



## News Release / Communiqué

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

### ***MLS® home sales remain strong in August***

**OTTAWA – September 15th, 2009** – National resale housing market sales activity remained up from year-ago levels in August 2009 for the third consecutive month, posting the largest year-over-year gain in more than two years.

According to statistics released by The Canadian Real Estate Association (CREA), a total of 42,483 homes traded hands via the Multiple Listing Service® (MLS®) Systems of Canadian real estate Boards in August 2009. This represents an increase of 18.5 per cent from the same month last year, and the third consecutive year-over-year gain of more than 15 per cent. Sales were 6.6 per cent below the record for the month of August set in 2007.

On a seasonally adjusted basis, national MLS® home sales held steady. At 42,426 units, seasonally adjusted activity came to within six-tenths of one per cent of levels in the previous month. Seasonally adjusted activity in Alberta and Quebec declined, offsetting activity gains in British Columbia. Seasonally adjusted activity still remains 60.8 per cent above the decade-low in January.

“National sales activity in the third quarter is on track for a significant increase compared to the second quarter,” said CREA President Dale Ripplinger. “Low interest rates and affordability continue to attract homebuyers to the housing market. Consumer confidence continues to rise, which bodes well for activity in the coming months.”

Resale activity in August 2009 was up from year-ago levels in about approximately three-quarters of all local markets. Year-over-year gains in Vancouver (117 per cent), Toronto (27 per cent), Calgary (17 per cent) and Montreal (nine per cent) contributed most to the national increase in activity. Aggregate MLS® home sales activity for 25 major markets posted the third consecutive increase from year-ago levels of more than 20 per cent in August.

Demand continues to improve in Canada’s more expensive housing markets, drawing the national average price upward. The national MLS® residential average price rose 11.3 per cent from year-ago levels to \$324,779. This is the highest national average price for the month of August.

The MLS® residential average price for the month of August set records in every province except Alberta. A sustained increase in sales activity, including a rebound in activity at the higher end of the price spectrum in some of Canada’s priciest markets, is skewing the national average price upward.

This price trend is similar but more muted 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 in August 2009 was up 7.1 per cent year-over-year, but down eight-tenths of a per cent from the previous month.

The weighted average price increase for an aggregate of 25 major markets reveals a similarly muted trend compared to its unweighted counterpart. The major market weighted average price rose 5.3 per cent year-over-year in August 2009, compared to an increase of 11.8 per cent for the unweighted major market average price. The major market weighted average price compensates for changes in sales activity in major markets by taking into account the proportion of privately owned housing stock in each market in relation to the major market aggregate.

The number of new listings coming onto the MLS® market posted the eighth consecutive decline from year-ago levels. New residential listings were down 8.9 per cent year-over-year to 64,167 units, the lowest level for the month of August in five years.



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Improved demand is combining with fewer new listings to draw down inventories on the housing market. There were 212,227 homes listed for sale on the MLS® Systems of real estate Boards in Canada at the end of August 2009, down 13.3 per cent from a year earlier. This is the fourth consecutive year-over-year decline in active listings.

Nationally, the number of months of inventory was up slightly to five months in August from 4.4 months in July, but still well below the recessionary peak of 12.8 months in January 2009. The number of months of inventory edged up in most major markets in August. The number of months of inventory is equal to the supply of active listings at the end of the month divided by the number of sales that month. It represents the number of months it would take to sell current inventories at the current rate of sales activity.

The seasonally adjusted dollar volume of all residential MLS® sales set a new record in August 2009, rising 1.5 per cent from the previous month to \$14 billion. British Columbia contributed most to the increase, having posted the highest seasonally adjusted dollar volume on record for the province.

“The balance of sentiment making big-ticket purchases pushed into positive territory in August for the first time since early last year,” said Chief Economist Gregory Klump. “Recent cuts to mortgage interest rates will no doubt provide further support for this indicator, which is an important factor underlying the housing market.”

“Activity may be leveling out as we indicated in last month’s revised resale housing market forecast. Average prices dropped sharply over the second half of 2008 and have rebounded since then, so comparisons against year-ago levels are likely to show continued improvement over the rest of 2009.”

**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](http://www.crea.ca).

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**For more information, please contact:**

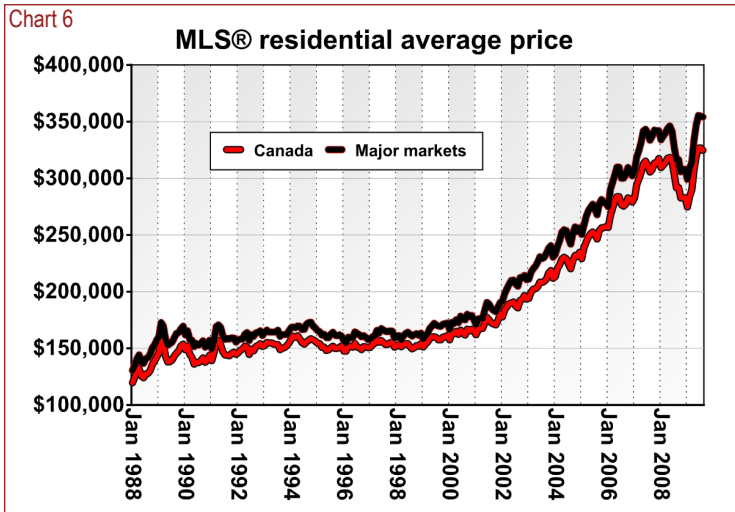
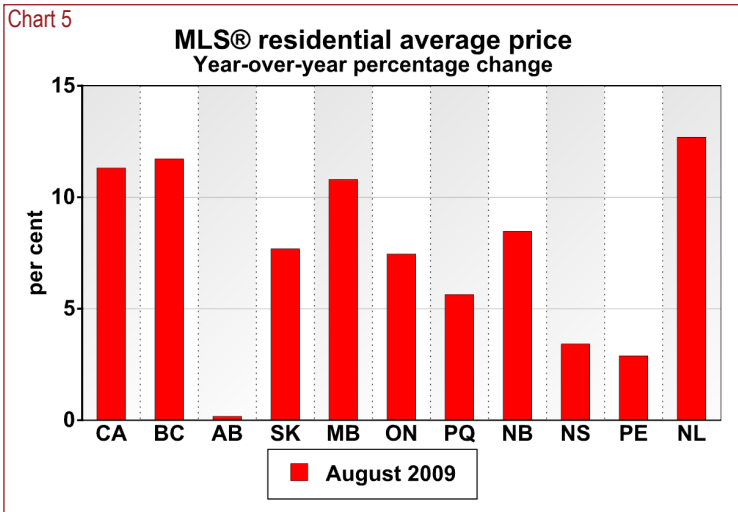
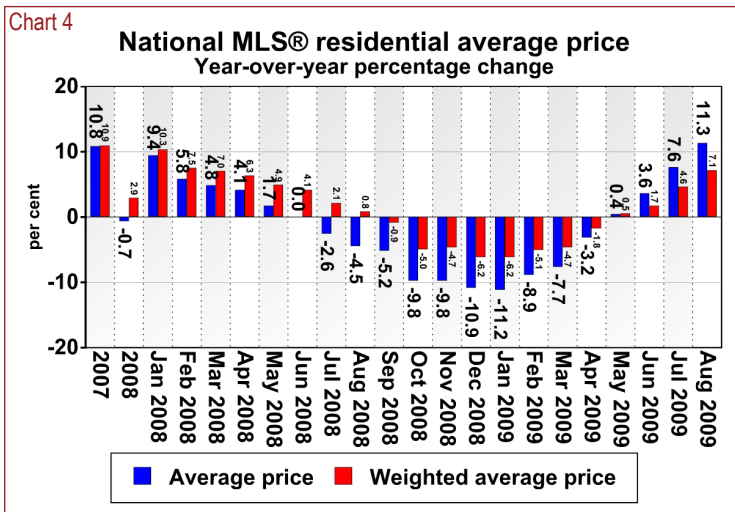
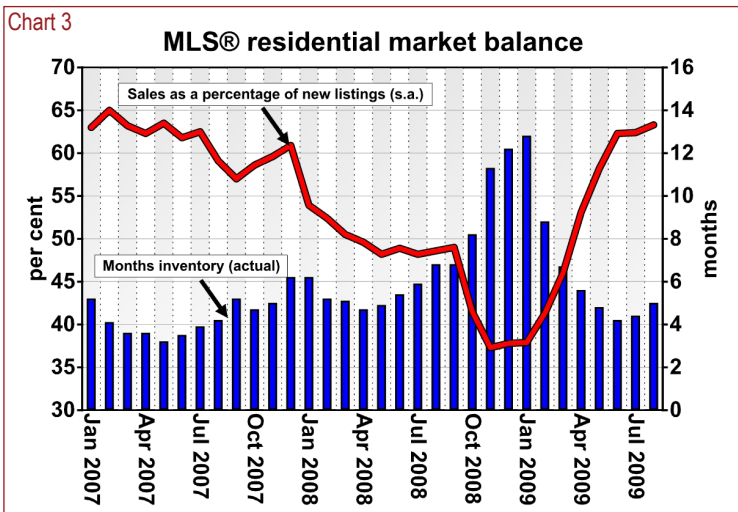
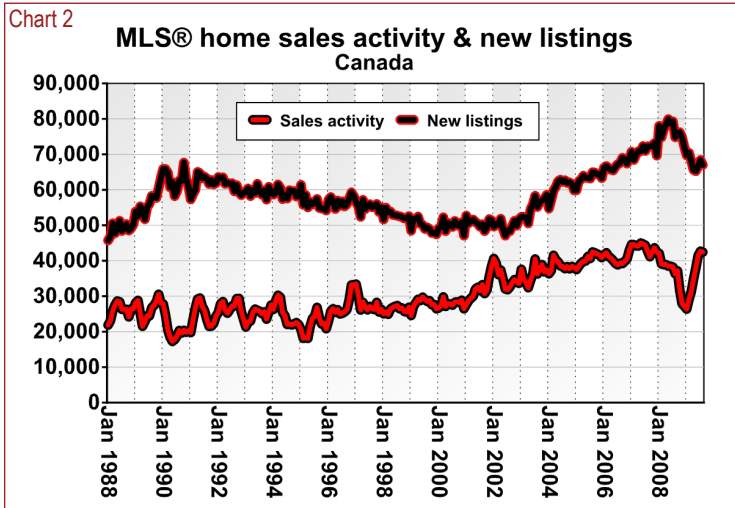
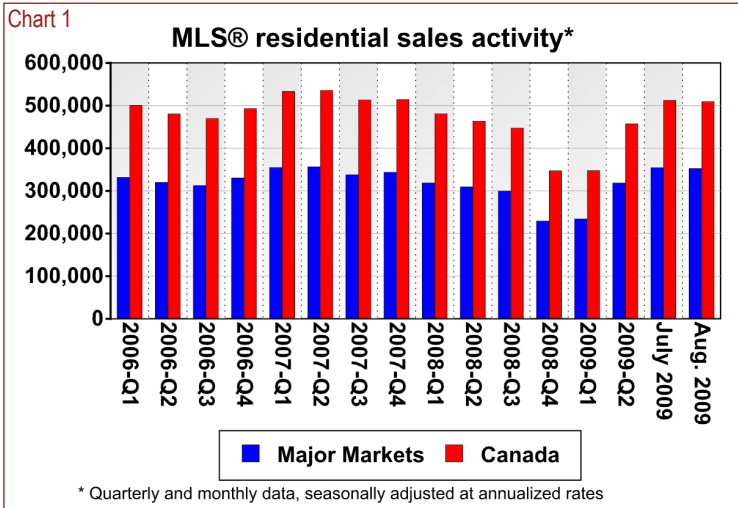
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## The Canadian Real Estate Association

### L'Association canadienne de l'immeuble



## Total MLS® Statistical Survey Summary: AUGUST 2009

### Seasonally Adjusted

				percentage change					
		Aug-09	Jul-09	Aug-July	July-June	June-May	May-Apr	Apr-Mar	Mar-Feb
British Columbia	Dollar Volume*	4,275.8	3,999.5	6.9	13.0	18.5	13.6	27.8	11.9
	Unit Sales	9,058	8,683	4.3	8.7	18.2	11.7	21.0	15.3
	New Listings	15,269	14,904	2.4	2.2	5.8	-1.1	1.3	-5.4
Prairie Provinces	Dollar Volume*	2,562.7	2,638.5	-2.9	2.9	15.6	15.6	16.8	-2.4
	Unit Sales	8,066	8,373	-3.7	3.3	9.9	12.2	15.1	-1.0
	New Listings	13,945	14,365	-2.9	-0.6	0.7	0.9	-0.5	-7.0
Alberta	Dollar Volume*	2,040.5	2,107.4	-3.2	1.0	17.2	19.2	19.1	-2.8
	Unit Sales	5,681	5,953	-4.6	1.8	10.2	15.6	18.9	-0.4
	New Listings	10,304	10,572	-2.5	1.5	0.4	2.4	-1.1	-7.9
Saskatchewan	Dollar Volume*	280.0	286.8	-2.4	15.3	13.4	3.2	19.0	-5.8
	Unit Sales	1,199	1,207	-0.7	12.4	12.9	6.1	12.7	-6.0
	New Listings	1,872	2,042	-8.3	-9.3	2.0	-6.5	1.9	-1.4
Manitoba	Dollar Volume*	242.2	244.3	-0.9	6.5	4.8	2.3	0.9	3.5
	Unit Sales	1,186	1,213	-2.2	2.6	5.7	2.6	3.1	1.1
	New Listings	1,769	1,751	1.0	-1.9	1.0	2.7	-0.1	-8.9
Ontario	Dollar Volume*	6,009.1	5,896.1	1.9	1.8	13.4	10.4	15.4	15.2
	Unit Sales	18,222	18,087	0.7	-0.2	9.4	7.0	9.3	10.6
	New Listings	30,256	30,460	-0.7	2.2	1.9	-0.8	-5.5	0.3
Quebec	Dollar Volume*	1,686.0	1,723.4	-2.2	4.7	2.9	7.1	8.9	7.9
	Unit Sales	7,386	7,666	-3.7	3.9	2.6	5.7	7.5	8.0
	New Listings	13,376	14,461	-7.5	4.4	2.6	-0.9	-1.6	0.9
Atlantic Provinces	Dollar Volume*	373.6	389.7	-4.1	2.8	4.2	7.8	2.0	-1.9
	Unit Sales	2,171	2,282	-4.9	2.6	5.2	5.8	0.7	-2.4
	New Listings	4,806	4,871	-1.3	-3.1	2.4	-0.3	6.1	2.4
New Brunswick	Dollar Volume*	95.4	104.7	-8.9	7.8	-1.1	7.9	3.6	0.4
	Unit Sales	643	746	-13.8	11.3	3.4	1.3	4.4	0.0
	New Listings	1,664	1,564	6.4	-5.4	3.5	-5.6	10.8	5.1
Nova Scotia	Dollar Volume*	189.2	187.6	0.9	2.4	7.2	8.4	7.5	-6.9
	Unit Sales	1,019	998	2.1	-2.3	9.2	11.6	1.7	-6.3
	New Listings	1,996	2,155	-7.4	-2.5	0.6	4.5	0.7	2.8
Prince Edward Island	Dollar Volume*	16.3	22.4	-27.0	14.6	-5.3	32.9	-28.8	2.7
	Unit Sales	135	158	-14.6	8.2	-4.6	13.3	-9.4	-8.0
	New Listings	335	344	-2.6	-0.3	9.9	3.6	20.7	-8.7
Newfoundland	Dollar Volume*	72.6	75.0	-3.3	-5.3	6.8	1.0	-1.4	5.0
	Unit Sales	374	380	-1.6	-1.8	2.4	-1.8	-3.5	5.0
	New Listings	811	808	0.4	-1.0	2.3	-3.0	6.5	0.3
All Other Areas	Dollar Volume*	15.9	14.6	9.3	-22.2	4.4	47.6	38.0	-27.6
	Unit Sales	53	52	1.9	-5.5	-5.2	38.1	23.5	-8.1
	New Listings	53	66	-19.7	1.5	0.0	-1.5	37.5	-15.8
<b>CANADA</b>	<b>Dollar Volume*</b>	<b>14,923.2</b>	<b>14,661.7</b>	<b>1.8</b>	<b>5.2</b>	<b>13.4</b>	<b>11.6</b>	<b>17.0</b>	<b>9.3</b>
	<b>Unit Sales</b>	<b>44,956</b>	<b>45,143</b>	<b>-0.4</b>	<b>2.9</b>	<b>9.5</b>	<b>8.4</b>	<b>11.2</b>	<b>7.7</b>
	<b>New Listings</b>	<b>77,705</b>	<b>79,127</b>	<b>-1.8</b>	<b>1.7</b>	<b>2.6</b>	<b>-0.5</b>	<b>-2.0</b>	<b>-1.9</b>

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.

\* \$millions

Source: The Canadian Real Estate Association (9/11/2009)

## Residential MLS® Statistical Survey Summary: AUGUST 2009

### Seasonally Adjusted

		percentage change								
		Aug-09	Jul-09	Aug-July	July-June	June-May	May-Apr	Apr-Mar	Mar-Feb	
British Columbia	Dollar Volume*	4,130.1	3,829.4	7.9	13.3	22.5	23.3	16.8	13.9	
	Unit Sales	8,585	8,198	4.7	9.1	17.2	12.2	21.7	14.1	
	New Listings	13,074	12,989	0.7	5.0	3.9	-0.1	2.5	-6.7	
Prairie Provinces	Dollar Volume*	2,270.4	2,361.2	-3.8	3.6	10.6	14.2	17.2	0.2	
	Unit Sales	7,523	7,883	-4.6	3.9	10.7	14.0	15.1	-0.1	
	New Listings	11,732	12,030	-2.5	1.5	-0.3	-0.6	0.5	-9.8	
Alberta	Dollar Volume*	1,801.6	1,887.4	-4.5	2.2	11.4	16.8	20.8	0.6	
	Unit Sales	5,390	5,692	-5.3	3.0	11.3	17.9	19.7	0.1	
	New Listings	8,674	8,896	-2.5	3.2	-0.3	0.9	0.0	-9.7	
Saskatchewan	Dollar Volume*	236.4	239.4	-1.3	13.3	10.2	6.9	10.9	-5.9	
	Unit Sales	1,017	1,058	-3.9	12.6	13.4	8.2	11.7	-5.2	
	New Listings	1,491	1,550	-3.8	-4.8	-1.2	-8.0	-0.3	-10.6	
Manitoba	Dollar Volume*	232.4	234.4	-0.9	6.7	5.0	2.4	1.3	3.4	
	Unit Sales	1,116	1,133	-1.5	1.3	5.9	2.3	1.5	2.8	
	New Listings	1,567	1,584	-1.1	-1.2	1.1	0.1	3.7	-9.9	
Ontario	Dollar Volume*	5,659.0	5,595.9	1.1	2.6	9.5	9.2	14.5	14.0	
	Unit Sales	17,399	17,316	0.5	0.0	8.5	7.1	10.7	10.4	
	New Listings	26,849	26,913	-0.2	1.8	2.2	-0.5	-7.0	-1.1	
Quebec	Dollar Volume*	1,582.5	1,641.3	-3.6	4.2	2.7	8.5	7.9	8.4	
	Unit Sales	6,953	7,253	-4.1	3.3	2.5	6.5	4.4	8.0	
	New Listings	11,687	12,703	-8.0	4.7	2.4	-1.5	-7.8	0.9	
Atlantic Provinces	Dollar Volume*	350.0	365.5	-4.2	0.7	5.0	8.3	2.3	-1.1	
	Unit Sales	1,916	1,975	-3.0	-1.0	5.7	7.5	-0.5	-3.0	
	New Listings	3,631	3,688	-1.5	-1.1	0.5	1.3	3.6	0.4	
New Brunswick	Dollar Volume*	90.6	100.2	-9.6	6.0	2.0	6.6	5.1	4.3	
	Unit Sales	584	637	-8.3	4.6	1.2	5.1	4.9	1.1	
	New Listings	1,206	1,194	1.0	-3.2	-0.2	1.3	6.3	-0.4	
Nova Scotia	Dollar Volume*	174.7	175.4	-0.4	0.3	7.7	10.7	3.7	-3.8	
	Unit Sales	899	867	3.7	-4.4	10.9	11.7	-1.1	-4.6	
	New Listings	1,553	1,598	-2.8	-2.1	-0.5	2.1	0.9	1.3	
Prince Edward Island	Dollar Volume*	13.1	18.3	-28.1	5.9	-3.7	23.1	-10.9	-23.2	
	Unit Sales	93	124	-25.0	5.1	0.0	13.5	-5.5	-30.4	
	New Listings	225	229	-1.7	2.2	1.8	6.8	6.2	-1.0	
Newfoundland	Dollar Volume*	71.7	71.6	0.1	-6.4	4.8	2.2	-0.6	5.4	
	Unit Sales	340	347	-2.0	-3.6	3.2	0.9	-6.0	7.0	
	New Listings	647	667	-3.0	4.1	4.4	-2.7	4.8	0.0	
All Other Areas	Dollar Volume*	16.6	14.1	17.8	-18.0	-5.4	45.2	59.5	-24.8	
	Unit Sales	50	41	22.0	-14.6	-4.0	19.0	20.0	-18.6	
	New Listings	45	58	-22.4	-6.5	14.8	-1.8	25.0	-27.9	
<b>CANADA</b>	<b>Dollar Volume*</b>	<b>14,008.7</b>	<b>13,807.4</b>	<b>1.5</b>	<b>5.7</b>	<b>11.7</b>	<b>13.1</b>	<b>14.1</b>	<b>10.0</b>	
	<b>Unit Sales</b>	<b>42,426</b>	<b>42,666</b>	<b>-0.6</b>	<b>2.8</b>	<b>9.1</b>	<b>9.0</b>	<b>11.3</b>	<b>7.7</b>	
	<b>New Listings</b>	<b>67,018</b>	<b>68,381</b>	<b>-2.0</b>	<b>2.7</b>	<b>2.0</b>	<b>-0.5</b>	<b>-3.7</b>	<b>-3.3</b>	

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.

\* \$millions

Source: The Canadian Real Estate Association (9/11/2009)

## Total MLS® Report: AUGUST 2009

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Aug-09	Aug-08	%	Aug-09	Aug-08	%	Aug-09	Aug-08	%	Aug-09	Aug-08	% change
			change			change			change			% change
British Columbia	4,156.1	2,326.4	78.6	9,053	5,612	61.3	459,080	414,543	10.7	14,482	15,592	-7.1
Prairie Provinces	2,617.6	2,375.9	10.2	8,546	7,728	10.6	306,296	307,443	-0.4	14,241	16,121	-11.7
Alberta	2,052.8	1,933.1	6.2	5,929	5,445	8.9	346,235	355,030	-2.5	10,240	11,598	-11.7
Saskatchewan	301.1	199.5	51.0	1,283	933	37.5	234,670	213,775	9.8	2,101	2,655	-20.9
Manitoba	263.7	243.3	8.4	1,334	1,350	-1.2	197,678	180,243	9.7	1,900	1,868	1.7
Ontario	5,905.6	4,731.3	24.8	18,967	16,358	15.9	311,360	289,235	7.6	28,729	31,311	-8.2
Quebec	1,384.9	1,234.6	12.2	6,114	5,794	5.5	226,510	213,090	6.3	11,888	12,720	-6.5
Atlantic Provinces	448.3	464.3	-3.4	2,604	2,922	-10.9	172,171	158,913	8.3	5,010	5,036	-0.5
New Brunswick	113.5	128.4	-11.6	756	923	-18.1	150,076	139,088	7.9	1,774	1,660	6.9
Nova Scotia	207.8	198.4	4.7	1,166	1,164	0.2	178,215	170,448	4.6	2,039	2,229	-8.5
Prince Edward Island	22.9	31.5	-27.4	176	240	-26.7	129,998	131,224	-0.9	342	389	-12.1
Newfoundland	104.2	106.1	-1.8	506	595	-15.0	205,926	178,269	15.5	855	758	12.8
Yukon	9.1	9.4	-3.8	35	32	9.4	258,864	294,311	-12.0	41	41	0.0
Northwest Territories	7.0	6.8	3.7	23	20	15.0	305,432	338,864	-9.9	15	28	-46.4
<b>CANADA (actual)</b>	<b>14,528.5</b>	<b>11,148.8</b>	<b>30.3</b>	<b>45,342</b>	<b>38,466</b>	<b>17.9</b>	<b>320,421</b>	<b>289,836</b>	<b>10.6</b>	<b>74,406</b>	<b>80,849</b>	<b>-8.0</b>
<b>CANADA (seasonally adjusted)</b>	<b>14,923.2</b>	<b>11,523.9</b>	<b>29.5</b>	<b>44,956</b>	<b>38,565</b>	<b>16.6</b>	<b>n.a.</b>	<b>n.a.</b>	<b>-</b>	<b>77,705</b>	<b>84,637</b>	<b>-8.2</b>

## Total MLS® Report: AUGUST 2009 Year-to-Date

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jan-Aug 2009	Jan-Aug 2008	%	Jan-Aug 2009	Jan-Aug 2008	%	Jan-Aug 2009	Jan-Aug 2008	%	Jan-Aug 2009	Jan-Aug 2008	% change
			change			change			change			% change
British Columbia	25,796.0	26,842.8	-3.9	57,989	59,038	-1.8	444,843	454,670	-2.2	123,770	152,759	-19.0
Prairie Provinces	18,888.4	21,088.3	-10.4	62,080	66,558	-6.7	304,259	316,840	-4.0	124,901	149,191	-16.3
Alberta	14,895.0	16,976.7	-12.3	43,484	46,475	-6.4	342,541	365,287	-6.2	90,137	114,447	-21.2
Saskatchewan	2,044.6	2,086.8	-2.0	8,757	9,364	-6.5	233,483	222,853	4.8	19,178	19,697	-2.6
Manitoba	1,948.7	2,024.7	-3.8	9,839	10,719	-8.2	198,063	188,892	4.9	15,586	15,047	3.6
Ontario	42,692.7	43,634.3	-2.2	139,262	144,073	-3.3	306,564	302,863	1.2	260,674	294,831	-11.6
Quebec	12,872.4	13,073.9	-1.5	58,059	60,821	-4.5	221,713	214,958	3.1	113,844	120,539	-5.6
Atlantic Provinces	2,988.0	3,246.4	-8.0	17,395	20,045	-13.2	171,774	161,954	6.1	42,647	44,325	-3.8
New Brunswick	819.3	895.1	-8.5	5,570	6,334	-12.1	147,096	141,313	4.1	14,031	14,074	-0.3
Nova Scotia	1,468.4	1,674.1	-12.3	7,868	9,296	-15.4	186,630	180,093	3.6	18,677	19,843	-5.9
Prince Edward Island	146.3	145.5	0.6	1,098	1,188	-7.6	133,242	122,468	8.8	2,973	3,833	-22.4
Newfoundland	554.0	531.7	4.2	2,859	3,227	-11.4	193,768	164,753	17.6	6,966	6,575	5.9
Yukon	57.0	59.6	-4.4	215	219	-1.8	264,920	272,031	-2.6	342	403	-15.1
Northwest Territories	54.4	43.7	24.4	164	136	20.6	331,577	321,511	3.1	183	168	8.9
<b>CANADA (actual)</b>	<b>103,348.9</b>	<b>107,989.0</b>	<b>-4.3</b>	<b>335,164</b>	<b>350,890</b>	<b>-4.5</b>	<b>308,353</b>	<b>307,757</b>	<b>0.2</b>	<b>666,361</b>	<b>762,216</b>	<b>-12.6</b>
<b>CANADA (seasonally adjusted)</b>	<b>92,757.5</b>	<b>101,621.3</b>	<b>-8.7</b>	<b>303,110</b>	<b>330,925</b>	<b>-8.4</b>	<b>n.a.</b>	<b>n.a.</b>	<b>-</b>	<b>622,510</b>	<b>702,187</b>	<b>-11.3</b>

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.

Source: The Canadian Real Estate Association (9/11/2009)

## Residential MLS® Report: AUGUST 2009

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Aug-09	Aug-08	%	Aug-09	Aug-08	%	Aug-09	Aug-08	%	Aug-09	Aug-08	% change
			change			change			change			change
British Columbia	4,034.8	2,182.2	84.9	8,565	5,175	65.5	471,078	421,685	11.7	12,450	13,423	-7.2
Prairie Provinces	2,371.2	2,124.8	11.6	7,771	7,070	9.9	305,129	300,533	1.5	12,030	13,615	-11.6
Alberta	1,858.5	1,726.4	7.7	5,407	5,031	7.5	343,727	343,148	0.2	8,678	9,891	-12.3
Saskatchewan	259.3	166.4	55.8	1,111	768	44.7	233,361	216,701	7.7	1,630	2,048	-20.4
Manitoba	253.4	232.0	9.2	1,253	1,271	-1.4	202,204	182,503	10.8	1,722	1,676	2.7
Ontario	5,664.2	4,549.7	24.5	18,067	15,594	15.9	313,512	291,760	7.5	25,504	28,401	-10.2
Quebec	1,293.3	1,163.7	11.1	5,709	5,426	5.2	226,542	214,468	5.6	10,362	11,110	-6.7
Atlantic Provinces	418.0	427.8	-2.3	2,313	2,546	-9.2	180,718	168,022	7.6	3,767	3,846	-2.1
New Brunswick	106.2	114.8	-7.5	678	795	-14.7	156,613	144,384	8.5	1,285	1,300	-1.2
Nova Scotia	192.2	184.4	4.2	1,028	1,020	0.8	186,974	180,801	3.4	1,558	1,660	-6.1
Prince Edward Island	19.7	27.0	-26.9	135	190	-28.9	146,259	142,168	2.9	229	254	-9.8
Newfoundland	99.9	101.6	-1.7	472	541	-12.8	211,573	187,744	12.7	695	632	10.0
Yukon	9.1	9.4	-3.8	35	32	9.4	258,864	294,311	-12.0	40	40	0.0
Northwest Territories	7.0	6.8	3.7	23	20	15.0	305,432	338,864	-9.9	14	28	-50.0
<b>CANADA (actual)</b>	<b>13,797.6</b>	<b>10,464.4</b>	<b>31.9</b>	<b>42,483</b>	<b>35,863</b>	<b>18.5</b>	<b>324,779</b>	<b>291,788</b>	<b>11.3</b>	<b>64,167</b>	<b>70,463</b>	<b>-8.9</b>
<b>CANADA (seasonally adjusted)</b>	<b>14,008.7</b>	<b>10,838.7</b>	<b>29.2</b>	<b>42,426</b>	<b>36,349</b>	<b>16.7</b>	<b>n.a.</b>	<b>n.a.</b>	<b>-</b>	<b>67,018</b>	<b>74,816</b>	<b>-10.4</b>

## Residential MLS® Report: AUGUST 2009 Year-to-Date

	Dollar Volume (\$millions)			Unit Sales			Average Price			New Listings		
	Jan-Aug 2009	Jan-Aug 2008	%	Jan-Aug 2009	Jan-Aug 2008	%	Jan-Aug 2009	Jan-Aug 2008	%	Jan-Aug 2009	Jan-Aug 2008	% change
			change			change			change			change
British Columbia	24,987.3	25,413.6	-1.7	54,945	54,635	0.6	454,769	465,152	-2.2	106,336	133,412	-20.3
Prairie Provinces	17,274.9	18,942.5	-8.8	57,279	60,504	-5.3	301,592	313,079	-3.7	104,083	126,798	-17.9
Alberta	13,625.0	15,268.3	-10.8	40,354	42,751	-5.6	337,637	357,145	-5.5	75,424	98,460	-23.4
Saskatchewan	1,776.1	1,735.6	2.3	7,607	7,705	-1.3	233,476	225,262	3.6	14,649	14,972	-2.2
Manitoba	1,873.8	1,938.6	-3.3	9,318	10,048	-7.3	201,095	192,930	4.2	14,010	13,366	4.8
Ontario	41,534.9	42,234.9	-1.7	133,400	137,723	-3.1	311,356	306,665	1.5	232,127	267,463	-13.2
Quebec	12,194.7	12,391.0	-1.6	54,996	57,524	-4.4	221,737	215,406	2.9	100,451	106,266	-5.5
Atlantic Provinces	2,828.7	3,027.3	-6.6	15,497	17,593	-11.9	182,533	172,073	6.1	32,472	33,629	-3.4
New Brunswick	777.5	826.9	-6.0	4,983	5,597	-11.0	156,028	147,735	5.6	10,641	10,658	-0.2
Nova Scotia	1,390.6	1,569.4	-11.4	7,027	8,167	-14.0	197,891	192,164	3.0	14,333	15,252	-6.0
Prince Edward Island	125.8	122.7	2.5	860	881	-2.4	146,317	139,319	5.0	1,997	2,406	-17.0
Newfoundland	534.8	508.3	5.2	2,627	2,948	-10.9	203,584	172,411	18.1	5,501	5,313	3.5
Yukon	56.3	59.3	-5.0	210	215	-2.3	268,247	275,898	-2.8	323	383	-15.7
Northwest Territories	51.6	42.8	20.5	158	134	17.9	326,669	319,631	2.2	171	166	3.0
<b>CANADA (actual)</b>	<b>98,928.4</b>	<b>102,111.4</b>	<b>-3.1</b>	<b>316,485</b>	<b>328,328</b>	<b>-3.6</b>	<b>312,585</b>	<b>311,004</b>	<b>0.5</b>	<b>575,963</b>	<b>668,117</b>	<b>-13.8</b>
<b>CANADA (seasonally adjusted)</b>	<b>87,704.4</b>	<b>96,012.4</b>	<b>-8.7</b>	<b>286,260</b>	<b>310,526</b>	<b>-7.8</b>	<b>n.a.</b>	<b>n.a.</b>	<b>-</b>	<b>541,053</b>	<b>620,909</b>	<b>-12.9</b>

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.