

GTA New Home Market Report January 2008

Prepared For:

Toronto Real Estate Board

A special report prepared by RealNet Canada Inc. for members of the Toronto Real Estate Board analyzing the GTA New Homes market at the GTA and TREB district level.

February 22, 2008

RealInfo Data As Of:

January 31, 2008

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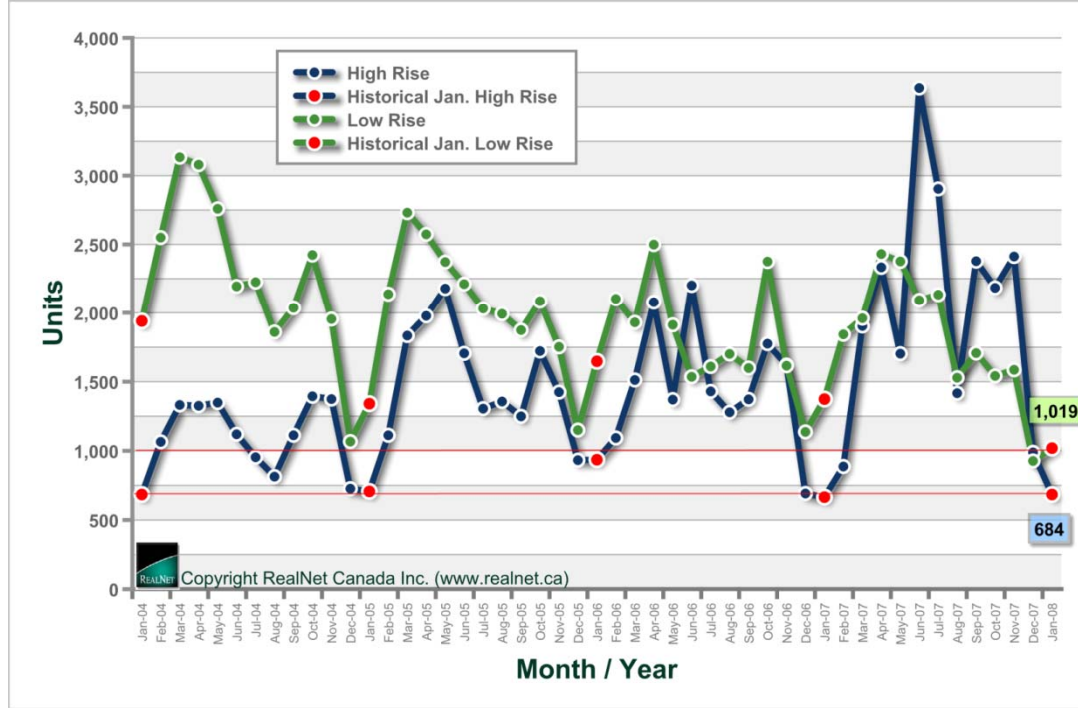
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GTA Market Summary – January 2008

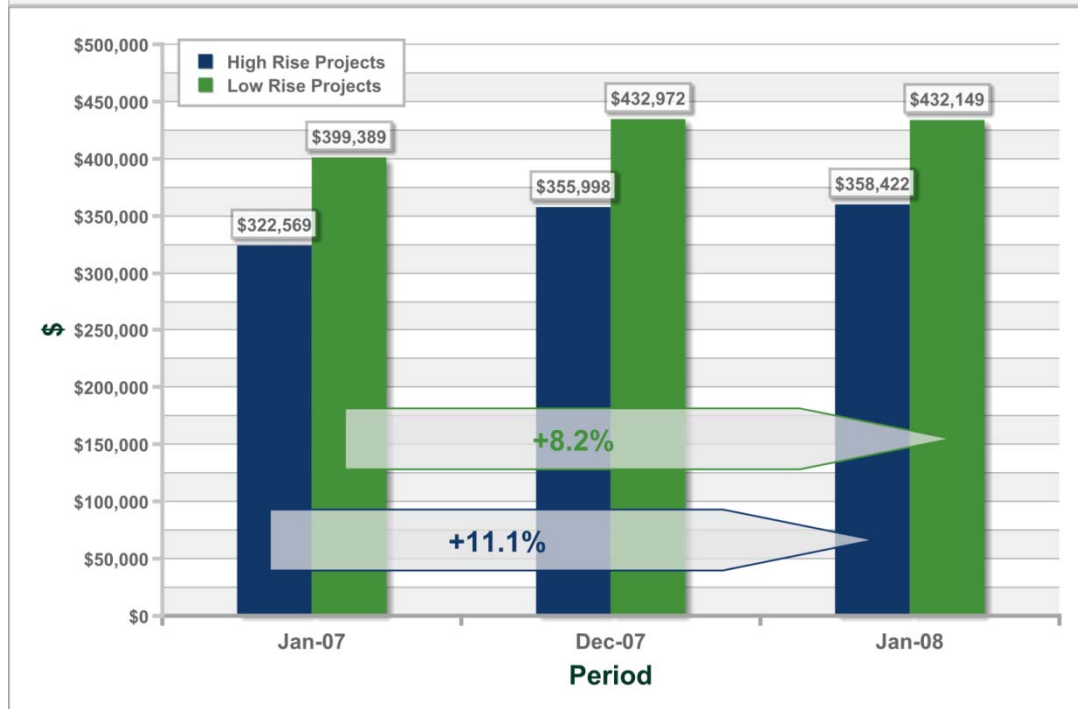
Monthly New Home Sales

Greater Toronto Area - Jan. 2004 to Jan. 2008

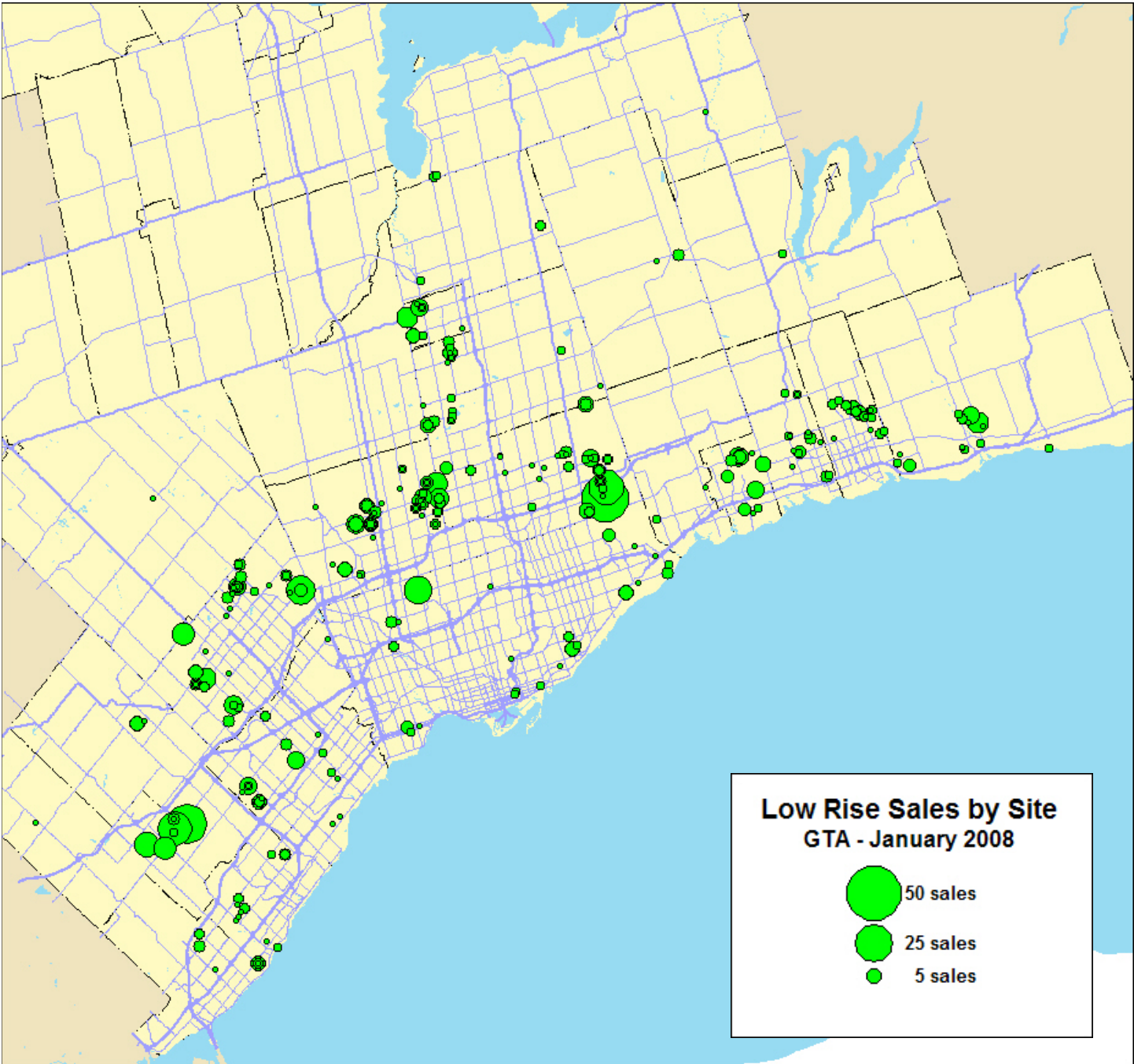


RealNet New Home Price Index

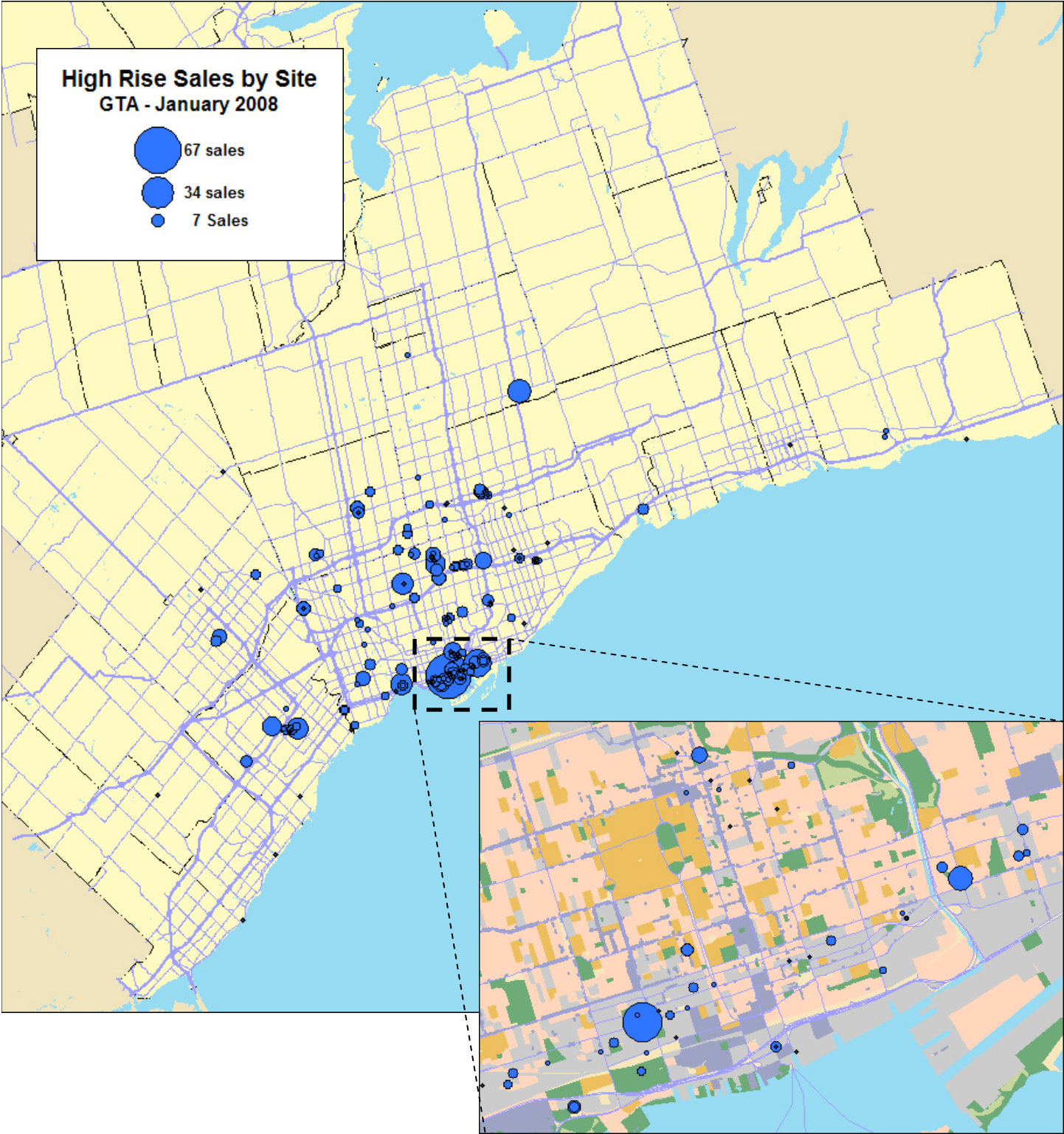
Greater Toronto Area - January 31, 2008



Low Rise Sales Distribution – January 2008



High Rise Sales Distribution – January 2008



Current New Home Market Parameters by Product Type and TREB District
Low Rise Product Types

As at January 31, 2008

TREB District	Detached			Semi Detached			Townhouse			Link		
	Jan'08 Sales	Remaining Inventory	Index Price	Jan'08 Sales	Remaining Inventory	Index Price	Jan'08 Sales	Remaining Inventory	Index Price	Jan'08 Sales	Remaining Inventory	Index Price
C1							0	3	\$579,900			
C2												
C3												
C4												
C6												
C7							0	15	\$502,990			
C8	1	0	N/A				3	8	\$592,178			
C9	1	10	\$1,874,000									
C10												
C11												
C12							0	7	\$1,647,500			
C13												
C14							1	16	\$668,200			
C15							0	5	\$1,200,000			
E1							2	1	\$455,900			
E2	0	3	\$507,483	0	2	\$425,250	1	5	\$415,900			
E3												
E4				3	3	\$473,490	0	25	\$338,150			
E5												
E6	1	12	\$494,440	1	39	\$432,685	6	20	\$349,150			
E7	0	1	\$377,990									
E8	0	14	\$586,500				6	82	\$275,366			
E9							0	28	\$317,990			
E10	5	106	\$471,966				3	47	\$337,148			
E11				5	47	\$329,245	1	12	\$270,157			
E12												
E13	3	38	\$630,280				0	14	\$300,776			
E14	39	520	\$400,717	5	120	\$274,551	11	221	\$271,640			
E15	8	146	\$332,858	0	4	\$270,000	13	125	\$258,851	2	38	\$282,336
E16	38	765	\$321,261				3	109	\$220,711			
E17	27	761	\$313,062				9	104	\$225,785	5	176	\$249,471
E18												
E19	8	231	\$400,947				0	127	\$256,486	0	41	\$301,490
E20	2	78	\$350,573				0	3	\$324,990	0	20	\$276,415
E21	2	9	\$325,733									
N01												
N02	3	29	\$657,529	1	1	\$327,400	3	49	\$424,162			
N03	7	199	\$683,916				14	53	\$412,211	2	18	\$409,990
N04	41	347	\$619,914	2	12	\$406,698	2	17	\$349,900			
N05	18	156	\$526,401	0	17	\$394,977	3	43	\$382,753	0	1	\$381,918
N06	16	309	\$618,846				2	23	\$463,012	0	1	\$365,990
N07	27	238	\$424,958				6	56	\$313,817			
N08	57	799	\$628,893	12	195	\$400,462	22	236	\$404,524	2	13	\$416,567
N10	81	283	\$490,291	6	36	\$364,900	0	16	\$340,490	3	7	\$367,400
N11	29	438	\$556,738	9	50	\$379,218	15	109	\$482,585	0	5	\$387,990
N12	8	346	\$401,083	4	23	\$294,886	6	135	\$288,675			
N13	0	36	\$1,087,063									
N14												
N15	0	5	\$392,900				5	5	\$278,900			
N16	3	119	\$654,261				0	28	\$315,507	2	17	\$327,755
N17	5	144	\$496,406									
N18												
N19												
N20												
N21												
N22												
N23												
N24	0	44	\$274,355				1	7	\$244,990			
W1							0	25	\$499,900			
W2												
W3												
W4							3	42	\$304,900			
W5	9	73	\$640,354	11	127	\$432,396	3	160	\$346,740	1	56	\$508,600
W6							2	84	\$463,583			
W7				1	1	\$404,000	5	48	\$549,508			
W8							0	3	\$489,333			
W9							0	2	\$590,990			
W10	0	1	\$392,990	0	1	\$351,990						
W12	0	7	\$1,060,907				1	2	\$462,400			
W13	1	0	N/A				1	48	\$521,344			
W14							0	14	\$372,990			
W15							4	44	\$554,739			
W16							0	5	\$340,880			
W17	3	64	\$651,272	0	9	\$414,490	5	58	\$342,456			
W18							1	9	\$277,400			
W19							9	11	\$370,900			
W20	17	209	\$615,306	6	24	\$390,888	3	35	\$361,508			
W21	25	227	\$602,675	3	22	\$431,763	4	85	\$431,506			
W22	62	270	\$441,687	1	77	\$330,119	37	163	\$269,002			
W23	43	296	\$405,570	19	265	\$308,702	12	166	\$314,261			
W24	72	1,051	\$461,918	2	17	\$330,071	4	43	\$296,186			
W25	1	48	\$472,991	4	92	\$371,365	1	84	\$367,800	2	0	N/A
W26												
W27	6	135	\$834,669				2	20	\$297,490			
W28	0	51	\$759,312	1	8	\$353,661	0	6	\$469,500			
W29												



Current New Home Market Parameters by Product Type and TREB District
High Rise Product Types

As at January 31, 2008

TREB District	Apartment			Loft			Stacked		
	Jan'08 Sales	Remaining Inventory	Index Price	Jan'08 Sales	Remaining Inventory	Index Price	Jan'08 Sales	Remaining Inventory	Index Price
C1	141	2,664	\$507,939	3	98	\$464,231			
C2	1	202	\$2,317,853						
C3	2	29	\$785,613						
C4	0	45	\$1,243,279						
C6	5	354	\$278,678						
C7	20	215	\$324,443				2	24	\$302,400
C8	20	1,409	\$679,868	5	150	\$333,480			
C9	17	276	\$530,152						
C10	14	255	\$712,197						
C11									
C12									
C13	8	167	\$361,850						
C14	34	344	\$421,061						
C15	35	498	\$396,057						
E1				44	181	\$386,715	7	9	\$321,101
E2				0	1	\$379,900			
E3	0	33	\$350,336						
E4							4	80	\$265,016
E5	1	165	\$257,437						
E6	0	104	\$284,567						
E7	5	215	\$282,647						
E8									
E9	9	849	\$241,426						
E10									
E11	1	192	\$218,010						
E12	5	134	\$244,154						
E13									
E14									
E15	0	13	\$336,246						
E16	1	55	\$196,742						
E17	4	157	\$222,640						
E18									
E19									
E20	1	68	\$289,100						
E21									
N01							2	103	\$295,069
N02	11	535	\$315,844						
N03	7	89	\$291,207						
N04	0	52	\$625,471						
N05									
N06	2	96	\$347,985						
N07	0	3	\$353,400						
N08	31	401	\$342,959						
N10	3	66	\$319,392				0	37	\$182,145
N11	28	399	\$329,653				0	3	\$222,500
N12									
N13	20	87	\$481,586						
N14	0	6	\$237,400						
N15									
N16									
N17									
N18									
N19									
N20									
N21									
N22									
N23									
N24									
W1	25	439	\$269,787	0	30	\$423,017			
W2	6	124	\$210,793	0	21	\$408,102	0	9	\$270,000
W3							0	26	\$212,400
W4	7	44	\$231,005				0	2	\$245,990
W5	21	219	\$286,056						
W6	4	390	\$362,268	3	63	\$286,424			
W7	11	148	\$336,367	0	19	\$280,272			
W8	14	263	\$268,770						
W9	2	21	\$275,400						
W10	9	50	\$211,300				3	18	\$209,261
W12	1	36	\$329,330						
W13	1	62	\$682,094						
W14									
W15	38	881	\$264,467						
W16									
W17	0	5	\$288,400						
W18	0	15	\$190,400						
W19	17	108	\$321,730						
W20	6	46	\$218,074						
W21	2	191	\$680,916						
W22									
W23	14	112	\$276,836						
W24	5	31	\$221,766						
W25	0	53	\$288,919						
W26	1	24	\$232,666						
W27									
W28	1	34	\$461,218						
W29									

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