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Average Fair Market Value/Purchase Price for New Homes in Canada - New Data from GST Administrative Records

Tax Data Division

July 1998



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Statistics Canada
Tax Data Division

**Average Fair Market Value/Purchase Price for New Homes in Canada - New
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Table of Contents

EXPLANATORY NOTES.....	3
Tables 1, 4, 8.1 – 8.22.....	3
Tables 5 – 8.22.....	3
INTRODUCTION.....	5
ELIGIBILITY	5
SERIES 1: PROVINCES AND TERRITORIES	7
TABLE 1.....	8
AVERAGE FAIR MARKET VALUE BY PROVINCE/TERRITORY AND YEAR – ALL TYPES	8
TABLE 2.....	8
AVERAGE REBATE BY PROVINCE/TERRITORY AND YEAR – ALL TYPES ₁	8
TABLE 3.....	9
AVERAGE FAIR MARKET VALUE BY PROVINCE/TERRITORY AND YEAR - BUILDER-BUILT ONLY	9
TABLE 4.....	9
AVERAGE FAIR MARKET VALUE BY PROVINCE/TERRITORY AND YEAR - OWNER-BUILT ONLY	9
SERIES 2: SELECTED CENSUS METROPOLITAN AREAS AND CENSUS AGGLOMERATIONS (CMA/CA)	10
TABLE 5 AVERAGE FAIR MARKET VALUE BY SELECTED CMAS/CAS AND YEAR – ALL TYPES	10
TABLE 6 AVERAGE FAIR MARKET VALUE BY SELECTED CMAS/CAS AND YEAR - BUILDER-BUILT ONLY	11
TABLE 7 AVERAGE FAIR MARKET VALUE BY SELECTED CMAS/CAS AND YEAR - OWNER-BUILT ONLY.....	11
SERIES 3: SELECTED CENSUS METROPOLITAN AREAS AND CENSUS AGGLOMERATIONS (CMAS/CAS) WITH COMPONENT CENSUS SUBDIVISIONS (CSDS)	12
TABLE 8.1 - CMA OF ST. JOHN'S, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	12
TABLE 8.2 - CA OF CHARLOTTETOWN, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	13
TABLE 8.3 - CMA OF HALIFAX, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES	13
TABLE 8.4 - CMA OF SAINT JOHN, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	17
TABLE 8.5 - CA OF FREDERICTON, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	17
TABLE 8.6 - CMA OF CHICOUTIMI-JONQUIÈRE, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	18
TABLE 8.7 - CMA OF QUÉBEC, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES	18
TABLE 8.8 - CMA OF SHERBROOKE, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	20
TABLE 8.9 - CMA OF TROIS-RIVIÈRES, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	20
TABLE 8.10 - CMA OF MONTRÉAL, AVERAGE FAIR MARKET VALUE OF CSDS BY YEAR – ALL TYPES	21
TABLE 8.11 - CMA OF OTTAWA-HULL, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	24
TABLE 8.12 - CMA OF TORONTO, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	26
TABLE 8.13 - CMA OF HAMILTON, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	26
TABLE 8.14 - CMA OF ST. CATHARINES-NIAGARA, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDS BY YEAR – ALL TYPES.....	28

TABLE 8.15 - CMA OF SUDBURY, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	28
TABLE 8.16 - CMA OF WINNIPEG, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	28
TABLE 8.17 - CMA OF REGINA, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	30
TABLE 8.18 - CMA OF CALGARY, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	30
TABLE 8.19 - CMA OF EDMONTON, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	32
TABLE 8.20 - CMA OF VANCOUVER, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	33
TABLE 8.21 - CMA OF VICTORIA, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	35
TABLE 8.22 - CAS OF THE NORTH, AVERAGE FAIR MARKET VALUE OF COMPONENT CSDs BY YEAR – ALL TYPES.....	35
GLOSSARY.....	36

Explanatory Notes

The following symbols are used in this report:

- x confidential to meet secrecy requirements of the *Statistics Act*
- Nil, no records in file

Tables 1, 4, 8.1 – 8.22

“All types” includes builder-built homes, owner-built homes and co-operatives. Data for co-operative housing was deemed too small and localized to display in its own table.

Tables 5 – 8.22

Have been geo-coded using Statistics Canada’s Postal Code Conversion File (PCCF) to 1996 Census geography.

Further explanation of the PCCF can be found in the “Postal Code Conversion File (PCCF) Reference Guide”, Catalogue no. 92F0027XDB.

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Average Fair Market Value/Purchase Price for New Homes in Canada - New Data from GST Administrative Records

Introduction

Since the implementation of the GST in 1991, individuals who purchase or build new homes or who substantially renovate existing ones have been entitled to a partial rebate of the GST paid on the home. To receive this rebate, homebuyers must complete and submit Revenue Canada's form *GST-190, GST/HST New Housing Rebate Application*, recording the fair market value or purchase price and other basic information about the transaction. Alternatively, the homebuilder can deduct the rebate from the purchase price and submit the form on the purchaser's behalf. Only one individual may apply as a claimant for the rebate, even if more than one individual owns the home. Since 1992, over 600,000 GST housing rebates have been claimed. This paper reports new summary statistics derived from the administrative files associated with these rebate claims.

The series contains previously undocumented rebates and new housing statistics by province or territory, census metropolitan area or census agglomeration (CMA/CA) and component census subdivisions (CSDs) of CMA/CAs. Data are also available by type, namely whether the home is owner-built, builder-built or co-operative housing.

The purpose of this report is to document some trends and characteristics of the administrative data file, which forms part of Revenue Canada's GST collection and reporting system. While the series is based on recipients of the GST/HST housing rebate, for proper use of the data, it is important to bear in mind the eligibility restrictions that define them.

The administrative file can be used to compile counts of new houses purchased, total values of houses purchased and of rebates paid, average new house prices and average rebates paid per house. In this release, only the average prices and average rebates are reported. The counts and total value time series are not considered meaningful, due to incomplete tracking of rebate sources (it appears that some builders claimed the rebates as input tax credits, instead of using the GST-190 form) compounded by legislative changes to eligibility requirements during the period. The administrative file is believed to account for a variable proportion of total new housing sales in Canada, accounting for over 90% of all transactions by 1997.

1991 was the start-up year for the Goods and Services Tax (GST) program and the first year for the GST/HST New Housing Rebate program. Therefore, due to problems with data quality, this year is not presented.

Eligibility

There are several eligibility requirements that must be met in order to receive a rebate.

An individual may be eligible to claim a rebate for a portion of the GST/HST paid for a new home or on an amount paid on the purchase price or cost of building a new home, if:

- an individual buys a new or substantially renovated home (including the land) from a builder;
- an individual buys a new or substantially renovated home, and leases the land from the builder;
- an individual buys a new mobile home, new floating home, or new modular home from a builder or vendor;
- an individual buys a share of capital stock of a co-operative housing corporation in order to use a single residential unit as a primary place of residence for themselves or a relation;
- an individual constructs or substantially renovates their own home (or hires another person to do so);

- an individual's home is destroyed in a fire and is subsequently rebuilt;
- the purchase price of the home before taxes (both the building and land) is less than \$450,000; or the fair market value of both the building and land is less than \$481,500 if the home was built on leased land or is a share of capital stock of a co-operative housing corporation.

For homes situated in Nova Scotia, an individual may be eligible for an additional rebate, if:

- the conditions of eligibility listed above are met; and
- ownership of the home was transferred to the purchaser **after March 31, 1997**.

If individuals in Nova Scotia meet all of the above criteria, they are entitled to a rebate of 18.75% of the provincial component of the harmonized sales tax (HST). For easy calculation, the total HST paid on the home is multiplied by 10 % to a maximum of \$2,250. This amount is then added to the original amount of the rebate.

In New Brunswick as in Nova Scotia, a provincial component of HST rebate is also available, however it is not administered through form GST-190.

The builder or homeowner has up to two years to claim the rebate from the date ownership was transferred to the homeowner. However, if ownership of the home was transferred before July 1996, the homeowner or builder has four years instead of two to claim the rebate from the date ownership was transferred. Thus, a file containing all homes, which received a rebate for the year 1997, will not be complete until December 31, 1999.

Calculation of rebate for homes purchased through a builder:

"The rebate is calculated as follows:

For prices up to \$350,000: rebate = price of house * 7% * .36

For prices between \$350,001 and \$450,000: rebate = price of house * 7% * .36 * ((450,000 - price of the house) / 100,000)

For prices greater than \$450,000: rebate = 0

As an example, if the house price is \$400,000 then the rebate is \$400,000 * 7% * 0.18 = \$5,040."

The maximum allowable rebate is \$8,750.

A rebate for owner-built homes is available to individuals who build or substantially renovate their own home (or hire someone else to do so) on land they own or lease. These individuals apply for a rebate on the GST/HST paid on costs related to the land and the construction or substantial renovation. They may not, however claim a rebate for furnishings, freestanding appliances, tools purchased for construction or services related to maintaining the home.

GST/HST New Housing Rebate File: Summary tables for the period covering January 1992 to December 1997.

The following tables contain summary information for newly constructed or substantially renovated homes built or renovated between January 1992 and December 1997. They relate to homes for which the owner or builder applied for and received a rebate.

Series 1: Provinces and Territories

Average fair market values for newly constructed and substantially renovated homes in Canada grew 8.1% over the 1992-1997 period. Until 1995, annual average prices increased fairly consistently by 1.6% to 1.9%. After a slight fall of .5% over 1995-1996, average prices rose sharply by 3.2% from 1996-1997.

In provinces and territories, average prices also climbed at varying rates over 1992-1997. The Yukon and Northwest Territories showed the strongest growth in average prices by almost 25%, while the largest decline was in Newfoundland where prices dropped 8.3%. Ontario saw more modest growth of 2.7%, while gains in the other provinces ranged between 5.1% and 10.7%.

Average rebates in Canada rose 10.6% over 1992-1997. In Nova Scotia, a notable increase seen in average rebate between 1996 and 1997 is due to a slight rise of 4.5% in the average fair market value and the positive impact of the harmonized sales tax (HST) on the allowable rebate. As previously mentioned the provincial component for Nova Scotia is administered through Form GST-190 (see eligibility section for further explanation). The largest growth in average rebate for the entire period occurred in the Yukon and Northwest Territories, amounting to 25.7% and 17.0%, respectively. The increases are directly related to the rise in average fair market value and consequently a larger share of the allowable rebate. Newfoundland was the only province where average rebate fell, 5.7% over the 1992-1997 period. This decline matched the 8.3% drop in average housing prices seen in the same period.

Overall, owner-built homes saw higher average fair market values than builder-built homes in all provinces and territories, owing to the fact that owner-built are generally custom-made and consequently more expensive. The only exception to this trend occurred in Newfoundland. The largest difference in average prices of owner- versus builder-built homes in 1997 was in Prince Edward Island, where the owner-built had a 43.4% higher value than builder-built homes. The smallest difference occurred in Ontario, where the average value of owner-built homes was only 4.1% higher than builder-built homes.

Growth rates between builder- and owner-built homes were variable over the 1992-1997 period. During this period, average values of builder-built homes in Canada rose 10.2% as compared to owner-built homes at 1.3%. On a provincial and territorial basis, growth rates also fluctuated. The Yukon Territory experienced a 40.9% increase in the average prices of builder-built homes over the 1992-1997 period, while owner-built homes rose only .83%. Builder-built homes in the Northwest Territories saw the second biggest jump in average value of 15.6%. British Columbia, on the other hand, had the largest gain in the value of its owner-built homes over the period, registering at 12.7%.

At the Canada level, the convergence in average fair market value for builder- and owner-built homes is the result of the varying impact that some provinces have on the Canada average. For example, in 1997 approximately 25% of all rebate claims were from owner-built homes, 28% of which were built in Quebec. Average prices for owner-built homes in Quebec are substantially lower (\$106,000) than average prices in other large provinces. This had the impact of pulling down the Canadian average due to the significant influence or weight of Quebec. In a likewise manner, approximately 45% of all builder-built homes were built in Ontario in 1997, where the average price was over \$180,000. This had the effect of driving up the Canada average. The relative weights of other large provinces were also taken into consideration to arrive at the overall Canada figures.

Table 1
Average Fair Market Value by Province/Territory and Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Newfoundland	103,133	94,946	92,717	94,001	88,306	94,597
Prince Edward Island	97,782	98,712	100,428	102,376	100,331	102,751
Nova Scotia	103,249	106,113	106,759	108,683	104,557	109,215
New Brunswick	89,187	94,390	96,852	96,130	96,414	97,637
Quebec	96,457	96,098	97,690	100,688	99,515	101,410
Ontario	177,731	176,408	175,665	180,802	177,224	182,576
Manitoba	116,817	120,614	125,817	127,271	130,323	129,283
Saskatchewan	120,905	126,516	126,980	129,903	126,006	127,923
Alberta	142,774	145,449	146,311	148,118	145,961	153,609
British Columbia	177,057	183,573	189,357	190,371	190,444	194,235
Yukon Territory	124,025	153,065	162,620	163,540	158,585	154,544
Northwest Territories	149,798	148,341	157,849	167,350	183,024	186,997
Canada	147,153	149,593	151,974	154,906	154,096	159,024

Table 2
Average Rebate by Province/Territory and Year – All types₁

	(\$)					
	1992	1993	1994	1995	1996	1997
Newfoundland	1,907	1,713	1,604	1,590	1,639	1,798
Prince Edward Island	2,004	1,983	2,058	2,025	2,069	2,015
Nova Scotia	2,091	2,179	2,212	2,236	2,242	2,659
New Brunswick	1,889	1,946	1,979	1,999	2,058	2,109
Quebec	2,275	2,192	2,233	2,178	2,165	2,293
Ontario	4,152	4,012	4,065	4,128	4,151	4,386
Manitoba	2,664	2,718	2,851	2,878	2,995	3,003
Saskatchewan	2,772	2,868	2,880	2,936	2,876	2,959
Alberta	3,375	3,423	3,436	3,456	3,474	3,699
British Columbia	3,825	3,895	4,006	4,029	4,153	4,246
Yukon Territory	2,627	3,090	3,197	3,172	3,363	3,301
Northwest Territories	3,570	3,418	3,768	3,889	4,059	4,176
Canada	3,352	3,331	3,402	3,420	3,500	3,706

₁ For full rebate series see CANSIM matrix 9998.

Table 3
Average Fair Market Value by Province/Territory and Year - builder-built only

	(\$)					
	1992	1993	1994	1995	1996	1997
Newfoundland	115,224	113,904	112,494	113,311	112,563	110,376
Prince Edward Island	83,486	81,255	85,081	81,309	82,089	78,366
Nova Scotia	90,112	93,175	96,438	92,395	91,998	90,891
New Brunswick	81,354	86,288	91,439	94,287	90,672	88,254
Quebec	94,720	93,013	94,983	96,883	93,885	97,330
Ontario	176,492	174,233	173,916	179,179	175,071	181,758
Manitoba	107,823	109,041	117,355	114,726	115,331	119,417
Saskatchewan	119,004	125,387	125,986	130,473	123,855	121,568
Alberta	137,821	138,484	138,132	137,459	137,669	147,853
British Columbia	166,313	169,879	173,728	172,153	176,901	180,759
Yukon Territory	95,609	109,126	134,522	118,586	132,634	134,668
Northwest Territories	140,300	138,388	150,008	146,435	164,869	162,155
Canada	145,239	147,137	149,984	154,072	153,993	159,986

Table 4
Average Fair Market Value by Province/Territory and Year - owner-built only

	(\$)					
	1992	1993	1994	1995	1996	1997
Newfoundland	98,427	89,780	86,042	89,897	80,119	89,066
Prince Edward Island	110,113	107,657	108,579	112,212	109,451	112,338
Nova Scotia	116,776	117,153	113,542	118,840	118,003	122,698
New Brunswick	97,548	98,991	99,453	96,823	99,484	103,233
Quebec	102,075	102,255	102,991	104,650	105,046	106,946
Ontario	186,971	186,429	184,312	187,213	188,940	189,172
Manitoba	137,542	139,898	137,570	139,678	146,213	145,503
Saskatchewan	125,234	128,015	128,259	129,228	128,926	137,784
Alberta	169,146	175,319	177,238	179,677	179,904	186,431
British Columbia	209,325	219,561	232,394	237,822	230,966	235,949
Yukon Territory	177,475	181,927	175,711	191,704	182,705	178,963
Northwest Territories	210,854	191,140	205,267	222,965	202,994	197,414
Canada	154,045	155,964	157,220	156,595	154,476	156,013

Series 2: Selected Census Metropolitan Areas and Census Agglomerations (CMA/CA)

Average fair market value for new homes built in twenty-three of the largest metropolitan areas in Canada grew at varying rates over the 1992-1997 period. The biggest jumps in average prices over the period were seen in Whitehorse and Yellowknife, registering at 23.5% and 27.1%, respectively. Substantial increases also occurred in Victoria and Québec City, with gains of over 15% in average prices. St. John's saw the largest drop in average fair market value, falling 6.1%; modest declines in average prices were seen in Halifax, Trois-Rivières, Toronto, and Vancouver.

Average prices rose at different rates between builder-built and owner-built homes over the 1992-1997 period. The highest growth for builder-built homes occurred in Whitehorse at 39.1%, while Saint John and Québec City followed with gains of over 15% for the period. Substantial drops of 11.8%, 6.9%, and 6.1%, were seen in Charlottetown, Saint John's and Halifax, respectively. Average prices of builder-built homes in Sherbrooke, Montréal, Toronto, Sudbury, and Edmonton saw only modest declines.

The highest growth rates for owner-built homes occurred in Montréal, Calgary, Vancouver, and Victoria, all reporting jumps of over 10% in average prices over the 1992-1997 period. St. John's, Charlottetown, Chicoutimi-Jonquière, Sherbrooke, Toronto, St. Catharines-Niagara, and Regina saw declines of less than 5% in average prices.

The following tables report average fair market value for selected CMAs and CAs. For the complete CMA and CA series, see CANSIM matrix 9998.

Table 5 Average Fair Market Value by Selected CMAs/CAs and Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
St. John's	123,265	120,410	117,852	120,022	113,446	115,717
Charlottetown	110,015	108,973	108,945	109,219	112,037	111,286
Halifax	122,500	123,976	123,187	122,432	118,239	122,426
Saint John	101,719	109,756	113,804	109,239	110,927	114,172
Fredericton	104,792	117,297	113,184	108,802	105,869	113,983
Chicoutimi-Jonquière	85,156	86,478	83,076	88,460	84,062	85,215
Québec	90,095	90,246	92,127	100,688	102,085	105,694
Sherbrooke	84,909	86,147	86,509	93,069	88,700	88,204
Trois-Rivières	81,914	82,128	86,598	88,709	86,230	81,189
Montréal	105,635	105,988	107,988	112,844	110,161	110,510
Ottawa-Hull	148,975	150,186	150,374	145,854	144,987	153,858
Toronto	213,666	212,511	209,672	216,100	207,720	208,650
Hamilton	179,767	183,688	178,615	174,445	176,300	185,862
St. Catharines-Niagara	151,762	147,737	141,227	154,755	153,686	152,262
Sudbury	160,631	162,443	161,256	164,253	165,464	168,199
Winnipeg	128,258	133,055	139,976	143,256	144,874	140,385
Regina	137,978	151,627	146,337	154,540	147,492	148,353
Calgary	156,676	161,378	166,090	166,217	157,969	167,644
Edmonton	150,315	149,988	143,459	149,443	145,783	150,681
Vancouver	216,574	216,536	214,097	212,681	213,276	216,031
Victoria	200,330	213,628	209,533	202,439	209,477	235,561
Whitehorse	125,764	156,950	164,947	165,377	157,135	155,333
Yellowknife	156,588	156,177	165,031	169,283	195,290	199,050
Canada	147,153	149,593	151,974	154,906	154,096	159,024

Table 6 Average Fair Market Value by Selected CMAs/CAs and Year - builder-built only

	(\$)					
	1992	1993	1994	1995	1996	1997
St. John's	120,503	117,379	116,431	116,451	114,549	112,234
Charlottetown	91,958	87,459	96,684	87,569	87,740	81,111
Halifax	110,872	108,432	108,361	106,488	106,355	104,138
Saint John	93,499	97,929	107,905	106,965	111,852	110,110
Fredericton	94,501	103,810	100,928	114,619	96,425	97,340
Chicoutimi-Jonquière	74,329	76,425	73,404	74,925	73,398	75,924
Québec	82,927	81,392	82,312	85,284	89,507	97,994
Sherbrooke	77,526	77,614	80,034	80,786	72,995	77,451
Trois-Rivières	75,937	73,494	77,437	78,557	75,842	76,791
Montréal	103,946	102,132	103,601	105,652	100,904	103,884
Ottawa-Hull	146,421	147,184	146,826	140,350	142,030	151,557
Toronto	213,174	211,670	208,650	215,067	206,652	208,170
Hamilton	176,069	176,785	173,935	169,288	172,531	183,517
St. Catharines-Niagara	140,477	128,417	126,491	136,230	135,097	142,703
Sudbury	154,793	149,082	144,417	146,860	145,700	151,150
Winnipeg	119,673	120,457	127,332	130,255	129,362	133,167
Regina	133,313	144,987	142,775	152,183	144,672	142,394
Calgary	152,217	155,796	158,598	157,623	152,210	163,967
Edmonton	145,207	142,475	134,667	137,011	138,111	143,990
Vancouver	206,863	205,534	202,990	200,983	204,174	208,002
Victoria	179,708	184,908	185,056	170,866	184,687	203,678
Whitehorse	96,837	111,344	135,666	120,501	133,274	134,679
Yellowknife	147,445	149,230	159,628	151,222	175,857	165,810
Canada	145,239	147,137	149,984	154,072	153,993	159,986

Table 7 Average Fair Market Value by Selected CMAs/CAs and Year - owner-built only

	(\$)					
	1992	1993	1994	1995	1996	1997
St. John's	125,982	123,215	119,718	123,139	111,785	120,139
Charlottetown	133,144	129,079	119,617	124,254	130,370	129,814
Halifax	139,757	145,390	141,635	141,629	142,237	146,754
Saint John	115,042	118,349	117,447	110,514	110,002	117,725
Fredericton	120,440	127,537	122,375	106,850	112,952	128,904
Chicoutimi-Jonquière	94,524	92,954	93,963	93,666	88,033	90,014
Québec	112,251	114,220	113,175	116,398	112,242	115,659
Sherbrooke	102,499	99,426	100,740	103,846	107,613	102,013
Trois-Rivières	91,825	92,828	98,254	97,424	96,434	88,919
Montréal	124,061	131,305	140,296	144,376	145,607	145,465
Ottawa-Hull	171,244	168,718	171,378	165,232	163,457	173,591
Toronto	287,835	278,129	283,866	275,992	283,346	274,304
Hamilton	246,551	256,713	244,236	242,200	245,301	259,153
St. Catharines-Niagara	209,318	214,564	201,310	213,060	208,803	207,032
Sudbury	174,114	177,288	184,006	182,066	184,547	185,085
Winnipeg	162,429	170,888	170,476	168,348	179,939	169,366
Regina	172,330	174,530	160,978	162,775	158,970	168,896
Calgary	215,737	214,964	238,162	241,319	242,737	243,972
Edmonton	183,487	190,990	187,979	189,996	184,861	195,039
Vancouver	274,773	303,903	315,811	323,154	316,367	315,769
Victoria	251,825	273,014	297,053	297,925	281,313	287,580
Whitehorse	179,052	187,020	180,378	195,294	185,842	182,872
Yellowknife	228,813	259,000	229,869	257,941	241,714	237,832
Canada	154,045	155,964	157,220	156,595	154,476	156,013

Series 3: Selected Census Metropolitan Areas and Census Agglomerations (CMAs/CAs) with Component Census Subdivisions (CSDs)

A number of CMAs and CAs were selected and have been presented with their respective CSD components. Maps displaying spatial patterns in average fair market values have been included for the following CMAs: Calgary, Halifax, Montréal, Ottawa-Hull, Toronto, Vancouver, and Winnipeg. The boundaries used are those of the 1996 Census and as such do not display any municipal changes, which may have occurred since 1996. As a result, any recent consolidations or amalgamations will not be reflected in either the tables or the maps presented.

The allocation of a house to a CSD was calculated using the Postal Code Conversion File (PCCF). For further information regarding the PCCF, please refer to "Postal Code Conversion File (PCCF) Reference Guide", Catalogue no. 92F0027XDB.

For the full CMA/CA series see CANSIM matrix 9998.

Table 8.1 - CMA of St. John's, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Conception Bay South	106,517	106,596	106,701	108,589	101,992	107,066
Portugal Cove-St. Philip's	112,803	108,126	107,265	120,863	131,225	121,476
Pouch Cove	93,903	101,686	88,538	97,775	80,155	84,499
Flatrock	-	-	-	-	-	-
Torbay	x	122,467	108,481	108,500	106,152	99,720
Logy Bay-Middle Cove-Outer Cove	101,668	107,365	107,240	95,271	94,620	101,733
Bauline	-	-	-	-	-	-
Paradise	117,487	107,546	110,685	113,783	111,178	103,914
St. John's	135,402	133,071	127,113	128,484	119,878	122,750
Mount Pearl	117,991	124,069	102,221	108,828	95,762	108,834
Petty Harbour-Maddox Cove	90,562	98,315	92,819	91,715	84,971	-
Bay Bulls	98,500	81,075	76,180	72,700	81,579	98,000
Witless Bay	-	55,500	71,833	90,138	72,592	78,977
CMA of St. John's	123,265	120,410	117,852	120,022	113,446	115,717

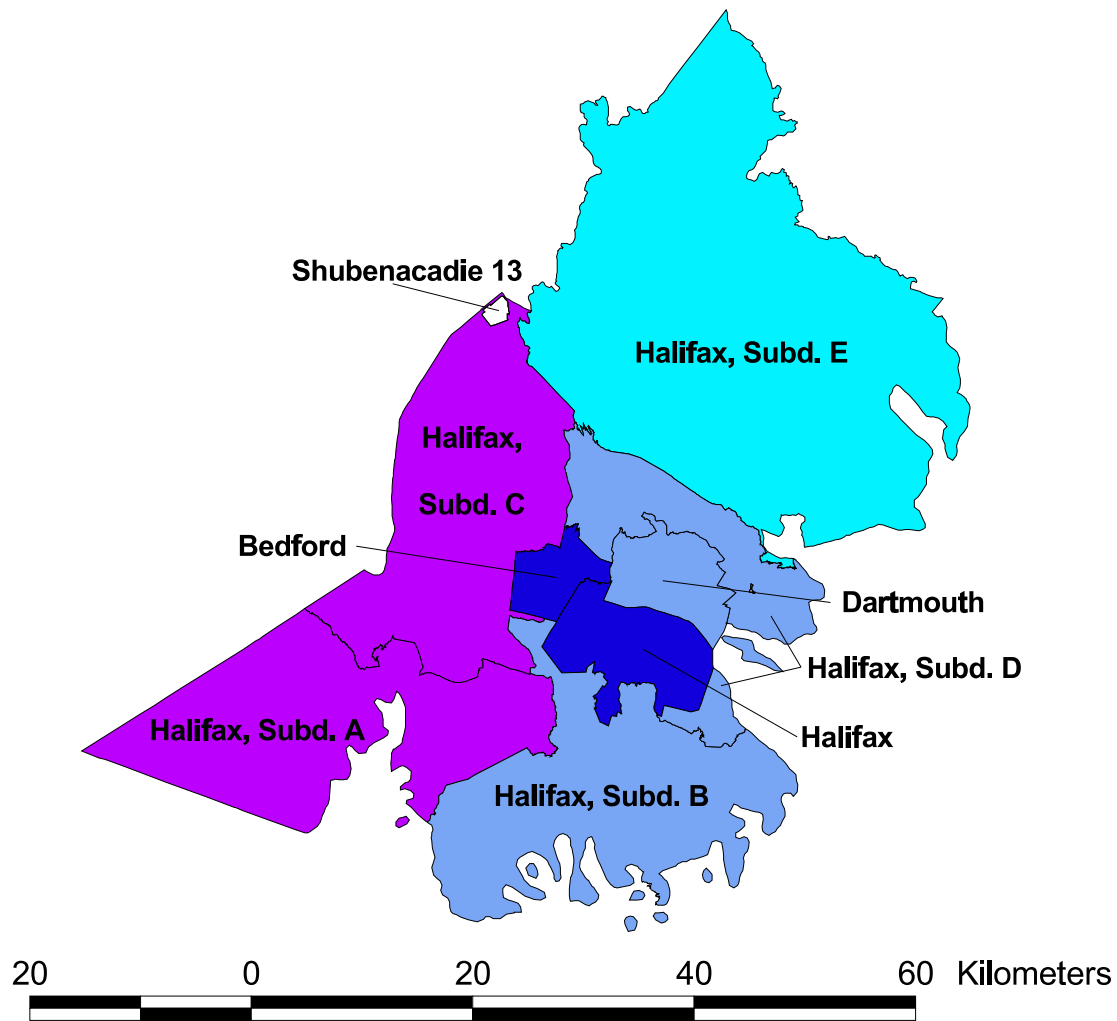
Table 8.2 - CA of Charlottetown, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Lot 49	-	-	-	-	x	-
Lot 48	-	-	-	-	-	-
Lot 31	-	-	-	-	-	-
Lot 65	-	-	-	-	-	-
Rocky Point 3	-	-	-	-	-	-
Meadowbank	92,521	97,633	95,299	99,670	109,210	97,649
Clyde River	82,717	117,646	109,071	89,978	94,846	112,100
Miltonvale Park	-	-	-	-	-	-
Brackley	-	-	-	-	-	-
Lot 33	-	-	-	-	-	-
Union Road	-	-	-	-	-	-
Lot 34	99,309	86,877	102,192	115,204	109,919	105,053
Lot 35	-	-	-	-	-	-
Lot 36	-	-	-	-	-	-
Scotchfort 4	-	-	-	-	-	-
Winsloe South	96,901	-	x	x	-	-
Warren Grove	-	-	-	-	-	-
Charlottetown	118,210	113,389	111,731	108,464	113,577	114,438
Stratford	110,198	121,653	121,380	138,232	118,002	134,938
Cornwall	-	-	-	-	-	-
CA of Charlottetown	110,015	108,973	108,945	109,219	112,037	111,286

Table 8.3 - CMA of Halifax, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Halifax, Subd. B	78,162	85,715	108,362	92,145	107,437	115,725
Halifax, Subd. A	119,125	120,156	114,173	127,929	108,793	121,611
Halifax, Subd. C	97,099	94,933	108,962	111,878	117,689	122,961
Halifax, Subd. D	113,320	122,429	112,693	107,217	104,628	115,995
Cole Harbour 30	-	-	-	-	-	-
Halifax	137,434	132,423	142,863	142,574	137,099	134,712
Dartmouth	126,029	130,727	125,186	127,041	123,403	117,182
Bedford	153,910	155,831	158,087	138,688	142,365	146,784
Halifax, Subd. E	113,623	117,310	119,557	106,671	100,504	105,043
Shubenacadie 13	x	x	x	x	x	-
CMA of Halifax	122,500	123,976	123,187	122,432	118,239	122,426

CMA of Halifax, 1997



Average Fair Market Value (\$)

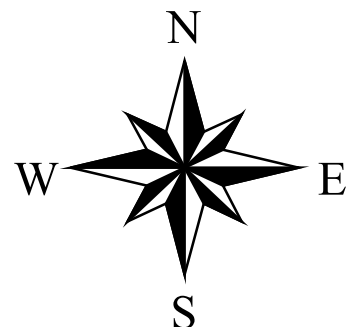
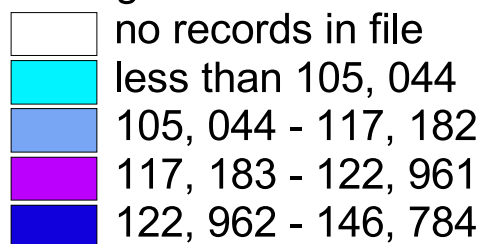


Table 8.4 - CMA of Saint John, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Saint Martins	-	-	-	-	-	-
St. Martins	-	73,299	82,467	108,743	80,000	-
Simonds	94,687	78,694	83,725	91,231	88,248	73,232
Saint John	90,216	109,798	114,690	108,490	106,859	111,764
Musquash	-	-	-	-	-	-
Lepreau	55,970	73,099	78,694	81,282	73,243	113,005
Petersville	49,076	64,826	75,140	-	78,539	58,328
Upham	x	x	x	x	x	-
Hampton, Parish	-	-	-	-	-	-
Hampton, Town	94,763	99,585	105,021	93,303	115,005	132,431
Rothesay, Parish	x	99,832	100,741	87,227	102,476	104,979
Rothesay, Town	163,434	130,459	147,442	172,414	-	126,267
Renforth	180,546	202,745	233,888	212,623	-	-
Westfield, Town	72,862	91,850	114,878	103,727	91,629	94,667
Grand Bay	106,520	96,955	96,767	119,557	112,310	103,597
Westfield, Village	-	-	-	-	-	-
Kingston	86,013	88,599	80,691	92,699	108,923	74,750
Greenwich	-	-	-	x	-	-
East Riverside-Kinghurst	x	220,933	-	-	x	x
Fairvale	147,292	121,443	150,707	111,802	109,174	118,469
Quispamsis	121,867	128,782	136,900	116,079	146,186	138,506
Gondola Point	112,697	117,501	128,473	148,609	134,039	132,629
CMA of Saint John	101,719	109,756	113,804	109,239	110,927	114,172

Table 8.5 - CA of Fredericton, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Lincoln	x	-	69,919	60,224	61,905	66,528
Maugerville	x	-	x	x	x	102,135
New Maryland, Parish	x	x	-	-	95,877	129,468
New Maryland, Village	127,048	133,996	142,681	142,749	118,619	115,469
Kingsclear	-	117,575	135,991	143,455	146,781	134,672
Kingsclear 6	-	-	-	-	-	-
Bright	x	-	54,033	-	51,487	69,843
Douglas	78,018	103,937	108,557	93,650	102,298	122,484
Saint Marys	56,931	58,198	70,461	-	95,328	116,506
Fredericton	105,059	117,587	115,442	123,344	113,046	119,539
Devon 30	-	-	-	-	-	-
Saint Mary's 24	-	-	-	-	-	-
CA of Fredericton	104,792	117,297	113,184	108,802	105,869	113,983

Table 8.6 - CMA of Chicoutimi-Jonquière, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Saint-Fulgence	-	66,611	76,512	59,167	90,077	88,277
La Baie	76,689	86,729	82,676	76,708	85,078	75,902
Latéridière	75,453	92,398	81,884	80,744	81,400	91,397
Chicoutimi	93,816	88,097	82,095	100,740	88,126	92,477
Tremblay	x	-	x	x	-	x
Saint-Honoré	63,975	61,755	60,430	73,075	78,712	51,402
Shipshaw	79,102	64,484	70,233	71,100	78,554	73,846
Jonquière	80,359	88,274	89,859	90,852	83,618	87,370
Lac-Kénogami	-	-	-	-	-	-
Larouche	61,287	58,537	69,919	-	-	82,064
CMA of Chicoutimi-Jonquière	85,156	86,478	83,076	88,460	84,062	85,215

Table 8.7 - CMA of Québec, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Saint-Étienne-de-Beaumont	98,291	117,564	93,871	132,806	79,507	97,704
Saint-François	-	x	-	x	-	143,735
Sainte-Famille	-	-	112,504	-	92,955	54,352
Saint-Jean	-	160,556	x	-	-	-
Saint-Laurent	-	134,319	136,076	105,947	141,123	118,120
Saint-Pierre	122,519	71,140	96,543	147,363	125,433	-
Sainte-Pétronille	x	-	x	-	168,001	135,267
Château-Richer	104,092	80,461	93,386	89,693	91,089	86,386
L'Ange-Gardien	104,739	84,335	98,421	92,336	105,933	70,951
Boischatel	104,161	136,882	100,149	118,687	113,277	116,573
Sainte-Catherine-de-la-Jacques-Cartier	84,422	92,020	91,584	99,499	72,112	104,718
Fossambault-sur-le-Lac	-	-	-	-	-	-
Lac-Saint-Joseph	-	-	-	-	-	-
Shannon	84,741	87,570	95,107	101,912	104,426	112,655
Saint-Gabriel-de-Valcartier	112,595	84,271	44,742	96,953	111,460	90,874
Stoneham-et-Tewkesbury	101,165	96,237	101,118	121,398	90,378	98,463
Lac-Beauport	112,382	117,845	116,040	127,301	126,187	136,168
Sainte-Brigitte-de-Laval	76,034	89,187	78,032	78,395	96,239	92,809
Beauport	76,199	77,766	88,889	97,602	97,235	98,633
Vanier	91,948	123,573	100,203	-	-	-
Notre-Dame-des-Anges	-	-	-	-	-	-
Sillery	229,436	266,679	230,484	176,645	227,483	179,367
Québec	108,886	85,108	79,385	83,441	93,136	109,118
Charlesbourg	73,055	82,542	80,725	93,331	85,916	87,450
Saint-Émile	74,649	77,796	78,946	93,974	85,071	86,704
Lac-Saint-Charles	81,605	76,818	78,302	76,346	91,278	82,290
Loretteville	72,412	82,387	94,498	96,413	83,763	83,495
Val-Bélair	77,862	80,341	81,824	87,684	86,578	91,299
L'Ancienne-Lorette	124,302	111,108	107,630	109,107	113,863	110,507
Sainte-Foy	116,770	129,777	127,525	133,233	132,971	133,490
Cap-Rouge	99,330	117,063	125,607	164,016	148,622	134,632
Saint-Augustin-de-Desmaures	120,019	125,313	128,178	138,915	132,783	128,590
Wendake	-	-	-	-	x	132,365

Table 8.7 (continued) - CMA of Québec , Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Pintendre	93,896	81,869	94,014	92,871	99,723	97,060
Saint-Joseph-de-la-Pointe-de-Lévy	95,771	107,104	111,666	118,023	117,410	125,707
Lévis	86,210	91,822	80,301	89,740	103,230	98,047
Saint-Lambert-de-Lauzon	81,506	74,039	68,222	85,344	77,281	86,740
Saint-Étienne-de-Lauzon	83,513	70,752	85,689	79,765	75,287	86,321
Sainte-Hélène-de-Breakeyville	87,337	78,974	80,977	80,029	94,207	93,497
Saint-Jean-Chrysostome	84,507	88,275	89,182	92,024	96,847	93,932
Saint-Romuald	88,081	89,635	101,424	115,439	110,109	122,995
Charny	98,888	82,897	95,230	99,760	107,073	78,978
Saint-Rédempteur	95,729	132,419	141,645	111,424	120,137	151,685
Bernières-Saint-Nicholas	93,525	98,427	95,236	112,274	101,208	101,033
CMA of Québec	90,095	90,246	92,127	100,688	102,085	105,694

Table 8.8 - CMA of Sherbrooke, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Ascot Corner	101,653	75,674	70,946	72,274	126,291	98,804
Stoke	88,082	84,477	73,319	87,426	95,600	115,565
Bromptonville	76,776	78,355	92,260	103,982	104,862	87,860
Brompton	-	-	-	-	-	-
Saint-Denis-de-Brompton	110,953	55,151	88,101	107,602	116,925	110,386
Waterville	x	x	x	88,611	98,035	71,292
Lennoxville	127,745	106,482	97,980	93,557	129,339	78,995
Ascot	85,557	76,303	73,159	93,132	107,290	81,323
Fleurimont	83,291	91,753	90,556	94,518	85,146	91,951
Sherbrooke	85,357	84,010	83,820	92,387	98,746	97,486
Rock Forest	84,337	93,928	85,606	101,949	92,951	100,255
Deauville	78,264	76,987	90,494	82,247	82,391	78,313
Saint-Élie-d'Orford	82,077	83,221	85,252	82,641	71,195	73,564
Compton Station	-	-	-	-	-	-
North Hatley	-	153,745	204,828	127,260	148,675	119,113
Hatley	-	-	-	-	-	-
CMA of Sherbrooke	84,909	86,147	86,509	93,069	88,700	88,204

Table 8.9 - CMA of Trois-Rivières, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Champlain	76,364	63,975	157,327	-	-	52,998
Saint-Maurice	52,216	68,147	81,667	-	76,508	65,740
Sainte-Marthe-du-Cap	57,600	87,075	85,271	72,184	83,613	80,960
Cap-de-la-Madeleine	90,673	93,530	106,592	102,832	87,616	95,506
Saint-Louis-de-France	77,899	78,596	87,398	82,618	122,760	83,325
Trois-Rivières	77,542	85,827	92,462	85,395	82,173	83,773
Trois-Rivières-Ouest	81,553	74,967	77,348	89,542	86,506	81,256
Pointe-du-Lac	85,810	79,624	76,774	80,417	75,861	74,105
Bécancour	110,514	93,832	83,687	89,951	104,213	80,552
Wôlinak 11	-	-	-	-	-	-
CMA of Trois-Rivières	81,914	82,128	86,598	88,709	86,230	81,189

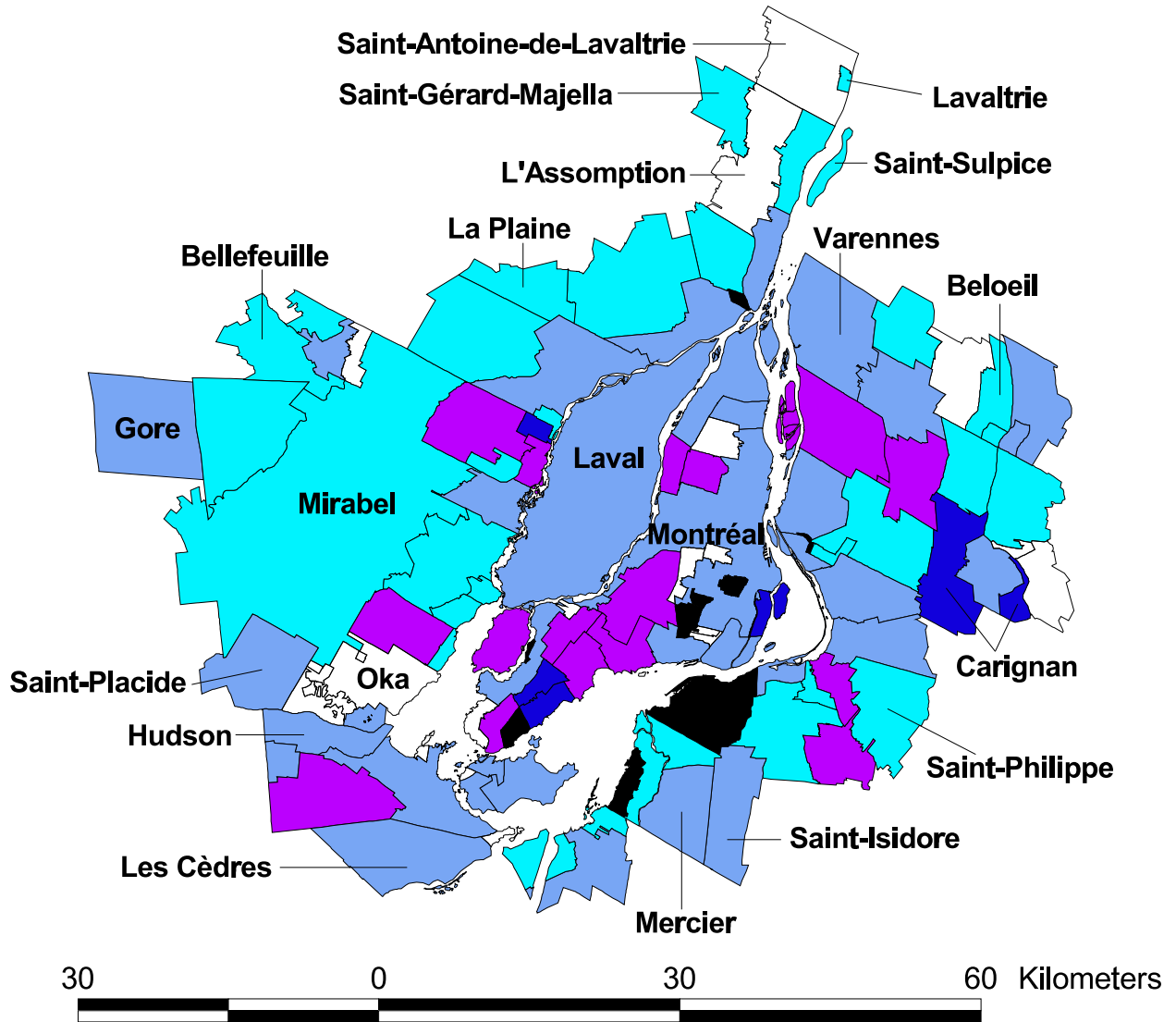
Table 8.10 - CMA of Montréal, Average Fair Market Value of CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Lavaltrie	75,234	77,241	82,031	82,669	84,277	93,298
Saint-Antoine-de-Lavaltrie	-	-	-	-	-	-
Richelieu	78,777	80,438	101,916	122,834	x	-
Notre-Dame-de-Bon-Secours	-	-	-	-	-	-
Saint-Mathias-sur-Richelieu	68,771	72,373	63,133	70,054	67,766	97,304
Chambly	99,853	103,519	95,161	101,292	111,805	107,827
Carignan	135,479	209,555	157,765	114,510	189,581	233,912
Saint-Bruno-de-Montarville	156,154	167,564	176,991	191,496	126,647	142,770
Saint-Basile-le-Grand	86,740	89,432	93,289	106,107	105,100	98,208
McMasterville	-	-	-	-	-	98,111
Otterburn Park	106,679	104,106	103,947	98,566	96,069	106,372
Mont-Saint-Hilaire	124,876	126,471	97,058	114,964	112,324	114,305
Beloil	117,831	96,861	104,516	107,136	112,935	99,452
Saint-Mathieu-de-Beloil	-	-	-	-	-	-
Brossard	159,996	146,657	157,600	149,643	136,155	112,272
Saint-Lambert	125,875	121,235	125,997	117,262	-	122,582
Greenfield Park	88,445	123,782	118,540	121,800	150,512	94,970
Saint-Hubert	102,716	95,282	96,078	96,912	96,742	93,434
LeMoyne	x	x	-	-	x	x
Longueuil	121,723	135,988	138,576	130,357	104,910	114,751
Boucherville	139,071	130,584	135,653	128,292	107,707	130,719
Saint-Julie	106,645	101,336	110,998	95,197	96,959	115,259
Saint-Amable	77,531	77,645	76,850	76,790	77,973	83,345
Varenes	113,322	109,173	97,220	108,907	103,847	103,908
Charlemagne	-	-	-	90,523	-	x
Le Gardeur	72,964	82,262	83,413	87,167	88,097	94,960
Repentigny	97,328	102,929	94,337	97,376	102,224	110,369
Saint-Sulpice	58,877	80,428	76,826	78,542	82,823	94,805
L'Assomption	91,762	97,049	93,672	105,950	100,594	-
Saint-Gérard-Majella	81,805	73,700	73,766	75,268	89,512	87,318
Lachenaie	107,013	109,178	103,389	106,735	99,074	103,983
Terrebonne	104,856	107,404	112,533	103,933	111,740	110,992
Mascouche	94,749	96,978	98,721	104,512	108,128	89,673
La Plaine	75,778	75,790	78,266	80,102	79,119	85,362
Laval	107,533	107,099	112,323	115,930	114,514	113,169
Montréal-Est	168,071	73,432	138,396	-	-	112,285
Anjou	117,488	110,676	90,550	91,929	106,489	-
Saint-Léonard	149,864	107,439	137,655	-	141,808	162,642
Montréal-Nord	-	99,911	133,508	176,866	117,746	144,369
Montréal	102,429	104,686	99,310	109,376	110,253	105,517
Westmount	-	x	x	-	-	x
Verdun	161,983	190,409	166,283	131,746	151,579	190,457
Lasalle	104,300	109,425	106,499	110,480	105,540	110,982
Montréal-Ouest	x	x	-	-	x	-
Saint-Pierre	-	-	-	-	x	-
Côte-Saint-Luc	-	219,027	240,027	-	-	x
Hampstead	x	x	x	x	x	x
Outremont	-	-	x	-	-	-
Mont-Royal	x	-	x	-	-	-
Saint-Laurent	135,093	142,305	154,319	159,669	169,412	155,187
Lachine	112,373	107,312	111,615	118,603	92,927	113,296
Dorval	209,142	217,425	218,207	222,567	124,208	143,465
L'Île-Dorval	-	-	-	-	-	-
Point-Claire	127,316	126,843	139,893	139,138	144,894	148,125
Kirkland	214,308	205,506	217,931	211,913	242,475	227,373
Beaconsfield	186,064	270,602	224,958	250,935	178,382	213,916
Baie-d'Urfé	-	-	163,310	166,498	132,045	x
Sainte-Anne-de-Bellevue	130,563	135,332	142,584	145,196	151,106	154,421

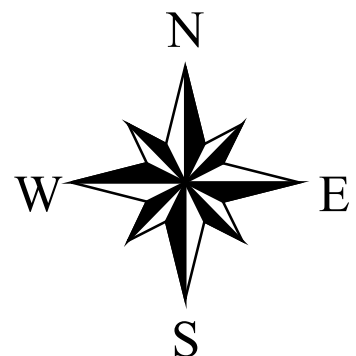
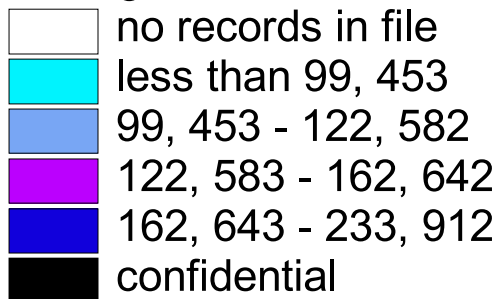
Table 8.10 (continued) - CMA of Montréal, Average Fair Market Value of CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Senneville	x	-	-	x	x	-
Pierrefonds	116,929	118,381	128,251	122,863	129,507	119,587
Sainte-Geneviève	x	-	x	-	x	x
Dollard-des-Ormeaux	211,495	215,682	206,077	219,995	192,197	160,261
Roxboro	-	-	-	x	x	-
L'Île-Bizard	157,019	168,277	168,722	170,920	177,524	151,016
Saint-Mathieu	82,119	104,518	98,105	94,344	102,627	133,400
Saint-Philippe	79,277	102,063	113,851	152,843	108,525	86,012
La Prairie	105,659	117,461	113,192	124,688	107,830	114,006
Candiac	88,715	88,969	93,352	105,193	105,282	136,827
Delson	98,397	90,578	88,019	85,813	87,463	83,877
Sainte-Catherine	86,661	85,610	90,197	103,600	103,560	106,346
Saint-Constant	89,799	91,734	96,982	103,759	113,430	97,727
Saint-Isidore	88,304	93,542	104,893	115,830	100,480	111,544
Mercier	98,146	94,913	97,937	110,790	107,871	109,642
Châteauguay	93,058	93,960	104,065	103,300	101,657	95,256
Léry	-	-	195,296	112,883	-	x
Kahnawake 14	x	x	x	-	x	x
Maple Grove	57,792	61,534	62,292	61,438	95,912	76,228
Beauharnois	79,253	109,806	95,016	108,927	111,788	107,155
Melocheville	92,679	-	84,390	-	87,000	97,960
Les Cèdres	89,639	100,271	105,474	111,252	92,851	101,855
Point-des-Cascades	88,348	107,362	115,667	107,969	x	-
L'Île-Perrot	79,566	77,841	80,233	90,370	84,620	100,499
Notre-Dame-de-l'Île- Perrot	109,518	110,365	120,114	126,858	115,372	117,190
Pincourt	95,023	100,691	105,230	93,776	106,943	115,365
Terrasse-Vaudreuil	x	101,430	102,985	96,912	-	-
Vaudreuil-Dorion	100,431	101,168	95,509	108,713	115,073	110,346
Vaudreuil-sur-le-Lac	-	-	-	-	-	-
L'Île-Cadieux	-	-	-	-	-	-
Hudson	181,497	242,637	137,657	181,151	137,000	99,948
Saint-Lazare	139,279	148,996	150,234	164,699	164,887	133,004
Saint-Eustache	86,456	82,322	85,055	94,015	88,557	89,377
Deux-Montagnes	104,869	77,171	86,705	99,292	96,506	83,076
Sainte-Marthe-sur-le-Lac	89,768	87,671	81,604	92,720	90,876	90,213
Pointe-Calumet	74,740	77,817	84,449	89,018	95,229	89,556
Saint-Joseph-du-Lac	104,473	96,609	126,540	129,913	87,909	129,516
Oka (Municipalité)	104,235	98,789	139,518	97,014	77,879	113,617
Oka (Parish)	-	-	-	-	-	-
Saint-Placide	-	-	104,767	123,000	134,624	102,033
Kanestake	-	-	-	-	-	-
Boisbriand	119,712	103,964	107,418	105,956	108,139	110,969
Sainte-Thérèse	133,433	71,115	88,132	110,614	113,112	87,592
Bainville	109,518	113,288	119,134	129,001	132,342	126,035
Rosemère	157,346	157,336	158,275	159,630	158,269	136,575
Lorraine	201,943	196,968	230,819	211,441	187,423	184,585
Bois-des-Filion	76,923	71,352	-	-	73,746	74,639
Sainte-Anne-des-Plaines	77,700	76,268	82,795	89,679	82,296	83,199
Mirabel	86,964	88,129	91,745	98,023	91,709	95,514
Saint-Colomban	87,337	93,992	92,843	96,057	92,796	97,540
Bellefeuille	93,416	101,137	93,488	93,716	90,278	94,973
Saint-Jérôme	77,402	68,610	76,172	84,639	93,368	100,525
Saint-Antoine	77,034	78,280	91,617	95,622	80,183	-
Lafontaine	91,744	108,395	84,262	83,758	99,955	96,083
Gore	x	-	-	-	99,993	111,250
CMA of Montréal	105,635	105,988	107,988	112,844	110,161	110,510

CMA of Montréal, 1997



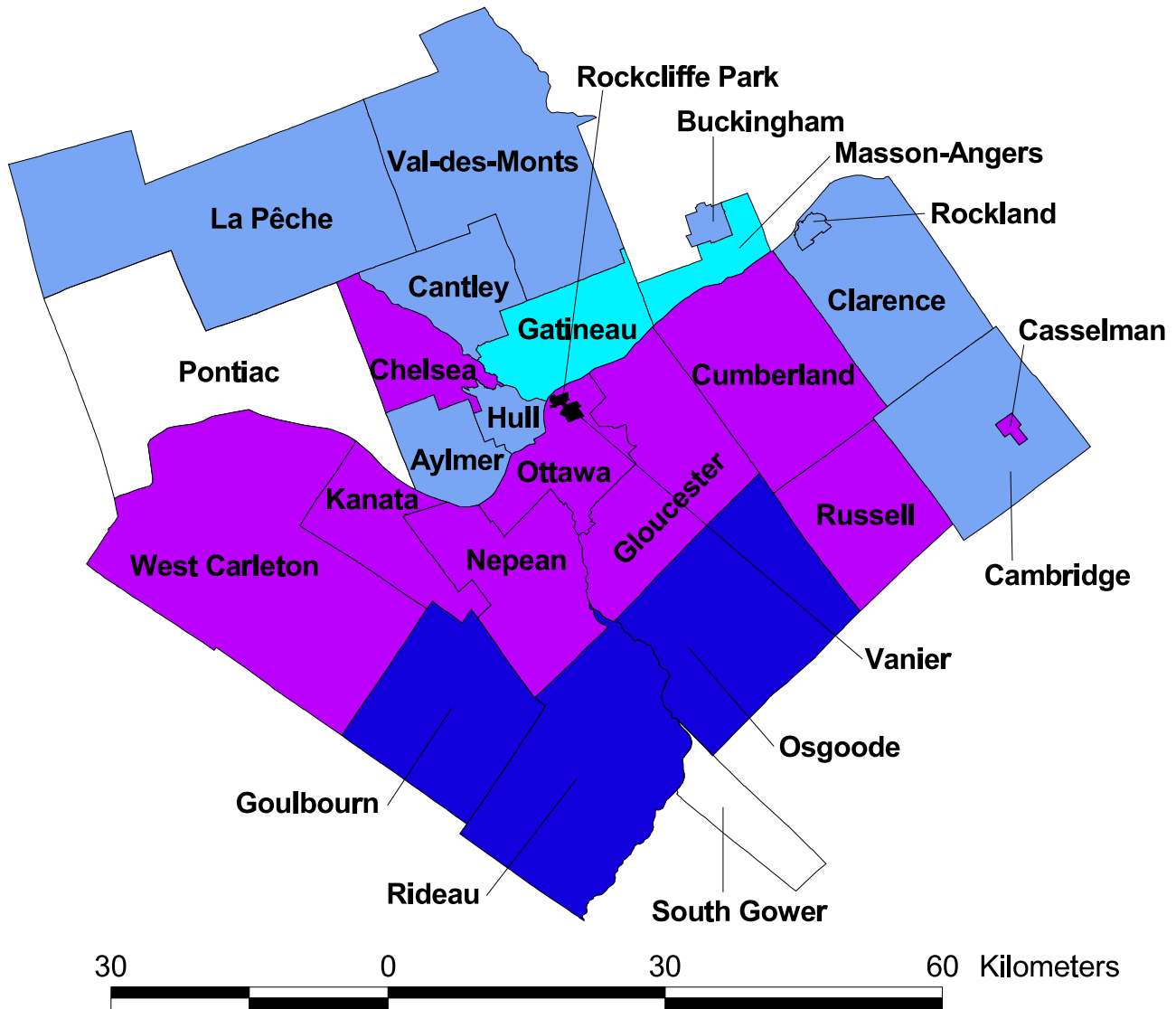
Average Fair Market Value (\$)



**Table 8.11 - CMA of Ottawa-Hull, Average Fair Market Value of Component CSDs by Year
- All types**

	(\$)					
	1992	1993	1994	1995	1996	1997
Clarence	135,467	119,202	132,244	147,949	158,530	137,990
Rockland	131,506	125,297	122,818	136,914	129,843	130,833
Cambridge	117,055	131,122	100,456	149,446	119,400	139,200
Casselman	146,388	139,556	135,712	143,301	133,976	153,886
Russell	140,691	143,860	149,559	164,232	151,548	161,105
Osgoode	185,180	184,686	180,304	182,914	185,983	198,818
Cumberland	158,102	160,678	154,306	154,314	146,232	147,453
Gloucester	169,696	161,126	172,132	160,879	148,887	160,183
Vanier	-	208,786	-	x	x	x
Rockcliffe Park	x	x	x	-	x	x
Nepean	170,957	153,299	154,752	156,385	160,528	160,942
Ottawa	166,819	177,918	177,146	171,529	157,338	158,444
Rideau	179,977	169,613	199,803	187,251	208,510	247,729
Goulbourn	187,154	172,107	180,017	173,393	176,177	203,706
Kanata	172,046	161,607	158,766	161,858	162,751	171,508
West Carleton	189,056	172,251	183,991	191,972	213,234	166,513
Buckingham	78,358	84,835	89,098	96,718	92,390	118,815
Masson-Angers	91,449	93,610	82,871	79,077	79,215	76,864
Gatineau	100,892	105,637	106,753	114,235	108,364	99,890
Hull	108,272	114,857	120,221	122,359	118,453	120,317
Aylmer	119,339	137,870	128,694	135,831	109,851	126,949
Val-des-Monts	129,244	96,537	106,963	110,054	119,550	124,547
Cantley	125,027	119,438	135,822	127,647	126,301	130,910
Chelsea	183,378	187,120	195,499	179,297	192,866	162,754
Pontiac	111,682	163,578	135,068	129,939	115,100	-
La Pêche	106,985	102,132	117,435	134,933	128,888	131,140
South Gower	-	-	-	-	-	-
CMA of Ottawa-Hull	148,975	150,186	150,374	145,854	144,987	153,858

CMA of Ottawa-Hull, 1997



Average Fair Market Value (\$)

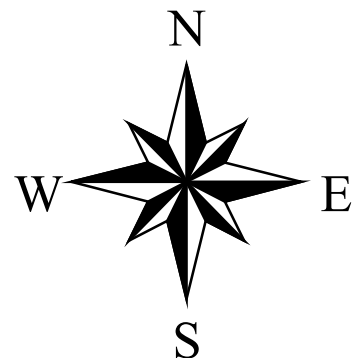
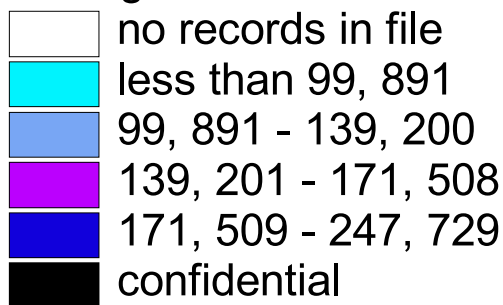


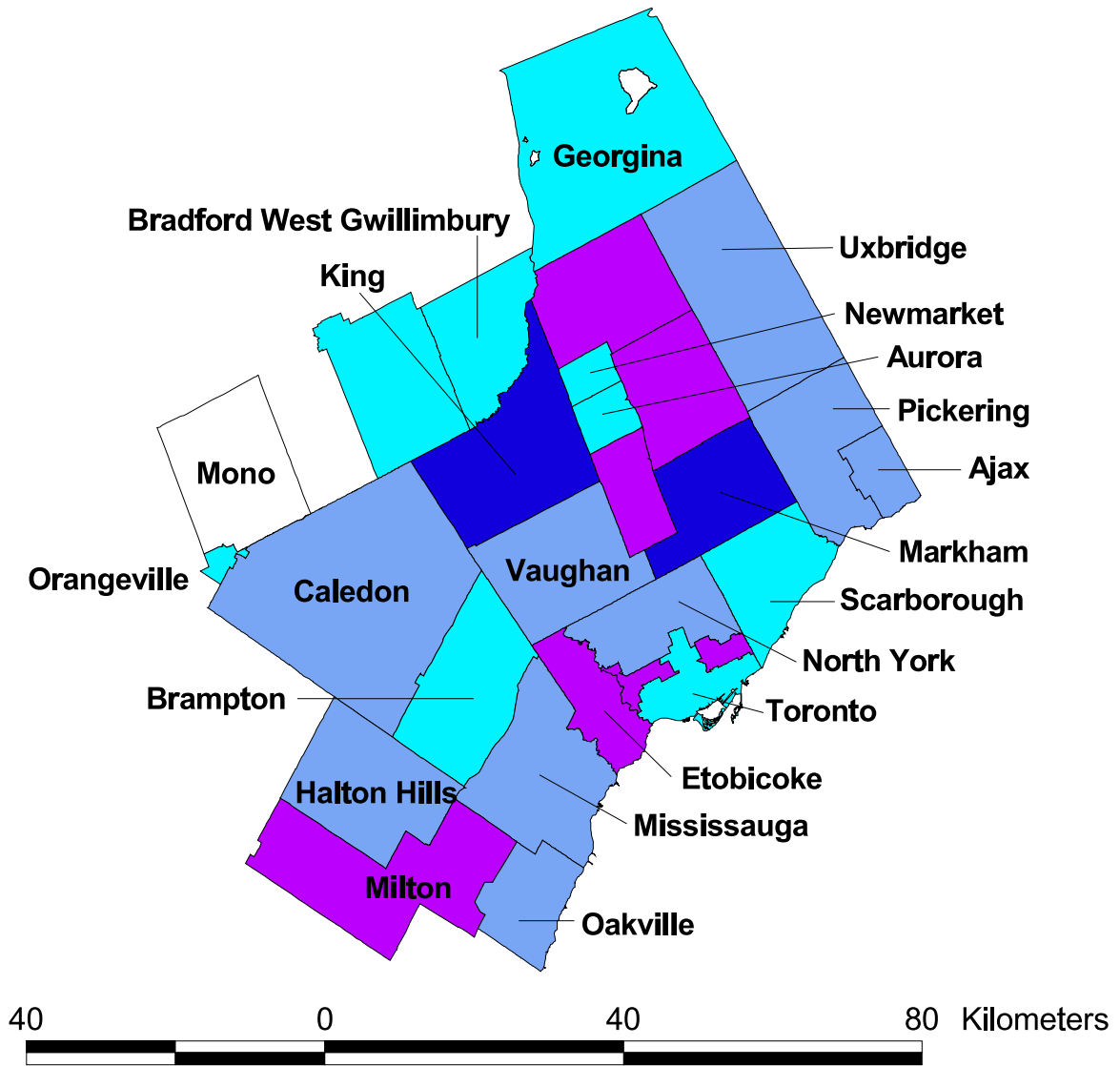
Table 8.12 - CMA of Toronto, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Pickering	235,415	225,165	215,657	187,866	184,267	203,216
Ajax	180,977	161,699	184,796	207,687	183,588	204,677
Uxbridge	170,205	220,859	222,350	213,722	204,970	220,398
Vaughan	277,567	249,560	240,245	216,716	236,439	227,586
Markham	309,039	293,822	283,973	292,447	272,786	285,448
Richmond Hill	281,471	298,234	258,361	266,953	303,601	257,987
Whitechurch-Stouffville	347,905	347,870	222,610	199,774	240,932	251,218
Aurora	252,046	247,365	238,738	217,121	193,740	189,704
Newmarket	199,160	242,848	225,028	189,582	216,644	195,286
King	344,569	306,087	309,843	291,326	302,185	284,773
East Gwillimbury	209,633	-	230,068	261,329	302,826	236,824
Georgina	167,935	148,696	166,256	176,243	165,225	165,452
Georgina Island 33	-	-	-	-	-	-
Scarborough	185,508	206,067	176,808	238,161	194,827	181,258
Toronto	205,035	207,711	231,400	199,023	190,315	183,564
East York	130,527	250,599	227,485	281,301	257,764	263,163
North York	222,080	290,099	303,064	285,764	206,929	226,766
York	188,219	153,114	246,788	221,407	220,940	252,600
Etobicoke	180,220	176,948	255,602	238,038	246,447	249,913
Mississauga	206,216	194,377	197,829	201,672	193,535	200,791
Brampton	195,237	179,542	170,171	173,265	169,410	176,234
Caledon	233,874	221,018	224,813	211,188	217,315	218,687
Mono	160,976	241,296	231,092	-	-	-
Orangeville	156,890	167,501	150,834	159,691	165,984	159,817
Oakville	203,049	206,135	210,305	231,329	220,348	223,142
Milton	237,336	154,003	168,612	252,938	254,287	257,964
Halton Hills	155,880	196,142	210,249	203,774	207,653	205,443
New Tecumseth	125,671	147,727	155,169	162,798	176,923	184,309
Bradford West Gwillimbury	186,699	174,845	184,095	191,943	197,439	186,859
CMA of Toronto	213,666	212,511	209,672	216,100	207,720	208,650

Table 8.13 - CMA of Hamilton, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Burlington	181,592	215,121	186,842	178,479	188,563	193,492
Stoney Creek	180,956	176,711	183,368	178,313	154,464	169,182
Glanbrook	181,201	167,900	179,149	156,522	148,912	156,994
Ancaster	251,049	245,096	192,923	194,689	216,511	206,169
Hamilton	167,401	182,471	165,421	167,068	157,389	166,891
Dundas	177,672	169,146	180,519	174,323	219,854	185,849
Flamborough	194,168	168,538	176,380	170,780	177,659	194,283
Grimsby	146,427	161,866	147,356	175,541	181,255	182,896
CMA of Hamilton	179,767	183,688	178,615	174,445	176,300	185,862

CMA of Toronto, 1997



Average Fair Market Value (\$)

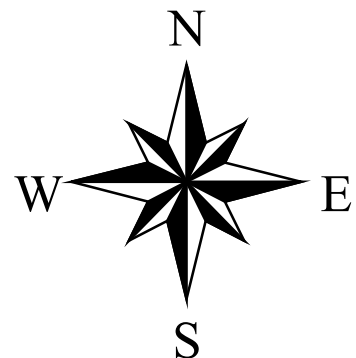
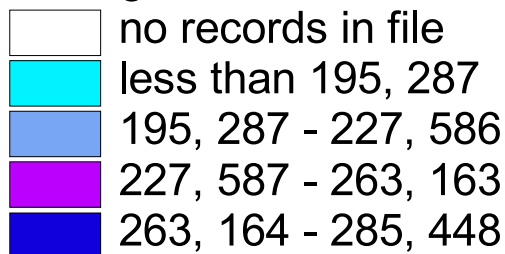


Table 8.14 - CMA of St. Catharines-Niagara, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Fort Erie	111,837	118,983	115,201	122,335	127,745	125,354
Port Colborne	213,701	173,476	186,694	195,134	173,709	181,720
Wainfleet	175,000	151,312	159,372	173,345	158,261	204,250
Pelham	167,251	190,354	177,989	200,840	181,976	166,288
Welland	145,614	147,807	129,080	140,141	132,197	136,042
Thorold	133,415	143,827	114,634	125,212	146,595	149,618
Niagara Falls	153,192	130,386	138,295	149,709	145,281	155,111
Niagara-on-the-Lake	241,031	202,667	192,672	232,852	260,059	232,857
St. Catharines	156,618	151,939	151,874	157,835	157,939	151,924
Lincoln	168,426	155,228	150,796	145,444	146,990	146,073
CMA of St. Catharines-Niagara	151,762	147,737	141,227	154,755	153,686	152,262

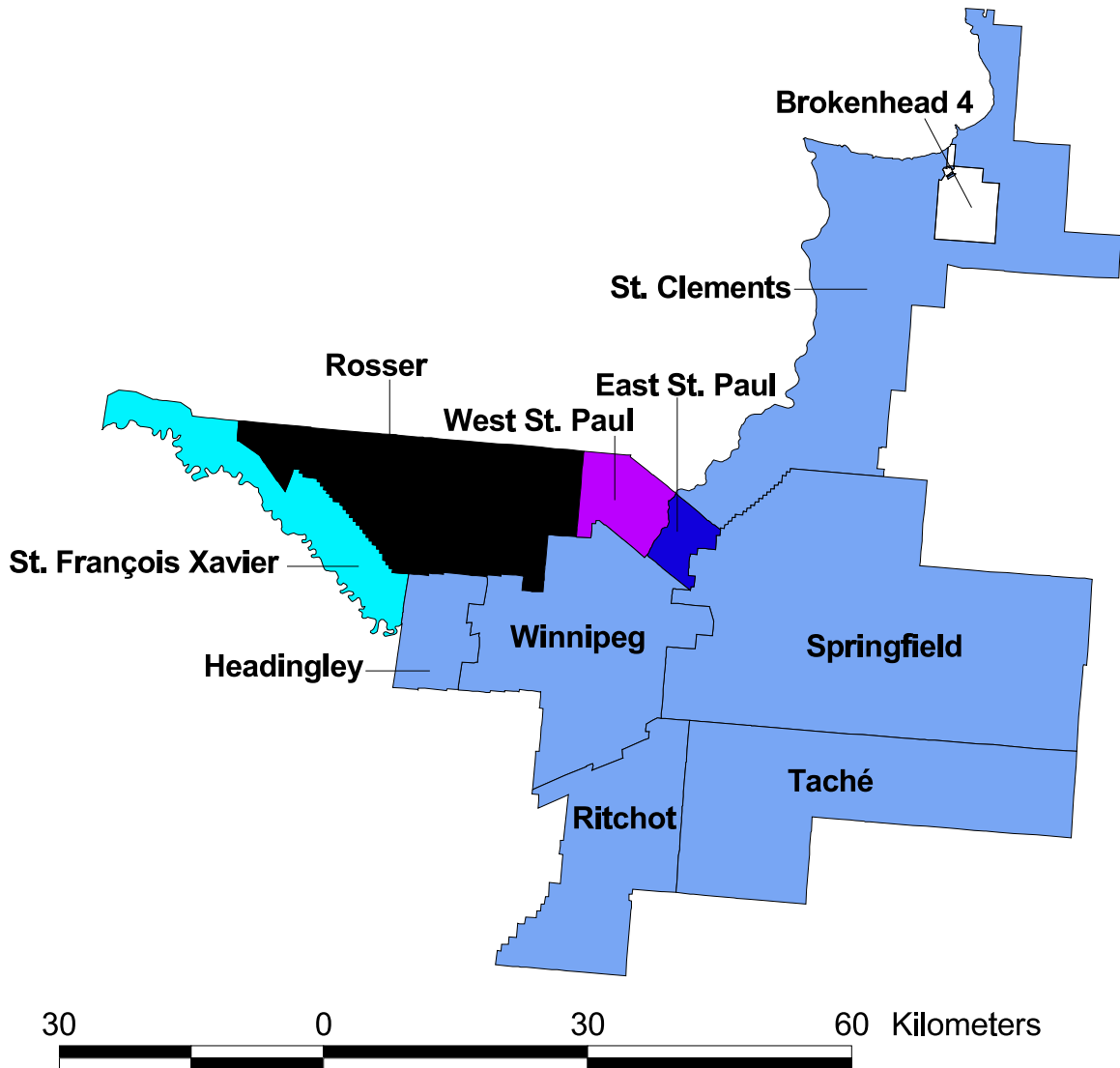
Table 8.15 - CMA of Sudbury, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Whitefish Lake 6	-	-	-	-	-	-
Nickel Centre	146,879	144,595	141,176	142,912	140,983	146,044
Sudbury	189,628	181,978	185,317	183,722	183,604	192,049
Walden	151,746	179,078	166,609	181,602	183,623	171,863
Onaping Falls	82,001	116,153	168,168	120,186	164,271	138,333
Rayside-Balfour	144,715	143,211	144,003	151,569	162,958	157,177
Valley East	134,159	145,588	140,920	145,143	142,278	142,279
CMA of Sudbury	160,631	162,443	161,256	164,253	165,464	168,199

Table 8.16 - CMA of Winnipeg, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Taché	105,124	108,427	117,496	114,219	111,783	113,404
Ritchot	130,114	121,212	108,022	123,883	124,810	111,650
St. François Xavier	114,667	152,707	113,162	101,303	118,344	92,510
Winnipeg	127,656	133,475	138,715	143,769	143,818	138,600
Headingley	107,363	239,526	157,505	194,388	135,896	117,549
Springfield	117,056	109,248	129,619	127,806	128,022	125,377
East St. Paul	190,903	160,152	215,519	207,077	220,987	221,338
West St. Paul	-	164,406	194,528	159,943	154,867	169,595
St. Clements	153,963	114,218	126,103	114,088	115,195	119,688
Brokenhead 4	-	-	-	-	-	-
Rosser	-	x	-	-	106,333	x
CMA of Winnipeg	128,258	133,055	139,976	143,256	144,874	140,385

CMA of Winnipeg, 1997



Average Fair Market Value (\$)

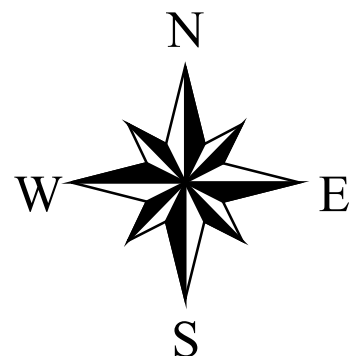
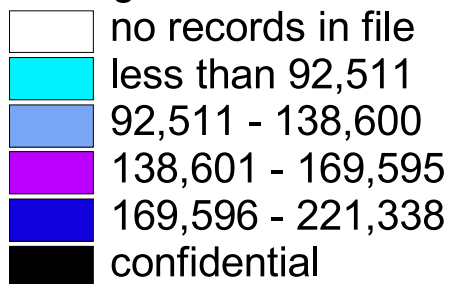


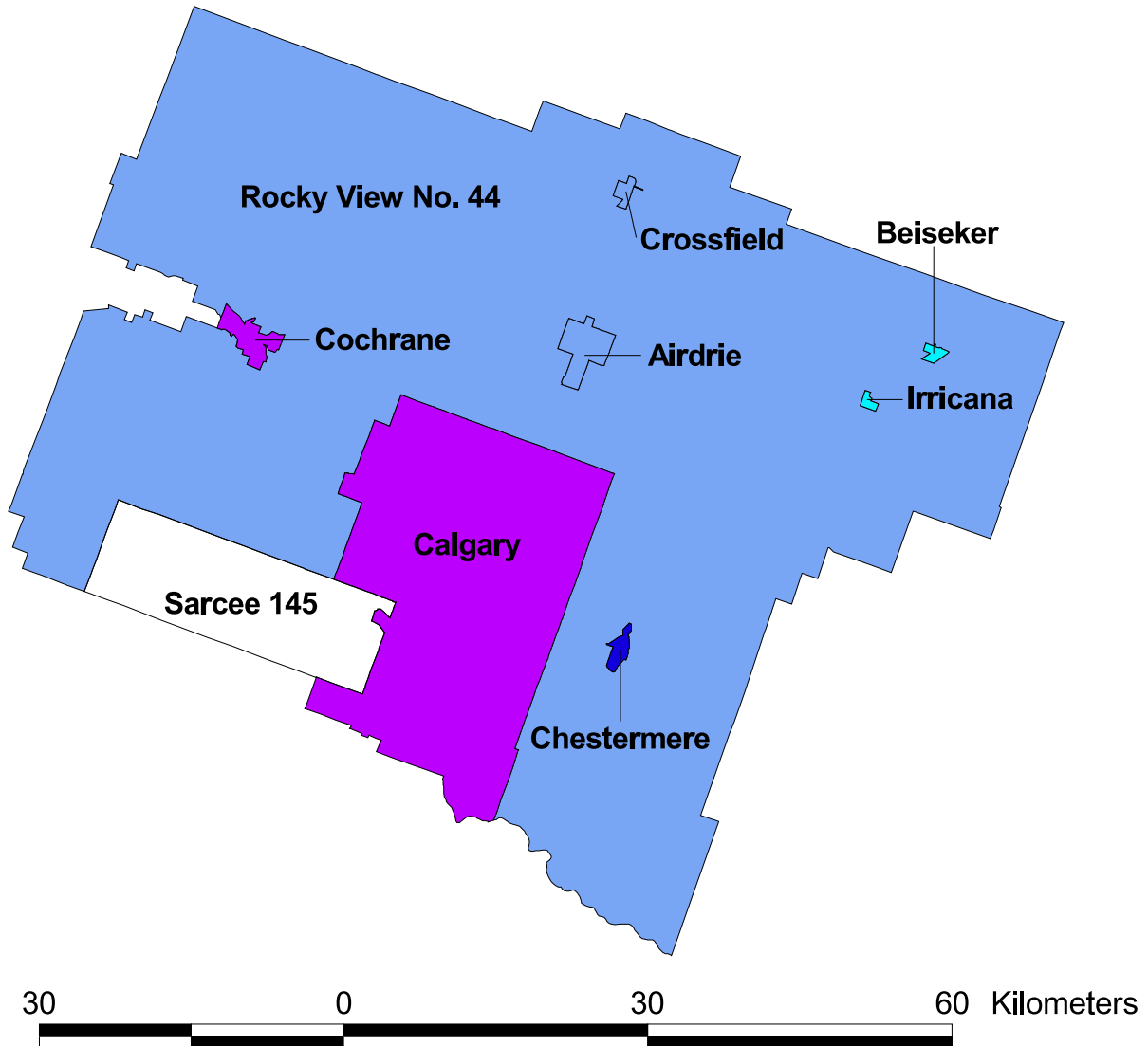
Table 8.17 - CMA of Regina, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Pense No. 160	-	-	-	-	-	-
Belle Plaine	x	-	x	x	x	x
Pense	x	-	-	x	-	-
Sherwood No. 159	-	-	-	-	-	-
Regina	136,479	152,226	146,135	156,548	147,041	144,522
Grand Coulee	-	-	-	-	-	-
Edenwold No. 158	177,143	191,088	191,259	170,184	179,843	181,213
White City	164,779	168,107	131,662	177,493	155,033	229,033
Pilot Butte	-	109,349	130,632	134,066	132,367	132,170
Balgonie	-	113,753	106,282	109,107	122,388	107,263
Edenwold	-	-	-	-	x	-
Lumsden No. 189	-	-	-	-	-	-
Disley	-	-	-	-	-	-
Beuna Vista	-	-	-	-	-	-
Lumsden	x	148,684	126,286	159,469	170,006	184,766
Lumsden Beach	-	-	-	-	-	-
Regina Beach	140,380	125,302	146,237	137,399	148,597	181,695
CMA of Regina	137,978	151,627	146,337	154,540	147,492	148,353

Table 8.18 - CMA of Calgary, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Rocky View No. 44	199,916	193,184	227,729	219,723	177,158	160,314
Calgary	157,431	162,621	166,558	165,778	157,226	167,681
Chestermere	x	191,817	220,990	238,248	190,412	200,986
Cochrane	152,719	159,338	169,305	190,554	182,178	177,844
Airdrie	128,816	136,639	138,226	138,260	140,838	154,647
Irricana	-	88,786	125,965	97,759	102,685	111,545
Beiseker	92,706	109,873	119,402	112,715	122,575	133,758
Crossfield	126,407	98,070	166,892	131,367	137,962	151,594
Sarcee 145	x	-	-	236,375	191,789	-
CMA of Calgary	156,676	161,378	166,090	166,217	157,969	167,644

CMA of Calgary, 1997



Average Fair Market Value (\$)

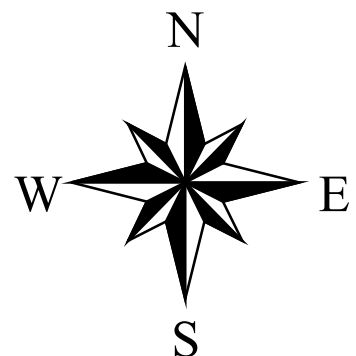
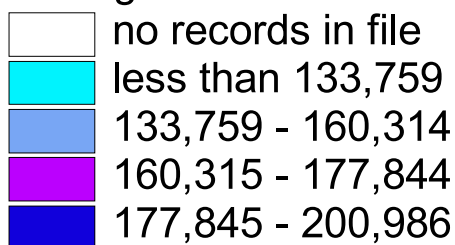


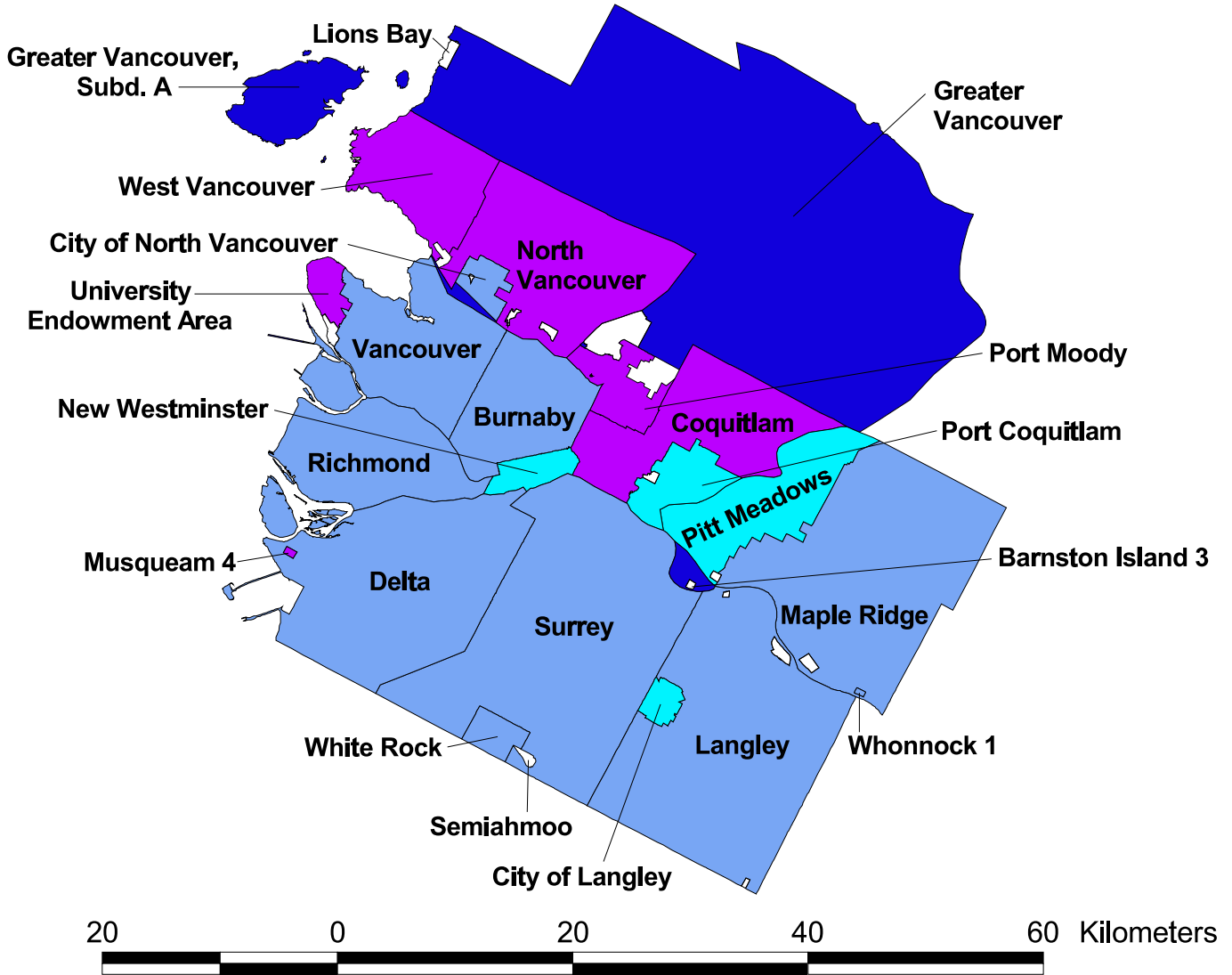
Table 8.19 - CMA of Edmonton, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Bruderheim	76,567	89,590	103,331	160,009	135,132	-
Leduc County No. 25	64,147	-	110,679	107,689	131,895	138,744
Beaumont	147,663	157,487	160,545	156,070	149,189	162,110
New Sarepta	106,528	143,404	123,391	147,705	112,631	169,091
Leduc	140,345	158,820	133,408	148,253	153,903	152,031
Devon	114,130	107,719	129,030	117,220	136,573	140,731
Calmar	95,769	106,408	99,383	122,293	110,863	121,281
Sundance Beach	-	-	-	-	-	-
Thorsby	73,963	128,566	136,516	146,174	108,895	126,251
Itaska Beach	-	-	-	-	-	-
Golden Days	-	-	-	-	-	-
Warburg	64,174	-	84,733	76,435	88,825	92,259
Parkland County	105,811	124,099	141,603	158,748	150,584	171,644
Entwistle	-	-	101,871	128,281	-	-
Seba Beach	140,522	-	78,797	184,407	-	-
Betula Beach	x	x	x	x	131,275	-
Point Alison	-	-	-	-	-	-
Lakeview	-	-	-	-	-	-
Kapasiwin	x	x	x	-	x	x
Wabamun	106,173	99,888	-	177,890	154,479	-
Edmonton Beach	-	-	-	-	-	-
Stony Plain	100,493	112,804	123,263	130,482	119,612	128,988
Spruce Grove	124,098	127,527	138,942	124,524	123,366	125,283
Strathcona County	156,997	161,904	163,941	159,063	161,801	165,643
Fort Saskatchewan	150,175	139,745	126,371	147,125	118,042	129,524
Sturgeon No. 90	100,481	146,206	152,524	149,039	134,836	144,218
Edmonton	156,682	151,082	140,658	150,086	146,678	149,626
St. Albert	162,621	163,282	158,529	159,347	152,493	158,948
Gibbons	113,482	116,329	129,558	133,939	140,273	116,530
Redwater	56,146	124,311	116,810	151,449	115,218	120,861
Bon Accord	139,891	139,328	130,463	140,778	126,793	151,672
Morinville	120,193	123,010	132,598	143,469	110,518	116,435
Legal	102,736	106,314	112,615	118,118	95,122	109,761
Stony Plain 135	-	-	-	-	-	-
Alexander 134	-	-	-	-	-	-
Wabamun 133A	-	-	-	-	-	-
CMA of Edmonton	150,315	149,988	143,459	149,443	145,783	150,681

**Table 8.20 - CMA of Vancouver, Average Fair Market Value of Component CSDs by Year
- All types**

	(\$)					
	1992	1993	1994	1995	1996	1997
Langley, District Municipality	195,667	211,256	220,856	225,530	213,318	197,545
Langley, City	143,315	149,395	150,680	137,022	135,635	148,905
Surrey	217,254	220,600	198,167	207,189	219,883	227,543
White Rock	196,763	196,603	213,923	236,235	215,377	199,324
Delta	214,791	278,154	263,259	250,431	225,820	229,534
Richmond	269,745	227,396	250,246	230,933	242,111	219,269
University Endowment Area	-	261,203	-	-	-	287,720
Vancouver	243,087	232,236	222,647	197,805	201,758	204,302
Burnaby	208,688	225,228	230,473	230,197	227,535	217,423
New Westminster	185,071	161,813	194,591	187,514	163,018	175,499
Coquitlam	216,361	204,079	213,235	248,126	235,474	246,616
Belcarra	-	x	-	-	-	-
Anmore	266,595	280,250	x	x	-	x
Port Coquitlam	185,866	196,187	178,994	193,450	192,157	189,330
Port Moody	261,354	257,667	199,880	262,021	212,742	264,904
North Vancouver, District Municipality	281,598	292,506	298,195	267,212	249,995	256,755
North Vancouver, City	210,738	227,760	239,756	231,604	244,251	211,121
West Vancouver	301,848	296,812	380,148	354,434	324,398	248,971
Greater Vancouver, Sudb. A	270,768	270,317	276,895	290,558	295,741	332,147
Lions Bay	-	x	x	-	-	-
Pitt Meadows	164,339	164,331	178,210	157,935	170,505	169,347
Maple Ridge	162,883	171,443	200,176	200,133	193,206	209,472
Semiahmoo	x	-	x	x	x	x
Tsawwassen	x	-	-	x	x	x
Musqueam 2	-	-	-	-	-	-
Coquitlam 2	x	x	-	-	-	-
Coquitlam 1	-	-	-	-	-	-
Burrard Inlet 3	-	-	-	-	-	-
Mission 1	x	-	-	-	x	-
Capilano 5	-	x	x	x	-	x
Barnston Island 3	-	-	-	-	-	-
Musqueam 4	-	x	-	x	x	260,129
Seymour Creek 2	x	x	x	x	x	-
Katzie 2	-	-	-	-	-	-
McMillan Island 6	-	-	-	-	-	-
Matsqui 4	x	-	x	x	x	-
Katzie 1	-	-	-	-	-	-
Langley 5	-	-	-	-	-	-
Whonnock 1	167,977	186,488	221,489	256,100	-	231,398
CMA of Vancouver	216,574	216,536	214,097	212,681	213,276	216,031

CMA of Vancouver , 1997



Average Fair Market Value (\$)

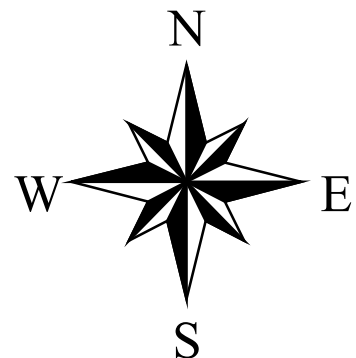
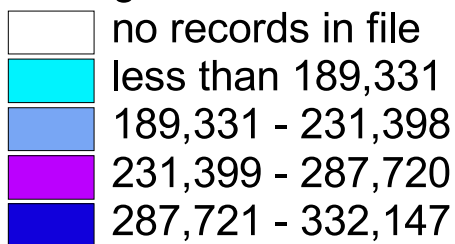


Table 8.21 - CMA of Victoria, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
North Saanich	286,492	305,266	328,056	310,986	341,712	314,284
Sidney	163,742	176,815	212,405	243,560	201,958	227,348
Central Saanich	146,424	169,149	199,791	180,876	241,518	247,730
Saanich	224,626	253,095	239,190	226,706	216,040	253,033
Oak Bay	297,293	302,300	214,347	238,152	225,280	307,486
Victoria	186,019	169,918	159,611	151,440	188,596	197,169
Esquimalt, District Municipality	181,102	191,977	200,367	180,808	190,091	217,152
Colwood	221,712	232,137	210,535	220,411	197,175	279,420
Metchosin	x	x	x	x	x	272,653
Langford	212,810	216,880	258,371	252,738	244,534	232,018
Capital, Subd. B	-	-	219,105	191,006	215,093	260,186
View Royal	204,412	266,351	229,586	231,827	220,482	267,822
Highlands	-	x	x	242,746	267,614	232,296
Capital, Subd. C	164,802	193,645	221,979	200,183	188,764	209,266
Cole Bay 3	-	-	-	-	-	-
Union Bay 4	-	-	-	-	-	-
East Saanich 2	-	-	-	-	-	-
South Saanich 1	-	-	-	-	-	-
Becher Bay 1	-	-	-	-	-	-
Esquimalt, Reserve	x	x	-	-	-	-
New Songhees 1A	-	-	-	x	x	x
Sooke 1	-	-	-	-	-	-
Sooke 2	-	-	-	-	-	-
CMA of Victoria	200,330	213,628	209,533	202,439	209,477	235,561

Table 8.22 - CAs of the North, Average Fair Market Value of Component CSDs by Year – All types

	(\$)					
	1992	1993	1994	1995	1996	1997
Whitehorse (CA)						
Whitehorse	123,341	155,732	162,486	161,663	153,624	152,521
Lake Laberge 1	-	-	-	-	-	-
Mt. Lorne	-	-	-	-	-	-
Ibex Valley	-	-	-	-	-	-
Whitehorse Unorganized	166,956	171,052	197,250	206,226	215,512	186,972
CA of Whitehorse	125,764	156,950	164,947	165,377	157,135	155,333
Yellowknife (CA)						
Yellowknife	156,588	156,177	165,031	169,283	195,290	199,050

Glossary

Unless where specified, all definitions are from “GST/HST New Housing Rebate Guide”, RC4028 (E), Revenue Canada, 1998.

Builder - For the purpose of the new housing rebate, a builder is a person who is in the business of constructing or substantially renovating housing on land owned or leased by that builder. A builder may also include one of the following:

- a manufacturer or vendor of a mobile home or floating home;
- a person who buys unoccupied new housing for resale purposes; or
- a person who acquires an interest in a home as part of that person's business or trade while the home is under construction or substantial renovation.

For rebate purposes, a builder is not normally a person with whom you contract for services (i.e., a contractor) to build a home on land that you own or lease.

Census Metropolitan Area (CMA) - A census metropolitan area (CMA) is a very large urban area (known as the urban core) together with adjacent urban and rural areas (known as urban and rural fringes) that have a high degree of social and economic integration with the urban core. A CMA has an urban core population of at least 100,000, based on the previous census. Once an area becomes a CMA, it is retained as a CMA even if the population of its urban core declines below 100,000. (1996 Census Dictionary, Catalogue 92-351-XPE)

Census Agglomeration (CA) - A census agglomeration (CA) is a large urban area (known as the urban core) together with adjacent urban and rural areas (known as urban and rural fringes) that have a high degree of social and economic integration with the urban core. A CA has an urban core population of at least 10,000, based on the previous census. However, if the population of the urban core of a CA declines below 10,000, the CA is retired. Once a CA attains an urban core population of at least 100,000, based on the previous census, it is eligible to become a CMA. (1996 Census Dictionary, Catalogue 92-351-XPE)

Census Subdivision (CSD) - A census subdivision is the general term applying to municipalities (as determined by provincial legislation) or their equivalent (for example, Indian reserves, Indian settlements and unorganized territories).

In Newfoundland, Nova Scotia and British Columbia, the term also describes geographic areas that have been created by Statistics Canada in cooperation with the provinces as equivalents for municipalities for the dissemination of statistical data. (1996 Census Dictionary, Catalogue 92-351-XPE)

Duplex - A duplex is a building (and related land) with two individual residential units under one freehold ownership. This includes a single family home, which has a separate basement apartment for rent.

Fair market value - The fair market value is generally the purchase price of a home (including applicable land), if you purchase the home and land from a builder. If you build or substantially renovate your own home, or purchase a home on leased land, fair market value is normally based on the value of both the home and applicable land, and should be comparable to similar properties in the local real estate market. Fair market value does not include the GST/HST or provincial land transfer taxes.

Floating home - A floating home is a structure designed to be occupied as a place of residence for individuals that is permanently affixed to a floating platform and is incapable of self-propulsion (i.e., it is not a house - boat or pleasure craft).

Major addition - A major addition means the construction of an addition to a residential complex, to the extent that either the original building and the addition together essentially form a newly constructed residential complex, or the existing house is incorporated into the major addition so as to essentially form a newly constructed residential complex. Such may be the case, for example where a person adds a full second story to an existing bungalow.

This would not normally be the case where the existing residential complex remained virtually intact and the addition does not at least equal the size of the existing house before the construction of the addition (for example, the construction of enclosed rooms over the roof of an attached garage). The construction of a porch, sunroom, family room, bedroom or the construction of more than one room are not normally considered to be the construction of a residential complex. For more information on whether the major addition is considered to be a newly constructed residential complex, contact your tax services office.

Mobile home - Effective April 24, 1996, a mobile home is a building, the manufacture and assembly of which is completed or substantially completed, that is equipped with complete plumbing, electrical, and heating facilities. It is designed to be moved to a site for installation on a foundation and connection to service facilities, and to be occupied as a place of residence. It also includes appurtenances to the home, such as detached garages or sheds. It does not include travel trailers, motor homes, camping trailers, or other vehicles or trailers designed for recreational use.

Before April 24, 1996, the mobile home had to be not less than 3 meters wide and 8 meters long, and had to be designed to be towed to a site on its own chassis, installed on a foundation, and connected to service facilities.

Modular home - A modular home is a factory - built house or building intended for residential occupancy, which is comprised of "modules" joined together on a permanent foundation at a particular site.

Owner - built home - An owner - built home is a home constructed or substantially renovated by the owner of the home, the owner's contractor, or a combination of both.

Primary place of residence - Primary place of residence means a residential unit, owned jointly or otherwise, which is intended to be inhabited by an individual on a permanent basis. Only one residence may be a person's primary residence. For rebate purposes, if a person has more than one place of residence, the following factors may be taken into consideration to determine if the residence qualifies as the primary residence:

- whether the individual intends to use the home as his or her primary residence;
- the length of time the premises are inhabited; and
- the designation of that address on personal records.

This means that you cannot normally receive a rebate for an investment property or a recreational cottage. For rebate purposes, the primary place of residence generally includes the land subjacent to the housing unit and any portion of immediately adjacent land that can reasonably be regarded as contributing to the use and enjoyment of the unit as a place of residence.

Purchase price - The purchase price is the total amount payable for a new home, including, if applicable, the amount of the rebate transferred to the builder as part of your cost for acquiring the home. It does not include GST/HST or provincial land transfer taxes.

Relation - A relation means another individual related to you by blood, marriage or adoption within the meaning of the *Income Tax Act*. "Blood relation" is limited to parents, children, or other descendants or siblings. "Marriage relation" includes your spouse or a person who is connected to your spouse by blood or adoption. A relation can also be your former spouse.

Residential condominium unit - A residential condominium unit means a separate unit within a building which is or intended to be registered or described on a condominium or strata lot plan (or similar plan or description registered under provincial law) and includes any interest in land pertaining to ownership of the unit.

Single unit residential complex - For the purpose of the new housing rebate, a single unit residential complex means a housing unit with no more than two residential units, such as a detached single family home, a semi - detached home, an individually owned rowhouse unit (e.g., a freehold townhouse), a mobile home, or floating home. It may also include a modular home (when placed and affixed to land), a

duplex, or a unit in a co - operative housing corporation. It does not include a residential condominium unit.

Substantial completion - Substantial completion generally means that construction or substantial renovation of a complex is at a stage where you can reasonably inhabit the premises. Minor repairs, adjustments, or outstanding upgrades do not reasonably impair the use and enjoyment of the housing unit as a place of residence.

Substantial renovation - Substantial renovation means that all or substantially all (90% or more) of the interior of an existing house has been removed or replaced. Renovations to the foundation, external walls, interior supporting walls, floors, roof, staircases, and additions are not included in any calculation to determine whether 90% or more of the existing house has been removed or replaced.

If your house is virtually gutted, so that all wiring, plumbing, heating, doors and windows are replaced, and 90% or more of the house is totally refurbished, all or substantially all of the existing house has been "substantially renovated" you qualify for a rebate if you meet the eligibility requirements.