



**News release**

**MLS<sup>®</sup> home sales increase in January**

**OTTAWA – February 17, 2006** — Resale housing activity in Canada’s major markets started 2006 on a strong note.

According to statistics released by The Canadian Real Estate Association, seasonally adjusted\* home sales via the Multiple Listing Service<sup>®</sup> (MLS<sup>®</sup>) in Canada’s major markets totaled 28,840 units in January 2006, up 3.1 per cent compared to December. This is the highest monthly level posted since September 2005 and is just 2.4 per cent below the highest monthly level on record, which was reached last August.

Seasonally adjusted sales reached their highest monthly levels on record in Calgary and Edmonton in January 2006. In Toronto, actual (unadjusted) sales activity reached its highest level for the month of January since 2002.

The MLS<sup>®</sup> residential average price was up 10.2 per cent year-over-year to \$269,680 in January 2006. MLS<sup>®</sup> residential average prices reached their highest levels on record in Vancouver, Calgary and Winnipeg.

“Price increases are generally expected to become more modest as rising interest rates and mortgage carrying costs gradually cool resale housing demand and result in a more balanced market in 2006,” said CREA Chief Economist Gregory Klump. “Calgary and Edmonton may prove to be exceptions to the general trend toward smaller price increases this year due to a growing shortage of listings and exceptionally strong sales activity.”

*\* Seasonal adjustment removes normal seasonal fluctuations.*

**MLS<sup>®</sup> Major Market Residential Summary:**

	(Seasonally Adjusted Data)			(Unadjusted Data)		
	January 2006	December 2005	% change	January 2006	January 2005	% change
Dollar Volume (\$ millions)	8,172.4	7,774.0	5.1	5,196.5	4,117.5	26.2
Unit Sales	28,840	27,966	3.1	19,269	16,031	14.5
Average Price (\$)				269,680	244,640	10.2
New Listings	45,262	46,105	-1.8	43,611	40,093	8.8

**CREA cautions that average price information can be useful in establishing trends over time, but does not indicate actual prices in centres comprised of widely divergent neighborhoods or account for price differential between geographic areas. Statistical information contained in this report includes all housing types.**

MLS<sup>®</sup> is a co-operative marketing system used only by Canada's real estate Boards to ensure maximum exposure of properties listed for sale.

The Canadian Real Estate Association (CREA) is one of Canada's largest single-industry trade associations, representing more than 83,000 REALTORS<sup>®</sup> working through 99 real estate Boards, 10 provincial Associations and one territorial Association. CREA's primary mission is to represent members at the federal level, and to defend the public's right to own and enjoy property.

This report is published by the Communications Department of The Canadian Real Estate Association (CREA). Further information can be found at [www.crea.ca](http://www.crea.ca).

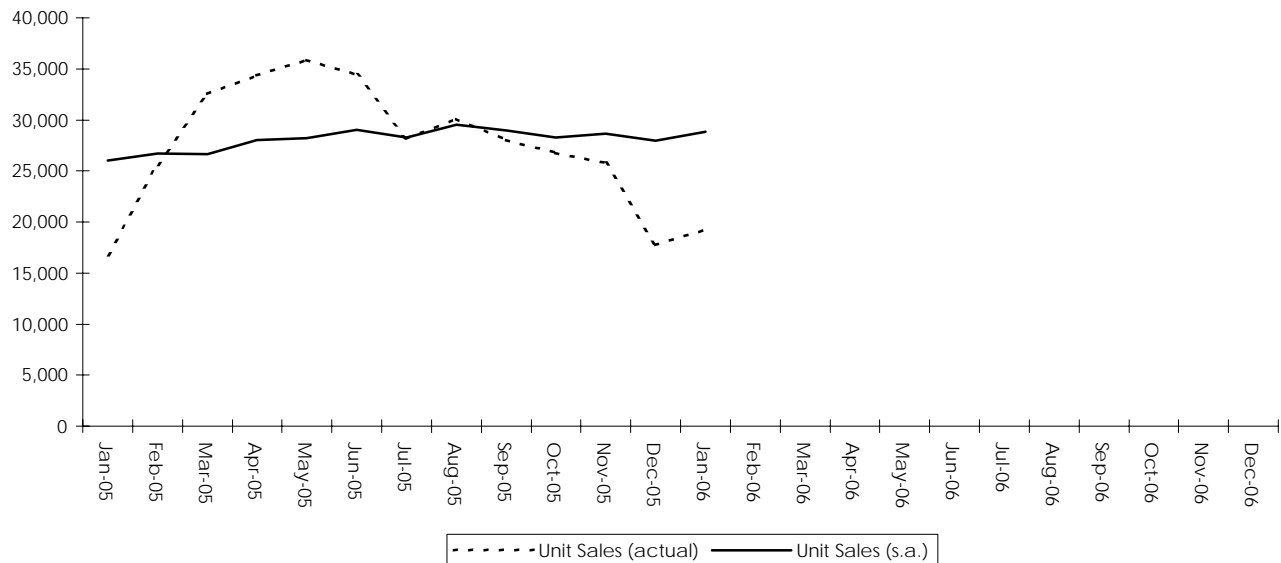
- 30 -

Contact: Gregory Klump, Chief Economist  
(613) 237-7111  
Email: [gklump@crea.ca](mailto:gklump@crea.ca)

## Major Market MLS® Statistical Survey: JANUARY 2006

	Residential							
	Dollar Volume (\$000)		Unit Sales		Average Price		New Listings	
	Jan-06	Y-Y % change	Jan-06	Y-Y % change	Jan-06	Y-Y % change	Jan-06	Y-Y % change
Calgary	696,224.9	79.4	2,408	49.3	289,130	20.2	2,981	-16.2
Durham Region	133,835.6	19.0	534	14.8	250,628	3.6	1,544	27.7
Edmonton	233,999.3	46.1	1,175	32.6	199,148	10.1	1,615	-13.4
Halifax-Dartmouth	69,900.1	41.8	363	30.6	192,562	8.6	818	12.8
Hamilton-Burlington & District	189,693.5	21.1	786	9.9	241,340	10.2	1,510	22.0
Kitchener-Waterloo	87,279.9	28.7	394	27.5	221,523	0.9	783	14.8
London & St. Thomas	97,465.6	29.3	540	18.4	180,492	9.2	1,166	8.9
Mauricie (Trois-Rivieres)	10,539.7	38.0	108	24.1	97,589	11.1	201	6.9
Montreal	649,391.2	17.3	3,169	7.9	204,920	8.7	9,423	12.5
Ottawa	161,973.8	3.2	659	2.0	245,787	1.2	1,844	9.2
Outaouais (Hull)	35,760.8	0.0	227	0.0	157,537	0.0	624	0.0
Quebec City	84,623.3	5.3	594	-4.2	142,463	9.9	1,352	11.4
Regina	18,228.6	38.9	138	20.0	132,091	15.8	324	53.6
Saguenay-Lac Saint-Jean	4,707.9	-54.4	47	-58.0	100,167	8.8	279	2.2
Saint John	13,562.2	74.3	105	54.4	129,164	12.9	226	15.9
Saskatoon	25,936.6	47.6	173	27.2	149,923	16.0	350	12.9
St. Catharines & District	36,857.1	2.9	190	1.6	193,985	1.3	459	25.4
Newfoundland & Labrador	22,257.4	30.7	163	35.8	136,549	-3.8	632	35.0
Sudbury	22,548.3	49.4	151	31.3	149,326	13.8	275	11.8
Thunder Bay	7,982.2	8.4	68	-6.8	117,385	16.3	205	15.2
Toronto	1,525,625.1	13.6	4,586	10.4	332,670	2.9	12,092	11.4
Greater Vancouver	910,174.0	36.8	1,990	12.8	457,374	21.3	3,615	2.4
Victoria	n.a.	n.a.	460	3.6	n.a.	n.a.	965	47.8
Windsor-Essex	40,581.6	-13.7	267	-9.8	151,991	-4.3	1,039	11.1
<b>TOTAL (actual)</b>	<b>5,196,463.2</b>	<b>26.2</b>	<b>19,269</b>	<b>14.5</b>	<b>269,680</b>	<b>10.2</b>	<b>43,611</b>	<b>8.8</b>
<b>TOTAL (seasonally adjusted)</b>	<b>8,172,372.1</b>	<b>22.1</b>	<b>28,840</b>	<b>10.9</b>	<b>n.a.</b>	<b>-</b>	<b>45,262</b>	<b>4.8</b>

### Major Market Residential MLS® Activity



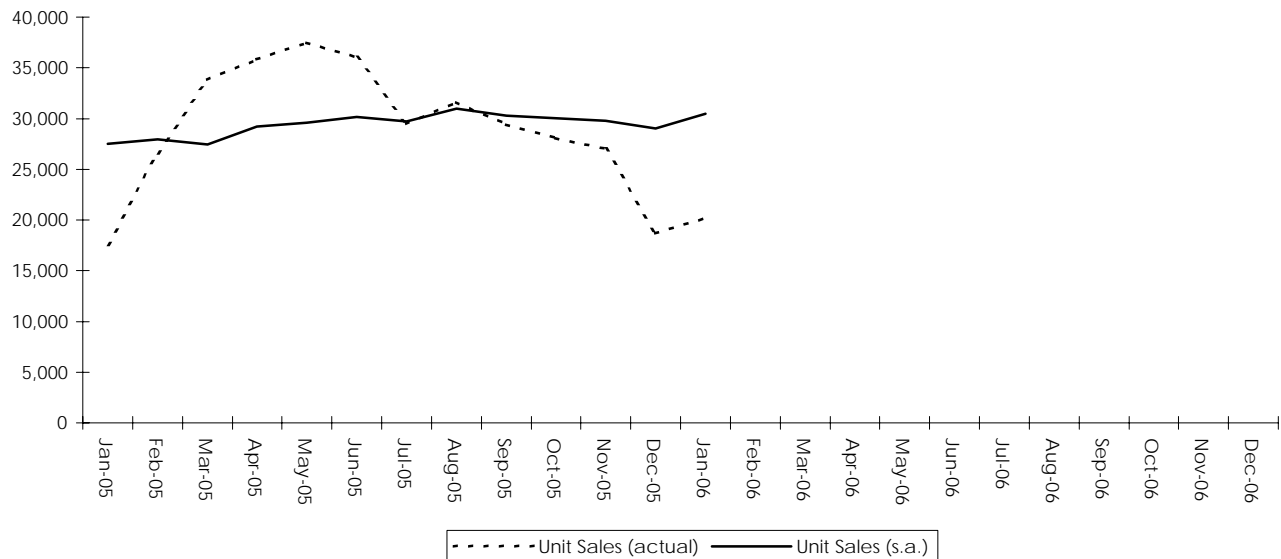
Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.  
 Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Source: The Canadian Real Estate Association

## Major Market MLS® Statistical Survey: JANUARY 2006

	<b>Total</b>							
	Dollar Volume (\$000)		Unit Sales		Average Price		New Listings	
	Jan-06	Y-Y % change	Jan-06	Y-Y % change	Jan-06	Y-Y % change	Jan-06	Y-Y % change
Calgary	765,722.0	78.9	2,531	49.1	302,537	19.9	3,451	-14.4
Durham Region	133,835.6	19.0	534	14.8	250,628	3.6	1,544	27.7
Edmonton	270,030.5	43.6	1,325	31.8	203,797	8.9	2,043	-10.3
Halifax-Dartmouth	73,420.1	41.5	397	31.9	184,937	7.3	960	14.3
Hamilton-Burlington & District	202,848.4	20.7	832	8.6	243,808	11.1	1,697	16.9
Kitchener-Waterloo	105,056.6	33.0	447	28.1	235,026	3.8	998	14.2
London & St. Thomas	109,009.7	33.7	576	18.3	189,253	13.1	1,400	9.5
Mauricie (Trois-Rivieres)	13,750.6	58.5	135	37.8	101,856	15.0	273	13.3
Montreal	692,159.2	19.7	3,248	8.0	213,103	10.8	9,913	12.6
Ottawa	164,583.3	2.3	691	1.6	238,181	0.7	1,990	10.6
Outaouais (Hull)	37,559.2	0.0	243	0.0	154,565	0.0	701	0.0
Quebec City	93,274.7	2.5	644	-6.3	144,836	9.4	1,574	6.4
Regina	19,181.3	42.6	147	22.5	130,485	16.4	357	47.5
Saguenay-Lac Saint-Jean	5,575.9	-55.4	54	-58.5	103,256	7.5	321	-1.8
Saint John	14,522.9	71.5	125	56.3	116,183	9.7	315	10.9
Saskatoon	32,064.2	58.6	218	34.6	147,083	17.9	480	11.1
St. Catharines & District	39,650.8	1.6	199	1.5	199,250	0.1	553	28.9
Newfoundland & Labrador	24,521.9	30.4	183	39.7	134,000	-6.6	809	42.2
Sudbury	25,562.5	53.2	169	30.0	151,257	17.8	392	22.1
Thunder Bay	8,137.2	1.3	72	-11.1	113,016	14.0	259	11.6
Toronto	1,525,625.1	13.6	4,586	10.4	332,670	2.9	12,092	11.4
Greater Vancouver	934,869.3	37.8	2,045	12.9	457,149	22.0	3,861	2.3
Victoria	n.a.	n.a.	496	5.1	n.a.	n.a.	1,090	41.6
Windsor-Essex	49,553.9	-1.2	293	-5.2	169,126	4.2	1,248	10.5
<b>TOTAL (actual)</b>	<b>5,477,207.3</b>	<b>27.4</b>	<b>20,200</b>	<b>14.8</b>	<b>271,149</b>	<b>11.0</b>	<b>47,734</b>	<b>8.8</b>
<b>TOTAL (seasonally adjusted)</b>	<b>8,570,709.0</b>	<b>23.7</b>	<b>30,471</b>	<b>10.7</b>	<b>n.a.</b>	<b>-</b>	<b>49,600</b>	<b>5.5</b>

### Major Market Total MLS® Activity



Note: Figures for Newfoundland & Labrador include data for the areas formerly served by the Eastern Newfoundland Real Estate Board and the Central Newfoundland Real Estate Board.  
 Note: Figures for Toronto also include data for Mississauga, Brampton, Durham, Orangeville and York.

Source: The Canadian Real Estate Association