

MLS SUMMARY  
APR 01/08 to APR 30/08

## NUMBER OF UNITS SOLD (ALL CATEGORIES)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	438	469	6.6-	380	15.3	1,380	1,466	5.9-
Sgl Family-All Other	253	243	4.1	229	10.5	795	752	5.7
Total Residential Only	691	712	2.9-	609	13.5	2,175	2,218	1.9-
Multi Family	18	20	10.0-	20	10.0-	72	80	10.0-
Farm	3	4	25.0-	1	200.0	8	8	
Land	7	5	40.0	1	600.0	12	19	36.8-
Commercial	33	31	6.5	27	22.2	115	111	3.6
Total-All Categories	752	772	2.6-	658	14.3	2,382	2,436	2.2-

## UNITS SALES BY TYPE OF DWELLING (RESIDENTIAL ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	438	469	6.6-	380	15.3	1,380	1,466	5.9-
Semi-Detached	58	59	1.7-	65	10.8-	200	202	1.0-
Freehold Townhouse	61	57	7.0	45	35.6	169	170	0.6-
Condominium Unit	124	120	3.3	111	11.7	400	358	11.7
Co-operative	2				11.7	4	1	300.0
Link Home	7	3	133.3	7		18	12	50.0
Cottage / Recreational		2					2	50.0
Mobile Home	1	2	50.0-	1		4	7	42.9-
Total Residential Only	691	712	2.9-	609	13.5	2,175	2,218	1.9-

## UNIT SALES -- RESALE AND NEW (RESIDENTIAL ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Resale Homes	605	652	7.2-	555	9.0	1,946	2,018	3.6-
New Homes	86	60	43.3	54	59.3	229	200	14.5
Total	691	712	2.9-	609	13.5	2,175	2,218	1.9-

## UNIT SALES BY PRICE CATEGORY (RESIDENTIAL ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Under \$50,000	1	4	75.0-	12	91.7-	20	19	5.3
50,000 - 99,999	3	6	50.0-	5	40.0-	15	17	11.8-
100,000 - 124,999	12	23	47.8-	15	20.0-	50	93	46.2-
125,000 - 149,999	36	53	32.1-	34	5.9	106	138	23.2-
150,000 - 174,999	46	36	27.8	34	35.3	139	147	5.4-
175,000 - 199,999	58	93	37.6-	65	10.8-	196	312	37.2-
200,000 - 224,999	103	119	13.4-	86	19.8	325	354	8.2-
225,000 - 249,999	127	106	19.8	89	42.7	352	320	10.0
250,000 - 274,999	93	66	40.9	79	17.7	280	211	32.7
275,000 - 299,999	46	53	13.2-	53	13.2-	180	153	17.6
300,000 - 349,999	77	68	13.2	57	35.1	216	196	10.2
350,000 - 399,999	35	38	7.9-	32	9.4	119	122	2.5-
400,000 - 499,999	31	33	6.1-	28	10.7	101	88	14.8
500,000 - 749,999	18	13	38.5	17	5.9	64	45	42.2
750,000 - 999,999	5			2	150.0	11	2	450.0
OVER 1,000,000		1		1		1	1	
Total-Residential Only	691	712	2.9-	609	13.5	2,175	2,218	1.9-

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## UNIT SALES BY AREA (ALL CATEGORIES)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Area 1 - Waterloo East	93	123	24.4-	74	25.7	290	359	19.2-
Area 2 - Kitchener East	119	99	20.2	86	38.4	306	316	3.2-
Area 3 - Kitchener West	254	269	5.6-	230	10.4	849	872	2.6-
Area 4 - Waterloo West	148	149	0.7-	131	13.0	468	468	
Area 5 - Woolwich/Wellesley Twp	34	32	6.3	31	9.7	106	100	6.0
Area 6 - Wilmot Twp	32	23	39.1	21	52.4	95	73	30.1
Area 7 - Brantford/Woodstock	5	7	28.6-	8	37.5-	26	20	30.0
Area 8 - Orangeville						1		
Area 9 - Huron/Perth	9	7	28.6	9		30	24	25.0
Area 10 - Grey Bruce/Owen Sound	8	7	14.3	4	100.0	19	19	
Area 11 - Galt West	2	4	50.0-	3	33.3-	9	6	50.0
Area 12 - Galt East	2	5	60.0-	4	50.0-	12	14	14.3-
Area 13 - Galt North	3	6	50.0-	4	25.0-	16	22	27.3-
Area 14 - Hespeler	6	9	33.3-	14	57.1-	30	28	7.1
Area 15 - Preston	6	5	20.0	8	25.0-	24	30	20.0-
Area 16 - N. Dumfries Twp-West	9	9		12	25.0-	26	26	
Area 17 - N. Dumfries Twp-East	2			2		5		
Area 25 - Hamilton						1		
Area 28 - Oakville-Milton		1					1	
Area 30 - City of Guelph	7	3	133.3	9	22.2-	29	16	81.3
Area 31 - Puslinch Twp N		1				2	3	33.3-
Area 32 - Town of Milton (Halton Twp)	1					1	1	
Area 33 - Guelph-Eramosa East		1				1	4	75.0-
Area 34 - Guelph-Eramosa West						1	1	
Area 35 - Centre Wellington West	2			1	100.0	6	2	200.0
Area 36 - Centre Wellington East								
Area 37 - Mapleton Twp	6	10	40.0-	5	20.0	16	21	23.8-
Area 38 - Wellington North	2					2	2	
Area 98 - Other Ontario Areas	2	2		2		11	8	37.5
Area 99 - Areas Outside Ontario								
Total Sales-All Categories	752	772	2.6-	658	14.3	2,382	2,436	2.2-

## UNIT SALES BY AREA (RESIDENTIAL ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Area 1 - Waterloo East	76	106	28.3-	66	15.2	241	298	19.1-
Area 2 - Kitchener East	110	91	20.9	79	39.2	281	288	2.4-
Area 3 - Kitchener West	243	259	6.2-	215	13.0	802	835	4.0-
Area 4 - Waterloo West	143	140	2.1	119	20.2	435	434	0.2
Area 5 - Woolwich/Wellesley Twp	30	29	3.4	30		97	88	10.2
Area 6 - Wilmot Twp	32	23	39.1	21	52.4	94	71	32.4
Area 7 - Brantford/Woodstock	4	3	33.3	8	50.0-	19	12	58.3
Area 8 - Orangeville						1		
Area 9 - Huron/Perth	7	6	16.7	9	22.2-	27	19	42.1
Area 10 - Grey Bruce/Owen Sound	7	4	75.0	4	75.0	18	12	50.0
Area 11 - Galt West	2	4	50.0-	2		8	6	33.3
Area 12 - Galt East	1	5	80.0-	4	75.0-	10	14	28.6-
Area 13 - Galt North	1	5	80.0-	2	50.0-	8	15	46.7-
Area 14 - Hespeler	6	8	25.0-	14	57.1-	30	23	30.4
Area 15 - Preston	3	4	25.0-	6	50.0-	16	26	38.5-
Area 16 - N. Dumfries Twp-West	9	8	12.5	12	25.0-	26	24	8.3
Area 17 - N. Dumfries Twp-East	2			2		5		
Area 25 - Hamilton						1		
Area 28 - Oakville-Milton		1					1	
Area 30 - City of Guelph	6	3	100.0	8	25.0-	26	15	73.3
Area 31 - Puslinch Twp N		1				2	2	
Area 32 - Town of Milton (Halton Twp)	1					1		
Area 33 - Guelph-Eramosa East		1				1	4	75.0-
Area 34 - Guelph-Eramosa West						1	1	
Area 35 - Centre Wellington West	2			1	100.0	5	2	150.0
Area 36 - Centre Wellington East								
Area 37 - Mapleton Twp	4	10	60.0-	5	20.0-	13	20	35.0-
Area 38 - Wellington North	1					1	2	50.0-
Area 98 - Other Ontario Areas	1	1		2	50.0-	6	6	
Area 99 - Areas Outside Ontario								
Total Sales-Residential Only	691	712	2.9-	609	13.5	2,175	2,218	1.9-

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## DOLLAR VOLUME OF SALES (ALL CATEGORIES)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$130,203,381	\$131,626,248	1.1-	\$111,549,360	16.7	\$408,847,539	\$408,532,983	0.1
Sgl Family-All Other	\$50,745,309	\$44,296,667	14.6	\$43,518,800	16.6	\$156,001,221	\$132,322,225	17.9
Total Residential Only	\$180,948,690	\$175,922,915	2.9	\$155,068,160	16.7	\$564,848,760	\$540,855,208	4.4
Multi Family	\$6,070,400	\$5,910,900	2.7	\$10,947,000	44.5-	\$29,353,355	\$25,480,000	15.2
Farm	\$2,597,000	\$2,071,900	25.3	\$646,000	302.0	\$5,944,000	\$3,876,400	53.3
Land	\$3,468,000	\$2,083,000	66.5	\$310,000	1,018.7	\$4,956,100	\$7,842,000	36.8-
Commercial	\$12,148,046	\$12,154,697	0.1-	\$12,254,728	0.9-	\$45,941,100	\$41,001,558	12.0
Total-All Categories	\$205,232,136	\$198,143,412	3.6	\$179,225,888	14.5	\$651,043,315	\$619,055,166	5.2

NOTE: 'DOLLAR VOLUME OF SALES' represents the dollar value of all transactions, including the extended amount payable over the term of any leased/rented properties.

## AVERAGE SALE PRICE (ALL CATEGORIES - ALL AREAS)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$297,268	\$280,653	5.9	\$293,551	1.3	\$296,266	\$278,672	6.3
Sgl Family-All Other	\$200,574	\$182,291	10.0	\$190,038	5.5	\$196,228	\$175,960	11.5
Total Residential Only	\$261,865	\$247,083	6.0	\$254,628	2.8	\$259,701	\$243,848	6.5
Total - All Categories	\$272,915	\$256,662	6.3	\$272,380	0.2	\$273,318	\$254,128	7.6

## AVERAGE SALE PRICE (ALL CATEGORIES - KITCHENER-WATERLOO ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$295,836	\$276,899	6.8	\$296,066	0.1-	\$295,139	\$273,998	7.7
Sgl Family-All Other	\$198,735	\$181,686	9.4	\$189,561	4.8	\$194,020	\$175,128	10.8
Total Residential Only	\$256,962	\$242,073	6.2	\$252,931	1.6	\$255,300	\$238,074	7.2
Total - All Categories	\$258,899	\$247,359	4.7	\$272,041	4.8-	\$264,480	\$243,213	8.7

## AVERAGE SALE PRICE (RESIDENTIAL ONLY - ALL AREAS)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$297,268	\$280,653	5.9	\$293,551	1.3	\$296,266	\$278,672	6.3
Semi-Detached	\$212,437	\$194,181	9.4	\$203,789	4.2	\$204,884	\$191,154	7.2
Freehold Townhouse	\$231,409	\$212,834	8.7	\$218,697	5.8	\$226,370	\$205,279	10.3
Condominium Unit	\$181,444	\$164,553	10.3	\$170,289	6.6	\$180,451	\$155,363	16.1
Co-operative	\$102,500					\$104,500	\$223,000	53.1-
Link Home	\$215,857	\$187,750	15.0	\$207,157	4.2	\$214,978	\$193,938	10.8
Cottage / Recreational		\$125,450					\$125,450	
Mobile Home	\$93,000	\$74,000	25.7	\$79,000	17.7	\$75,000	\$55,786	34.4
Total-All Categories	\$261,865	\$247,083	6.0	\$254,628	2.8	\$259,701	\$243,848	6.5

## AVERAGE SALE PRICE (RESIDENTIAL ONLY - KITCHENER-WATERLOO ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$295,836	\$276,899	6.8	\$296,066	0.1-	\$295,139	\$273,998	7.7
Semi-Detached	\$212,582	\$194,287	9.4	\$206,689	2.9	\$204,585	\$190,625	7.3
Freehold Townhouse	\$232,984	\$207,697	12.2	\$222,436	4.7	\$228,845	\$204,666	11.8
Condominium Unit	\$178,109	\$164,952	8.0	\$167,821	6.1	\$176,448	\$155,840	13.2
Co-operative	\$102,500					\$104,500	\$223,000	53.1-
Link Home	\$223,250	\$209,625	6.5	\$202,183	10.4	\$216,319	\$194,694	11.1
Cottage / Recreational								
Mobile Home						\$32,000	\$35,167	9.0-
Total-All Categories	\$256,962	\$242,073	6.2	\$252,931	1.6	\$255,300	\$238,074	7.2

## MLS SUMMARY

APR 01/08 to APR 30/08

## MEDIAN SALE PRICE (ALL CATEGORIES - ALL AREAS)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$267,450	\$255,500	4.7	\$269,950	0.9-	\$270,000	\$255,000	5.9
Sgl Family-All Other	\$208,750	\$185,000	12.8	\$197,900	5.5	\$203,000	\$180,000	12.8
Total Residential Only	\$238,900	\$229,900	3.9	\$240,000	0.5-	\$240,000	\$225,975	6.2
Total - All Categories	\$240,000	\$230,000	4.3	\$241,250	0.5-	\$241,250	\$225,725	6.9

## MEDIAN SALE PRICE (ALL CATEGORIES - KITCHENER-WATERLOO ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$267,900	\$251,500	6.5	\$269,900	0.7-	\$268,892	\$252,000	6.7
Sgl Family-All Other	\$207,000	\$182,500	13.4	\$197,450	4.8	\$199,600	\$178,000	12.1
Total Residential Only	\$236,461	\$225,000	5.1	\$239,000	1.1-	\$238,000	\$222,000	7.2
Total - All Categories	\$236,713	\$225,000	5.2	\$240,000	1.4-	\$239,500	\$222,000	7.9

## MEDIAN SALE PRICE (RESIDENTIAL ONLY - ALL AREAS)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$267,450	\$255,500	4.7	\$269,950	0.9-	\$270,000	\$255,000	5.9
Semi-Detached	\$215,000	\$190,000	13.2	\$202,000	6.4	\$205,000	\$187,200	9.5
Freehold Townhouse	\$230,228	\$209,900	9.7	\$223,900	2.8	\$226,133	\$206,000	9.8
Condominium Unit	\$166,250	\$143,000	16.3	\$165,000	0.8	\$168,700	\$138,000	22.2
Co-operative	\$102,500	\$135,000	24.1-	\$135,000	24.1-	\$106,500	\$223,000	52.2-
Link Home	\$220,000	\$194,000	13.4	\$201,500	9.2	\$217,500	\$190,750	14.0
Cottage / Recreational	\$194,000	\$125,450	54.6	\$159,900	21.3	\$159,900	\$125,450	27.5
Mobile Home	\$93,000	\$74,000	25.7	\$79,000	17.7	\$86,000	\$55,000	56.4
Total-All Categories	\$238,900	\$229,900	3.9	\$240,000	0.5-	\$240,000	\$225,975	6.2

## MEDIAN SALE PRICE (RESIDENTIAL ONLY - KITCHENER-WATERLOO ONLY)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	\$267,900	\$251,500	6.5	\$269,900	0.7-	\$268,892	\$252,000	6.7
Semi-Detached	\$213,500	\$190,000	12.4	\$205,000	4.1	\$204,700	\$186,000	10.1
Freehold Townhouse	\$230,000	\$207,900	10.6	\$221,500	3.8	\$226,133	\$203,500	11.1
Condominium Unit	\$166,250	\$143,000	16.3	\$159,000	4.6	\$168,000	\$138,000	21.7
Co-operative	\$102,500	\$135,000	24.1-	\$135,000	24.1-	\$106,500	\$223,000	52.2-
Link Home	\$221,250	\$209,625	5.5	\$200,100	10.6	\$217,500	\$187,500	16.0
Cottage / Recreational	\$187,500	\$187,500		\$187,500		\$187,500	\$187,500	
Mobile Home	\$187,500	\$187,500		\$187,500		\$32,000	\$37,500	14.7-
Total Residential Only	\$236,461	\$225,000	5.1	\$239,000	1.1-	\$238,000	\$222,000	7.2

MLS SUMMARY  
APR 01/08 to APR 30/08

## NEW LISTINGS PROCESSED

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR	YTD 08	YTD 07	%CHANGE 07/08
Sgl Family-Detached	734	738	0.5-	565	29.9	2,504	2,516	0.5-
Sgl Family-All Other	310	319	2.8-	222	39.6	1,053	1,125	6.4-
Total Residential Only	1,044	1,057	1.2-	787	32.7	3,557	3,641	2.3-
Multi Family	55	68	19.1-	38	44.7	191	194	1.5-
Farm	9	14	35.7-	7	28.6	31	29	6.9
Land	44	32	37.5	24	83.3	100	77	29.9
Commercial	163	97	68.0	115	41.7	533	450	18.4
Total - All Categories	1,315	1,268	3.7	971	35.4	4,412	4,391	0.5

## NUMBER OF ACTIVE LISTINGS (END OF PERIOD)

	APR 08	APR 07	%CHANGE 07/08	MAR 08	%CHANGE MAR/APR
Sgl Family-Detached	1,402	1,516	7.5-	1,289	8.8
Sgl Family-All other	448	660	32.1-	469	4.5-
Total Residential Only	1,850	2,176	15.0-	1,758	5.2
Multi Family	113	124	8.9-	107	5.6
Farm	35	44	20.5-	33	6.1
Land	125	125		111	12.6
Commercial	656	590	11.2	602	9.0
Total - All Categories	2,779	3,059	9.2-	2,611	6.4