



**Teranet–National Bank National Composite House Price Index™
February Report: Home-price declines in three of six cities in 2008**

TORONTO, ON – February, 25, 2009 – Canadian home prices in December were down 0.6% from a year earlier, according to the Teranet–National Bank National Composite House Price Index™. As the chart below shows, this reading extends and deepens the home-price disinflation that began a year ago. It confirms that by year end, after more than five years of seller's-market conditions, Canadian housing as a whole had become a buyer's market. Moreover, December was the fourth straight month in which the composite index declined, extending the first run of consecutive monthly declines since March 2007.

The report can be accessed at www.housepriceindex.ca

The Teranet–National Bank House Price Index™ is estimated by tracking observed or registered home prices over time using data collected from public land registries. All dwellings that have been sold at least twice are considered in the calculation of the index. This is known as the repeat sales method; a complete description of the method is given at www.housepriceindex.ca.

The Teranet–National Bank House Price Index™ is an independently developed representation of average home price changes in six metropolitan areas: Ottawa, Toronto, Calgary, Vancouver, Montreal and Halifax. The national composite index is the weighted average of the six metropolitan areas. The weights are based on aggregate value of dwellings as retrieved from the 2006 Statistics Canada Census. According to that census, the aggregate value of occupied dwellings in the metropolitan areas covered by the indices was \$1.168 trillion, or 53% of the Canadian aggregate value of \$2.207 trillion.