



News Release / Communiqué

The Canadian Real Estate Association
L'Association canadienne de l'immeuble

MLS® home sales grow stronger in the third quarter

OTTAWA – October 15th, 2009 – National resale housing activity climbed to the highest level of any third quarter on record this year.

Actual (not seasonally adjusted) home sales via the Multiple Listing Service® (MLS®) Systems of Canadian real estate boards totalled 135,182 units in the third quarter of 2009, according to statistics released by The Canadian Real Estate Association (CREA). This is the highest level of activity on record for the period from July to September. The number of transactions was up 18 per cent from the third quarter of last year, representing the biggest year-over-year increase since early 2002.

Seasonally adjusted national MLS® home sales numbered 127,941 units in the third quarter, up 12 per cent from the previous quarter. Building on two previous quarterly increases, seasonally adjusted MLS® home sales activity now stands 48 per cent above the low reached in the fourth quarter last year.

“Momentum for sales activity remained strong throughout the third quarter,” said CREA President Dale Ripplinger. “Low interest rates, rebounding consumer confidence and an improving overall sense of economic security continue to draw homebuyers to the housing market.”

Seasonally adjusted sales activity in the third quarter was up from the previous quarter in over 80 per cent of local markets. Quarterly activity increases in Vancouver (34 per cent), Toronto (11 per cent), and Calgary (19 per cent) contributed most to the national increase in activity.

Some 42,958 homes traded hands via the MLS® Systems of real estate boards in Canada in September 2009 on a seasonally adjusted basis. This represents an increase of 1.5 per cent from August, and lifts seasonally adjusted activity 63 per cent above the low in January.

Actual (not seasonally adjusted) MLS® home sales activity remained strong throughout the quarter. Resale activity in September 2009 posted the fourth consecutive increase from year-ago levels, all of which exceeded 15 per cent. Sales numbered 42,497 in September, up 17 per cent year-over-year and a new record for the month.

Year-over-year activity increases in Toronto (28 per cent) and Vancouver (124 per cent) were the driving force behind the increase in actual (not seasonally adjusted) national sales activity in September.

Climbing to \$327,736, the national MLS® residential average price rose 11 per cent from the same quarter last year. The national average price continues to be skewed upward by a sustained increase in sales activity, including a sharp rebound in activity at the higher end of the price spectrum, in some of Canada’s priciest markets.

The national MLS® residential average price surpassed all previous monthly levels in September 2009, rising 13.6 per cent year-over-year to \$331,602. July and August also posted new average price records for their respective months. A number of provinces set new average price records for the month of September, and Ontario posted the highest average price on record.



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The price trend is similar but less dramatic for the weighted national MLS® average price, which compensates for changes in provincial sales activity by taking into account provincial proportions of privately owned housing stock. The weighted national MLS® average sale price was up 9.3 per cent year-over-year in September 2009.

On a seasonally adjusted basis, the supply of homes coming onto the MLS® market edged up in the third quarter after four consecutive quarterly declines. Seasonally adjusted MLS® residential new listings were up one per cent from the previous quarter to 199,824 units. The increase reflects a quarterly rise in the number of new listings in British Columbia and Ontario, Prince Edward Island, and Newfoundland & Labrador. New listings remained stable or continued to retreat in other provinces.

While the small rise in seasonally adjusted new listings suggests that the number of homes coming onto the market may soon begin to edge higher, the number of new listings remains well down from year-ago levels. Barring a sudden unforeseen spike in levels, new listings are likely to remain down from year-ago levels for some time.

Actual (not seasonally adjusted) new listings were down 12.5 per cent compared to the third quarter of 2008 after posting year-over-year decreases in each of the previous quarters. Newfoundland & Labrador is the only province in which new listings were up from year-ago levels.

An increase in sales activity and fewer new listings are drawing down inventories compared to year-ago levels. There were 208,215 homes listed for sale on the MLS® Systems of real estate boards in Canada at the end of September 2009, down 16 per cent from a year earlier. This is the fifth consecutive year-over-year decline in active listings, and the largest decline in more than six years.

Nationally, the number of months of inventory was 4.9 months in September 2009. This is down slightly compared to August, and remains well down from the recessionary peak of 12.8 months in January 2009. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The seasonally adjusted residential dollar volume for MLS® home sales increased 20 per cent on a quarter-over-quarter basis to \$42.1 billion in the third quarter of 2009, the highest level on record. New provincial records were also set in British Columbia and Ontario, which propelled the national figure to a new high.

“Monthly sales activity remained on a strong upward trajectory throughout the third quarter in British Columbia, while showing signs that it may be topping out in other provinces,” said CREA Chief Economist Gregory Klump. “On balance, this suggests that sales activity may be starting to plateau after having climbed rapidly earlier this year.”

“Headline average price increases over the rest of the year are expected to prompt sellers to return to the market after having retreated to the sidelines late last year and earlier this year,” he added. “An increase in new listings will help keep a lid on price increases. Price increases over the rest of 2009 and early next year are likely to reflect declining average prices late last year and earlier this year.”



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PLEASE NOTE: The information contained in this news release combines both major market and national MLS® sales information from the previous month. The Canadian Real Estate Association has previously released these separately.

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

MLS® is a co-operative marketing system 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 96,000 REALTORS® working through more than 100 real estate Boards and Associations. Further information can be found at www.crea.ca.

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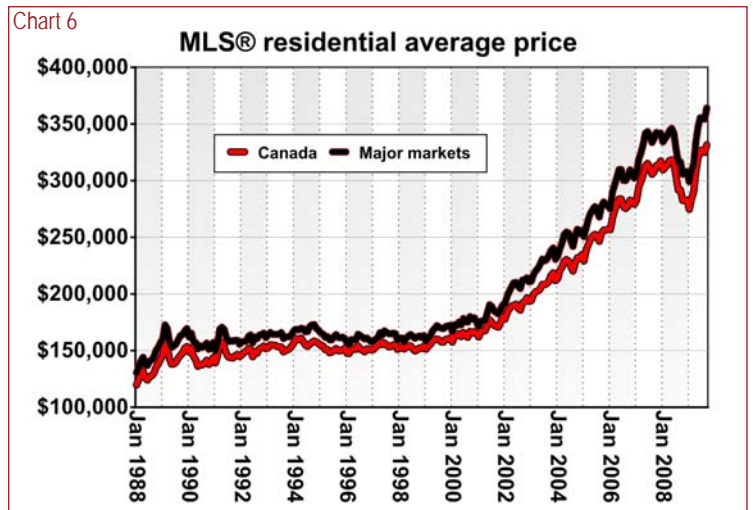
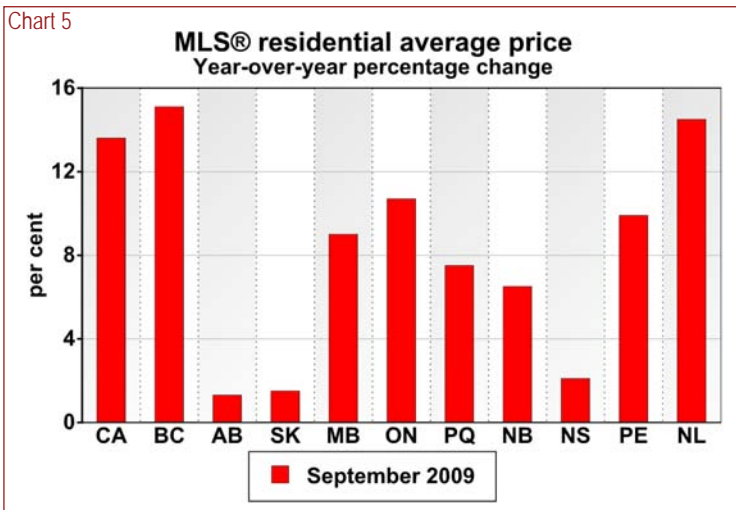
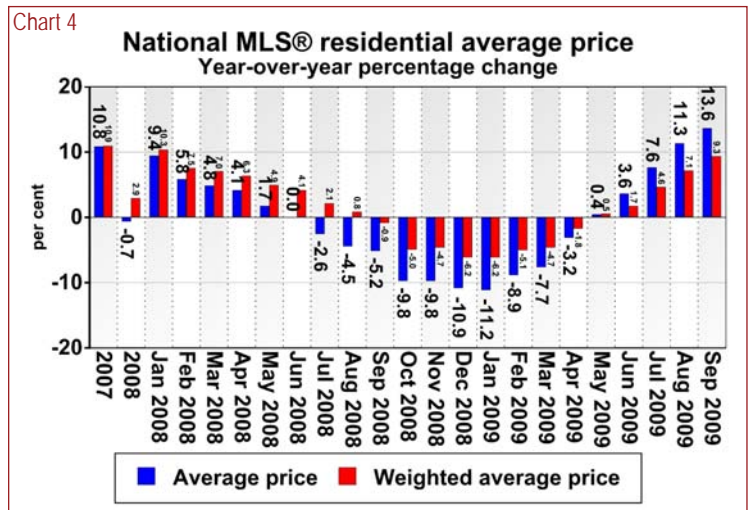
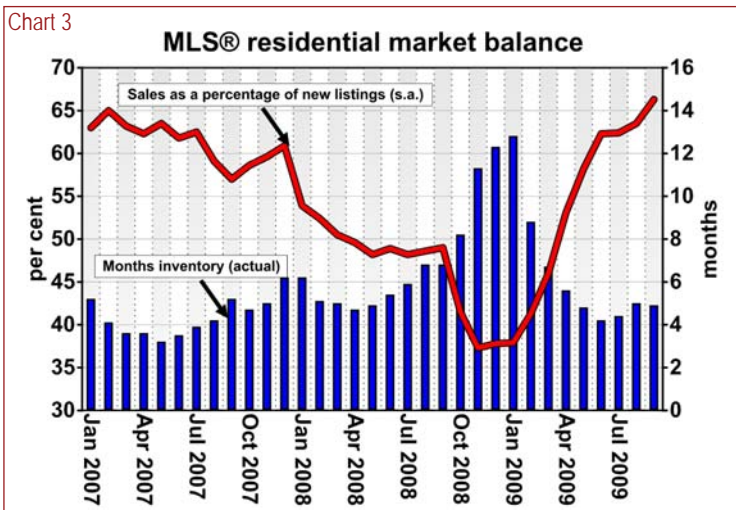
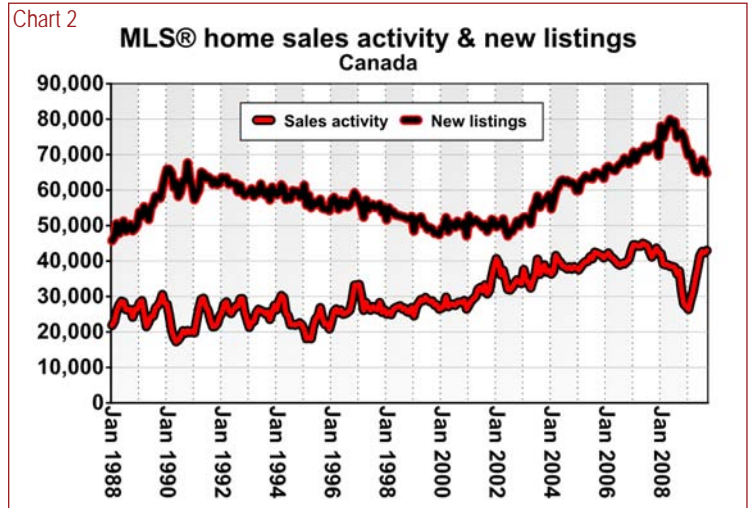
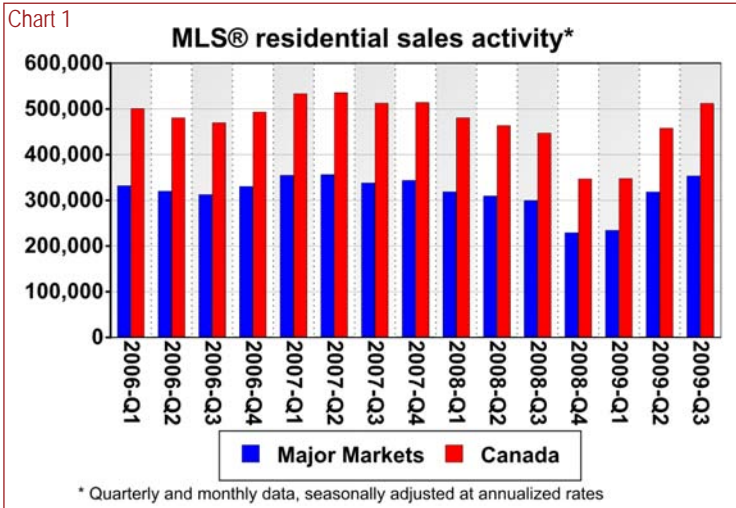
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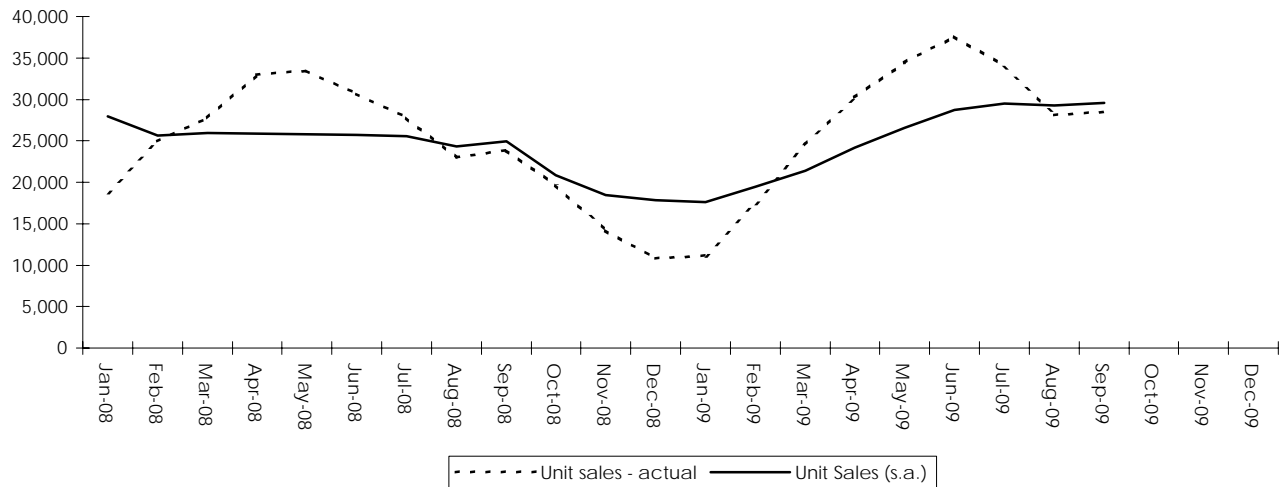
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Major Market MLS® Statistical Survey: SEPTEMBER 2009

	Residential							
	Dollar Volume (\$000)		Unit Sales		Average Price		New Listings	
	Sep-09	Y-Y % change	Sep-09	Y-Y % change	Sep-09	Y-Y % change	Sep-09	Y-Y % change
Calgary	890,351.9	13.6	2,255	12.4	394,835	1.1	3,478	-26.1
Durham Region	232,904.0	15.0	825	9.3	282,308	5.2	1,169	-32.0
Edmonton	557,608.9	-0.7	1,704	-1.4	327,235	0.7	2,559	-18.6
Halifax-Dartmouth	118,011.7	-4.0	504	-1.8	234,150	-2.3	876	2.7
Hamilton-Burlington & District	354,026.7	27.9	1,162	18.7	304,670	7.8	1,606	-14.8
Kitchener-Waterloo	143,625.0	2.7	546	1.9	263,049	0.8	924	-4.1
London & St. Thomas	158,320.5	-7.2	728	-8.1	217,473	1.0	1,304	-12.7
Trois-Rivières (CMA)	8,806.7	-7.7	65	-9.7	135,488	2.3	121	-16.6
Montreal (CMA)	894,528.7	13.9	3,140	5.3	284,882	8.2	6,110	-11.2
Ottawa	375,922.4	5.7	1,230	0.2	305,628	5.5	1,863	-16.6
Gatineau (CMA)	73,257.1	16.5	363	11.7	201,810	4.3	615	-5.5
Québec (CMA)	124,747.7	1.7	587	-4.7	212,517	6.7	945	-15.2
Regina	83,073.3	24.9	343	21.6	242,196	2.7	459	-28.3
Saguenay (CMA)	17,462.6	14.4	114	2.7	153,181	11.4	217	21.2
Saint John	32,213.4	-11.3	182	-19.8	176,997	10.6	384	13.3
Saskatoon	98,089.3	33.9	351	42.7	279,457	-6.2	516	-37.5
St. Catharines & District	61,862.6	11.0	258	11.7	239,777	-0.6	493	-9.0
Newfoundland & Labrador	101,135.8	4.4	496	-8.8	203,903	14.5	669	-10.1
Sudbury	40,733.0	-24.6	201	-20.6	202,652	-5.1	375	-24.1
Thunder Bay	29,511.4	20.5	204	12.7	144,664	6.9	287	25.9
Toronto	3,334,761.7	41.1	8,196	27.9	406,877	10.3	12,185	-25.3
Greater Vancouver	2,217,610.8	155.6	3,632	124.2	610,576	14.0	5,928	-6.2
Victoria	365,607.7	57.2	728	49.5	502,208	5.2	988	-23.9
Windsor-Essex	67,837.2	-3.4	439	-0.7	154,527	-2.8	841	-0.9
Winnipeg	219,862.5	11.9	1,049	2.0	209,593	9.6	1,388	-14.7
TOTAL (actual)	10,368,968.6	37.4	28,477	19.5	364,117	15.0	45,131	-17.1
TOTAL (seasonally adjusted)	10,766,782.2	35.6	29,557	18.3	n.a.	-	41,039	-15.6

Major Market Residential MLS® Activity



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.

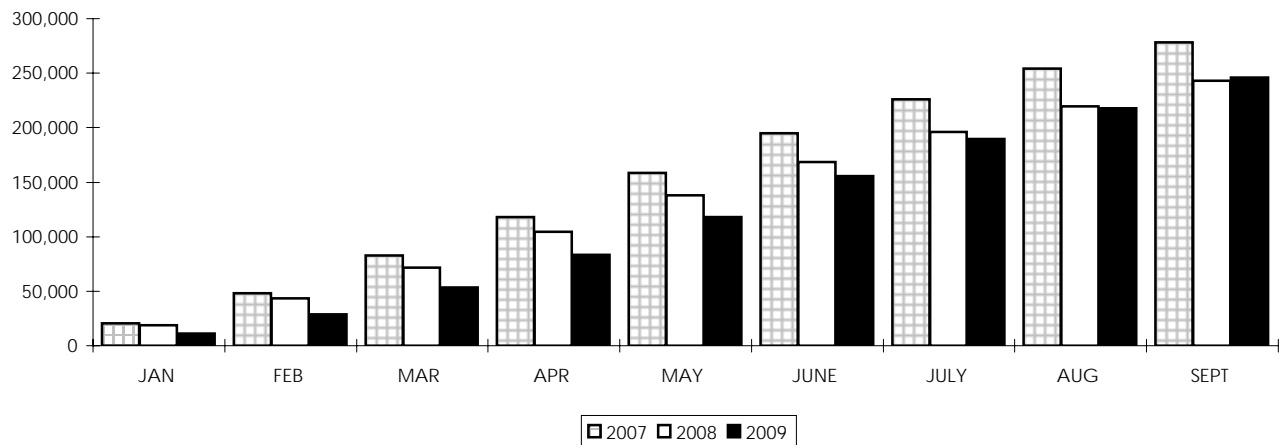
Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Source: The Canadian Real Estate Association

Major Market MLS® Statistical Survey: SEPTEMBER 2009 Year-to-Date

	Residential							
	Dollar Volume (\$000)		Unit Sales		Average Price		New Listings	
	Jan-Sept 2009	Y-Y % change	Jan-Sept 2009	Y-Y % change	Jan-Sept 2009	Y-Y % change	Jan-Sept 2009	Y-Y % change
Calgary	7,390,617.8	-8.7	19,339	-2.2	382,161	-6.7	34,027	-28.3
Durham Region	2,005,464.7	-2.9	7,268	-3.7	275,931	0.9	10,783	-30.0
Edmonton	4,937,888.1	0.5	15,395	5.3	320,746	-4.5	25,529	-24.1
Halifax-Dartmouth	1,155,381.6	-10.1	4,833	-12.7	239,061	2.9	8,834	-1.0
Hamilton-Burlington & District	2,829,281.5	-1.7	9,800	-3.1	288,702	1.4	14,435	-11.3
Kitchener-Waterloo	1,366,054.6	-5.4	5,052	-4.9	270,399	-0.6	8,391	-2.9
London & St. Thomas	1,406,227.1	-10.0	6,568	-10.3	214,103	0.3	11,923	-13.0
Trois-Rivières (CMA)	115,201.5	1.4	819	-1.0	140,661	2.4	1,106	-19.4
Montreal (CMA)	8,608,002.2	-1.0	32,117	-4.5	268,020	3.7	55,002	-6.9
Ottawa	3,643,164.1	5.7	12,060	2.2	302,087	3.5	18,654	-6.7
Gatineau (CMA)	709,860.9	2.3	3,480	-2.8	203,983	5.2	6,211	-4.5
Québec (CMA)	1,273,558.5	3.0	6,107	-3.6	208,541	6.9	8,448	-9.1
Regina	716,970.9	13.2	2,940	6.7	243,868	6.0	5,201	-1.0
Saguenay (CMA)	182,367.0	1.3	1,200	-4.8	151,973	6.4	1,869	1.3
Saint John	262,214.9	-7.8	1,552	-13.2	168,953	6.2	3,595	20.4
Saskatoon	851,480.4	-1.4	3,058	2.5	278,444	-3.9	5,453	-19.5
St. Catharines & District	487,435.2	-11.3	2,179	-10.9	223,697	-0.4	4,383	-9.6
Newfoundland & Labrador	635,950.5	5.1	3,123	-10.6	203,634	17.5	6,170	1.9
Sudbury	307,174.2	-29.8	1,539	-25.1	199,593	-6.3	3,486	-8.7
Thunder Bay	220,796.2	2.7	1,576	-2.3	140,099	5.2	2,629	14.8
Toronto	26,377,599.5	5.8	67,809	4.3	388,999	1.4	109,120	-18.3
Greater Vancouver	15,511,723.8	17.7	26,790	22.1	579,012	-3.6	43,726	-20.9
Victoria	2,822,781.1	6.8	5,994	11.2	470,934	-3.9	9,680	-17.9
Windsor-Essex	538,436.5	-11.4	3,494	-7.4	154,103	-4.3	8,124	-10.9
Winnipeg	1,912,138.2	-2.3	9,224	-6.2	207,300	4.1	12,984	-1.9
TOTAL (actual)	84,262,306.2	3.4	246,048	1.2	342,463	2.3	408,980	-15.1
TOTAL (seasonally adjusted)	76,138,066.5	-1.5	226,310	-2.3	n.a.	-	384,886	-13.7

Major Market Residential MLS® Unit Sales Year-To-Date (Actual)



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.

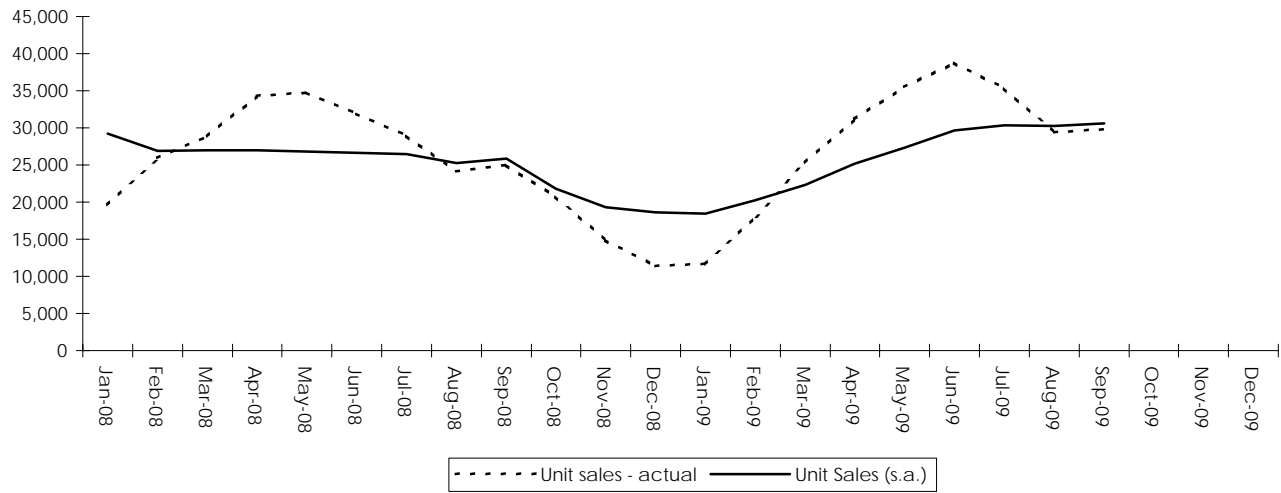
Source: The Canadian Real Estate Association

Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Major Market MLS® Statistical Survey: SEPTEMBER 2009

	Total							
	Dollar Volume (\$000)		Unit Sales		Average Price		New Listings	
	Sep-09	Y-Y % change	Sep-09	Y-Y % change	Sep-09	Y-Y % change	Sep-09	Y-Y % change
Calgary	997,098.5	14.6	2,421	13.4	411,854	1.1	3,937	-25.8
Durham Region	232,904.0	15.0	825	9.3	282,308	5.2	1,169	-32.0
Edmonton	632,928.2	-0.3	1,911	-0.8	331,203	0.5	3,214	-14.9
Halifax-Dartmouth	122,866.6	-5.2	544	-1.8	225,858	-3.4	1,006	-2.4
Hamilton-Burlington & District	372,723.6	22.6	1,216	18.4	306,516	3.6	1,761	-14.5
Kitchener-Waterloo	159,420.2	5.5	581	1.6	274,389	3.8	1,093	-2.5
London & St. Thomas	169,976.8	-5.3	771	-7.1	220,463	1.9	1,543	-11.1
Trois-Rivières (CMA)	10,647.3	-7.7	74	-9.8	143,883	2.3	143	-12.3
Montreal (CMA)	953,681.1	16.5	3,265	5.3	292,092	10.6	6,548	-12.1
Ottawa	384,043.6	6.5	1,277	0.8	300,739	5.7	2,008	-14.6
Gatineau (CMA)	79,182.8	17.5	401	9.6	197,463	7.2	679	-5.0
Québec (CMA)	132,015.2	3.6	609	-6.6	216,774	10.9	1,066	-13.6
Regina	86,143.8	24.8	359	22.9	239,955	1.5	489	-29.6
Saguenay (CMA)	22,011.3	32.7	127	5.8	173,318	25.4	256	29.3
Saint John	34,021.4	-20.6	222	-18.7	153,250	-2.4	550	24.7
Saskatoon	132,921.4	31.9	501	48.7	265,312	-11.3	894	-23.9
St. Catharines & District	68,548.5	7.6	276	14.0	248,364	-5.7	595	-4.8
Newfoundland & Labrador	104,940.2	3.0	532	-12.1	197,256	17.1	792	-10.7
Sudbury	42,396.4	-28.7	221	-24.3	191,839	-5.8	468	-23.5
Thunder Bay	33,629.5	26.9	240	17.1	140,123	8.4	350	14.8
Toronto	3,334,761.7	41.1	8,196	27.9	406,877	10.3	12,185	-25.3
Greater Vancouver	2,246,529.7	152.5	3,694	121.7	608,156	13.9	6,157	-6.5
Victoria	382,448.3	59.8	776	51.6	492,846	5.4	1,129	-21.8
Windsor-Essex	75,451.6	1.6	471	-0.2	160,195	1.8	1,000	-4.7
Winnipeg	227,566.9	11.0	1,127	2.7	201,923	8.1	1,574	-11.6
TOTAL (actual)	10,805,954.6	36.7	29,812	19.1	362,470	14.7	49,437	-16.3
TOTAL (seasonally adjusted)	11,508,640.0	35.7	30,614	18.3	n.a.	-	45,140	-14.9

Major Market Total MLS® Activity



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

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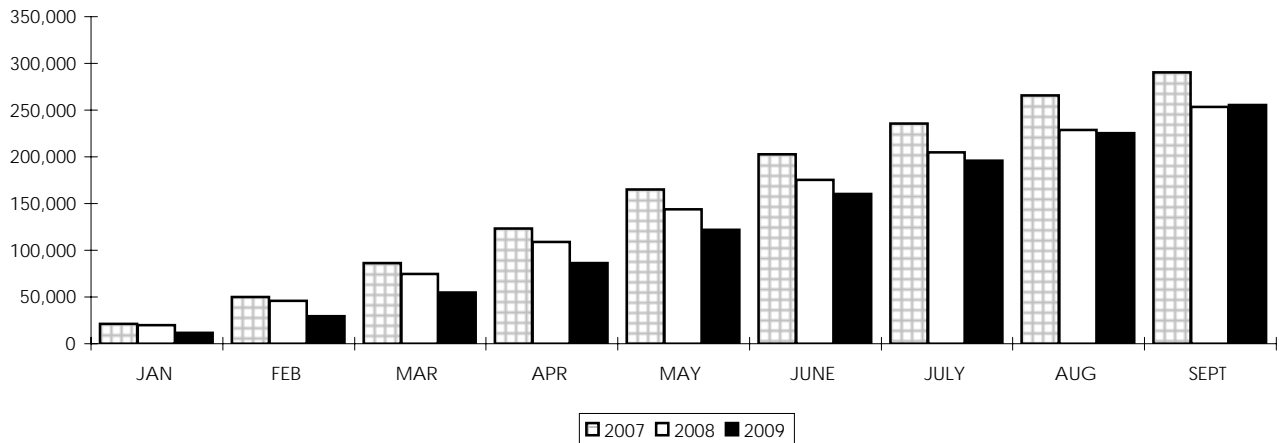
Source: The Canadian Real Estate Association

Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Major Market MLS® Statistical Survey: SEPTEMBER 2009 Year-to-Date

	Total							
	Dollar Volume (\$000)		Unit Sales		Average Price		New Listings	
	Jan-Sept 2009	Y-Y % change	Jan-Sept 2009	Y-Y % change	Jan-Sept 2009	Y-Y % change	Jan-Sept 2009	Y-Y % change
Calgary	7,948,421.3	-10.0	20,179	-2.8	393,896	-7.3	38,290	-26.8
Durham Region	2,005,464.7	-2.9	7,268	-3.7	275,931	0.9	10,783	-30.0
Edmonton	5,608,416.0	-0.4	17,187	5.1	326,317	-5.2	32,543	-20.2
Halifax-Dartmouth	1,186,217.8	-11.0	5,105	-14.1	232,364	3.6	10,125	-2.2
Hamilton-Burlington & District	2,962,742.8	-2.4	10,166	-3.5	291,436	1.2	15,897	-11.2
Kitchener-Waterloo	1,477,769.9	-6.0	5,351	-4.8	276,167	-1.3	9,835	-2.0
London & St. Thomas	1,474,285.2	-10.7	6,799	-10.9	216,839	0.3	13,871	-11.9
Trois-Rivières (CMA)	120,951.9	-3.8	867	-4.5	139,506	0.8	1,313	-17.3
Montreal (CMA)	9,039,673.6	-0.7	33,137	-4.6	272,797	4.1	58,954	-7.5
Ottawa	3,689,288.9	5.6	12,415	1.9	297,164	3.6	20,062	-6.3
Gatineau (CMA)	731,179.7	1.4	3,657	-3.6	199,940	5.2	6,835	-5.1
Québec (CMA)	1,337,126.3	2.5	6,371	-4.0	209,877	6.8	9,307	-9.8
Regina	751,261.7	10.6	3,032	3.6	247,778	6.8	5,598	-2.5
Saguenay (CMA)	192,807.4	3.4	1,257	-5.9	153,387	9.9	2,126	0.9
Saint John	276,614.1	-12.8	1,787	-14.5	154,792	2.0	4,948	22.8
Saskatoon	1,073,884.8	-3.6	4,001	-1.7	268,404	-1.9	8,655	-14.4
St. Catharines & District	516,656.4	-15.4	2,270	-12.0	227,602	-3.8	5,315	-7.6
Newfoundland & Labrador	658,922.7	4.0	3,391	-11.5	194,315	17.5	7,758	4.0
Sudbury	327,639.7	-30.9	1,718	-26.5	190,710	-6.0	4,499	-7.7
Thunder Bay	238,400.3	3.8	1,749	-1.0	136,307	4.8	3,199	14.6
Toronto	26,457,599.5	6.1	67,809	4.3	390,178	1.8	109,120	-18.3
Greater Vancouver	15,690,100.6	16.2	27,204	20.9	576,757	-3.9	45,844	-20.7
Victoria	2,909,400.7	5.7	6,297	10.6	462,030	-4.3	10,990	-16.9
Windsor-Essex	588,630.7	-10.3	3,703	-7.4	158,960	-3.1	9,702	-9.8
Winnipeg	1,975,728.3	-2.7	9,750	-7.1	202,639	4.6	14,532	-2.1
TOTAL (actual)	87,233,720.2	2.7	255,202	0.6	341,822	2.1	449,318	-14.3
TOTAL (seasonally adjusted)	80,223,579.6	-0.7	234,345	-2.8	n.a.	-	421,597	-13.0

Major Market Total MLS® Unit Sales Year-To-Date (Actual)



Note: Due to changes in local market boundaries in the province of Quebec, aggregate major market statistics after 2002 are not directly comparable with earlier years.

Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.

Source: The Canadian Real Estate Association

Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Total MLS® Statistical Survey Summary: SEPTEMBER 2009

Seasonally Adjusted

				percentage change					
		Sep-09	Aug-09	Sept-Aug	Aug-July	July-June	June-May	May-Apr	Apr-Mar
British Columbia	Dollar Volume*	4,469.8	4,232.3	5.6	5.8	13.0	18.5	13.6	27.8
	Unit Sales	9,478	8,991	5.4	3.5	8.7	18.2	11.7	21.0
	New Listings	14,776	15,143	-2.4	1.6	2.2	5.8	-1.1	1.3
Prairie Provinces	Dollar Volume*	2,688.7	2,558.4	5.1	-3.0	2.9	15.6	15.6	16.8
	Unit Sales	8,234	8,092	1.8	-3.4	3.3	9.9	12.2	15.1
	New Listings	13,303	13,830	-3.8	-3.7	-0.6	0.7	0.9	-0.5
Alberta	Dollar Volume*	2,161.8	2,038.6	6.0	-3.3	1.0	17.2	19.2	19.1
	Unit Sales	5,786	5,695	1.6	-4.3	1.8	10.2	15.6	18.9
	New Listings	9,650	10,202	-5.4	-3.5	1.5	0.4	2.4	-1.1
Saskatchewan	Dollar Volume*	284.2	278.3	2.1	-3.0	15.3	13.4	3.2	19.0
	Unit Sales	1,246	1,207	3.2	0.0	12.4	12.9	6.1	12.7
	New Listings	1,909	1,871	2.0	-8.4	-9.3	2.0	-6.5	1.9
Manitoba	Dollar Volume*	242.8	241.6	0.5	-1.1	6.5	4.8	2.3	0.9
	Unit Sales	1,202	1,190	1.0	-1.9	2.6	5.7	2.6	3.1
	New Listings	1,744	1,757	-0.7	0.3	-1.9	1.0	2.7	-0.1
Ontario	Dollar Volume*	6,219.6	6,006.0	3.6	1.9	1.8	13.4	10.4	15.4
	Unit Sales	18,395	18,277	0.6	1.1	-0.2	9.4	7.0	9.3
	New Listings	29,331	30,120	-2.6	-1.1	2.2	1.9	-0.8	-5.5
Quebec	Dollar Volume*	1,667.3	1,672.3	-0.3	-3.0	4.7	2.9	7.1	8.9
	Unit Sales	7,310	7,304	0.1	-4.7	3.9	2.6	5.7	7.5
	New Listings	12,959	13,190	-1.8	-8.8	4.4	2.6	-0.9	-1.6
Atlantic Provinces	Dollar Volume*	381.6	375.3	1.7	-3.7	2.8	4.2	7.8	2.0
	Unit Sales	2,182	2,167	0.7	-5.0	2.6	5.2	5.8	0.7
	New Listings	4,724	4,799	-1.6	-1.5	-3.1	2.4	-0.3	6.1
New Brunswick	Dollar Volume*	95.2	95.1	0.2	-9.2	7.8	-1.1	7.9	3.6
	Unit Sales	643	639	0.6	-14.3	11.3	3.4	1.3	4.4
	New Listings	1,579	1,664	-5.1	6.4	-5.4	3.5	-5.6	10.8
Nova Scotia	Dollar Volume*	183.8	187.9	-2.1	0.2	2.4	7.2	8.4	7.5
	Unit Sales	999	1,016	-1.7	1.8	-2.3	9.2	11.6	1.7
	New Listings	2,094	1,997	4.9	-7.3	-2.5	0.6	4.5	0.7
Prince Edward Island	Dollar Volume*	21.6	16.0	34.9	-28.6	14.6	-5.3	32.9	-28.8
	Unit Sales	146	136	7.4	-13.9	8.2	-4.6	13.3	-9.4
	New Listings	332	335	-0.9	-2.6	-0.3	9.9	3.6	20.7
Newfoundland	Dollar Volume*	80.9	76.4	5.9	1.8	-5.3	6.8	1.0	-1.4
	Unit Sales	394	376	4.8	-1.1	-1.8	2.4	-1.8	-3.5
	New Listings	719	803	-10.5	-0.6	-1.0	2.3	-3.0	6.5
All Other Areas	Dollar Volume*	11.8	15.7	-24.8	7.5	-22.2	4.4	47.6	38.0
	Unit Sales	44	52	-15.4	0.0	-5.5	-5.2	38.1	23.5
	New Listings	42	52	-19.2	-21.2	1.5	0.0	-1.5	37.5
CANADA	Dollar Volume*	15,438.8	14,860.0	3.9	1.4	5.2	13.4	11.6	17.0
	Unit Sales	45,643	44,883	1.7	-0.6	2.9	9.5	8.4	11.2
	New Listings	75,135	77,134	-2.6	-2.5	1.7	2.6	-0.5	-2.0

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* \$millions

Source: The Canadian Real Estate Association (10/13/2009)

Residential MLS® Statistical Survey Summary: SEPTEMBER 2009

Seasonally Adjusted

				percentage change					
		Sep-09	Aug-09	Sept-Aug	Aug-July	July-June	June-May	May-Apr	Apr-Mar
British Columbia	Dollar Volume*	4,328.2	4,051.1	6.8	5.8	13.3	22.5	23.3	16.8
	Unit Sales	8,901	8,504	4.7	3.7	9.1	17.2	12.2	21.7
	New Listings	12,874	13,053	-1.4	0.5	5.0	3.9	-0.1	2.5
Prairie Provinces	Dollar Volume*	2,317.4	2,269.1	2.1	-3.9	3.6	10.6	14.2	17.2
	Unit Sales	7,612	7,510	1.4	-4.7	3.9	10.7	14.0	15.1
	New Listings	10,915	11,601	-5.9	-3.6	1.5	-0.3	-0.6	0.5
Alberta	Dollar Volume*	1,835.5	1,800.5	1.9	-4.6	2.2	11.4	16.8	20.8
	Unit Sales	5,472	5,381	1.7	-5.5	3.0	11.3	17.9	19.7
	New Listings	7,939	8,580	-7.5	-3.6	3.2	-0.3	0.9	0.0
Saskatchewan	Dollar Volume*	246.1	236.9	3.9	-1.1	13.3	10.2	6.9	10.9
	Unit Sales	1,019	1,012	0.7	-4.3	12.6	13.4	8.2	11.7
	New Listings	1,431	1,476	-3.0	-4.8	-4.8	-1.2	-8.0	-0.3
Manitoba	Dollar Volume*	235.8	231.8	1.7	-1.1	6.7	5.0	2.4	1.3
	Unit Sales	1,121	1,117	0.4	-1.4	1.3	5.9	2.3	1.5
	New Listings	1,545	1,545	0.0	-2.5	-1.2	1.1	0.1	3.7
Ontario	Dollar Volume*	5,760.3	5,659.0	1.8	1.1	2.6	9.5	9.2	14.5
	Unit Sales	17,602	17,457	0.8	0.8	0.0	8.5	7.1	10.7
	New Listings	25,878	26,725	-3.2	-0.7	1.8	2.2	-0.5	-7.0
Quebec	Dollar Volume*	1,562.9	1,570.0	-0.5	-4.3	4.2	2.7	8.5	7.9
	Unit Sales	6,880	6,882	0.0	-5.1	3.3	2.5	6.5	4.4
	New Listings	11,547	11,592	-0.4	-8.7	4.7	2.4	-1.5	-7.8
Atlantic Provinces	Dollar Volume*	358.7	349.0	2.8	-4.5	0.7	5.0	8.3	2.3
	Unit Sales	1,924	1,916	0.4	-3.0	-1.0	5.7	7.5	-0.5
	New Listings	3,548	3,624	-2.1	-1.7	-1.1	0.5	1.3	3.6
New Brunswick	Dollar Volume*	92.2	90.1	2.3	-10.1	6.0	2.0	6.6	5.1
	Unit Sales	570	580	-1.7	-8.9	4.6	1.2	5.1	4.9
	New Listings	1,145	1,196	-4.3	0.2	-3.2	-0.2	1.3	6.3
Nova Scotia	Dollar Volume*	171.8	173.4	-0.9	-1.1	0.3	7.7	10.7	3.7
	Unit Sales	871	900	-3.2	3.8	-4.4	10.9	11.7	-1.1
	New Listings	1,584	1,561	1.5	-2.3	-2.1	-0.5	2.1	0.9
Prince Edward Island	Dollar Volume*	17.1	13.2	29.7	-27.8	5.9	-3.7	23.1	-10.9
	Unit Sales	113	92	22.8	-25.8	5.1	0.0	13.5	-5.5
	New Listings	223	225	-0.9	-1.7	2.2	1.8	6.8	6.2
Newfoundland	Dollar Volume*	77.6	72.2	7.4	0.9	-6.4	4.8	2.2	-0.6
	Unit Sales	370	344	7.6	-0.9	-3.6	3.2	0.9	-6.0
	New Listings	596	642	-7.2	-3.7	4.1	4.4	-2.7	4.8
All Other Areas	Dollar Volume*	12.7	16.5	-23.1	16.8	-18.0	-5.4	45.2	59.5
	Unit Sales	39	48	-18.8	17.1	-14.6	-4.0	19.0	20.0
	New Listings	41	45	-8.9	-22.4	-6.5	14.8	-1.8	25.0
CANADA	Dollar Volume*	14,340.2	13,914.7	3.1	0.8	5.7	11.7	13.1	14.1
	Unit Sales	42,958	42,317	1.5	-0.8	2.8	9.1	9.0	11.3
	New Listings	64,803	66,640	-2.8	-2.5	2.7	2.0	-0.5	-3.7

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* \$millions

Source: The Canadian Real Estate Association (10/13/2009)

Total MLS® Report: SEPTEMBER 2009

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Sep-09	Sep-08	%	Sep-09	Sep-08	%	Sep-09	Sep-08	%	Sep-09	Sep-08	% change
			change			change			change			change
British Columbia	4,234.8	2,222.7	90.5	9,168	5,508	66.4	461,913	403,532	14.5	15,914	18,007	-11.6
Prairie Provinces	2,585.5	2,438.1	6.0	8,311	7,898	5.2	311,095	308,693	0.8	14,117	17,098	-17.4
Alberta	2,050.5	1,982.6	3.4	5,809	5,668	2.5	352,985	349,780	0.9	10,140	12,366	-18.0
Saskatchewan	284.3	226.4	25.6	1,224	970	26.2	232,297	233,374	-0.5	2,061	2,668	-22.8
Manitoba	250.7	229.1	9.4	1,278	1,260	1.4	196,157	181,849	7.9	1,916	2,064	-7.2
Ontario	6,068.5	4,826.2	25.7	18,970	16,606	14.2	319,902	290,631	10.1	31,793	37,788	-15.9
Quebec	1,538.0	1,340.2	14.8	6,717	6,405	4.9	228,965	209,244	9.4	14,127	15,683	-9.9
Atlantic Provinces	414.4	429.3	-3.5	2,477	2,702	-8.3	167,282	158,888	5.3	4,823	5,017	-3.9
New Brunswick	94.5	108.3	-12.7	686	778	-11.8	137,807	139,146	-1.0	1,655	1,653	0.1
Nova Scotia	188.2	191.5	-1.7	1,050	1,074	-2.2	179,239	178,270	0.5	2,082	2,177	-4.4
Prince Edward Island	26.7	27.7	-3.7	209	245	-14.7	127,659	113,106	12.9	294	300	-2.0
Newfoundland	104.9	101.9	3.0	532	605	-12.1	197,256	168,406	17.1	792	887	-10.7
Yukon	7.8	8.4	-7.2	30	29	3.4	258,852	288,416	-10.3	29	50	-42.0
Northwest Territories	6.4	7.0	-8.8	20	25	-20.0	318,753	279,672	14.0	13	32	-59.4
CANADA (actual)	14,855.3	11,271.8	31.8	45,693	39,173	16.6	325,112	287,744	13.0	80,816	93,675	-13.7
CANADA (seasonally adjusted)	15,438.8	11,754.2	31.3	45,643	39,313	16.1	n.a.	n.a.	-	75,135	85,940	-12.6

Total MLS® Report: SEPTEMBER 2009 Year-to-Date

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jan-Sept	Jan-Sept	%	Jan-Sept	Jan-Sept	%	Jan-Sept	Jan-Sept	%	Jan-Sept	Jan-Sept	% change
	2009	2008	change	2009	2008	change	2009	2008	change	2009	2008	% change
British Columbia	30,030.8	29,065.5	3.3	67,157	64,546	4.0	447,173	450,306	-0.7	139,684	170,766	-18.2
Prairie Provinces	21,473.9	23,526.3	-8.7	70,391	74,456	-5.5	305,066	315,976	-3.5	139,018	166,289	-16.4
Alberta	16,945.5	18,959.3	-10.6	49,293	52,143	-5.5	343,772	363,602	-5.5	100,277	126,813	-20.9
Saskatchewan	2,328.9	2,313.2	0.7	9,981	10,334	-3.4	233,337	223,841	4.2	21,239	22,365	-5.0
Manitoba	2,199.4	2,253.9	-2.4	11,117	11,979	-7.2	197,844	188,151	5.2	17,502	17,111	2.3
Ontario	48,761.3	48,460.6	0.6	158,232	160,679	-1.5	308,163	301,599	2.2	292,467	332,619	-12.1
Quebec	14,370.0	14,390.9	-0.1	64,664	67,215	-3.8	222,225	214,103	3.8	127,126	135,280	-6.0
Atlantic Provinces	3,402.4	3,675.7	-7.4	19,872	22,747	-12.6	171,214	161,590	6.0	47,470	49,342	-3.8
New Brunswick	913.9	1,003.3	-8.9	6,256	7,112	-12.0	146,078	141,076	3.5	15,686	15,727	-0.3
Nova Scotia	1,656.6	1,865.6	-11.2	8,918	10,370	-14.0	185,760	179,904	3.3	20,759	22,020	-5.7
Prince Edward Island	173.0	173.2	-0.1	1,307	1,433	-8.8	132,349	120,867	9.5	3,267	4,133	-21.0
Newfoundland	658.9	633.5	4.0	3,391	3,832	-11.5	194,315	165,330	17.5	7,758	7,462	4.0
Yukon	64.7	67.9	-4.7	245	248	-1.2	264,177	273,947	-3.6	371	453	-18.1
Northwest Territories	60.8	50.7	19.8	184	161	14.3	330,183	315,015	4.8	196	200	-2.0
CANADA (actual)	118,163.8	119,237.6	-0.9	380,745	390,052	-2.4	310,349	305,697	1.5	746,332	854,949	-12.7
CANADA (seasonally adjusted)	108,133.1	113,375.5	-4.6	348,680	370,238	-5.8	n.a.	n.a.	-	697,074	788,127	-11.6

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Source: The Canadian Real Estate Association (10/13/2009)

Residential MLS® Report: SEPTEMBER 2009

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Sep-09	Sep-08	%	Sep-09	Sep-08	%	Sep-09	Sep-08	%	Sep-09	Sep-08	% change
			change			change			change			change
British Columbia	4,068.8	2,104.8	93.3	8,579	5,107	68.0	474,270	412,149	15.1	14,013	15,759	-11.1
Prairie Provinces	2,301.6	2,180.0	5.6	7,470	7,180	4.0	308,108	303,617	1.5	11,720	14,579	-19.6
Alberta	1,822.2	1,772.5	2.8	5,258	5,182	1.5	346,560	342,052	1.3	8,482	10,590	-19.9
Saskatchewan	237.3	188.3	26.0	1,019	821	24.1	232,876	229,381	1.5	1,534	2,106	-27.2
Manitoba	242.1	219.1	10.5	1,193	1,177	1.4	202,898	186,181	9.0	1,704	1,883	-9.5
Ontario	5,888.7	4,662.3	26.3	18,025	15,805	14.0	326,698	294,990	10.7	28,228	34,625	-18.5
Quebec	1,432.6	1,270.6	12.8	6,233	5,944	4.9	229,837	213,756	7.5	12,495	13,782	-9.3
Atlantic Provinces	386.3	391.6	-1.3	2,140	2,322	-7.8	180,514	168,628	7.0	3,710	3,889	-4.6
New Brunswick	89.4	94.0	-4.9	589	660	-10.8	151,728	142,402	6.5	1,229	1,284	-4.3
Nova Scotia	173.1	177.0	-2.2	896	935	-4.2	193,236	189,283	2.1	1,591	1,623	-2.0
Prince Edward Island	22.7	23.7	-4.5	159	183	-13.1	142,493	129,635	9.9	221	238	-7.1
Newfoundland	101.1	96.9	4.4	496	544	-8.8	203,903	178,062	14.5	669	744	-10.1
Yukon	7.8	7.6	2.2	30	27	11.1	258,852	281,520	-8.1	27	46	-41.3
Northwest Territories	6.4	6.9	-7.4	20	24	-16.7	318,753	286,783	11.1	13	32	-59.4
CANADA (actual)	14,092.1	10,623.7	32.6	42,497	36,409	16.7	331,602	291,788	13.6	70,206	82,712	-15.1
CANADA (seasonally adjusted)	14,340.2	10,942.7	31.0	42,958	37,148	15.6	n.a.	n.a.	-	64,803	75,813	-14.5

Residential MLS® Report: SEPTEMBER 2009 Year-to-Date

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jan-Sept 2009	Jan-Sept 2008	% change	Jan-Sept 2009	Jan-Sept 2008	% change	Jan-Sept 2009	Jan-Sept 2008	% change	Jan-Sept 2009	Jan-Sept 2008	% change
	British Columbia	29,054.9	27,518.4	5.6	63,522	59,742	6.3	457,399	460,621	-0.7	120,304	149,171
Prairie Provinces	19,576.4	21,122.5	-7.3	64,749	67,684	-4.3	302,344	312,075	-3.1	115,803	141,377	-18.1
Alberta	15,447.2	17,040.8	-9.4	45,612	47,933	-4.8	338,666	355,513	-4.7	83,906	109,050	-23.1
Saskatchewan	2,013.4	1,924.0	4.6	8,626	8,526	1.2	233,405	225,659	3.4	16,183	17,078	-5.2
Manitoba	2,115.9	2,157.7	-1.9	10,511	11,225	-6.4	201,300	192,223	4.7	15,714	15,249	3.0
Ontario	47,423.6	46,897.2	1.1	151,425	153,528	-1.4	313,182	305,463	2.5	260,355	302,088	-13.8
Quebec	13,601.5	13,654.2	-0.4	61,133	63,459	-3.7	222,491	215,165	3.4	112,341	119,326	-5.9
Atlantic Provinces	3,215.0	3,418.8	-6.0	17,637	19,915	-11.4	182,288	171,672	6.2	36,182	37,518	-3.6
New Brunswick	866.9	920.9	-5.9	5,572	6,257	-10.9	155,573	147,172	5.7	11,870	11,942	-0.6
Nova Scotia	1,563.7	1,746.4	-10.5	7,923	9,102	-13.0	197,364	191,868	2.9	15,924	16,875	-5.6
Prince Edward Island	148.5	146.5	1.4	1,019	1,064	-4.2	145,720	137,654	5.9	2,218	2,644	-16.1
Newfoundland	636.0	605.1	5.1	3,123	3,492	-10.6	203,634	173,291	17.5	6,170	6,057	1.9
Yukon	64.1	66.9	-4.2	240	242	-0.8	267,072	276,525	-3.4	350	429	-18.4
Northwest Territories	58.0	49.7	16.6	178	158	12.7	325,779	314,642	3.5	184	198	-7.1
CANADA (actual)	112,993.6	112,727.7	0.2	358,884	364,728	-1.6	314,847	309,073	1.9	645,519	750,107	-13.9
CANADA (seasonally adjusted)	101,950.6	106,955.2	-4.7	329,109	347,674	-5.3	n.a.	n.a.	-	605,478	696,722	-13.1

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