

ROYAL LEPAGE

House Price Survey

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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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about real estate, the
more likely they are to
choose Royal LePage
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buy or sell.***

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. 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. 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. 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.



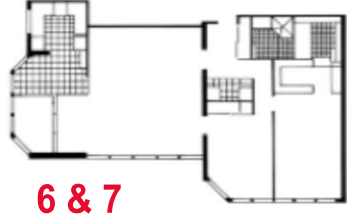
4. STANDARD TOWNHOUSE

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. 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. 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.



*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

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	337,500	329,500	328,500	2.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	245,000	235,500	237,000	3.4%	-	-
- Eastern Passage	202,500	199,000	197,500	2.5%	-	-
- Woodlawn/ Montebello	258,000	263,000	260,000	-0.8%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	319,500	325,000	320,000	-0.2%	-	-
- North End	280,000	275,000	267,000	4.9%	-	-
- West	295,000	293,000	289,000	2.1%	-	-
Truro/Colchester	170,700	165,000	145,000	17.7%	-	-
Prince Edward Island						
Charlottetown	174,000	174,000	173,000	0.6%	-	-
New Brunswick						
Fredericton	202,000	202,000	200,000	1.0%	2,895	900
Moncton	148,000	146,800	149,648	-1.1%	-	-
Saint John	171,800	172,845	179,150	-4.1%	-	-
Newfoundland						
St. John's						
- East End	289,000	294,300	296,000	-2.4%	-	-
- Mount Pearl	322,000	327,000	323,000	-0.3%	-	-
- West	275,000	279,000	275,000	0.0%	-	-

*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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	407,000	397,500	398,000	2.3%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	291,500	292,000	289,000	0.9%	-	-
- Eastern Passage	281,000	275,000	285,000	-1.4%	-	-
- Lawrence Town	310,000	307,000	300,000	3.3%	-	-
- Woodlawn/ Montebello	293,000	290,000	292,500	0.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	374,000	370,000	369,000	1.4%	-	-
- West	370,000	369,000	368,500	0.4%	-	-
- South End	515,000	526,000	510,000	1.0%	-	-
Truro/Colchester	285,000	275,000	275,000	3.6%	-	-
Prince Edward Island						
Charlottetown	260,000	260,000	260,000	0.0%	-	-
New Brunswick						
Fredericton	305,000	295,000	302,000	1.0%	4,394	1,500
Newfoundland						
St. John's						
- East End	499,000	507,000	517,000	-3.5%	-	-
- Mount Pearl	450,700	457,000	449,000	0.4%	-	-
- West	462,000	469,000	460,000	0.4%	-	-

*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 Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	315,000	315,000	310,000	1.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	255,000	249,000	251,000	1.6%	-	-
- Eastern Passage	231,000	229,000	234,500	-1.5%	-	-
- Lawrence town	243,400	248,000	241,000	1.0%	-	-
- Woodlawn/ Montebello	254,900	255,500	254,000	0.4%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	316,000	320,000	317,000	-0.3%	-	-
- North End	318,900	320,000	307,000	3.9%	-	-
- West	365,500	364,000	357,000	2.4%	-	-
- South End	475,000	485,000	468,000	1.5%	-	-
Truro/Colchester	175,000	170,000	185,000	-5.4%	-	-
Prince Edward Island						
Charlottetown	207,000	207,000	205,000	1.0%	-	-
New Brunswick						
Fredericton	216,000	210,000	215,000	0.5%	3,148	1,000
Moncton	150,000	148,950	152,302	-1.5%	-	-
Saint John	242,500	252,250	252,038	-3.8%	-	-
Newfoundland						
St. John's						
- East End	415,000	421,000	423,000	-1.9%	-	-
- Mount Pearl	391,500	397,000	390,000	0.4%	-	-
- West	399,000	405,000	398,000	0.3%	-	-

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

STANDARD TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	289,000	289,000	289,000	0.0%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	185,000	183,000	182,500	1.4%	-	-
- Eastern Passage	252,500	253,000	251,000	0.6%	-	-
- Woodlawn/ Montebello	265,000	265,000	265,000	0.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	278,000	275,000	278,000	0.0%	-	-
- North End	309,000	310,000	302,000	2.3%	-	-
- West	276,500	280,000	271,000	2.0%	-	-
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	205,200	208,500	214,000	-4.1%	-	-
- Mount Pearl	217,000	219,000	216,000	0.5%	-	-
- West	209,000	212,000	210,000	-0.5%	-	-

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

SENIOR EXECUTIVE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	495,000	505,000	494,500	0.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	358,900	362,000	367,500	-2.3%	-	-
- Lawrence town	358,000	362,000	357,000	0.3%	-	-
- Woodlawn/ Montebello	413,000	400,000	405,000	2.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	485,000	485,000	489,000	-0.8%	-	-
- West	409,500	417,600	419,000	-2.3%	-	-
- South End	705,000	702,000	695,000	1.4%	-	-
Truro/Colchester	350,000	350,000	350,000	0.0%	-	-
Prince Edward Island						
Charlottetown	346,000	346,000	346,000	0.0%	-	-
New Brunswick						
Fredericton	378,000	372,000	372,000	1.6%	5,445	1,500
Moncton	249,000	247,385	272,072	-8.5%	-	-
Newfoundland						
St. John's						
- East End	635,000	645,000	660,900	-3.9%	-	-
- Mount Pearl	489,500	497,000	489,000	0.1%	-	-
- West	518,100	526,000	518,000	0.0%	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	231,000	238,000	236,000	-2.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	151,000	152,500	155,000	-2.6%	-	-
- Woodlawn/ Montebello	230,000	226,300	229,000	0.4%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	229,000	225,000	225,000	1.8%	-	-
- North End	245,000	235,000	210,000	16.7%	-	-
- South End	295,000	317,000	300,000	-1.7%	-	-
Prince Edward Island						
Charlottetown	130,000	130,000	130,000	0.0%	-	-
New Brunswick						
Fredericton	145,000	154,000	145,000	0.0%	2,088	800
Newfoundland						
St. John's						
- East End	321,000	325,500	306,000	4.9%	-	-
- Mount Pearl	317,000	322,000	316,000	0.3%	-	-
- West	310,200	315,000	310,000	0.1%	-	-

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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	398,000	390,000	385,000	3.4%	-	-
Prince Edward Island						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
New Brunswick						
Fredericton	235,000	239,000	234,000	0.4%	3,385	1,000
Newfoundland						
St. John's						
- East End	416,000	422,000	397,800	4.6%	-	-
- Mount Pearl	324,500	329,000	324,000	0.2%	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	335,500	336,875	326,000	2.9%	-	-
Dorval	312,500	314,900	309,000	1.1%	-	-
Pierrefonds	294,250	297,750	298,250	-1.3%	-	-
Laval	285,000	285,000	290,000	-1.7%	-	-
Brossard	280,250	282,150	284,500	-1.5%	-	-
Longueuil	259,750	259,500	260,000	-0.1%	-	-
Boucherville	303,250	299,650	306,000	-0.9%	-	-
Québec						
Mirabel	242,750	241,250	241,250	0.6%	-	-
Saint-Jérôme	189,500	189,650	197,750	-4.2%	-	-

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	524,500	526,500	561,000	-6.5%	-	-
Dorval	496,750	514,400	551,250	-9.9%	-	-
Pierrefonds	458,250	462,500	452,000	1.4%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	785,250	822,000	725,000	8.3%	-	-
Laval	450,000	455,000	450,000	0.0%	-	-
Brossard	458,500	480,000	467,500	-1.9%	-	-
Longueuil	419,500	429,500	425,000	-1.3%	-	-
Boucherville	520,750	518,000	531,250	-2.0%	-	-

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Q U É B E C

STANDARD TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Dorval	334,500	315,000	331,000	1.1%	-	-
Pierrefonds	377,750	384,250	382,250	-1.2%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	528,500	543,500	552,000	-4.3%	-	-
Laval	375,000	375,000	360,000	4.2%	-	-
Brossard	400,250	399,000	404,500	-1.1%	-	-
Longueuil	353,250	366,500	366,250	-3.5%	-	-
Boucherville	418,250	416,500	434,500	-3.7%	-	-
Québec						
Mirabel	327,000	315,000	325,000	0.6%	-	-
Saint-Jérôme	280,000	265,000	277,500	0.9%	-	-

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Q U É B E C

STANDARD TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Pierrefonds	306,750	308,500	298,250	2.8%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	491,500	482,300	468,500	4.9%	-	-
Ville-Marie	520,500	516,000	528,500	-1.5%	-	-
Le Plateau Mont-Royal	660,500	657,500	643,750	2.6%	-	-
Rosemont/La Petite Patrie	421,000	416,900	397,000	6.0%	-	-
Laval	261,000	260,000	255,000	2.4%	-	-
Brossard	271,500	255,500	251,000	8.0%	-	-
Longueuil	245,000	240,000	236,700	3.7%	-	-
Boucherville	277,250	275,750	275,500	0.6%	-	-

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Q U É B E C

SENIOR EXECUTIVE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	737,000	719,750	674,250	9.3%	-	-
Westmount	2,439,000	2,458,000	2,531,000	-3.6%	-	-
Ville-Marie	2,239,000	2,263,000	2,301,500	-2.7%	-	-
Laval	682,000	682,500	708,000	-3.7%	-	-
Brossard	671,000	668,500	641,000	4.7%	-	-
Longueuil	690,000	667,750	635,250	8.6%	-	-
Boucherville	887,000	895,000	883,500	0.4%	-	-

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Pierrefonds	220,000	223,500	219,000	0.5%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	266,500	260,000	255,000	4.5%	-	-
Ville-Marie	336,000	323,000	310,000	8.4%	-	-
Le Plateau Mont-Royal	320,000	320,000	319,100	0.3%	-	-
Rosemont/La Petite Patrie	285,000	283,000	272,000	4.8%	-	-
Laval	197,000	199,000	200,000	-1.5%	-	-
Brossard	199,000	197,000	192,000	3.6%	-	-
Longueuil	176,000	175,000	180,000	-2.2%	-	-
Boucherville	201,500	204,500	209,500	-3.8%	-	-
Québec						
Saint-Jérôme	142,250	140,000	139,000	2.3%	-	-

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Westmount	929,000	806,000	744,500	24.8%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	570,000	583,000	539,000	5.8%	-	-
Ville-Marie	731,000	727,500	680,000	7.5%	-	-
Le Plateau Mont-Royal	560,000	549,250	556,000	0.7%	-	-
Rosemont/La Petite Patrie	472,000	465,000	458,750	2.9%	-	-
Laval	373,000	379,000	427,000	-12.6%	-	-
Brossard	328,000	326,000	328,000	0.0%	-	-
Longueuil	408,000	386,500	406,250	0.4%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	719,000	715,000	699,000	2.9%	-	-
Etobicoke- Islington/ Kingsway	648,500	645,000	630,000	2.9%	-	-
- South Etobicoke	477,000	474,000	460,000	3.7%	-	-
Leaside	1,101,000	985,000	900,000	22.3%	-	-
Lawrence Park	1,155,000	902,000	970,000	19.1%	-	-
North Toronto	1,134,638	1,027,500	1,006,000	12.8%	-	-
Mississauga -Mead-Vale/Str-Vil	527,500	525,000	495,000	6.6%	3,900	2,000
- Mississauga	530,000	527,000	506,000	4.7%	-	-
Milton	465,000	460,000	441,000	5.4%	-	-
Oakville	530,000	530,000	500,000	6.0%	-	-
Richmond Hill	850,000	750,000	701,500	21.2%	-	-
Scarborough - Agincourt	669,080	587,650	532,500	25.6%	3,287	-
- Central	583,500	516,540	465,000	25.5%	2,690	-
- West Hill	586,494	534,671	532,000	10.2%	2,729	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Hamilton						
– Mountain	308,820	305,029	272,637	13.3%	3,094	-
– West	342,150	376,330	323,262	5.8%	3,355	-
– East	236,887	230,370	216,664	9.3%	2,408	-
– Centre	178,463	177,019	149,100	19.7%	1,705	-
London	268,600	266,100	255,600	5.1%	-	-
Ottawa	636,000	630,000	625,000	1.8%	7,200	3,300
– Eastern	335,000	332,000	332,000	0.9%	4,700	2,000
– Kanata	386,000	386,000	378,000	2.1%	-	-
– Orleans	338,000	335,000	335,000	0.9%	4,600	1,800
– Southern	343,000	340,000	335,000	2.4%	4,600	2,000
– Western	417,000	402,000	405,000	3.0%	-	-
Windsor	186,000	182,800	176,850	5.2%	3,100	1,100
Barrie	329,000	317,000	308,000	6.8%	3,400	1,550
Brantford	277,000	267,000	240,000	15.4%	4,500	1,300
Dundas	443,017	442,504	397,715	11.4%	4,030	-
Stoney Creek	371,010	365,812	330,830	12.1%	3,492	-
Ancaster	555,808	485,526	490,200	13.4%	4,820	-
Georgetown-Halton Hills	450,000	440,000	417,000	7.9%	3,300	1,800
Belleville	190,000	180,000	185,000	2.7%	-	-
Cobourg	230,000	228,000	220,000	4.5%	-	-
Trenton	175,000	170,000	170,000	2.9%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 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	1,414,000	1,327,000	6.6%	-	-
Bloor West Village	1,198,000	1,190,000	1,175,000	2.0%	-	-
Cabbagetown	930,000	925,000	880,000	5.7%	-	-
Etobicoke - Islington/ Kingsway	905,000	885,000	890,000	1.7%	-	-
- South Etobicoke	689,000	682,000	665,000	3.6%	-	-
Leaside	1,594,000	1,489,930	1,350,000	18.1%	-	-
Midtown Toronto	1,659,273	1,639,500	1,575,500	5.3%	-	-
Moore Park	1,846,000	1,794,111	1,830,000	0.9%	-	-
Lawrence Park	1,731,468	1,799,000	1,889,500	-8.4%	-	-
North Toronto	1,636,195	1,799,500	1,710,625	-4.4%	-	-
Mississauga -Mead-Vale/Str-Vil	590,000	585,000	565,000	4.4%	3,9000	2,000
- Mississauga	595,000	590,000	571,700	4.1%	-	-
Milton	800,000	800,000	780,000	2.6%	-	-
Oakville	825,000	825,000	775,000	6.5%	4,5000	4,000
Richmond Hill	1,220,000	1,195,000	1,030,000	18.4%	-	-
Scarborough - Agincourt	715,000	629,000	659,000	8.5%	3,694	-
- Central	631,000	727,000	582,000	8.4%	3,306	-
- West Hill	704,622	619,833	683,500	3.1%	3,524	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	353,000	350,500	336,200	5.0%	-	-
Ottawa	646,000	640,000	636,000	1.6%	7,200	3,300
- Eastern	390,000	386,000	386,000	1.0%	4,700	2,000
- Kanata	463,500	473,800	450,000	3.0%	-	-
- Orleans	428,000	424,000	424,000	0.9%	5,900	2,100
- Southern	444,000	440,000	428,000	3.7%	5,950	2,000
- Western	528,000	518,600	512,500	3.0%	-	-
Windsor	280,125	273,300	269,000	4.1%	4,800	1,450
Barrie	385,000	370,000	357,000	7.8%	3,900	1,800
Brantford	398,000	388,000	360,000	10.6%	6,471	1,550
Georgetown-Halton Hills	610,000	580,000	547,500	11.4%	4,200	2,000
Belleville	270,000	260,000	265,000	1.9%	-	-
Cobourg	305,000	290,000	290,000	5.2%	-	-
Trenton	250,000	245,000	240,000	4.2%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	957,233	921,000	872,000	9.8%	-	-
Bloor West Village	800,000	795,000	780,000	2.6%	-	-
Cabbagetown	878,000	750,000	730,000	20.3%	-	-
Etobicoke - Islington/ Kingsway	710,000	700,000	690,000	2.9%	-	-
- South Etobicoke	530,000	527,000	510,000	3.9%	-	-
Leaside	1,119,000	1,115,000	940,000	19.0%	-	-
Midtown Toronto	1,220,300	1,176,267	1,178,857	3.5%	-	-
Moore Park	1,336,000	1,267,000	1,250,000	6.9%	-	-
Lawrence Park	1,411,061	1,149,839	1,134,004	24.4%	-	-
North Toronto	1,054,540	1,065,801	980,000	7.6%	-	-
Riverdale	695,900	624,715	550,000	26.5%	-	-
The Annex	1,149,333	1,153,000	912,500	26.0%	-	-
Mississauga -Mead-Vale/Str-Vil	485,000	480,000	455,000	6.6%	3,500	1,900
- Mississauga	495,000	492,000	475,875	4.0%	-	-
Milton	525,000	520,000	512,000	2.5%	-	-
Oakville	650,000	650,000	590,000	10.2%	4,000	2,000
Richmond Hill	852,000	818,000	779,000	9.4%	-	-
Scarborough - Agincourt	640,363	630,250	533,000	20.1%	3,010	-
- Central	613,850	608,000	515,000	19.2%	2,788	-
- West Hill	571,977	633,000	571,000	0.2%	1,129	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Hamilton						
– Mountain	442,175	419,852	395,460	11.8%	4,450	1,740
– West	417,722	409,804	372,461	12.2%	3,907	1,685
– East	326,968	275,257	288,852	13.2%	3,387	1,435
– Centre	217,868	214,352	186,256	17.0%	2,056	1,327
London	281,700	276,300	267,800	5.2%	-	-
Ottawa	565,500	560,000	545,000	3.8%	6,500	2,900
– Eastern	334,000	330,000	330,000	1.2%	4,550	1,800
– Kanata	401,000	399,000	390,000	2.8%	-	-
– Orleans	348,500	345,000	350,000	-0.4%	4,750	1,800
– Southern	368,500	365,000	361,000	2.1%	4,700	1,700
– Western	450,600	443,000	437,500	3.0%	-	-
Windsor	135,600	134,500	132,125	2.6%	2,350	875
Barrie	318,000	310,000	298,000	6.7%	3,300	1,600
Brantford	294,000	284,000	255,000	15.3%	4,780	1,400
Dundas	559,675	533,425	506,006	10.6%	5,354	1,950
Stoney Creek	490,430	488,903	440,888	11.2%	4,677	1,706
Ancaster	629,611	587,003	563,803	11.7%	5,976	2,557
Georgetown-Halton Hills	489,000	464,000	447,000	9.4%	3,200	1,800
Belleville	195,000	190,000	200,000	-2.5%	-	-
Cobourg	235,000	225,000	240,000	-2.1%	-	-
Trenton	180,000	172,000	185,000	-2.7%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	797,250	793,000	775,000	2.9%	-	-
Bloor West Village	535,000	530,000	520,000	2.9%	-	-
Cabbagetown	710,000	565,000	575,000	23.5%	-	-
Etobicoke - Islington/ Kingsway	497,500	493,000	485,000	2.6%	-	-
- South Etobicoke	515,000	512,000	490,000	5.1%	-	-
North Toronto	1,062,294	859,983	856,000	24.1%	-	-
Waterfront	585,000	580,000	552,571	5.9%	-	-
Mississauga -Mead-Vale/Str-Vil	380,000	375,000	360,000	5.6%	2,500	1,600
- Mississauga	390,000	386,000	369,000	5.7%	-	-
Milton	405,000	395,000	380,000	6.6%	-	-
Oakville	420,000	420,000	415,000	1.2%	2,800	1,900
Richmond Hill	645,000	610,000	585,000	10.3%	-	-
Scarborough - Agincourt	390,000	390,000	373,500	4.4%	1,366	-
- Central	424,232	455,833	382,000	11.1%	1,980	-
- West Hill	379,000	342,850	399,500	-5.1%	1,387	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	195,200	189,700	184,200	6.0%	-	-
Ottawa	358,000	345,000	350,000	2.3%	4,700	1,600
- Eastern	249,000	254,000	255,000	-2.4%	3,800	1,600
- Kanata	320,000	320,000	311,000	2.9%	-	-
- Orleans	262,500	260,000	268,000	-2.1%	4,050	1,400
- Southern	269,500	275,000	278,000	-3.1%	4,000	1,650
- Western	406,800	401,700	395,000	3.0%	-	-
Windsor	165,600	161,500	154,000	7.5%	2,700	850
Barrie	234,000	228,000	220,000	6.4%	2,500	1,400
Brantford	243,000	233,000	215,000	13.0%	3,951	1,250
Georgetown-Halton Hills	395,000	365,000	342,000	15.5%	2,500	1,600
Belleville	135,000	131,000	135,000	0.0%	-	-
Trenton	117,000	117,000	120,000	-2.5%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr - Jun 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	1,713,500	1,650,000	3.8%	-	-
Cabbagetown	1,225,000	1,125,000	990,000	23.7%	-	-
Etobicoke - Islington/ Kingsway	1,189,000	1,185,000	1,150,000	3.4%	-	-
Leaside	2,250,000	2,113,741	1,880,000	19.7%	-	-
Midtown Toronto	2,515,580	2,435,500	2,270,000	10.8%	-	-
Moore Park	2,922,000	2,982,652	2,600,000	12.4%	-	-
Lawrence Park	2,350,000	2,190,218	2,164,000	8.6%	-	-
North Toronto	2,434,737	2,108,573	2,128,000	14.4%	-	-
Riverdale	1,175,000	997,257	1,000,000	17.5%	-	-
Mississauga -Mead-Vale/Str-Vil	715,000	710,000	690,000	3.6%	5,000	3,200
- Mississauga	795,000	795,000	790,000	0.6%	-	-
Milton	500,000	490,000	467,000	7.1%	-	-
Oakville	1,150,000	1,150,000	975,000	17.9%	6,500	6,000
Scarborough - Agincourt	799,000	727,000	675,000	18.4%	4,101	-
- Central	769,000	768,333	676,500	13.7%	-	-
- West Hill	734,325	830,500	845,000	-13.1%	3,610	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	515,500	499,000	491,000	5.0%		
Ottawa	880,000	875,000	857,000	2.7%	8,900	3,900
- Eastern	540,000	535,000	535,000	0.9%	6,300	2,600
- Kanata	597,000	587,200	580,000	2.9%	-	-
- Orleans	561,500	556,000	556,000	1.0%	6,600	2,600
- Southern	575,500	570,000	562,000	2.4%	6,650	2,500
- Western	592,250	576,800	575,000	3.0%	-	-
- Rockcliffe Park	2,250,000	2,000,000	2,580,000	-12.8%	26,000	9,000
Windsor	489,800	475,600	461,600	6.1%	8,150	2,000
Barrie	555,000	555,000	538,000	3.2%	5,600	2,100
Brantford	447,000	432,000	393,000	13.7%	7,268	1,850
Georgetown-Halton Hills	710,000	690,000	655,000	8.4%	5,200	2,800
Belleville	390,000	380,000	400,000	-2.5%	-	-
Trenton	330,000	330,000	365,000	-9.6%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	339,000	337,000	335,000	1.2%	-	-
Cabbagetown	441,000	405,056	410,000	7.6%	-	-
Etobicoke - Islington/ Kingsway	387,000	385,000	380,000	1.8%	-	-
- South Etobicoke	387,000	385,000	380,000	1.8%	-	-
Leaside	441,000	422,400	422,500	4.4%	-	-
Midtown Toronto	654,808	636,941	570,000	14.9%	-	-
Lawrence Park	507,500	461,250	508,383	-0.2%	-	-
North Toronto	524,679	477,208	486,000	8.0%	-	-
Riverdale	521,000	488,750	490,000	6.3%	-	-
The Annex	657,143	630,000	579,000	13.5%	-	-
Waterfront	490,000	487,000	480,624	2.0%	-	-
Mississauga -Mead-Vale/Str-Vil	255,000	255,000	260,000	-1.9%	2,100	1,300
- Mississauga	305,000	304,000	302,000	1.0%	-	-
Milton	285,000	284,000	278,000	2.5%	-	-
Oakville	318,000	318,000	315,000	1.0%	2,300	1,900
Richmond Hill	320,990	315,000	307,000	4.6%	-	-
Scarborough - Agincourt	248,000	312,000	266,000	-6.8%	1,195	-
- Central	318,000	313,417	285,000	11.6%	1,479	-
- West Hill	255,000	299,071	255,000	0.0%	1,129	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	167,800	164,000	158,900	5.6%	-	-
Ottawa	340,000	347,000	345,000	-1.4%	4,600	1,500
- Eastern	209,000	209,000	210,000	-0.5%	3,250	1,400
- Kanata	236,000	237,000	229,000	3.1%	-	-
- Orleans	217,500	222,000	223,000	-2.5%	3,600	1,300
- Southern	223,000	228,000	228,000	-2.2%	3,600	1,300
- Western	319,300	330,000	310,000	3.0%	-	-
Windsor	144,000	142,300	139,830	3.0%	2,450	850
Barrie	284,000	284,000	280,000	1.4%	3,300	1,500
Brantford	169,000	163,000	155,000	9.0%	2,747	1,100
Georgetown-Halton Hills	295,000	290,000	272,000	8.5%	2,400	1,500
Belleville	140,000	132,000	125,000	12.0%	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	542,500	537,000	540,000	0.5%	-	-
Etobicoke					-	-
- Islington/ Kingsway	595,000	585,000	585,000	1.7%	-	-
- South Etobicoke	537,000	527,000	535,000	0.4%	-	-
Midtown Toronto	1,080,417	1,079,500	962,500	12.3%	-	-
Lawrence Park	936,600	900,000	815,000	14.9%	-	-
North Toronto	843,143	745,000	701,833	20.1%	-	-
Riverdale	685,000	650,000	600,000	14.2%	-	-
Waterfront	930,000	920,179	831,508	11.8%	-	-
Mississauga -Mead-Vale/Str-Vil	325,000	325,000	325,000	0.0%	2,500	1,600
- Mississauga	410,000	410,000	400,000	2.5%	-	-
Milton	380,000	380,000	345,000	10.1%	-	-
Oakville	680,000	680,000	530,000	28.3%	5,200	2,500
Scarborough - Agincourt	401,000	405,000	400,000	0.3%	1,582	-
- Central	347,000	333,127	402,000	-13.7%	1,878	-
- West Hill	349,900	370,815	430,000	-18.6%	1,735	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	295,300	287,900	280,500	5.3%	-	-
Ottawa	485,000	495,000	492,000	-1.4%	5,500	2,900
- Kanata	283,250	285,000	275,000	3.0%	-	-
- Southern	515,000	515,000	516,000	-0.2%	6,250	2,300
- Western	484,000	494,000	470,000	3.0%	-	-
- Rockcliffe Park	899,000	750,000	1,175,000	-23.5%	15,000	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	360,000	355,000	318,000	13.2%	2,700	1,800
Belleville	285,000	280,000	240,000	18.8%	-	-
Cobourg	300,000	290,000	300,000	0.0%	-	-

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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 Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	380,587	304,686	306,271	24.3%	-	-
River Heights	324,374	310,087	313,537	3.5%	-	-
Southdale	298,113	298,786	307,181	-3.0%	-	-
Westwood	298,242	294,115	299,971	-0.6%	-	-
North West	283,670	276,175	304,243	-6.8%	-	-
North East	299,522	302,176	301,075	-0.5%	-	-
South St. Vital	323,065	321,111	322,222	0.3%	-	-
Ft. Richmond	326,283	329,138	333,619	-2.2%	-	-
Lindenwoods	483,721	475,000	433,983	11.5%	-	-
Maples	294,715	288,627	295,176	-0.2%	-	-
St James - Assiniboia	289,160	294,394	302,228	-4.3%	-	-
Saskatchewan Area						
Regina - North	320,000	298,000	325,000	-1.5%	-	-
- South	337,000	315,000	342,000	-1.5%	-	-
Saskatoon - North	373,000	378,000	370,000	0.8%	-	-
- West	334,000	340,000	340,000	-1.8%	-	-
- East End	373,000	373,000	402,000	-7.2%	-	-
- East Central	374,000	372,000	388,000	-3.6%	-	-

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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 Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	483,357	486,000	479,500	0.8%	-	-
River Heights	425,019	407,475	432,667	-1.8%	-	-
Southdale	402,500	387,000	406,696	-1.0%	-	-
Westwood	420,818	420,000	371,813	13.2%	-	-
North West	410,456	407,380	405,419	1.2%	-	-
North East	393,486	397,975	414,700	-5.1%	-	-
South St. Vital	418,425	419,233	433,892	-3.6%	-	-
Ft. Richmond	425,467	421,667	456,323	-6.8%	-	-
Tuxedo	483,357	486,000	479,500	0.8%	-	-
Lindenwoods	484,643	485,000	494,869	-2.1%	-	-
Maples	322,000	322,475	331,000	-2.7%	-	-
St James - Assiniboia	385,000	385,000	376,922	2.1%	-	-
Saskatchewan Area						
Regina - North	450,000	495,000	505,000	-10.9%	-	-
- South	473,000	488,000	506,000	-6.5%	-	-
Saskatoon - North	490,000	487,000	510,000	-3.9%	-	-
- East End	540,000	550,000	560,000	-3.6%	-	-
- East Central	558,000	560,000	550,000	1.5%	-	-

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



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

STANDARD TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	372,875	370,000	364,500	2.3%	-	-
River Heights	338,900	333,900	336,427	0.7%	-	-
Southdale	331,545	334,000	334,917	-1.0%	-	-
Westwood	316,500	317,067	306,462	3.3%	-	-
North West	310,917	312,000	309,500	0.5%	-	-
North East	310,233	314,400	295,000	5.2%	-	-
South St. Vital	356,118	361,671	361,492	-1.5%	-	-
Ft. Richmond	389,843	400,000	380,000	2.6%	-	-
St James - Assiniboia	292,909	294,789	302,429	-3.1%	-	-
Saskatchewan Area						
Regina – North	350,000	320,000	340,000	2.9%	-	-
- South	395,000	379,000	405,000	-2.5%	-	-
Saskatoon – North	383,000	384,000	390,000	-1.8%	-	-
- West	375,000	377,000	375,000	0.0%	-	-
- East End	417,000	421,000	390,000	6.9%	-	-
- East Central	401,000	402,000	422,000	-5.0%	-	-

*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 TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	218,250	208,983	207,195	5.3%	-	-
Southdale	219,000	219,236	234,982	-6.8%	-	-
Westwood	215,000	228,280	223,389	-3.8%	-	-
North West	208,801	225,000	213,000	-2.0%	-	-
North East	215,380	218,920	215,464	0.0%	-	-
South St. Vital	233,180	232,750	237,571	-1.8%	-	-
Maples	209,200	224,036	227,375	-8.0%	-	-
St James – Assiniboia	215,000	215,000	230,000	-6.5%	-	-
Saskatchewan Area						
Regina - North	250,000	260,000	270,000	-7.4%	-	-
- South	288,000	288,000	310,000	-7.1%	-	-
Saskatoon - North	253,000	255,000	253,000	0.0%	-	-
- East End	250,000	247,000	267,000	-6.4%	-	-

*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 Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina - North	597,500	595,000	675,000	-11.5%	-	-
- South	720,000	720,000	850,000	-15.3%	-	-
Saskatoon - North	645,000	645,000	680,000	-5.1%	-	-
- East End	745,000	788,000	760,000	-2.0%	-	-

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



PRAIRIE PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	186,825	182,000	195,100	-4.2%	-	-
River Heights	190,833	182,600	209,457	-8.9%	-	-
Westwood	193,195	177,930	195,012	-0.9%	-	-
North West	233,200	211,378	240,302	-3.0%	-	-
North East	198,212	194,609	201,414	-1.6%	-	-
South St. Vital	225,807	212,777	221,247	2.1%	-	-
Ft. Richmond	213,713	210,042	200,632	6.5%	-	-
St James - Assiniboia	191,800	205,000	210,989	-9.1%	-	-
Saskatchewan Area						
Regina - North	194,000	198,000	195,000	-0.5%	-	-
- South	235,000	235,000	240,000	-2.1%	-	-
Saskatoon - North	247,000	247,000	263,000	-6.1%	-	-
- East End	281,000	294,000	263,000	6.8%	-	-
- East Central	285,000	290,000	263,000	8.4%	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	300,310	293,271	307,250	-2.3%	-	-
Ft. Richmond	375,417	334,235	375,078	0.1%	-	-
Saskatchewan Area						
Regina - North	325,000	331,000	325,000	0.0%	-	-
- South	390,000	392,000	407,000	-4.2%	-	-
Saskatoon – East End	362,000	382,000	360,000	0.6%	-	-
- East Central	355,000	357,000	385,000	-7.8%	-	-

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



A L B E R T A

DETACHED BUNGALOW

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	443,700	437,700	432,300	2.6%	-	-
North East	372,500	373,700	376,700	-1.1%	-	-
North Inner City	585,000	583,300	555,500	5.3%	-	-
North West	482,000	476,500	465,800	3.5%	-	-
South	445,000	451,000	416,600	6.8%	-	-
South East	463,000	468,300	456,200	1.5%	-	-
South Inner City	572,500	576,700	620,300	-7.7%	-	-
South West	456,500	457,700	487,700	-6.4%	-	-
West	650,000	660,700	699,700	-7.1%	-	-
Edmonton Area						
Castledowns	326,000	325,000	300,000	8.7%	-	-
Clareview	280,000	288,000	265,000	5.7%	-	-
Riverbend/ Terwilligar	473,769	457,310	456,603	3.8%	3,230	-
Sherwood Park	380,000	389,313	380,000	0.0%	2,611	-
South East	425,132	415,192	420,531	1.1%	2,987	-
West End	416,442	423,082	408,478	1.9%	2,992	-
Millwoods	367,433	371,034	374,006	-1.8%	2,603	-
Downtown	337,829	330,595	302,919	11.5%	2,529	-
Alberta						
Leduc	356,041	340,996	350,728	1.5%	2,803	-
Spruce Grove	368,182	366,608	405,934	-9.3%	2,760	-
St. Albert	380,000	335,000	325,000	16.9%	-	-
Fort Saskatchewan	350,000	344,989	320,000	9.4%	2,095	1,800
Stony Plain	361,107	366,950	355,605	1.5%	2,395	-

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A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	527,300	527,400	525,200	0.4%	-	-
North East	508,600	507,000	486,300	4.6%	-	-
North Inner City	793,500	881,400	802,700	-1.1%	-	-
North West	577,700	564,800	571,100	1.2%	-	-
South	508,600	535,900	519,700	-2.1%	-	-
South East	572,500	623,000	651,500	-12.1%	-	-
South Inner City	825,000	816,800	823,700	0.2%	-	-
South West	524,000	524,400	568,000	-7.7%	-	-
West	628,000	638,500	635,600	-1.2%	-	-
Edmonton Area						
Castledowns	485,000	460,000	410,000	18.3%	-	-
Clareview	460,000	435,000	385,000	19.5%	-	-
Riverbend/ Terwilligar	554,530	548,822	555,540	-0.2%	3,541	-
Sherwood Park	530,000	533,141	480,000	10.4%	3,277	-
South East	519,632	536,072	505,985	2.7%	3,615	-
West End	514,187	521,687	523,851	-1.8%	3,527	-
Millwoods	486,976	459,714	465,256	4.7%	3,003	-
Alberta						
Leduc	487,720	478,902	472,327	3.3%	1,766	-
Spruce Grove	489,327	478,231	494,028	-1.0%	2,436	-
St. Albert	460,000	435,000	375,000	22.7%	-	-
Fort Saskatchewan	490,000	490,352	430,000	14.0%	3,800	2,000
Stony Plain	468,683	436,650	464,053	1.0%	2,916	-

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ALBERTA

STANDARD TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	430,500	434,800	448,100	-3.9%	-	-
North East	403,700	415,400	406,000	-0.6%	-	-
North Inner City	577,750	561,800	615,100	-6.1%	-	-
North West	451,800	438,900	458,900	-1.5%	-	-
South	423,400	429,300	439,100	-3.6%	-	-
South East	417,500	419,800	431,000	-3.1%	-	-
South Inner City	638,000	660,900	652,100	-2.2%	-	-
South West	406,000	445,500	439,000	-7.5%	-	-
West	508,500	519,500	517,000	-1.6%	-	-
Edmonton Area						
Castledowns	350,000	365,000	339,000	3.2%	-	-
Clareview	385,000	381,000	360,000	6.9%	-	-
Riverbend/ Terwilligar	412,000	429,486	409,448	0.6%	2,781	-
Sherwood Park	390,000	390,027	380,000	2.6%	2,554	-
South East	425,159	464,125	429,775	-1.1%	3,615	-
West End	389,804	374,549	380,555	-0.2%	2,181	-
Millwoods	388,063	373,487	379,600	2.2%	2,418	-
Downtown	372,769	352,875	315,770	18.1%	2,593	-
Alberta						
Leduc	344,178	341,819	332,187	3.6%	1,556	-
Spruce Grove	350,981	350,641	342,674	2.4%	2,287	-
St. Albert	435,000	410,000	375,000	16.0%	-	-
Fort Saskatchewan		368,050	362,000	1.7%	1,282	-
Stony Plain		334,250	-	-	-	-

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A L B E R T A

STANDARD TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	387,000	361,000	335,600	15.3%	-	-
North East	319,000	318,200	290,200	9.9%	-	-
North Inner City	525,000	530,700	501,700	4.6%	-	-
North West	382,000	382,900	333,500	14.5%	-	-
South	328,000	328,000	319,200	2.8%	-	-
South East	352,000	351,300	335,200	5.0%	-	-
South Inner City	670,000	670,000	533,600	25.6%	-	-
South West	341,900	344,900	335,200	2.0%	-	-
West	460,000	460,500	447,000	2.9%	-	-
Edmonton Area						
Castledowns	250,000	250,000	208,000	20.2%	-	-
Clareview	230,000	230,000	180,000	27.8%	-	-
Riverbend/ Terwilligar	300,508	289,960	311,451	-3.5%	2,144	-
Sherwood Park	325,000	325,800	260,000	25.0%	1,886	-
South East	279,000	280,041	285,176	-2.2%	1,794	-
West End	265,185	262,316	254,376	4.2%	1,940	-
Millwoods	241,783	232,064	239,560	0.9%	1,859	-
Alberta						
Leduc	255,571	281,313	301,200	-15.1%	2,317	-
Spruce Grove	263,933	226,833	257,013	2.7%	1,447	-
St. Albert	285,000	285,000	230,000	23.9%	-	-
Fort Saskatchewan		220,000	215,000	2.3%	-	-
Stony Plain		174,667	-		-	-

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ALBERTA

SENIOR EXECUTIVE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	589,000	598,900	604,500	-2.6%	-	-
North East	548,000	541,000	531,700	3.1%	-	-
North Inner City	1,230,300	1,279,000	1,088,600	13.0%	-	-
North West	759,800	826,500	814,100	-6.7%	-	-
South	642,500	628,700	644,200	-0.3%	-	-
South East	703,500	694,900	813,800	-13.6%	-	-
South Inner City	1,499,600	1,372,800	1,574,500	-4.8%	-	-
South West	790,000	789,600	781,100	1.1%	-	-
West	876,900	915,600	914,400	-4.1%	-	-
Edmonton Area						
Castledowns	535,000	510,000	435,000	23.0%	-	-
Riverbend/ Terwilligar	1,042,541	888,942	970,172	7.5%	4,778	-
Sherwood Park	970,000	980,933	800,000	21.3%	6,907	-
South East	726,400	757,500	705,863	2.9%	3,909	-
West End	973,595	1,035,231	968,543	0.5%	6,658	-
Millwoods	670,000	608,000	580,238	15.5%	4,607	-
Alberta						
Leduc	532,750	532,750	480,000	11.0%	-	-
St. Albert	535,000	510,000	475,000	12.6%	4,500	5,000
Fort Saskatchewan		555,000	555,000	0.0%	-	-
Stony Plain		208,333	-	-	-	-

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ALBERTA

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	272,700	277,800	264,100	3.3%	-	-
North East	224,700	228,000	228,900	-1.8%	-	-
North Inner City	326,000	314,000	308,700	5.6%	-	-
North West	291,900	289,500	271,700	7.4%	-	-
South	262,900	258,900	264,000	-0.4%	-	-
South East	299,000	290,400	272,300	9.8%	-	-
South Inner City	330,000	349,400	389,200	-15.2%	-	-
South West	300,000	439,900	266,600	12.5%	-	-
West	320,000	287,300	312,300	2.5%	-	-
Edmonton Area						
Castledowns	245,000	209,000	197,000	24.4%	-	-
Clareview	198,000	192,000	175,000	13.1%	-	-
Riverbend/ Terwilligar	259,246	259,983	258,717	0.2%	1,819	-
Sherwood Park	285,000	263,389	315,000	-9.5%	1,780	-
South East	250,093	246,457	246,969	1.3%	2,915	-
West End	215,455	199,870	211,389	1.9%	1,494	-
Millwoods	198,427	193,833	200,368	-1.0%	1,391	-
Downtown	282,532	312,416	295,428	-4.4%	2,290	-
Alberta						
Leduc	196,533	235,614	233,000	-15.7%	2,010	-
Spruce Grove	263,050	216,033	250,650	4.9%	1,663	-
St. Albert	236,000	235,000	196,000	20.4%	-	-
Fort Saskatchewan		234,500	204,000	15.0%	1,622	-
Stony Plain		334,250	-		-	-

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ALBERTA

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	401,700	395,700	363,700	10.4%	-	-
North East	234,900	228,000	227,100	3.4%	-	-
North Inner City	460,400	460,200	491,600	-6.3%	-	-
North West	483,000	442,300	470,100	2.7%	-	-
South	479,000	520,200	452,400	5.9%	-	-
South East	590,000	586,200	595,900	-1.0%	-	-
South Inner City	621,000	569,900	571,400	8.7%	-	-
South West	411,000	460,000	331,100	24.1%	-	-
West	411,000	410,500	386,600	6.3%	-	-
Edmonton Area						
Castledowns	265,000	260,000	215,000	23.3%	-	-
Riverbend/ Terwilligar	396,423	370,318	378,256	4.8%	2,604	-
Sherwood Park	335,000	335,967	360,000	-6.9%	2,115	-
South East	421,863	422,817	352,250	19.8%	3,114	-
West End	322,890	305,625	-	-	2,331	-
Downtown	475,484	417,461	442,829	7.4%	3,444	-
Alberta						
St. Albert	360,000	335,000	290,000	24.1%	-	-

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



BRITISH COLUMBIA

DETACHED BUNGALOW

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,020,000	950,000	850,000	20.0%	-	-
Vancouver East	871,500	848,036	784,160	11.1%	-	-
Vancouver West	1,577,000	1,500,000	1,415,000	11.4%	-	-
West Vancouver	1,520,000	1,400,000	1,380,000	10.1%	-	-
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	390,000	380,000	370,000	5.4%	-	-
Sunshine Coast	484,000	474,800	467,000	3.6%	-	-
Victoria	484,000	474,800	467,000	3.6%	-	-

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



BRITISH COLUMBIA

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,250,000	1,180,000	1,030,000	21.4%	-	-
Vancouver East	1,090,000	1,045,987	967,200	12.7%	-	-
Vancouver West	2,117,500	2,000,000	1,925,000	10.0%	-	-
West Vancouver	1,800,000	1,630,000	1,680,000	7.1%	-	-
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	510,000	475,000	465,000	9.7%	-	-
Sunshine Coast	475,000	465,000	460,000	3.3%	-	-
Victoria	607,000	600,000	588,000	3.2%	-	-

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BRITISH COLUMBIA

STANDARD TWO-STOREY

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,060,000	1,025,000	910,000	16.5%	-	-
Vancouver East	980,500	904,146	836,045	17.3%	-	-
Vancouver West	1,792,000	1,700,000	1,620,000	10.6%	-	-
West Vancouver	1,640,000	1,440,000	1,450,000	13.1%	-	-
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	490,000	477,000	471,000	4.0%	-	-

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



BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	740,000	700,000	680,000	8.8%	-	-
Vancouver East	685,500	636,291	634,200	8.1%	-	-
Vancouver West	1,030,500	975,000	965,000	6.8%	-	-
West Vancouver	880,000	800,000	730,000	20.5%	-	-
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	325,000	315,000	300,000	8.3%	-	-
Sunshine Coast	315,000	305,000	295,000	6.8%	-	-
Victoria	373,000	371,000	357,000	4.5%	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price Apr - Jun 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	373,000	371,000	357,000	4.5%	-	-

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



BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,400,000	1,380,000	1,230,000	13.8%	-	-
Vancouver East	1,298,990	1,298,990	1,201,148	8.1%	-	-
Vancouver West	3,200,000	3,200,000	3,000,000	6.7%	-	-
West Vancouver	2,200,000	1,850,000	2,000,000	10.0%	-	-
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	610,000	600,000	600,000	1.7%	-	-
Sunshine Coast	205,000	195,000	185,000	10.8%	-	-
Victoria	775,000	765,000	755,000	2.6%	-	-

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



BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2015	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	378,000	355,000	355,000	6.5%	-	-
Vancouver East	422,500	401,497	402,936	4.9%	-	-
Vancouver West	762,000	750,000	730,000	4.4%	-	-
West Vancouver	523,200	520,000	480,000	9.0%	-	-
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	210,000	205,000	185,000	13.5%	-	-
Sunshine Coast	420,000	415,000	415,000	1.2%	-	-
Victoria	271,000	266,500	257,000	5.4%	-	-

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

