

ROYAL LEPAGE House Price Survey

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ROYAL LEPAGE

100
YEARS
SINCE 1913

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.

TABLE OF CONTENTS

Glossary of Housing Types

Atlantic Provinces	3
Québec	10
Ontario	17
Prairie Provinces	31
Alberta	38
British Columbia	45

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	328,500	339,500	341,300	-3.8%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	237,000	235,000	235,800	0.5%	-	-
- Eastern Passage	197,500	204,000	199,900	-1.2%	-	-
- Woodlawn/ Montebello	260,000	255,000	259,000	0.4%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	320,000	323,000	331,500	-3.5%	-	-
- North End	267,500	275,000	250,000	7.0%	-	-
- West	289,000	288,500	284,500	1.6%	-	-
Truro/Colchester	145,000	140,318	174,600	-17.0%	-	-
Prince Edward Island						
Charlottetown	175,000	173,000	173,000	1.2%	-	-
New Brunswick						
Fredericton	200,000	203,000	207,000	-3.4%	2,878	900
Moncton	149,648	153,000	153,000	-2.2%	-	-
Saint John	179,150	181,425	177,828	0.7%	-	-
Newfoundland						
St. John's						
- East End	302,000	296,000	283,000	6.7%	2,500	2,500
- Mount Pearl	336,600	330,000	317,000	6.2%	3,000	3,000
- West	285,600	280,000	270,000	5.8%	2,400	2,500

*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	398,000	395,000	397,900	0.0%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	237,000	235,000	235,800	-2.3%	-	-
- Eastern Passage	285,000	282,000	283,000	0.7%	-	-
- Lawrence Town	300,000	310,000	306,000	-2.0%	-	-
- Woodlawn/ Montebello	292,500	287,000	295,900	-1.1%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	369,000	364,500	377,500	-2.3%	-	-
- West	368,500	355,400	365,000	1.0%	-	-
Truro/Colchester	275,000	275,000	295,000	-6.8%	-	-
Prince Edward Island						
Charlottetown	260,000	260,000	260,000	0.0%	-	-
New Brunswick						
Fredericton	302,000	302,000	306,000	-1.3%	4,351	1,500
Newfoundland						
St. John's						
- East End	517,000	507,000	487,000	6.2%	4,000	4,500
- Mount Pearl	467,000	458,000	440,000	6.1%	4,000	3,500
- West	478,000	469,000	450,000	6.2%	4,400	3,500

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ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	310,000	310,000	309,900	0.0%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	251,000	248,500	252,000	-0.4%	-	-
- Eastern Passage	234,500	231,000	235,000	-0.2%	-	-
- Lawrencetown	241,000	240,000	240,000	0.4%	-	-
- Woodlawn/ Montebello	254,000	254,000	255,000	-0.4%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	317,900	319,900	309,900	2.6%	-	-
- North End	307,000	305,900	325,000	-5.5%	-	-
- West	357,000	352,000	364,600	-2.1%	-	-
Truro/Colchester	185,000	187,500	178,000	3.9%	-	-
Prince Edward Island						
Charlottetown	205,000	205,000	205,000	0.0%	-	-
New Brunswick						
Fredericton	215,000	215,000	220,000	-2.3%	3,096	1,000
Moncton	152,302	135,000	143,300	6.3%	-	-
Saint John	252,038	278,145	279,922	-10.0%	-	-
Newfoundland						
St. John's						
- East End	429,400	421,000	405,000	6.0%	3,000	3,000
- Mount Pearl	405,700	398,000	383,000	5.9%	3,300	3,000
- West	414,000	406,000	390,000	6.2%	3,000	3,000

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	289,000	276,000	279,500	3.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	182,500	179,000	175,000	4.3%	-	-
- Eastern Passage	251,000	251,300	250,000	0.4%	-	-
- Woodlawn/ Montebello	265,000	261,500	267,000	-0.7%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	278,000	279,000	275,000	1.1%	-	-
- North End	302,000	300,000	305,900	-1.3%	-	-
- West	271,000	277,500	275,000	-1.5%	-	-
Prince Edward Island						
Charlottetown	131,000	131,000	131,000	0.0%	-	-
New Brunswick						
Fredericton	185,000	185,000	185,000	0.0%	2,601	900
Saint John	159,983	158,500	158,068	1.2%	-	-
Newfoundland						
St. John's						
- East End	214,000	210,000	202,000	5.9%	1,800	1,500
- Mount Pearl	224,400	220,000	212,000	5.8%	1,800	1,500
- West	218,000	214,000	206,000	5.8%	1,500	1,500

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	494,500	489,000	484,500	2.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	367,500	360,000	366,000	0.4%	-	-
- Lawrencetown	357,000	365,000	360,000	-0.8%	-	-
- Woodlawn/ Montebello	405,000	401,500	395,000	2.5%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	489,000	495,000	510,000	-4.1%	-	-
- West	419,000	401,900	415,000	1.0%	-	-
Truro/Colchester	350,000	350,000	360,000	-2.8%	-	-
Prince Edward Island						
Charlottetown	346,000	346,000	345,000	0.3%	-	-
New Brunswick						
Fredericton	372,000	389,000	389,000	-4.4%	5,603	1,500
Moncton	272,072	264,700	263,000	3.4%	-	-
Newfoundland						
St. John's						
- East End	660,900	648,000	624,000	5.9%	4,500	4,000
- Mount Pearl	509,900	499,000	479,000	6.5%	4,400	4,500
- West	548,500	528,000	508,000	8.0%	4,500	4,500

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	236,000	239,000	234,900	0.5%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	155,000	155,000	155,000	0.0%	-	-
- Woodlawn/ Montebello	229,000	224,000	225,000	1.8%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	225,000	222,900	232,000	-3.0%	-	-
- North End	210,000	215,000	199,900	5.1%	-	-
Prince Edward Island						
Charlottetown	130,000	130,000	128,000	1.6%	-	-
New Brunswick						
Fredericton	145,000	151,000	158,000	-8.2%	2,124	800
Saint John	155,000	213,427	163,900	-5.4%	-	-
Newfoundland						
St. John's						
- East End	306,000	300,000	314,000	-2.5%	2,400	2,500
- Mount Pearl	306,000	300,000	310,000	-1.3%	2,500	2,500
- West	306,000	300,000	304,000	0.7%	2,500	2,000

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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 Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	385,000	390,000	390,000	-1.3%	-	-
Prince Edward Island						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
New Brunswick						
Fredericton	234,000	229,000	229,000	2.2%	3,298	1,000
Newfoundland						
St. John's						
- East End	397,800	390,000	407,000	-2.3%	2,500	3,000
- Mount Pearl	311,000	305,000	318,000	-2.2%	2,500	3,000

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Q U É B E C

DETACHED BUNGALOW

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	326,000	325,400	330,350	-1.3%	-	-
Dorval	309,000	301,000	300,500	2.8%	-	-
Pierrefonds	298,250	298,700	289,225	3.1%	-	-
Laval	290,000	285,000	283,750	2.2%	-	-
Brossard	284,500	283,000	268,500	6.0%	-	-
Longueuil	260,000	265,000	245,750	5.8%	-	-
Boucherville	306,000	303,800	304,000	0.7%	-	-
Québec						
Mirabel	241,250	230,000	232,250	3.9%	-	-
Saint-Jérôme	197,750	195,000	185,000	6.9%	-	-

Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	561,000	522,000	516,250	8.7%	-	-
Dorval	551,250	576,700	564,750	-2.4%	-	-
Pierrefonds	452,000	444,000	456,750	-1.0%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	725,000	746,500	629,750	15.1%	-	-
Laval	450,000	448,500	453,250	-0.7%	-	-
Brossard	467,500	450,350	461,500	1.3%	-	-
Longueuil	425,000	420,000	427,000	-0.5%	-	-
Boucherville	531,250	532,300	537,000	-1.1%	-	-

Q U É B E C

STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Dorval	331,000	338,750	334,000	-0.9%	-	-
Pierrefonds	382,250	386,250	389,500	-1.9%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	552,000	554,000	524,000	5.3%	-	-
Laval	360,000	362,000	365,000	-1.4%	-	-
Brossard	404,500	403,250	399,000	1.4%	-	-
Longueuil	366,250	367,000	344,000	6.5%	-	-
Boucherville	434,500	432,000	428,000	1.5%	-	-
Québec						
Mirabel	325,000	330,750	316,000	2.8%	-	-
Saint-Jérôme	277,500	274,000	242,500	14.4%	-	-

Q U É B E C

STANDARD TOWNHOUSE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Pierrefonds	298,250	286,600	281,750	5.9%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	468,500	473,300	480,000	-2.4%	-	-
Ville-Marie	528,500	548,800	517,000	2.2%	-	-
Le Plateau Mont-Royal	643,750	626,200	584,500	10.1%	-	-
Rosemont/La Petite Patrie	397,000	395,700	401,000	-1.0%	-	-
Laval	255,000	255,000	260,000	-1.9%	-	-
Brossard	251,000	255,000	266,000	-5.6%	-	-
Longueuil	236,700	240,000	237,000	-0.1%	-	-
Boucherville	275,500	278,100	274,000	0.5%	-	-

Q U É B E C

SENIOR EXECUTIVE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Beaconsfield	674,250	666,000	662,500	1.8%	-	-
Westmount	2,531,000	2,558,000	2,310,000	9.6%	-	-
Ville-Marie	2,301,500	2,302,000	2,500,000	-7.9%	-	-
Laval	708,000	726,800	757,500	-6.5%	-	-
Brossard	641,000	614,750	620,000	3.4%	-	-
Longueuil	635,250	633,600	648,250	-2.0%	-	-
Boucherville	883,500	868,000	801,500	10.2%	-	-

Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Pierrefonds	219,000	213,000	208,000	5.3%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	255,000	257,000	252,000	1.2%	-	-
Ville-Marie	310,000	310,000	315,000	-1.6%	-	-
Le Plateau Mont-Royal	319,000	320,100	329,000	-3.0%	-	-
Rosemont/La Petite Patrie	272,000	277,000	271,500	0.2%	-	-
Laval	200,000	200,000	198,750	0.6%	-	-
Brossard	192,000	194,000	195,000	-1.5%	-	-
Longueuil	180,000	174,250	174,250	3.3%	-	-
Boucherville	209,500	210,700	212,250	-1.3%	-	-
Québec						
Saint-Jérôme	139,000	143,000	144,000	-3.5%	-	-

Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Montréal Area						
Westmount	744,500	738,000	803,000	-7.3%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	539,000	520,000	530,500	1.6%	-	-
Ville-Marie	680,000	670,000	750,000	-9.3%	-	-
Le Plateau Mont-Royal	556,000	551,700	549,250	1.2%	-	-
Rosemont/La Petite Patrie	458,750	458,700	476,250	-3.7%	-	-
Laval	427,000	440,000	368,000	16.0%	-	-
Brossard	328,000	333,000	315,750	3.9%	-	-
Longueuil	406,250	418,750	392,000	3.6%	-	-

O N T A R I O

DETACHED BUNGALOW

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	699,000	685,000	670,000	4.3%	-	-
Etobicoke- Islington/ Kingsway	630,000	615,000	600,000	5.0%	-	-
- South Etobicoke	460,000	450,000	430,000	7.0%	-	-
Leaside	900,000	800,000	830,000	8.4%	-	-
Lawrence Park	970,000	880,000	906,000	7.1%	-	-
North Toronto	856,000	800,000	751,000	14.0%	-	-
High Park	795,000	775,000	750,000	6.0%	-	-
Markham	660,000	660,000	610,000	8.2%	-	-
Mississauga -Mead-Vale/Str-Vil	495,000	495,000	475,000	4.2%	3,900	2,000
- Mississauga	506,000	500,000	480,000	5.4%	5,000	2,100
Milton	441,500	435,000	428,704	3.0%	-	-
Oakville	500,000	500,000	490,000	2.0%	3,400	1,500
Richmond Hill	701,500	670,000	620,000	13.1%	3,896	-
Scarborough - Agincourt	532,500	521,000	492,500	8.1%	2,750	1,700
- Central	465,000	455,000	430,000	8.1%	2,600	1,750
- West Hill	532,000	520,000	492,000	8.1%	2,800	1,700
Woodbridge	442,000	442,000	431,000	2.6%	-	-
Burlington	428,500	443,000	422,000	1.5%	3,100	1,950
Brampton	476,000	476,000	455,000	5.3%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Hamilton						
– Mountain	272,637	278,133	259,754	5.0%	3,116	2,000
– West	323,262	319,312	285,000	13.4%	3,465	1,905
– East	216,664	186,273	198,080	9.4%	2,218	1,375
– Centre	149,100	152,789	148,208	0.6%	1,822	1,000
London	255,600	256,900	250,100	2.2%	-	-
Ottawa	625,000	622,000	619,000	1.0%	6,800	3,300
– Eastern	332,000	328,000	330,000	0.6%	4,325	1,900
– Kanata	378,000	370,000	375,900	0.6%	4,850	2,300
– Orleans	335,000	332,000	334,000	0.3%	4,325	1,800
– Southern	335,000	332,000	330,000	1.5%	4,325	2,000
– Western	405,000	390,000	390,000	3.8%	-	-
Windsor	176,850	175,300	176,280	0.3%	3,100	1,100
Barrie	308,000	303,000	300,000	2.7%	3,400	1,550
Brantford	240,000	232,000	220,000	9.1%	3,900	1,200
Dundas	397,715	370,000	342,600	16.1%	3,800	-
Stoney Creek	330,830	310,783	312,300	5.9%	3,342	-
Ancaster	490,200	462,385	437,607	12.0%	4,645	-
Georgetown-Halton Hills	417,000	412,000	405,000	3.0%	2,900	1,600
Orangeville	395,583	336,500	325,850	21.4%	-	-
Belleville	185,000	185,000	185,000	0.0%	-	-
Cobourg	220,000	215,000	215,000	2.3%	-	-
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 Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	1,327,000	1,275,000	1,243,000	6.8%	-	-
Bloor West Village	1,175,000	1,150,000	1,150,000	2.2%	-	-
Cabbagetown	880,000	850,000	800,000	10.0%	-	-
Etobicoke - Islington/ Kingsway	890,000	865,000	860,000	3.5%	-	-
- South Etobicoke	665,000	650,000	630,000	5.6%	-	-
Leaside	1,350,000	1,368,000	1,200,000	12.5%	-	-
Midtown Toronto	1,575,500	1,556,608	1,525,000	3.3%	-	-
Moore Park	1,830,000	1,750,000	1,800,000	1.7%	-	-
Lawrence Park	1,906,000	1,906,000	1,722,500	10.7%	-	-
North Toronto	1,710,625	1,670,000	1,528,485	11.9%	-	-
High Park	1,100,000	1,090,000	1,075,000	5.0%	-	-
Forest Hill	1,629,750	1,629,750	1,569,000	3.9%	-	-
Markham	795,000	795,000	700,000	13.6%	-	-
Mississauga -Mead-Vale/Str-Vil	565,000	560,000	530,000	6.6%	4,000	2,300
- Mississauga	571,700	570,000	534,290	7.0%	5,700	2,800
Milton	780,000	770,000	769,799	1.3%	-	-
Oakville	775,000	775,000	735,000	5.4%	5,000	3,000
Richmond Hill	1,030,000	1,090,000	940,000	9.6%	-	-
Scarborough - Agincourt	659,000	649,000	610,000	8.0%	3,300	2,200
- Central	582,000	578,000	540,000	7.8%	3,500	2,300
- West Hill	683,500	676,000	640,000	6.8%	3,700	2,000
Woodbridge	480,000	480,000	476,000	0.8%	-	-
Burlington	720,000	696,000	637,000	13.0%	5,800	3,264
Brampton	835,000	835,000	745,000	6.6%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	336,200	337,200	329,000	2.2%	-	-
Ottawa	636,000	630,000	630,000	1.0%	6,800	3,500
- Eastern	386,000	382,000	387,000	-0.3%	4,550	2,000
- Kanata	450,000	453,000	460,900	-2.4%	5,850	2,400
- Orleans	424,000	420,000	425,000	-0.2%	5,575	2,100
- Southern	428,000	424,000	423,000	1.2%	5,575	2,000
- Western	512,500	503,500	495,000	3.5%	-	-
Windsor	269,000	260,750	266,300	1.0%	4,800	1,450
Barrie	357,000	340,000	329,000	8.5%	3,800	1,700
Brantford	360,000	345,000	330,000	9.1%	5,850	1,550
Georgetown-Halton Hills	547,500	546,750	530,000	3.3%	4,036	1,800
Orangeville	434,099	420,500	431,000	0.7%	-	-
Belleville	265,000	265,000	265,000	0.0%	-	-
Cobourg	290,000	290,000	290,000	0.0%	-	-
Trenton	240,000	250,000	250,000	-4.0%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	872,000	845,000	775,000	12.5%	-	-
Bloor West Village	780,000	760,000	745,000	4.7%	-	-
Cabbagetown	750,000	730,000	675,000	11.1%	-	-
Etobicoke - Islington/ Kingsway	690,000	680,000	660,000	4.5%	-	-
- South Etobicoke	510,000	500,000	499,000	2.2%	-	-
Leaside	940,000	900,000	850,000	10.6%	-	-
Midtown Toronto	1,178,857	1,178,857	978,638	20.5%	-	-
Moore Park	1,250,000	1,200,000	1,200,000	4.2%	-	-
Lawrence Park	1,134,004	1,138,000	1,100,000	3.1%	-	-
North Toronto	980,000	951,000	893,418	9.7%	-	-
High Park	735,000	705,000	700,000	5.0%	-	-
Forest Hill	1,109,000	1,065,300	978,500	13.3%	-	-
Riverdale	640,000	550,000	550,000	16.4%	-	-
The Annex	912,500	912,500	900,000	1.4%	-	-
Markham	690,000	690,000	600,000	15.0%	-	-
Mississauga -Mead-Vale/Str-Vil	455,000	450,000	420,000	8.3%	3,500	1,900
- Mississauga	475,875	472,000	450,000	5.8%	4,300	2,400
Milton	512,500	505,000	499,847	2.5%	-	-
Oakville	585,000	580,000	515,000	13.6%	3,900	1,900
Richmond Hill	783,000	779,000	695,000	12.7%	-	-
Scarborough - Agincourt	533,000	521,000	485,000	9.9%	2,800	1,750
- Central	515,000	505,000	475,000	8.4%	2,800	1,850
- West Hill	571,000	560,000	530,000	7.7%	3,000	1,750
Woodbridge	360,000	360,000	352,000	2.3%	-	-
Burlington	574,500	518,000	469,000	22.5%	3,825	2,400
Brampton	472,000	472,000	446,000	1.9%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Hamilton						
– Mountain	395,460	398,312	367,642	7.6%	4,271	-
– West	372,461	353,237	349,257	6.6%	3,341	-
– East	288,852	284,375	296,083	-2.4%	3,581	-
– Centre	186,256	169,231	166,731	11.7%	1,914	-
London	267,800	268,100	262,500	2.0%	-	-
Ottawa	545,000	545,000	540,000	0.9%	6,200	2,800
– Eastern	330,000	327,000	335,000	-1.5%	4,425	1,800
– Kanata	390,000	384,000	387,900	0.5%	4,800	2,300
– Orleans	350,000	347,000	354,000	-1.1%	4,600	1,800
– Southern	361,000	358,000	352,000	2.6%	4,350	1,700
– Western	437,500	430,000	425,000	2.9%	-	-
Windsor	132,125	132,125	129,850	1.8%	2,350	875
Barrie	298,000	290,000	290,000	2.8%	3,250	1,600
Brantford	255,000	235,000	222,000	14.9%	4,140	1,300
Dundas	506,006	495,593	461,012	9.8%	5,454	1,823
Stoney Creek	440,888	454,833	416,815	5.8%	4,245	1,790
Ancaster	563,803	521,418	426,553	7.1%	5,495	2,353
Georgetown-Halton Hills	447,000	445,250	415,000	7.7%	3,290	1,500
Orangeville	338,467	336,500	342,250	-1.1%	-	-
Belleville	200,000	200,000	200,000	0.0%	-	-
Cobourg	240,000	240,000	240,000	0.0%	-	-
Trenton	185,000	195,000	195,000	-5.1%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	775,000	708,000	664,000	16.7%	-	-
Bloor West Village	520,000	510,000	499,000	4.2%	-	-
Cabbagetown	575,000	570,000	570,000	0.9%	-	-
Etobicoke - Islington/ Kingsway	485,000	465,000	460,000	5.4%	-	-
- South Etobicoke	490,000	490,000	486,000	0.8%	-	-
North Toronto	674,350	632,000	625,000	7.9%	-	-
Waterfront	552,571	580,000	580,000	-4.7%	-	-
Markham	525,000	525,000	475,000	10.5%	-	-
Mississauga -Mead-Vale/Str-Vil	360,000	350,000	325,000	10.8%	2,500	1,600
- Mississauga	369,000	367,000	335,775	9.9%	3,300	2,100
Milton	380,000	375,000	367,457	3.4%	-	-
Oakville	415,000	415,000	415,000	0.0%	2,700	1,600
Richmond Hill	585,000	560,000	462,000	26.6%	3,398	
Scarborough - Agincourt	373,500	369,000	345,000	8.3%	2,100	1,550
- Central	382,000	376,000	355,000	7.6%	2,200	1,450
- West Hill	399,500	395,000	370,000	8.0%	2,300	1,500
Woodbridge	307,000	307,000	307,000	0.0%	-	-
Burlington	324,500	304,900	296,000	9.6%	2,437	1,800
Brampton	274,000	274,000	258,000	11.8%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	184,200	179,900	170,500	8.0%	-	-
Ottawa	350,000	352,000	350,000	0.0%	4,325	1,600
- Eastern	255,000	255,000	254,000	0.4%	3,500	1,600
- Kanata	311,000	310,000	310,000	0.3%	3,700	1,800
- Orleans	268,000	266,000	267,000	0.4%	3,950	1,400
- Southern	278,000	276,000	280,000	-0.7%	4,350	1,650
- Western	395,000	390,000	382,500	3.3%	-	-
Windsor	154,000	147,500	147,500	4.4%	2,700	850
Barrie	220,000	210,000	210,000	4.8%	2,400	1,350
Brantford	215,000	207,000	193,000	11.4%	3,490	1,100
Georgetown-Halton Hills	342,000	339,000	324,000	5.6%	2,396	1,400
Orangeville	261,188	243,822	280,500	-6.9%	-	-
Belleville	135,000	135,000	135,000	0.0%	-	-
Trenton	120,000	120,000	120,000	0.0%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Beach District	1,650,000	1,490,000	1,437,000	14.8%	-	-
Cabbagetown	1,000,000	970,000	900,000	11.1%	-	-
Etobicoke - Islington/ Kingsway	1,150,000	1,130,000	1,125,000	2.2%	-	-
Leaside	2,000,000	1,850,000	1,800,000	11.1%	-	-
Midtown Toronto	2,270,000	2,270,000	2,270,000	0.0%	-	-
Moore Park	2,600,000	2,600,000	2,600,000	0.0%	-	-
Lawrence Park	2,164,000	2,450,000	2,428,000	-10.9%	-	-
North Toronto	2,128,000	2,078,000	2,257,500	-5.7%	-	-
Forest Hill	2,200,000	2,190,750	2,340,638	-6.0%	-	-
Riverdale	1,100,000	1,000,000	900,000	22.2%	-	-
Markham	889,000	889,000	775,000	14.7%	-	-
Mississauga -Mead-Vale/Str-Vil	690,000	685,000	660,000	4.5%	5,000	3,200
- Mississauga	790,000	787,500	750,000	5.3%	7,100	4,300
Milton	467,000	460,000	441,862	5.7%	-	-
Oakville	975,000	975,000	900,000	8.3%	7,300	5,200
Scarborough - Agincourt	675,000	667,500	635,000	6.3%	3,800	2,500
- Central	676,500	664,000	635,000	6.5%	4,000	2,500
- West Hill	845,000	825,000	790,000	7.0%	4,200	2,750
Woodbridge	472,000	472,000	472,000	0.0%	-	-
Burlington	902,500	825,000	729,000	23.8%	6,350	2,200

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	491,000	486,200	473,500	3.7%		
Ottawa	857,000	860,000	849,000	0.9%	8,450	3,900
- Eastern	535,000	530,000	530,000	0.9%	5,825	2,700
- Kanata	580,000	575,000	580,000	0.0%	7,250	2,700
- Orleans	556,000	550,000	553,000	0.5%	7,375	2,600
- Southern	562,000	557,000	555,000	1.3%	4,350	1,650
- Western	575,000	560,000	555,000	3.6%	-	-
- Rockcliffe Park	857,000	860,000	849,000	0.9%	24,200	8,000
Windsor	461,600	455,740	449,250	2.7%	8,150	2,000
Barrie	538,000	525,000	600,000	-10.3%	5,600	2,000
Brantford	393,000	380,000	350,000	12.3%	6,390	1,800
Georgetown-Halton Hills	655,000	653,600	620,000	5.6%	4,599	2,300
Orangeville	557,000	585,000	510,900	9.0%	-	-
Belleville	400,000	400,000	400,000	0.0%	-	-
Trenton	365,000	365,000	365,000	0.0%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	335,000	330,000	335,000	0.0%	-	-
Cabbagetown	410,000	365,000	410,000	0.0%	-	-
Etobicoke - Islington/ Kingsway	380,000	380,000	380,000	0.0%	-	-
- South Etobicoke	380,000	380,000	383,000	-0.8%	-	-
Leaside	422,500	420,000	400,000	5.6%	-	-
Midtown Toronto	620,000	556,357	514,000	20.6%	-	-
Lawrence Park	508,383	487,000	544,310	-6.6%	-	-
North Toronto	486,000	452,000	442,629	9.8%	-	-
High Park	425,000	415,000	425,000	0.0%	-	-
Forest Hill	690,000	682,036	636,250	8.4%	-	-
Riverdale	490,000	450,000	450,000	8.9%	-	-
The Annex	569,000	545,426	505,000	12.7%	-	-
Waterfront	480,624	458,786	450,620	6.7%	-	-
Markham	355,000	355,000	325,000	9.2%	-	-
Mississauga -Mead-Vale/Str-Vil	260,000	255,000	250,000	4.0%	2,100	1,300
- Mississauga	302,000	295,000	283,220	6.6%	2,700	1,600
Milton	278,000	275,000	269,906	3.0%	-	-
Oakville	315,000	295,000	290,000	8.6%	2,400	1,700
Richmond Hill	307,000	290,000	305,000	0.7%	-	-
Scarborough - Agincourt	266,000	262,000	249,000	6.8%	1,800	1,350
- Central	285,000	275,000	267,000	6.7%	1,800	1,400
- West Hill	255,000	253,000	245,000	4.1%	1,650	1,350
Woodbridge	285,000	285,000	285,000	0.0%	-	-
Burlington	302,100	317,000	287,000	5.3%	2,475	1,800
Brampton	214,500	214,500	206,000	-2.9%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	158,900	152,800	146,600	8.4%	-	-
Ottawa	345,000	342,000	345,000	0.0%	4,250	1,400
- Eastern	210,000	210,000	211,000	-0.5%	3,150	1,400
- Kanata	229,000	230,000	230,500	-0.7%	2,950	1,300
- Orleans	223,000	222,000	224,000	-0.4%	3,350	1,300
- Southern	228,000	227,000	226,000	0.9%	3,350	1,300
- Western	310,000	320,000	320,000	-3.1%	-	-
Windsor	139,830	135,000	139,800	0.0%	2,450	850
Barrie	280,000	280,000	260,000	7.7%	3,200	1,600
Brantford	155,000	153,500	152,000	2.0%	1,800	1,000
Georgetown-Halton Hills	272,000	270,000	269,250	0.7%	2,207	1,350
Orangeville	253,870	205,000	205,000	23.8%	-	-
Belleville	125,000	125,000	130,000	-3.8%	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area and GTA						
Bloor West Village	540,000	525,000	540,000	0.0%	-	-
Etobicoke					-	-
- Islington/ Kingsway	585,000	580,000	585,000	0.0%	-	-
- South Etobicoke	535,000	520,000	535,000	0.0%	-	-
Midtown Toronto	962,500	928,928	902,000	6.7%	-	-
Lawrence Park	815,000	812,000	815,000	0.0%	-	-
North Toronto	701,833	702,000	708,000	-0.9%	-	-
High Park	700,000	696,000	700,000	0.0%	-	-
Forest Hill	967,400	967,400	943,500	2.5%	-	-
Riverdale	600,000	660,000	580,000	3.4%	-	-
Waterfront	831,508	975,000	975,250	-14.7%	-	-
Markham	485,000	485,000	430,000	12.8%	-	-
Mississauga -Mead-Vale/Str-Vil	325,000	325,000	320,000	1.6%	2,500	1,600
- Mississauga	400,000	391,000	388,000	3.1%	3,700	2,600
Milton	345,000	340,000	335,080	3.0%	-	-
Oakville	530,000	500,000	490,000	8.2%	3,700	2,900
Scarborough - Agincourt	400,000	394,000	380,000	1.5%	2,600	1,700
- Central	402,000	397,000	382,000	1.3%	2,200	1,450
- West Hill	430,000	427,000	420,000	2.3%	2,500	2,000
Woodbridge	276,000	276,000	274,000	0.7%	-	-
Burlington	518,000	525,000	510,500	1.5%	3,825	2,400

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
London	280,500	275,000	266,100	5.4%	-	-
Ottawa	492,000	492,000	490,000	0.4%	5,150	3,100
- Kanata	275,000	275,000	279,000	-1.4%	3,500	1,800
- Southern	516,000	512,000	511,000	1.0%	7,375	2,700
- Western	470,000	485,000	495,000	-5.1%	-	-
- Rockcliffe Park	1150000	1,150,000	1,000,000	15.0%	134,008	8,000
Windsor	312,500	312,500	289,800	7.8%	5,625	1,700
Barrie	420,000	420,000	420,000	0.0%	4,500	2,300
Georgetown-Halton Hills	318,000	296,100	290,000	9.7%	2,600	1,500
Orangeville	384,900	369,900	347,900	10.6%	-	-
Belleville	240,000	240,000	240,000	0.0%	-	-
Cobourg	300,000	300,000	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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	306,271	305,716	295,211	3.7%	-	-
River Heights	313,537	309,456	311,244	0.7%	-	-
Southdale	307,181	303,000	310,210	-1.0%	-	-
Westwood	299,971	293,777	295,011	1.7%	-	-
North West	304,243	294,000	279,071	9.0%	-	-
North East	301,075	294,092	301,602	-0.2%	-	-
South St. Vital	322,222	320,118	314,100	2.6%	-	-
Ft. Richmond	333,619	331,900	333,627	0.0%	-	-
Lindenwoods	427,000	429,600	488,967	-12.7%	-	-
Maples	295,175	286,075	290,477	1.6%	-	-
St James - Assiniboia	302,228	295,100	289,468	4.4%	-	-
Saskatchewan Area						
Regina - North	280,000	320,000	321,000	-12.8%	-	-
- South	326,000	340,000	339,000	-3.8%	-	-
Saskatoon - North	370,000	350,000	368,000	0.5%	-	-
- West	340,000	335,000	333,000	2.1%	-	-
- East End	402,000	395,000	396,000	1.5%	-	-
- East Central	388,000	375,000	380,000	2.1%	-	-

*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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	479,500	462,500	458,833	4.5%	-	-
River Heights	432,667	420,000	405,023	6.8%	-	-
Southdale	406,696	388,000	416,100	-2.3%	-	-
Westwood	371,813	370,154	415,650	-10.5%	-	-
North West	405,419	404,760	387,000	4.8%	-	-
North East	414,700	412,500	390,667	6.2%	-	-
South St. Vital	433,892	420,875	428,426	1.3%	-	-
Ft. Richmond	456,323	433,333	427,100	6.8%	-	-
Tuxedo	671,000	650,000	504,450	33.0%	-	-
Lindenwoods	484,000	485,500	483,380	0.1%	-	-
Maples	331,000	330,950	334,950	-1.2%	-	-
St James - Assiniboia	376,922	377,500	387,117	-2.6%	-	-
Saskatchewan Area						
Regina - North	470,000	500,000	510,000	-7.8%	-	-
- South	490,000	506,000	521,000	-6.0%	-	-
Saskatoon - North	510,000	500,000	482,000	5.8%	-	-
- East End	470,000	500,000	510,000	-7.8%	-	-
- East Central	490,000	506,000	521,000	-6.0%	-	-

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

STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	364,500	363,167	365,560	-0.3%	-	-
River Heights	336,427	360,750	345,225	-2.5%	-	-
Southdale	334,917	232,000	330,000	1.5%	-	-
Westwood	306,462	310,192	311,617	-1.7%	-	-
North West	311,133	309,500	315,650	-1.4%	-	-
North East	295,000	295,167	326,980	-9.8%	-	-
South St. Vital	361,492	363,000	361,750	-0.1%	-	-
Ft. Richmond	380,000	366,800	400,000	-5.0%	-	-
St James - Assiniboia	302,429	295,400	288,452	4.8%	-	-
Saskatchewan Area						
Regina - North	280,000	341,000	339,000	-17.4%	-	-
- South	405,000	402,000	387,000	4.7%	-	-
Saskatoon - North	390,000	384,000	390,000	0.0%	-	-
- West	375,000	360,000	360,000	4.2%	-	-
- East End	390,000	415,000	406,000	-3.9%	-	-
- East Central	422,000	415,000	421,000	0.2%	-	-

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

STANDARD TOWNHOUSE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	207,195	209,500	213,500	-3.0%	-	-
Southdale	234,982	224,200	227,767	3.2%	-	-
Westwood	223,389	214,333	220,671	1.2%	-	-
North West	213,000	213,500	218,400	-2.5%	-	-
North East	215,464	211,000	217,610	-1.0%	-	-
South St. Vital	237,571	231,667	254,000	-6.5%	-	-
Maples	227,375	217,500	220,436	3.1%	-	-
St James - Assiniboia	230,000	215,000	215,000	7.0%	-	-
Saskatchewan Area						
Regina - North	270,000	270,000	280,000	-3.6%	-	-
- South	310,000	315,000	325,000	-4.6%	-	-
Saskatoon - North	253,000	250,000	252,000	0.4%	-	-
- East End	267,000	258,000	264,000	1.1%	-	-

*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina - North	675,000	650,000	620,000	8.9%	-	-
- South	850,000	800,000	720,000	18.1%	-	-
Saskatoon - North	680,000	680,000	650,000	4.6%	-	-
- East End	760,000	830,000	760,000	0.0%	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	195,100	193,300	165,175	18.1%	-	-
River Heights	209,457	210,467	191,125	9.6%	-	-
Westwood	195,012	190,000	184,752	5.6%	-	-
North West	240,302	224,800	215,000	11.8%	-	-
North East	201,414	199,675	210,650	-4.4%	-	-
South St. Vital	221,247	216,281	220,345	0.4%	-	-
Ft. Richmond	200,632	197,978	201,970	-0.7%	-	-
St James - Assiniboia	210,989	209,620	210,000	0.5%	-	-
Saskatchewan Area						
Regina - North	200,000	193,000	183,000	9.3%	-	-
- South	240,000	237,000	228,000	5.3%	-	-
Saskatoon - North	263,000	255,000	252,000	4.4%	-	-
- East End	263,000	280,000	265,000	-0.8%	-	-
- East Central	263,000	260,000	245,000	7.3%	-	-

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	307,250	307,797	295,000	4.2%	-	-
Ft. Richmond	375,078	375,833	322,000	16.5%	-	-
Saskatchewan Area						
Regina - North	325,000	335,000	332,500	-2.3%	-	-
- South	407,000	408,000	388,000	4.9%	-	-
Saskatoon – East End	360,000	345,000	370,000	-2.7%	-	-
- East Central	385,000	375,000	380,000	1.3%	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	432,300	402,900	391,400	10.4%	-	-
North East	376,700	361,300	321,400	17.2%	-	-
North Inner City	555,500	541,800	513,400	8.2%	-	-
North West	465,800	440,300	443,200	5.1%	-	-
South	416,600	415,600	391,300	6.5%	-	-
South East	456,200	449,000	415,000	9.9%	-	-
South Inner City	620,300	583,400	561,200	10.5%	-	-
South West	487,700	477,700	430,800	13.2%	-	-
West	699,700	650,000	644,400	8.6%	-	-
Edmonton Area						
Castledowns	300,000	300,000	289,000	3.8%	-	-
Clareview	265,000	265,000	250,000	6.0%	-	-
Riverbend/ Terwilligar	456,603	446,602	524,900	-13.0%	3,248	-
Sherwood Park	380,000	355,000	340,000	11.8%	2,657	1,650
South East	420,531	408,983	376,065	11.8%	-	-
West End	408,478	402,144	353,634	15.5%	2,856	-
Millwoods	374,006	344,570	336,556	11.1%	2,583	-
Downtown	302,919	326,082	277,205	9.3%	2,000	-
Alberta						
Leduc	350,728	346,858	376,396	-6.8%	2,880	-
Spruce Grove	405,934	355,004	367,111	10.6%	2,781	-
St. Albert	325,000	294,000	284,000	14.4%	-	-
Fort Saskatchewan	320,000	-	300,000	6.7%	1,995	1,800
Stony Plain	355,605	-	342,853	3.7%	2,235	-

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A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	525,200	513,000	488,100	7.6%	-	-
North East	486,300	458,700	443,900	9.6%	-	-
North Inner City	802,700	771,600	754,600	6.4%	-	-
North West	571,100	561,000	527,900	8.2%	-	-
South	519,700	506,900	475,083	9.4%	-	-
South East	651,500	594,200	591,800	10.1%	-	-
South Inner City	823,700	830,900	805,700	2.2%	-	-
South West	568,000	540,700	519,400	9.4%	-	-
West	635,600	634,000	606,700	4.8%	-	-
Edmonton Area						
Castledowns	410,000	410,000	400,000	2.5%	-	-
Clareview	385,000	385,000	375,000	2.7%	-	-
Riverbend/ Terwilligar	555,540	540,902	546,381	1.7%	3,376	-
Sherwood Park	480,000	470,000	444,000	8.1%	3,843	2,000
South East	505,985	532,052	493,702	2.5%	-	-
West End	521,016	485,385	477,767	9.1%	3,554	-
Millwoods	437,275	448,982	439,349	-0.5%	3,236	-
Alberta						
Leduc	472,327	495,602	468,890	0.7%	2,643	-
Spruce Grove	494,028	548,000	574,650	-14.0%	2,848	-
St. Albert	375,000	345,000	335,000	11.9%	-	-
Fort Saskatchewan	430,000	-	410,000	3.0%	2,750	2,000
Stony Plain	464,053	-	487,000	-4.7%	2,269	-

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ALBERTA

STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	448,100	434,600	397,400	12.8%	-	-
North East	406,000	387,100	367,600	10.4%	-	-
North Inner City	615,100	619,200	574,300	7.1%	-	-
North West	458,900	439,900	425,300	7.9%	-	-
South	439,100	425,300	395,400	11.1%	-	-
South East	431,000	419,800	391,300	10.1%	-	-
South Inner City	652,100	635,500	666,700	-2.2%	-	-
South West	439,000	413,400	394,200	11.4%	-	-
West	517,000	479,000	471,900	9.6%	-	-
Edmonton Area						
Castledowns	339,000	339,000	329,000	3.0%	-	-
Clareview	360,000	360,000	350,000	2.9%	-	-
Riverbend/ Terwilligar	409,448	395,000	384,845	6.4%	2,620	-
Sherwood Park	380,000	390,000	370,000	2.7%	3,182	1,650
South East	429,775	411,218	438,333	-2.0%	-	-
West End	390,555	380,950	359,891	8.5%	2,196	-
Downtown	315,770	-	310,329	1.8%	1,891	-
Alberta						
Leduc	332,187	323,295	362,794	-8.4%	2,581	-
Spruce Grove	342,674	313,000	399,816	-14.3%	2,355	-
St. Albert	375,000	345,000	335,000	11.9%	-	-
Fort Saskatchewan	365,000	-	355,000	2.8%	1,995	1,800

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A L B E R T A

STANDARD TOWNHOUSE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	335,600	330,600	281,500	19.2%	-	-
North East	290,200	267,500	274,200	5.8%	-	-
North Inner City	501,700	481,100	462,400	8.5%	-	-
North West	333,500	336,500	313,100	6.5%	-	-
South	319,200	305,900	278,600	14.6%	-	-
South East	335,200	318,900	301,100	11.3%	-	-
South Inner City	533,600	523,700	484,800	10.1%	-	-
South West	335,200	319,300	313,800	6.8%	-	-
West	447,000	432,200	380,400	17.5%	-	-
Edmonton Area						
Castledowns	208,000	208,000	198,000	5.1%	-	-
Clareview	180,000	180,000	170,000	5.9%	-	-
Riverbend/ Terwilligar	311,451	293,983	319,634	-2.6%	2,092	-
Sherwood Park	260,000	250,000	235,000	10.6%	1,650	1,300
South East	285,176	-	-	-	-	-
West End	254,376	253,210	254,393	0.0%	1,901	-
Millwoods	239,560	238,146	228,068	5.0%	1,670	-
Alberta						
Leduc	301,200	223,320	285,350	5.6%	2,182	-
Spruce Grove	257,013	230,352	228,633	12.4%	1,800	-
St. Albert	230,000	210,000	200,000	15.0%	-	-
Fort Saskatchewan	220,000	-	215,000	2.3%	1,260	1,300
Stony Plain	244,500	-	234,900	4.1%	1,723	-

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ALBERTA

SENIOR EXECUTIVE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	604,500	622,600	605,700	-0.2%	-	-
North East	531,700	511,300	492,100	8.0%	-	-
North Inner City	1,088,600	1,155,200	1,152,000	-5.5%	-	-
North West	814,100	813,900	727,500	11.9%	-	-
South	644,200	623,600	590,200	9.1%	-	-
South East	813,800	788,500	674,600	20.6%	-	-
South Inner City	1,574,500	1,638,000	1,536,200	2.5%	-	-
South West	781,100	719,000	740,000	5.6%	-	-
West	914,400	895,800	834,500	9.6%	-	-
Edmonton Area						
Castledowns	435,000	435,000	428,000	1.6%	-	-
Riverbend/ Terwilligar	970,172	1,087,137	919,219	5.5%	5,977	-
Sherwood Park	700,000	685,000	685,000	2.2%	5,707	3,000
South East	705,863	-	-	-	-	-
West End	968,543	889,079	902,509	7.3%	6,333	-
Alberta						
Leduc	380,000	380,000	375,000	1.3%	-	-
Spruce Grove	425,000	425,000	425,000	0.0%	-	-
St. Albert	475,000	437,000	427,000	11.2%	-	-
Fort Saskatchewan	555,000	-	555,000	0.0%	4,725	2,500

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	264,100	258,000	249,600	5.8%	-	-
North East	228,900	224,200	196,500	16.5%	-	-
North Inner City	308,700	293,100	318,800	-3.2%	-	-
North West	271,700	276,800	258,800	5.0%	-	-
South	264,000	254,000	248,000	6.5%	-	-
South East	272,300	272,600	243,000	12.1%	-	-
South Inner City	389,200	355,500	322,400	20.7%	-	-
South West	266,600	242,600	240,400	10.9%	-	-
West	312,300	295,500	279,900	11.6%	-	-
Edmonton Area						
Castledowns	197,000	197,000	192,000	2.6%	-	-
Clareview	175,000	175,000	165,000	6.1%	-	-
Riverbend/ Terwilligar	258,717	220,000	230,283	12.3%	1,745	-
Sherwood Park	315,000	305,000	290,000	8.6%	2,347	1,500
South East	246,969	225,333	277,35	-11.0%	-	-
West End	211,389	201,525	207,218	2.0%	1,491	-
Millwoods	200,368	188,462	183,670	9.1%	1,260	-
Downtown	295,428	347,967	278,921	5.9%	1,946	-
Alberta						
Leduc	233,000	215,000	220,000	5.9%	1,897	-
Spruce Grove	250,650	195,000	243,000	3.1%	1,433	-
St. Albert	196,000	180,000	170,000	15.3%	-	-
Fort Saskatchewan	210,000	-	190,000	10.5%	1,134	1,300
Stony Plain	195,699	-	176,000	11.2%	1,452	-

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ALBERTA

LUXURY CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	363,700	360,200	346,700	4.9%	-	-
North East	227,100	226,500	204,000	11.3%	-	-
North Inner City	491,600	456,000	466,100	5.5%	-	-
North West	470,100	425,000	418,400	12.4%	-	-
South	452,400	411,700	377,933	19.7%	-	-
South East	595,900	566,000	563,900	5.7%	-	-
South Inner City	571,400	564,300	552,200	3.5%	-	-
South West	331,100	325,000	306,500	8.0%	-	-
West	386,600	377,200	346,000	11.7%	-	-
Edmonton Area						
Castledowns	215,000	215,000	209,000	2.9%	-	-
Riverbend/ Terwilligar	378,256	343,170	351,900	7.5%	2,723	-
Sherwood Park	360,000	340,000	325,000	10.8%	2,604	1,700
South East	352,250	349,333	354,880	-0.7%	-	-
Downtown	442,829	442,926	478,696	-7.5%	2,873	-
Alberta						
Leduc	255,000	255,000	253,750	0.5%	-	-
Spruce Grove	322,000	322,000	319,800	0.7%	-	-
St. Albert	290,000	265,000	255,000	13.7%	-	-

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BRITISH COLUMBIA

DETACHED BUNGALOW

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	850,000	850,000	810,000	4.9%	-	-
Vancouver East	784,160	754,270	770,000	1.8%	-	-
Vancouver West	1,415,000	1,365,000	1,350,000	4.8%	-	-
West Vancouver	1,380,000	1,280,000	1,280,000	7.8%	-	-
Richmond	920,000	910,000	875,000	5.1%	-	-
Surrey	490,000	485,000	470,000	4.3%	3,300	1,700
White Rock/South Surrey	675,000	660,000	670,000	0.7%	3,800	2,400
North Delta	500,000	500,000	465,000	7.5%	3,600	1,600
British Columbia						
Kelowna	370,000	365,000	360,000	2.8%	2,500	1,550
Sunshine Coast	310,000	310,000	320,000	-3.1%	-	-
Victoria	467,000	487,000	453,100	3.1%	-	-

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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,030,000	1,060,000	980,000	5.1%	-	-
Vancouver East	967,200	930,930	942,000	2.7%	-	-
Vancouver West	1,925,000	1,850,000	1,850,000	4.1%	-	-
West Vancouver	1,680,000	1,480,000	1,550,000	8.4%	-	-
Richmond	925,000	910,000	870,000	6.3%	-	-
Surrey	517,000	519,000	492,000	5.1%	3,400	1,750
White Rock/South Surrey	695,000	655,000	660,000	5.3%	4,000	2,500
North Delta	520,000	520,000	500,000	5.4%	3,750	1,600
British Columbia						
Kelowna	465,000	460,000	460,000	1.1%	3,100	1,700
Sunshine Coast	405,000	420,000	420,000	-3.6%	-	-
Victoria	593,000	613,000	561,100	5.7%	-	-

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BRITISH COLUMBIA

STANDARD TWO-STOREY

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	910,000	930,000	860,000	5.8%	-	-
Vancouver East	836,045	803,890	845,000	-1.1%	-	-
Vancouver West	1,620,000	1,560,000	1,550,000	4.5%	-	-
West Vancouver	1,450,000	1,300,000	1,350,000	7.4%	-	-
Richmond	870,000	850,000	830,000	4.8%	-	-
Surrey	410,000	430,000	395,000	3.8%	2,100	1,500
White Rock/South Surrey	595,000	565,000	575,000	3.5%	3,400	2,100
North Delta	463,000	463,000	445,000	0.9%	3,300	1,700
British Columbia						
Sunshine Coast	365,000	380,000	380,000	-3.9%	-	-
Victoria	478,000	491,000	461,000	3.7%	-	-

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BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	680,000	680,000	660,000	3.0%	-	-
Vancouver East	634,200	604,160	590,000	7.5%	-	-
Vancouver West	965,000	925,000	925,000	4.3%	-	-
West Vancouver	730,000	730,000	710,000	2.8%	-	-
Richmond	425,000	425,000	405,000	4.9%	-	-
Surrey	285,000	283,000	288,000	-1.0%	2,000	1,300
White Rock/South Surrey	338,000	335,000	348,000	-2.9%	2,200	1,700
North Delta	300,000	300,000	309,000	-3.2%	2,100	1,600
British Columbia						
Kelowna	300,000	295,000	290,000	3.4%	2,400	1,200
Sunshine Coast	280,000	280,000	280,000	0.0%	-	-
Victoria	368,000	367,000	365,968	0.6%	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	1,230,000	1,230,000	1,170,000	5.1%	-	-
Vancouver East	1,201,148	1,154,950	1,275,000	-5.8%	-	-
Vancouver West	3,000,000	2,900,000	2,900,000	3.4%	-	-
West Vancouver	2,000,000	1,680,000	1,850,000	8.1%	-	-
Richmond	1,550,000	1,475,000	1,350,000	14.8%	-	-
Surrey	665,000	660,000	642,000	3.6%	4,800	2,600
White Rock/South Surrey	905,000	900,000	871,000	3.9%	5,500	3,800
North Delta	683,000	683,000	668,000	-0.4%	4,900	2,600
British Columbia						
Kelowna	600,000	600,000	580,000	3.4%	3,500	2,100
Sunshine Coast	560,000	580,000	580,000	-3.4%	-	-
Victoria	775,000	775,000	751,680	3.1%	-	-

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BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	355,000	340,000	345,000	2.9%	-	-
Vancouver East	402,936	391,200	421,900	-4.5%	-	-
Vancouver West	730,000	720,000	725,000	0.7%	-	-
West Vancouver	480,000	480,000	470,000	2.1%	-	-
Richmond	440,000	335,000	325,000	35.4%	-	-
Surrey	180,000	185,000	191,000	-5.8%	1,500	900
White Rock/South Surrey	220,000	220,000	213,000	3.3%	1,800	1,150
North Delta	150,000	150,000	140,000	7.1%	1,450	1,050
British Columbia						
Kelowna	185,000	185,000	185,000	0.0%	1,350	1,000
Sunshine Coast	220,000	220,000	220,000	0.0%	-	-
Victoria	272,000	282,000	267,400	1.7%	-	-

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BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	495,000	482,000	490,000	1.0%	-	-
Vancouver East	634,624	616,140	594,000	6.8%	-	-
Vancouver West	1,165,000	1,150,000	1,150,000	1.3%	-	-
West Vancouver	860,000	840,000	860,000	0.0%	-	-
Richmond	470,000	450,000	415,000	13.3%	-	-
Surrey	312,000	312,000	306,000	2.0%	1,700	1,400
White Rock/South Surrey	515,000	515,000	490,000	5.1%	3,400	2,100
North Delta	230,000	230,000	240,000	-0.4%	1,650	1,300
British Columbia						
Kelowna	415,000	415,000	435,000	-4.6%	3,150	1,650
Sunshine Coast	250,000	250,000	250,000	0.0%	-	-
Victoria	512,000	537,000	489,940	4.5%	-	-

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