



The Canadian Real Estate Association News Release

Canadian home sales rise in April 2019

Ottawa, ON, May 15, 2019

Statistics¹ released today by the Canadian Real Estate Association (CREA) show national home sales climbed in April 2019.

Highlights:

- National home sales improved by 3.6% month-over-month (m-o-m) in April.
- Actual (not seasonally adjusted) activity was up 4.2% year-over-year (y-o-y).
- The number of newly listed homes climbed 2.7% m-o-m.
- The MLS® Home Price Index (HPI) eased by 0.3% y-o-y in April.
- The national average sale price edged up 0.3% y-o-y.

Home sales recorded via Canadian MLS® Systems rose by 3.6% m-o-m in April 2019. After having dropped in February to the lowest level since 2012, the rebound in sales over the past two months still leaves activity slightly below readings posted over most of the second half of 2018. (Chart A)

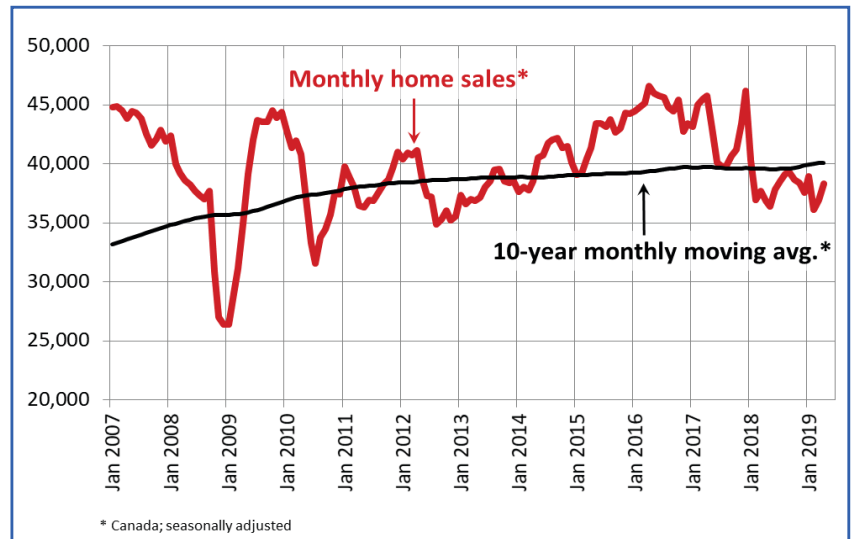
April sales were up in about 60% of all local markets, with the Greater Toronto Area (GTA) accounting for over half of the national gain.

Actual (not seasonally adjusted) sales activity was up 4.2% y-o-y in April (albeit from a seven-year low for the month in 2018), the first y-o-y gain since December 2017 and the largest in more than two years. The increase reflects gains in the GTA and Montreal that outweighed declines in the B.C. Lower Mainland.

"Housing market trends are improving in some places and not so much in others," said Jason Stephen, CREA's President. "All real estate is local. No matter where you are, a professional REALTOR® is your best source for information and guidance in negotiations to purchase or sell a home during these changing times," said Stephen.

"Sales activity is stabilizing among Canada's five most active urban housing markets," said Gregory Klump, CREA's Chief Economist. "That list no longer includes Greater Vancouver, which fell out of the top-five list for the first time since the recession and is well into buyers' market territory. Sales there are still trending lower as buyers adjust to a cocktail of housing affordability challenges, reduced access to financing due to the mortgage stress-test and housing policy changes implemented by British Columbia's provincial government," said Klump.

Chart A



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

¹ All figures in this release except price measures are seasonally adjusted unless otherwise noted. Removing normal seasonal variations enables meaningful analysis of monthly changes and fundamental trends.

The number of newly listed homes rose 2.7% in April, building on March's 3.4% increase. New supply rose in about 60% of all local markets, led by the GTA and Ottawa.

With sales up by more than new listings in April, the national sales-to-new listings ratio tightened marginally to 54.8% from 54.3% in March. This measure of market balance has remained close to its long-term average of 53.5% since early 2018.

Considering the degree and duration to which market balance readings are above or below their long-term averages is the best way of gauging whether local housing market conditions favour buyers or sellers. Market balance measures that are within one standard deviation of their long-term average are generally consistent with balanced market conditions.

Based on a comparison of the sales-to-new listings ratio with the long-term average, about three-quarters of all local markets were in balanced market territory in April 2019.

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

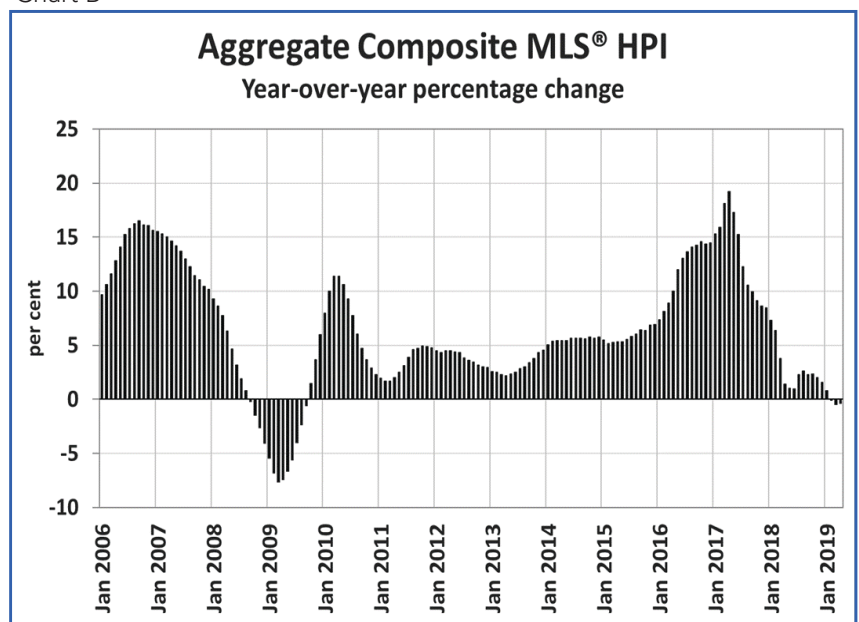
There were 5.3 months of inventory on a national basis at the end of April 2019, down from 5.6 and 5.5 months in February and March respectively and in line with the long-term average for this measure.

Housing market balance varies significantly by region. The number of months of inventory has swollen far beyond long-term averages in Prairie provinces and Newfoundland & Labrador, giving homebuyers there ample choice. By contrast, the measure remains well below long-term averages in Ontario and Maritime provinces, resulting in increased competition among buyers for listings and fertile ground for price gains.

The Aggregate Composite MLS® Home Price Index (MLS® HPI) appears to be stabilizing, having edged lower by 0.3% y-o-y in April 2019. (Chart B)

Among benchmark property categories tracked by the index, apartment units were again the only one to post a y-o-y price gain in April 2019 (0.5%), while two-storey single-family home and townhouse/row unit prices were little changed from April 2018 (-0.3% and -0.2%, respectively). By comparison, one-storey single-family home prices were down by -1.4% y-o-y.

Chart B



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

Trends continue to vary widely among the 18 housing markets tracked by the MLS® HPI. Results remain mixed in British Columbia, with prices down on a y-o-y basis in Greater Vancouver (GVA; -8.5%) and the Fraser Valley (-4.6%), up slightly in the Okanagan Valley (1%) and Victoria (0.7%), while climbing 6.2% elsewhere on Vancouver Island.

Among Greater Golden Horseshoe housing markets tracked by the index, MLS® HPI benchmark home prices were up from year-ago levels in the Niagara Region (6.2%), Guelph (5.1%), Hamilton-Burlington (4.6%) the GTA (3.2%) and Oakville-Milton (2.5%). By contrast, home prices in Barrie and District held below year-ago levels (-5.3%).

Across the Prairies, supply remains historically elevated relative to sales and home prices remain below year-ago levels. Benchmark prices were down by 4.6% in Calgary, 4% in Edmonton, 4.3% in Regina and 1.7% in Saskatoon. The home pricing environment will likely remain weak in these cities until demand and supply return to better balance.

Home prices rose 7.8% y-o-y in Ottawa (led by an 11% increase in townhouse/row unit prices), 6.3% in Greater Montreal (led by a 7.8% increase in apartment unit prices), and 1.8% in Greater Moncton (led by an 11.5% increase in apartment unit prices). (Table 1)

The MLS® HPI provides the best way to gauge price trends, as averages are strongly distorted by changes in the mix of sales activity from one month to the next.

The actual (not seasonally adjusted) national average price for homes sold in April 2019 was close to \$495,000, up 0.3% from the same month in 2018.

The national average price is heavily skewed by sales in the GVA and GTA, two of Canada's most expensive housing markets. Excluding these two markets from calculations cuts almost \$104,000 from the national average price, trimming it to just over \$391,000.

Table 1

MLS® Home Price Index Benchmark Price							
Composite HPI:	April 2019	Percentage Change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Aggregate	\$621,700	0.73	1.88	0.52	-0.34	20.47	39.55
Lower Mainland	\$955,400	0.04	-0.08	-4.02	-7.08	23.20	65.91
Greater Vancouver	\$1,008,400	-0.27	-1.10	-5.05	-8.51	16.77	59.50
Fraser Valley	\$834,400	0.53	1.62	-2.26	-4.55	38.91	80.59
Vancouver Island	\$497,500	1.78	3.06	2.50	6.22	49.60	67.55
Victoria	\$690,200	0.91	1.47	-0.50	0.73	35.19	57.56
Okanagan Valley*	\$510,300	2.76	3.66	2.61	1.05	30.21	50.92
Calgary	\$411,100	0.43	0.21	-2.58	-4.95	-5.17	-6.20
Edmonton	\$320,900	0.60	1.16	-0.97	-4.02	-4.81	-5.89
Regina	\$262,200	-0.73	-1.64	-5.36	-4.25	-10.86	-12.76
Saskatoon	\$287,700	1.42	0.42	-2.51	-1.75	-7.33	-8.44
Guelph	\$541,700	0.74	3.71	2.92	5.10	38.60	51.91
Hamilton-Burlington	\$598,700	1.26	2.82	3.30	4.60	31.07	64.73
Oakville-Milton	\$981,900	0.81	1.98	2.42	2.46	20.01	48.17
Barrie and District	\$459,800	-0.18	-0.98	-3.34	-5.27	16.90	47.19
Greater Toronto	\$789,100	1.29	3.58	2.97	3.17	28.51	57.07
Niagara Region	\$404,500	0.98	3.37	3.92	6.21	48.96	77.65
Ottawa	\$411,600	1.50	3.86	4.63	7.77	21.68	23.07
Greater Montreal	\$360,900	0.91	3.30	3.76	6.34	17.38	20.23
Greater Moncton	\$181,400	0.59	1.65	-0.64	1.85	13.05	18.34

* Includes Central Okanagan, Northern Okanagan, and Shuswap/Revelstoke.

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 <http://www.crea.ca/housing-market-stats/mls-home-price-index/hpi-tool/>.

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 130,000 REALTORS® working through 90 real estate boards and associations.

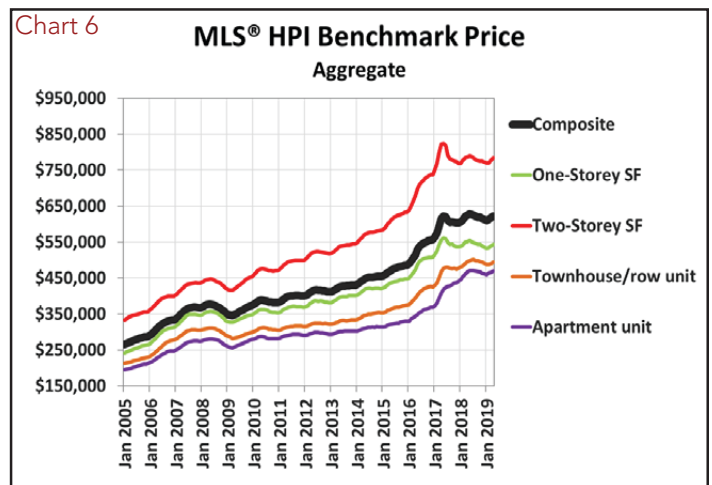
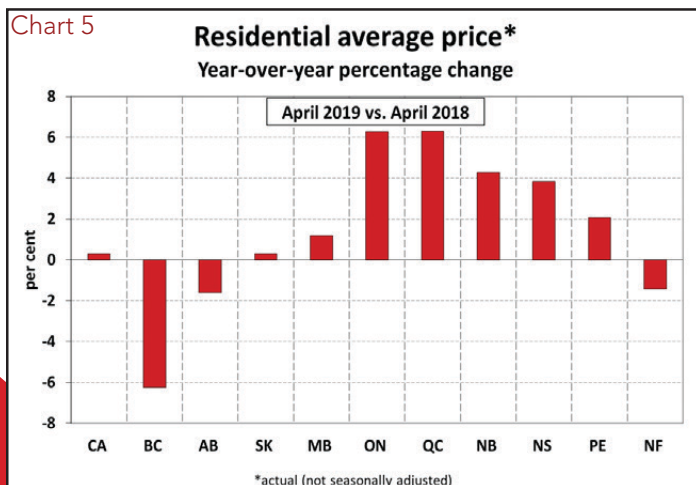
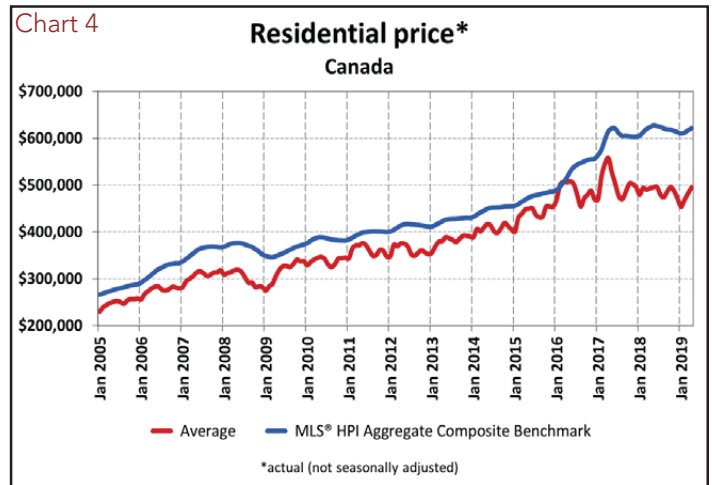
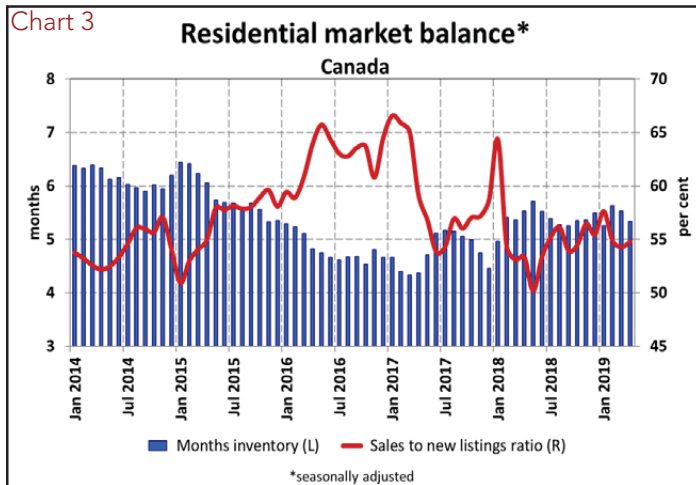
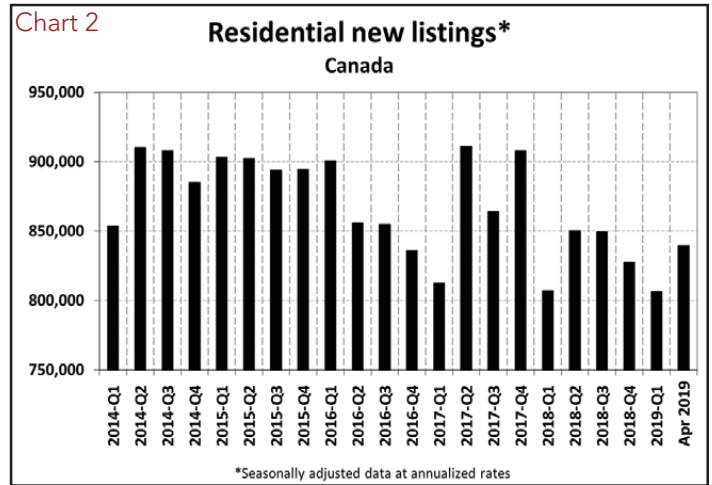
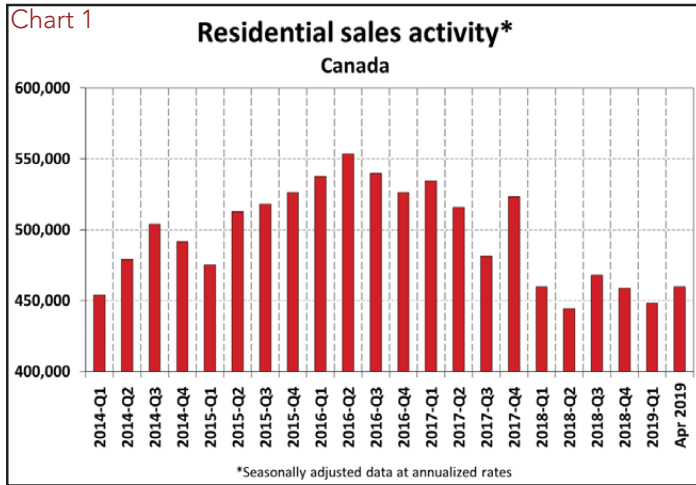
Further information can be found at <http://crea.ca/statistics>.

For more information, please contact:

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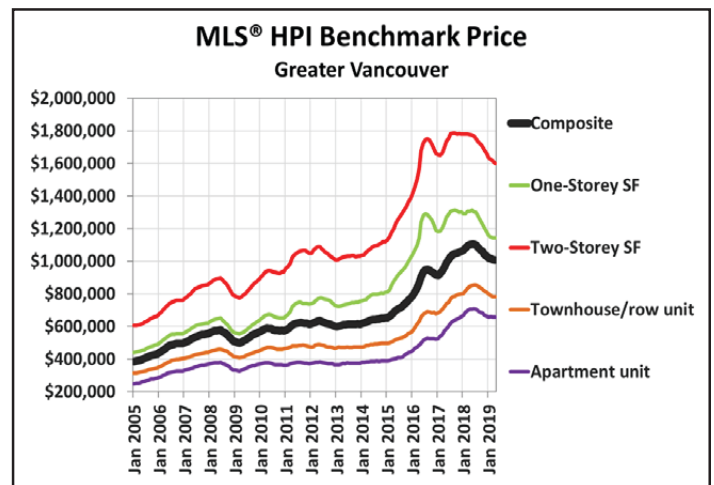
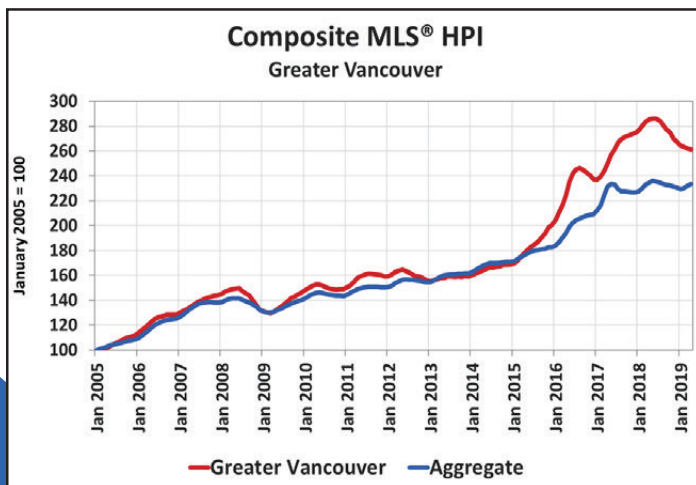
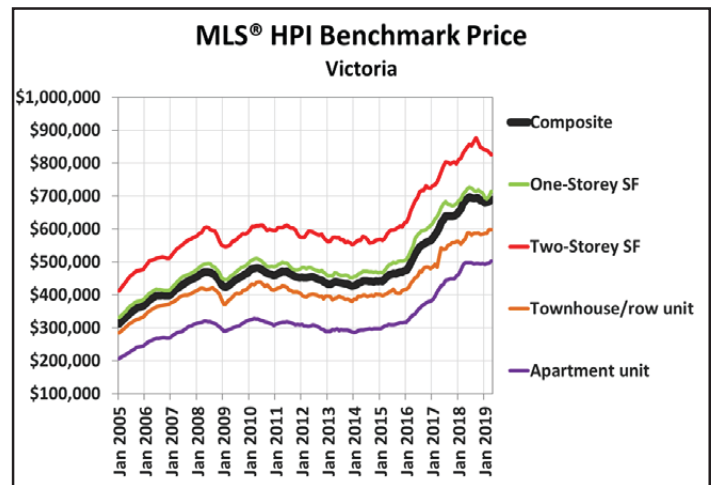
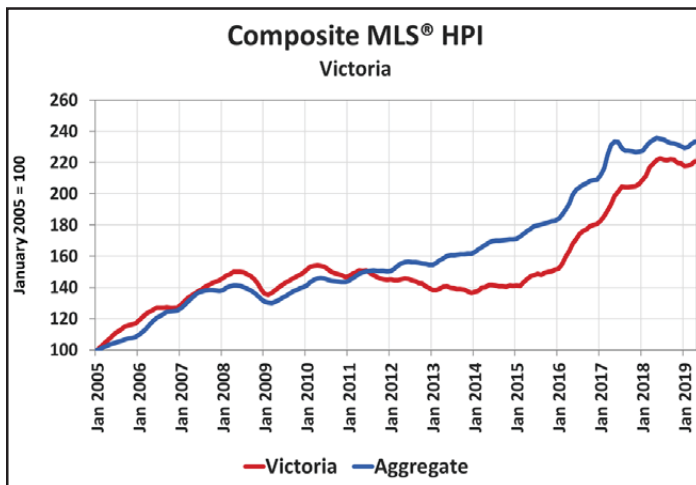
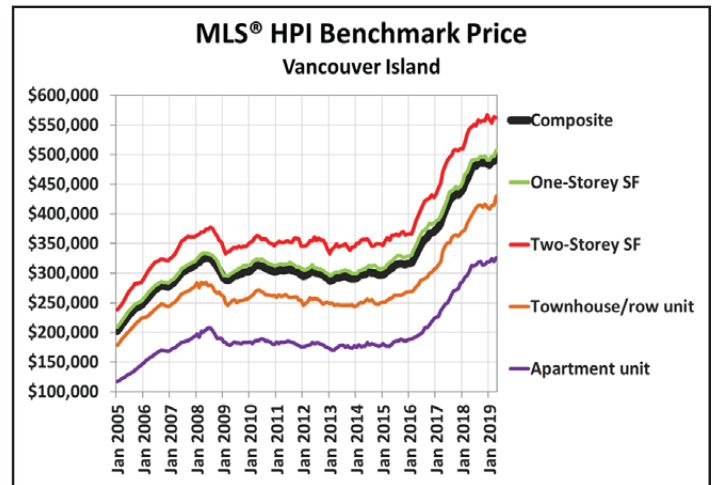
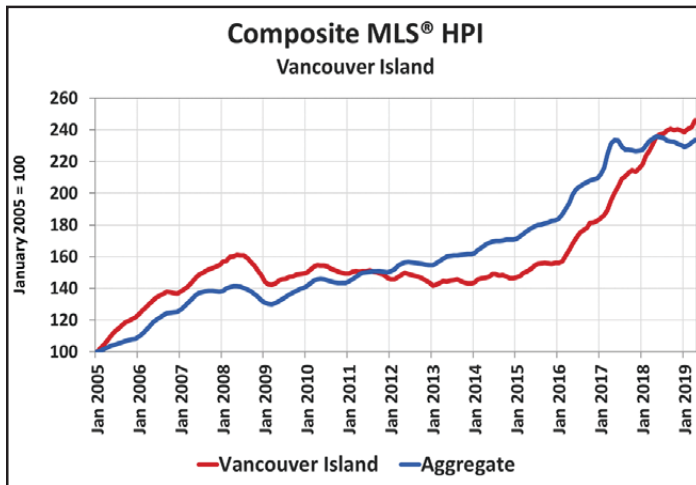


National Charts



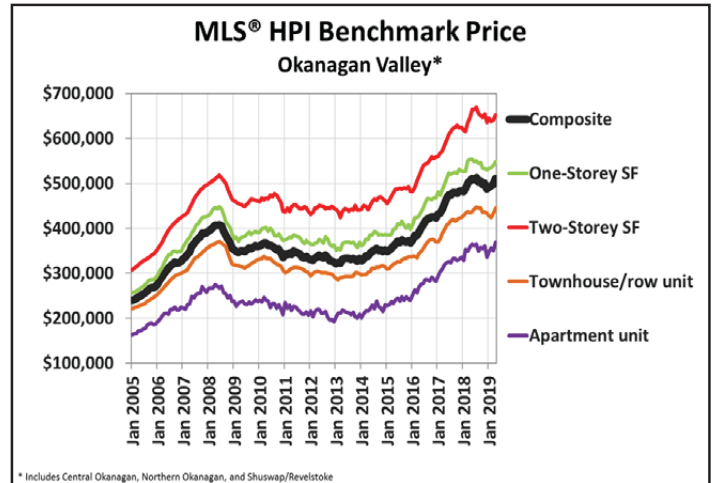
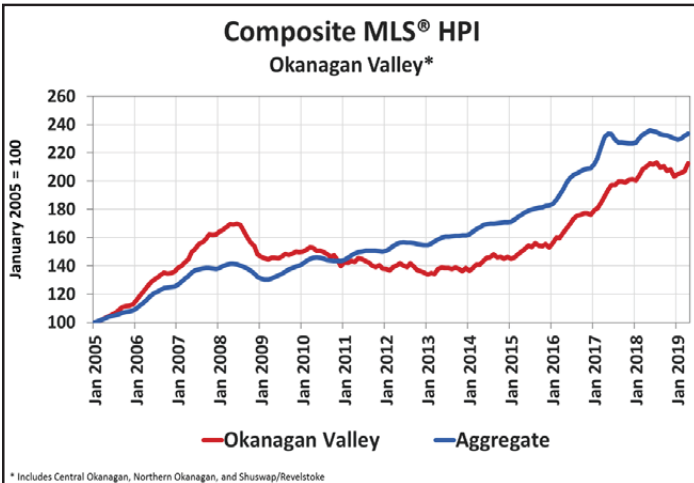
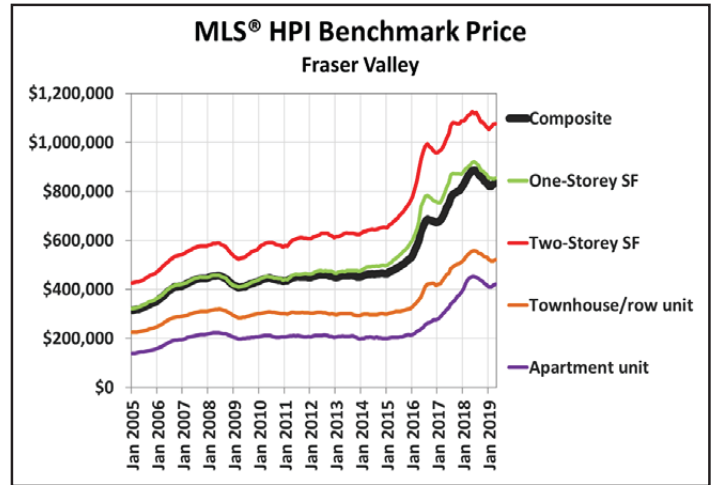
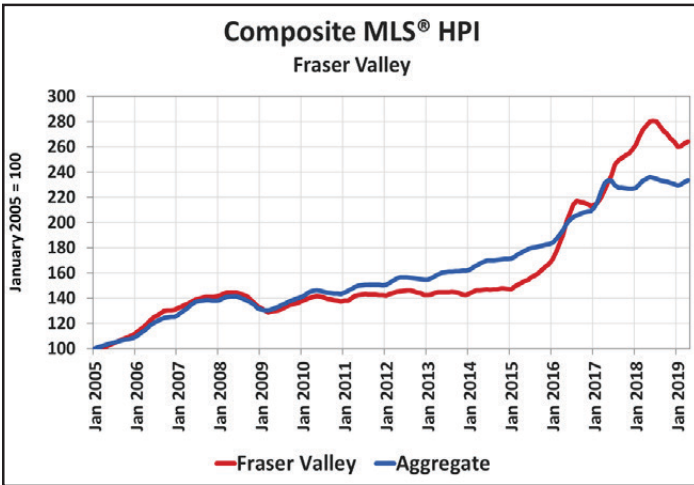


MLS® Home Price Index



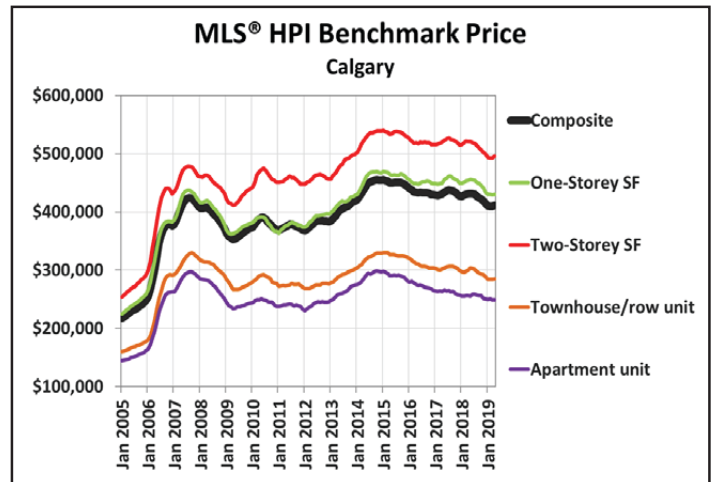
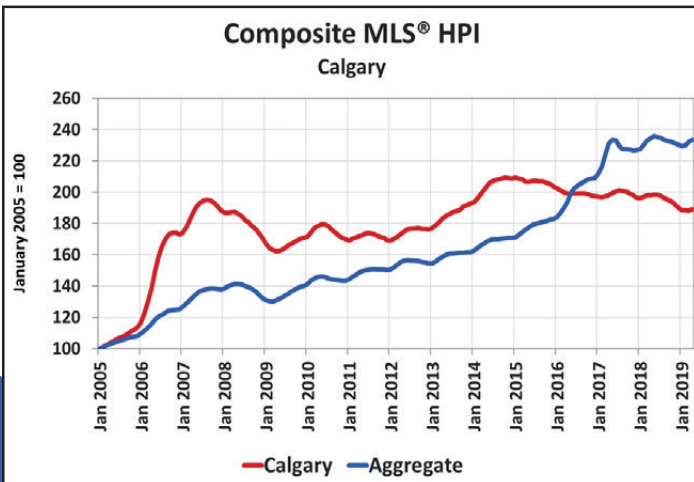


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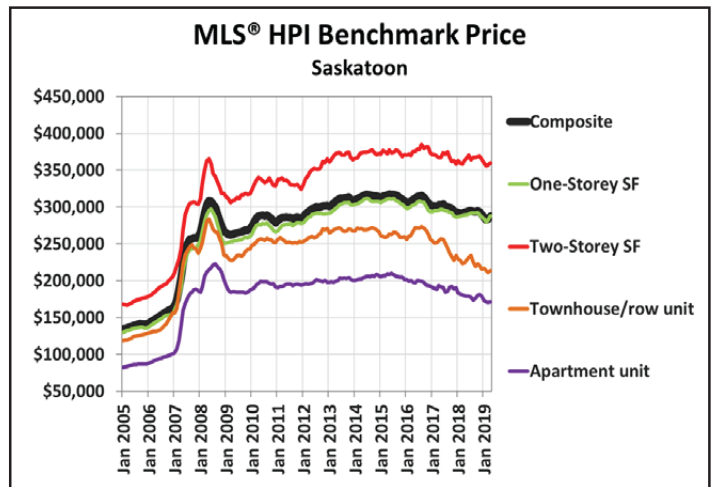
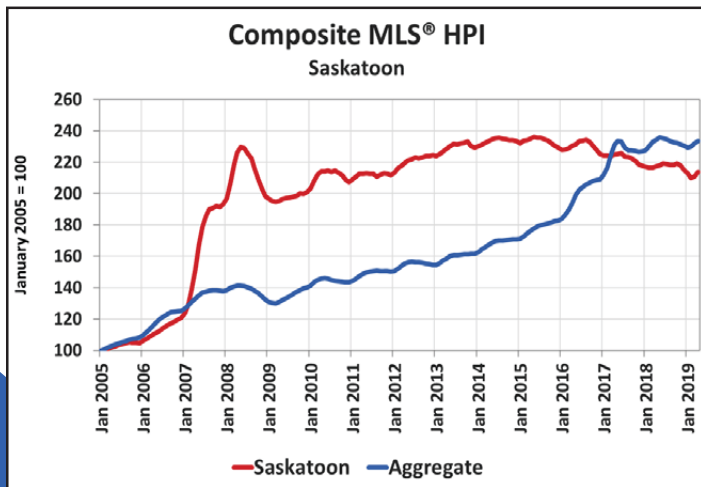
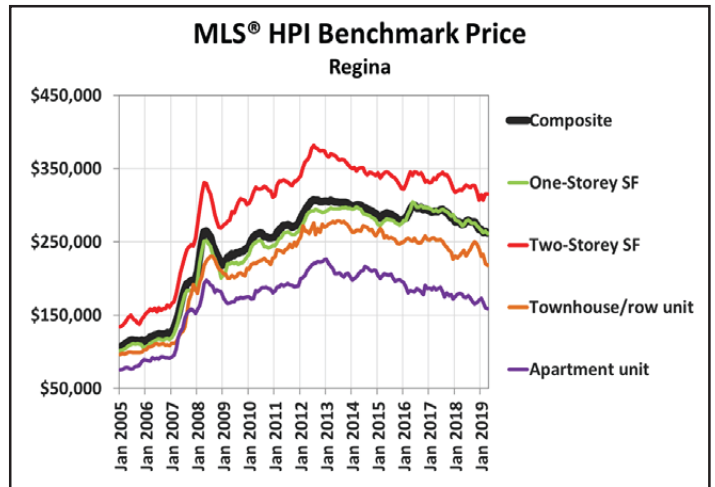
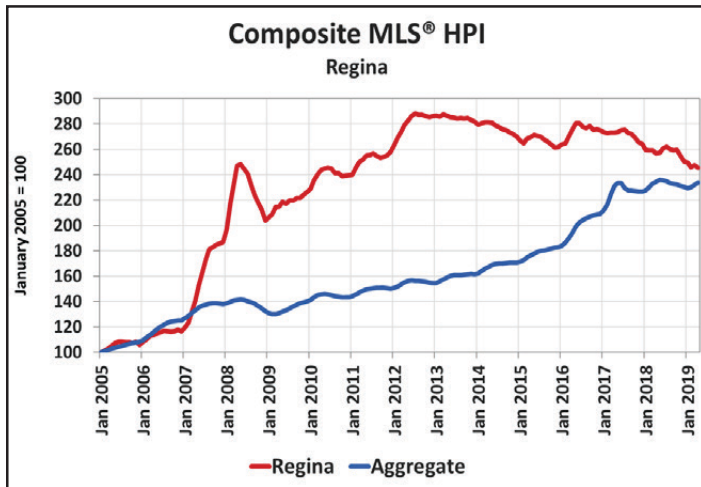
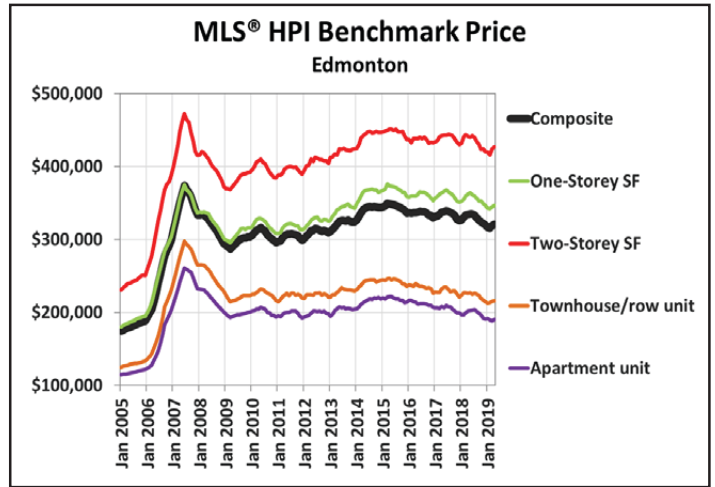
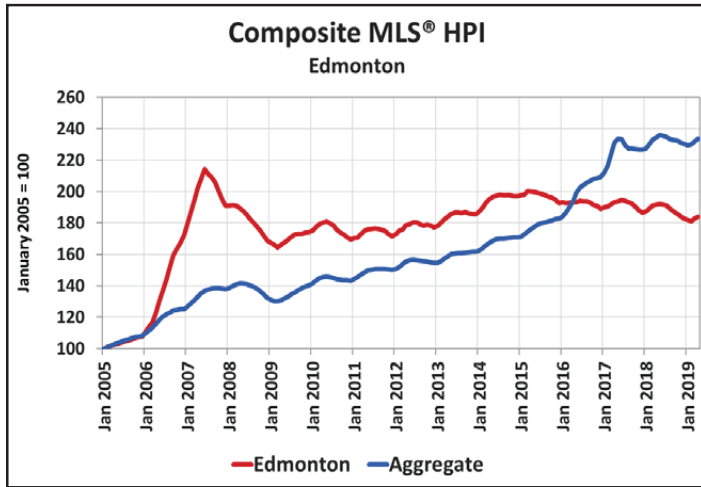
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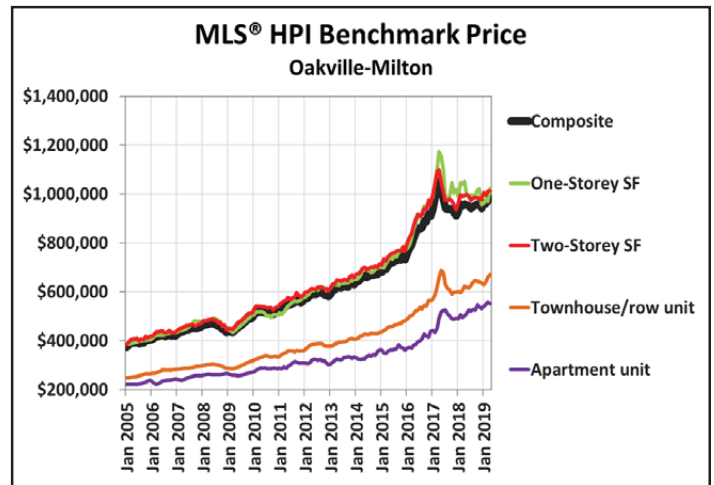
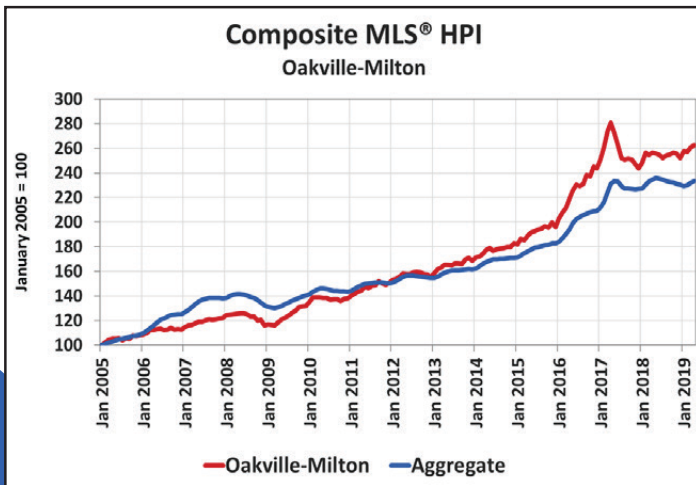
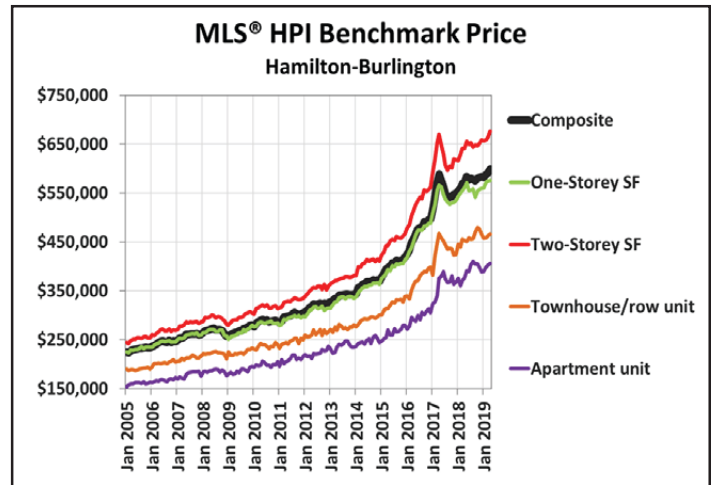
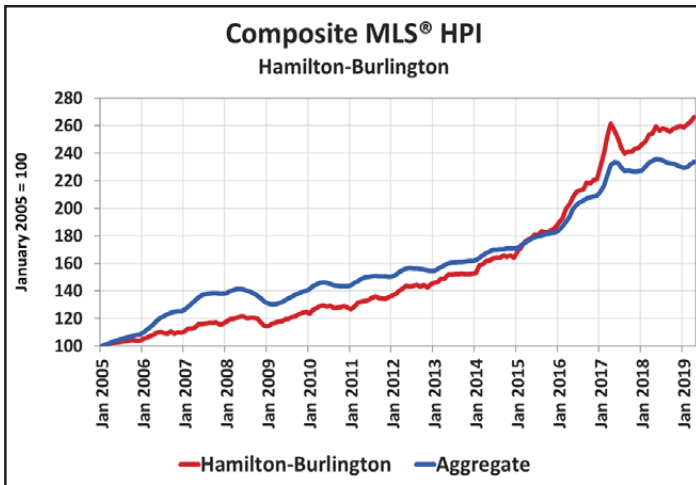
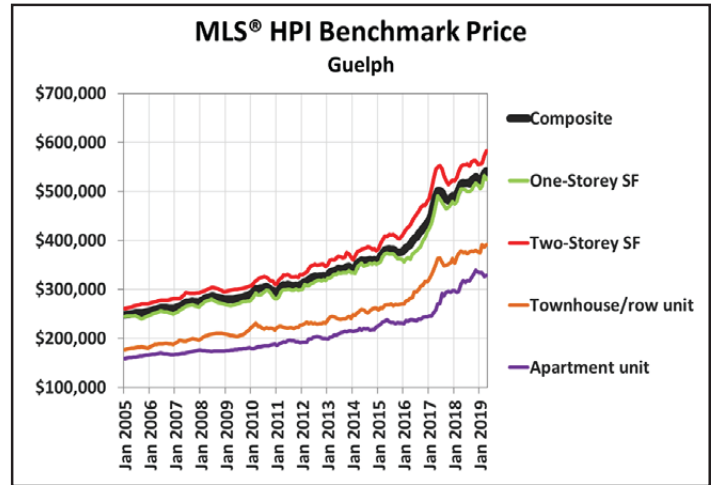
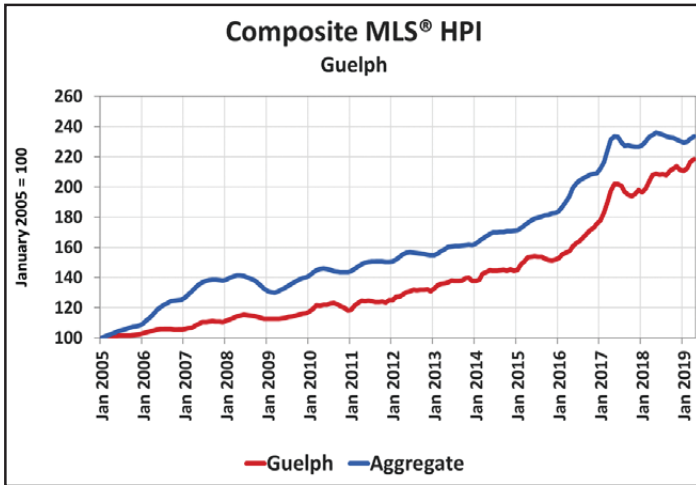


MLS® Home Price Index



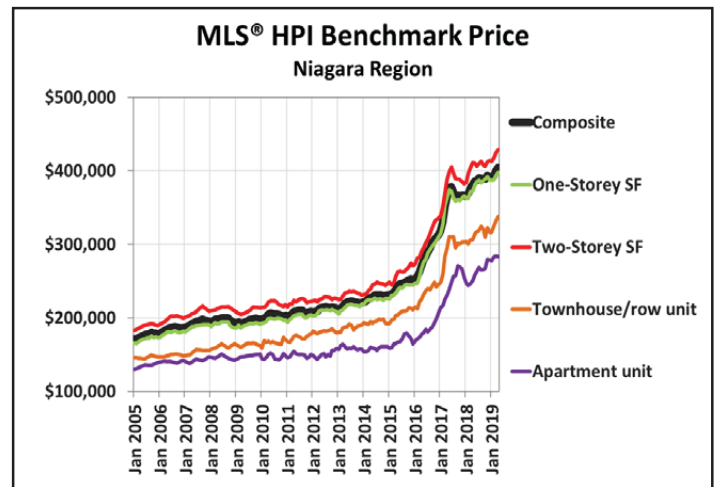
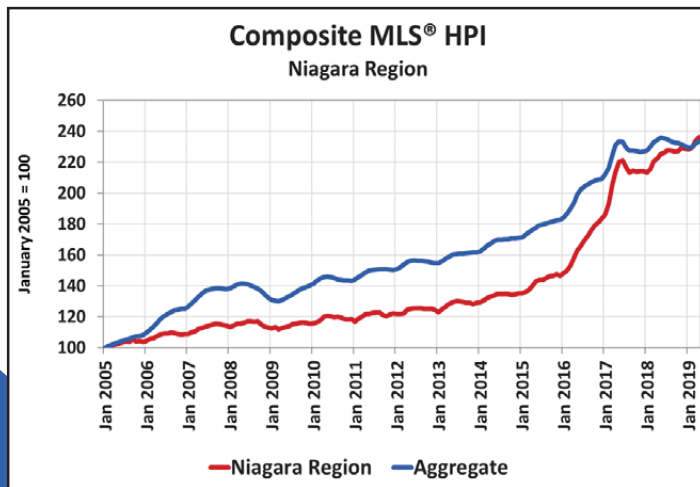
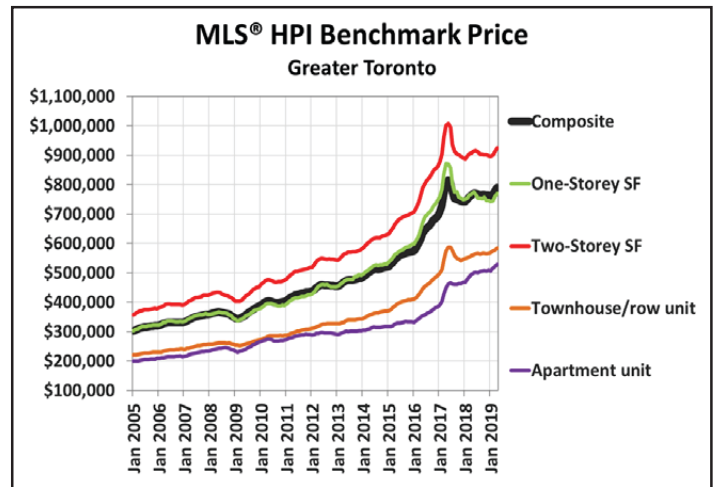
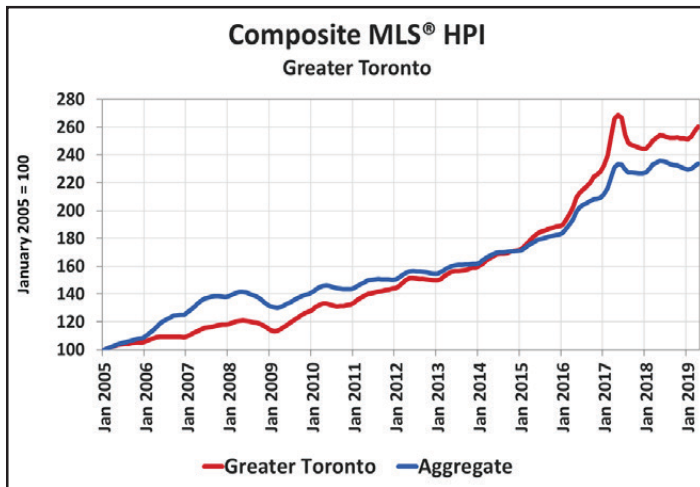
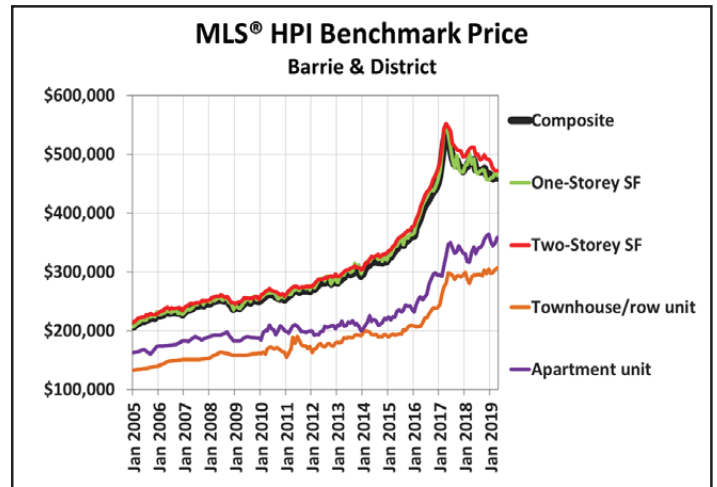
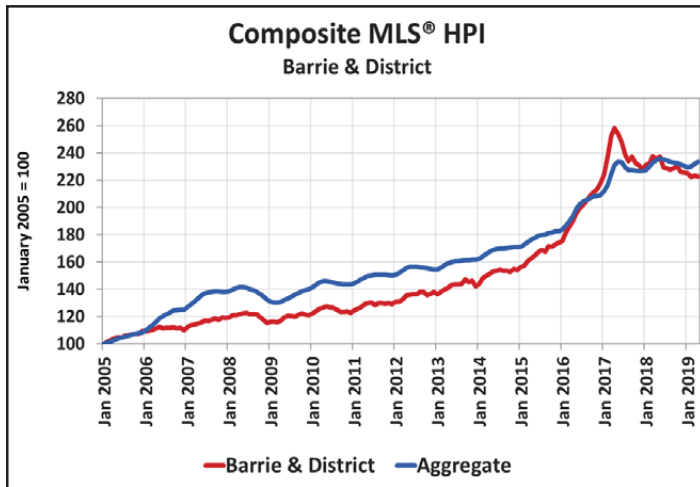


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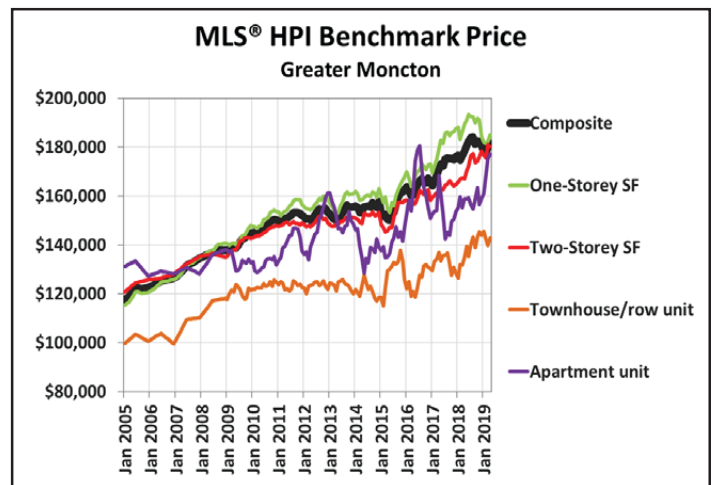
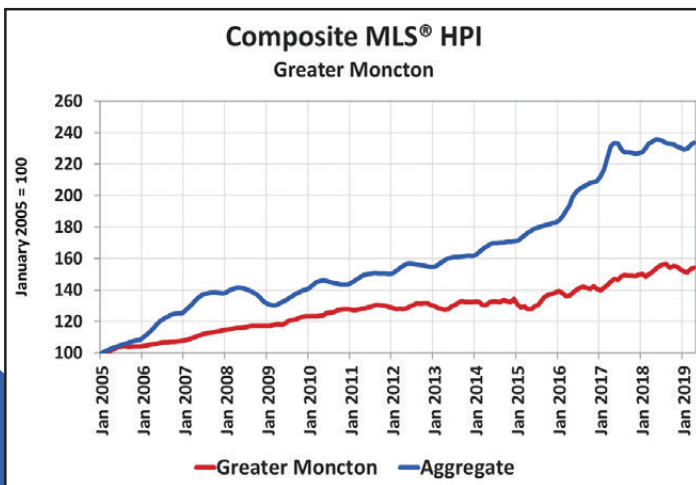
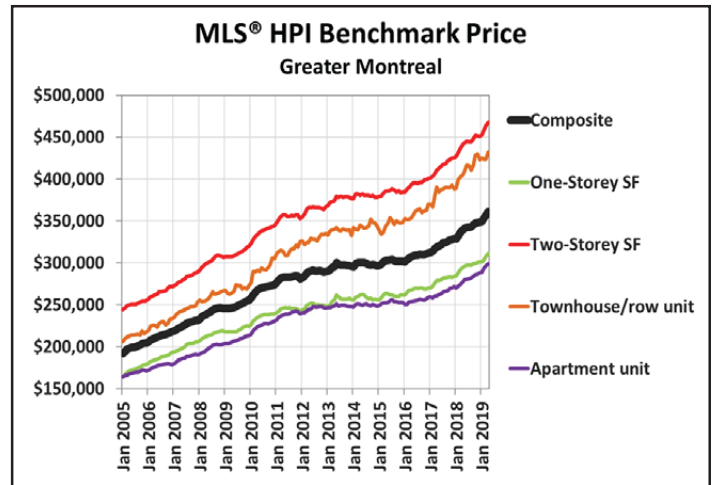
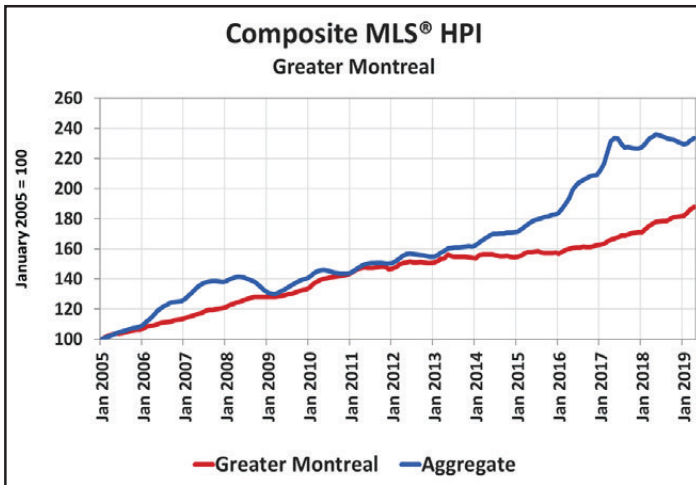
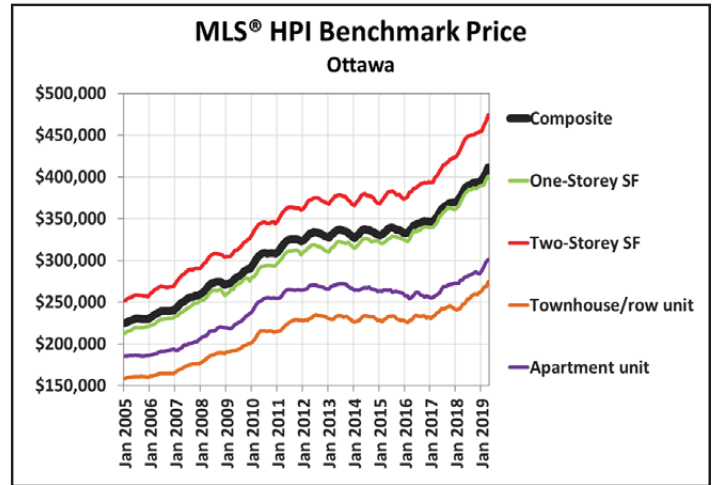
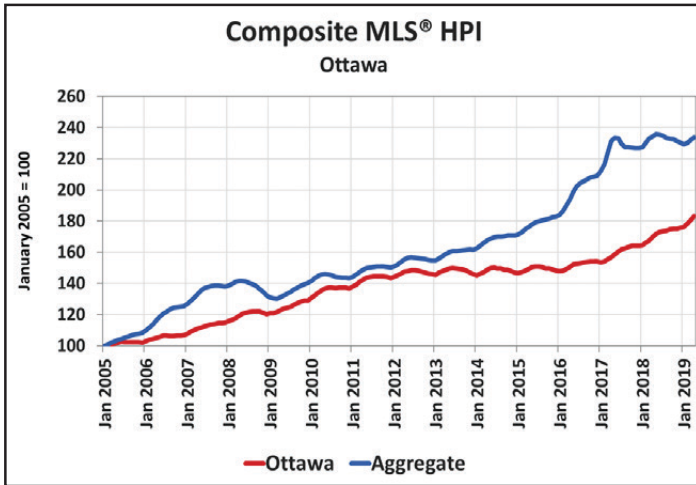


MLS® Home Price Index





MLS® Home Price Index



**Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019**

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
Fraser Valley	748.6	755.4	-0.9	969.8	1,354.4	-28.4	722.4	722.6	0.0	923.7	1,258.5	-26.6
Greater Vancouver	1,504.8	1,525.9	-1.4	1,905.2	2,894.4	-34.2	1,493.6	1,490.3	0.2	1,881.2	2,808.0	-33.0
Victoria	368.6	365.5	0.8	479.7	534.6	-10.3	360.3	358.2	0.6	468.3	520.7	-10.1
Calgary	812.0	795.4	2.1	944.7	940.9	0.4	745.4	721.6	3.3	868.6	875.8	-0.8
Edmonton	574.8	534.3	7.6	706.6	702.1	0.6	566.3	528.8	7.1	690.4	678.5	1.8
Regina	94.0	87.4	7.5	115.1	88.8	29.7	86.7	80.4	7.9	102.8	82.0	25.4
Saskatoon	135.9	121.9	11.5	169.4	152.1	11.4	129.2	114.4	13.0	161.4	137.5	17.4
Winnipeg	304.1	317.7	-4.3	374.5	386.5	-3.1	295.4	305.5	-3.3	364.0	371.4	-2.0
Hamilton-Burlington	546.3	580.2	-5.8	739.4	679.0	8.9	531.9	563.0	-5.5	722.5	654.1	10.5
Kitchener-Waterloo	237.4	241.7	-1.8	331.9	313.0	6.0	230.1	221.0	4.1	317.1	284.1	11.6
London and St Thomas	369.1	325.5	13.4	468.7	381.8	22.8	338.5	312.9	8.2	443.6	357.9	23.9
Niagara Region	241.5	234.0	3.2	297.5	225.4	32.0	223.2	209.1	6.7	279.1	214.0	30.4
Ottawa	682.8	682.7	0.0	946.6	875.9	8.1	662.9	658.8	0.6	924.0	855.6	8.0
Sudbury	53.5	59.1	-9.5	62.4	67.2	-7.1	48.0	49.7	-3.4	55.4	61.3	-9.6
Thunder Bay	40.8	45.9	-11.2	42.8	36.3	17.9	37.8	43.2	-12.5	39.3	35.5	10.9
Greater Toronto†	5,419.1	4,847.2	11.8	7,415.8	6,269.3	18.3	5,375.9	4,845.2	11.0	7,415.8	6,269.3	18.3
Windsor-Essex	218.3	203.0	7.5	272.0	207.1	31.4	186.8	186.0	0.4	238.7	190.8	25.1
Trois Rivières CMA	25.6	20.9	22.5	32.5	28.3	15.2	22.1	18.0	23.0	29.7	23.3	27.6
Montreal CMA	1,696.5	1,662.0	2.1	2,335.3	2,009.0	16.2	1,597.8	1,567.5	1.9	2,252.7	1,907.4	18.1
Gatineau CMA	107.6	117.0	-8.1	138.7	135.2	2.6	103.0	110.8	-7.0	134.9	129.2	4.5
Quebec CMA	195.2	186.7	4.6	272.1	234.4	16.1	179.2	172.8	3.7	250.9	225.6	11.2
Saguenay CMA	22.7	22.2	2.1	33.1	30.6	8.0	21.1	21.5	-1.9	32.1	29.0	10.7
Sherbrooke CMA	41.3	45.8	-9.8	51.8	52.6	-1.6	35.3	39.2	-9.9	45.8	47.9	-4.6
Saint John	35.3	40.0	-11.8	36.7	36.4	0.6	32.3	35.7	-9.4	33.7	34.8	-3.1
Halifax-Dartmouth	159.4	177.1	-10.0	198.9	190.6	4.4	158.0	173.7	-9.0	196.1	188.0	4.3
Newfoundland & Labrador	90.3	86.3	4.7	72.4	60.1	20.5	86.9	83.0	4.7	70.9	55.9	26.9
Canada	19,185.7	18,354.2	4.5	24,894.4	23,989.7	3.8	18,361.5	17,532.8	4.7	23,987.1	22,953.0	4.5

* in millions of dollars

†Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019**

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
Fraser Valley	1,091	1,056	3.3	1,383	1,708	-19.0	1,018	1,005	1.3	1,308	1,612	-18.9
Greater Vancouver	1,552	1,575	-1.5	1,919	2,720	-29.4	1,483	1,504	-1.4	1,850	2,631	-29.7
Victoria	548	555	-1.3	696	774	-10.1	512	522	-1.9	665	740	-10.1
Calgary	1,760	1,686	4.4	2,050	2,003	2.3	1,670	1,588	5.2	1,958	1,895	3.3
Edmonton	1,570	1,472	6.7	1,908	1,853	3.0	1,548	1,436	7.8	1,869	1,805	3.5
Regina	308	283	8.8	361	289	24.9	299	268	11.6	346	271	27.7
Saskatoon	441	395	11.6	512	433	18.2	416	373	11.5	485	410	18.3
Winnipeg	1,021	1,100	-7.2	1,223	1,283	-4.7	954	1,027	-7.1	1,159	1,211	-4.3
Hamilton-Burlington	979	966	1.3	1,245	1,176	5.9	953	958	-0.5	1,226	1,153	6.3
Kitchener-Waterloo	457	466	-1.9	620	631	-1.7	443	449	-1.3	601	600	0.2
London and St Thomas	876	802	9.2	1,101	1,021	7.8	839	763	10.0	1,052	971	8.3
Niagara Region	570	522	9.2	676	544	24.3	530	496	6.9	632	515	22.7
Ottawa	1,603	1,575	1.8	2,134	2,094	1.9	1,526	1,496	2.0	2,052	2,049	0.1
Sudbury	218	240	-9.2	247	269	-8.2	176	193	-8.8	201	228	-11.8
Thunder Bay	182	184	-1.1	185	184	0.5	166	174	-4.6	165	163	1.2
Greater Toronto [†]	6,991	6,244	12.0	9,042	7,792	16.0	7,057	6,347	11.2	9,042	7,792	16.0
Windsor-Essex	618	610	1.3	744	692	7.5	574	567	1.2	694	629	10.3
Trois Rivières CMA	147	108	36.1	173	155	11.6	136	101	34.7	167	146	14.4
Montreal CMA	4,180	4,186	-0.1	6,096	5,537	10.1	4,012	4,054	-1.0	5,973	5,400	10.6
Gatineau CMA	410	433	-5.3	532	515	3.3	389	413	-5.8	514	489	5.1
Quebec CMA	735	639	15.0	952	840	13.3	672	609	10.3	908	810	12.1
Saguenay CMA	132	122	8.2	175	150	16.7	125	116	7.8	169	143	18.2
Sherbrooke CMA	150	174	-13.8	210	218	-3.7	134	154	-13.0	193	196	-1.5
Saint John	193	202	-4.5	204	199	2.5	171	184	-7.1	183	173	5.8
Halifax-Dartmouth	553	554	-0.2	656	621	5.6	529	520	1.7	620	596	4.0
Newfoundland & Labrador	391	364	7.4	310	246	26.0	368	353	4.2	296	230	28.7
Canada	40,558	39,118	3.7	50,926	49,082	3.8	38,306	36,960	3.6	48,461	46,513	4.2

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
Fraser Valley	2,676	2,626	1.9	3,391	3,429	-1.1	2,420	2,356	2.7	3,089	3,188	-3.1
Greater Vancouver	5,069	4,998	1.4	6,181	6,193	-0.2	4,821	4,708	2.4	5,900	5,943	-0.7
Victoria	1,040	1,098	-5.3	1,392	1,291	7.8	947	989	-4.2	1,287	1,203	7.0
Calgary	3,691	3,774	-2.2	4,573	5,103	-10.4	3,240	3,342	-3.1	4,041	4,607	-12.3
Edmonton	3,588	3,435	4.5	4,441	4,419	0.5	3,375	3,251	3.8	4,174	4,218	-1.0
Regina	685	650	5.4	899	825	9.0	608	619	-1.8	794	738	7.6
Saskatoon	1,068	1,046	2.1	1,295	1,249	3.7	946	923	2.5	1,136	1,103	3.0
Winnipeg	1,991	2,073	-4.0	2,711	2,621	3.4	1,782	1,855	-3.9	2,449	2,373	3.2
Hamilton-Burlington	1,688	1,741	-3.0	2,049	2,028	1.0	1,581	1,643	-3.8	1,939	1,933	0.3
Kitchener-Waterloo	694	738	-6.0	912	1,002	-9.0	703	683	2.9	868	946	-8.2
London and St Thomas	1,276	1,223	4.3	1,602	1,505	6.4	1,169	1,135	3.0	1,482	1,371	8.1
Niagara Region	1,007	982	2.5	1,209	951	27.1	906	879	3.1	1,088	832	30.8
Ottawa	2,277	2,116	7.6	3,059	3,199	-4.4	2,062	1,912	7.8	2,803	2,939	-4.6
Sudbury	411	393	4.6	483	510	-5.3	298	291	2.4	350	381	-8.1
Thunder Bay	319	303	5.3	388	334	16.2	289	265	9.1	331	301	10.0
Greater Toronto [†]	13,322	12,304	8.3	17,205	16,273	5.7	13,337	12,341	8.1	17,205	16,273	5.7
Windsor-Essex	1,006	920	9.3	1,191	953	25.0	873	806	8.3	1,032	818	26.2
Trois Rivières CMA	199	185	7.6	223	181	23.2	163	159	2.5	175	147	19.0
Montreal CMA	6,008	6,038	-0.5	6,899	6,946	-0.7	5,604	5,615	-0.2	6,402	6,515	-1.7
Gatineau CMA	658	671	-1.9	803	847	-5.2	599	580	3.3	730	783	-6.8
Quebec CMA	1,329	1,283	3.6	1,444	1,231	17.3	1,172	1,146	2.3	1,331	1,106	20.3
Saguenay CMA	215	220	-2.3	256	297	-13.8	195	202	-3.5	237	266	-10.9
Sherbrooke CMA	276	273	1.1	292	342	-14.6	226	227	-0.4	239	291	-17.9
Saint John	378	358	5.6	453	462	-1.9	293	271	8.1	354	384	-7.8
Halifax-Dartmouth	843	755	11.7	1,146	1,183	-3.1	722	642	12.5	1,030	1,094	-5.9
Newfoundland & Labrador	1,123	1,178	-4.7	1,262	1,299	-2.8	941	920	2.3	1,073	1,088	-1.4
Canada	77,801	75,808	2.6	97,116	94,317	3.0	69,950	68,122	2.7	87,983	85,585	2.8

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019**

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
Fraser Valley	679,368	712,047	-4.6	701,239	792,975	-11.6	682,416	707,981	-3.6	706,159	780,736	-9.6
Greater Vancouver	966,526	964,603	0.2	992,813	1,064,114	-6.7	987,521	986,480	0.1	1,016,888	1,067,266	-4.7
Victoria	666,456	651,791	2.3	689,220	690,675	-0.2	683,346	675,325	1.2	704,177	703,592	0.1
Calgary	459,511	469,463	-2.1	460,820	469,752	-1.9	439,694	445,418	-1.3	443,607	462,175	-4.0
Edmonton	363,058	365,277	-0.6	370,324	378,919	-2.3	362,398	365,035	-0.7	369,402	375,888	-1.7
Regina	314,019	314,542	-0.2	318,838	307,187	3.8	293,223	293,122	0.0	296,973	302,410	-1.8
Saskatoon	319,563	311,874	2.5	330,908	351,334	-5.8	325,796	311,719	4.5	332,872	335,339	-0.7
Winnipeg	296,061	290,634	1.9	306,177	301,213	1.6	303,431	297,594	2.0	314,081	306,698	2.4
Hamilton-Burlington	563,611	558,524	0.9	593,872	577,353	2.9	557,471	559,202	-0.3	589,324	567,307	3.9
Kitchener-Waterloo	535,349	530,207	1.0	535,349	496,086	7.9	527,554	505,243	4.4	527,554	473,529	11.4
London and St Thomas	413,416	399,766	3.4	425,662	373,941	13.8	408,511	396,749	3.0	421,680	368,608	14.4
Niagara Region	431,849	448,767	-3.8	440,075	414,293	6.2	428,802	423,972	1.1	441,667	415,538	6.3
Ottawa	425,038	427,306	-0.5	443,588	418,308	6.0	430,467	429,037	0.3	450,295	417,566	7.8
Sudbury	247,719	242,440	2.2	252,833	249,789	1.2	264,808	258,119	2.6	275,501	268,696	2.5
Thunder Bay	229,778	241,416	-4.8	231,485	197,461	17.2	234,542	243,104	-3.5	238,430	217,644	9.6
Greater Toronto†	769,783	761,080	1.1	820,148	804,584	1.9	769,951	761,226	1.1	820,148	804,584	1.9
Windsor-Essex	360,047	334,035	7.8	365,617	299,265	22.2	329,965	324,569	1.7	343,956	303,326	13.4
Trois Rivières CMA	188,089	193,156	-2.6	n/a	n/a	-	178,758	183,263	-2.5	178,758	158,577	12.7
Montreal CMA	398,937	401,030	-0.5	n/a	n/a	-	403,553	402,643	0.2	397,307	365,559	8.7
Gatineau CMA	255,222	262,266	-2.7	n/a	n/a	-	263,799	264,704	-0.3	268,287	264,789	1.3
Quebec CMA	284,950	285,837	-0.3	n/a	n/a	-	275,290	279,183	-1.4	277,299	278,673	-0.5
Saguenay CMA	186,349	182,383	2.2	n/a	n/a	-	189,387	186,737	1.4	190,699	202,604	-5.9
Sherbrooke CMA	262,484	273,575	-4.1	n/a	n/a	-	252,984	264,188	-4.2	240,268	241,409	-0.5
Saint John	179,669	190,377	-5.6	179,669	183,160	-1.9	184,140	185,584	-0.8	184,140	200,990	-8.4
Halifax-Dartmouth	294,595	317,710	-7.3	303,276	306,976	-1.2	308,222	327,144	-5.8	316,313	315,394	0.3
Newfoundland & Labrador	234,394	237,906	-1.5	233,594	244,252	-4.4	241,722	239,602	0.9	239,661	243,085	-1.4
Canada	468,658	463,834	1.0	488,834	488,767	0.0	474,481	467,793	1.4	494,978	493,474	0.3

* Weighted residential average prices for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations.

Information on Quebec's weighted average price calculation can be found at: http://www.fciq.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf

†Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly change	Apr 2019	Apr 2018	year-over-year change	Apr 2019	Mar 2019	monthly change	Apr 2019	Apr 2018	year-over-year change
Fraser Valley	40.8	40.2	0.6	43.3	65.4	-22.1	42.1	42.7	-0.6	45.1	68.2	-23.1
Greater Vancouver	30.6	31.5	-0.9	38.5	59.3	-20.8	30.8	31.9	-1.1	39.2	60.8	-21.6
Victoria	52.7	50.5	2.2	54.4	68.0	-13.6	54.1	52.8	1.3	56.9	71.0	-14.1
Calgary	47.7	44.7	3.0	44.5	48.6	-4.1	51.5	47.5	4.0	47.0	50.8	-3.8
Edmonton	43.8	42.9	0.9	43.2	46.5	-3.3	45.9	44.2	1.7	44.3	47.6	-3.3
Regina	45.0	43.5	1.5	41.8	40.4	1.4	49.2	43.3	5.9	45.0	42.8	2.2
Saskatoon	41.3	37.8	3.5	38.8	36.3	2.5	44.0	40.4	3.6	40.6	38.2	2.4
Winnipeg	51.3	53.1	-1.8	52.9	57.0	-4.1	53.5	55.4	-1.9	55.9	60.0	-4.1
Hamilton-Burlington	58.0	55.5	2.5	59.9	59.7	0.2	60.3	58.3	2.0	62.0	61.4	0.6
Kitchener-Waterloo	65.9	63.1	2.8	66.3	66.5	-0.2	63.0	65.7	-2.7	68.4	68.8	-0.4
London and St Thomas	68.7	65.6	3.1	71.1	73.5	-2.4	71.8	67.2	4.6	73.9	77.4	-3.5
Niagara Region	56.6	53.2	3.4	56.4	60.8	-4.4	58.5	56.4	2.1	58.5	63.4	-4.9
Ottawa	70.4	74.4	-4.0	67.7	63.8	3.9	74.0	78.2	-4.2	72.2	67.8	4.4
Sudbury	53.0	61.1	-8.1	55.0	53.0	2.0	59.1	66.3	-7.2	64.5	61.0	3.5
Thunder Bay	57.1	60.7	-3.6	66.0	63.4	2.6	57.4	65.7	-8.3	70.7	68.0	2.7
Greater Toronto [†]	52.5	50.7	1.8	50.4	46.4	4.0	52.9	51.4	1.5	50.4	46.4	4.0
Windsor-Essex	61.4	66.3	-4.9	68.4	72.9	-4.5	65.8	70.3	-4.5	73.4	77.7	-4.3
Trois Rivières CMA	73.9	58.4	15.5	59.4	58.9	0.5	83.4	63.5	19.9	64.7	63.1	1.6
Montreal CMA	69.6	69.3	0.3	69.1	63.6	5.5	71.6	72.2	-0.6	72.0	66.0	6.0
Gatineau CMA	62.3	64.5	-2.2	57.7	50.3	7.4	64.9	71.2	-6.3	61.8	53.5	8.3
Quebec CMA	55.3	49.8	5.5	50.8	50.2	0.6	57.3	53.1	4.2	53.2	52.3	0.9
Saguenay CMA	61.4	55.5	5.9	48.5	42.5	6.0	64.1	57.4	6.7	50.6	45.2	5.4
Sherbrooke CMA	54.3	63.7	-9.4	60.5	52.2	8.3	59.3	67.8	-8.5	65.0	55.9	9.1
Saint John	51.1	56.4	-5.3	51.6	43.0	8.6	58.4	67.9	-9.5	60.3	49.5	10.8
Halifax-Dartmouth	65.6	73.4	-7.8	62.6	56.2	6.4	73.3	81.0	-7.7	68.1	61.0	7.1
Newfoundland & Labrador	34.8	30.9	3.9	28.8	31.1	-2.3	39.1	38.4	0.7	33.3	35.1	-1.8
Canada	52.1	51.6	0.5	52.1	54.3	-2.2	54.8	54.3	0.5	54.7	56.8	-2.1

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

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

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

April 2019

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
Fraser Valley	3,026.2	4,688.2	-35.5	3,062.9	4,563.9	-32.9	2,874.8	4,379.9	-34.4	2,899.4	4,277.7	-32.2
Greater Vancouver	6,275.7	10,106.2	-37.9	6,290.9	9,955.7	-36.8	6,089.8	9,887.3	-38.4	6,134.8	9,714.0	-36.8
Victoria	1,394.1	1,727.8	-19.3	1,387.7	1,667.9	-16.8	1,351.8	1,662.8	-18.7	1,350.9	1,609.8	-16.1
Calgary	3,149.2	3,501.8	-10.1	2,907.6	3,170.7	-8.3	2,883.8	3,260.2	-11.5	2,628.7	2,916.1	-9.9
Edmonton	2,197.5	2,481.1	-11.4	1,916.8	2,140.4	-10.4	2,148.4	2,425.6	-11.4	1,862.1	2,068.1	-10.0
Regina	358.7	335.7	6.9	314.2	280.9	11.8	334.8	310.6	7.8	281.0	252.8	11.1
Saskatoon	516.6	506.7	2.0	460.0	447.8	2.7	484.5	475.3	1.9	431.8	415.3	4.0
Winnipeg	1,292.9	1,236.8	4.5	1,063.9	1,030.0	3.3	1,241.2	1,187.6	4.5	1,021.1	987.9	3.4
Hamilton-Burlington	2,229.4	2,062.0	8.1	2,205.7	2,059.7	7.1	2,174.8	1,966.6	10.6	2,154.3	1,970.3	9.3
Kitchener-Waterloo	953.6	918.7	3.8	936.5	907.8	3.2	901.6	846.2	6.5	882.1	839.1	5.1
London and St Thomas	1,380.2	1,144.9	20.6	1,285.1	1,083.1	18.7	1,300.7	1,064.4	22.2	1,208.4	1,001.9	20.6
Niagara Region	903.2	779.5	15.9	865.7	735.3	17.7	823.9	710.9	15.9	794.1	677.6	17.2
Ottawa	2,760.2	2,499.1	10.4	2,447.7	2,289.4	6.9	2,614.8	2,423.6	7.9	2,354.5	2,211.8	6.5
Sudbury	224.8	234.5	-4.1	182.3	191.8	-5.0	197.7	213.7	-7.5	158.0	170.1	-7.1
Thunder Bay	184.0	173.6	6.0	135.5	122.4	10.6	172.8	163.4	5.8	126.7	119.7	5.8
Greater Toronto [†]	20,318.4	18,935.4	7.3	20,003.1	18,874.7	6.0	20,243.3	18,962.4	6.8	20,003.1	18,874.7	6.0
Windsor-Essex	823.3	651.5	26.4	753.3	601.6	25.2	744.9	583.7	27.6	674.8	533.3	26.5
Trois Rivières CMA	84.3	62.5	34.8	98.1	75.2	30.5	72.7	53.0	37.2	87.9	66.6	32.0
Montreal CMA	6,685.3	5,927.8	12.8	7,404.6	6,644.5	11.4	6,325.5	5,545.4	14.1	7,052.2	6,299.2	12.0
Gatineau CMA	443.9	381.1	16.5	429.3	372.6	15.2	421.2	363.1	16.0	410.4	357.5	14.8
Quebec CMA	764.3	676.3	13.0	906.6	813.4	11.5	703.6	628.4	12.0	846.5	765.6	10.6
Saguenay CMA	86.3	73.5	17.5	95.6	82.2	16.4	82.6	68.7	20.1	92.9	78.1	19.0
Sherbrooke CMA	180.5	165.8	8.9	196.6	186.9	5.2	156.9	140.1	12.0	176.1	163.3	7.8
Saint John	139.3	132.7	5.0	110.4	105.4	4.8	129.6	122.5	5.9	102.4	97.3	5.2
Halifax-Dartmouth	654.7	617.7	6.0	575.0	534.0	7.7	639.8	607.3	5.4	562.8	525.1	7.2
Newfoundland & Labrador	321.9	344.9	-6.7	224.5	233.4	-3.8	306.7	329.3	-6.9	214.8	220.3	-2.5
Canada	74,681.9	77,678.5	-3.9	71,730.9	74,556.8	-3.8	71,162.9	74,159.8	-4.0	68,513.7	71,091.9	-3.6

[†] in millions of dollars

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019
Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
Fraser Valley	4,323	5,981	-27.7	4,370	5,967	-26.8	4,072	5,658	-28.0	4,136	5,644	-26.7
Greater Vancouver	6,486	9,772	-33.6	6,479	9,534	-32.0	6,193	9,500	-34.8	6,227	9,269	-32.8
Victoria	2,081	2,462	-15.5	2,086	2,438	-14.4	1,970	2,341	-15.8	1,986	2,324	-14.5
Calgary	6,801	7,331	-7.2	6,268	6,639	-5.6	6,408	6,925	-7.5	5,927	6,286	-5.7
Edmonton	6,029	6,564	-8.2	5,305	5,734	-7.5	5,903	6,391	-7.6	5,168	5,554	-6.9
Regina	1,173	1,057	11.0	1,007	889	13.3	1,124	1,022	10.0	952	845	12.7
Saskatoon	1,646	1,537	7.1	1,439	1,342	7.2	1,556	1,446	7.6	1,355	1,261	7.5
Winnipeg	4,390	4,231	3.8	3,590	3,511	2.3	4,123	3,966	4.0	3,373	3,292	2.5
Hamilton-Burlington	3,882	3,706	4.7	3,831	3,678	4.2	3,805	3,601	5.7	3,763	3,583	5.0
Kitchener-Waterloo	1,873	1,880	-0.4	1,799	1,838	-2.1	1,819	1,794	1.4	1,741	1,758	-1.0
London and St Thomas	3,426	3,174	7.9	3,136	2,949	6.3	3,264	3,023	8.0	2,981	2,792	6.8
Niagara Region	2,112	1,931	9.4	2,005	1,830	9.6	1,966	1,796	9.5	1,872	1,704	9.9
Ottawa	6,458	6,191	4.3	5,670	5,614	1.0	6,142	5,991	2.5	5,435	5,427	0.1
Sudbury	897	976	-8.1	739	797	-7.3	765	834	-8.3	610	666	-8.4
Thunder Bay	781	767	1.8	591	595	-0.7	718	704	2.0	537	533	0.8
Greater Toronto ¹	26,258	24,646	6.5	25,263	24,214	4.3	26,420	24,737	6.8	25,263	24,214	4.3
Windsor-Essex	2,500	2,253	11.0	2,255	2,080	8.4	2,318	2,058	12.6	2,076	1,889	9.9
Trois Rivières CMA	473	385	22.9	536	449	19.4	437	350	24.9	508	421	20.7
Montreal CMA	16,931	15,447	9.6	19,477	18,185	7.1	16,390	14,840	10.4	18,980	17,676	7.4
Gatineau CMA	1,674	1,484	12.8	1,638	1,461	12.1	1,576	1,396	12.9	1,568	1,396	12.3
Quebec CMA	2,717	2,457	10.6	3,255	2,998	8.6	2,558	2,322	10.2	3,125	2,874	8.7
Saguenay CMA	473	404	17.1	528	454	16.3	451	379	19.0	504	430	17.2
Sherbrooke CMA	684	656	4.3	798	786	1.5	614	585	5.0	731	710	3.0
Saint John	778	748	4.0	625	600	4.2	692	637	8.6	565	516	9.5
Halifax-Dartmouth	2,190	2,109	3.8	1,881	1,791	5.0	2,044	2,008	1.8	1,774	1,712	3.6
Newfoundland & Labrador	1,376	1,450	-5.1	951	968	-1.8	1,290	1,332	-3.2	895	891	0.4
Canada	159,538	161,235	-1.1	151,149	153,507	-1.5	150,357	151,786	-0.9	143,095	145,007	-1.3

¹Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019
Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
Fraser Valley	10,478	9,879	6.1	11,088	10,679	3.8	9,450	8,955	5.5	9,978	9,689	3.0
Greater Vancouver	19,793	18,379	7.7	21,091	19,859	6.2	18,660	17,330	7.7	19,919	18,813	5.9
Victoria	4,066	3,799	7.0	4,330	4,088	5.9	3,703	3,403	8.8	3,912	3,650	7.2
Calgary	15,079	16,062	-6.1	15,779	16,936	-6.8	13,405	14,493	-7.5	14,029	15,242	-8.0
Edmonton	13,818	14,408	-4.1	14,366	15,151	-5.2	13,116	13,740	-4.5	13,543	14,315	-5.4
Regina	2,524	2,753	-8.3	2,654	2,832	-6.3	2,273	2,513	-9.6	2,346	2,539	-7.6
Saskatoon	4,026	4,029	-0.1	3,970	3,989	-0.5	3,589	3,620	-0.9	3,540	3,579	-1.1
Winnipeg	8,251	7,703	7.1	8,132	7,723	5.3	7,354	6,843	7.5	7,199	6,834	5.3
Hamilton-Burlington	7,019	6,546	7.2	6,686	6,235	7.2	6,617	6,199	6.7	6,254	5,853	6.9
Kitchener-Waterloo	2,867	2,814	1.9	2,980	3,001	-0.7	2,713	2,633	3.0	2,777	2,766	0.4
London and St Thomas	4,837	4,388	10.2	4,784	4,337	10.3	4,428	3,901	13.5	4,367	3,859	13.2
Niagara Region	3,860	3,352	15.2	3,842	3,253	18.1	3,456	2,966	16.5	3,420	2,848	20.1
Ottawa	8,651	9,553	-9.4	8,978	9,938	-9.7	7,798	8,633	-9.7	8,067	8,942	-9.8
Sudbury	1,599	1,858	-13.9	1,468	1,692	-13.2	1,133	1,389	-18.4	1,028	1,236	-16.8
Thunder Bay	1,234	1,217	1.4	1,036	1,012	2.4	1,076	1,041	3.4	870	847	2.7
Greater Toronto [†]	50,409	50,108	0.6	50,485	50,244	0.5	50,530	50,186	0.7	50,485	50,244	0.5
Windsor-Essex	3,724	3,181	17.1	3,472	2,928	18.6	3,241	2,702	19.9	2,971	2,460	20.8
Trois Rivières CMA	719	679	5.9	847	799	6.0	614	592	3.7	727	704	3.3
Montreal CMA	23,890	24,102	-0.9	28,988	29,251	-0.9	22,128	22,666	-2.4	27,133	27,549	-1.5
Gatineau CMA	2,734	2,958	-7.6	3,039	3,326	-8.6	2,393	2,654	-9.8	2,696	3,002	-10.2
Quebec CMA	5,141	4,975	3.3	6,071	5,894	3.0	4,608	4,487	2.7	5,552	5,406	2.7
Saguenay CMA	904	936	-3.4	1,059	1,099	-3.6	816	829	-1.6	989	1,000	-1.1
Sherbrooke CMA	1,122	1,229	-8.7	1,289	1,406	-8.3	929	1,036	-10.3	1,086	1,200	-9.5
Saint John	1,362	1,682	-19.0	1,448	1,788	-19.0	1,025	1,289	-20.5	1,081	1,381	-21.7
Halifax-Dartmouth	3,114	3,548	-12.2	3,361	3,782	-11.1	2,731	3,112	-12.2	2,957	3,333	-11.3
Newfoundland & Labrador	4,708	4,810	-2.1	4,469	4,520	-1.1	3,777	3,911	-3.4	3,565	3,660	-2.6
Canada	302,741	301,515	0.4	314,305	313,832	0.2	271,592	270,864	0.3	282,332	282,145	0.1

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019
Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
Fraser Valley	694,993	758,092	-8.3	700,898	764,862	-8.4	689,301	748,084	-7.9	701,011	757,921	-7.5
Greater Vancouver	965,608	1,033,341	-6.6	970,962	1,044,233	-7.0	972,913	1,033,470	-5.9	985,198	1,048,006	-6.0
Victoria	664,988	689,439	-3.5	665,247	684,113	-2.8	679,634	699,429	-2.8	680,210	692,703	-1.8
Calgary	465,505	480,493	-3.1	463,874	477,589	-2.9	444,539	465,132	-4.4	443,512	463,903	-4.4
Edmonton	362,586	374,878	-3.3	361,315	373,278	-3.2	359,400	373,303	-3.7	360,316	372,360	-3.2
Regina	311,304	320,635	-2.9	312,004	316,020	-1.3	297,770	301,808	-1.3	295,123	299,179	-1.4
Saskatoon	318,897	332,194	-4.0	319,669	333,679	-4.2	318,126	329,950	-3.6	318,688	329,381	-3.2
Winnipeg	293,579	289,465	1.4	296,351	293,373	1.0	300,238	297,540	0.9	302,721	300,088	0.9
Hamilton-Burlington	563,685	547,267	3.0	575,752	560,005	2.8	561,484	537,403	4.5	572,501	549,895	4.1
Kitchener-Waterloo	514,890	493,504	4.3	520,586	493,886	5.4	501,516	475,435	5.5	506,683	477,330	6.1
London and St Thomas	400,901	358,849	11.7	409,804	367,274	11.6	398,023	352,887	12.8	405,374	358,854	13.0
Niagara Region	429,516	400,823	7.2	431,761	401,814	7.5	421,885	395,681	6.6	424,222	397,658	6.7
Ottawa	425,143	402,653	5.6	431,689	407,803	5.9	423,194	402,125	5.2	433,209	407,550	6.3
Sudbury	248,042	237,847	4.3	246,625	240,688	2.5	258,039	253,229	1.9	259,032	255,472	1.4
Thunder Bay	237,317	224,943	5.5	229,190	205,788	11.4	242,827	231,804	4.8	235,998	224,660	5.0
Greater Toronto [†]	768,929	758,523	1.4	791,794	779,495	1.6	768,883	758,538	1.4	791,794	779,495	1.6
Windsor-Essex	331,540	292,886	13.2	334,068	289,225	15.5	320,472	280,848	14.1	325,040	282,342	15.1
Trois Rivières CMA	181,966	165,753	9.8	n/a	n/a	-	172,490	156,461	10.2	174,088	158,343	9.9
Montreal CMA	396,127	383,278	3.4	n/a	n/a	-	400,120	377,701	5.9	392,103	368,260	6.5
Gatineau CMA	260,523	253,350	2.8	n/a	n/a	-	266,205	257,589	3.3	266,231	258,490	3.0
Quebec CMA	284,622	276,508	2.9	n/a	n/a	-	276,217	270,642	2.1	272,249	266,607	2.1
Saguenay CMA	182,806	180,245	1.4	n/a	n/a	-	185,266	180,634	2.6	184,765	181,917	1.6
Sherbrooke CMA	262,279	250,150	4.8	n/a	n/a	-	255,389	239,616	6.6	240,844	229,370	5.0
Saint John	174,573	173,789	0.5	176,682	175,583	0.6	180,022	186,256	-3.3	181,153	188,550	-3.9
Halifax-Dartmouth	304,328	297,353	2.3	305,678	298,141	2.5	314,848	305,434	3.1	317,261	306,688	3.4
Newfoundland & Labrador	238,366	242,500	-1.7	236,060	241,148	-2.1	242,722	249,245	-2.6	240,020	247,292	-2.9
Canada	463,329	477,286	-2.9	474,571	485,690	-2.3	467,924	482,213	-3.0	478,799	490,265	-2.3

* Weighted residential average prices for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations.

Information on Quebec's weighted average price calculation can be found at: http://www.fcij.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations
April 2019
Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change
Fraser Valley	41.3	60.5	-19.2	39.4	55.9	-16.5	43.1	63.2	-20.1	41.5	58.3	-16.8
Greater Vancouver	32.8	53.2	-20.4	30.7	48.0	-17.3	33.2	54.8	-21.6	31.3	49.3	-18.0
Victoria	51.2	64.8	-13.6	48.2	59.6	-11.4	53.2	68.8	-15.6	50.8	63.7	-12.9
Calgary	45.1	45.6	-0.5	39.7	39.2	0.5	47.8	47.8	0.0	42.2	41.2	1.0
Edmonton	43.6	45.6	-2.0	36.9	37.8	-0.9	45.0	46.5	-1.5	38.2	38.8	-0.6
Regina	46.5	38.4	8.1	37.9	31.4	6.5	49.5	40.7	8.8	40.6	33.3	7.3
Saskatoon	40.9	38.1	2.8	36.2	33.6	2.6	43.4	39.9	3.5	38.3	35.2	3.1
Winnipeg	53.2	54.9	-1.7	44.1	45.5	-1.4	56.1	58.0	-1.9	46.9	48.2	-1.3
Hamilton-Burlington	55.3	56.6	-1.3	57.3	59.0	-1.7	57.5	58.1	-0.6	60.2	61.2	-1.0
Kitchener-Waterloo	65.3	66.8	-1.5	60.4	61.2	-0.8	67.0	68.1	-1.1	62.7	63.6	-0.9
London and St Thomas	70.8	72.3	-1.5	65.6	68.0	-2.4	73.7	77.5	-3.8	68.3	72.4	-4.1
Niagara Region	54.7	57.6	-2.9	52.2	56.3	-4.1	56.9	60.6	-3.7	54.7	59.8	-5.1
Ottawa	74.7	64.8	9.9	63.2	56.5	6.7	78.8	69.4	9.4	67.4	60.7	6.7
Sudbury	56.1	52.5	3.6	50.3	47.1	3.2	67.5	60.0	7.5	59.3	53.9	5.4
Thunder Bay	63.3	63.0	0.3	57.0	58.8	-1.8	66.7	67.6	-0.9	61.7	62.9	-1.2
Greater Toronto [†]	52.1	49.2	2.9	50.0	48.2	1.8	52.3	49.3	3.0	50.0	48.2	1.8
Windsor-Essex	67.1	70.8	-3.7	64.9	71.0	-6.1	71.5	76.2	-4.7	69.9	76.8	-6.9
Trois Rivières CMA	65.8	56.7	9.1	63.3	56.2	7.1	71.2	59.1	12.1	69.9	59.8	10.1
Montreal CMA	70.9	64.1	6.8	67.2	62.2	5.0	74.1	65.5	8.6	70.0	64.2	5.8
Gatineau CMA	61.2	50.2	11.0	53.9	43.9	10.0	65.9	52.6	13.3	58.2	46.5	11.7
Quebec CMA	52.8	49.4	3.4	53.6	50.9	2.7	55.5	51.7	3.8	56.3	53.2	3.1
Saguenay CMA	52.3	43.2	9.1	49.9	41.3	8.6	55.3	45.7	9.6	51.0	43.0	8.0
Sherbrooke CMA	61.0	53.4	7.6	61.9	55.9	6.0	66.1	56.5	9.6	67.3	59.2	8.1
Saint John	57.1	44.5	12.6	43.2	33.6	9.6	67.5	49.4	18.1	52.3	37.4	14.9
Halifax-Dartmouth	70.3	59.4	10.9	56.0	47.4	8.6	74.8	64.5	10.3	60.0	51.4	8.6
Newfoundland & Labrador	29.2	30.1	-0.9	21.3	21.4	-0.1	34.2	34.1	0.1	25.1	24.3	0.8
Canada	52.7	53.5	-0.8	48.1	48.9	-0.8	55.4	56.0	-0.6	50.7	51.4	-0.7

[†]Detailed data for the Toronto Real Estate Board (TREB) market area can be found at http://www.torontorealestateboard.com/market_news/market_watch/index.htm

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**Dollar Volume & Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations
April 2019**

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
British Columbia	3,796.4	3,751.0	1.2	4,768.5	6,336.3	-24.7	3,650.4	3,587.2	1.8	4,563.0	5,993.6	-23.9
Alberta	1,800.8	1,723.5	4.5	2,121.9	2,098.7	1.1	1,673.8	1,593.1	5.1	1,971.7	1,953.3	0.9
Saskatchewan	291.5	264.9	10.1	360.2	318.6	13.1	267.6	235.6	13.6	328.0	280.3	17.0
Manitoba	339.9	362.5	-6.2	418.1	421.4	-0.8	324.2	342.3	-5.3	400.3	403.1	-0.7
Ontario	9,822.4	9,207.9	6.7	13,140.1	11,270.2	16.6	9,510.6	8,930.3	6.5	12,829.5	10,967.9	17.0
Quebec	2,573.2	2,508.6	2.6	3,483.7	3,020.8	15.3	2,399.6	2,334.1	2.8	3,317.6	2,851.3	16.4
New Brunswick	152.7	145.5	5.0	168.8	122.6	37.7	140.3	136.3	2.9	153.3	118.7	29.1
Nova Scotia	247.5	249.7	-0.9	287.4	268.1	7.2	240.9	242.4	-0.6	281.4	259.4	8.5
Prince Edward Island	38.1	36.9	3.1	37.4	46.1	-18.8	35.2	32.5	8.3	35.8	42.5	-15.7
Newfoundland & Labrador	90.3	86.3	4.7	72.4	60.1	20.5	86.9	83.0	4.7	70.9	55.9	26.9
Northwest Territories	13.7	8.6	59.6	13.6	10.6	28.5	12.8	8.8	45.3	13.6	10.6	28.5
Yukon	19.1	8.8	117.1	22.1	16.4	34.7	19.2	7.3	163.8	21.9	16.4	34.0
Canada	19,185.7	18,354.2	4.5	24,894.4	23,989.7	3.8	18,361.5	17,532.8	4.7	23,987.1	22,953.0	4.5

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
British Columbia	5,839	5,768	1.2	7,137	8,832	-19.2	5,385	5,344	0.8	6,663	8,206	-18.8
Alberta	4,604	4,420	4.2	5,400	5,294	2.0	4,397	4,194	4.8	5,169	5,039	2.6
Saskatchewan	1,042	936	11.3	1,220	1,046	16.6	972	848	14.6	1,135	973	16.6
Manitoba	1,178	1,262	-6.7	1,421	1,443	-1.5	1,097	1,173	-6.5	1,336	1,361	-1.8
Ontario	17,169	16,262	5.6	21,801	19,830	9.9	16,508	15,660	5.4	20,936	19,018	10.1
Quebec	8,130	7,966	2.1	11,276	10,190	10.7	7,598	7,507	1.2	10,779	9,719	10.9
New Brunswick	845	844	0.1	898	733	22.5	762	758	0.5	821	663	23.8
Nova Scotia	1,092	1,056	3.4	1,193	1,165	2.4	992	942	5.3	1,096	1,049	4.5
Prince Edward Island	198	196	1.0	190	230	-17.4	162	137	18.2	152	184	-17.4
Newfoundland & Labrador	391	364	7.4	310	246	26.0	368	353	4.2	296	230	28.7
Northwest Territories	27	23	17.4	29	28	3.6	23	26	-11.5	29	28	3.6
Yukon	43	21	104.8	51	45	13.3	42	18	133.3	49	43	14.0
Canada	40,558	39,118	3.7	50,926	49,082	3.8	38,306	36,960	3.6	48,461	46,513	4.2

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations
April 2019**

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
British Columbia	14,266	14,114	1.1	18,183	17,636	3.1	12,624	12,438	1.5	16,247	15,856	2.5
Alberta	10,382	10,045	3.4	12,907	13,223	-2.4	9,346	9,108	2.6	11,729	12,181	-3.7
Saskatchewan	2,610	2,564	1.8	3,317	3,196	3.8	2,265	2,256	0.4	2,885	2,747	5.0
Manitoba	2,327	2,410	-3.4	3,210	3,132	2.5	2,080	2,153	-3.4	2,882	2,799	3.0
Ontario	30,020	28,672	4.7	38,472	36,134	6.5	28,118	26,776	5.0	36,085	33,939	6.3
Quebec	13,286	13,205	0.6	14,935	14,744	1.3	11,634	11,675	-0.4	13,188	13,047	1.1
New Brunswick	1,471	1,440	2.2	1,888	1,936	-2.5	1,174	1,136	3.3	1,532	1,523	0.6
Nova Scotia	1,893	1,724	9.8	2,444	2,519	-3.0	1,465	1,334	9.8	1,992	2,043	-2.5
Prince Edward Island	355	371	-4.3	400	392	2.0	237	247	-4.0	274	266	3.0
Newfoundland & Labrador	1,123	1,178	-4.7	1,262	1,299	-2.8	941	920	2.3	1,073	1,088	-1.4
Northwest Territories	28	41	-31.7	47	46	2.2	28	39	-28.2	47	44	6.8
Yukon	40	44	-9.1	51	60	-15.0	38	40	-5.0	49	52	-5.8
Canada	77,801	75,808	2.6	97,116	94,317	3.0	69,950	68,122	2.7	87,983	85,585	2.8

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change	Apr 2019	Mar 2019	monthly percentage change	Apr 2019	Apr 2018	year-over-year percentage change
British Columbia	645,440	647,847	-0.4	668,144	717,426	-6.9	663,172	668,208	-0.8	684,828	730,395	-6.2
Alberta	389,603	392,764	-0.8	392,947	396,421	-0.9	376,806	378,456	-0.4	381,452	387,628	-1.6
Saskatchewan	287,397	288,473	-0.4	295,266	304,542	-3.0	282,567	278,292	1.5	288,962	288,097	0.3
Manitoba	285,322	287,706	-0.8	294,234	292,009	0.8	291,373	290,984	0.1	299,656	296,163	1.2
Ontario	577,619	569,353	1.5	602,730	568,342	6.1	589,191	579,252	1.7	612,796	576,712	6.3
Quebec	312,469	316,475	-1.3	n/a	n/a	-	319,789	318,890	0.3	315,706	297,051	6.3
New Brunswick	175,985	168,883	4.2	187,991	167,193	12.4	177,776	175,233	1.5	186,685	179,017	4.3
Nova Scotia	229,873	239,433	-4.0	240,946	230,105	4.7	246,519	259,125	-4.9	256,735	247,287	3.8
Prince Edward Island	196,950	205,503	-4.2	196,950	200,303	-1.7	235,694	230,915	2.1	235,694	230,913	2.1
Newfoundland & Labrador	234,394	237,906	-1.5	233,594	244,252	-4.4	241,722	239,602	0.9	239,661	243,085	-1.4
Northwest Territories	469,259	363,361	29.1	469,259	378,114	24.1	469,259	363,361	29.1	469,259	378,114	24.1
Yukon	412,880	405,003	1.9	433,323	364,638	18.8	420,216	405,190	3.7	447,336	380,551	17.5
Canada	468,658	463,834	1.0	488,834	488,767	0.0	474,481	467,793	1.4	494,978	493,474	0.3

* Provincial weighted residential average price for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations. Information on Quebec's weighted average price calculation can be found at: http://www.fcij.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

**Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations
April 2019**

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly change	Apr 2019	Apr 2018	year-over-year change	Apr 2019	Mar 2019	monthly change	Apr 2019	Apr 2018	year-over-year change
British Columbia	40.9	40.9	0.0	45.8	63.2	-17.4	42.7	43.0	-0.3	47.8	66.4	-18.6
Alberta	44.3	44.0	0.3	43.5	46.4	-2.9	47.0	46.0	1.0	45.4	48.1	-2.7
Saskatchewan	39.9	36.5	3.4	37.0	36.6	0.4	42.9	37.6	5.3	39.8	39.6	0.2
Manitoba	50.6	52.4	-1.8	51.5	54.9	-3.4	52.7	54.5	-1.8	54.3	57.9	-3.6
Ontario	57.2	56.7	0.5	56.7	55.4	1.3	58.7	58.5	0.2	58.2	56.6	1.6
Quebec	61.2	60.3	0.9	59.7	54.9	4.8	65.3	64.3	1.0	63.8	58.6	5.2
New Brunswick	57.4	58.6	-1.2	54.4	47.4	7.0	64.9	66.7	-1.8	63.6	55.2	8.4
Nova Scotia	57.7	61.3	-3.6	55.1	50.3	4.8	67.7	70.6	-2.9	62.8	57.2	5.6
Prince Edward Island	55.8	52.8	3.0	55.0	59.6	-4.6	68.4	55.5	12.9	65.9	70.9	-5.0
Newfoundland & Labrador	34.8	30.9	3.9	28.8	31.1	-2.3	39.1	38.4	0.7	33.3	35.1	-1.8
Northwest Territories	96.4	56.1	40.3	70.9	78.0	-7.1	82.1	66.7	15.4	71.8	79.2	-7.4
Yukon	107.5	47.7	59.8	78.8	67.7	11.1	110.5	45.0	65.5	81.1	74.9	6.2
Canada	52.1	51.6	0.5	52.1	54.3	-2.2	54.8	54.3	0.5	54.7	56.8	-2.1

Months of Inventory*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019	Mar 2019	monthly change	Apr 2019	Apr 2018	year-over-year change	Apr 2019	Mar 2019	monthly change	Apr 2019	Apr 2018	year-over-year change
British Columbia	6.6	6.5	0.1	7.0	4.2	2.8	7.2	7.0	0.2	5.7	3.2	2.5
Alberta	7.2	7.4	-0.2	8.6	7.3	1.3	7.5	7.8	-0.3	7.5	6.5	1.0
Saskatchewan	8.3	9.3	-1.0	12.2	11.6	0.6	8.9	10.2	-1.3	10.2	9.6	0.6
Manitoba	4.3	3.8	0.5	5.2	4.6	0.6	4.6	4.1	0.5	4.2	3.7	0.5
Ontario	2.5	2.7	-0.2	3.3	3.2	0.1	2.6	2.8	-0.2	2.7	2.7	0.0
Quebec	7.2	7.4	-0.2	10.0	11.4	-1.4	7.7	7.9	-0.2	8.3	9.7	-1.4
New Brunswick	6.0	6.1	-0.1	11.5	13.1	-1.6	6.7	6.8	-0.1	7.7	9.2	-1.5
Nova Scotia	5.8	6.0	-0.2	11.1	12.5	-1.4	6.3	6.7	-0.4	7.3	8.6	-1.3
Prince Edward Island	4.5	4.5	0.0	11.6	12.1	-0.5	5.5	6.5	-1.0	5.8	6.2	-0.4
Newfoundland & Labrador	12.7	13.9	-1.2	21.6	19.0	2.6	13.5	14.3	-0.8	16.4	14.6	1.8
Northwest Territories	3.4	4.6	-1.2	5.6	4.7	0.9	4.0	4.0	0.0	5.2	4.3	0.9
Yukon	3.2	6.0	-2.8	4.9	5.8	-0.9	3.2	7.1	-3.9	3.7	4.2	-0.5
Canada	5.0	5.2	-0.2	6.6	6.1	0.5	5.3	5.5	-0.2	5.4	5.0	0.4

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

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Dollar Volume & Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations
April 2019
Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
British Columbia	15,172.8	22,097.3	-31.3	14,694.5	20,990.8	-30.0	14,395.1	20,945.6	-31.3	13,943.8	19,854.4	-29.8
Alberta	6,948.7	7,584.9	-8.4	6,221.6	6,720.5	-7.4	6,393.6	7,110.5	-10.1	5,670.5	6,215.8	-8.8
Saskatchewan	1,097.1	1,117.0	-1.8	969.5	966.6	0.3	1,000.3	1,004.5	-0.4	866.6	850.2	1.9
Manitoba	1,433.2	1,361.3	5.3	1,185.2	1,134.9	4.4	1,359.4	1,299.3	4.6	1,120.5	1,080.2	3.7
Ontario	37,766.5	34,582.1	9.2	35,886.2	33,284.0	7.8	36,522.6	33,611.3	8.7	34,850.9	32,303.5	7.9
Quebec	10,142.5	8,941.6	13.4	11,065.3	9,887.1	11.9	9,471.4	8,297.2	14.2	10,429.9	9,296.2	12.2
New Brunswick	565.9	478.7	18.2	467.5	382.3	22.3	531.2	455.3	16.7	434.6	362.5	19.9
Nova Scotia	982.7	935.5	5.0	826.6	772.2	7.0	948.1	891.1	6.4	799.8	736.5	8.6
Prince Edward Island	147.8	163.9	-9.9	108.5	128.3	-15.4	134.7	145.6	-7.5	102.4	116.3	-12.0
Newfoundland & Labrador	321.9	344.9	-6.7	224.5	233.4	-3.8	306.7	329.3	-6.9	214.8	220.3	-2.5
Northwest Territories	45.7	36.8	24.1	32.6	24.8	31.1	44.4	35.7	24.5	32.6	24.8	31.1
Yukon	57.1	34.6	65.0	49.0	31.8	53.9	55.3	34.3	61.4	47.3	31.2	51.4
Canada	74,681.9	77,678.5	-3.9	71,730.9	74,556.8	-3.8	71,162.9	74,159.8	-4.0	68,513.7	71,091.9	-3.6

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
British Columbia	23,389	31,249	-25.2	22,142	29,290	-24.4	21,539	28,937	-25.6	20,490	27,139	-24.5
Alberta	17,755	18,988	-6.5	15,863	16,826	-5.7	16,871	18,060	-6.6	15,074	15,988	-5.7
Saskatchewan	3,868	3,758	2.9	3,348	3,225	3.8	3,588	3,504	2.4	3,072	2,977	3.2
Manitoba	5,015	4,810	4.3	4,120	3,994	3.2	4,679	4,493	4.1	3,840	3,731	2.9
Ontario	66,986	63,397	5.7	61,595	59,258	3.9	64,169	60,654	5.8	59,003	56,682	4.1
Quebec	32,451	29,356	10.5	36,083	33,311	8.3	30,549	27,559	10.8	34,403	31,696	8.5
New Brunswick	3,302	2,892	14.2	2,719	2,339	16.2	2,974	2,589	14.9	2,482	2,114	17.4
Nova Scotia	4,336	4,246	2.1	3,559	3,471	2.5	3,828	3,772	1.5	3,182	3,097	2.7
Prince Edward Island	806	896	-10.0	560	670	-16.4	623	702	-11.3	452	543	-16.8
Newfoundland & Labrador	1,376	1,450	-5.1	951	968	-1.8	1,290	1,332	-3.2	895	891	0.4
Northwest Territories	120	87	37.9	87	63	38.1	118	83	42.2	87	63	38.1
Yukon	134	106	26.4	122	92	32.6	129	101	27.7	115	86	33.7
Canada	159,538	161,235	-1.1	151,149	153,507	-1.5	150,357	151,786	-0.9	143,095	145,007	-1.3

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations
April 2019
Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
British Columbia	55,573	52,350	6.2	58,128	55,456	4.8	48,996	46,008	6.5	51,298	48,877	5.0
Alberta	40,503	42,423	-4.5	42,373	44,301	-4.4	36,856	38,893	-5.2	38,412	40,500	-5.2
Saskatchewan	9,890	10,166	-2.7	9,892	10,168	-2.7	8,583	8,875	-3.3	8,579	8,817	-2.7
Manitoba	9,554	9,150	4.4	9,524	9,238	3.1	8,483	8,097	4.8	8,400	8,134	3.3
Ontario	115,409	113,257	1.9	114,719	112,547	1.9	107,674	105,488	2.1	106,566	104,524	2.0
Quebec	52,626	53,496	-1.6	60,574	61,596	-1.7	46,125	47,359	-2.6	54,182	55,250	-1.9
New Brunswick	5,553	6,261	-11.3	5,747	6,441	-10.8	4,322	4,855	-11.0	4,467	4,983	-10.4
Nova Scotia	7,137	7,822	-8.8	7,237	7,934	-8.8	5,579	6,130	-9.0	5,752	6,269	-8.2
Prince Edward Island	1,487	1,463	1.6	1,331	1,306	1.9	915	965	-5.2	822	846	-2.8
Newfoundland & Labrador	4,708	4,810	-2.1	4,469	4,520	-1.1	3,777	3,911	-3.4	3,565	3,660	-2.6
Northwest Territories	128	132	-3.0	135	136	-0.7	127	131	-3.1	133	133	0.0
Yukon	173	185	-6.5	176	189	-6.9	155	152	2.0	156	152	2.6
Canada	302,741	301,515	0.4	314,305	313,832	0.2	271,592	270,864	0.3	282,332	282,145	0.1

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change	Apr 2019 YTD	Apr 2018 YTD	percentage change
British Columbia	647,282	698,081	-7.3	663,647	716,654	-7.4	663,522	714,168	-7.1	680,519	731,582	-7.0
Alberta	392,941	400,226	-1.8	392,207	399,413	-1.8	375,886	390,432	-3.7	376,180	388,777	-3.2
Saskatchewan	285,986	297,006	-3.7	289,587	299,717	-3.4	281,954	286,863	-1.7	282,084	285,599	-1.2
Manitoba	285,132	281,259	1.4	287,664	284,144	1.2	289,630	287,544	0.7	291,804	289,513	0.8
Ontario	568,751	552,477	2.9	582,615	561,680	3.7	578,616	560,886	3.2	590,664	569,907	3.6
Quebec	312,366	302,811	3.2	n/a	n/a	-	317,161	302,132	5.0	311,212	295,846	5.2
New Brunswick	168,941	163,522	3.3	171,945	163,464	5.2	175,315	172,963	1.4	175,102	171,457	2.1
Nova Scotia	228,431	220,728	3.5	232,246	222,458	4.4	248,692	236,187	5.3	251,352	237,824	5.7
Prince Edward Island	192,544	191,116	0.7	193,743	191,418	1.2	224,314	213,105	5.3	226,459	214,218	5.7
Newfoundland & Labrador	238,366	242,500	-1.7	236,060	241,148	-2.1	242,722	249,245	-2.6	240,020	247,292	-2.9
Northwest Territories	353,337	397,942	-11.2	374,297	394,130	-5.0	349,643	396,125	-11.7	374,297	394,130	-5.0
Yukon	391,454	341,852	14.5	401,712	346,113	16.1	402,386	359,367	12.0	410,910	362,992	13.2
Canada	463,329	477,286	-2.9	474,571	485,690	-2.3	467,924	482,213	-3.0	478,799	490,265	-2.3

* Provincial weighted residential average price for Quebec (provided by Québec Federation of Real Estate Boards); does not affect weighted and unweighted national average price calculations.
Information on Quebec's weighted average price calculation can be found at: http://www.fcq.ca/pdf/Carrefour/definitions/en/prix_moyen_pondere_a.pdf

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

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

April 2019

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change
British Columbia	42.1	59.7	-17.6	38.1	52.8	-14.7	44.0	62.9	-18.9	39.9	55.5	-15.6
Alberta	43.8	44.8	-1.0	37.4	38.0	-0.6	45.8	46.4	-0.6	39.2	39.5	-0.3
Saskatchewan	39.1	37.0	2.1	33.8	31.7	2.1	41.8	39.5	2.3	35.8	33.8	2.0
Manitoba	52.5	52.6	-0.1	43.3	43.2	0.1	55.2	55.5	-0.3	45.7	45.9	-0.2
Ontario	58.0	56.0	2.0	53.7	52.7	1.0	59.6	57.5	2.1	55.4	54.2	1.2
Quebec	61.7	54.9	6.8	59.6	54.1	5.5	66.2	58.2	8.0	63.5	57.4	6.1
New Brunswick	59.5	46.2	13.3	47.3	36.3	11.0	68.8	53.3	15.5	55.6	42.4	13.2
Nova Scotia	60.8	54.3	6.5	49.2	43.7	5.5	68.6	61.5	7.1	55.3	49.4	5.9
Prince Edward Island	54.2	61.2	-7.0	42.1	51.3	-9.2	68.1	72.7	-4.6	55.0	64.2	-9.2
Newfoundland & Labrador	29.2	30.1	-0.9	21.3	21.4	-0.1	34.2	34.1	0.1	25.1	24.3	0.8
Northwest Territories	93.8	65.9	27.9	64.4	46.3	18.1	92.9	63.4	29.5	65.4	47.4	18.0
Yukon	77.5	57.3	20.2	69.3	48.7	20.6	83.2	66.4	16.8	73.7	56.6	17.1
Canada	52.7	53.5	-0.8	48.1	48.9	-0.8	55.4	56.0	-0.6	50.7	51.4	-0.7

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change	Apr 2019 YTD	Apr 2018 YTD	change
British Columbia	6.3	3.4	2.9	7.9	4.7	3.2	6.9	3.7	3.2	6.5	3.6	2.9
Alberta	7.4	6.5	0.9	9.1	8.1	1.0	7.8	6.9	0.9	7.9	7.1	0.8
Saskatchewan	8.9	9.3	-0.4	12.3	13.0	-0.7	9.6	9.9	-0.3	10.3	10.7	-0.4
Manitoba	3.9	3.8	0.1	5.6	5.3	0.3	4.2	4.0	0.2	4.5	4.3	0.2
Ontario	2.6	2.8	-0.2	3.1	3.2	-0.1	2.7	2.9	-0.2	2.6	2.7	-0.1
Quebec	7.4	9.0	-1.6	8.7	10.2	-1.5	7.8	9.6	-1.8	7.2	8.6	-1.4
New Brunswick	6.3	8.6	-2.3	12.1	15.8	-3.7	7.0	9.6	-2.6	7.8	10.9	-3.1
Nova Scotia	5.9	7.1	-1.2	11.6	13.1	-1.5	6.7	7.9	-1.2	7.3	8.8	-1.5
Prince Edward Island	4.4	4.5	-0.1	15.9	14.2	1.7	5.6	5.8	-0.2	6.8	6.6	0.2
Newfoundland & Labrador	14.8	13.7	1.1	26.5	25.2	1.3	15.8	15.0	0.8	19.9	19.5	0.4
Northwest Territories	3.5	4.1	-0.6	4.7	5.9	-1.2	3.6	4.3	-0.7	4.3	5.1	-0.8
Yukon	3.8	4.8	-1.0	5.7	7.9	-2.2	4.0	5.0	-1.0	4.3	5.7	-1.4
Canada	5.1	5.0	0.1	6.6	6.4	0.2	5.4	5.3	0.1	5.3	5.2	0.1

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association