



Teranet–National Bank National Composite House Price Index™ January Report: National price rise driven by Vancouver

TORONTO, ON – January 26, 2010 – Canadian home prices in November were up 2.6% from a year earlier, according to the Teranet–National Bank National Composite House Price Index™. It was the second consecutive month of prices higher than 12 months earlier, after 10 consecutive months of 12-month deflation. The reason for the turnaround is that November was the seventh straight month in which the index for Canada as a whole was up from the month before, leaving it down only 0.1% from the peak of August 2008. Though the monthly gain of 0.8% was solid, it was the first time in six months that it was less than 1.2%. And in only one market, Vancouver, did the price rise exceed the 0.8% national average. Without Vancouver the composite index would have been up only 0.5%.

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.