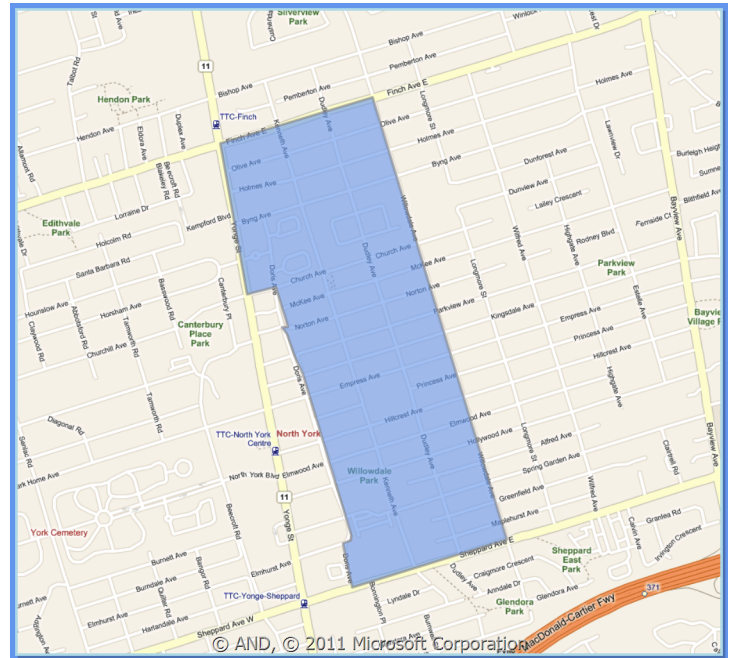


Average Property Value                    \$402,000

12 Month Change in Value                14.04%

This Neighbourhood Report provides detailed local market data to help you make an informed real estate decision. You can understand current market trends or analyze home values by different property styles. Historical trending charts also provide a long-term view on value trends.

There is nothing quite like owning your own home. And when it comes to financing, you want to make the best choices from beginning to end. A Mortgage Professional will be contacting you to assist with all of your mortgage needs.



## Neighbourhood Average Property Characteristics

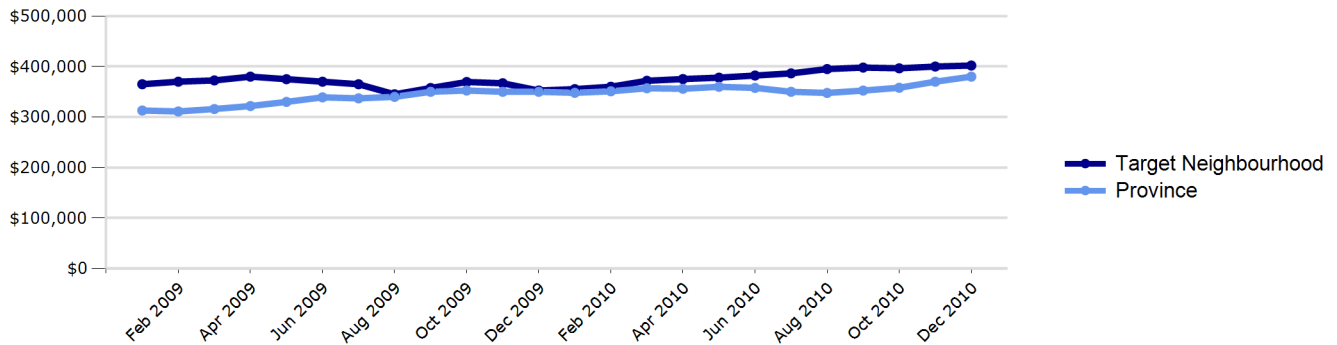
Average Year Built	1996	Average # Bedrooms	2	Highest Property Value	\$1,850,000
Average Lot Size	5803 sqft	Average # Bathrooms	2	Lowest Property Value	\$218,000

## Neighbourhood Information by Property Style

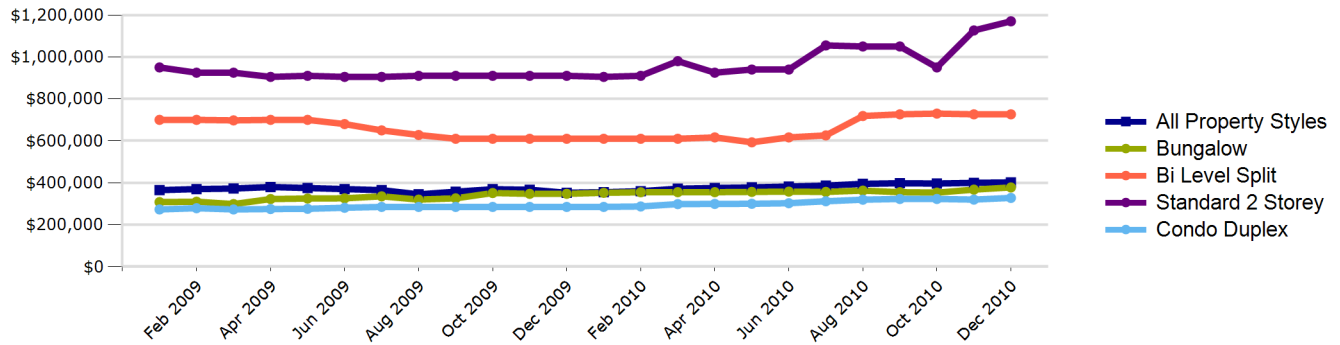
Property Style	Target Neighbourhood		Ontario	
	Average Property Value	12-Month Change in Value	Average Property Value	12-Month Change in Value
All Property Styles	\$402,000	14.04%	\$380,000	8.57%
Condo/Duplex	\$328,000	15.09%	\$330,000	6.11%
Townhouse/Multiplex	\$465,000	-8.82%	\$385,000	-2.65%
Standard 2 Storey	\$1,170,000	28.57%	\$475,000	10.47%
Bungalow	\$378,000	8.78%	\$315,000	5.02%
Split/1.5 Storey	\$726,500	19.10%	\$275,000	-5.17%

## Neighbourhood Trending Charts

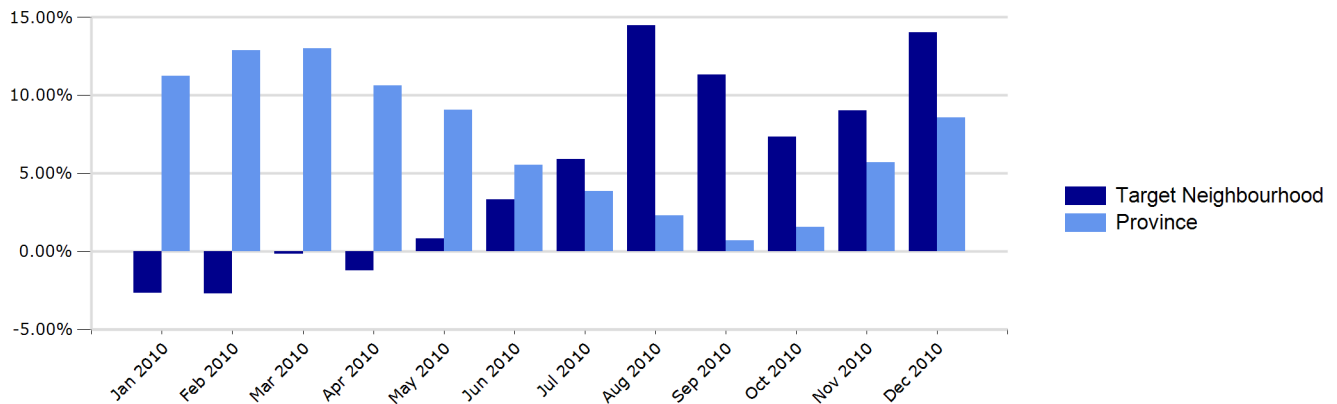
### Average Property Value: Target Neighbourhood vs. Province (24 Months)



### Average Property Value: by Property Style (24 Months)



### Year-Over-Year % Change in Property Value: Target Neighbourhood vs. Province (12 Months)



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Map Boundary Source: Adapted from Geography Division, Statistics Canada, Census Tract Boundary Files, Catalogue number 92-168-X, 2006 Census. Map Boundary Source: Adapted from Geography Division, Statistics Canada, 2006 Boundary Files, Catalogue number 92-160-XWE, 92-160-XWF.

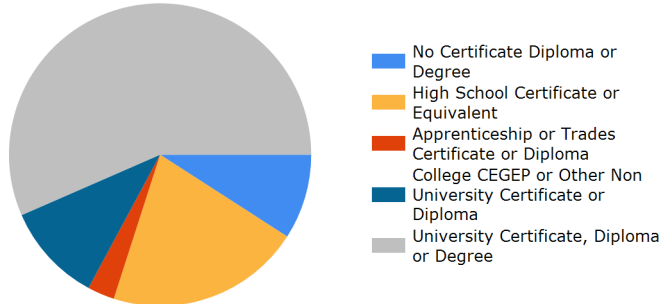
The boundary files are reproduced with the permission of Statistics Canada. The incorporation of data sourced from Statistics Canada within this product shall not be construed as constituting an endorsement by Statistics Canada of such product.

## Neighbourhood Demographics

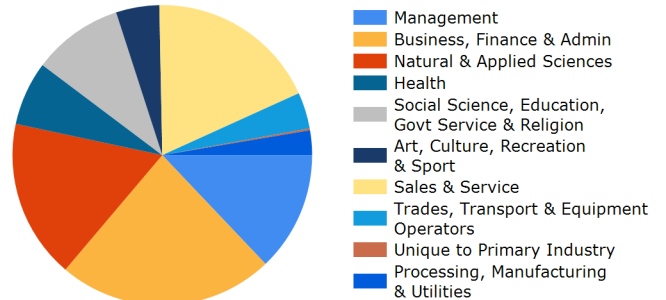
**Total Population (2006)** 13,501  
**Population Change (01-06)** 70.0%  
**Median Income** \$47,874  
**Average Number Children/Home** 1.0

**Total Households** 5,605  
**% Rented Households** 34.5%  
**% Owned Households** 65.6%  
**Total Families** 3,760

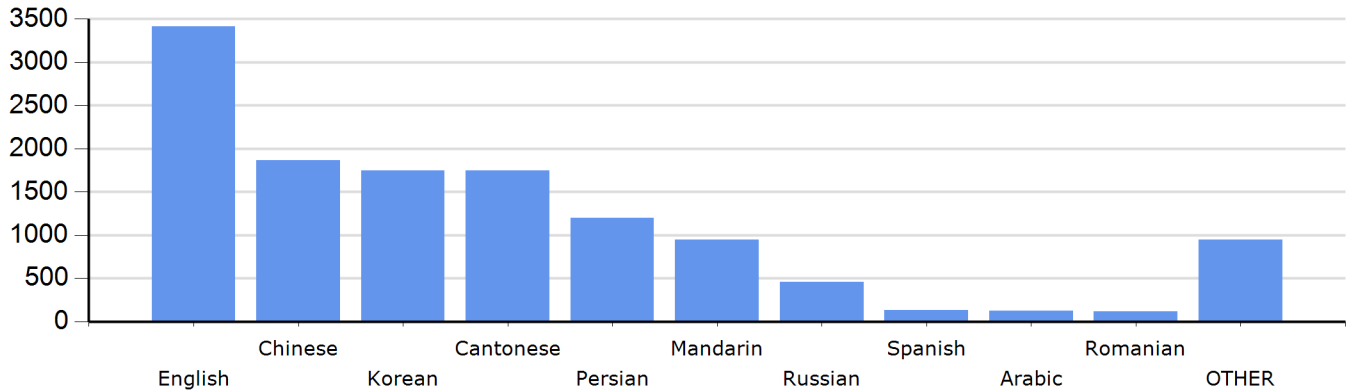
## Educational Attainment



## Labour Force by Occupation



## Language - Mother Tongue



## Neighbourhood Schools

School Name	Address	Type	Grades	Distance
EARL HAIG SECONDARY SCHOOL	100 PRINCESS AVE	Public	Sr	0.2 km
NORTHERN LIGHTS PREPARATORY CO	5075 YONGE ST	Private/Independent	Sr, 10-12	0.4 km
MCKEE PUBLIC SCHOOL	35 CHURCH AVE	Public	Jr/Int	0.4 km
BEECROFT LEARNING CENTRE	250 BEECROFT RD	Private/Independent	Jr/Int, K-8	0.6 km
NOOSHIN LEARNING CENTRE	349 KENNETH AVE	Private/Independent	Sr	0.6 km
CLAUDE WATSON SCHOOL FOR THE A	130 DORIS AVE	Public	-	0.6 km
HORSHAM HOUSE	15 HORSHAM AVE	Public	-	0.6 km
CARDINAL CARTER ACADEMY FOR TH	36 GREENFIELD AVE	Catholic (Separate)	-	0.7 km
UNIVERSITY PREPARATORY ACADEMY	1 ELMHURST AVE	Private/Independent	Sr, 10-12	0.8 km
CENTRAL MONTESSORI SCHOOL	157 WILLOWDALE AVE	Private/Independent	Jr/Int, K-8	0.9 km