

## Canadian home sales edge higher in October

Ottawa, ON, November 17, 2014

According to statistics<sup>1</sup> released today by The Canadian Real Estate Association (CREA), national home sales activity edged higher on a month-over-month basis in October 2014.

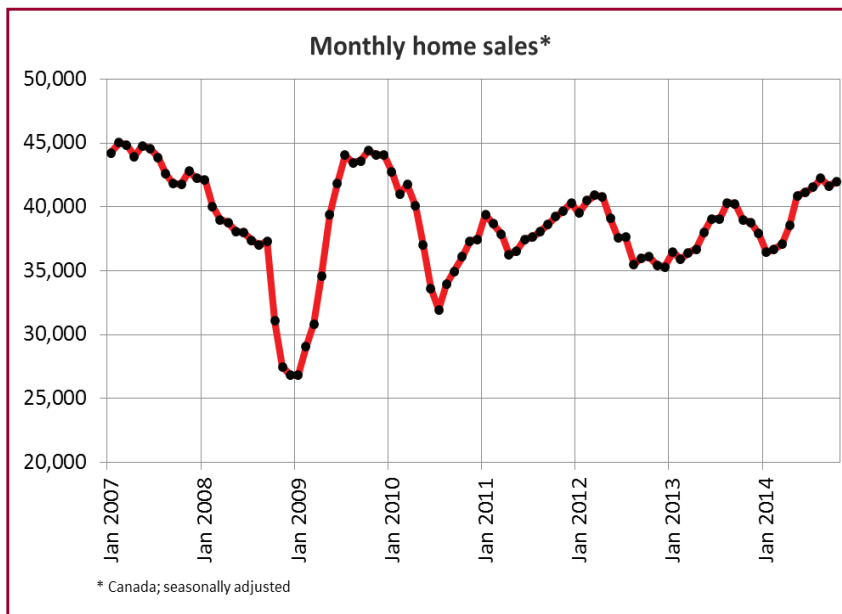
### Highlights:

- National home sales rose 0.7% from September to October.
- Actual (not seasonally adjusted) activity stood 7% above October 2013 levels.
- The number of newly listed homes rose 0.8% from September to October.
- The Canadian housing market remains balanced.
- The MLS® Home Price Index (HPI) rose 5.5% year-over-year in October.
- The national average sale price rose 7.1% on a year-over-year basis in October.

The number of home sales processed through the MLS® Systems of Canadian real estate Boards and Associations edged up 0.7 per cent in October 2014 compared to September. This marks the sixth consecutive month of stronger resale housing activity compared to a quiet start to the year, and the strongest activity for the month of October since 2009. (Chart A)

“Low interest rates continued to support sales in some of Canada’s more active and expensive urban housing markets and factored into the monthly increase for national sales,” said CREA President Beth Crosbie. “Even so, sales did not increase in many local markets in Canada, which shows that national and local housing market trends can be very different. All real estate is local and your REALTOR® is your best source for information about how the housing market is shaping up where you currently live or might like to in the future.”

Chart A



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

“While the strength of national sales activity is far from being a Canada-wide phenomenon, it extends beyond Vancouver, Calgary and Toronto,” said Gregory Klump, CREA’s Chief Economist. “Sales in a number of B.C. markets have started to recover from weaker demand over the past couple of years. They have also been improving across much of Alberta, where interprovincial migration and international immigration are reaching new heights.”

Actual (not seasonally adjusted) activity in October stood seven per cent above levels reported in the same month last year. October sales were up from year-ago levels in about 70 per cent of all local markets, led by Greater Vancouver and the Fraser Valley, Victoria, Calgary, and Greater Toronto. Combined sales in these five markets account for almost 40 per cent of national sales activity, and nearly 60 per cent of the year-over-year increase in national sales this month. Actual (not seasonally adjusted) sales activity for the year-to-date in October was 5.2 per cent above levels in the first 10 months of 2013 and slightly above (+2.5 per cent) the 10-year average for the same period.

<sup>1</sup> 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 rose 0.8 per cent in October compared to September. While new supply was down in just over half of all local markets, outsized gains in Greater Vancouver, Calgary, Edmonton, and Greater Toronto boosted the national figure.

The national sales-to-new listings ratio was 55.7 per cent in October. With sales and new listings having once again moved in tandem, the sales-to-new listings ratio held steady for the third consecutive month.

A sales-to-new listings ratio between 40 and 60 per cent is usually consistent with a balanced housing market, with readings above and below this range indicating sellers' and buyers' markets respectively. The ratio was within this range in just over half of all local markets in October. About 70 per cent of the remaining markets posted ratios above this range, almost all of which are located in British Columbia, Alberta and Southern Ontario.

The number of months of inventory is another important measure of the balance between housing supply and demand. It represents the number of months it would take to completely liquidate current inventories at the current rate of sales activity.

There were 5.8 months of inventory nationally at the end of October 2014. It has held to a narrow range between 5.8 and 6.0 months since May of this year. As with the sales-to-new listings ratio, the number of months of inventory remains well within balanced market territory while pointing to a national market that has become tighter since the beginning of the year, when sales got off to a slow start.

The Aggregate Composite MLS® HPI rose by 5.51 per cent on a year-over-year basis in October. Price gains have held steady between five and five-and-a-half per cent since the beginning of the year.

Year-over-year price growth accelerated for two-storey single family homes, townhouse/row units, and apartment units in October. By contrast, price momentum slowed further for one-storey single family homes.

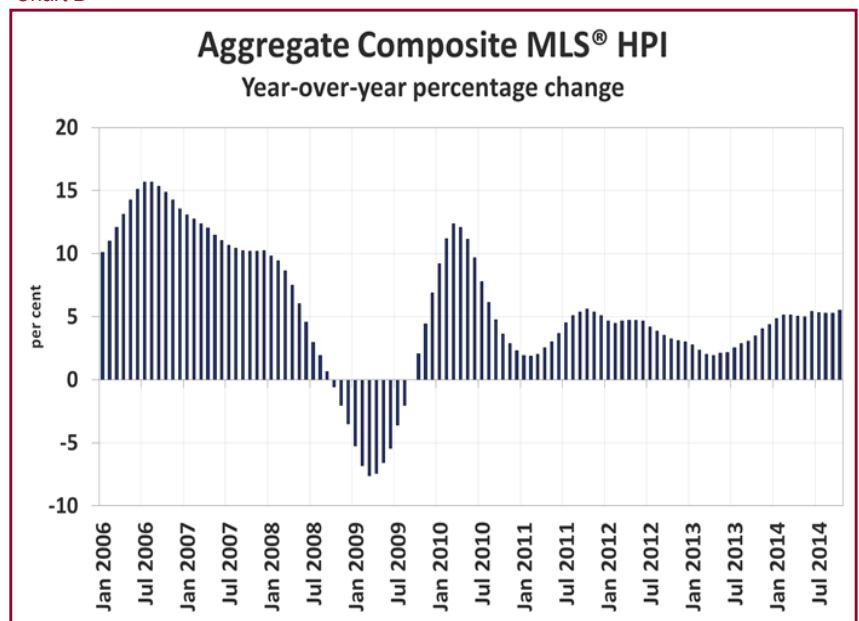
Two-storey single family homes continue to post the biggest year-over-year price gains (+6.94 per cent), followed closely by townhouse/row units (+5.83 per cent) and one-storey single family homes (+4.75 per cent). Price growth for apartment units remains comparatively more modest (+3.51 per cent).

Price growth varied among housing markets tracked by the index. As in recent months, Calgary (+9.47 per cent), Greater Toronto (+8.30 per cent), and Greater Vancouver (+6.03 per cent) continued to post the biggest gains.

Prices were up between one and 2.5 per cent on a year-over-year basis in the Fraser Valley, Victoria, and Vancouver Island, flat in Saskatoon, Ottawa, Greater Montreal, and Greater Moncton, and down 3.4 per cent in Regina (Table 1).

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.

Chart B



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

The actual (not seasonally adjusted) national average price for homes sold in October 2014 was \$419,699, up 7.1 per cent from the same month last year.

The national average price continues to be pulled upward by sales activity in Greater Vancouver and Greater Toronto, which are among Canada's most active and expensive housing markets. Excluding these two markets from the calculation, the average price is a relatively more modest \$330,596 and the year-over-year increase shrinks to 5.4 per cent.

Table 1

MLS® Home Price Index							
January 2005 = 100		Percentage Change vs.					
Composite HPI:	October 2014	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
<b>Aggregate</b>	170.3	0.41	0.41	1.92	5.51	12.71	23.32
Lower Mainland	160.1	0.44	1.07	2.17	4.85	4.23	14.60
Greater Vancouver	167.0	0.54	1.33	2.90	6.03	4.70	17.36
Fraser Valley	145.6	0.28	0.41	0.41	2.10	3.63	8.49
Vancouver Island	149.6	0.07	-0.47	0.74	2.47	-0.80	-0.53
Victoria	139.3	-0.43	-1.14	-0.36	0.94	-3.73	-5.04
Calgary	212.8	0.19	0.57	3.45	9.47	25.99	26.14
Regina	273.8	-0.44	-1.30	-2.49	-3.39	8.35	23.67
Saskatoon	233.3	0.09	-0.55	-0.09	-0.43	10.31	16.94
Greater Toronto	169.6	0.77	0.77	2.91	8.30	18.93	35.57
Ottawa	148.0	-0.27	-0.74	-0.07	0.34	2.71	15.53
Greater Montreal	155.4	0.13	-0.38	-0.83	0.13	4.44	17.55
Greater Moncton	127.7	-0.78	-0.23	1.43	0.00	1.03	7.76

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](http://www.homepriceindex.ca/hpi_tool_en.html).

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

**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 111,000 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:**

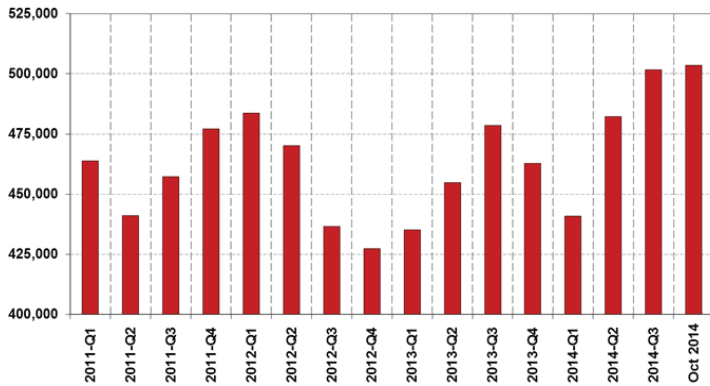
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# The Canadian Real Estate Association News Release



Chart 1

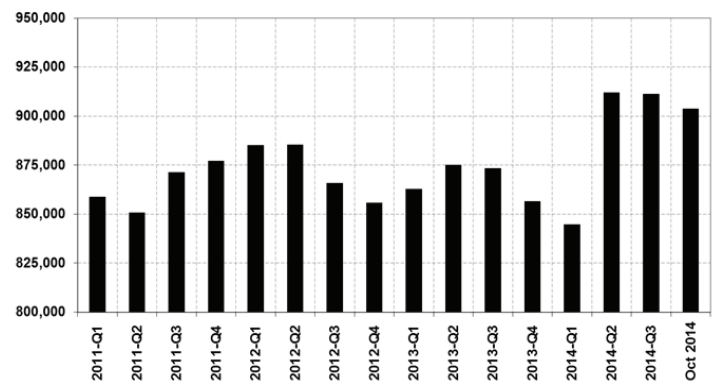
## Residential sales activity\* Canada



\*Seasonally adjusted data at annualized rates

Chart 2

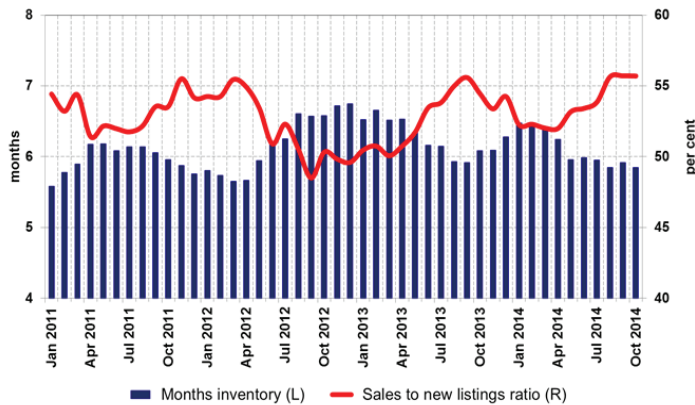
## Residential new listings\* Canada



\*Seasonally adjusted data at annualized rates

Chart 3

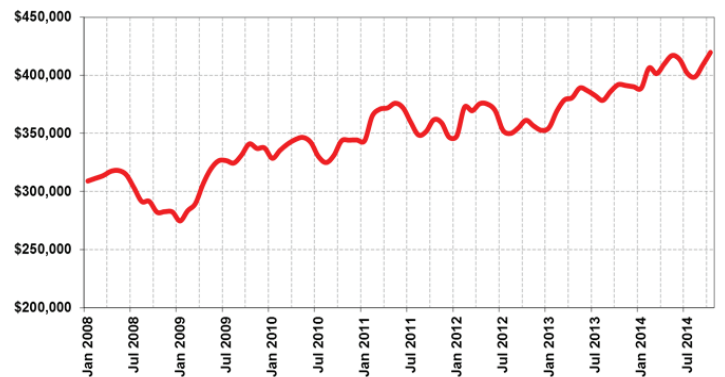
## Residential market balance\* Canada



\*seasonally adjusted

Chart 4

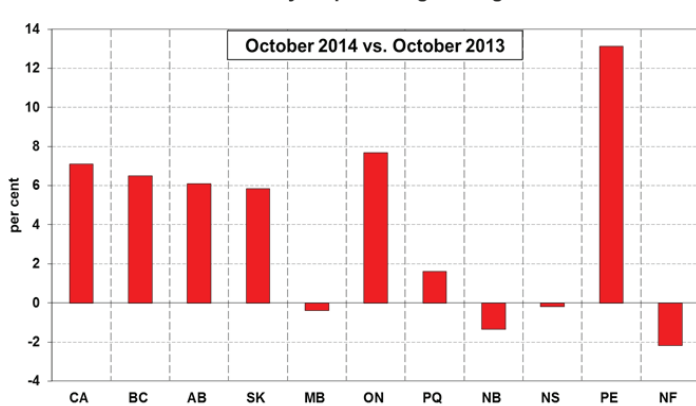
## Residential average price\* Canada



\*actual (not seasonally adjusted)

Chart 5

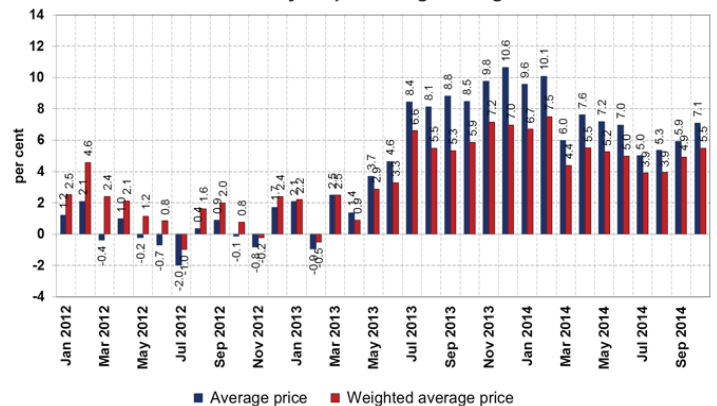
## Residential average price\* Year-over-year percentage change



\*actual (not seasonally adjusted)

Chart 6

## National residential average price\* Year-over-year percentage change



\*actual (not seasonally adjusted)

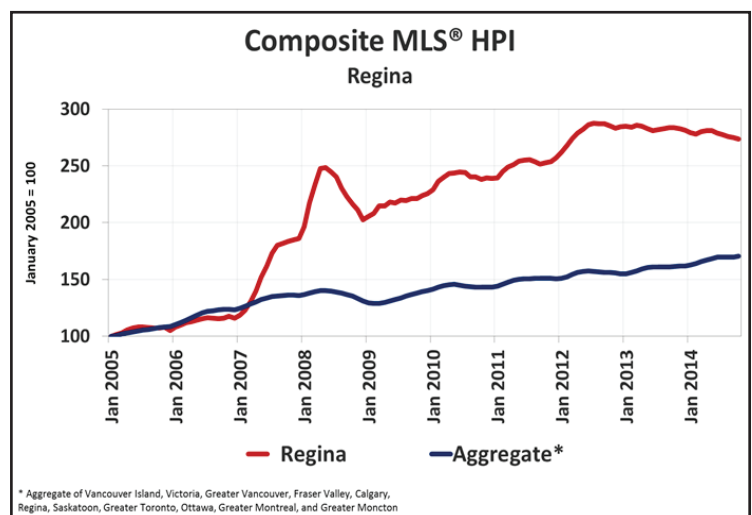
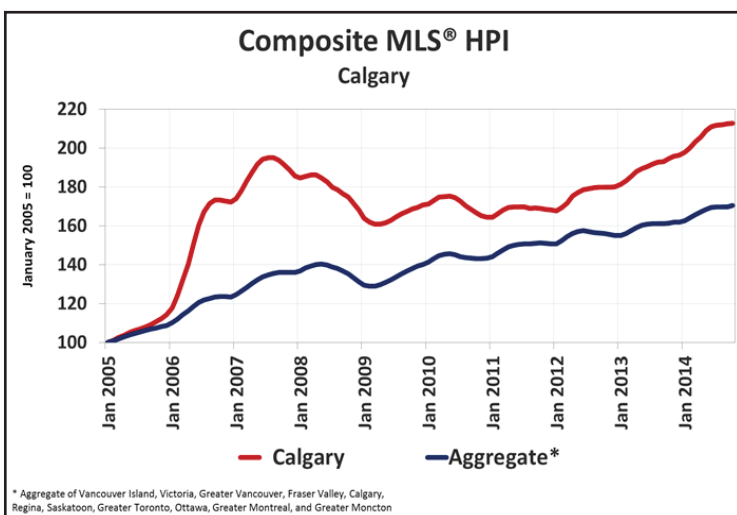
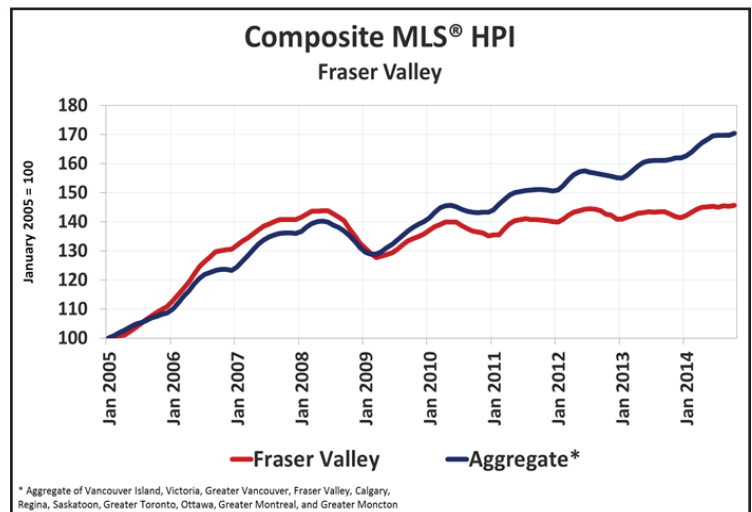
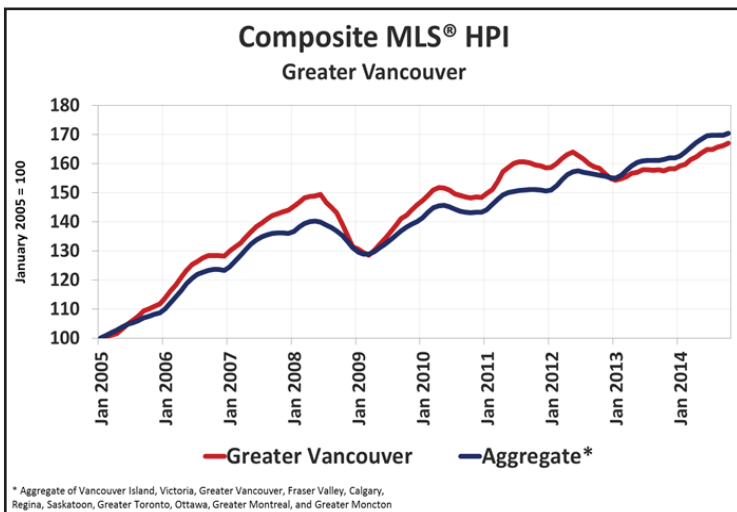
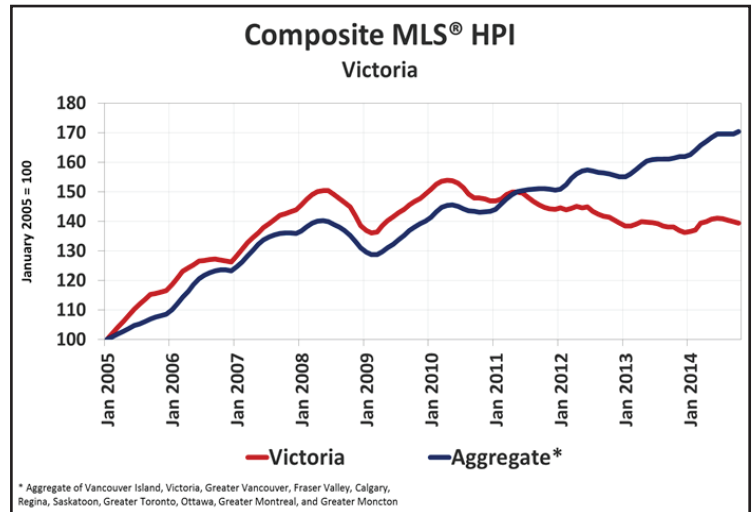
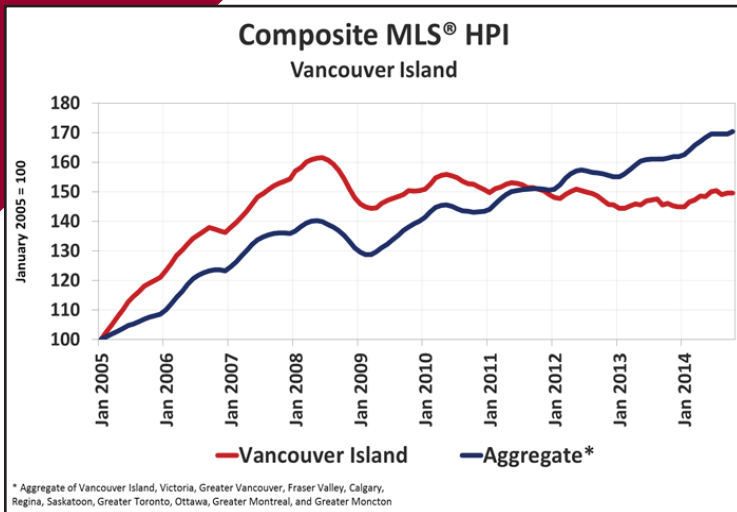


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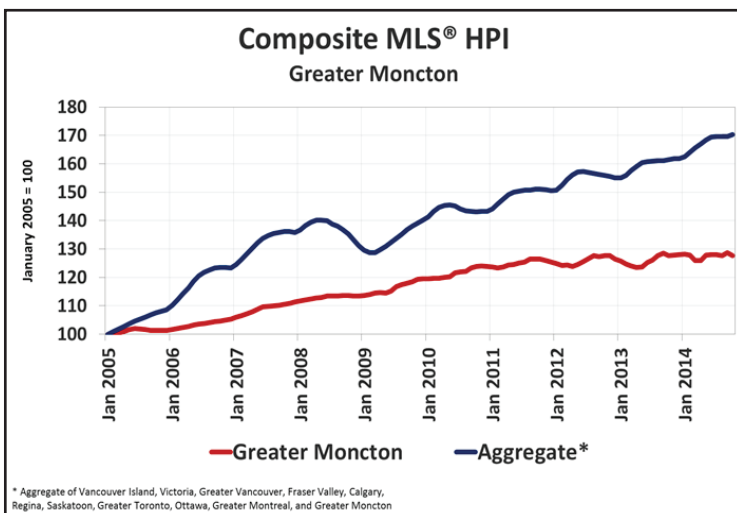
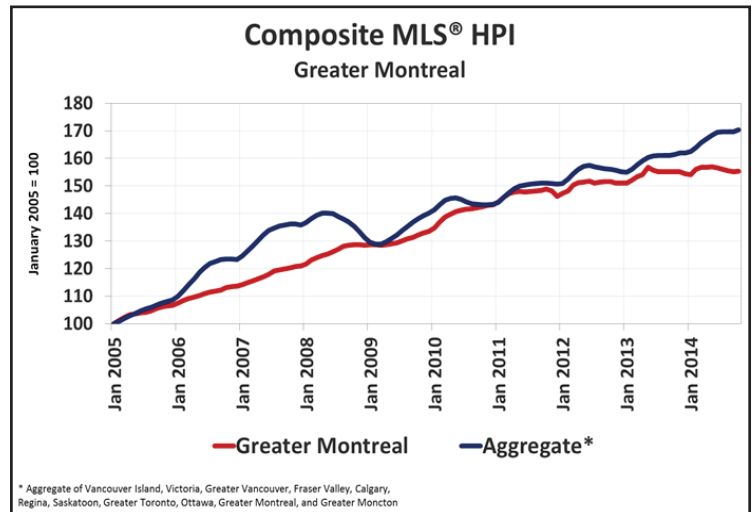
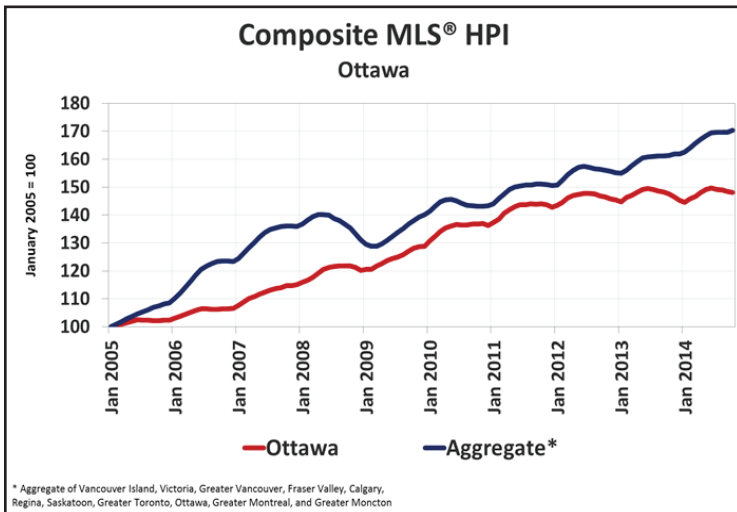
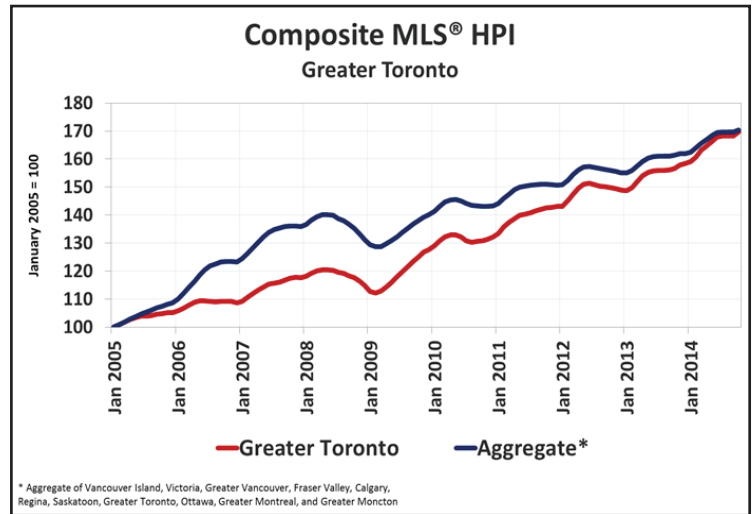
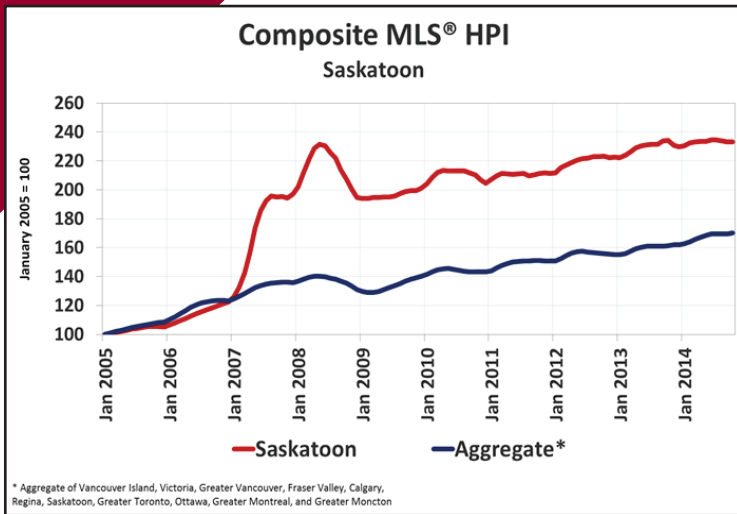
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# The Canadian Real Estate Association News Release



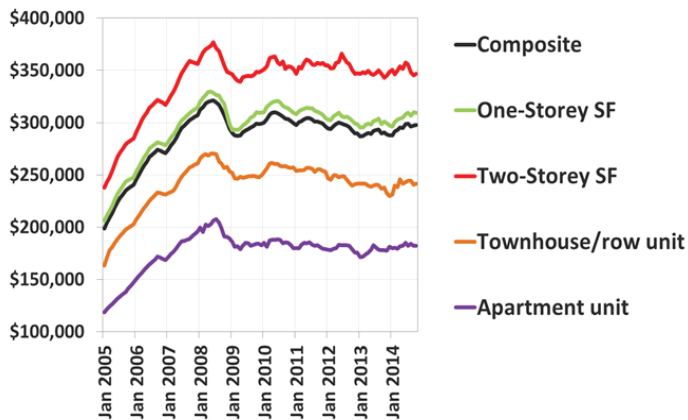
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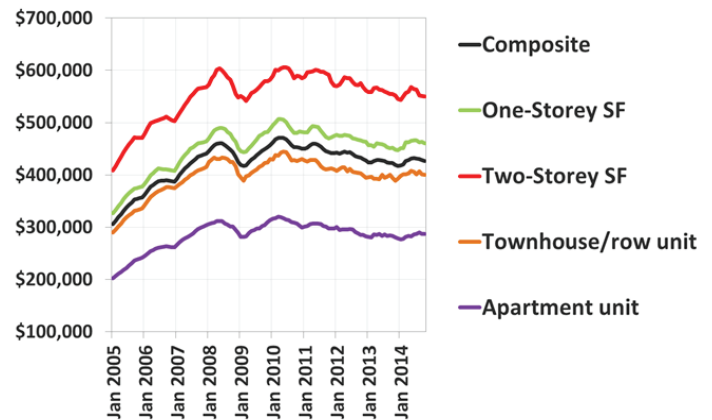
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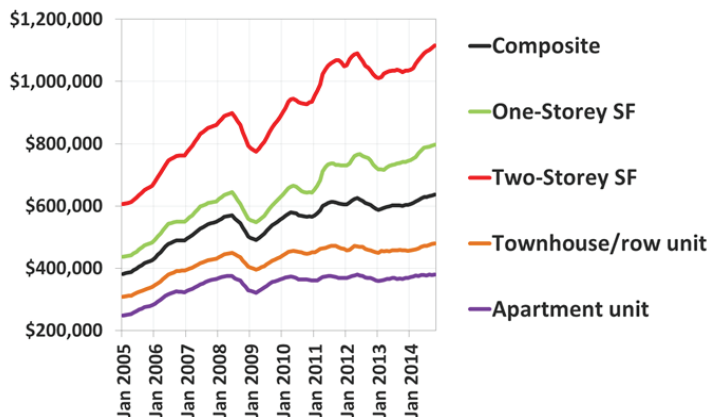
**MLS® HPI Benchmark Price**  
Vancouver Island



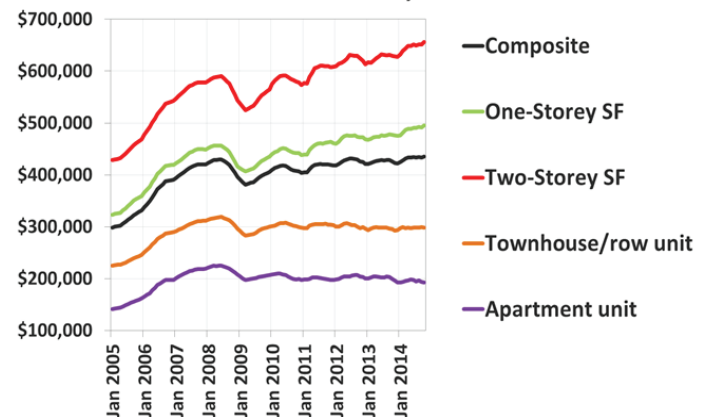
**MLS® HPI Benchmark Price**  
Victoria



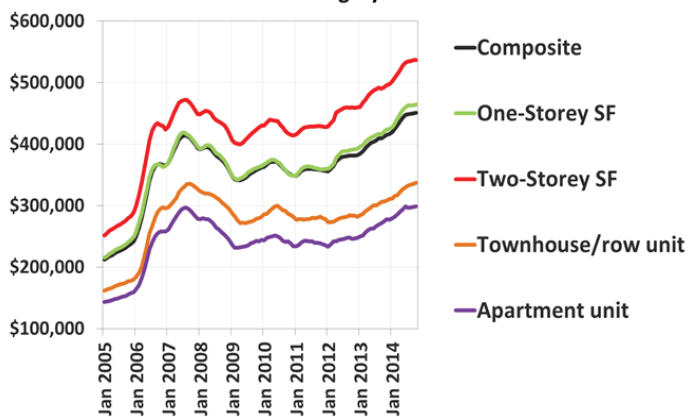
**MLS® HPI Benchmark Price**  
Greater Vancouver



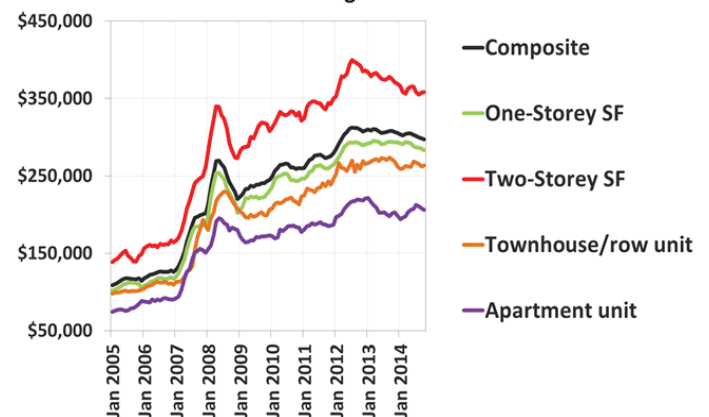
**MLS® HPI Benchmark Price**  
Fraser Valley



**MLS® HPI Benchmark Price**  
Calgary



**MLS® HPI Benchmark Price**  
Regina

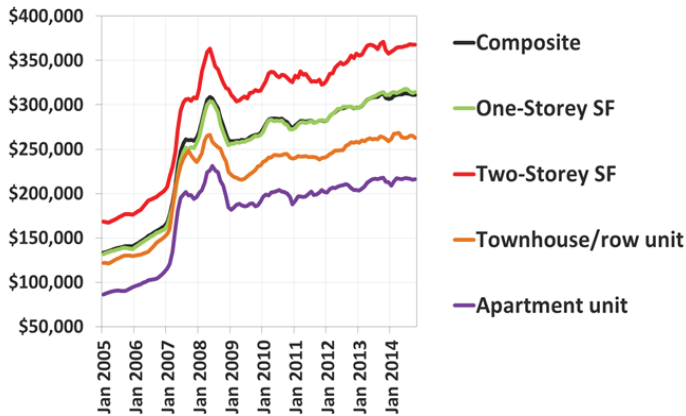




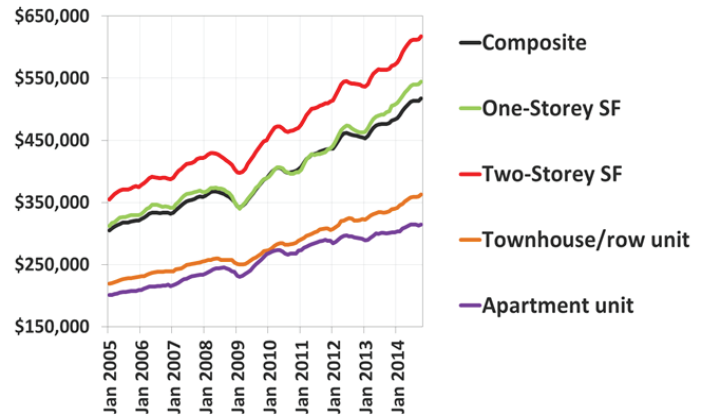
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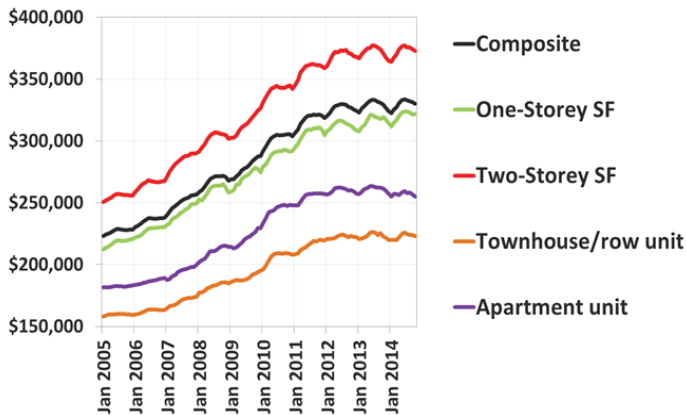
**MLS® HPI Benchmark Price**  
Saskatoon



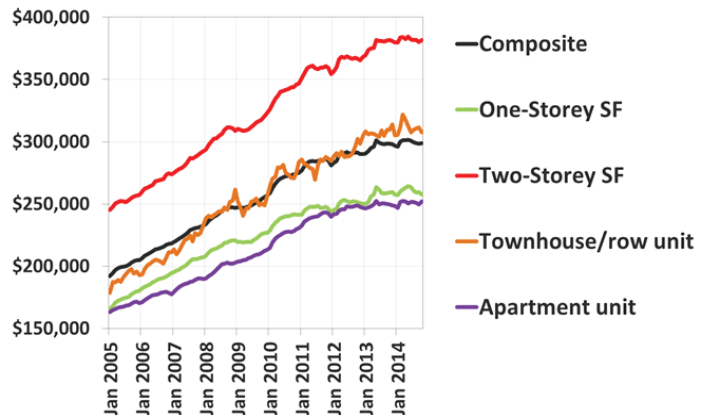
**MLS® HPI Benchmark Price**  
Greater Toronto



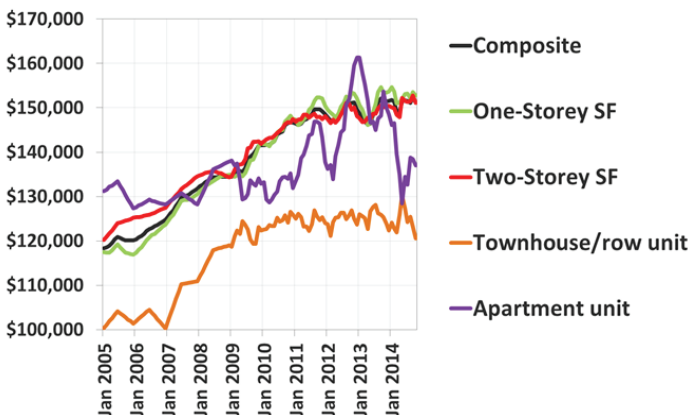
**MLS® HPI Benchmark Price**  
Ottawa



**MLS® HPI Benchmark Price**  
Greater Montreal



**MLS® HPI Benchmark Price**  
Greater Moncton



**Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations  
October 2014**

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
Fraser Valley	762.3	758.5	0.5	767.9	603.2	27.3	740.4	702.0	5.5	726.7	577.6	25.8
Greater Vancouver	2,455.6	2,594.9	-5.4	2,616.5	2,127.4	23.0	2,430.0	2,482.9	-2.1	2,550.6	2,092.4	21.9
Victoria	307.6	294.4	4.5	303.7	234.9	29.3	305.8	277.7	10.1	289.9	222.7	30.2
Calgary	1,507.4	1,423.3	5.9	1,415.8	1,180.0	20.0	1,404.4	1,345.2	4.4	1,324.5	1,094.9	21.0
Edmonton	737.0	716.3	2.9	678.1	655.3	3.5	631.2	619.4	1.9	579.3	559.2	3.6
Regina	112.9	121.8	-7.3	111.8	100.3	11.5	104.9	113.6	-7.6	105.3	97.9	7.6
Saskatoon	179.8	178.9	0.5	182.8	179.6	1.8	177.3	176.8	0.3	176.1	164.9	6.8
Winnipeg	277.8	288.2	-3.6	291.4	316.8	-8.0	272.3	280.2	-2.8	284.1	304.0	-6.5
Hamilton-Burlington	522.6	542.2	-3.6	529.9	479.7	10.5	508.8	510.2	-0.3	508.0	444.9	14.2
Kitchener-Waterloo	226.6	215.6	5.1	207.6	179.3	15.8	203.4	199.6	1.9	192.6	155.7	23.7
London and St Thomas	205.2	206.9	-0.8	194.0	166.5	16.6	192.3	191.3	0.5	180.9	157.6	14.8
Ottawa	440.0	430.5	2.2	410.9	412.1	-0.3	437.3	427.0	2.4	406.6	401.0	1.4
St. Catharines	74.4	71.1	4.7	72.7	64.1	13.4	65.6	64.7	1.4	66.1	63.5	4.1
Sudbury	48.0	45.2	6.3	45.2	44.8	0.8	44.5	42.1	5.7	41.9	41.2	1.7
Thunder Bay	44.2	43.1	2.6	48.2	39.2	23.1	42.0	41.7	0.7	45.5	35.9	26.6
Greater Toronto†	4,745.6	4,690.3	1.2	5,024.3	4,312.5	16.5	4,755.7	4,666.0	1.9	5,024.3	4,312.5	16.5
Windsor-Essex	92.6	94.4	-1.9	97.9	97.5	0.4	84.7	85.9	-1.4	86.7	84.2	2.9
Trois Rivières CMA	18.8	14.8	27.3	16.9	10.4	63.0	15.9	13.4	18.7	13.7	8.2	68.2
Montreal CMA	1,064.1	1,067.4	-0.3	999.6	954.6	4.7	988.2	1,004.4	-1.6	924.5	894.6	3.3
Gatineau CMA	72.6	74.3	-2.3	65.8	61.1	7.7	69.1	68.2	1.3	61.0	58.4	4.5
Quebec CMA	145.3	144.7	0.4	137.7	132.4	4.0	139.0	137.3	1.2	125.1	120.0	4.2
Saguenay CMA	18.9	20.1	-5.8	17.3	16.0	8.5	18.7	20.3	-7.9	17.2	14.1	21.5
Sherbrooke CMA	32.9	40.7	-19.1	32.1	36.8	-12.8	28.7	34.4	-16.6	27.2	33.9	-19.8
Saint John	22.9	23.5	-2.5	24.2	22.0	9.8	21.3	22.0	-3.3	22.4	19.8	13.2
Halifax-Dartmouth	118.4	119.8	-1.2	105.8	108.9	-2.8	114.7	117.8	-2.6	102.6	105.3	-2.6
Newfoundland & Labrador	97.5	103.4	-5.7	123.6	142.6	-13.3	94.0	100.0	-6.0	115.1	127.7	-9.9
<b>Canada</b>	<b>18,128.0</b>	<b>18,152.8</b>	<b>-0.1</b>	<b>18,363.4</b>	<b>16,103.7</b>	<b>14.0</b>	<b>17,386.9</b>	<b>17,218.6</b>	<b>1.0</b>	<b>17,515.3</b>	<b>15,287.3</b>	<b>14.6</b>

\* 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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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  
October 2014**

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
Fraser Valley	1,445	1,458	-0.9	1,448	1,249	15.9	1,373	1,366	0.5	1,376	1,183	16.3
Greater Vancouver	3,082	3,030	1.7	3,190	2,763	15.5	3,011	2,973	1.3	3,113	2,698	15.4
Victoria	609	593	2.7	602	512	17.6	588	561	4.8	573	470	21.9
Calgary	3,102	3,061	1.3	2,978	2,696	10.5	2,987	2,915	2.5	2,848	2,510	13.5
Edmonton	1,932	1,908	1.3	1,849	1,924	-3.9	1,714	1,681	2.0	1,611	1,682	-4.2
Regina	328	369	-11.1	329	316	4.1	319	356	-10.4	318	309	2.9
Saskatoon	514	531	-3.2	519	514	1.0	508	521	-2.5	504	497	1.4
Winnipeg	1,058	1,078	-1.9	1,113	1,196	-6.9	998	1,017	-1.9	1,050	1,118	-6.1
Hamilton-Burlington	1,271	1,280	-0.7	1,258	1,207	4.2	1,215	1,233	-1.5	1,208	1,157	4.4
Kitchener-Waterloo	640	615	4.1	618	547	13.0	597	576	3.6	575	496	15.9
London and St Thomas	788	745	5.8	740	681	8.7	767	716	7.1	719	654	9.9
Ottawa	1,231	1,191	3.4	1,163	1,157	0.5	1,213	1,171	3.6	1,136	1,104	2.9
St. Catharines	259	246	5.3	252	222	13.5	242	234	3.4	237	220	7.7
Sudbury	197	186	5.9	199	213	-6.6	181	171	5.8	183	185	-1.1
Thunder Bay	218	213	2.3	249	220	13.2	205	197	4.1	228	191	19.4
Greater Toronto†	8,290	8,125	2.0	8,552	8,000	6.9	8,268	8,192	0.9	8,552	8,000	6.9
Windsor-Essex	478	480	-0.4	488	491	-0.6	453	455	-0.4	456	455	0.2
Trois Rivières CMA	105	97	8.2	97	65	49.2	94	88	6.8	89	57	56.1
Montreal CMA	3,137	3,176	-1.2	2,787	2,789	-0.1	3,005	3,073	-2.2	2,636	2,670	-1.3
Gatineau CMA	313	305	2.6	276	262	5.3	293	280	4.6	255	241	5.8
Quebec CMA	570	554	2.9	523	492	6.3	543	525	3.4	485	451	7.5
Saguenay CMA	99	114	-13.2	90	83	8.4	101	109	-7.3	87	71	22.5
Sherbrooke CMA	153	199	-23.1	141	146	-3.4	137	180	-23.9	124	130	-4.6
Saint John	147	158	-7.0	164	158	3.8	131	139	-5.8	142	129	10.1
Halifax-Dartmouth	439	445	-1.3	409	426	-4.0	418	424	-1.4	388	397	-2.3
Newfoundland & Labrador	369	385	-4.2	477	544	-12.3	337	357	-5.6	432	469	-7.9
<b>Canada</b>	<b>44,475</b>	<b>44,058</b>	<b>0.9</b>	<b>44,518</b>	<b>41,990</b>	<b>6.0</b>	<b>41,949</b>	<b>41,646</b>	<b>0.7</b>	<b>41,733</b>	<b>39,005</b>	<b>7.0</b>

† 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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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  
October 2014**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
Fraser Valley	2,508	2,593	-3.3	2,395	2,336	2.5	2,297	2,318	-0.9	2,124	1,993	6.6
Greater Vancouver	5,182	4,979	4.1	4,820	4,708	2.4	4,958	4,791	3.5	4,608	4,487	2.7
Victoria	1,039	1,039	0.0	945	979	-3.5	941	918	2.5	846	844	0.2
Calgary	4,522	4,291	5.4	4,118	3,716	10.8	4,119	3,936	4.6	3,775	3,318	13.8
Edmonton	3,171	3,084	2.8	2,740	2,587	5.9	2,636	2,468	6.8	2,334	2,102	11.0
Regina	741	777	-4.6	664	600	10.7	716	736	-2.7	631	557	13.3
Saskatoon	1,145	1,160	-1.3	1,124	1,040	8.1	1,076	1,096	-1.8	1,057	977	8.2
Winnipeg	1,900	1,919	-1.0	1,839	1,719	7.0	1,709	1,723	-0.8	1,663	1,529	8.8
Hamilton-Burlington	1,839	1,755	4.8	1,821	1,730	5.3	1,696	1,623	4.5	1,669	1,581	5.6
Kitchener-Waterloo	1,202	1,199	0.3	1,212	1,154	5.0	1,025	985	4.1	1,032	938	10.0
London and St Thomas	1,674	1,529	9.5	1,665	1,540	8.1	1,461	1,371	6.6	1,439	1,322	8.9
Ottawa	2,711	2,680	1.2	2,559	2,508	2.0	2,579	2,504	3.0	2,399	2,349	2.1
St. Catharines	478	461	3.7	459	387	18.6	424	410	3.4	408	335	21.8
Sudbury	472	513	-8.0	424	480	-11.7	366	409	-10.5	337	359	-6.1
Thunder Bay	355	352	0.9	348	305	14.1	300	303	-1.0	293	245	19.6
Greater Toronto <sup>†</sup>	13,402	13,079	2.5	13,476	13,110	2.8	13,401	13,073	2.5	13,476	13,110	2.8
Windsor-Essex	901	972	-7.3	873	961	-9.2	754	793	-4.9	728	774	-5.9
Trois Rivières CMA	212	216	-1.9	203	190	6.8	180	181	-0.6	173	164	5.5
Montreal CMA	6,827	6,904	-1.1	7,072	7,031	0.6	6,442	6,506	-1.0	6,641	6,576	1.0
Gatineau CMA	834	847	-1.5	797	644	23.8	743	709	4.8	697	588	18.5
Quebec CMA	1,222	1,391	-12.1	1,303	1,231	5.8	1,134	1,190	-4.7	1,197	1,093	9.5
Saguenay CMA	244	261	-6.5	233	239	-2.5	230	237	-3.0	216	194	11.3
Sherbrooke CMA	377	331	13.9	398	324	22.8	323	296	9.1	334	276	21.0
Saint John	497	459	8.3	437	385	13.5	379	378	0.3	338	310	9.0
Halifax-Dartmouth	931	1,018	-8.5	825	934	-11.7	825	903	-8.6	713	785	-9.2
Newfoundland & Labrador	1,199	1,296	-7.5	1,202	1,080	11.3	980	998	-1.8	994	866	14.8
<b>Canada</b>	<b>84,616</b>	<b>84,642</b>	<b>0.0</b>	<b>80,331</b>	<b>78,063</b>	<b>2.9</b>	<b>75,318</b>	<b>74,756</b>	<b>0.8</b>	<b>71,410</b>	<b>68,580</b>	<b>4.1</b>

<sup>†</sup> 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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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  
October 2014**

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
Fraser Valley	534,747	515,328	3.8	530,346	482,951	9.8	531,338	518,355	2.5	528,118	488,209	8.2
Greater Vancouver	813,184	828,418	-1.8	820,211	769,947	6.5	813,769	833,474	-2.4	819,336	775,542	5.6
Victoria	504,404	503,776	0.1	504,436	458,853	9.9	513,563	509,681	0.8	505,859	473,820	6.8
Calgary	480,897	476,136	1.0	475,413	437,670	8.6	468,939	466,503	0.5	465,047	436,216	6.6
Edmonton	372,749	373,882	-0.3	366,725	340,585	7.7	367,027	365,144	0.5	359,579	332,461	8.2
Regina	346,852	325,696	6.5	339,752	317,296	7.1	329,305	317,825	3.6	331,161	316,810	4.5
Saskatoon	352,164	333,990	5.4	352,164	349,437	0.8	347,280	335,748	3.4	349,322	331,750	5.3
Winnipeg	262,394	267,548	-1.9	261,831	264,848	-1.1	270,205	272,564	-0.9	270,605	271,946	-0.5
Hamilton-Burlington	418,903	419,529	-0.1	421,259	397,403	6.0	420,778	412,044	2.1	420,565	384,534	9.4
Kitchener-Waterloo	335,870	336,860	-0.3	335,870	327,699	2.5	334,989	338,917	-1.2	334,989	313,987	6.7
London and St Thomas	261,789	285,864	-8.4	262,203	244,426	7.3	254,554	272,078	-6.4	251,596	240,964	4.4
Ottawa	357,593	360,813	-0.9	353,351	356,195	-0.8	361,637	364,090	-0.7	357,887	363,240	-1.5
St. Catharines	288,527	286,941	0.6	288,527	288,845	-0.1	273,659	274,380	-0.3	278,881	288,557	-3.4
Sudbury	238,180	245,154	-2.8	227,051	210,522	7.9	244,158	249,894	-2.3	228,833	222,542	2.8
Thunder Bay	200,793	205,613	-2.3	193,639	177,981	8.8	206,859	216,982	-4.7	199,687	188,217	6.1
Greater Toronto†	581,575	574,614	1.2	587,505	539,058	9.0	581,122	574,703	1.1	587,505	539,058	9.0
Windsor-Essex	194,038	195,955	-1.0	200,600	198,581	1.0	188,305	188,710	-0.2	190,095	185,157	2.7
Trois Rivières CMA	174,370	142,788	22.1	n/a	n/a	-	155,173	154,057	0.7	155,173	144,350	7.5
Montreal CMA	349,557	334,844	4.4	n/a	n/a	-	341,813	330,677	3.4	344,273	333,319	3.3
Gatineau CMA	242,193	244,589	-1.0	n/a	n/a	-	237,962	247,548	-3.9	235,668	244,718	-3.7
Quebec CMA	266,894	271,396	-1.7	n/a	n/a	-	259,733	265,444	-2.2	258,406	263,537	-1.9
Saguenay CMA	192,460	179,730	7.1	n/a	n/a	-	201,016	192,799	4.3	200,722	202,721	-1.0
Sherbrooke CMA	215,861	216,807	-0.4	n/a	n/a	-	209,907	212,306	-1.1	218,902	254,610	-14.0
Saint John	147,331	146,612	0.5	147,331	139,289	5.8	158,041	155,384	1.7	158,041	153,697	2.8
Halifax-Dartmouth	268,512	273,828	-1.9	258,715	255,596	1.2	273,213	279,924	-2.4	264,447	265,339	-0.3
Newfoundland & Labrador	269,851	258,662	4.3	259,163	262,042	-1.1	275,927	273,623	0.8	266,346	272,267	-2.2
<b>Canada</b>	<b>413,056</b>	<b>409,339</b>	<b>0.9</b>	<b>412,493</b>	<b>383,513</b>	<b>7.6</b>	<b>418,796</b>	<b>415,001</b>	<b>0.9</b>	<b>419,699</b>	<b>391,931</b>	<b>7.1</b>

\* 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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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  
October 2014**

Sales as a Percentage of New Listings*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly change	Oct 2014	Oct 2013	year-over-year change	Oct 2014	Sep 2014	monthly change	Oct 2014	Oct 2013	year-over-year change
Fraser Valley	57.6	56.2	1.4	51.0	46.0	5.0	59.8	58.9	0.9	53.9	48.9	5.0
Greater Vancouver	59.5	60.9	-1.4	56.1	48.3	7.8	60.7	62.1	-1.4	57.5	49.6	7.9
Victoria	58.6	57.1	1.5	50.9	46.0	4.9	62.5	61.1	1.4	54.2	49.1	5.1
Calgary	68.6	71.3	-2.7	67.6	65.1	2.5	72.5	74.1	-1.6	71.1	69.5	1.6
Edmonton	60.9	61.9	-1.0	58.7	57.4	1.3	65.0	68.1	-3.1	63.9	64.0	-0.1
Regina	44.3	47.5	-3.2	45.0	49.9	-4.9	44.6	48.4	-3.8	46.3	51.1	-4.8
Saskatoon	44.9	45.8	-0.9	45.8	47.6	-1.8	47.2	47.5	-0.3	47.0	48.9	-1.9
Winnipeg	55.7	56.2	-0.5	56.9	63.9	-7.0	58.4	59.0	-0.6	59.8	67.1	-7.3
Hamilton-Burlington	69.1	72.9	-3.8	70.8	67.7	3.1	71.6	76.0	-4.4	73.5	70.7	2.8
Kitchener-Waterloo	53.2	51.3	1.9	51.2	52.9	-1.7	58.2	58.5	-0.3	57.2	58.0	-0.8
London and St Thomas	47.1	48.7	-1.6	46.3	44.9	1.4	52.5	52.2	0.3	51.1	49.5	1.6
Ottawa	45.4	44.4	1.0	44.0	45.9	-1.9	47.0	46.8	0.2	45.3	47.1	-1.8
St. Catharines	54.2	53.4	0.8	54.7	53.4	1.3	57.1	57.1	0.0	58.9	57.5	1.4
Sudbury	41.7	36.3	5.4	39.3	44.4	-5.1	49.5	41.8	7.7	45.7	52.3	-6.6
Thunder Bay	61.4	60.5	0.9	61.3	62.9	-1.6	68.3	65.0	3.3	67.3	70.4	-3.1
Greater Toronto†	61.9	62.1	-0.2	59.1	55.7	3.4	61.7	62.7	-1.0	59.1	55.7	3.4
Windsor-Essex	53.1	49.4	3.7	51.3	49.3	2.0	60.1	57.4	2.7	58.5	56.1	2.4
Trois Rivières CMA	49.5	44.9	4.6	49.0	44.9	4.1	52.2	48.6	3.6	52.4	47.1	5.3
Montreal CMA	45.9	46.0	-0.1	44.7	46.2	-1.5	46.6	47.2	-0.6	45.9	47.4	-1.5
Gatineau CMA	37.5	36.0	1.5	37.2	43.2	-6.0	39.4	39.5	-0.1	39.4	44.8	-5.4
Quebec CMA	46.6	39.8	6.8	46.3	47.8	-1.5	47.9	44.1	3.8	48.3	49.7	-1.4
Saguenay CMA	40.6	43.7	-3.1	41.3	43.9	-2.6	43.9	46.0	-2.1	44.5	46.4	-1.9
Sherbrooke CMA	40.6	60.1	-19.5	43.7	47.8	-4.1	42.4	60.8	-18.4	44.8	50.3	-5.5
Saint John	29.6	34.4	-4.8	31.3	32.0	-0.7	34.6	36.8	-2.2	35.6	37.0	-1.4
Halifax-Dartmouth	47.2	43.7	3.5	41.8	44.2	-2.4	50.7	47.0	3.7	45.1	48.0	-2.9
Newfoundland & Labrador	30.8	29.7	1.1	32.9	38.3	-5.4	34.4	35.8	-1.4	37.3	43.3	-6.0
<b>Canada</b>	<b>52.6</b>	<b>52.1</b>	<b>0.5</b>	<b>50.4</b>	<b>49.1</b>	<b>1.3</b>	<b>55.7</b>	<b>55.7</b>	<b>0.0</b>	<b>53.6</b>	<b>52.3</b>	<b>1.3</b>

\*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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

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

October 2014

Year to date

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
Fraser Valley	6,649.2	5,416.8	22.8	7,023.1	5,740.0	22.4	6,331.7	5,126.7	23.5	6,715.2	5,449.7	23.2
Greater Vancouver	22,650.5	18,057.5	25.4	23,954.5	19,216.4	24.7	22,252.2	17,671.4	25.9	23,542.9	18,838.3	25.0
Victoria	2,718.4	2,356.5	15.4	2,892.1	2,483.9	16.4	2,614.9	2,278.0	14.8	2,786.6	2,410.3	15.6
Calgary	13,865.1	11,680.5	18.7	14,804.6	12,390.0	19.5	12,887.0	10,828.4	19.0	13,789.0	11,480.5	20.1
Edmonton	6,915.9	6,464.6	7.0	7,440.6	6,889.7	8.0	5,940.7	5,604.5	6.0	6,411.4	5,988.5	7.1
Regina	1,025.5	1,017.3	0.8	1,097.8	1,084.5	1.2	966.2	950.8	1.6	1,040.3	1,016.3	2.4
Saskatoon	1,754.0	1,588.4	10.4	1,877.4	1,686.1	11.3	1,693.8	1,529.6	10.7	1,822.2	1,629.4	11.8
Winnipeg	2,858.5	2,771.1	3.2	3,042.8	2,956.0	2.9	2,768.3	2,669.2	3.7	2,958.9	2,853.7	3.7
Hamilton-Burlington	5,050.4	4,541.6	11.2	5,386.2	4,814.6	11.9	4,783.3	4,270.7	12.0	5,114.0	4,538.7	12.7
Kitchener-Waterloo	2,067.6	2,026.5	2.0	2,198.2	2,125.9	3.4	1,840.1	1,761.3	4.5	1,973.1	1,857.3	6.2
London and St Thomas	1,943.6	1,769.2	9.9	2,094.0	1,881.6	11.3	1,810.4	1,651.8	9.6	1,957.1	1,759.2	11.2
Ottawa	4,301.2	4,271.0	0.7	4,620.4	4,564.3	1.2	4,242.6	4,218.8	0.6	4,566.7	4,507.8	1.3
St. Catharines	673.8	613.4	9.9	714.6	649.9	10.0	603.5	561.0	7.6	649.0	597.6	8.6
Sudbury	473.2	503.8	-6.1	506.9	537.7	-5.7	436.8	473.5	-7.8	469.4	505.7	-7.2
Thunder Bay	405.9	359.0	13.1	440.5	382.2	15.2	378.9	328.7	15.3	411.3	350.8	17.2
Greater Toronto†	43,455.3	38,710.5	12.3	46,598.9	41,049.5	13.5	43,440.3	38,738.1	12.1	46,598.9	41,049.5	13.5
Windsor-Essex	904.7	877.3	3.1	966.0	927.2	4.2	812.1	799.4	1.6	876.2	847.2	3.4
Trois Rivières CMA	171.0	141.5	20.9	177.8	147.5	20.5	150.2	123.0	22.1	159.5	129.4	23.3
Montreal CMA	10,289.1	10,370.0	-0.8	10,696.6	10,733.6	-0.3	9,681.8	9,801.9	-1.2	10,115.7	10,182.9	-0.7
Gatineau CMA	700.3	756.6	-7.4	740.5	798.4	-7.3	665.9	719.8	-7.5	707.0	765.9	-7.7
Quebec CMA	1,488.8	1,509.1	-1.3	1,549.5	1,565.3	-1.0	1,404.4	1,398.1	0.4	1,457.2	1,458.4	-0.1
Saguenay CMA	187.2	200.4	-6.6	200.5	211.9	-5.4	182.1	190.2	-4.3	196.4	202.0	-2.8
Sherbrooke CMA	351.6	356.2	-1.3	364.6	366.4	-0.5	308.2	324.3	-4.9	318.4	337.1	-5.5
Saint John	237.3	257.1	-7.7	248.9	270.6	-8.0	217.7	229.5	-5.1	231.9	241.8	-4.1
Halifax-Dartmouth	1,143.6	1,228.5	-6.9	1,224.1	1,307.2	-6.4	1,106.0	1,190.6	-7.1	1,186.8	1,266.3	-6.3
Newfoundland & Labrador	1,044.4	1,076.0	-2.9	1,036.6	1,076.2	-3.7	981.3	1,021.5	-3.9	981.5	1,019.1	-3.7
<b>Canada</b>	<b>169,451.3</b>	<b>151,922.1</b>	<b>11.5</b>	<b>180,607.9</b>	<b>160,938.5</b>	<b>12.2</b>	<b>161,396.1</b>	<b>144,612.2</b>	<b>11.6</b>	<b>172,498.4</b>	<b>153,406.6</b>	<b>12.4</b>

\* 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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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**  
**October 2014**  
**Year to date**

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
Fraser Valley	12,991	11,255	15.4	13,688	11,824	15.8	12,276	10,597	15.8	12,985	11,160	16.4
Greater Vancouver	28,176	24,055	17.1	29,563	25,191	17.4	27,592	23,477	17.5	28,953	24,605	17.7
Victoria	5,508	4,973	10.8	5,844	5,231	11.7	5,239	4,735	10.6	5,588	4,988	12.0
Calgary	29,349	26,160	12.2	31,242	27,593	13.2	28,040	24,974	12.3	29,922	26,317	13.7
Edmonton	18,628	18,369	1.4	20,021	19,507	2.6	16,498	16,323	1.1	17,716	17,345	2.1
Regina	3,182	3,143	1.2	3,386	3,332	1.6	3,073	3,050	0.8	3,283	3,236	1.5
Saskatoon	5,098	4,733	7.7	5,478	5,028	8.9	4,965	4,616	7.6	5,348	4,907	9.0
Winnipeg	10,698	10,756	-0.5	11,389	11,430	-0.4	10,164	10,031	1.3	10,802	10,680	1.1
Hamilton-Burlington	12,267	11,651	5.3	13,026	12,285	6.0	11,773	11,123	5.8	12,531	11,760	6.6
Kitchener-Waterloo	5,886	5,852	0.6	6,262	6,132	2.1	5,490	5,430	1.1	5,830	5,711	2.1
London and St Thomas	7,478	7,021	6.5	7,978	7,406	7.7	7,160	6,729	6.4	7,668	7,121	7.7
Ottawa	11,992	12,138	-1.2	12,848	12,893	-0.3	11,700	11,776	-0.6	12,538	12,532	0.0
St. Catharines	2,369	2,278	4.0	2,523	2,410	4.7	2,233	2,174	2.7	2,375	2,291	3.7
Sudbury	1,948	2,134	-8.7	2,073	2,265	-8.5	1,760	1,936	-9.1	1,876	2,057	-8.8
Thunder Bay	2,029	1,928	5.2	2,166	2,038	6.3	1,825	1,697	7.5	1,949	1,798	8.4
Greater Toronto <sup>†</sup>	77,162	74,445	3.6	82,313	78,477	4.9	77,285	74,418	3.9	82,313	78,477	4.9
Windsor-Essex	4,699	4,793	-2.0	4,971	5,012	-0.8	4,409	4,479	-1.6	4,668	4,702	-0.7
Trois Rivières CMA	1,011	835	21.1	1,051	875	20.1	933	783	19.2	977	820	19.1
Montreal CMA	30,909	31,662	-2.4	32,087	32,978	-2.7	29,747	30,521	-2.5	31,001	31,872	-2.7
Gatineau CMA	2,923	3,107	-5.9	3,090	3,318	-6.9	2,783	2,963	-6.1	2,913	3,145	-7.4
Quebec CMA	5,645	5,511	2.4	5,827	5,780	0.8	5,345	5,209	2.6	5,534	5,475	1.1
Saguenay CMA	989	1,076	-8.1	1,071	1,151	-7.0	976	981	-0.5	1,028	1,059	-2.9
Sherbrooke CMA	1,558	1,566	-0.5	1,611	1,628	-1.0	1,391	1,419	-2.0	1,439	1,480	-2.8
Saint John	1,465	1,558	-6.0	1,570	1,640	-4.3	1,292	1,330	-2.9	1,388	1,402	-1.0
Halifax-Dartmouth	4,241	4,614	-8.1	4,506	4,875	-7.6	3,982	4,337	-8.2	4,269	4,593	-7.1
Newfoundland & Labrador	3,763	3,958	-4.9	3,767	3,948	-4.6	3,429	3,611	-5.0	3,436	3,605	-4.7
<b>Canada</b>	<b>422,655</b>	<b>405,826</b>	<b>4.1</b>	<b>448,455</b>	<b>427,638</b>	<b>4.9</b>	<b>398,112</b>	<b>381,101</b>	<b>4.5</b>	<b>422,982</b>	<b>402,175</b>	<b>5.2</b>

<sup>†</sup>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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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**  
**October 2014**  
**Year to date**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
Fraser Valley	25,441	24,359	4.4	27,745	26,550	4.5	22,717	21,454	5.9	24,894	23,565	5.6
Greater Vancouver	50,109	48,314	3.7	55,054	53,686	2.5	47,718	45,734	4.3	52,657	51,186	2.9
Victoria	10,831	10,653	1.7	11,847	11,659	1.6	9,658	9,456	2.1	10,618	10,421	1.9
Calgary	43,002	39,975	7.6	47,771	43,607	9.5	39,102	35,653	9.7	43,521	38,986	11.6
Edmonton	32,080	31,823	0.8	35,247	34,472	2.2	25,977	25,311	2.6	28,673	27,508	4.2
Regina	7,194	6,301	14.2	7,874	6,865	14.7	6,787	5,999	13.1	7,448	6,506	14.5
Saskatoon	11,114	9,808	13.3	12,193	10,785	13.1	10,556	9,346	12.9	11,586	10,247	13.1
Winnipeg	18,655	16,877	10.5	20,675	18,477	11.9	16,871	14,991	12.5	18,680	16,445	13.6
Hamilton-Burlington	17,505	17,323	1.1	19,073	18,643	2.3	16,110	15,836	1.7	17,666	17,111	3.2
Kitchener-Waterloo	11,435	11,024	3.7	12,491	11,992	4.2	9,505	9,339	1.8	10,475	10,201	2.7
London and St Thomas	16,127	15,553	3.7	17,537	16,843	4.1	14,014	13,584	3.2	15,345	14,777	3.8
Ottawa	27,351	26,440	3.4	30,163	28,870	4.5	25,785	25,025	3.0	28,558	27,401	4.2
St. Catharines	4,335	4,238	2.3	4,696	4,542	3.4	3,775	3,720	1.5	4,108	4,000	2.7
Sudbury	5,003	4,815	3.9	5,422	5,179	4.7	3,870	3,735	3.6	4,250	4,040	5.2
Thunder Bay	3,324	3,070	8.3	3,705	3,325	11.4	2,707	2,426	11.6	3,047	2,637	15.5
Greater Toronto†	130,373	132,611	-1.7	143,653	143,842	-0.1	130,235	132,604	-1.8	143,653	143,842	-0.1
Windsor-Essex	9,180	9,619	-4.6	9,826	10,258	-4.2	7,552	7,913	-4.6	8,115	8,441	-3.9
Trois Rivières CMA	2,014	1,900	6.0	2,081	1,948	6.8	1,745	1,681	3.8	1,808	1,731	4.4
Montreal CMA	68,992	68,670	0.5	72,970	72,237	1.0	64,595	64,503	0.1	68,559	68,068	0.7
Gatineau CMA	7,871	7,293	7.9	8,511	7,839	8.6	7,079	6,673	6.1	7,588	7,151	6.1
Quebec CMA	12,091	11,744	3.0	12,757	12,320	3.5	10,937	10,630	2.9	11,605	11,201	3.6
Saguenay CMA	2,441	2,523	-3.3	2,637	2,658	-0.8	2,141	2,196	-2.5	2,328	2,349	-0.9
Sherbrooke CMA	3,499	3,270	7.0	3,656	3,405	7.4	3,042	2,783	9.3	3,202	2,915	9.8
Saint John	4,703	4,803	-2.1	5,236	5,267	-0.6	3,676	3,548	3.6	4,061	3,856	5.3
Halifax-Dartmouth	10,083	10,443	-3.4	11,071	11,325	-2.2	8,876	9,018	-1.6	9,732	9,833	-1.0
Newfoundland & Labrador	11,398	10,327	10.4	12,326	11,117	10.9	9,178	8,295	10.6	9,969	8,958	11.3
<b>Canada</b>	<b>839,674</b>	<b>822,989</b>	<b>2.0</b>	<b>915,689</b>	<b>889,961</b>	<b>2.9</b>	<b>742,267</b>	<b>724,385</b>	<b>2.5</b>	<b>812,432</b>	<b>785,650</b>	<b>3.4</b>

†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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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

October 2014

Year to date

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
Fraser Valley	509,163	479,017	6.3	513,087	485,455	5.7	513,158	482,225	6.4	517,152	488,326	5.9
Greater Vancouver	804,756	757,554	6.2	810,285	762,829	6.2	807,606	760,850	6.1	813,141	765,629	6.2
Victoria	491,463	470,780	4.4	494,889	474,834	4.2	498,537	480,178	3.8	498,676	483,212	3.2
Calgary	472,483	447,536	5.6	473,868	449,028	5.5	458,944	434,260	5.7	460,830	436,238	5.6
Edmonton	369,915	351,164	5.3	371,638	353,190	5.2	359,176	342,146	5.0	361,897	345,257	4.8
Regina	324,674	323,476	0.4	324,208	325,468	-0.4	315,891	311,330	1.5	316,879	314,068	0.9
Saskatoon	342,058	334,336	2.3	342,708	335,337	2.2	340,269	330,727	2.9	340,733	332,053	2.6
Winnipeg	265,713	256,607	3.5	267,169	258,621	3.3	272,187	265,654	2.5	273,921	267,201	2.5
Hamilton-Burlington	409,432	387,671	5.6	413,497	391,912	5.5	404,073	381,320	6.0	408,110	385,944	5.7
Kitchener-Waterloo	349,799	345,819	1.2	351,035	346,685	1.3	337,511	324,373	4.1	338,447	325,222	4.1
London and St Thomas	261,362	252,411	3.5	262,472	254,066	3.3	254,007	244,996	3.7	255,233	247,047	3.3
Ottawa	355,966	350,089	1.7	359,619	354,016	1.6	360,805	356,175	1.3	364,229	359,700	1.3
St. Catharines	281,305	269,804	4.3	283,250	269,681	5.0	269,827	258,404	4.4	273,284	260,838	4.8
Sudbury	242,811	236,311	2.8	244,518	237,396	3.0	249,020	244,262	1.9	250,231	245,860	1.8
Thunder Bay	197,726	184,374	7.2	203,348	187,527	8.4	206,436	191,783	7.6	211,028	195,132	8.1
Greater Toronto <sup>†</sup>	560,416	518,125	8.2	566,119	523,076	8.2	560,527	518,235	8.2	566,119	523,076	8.2
Windsor-Essex	191,912	183,506	4.6	194,332	184,992	5.0	184,906	178,384	3.7	187,711	180,176	4.2
Trois Rivières CMA	169,281	167,861	0.8	n/a	n/a	-	164,763	157,883	4.4	164,451	157,938	4.1
Montreal CMA	336,239	327,739	2.6	n/a	n/a	-	330,279	324,332	1.8	329,253	324,038	1.6
Gatineau CMA	239,220	240,424	-0.5	n/a	n/a	-	241,417	242,235	-0.3	241,659	243,589	-0.8
Quebec CMA	267,613	270,712	-1.1	n/a	n/a	-	265,407	267,245	-0.7	264,282	267,478	-1.2
Saguenay CMA	185,632	183,888	0.9	n/a	n/a	-	191,315	191,906	-0.3	191,744	191,818	0.0
Sherbrooke CMA	228,038	228,485	-0.2	n/a	n/a	-	224,184	230,356	-2.7	222,458	227,261	-2.1
Saint John	158,156	163,267	-3.1	158,507	164,970	-3.9	166,899	170,889	-2.3	167,078	172,503	-3.1
Halifax-Dartmouth	270,111	266,540	1.3	271,655	268,139	1.3	276,312	274,747	0.6	278,008	275,691	0.8
Newfoundland & Labrador	276,662	273,634	1.1	275,179	272,602	0.9	288,113	284,300	1.3	285,642	282,679	1.0
<b>Canada</b>	<b>400,455</b>	<b>374,094</b>	<b>7.0</b>	<b>402,734</b>	<b>376,343</b>	<b>7.0</b>	<b>405,376</b>	<b>378,920</b>	<b>7.0</b>	<b>407,815</b>	<b>381,442</b>	<b>6.9</b>

\* 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>

<sup>†</sup>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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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

October 2014

Year to date

Sales as a Percentage of New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change
Fraser Valley	51.1	46.2	4.9	49.3	44.5	4.8	54.0	49.4	4.6	52.2	47.4	4.8
Greater Vancouver	56.2	49.8	6.4	53.7	46.9	6.8	57.8	51.3	6.5	55.0	48.1	6.9
Victoria	50.9	46.7	4.2	49.3	44.9	4.4	54.2	50.1	4.1	52.6	47.9	4.7
Calgary	68.3	65.4	2.9	65.4	63.3	2.1	71.7	70.0	1.7	68.8	67.5	1.3
Edmonton	58.1	57.7	0.4	56.8	56.6	0.2	63.5	64.5	-1.0	61.8	63.1	-1.3
Regina	44.2	49.9	-5.7	43.0	48.5	-5.5	45.3	50.8	-5.5	44.1	49.7	-5.6
Saskatoon	45.9	48.3	-2.4	44.9	46.6	-1.7	47.0	49.4	-2.4	46.2	47.9	-1.7
Winnipeg	57.3	63.7	-6.4	55.1	61.9	-6.8	60.2	66.9	-6.7	57.8	64.9	-7.1
Hamilton-Burlington	70.1	67.3	2.8	68.3	65.9	2.4	73.1	70.2	2.9	70.9	68.7	2.2
Kitchener-Waterloo	51.5	53.1	-1.6	50.1	51.1	-1.0	57.8	58.1	-0.3	55.7	56.0	-0.3
London and St Thomas	46.4	45.1	1.3	45.5	44.0	1.5	51.1	49.5	1.6	50.0	48.2	1.8
Ottawa	43.8	45.9	-2.1	42.6	44.7	-2.1	45.4	47.1	-1.7	43.9	45.7	-1.8
St. Catharines	54.6	53.8	0.8	53.7	53.1	0.6	59.2	58.4	0.8	57.8	57.3	0.5
Sudbury	38.9	44.3	-5.4	38.2	43.7	-5.5	45.5	51.8	-6.3	44.1	50.9	-6.8
Thunder Bay	61.0	62.8	-1.8	58.5	61.3	-2.8	67.4	70.0	-2.6	64.0	68.2	-4.2
Greater Toronto†	59.2	56.1	3.1	57.3	54.6	2.7	59.3	56.1	3.2	57.3	54.6	2.7
Windsor-Essex	51.2	49.8	1.4	50.6	48.9	1.7	58.4	56.6	1.8	57.5	55.7	1.8
Trois Rivières CMA	50.2	43.9	6.3	50.5	44.9	5.6	53.5	46.6	6.9	54.0	47.4	6.6
Montreal CMA	44.8	46.1	-1.3	44.0	45.7	-1.7	46.1	47.3	-1.2	45.2	46.8	-1.6
Gatineau CMA	37.1	42.6	-5.5	36.3	42.3	-6.0	39.3	44.4	-5.1	38.4	44.0	-5.6
Quebec CMA	46.7	46.9	-0.2	45.7	46.9	-1.2	48.9	49.0	-0.1	47.7	48.9	-1.2
Saguenay CMA	40.5	42.6	-2.1	40.6	43.3	-2.7	45.6	44.7	0.9	44.2	45.1	-0.9
Sherbrooke CMA	44.5	47.9	-3.4	44.1	47.8	-3.7	45.7	51.0	-5.3	44.9	50.8	-5.9
Saint John	31.2	32.4	-1.2	30.0	31.1	-1.1	35.1	37.5	-2.4	34.2	36.4	-2.2
Halifax-Dartmouth	42.1	44.2	-2.1	40.7	43.0	-2.3	44.9	48.1	-3.2	43.9	46.7	-2.8
Newfoundland & Labrador	33.0	38.3	-5.3	30.6	35.5	-4.9	37.4	43.5	-6.1	34.5	40.2	-5.7
<b>Canada</b>	<b>50.3</b>	<b>49.3</b>	<b>1.0</b>	<b>49.0</b>	<b>48.1</b>	<b>0.9</b>	<b>53.6</b>	<b>52.6</b>	<b>1.0</b>	<b>52.1</b>	<b>51.2</b>	<b>0.9</b>

†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](http://www.torontorealestateboard.com/market_news/market_watch/index.htm)

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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  
October 2014**

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
British Columbia	4,414.0	4,605.0	-4.1	4,612.5	3,754.5	22.9	4,297.1	4,300.0	-0.1	4,401.5	3,606.3	22.0
Alberta	2,827.6	2,717.0	4.1	2,668.5	2,347.9	13.7	2,571.2	2,484.4	3.5	2,435.0	2,107.1	15.6
Saskatchewan	378.2	394.1	-4.1	377.0	368.7	2.3	359.5	371.1	-3.1	354.7	342.4	3.6
Manitoba	309.6	316.8	-2.3	322.6	346.9	-7.0	300.1	307.8	-2.5	311.6	332.0	-6.2
Ontario	8,091.3	7,992.9	1.2	8,334.4	7,316.1	13.9	7,901.9	7,766.1	1.7	8,133.0	7,086.2	14.8
Quebec	1,699.1	1,713.4	-0.8	1,622.3	1,545.8	5.0	1,575.1	1,599.5	-1.5	1,485.0	1,427.9	4.0
New Brunswick	95.1	97.5	-2.5	93.7	82.1	14.1	87.8	91.7	-4.3	85.4	74.0	15.4
Nova Scotia	173.4	177.1	-2.1	163.6	165.6	-1.2	162.5	165.6	-1.9	153.5	153.4	0.1
Prince Edward Island	25.9	25.0	3.6	29.8	21.8	36.4	21.9	23.2	-5.6	25.2	18.4	36.9
Newfoundland & Labrador	97.5	103.4	-5.7	123.6	142.6	-13.3	94.0	100.0	-6.0	115.1	127.7	-9.9
Northwest Territories	7.9	3.0	165.3	7.7	4.4	74.2	7.9	1.9	312.2	7.7	4.4	74.2
Yukon	8.2	7.5	9.5	7.7	7.4	4.2	8.0	7.3	9.9	7.7	7.4	4.2
<b>Canada</b>	<b>18,128.0</b>	<b>18,152.8</b>	<b>-0.1</b>	<b>18,363.4</b>	<b>16,103.7</b>	<b>14.0</b>	<b>17,386.9</b>	<b>17,218.6</b>	<b>1.0</b>	<b>17,515.3</b>	<b>15,287.3</b>	<b>14.6</b>

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
British Columbia	7,969	7,885	1.1	8,174	7,155	14.2	7,463	7,395	0.9	7,648	6,673	14.6
Alberta	6,786	6,627	2.4	6,566	6,170	6.4	6,340	6,134	3.4	6,087	5,588	8.9
Saskatchewan	1,202	1,289	-6.7	1,222	1,253	-2.5	1,158	1,234	-6.2	1,156	1,181	-2.1
Manitoba	1,202	1,216	-1.2	1,261	1,350	-6.6	1,128	1,150	-1.9	1,184	1,257	-5.8
Ontario	18,901	18,461	2.4	19,173	18,091	6.0	18,053	17,790	1.5	18,272	17,141	6.6
Quebec	6,381	6,473	-1.4	5,909	5,785	2.1	5,988	6,083	-1.6	5,449	5,314	2.5
New Brunswick	619	642	-3.6	647	571	13.3	554	568	-2.5	557	476	17.0
Nova Scotia	845	884	-4.4	863	880	-1.9	757	776	-2.4	757	755	0.3
Prince Edward Island	153	166	-7.8	179	159	12.6	124	132	-6.1	144	119	21.0
Newfoundland & Labrador	369	385	-4.2	477	544	-12.3	337	357	-5.6	432	469	-7.9
Northwest Territories	19	8	137.5	19	11	72.7	19	6	216.7	19	11	72.7
Yukon	29	22	31.8	28	21	33.3	28	21	33.3	28	21	33.3
<b>Canada</b>	<b>44,475</b>	<b>44,058</b>	<b>0.9</b>	<b>44,518</b>	<b>41,990</b>	<b>6.0</b>	<b>41,949</b>	<b>41,646</b>	<b>0.7</b>	<b>41,733</b>	<b>39,005</b>	<b>7.0</b>

\* in millions of dollars

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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  
October 2014**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
British Columbia	14,278	14,179	0.7	12,942	12,887	0.4	12,585	12,434	1.2	11,325	11,077	2.2
Alberta	10,805	10,291	5.0	9,536	8,695	9.7	9,448	8,933	5.8	8,400	7,447	12.8
Saskatchewan	2,781	2,781	0.0	2,567	2,493	3.0	2,524	2,516	0.3	2,331	2,259	3.2
Manitoba	2,239	2,241	-0.1	2,168	1,986	9.2	1,994	2,008	-0.7	1,935	1,776	9.0
Ontario	34,224	34,085	0.4	33,034	32,349	2.1	31,135	30,857	0.9	30,029	29,171	2.9
Quebec	14,865	15,190	-2.1	15,196	14,697	3.4	13,385	13,465	-0.6	13,529	12,989	4.2
New Brunswick	1,711	1,787	-4.3	1,525	1,440	5.9	1,351	1,425	-5.2	1,223	1,148	6.5
Nova Scotia	1,985	2,216	-10.4	1,760	1,961	-10.2	1,546	1,734	-10.8	1,345	1,519	-11.5
Prince Edward Island	471	507	-7.1	355	427	-16.9	317	327	-3.1	255	283	-9.9
Newfoundland & Labrador	1,199	1,296	-7.5	1,202	1,080	11.3	980	998	-1.8	994	866	14.8
Northwest Territories	13	24	-45.8	9	14	-35.7	12	21	-42.9	9	14	-35.7
Yukon	45	45	0.0	37	34	8.8	41	38	7.9	35	31	12.9
<b>Canada</b>	<b>84,616</b>	<b>84,642</b>	<b>0.0</b>	<b>80,331</b>	<b>78,063</b>	<b>2.9</b>	<b>75,318</b>	<b>74,756</b>	<b>0.8</b>	<b>71,410</b>	<b>68,580</b>	<b>4.1</b>

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change	Oct 2014	Sep 2014	monthly percentage change	Oct 2014	Oct 2013	year-over-year percentage change
British Columbia	567,613	573,041	-0.9	564,289	524,732	7.5	577,042	587,070	-1.7	575,504	540,432	6.5
Alberta	413,794	412,448	0.3	406,418	380,534	6.8	406,034	403,306	0.7	400,027	377,084	6.1
Saskatchewan	309,076	306,220	0.9	308,481	294,216	4.8	308,564	299,846	2.9	306,812	289,890	5.8
Manitoba	257,337	259,864	-1.0	255,804	256,934	-0.4	264,125	265,747	-0.6	263,159	264,148	-0.4
Ontario	433,289	428,551	1.1	434,694	404,408	7.5	441,274	435,956	1.2	445,109	413,408	7.7
Quebec	272,072	264,707	2.8	n/a	n/a	-	273,706	270,944	1.0	277,677	273,275	1.6
New Brunswick	152,341	151,195	0.8	144,815	143,768	0.7	158,837	159,332	-0.3	153,312	155,414	-1.4
Nova Scotia	203,263	201,829	0.7	189,609	188,235	0.7	214,241	213,199	0.5	202,749	203,144	-0.2
Prince Edward Island	167,966	150,882	11.3	166,217	137,204	21.1	174,871	161,794	8.1	174,871	154,576	13.1
Newfoundland & Labrador	269,851	258,662	4.3	259,163	262,042	-1.1	275,927	273,623	0.8	266,346	272,267	-2.2
Northwest Territories	405,332	362,350	11.9	405,332	402,000	0.8	405,332	394,444	2.8	405,332	402,000	0.8
Yukon	288,159	352,098	-18.2	275,750	352,932	-21.9	285,137	339,831	-16.1	275,750	352,932	-21.9
<b>Canada</b>	<b>413,056</b>	<b>409,339</b>	<b>0.9</b>	<b>412,493</b>	<b>383,513</b>	<b>7.6</b>	<b>418,796</b>	<b>415,001</b>	<b>0.9</b>	<b>419,699</b>	<b>391,931</b>	<b>7.1</b>

\* 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>

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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**  
**October 2014**

Sales as a Percentage of New Listings*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly change	Oct 2014	Oct 2013	year-over-year change	Oct 2014	Sep 2014	monthly change	Oct 2014	Oct 2013	year-over-year change
British Columbia	55.8	55.6	0.2	51.4	44.6	6.8	59.3	59.5	-0.2	54.9	48.3	6.6
Alberta	62.8	64.4	-1.6	61.1	58.6	2.5	67.1	68.7	-1.6	65.3	63.7	1.6
Saskatchewan	43.2	46.4	-3.2	44.9	47.4	-2.5	45.9	49.0	-3.1	46.8	49.2	-2.4
Manitoba	53.7	54.3	-0.6	55.9	62.5	-6.6	56.6	57.3	-0.7	58.8	65.5	-6.7
Ontario	55.2	54.2	1.0	52.9	51.6	1.3	58.0	57.7	0.3	55.8	54.3	1.5
Quebec	42.9	42.6	0.3	41.8	43.7	-1.9	44.7	45.2	-0.5	44.0	45.9	-1.9
New Brunswick	36.2	35.9	0.3	34.4	36.1	-1.7	41.0	39.9	1.1	38.7	40.8	-2.1
Nova Scotia	42.6	39.9	2.7	38.0	39.0	-1.0	49.0	44.8	4.2	42.6	44.2	-1.6
Prince Edward Island	32.5	32.7	-0.2	30.3	34.3	-4.0	39.1	40.4	-1.3	36.4	41.4	-5.0
Newfoundland & Labrador	30.8	29.7	1.1	32.9	38.3	-5.4	34.4	35.8	-1.4	37.3	43.3	-6.0
Northwest Territories	146.2	33.3	112.9	72.8	55.1	17.7	158.3	28.6	129.7	73.3	55.3	18.0
Yukon	64.4	48.9	15.5	56.1	47.9	8.2	68.3	55.3	13.0	59.0	51.1	7.9
<b>Canada</b>	<b>52.6</b>	<b>52.1</b>	<b>0.5</b>	<b>50.4</b>	<b>49.1</b>	<b>1.3</b>	<b>55.7</b>	<b>55.7</b>	<b>0.0</b>	<b>53.6</b>	<b>52.3</b>	<b>1.3</b>

Months of Inventory*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014	Sep 2014	monthly change	Oct 2014	Oct 2013	year-over-year change	Oct 2014	Sep 2014	monthly change	Oct 2014	Oct 2013	year-over-year change
British Columbia	5.6	5.7	-0.1	8.4	10.4	-2.0	6.0	6.1	-0.1	6.8	8.5	-1.8
Alberta	3.0	3.1	-0.1	4.4	5.2	-0.8	3.2	3.3	-0.1	3.4	4.0	-0.6
Saskatchewan	6.6	6.1	0.5	7.5	7.2	0.4	6.8	6.4	0.4	6.7	6.3	0.4
Manitoba	3.7	3.6	0.1	4.3	3.5	0.8	4.0	3.8	0.2	3.5	2.9	0.6
Ontario	3.5	3.6	-0.1	4.8	5.0	-0.2	3.7	3.7	0.0	3.8	4.1	-0.2
Quebec	12.5	12.3	0.2	14.8	13.2	1.6	13.3	13.1	0.2	13.1	11.7	1.4
New Brunswick	11.3	10.9	0.4	17.5	16.5	1.0	12.6	12.4	0.2	12.7	12.1	0.6
Nova Scotia	11.0	10.6	0.4	17.1	16.3	0.8	12.3	12.1	0.2	12.4	11.4	1.1
Prince Edward Island	13.0	11.8	1.2	25.4	22.8	2.6	16.0	14.8	1.2	16.0	14.1	1.9
Newfoundland & Labrador	9.5	9.1	0.4	12.5	10.4	2.1	10.4	9.8	0.6	9.3	7.7	1.6
Northwest Territories	2.9	8.6	-5.7	4.5	4.4	0.0	2.9	11.5	-8.6	4.1	4.2	-0.1
Yukon	7.9	10.9	-3.0	11.4	13.5	-2.2	8.2	11.4	-3.2	9.6	12.3	-2.7
<b>Canada</b>	<b>5.5</b>	<b>5.6</b>	<b>-0.1</b>	<b>7.5</b>	<b>7.7</b>	<b>-0.3</b>	<b>5.8</b>	<b>5.9</b>	<b>-0.1</b>	<b>6.1</b>	<b>6.3</b>	<b>-0.2</b>

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

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREC's Centris System

**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

October 2014

Year to date

Dollar Volume*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
British Columbia	40,608.4	32,994.1	23.1	43,073.3	35,060.3	22.9	38,915.7	31,557.1	23.3	41,368.7	33,619.8	23.0
Alberta	26,369.5	23,020.4	14.5	28,208.5	24,451.3	15.4	23,902.7	20,929.4	14.2	25,641.0	22,223.9	15.4
Saskatchewan	3,650.3	3,487.8	4.7	3,901.6	3,710.6	5.1	3,432.8	3,235.6	6.1	3,691.8	3,453.1	6.9
Manitoba	3,175.3	3,062.4	3.7	3,381.7	3,273.6	3.3	3,061.2	2,937.9	4.2	3,274.7	3,148.4	4.0
Ontario	75,083.3	68,461.0	9.7	80,577.6	72,752.8	10.8	72,891.4	66,427.3	9.7	78,405.7	70,618.7	11.0
Quebec	16,579.8	16,758.8	-1.1	17,280.8	17,378.0	-0.6	15,489.9	15,671.7	-1.2	16,215.7	16,323.7	-0.7
New Brunswick	905.2	920.1	-1.6	969.3	981.0	-1.2	841.9	848.8	-0.8	901.6	904.7	-0.3
Nova Scotia	1,662.2	1,786.4	-7.0	1,796.1	1,888.6	-4.9	1,548.9	1,665.1	-7.0	1,677.4	1,764.3	-4.9
Prince Edward Island	234.0	225.7	3.7	235.5	230.6	2.1	190.9	191.7	-0.4	197.0	197.6	-0.3
Newfoundland & Labrador	1,044.4	1,076.0	-2.9	1,036.6	1,076.2	-3.7	981.3	1,021.5	-3.9	981.5	1,019.1	-3.7
Northwest Territories	60.3	47.3	27.5	66.2	49.1	34.8	63.0	45.7	37.8	66.1	48.8	35.5
Yukon	78.6	82.1	-4.3	80.8	86.4	-6.5	76.3	80.5	-5.2	77.3	84.6	-8.7
<b>Canada</b>	<b>169,451.3</b>	<b>151,922.1</b>	<b>11.5</b>	<b>180,607.9</b>	<b>160,938.5</b>	<b>12.2</b>	<b>161,396.1</b>	<b>144,612.2</b>	<b>11.6</b>	<b>172,498.4</b>	<b>153,406.6</b>	<b>12.4</b>

Sales Activity	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
British Columbia	73,630	63,880	15.3	77,873	67,248	15.8	68,843	59,808	15.1	73,001	63,020	15.8
Alberta	64,471	59,527	8.3	68,836	62,991	9.3	59,830	55,205	8.4	64,007	58,382	9.6
Saskatchewan	12,102	11,883	1.8	12,926	12,595	2.6	11,524	11,266	2.3	12,350	11,945	3.4
Manitoba	12,181	12,223	-0.3	12,974	13,024	-0.4	11,536	11,358	1.6	12,271	12,118	1.3
Ontario	177,821	174,114	2.1	189,977	183,948	3.3	170,099	165,814	2.6	181,667	175,470	3.5
Quebec	62,567	63,558	-1.6	65,065	66,379	-2.0	58,777	59,561	-1.3	61,313	62,367	-1.7
New Brunswick	5,884	5,979	-1.6	6,261	6,320	-0.9	5,208	5,228	-0.4	5,556	5,543	0.2
Nova Scotia	8,321	8,753	-4.9	8,810	9,198	-4.2	7,278	7,656	-4.9	7,755	8,085	-4.1
Prince Edward Island	1,507	1,583	-4.8	1,540	1,603	-3.9	1,200	1,229	-2.4	1,214	1,260	-3.7
Newfoundland & Labrador	3,763	3,958	-4.9	3,767	3,948	-4.6	3,429	3,611	-5.0	3,436	3,605	-4.7
Northwest Territories	153	120	27.5	160	124	29.0	145	120	20.8	159	123	29.3
Yukon	255	248	2.8	266	260	2.3	243	245	-0.8	253	257	-1.6
<b>Canada</b>	<b>422,655</b>	<b>405,826</b>	<b>4.1</b>	<b>448,455</b>	<b>427,638</b>	<b>4.9</b>	<b>398,112</b>	<b>381,101</b>	<b>4.5</b>	<b>422,982</b>	<b>402,175</b>	<b>5.2</b>

\* in millions of dollars

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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**  
**October 2014**  
**Year to date**

New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
British Columbia	143,605	140,644	2.1	156,921	154,054	1.9	125,225	121,383	3.2	137,534	133,817	2.8
Alberta	105,235	101,367	3.8	116,118	110,048	5.5	91,269	86,241	5.8	101,042	93,942	7.6
Saskatchewan	27,131	24,959	8.7	29,673	27,298	8.7	24,760	22,800	8.6	27,190	24,928	9.1
Manitoba	21,686	19,686	10.2	24,037	21,547	11.6	19,540	17,436	12.1	21,630	19,126	13.1
Ontario	336,707	335,472	0.4	369,693	363,934	1.6	304,657	304,113	0.2	335,948	330,563	1.6
Quebec	149,391	146,269	2.1	158,029	153,834	2.7	133,117	130,349	2.1	141,255	137,573	2.7
New Brunswick	17,252	16,479	4.7	18,914	17,931	5.5	13,654	12,790	6.8	14,935	13,844	7.9
Nova Scotia	21,822	22,458	-2.8	23,931	24,341	-1.7	17,096	17,318	-1.3	18,761	18,909	-0.8
Prince Edward Island	4,794	4,611	4.0	5,324	5,063	5.2	3,157	2,969	6.3	3,491	3,235	7.9
Newfoundland & Labrador	11,398	10,327	10.4	12,326	11,117	10.9	9,178	8,295	10.6	9,969	8,958	11.3
Northwest Territories	197	217	-9.2	221	241	-8.3	200	223	-10.3	219	238	-8.0
Yukon	456	500	-8.8	502	553	-9.2	414	468	-11.5	458	517	-11.4
<b>Canada</b>	<b>839,674</b>	<b>822,989</b>	<b>2.0</b>	<b>915,689</b>	<b>889,961</b>	<b>2.9</b>	<b>742,267</b>	<b>724,385</b>	<b>2.5</b>	<b>812,432</b>	<b>785,650</b>	<b>3.4</b>

Average Price*	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change	Oct 2014 YTD	Oct 2013 YTD	percentage change
British Columbia	553,359	520,264	6.4	553,122	521,358	6.1	567,068	532,305	6.5	566,687	533,479	6.2
Alberta	409,060	387,054	5.7	409,793	388,171	5.6	399,050	378,624	5.4	400,597	380,664	5.2
Saskatchewan	301,790	293,509	2.8	301,841	294,609	2.5	297,707	286,927	3.8	298,929	289,080	3.4
Manitoba	259,037	249,385	3.9	260,649	251,350	3.7	264,920	257,555	2.9	266,863	259,809	2.7
Ontario	419,762	391,524	7.2	424,144	395,508	7.2	427,134	398,040	7.3	431,590	402,455	7.2
Quebec	266,746	262,555	1.6	n/a	n/a	-	270,672	267,577	1.2	270,444	267,618	1.1
New Brunswick	153,738	153,019	0.5	154,821	155,223	-0.3	160,819	160,739	0.0	162,275	163,212	-0.6
Nova Scotia	199,571	204,122	-2.2	203,873	205,331	-0.7	211,783	216,820	-2.3	216,296	218,223	-0.9
Prince Edward Island	156,794	143,256	9.5	152,908	143,871	6.3	163,338	156,452	4.4	162,300	156,841	3.5
Newfoundland & Labrador	276,662	273,634	1.1	275,179	272,602	0.9	288,113	284,300	1.3	285,642	282,679	1.0
Northwest Territories	408,094	396,232	3.0	413,585	396,001	4.4	411,232	396,983	3.6	415,724	396,578	4.8
Yukon	309,721	332,032	-6.7	303,669	332,202	-8.6	312,179	326,573	-4.4	305,440	329,193	-7.2
<b>Canada</b>	<b>400,455</b>	<b>374,094</b>	<b>7.0</b>	<b>402,734</b>	<b>376,343</b>	<b>7.0</b>	<b>405,376</b>	<b>378,920</b>	<b>7.0</b>	<b>407,815</b>	<b>381,442</b>	<b>6.9</b>

\* 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>

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREB's Centris System

**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

October 2014

Year to date

Sales as a Percentage of New Listings	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change
British Columbia	51.3	45.4	5.9	49.6	43.7	5.9	55.0	49.3	5.7	53.1	47.1	6.0
Alberta	61.3	58.7	2.6	59.3	57.2	2.1	65.6	64.0	1.6	63.3	62.1	1.2
Saskatchewan	44.6	47.6	-3.0	43.6	46.1	-2.5	46.5	49.4	-2.9	45.4	47.9	-2.5
Manitoba	56.2	62.1	-5.9	54.0	60.4	-6.4	59.0	65.1	-6.1	56.7	63.4	-6.7
Ontario	52.8	51.9	0.9	51.4	50.5	0.9	55.8	54.5	1.3	54.1	53.1	1.0
Quebec	41.9	43.5	-1.6	41.2	43.1	-1.9	44.2	45.7	-1.5	43.4	45.3	-1.9
New Brunswick	34.1	36.3	-2.2	33.1	35.2	-2.1	38.1	40.9	-2.8	37.2	40.0	-2.8
Nova Scotia	38.1	39.0	-0.9	36.8	37.8	-1.0	42.6	44.2	-1.6	41.3	42.8	-1.5
Prince Edward Island	31.4	34.3	-2.9	28.9	31.7	-2.8	38.0	41.4	-3.4	34.8	38.9	-4.1
Newfoundland & Labrador	33.0	38.3	-5.3	30.6	35.5	-4.9	37.4	43.5	-6.1	34.5	40.2	-5.7
Northwest Territories	77.7	55.3	22.4	72.4	51.5	20.9	72.5	53.8	18.7	72.6	51.7	20.9
Yukon	55.9	49.6	6.3	53.0	47.0	6.0	58.7	52.4	6.3	55.2	49.7	5.5
<b>Canada</b>	<b>50.3</b>	<b>49.3</b>	<b>1.0</b>	<b>49.0</b>	<b>48.1</b>	<b>0.9</b>	<b>53.6</b>	<b>52.6</b>	<b>1.0</b>	<b>52.1</b>	<b>51.2</b>	<b>0.9</b>

Months of Inventory	Total <sup>1</sup>						Residential					
	s.a. <sup>2</sup>			nsa <sup>3</sup>			s.a. <sup>2</sup>			nsa <sup>3</sup>		
	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change	Oct 2014 YTD	Oct 2013 YTD	change
British Columbia	6.3	7.8	-1.5	8.1	10.0	-1.9	6.8	8.3	-1.5	6.5	8.1	-1.6
Alberta	3.1	3.6	-0.5	4.2	4.9	-0.7	3.4	3.9	-0.5	3.3	3.8	-0.5
Saskatchewan	6.4	6.0	0.4	7.3	7.0	0.3	6.8	6.4	0.4	6.5	6.2	0.3
Manitoba	3.3	2.7	0.6	4.2	3.5	0.7	3.5	2.9	0.6	3.5	2.9	0.6
Ontario	3.7	3.8	-0.1	4.7	4.8	-0.1	3.8	4.0	-0.2	3.7	3.9	-0.2
Quebec	12.3	11.1	1.2	14.5	12.9	1.6	13.1	11.8	1.3	12.8	11.4	1.4
New Brunswick	11.4	10.5	0.9	17.0	15.9	1.1	12.9	12.1	0.8	12.5	11.7	0.8
Nova Scotia	11.0	10.0	1.0	16.6	15.9	0.7	12.5	11.5	1.0	12.1	11.2	0.9
Prince Edward Island	12.1	10.8	1.3	24.6	23.1	1.5	15.3	14.0	1.3	15.6	14.1	1.5
Newfoundland & Labrador	8.5	7.0	1.5	13.0	10.7	2.3	9.4	7.7	1.7	9.6	7.9	1.7
Northwest Territories	4.2	4.6	-0.4	4.4	4.7	-0.3	4.4	4.6	-0.2	4.0	4.4	-0.4
Yukon	9.1	11.6	-2.5	11.1	12.6	-1.5	9.6	11.7	-2.1	9.4	11.5	-2.1
<b>Canada</b>	<b>5.7</b>	<b>5.9</b>	<b>-0.2</b>	<b>7.2</b>	<b>7.5</b>	<b>-0.3</b>	<b>6.1</b>	<b>6.3</b>	<b>-0.2</b>	<b>5.9</b>	<b>6.1</b>	<b>-0.2</b>

<sup>1</sup> Total = Residential + Non-residential

<sup>2</sup> Seasonally adjusted

<sup>3</sup> Not seasonally adjusted

**Source:** The Canadian Real Estate Association; data for non-members in Quebec provided by QFREC's Centris System

**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.