater Montreal and fell by about three per cent in Regina and Greater Moncton. (Table 1)

Chart B



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The MLS® Home Price Index (MLS® HPI) provides a better gauge of price trends than is possible using averages because it is not affected by changes in the mix of sales activity the way that average price is.

The actual (not seasonally adjusted) national average price for homes sold in May 2015 was \$450,886, up 8.1 per cent on a year-over-year basis.

The national average home price continues to be upwardly distorted by sales activity in Greater Vancouver and Greater Toronto, which are among Canada's most active and expensive housing markets. If these two markets are excluded from calculations, the average is a more modest \$344,988 and the year-over-year gain is reduced to 2.4 per cent.

Table 1

MLS® Home Price Index Benchmark Price							
Composite HPI:	May 2015	Percentage Change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Aggregate	\$493,100	0.97	2.91	3.93	5.17	12.67	21.32
Lower Mainland	\$603,700	1.55	4.74	6.24	7.93	8.27	15.23
Greater Vancouver	\$684,400	1.70	5.35	7.18	9.41	9.61	18.30
Fraser Valley	\$451,200	1.14	3.07	3.71	4.07	5.08	7.93
Vancouver Island	\$311,400	1.25	3.30	4.22	4.21	2.06	-1.35
Victoria	\$445,300	0.97	4.28	5.64	4.43	1.25	-4.69
Calgary	\$450,400	0.48	-0.33	-0.99	1.21	18.80	17.66
Regina	\$285,300	0.52	2.04	-0.40	-3.22	-2.66	11.91
Saskatoon	\$313,300	0.51	0.82	0.77	0.43	6.29	10.07
Greater Toronto	\$552,400	1.29	4.44	6.47	8.90	19.79	36.19
Ottawa	\$332,800	0.74	1.98	1.43	0.00	1.22	9.40
Greater Montreal	\$304,100	-0.06	1.67	2.13	0.89	4.63	12.51
Greater Moncton	\$146,600	-0.16	-1.04	-2.68	-3.44	-0.88	2.57

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.

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

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

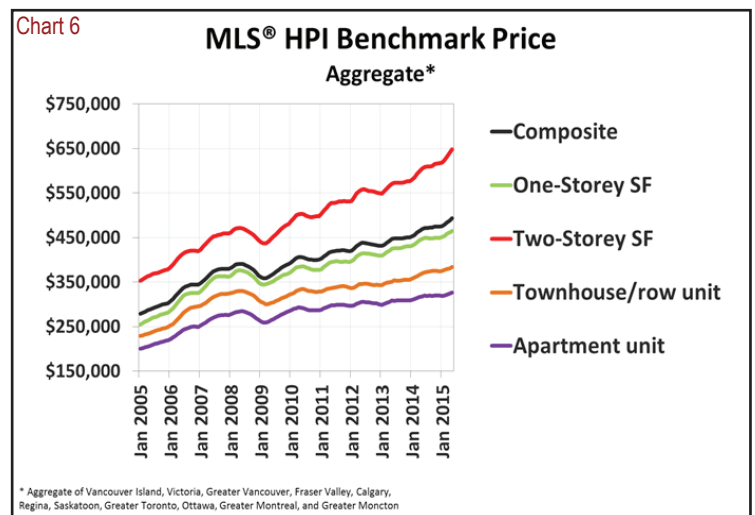
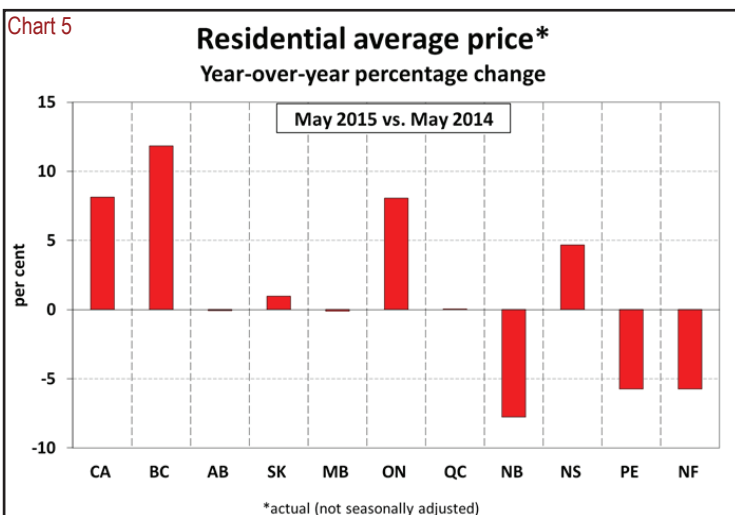
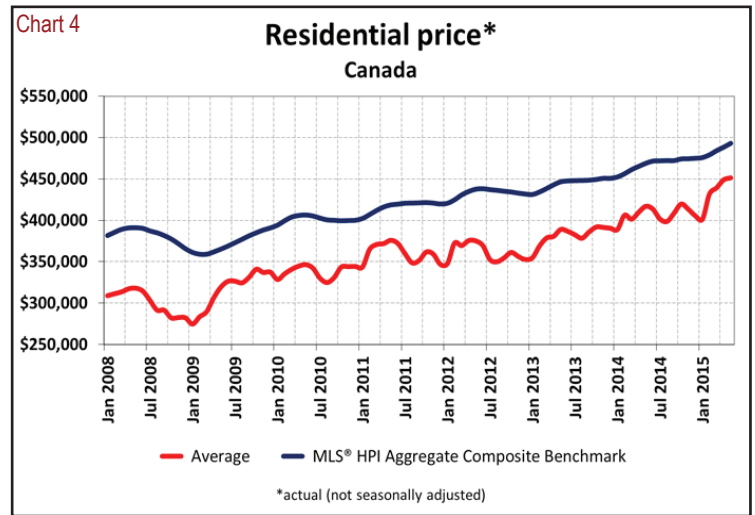
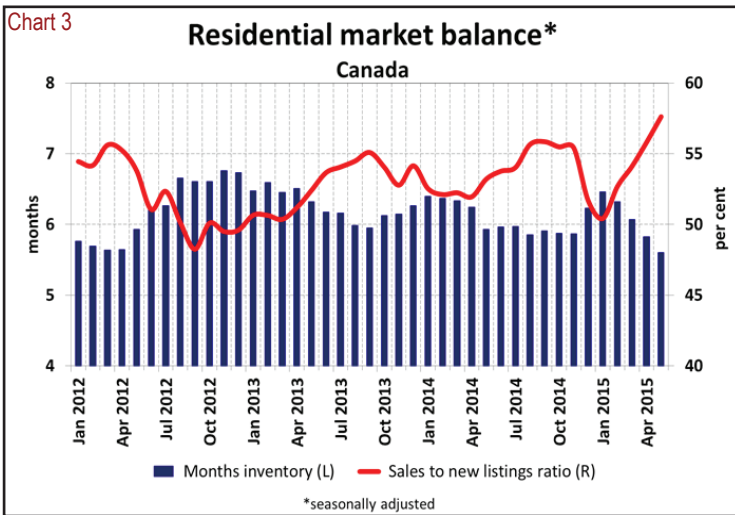
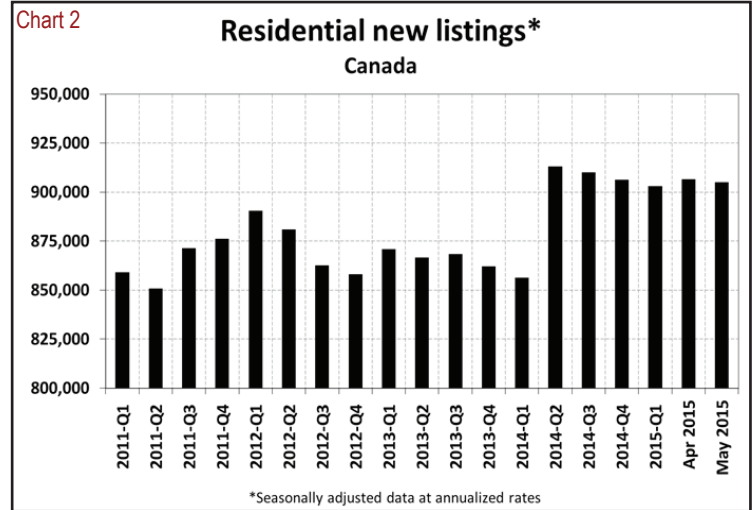
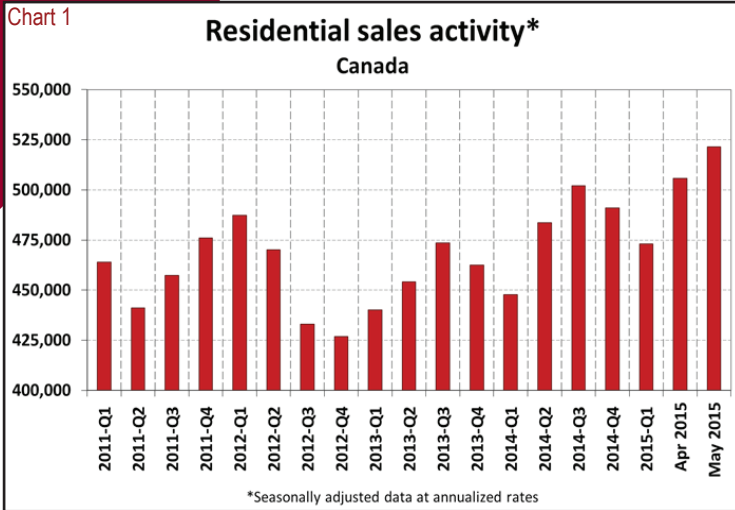
MLS[®] Systems are co-operative marketing systems used only by Canada's real estate Boards to ensure maximum exposure of properties listed for sale.

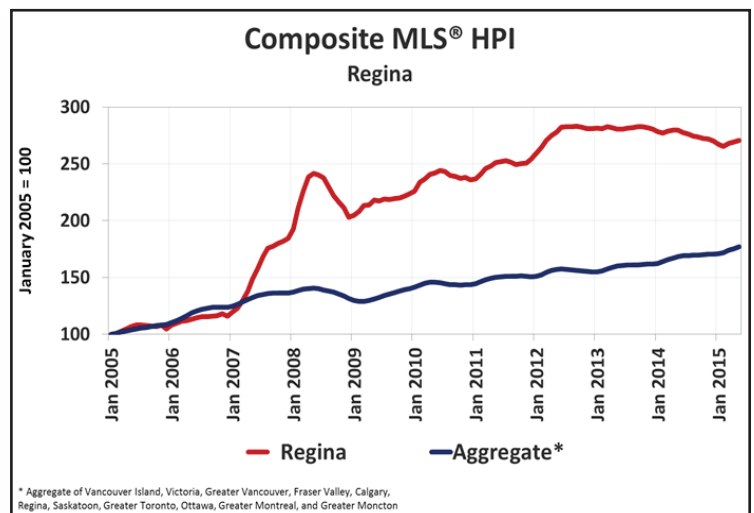
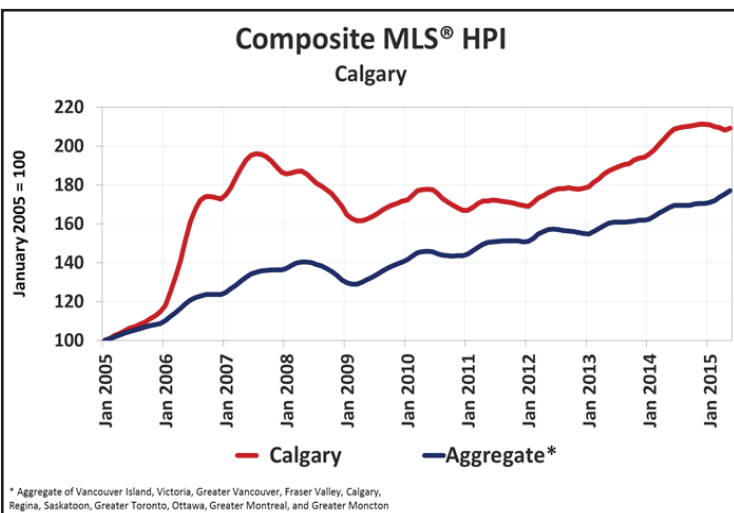
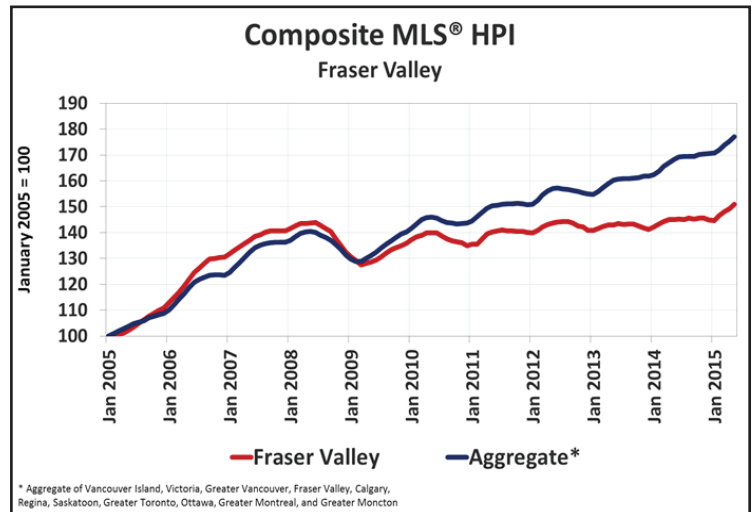
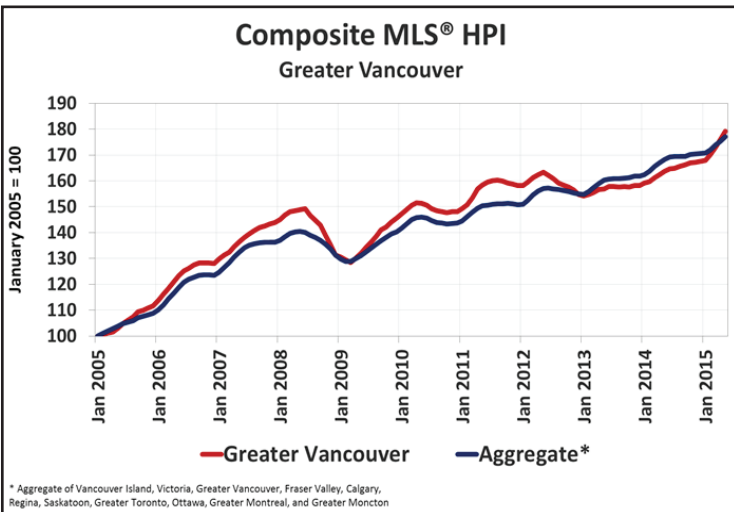
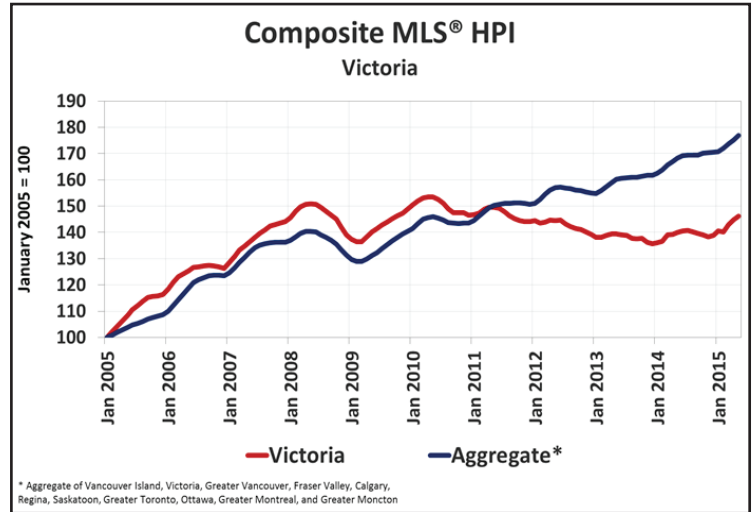
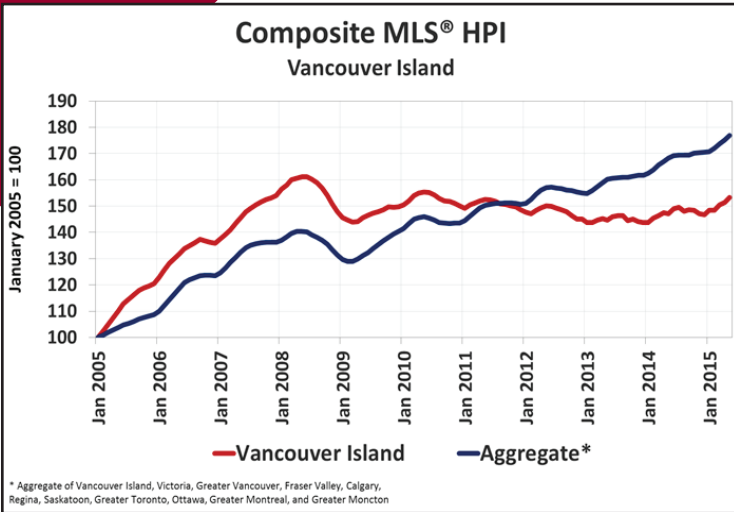
The Canadian Real Estate Association (CREA) is one of Canada's largest single-industry trade associations, representing more than 109,000 REALTORS[®] working through some 90 real estate Boards and Associations.

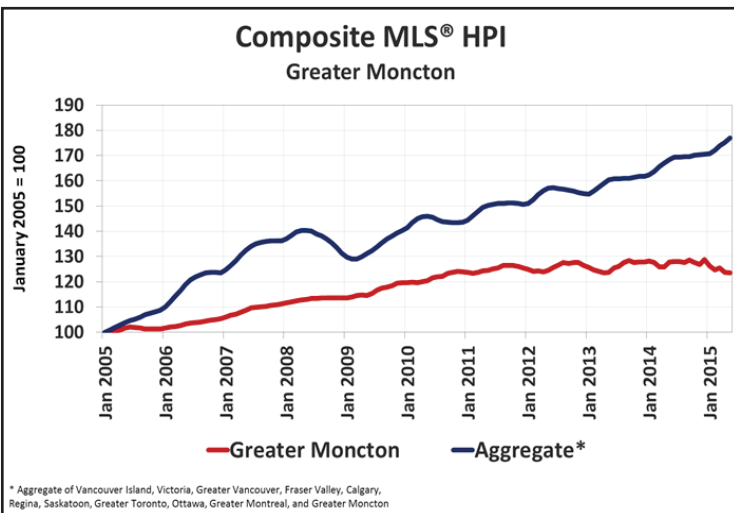
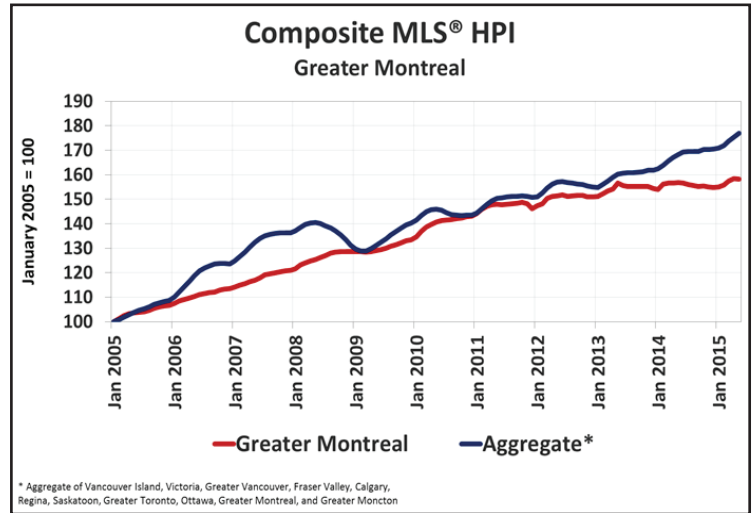
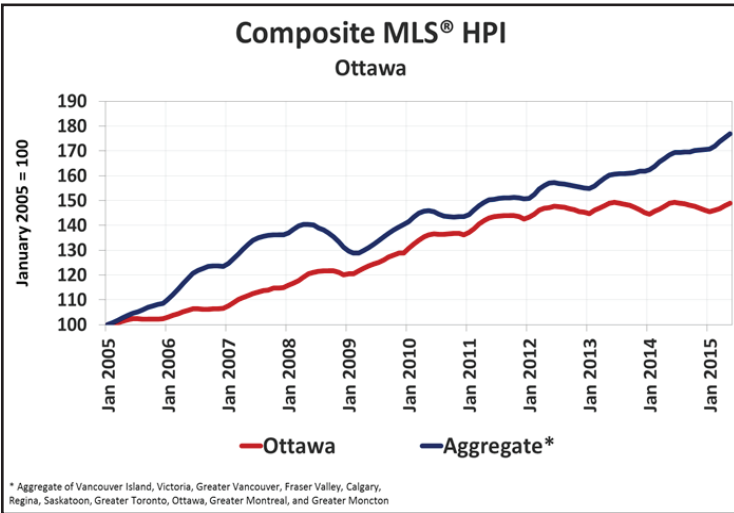
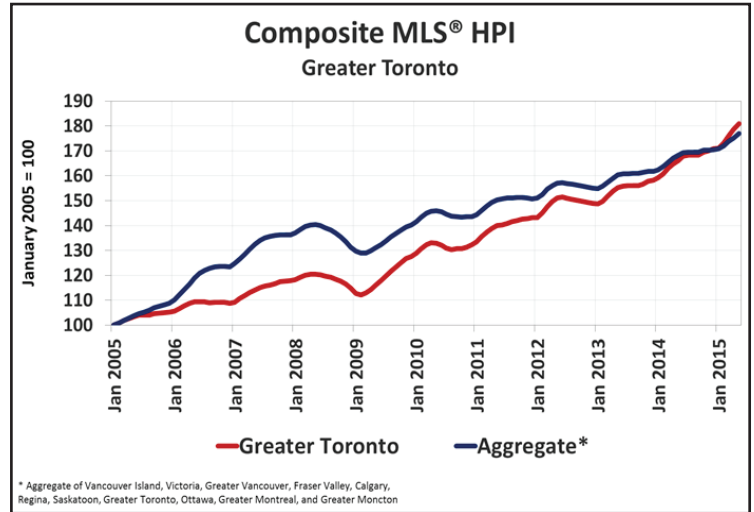
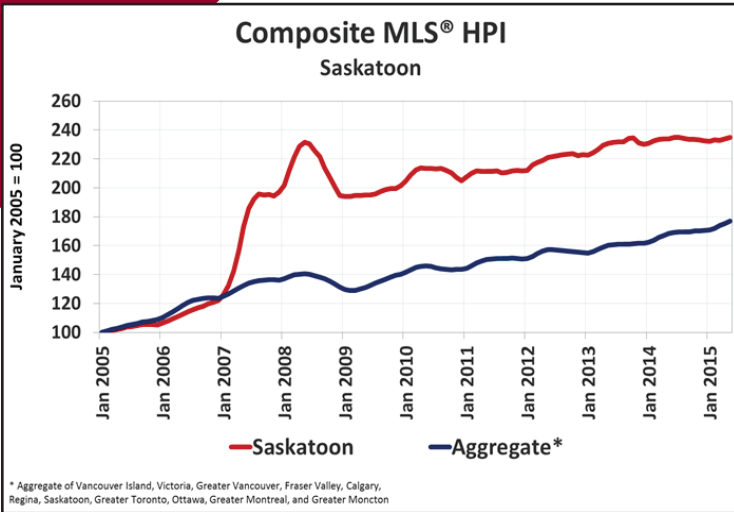
Further information can be found at <http://crea.ca/statistics>.

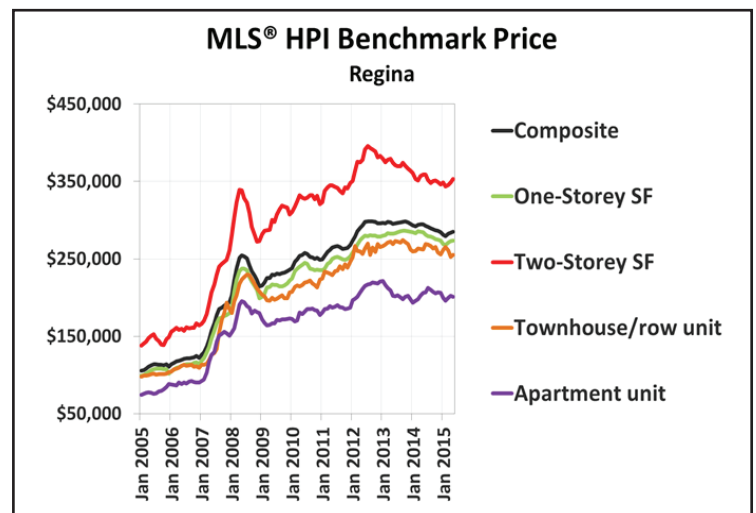
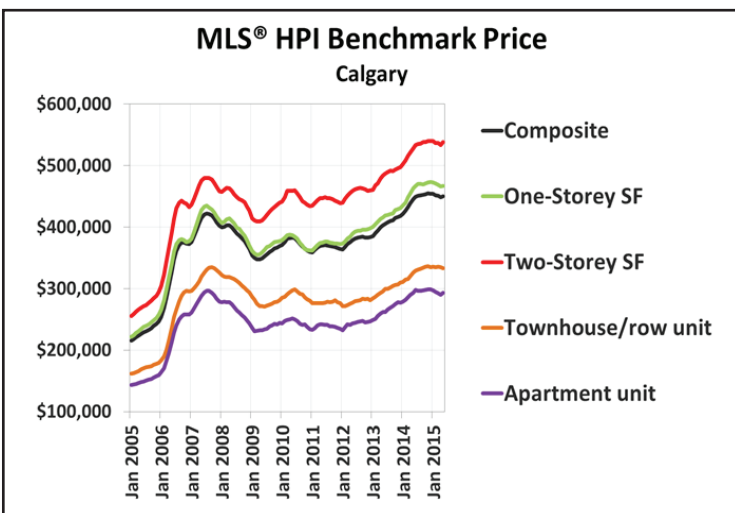
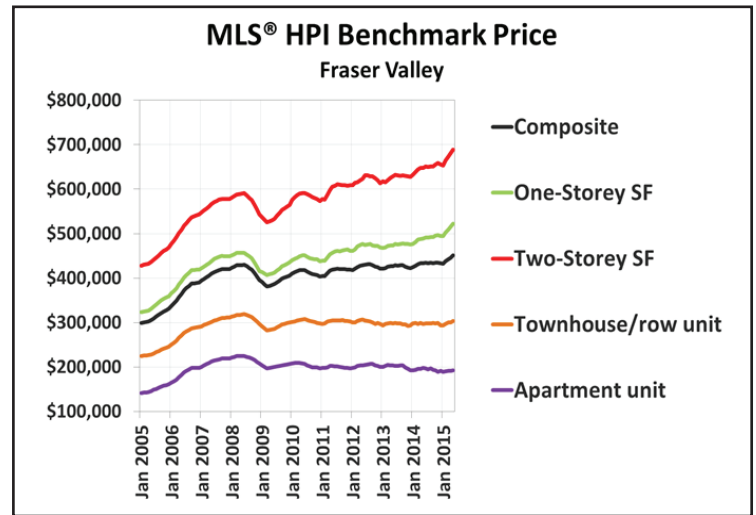
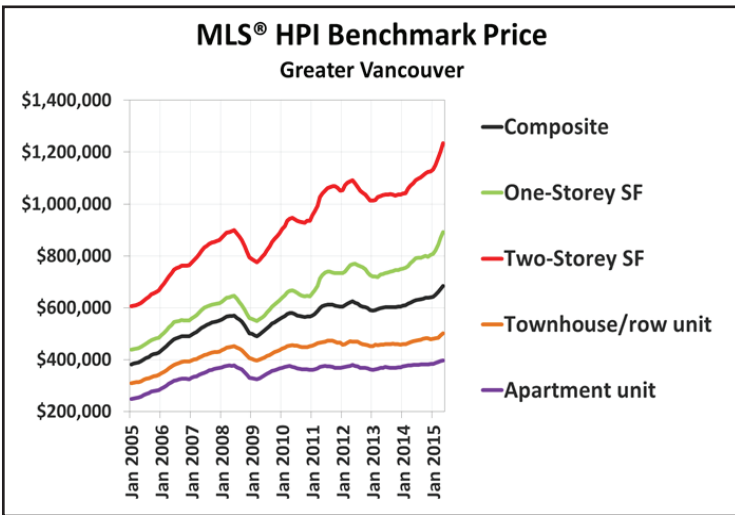
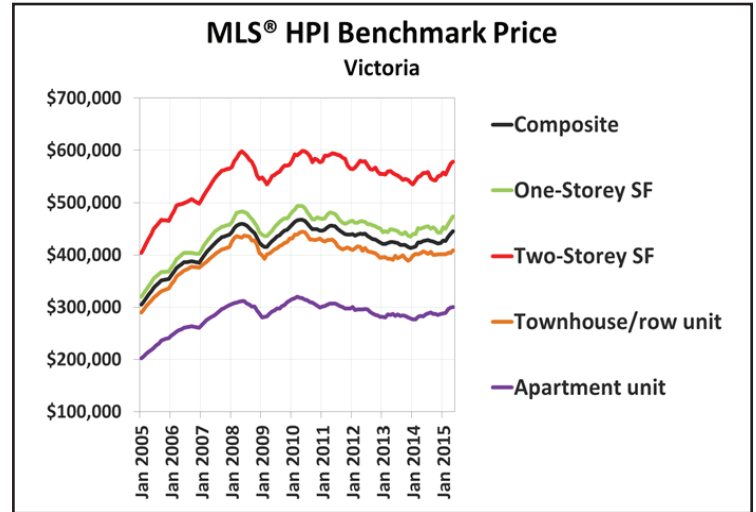
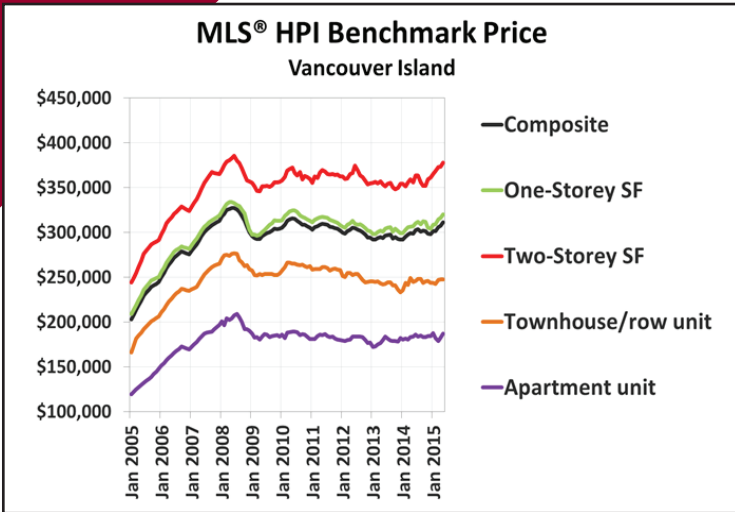
For more information, please contact:

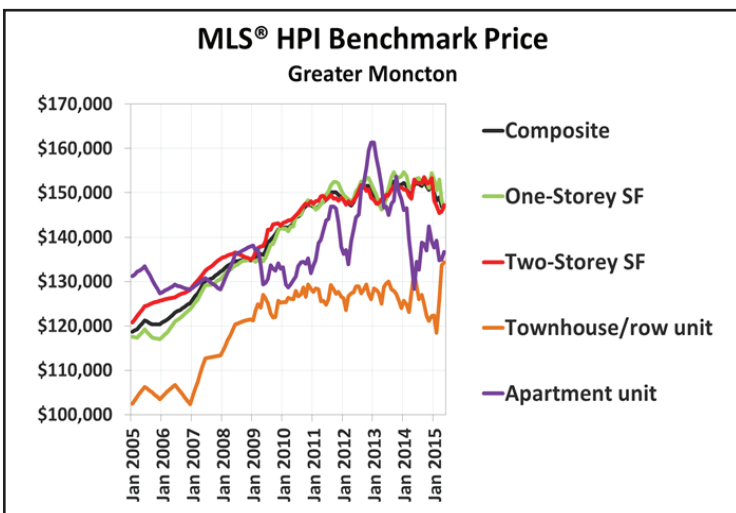
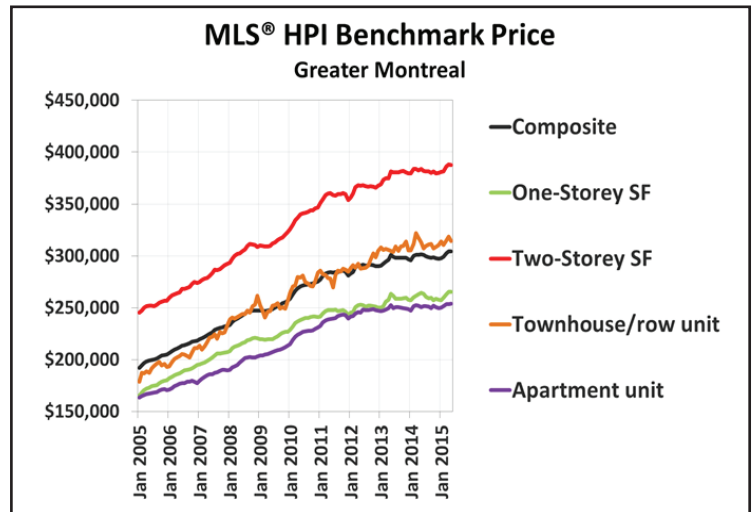
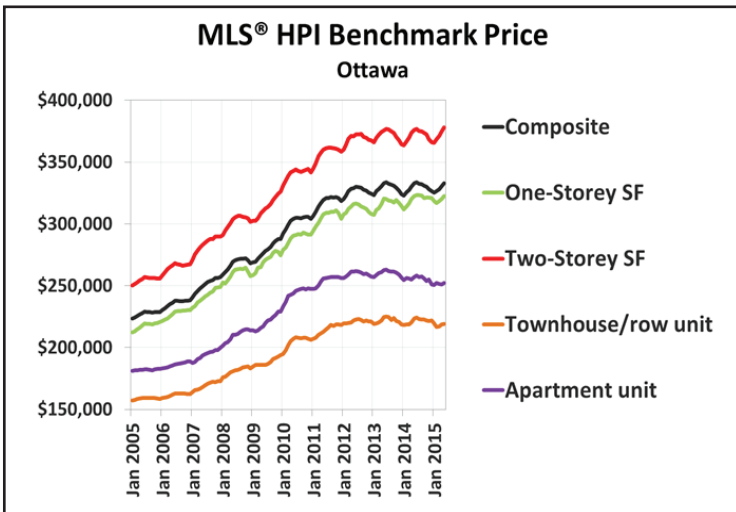
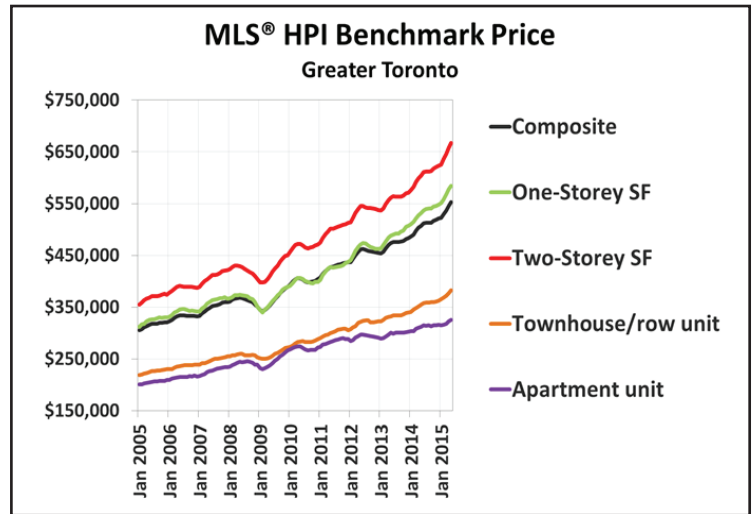
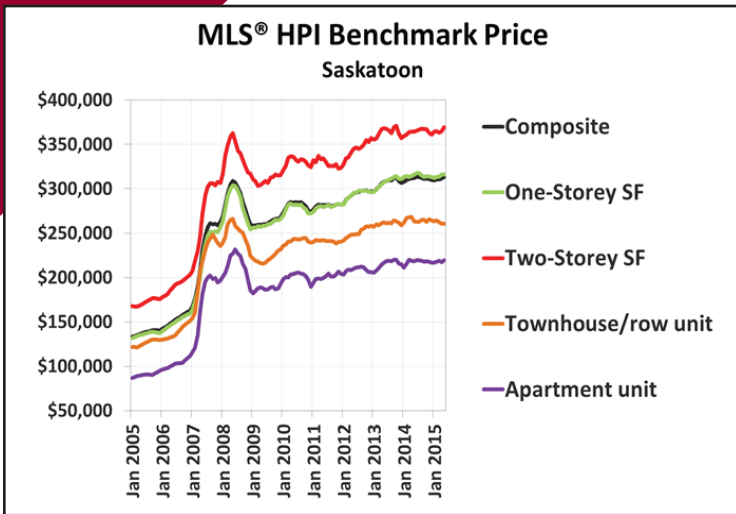
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**Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015**

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
Fraser Valley	943.0	899.2	4.9	1,136.8	861.8	31.9	894.9	855.4	4.6	1,082.5	828.9	30.6
Greater Vancouver	3,163.9	3,165.6	-0.1	3,794.9	2,744.6	38.3	3,112.4	3,145.2	-1.0	3,754.1	2,712.8	38.4
Victoria	369.6	343.7	7.5	470.6	353.6	33.1	357.8	331.0	8.1	459.2	341.0	34.6
Calgary	1,091.8	1,023.4	6.7	1,378.1	1,915.6	-28.1	1,012.1	939.3	7.7	1,280.4	1,784.1	-28.2
Edmonton	662.7	641.9	3.2	849.6	968.1	-12.2	584.2	553.6	5.5	754.7	823.3	-8.3
Regina	87.2	91.3	-4.4	108.1	137.9	-21.6	85.9	86.9	-1.2	106.0	133.7	-20.7
Saskatoon	178.9	158.0	13.2	209.1	230.4	-9.2	172.9	150.8	14.7	205.1	225.9	-9.2
Winnipeg	298.4	298.9	-0.1	410.1	438.4	-6.5	291.8	290.8	0.3	403.8	427.1	-5.5
Hamilton-Burlington	617.5	596.6	3.5	815.6	695.2	17.3	594.3	569.9	4.3	783.2	651.6	20.2
Kitchener-Waterloo	235.0	233.7	0.6	307.4	290.2	5.9	220.7	217.1	1.7	283.9	256.6	10.6
London and St Thomas	234.1	232.2	0.8	308.4	274.1	12.5	219.7	211.6	3.8	295.9	262.9	12.5
Niagara Region	167.6	160.7	4.3	216.2	182.5	18.5	157.5	155.9	1.0	204.5	161.6	26.6
Ottawa	497.3	468.1	6.2	757.3	696.7	8.7	492.0	462.7	6.3	749.9	690.5	8.6
Sudbury	49.5	47.5	4.3	61.4	66.9	-8.3	47.0	43.2	8.9	58.8	61.4	-4.3
Thunder Bay	52.9	43.5	21.8	59.6	46.3	28.7	49.2	41.0	20.0	55.8	42.7	30.7
Greater Toronto†	5,442.3	5,227.6	4.1	7,604.2	6,483.5	17.3	5,445.6	5,250.3	3.7	7,604.2	6,483.5	17.3
Windsor-Essex	123.1	114.7	7.3	142.2	112.9	26.0	110.8	105.0	5.6	129.6	103.2	25.5
Trois Rivières CMA	15.4	16.8	-8.0	20.4	17.6	15.9	15.3	14.7	3.9	18.8	16.7	12.6
Montreal CMA	1,181.4	1,133.8	4.2	1,551.9	1,368.2	13.4	1,114.9	1,063.7	4.8	1,480.4	1,310.9	12.9
Gatineau CMA	78.2	67.4	16.0	109.1	95.8	13.9	73.2	65.5	11.7	105.2	92.0	14.3
Quebec CMA	159.9	166.1	-3.7	192.5	183.7	4.8	151.5	155.7	-2.7	181.9	176.4	3.1
Saguenay CMA	17.6	19.1	-7.5	26.2	32.3	-19.0	17.2	18.3	-6.4	26.0	32.2	-19.0
Sherbrooke CMA	36.4	36.4	-0.1	43.4	45.9	-5.3	30.4	32.5	-6.3	37.2	38.6	-3.5
Saint John	21.8	22.1	-1.6	27.0	29.7	-9.1	19.4	20.8	-6.9	24.1	26.6	-9.7
Halifax-Dartmouth	118.2	99.8	18.4	166.6	162.4	2.6	113.5	97.4	16.4	163.0	159.0	2.6
Newfoundland & Labrador	99.1	106.4	-6.8	97.5	108.2	-9.9	96.0	101.5	-5.3	94.6	102.4	-7.6
Canada	19,808.2	19,220.0	3.1	25,974.1	23,567.1	10.2	19,028.4	18,426.9	3.3	25,077.8	22,593.0	11.0

* 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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015**

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
Fraser Valley	1,685	1,641	2.7	1,969	1,633	20.6	1,613	1,575	2.4	1,884	1,546	21.9
Greater Vancouver	3,626	3,625	0.0	4,217	3,388	24.5	3,537	3,558	-0.6	4,145	3,331	24.4
Victoria	718	690	4.1	905	714	26.8	689	658	4.7	870	687	26.6
Calgary	2,331	2,192	6.3	2,874	4,008	-28.3	2,173	2,025	7.3	2,748	3,832	-28.3
Edmonton	1,769	1,675	5.6	2,223	2,547	-12.7	1,594	1,495	6.6	1,999	2,235	-10.6
Regina	289	273	5.9	336	433	-22.4	281	270	4.1	331	421	-21.4
Saskatoon	517	476	8.6	606	679	-10.8	507	457	10.9	593	668	-11.2
Winnipeg	1,100	1,079	1.9	1,455	1,570	-7.3	1,065	1,030	3.4	1,404	1,488	-5.6
Hamilton-Burlington	1,410	1,374	2.6	1,810	1,660	9.0	1,370	1,308	4.7	1,752	1,605	9.2
Kitchener-Waterloo	685	673	1.8	868	800	8.5	649	620	4.7	815	739	10.3
London and St Thomas	834	830	0.5	1,113	1,046	6.4	804	794	1.3	1,074	1,010	6.3
Niagara Region	631	592	6.6	802	679	18.1	600	555	8.1	763	636	20.0
Ottawa	1,348	1,284	5.0	1,984	1,845	7.5	1,327	1,245	6.6	1,941	1,802	7.7
Sudbury	208	198	5.1	255	259	-1.5	193	173	11.6	235	239	-1.7
Thunder Bay	259	215	20.5	292	233	25.3	217	189	14.8	248	200	24.0
Greater Toronto [†]	8,584	8,540	0.5	11,706	11,079	5.7	8,716	8,479	2.8	11,706	11,079	5.7
Windsor-Essex	580	579	0.2	677	596	13.6	542	537	0.9	630	563	11.9
Trois Rivières CMA	106	104	1.9	125	108	15.7	99	91	8.8	119	100	19.0
Montreal CMA	3,440	3,393	1.4	4,465	4,104	8.8	3,314	3,242	2.2	4,332	3,986	8.7
Gatineau CMA	318	295	7.8	447	383	16.7	302	274	10.2	422	363	16.3
Quebec CMA	607	633	-4.1	715	684	4.5	579	601	-3.7	682	651	4.8
Saguenay CMA	90	104	-13.5	142	165	-13.9	89	101	-11.9	137	161	-14.9
Sherbrooke CMA	164	168	-2.4	196	188	4.3	149	148	0.7	171	167	2.4
Saint John	133	141	-5.7	163	170	-4.1	123	129	-4.7	142	145	-2.1
Halifax-Dartmouth	434	366	18.6	583	577	1.0	392	348	12.6	555	547	1.5
Newfoundland & Labrador	371	385	-3.6	358	377	-5.0	354	367	-3.5	340	347	-2.0
Canada	45,727	44,916	1.8	58,493	57,251	2.2	43,453	42,148	3.1	55,619	54,178	2.7

[†]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

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Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
Fraser Valley	2,471	2,602	-5.0	2,989	3,218	-7.1	2,205	2,344	-5.9	2,715	2,903	-6.5
Greater Vancouver	5,058	4,974	1.7	5,993	6,361	-5.8	4,812	4,711	2.1	5,768	6,111	-5.6
Victoria	1,117	1,076	3.8	1,485	1,509	-1.6	1,002	970	3.3	1,355	1,376	-1.5
Calgary	3,470	3,398	2.1	4,503	6,350	-29.1	3,103	3,040	2.1	4,035	5,750	-29.8
Edmonton	3,200	3,552	-9.9	4,438	4,833	-8.2	2,752	2,960	-7.0	3,718	3,869	-3.9
Regina	701	715	-2.0	918	959	-4.3	665	673	-1.2	874	913	-4.3
Saskatoon	1,218	1,197	1.8	1,514	1,453	4.2	1,165	1,121	3.9	1,456	1,388	4.9
Winnipeg	2,008	2,238	-10.3	2,726	2,754	-1.0	1,819	1,974	-7.9	2,484	2,477	0.3
Hamilton-Burlington	1,951	1,840	6.0	2,587	2,458	5.2	1,804	1,735	4.0	2,433	2,309	5.4
Kitchener-Waterloo	1,162	1,290	-9.9	1,437	1,591	-9.7	997	1,073	-7.1	1,267	1,351	-6.2
London and St Thomas	1,595	1,717	-7.1	2,058	2,176	-5.4	1,411	1,491	-5.4	1,866	1,949	-4.3
Niagara Region	1,022	954	7.1	1,271	1,185	7.3	859	833	3.1	1,118	1,044	7.1
Ottawa	2,826	2,958	-4.5	4,037	4,202	-3.9	2,667	2,742	-2.7	3,841	3,987	-3.7
Sudbury	535	503	6.4	759	775	-2.1	449	383	17.2	622	628	-1.0
Thunder Bay	441	394	11.9	609	481	26.6	326	341	-4.4	466	400	16.5
Greater Toronto [†]	13,502	13,356	1.1	18,697	18,931	-1.2	13,511	13,373	1.0	18,697	18,931	-1.2
Windsor-Essex	991	903	9.7	1,232	1,151	7.0	852	764	11.5	1,032	970	6.4
Trois Rivières CMA	188	191	-1.6	176	208	-15.4	158	166	-4.8	155	186	-16.7
Montreal CMA	6,995	7,010	-0.2	7,364	7,466	-1.4	6,471	6,559	-1.3	6,840	6,997	-2.2
Gatineau CMA	867	825	5.1	1,084	1,054	2.8	756	750	0.8	925	954	-3.0
Quebec CMA	1,256	1,238	1.5	1,328	1,351	-1.7	1,100	1,126	-2.3	1,150	1,235	-6.9
Saguenay CMA	266	254	4.7	320	320	0.0	220	231	-4.8	266	274	-2.9
Sherbrooke CMA	351	366	-4.1	372	356	4.5	294	313	-6.1	317	305	3.9
Saint John	507	416	21.9	723	752	-3.9	384	343	12.0	558	574	-2.8
Halifax-Dartmouth	1,233	1,021	20.8	1,641	1,521	7.9	1,054	941	12.0	1,434	1,297	10.6
Newfoundland & Labrador	1,151	1,095	5.1	1,468	1,452	1.1	929	886	4.9	1,181	1,219	-3.1
Canada	85,480	84,969	0.6	110,921	116,666	-4.9	75,415	75,529	-0.2	98,730	103,850	-4.9

[†]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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015**

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
Fraser Valley	552,988	544,635	1.5	577,360	527,736	9.4	554,478	548,813	1.0	574,557	536,186	7.2
Greater Vancouver	883,871	889,509	-0.6	899,897	810,100	11.1	887,615	891,973	-0.5	905,701	814,418	11.2
Victoria	503,507	497,461	1.2	520,002	495,198	5.0	512,719	507,874	1.0	527,770	496,378	6.3
Calgary	468,125	467,481	0.1	479,491	477,939	0.3	454,996	454,410	0.1	465,941	465,579	0.1
Edmonton	372,905	376,627	-1.0	382,187	380,111	0.5	365,648	367,011	-0.4	377,519	368,345	2.5
Regina	312,720	328,308	-4.7	321,821	318,404	1.1	312,077	324,672	-3.9	320,393	317,662	0.9
Saskatoon	345,638	328,535	5.2	345,104	339,316	1.7	341,846	328,824	4.0	345,907	338,195	2.3
Winnipeg	269,574	276,073	-2.4	281,843	279,230	0.9	274,792	282,317	-2.7	287,587	287,026	0.2
Hamilton-Burlington	436,477	437,372	-0.2	450,605	418,790	7.6	433,249	431,450	0.4	447,019	406,007	10.1
Kitchener-Waterloo	354,168	354,005	0.0	354,168	362,757	-2.4	340,132	343,941	-1.1	348,338	347,203	0.3
London and St Thomas	272,185	277,692	-2.0	277,120	262,007	5.8	265,042	264,152	0.3	275,475	260,281	5.8
Niagara Region	268,493	282,860	-5.1	269,563	268,766	0.3	265,304	277,999	-4.6	268,014	254,067	5.5
Ottawa	362,309	361,823	0.1	381,689	377,604	1.1	368,499	366,413	0.6	386,331	383,168	0.8
Sudbury	232,767	240,252	-3.1	240,752	258,484	-6.9	241,327	237,186	1.7	250,036	256,900	-2.7
Thunder Bay	200,547	204,979	-2.2	203,941	198,596	2.7	217,024	210,313	3.2	224,860	213,389	5.4
Greater Toronto†	617,043	610,367	1.1	649,599	585,204	11.0	616,701	609,322	1.2	649,599	585,204	11.0
Windsor-Essex	209,659	195,267	7.4	210,084	189,348	11.0	200,761	191,308	4.9	205,695	183,391	12.2
Trois Rivières CMA	163,246	164,865	-1.0	n/a	n/a	-	158,039	168,303	-6.1	158,039	166,899	-5.3
Montreal CMA	348,343	348,071	0.1	n/a	n/a	-	335,615	336,392	-0.2	338,685	335,779	0.9
Gatineau CMA	236,378	235,498	0.4	n/a	n/a	-	239,413	241,256	-0.8	249,452	253,386	-1.6
Quebec CMA	266,293	267,160	-0.3	n/a	n/a	-	265,399	271,321	-2.2	268,534	270,350	-0.7
Saguenay CMA	184,441	181,412	1.7	n/a	n/a	-	180,117	180,500	-0.2	188,830	199,596	-5.4
Sherbrooke CMA	227,282	231,096	-1.7	n/a	n/a	-	217,292	228,634	-5.0	216,419	234,238	-7.6
Saint John	165,790	156,494	5.9	165,790	174,880	-5.2	169,400	161,326	5.0	169,400	183,755	-7.8
Halifax-Dartmouth	271,604	271,580	0.0	285,829	281,415	1.6	280,647	273,969	2.4	293,734	290,587	1.1
Newfoundland & Labrador	274,619	273,752	0.3	272,276	287,002	-5.1	280,356	278,178	0.8	278,263	295,199	-5.7
Canada	429,476	430,748	-0.3	444,055	411,646	7.9	435,510	436,671	-0.3	450,886	417,014	8.1

* 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/immobilier-statistiques-definitions.php>

† 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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly change	May 2015	May 2014	year-over-year change	May 2015	Apr 2015	monthly change	May 2015	May 2014	year-over-year change
Fraser Valley	68.2	63.1	5.1	57.5	48.8	8.7	73.2	67.2	6.0	60.9	52.0	8.9
Greater Vancouver	71.7	72.9	-1.2	63.4	53.2	10.2	73.5	75.5	-2.0	65.0	54.6	10.4
Victoria	64.3	64.1	0.2	56.8	47.9	8.9	68.8	67.8	1.0	60.0	51.1	8.9
Calgary	67.2	64.5	2.7	59.4	68.8	-9.4	70.0	66.6	3.4	63.6	72.7	-9.1
Edmonton	55.3	47.2	8.1	53.2	59.1	-5.9	57.9	50.5	7.4	56.9	65.2	-8.3
Regina	41.2	38.2	3.0	41.2	47.7	-6.5	42.3	40.1	2.2	42.5	48.9	-6.4
Saskatoon	42.4	39.8	2.6	41.2	46.7	-5.5	43.5	40.8	2.7	42.1	48.1	-6.0
Winnipeg	54.8	48.2	6.6	52.6	60.5	-7.9	58.5	52.2	6.3	55.1	63.6	-8.5
Hamilton-Burlington	72.3	74.7	-2.4	71.7	69.2	2.5	75.9	75.4	0.5	74.5	72.1	2.4
Kitchener-Waterloo	59.0	52.2	6.8	53.2	50.5	2.7	65.1	57.8	7.3	59.2	55.8	3.4
London and St Thomas	52.3	48.3	4.0	48.4	44.9	3.5	57.0	53.3	3.7	53.2	49.5	3.7
Niagara Region	61.7	62.1	-0.4	58.7	53.2	5.5	69.8	66.6	3.2	63.8	57.9	5.9
Ottawa	47.7	43.4	4.3	43.9	44.6	-0.7	49.8	45.4	4.4	45.3	45.9	-0.6
Sudbury	38.9	39.4	-0.5	38.7	42.3	-3.6	43.0	45.2	-2.2	45.0	49.2	-4.2
Thunder Bay	58.7	54.6	4.1	60.1	63.1	-3.0	66.6	55.4	11.2	65.4	71.1	-5.7
Greater Toronto [†]	63.6	63.9	-0.3	61.3	58.2	3.1	64.5	63.4	1.1	61.3	58.2	3.1
Windsor-Essex	58.5	64.1	-5.6	55.2	49.4	5.8	63.6	70.3	-6.7	62.5	56.7	5.8
Trois Rivières CMA	56.4	54.5	1.9	50.0	47.8	2.2	62.7	54.8	7.9	53.9	49.9	4.0
Montreal CMA	49.2	48.4	0.8	45.7	44.8	0.9	51.2	49.4	1.8	47.0	46.1	0.9
Gatineau CMA	36.7	35.8	0.9	37.1	39.7	-2.6	39.9	36.5	3.4	39.4	41.5	-2.1
Quebec CMA	48.3	51.1	-2.8	47.2	45.8	1.4	52.6	53.4	-0.8	49.3	47.7	1.6
Saguenay CMA	33.8	40.9	-7.1	40.4	41.8	-1.4	40.5	43.7	-3.2	43.8	43.4	0.4
Sherbrooke CMA	46.7	45.9	0.8	44.6	44.5	0.1	50.7	47.3	3.4	46.0	46.3	-0.3
Saint John	26.2	33.9	-7.7	32.2	32.6	-0.4	32.0	37.6	-5.6	36.6	36.7	-0.1
Halifax-Dartmouth	35.2	35.8	-0.6	42.1	42.4	-0.3	37.2	37.0	0.2	45.3	45.8	-0.5
Newfoundland & Labrador	32.2	35.2	-3.0	33.1	35.9	-2.8	38.1	41.4	-3.3	37.6	40.6	-3.0
Canada	53.5	52.9	0.6	51.1	50.0	1.1	57.6	55.8	1.8	54.3	53.2	1.1

*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

² Seasonally adjusted

³ Not seasonally adjusted

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

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

May 2015

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
Fraser Valley	4,408.2	3,118.8	41.3	4,448.7	3,175.9	40.1	4,177.9	2,993.9	39.5	4,241.3	3,043.4	39.4
Greater Vancouver	14,943.9	10,525.1	42.0	15,835.8	11,192.5	41.5	14,769.0	10,404.6	41.9	15,607.8	10,992.8	42.0
Victoria	1,627.0	1,284.1	26.7	1,701.7	1,329.3	28.0	1,559.7	1,250.2	24.8	1,647.4	1,289.2	27.8
Calgary	4,749.8	6,698.0	-29.1	4,934.5	7,149.4	-31.0	4,428.3	6,224.8	-28.9	4,591.8	6,671.7	-31.2
Edmonton	2,993.3	3,400.0	-12.0	3,050.7	3,448.8	-11.5	2,647.0	2,920.9	-9.4	2,700.2	2,997.4	-9.9
Regina	436.8	508.6	-14.1	427.3	506.0	-15.5	425.0	472.8	-10.1	407.3	471.3	-13.6
Saskatoon	765.7	880.6	-13.1	745.7	858.4	-13.1	744.2	833.5	-10.7	728.2	833.3	-12.6
Winnipeg	1,459.7	1,408.4	3.6	1,372.5	1,342.4	2.2	1,418.4	1,363.8	4.0	1,338.8	1,303.5	2.7
Hamilton-Burlington	2,831.7	2,403.0	17.8	2,985.0	2,521.0	18.4	2,689.2	2,280.7	17.9	2,855.7	2,396.2	19.2
Kitchener-Waterloo	1,082.5	976.7	10.8	1,157.7	1,032.8	12.1	963.5	853.4	12.9	1,028.3	913.4	12.6
London and St Thomas	1,072.7	907.6	18.2	1,104.0	946.5	16.6	1,004.5	838.1	19.8	1,028.0	871.4	18.0
Niagara Region	766.7	637.1	20.3	761.7	631.5	20.6	720.8	569.2	26.6	709.8	560.0	26.7
Ottawa	2,261.8	2,100.1	7.7	2,363.3	2,200.2	7.4	2,227.7	2,073.2	7.5	2,333.3	2,174.4	7.3
Sudbury	231.9	232.2	-0.1	230.6	232.4	-0.8	212.7	214.6	-0.9	209.0	212.4	-1.6
Thunder Bay	218.7	190.8	14.6	185.2	160.4	15.4	207.0	183.0	13.1	171.2	149.5	14.5
Greater Toronto [†]	24,953.5	20,671.5	20.7	26,465.7	21,946.7	20.6	25,065.6	20,691.5	21.1	26,465.7	21,946.7	20.6
Windsor-Essex	539.9	418.0	29.2	521.8	399.4	30.6	496.6	378.0	31.4	473.4	357.2	32.5
Trois Rivières CMA	79.6	82.8	-3.8	95.4	98.6	-3.2	71.3	74.9	-4.9	87.5	89.9	-2.7
Montreal CMA	5,514.3	5,032.9	9.6	6,506.9	5,906.8	10.2	5,146.9	4,760.4	8.1	6,166.9	5,651.7	9.1
Gatineau CMA	347.7	337.8	2.9	374.2	358.0	4.5	329.1	323.4	1.8	360.7	346.3	4.2
Quebec CMA	786.8	739.6	6.4	935.1	865.6	8.0	739.3	699.6	5.7	885.6	822.4	7.7
Saguenay CMA	88.3	93.0	-5.0	106.0	107.1	-1.1	84.2	89.8	-6.2	102.9	105.8	-2.8
Sherbrooke CMA	175.4	176.5	-0.6	201.1	197.9	1.6	155.5	151.1	2.9	180.8	175.1	3.3
Saint John	115.8	110.6	4.6	103.9	103.8	0.1	106.0	102.5	3.5	94.8	95.9	-1.1
Halifax-Dartmouth	543.0	547.5	-0.8	540.8	556.3	-2.8	530.0	522.9	1.4	529.0	536.0	-1.3
Newfoundland & Labrador	511.5	512.2	-0.1	384.4	385.0	-0.2	488.5	478.5	2.1	366.1	358.1	2.2
Canada	91,724.9	81,065.1	13.1	95,546.5	84,590.0	13.0	88,132.3	77,299.2	14.0	91,868.8	80,848.7	13.6

* 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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015
Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
Fraser Valley	8,029	6,205	29.4	8,025	6,236	28.7	7,561	5,869	28.8	7,614	5,910	28.8
Greater Vancouver	17,542	13,424	30.7	17,919	13,781	30.0	17,161	13,105	31.0	17,587	13,492	30.4
Victoria	3,262	2,644	23.4	3,372	2,707	24.6	3,088	2,519	22.6	3,229	2,598	24.3
Calgary	10,191	14,350	-29.0	10,556	15,129	-30.2	9,683	13,635	-29.0	10,095	14,515	-30.5
Edmonton	8,048	9,236	-12.9	8,060	9,300	-13.3	7,184	8,174	-12.1	7,267	8,322	-12.7
Regina	1,421	1,559	-8.9	1,336	1,535	-13.0	1,383	1,503	-8.0	1,297	1,476	-12.1
Saskatoon	2,225	2,557	-13.0	2,189	2,532	-13.5	2,157	2,475	-12.8	2,123	2,462	-13.8
Winnipeg	5,402	5,245	3.0	4,993	4,960	0.7	5,170	4,983	3.8	4,751	4,697	1.1
Hamilton-Burlington	6,504	5,970	8.9	6,701	6,132	9.3	6,208	5,691	9.1	6,462	5,911	9.3
Kitchener-Waterloo	3,086	2,829	9.1	3,215	2,939	9.4	2,842	2,590	9.7	2,972	2,705	9.9
London and St Thomas	3,987	3,531	12.9	4,045	3,622	11.7	3,807	3,338	14.1	3,886	3,458	12.4
Niagara Region	2,881	2,491	15.7	2,844	2,464	15.4	2,676	2,282	17.3	2,666	2,280	16.9
Ottawa	6,258	5,883	6.4	6,407	6,048	5.9	6,071	5,692	6.7	6,247	5,904	5.8
Sudbury	989	969	2.1	944	920	2.6	881	859	2.6	853	829	2.9
Thunder Bay	1,091	982	11.1	939	839	11.9	949	872	8.8	816	745	9.5
Greater Toronto [†]	41,166	37,187	10.7	42,642	38,732	10.1	41,015	36,976	10.9	42,642	38,732	10.1
Windsor-Essex	2,721	2,197	23.9	2,638	2,122	24.3	2,526	2,038	23.9	2,459	1,984	23.9
Trois Rivières CMA	506	504	0.4	589	594	-0.8	461	459	0.4	551	557	-1.1
Montreal CMA	16,178	14,977	8.0	19,222	18,234	5.4	15,551	14,451	7.6	18,646	17,731	5.2
Gatineau CMA	1,462	1,388	5.3	1,584	1,505	5.2	1,377	1,317	4.6	1,505	1,438	4.7
Quebec CMA	3,011	2,734	10.1	3,537	3,303	7.1	2,858	2,594	10.2	3,382	3,160	7.0
Saguenay CMA	492	466	5.6	598	578	3.5	466	438	6.4	568	560	1.4
Sherbrooke CMA	767	733	4.6	908	872	4.1	687	654	5.0	819	797	2.8
Saint John	754	691	9.1	670	645	3.9	668	608	9.9	589	569	3.5
Halifax-Dartmouth	2,006	2,030	-1.2	1,961	2,039	-3.8	1,874	1,886	-0.6	1,873	1,917	-2.3
Newfoundland & Labrador	1,880	1,838	2.3	1,413	1,383	2.2	1,773	1,659	6.9	1,316	1,233	6.7
Canada	216,637	204,410	6.0	220,418	210,072	4.9	203,860	191,637	6.4	209,042	198,656	5.2

[†]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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
May 2015
Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
Fraser Valley	12,886	12,647	1.9	14,626	14,512	0.8	11,468	11,294	1.5	13,104	13,031	0.6
Greater Vancouver	25,579	25,139	1.8	29,627	29,322	1.0	24,406	23,851	2.3	28,430	28,032	1.4
Victoria	5,602	5,542	1.1	6,481	6,470	0.2	5,061	4,935	2.6	5,904	5,810	1.6
Calgary	19,045	19,673	-3.2	21,575	24,017	-10.2	17,582	18,547	-5.2	19,632	21,811	-10.0
Edmonton	17,363	16,038	8.3	19,547	18,219	7.3	14,626	12,937	13.1	16,437	14,715	11.7
Regina	3,661	3,472	5.4	3,911	3,795	3.1	3,436	3,248	5.8	3,676	3,596	2.2
Saskatoon	5,970	5,388	10.8	6,342	5,810	9.2	5,707	5,109	11.7	6,044	5,502	9.9
Winnipeg	10,810	8,995	20.2	11,062	9,421	17.4	9,725	8,082	20.3	9,952	8,435	18.0
Hamilton-Burlington	9,030	8,587	5.2	10,043	9,496	5.8	8,416	7,955	5.8	9,334	8,784	6.3
Kitchener-Waterloo	5,882	5,667	3.8	6,444	6,280	2.6	4,922	4,747	3.7	5,467	5,293	3.3
London and St Thomas	8,202	7,981	2.8	8,993	8,800	2.2	7,214	6,908	4.4	7,917	7,655	3.4
Niagara Region	4,605	4,783	-3.7	4,993	5,104	-2.2	3,966	4,087	-3.0	4,322	4,354	-0.7
Ottawa	14,373	13,626	5.5	16,428	15,554	5.6	13,573	12,857	5.6	15,522	14,737	5.3
Sudbury	2,589	2,412	7.3	2,688	2,522	6.6	2,040	1,887	8.1	2,095	1,965	6.6
Thunder Bay	1,852	1,628	13.8	1,848	1,584	16.7	1,498	1,269	18.0	1,462	1,229	19.0
Greater Toronto [†]	65,650	64,145	2.3	72,444	70,830	2.3	65,918	64,245	2.6	72,444	70,830	2.3
Windsor-Essex	4,665	4,457	4.7	4,986	4,783	4.2	3,807	3,621	5.1	4,096	3,882	5.5
Trois Rivières CMA	973	975	-0.2	1,106	1,119	-1.2	839	858	-2.2	977	1,010	-3.3
Montreal CMA	34,686	34,400	0.8	41,244	41,026	0.5	32,504	32,248	0.8	38,915	38,754	0.4
Gatineau CMA	4,051	3,806	6.4	4,700	4,432	6.0	3,663	3,474	5.4	4,220	4,033	4.6
Quebec CMA	6,272	5,959	5.3	7,272	6,964	4.4	5,706	5,422	5.2	6,672	6,435	3.7
Saguenay CMA	1,209	1,190	1.6	1,448	1,411	2.6	1,057	1,054	0.3	1,303	1,296	0.5
Sherbrooke CMA	1,706	1,705	0.1	1,942	1,946	-0.2	1,476	1,491	-1.0	1,711	1,738	-1.6
Saint John	2,262	2,286	-1.0	2,541	2,607	-2.5	1,769	1,785	-0.9	1,963	2,014	-2.5
Halifax-Dartmouth	4,983	5,035	-1.0	5,675	5,751	-1.3	4,418	4,369	1.1	5,060	5,057	0.1
Newfoundland & Labrador	5,569	5,465	1.9	5,540	5,460	1.5	4,590	4,419	3.9	4,534	4,399	3.1
Canada	423,028	412,631	2.5	473,303	465,816	1.6	376,660	365,589	3.0	422,404	413,928	2.0

[†]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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

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

May 2015

Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
Fraser Valley	546,090	503,985	8.4	554,352	509,290	8.8	549,473	510,441	7.6	557,042	514,950	8.2
Greater Vancouver	860,296	797,507	7.9	883,743	812,170	8.8	865,547	801,221	8.0	887,460	814,761	8.9
Victoria	497,230	485,955	2.3	504,662	491,060	2.8	504,420	494,810	1.9	510,180	496,240	2.8
Calgary	464,042	469,380	-1.1	467,462	472,562	-1.1	449,529	455,190	-1.2	454,858	459,640	-1.0
Edmonton	375,512	367,798	2.1	378,502	370,839	2.1	368,230	355,844	3.5	371,572	360,176	3.2
Regina	313,906	327,494	-4.1	319,839	329,628	-3.0	309,433	317,695	-2.6	313,999	319,330	-1.7
Saskatoon	344,256	340,854	1.0	340,649	339,033	0.5	343,968	337,788	1.8	343,002	338,446	1.3
Winnipeg	268,363	265,736	1.0	274,878	270,644	1.6	274,887	270,889	1.5	281,802	277,510	1.5
Hamilton-Burlington	437,690	403,872	8.4	445,457	411,123	8.4	431,372	397,116	8.6	441,922	405,382	9.0
Kitchener-Waterloo	360,921	349,176	3.4	360,103	351,428	2.5	338,076	331,718	1.9	345,997	337,684	2.5
London and St Thomas	267,578	257,275	4.0	272,933	261,323	4.4	259,460	248,343	4.5	264,531	251,989	5.0
Niagara Region	266,249	253,877	4.9	267,810	256,292	4.5	266,549	245,607	8.5	266,224	245,612	8.4
Ottawa	357,859	354,363	1.0	368,857	363,795	1.4	363,178	359,128	1.1	373,508	368,290	1.4
Sudbury	238,722	246,490	-3.2	244,304	252,662	-3.3	239,369	250,463	-4.4	245,004	256,171	-4.4
Thunder Bay	201,198	193,898	3.8	197,186	191,229	3.1	210,355	202,087	4.1	209,831	200,667	4.6
Greater Toronto [†]	599,746	551,983	8.7	620,648	566,631	9.5	599,579	552,134	8.6	620,648	566,631	9.5
Windsor-Essex	197,574	189,843	4.1	197,819	188,231	5.1	191,736	181,711	5.5	192,526	180,039	6.9
Trois Rivières CMA	162,228	165,955	-2.2	n/a	n/a	-	159,407	162,120	-1.7	160,610	161,984	-0.8
Montreal CMA	348,143	333,358	4.4	n/a	n/a	-	335,944	328,503	2.3	332,350	324,982	2.3
Gatineau CMA	235,078	237,476	-1.0	n/a	n/a	-	237,626	241,212	-1.5	240,072	240,383	-0.1
Quebec CMA	265,265	263,917	0.5	n/a	n/a	-	264,542	262,349	0.8	263,926	261,217	1.0
Saguenay CMA	174,721	182,283	-4.1	n/a	n/a	-	179,155	184,978	-3.1	182,694	189,009	-3.3
Sherbrooke CMA	231,257	235,646	-1.9	n/a	n/a	-	228,331	228,028	0.1	220,048	220,506	-0.2
Saint John	152,663	160,125	-4.7	155,148	160,972	-3.6	159,389	168,535	-5.4	161,004	168,583	-4.5
Halifax-Dartmouth	269,096	267,365	0.6	275,776	272,810	1.1	277,889	272,371	2.0	282,458	279,585	1.0
Newfoundland & Labrador	272,395	278,336	-2.1	272,017	278,408	-2.3	278,996	291,097	-4.2	278,201	290,420	-4.2
Canada	423,367	396,164	6.9	433,479	402,672	7.7	429,477	400,581	7.2	439,475	406,978	8.0

* 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/immobilier-statistiques-definitions.php>

[†]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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

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

May 2015

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change
Fraser Valley	62.3	49.1	13.2	54.9	43.0	11.9	65.9	52.0	13.9	58.1	45.4	12.7
Greater Vancouver	68.6	53.4	15.2	60.5	47.0	13.5	70.3	54.9	15.4	61.9	48.1	13.8
Victoria	58.2	47.7	10.5	52.0	41.8	10.2	61.0	51.0	10.0	54.7	44.7	10.0
Calgary	53.5	72.9	-19.4	48.9	63.0	-14.1	55.1	73.5	-18.4	51.4	66.5	-15.1
Edmonton	46.4	57.6	-11.2	41.2	51.0	-9.8	49.1	63.2	-14.1	44.2	56.6	-12.4
Regina	38.8	44.9	-6.1	34.2	40.4	-6.2	40.3	46.3	-6.0	35.3	41.0	-5.7
Saskatoon	37.3	47.5	-10.2	34.5	43.6	-9.1	37.8	48.4	-10.6	35.1	44.7	-9.6
Winnipeg	50.0	58.3	-8.3	45.1	52.6	-7.5	53.2	61.7	-8.5	47.7	55.7	-8.0
Hamilton-Burlington	72.0	69.5	2.5	66.7	64.6	2.1	73.8	71.5	2.3	69.2	67.3	1.9
Kitchener-Waterloo	52.5	49.9	2.6	49.9	46.8	3.1	57.7	54.6	3.1	54.4	51.1	3.3
London and St Thomas	48.6	44.2	4.4	45.0	41.2	3.8	52.8	48.3	4.5	49.1	45.2	3.9
Niagara Region	62.6	52.1	10.5	57.0	48.3	8.7	67.5	55.8	11.7	61.7	52.4	9.3
Ottawa	43.5	43.2	0.3	39.0	38.9	0.1	44.7	44.3	0.4	40.2	40.1	0.1
Sudbury	38.2	40.2	-2.0	35.1	36.5	-1.4	43.2	45.5	-2.3	40.7	42.2	-1.5
Thunder Bay	58.9	60.3	-1.4	50.8	53.0	-2.2	63.4	68.7	-5.3	55.8	60.6	-4.8
Greater Toronto [†]	62.7	58.0	4.7	58.9	54.7	4.2	62.2	57.6	4.6	58.9	54.7	4.2
Windsor-Essex	58.3	49.3	9.0	52.9	44.4	8.5	66.4	56.3	10.1	60.0	51.1	8.9
Trois Rivières CMA	52.0	51.7	0.3	53.3	53.1	0.2	54.9	53.5	1.4	56.4	55.1	1.3
Montreal CMA	46.6	43.5	3.1	46.6	44.4	2.2	47.8	44.8	3.0	47.9	45.8	2.1
Gatineau CMA	36.1	36.5	-0.4	33.7	34.0	-0.3	37.6	37.9	-0.3	35.7	35.7	0.0
Quebec CMA	48.0	45.9	2.1	48.6	47.4	1.2	50.1	47.8	2.3	50.7	49.1	1.6
Saguenay CMA	40.7	39.2	1.5	41.3	41.0	0.3	44.1	41.6	2.5	43.6	43.2	0.4
Sherbrooke CMA	45.0	43.0	2.0	46.8	44.8	2.0	46.5	43.9	2.6	47.9	45.9	2.0
Saint John	33.3	30.2	3.1	26.4	24.7	1.7	37.8	34.1	3.7	30.0	28.3	1.7
Halifax-Dartmouth	40.3	40.3	0.0	34.6	35.5	-0.9	42.4	43.2	-0.8	37.0	37.9	-0.9
Newfoundland & Labrador	33.8	33.6	0.2	25.5	25.3	0.2	38.6	37.5	1.1	29.0	28.0	1.0
Canada	51.2	49.5	1.7	46.6	45.1	1.5	54.1	52.4	1.7	49.5	48.0	1.5

[†]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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**Dollar Volume & Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations
May 2015**

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
British Columbia	5,451.9	5,358.4	1.7	6,626.1	5,119.5	29.4	5,254.5	5,196.8	1.1	6,431.8	4,933.9	30.4
Alberta	2,219.6	2,088.8	6.3	2,809.2	3,644.0	-22.9	2,016.6	1,878.4	7.4	2,567.6	3,308.0	-22.4
Saskatchewan	352.8	343.3	2.8	431.4	485.5	-11.1	334.6	307.9	8.7	410.9	466.9	-12.0
Manitoba	329.0	332.8	-1.2	451.0	488.0	-7.6	319.7	321.0	-0.4	442.1	473.8	-6.7
Ontario	9,195.9	8,919.4	3.1	12,743.6	11,123.1	14.6	8,985.9	8,694.7	3.3	12,464.7	10,841.1	15.0
Quebec	1,855.6	1,791.7	3.6	2,397.0	2,171.7	10.4	1,740.7	1,669.3	4.3	2,273.0	2,066.5	10.0
New Brunswick	90.3	91.4	-1.2	126.5	127.5	-0.8	82.7	83.7	-1.2	117.5	118.8	-1.1
Nova Scotia	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Prince Edward Island	23.7	22.5	5.0	27.7	28.7	-3.5	20.1	18.6	8.0	24.6	23.4	5.0
Newfoundland & Labrador	99.1	106.4	-6.8	97.5	108.2	-9.9	96.0	101.5	-5.3	94.6	102.4	-7.6
Northwest Territories	5.0	7.5	-32.4	7.5	16.2	-53.7	4.9	6.1	-18.3	7.5	16.2	-53.7
Yukon	7.9	8.4	-5.8	11.0	9.8	12.4	7.7	8.2	-6.1	11.0	9.8	12.6
Canada	19,808.2	19,220.0	3.1	25,974.1	23,567.1	10.2	19,028.4	18,426.9	3.3	25,077.8	22,593.0	11.0

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
British Columbia	8,963	8,884	0.9	10,697	9,271	15.4	8,491	8,414	0.9	10,174	8,729	16.6
Alberta	5,445	5,135	6.0	6,798	8,808	-22.8	5,029	4,700	7.0	6,338	8,162	-22.3
Saskatchewan	1,186	1,107	7.1	1,416	1,613	-12.2	1,125	1,042	8.0	1,350	1,549	-12.8
Manitoba	1,248	1,243	0.4	1,648	1,799	-8.4	1,201	1,179	1.9	1,582	1,694	-6.6
Ontario	20,044	19,907	0.7	26,856	25,235	6.4	19,377	18,803	3.1	25,766	24,216	6.4
Quebec	6,852	6,741	1.6	8,653	8,041	7.6	6,456	6,286	2.7	8,205	7,624	7.6
New Brunswick	596	587	1.5	783	747	4.8	537	532	0.9	713	665	7.2
Nova Scotia	817	730	11.9	1,052	1,129	-6.8	713	668	6.7	951	994	-4.3
Prince Edward Island	166	155	7.1	179	164	9.1	133	117	13.7	147	132	11.4
Newfoundland & Labrador	371	385	-3.6	358	377	-5.0	354	367	-3.5	340	347	-2.0
Northwest Territories	13	16	-18.8	20	35	-42.9	11	14	-21.4	20	35	-42.9
Yukon	26	26	0.0	33	32	3.1	26	26	0.0	33	31	6.5
Canada	45,727	44,916	1.8	58,493	57,251	2.2	43,453	42,148	3.1	55,619	54,178	2.7

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations
May 2015**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
British Columbia	14,269	14,339	-0.5	17,857	19,192	-7.0	12,455	12,527	-0.6	15,866	16,959	-6.4
Alberta	9,391	9,825	-4.4	12,520	15,736	-20.4	8,230	8,500	-3.2	10,920	13,623	-19.8
Saskatchewan	2,814	2,843	-1.0	3,692	3,778	-2.3	2,575	2,601	-1.0	3,421	3,485	-1.8
Manitoba	2,318	2,645	-12.4	3,167	3,211	-1.4	2,103	2,285	-8.0	2,871	2,867	0.1
Ontario	35,142	35,028	0.3	48,232	49,354	-2.3	31,942	31,896	0.1	44,329	45,195	-1.9
Quebec	15,270	15,122	1.0	16,929	17,208	-1.6	13,311	13,451	-1.0	14,711	15,346	-4.1
New Brunswick	1,901	1,539	23.5	2,568	2,513	2.2	1,525	1,296	17.7	2,023	1,985	1.9
Nova Scotia	2,655	2,033	30.6	3,626	3,321	9.2	1,975	1,723	14.6	2,818	2,546	10.7
Prince Edward Island	508	399	27.3	771	793	-2.8	315	268	17.5	501	521	-3.8
Newfoundland & Labrador	1,151	1,095	5.1	1,468	1,452	1.1	929	886	4.9	1,181	1,219	-3.1
Northwest Territories	24	24	0.0	31	37	-16.2	26	30	-13.3	30	36	-16.7
Yukon	37	77	-51.9	60	71	-15.5	29	66	-56.1	59	68	-13.2
Canada	85,480	84,969	0.6	110,921	116,666	-4.9	75,415	75,529	-0.2	98,730	103,850	-4.9

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change	May 2015	Apr 2015	monthly percentage change	May 2015	May 2014	year-over-year percentage change
British Columbia	611,337	609,657	0.3	619,439	552,204	12.2	623,545	622,389	0.2	632,182	565,233	11.8
Alberta	404,963	403,125	0.5	413,232	413,710	-0.1	395,754	394,053	0.4	405,105	405,294	0.0
Saskatchewan	301,351	304,809	-1.1	304,672	300,994	1.2	296,931	293,726	1.1	304,356	301,409	1.0
Manitoba	262,394	266,807	-1.7	273,665	271,276	0.9	266,560	273,232	-2.4	279,429	279,668	-0.1
Ontario	449,407	448,582	0.2	474,516	440,780	7.7	457,975	456,118	0.4	483,766	447,682	8.1
Quebec	272,875	274,135	-0.5	n/a	n/a	-	273,895	273,884	0.0	276,937	276,861	0.0
New Brunswick	148,675	155,215	-4.2	161,575	170,749	-5.4	151,314	160,625	-5.8	164,736	178,609	-7.8
Nova Scotia	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Prince Edward Island	150,141	155,836	-3.7	154,741	175,079	-11.6	167,391	170,396	-1.8	167,391	177,533	-5.7
Newfoundland & Labrador	274,619	273,752	0.3	272,276	287,002	-5.1	280,356	278,178	0.8	278,263	295,199	-5.7
Northwest Territories	374,363	457,465	-18.2	374,363	462,143	-19.0	374,363	457,465	-18.2	374,363	462,143	-19.0
Yukon	321,236	370,114	-13.2	333,136	305,693	9.0	312,442	361,382	-13.5	333,136	314,974	5.8
Canada	429,476	430,748	-0.3	444,055	411,646	7.9	435,510	436,671	-0.3	450,886	417,014	8.1

* 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/immobilier-statistiques-definitions.php>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations
May 2015**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly change	May 2015	May 2014	year-over-year change	May 2015	Apr 2015	monthly change	May 2015	May 2014	year-over-year change
British Columbia	62.8	62.0	0.8	56.3	48.6	7.7	68.2	67.2	1.0	60.3	52.2	8.1
Alberta	58.0	52.3	5.7	54.8	61.2	-6.4	61.1	55.3	5.8	58.7	65.9	-7.2
Saskatchewan	42.1	38.9	3.2	41.1	45.8	-4.7	43.7	40.1	3.6	42.7	47.7	-5.0
Manitoba	53.8	47.0	6.8	51.1	59.4	-8.3	57.1	51.6	5.5	53.9	62.4	-8.5
Ontario	57.0	56.8	0.2	54.6	52.6	2.0	60.7	59.0	1.7	57.4	55.4	2.0
Quebec	44.9	44.6	0.3	42.7	42.2	0.5	48.5	46.7	1.8	45.1	44.4	0.7
New Brunswick	31.4	38.1	-6.7	34.9	35.3	-0.4	35.2	41.0	-5.8	39.3	39.7	-0.4
Nova Scotia	30.8	35.9	-5.1	38.2	38.1	0.1	36.1	38.8	-2.7	43.2	42.6	0.6
Prince Edward Island	32.7	38.8	-6.1	32.2	30.6	1.6	42.2	43.7	-1.5	38.4	37.2	1.2
Newfoundland & Labrador	32.2	35.2	-3.0	33.1	35.9	-2.8	38.1	41.4	-3.3	37.6	40.6	-3.0
Northwest Territories	54.2	66.7	-12.5	64.6	60.1	4.5	42.3	46.7	-4.4	64.5	60.9	3.6
Yukon	70.3	33.8	36.5	52.3	49.0	3.3	89.7	39.4	50.3	54.2	53.7	0.5
Canada	53.5	52.9	0.6	51.1	50.0	1.1	57.6	55.8	1.8	54.3	53.2	1.1

Months of Inventory*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015	Apr 2015	monthly change	May 2015	May 2014	year-over-year change	May 2015	Apr 2015	monthly change	May 2015	May 2014	year-over-year change
British Columbia	4.5	4.7	-0.2	7.3	9.2	-1.9	4.8	4.9	-0.1	5.8	7.4	-1.6
Alberta	4.2	4.7	-0.5	5.1	4.6	0.5	4.6	5.1	-0.5	4.1	3.5	0.6
Saskatchewan	7.4	7.9	-0.5	8.5	7.4	1.0	7.8	8.4	-0.6	7.5	6.6	0.9
Manitoba	4.2	4.4	-0.2	4.9	3.9	1.0	4.4	4.6	-0.2	4.1	3.1	0.9
Ontario	3.2	3.2	0.0	4.5	4.9	-0.4	3.3	3.4	-0.1	3.6	3.9	-0.3
Quebec	11.8	12.0	-0.2	15.0	14.4	0.6	12.5	12.9	-0.4	13.3	12.7	0.6
New Brunswick	11.3	11.1	0.2	17.5	17.3	0.1	12.5	12.3	0.2	12.9	12.5	0.3
Nova Scotia	11.1	12.0	-0.9	17.5	17.1	0.4	12.8	13.1	-0.3	12.6	12.3	0.3
Prince Edward Island	11.1	11.9	-0.8	25.2	26.0	-0.8	13.8	15.8	-2.0	16.5	15.8	0.7
Newfoundland & Labrador	9.0	8.7	0.3	13.1	11.5	1.7	9.5	9.2	0.3	9.7	8.5	1.2
Northwest Territories	7.9	5.9	2.0	5.5	4.6	0.9	9.4	6.7	2.7	4.9	4.3	0.6
Yukon	8.3	9.1	-0.8	10.9	12.8	-2.0	8.3	9.1	-0.8	9.3	11.0	-1.7
Canada	5.3	5.5	-0.2	7.4	7.6	-0.2	5.6	5.8	-0.2	6.0	6.2	-0.2

*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

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

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

May 2015
Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
British Columbia	25,529.6	19,038.2	34.1	26,296.3	19,581.0	34.3	24,687.7	18,359.0	34.5	25,445.1	18,803.8	35.3
Alberta	9,850.1	12,838.8	-23.3	10,046.0	13,321.7	-24.6	9,018.1	11,629.2	-22.5	9,188.7	12,154.1	-24.4
Saskatchewan	1,588.0	1,818.5	-12.7	1,548.5	1,775.5	-12.8	1,487.8	1,680.6	-11.5	1,443.6	1,667.3	-13.4
Manitoba	1,617.3	1,563.0	3.5	1,518.5	1,492.2	1.8	1,563.0	1,503.1	4.0	1,475.3	1,441.2	2.4
Ontario	42,450.3	35,732.3	18.8	44,268.9	37,319.0	18.6	41,430.0	34,699.9	19.4	43,135.9	36,272.7	18.9
Quebec	8,756.4	8,129.0	7.7	10,139.6	9,343.5	8.5	8,137.8	7,632.5	6.6	9,557.5	8,878.4	7.6
New Brunswick	448.2	429.9	4.3	426.2	412.0	3.4	415.0	401.8	3.3	395.0	387.1	2.0
Nova Scotia	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Prince Edward Island	112.2	118.0	-4.9	92.0	97.6	-5.7	94.9	93.1	1.9	79.9	78.2	2.2
Newfoundland & Labrador	511.5	512.2	-0.1	384.4	385.0	-0.2	488.5	478.5	2.1	366.1	358.1	2.2
Northwest Territories	23.0	32.4	-29.0	21.5	30.6	-29.9	21.9	32.7	-32.8	21.5	30.6	-29.9
Yukon	37.5	40.5	-7.5	37.2	39.0	-4.6	36.6	39.3	-7.0	37.2	38.5	-3.3
Canada	91,724.9	81,065.1	13.1	95,546.5	84,590.0	13.0	88,132.3	77,299.2	14.0	91,868.8	80,848.7	13.6

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
British Columbia	42,859	35,384	21.1	42,536	35,122	21.1	40,421	33,045	22.3	40,265	32,894	22.4
Alberta	24,654	31,679	-22.2	24,843	32,465	-23.5	22,793	29,273	-22.1	23,179	30,310	-23.5
Saskatchewan	5,286	6,008	-12.0	5,101	5,877	-13.2	5,010	5,704	-12.2	4,811	5,568	-13.6
Manitoba	6,146	5,988	2.6	5,676	5,663	0.2	5,858	5,665	3.4	5,387	5,343	0.8
Ontario	95,424	85,542	11.6	96,365	86,893	10.9	90,558	81,141	11.6	92,171	83,157	10.8
Quebec	32,608	30,149	8.2	37,427	35,458	5.6	30,609	28,386	7.8	35,578	33,795	5.3
New Brunswick	2,973	2,804	6.0	2,740	2,619	4.6	2,636	2,477	6.4	2,467	2,346	5.2
Nova Scotia	3,852	4,049	-4.9	3,555	3,823	-7.0	3,417	3,500	-2.4	3,216	3,356	-4.2
Prince Edward Island	775	759	2.1	591	572	3.3	607	581	4.5	481	460	4.6
Newfoundland & Labrador	1,880	1,838	2.3	1,413	1,383	2.2	1,773	1,659	6.9	1,316	1,233	6.7
Northwest Territories	58	77	-24.7	56	73	-23.3	57	78	-26.9	56	73	-23.3
Yukon	122	133	-8.3	115	124	-7.3	121	128	-5.5	115	121	-5.0
Canada	216,637	204,410	6.0	220,418	210,072	4.9	203,860	191,637	6.4	209,042	198,656	5.2

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

**New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations
May 2015
Year to date**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
British Columbia	72,845	72,079	1.1	83,117	82,889	0.3	63,958	62,669	2.1	73,534	72,703	1.1
Alberta	51,274	50,532	1.5	57,429	59,088	-2.8	45,190	44,393	1.8	50,322	51,188	-1.7
Saskatchewan	14,080	13,376	5.3	15,036	14,467	3.9	12,916	12,190	6.0	13,786	13,188	4.5
Manitoba	12,656	10,416	21.5	13,060	10,986	18.9	11,282	9,327	21.0	11,608	9,809	18.3
Ontario	170,921	165,096	3.5	189,641	183,097	3.6	155,780	149,622	4.1	172,652	166,100	3.9
Quebec	74,737	73,721	1.4	86,325	85,624	0.8	66,539	65,971	0.9	77,718	77,591	0.2
New Brunswick	8,180	8,392	-2.5	9,177	9,351	-1.9	6,514	6,599	-1.3	7,271	7,398	-1.7
Nova Scotia	10,319	10,916	-5.5	11,400	12,034	-5.3	8,171	8,542	-4.3	9,145	9,569	-4.4
Prince Edward Island	2,069	2,277	-9.1	2,164	2,414	-10.4	1,359	1,511	-10.1	1,439	1,608	-10.5
Newfoundland & Labrador	5,569	5,465	1.9	5,540	5,460	1.5	4,590	4,419	3.9	4,534	4,399	3.1
Northwest Territories	105	106	-0.9	122	125	-2.4	112	118	-5.1	120	123	-2.4
Yukon	273	255	7.1	292	281	3.9	249	228	9.2	275	252	9.1
Canada	423,028	412,631	2.5	473,303	465,816	1.6	376,660	365,589	3.0	422,404	413,928	2.0

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change	May 2015 YTD	May 2014 YTD	percentage change
British Columbia	601,002	546,665	9.9	618,212	557,514	10.9	615,737	561,116	9.7	631,941	571,648	10.5
Alberta	399,929	405,572	-1.4	404,381	410,341	-1.5	391,048	396,908	-1.5	396,422	400,992	-1.1
Saskatchewan	300,091	300,004	0.0	303,565	302,116	0.5	295,996	295,546	0.2	300,053	299,449	0.2
Manitoba	260,870	257,400	1.3	267,531	263,498	1.5	267,299	263,306	1.5	273,864	269,728	1.5
Ontario	441,546	415,396	6.3	459,388	429,482	7.0	450,223	422,471	6.6	467,999	436,195	7.3
Quebec	271,796	265,047	2.5	n/a	n/a	-	273,216	269,875	1.2	271,050	267,430	1.4
New Brunswick	150,212	152,753	-1.7	155,537	157,319	-1.1	156,635	161,107	-2.8	160,105	164,985	-3.0
Nova Scotia	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Prince Edward Island	152,598	167,617	-9.0	155,670	170,639	-8.8	165,464	168,723	-1.9	166,081	169,899	-2.2
Newfoundland & Labrador	272,395	278,336	-2.1	272,017	278,408	-2.3	278,996	291,097	-4.2	278,201	290,420	-4.2
Northwest Territories	370,739	404,185	-8.3	383,659	419,776	-8.6	364,589	403,665	-9.7	383,659	419,776	-8.6
Yukon	313,025	315,304	-0.7	323,218	314,198	2.9	310,023	316,508	-2.0	323,218	317,805	1.7
Canada	423,367	396,164	6.9	433,479	402,672	7.7	429,477	400,581	7.2	439,475	406,978	8.0

* 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.fcq.ca/immobilier-statistiques-definitions.php>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.

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

May 2015

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change
British Columbia	58.8	49.1	9.7	51.2	42.4	8.8	63.2	52.7	10.5	54.8	45.2	9.6
Alberta	48.1	62.7	-14.6	43.3	54.9	-11.6	50.4	65.9	-15.5	46.1	59.2	-13.1
Saskatchewan	37.5	44.9	-7.4	33.9	40.6	-6.7	38.8	46.8	-8.0	34.9	42.2	-7.3
Manitoba	48.6	57.5	-8.9	43.5	51.5	-8.0	51.9	60.7	-8.8	46.4	54.5	-8.1
Ontario	55.8	51.8	4.0	50.8	47.5	3.3	58.1	54.2	3.9	53.4	50.1	3.3
Quebec	43.6	40.9	2.7	43.4	41.4	2.0	46.0	43.0	3.0	45.8	43.6	2.2
New Brunswick	36.3	33.4	2.9	29.9	28.0	1.9	40.5	37.5	3.0	33.9	31.7	2.2
Nova Scotia	37.3	37.1	0.2	31.2	31.8	-0.6	41.8	41.0	0.8	35.2	35.1	0.1
Prince Edward Island	37.5	33.3	4.2	27.3	23.7	3.6	44.7	38.5	6.2	33.4	28.6	4.8
Newfoundland & Labrador	33.8	33.6	0.2	25.5	25.3	0.2	38.6	37.5	1.1	29.0	28.0	1.0
Northwest Territories	55.2	72.6	-17.4	45.9	58.4	-12.5	50.9	66.1	-15.2	46.7	59.3	-12.6
Yukon	44.7	52.2	-7.5	39.4	44.1	-4.7	48.6	56.1	-7.5	41.8	48.0	-6.2
Canada	51.2	49.5	1.7	46.6	45.1	1.5	54.1	52.4	1.7	49.5	48.0	1.5

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change	May 2015 YTD	May 2014 YTD	change
British Columbia	5.0	6.7	-1.7	6.6	8.7	-2.1	5.3	7.2	-1.9	5.1	7.0	-1.9
Alberta	4.9	3.2	1.7	6.2	4.1	2.1	5.3	3.4	1.9	5.1	3.2	1.9
Saskatchewan	8.1	6.4	1.7	9.5	7.4	2.1	8.6	6.7	1.9	8.5	6.5	2.0
Manitoba	4.2	3.2	1.0	5.3	4.1	1.2	4.4	3.3	1.1	4.3	3.2	1.1
Ontario	3.3	3.8	-0.5	4.1	4.6	-0.5	3.5	4.0	-0.5	3.3	3.7	-0.4
Quebec	12.4	12.5	-0.1	13.5	13.3	0.2	13.2	13.3	-0.1	11.9	11.7	0.2
New Brunswick	11.3	11.5	-0.2	18.1	18.7	-0.6	12.8	13.0	-0.2	13.1	13.3	-0.2
Nova Scotia	11.5	11.1	0.4	18.7	17.5	1.2	13.0	12.8	0.2	13.1	12.8	0.3
Prince Edward Island	12.2	11.5	0.7	28.9	29.6	-0.7	15.6	15.0	0.6	18.0	17.6	0.4
Newfoundland & Labrador	9.0	8.3	0.7	16.3	15.4	0.9	9.5	9.2	0.3	11.7	11.5	0.2
Northwest Territories	5.6	3.9	1.7	6.6	4.4	2.2	5.7	3.9	1.8	5.8	4.2	1.6
Yukon	9.0	9.3	-0.3	11.1	11.9	-0.8	9.1	9.7	-0.6	9.1	9.6	-0.5
Canada	5.7	5.9	-0.2	7.1	7.3	-0.2	6.0	6.2	-0.2	5.8	5.9	-0.1

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Source: The Canadian Real Estate Association

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 2002 are not directly comparable with earlier years.