

# MLS® TRENDS

## Eastern Newfoundland and Labrador



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: October 2010

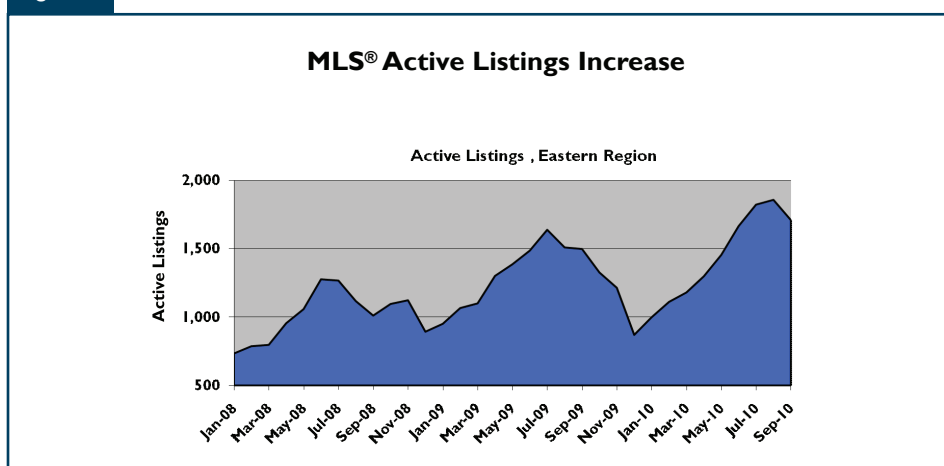
### MLS® Residential Sales Decline during Third Quarter

- MLS® sales decreased 11% to 1,069 compared to 2009's third quarter sales of 1,197
- July, August and September MLS® sales were 376, 353 and 340, respectively
- Third quarter average MLS® residential house price climbed 15% to \$255,496 compared to \$221,253 during the third quarter of 2009 and appears to have stabilized around the \$250,000 level

### Buyers' Market Conditions

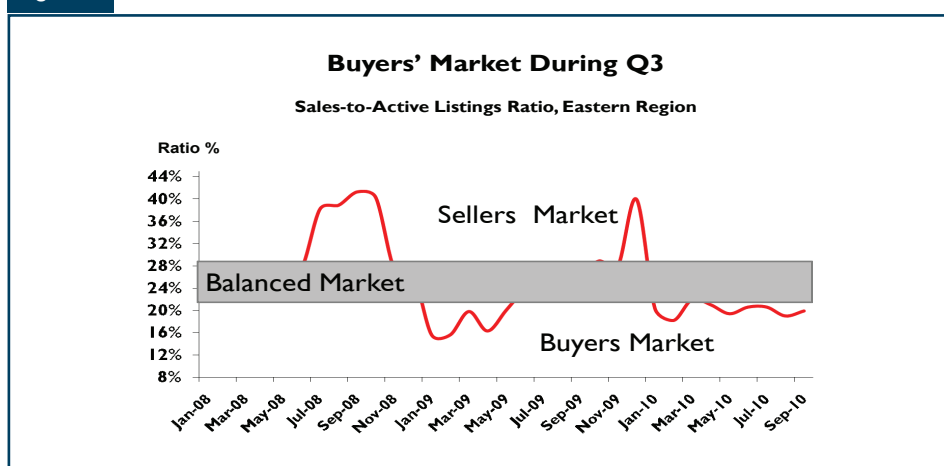
- There were approximately 1,785 new residential listings during the third quarter compared to 1,795 during the same period in 2009
- Active listings or inventory averaged 1,796 a month from July to September versus 1,548 a month during Q3 of 2009

Figure 1



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

Figure 2



Source: CREA, CMHC

- The sales-to-active listings ratio indicated a buyers' market when it hit 21% in July, then dipped to 19% in August, 20% in September, and averaged 20% during the quarter versus a much stronger 26% in the third quarter of 2009

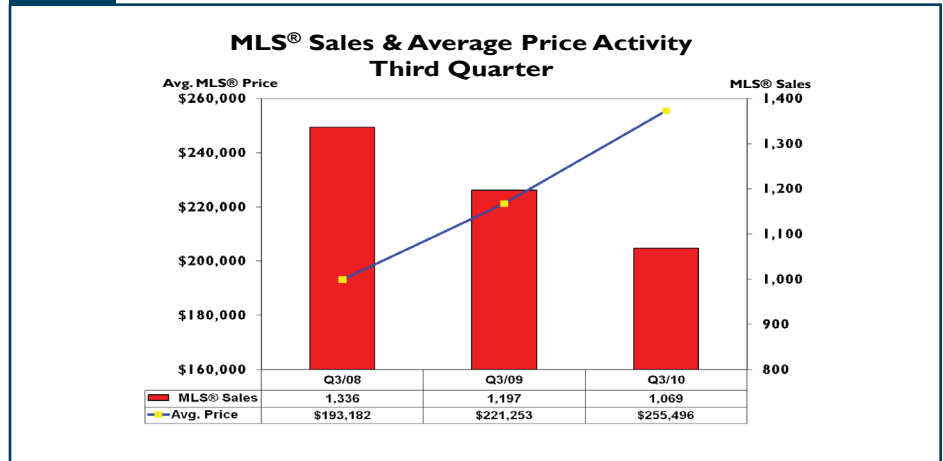
## Active Listings Increase

- Active residential listings or inventory increased approximately 16% during the quarter, with a 23% surge in August
- Active listings for July, August and September were 1,822, 1,857 and 1,709, respectively
- A 16% rise in inventory, combined with the 11% decline in sales, resulted in buyers' market conditions during the entire third quarter

## Mortgage Rates

- The posted 5-year mortgage rate decreased from 5.89% to 5.39% by the end of the third quarter and sits at 5.29% (as of Oct. 19<sup>th</sup>)
- The bank rate rose twice during the quarter and currently sits at 1.25%, with prime at 3.00% at major Canadian banks
- Canadian mortgage rates are expected to remain at or near current levels during the remainder of 2010, in line with anticipated easing by the Bank of Canada

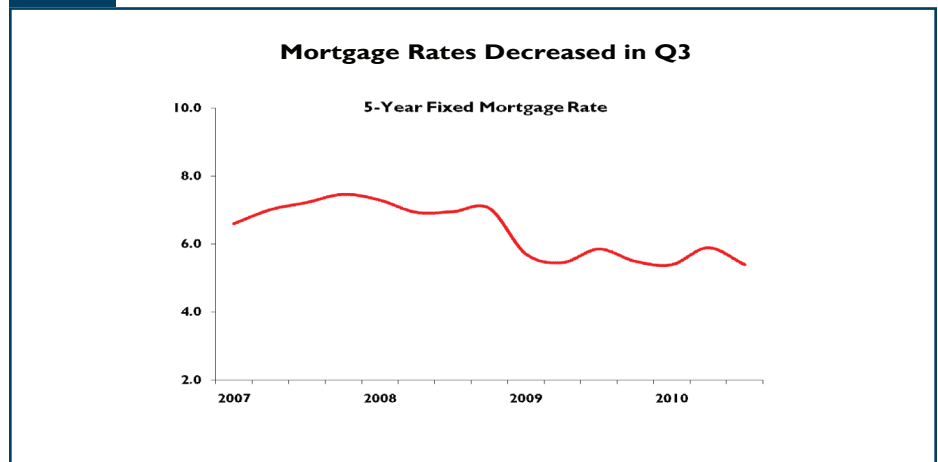
Figure 3



Source: CREA

MLS® is a registered trademark of the Canadian Real Estate Association (CREA)

Figure 4



Source: Bank of Canada

For More Information Contact:  
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