



MONTHLY INDICATOR RECAP

FEBRUARY 2011

For mortgage professionals, staying ahead of the curve is essential. In a constantly changing environment, understanding relevant housing data and economic indicators is vital to developing your business while offering the best service to your customers. Each month, Canada Guaranty provides mortgage professionals with a Monthly Indicator Recap, a brief report highlighting key indicators affecting the current mortgage and housing market.

Presented below are figures for the month ending **February 28, 2011**.

HOUSING INDICATORS*	DIRECTION	% CHANGE (vs. last month)	FEBRUARY LEVELS
Volume of MLS® Home Listings	↑	+1.91%	72,291
Volume of MLS® Home Sales	↓	-1.98%	38,699
Average MLS® Sale Price (Canada)	↑	+2.60%	\$366,337
ECONOMIC INDICATORS**	DIRECTION	% CHANGE (vs. last month)	RATES
Unemployment Rate (February 2011)	↔	0.00%	7.80%
GDP (December 2010)	↑	+0.50%	N/A
Retail Sales (December 2010)	↓	-0.20	N/A
Consumer Price Index (January 2011)	↑	+2.30% (Year-to-year, Jan.)	N/A
FINANCIAL INDICATORS	DIRECTION	% CHANGE (vs. last month)	RATES
Prime Rate**	↔	0.00%	3.00%
5 Year Fixed Posted Mortgage Rate***	↑	+0.25%	5.44%

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* Seasonally adjusted month-to-month results; Source: The Canadian Real Estate Association

** Source: Bank of Canada

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