

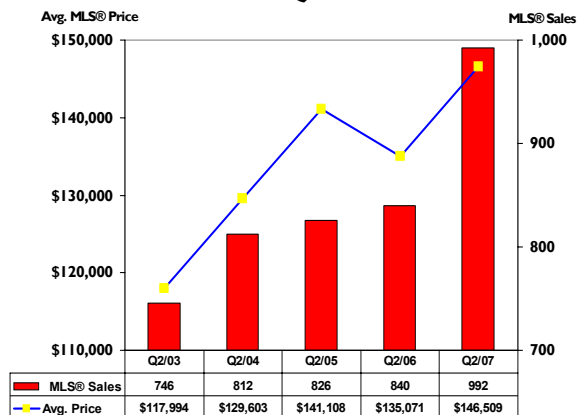


# MLS® Trends

## MLS® Residential Sales Growth Strong During Second Quarter

- MLS® sales advanced 18.1 per cent to 992 units compared to last year's second quarter sales of 840 units
- April, May and June MLS® sales were 242, 328 and 422, respectively
- Second quarter average MLS® residential house price jumped 8.5 per cent to \$146,509 compared to \$135,071 during the second quarter of 2006

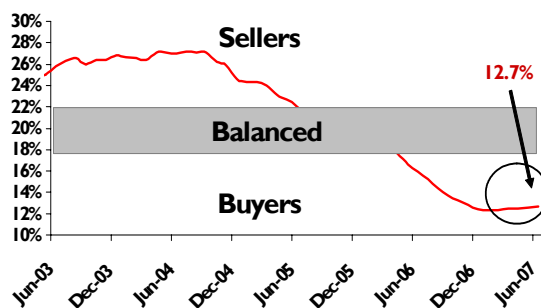
### MLS® Sales Activity – Eastern Region Second Quarter



Source: CREA, CMHC.  
MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

### Sales to Active Listings Ratio Trend Eastern Region

(12 month moving average)



Source: CREA, CMHC.

## Residential Resale Market Remains Classified as Buyers

- Supply of both new and active residential listings continued to grow as more and more homes hit the market
- Sustained increase in supply largely reflects recent trend of builders using the MLS® system and homeowners capitalizing on equity gains on their property
- 12 month moving average sales to active listings ratio was 12.7 per cent compared to 15.9 per cent a year ago

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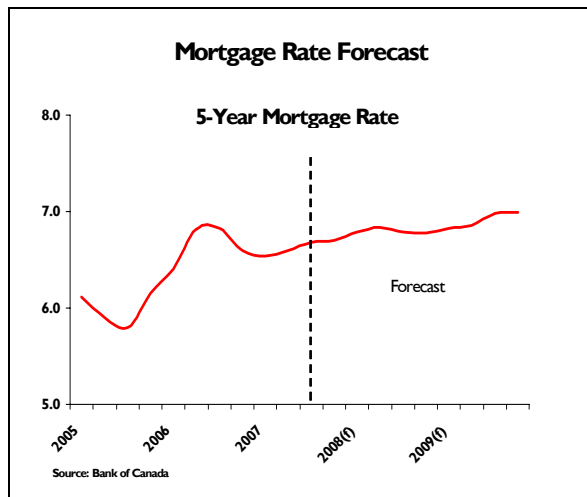
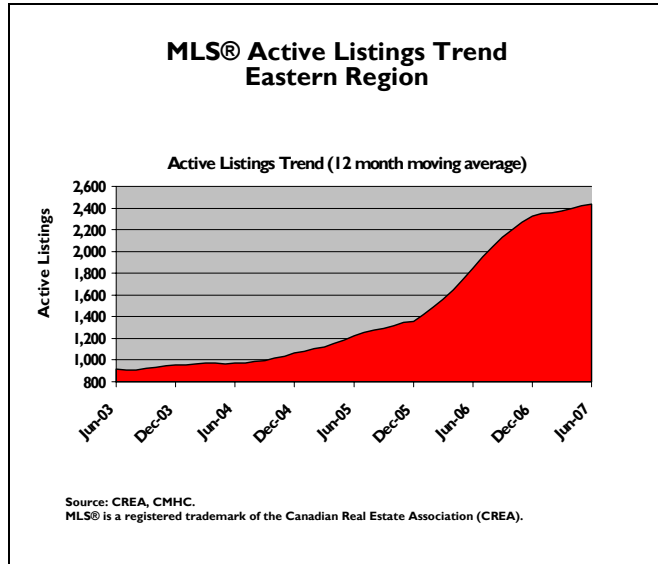
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*Eastern Region  
Second Quarter 2007*

## Active Listings Continue to Climb to Record Highs

- Active residential listings have climbed steadily since 2003 - surged 72 per cent last year alone
- Supply of both new and active residential listings continued to grow during the second quarter to a record high of 2,929
- New listings increased 5.0 per cent, while Active listings climbed 8.7 per cent compared to the second quarter of last year



## Mortgage Rates Rise

- Bank of Canada increased its overnight lending rate July 10th
- Bank rate currently sits at 4.50 per cent with the prime lending rate at 6.25 per cent
- One and five-year mortgage rates are currently forecast to remain within the 5.75-6.75 and 6.25-7.25 per cent range, respectively, in 2007 and 2008

## CMHC's Enhanced Market Analysis Products and Services...

Following extensive consultations with our clients, throughout 2007, CMHC will be enhancing a number of its market analysis products to offer more comprehensive and timely information on the rental market, new products covering renovation expenditures and much more. For more information, please visit <http://www.cmhc.ca/housingmarketinfo/> and click on "NEW Enhancements to Market Analysis Products and Services".



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