



# The Canadian Real Estate Association News Release

## August 2020 another record-setting month for many Canadian housing markets

Ottawa, ON, September 15, 2020

Statistics<sup>1</sup> released today by the Canadian Real Estate Association (CREA) show national home sales and new listings continued to climb in August 2020.

### Summary:

- National home sales rose 6.2% on a month-over-month (m-o-m) basis in August.
- Actual (not seasonally adjusted) activity was up 33.5% year-over-year (y-o-y).
- The number of newly listed properties climbed 10.6% from July to August.
- The MLS® Home Price Index (HPI) rose 1.7% m-o-m and was up 9.4% y-o-y.
- The actual (not seasonally adjusted) national average sale price posted an 18.5% y-o-y gain in August.

Home sales recorded over Canadian MLS® Systems increased a further 6.2% in August 2020, raising them to another new all-time monthly record. (Chart A)

Unlike the previous two months in which activity was up right across the country, sales in August were up in about 60% of local markets. Gains were led by the Greater Toronto Area (GTA) and British Columbia's Lower Mainland. With ongoing supply shortages in so many parts of Canada, it is interesting to note that the GTA and Lower Mainland also saw a considerable amount of new supply become available in August.

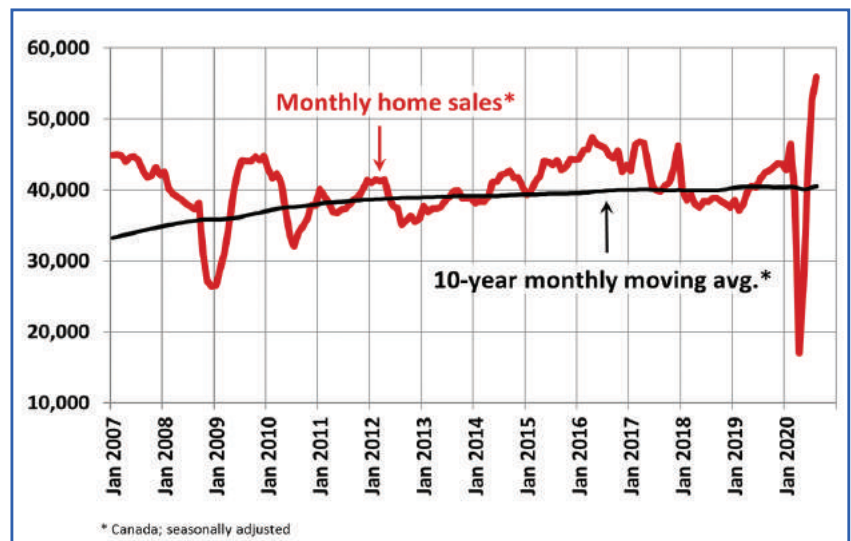
Actual (not seasonally adjusted) sales activity posted a 33.5% y-o-y gain in August. It was a new record for the month of August, and the sixth-highest monthly sales figure of any month on record. Transactions were up compared to last August in almost all Canadian housing markets.

So far this year, some 341,463 homes have traded hands over Canadian MLS® Systems, up 0.8% from the first eight months of 2019.

"It has been a record-setting summer in many housing markets across Canada as REALTORS® and their clients play catch up following the loss of so much of the 2020 spring market," stated Costa Pouloupoulos, Chair of CREA. "Many markets dealing with inventory shortages have been seeing fierce competition among buyers this summer; although, that was something that had been anticipated for 2020 prior to COVID-19. It really does seem that the spring market shifted into the summer. As conditions evolve into fall, we continue to make sure clients stay safe by complying with government and health officials' directives and advice, including using technology to show properties virtually and to complete required forms and contracts. Now as always, REALTORS® remain the best source for information and guidance when negotiating the sale or purchase of a home," continued Pouloupoulos.

<sup>1</sup> All figures in this release are seasonally adjusted unless otherwise noted. Removing normal seasonal variations enables meaningful analysis of monthly changes and fundamental trends.

Chart A



\* Canada; seasonally adjusted

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

“It will come as a surprise to many that as of the end of August, home sales in 2020 had fully caught up to where we were at that time last year; however, that is somewhat of a low bar as the first half of 2019 wasn’t really anything to write home about,” said Shaun Cathcart, CREA’s Senior Economist. “A more useful comparison would be to ask where are we now versus where we thought we’d be before anyone had ever heard of COVID-19, and on that score there is still a lot of catching up to do. Despite some record monthly highs and lows this year, with eight months now in the books and activity showing signs of moderating in September, 2020 is looking like it will go down as a fairly middling year overall – weaker than in a non-COVID world but quite a bit better than we would have given it back in April.”

The number of newly listed homes posted a further 10.6% gain in August compared to July.

New supply was up in close to three-quarters of local markets, led by gains in the Lower Mainland, GTA and Ottawa.

With the August increase in new supply outpacing the rise in sales for the first time since the rebound began in May, the national sales-to-new listings ratio eased to 69.4% in August compared to 72.3% posted in July. That said, it was still among the highest levels on record for this measure.

Based on a comparison of sales-to-new listings ratio with long-term averages, only about a third of all local markets were in balanced market territory, measured as being within one standard deviation of their long-term average. The other two-thirds of markets were above long-term norms, in many cases well above.

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.

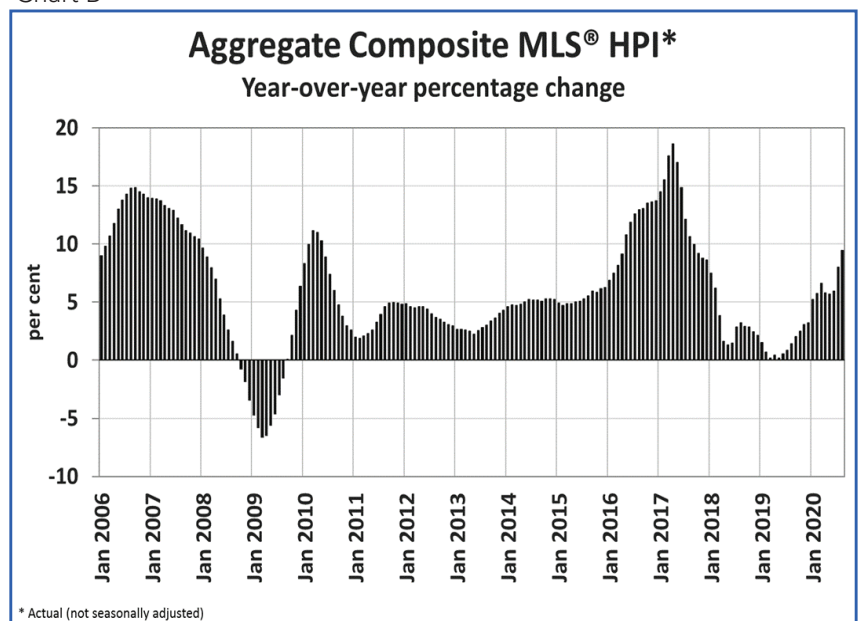
There were just 2.6 months of inventory on a national basis at the end of August 2020 – the lowest reading on record for this measure. At the local market level, a number of Ontario markets are now into weeks of inventory rather than months.

The Aggregate Composite MLS® Home Price Index (MLS® HPI) rose by 1.7% m-o-m in August 2020. Of the 21 markets currently tracked by the index, m-o-m gains were posted everywhere but Victoria and elsewhere on Vancouver Island.

The non-seasonally adjusted Aggregate Composite MLS® HPI was up 9.4% on a y-o-y basis in August – the biggest gain since late 2017. (Chart B)

The largest y-o-y gains were recorded in Ottawa (+19.9%) and Montreal (+16.4%), followed by increases in the 10% - 15%

Chart B



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

range in the GTA and surrounding Greater Golden Horseshoe markets. Moncton prices were also up in that range in August.

Prices were fairly flat on a y-o-y basis in Calgary, Edmonton and St. John's, while climbing in the 3.5% - 5.5% range across B.C.

The MLS® HPI provides the best way to gauge price trends because 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 home price set another record in August 2020 at more than \$586,000, up 18.5% from the same month last year.

The national average price is heavily influenced by sales in Greater Vancouver and the GTA, two of Canada's most active and expensive housing markets. Excluding these two markets from calculations cuts around \$122,000 from the national average price. The extent to which sales continue to fluctuate in these two markets relative to others could have further compositional effects on the national average price going forward, both up and down.

Table 1

MLS® Home Price Index Benchmark Price							
Seasonally Adjusted		Percentage Change vs.					
Composite HPI:	August 2020	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
<b>Aggregate</b>	\$630,000	1.71	4.69	5.31	9.41	14.57	43.41
Lower Mainland	\$973,300	0.90	1.89	2.16	5.31	4.70	53.85
Greater Vancouver	\$1,036,200	1.21	1.74	1.78	5.46	1.36	45.42
Fraser Valley	\$856,800	0.78	2.30	2.07	4.87	10.43	73.78
Vancouver Island	\$510,500	-1.29	1.40	1.85	3.86	22.20	64.95
Victoria	\$717,100	-0.31	0.97	0.75	3.59	12.65	55.95
Okanagan Valley*	\$520,900	1.13	3.08	1.47	3.93	11.04	42.23
Calgary	\$412,300	0.55	1.49	0.38	-0.76	-5.55	-8.33
Edmonton	\$320,100	1.02	2.06	1.25	0.11	-4.54	-7.17
Regina	\$270,900	1.16	3.25	4.57	2.60	-6.78	-5.70
Saskatoon	\$299,200	1.30	3.21	4.09	3.65	0.18	-4.71
Winnipeg	\$287,600	1.93	5.47	6.27	6.89	9.71	14.97
Guelph	\$628,900	3.12	7.54	7.45	14.30	28.39	65.24
Hamilton-Burlington	\$700,300	2.23	6.77	8.88	14.01	29.67	69.63
Oakville-Milton	\$1,126,800	1.69	3.04	5.03	10.42	15.67	51.86
Barrie and District	\$534,500	1.64	4.22	6.98	12.32	10.90	54.87
Greater Toronto	\$891,500	1.50	3.59	5.35	11.09	18.36	58.80
Niagara Region	\$481,000	2.50	6.50	7.96	15.34	30.74	95.32
Ottawa	\$514,500	2.27	6.47	10.27	19.96	40.79	51.89
Montreal CMA	\$405,300	1.20	5.05	7.14	16.28	29.31	40.09
Quebec CMA	\$259,500	0.51	4.88	3.82	5.96	7.29	8.42
Greater Moncton	\$212,200	1.31	4.28	7.30	12.24	21.60	35.18
Newfoundland & Labrador	\$271,700	1.77	1.38	1.19	0.14	-5.28	-3.79
St. John's NL	\$264,300	2.68	2.01	2.23	1.08	-6.99	-7.63

\* 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 associations, representing more than 130,000 REALTORS® working through 90 real estate boards and associations.

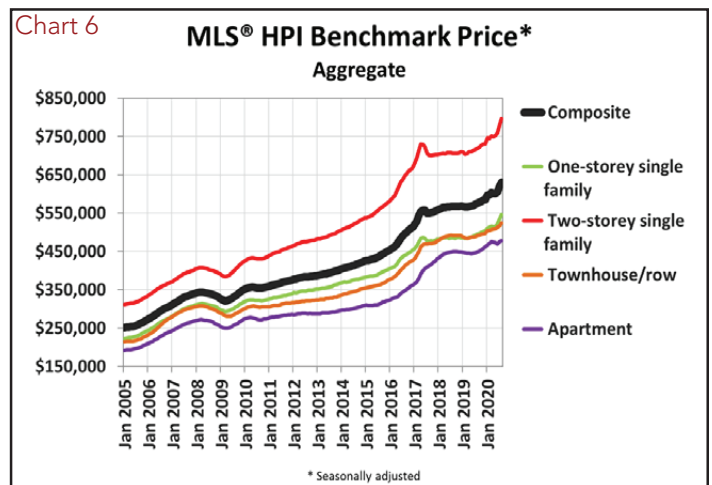
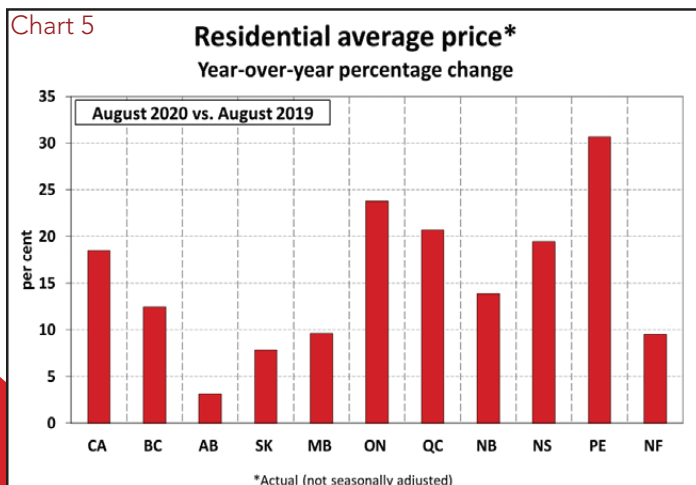
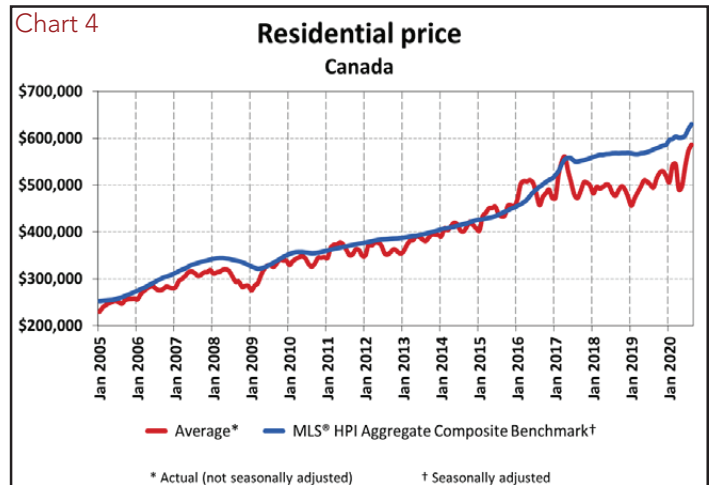
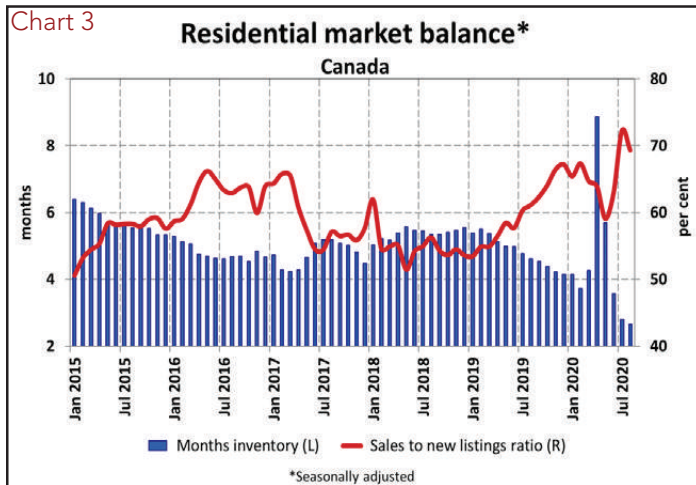
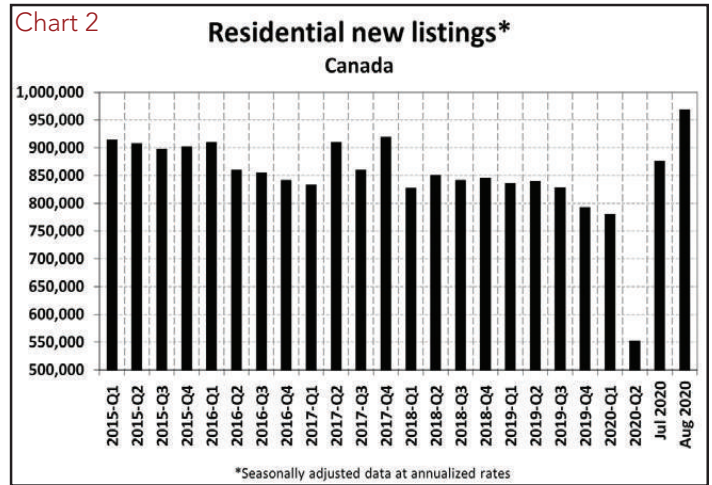
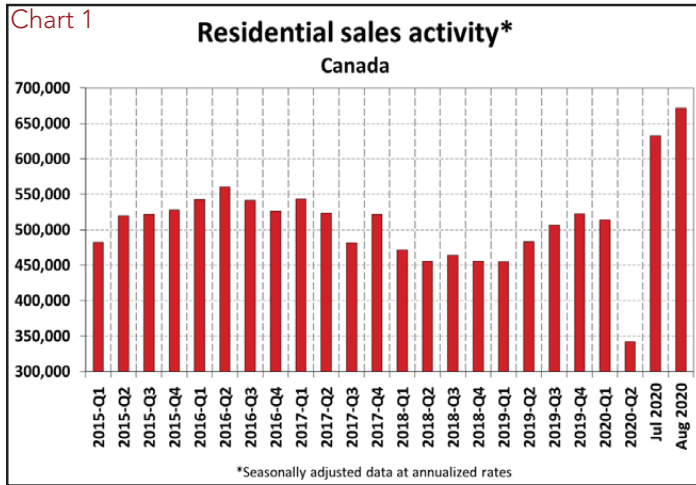
Further information can be found at <http://crea.ca/statistics>.

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# National Charts





**Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
Fraser Valley	1,783.4	1,499.2	19.0	1,666.9	936.5	78.0	1,706.1	1,415.3	20.5	1,592.1	896.2	77.7
Greater Vancouver	3,673.3	3,050.6	20.4	3,409.0	2,265.0	50.5	3,615.8	3,026.0	19.5	3,364.7	2,197.7	53.1
Victoria	732.5	626.6	16.9	752.1	453.1	66.0	706.4	629.8	12.2	734.9	443.3	65.8
Calgary	981.8	995.0	-1.3	1,103.4	948.9	16.3	947.1	960.3	-1.4	1,063.6	929.1	14.5
Edmonton	714.8	693.4	3.1	849.1	700.2	21.3	698.9	671.7	4.0	826.7	670.4	23.3
Regina	120.0	121.5	-1.3	141.1	95.0	48.4	114.9	115.5	-0.5	136.2	93.2	46.1
Saskatoon	213.3	205.1	4.0	233.8	148.9	56.9	203.3	189.0	7.6	225.2	138.2	62.9
Winnipeg	510.1	433.6	17.6	571.2	411.1	38.9	493.0	418.8	17.7	548.1	393.9	39.2
Hamilton-Burlington	895.4	991.4	-9.7	907.7	701.2	29.5	865.4	964.4	-10.3	883.6	674.4	31.0
Kitchener-Waterloo	456.2	426.4	7.0	461.9	261.7	76.5	425.2	407.4	4.4	435.5	245.0	77.7
London and St Thomas	505.9	480.6	5.3	546.4	398.3	37.2	471.3	456.9	3.1	513.1	361.2	42.1
Niagara Region	501.9	471.4	6.5	555.5	323.8	71.6	466.6	447.6	4.2	527.6	307.1	71.8
Ottawa	1,033.3	978.4	5.6	1,169.1	802.6	45.7	986.5	940.8	4.9	1,127.8	773.4	45.8
Sudbury	97.3	96.9	0.3	116.1	85.1	36.4	81.1	80.1	1.2	99.2	76.3	30.1
Thunder Bay	55.2	54.1	2.0	66.7	59.6	11.8	50.7	51.5	-1.6	62.1	57.1	8.9
Greater Toronto†	10,308.7	9,061.1	13.8	10,251.4	6,111.8	67.7	10,287.5	9,053.7	13.6	10,251.4	6,111.8	67.7
Windsor-Essex	334.5	269.9	23.9	368.0	232.0	58.6	301.0	247.1	21.8	345.7	220.5	56.7
Trois Rivières CMA	25.8	24.0	7.3	22.4	17.9	25.7	25.7	21.9	17.0	21.6	15.3	40.5
Montreal CMA	2,768.5	2,726.9	1.5	2,429.0	1,497.0	62.3	2,633.0	2,554.6	3.1	2,315.6	1,404.6	64.9
Gatineau CMA	189.9	188.6	0.7	199.0	123.7	60.8	182.2	180.8	0.8	190.7	118.1	61.5
Quebec CMA	331.0	306.4	8.0	264.5	152.2	73.8	314.1	276.8	13.5	248.0	141.3	75.6
Saguenay CMA	30.4	34.0	-10.7	31.6	22.7	39.0	29.4	29.4	0.0	29.4	20.4	44.2
Sherbrooke CMA	73.8	94.8	-22.1	69.5	38.0	82.6	64.8	85.5	-24.2	61.4	33.6	82.7
Saint John	56.9	46.8	21.6	69.4	50.3	37.9	49.3	41.1	19.9	61.4	46.8	31.3
Halifax-Dartmouth	274.7	244.8	12.3	296.5	204.2	45.2	263.8	239.9	10.0	286.8	201.6	42.3
Newfoundland & Labrador	116.2	109.4	6.2	152.7	115.6	32.1	106.9	102.2	4.6	149.8	113.0	32.6
<b>Canada</b>	<b>34,661.2</b>	<b>31,620.6</b>	<b>9.6</b>	<b>35,556.7</b>	<b>22,589.2</b>	<b>57.4</b>	<b>33,405.1</b>	<b>30,385.0</b>	<b>9.9</b>	<b>34,374.7</b>	<b>21,735.2</b>	<b>58.2</b>

\* in millions of dollars

† Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
Fraser Valley	2,177	1,819	19.7	2,039	1,297	57.2	2,037	1,719	18.5	1,940	1,245	55.8
Greater Vancouver	3,344	2,856	17.1	3,175	2,319	36.9	3,311	2,808	17.9	3,122	2,256	38.4
Victoria	938	805	16.5	979	661	48.1	889	772	15.2	941	630	49.4
Calgary	2,101	2,139	-1.8	2,327	2,119	9.8	2,022	2,053	-1.5	2,250	2,057	9.4
Edmonton	1,936	1,873	3.4	2,250	1,847	21.8	1,864	1,813	2.8	2,174	1,805	20.4
Regina	388	392	-1.0	446	317	40.7	367	375	-2.1	428	308	39.0
Saskatoon	632	614	2.9	700	470	48.9	603	588	2.6	663	449	47.7
Winnipeg	1,643	1,385	18.6	1,824	1,439	26.8	1,510	1,273	18.6	1,683	1,348	24.9
Hamilton-Burlington	1,288	1,433	-10.1	1,298	1,155	12.4	1,269	1,409	-9.9	1,272	1,129	12.7
Kitchener-Waterloo	722	640	12.8	715	490	45.9	685	616	11.2	686	469	46.3
London and St Thomas	995	983	1.2	1,077	932	15.6	948	940	0.9	1,024	874	17.2
Niagara Region	908	836	8.6	992	715	38.7	844	784	7.7	932	683	36.5
Ottawa	1,975	1,892	4.4	2,198	1,816	21.0	1,813	1,791	1.2	2,048	1,751	17.0
Sudbury	328	317	3.5	388	315	23.2	263	261	0.8	308	277	11.2
Thunder Bay	226	217	4.1	268	257	4.3	196	190	3.2	235	242	-2.9
Greater Toronto <sup>†</sup>	10,426	9,249	12.7	10,775	7,711	39.7	10,468	9,275	12.9	10,775	7,711	39.7
Windsor-Essex	817	668	22.3	888	697	27.4	749	613	22.2	826	663	24.6
Trois Rivières CMA	147	138	6.5	129	101	27.7	141	126	11.9	123	90	36.7
Montreal CMA	5,737	5,865	-2.2	5,059	3,654	38.5	5,579	5,674	-1.7	4,878	3,515	38.8
Gatineau CMA	624	605	3.1	653	473	38.1	571	565	1.1	591	446	32.5
Quebec CMA	1,050	1,010	4.0	864	535	61.5	1,007	954	5.6	831	514	61.7
Saguenay CMA	166	172	-3.5	159	113	40.7	151	161	-6.2	145	106	36.8
Sherbrooke CMA	248	292	-15.1	230	146	57.5	240	270	-11.1	205	128	60.2
Saint John	281	242	16.1	348	279	24.7	248	204	21.6	302	245	23.3
Halifax-Dartmouth	730	711	2.7	824	667	23.5	674	642	5.0	769	639	20.3
Newfoundland & Labrador	447	438	2.1	603	504	19.6	427	416	2.6	580	479	21.1
<b>Canada</b>	<b>59,690</b>	<b>56,131</b>	<b>6.3</b>	<b>62,593</b>	<b>46,439</b>	<b>34.8</b>	<b>55,962</b>	<b>52,713</b>	<b>6.2</b>	<b>58,645</b>	<b>43,933</b>	<b>33.5</b>

<sup>†</sup>Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trrebc.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

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**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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
Fraser Valley	3,322	2,921	13.7	3,309	2,357	40.4	3,086	2,663	15.9	3,122	2,134	46.3
Greater Vancouver	6,480	5,463	18.6	6,197	4,071	52.2	6,270	5,218	20.2	5,965	3,843	55.2
Victoria	1,303	1,256	3.7	1,333	1,006	32.5	1,197	1,135	5.5	1,226	920	33.3
Calgary	3,734	4,059	-8.0	3,706	3,996	-7.3	3,415	3,787	-9.8	3,459	3,763	-8.1
Edmonton	3,405	3,489	-2.4	3,536	3,734	-5.3	3,193	3,306	-3.4	3,373	3,542	-4.8
Regina	647	653	-0.9	675	593	13.8	568	579	-1.9	591	539	9.6
Saskatoon	1,123	1,133	-0.9	1,199	1,134	5.7	1,016	1,026	-1.0	1,100	1,029	6.9
Winnipeg	2,107	2,010	4.8	2,376	2,398	-0.9	1,828	1,768	3.4	2,097	2,144	-2.2
Hamilton-Burlington	1,653	1,670	-1.0	1,693	1,572	7.7	1,577	1,582	-0.3	1,601	1,492	7.3
Kitchener-Waterloo	1,010	773	30.7	900	658	36.8	840	743	13.1	839	609	37.8
London and St Thomas	1,155	1,129	2.3	1,206	1,232	-2.1	1,071	1,058	1.2	1,112	1,117	-0.4
Niagara Region	1,081	1,024	5.6	1,247	1,168	6.8	981	895	9.6	1,125	1,042	8.0
Ottawa	2,660	2,316	14.9	2,784	2,310	20.5	2,424	1,969	23.1	2,562	2,077	23.4
Sudbury	387	383	1.0	482	546	-11.7	277	262	5.7	342	358	-4.5
Thunder Bay	237	233	1.7	299	362	-17.4	193	188	2.7	245	316	-22.5
Greater Toronto†	19,252	15,132	27.2	18,491	11,789	56.8	19,441	15,070	29.0	18,491	11,789	56.8
Windsor-Essex	929	856	8.5	1,145	1,109	3.2	832	745	11.7	1,040	1,000	4.0
Trois Rivières CMA	129	136	-5.1	103	150	-31.3	125	121	3.3	98	136	-27.9
Montreal CMA	7,428	7,253	2.4	6,629	4,864	36.3	7,037	6,824	3.1	6,233	4,503	38.4
Gatineau CMA	718	700	2.6	693	668	3.7	634	610	3.9	620	596	4.0
Quebec CMA	1,268	1,148	10.5	1,064	1,115	-4.6	1,166	1,086	7.4	966	1,008	-4.2
Saguenay CMA	187	209	-10.5	159	174	-8.6	177	174	1.7	145	149	-2.7
Sherbrooke CMA	295	297	-0.7	264	259	1.9	262	244	7.4	239	228	4.8
Saint John	440	356	23.6	463	430	7.7	333	273	22.0	367	335	9.6
Halifax-Dartmouth	1,062	811	30.9	1,017	791	28.6	964	757	27.3	928	716	29.6
Newfoundland & Labrador	1,087	1,092	-0.5	1,169	1,188	-1.6	931	903	3.1	1,002	992	1.0
<b>Canada</b>	<b>88,314</b>	<b>80,455</b>	<b>9.8</b>	<b>88,985</b>	<b>75,967</b>	<b>17.1</b>	<b>80,685</b>	<b>72,951</b>	<b>10.6</b>	<b>81,243</b>	<b>68,212</b>	<b>19.1</b>

† Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
Fraser Valley	821,325	818,122	0.4	817,491	722,060	13.2	826,617	813,649	1.6	820,685	719,800	14.0
Greater Vancouver	1,077,077	1,052,992	2.3	1,073,710	976,713	9.9	1,084,645	1,062,017	2.1	1,077,729	974,167	10.6
Victoria	773,703	799,691	-3.2	768,227	685,512	12.1	781,911	811,840	-3.7	780,978	703,666	11.0
Calgary	473,556	463,911	2.1	474,194	447,795	5.9	469,883	467,838	0.4	472,728	451,685	4.7
Edmonton	374,635	369,912	1.3	377,383	379,104	-0.5	376,882	370,818	1.6	380,274	371,417	2.4
Regina	310,879	303,686	2.4	316,272	299,789	5.5	309,916	301,878	2.7	318,303	302,655	5.2
Saskatoon	333,139	335,192	-0.6	333,954	316,911	5.4	338,422	333,626	1.4	339,600	307,771	10.3
Winnipeg	314,311	307,648	2.2	313,179	285,696	9.6	324,867	323,455	0.4	325,671	292,198	11.5
Hamilton-Burlington	696,813	683,895	1.9	699,313	607,083	15.2	689,061	691,499	-0.4	694,690	597,362	16.3
Kitchener-Waterloo	645,130	646,885	-0.3	646,000	533,980	21.0	638,488	653,185	-2.2	634,885	522,475	21.5
London and St Thomas	519,825	490,004	6.1	507,297	427,396	18.7	499,019	480,054	4.0	501,071	413,254	21.3
Niagara Region	551,734	554,657	-0.5	559,986	452,821	23.7	553,310	562,691	-1.7	566,093	449,696	25.9
Ottawa	541,708	521,035	4.0	531,888	441,951	20.3	556,945	529,590	5.2	550,674	441,680	24.7
Sudbury	297,725	301,254	-1.2	299,176	270,090	10.8	311,097	303,992	2.3	322,040	275,321	17.0
Thunder Bay	242,644	241,064	0.7	248,829	232,095	7.2	257,954	256,285	0.7	264,431	235,758	12.2
Greater Toronto <sup>†</sup>	983,839	954,755	3.0	951,404	792,611	20.0	983,932	954,684	3.1	951,404	792,611	20.0
Windsor-Essex	409,876	396,251	3.4	414,373	332,792	24.5	406,024	397,808	2.1	418,477	332,639	25.8
Trois Rivières CMA	173,964	177,470	-2.0	n/a	n/a	-	182,132	192,069	-5.2	182,132	165,902	9.8
Montreal CMA	474,672	465,266	2.0	n/a	n/a	-	493,824	484,139	2.0	497,713	411,181	21.0
Gatineau CMA	306,904	304,454	0.8	n/a	n/a	-	336,803	322,603	4.4	333,878	267,654	24.7
Quebec CMA	296,225	300,927	-1.6	n/a	n/a	-	293,301	299,096	-1.9	300,651	280,220	7.3
Saguenay CMA	190,670	204,733	-6.9	n/a	n/a	-	197,748	199,655	-1.0	204,113	190,791	7.0
Sherbrooke CMA	299,488	319,083	-6.1	n/a	n/a	-	290,113	317,209	-8.5	310,511	267,121	16.2
Saint John	199,527	192,031	3.9	199,527	180,418	10.6	203,346	201,497	0.9	203,346	190,932	6.5
Halifax-Dartmouth	365,255	340,379	7.3	359,806	306,195	17.5	377,587	363,792	3.8	372,982	315,472	18.2
Newfoundland & Labrador	244,812	238,085	2.8	253,237	229,315	10.4	248,664	242,752	2.4	258,282	235,837	9.5
<b>Canada</b>	<b>585,659</b>	<b>564,176</b>	<b>3.8</b>	<b>568,062</b>	<b>486,428</b>	<b>16.8</b>	<b>601,827</b>	<b>578,726</b>	<b>4.0</b>	<b>586,149</b>	<b>494,736</b>	<b>18.5</b>

\* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

<sup>†</sup> Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly change	Aug 2020	Aug 2019	year-over-year change	Aug 2020	Jul 2020	monthly change	Aug 2020	Aug 2019	year-over-year change
Fraser Valley	65.5	62.3	3.2	56.9	44.5	12.4	66.0	64.6	1.4	59.0	46.6	12.4
Greater Vancouver	51.6	52.3	-0.7	53.0	39.7	13.3	52.8	53.8	-1.0	54.5	40.5	14.0
Victoria	72.0	64.1	7.9	59.7	55.8	3.9	74.3	68.0	6.3	62.6	58.1	4.5
Calgary	56.3	52.7	3.6	51.2	48.1	3.1	59.2	54.2	5.0	53.1	49.9	3.2
Edmonton	56.9	53.7	3.2	48.8	46.0	2.8	58.4	54.8	3.6	50.1	47.3	2.8
Regina	60.0	60.0	0.0	51.7	43.2	8.5	64.6	64.8	-0.2	55.4	46.2	9.2
Saskatoon	56.3	54.2	2.1	46.9	39.8	7.1	59.4	57.3	2.1	49.8	41.7	8.1
Winnipeg	78.0	68.9	9.1	59.5	52.7	6.8	82.6	72.0	10.6	62.6	55.8	6.8
Hamilton-Burlington	77.9	85.8	-7.9	72.8	62.7	10.1	80.5	89.1	-8.6	75.2	64.9	10.3
Kitchener-Waterloo	71.5	82.8	-11.3	73.3	64.6	8.7	81.5	82.9	-1.4	75.7	67.3	8.4
London and St Thomas	86.1	87.1	-1.0	73.9	70.2	3.7	88.5	88.8	-0.3	76.2	72.6	3.6
Niagara Region	84.0	81.6	2.4	64.5	57.1	7.4	86.0	87.6	-1.6	68.2	60.0	8.2
Ottawa	74.2	81.7	-7.5	78.8	70.9	7.9	74.8	91.0	-16.2	83.0	75.4	7.6
Sudbury	84.8	82.8	2.0	69.6	57.5	12.1	94.9	99.6	-4.7	82.2	67.9	14.3
Thunder Bay	95.4	93.1	2.3	74.8	65.2	9.6	101.6	101.1	0.5	80.7	70.0	10.7
Greater Toronto <sup>†</sup>	54.2	61.1	-6.9	60.6	53.7	6.9	53.8	61.5	-7.7	60.6	53.7	6.9
Windsor-Essex	87.9	78.0	9.9	68.5	66.0	2.5	90.0	82.3	7.7	72.3	70.4	1.9
Trois Rivières CMA	114.0	101.5	12.5	85.3	61.8	23.5	112.8	104.1	8.7	89.9	67.3	22.6
Montreal CMA	77.2	80.9	-3.7	78.4	71.6	6.8	79.3	83.1	-3.8	81.4	74.8	6.6
Gatineau CMA	86.9	86.4	0.5	81.8	61.7	20.1	90.1	92.6	-2.5	86.0	66.7	19.3
Quebec CMA	82.8	88.0	-5.2	71.9	53.3	18.6	86.4	87.8	-1.4	74.9	55.7	19.2
Saguenay CMA	88.8	82.3	6.5	71.2	51.9	19.3	85.3	92.5	-7.2	73.8	54.6	19.2
Sherbrooke CMA	84.1	98.3	-14.2	76.6	62.8	13.8	91.6	110.7	-19.1	81.4	67.7	13.7
Saint John	63.9	68.0	-4.1	67.9	52.5	15.4	74.5	74.7	-0.2	78.0	62.3	15.7
Halifax-Dartmouth	68.7	87.7	-19.0	81.4	67.7	13.7	69.9	84.8	-14.9	85.1	72.9	12.2
Newfoundland & Labrador	41.1	40.1	1.0	38.2	29.8	8.4	45.9	46.1	-0.2	42.9	34.2	8.7
<b>Canada</b>	<b>67.6</b>	<b>69.8</b>	<b>-2.2</b>	<b>63.0</b>	<b>53.9</b>	<b>9.1</b>	<b>69.4</b>	<b>72.3</b>	<b>-2.9</b>	<b>65.8</b>	<b>56.6</b>	<b>9.2</b>

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

<sup>†</sup>Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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

August 2020

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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
Fraser Valley	8,397.8	6,539.3	28.4	8,745.4	7,123.2	22.8	7,920.0	6,191.1	27.9	8,294.2	6,752.6	22.8
Greater Vancouver	18,548.7	15,134.6	22.6	19,008.9	16,026.3	18.6	18,130.2	14,657.5	23.7	18,590.9	15,590.7	19.2
Victoria	3,558.5	3,096.9	14.9	3,832.1	3,380.0	13.4	3,423.7	3,000.1	14.1	3,693.6	3,271.2	12.9
Calgary	6,055.7	6,643.8	-8.9	6,477.2	7,157.5	-9.5	5,709.8	6,108.8	-6.5	6,245.2	6,928.8	-9.9
Edmonton	4,407.8	4,631.8	-4.8	4,828.6	5,031.2	-4.0	4,176.5	4,488.1	-6.9	4,571.1	4,884.2	-6.4
Regina	707.5	656.0	7.9	774.3	692.8	11.8	676.6	620.5	9.0	745.7	661.1	12.8
Saskatoon	1,261.2	1,087.7	15.9	1,341.0	1,153.3	16.3	1,159.0	1,005.9	15.2	1,269.9	1,076.9	17.9
Winnipeg	2,880.6	2,658.7	8.3	3,133.3	2,901.4	8.0	2,745.7	2,539.2	8.1	3,007.0	2,787.3	7.9
Hamilton-Burlington	5,612.4	5,162.9	8.7	5,888.1	5,484.7	7.4	5,407.5	4,911.4	10.1	5,776.6	5,315.9	8.7
Kitchener-Waterloo	2,499.5	2,222.0	12.5	2,663.5	2,390.0	11.4	2,347.2	2,078.0	13.0	2,510.5	2,234.1	12.4
London and St Thomas	2,982.0	2,777.5	7.4	3,223.5	3,009.9	7.1	2,768.0	2,511.6	10.2	2,988.0	2,723.8	9.7
Niagara Region	2,583.1	2,193.4	17.8	2,757.3	2,346.1	17.5	2,396.2	2,017.9	18.7	2,570.4	2,165.0	18.7
Ottawa	5,971.7	5,665.2	5.4	6,526.3	6,237.7	4.6	5,719.8	5,430.3	5.3	6,284.6	6,010.2	4.6
Sudbury	586.4	496.7	18.0	630.3	533.5	18.1	499.7	435.3	14.8	539.4	467.9	15.3
Thunder Bay	343.0	370.0	-7.3	361.3	387.0	-6.6	324.0	352.0	-7.9	342.5	369.2	-7.2
Greater Toronto†	52,065.9	46,629.8	11.7	52,912.0	48,802.9	8.4	52,203.0	46,722.7	11.7	52,912.0	48,802.9	8.4
Windsor-Essex	1,756.5	1,654.9	6.1	1,873.7	1,759.1	6.5	1,610.3	1,500.2	7.3	1,729.4	1,600.4	8.1
Trois Rivières CMA	180.1	172.5	4.4	192.4	187.0	2.9	164.1	151.0	8.7	176.7	166.5	6.1
Montreal CMA	15,212.4	13,533.3	12.4	16,001.9	14,522.0	10.2	14,331.9	12,831.7	11.7	15,165.4	13,795.4	9.9
Gatineau CMA	1,108.7	919.9	20.5	1,228.1	1,017.6	20.7	1,045.0	881.4	18.6	1,170.4	979.7	19.5
Quebec CMA	1,920.7	1,583.8	21.3	2,055.9	1,707.3	20.4	1,782.8	1,463.9	21.8	1,931.3	1,582.7	22.0
Saguenay CMA	191.9	172.3	11.3	220.2	195.7	12.5	173.6	163.6	6.1	203.4	187.2	8.6
Sherbrooke CMA	473.4	371.7	27.4	490.8	392.8	25.0	397.8	324.2	22.7	420.4	343.4	22.4
Saint John	331.9	289.8	14.5	347.9	300.6	15.7	303.8	271.3	12.0	317.5	281.7	12.7
Halifax-Dartmouth	1,560.9	1,423.0	9.7	1,714.0	1,563.2	9.6	1,528.3	1,375.6	11.1	1,673.9	1,516.5	10.4
Newfoundland & Labrador	661.3	676.9	-2.3	648.8	653.6	-0.7	621.9	647.6	-4.0	621.9	628.9	-1.1
<b>Canada</b>	<b>184,403.8</b>	<b>163,995.2</b>	<b>12.4</b>	<b>193,353.2</b>	<b>174,301.9</b>	<b>10.9</b>	<b>176,836.4</b>	<b>156,573.6</b>	<b>12.9</b>	<b>185,969.8</b>	<b>167,356.4</b>	<b>11.1</b>

\* in millions of dollars

† Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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**  
**August 2020**  
**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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
Fraser Valley	10,651	9,279	14.8	11,117	9,948	11.8	10,016	8,752	14.4	10,510	9,445	11.3
Greater Vancouver	17,699	15,407	14.9	18,197	16,378	11.1	17,266	14,880	16.0	17,795	15,834	12.4
Victoria	4,741	4,650	2.0	5,092	5,041	1.0	4,497	4,416	1.8	4,858	4,793	1.4
Calgary	13,422	14,538	-7.7	14,207	15,538	-8.6	12,788	13,784	-7.2	13,688	15,095	-9.3
Edmonton	11,869	12,670	-6.3	12,930	13,694	-5.6	11,483	12,323	-6.8	12,507	13,333	-6.2
Regina	2,333	2,147	8.7	2,539	2,285	11.1	2,213	2,070	6.9	2,430	2,196	10.7
Saskatoon	3,804	3,417	11.3	4,084	3,630	12.5	3,597	3,207	12.2	3,880	3,424	13.3
Winnipeg	9,573	8,982	6.6	10,329	9,702	6.5	8,844	8,440	4.8	9,570	9,143	4.7
Hamilton-Burlington	8,371	8,697	-3.7	8,823	9,254	-4.7	8,202	8,508	-3.6	8,671	9,074	-4.4
Kitchener-Waterloo	4,088	4,198	-2.6	4,330	4,462	-3.0	3,904	4,025	-3.0	4,167	4,292	-2.9
London and St Thomas	6,303	6,678	-5.6	6,788	7,175	-5.4	5,954	6,216	-4.2	6,447	6,711	-3.9
Niagara Region	4,954	4,913	0.8	5,239	5,208	0.6	4,607	4,575	0.7	4,907	4,883	0.5
Ottawa	11,812	12,993	-9.1	12,752	14,115	-9.7	11,116	12,421	-10.5	12,092	13,590	-11.0
Sudbury	2,025	1,937	4.5	2,133	2,039	4.6	1,667	1,633	2.1	1,772	1,733	2.3
Thunder Bay	1,425	1,602	-11.0	1,466	1,653	-11.3	1,272	1,466	-13.2	1,318	1,520	-13.3
Greater Toronto†	56,810	58,106	-2.2	57,987	60,418	-4.0	56,774	58,084	-2.3	57,987	60,418	-4.0
Windsor-Essex	4,546	4,937	-7.9	4,800	5,206	-7.8	4,197	4,611	-9.0	4,433	4,860	-8.8
Trois Rivières CMA	963	958	0.5	1,030	1,015	1.5	903	890	1.5	971	951	2.1
Montreal CMA	33,987	34,204	-0.6	36,211	37,000	-2.1	32,936	33,054	-0.4	35,051	35,909	-2.4
Gatineau CMA	3,773	3,506	7.6	4,148	3,836	8.1	3,513	3,331	5.5	3,862	3,663	5.4
Quebec CMA	6,568	5,632	16.6	7,092	6,012	18.0	6,216	5,374	15.7	6,821	5,744	18.8
Saguenay CMA	984	955	3.0	1,117	1,055	5.9	908	900	0.9	1,039	997	4.2
Sherbrooke CMA	1,558	1,401	11.2	1,666	1,523	9.4	1,423	1,271	12.0	1,499	1,380	8.6
Saint John	1,799	1,663	8.2	1,871	1,717	9.0	1,574	1,491	5.6	1,643	1,548	6.1
Halifax-Dartmouth	4,662	4,663	0.0	5,043	5,019	0.5	4,346	4,370	-0.5	4,693	4,746	-1.1
Newfoundland & Labrador	2,762	2,876	-4.0	2,731	2,760	-1.1	2,586	2,687	-3.8	2,568	2,604	-1.4
<b>Canada</b>	<b>344,006</b>	<b>337,790</b>	<b>1.8</b>	<b>362,949</b>	<b>357,846</b>	<b>1.4</b>	<b>322,600</b>	<b>318,464</b>	<b>1.3</b>	<b>341,463</b>	<b>338,892</b>	<b>0.8</b>

† Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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**  
**August 2020**  
**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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
Fraser Valley	19,261	20,597	-6.5	21,376	22,594	-5.4	17,566	18,595	-5.5	19,593	20,484	-4.3
Greater Vancouver	35,414	38,377	-7.7	38,553	41,617	-7.4	33,915	36,270	-6.5	36,804	39,379	-6.5
Victoria	7,992	8,393	-4.8	9,017	9,322	-3.3	7,274	7,631	-4.7	8,208	8,518	-3.6
Calgary	25,690	29,783	-13.7	29,037	33,073	-12.2	23,361	26,431	-11.6	26,996	30,808	-12.4
Edmonton	23,531	26,945	-12.7	27,215	30,479	-10.7	22,263	25,451	-12.5	25,696	28,781	-10.7
Regina	4,409	4,870	-9.5	5,053	5,508	-8.3	3,928	4,369	-10.1	4,492	4,940	-9.1
Saskatoon	7,713	8,496	-9.2	8,594	9,385	-8.4	6,910	7,586	-8.9	7,708	8,388	-8.1
Winnipeg	15,562	16,889	-7.9	17,231	18,962	-9.1	13,702	15,021	-8.8	15,220	16,829	-9.6
Hamilton-Burlington	11,414	13,951	-18.2	12,261	14,836	-17.4	10,815	13,179	-17.9	11,647	14,013	-16.9
Kitchener-Waterloo	5,630	6,598	-14.7	6,102	7,023	-13.1	5,189	6,049	-14.2	5,699	6,474	-12.0
London and St Thomas	8,516	9,528	-10.6	9,371	10,474	-10.5	7,719	8,504	-9.2	8,603	9,456	-9.0
Niagara Region	7,491	8,705	-13.9	8,074	9,296	-13.1	6,621	7,697	-14.0	7,168	8,233	-12.9
Ottawa	14,927	18,283	-18.4	16,692	20,350	-18.0	13,302	16,631	-20.0	15,112	18,459	-18.1
Sudbury	2,839	3,329	-14.7	3,187	3,700	-13.9	1,986	2,392	-17.0	2,261	2,682	-15.7
Thunder Bay	1,819	2,536	-28.3	2,042	2,821	-27.6	1,520	2,167	-29.9	1,706	2,384	-28.4
Greater Toronto†	94,636	106,112	-10.8	100,751	111,868	-9.9	94,485	106,111	-11.0	100,751	111,868	-9.9
Windsor-Essex	6,642	7,601	-12.6	7,135	8,168	-12.6	5,801	6,636	-12.6	6,315	7,182	-12.1
Trois Rivières CMA	1,050	1,486	-29.3	1,091	1,549	-29.6	939	1,271	-26.1	974	1,327	-26.6
Montreal CMA	43,666	47,560	-8.2	46,057	49,971	-7.8	40,810	44,142	-7.5	43,091	46,517	-7.4
Gatineau CMA	4,510	5,571	-19.0	5,043	6,112	-17.5	4,013	4,888	-17.9	4,530	5,408	-16.2
Quebec CMA	8,326	10,292	-19.1	8,666	10,684	-18.9	7,695	9,370	-17.9	7,962	9,742	-18.3
Saguenay CMA	1,334	1,745	-23.6	1,493	1,922	-22.3	1,201	1,548	-22.4	1,329	1,712	-22.4
Sherbrooke CMA	1,915	2,254	-15.0	2,003	2,329	-14.0	1,612	1,874	-14.0	1,693	1,949	-13.1
Saint John	2,541	3,111	-18.3	2,901	3,546	-18.2	1,946	2,358	-17.5	2,229	2,675	-16.7
Halifax-Dartmouth	5,756	6,592	-12.7	6,489	7,467	-13.1	5,212	5,817	-10.4	5,839	6,581	-11.3
Newfoundland & Labrador	7,052	9,228	-23.6	7,960	10,218	-22.1	5,916	7,554	-21.7	6,659	8,384	-20.6
<b>Canada</b>	<b>540,273</b>	<b>621,384</b>	<b>-13.1</b>	<b>592,235</b>	<b>675,831</b>	<b>-12.4</b>	<b>486,627</b>	<b>557,104</b>	<b>-12.7</b>	<b>534,606</b>	<b>607,151</b>	<b>-11.9</b>

† Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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

August 2020

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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
Fraser Valley	780,556	705,580	10.6	786,672	716,041	9.9	783,769	704,489	11.3	789,176	714,943	10.4
Greater Vancouver	1,041,555	973,787	7.0	1,044,619	978,528	6.8	1,042,150	981,524	6.2	1,044,725	984,637	6.1
Victoria	747,696	665,631	12.3	752,568	670,506	12.2	756,088	679,124	11.3	760,315	682,494	11.4
Calgary	454,946	456,792	-0.4	455,914	460,647	-1.0	445,260	441,349	0.9	456,253	459,013	-0.6
Edmonton	373,111	363,017	2.8	373,442	367,400	1.6	362,061	361,130	0.3	365,484	366,325	-0.2
Regina	303,155	303,100	0.0	304,963	303,179	0.6	302,080	297,953	1.4	306,893	301,036	1.9
Saskatoon	330,487	317,719	4.0	328,364	317,722	3.3	324,220	313,154	3.5	327,285	314,520	4.1
Winnipeg	298,080	294,327	1.3	303,346	299,056	1.4	309,176	300,157	3.0	314,212	304,851	3.1
Hamilton-Burlington	657,657	583,971	12.6	667,355	592,683	12.6	656,531	577,413	13.7	666,201	585,842	13.7
Kitchener-Waterloo	609,121	526,432	15.7	615,119	535,631	14.8	596,245	512,159	16.4	602,474	520,530	15.7
London and St Thomas	472,321	410,000	15.2	474,877	419,504	13.2	457,879	402,434	13.8	463,468	405,878	14.2
Niagara Region	519,768	441,432	17.7	526,307	450,488	16.8	515,758	434,536	18.7	523,818	443,384	18.1
Ottawa	506,663	434,650	16.6	511,787	441,922	15.8	511,241	432,709	18.1	519,732	442,251	17.5
Sudbury	288,630	257,300	12.2	295,508	261,646	12.9	295,614	263,608	12.1	304,413	270,014	12.7
Thunder Bay	237,216	229,417	3.4	246,481	234,109	5.3	248,046	236,866	4.7	259,896	242,927	7.0
Greater Toronto <sup>†</sup>	912,553	799,291	14.2	912,480	807,754	13.0	912,540	799,325	14.2	912,480	807,754	13.0
Windsor-Essex	383,783	332,818	15.3	390,355	337,901	15.5	383,941	326,017	17.8	390,116	329,290	18.5
Trois Rivières CMA	186,273	183,659	1.4	n/a	n/a	-	184,665	175,404	5.3	184,262	175,971	4.7
Montreal CMA	449,023	399,524	12.4	n/a	n/a	-	460,687	402,985	14.3	457,281	400,389	14.2
Gatineau CMA	292,708	262,293	11.6	n/a	n/a	-	306,254	268,619	14.0	311,148	272,231	14.3
Quebec CMA	291,120	284,994	2.1	n/a	n/a	-	286,147	277,080	3.3	285,386	277,101	3.0
Saguenay CMA	194,240	183,650	5.8	n/a	n/a	-	193,778	184,059	5.3	196,673	187,134	5.1
Sherbrooke CMA	302,099	263,578	14.6	n/a	n/a	-	284,893	251,166	13.4	283,006	248,744	13.8
Saint John	183,694	174,433	5.3	185,968	175,098	6.2	191,442	180,858	5.9	193,247	182,004	6.2
Halifax-Dartmouth	335,179	306,208	9.5	339,882	311,461	9.1	350,602	315,242	11.2	356,687	319,526	11.6
Newfoundland & Labrador	233,291	236,654	-1.4	237,565	236,813	0.3	237,542	241,075	-1.5	242,174	241,526	0.3
<b>Canada</b>	<b>534,256</b>	<b>482,897</b>	<b>10.6</b>	<b>532,728</b>	<b>487,086</b>	<b>9.4</b>	<b>544,436</b>	<b>487,840</b>	<b>11.6</b>	<b>544,626</b>	<b>493,834</b>	<b>10.3</b>

\* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

<sup>†</sup>Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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**  
**August 2020**  
**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>		
	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change
Fraser Valley	55.3	45.1	10.2	52.0	44.0	8.0	57.0	47.1	9.9	53.6	46.1	7.5
Greater Vancouver	50.0	40.1	9.9	47.2	39.4	7.8	50.9	41.0	9.9	48.4	40.2	8.2
Victoria	59.3	55.4	3.9	56.5	54.1	2.4	61.8	57.9	3.9	59.2	56.3	2.9
Calgary	52.2	48.8	3.4	48.9	47.0	1.9	54.7	52.2	2.5	50.7	49.0	1.7
Edmonton	50.4	47.0	3.4	47.5	44.9	2.6	51.6	48.4	3.2	48.7	46.3	2.4
Regina	52.9	44.1	8.8	50.2	41.5	8.7	56.3	47.4	8.9	54.1	44.5	9.6
Saskatoon	49.3	40.2	9.1	47.5	38.7	8.8	52.1	42.3	9.8	50.3	40.8	9.5
Winnipeg	61.5	53.2	8.3	59.9	51.2	8.7	64.5	56.2	8.3	62.9	54.3	8.6
Hamilton-Burlington	73.3	62.3	11.0	72.0	62.4	9.6	75.8	64.6	11.2	74.4	64.8	9.6
Kitchener-Waterloo	72.6	63.6	9.0	71.0	63.5	7.5	75.2	66.5	8.7	73.1	66.3	6.8
London and St Thomas	74.0	70.1	3.9	72.4	68.5	3.9	77.1	73.1	4.0	74.9	71.0	3.9
Niagara Region	66.1	56.4	9.7	64.9	56.0	8.9	69.6	59.4	10.2	68.5	59.3	9.2
Ottawa	79.1	71.1	8.0	76.4	69.4	7.0	83.6	74.7	8.9	80.0	73.6	6.4
Sudbury	71.3	58.2	13.1	66.9	55.1	11.8	83.9	68.3	15.6	78.4	64.6	13.8
Thunder Bay	78.3	63.2	15.1	71.8	58.6	13.2	83.7	67.7	16.0	77.3	63.8	13.5
Greater Toronto†	60.0	54.8	5.2	57.6	54.0	3.6	60.1	54.7	5.4	57.6	54.0	3.6
Windsor-Essex	68.4	65.0	3.4	67.3	63.7	3.6	72.3	69.5	2.8	70.2	67.7	2.5
Trois Rivières CMA	91.7	64.5	27.2	94.4	65.5	28.9	96.2	70.0	26.2	99.7	71.7	28.0
Montreal CMA	77.8	71.9	5.9	78.6	74.0	4.6	80.7	74.9	5.8	81.3	77.2	4.1
Gatineau CMA	83.7	62.9	20.8	82.3	62.8	19.5	87.5	68.1	19.4	85.3	67.7	17.6
Quebec CMA	78.9	54.7	24.2	81.8	56.3	25.5	80.8	57.4	23.4	85.7	59.0	26.7
Saguenay CMA	73.8	54.7	19.1	74.8	54.9	19.9	75.6	58.1	17.5	78.2	58.2	20.0
Sherbrooke CMA	81.4	62.2	19.2	83.2	65.4	17.8	88.3	67.8	20.5	88.5	70.8	17.7
Saint John	70.8	53.5	17.3	64.5	48.4	16.1	80.9	63.2	17.7	73.7	57.9	15.8
Halifax-Dartmouth	81.0	70.7	10.3	77.7	67.2	10.5	83.4	75.1	8.3	80.4	72.1	8.3
Newfoundland & Labrador	39.2	31.2	8.0	34.3	27.0	7.3	43.7	35.6	8.1	38.6	31.1	7.5
<b>Canada</b>	<b>63.7</b>	<b>54.4</b>	<b>9.3</b>	<b>61.3</b>	<b>52.9</b>	<b>8.4</b>	<b>66.3</b>	<b>57.2</b>	<b>9.1</b>	<b>63.9</b>	<b>55.8</b>	<b>8.1</b>

† Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
British Columbia	8,256.7	6,877.9	20.0	8,156.6	5,070.1	60.9	7,933.1	6,676.0	18.8	7,882.0	4,871.0	61.8
Alberta	2,093.1	2,076.1	0.8	2,413.8	2,042.4	18.2	2,016.5	1,988.6	1.4	2,318.5	1,958.5	18.4
Saskatchewan	437.5	432.4	1.2	487.6	315.0	54.8	404.1	385.2	4.9	461.5	289.8	59.3
Manitoba	570.9	485.4	17.6	632.0	446.5	41.6	551.6	468.1	17.8	605.8	426.5	42.0
Ontario	18,023.6	16,641.5	8.3	18,871.3	11,681.9	61.5	17,540.5	16,139.6	8.7	18,394.8	11,343.9	62.2
Quebec	4,464.1	4,328.3	3.1	4,033.3	2,350.3	71.6	4,194.0	4,005.7	4.7	3,794.3	2,189.6	73.3
New Brunswick	218.4	198.5	10.0	257.4	168.3	53.0	201.7	182.7	10.4	240.3	160.4	49.9
Nova Scotia	391.7	364.4	7.5	444.0	323.6	37.2	371.7	346.7	7.2	424.2	312.1	35.9
Prince Edward Island	62.2	77.6	-19.8	77.0	49.2	56.6	58.4	59.7	-2.3	72.7	45.7	59.1
Newfoundland & Labrador	116.2	109.4	6.2	152.7	115.6	32.1	106.9	102.2	4.6	149.8	113.0	32.6
Northwest Territories	10.6	12.6	-16.5	12.1	8.7	39.3	10.3	13.7	-24.4	12.1	8.7	39.3
Yukon	16.1	16.4	-2.0	18.8	17.6	7.0	16.2	16.8	-3.8	18.8	16.3	15.7
<b>Canada</b>	<b>34,661.2</b>	<b>31,620.6</b>	<b>9.6</b>	<b>35,556.7</b>	<b>22,589.2</b>	<b>57.4</b>	<b>33,405.1</b>	<b>30,385.0</b>	<b>9.9</b>	<b>34,374.7</b>	<b>21,735.2</b>	<b>58.2</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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
British Columbia	10,478	8,969	16.8	10,823	7,540	43.5	9,878	8,514	16.0	10,245	7,120	43.9
Alberta	5,359	5,268	1.7	6,089	5,257	15.8	5,067	4,995	1.4	5,774	5,031	14.8
Saskatchewan	1,501	1,480	1.4	1,686	1,140	47.9	1,385	1,384	0.1	1,570	1,063	47.7
Manitoba	1,926	1,625	18.5	2,117	1,621	30.6	1,775	1,493	18.9	1,955	1,509	29.6
Ontario	24,888	23,431	6.2	26,681	20,197	32.1	23,668	22,313	6.1	25,331	19,334	31.0
Quebec	12,230	12,044	1.5	11,176	7,476	49.5	11,322	11,193	1.2	10,274	6,982	47.1
New Brunswick	1,157	1,081	7.0	1,357	983	38.0	995	931	6.9	1,170	889	31.6
Nova Scotia	1,399	1,458	-4.0	1,653	1,393	18.7	1,197	1,207	-0.8	1,426	1,253	13.8
Prince Edward Island	244	263	-7.2	340	260	30.8	188	193	-2.6	252	207	21.7
Newfoundland & Labrador	447	438	2.1	603	504	19.6	427	416	2.6	580	479	21.1
Northwest Territories	25	31	-19.4	27	21	28.6	24	32	-25.0	27	21	28.6
Yukon	36	43	-16.3	41	47	-12.8	36	42	-14.3	41	45	-8.9
<b>Canada</b>	<b>59,690</b>	<b>56,131</b>	<b>6.3</b>	<b>62,593</b>	<b>46,439</b>	<b>34.8</b>	<b>55,962</b>	<b>52,713</b>	<b>6.2</b>	<b>58,645</b>	<b>43,933</b>	<b>33.5</b>

\* in millions of dollars

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
British Columbia	16,221	14,677	10.5	16,468	12,819	28.5	14,985	13,343	12.3	15,290	11,525	32.7
Alberta	9,788	10,053	-2.6	9,940	10,463	-5.0	8,726	9,215	-5.3	8,999	9,565	-5.9
Saskatchewan	2,703	2,808	-3.7	2,870	2,748	4.4	2,321	2,379	-2.4	2,500	2,386	4.8
Manitoba	2,518	2,347	7.3	2,791	2,785	0.2	2,182	2,058	6.0	2,462	2,473	-0.4
Ontario	36,833	31,668	16.3	37,700	29,997	25.7	34,903	29,438	18.6	35,442	27,751	27.7
Quebec	14,661	14,128	3.8	13,288	11,747	13.1	13,168	12,689	3.8	11,810	10,227	15.5
New Brunswick	1,789	1,536	16.5	1,856	1,638	13.3	1,342	1,215	10.5	1,446	1,309	10.5
Nova Scotia	2,186	1,721	27.0	2,301	2,015	14.2	1,775	1,412	25.7	1,864	1,573	18.5
Prince Edward Island	442	363	21.8	502	491	2.2	286	241	18.7	349	339	2.9
Newfoundland & Labrador	1,087	1,092	-0.5	1,169	1,188	-1.6	931	903	3.1	1,002	992	1.0
Northwest Territories	39	24	62.5	40	23	73.9	33	24	37.5	36	23	56.5
Yukon	47	38	23.7	60	53	13.2	33	34	-2.9	43	49	-12.2
<b>Canada</b>	<b>88,314</b>	<b>80,455</b>	<b>9.8</b>	<b>88,985</b>	<b>75,967</b>	<b>17.1</b>	<b>80,685</b>	<b>72,951</b>	<b>10.6</b>	<b>81,243</b>	<b>68,212</b>	<b>19.1</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>		
	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change	Aug 2020	Jul 2020	monthly percentage change	Aug 2020	Aug 2019	year-over-year percentage change
British Columbia	781,510	765,364	2.1	753,638	672,432	12.1	794,344	778,077	2.1	769,347	684,124	12.5
Alberta	396,706	396,112	0.1	396,427	388,515	2.0	399,395	399,081	0.1	401,542	389,278	3.2
Saskatchewan	293,454	294,755	-0.4	289,183	276,341	4.6	295,775	284,296	4.0	293,955	272,606	7.8
Manitoba	298,785	294,447	1.5	298,532	275,424	8.4	309,572	308,205	0.4	309,848	282,620	9.6
Ontario	734,865	709,926	3.5	707,293	578,398	22.3	753,764	724,514	4.0	726,176	586,733	23.8
Quebec	363,919	358,448	1.5	n/a	n/a	-	390,796	384,604	1.6	393,722	326,288	20.7
New Brunswick	189,390	183,124	3.4	189,708	171,173	10.8	203,778	194,945	4.5	205,404	180,398	13.9
Nova Scotia	275,020	254,491	8.1	268,609	232,324	15.6	303,667	286,797	5.9	297,466	249,066	19.4
Prince Edward Island	226,564	253,586	-10.7	226,564	189,235	19.7	288,302	276,342	4.3	288,302	220,662	30.7
Newfoundland & Labrador	244,812	238,085	2.8	253,237	229,315	10.4	248,664	242,752	2.4	258,282	235,837	9.5
Northwest Territories	422,357	389,528	8.4	448,278	413,859	8.3	422,558	389,251	8.6	448,278	413,859	8.3
Yukon	448,431	429,027	4.5	459,422	374,470	22.7	449,309	427,850	5.0	459,422	361,669	27.0
<b>Canada</b>	<b>585,659</b>	<b>564,176</b>	<b>3.8</b>	<b>568,062</b>	<b>486,428</b>	<b>16.8</b>	<b>601,827</b>	<b>578,726</b>	<b>4.0</b>	<b>586,149</b>	<b>494,736</b>	<b>18.5</b>

\* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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  
August 2020**

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>		
	Aug 2020	Jul 2020	monthly change	Aug 2020	Aug 2019	year-over-year change	Aug 2020	Jul 2020	monthly change	Aug 2020	Aug 2019	year-over-year change
British Columbia	64.6	61.1	3.5	56.7	46.5	10.2	65.9	63.8	2.1	59.2	48.6	10.6
Alberta	54.8	52.4	2.4	48.7	45.8	2.9	58.1	54.2	3.9	51.1	47.9	3.2
Saskatchewan	55.5	52.7	2.8	45.2	37.8	7.4	59.7	58.2	1.5	49.0	40.6	8.4
Manitoba	76.5	69.2	7.3	59.0	52.0	7.0	81.3	72.5	8.8	62.1	55.0	7.1
Ontario	67.6	74.0	-6.4	66.8	58.5	8.3	67.8	75.8	-8.0	68.5	60.2	8.3
Quebec	83.4	85.2	-1.8	76.1	61.7	14.4	86.0	88.2	-2.2	80.6	66.2	14.4
New Brunswick	64.7	70.4	-5.7	66.9	54.3	12.6	74.1	76.6	-2.5	77.5	63.8	13.7
Nova Scotia	64.0	84.7	-20.7	71.9	57.9	14.0	67.4	85.5	-18.1	79.2	66.3	12.9
Prince Edward Island	55.2	72.5	-17.3	62.5	54.7	7.8	65.7	80.1	-14.4	71.6	64.6	7.0
Newfoundland & Labrador	41.1	40.1	1.0	38.2	29.8	8.4	45.9	46.1	-0.2	42.9	34.2	8.7
Northwest Territories	64.1	129.2	-65.1	79.6	80.8	-1.2	72.7	133.3	-60.6	82.6	82.3	0.3
Yukon	76.6	113.2	-36.6	89.5	83.9	5.6	109.1	123.5	-14.4	95.3	87.7	7.6
<b>Canada</b>	<b>67.6</b>	<b>69.8</b>	<b>-2.2</b>	<b>63.0</b>	<b>53.9</b>	<b>9.1</b>	<b>69.4</b>	<b>72.3</b>	<b>-2.9</b>	<b>65.8</b>	<b>56.6</b>	<b>9.2</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>		
	Aug 2020	Jul 2020	monthly change	Aug 2020	Aug 2019	year-over-year change	Aug 2020	Jul 2020	monthly change	Aug 2020	Aug 2019	year-over-year change
British Columbia	3.1	3.5	-0.4	5.8	7.3	-1.5	3.2	3.7	-0.5	4.8	6.1	-1.3
Alberta	4.5	4.7	-0.2	7.8	8.3	-0.5	4.8	4.9	-0.1	6.5	7.1	-0.6
Saskatchewan	5.0	5.2	-0.2	10.5	12.8	-2.3	5.4	5.5	-0.1	8.6	10.7	-2.1
Manitoba	2.0	2.5	-0.5	4.8	5.2	-0.4	2.2	2.7	-0.5	3.9	4.2	-0.3
Ontario	1.2	1.2	0.0	2.3	3.1	-0.8	1.3	1.3	0.0	1.9	2.6	-0.7
Quebec	3.1	3.3	-0.2	6.9	9.4	-2.5	3.3	3.5	-0.2	5.5	7.7	-2.2
New Brunswick	3.1	3.3	-0.2	8.7	11.0	-2.3	3.5	3.8	-0.3	5.3	7.2	-1.9
Nova Scotia	2.8	2.6	0.2	7.6	10.0	-2.4	3.2	3.2	0.0	4.6	6.5	-1.9
Prince Edward Island	2.7	2.5	0.2	10.0	11.5	-1.5	3.5	3.3	0.2	4.8	5.7	-0.9
Newfoundland & Labrador	9.3	9.5	-0.2	17.7	20.9	-3.2	9.7	10.0	-0.3	13.5	16.0	-2.5
Northwest Territories	2.3	1.9	0.4	4.3	5.3	-1.0	2.4	1.8	0.6	3.8	4.9	-1.1
Yukon	2.1	2.0	0.1	4.6	4.9	-0.3	2.1	2.1	0.0	3.9	3.8	0.1
<b>Canada</b>	<b>2.5</b>	<b>2.6</b>	<b>-0.1</b>	<b>5.1</b>	<b>6.3</b>	<b>-1.2</b>	<b>2.6</b>	<b>2.8</b>	<b>-0.2</b>	<b>4.0</b>	<b>5.2</b>	<b>-1.2</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

**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**  
**August 2020**  
**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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
British Columbia	40,488.9	34,258.7	18.2	42,275.3	36,511.4	15.8	38,700.5	32,446.5	19.3	40,566.0	34,877.2	16.3
Alberta	13,091.0	14,356.6	-8.8	14,031.9	15,214.4	-7.8	12,280.7	13,317.9	-7.8	13,295.1	14,541.7	-8.6
Saskatchewan	2,571.4	2,297.7	11.9	2,757.8	2,402.5	14.8	2,317.8	2,056.8	12.7	2,539.0	2,171.7	16.9
Manitoba	3,221.5	2,947.9	9.3	3,511.2	3,216.0	9.2	3,050.8	2,795.0	9.2	3,346.9	3,067.2	9.1
Ontario	95,748.7	84,998.3	12.6	99,763.6	90,114.8	10.7	93,152.7	82,376.4	13.1	97,072.2	87,415.6	11.0
Quebec	24,442.0	20,655.9	18.3	25,859.0	22,119.5	16.9	22,773.9	19,337.2	17.8	24,271.5	20,784.8	16.8
New Brunswick	1,298.0	1,156.5	12.2	1,412.7	1,237.4	14.2	1,209.3	1,091.4	10.8	1,321.3	1,173.1	12.6
Nova Scotia	2,300.0	2,124.5	8.3	2,495.1	2,298.0	8.6	2,202.2	2,022.9	8.9	2,388.2	2,199.9	8.6
Prince Edward Island	389.9	332.4	17.3	391.9	333.5	17.5	338.1	295.4	14.5	345.8	299.9	15.3
Newfoundland & Labrador	661.3	676.9	-2.3	648.8	653.6	-0.7	621.9	647.6	-4.0	621.9	628.9	-1.1
Northwest Territories	64.9	71.3	-8.9	74.4	74.0	0.5	65.3	70.9	-7.9	74.1	73.6	0.7
Yukon	126.4	118.5	6.7	131.5	126.9	3.6	123.3	115.7	6.5	127.8	122.7	4.2
<b>Canada</b>	<b>184,403.8</b>	<b>163,995.2</b>	<b>12.4</b>	<b>193,353.2</b>	<b>174,301.9</b>	<b>10.9</b>	<b>176,836.4</b>	<b>156,573.6</b>	<b>12.9</b>	<b>185,969.8</b>	<b>167,356.4</b>	<b>11.1</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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
British Columbia	54,225	51,076	6.2	57,008	54,186	5.2	50,832	47,461	7.1	53,655	50,837	5.5
Alberta	33,960	36,953	-8.1	36,062	38,926	-7.4	32,160	35,246	-8.8	34,228	37,187	-8.0
Saskatchewan	9,035	8,102	11.5	9,665	8,491	13.8	8,334	7,442	12.0	8,984	7,809	15.0
Manitoba	11,152	10,314	8.1	12,053	11,136	8.2	10,268	9,633	6.6	11,138	10,448	6.6
Ontario	142,803	144,373	-1.1	149,345	152,463	-2.0	135,869	137,845	-1.4	142,466	145,938	-2.4
Quebec	71,483	66,037	8.2	76,395	70,945	7.7	66,545	62,153	7.1	71,399	67,135	6.4
New Brunswick	7,223	6,817	6.0	7,682	7,160	7.3	6,342	6,184	2.6	6,784	6,545	3.7
Nova Scotia	9,223	9,100	1.4	9,797	9,597	2.1	7,976	8,064	-1.1	8,484	8,604	-1.4
Prince Edward Island	1,687	1,652	2.1	1,725	1,675	3.0	1,243	1,277	-2.7	1,278	1,294	-1.2
Newfoundland & Labrador	2,762	2,876	-4.0	2,731	2,760	-1.1	2,586	2,687	-3.8	2,568	2,604	-1.4
Northwest Territories	163	185	-11.9	185	190	-2.6	162	182	-11.0	184	188	-2.1
Yukon	290	305	-4.9	301	317	-5.0	283	290	-2.4	295	303	-2.6
<b>Canada</b>	<b>344,006</b>	<b>337,790</b>	<b>1.8</b>	<b>362,949</b>	<b>357,846</b>	<b>1.4</b>	<b>322,600</b>	<b>318,464</b>	<b>1.3</b>	<b>341,463</b>	<b>338,892</b>	<b>0.8</b>

\* in millions of dollars

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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**  
**August 2020**  
**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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
British Columbia	98,846	109,895	-10.1	109,686	120,808	-9.2	89,095	97,254	-8.4	99,326	108,111	-8.1
Alberta	68,088	79,033	-13.8	76,816	87,522	-12.2	61,887	71,804	-13.8	69,764	79,683	-12.4
Saskatchewan	19,167	21,316	-10.1	21,275	23,419	-9.2	16,378	18,220	-10.1	18,276	20,046	-8.8
Manitoba	18,237	19,610	-7.0	20,267	22,104	-8.3	16,021	17,379	-7.8	17,865	19,562	-8.7
Ontario	212,139	245,092	-13.4	230,529	264,406	-12.8	197,027	227,770	-13.5	214,763	245,529	-12.5
Quebec	90,552	106,105	-14.7	96,180	112,046	-14.2	80,154	93,180	-14.0	85,170	98,679	-13.7
New Brunswick	10,414	12,252	-15.0	11,778	13,903	-15.3	7,926	9,546	-17.0	9,056	10,797	-16.1
Nova Scotia	12,628	15,200	-16.9	14,160	17,198	-17.7	10,061	11,870	-15.2	11,271	13,457	-16.2
Prince Edward Island	2,645	3,096	-14.6	2,995	3,541	-15.4	1,694	2,003	-15.4	1,915	2,282	-16.1
Newfoundland & Labrador	7,052	9,228	-23.6	7,960	10,218	-22.1	5,916	7,554	-21.7	6,659	8,384	-20.6
Northwest Territories	202	221	-8.6	246	264	-6.8	190	216	-12.0	235	258	-8.9
Yukon	303	336	-9.8	343	402	-14.7	278	308	-9.7	306	363	-15.7
<b>Canada</b>	<b>540,273</b>	<b>621,384</b>	<b>-13.1</b>	<b>592,235</b>	<b>675,831</b>	<b>-12.4</b>	<b>486,627</b>	<b>557,104</b>	<b>-12.7</b>	<b>534,606</b>	<b>607,151</b>	<b>-11.9</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>		
	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change	Aug 2020 YTD	Aug 2019 YTD	percentage change
British Columbia	744,316	671,001	10.9	741,567	673,815	10.1	757,776	683,293	10.9	756,053	686,059	10.2
Alberta	390,322	388,944	0.4	389,106	390,854	-0.4	382,114	376,203	1.6	388,426	391,042	-0.7
Saskatchewan	285,487	282,268	1.1	285,337	282,944	0.8	278,092	274,669	1.2	282,615	278,104	1.6
Manitoba	287,224	284,468	1.0	291,310	288,791	0.9	295,496	289,122	2.2	300,492	293,565	2.4
Ontario	669,613	584,709	14.5	668,008	591,060	13.0	682,832	592,387	15.3	681,371	598,992	13.8
Quebec	343,011	314,110	9.2	n/a	n/a	-	363,468	319,503	13.8	361,094	318,148	13.5
New Brunswick	179,076	167,952	6.6	183,902	172,819	6.4	189,928	175,084	8.5	194,764	179,240	8.7
Nova Scotia	249,082	232,577	7.1	254,681	239,449	6.4	275,375	249,914	10.2	281,490	255,682	10.1
Prince Edward Island	226,033	198,624	13.8	227,185	199,079	14.1	269,152	229,796	17.1	270,614	231,796	16.7
Newfoundland & Labrador	233,291	236,654	-1.4	237,565	236,813	0.3	237,542	241,075	-1.5	242,174	241,526	0.3
Northwest Territories	392,683	381,470	2.9	401,946	389,303	3.2	390,559	380,945	2.5	402,932	391,747	2.9
Yukon	433,698	393,161	10.3	437,040	400,368	9.2	431,205	396,619	8.7	433,166	404,906	7.0
<b>Canada</b>	<b>534,256</b>	<b>482,897</b>	<b>10.6</b>	<b>532,728</b>	<b>487,086</b>	<b>9.4</b>	<b>544,436</b>	<b>487,840</b>	<b>11.6</b>	<b>544,626</b>	<b>493,834</b>	<b>10.3</b>

\* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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

August 2020

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>		
	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change
British Columbia	54.9	46.5	8.4	52.0	44.9	7.1	57.1	48.8	8.3	54.0	47.0	7.0
Alberta	49.9	46.8	3.1	46.9	44.5	2.4	52.0	49.1	2.9	49.1	46.7	2.4
Saskatchewan	47.1	38.0	9.1	45.4	36.3	9.1	50.9	40.8	10.1	49.2	39.0	10.2
Manitoba	61.2	52.6	8.6	59.5	50.4	9.1	64.1	55.4	8.7	62.3	53.4	8.9
Ontario	67.3	58.9	8.4	64.8	57.7	7.1	69.0	60.5	8.5	66.3	59.4	6.9
Quebec	78.9	62.2	16.7	79.4	63.3	16.1	83.0	66.7	16.3	83.8	68.0	15.8
New Brunswick	69.4	55.6	13.8	65.2	51.5	13.7	80.0	64.8	15.2	74.9	60.6	14.3
Nova Scotia	73.0	59.9	13.1	69.2	55.8	13.4	79.3	67.9	11.4	75.3	63.9	11.4
Prince Edward Island	63.8	53.4	10.4	57.6	47.3	10.3	73.4	63.8	9.6	66.7	56.7	10.0
Newfoundland & Labrador	39.2	31.2	8.0	34.3	27.0	7.3	43.7	35.6	8.1	38.6	31.1	7.5
Northwest Territories	80.7	83.7	-3.0	75.2	72.0	3.2	85.3	84.3	1.0	78.3	72.9	5.4
Yukon	95.7	90.8	4.9	87.8	78.9	8.9	101.8	94.2	7.6	96.4	83.5	12.9
<b>Canada</b>	<b>63.7</b>	<b>54.4</b>	<b>9.3</b>	<b>61.3</b>	<b>52.9</b>	<b>8.4</b>	<b>66.3</b>	<b>57.2</b>	<b>9.1</b>	<b>63.9</b>	<b>55.8</b>	<b>8.1</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>		
	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change	Aug 2020 YTD	Aug 2019 YTD	change
British Columbia	4.6	5.8	-1.2	5.7	7.0	-1.3	4.9	6.3	-1.4	4.7	5.9	-1.2
Alberta	6.2	6.7	-0.5	7.4	7.8	-0.4	6.6	7.0	-0.4	6.2	6.6	-0.4
Saskatchewan	7.5	9.7	-2.2	9.3	12.1	-2.8	8.1	10.6	-2.5	7.6	10.1	-2.5
Manitoba	3.4	3.9	-0.5	4.2	4.9	-0.7	3.7	4.2	-0.5	3.4	4.0	-0.6
Ontario	1.7	2.4	-0.7	2.1	2.9	-0.8	1.8	2.5	-0.7	1.7	2.4	-0.7
Quebec	4.9	7.1	-2.2	6.2	8.6	-2.4	5.2	7.5	-2.3	4.9	7.0	-2.1
New Brunswick	4.4	6.2	-1.8	7.8	10.1	-2.3	5.0	6.9	-1.9	4.8	6.6	-1.8
Nova Scotia	3.8	5.3	-1.5	6.8	9.1	-2.3	4.3	6.0	-1.7	4.1	5.8	-1.7
Prince Edward Island	3.3	4.3	-1.0	9.3	11.7	-2.4	4.5	5.5	-1.0	4.4	5.6	-1.2
Newfoundland & Labrador	12.4	14.3	-1.9	17.7	20.8	-3.1	13.2	15.3	-2.1	13.4	16.0	-2.6
Northwest Territories	3.7	4.3	-0.6	4.0	4.9	-0.9	3.8	4.3	-0.5	3.4	4.5	-1.1
Yukon	3.6	3.6	0.0	4.3	4.7	-0.4	3.7	3.7	0.0	3.5	3.8	-0.3
<b>Canada</b>	<b>3.7</b>	<b>4.8</b>	<b>-1.1</b>	<b>4.7</b>	<b>5.9</b>	<b>-1.2</b>	<b>3.9</b>	<b>5.1</b>	<b>-1.2</b>	<b>3.7</b>	<b>4.8</b>	<b>-1.1</b>

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

<sup>2</sup> Seasonally adjusted

<sup>3</sup> 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