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DEMAND FOR PRICIER HOMES PUSHING UP AVERAGES IN KITCHENER-WATERLOO AND AREA

KITCHENER-WATERLOO, ON (June 3, 2010) – Increased demand for more expensive homes pushed the average price of detached homes up 11.2 percent to \$338,209 on a year-over-year comparison.

There was a 50.7 percent increase in the number of homes selling for more than \$400,000, with a total of 98 transactions through the Multiple Listing System (MLS®) of the Kitchener-Waterloo Real Estate Board (KWREB) in May compared to 65 transactions in the same month last year.

Meanwhile, the Canadian Real Estate Association recently announced its revised forecast for national activity. The average home price is expected to climb 1.6 percent for homes across Canada, reaching a record \$325,400. To date in 2010, the average price of all homes sold in Kitchener-Waterloo and area has increased 10.3 percent to \$ 283,423.

Last month, there was a total of 703 sales of all property types, a solid May, according to the President of the KWREB, and evidence of continued strength in the local real estate market.

May's residential sales included 432 detached homes, 114 condominium units, 58 semis, and 44 townhouses.

"2010 is poised to be a record breaking year for home sales," said, Ted Scharf, President of the Kitchener-Waterloo Real Estate Board. "Since January, sales have been posting well ahead of all previous years on a year-to-date basis."

With the Bank of Canada's recent decision to raise its overnight lending rate by 25 basis points to a half a percent, experts are predicting that interest rates will rise, but slowly, keeping home financing within reach for many consumers.

May's activity brings the total number of residential sales on a year-to-date basis to 3,095, a 25.5 percent increase over 2009.

REALTORS® believe that healthy communities depend on a strong economy, safe neighbourhoods, a clean environment, access to housing and the protection of rights of property owners. The KWREB recognizes the need to support and enhance the Quality of Life enjoyed by residents of Waterloo region.

For Comment: Ted Scharf (pronounced Skarf), President, 519-747-2040.

For Background: Tania Benninger, Communications Manager, 519-576-1400 ext. 227

Total Residential Units Sold in May over the last 10 years:

	K-W Only Sales	All Area Sales
2000	436	524
2001	460	532
2002	426	530
2003	405	512
2004	503	599
2005	492	619
2006	533	642
2007	650	780
2008	490	626
2009	541	703
2010	490	652

May Residential Sale Price over the last 10 years:

	All Area Sales		K-W Only Sales	
	Average Price	Median Price	Average Price	Median Price
2000	\$154,631	\$145,000	\$150,008	\$144,813
2001	\$166,904	\$152,989	\$167,361	\$153,000
2002	\$178,171	\$164,950	\$174,352	\$164,950
2003	\$179,722	\$165,000	\$178,605	\$165,000
2004	\$202,794	\$185,000	\$199,509	\$184,000
2005	\$223,832	\$200,000	\$216,787	\$197,950
2006	\$238,240	\$222,000	\$232,410	\$218,000
2007	\$245,138	\$225,000	\$241,836	\$225,000
2008	\$269,782	\$245,000	\$265,317	\$244,500
2009	\$269,710	\$248,000	\$260,409	\$245,000
2010	\$294,415	\$266,000	\$291,582	\$265,000

Source: Kitchener-Waterloo Real Estate Board

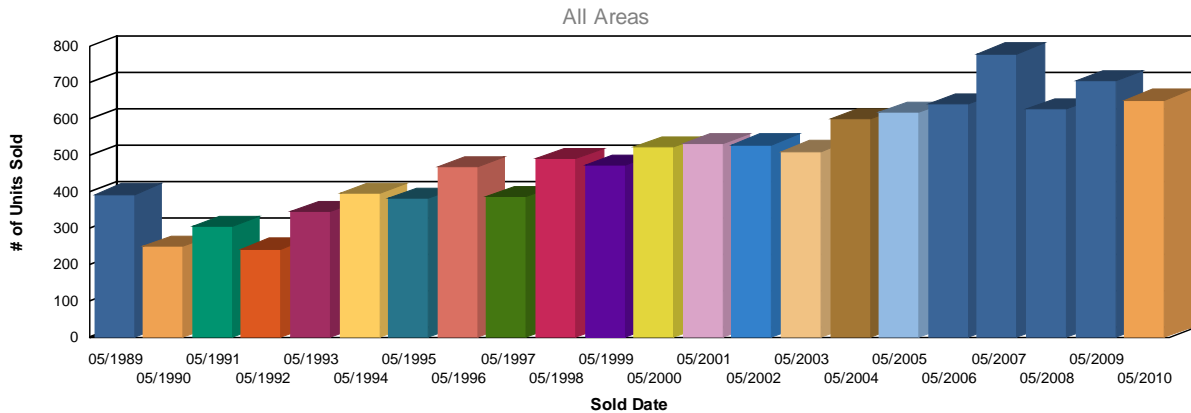
Definitions:

K-W Only= MLS® transactions through the KWREB within the cities of Kitchener and Waterloo.

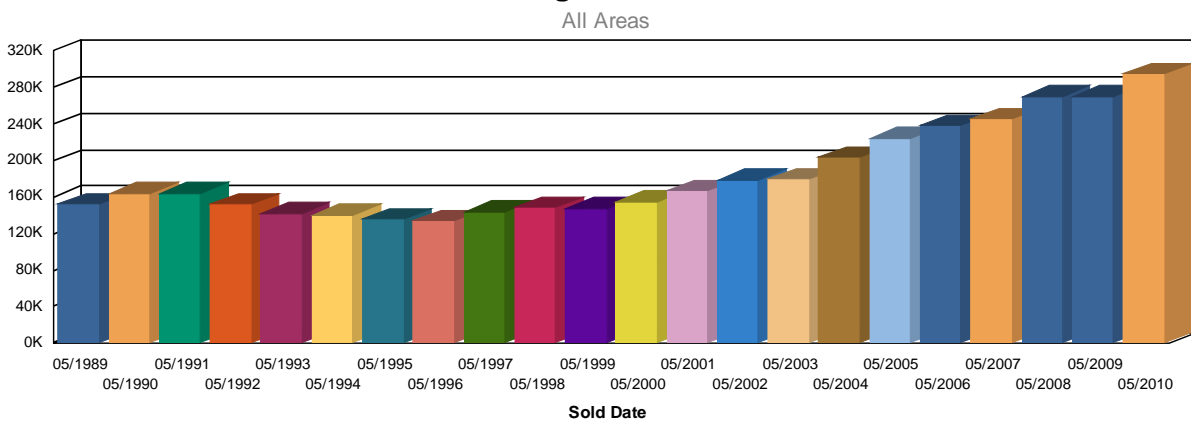
All Area= K-W Only plus the townships of Woolwich, Wellesley, Wilmot and any out-of-jurisdiction sales sold through KWREB.

The use of average price information can be useful in establishing long term trends, but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differential between geographic areas. Statistical information contained in this report includes all housing types. Those requiring specific information on property values should contact a REALTOR®.

Sales Comparisons



Average Sale Price



Source: Kitchener-Waterloo Real Estate Board

The Kitchener-Waterloo Real Estate Board (KWREB) is a member focused not-for-profit association representing over 1,100 local REALTOR® members. The board was formed in 1937 and continues to provide a robust Multiple Listing Service® (MLS®) System, continuing education, and related services to its members. The term REALTOR® is a trademark identifying members in good standing of CREA who provide real estate brokerage services in compliance with CREA’s By-Laws and Rules, the REALTOR® Code, and in compliance with all applicable federal and provincial laws and regulations. The MLS® trademark is also owned by CREA and is used by the KWREB under license. The MLS® Marks identify professional services rendered by members in good standing of CREA to effect the purchase and sale of real estate as part of a co-operative selling system (the “MLS® services”), in compliance with CREA’s By-Laws and Rules, the REALTOR® Code, and in compliance with all applicable federal and provincial laws and regulations. The MLS® System of the KWREB is operated in association with the MLS® Marks. An MLS® System includes an inventory of listings of participating REALTORS®, and ensures a certain level of accuracy of information, professionalism and co-operation amongst REALTORS® to affect the purchase and sale of real estate. All of KWREB’s listings may be found on the public website: www.REALTOR.ca.