



MONTHLY INDICATOR RECAP

MAY 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 **May 31, 2011**.

HOUSING INDICATORS*	DIRECTION	% CHANGE (vs. last month)	MAY LEVELS
Volume of MLS® Home Listings	↑	+0.37%	69,840
Volume of MLS® Home Sales	↓	-0.42%	36,410
Average MLS® Sale Price (Canada)	↑	+0.19%	\$368,343
ECONOMIC INDICATORS**	DIRECTION	% CHANGE (vs. last month)	RATES
Unemployment Rate (May 2011)	↓	-0.20%	7.40%
GDP (March 2011)	↑	+0.30%	N/A
Retail Sales (March 2011)	↓	-0.80%	N/A
Consumer Price Index (April 2011)	↑	+3.30% <i>(Year-to-year, April)</i>	N/A
FINANCIAL INDICATORS	DIRECTION	% CHANGE (vs. last month)	RATES
Prime Rate**	↔	0.00%	3.00%
5 Year Fixed Posted Mortgage Rate***	↓	-0.20%	5.49%

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

** Source: Bank of Canada

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