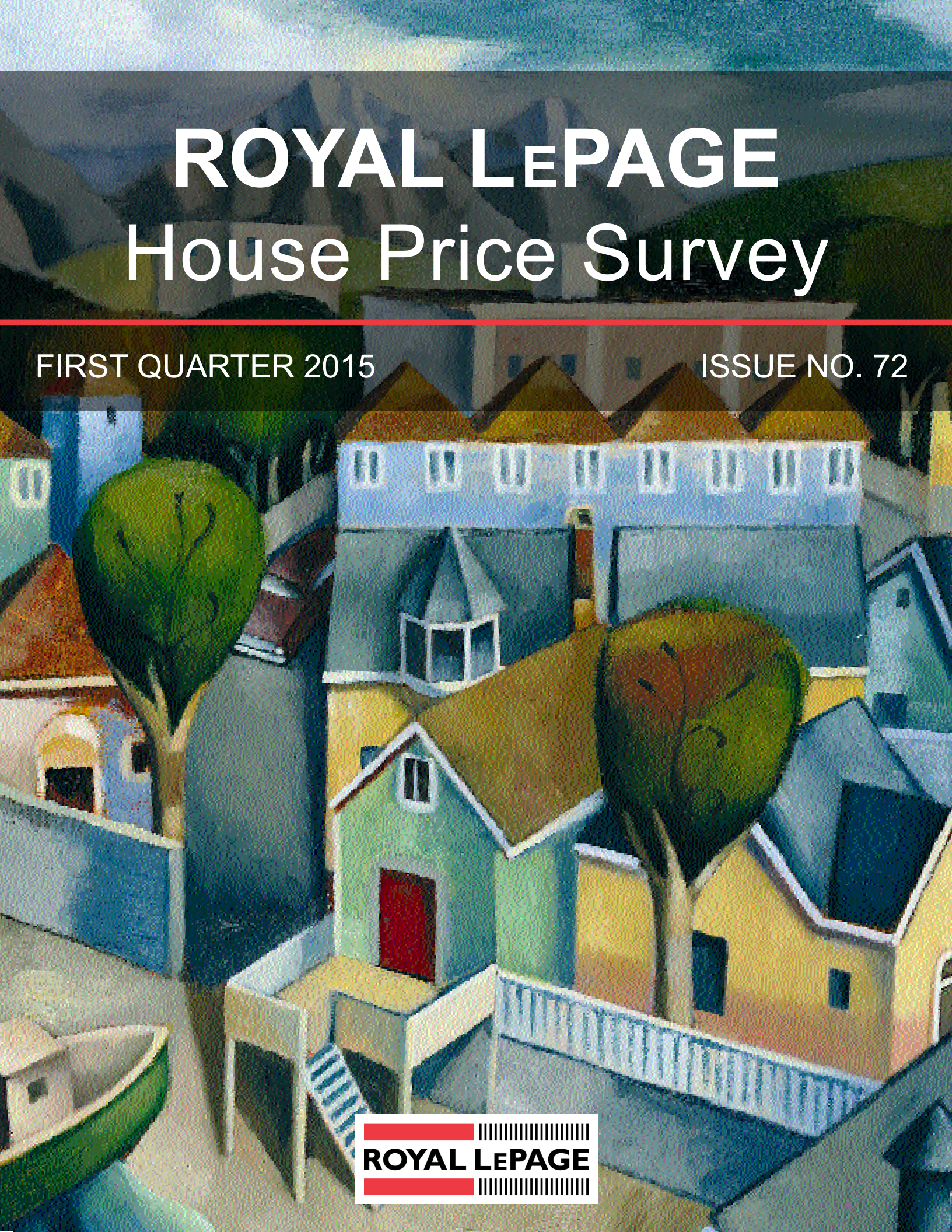


ROYAL LEPAGE

House Price Survey

FIRST QUARTER 2015

ISSUE NO. 72



THE ROYAL LEPAGE HOUSE PRICE SURVEY

The Royal LePage House Price Survey is the largest, most comprehensive study of its kind in Canada, with information on seven types of housing in over 250 neighbourhoods from coast to coast. A complete database of past and present surveys is available on the Royal LePage Web site at www.royallepage.ca. Housing values in the Royal LePage House Price Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

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THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

Housing values in the Royal LePage Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

Housing Types

Seven categories of housing are surveyed, including four types of detached homes, townhouses and condominium high-rise apartments. Each housing type and its amenities are specifically described, permitting comparison of value across Canada. This includes many regional variances, for which adjustments in value estimates have been applied.

Property Location

Location has a major influence on real estate values. The properties in the Survey are considered to be within average commuting distance to the city centre and are typical of other housing in the neighbourhood.

Mortgage Financing

For the purposes of this study, mortgage financing has not been taken into account in arriving at published prices and all properties have been considered as being free and clear of debt. However, the type of mortgage debt financing on a property can affect its market value either up or down depending on the amount, term, rates of interest, method of repayment and other factors.

Limitation

All material contained herein is for general information purposes only. Royal LePage cannot and does not assume any liability or responsibility for any actions or decisions undertaken by any person as a result of reliance on information, estimates, or opinions contained or expressed herein.

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GLOSSARY OF HOUSING TYPES



1

1. DETACHED BUNGALOW

A detached, three-bedroom single storey home with 1 1/2 bathrooms and a one-car garage. It has a full basement but no recreation room, fireplace or appliances. Using outside dimensions (excluding garage), the total area of the house is 111 sq. metres (1,200 sq. ft.) and it is situated on a full-serviced, 511 sq. metre (5,500 sq. ft.) lot. Depending on the area, the construction style may be brick, wood, siding or stucco.



2

2. EXECUTIVE DETACHED TWO-STOREY

A detached two-storey, four-bedroom home with 2 1/2 bathrooms, a main floor family room, one fireplace, and an attached two-car garage. There is a full basement but no recreation room or appliances. Using the exterior dimensions (excluding garage), the total area of the house is 186 sq. metres (2,000 sq. ft.), and it is situated on a full-serviced, 604 sq. metre (6,500 sq. ft.) lot. Depending on the area, the construction style may be brick, wood, aluminum siding, stucco or a combination like brick and siding.



3

3. STANDARD TWO-STOREY

A three-bedroom, two-storey home with a detached garage. It has a full basement but no recreation room. Using outside dimensions, the total area of the house is 139 sq. metres (1,500 sq. ft.) and it is situated on a full-serviced, city-sized lot of approximately 325 sq. metres (3,500 sq. ft.). The house may be detached or semidetached and construction style may be brick, wood, siding or stucco.



4

4. STANDARD TOWNHOUSE

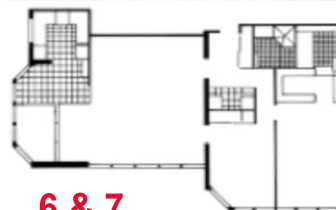
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000 sq. ft.). Depending on the area, the construction may be brick, wood, siding or stucco.



5

5. SENIOR EXECUTIVE

A two-storey, four- or five-bedroom home with three bathrooms, main floor family room plus atrium or library. Two fireplaces, a full unfinished basement and an attached two-car garage. The house is 279+ sq. metres (3,000+ sq. ft.) and is situated on a fully-serviced 627 sq. metre (6,750 sq. ft.) lot. Construction may be brick, stucco, siding or any combination.



6 & 7

6. STANDARD CONDOMINIUM APARTMENT

A two-bedroom apartment with a living room, a dining room (possibly combined) and a kitchen, in a high-rise building with an inside floor area of 84 sq. metres (900 sq. ft.). Amenities include standard broadloom, 1 1/2 bathrooms, 2 appliances, a small balcony and 1 underground parking space. Common area includes a pool and some minor recreational facilities.

7. LUXURY CONDOMINIUM APARTMENT

A two-bedroom apartment with a living room, a dining room (possibly combined) and a kitchen, with family room or den, in a high-rise building with an inside floor area of 130 sq. metres (1,400 sq. ft.). Amenities include upgraded broadloom, 2 full bathrooms, ensuite laundry and storage areas, 5 appliances, a large balcony and 1 underground parking space. Common area includes a pool, sauna and other major recreation facilities.

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	329,500	327,000	339,500	-2.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,500	236,000	235,000	0.2%	-	-
- Eastern Passage	199,000	198,900	204,000	-2.5%	-	-
- Woodlawn/ Montebello	263,000	265,000	255,000	3.1%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	325,000	328,900	323,000	0.6%	-	-
- North End	275,000	275,000	275,000	0.0%	-	-
- West	293,000	289,000	288,500	1.6%	-	-
Truro/Colchester	165,000	164,600	140,318	17.6%	-	-
Prince Edward Island						
Charlottetown	174,000	174,000	173,000	0.6%	-	-
New Brunswick						
Fredericton	202,000	202,000	203,000	-0.5%	2,910	900
Moncton	146,800	150,796	153,000	-4.1%	-	-
Saint John	172,845	172,935	181,425	-4.7%	-	-
Newfoundland						
St. John's						
- East End	294,300	310,000	290,000	1.5%	-	-
- Mount Pearl	327,000	345,000	323,000	1.2%	-	-
- West	279,000	294,000	275,000	1.5%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



ATLANTIC PROVINCES

EXECUTIVE DETACHED TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	397,500	398,000	395,000	0.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	292,000	292,500	287,000	1.7%	-	-
- Eastern Passage	275,000	283,000	282,000	-2.5%	-	-
- Lawrence Town	307,000	301,000	310,000	-1.0%	-	-
- Woodlawn/ Montebello	290,000	292,500	287,000	1.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	370,000	371,000	364,500	1.5%	-	-
- West	369,000	369,000	355,400	3.8%	-	-
Truro/Colchester	275,000	275,000	275,000	0.0%	-	-
Prince Edward Island						
Charlottetown	260,000	260,000	260,000	0.0%	-	-
New Brunswick						
Fredericton	295,000	295,000	302,000	-2.3%	4,250	1,500
Newfoundland						
St. John's						
- East End	507,000	532,000	497,000	2.0%	-	-
- Mount Pearl	457,000	481,000	449,000	1.8%	-	-
- West	469,000	490,000	460,000	2.0%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	315,000	215,000	310,000	1.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	249,000	251,500	248,500	0.2%	-	-
- Eastern Passage	229,000	235,000	231,000	-0.9%	-	-
- Lawrence town	248,000	247,500	240,000	3.3%	-	-
- Woodlawn/ Montebello	255,500	258,700	254,000	0.6%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	320,000	320,000	319,900	0.0%	-	-
- North End	320,000	318,000	305,900	4.6%	-	-
- West	364,000	362,500	352,000	3.4%	-	-
Truro/Colchester	170,000	170,000	187,500	-9.3%	-	-
Prince Edward Island						
Charlottetown	207,000	205,000	205,000	1.0%	-	-
New Brunswick						
Fredericton	210,000	210,000	215,000	-2.3%	3,075	1,000
Moncton	148,950	151,622	135,000	10.3%	-	-
Saint John	252,250	239,600	278,145	-9.3%	-	-
Newfoundland						
St. John's						
- East End	421,000	442,000	413,000	1.9%	-	-
- Mount Pearl	397,000	417,000	390,000	1.8%	-	-
- West	405,000	425,000	398,000	1.8%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



A T L A N T I C P R O V I N C E S

STANDARD TOWNHOUSE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	289,000	289,000	276,000	4.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	183,000	179,500	179,000	2.2%	-	-
- Eastern Passage	253,000	251,400	251,300	0.7%	-	-
- Woodlawn/ Montebello	265,000	265,000	261,500	1.3%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	275,000	280,000	279,000	-1.4%	-	-
- North End	310,000	295,000	300,000	3.3%	-	-
- West	280,000	276,500	277,500	0.9%	-	-
Prince Edward Island						
Charlottetown	132,000	132,000	131,000	0.8%	-	-
New Brunswick						
Fredericton	185,000	185,000	185,000	0.0%	2,665	900
Newfoundland						
St. John's						
- East End	208,500	220,000	206,000	1.2%	-	-
- Mount Pearl	219,000	231,000	216,000	1.4%	-	-
- West	212,000	224,000	210,000	1.0%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



ATLANTIC PROVINCES

SENIOR EXECUTIVE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	505,000	501,500	489,000	3.3%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	362,000	364,000	360,000	0.6%	-	-
- Lawrence town	362,000	360,500	365,000	-0.8%	-	-
- Woodlawn/ Montebello	400,000	399,000	401,500	-0.4%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	485,000	479,000	495,000	-2.0%	-	-
- West	417,600	425,000	401,900	3.9%	-	-
Truro/Colchester	350,000	350,000	350,000	0.0%	-	-
Prince Edward Island						
Charlottetown	346,000	345,000	346,000	0.0%	-	-
New Brunswick						
Fredericton	372,000	361,000	389,000	-4.4%	5,359	1,500
Moncton	247,385	274,943	264,700	-6.5%	-	-
Newfoundland						
St. John's						
- East End	645,000	680,000	636,000	1.4%	-	-
- Mount Pearl	497,000	523,000	489,000	1.6%	-	-
- West	526,000	555,000	518,000	1.5%	-	-

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ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	238,000	234,000	239,000	-0.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	152,500	149,500	155,000	-1.6%	-	-
- Woodlawn/ Montebello	226,300	232,000	224,000	1.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	225,000	222,000	222,900	0.9%	-	-
- North End	235,000	219,000	215,000	9.3%	-	-
Prince Edward Island						
Charlottetown	130,000	128,000	130,000	0.0%	-	-
New Brunswick						
Fredericton	154,000	147,000	151,000	2.0%	2,218	800
Saint John	197,100	163,985	213,427	-7.6%	-	-
Newfoundland						
St. John's						
- East End	325,500	342,400	320,000	1.7%	-	-
- Mount Pearl	322,000	338,000	316,000	1.9%	-	-
- West	315,000	325,000	310,000	1.6%	-	-

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A T L A N T I C P R O V I N C E S

LUXURY CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	390,000	387,000	390,000	0.0%	-	-
Prince Edward Island						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
New Brunswick						
Fredericton	239,000	234,000	229,000	4.4%	3,443	1,000
Newfoundland						
St. John's						
- East End	422,000	445,000	415,000	1.7%	-	-
- Mount Pearl	329,000	346,000	324,000	1.5%	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	336,875	332,500	325,400	3.5%	-	-
Dorval	314,900	317,350	301,000	4.6%	-	-
Pierrefonds	297,750	297,500	298,700	-0.3%	-	-
Laval	285,000	285,000	285,000	0.0%	-	-
Brossard	282,150	284,000	283,000	-0.3%	-	-
Longueuil	259,500	261,500	265,000	-2.1%	-	-
Boucherville	299,650	303,250	303,800	-1.4%	-	-
Québec						
Mirabel	241,250	243,250	230,000	4.9%	-	-
Saint-Jérôme	189,650	194,500	195,000	-2.7%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	526,500	545,625	522,000	0.9%	-	-
Dorval	514,400	519,625	576,700	-10.8%	-	-
Pierrefonds	462,500	464,500	444,000	4.2%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	822,000	745,000	746,500	10.1%	-	-
Laval	455,000	445,000	448,500	1.4%	-	-
Brossard	480,000	480,000	450,350	6.6%	-	-
Longueuil	429,500	424,000	420,000	2.3%	-	-
Boucherville	518,000	517,250	532,300	-2.7%	-	-

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Q U É B E C

STANDARD TWO-STOREY

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Dorval	315,000	317,500	338,750	-7.0%	-	-
Pierrefonds	384,250	386,500	386,250	-0.5%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	543,500	550,500	554,000	-1.9%	-	-
Laval	375,000	368,000	362,000	3.6%	-	-
Brossard	399,000	406,000	403,250	-1.1%	-	-
Longueuil	366,500	365,250	367,000	-0.1%	-	-
Boucherville	416,500	422,500	432,000	-3.6%	-	-
Québec						
Mirabel	315,000	307,950	330,750	-4.8%	-	-
Saint-Jérôme	265,000	274,500	274,000	-3.3%	-	-

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Q U É B E C

STANDARD TOWNHOUSE

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Pierrefonds	308,500	307,250	286,600	7.6%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	482,300	469,700	473,300	1.9%	-	-
Ville-Marie	516,000	508,000	548,800	-6.0%	-	-
Le Plateau Mont-Royal	657,500	651,800	626,200	5.0%	-	-
Rosemont/La Petite Patrie	416,900	409,350	395,700	5.4%	-	-
Laval	260,000	260,000	255,000	2.0%	-	-
Brossard	255,500	255,000	255,000	0.2%	-	-
Longueuil	240,000	232,000	240,000	0.0%	-	-
Boucherville	275,750	274,375	278,100	-0.8%	-	-

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Q U É B E C

SENIOR EXECUTIVE

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	719,750	702,000	666,000	8.1%	-	-
Westmount	2,458,000	2,474,000	2,558,000	-3.9%	-	-
Ville-Marie	2,263,000	2,295,000	2,302,000	-1.7%	-	-
Laval	682,500	685,250	726,800	-6.1%	-	-
Brossard	668,500	664,500	614,750	8.7%	-	-
Longueuil	667,750	638,000	633,600	5.4%	-	-
Boucherville	895,000	905,000	868,000	3.1%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Pierrefonds	223,500	223,000	213,000	4.9%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	260,000	254,000	257,000	1.2%	-	-
Ville-Marie	323,000	320,000	310,000	4.2%	-	-
Le Plateau Mont-Royal	320,000	318,000	320,100	0.0%	-	-
Rosemont/La Petite Patrie	283,000	279,850	277,000	2.2%	-	-
Laval	199,000	197,000	200,000	-0.5%	-	-
Brossard	197,000	195,000	194,000	1.5%	-	-
Longueuil	175,000	182,500	174,250	0.4%	-	-
Boucherville	204,500	208,500	210,700	-2.9%	-	-
Québec						
Saint-Jérôme	140,000	140,000	143,000	-2.1%	-	-

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Westmount	806,000	760,000	738,000	9.2%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	583,000	581,000	520,000	12.1%	-	-
Ville-Marie	727,500	690,000	670,000	8.6%	-	-
Le Plateau Mont-Royal	549,250	554,000	551,700	-0.4%	-	-
Rosemont/La Petite Patrie	465,000	458,500	458,700	1.4%	-	-
Laval	379,000	398,000	440,000	-13.9%	-	-
Brossard	326,000	323,000	333,000	-2.1%	-	-
Longueuil	386,000	394,500	418,750	-7.8%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	715,000	710,000	685,000	4.4%	-	-
Etobicoke- Islington/ Kingsway	645,000	640,000	615,000	4.9%	-	-
– South Etobicoke	474,000	470,000	450,000	5.3%	-	-
Leaside	985,000	900,000	800,000	23.1%	-	-
Lawrence Park	902,000	1,180,000	880,000	2.5%	-	-
North Toronto	1,027,500	1,021,556	800,000	28.4%	-	-
Mississauga -Mead-Vale/Str-Vil	525,000	525,000	495,000	6.1%	3,900	2,000
- Mississauga	527,000	520,000	500,000	5.4%	5,050	2,100
Milton	460,000	448,000	435,000	5.7%	-	-
Oakville	530,000	520,000	500,000	6.0%	-	-
Richmond Hill	750,000	725,000	670,000	11.9%	-	-
Scarborough - Agincourt	587,650	545,000	521,000	12.8%	2,750	1,700
- Central	516,540	475,000	455,000	13.5%	2,600	1,750
- West Hill	534,671	550,000	520,000	2.8%	2,800	1,700
Burlington	490,000	450,000	443,000	10.6%	3,500	1,950

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O N T A R I O

DETACHED BUNGALOW

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Hamilton						
– Mountain	305,029	291,107	278,133	9.7%	3,028	-
– West	376,330	313,340	319,312	17.9%	3,488	-
– East	230,370	222,426	186,273	23.7%	2,450	-
– Centre	177,019	167,794	152,789	15.9%	1,769	-
London	266,100	265,700	256,900	3.6%	-	-
Ottawa	630,000	630,000	622,000	1.3%	7,000	3,300
– Eastern	332,000	332,000	328,000	1.2%	4,450	2,000
– Kanata	386,000	386,250	375,000	2.9%	-	-
– Orleans	335,000	335,000	332,000	0.9%	4,450	1,800
– Southern	340,000	340,000	332,000	2.4%	4,450	2,000
– Western	402,000	405,000	390,000	3.1%	-	-
Windsor	182,800	182,800	175,300	4.3%	3,100	1,100
Barrie	317,000	315,000	303,000	4.6%	3,400	1,550
Brantford	267,000	260,000	232,000	15.1%	4,227	1,300
Dundas	442,504	397,450	370,000	19.6%	3,990	-
Stoney Creek	365,812	331,224	310,783	17.7%	3,362	-
Ancaster	485,526	459,512	462,385	5.0%	4,661	-
Georgetown-Halton Hills	440,000	428,000	412,000	6.8%	3,182	1,700
Orangeville	362,967	-	336,500	7.9%	-	-
Belleville	180,000	181,000	185,000	-2.7%	-	-
Cobourg	228,000	228,000	215,000	6.0%	-	-
Trenton	170,000	170,000	170,000	0.0%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	1,414,000	1,347,800	1,275,000	10.9%	-	-
Bloor West Village	1,190,000	1,185,000	1,150,000	3.5%	-	-
Cabbagetown	925,000	950,000	850,000	8.8%	-	-
Etobicoke - Islington/ Kingsway	885,000	880,000	865,000	2.3%	-	-
- South Etobicoke	682,000	680,000	650,000	4.9%	-	-
Leaside	1,489,930	1,570,000	1,368,000	8.9%	-	-
Midtown Toronto	1,639,500	1,639,500	1,556,608	5.3%	-	-
Moore Park	1,794,111	1,790,000	1,750,000	2.5%	-	-
Lawrence Park	1,799,000	1,708,945	1,906,000	-5.6%	-	-
North Toronto	1,799,500	1,637,468	1,670,000	7.8%	-	-
Forest Hill	1,672,000	1,672,000	1,629,750	2.6%	-	-
Mississauga -Mead-Vale/Str-Vil	585,000	585,000	560,000	4.5%	4,000	2,300
- Mississauga	590,000	585,000	570,000	3.5%	5,150	2,800
Milton	800,000	798,000	770,000	3.9%	-	-
Oakville	825,000	775,000	775,000	6.5%	5,000	3,000
Richmond Hill	1,195,000	1,125,000	1,090,000	9.6%	-	-
Scarborough - Agincourt	629,000	663,000	649,000	-3.1%	3,400	2,300
- Central	630,000	597,000	578,000	9.0%	3,500	2,300
- West Hill	619,833	700,000	676,000	-8.3%	3,800	2,100
Burlington	735,000	740,000	696,000	5.6%	5,850	3,260

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	350,500	348,900	337,200	3.9%	-	-
Ottawa	640,000	640,000	630,000	1.6%	7,000	3,500
– Eastern	386,000	386,000	382,000	1.0%	4,700	2,200
– Kanata	473,800	473,800	460,000	3.0%	-	-
– Orleans	424,000	424,000	420,000	1.0%	5,750	2,100
– Southern	440,000	440,000	424,000	3.8%	5,750	2,000
– Western	518,600	520,000	503,500	3.0%	-	-
Windsor	273,300	277,000	260,750	4.8%	4,800	1,450
Barrie	370,000	365,000	342,000	8.2%	3,800	1,700
Brantford	388,000	385,000	345,000	12.5%	6,260	1,550
Georgetown-Halton Hills	580,000	575,000	546,750	6.1%	4,199	1,800
Orangeville	429,885	411,100	420,500	2.2%	-	-
Belleville	260,000	262,000	265,000	-1.9%	-	-
Cobourg	290,000	290,000	290,000	0.0%	-	-
Trenton	245,000	245,000	250,000	-2.0%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	921,000	917,700	845,000	9.0%	-	-
Bloor West Village	795,000	790,000	760,000	4.6%	-	-
Cabbagetown	750,000	750,000	730,000	2.7%	-	-
Etobicoke - Islington/ Kingsway	700,000	699,000	680,000	2.9%	-	-
- South Etobicoke	527,000	525,000	500,000	5.4%	-	-
Leaside	1,115,000	1,000,000	900,000	23.9%	-	-
Midtown Toronto	1,176,267	1,137,480	1,178,857	-0.2%	-	-
Moore Park	1,267,000	1,300,000	1,200,000	5.6%	-	-
Lawrence Park	1,149,839	1,091,185	1,138,000	1.0%	-	-
North Toronto	1,065,801	1,050,000	951,000	12.1%	-	-
Riverdale	624,715	625,000	550,000	13.6%	-	-
The Annex	1,153,000	912,500	912,500	26.4%	-	-
Forest Hill	1,197,500	1,174,875	1,065,300	12.4%	-	-
Mississauga -Mead-Vale/Str-Vil	480,000	480,000	450,000	6.7%	3,500	1,900
- Mississauga	492,000	490,000	472,000	4.2%	4,350	2,400
Milton	520,000	520,000	505,000	3.0%		
Oakville	650,000	615,000	580,000	12.1%	3,900	1,900
Richmond Hill	818,000	785,000	779,000	5.0%	-	-
Scarborough - Agincourt	630,250	550,000	521,000	21.0%	2,800	1,850
- Central	608,000	525,000	505,000	20.4%	2,850	1,950
- West Hill	633,000	585,000	560,000	13.0%	3,000	1,750
Burlington	598,000	560,000	518,000	15.4%	3,950	2,400

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O N T A R I O

STANDARD TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Hamilton						
– Mountain	419,852	417,682	398,312	5.4%	4,554	-
– West	409,804	398,864	353,237	16.0%	3,831	-
– East	275,257	296,045	284,375	-3.2%	3,203	1,400
– Centre	214,352	189,625	169,231	26.7%	1,992	1,163
London	276,300	274,600	268,100	3.1%	-	-
Ottawa	560,000	560,000	545,000	2.8%	6,375	2,900
– Eastern	330,000	330,000	327,000	0.9%	4,550	1,800
– Kanata	399,000	399,640	388,000	2.8%	-	-
– Orleans	345,000	345,000	347,000	-0.6%	4,750	1,800
– Southern	365,000	365,000	358,000	2.0%	4,500	1,700
– Western	443,000	445,000	430,000	3.0%	-	-
Windsor	134,500	134,500	132,125	1.8%	2,350	875
Barrie	310,000	305,000	290,000	6.9%	3,200	1,600
Brantford	284,000	277,000	235,000	20.9%	4,504	1,400
Dundas	533,425	542,004	495,593	7.6%	5,038	1,823
Stoney Creek	488,903	455,737	454,833	7.5%	4,448	1,842
Ancaster	587,003	573,529	521,418	12.6%	5,986	-
Georgetown-Halton Hills	464,000	459,950	445,250	4.2%	3,171	1,500
Orangeville	367,877	-	336,500	9.3%	-	-
Belleveille	190,000	195,000	200,000	-5.0%	-	-
Cobourg	225,000	225,000	240,000	-6.3%	-	-
Trenton	172,000	172,000	195,000	-11.8%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	793,000	781,200	708,000	12.0%	-	-
Bloor West Village	530,000	527,000	510,000	3.9%	-	-
Cabbagetown	565,000	585,000	570,000	-0.9%	-	-
Etobicoke - Islington/ Kingsway	493,000	490,000	465,000	6.0%	-	-
- South Etobicoke	512,000	510,000	490,000	4.5%	-	-
North Toronto	830,000	830,000	655,000	26.7%	-	-
Waterfront	580,000	655,931	580,000	0.0%	-	-
Mississauga -Mead-Vale/Str-Vil	375,000	375,000	350,000	7.1%	2,500	1,600
- Mississauga	386,000	380,000	367,000	5.2%	3,300	2,150
Milton	395,000	387,000	375,000	5.3%	-	-
Oakville	420,000	415,000	415,000	1.2%	2,700	1,600
Richmond Hill	610,000	576,900	560,000	8.9%	3,398	
Scarborough - Agincourt	390,000	377,000	369,000	5.7%	2,100	1,600
- Central	455,833	387,000	376,000	21.2%	2,300	1,550
- West Hill	342,850	410,000	395,000	-13.2%	2,300	1,500
Burlington	335,000	318,800	304,900	9.9%	2,500	1,800

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	189,700	187,500	179,900	5.4%	-	-
Ottawa	345,000	354,000	352,000	-2.0%	4,450	1,600
– Eastern	254,000	254,000	255,000	-0.4%	3,600	1,600
– Kanata	320,000	319,300	310,000	3.2%	-	-
– Orleans	260,000	260,000	266,000	-2.3%	4,050	1,400
– Southern	275,000	275,000	276,000	-0.4%	4,500	1,650
– Western	401,700	410,000	390,000	3.0%	-	-
Windsor	161,500	160,500	147,500	9.5%	2,700	850
Barrie	228,000	225,000	210,000	8.6%	2,450	1,350
Brantford	233,000	229,000	207,000	12.6%	3,723	1,150
Georgetown-Halton Hills	365,000	358,000	339,000	7.7%	2,400	1,400
Orangeville	276,473	242,900	243,822	13.4%	-	-
Belleville	131,000	131,000	135,000	-3.0%	-	-
Trenton	117,000	117,000	120,000	-2.5%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	1,713,500	1,684,000	1,490,000	15.0%	-	-
Cabbagetown	1,125,000	1,150,000	970,000	16.0%	-	-
Etobicoke - Islington/ Kingsway	1,185,000	1,180,000	1,130,000	4.9%	-	-
Leaside	2,010,741	2,000,000	1,650,000	21.9%	-	-
Midtown Toronto	2,435,500	2,435,500	2,270,000	7.3%	-	-
Moore Park	2,982,652	3,000,000	2,600,000	14.7%	-	-
Lawrence Park	2,190,218	2,143,682	2,460,000	-11.0%	-	-
North Toronto	2,108,573	2,020,465	2,078,000	1.5%	-	-
Riverdale	997,257	1,000,000	1,000,000	-0.3%	-	-
Forest Hill	2,214,000	2,214,000	2,190,750	1.1%	-	-
Mississauga -Mead-Vale/Str-Vil	710,000	710,000	685,000	3.6%	5,000	3,200
- Mississauga	795,000	775,000	787,500	1.0%	7,150	4,300
Milton	490,000	476,000	460,000	6.5%	-	-
Oakville	1,150,000	1,025,000	975,000	17.9%	7,300	5,200
Scarborough - Agincourt	727,000	682,000	667,500	8.9%	3,800	2,500
- Central	768,333	680,000	664,000	15.7%	4,000	2,700
- West Hill	830,500	865,000	825,000	0.7%	4,300	2,800
Burlington	945,000	960,000	825,000	14.5%	6,500	2,200

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O N T A R I O

SENIOR EXECUTIVE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	499,000	499,000	486,200	2.6%		
Ottawa	875,000	875,000	860,000	1.7%	8,700	3,900
– Eastern	535,000	535,000	530,000	0.9%	6,000	2,600
– Kanata	587,200	587,100	570,000	3.0%	-	-
– Orleans	556,000	556,000	550,000	1.1%	7,600	2,600
– Southern	570,000	570,000	557,000	2.3%	6,500	2,500
– Western	576,800	575,000	560,000	3.0%	-	-
– Rockcliffe Park	2,000,000	2,000,000	2,550,000	-21.6%	24,900	9,000
Windsor	475,600	468,300	455,740	4.4%	8,150	2,000
Barrie	555,000	555,000	525,000	5.7%	5,800	2,000
Brantford	432,000	422,000	380,000	13.7%	7,056	1,850
Georgetown-Halton Hills	690,000	658,500	653,600	5.6%	4,718	2,300
Orangeville	520,200	570,000	585,000	-11.1%	-	-
Belleville	380,000	380,000	400,000	-5.0%	-	-
Trenton	330,000	330,000	365,000	-9.6%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	337,000	335,000	330,000	2.1%	-	-
Cabbagetown	405,056	415,000	365,000	11.0%	-	-
Etobicoke - Islington/ Kingsway	385,000	383,000	380,000	1.3%	-	-
- South Etobicoke	385,000	380,000	380,000	1.3%	-	-
Leaside	422,400	400,000	420,000	0.6%	-	-
Midtown Toronto	636,941	630,510	556,357	14.5%	-	-
Lawrence Park	461,250	522,380	487,000	-5.3%	-	-
North Toronto	477,208	491,108	452,000	5.6%	-	-
Riverdale	488,750	485,000	450,000	8.6%	-	-
The Annex	630,000	605,000	545,426	15.5%	-	-
Waterfront	487,000	493,476	458,786	6.1%	-	-
Forest Hill						
Mississauga -Mead-Vale/Str-Vil	255,000	255,000	255,000	0.0%	2,100	1,300
- Mississauga	304,000	300,000	295,000	3.1%	2,700	1,600
Milton	284,000	284,000	275,000	3.3%		
Oakville	318,000	312,000	295,000	7.8%	2,400	1,700
Richmond Hill	315,000	310,800	290,000	8.6%	-	
Scarborough - Agincourt	312,000	267,000	262,000	19.1%	1,800	1,400
- Central	313,417	287,000	275,000	14.0%	1,800	1,450
- West Hill	299,071	263,000	253,000	18.2%	1,650	1,350
Woodbridge	313,000	326,000	317,000	-1.3%	-	-
Burlington	255,000	255,000	255,000	0.0%	2,550	1,800

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	164,000	162,000	152,800	7.3%	-	-
Ottawa	347,000	347,000	342,000	1.5%	4,375	1,500
– Eastern	209,000	209,000	210,000	-0.5%	3,250	1,400
– Kanata	237,000	236,900	230,000	3.0%	-	-
– Orleans	222,000	222,000	222,000	0.0%	3,450	1,300
– Southern	228,000	228,000	227,000	0.4%	3,450	1,300
– Western	330,000	310,000	320,000	3.1%	-	-
Windsor	142,300	144,500	135,000	5.4%	2,450	850
Barrie	284,000	284,000	280,000	1.4%	3,200	1,500
Brantford	163,000	158,000	153,500	6.2%	2,569	1,000
Georgetown-Halton Hills	290,000	275,000	270,000	7.4%	2,207	1,350
Orangeville	217,500	235,000	205,000	6.1%	-	-
Belleville	132,000	135,000	125,000	5.6%	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	537,000	535,000	525,000	2.3%	-	-
Etobicoke					-	-
- Islington/ Kingsway	585,000	580,000	580,000	0.9%	-	-
- South Etobicoke	527,000	525,000	520,000	1.3%	-	-
Midtown Toronto	1,079,500	1,017,139	928,928	16.2%	-	-
Lawrence Park	900,000	900,000	812,000	10.8%	-	-
North Toronto	745,000	762,952	702,000	6.1%	-	-
Riverdale	650,000	600,000	660,000	-1.5%	-	-
Waterfront	920,179	864,753	975,000	-5.6%	-	-
Forest Hill	1,080,000	1,080,000	967,400	11.6%		
Mississauga -Mead-Vale/Str-Vil	325,000	325,000	325,000	0.0%	2,500	1,600
- Mississauga	410,000	400,000	391,000	4.9%	3,750	2,600
Milton	380,000	370,000	340,000	11.8%	-	-
Oakville	640,000	640,000	501,000	27.7%	3,700	2,900
Scarborough - Agincourt	405,000	405,000	394,000	2.8%	2,600	1,700
- Central	333,127	410,000	397,000	-16.1%	2,300	1,500
- West Hill	370,815	438,000	427,000	-13.2%	2,500	2,100
Burlington	499,000	514,385	525,000	-5.0%	3,825	2,400

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	287,900	284,500	275,000	4.7%	-	-
Ottawa	495,000	495,000	492,000	0.6%	5,300	2,900
– Kanata	285,000	285,310	277,000	2.9%	-	-
– Southern	515,000	515,000	512,000	0.6%	6,100	2,300
– Western	494,000	470,000	480,000	2.9%	-	-
– Rockcliffe Park	750,000	750,000	1,150,000	-34.8%	13,800	8,000
Windsor	312,500	312,500	312,500	0.0%	5,625	1,700
Barrie	425,000	425,000	420,000	1.2%	4,700	2,300
Georgetown-Halton Hills	355,000	325,000	296,100	19.9%	2,600	1,500
Orangeville	345,000	399,900	371,567	-7.1%	-	-
Belleville	280,000	280,000	240,000	16.7%	-	-
Cobourg	290,000	290,000	300,000	-3.3%	-	-

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P R A I R I E P R O V I N C E S

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	304,686	306,579	305,716	-0.3%	-	-
River Heights	310,087	310,713	309,456	0.2%	-	-
Southdale	298,786	297,520	303,000	-1.4%	-	-
Westwood	294,115	291,388	293,777	0.1%	-	-
North West	276,175	293,767	294,000	-6.1%	-	-
North East	302,176	295,824	294,092	2.7%	-	-
South St. Vital	321,111	311,606	320,118	0.3%	-	-
Ft. Richmond	329,138	324,500	331,900	-0.8%	-	-
Lindenwoods	475,000	435,200	427,000	11.2%	-	-
Maples	288,627	287,589	286,075	0.9%	-	-
St James - Assiniboia	294,394	295,857	295,100	-0.2%	-	-
Saskatchewan Area						
Regina - North	298,000	305,000	310,000	-3.9%	-	-
- South	315,000	315,000	338,000	-6.8%	-	-
Saskatoon - North	378,000	351,000	350,000	8.0%	-	-
- West	340,000	333,000	335,000	1.5%	-	-
- East End	373,000	372,000	395,000	-5.6%	-	-
- East Central	372,000	380,000	375,000	-0.8%	-	-

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P R A I R I E P R O V I N C E S

EXECUTIVE DETACHED TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	486,000	480,750	462,500	5.1%	-	-
River Heights	407,475	436,711	420,000	-3.0%	-	-
Southdale	387,000	381,333	388,000	-0.3%	-	-
Westwood	420,000	375,000	370,154	13.5%	-	-
North West	407,380	416,898	404,760	0.6%	-	-
North East	397,975	392,545	412,500	-3.5%	-	-
South St. Vital	419,233	426,533	420,875	-0.4%	-	-
Ft. Richmond	421,667	436,250	433,333	-2.7%	-	-
Tuxedo	485,000	494,000	484,000	0.2%	-	-
Lindenwoods	322,475	329,282	330,950	-2.6%	-	-
Maples	385,000	374,000	377,500	2.0%	-	-
St James - Assiniboia	486,000	480,750	462,500	5.1%	-	-
Saskatchewan Area						
Regina - North	495,000	505,000	500,000	-1.0%	-	-
- South	488,000	495,000	506,000	-3.6%	-	-
Saskatoon - North	487,000	466,000	500,000	-2.6%	-	-
- East End	550,000	556,000	567,000	-3.0%	-	-
- East Central	560,000	533,000	535,000	4.7%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



P R A I R I E P R O V I N C E S

STANDARD TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	370,000	360,000	363,167	1.9%	-	-
River Heights	333,900	339,575	360,750	-7.4%	-	-
Southdale	334,000	334,500	295,000	13.2%	-	-
Westwood	317,067	316,529	310,192	2.2%	-	-
North West	312,000	316,000	309,500	0.8%	-	-
North East	314,400	299,967	295,167	6.5%	-	-
South St. Vital	361,671	349,056	363,000	-0.4%	-	-
Ft. Richmond	400,000	375,000	366,800	9.1%	-	-
St James - Assiniboia	294,789	292,590	295,400	-0.2%	-	-
Saskatchewan Area						
Regina – North	320,000	310,000	310,000	3.2%	-	-
- South	379,000	380,000	402,000	-5.7%	-	-
Saskatoon – North	384,000	400,000	384,000	0.0%	-	-
- West	377,000	372,000	360,000	4.7%	-	-
- East End	421,000	420,000	415,000	1.4%	-	-
- East Central	402,000	415,000	415,000	-3.1%	-	-

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P R A I R I E P R O V I N C E S

STANDARD TOWNHOUSE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	208,983	206,100	209,500	-0.2%	-	-
Southdale	219,236	207,000	224,200	-2.2%	-	-
Westwood	228,280	222,500	214,333	6.5%	-	-
North West	225,000	212,667	213,500	5.4%	-	-
North East	218,920	210,190	211,000	3.8%	-	-
South St. Vital	232,750	220,000	231,667	0.5%	-	-
Maples	224,036	227,500	217,500	3.0%	-	-
St James – Assiniboia	215,000	241,000	215,000	0.0%	-	-
Saskatchewan Area						
Regina - North	260,000	270,000	270,000	-3.7%	-	-
- South	288,000	294,000	315,000	-8.6%	-	-
Saskatoon - North	255,000	250,000	250,000	2.0%	-	-
- East End	247,000	251,000	258,000	-4.3%	-	-

*Some prices may have been adjusted to reflect new categories and expanded listings. †Lot servicing costs not prepaid; costs recovered through taxation.



P R A I R I E P R O V I N C E S

SENIOR EXECUTIVE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina - North	595,000	663,000	650,000	-8.5%	-	-
- South	720,000	720,000	800,000	-10.0%	-	-
Saskatoon - North	645,000	645,000	680,000	-5.1%	-	-
- East End	788,000	768,000	830,000	-5.1%	-	-

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P R A I R I E P R O V I N C E S

STANDARD CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	182,000	189,144	193,300	-5.8%	-	-
River Heights	182,600	187,000	210,467	-13.2%	-	-
Westwood	177,930	194,312	191,636	-7.2%	-	-
North West	211,378	225,000	234,699	-9.9%	-	-
North East	194,609	209,000	199,675	-2.5%	-	-
South St. Vital	212,777	255,759	216,281	-1.6%	-	-
Ft. Richmond	210,042	193,750	197,978	6.1%	-	-
St James - Assiniboia	205,000	198,000	209,620	-2.2%	-	-
Saskatchewan Area						
Regina - North	198,000	210,000	193,000	2.6%	-	-
- South	235,000	237,000	237,000	-0.8%	-	-
Saskatoon - North	247,000	270,000	255,000	-3.1%	-	-
- East End	294,000	280,000	280,000	5.0%	-	-
- East Central	290,000	276,000	260,000	11.5%	-	-

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P R A I R I E P R O V I N C E S

LUXURY CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	293,271	305,000	307,797	-4.7%	-	-
Ft. Richmond	334,235	375,000	375,833	-11.1%	-	-
Saskatchewan Area						
Regina - North	331,000	335,000	335,000	-1.2%	-	-
- South	392,000	396,000	408,000	-3.9%	-	-
Saskatoon – East End	382,000	375,000	345,000	10.7%	-	-
- East Central	357,000	375,000	375,000	-4.8%	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	437,700	442,000	402,900	8.6%	-	-
North East	373,700	383,300	361,300	3.4%	-	-
North Inner City	583,300	580,500	541,800	7.7%	-	-
North West	476,500	490,300	440,300	8.2%	-	-
South	451,000	426,800	415,600	8.5%	-	-
South East	468,300	474,600	449,000	4.3%	-	-
South Inner City	576,700	623,500	583,400	-1.1%	-	-
South West	457,700	483,000	477,700	-4.2%	-	-
West	660,700	703,000	650,000	1.6%	-	-
Edmonton Area						
Castledowns	325,000	350,000	300,000	8.3%	-	-
Clareview	288,000	320,000	265,000	8.7%	-	-
Riverbend/ Terwilligar	457,310	442,975	446,602	2.4%	3,230	-
Sherwood Park	389,313	380,000	355,000	9.7%	2,611	-
South East	415,192	410,501	408,983	1.5%	2,932	-
West End	423,082	424,360	402,144	5.2%	3,051	-
Millwoods	371,034	356,411	344,570	7.7%	2,682	-
Downtown	330,595	305,200	326,082	1.4%	2,104	-
Alberta						
Leduc	340,996	337,057	346,858	-1.7%	2,803	-
Spruce Grove	366,608	357,119	355,004	3.3%	2,760	-
St. Albert	335,000	355,000	294,000	13.9%	-	-
Fort McMurray	608,000	615,000	624,000	-2.6%	2,100	2,300
Fort Saskatchewan	344,989	340,000	311,000	10.9%	2,298	-
Stony Plain	366,950	354,600	-	-	2,227	-

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A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	527,400	541,500	513,000	2.8%	-	-
North East	507,000	504,000	458,700	10.5%	-	-
North Inner City	881,400	897,000	771,600	14.2%	-	-
North West	564,800	595,700	561,000	0.7%	-	-
South	535,900	533,800	506,900	5.7%	-	-
South East	623,000	650,200	594,200	4.8%	-	-
South Inner City	816,800	823,500	830,900	-1.7%	-	-
South West	524,400	540,300	540,700	-3.0%	-	-
West	638,500	645,600	634,000	0.7%	-	-
Edmonton Area						
Castledowns	460,000	460,000	410,000	12.2%	-	-
Clareview	435,000	435,000	385,000	13.0%	-	-
Riverbend/ Terwilligar	548,822	560,354	540,902	1.5%	3,541	-
Sherwood Park	533,141	480,000	470,000	13.4%	3,277	-
South East	536,072	528,425	532,052	0.8%	3,157	-
West End	521,687	537,357	521,016	0.1%	3,222	-
Millwoods	459,714	469,957	437,275	5.1%	2,920	-
Alberta						
Leduc	478,902	465,524	495,602	-3.4%	1,766	-
Spruce Grove	478,231	500,108	548,000	-12.7%	2,436	-
St. Albert	435,000	435,000	405,000	7.4%	-	-
Fort McMurray	850,000	850,000	890,000	-4.5%	3,600	3,800
Fort Saskatchewan	490,352	435,000	422,000	16.2%	1,681	-
Stony Plain	436,650	429,355	-	-	1,770	-

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A L B E R T A

STANDARD TWO-STOREY

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	434,800	444,000	434,600	0.0%	-	-
North East	415,400	413,200	387,100	7.3%	-	-
North Inner City	561,800	599,000	619,200	-9.3%	-	-
North West	438,900	468,750	439,900	-0.2%	-	-
South	429,300	432,900	425,300	0.9%	-	-
South East	419,800	433,450	419,800	0.0%	-	-
South Inner City	660,900	699,380	635,500	4.0%	-	-
South West	445,500	465,500	413,400	7.8%	-	-
West	519,500	546,700	479,000	8.5%	-	-
Edmonton Area						
Castledowns	365,000	380,000	339,000	7.7%	-	-
Clareview	381,000	395,000	360,000	5.8%	-	-
Riverbend/ Terwilligar	429,486	423,179	395,000	8.7%	2,781	-
Sherwood Park	390,027	390,000	390,000	0.0%	2,554	-
South East	464,125	406,707	411,218	12.9%	2,588	-
West End	374,549	400,214	380,950	-1.7%	2,181	-
Millwoods	373,487	380,188	-	-	2,042	-
Downtown	352,875	259,169	-	-	2,396	-
Alberta						
Leduc	341,819	350,515	323,295	5.7%	1,556	-
Spruce Grove	350,641	342,190	313,000	12.0%	2,287	-
St. Albert	410,000	410,000	345,000	18.8%	-	-
Fort McMurray	714,000	730,000	739,000	-3.4%	2,600	3,000
Fort Saskatchewan	368,050	365,000	362,000	1.7%	1,282	-
Stony Plain	334,250	336,250	-	-	-	-

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A L B E R T A

STANDARD TOWNHOUSE

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	361,000	334,300	330,600	9.2%	-	-
North East	318,200	321,500	267,500	19.0%	-	-
North Inner City	530,700	525,000	481,100	10.3%	-	-
North West	382,900	347,100	336,500	13.8%	-	-
South	328,000	310,300	305,900	7.2%	-	-
South East	351,300	335,200	318,900	10.2%	-	-
South Inner City	633,153	657,900	523,700	20.9%	-	-
South West	344,900	342,400	332,900	3.6%	-	-
West	460,500	449,800	432,200	6.5%	-	-
Edmonton Area						
Castledowns	250,000	250,000	208,000	20.2%	-	-
Clareview	230,000	230,000	200,000	15.0%	-	-
Riverbend/ Terwilligar	289,960	304,090	293,983	-1.4%	2,144	-
Sherwood Park	285,000	260,000	250,000	14.0%	1,886	-
South East	280,041	307,087	-	-	1,687	-
West End	262,316	247,293	253,210	3.6%	1,940	-
Millwoods	232,064	242,303	238,146	-2.6%	1,681	-
Alberta						
Leduc	281,313	270,991	295,000	-4.6%	2,317	-
Spruce Grove	226,833	241,800	230,352	-1.5%	1,447	-
St. Albert	285,000	285,000	235,000	21.3%	-	-
Fort McMurray	464,000	464,000	460,000	0.9%	1,650	2,200
Fort Saskatchewan	220,000	220,000	215,000	2.3%	-	-
Stony Plain	174,667	278,710	-	-	-	-

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A L B E R T A

SENIOR EXECUTIVE

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	598,900	633,500	622,600	-3.8%	-	-
North East	541,000	565,600	511,300	5.8%	-	-
North Inner City	1,279,000	1,450,400	1,155,200	10.7%	-	-
North West	826,500	868,500	813,900	1.5%	-	-
South	628,700	621,900	623,600	0.8%	-	-
South East	694,900	721,900	788,500	-11.9%	-	-
South Inner City	1,372,800	1,450,400	1,638,000	-16.2%	-	-
South West	789,600	800,700	707,000	11.7%	-	-
West	915,600	856,400	895,800	2.2%	-	-
Edmonton Area						
Castledowns	510,000	510,000	435,000	17.2%	-	-
Riverbend/ Terwilligar	888,942	962,115	1,087,137	-18.2%	4,778	-
Sherwood Park	730,000	700,000	685,000	6.6%	6,907	-
South East	757,500	680,929	-	-	5,055	-
West End	1,035,231	977,803	889,079	16.4%	6,658	-
Millwoods	608,000	608,000	-	-	-	-
Alberta						
St. Albert	510,000	510,000	437,000	16.7%	-	-
Fort McMurray	999,999	999,999	1,079,000	-7.3%	4,500	5,000
Fort Saskatchewan	555,000	555,000	555,000	0.0%	-	-
Stony Plain	208,333	-	-	-	-	-

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	277,800	281,300	258,000	7.7%	-	-
North East	228,000	239,400	224,200	1.7%	-	-
North Inner City	314,000	309,600	293,100	7.1%	-	-
North West	289,500	289,600	276,800	4.6%	-	-
South	258,900	278,700	254,000	1.9%	-	-
South East	290,400	281,300	272,600	6.5%	-	-
South Inner City	349,400	394,000	355,500	-1.7%	-	-
South West	-	-	-	-	-	-
West	287,300	283,900	295,500	-2.8%	-	-
Edmonton Area						
Castledowns	209,000	220,000	197,000	6.1%	-	-
Clareview	192,000	210,000	175,000	9.7%	-	-
Riverbend/ Terwilligar	259,983	258,811	220,000	18.2%	1,819	-
Sherwood Park	263,389	315,000	305,000	-13.6%	1,780	-
South East	246,457	251,330	225,333	9.4%	1,802	-
West End	199,870	216,042	201,525	-0.8%	1,494	-
Millwoods	193,833	221,654	188,462	2.8%	1,391	-
Downtown	312,416	285,044	347,967	-10.2%	2,290	-
Alberta						
Leduc	235,614	233,693	215,667	9.2%	2,010	-
Spruce Grove	216,033	205,767	178,500	21.0%	1,663	-
St. Albert	235,000	235,000	205,000	14.6%	-	-
Fort McMurray	365,000	365,000	345,000	5.8%	1,400	1,800
Fort Saskatchewan	234,500	210,000	204,000	15.0%	1,622	-
Stony Plain	334,250	175,000	-	-	-	-

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Jan – Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	395,700	367,600	360,200	9.9%	-	-
North East	228,000	238,200	226,500	0.7%	-	-
North Inner City	460,200	491,300	456,000	0.9%	-	-
North West	442,300	451,800	425,000	4.1%	-	-
South	520,200	514,000	411,700	26.4%	-	-
South East	586,200	595,300	566,000	3.6%	-	-
South Inner City	569,900	548,100	564,300	1.0%	-	-
South West	400,000	332,100	325,000	23.1%	-	-
West	410,500	429,200	377,200	8.8%	-	-
Edmonton Area						
Castledowns	260,000	260,000	215,000	20.9%	-	-
Riverbend/ Terwilligar	370,318	378,472	343,170	7.9%	2,604	-
Sherwood Park	335,967	360,000	340,000	-1.2%	2,115	-
South East	422,817	381,250	349,333	21.0%	3,103	-
West End	305,625	305,625	271,900	12.4%	2,315	-
Millwoods	311,000	327,319	-	-	-	-
Downtown	417,461	536,123	442,926	-5.7%	3,038	-
Alberta						
St. Albert	335,000	335,000	300,000	11.7%	-	-
Fort McMurray	480,000	480,000	480,000	0.0%	1,800	2,400

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B R I T I S H C O L U M B I A

DETACHED BUNGALOW

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	950,000	910,000	850,000	11.8%	-	-
Vancouver East	848,036	818,568	754,270	12.4%	-	-
Vancouver West	1,500,000	1,450,000	1,365,000	9.9%	-	-
West Vancouver	1,400,000	1,320,000	1,280,000	9.4%	-	-
Richmond	1,060,000	965,000	910,000	16.5%	-	-
Surrey	510,000	500,000	485,000	5.2%	3,300	1,700
White Rock/South Surrey	735,000	69,500	660,000	11.4%	4,000	2,600
North Delta	555,000	525,000	500,000	11.0%	3,800	1,600
British Columbia						
Kelowna	330,000	330,000	310,000	6.5%	-	-
Sunshine Coast	380,000	375,000	365,000	4.1%	-	-
Victoria	474,800	470,580	467,000	1.7%	-	-

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B R I T I S H C O L U M B I A

EXECUTIVE DETACHED TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,180,000	1,050,000	1,060,000	11.3%	-	-
Vancouver East	1,045,987	1,009,640	930,930	12.4%	-	-
Vancouver West	2,000,000	1,950,000	1,850,000	8.1%	-	-
West Vancouver	1,630,000	1,630,000	1,480,000	10.1%	-	-
Richmond	1,200,000	1,026,000	990,000	21.2%	-	-
Surrey	535,000	520,000	519,000	3.1%	3,500	1,800
White Rock/South Surrey	770,000	685,000	655,000	17.6%	4,200	2,600
North Delta	609,000	538,000	520,000	17.1%	4,000	1,800
British Columbia						
Kelowna	430,000	440,000	405,000	6.2%	-	-
Sunshine Coast	475,000	465,000	460,000	3.3%	-	-
Victoria	600,000	571,200	588,000	2.0%	-	-

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B R I T I S H C O L U M B I A

STANDARD TWO-STOREY

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,025,000	950,000	930,000	10.2%	-	-
Vancouver East	904,146	872,728	803,890	12.5%	-	-
Vancouver West	1,700,000	1,650,000	1,560,000	9.0%	-	-
West Vancouver	1,440,000	1,460,000	1,300,000	10.8%	-	-
Richmond	938,000	891,000	850,000	10.4%	-	-
Surrey	460,000	450,000	430,000	7.0%	2,600	1,500
White Rock/South Surrey	650,000	595,000	565,000	15.0%	3,000	2,200
North Delta	520,000	475,000	463,000	12.3%	3,500	1,700
British Columbia						
Sunshine Coast	380,000	400,000	365,000	4.1%	-	-
Victoria	477,000	474,575	471,000	1.3%	-	-

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B R I T I S H C O L U M B I A

STANDARD TOWNHOUSE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	700,000	700,000	680,000	2.9%	-	-
Vancouver East	636,291	643,365	604,160	5.3%	-	-
Vancouver West	975,000	975,000	925,000	5.4%	-	-
West Vancouver	800,000	840,000	730,000	9.6%	-	-
Richmond	425,000	425,000	425,000	0.0%	-	-
Surrey	293,000	290,000	283,000	3.5%	2,000	1,300
White Rock/South Surrey	343,000	332,000	335,000	2.4%	2,300	1,800
North Delta	320,000	310,000	300,000	6.7%	2,200	1,600
British Columbia						
Kelowna	280,000	290,000	280,000	0.0%	-	-
Sunshine Coast	315,000	305,000	295,000	6.8%	-	-
Victoria	371,000	367,920	357,000	3.9%	-	-

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B R I T I S H C O L U M B I A

SENIOR EXECUTIVE

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,380,000	1,260,000	1,230,000	12.2%	-	-
Vancouver East	1,298,990	1,253,851	1,154,950	12.5%	-	-
Vancouver West	3,200,000	3,100,000	2,900,000	10.3%	-	-
West Vancouver	1,850,000	1,800,000	1,680,000	10.1%	-	-
Richmond	1,660,000	1,586,000	1,475,000	12.5%	-	-
Surrey	707,000	679,000	660,000	7.1%	5,000	2,600
White Rock/South Surrey	995,000	940,000	900,000	10.6%	6,000	4,000
North Delta	760,000	705,000	683,000	11.3%	5,100	2,600
British Columbia						
Kelowna	595,000	610,000	560,000	6.3%	-	-
Sunshine Coast	600,000	600,000	600,000	0.0%	-	-
Victoria	765,000	763,767	755,000	1.3%	-	-

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B R I T I S H C O L U M B I A

STANDARD CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	355,000	355,000	340,000	4.4%	-	-
Vancouver East	401,497	399,599	391,200	2.6%	-	-
Vancouver West	750,000	750,000	720,000	4.2%	-	-
West Vancouver	520,000	540,000	480,000	8.3%	-	-
Richmond	365,000	350,000	335,000	9.0%	-	-
Surrey	186,000	188,000	185,000	0.5%	1,500	900
White Rock/South Surrey	226,000	227,000	220,000	2.7%	1,800	1,150
North Delta	160,000	159,000	150,000	6.7%	1,500	1,000
British Columbia						
Kelowna	230,000	230,000	220,000	4.5%	-	-
Sunshine Coast	205,000	195,000	185,000	10.8%	-	-
Victoria	266,500	258,213	257,000	3.7%	-	-

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B R I T I S H C O L U M B I A

LUXURY CONDOMINIUM APARTMENT

	Price Jan - Mar 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	495,000	495,000	482,000	2.7%	-	-
Vancouver East	632,516	629,369	616,140	2.7%	-	-
Vancouver West	1,200,000	1,175,000	1,150,000	4.3%	-	-
West Vancouver	900,000	950,000	840,000	7.1%	-	-
Richmond	470,000	460,000	450,000	4.4%	-	-
Surrey	310,000	320,000	312,000	-0.6%	1,700	1,400
White Rock/South Surrey	538,000	525,000	515,000	4.5%	3,400	1,900
North Delta	240,000	239,000	230,000	4.3%	1,700	1,300
British Columbia						
Kelowna	260,000	260,000	250,000	4.0%	-	-
Sunshine Coast	420,000	415,000	415,000	1.2%	-	-
Victoria	522,900	515,095	512,000	2.1%	-	-

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