

MLS® TRENDS

Newfoundland and Labrador



Canada Mortgage and Housing Corporation
Third Quarter 2009

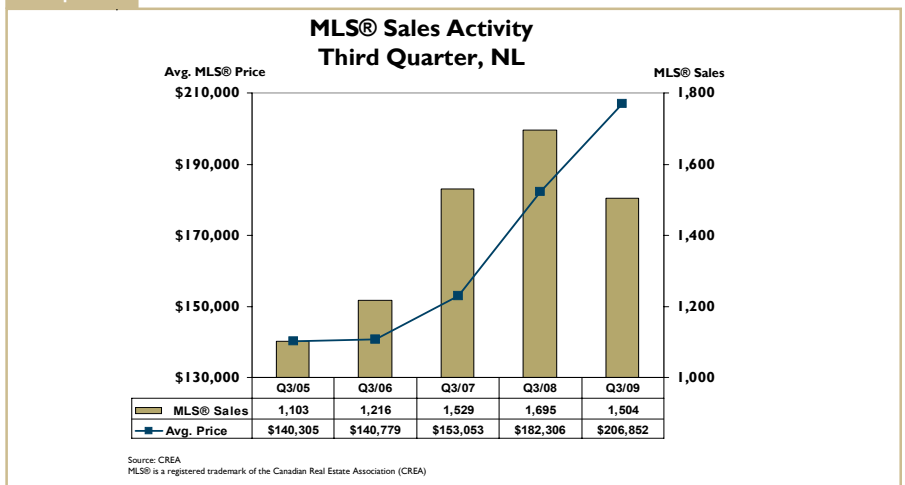
MLS® Residential Sales Lower during Third Quarter

- MLS® sales decreased 11% to 1,504 compared to last year's record third quarter sales of 1,695
- July, August and September MLS® sales were 536, 472 and 496, respectively
- Third quarter average MLS® residential house price climbed 13% to \$206,852 compared to \$182,306 during the third quarter of 2008 - the only consistent price growth market in Canada during the past 12 month period

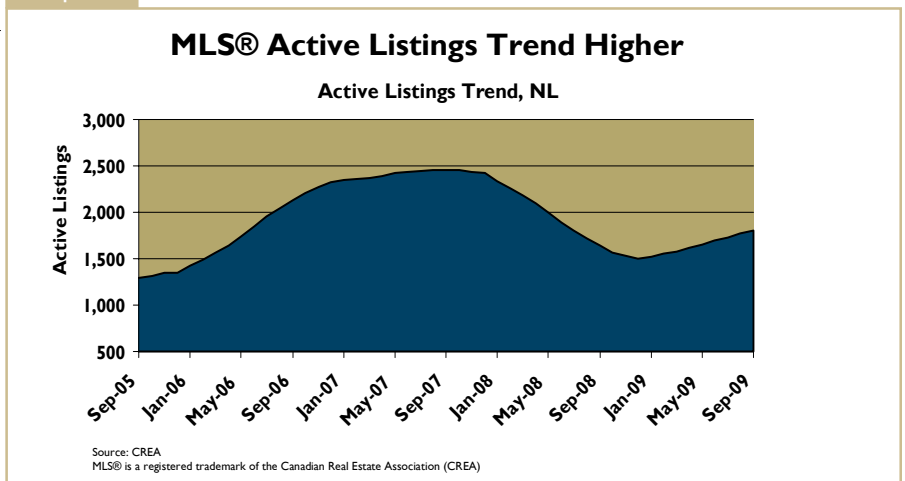
Balanced Residential Resale Market

- There were 2,282 new residential listings during the third quarter compared to 2,246 during the same period last year

Graph 1



Graph 2



- However, active listings or inventory averaged 2,200 from July to September versus a much lower 1,750 during Q3 of 2008
- Sales-to-active listings ratio hit 24% in September and averaged 23% during the third quarter versus 32% in Q3 of 2008

Balanced Market Keeps Active Listings Up

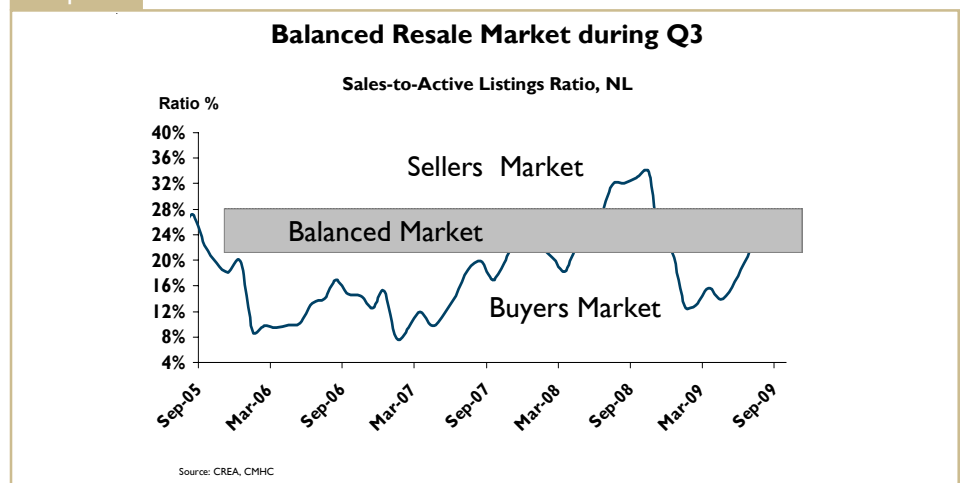
- Normalized demand for housing caused active residential listings to increase 27% to the end of the third quarter
- Active listings for July, August and September were 2,301, 2,150 and 2,077, respectively, with new listings of 918, 695 and 669, respectively
- New listings were on par with 2008's third quarter, but with available inventory 27% higher, the market was balanced

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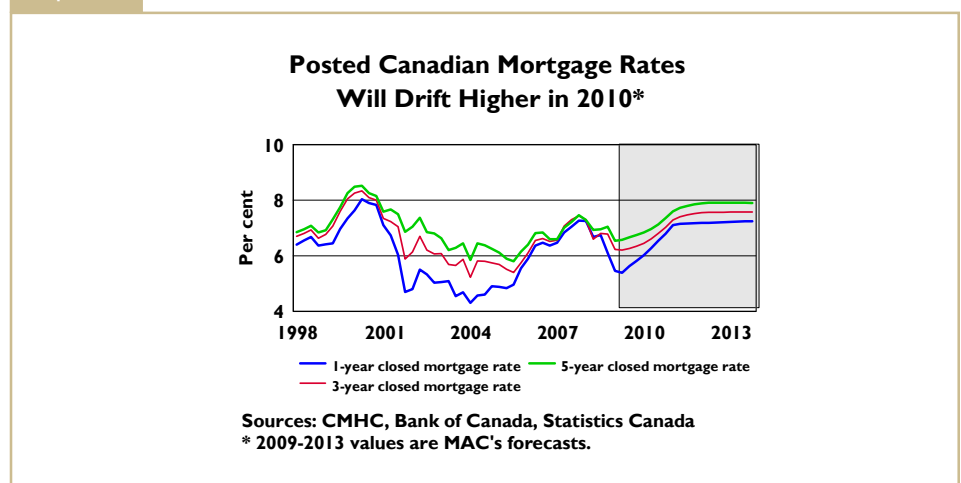
Mortgage Rates

- Effective October 13th, all major Canadian banks raised their fixed residential mortgage rates, with increases on posted fixed term closed mortgages ranging from 29 to 35 basis points (0.29% - 0.35%), raising the 5 year closed to 5.84%
- Bank of Canada rate remained unchanged during the third quarter
- Record low bank rate currently sits at 0.25% and the prime lending rate is 2.25% at all major Canadian banks

Graph 3



Graph 4



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