



Teranet–National Bank National Composite House Price Index™ November Report: A smaller but still robust monthly rise

Toronto, ON – November 24, 2009 – Canadian home prices in September were down 1.8% from a year earlier, according to the Teranet–National Bank National Composite House Price Index™. It was the tenth consecutive 12-month decline, but the 12-month decline has been diminishing steadily since it peaked at 6.9% in May. The reason is that September was the fifth straight month in which the index reading for Canada as a whole was up from the month before. The September monthly rise of 1.3% was the smallest in four months but still vigorous. The vigour is consistent with an improvement in market conditions over 2009 to date – more homes have been selling and fewer have been coming on the market.

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.