

# MLS® TRENDS

## Newfoundland and Labrador



CANADA MORTGAGE AND HOUSING CORPORATION

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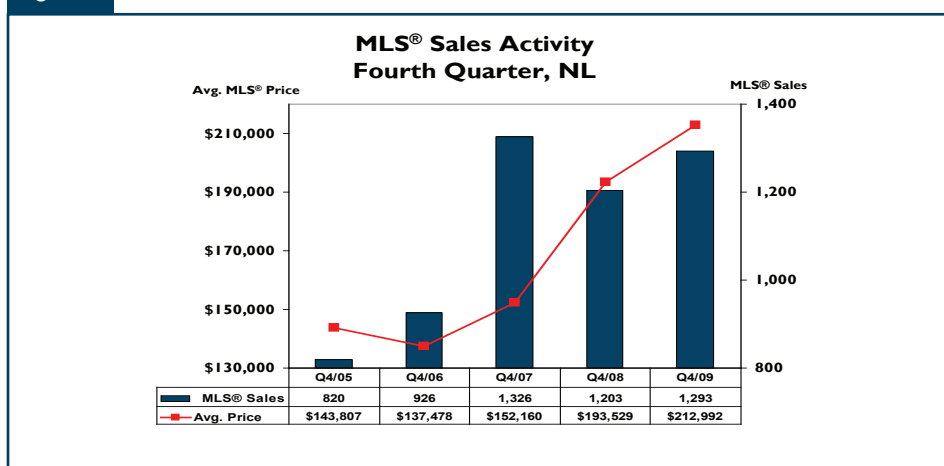
### MLS® Residential Sales Increase During Fourth Quarter

- MLS® sales increased 7.5% to 1,293 compared to 2008's fourth quarter sales of 1,203.
- October, November and December MLS® sales were 473, 421 and 399, respectively.
- Fourth quarter average MLS® residential house price climbed 10% to \$212,992 compared to \$193,529 during the fourth quarter of 2008 - the only consistent price growth market in Canada since 2008.

### Sellers Market Conditions

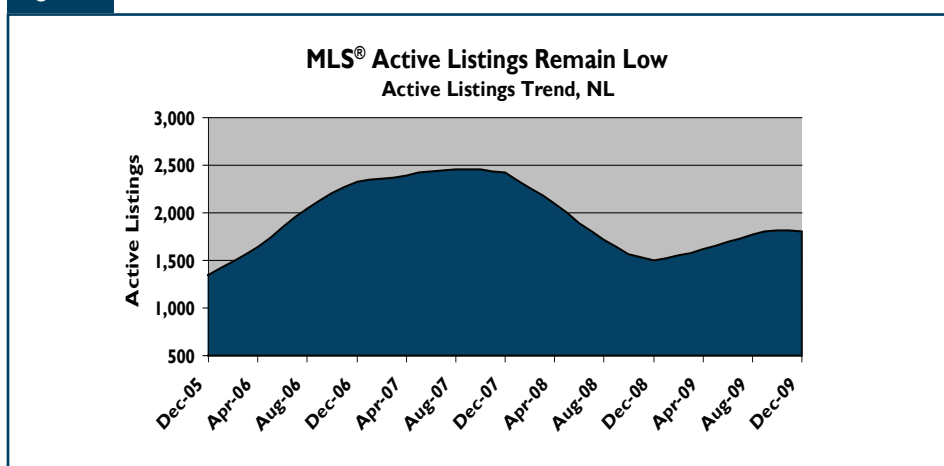
- There were 1,257 new residential listings during the fourth quarter compared to 1,463 during the same period in 2008.

Figure 1



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

Figure 2



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

- Active listings or inventory averaged 1,542 from October to December versus a similar 1,528 during Q4 of 2008.
- Sales-to-active listings ratio hit 34% in December and averaged 29% during the fourth quarter versus 26% in Q4 of 2008.

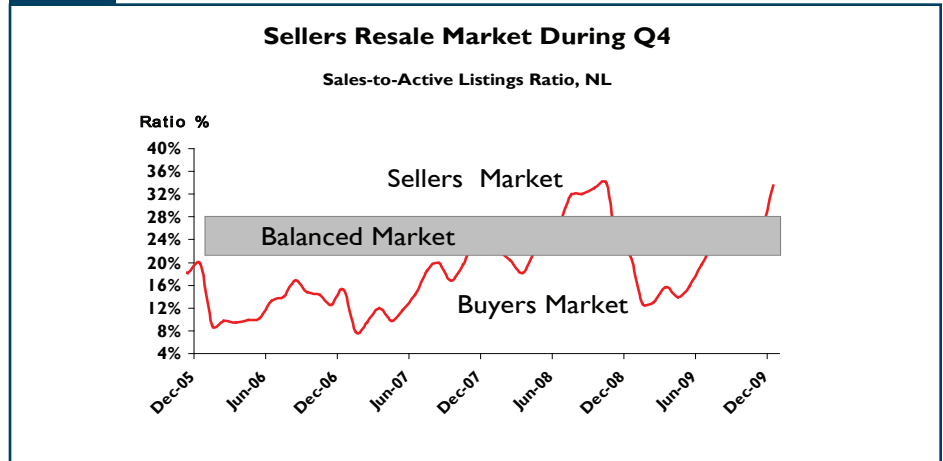
## Sellers Market Keeps Active Listings Low

- Steady demand for housing caused active residential listings to remain low during the fourth quarter.
- Active listings for October, November and December were 1,790, 1,643 and 1,192, respectively, with new listings of 601, 416 and 240, respectively.
- Steady demand paired with 7.5% more sales and 14% fewer new listings resulted in sellers market conditions.

## Mortgage Rates

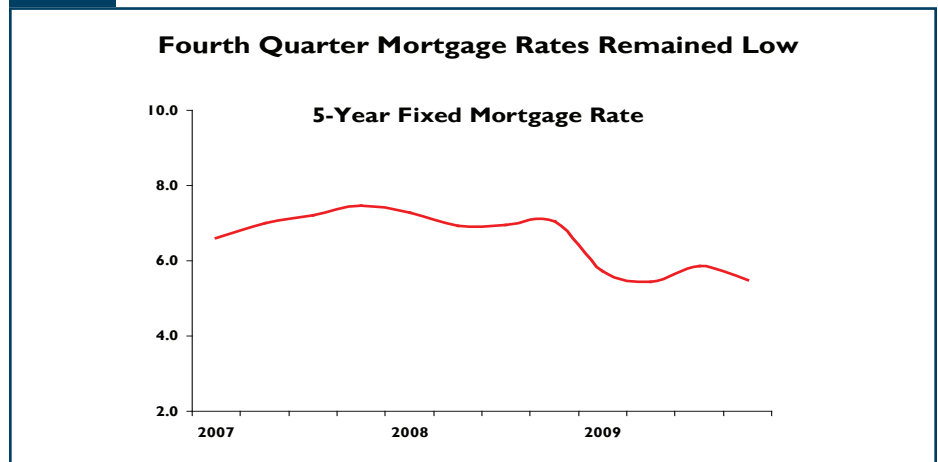
- Canadian mortgage rates are expected to remain historically low during the first half of 2010 and increase gradually during the second half, as bond yields start to increase.
- For 2010, the posted 5-year mortgage rate is expected to be in the 5.49% to 6.0% range.
- The record low bank rate currently sits at 0.25%, with prime at 2.25% and 5-year fixed mortgage rates at 5.49% at major Canadian banks.

Figure 3



Source: CREA, CMHC

Figure 4



Source: Bank of Canada, CMHC

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