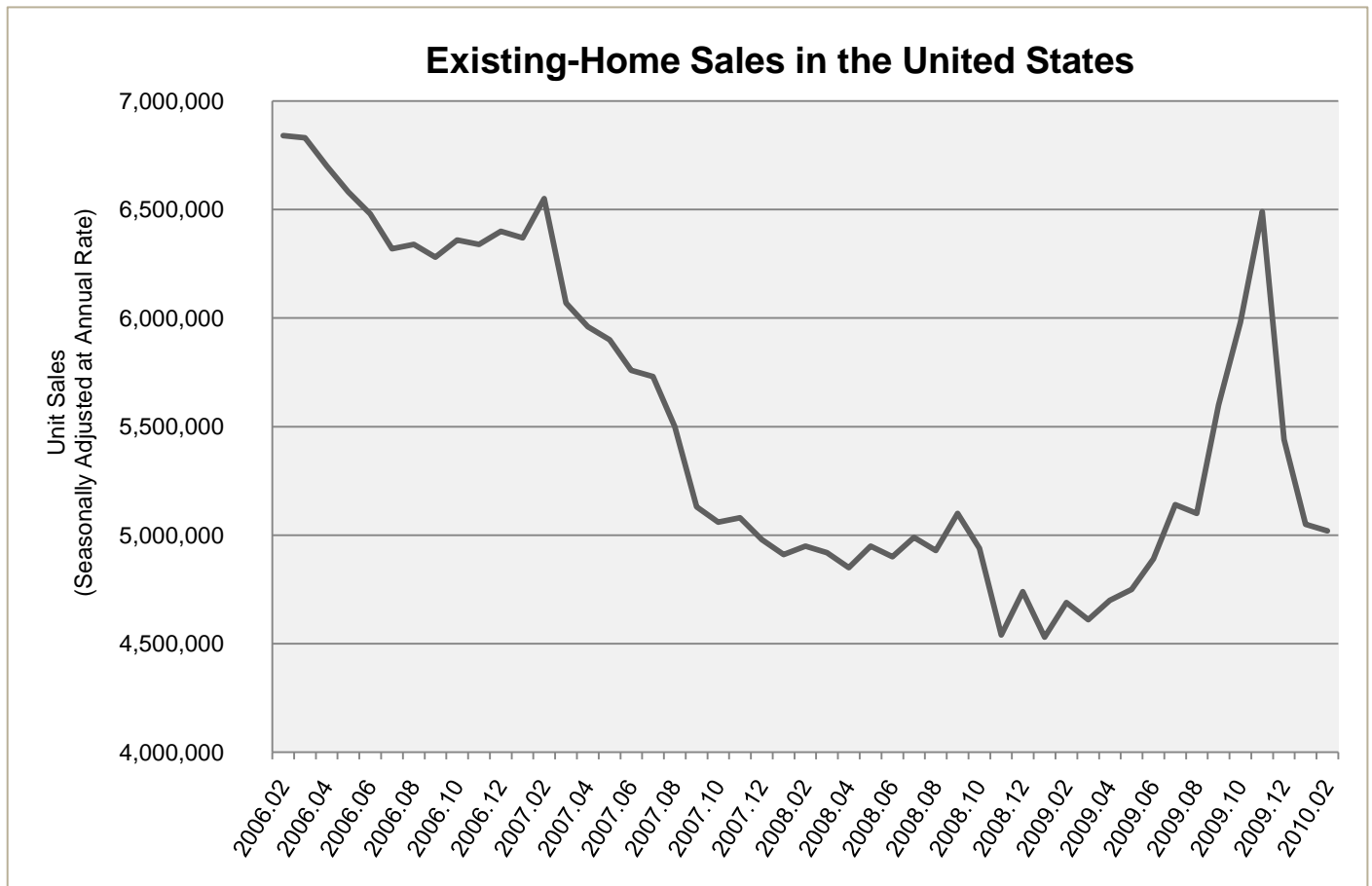


Recovery Remains Fragile on the U.S. Resale Market

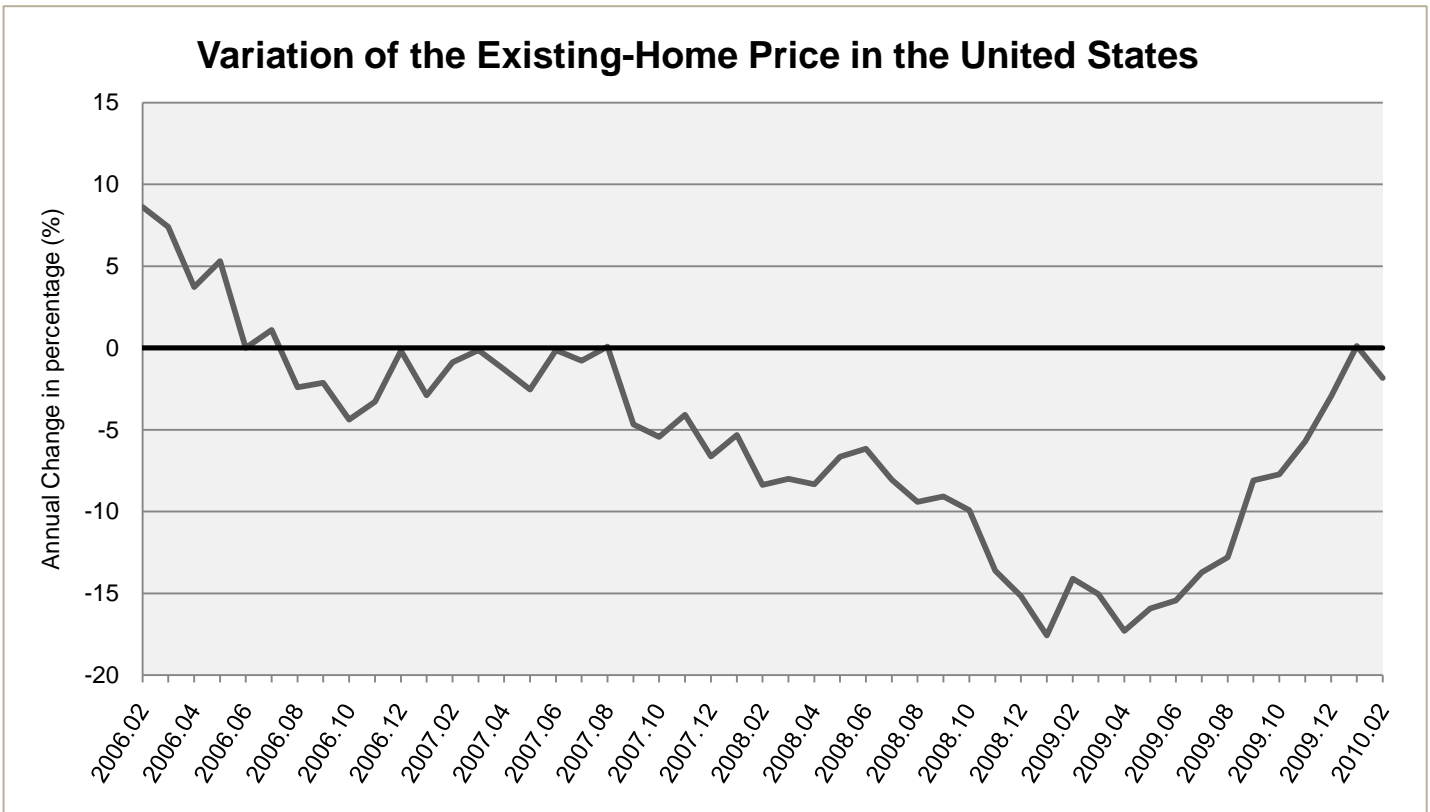
According to the National Association of Realtors (NAR), sales of existing homes in the United States decreased by 0.6 per cent (seasonally adjusted) in February 2010 compared to the previous month. This is the third consecutive decrease in the existing-home sales market in the United States, as sales had also decreased in January (-7.2%) and in December (-16.2%). On an annualized basis, sales reached 5,020,000 in February.



Source: National Association of Realtors

There were 302,000 existing-home sales (not seasonally adjusted) in the United States in February, a 7.9 per cent increase compared to the same period last year.

Despite the fact that February is the ninth consecutive month in which there has been an increase in sales compared to the previous year, recovery on the U.S. existing-home sales market seems to be fragile. This is due to the evolution of the residential median price, which reached \$165,100 in February, a decrease of 1.8% compared to February 2009. This decrease in median price comes just after a timid first increase in median price in January (+0.1%) which put an end to the downward trend that began in the U.S. in August 2006.



Source: National Association of Realtors

To read the official NAR press release, [click here](#).



Details About the United States Resale Market

Figures on existing home sales in the United States are published every month by the National Association of Realtors (NAR). They are expressed on a seasonally adjusted and annualized basis, which represents what the annual sales level would be if the sales pace of the current month is maintained for a full year. As we do here for the Québec resale market, the NAR publishes the median price of properties sold, rather than the average price. .

The Resale Market in the United States and the Resale Market in Québec

The evolution of the U.S. resale market is a good point of comparison with real estate activity in Canada and Québec.

Activity on the U.S. resale market may affect the housing market in Canada and Québec due to its potential influence on consumer confidence here in Canada. For example, a difficult situation on the U.S. real estate market may have a negative impact on Canadian consumer confidence, as consumers here may worry about a potential deterioration of Canada's real estate activity.