

GTA New Home Market Report July 2010

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.

August 26, 2010

RealInfo Data As Of:

July 31, 2010

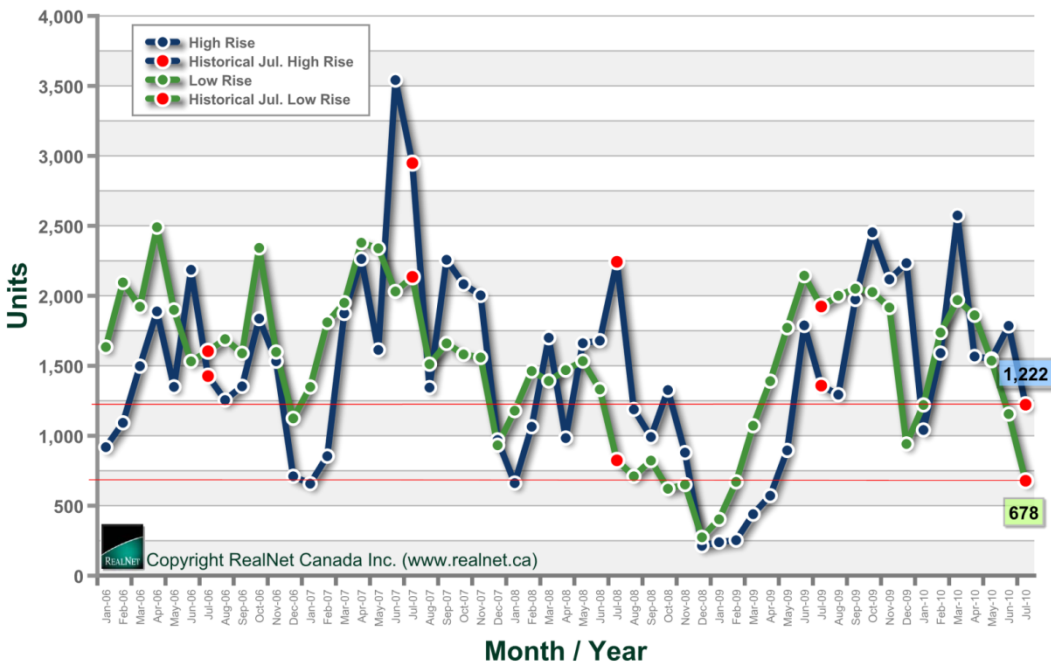
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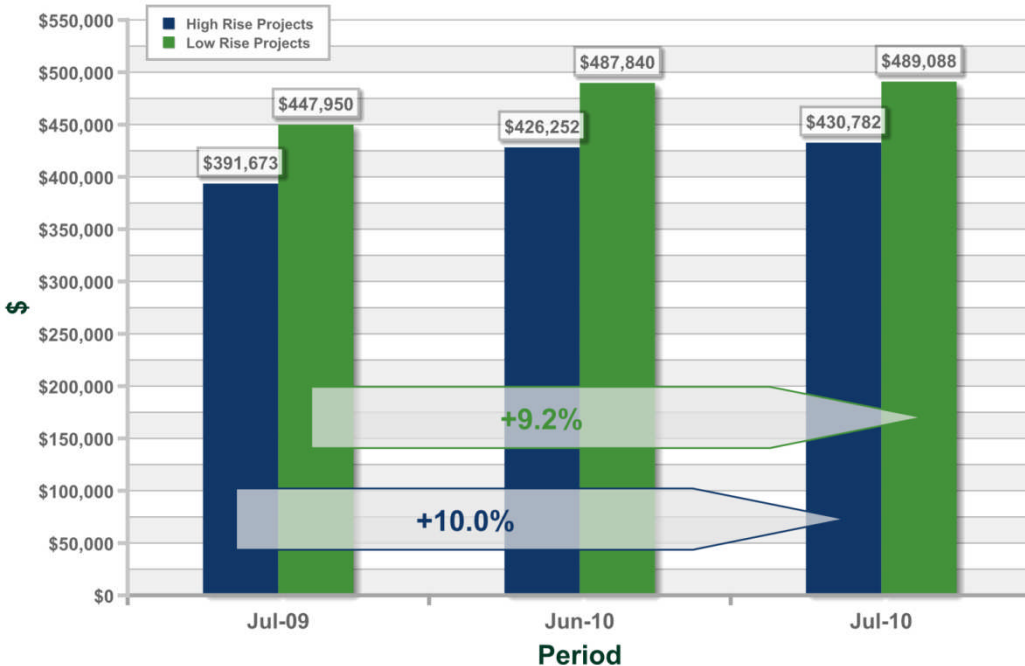


GTA Market Summary – July 2010

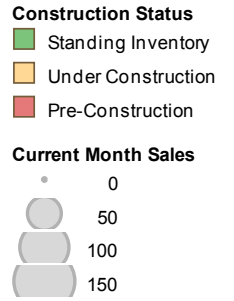
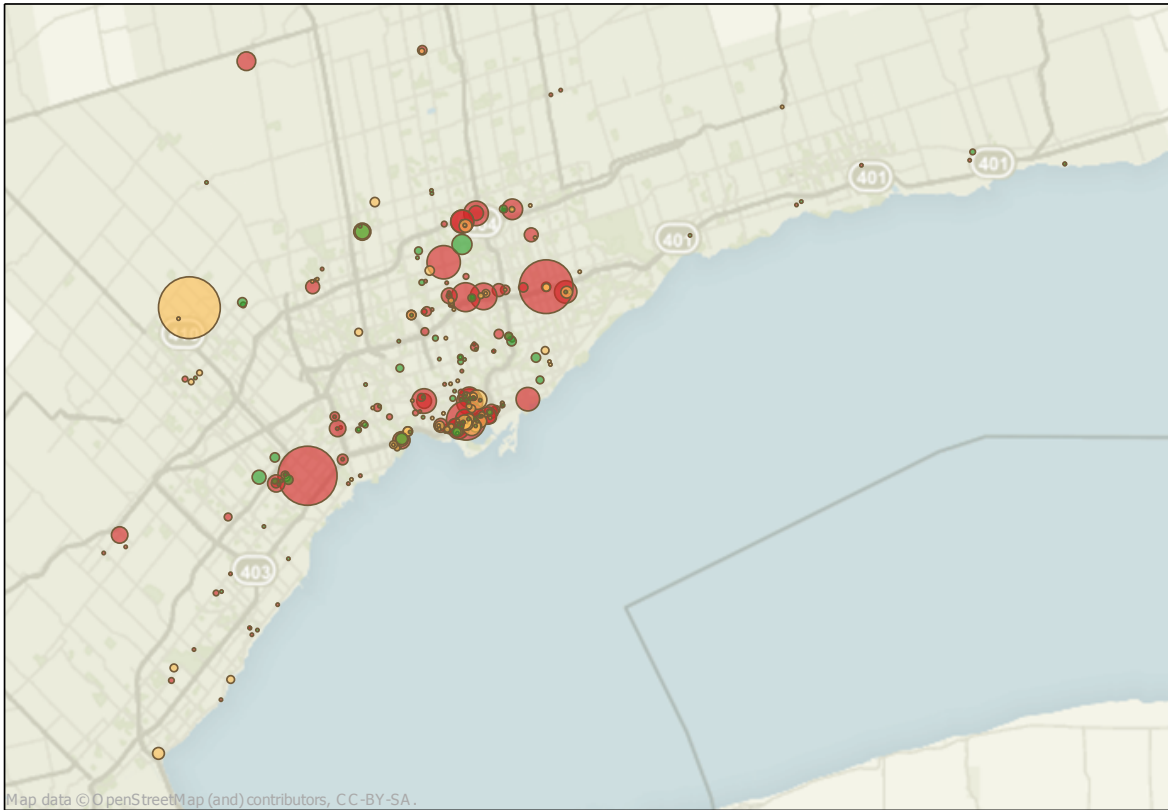
Monthly New Home Sales Greater Toronto Area - Jan. 2006 to Jul. 2010



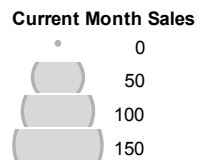
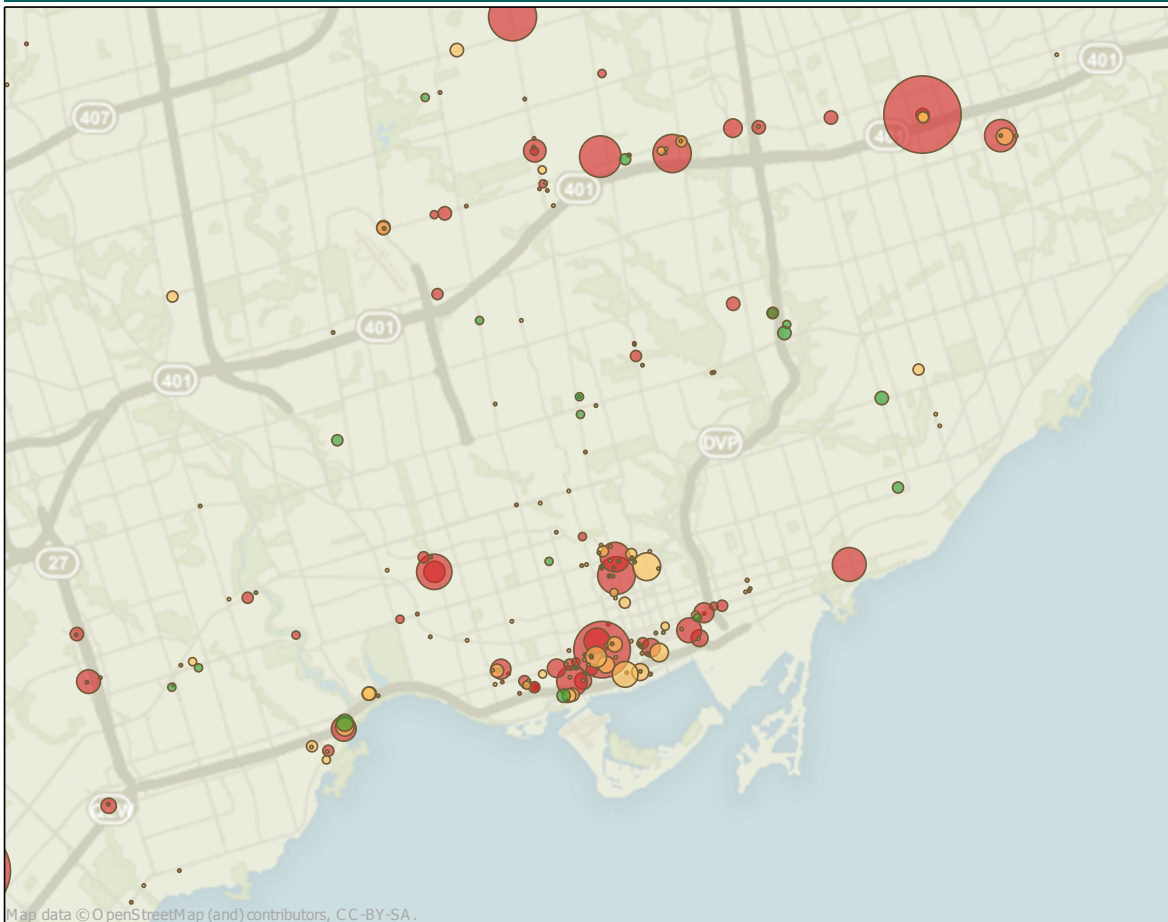
RealNet New Home Price Index Greater Toronto Area - July 31, 2010



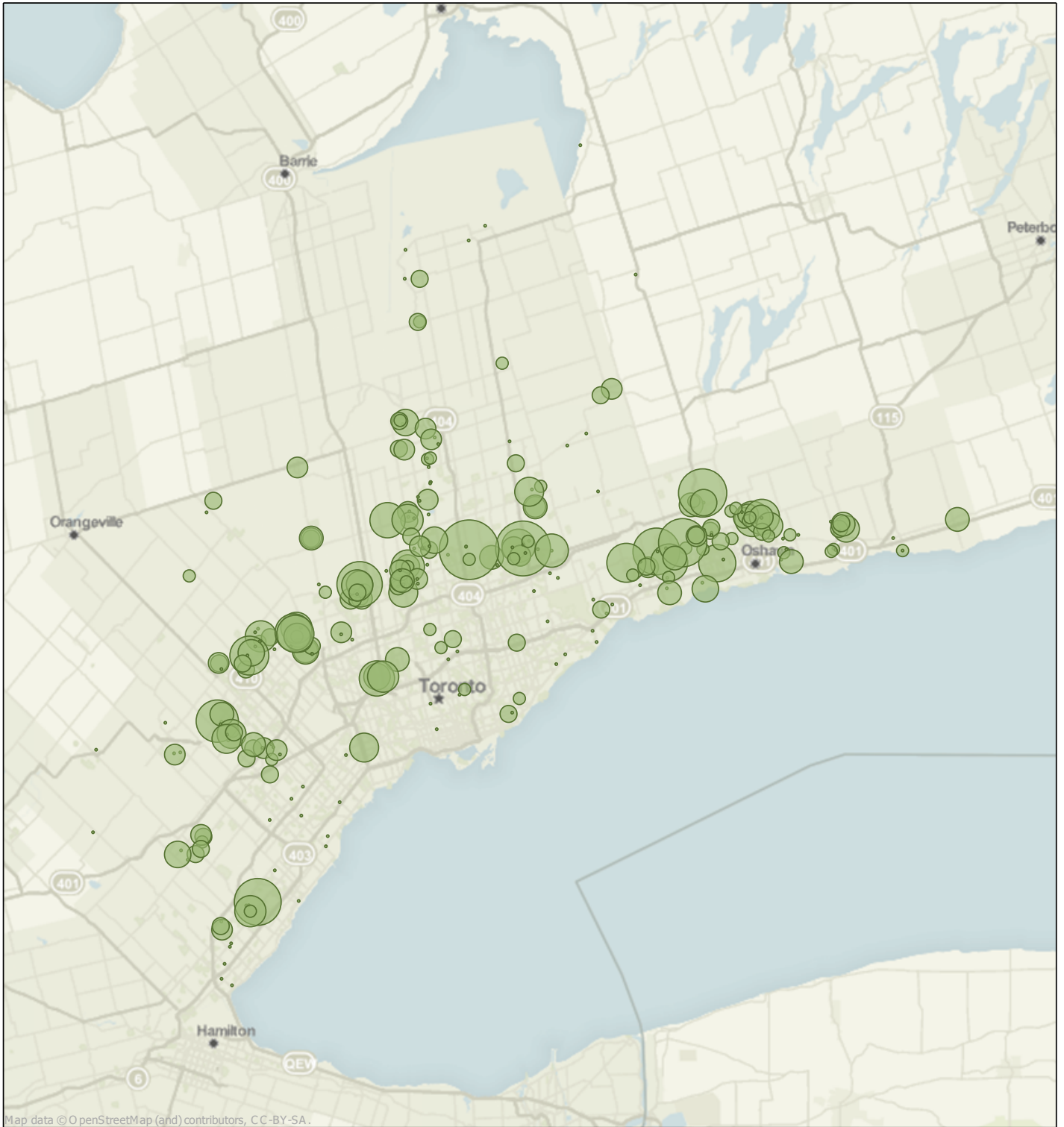
High Rise New Home Sales - July 2010



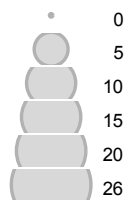
High Rise New Home Sales - July 2010



Low Rise New Home Sales - July 2010



Current Month Sales



Current New Home Market Parameters by Product Type and TREB District

Low Rise Product Types

As at July 31, 2010

TREB District	Detached			Semi Detached			Townhouse			Link		
	Jul'10 Sales	Remaining Inventory	Index Price	Jul'10 Sales	Remaining Inventory	Index Price	Jul'10 Sales	Remaining Inventory	Index Price	Jul'10 Sales	Remaining Inventory	Index Price
C1												
C2												
C3												
C4							0	1	\$559,900			
C6												
C7							1	3	\$733,323			
C8												
C9												
C10	1	3	\$1,885,000				0	13	\$742,977			
C11												
C12												
C13												
C14							2	25	\$732,719			
C15												
E1												
E2	0	5	\$610,500	0	4	\$580,248	2	1	\$659,900			
E3												
E4												
E5												
E6							1	8	\$399,990			
E7							2	17	\$438,900			
E8												
E9												
E10	0	43	\$451,201				0	14	\$482,900			
E11												
E12												
E13	10	62	\$362,453				3	21	\$290,419			
E14	24	241	\$414,583	4	72	\$312,223	13	151	\$289,434	0	26	\$315,490
E15	13	87	\$352,012	7	1	\$264,990	5	123	\$272,054	11	43	\$292,211
E16	39	264	\$334,028	0	20	\$267,690	2	91	\$226,784			
E17	11	363	\$336,273				7	109	\$233,810	4	50	\$272,773
E18	0	17	\$1,408,950									
E19	33	327	\$451,646				3	35	\$279,392	0	39	\$314,990
E20	5	134	\$341,518							0	16	\$306,459
E21												
N01												
N02							1	45	\$552,900			
N03	3	99	\$818,579				2	11	\$445,900			
N04	15	182	\$788,048	0	16	\$487,400	3	40	\$456,223			
N05	19	323	\$640,247	0	4	\$564,711	3	37	\$466,757	1	12	\$454,490
N06	2	77	\$920,856							0	1	\$565,990
N07	11	171	\$504,047	3	9	\$325,513	2	0	--			
N08	44	322	\$839,448	8	65	\$435,052	8	103	\$515,926			
N10	0	15	\$539,990	0	45	\$429,937				0	19	\$492,800
N11	50	383	\$668,319	10	49	\$447,102	21	132	\$460,164	0	21	\$490,419
N12	9	175	\$475,427	3	8	\$300,900	4	73	\$350,661			
N13	0	107	\$476,489									
N14	13	142	\$802,852	1	1	\$459,990	7	62	\$519,925	0	3	\$346,490
N15	2	50	\$434,738	0	8	\$330,990	2	9	\$341,900			
N16	3	79	\$702,625							2	12	\$365,990
N17	5	229	\$426,941				0	39	\$263,272			
N18												
N19												
N20												
N21												
N22												
N23												
N24	0	4	\$249,000									
W1												
W2												
W3												
W4												
W5	1	39	\$714,259	9	47	\$417,690	15	126	\$387,219	0	30	\$563,900
W6												
W7												
W8							6	9	\$420,490			
W9												
W10												
W12	0	2	\$839,990				0	2	\$574,990			
W13							0	44	\$541,535			
W14	0	8	\$849,900	0	15	\$609,000	0	30	\$535,000			
W15												
W16	0	1	\$1,848,500									
W17	0	29	\$1,065,707	0	27	\$449,490	3	12	\$394,900			
W18												
W19	1	15	\$1,109,813				0	9	\$627,490			
W20	0	6	\$883,900				2	3	\$347,490			
W21	1	0					23	75	\$436,971			
W22	7	67	\$582,109	0	41	\$403,741	8	43	\$324,520			
W23	32	407	\$650,050	0	29	\$371,521	11	73	\$326,299			
W24	41	359	\$556,580	19	199	\$377,526	23	126	\$375,296			
W25	5	35	\$519,576				0	38	\$400,287			
W26	0	2	\$1,050,300									
W27	2	74	\$911,031	0	4	\$325,588	1	19	\$319,063			
W28	5	135	\$595,306	3	3	\$416,233	0	19	\$339,201			
W29												



Current New Home Market Parameters by Product Type and TREB District

High Rise Product Types

As at July 31, 2010

TREB District	Apartment			Loft			Stacked		
	Jul'10 Sales	Remaining Inventory	Index Price	Jul'10 Sales	Remaining Inventory	Index Price	Jul'10 Sales	Remaining Inventory	Index Price
C1	187	3,590	\$592,390	8	189	\$533,392			
C2	4	175	\$2,055,839	0	18	\$686,472			
C3	0	47	\$369,894						
C4	1	41	\$473,979						
C6	6	248	\$304,521						
C7	10	447	\$429,512				1	0	--
C8	59	1,073	\$608,372	13	53	\$427,315			
C9	0	143	\$539,040						
C10	4	219	\$884,081						
C11	0	89	\$380,576						
C12									
C13	11	133	\$359,276						
C14	34	262	\$468,250						
C15	42	499	\$382,214						
E1				3	144	\$404,763			
E2	21	3	\$874,500				2	56	\$443,086
E3									
E4	5	326	\$257,230				3	57	\$272,053
E5									
E6							0	15	\$314,118
E7	120	383	\$315,446						
E8									
E9	24	470	\$297,796						
E10									
E11	0	1	\$193,990						
E12	0	66	\$229,385						
E13									
E14									
E15	0	14	\$403,129						
E16									
E17	1	73	\$209,408						
E18									
E19	0	44	\$241,397						
E20	0	52	\$435,865						
E21									
N01	43	98	\$382,515				15	13	\$333,650
N02	5	42	\$439,386						
N03	78	642	\$312,225						
N04	0	7	\$1,046,071						
N05									
N06	4	127	\$343,350						
N07									
N08	29	354	\$335,099						
N10	0	15	\$377,878				7	45	\$375,052
N11	19	191	\$346,065						
N12	0	45	\$412,076						
N13									
N14	13	45	\$234,222						
N15									
N16									
N17							1	16	\$893,564
N18									
N19									
N20									
N21									
N22									
N23									
N24									
W1	6	242	\$313,885	0	13	\$504,623			
W2	32	153	\$252,429	0	1	\$420,900	2	56	\$297,157
W3									
W4	2	0	--						
W5	6	172	\$319,201				2	32	\$196,041
W6	27	393	\$529,086	0	25	\$356,820	0	7	\$365,900
W7	5	149	\$373,845	1	17	\$518,867			
W8	17	1,064	\$357,117						
W9	0	4	\$275,400						
W10									
W12							0	19	\$336,953
W13	0	2	\$642,900						
W14									
W15	159	410	\$311,827						
W16	0	56	\$361,123						
W17									
W18									
W19	10	14	\$439,809						
W20	2	90	\$270,881						
W21	2	202	\$444,793				1	25	\$2,864,400
W22	10	10	\$294,830				0	29	\$269,107
W23	3	247	\$303,326						
W24	4	45	\$238,781				150	0	--
W25	8	106	\$322,449						
W26									
W27									
W28	0	4	\$378,865						
W29									



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