

FIRST QUARTER 2009

ISSUE NO. 47

SURVEY OF CANADIAN HOUSE PRICES

Your guide to housing prices in Canada

ROYAL LEPAGE

www.royallepage.ca

THE ROYAL LE PAGE SURVEY OF CANADIAN HOUSE PRICES

The Royal LePage Survey of Canadian House Prices is the largest, most comprehensive study of its kind in Canada, with information on seven different types of housing in over 250 neighbourhoods from coast to coast. Historical data is available dating from the early 1970s. Visit us on our website at www.royallepage.ca.

TABLE OF CONTENTS

Glossary of Housing Types	3
Atlantic Provinces	4
Québec	11
Ontario	18
Prairie Provinces	32
Alberta	39
British Columbia	46

*The more people know
about real estate, the
more likely they are to
choose Royal LePage
when the time comes to
buy or sell.*

THE ROYAL LE PAGE 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.

Contact Us

Royal LePage Real Estate Services
39 Wynford Drive, Don Mills, Ontario M3C 3K5
Fax: (416) 510-5856 Email: ceciliabruzon@royallepage.ca
Internet: www.royallepage.ca

Copyright© Residential Income Fund L.P. ("Royal LePage") 2005. The information in this survey is provided for general information. E. & O. E. The information herein is from sources believed reliable, however, no responsibility is assumed for the accuracy of this information. It is not intended to provide professional, financial, real estate, legal or other advice. If you have specific questions, please contact a professional expert in that areas. All rights reserved. The information contained herein is the property of Royal LePage and any copying without written consent is prohibited.

ROYAL LE PAGE
www.royallepage.ca

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.



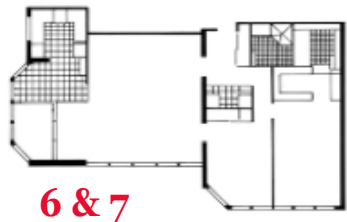
4. STANDARD TOWNHOUSE

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.

ATLANTIC PROVINCES

NOVA SCOTIA PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	265,000	265,000	270,000	-1.9	-	-
Dartmouth						
- Cole Harbour/Colby Willowdale	190,000	180,000	183,000	3.8	-	-
- Eastern Passage	185,000	190,000	166,000	11.4	-	-
- Woodlawn/ Montebello	225,000	224,000	195,000	15.4	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	240,000	240,000	235,000	2.1	-	-
- North End	197,000	195,000	185,000	6.5	-	-
- West	210,000	210,000	202,000	4.0	-	-
Sackville	209,000	206,000	187,000	11.8	-	-
Prince Edward Island						
Charlottetown	157,000	157,000	155,000	1.3	-	-
Summerside	130,500	130,500	130,500	0.0	-	-
New Brunswick						
Fredericton	167,000	162,000	160,000	4.4	2 495	800
Moncton	156,000	150,000	152,000	2.6	-	-
Saint John (Rothesay)	201,476	225,064	196,500	2.5	-	-
Newfoundland						
St. John's						
- East End	190,000	186,900	162,000	17.3	1 700	1 500
- Mount Pearl	201,000	199,500	170,000	18.2	1 800	1 800
- West	188,000	183,750	160,000	17.5	1 500	1 500

*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 Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	314,000	314,000	350,000	-10.3	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	255,000	250,000	260,000	-1.9	-	-
- Eastern Passage	206,000	186,000	180,000	14.4	-	-
- Woodlawn/ Montebello	225 000	225 000	290 000	-22.4	-	-
Halifax						
- Clayton Park/ Fairmount/						
Rockingham	295,000	295,000	310,000	-4.8	-	-
- West	285,000	282,000	290,000	-1.7	-	-
Sackville	220,000	227,000	189,000	16.4	-	-
Prince Edward Island						
Charlottetown	240,000	240,000	230,000	4.3	-	-
Summerside	229,500	229,500	229,500	0.0	-	-
New Brunswick						
Fredericton	245,000	247,000	242,000	1.2	3 660	1 500
Saint John (Rothesay)	347,076	377,184	408,866	-15.1	-	-
Newfoundland						
St. John's						
- East End	310,000	304,500	270,000	14.8	2 400	2 000
- Mount Pearl	293,000	289,800	255,000	14.9	2 400	2 000
- West	299,000	294,000	260,000	15.0	2 200	2 000

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

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

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	230,000	230,000	234,000	-1.7	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	195,000	190,000	200,000	-2.5	-	-
- Eastern Passage	180,000	170,000	155,000	16.1	-	-
- Woodlawn/ Montebello	210,000	200,000	260,000	-19.2	-	-
Halifax						
- Clayton Park/ Fairmount/						
Rockingham	270,000	270,000	240,000	12.5	-	-
- North End	242,000	240,000	229,000	5.7	-	-
- West	275,000	272,000	270,000	1.9	-	-
Sackville	201,000	201,000	176,000	14.2	-	-
Prince Edward Island						
Charlottetown	188,000	188,000	185,000	1.6	-	-
Summerside	229,500	229,500	229,500	0.0	-	-
New Brunswick						
Fredericton	210,000	210,000	197,000	6.6	3 137	800
Moncton	134,500	126,000	135,300	-0.6	-	-
Saint John (Rothesay)	268,000	294,695	264,000	1.5	-	-
Newfoundland						
St. John's						
- East End	278,000	273,000	240,000	15.8	2 000	1 800
- Mount Pearl	251,000	249,900	218,000	15.1	2 000	1 800
- West	266,000	262,500	230,000	15.7	2 000	1 800

*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 TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	230,000	230,000	250,000	-8.0	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	132,000	132,000	133,000	-0.8	-	-
- Eastern Passage	205,000	206,000	207,000	-1.0	-	-
- Woodlawn/ Montebello	215,000	210,000	180,000	19.4	-	-
Halifax						
- Clayton Park/ Fairmount/						
Rockingham	185,000	200,000	168,000	10.1	-	-
- North End	225,000	250,000	200,000	12.5	-	-
- West	240,000	250,000	215,000	11.6	-	-
Sackville	150,000	150,000	140,000	7.1	-	-
Prince Edward Island						
Charlottetown	115,000	115,000	110,000	4.5	-	-
Summerside	115,000	115,000	115,000	0.0	-	-
New Brunswick						
Fredericton	150,000	150,000	145,000	3.4	2 185	900
Saint John (Rothesay)	148,000	152,750	149,314	-0.9	-	-
Newfoundland						
St. John's						
- East End	134,000	132,000	115,000	16.5	1 000	1 000
- Mount Pearl	137,500	136,500	125,000	10.0	1 000	1 000
- West	136,000	135,000	115,000	18.3	1 000	1 000

*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

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	390,000	400,000	410,000	-4.9	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	335,000	340,000	290,000	15.5	-	-
- Woodlawn/ Montebello	340,000	340,000	350,000	-2.9	-	-
Halifax						
- Clayton Park/ Fairmount/						
Rockingham	420,000	420,000	400,000	5.0	-	-
- West	306,000	300,000	350,000	-12.6	-	-
Prince Edward Island						
Charlottetown	310,000	310,000	300,000	3.3	-	-
New Brunswick						
Fredericton	305,000	300,000	300,000	1.7	4 556	1 500
Saint John (Rothesay)	539,300	473,300	586,316	-8.0	-	-
Newfoundland						
St. John's						
- East End	405,000	395,850	347,000	16.7	3 200	2 400
- Mount Pearl	320,000	315,000	280,000	14.3	2 200	2 200
- West	330,000	325,000	290,000	13.8	2 400	2 000

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

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

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	193,000	193,000	195,000	-1.0	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	125,000	125,000	127,000	-1.6	-	-
- Woodlawn/ Montebello	172,000	170,000	150,000	14.7	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	180,000	175,000	174,000	3.4	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	105,000	14.3	-	-
New Brunswick						
Fredericton	137,000	133,000	126,000	8.7	2 058	950
Saint John (Rothesay)	181,387	158,283	153,000	18.6	-	-
Newfoundland						
St. John's						
- East End	210,000	204,750	175,000	20.0	1 800	1 800
- Mount Pearl	206,000	204,750	175,000	17.7	1 800	1 800
- West	201,000	199,500	170,000	18.2	1 800	1 800

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

ATLANTIC PROVINCES

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	350,000	350,000	210,000	66.7	-	-
Halifax						
- South End	360,000	380,000	370,000	-2.7	-	-
Prince Edward Island						
Charlottetown	300,000	300,000	300,000	0.0	-	-
New Brunswick						
Fredericton	179,000	175,000	163,000	9.8	2 689	1 000
Newfoundland						
St. John's						
- East End	260,000	257,250	225,000	15.6	2 200	2 000
- Mount Pearl	206,000	204,750	175,000	17.7	1 800	1 800

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

Q U É B E C

DETACHED BUNGALOW

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	145,000	145,000	150,000	-3.3	2,500	800
Trois-Rivieres	139,881	135,000	134,500	4.0	2,308	656
Montréal Area						
Ahuntsic	270,000	275,000	295,000	-8.5	3200	1450
Beaconsfield	290,000	285,000	275,000	5.5	4,000	1,900
Boucherville	237,000	244,987	239,893	-1.2	-	-
Côte-St-Luc	239,000	242,000	230,000	3.9	4,200	1,700
Dollard-Des-Ormeaux	258,000	260,000	265,000	-2.6	3,800	1,700
Dorval	243,000	241,000	237,500	2.3	3,700	1,700
Lachine	224,000	222,000	220,000	1.8	3,700	1,600
Lasalle/Verdun	198,000	200,000	205,000	-3.4	2,700	950
Point Claire	240,000	238,500	235,000	2.1	3,600	1,700
St Bruno de Montarville	200,000	-	190,000	5.3	-	-
St. Lambert	228,000	230,000	225,000	1.3	3,750	1,700
St. Laurent	268,000	270,000	290,000	-7.6	2,850	1,750
Terrebonne	190,000	190,000	180,000	5.6	-	-
Québec City Area						
Beauport	157,000	185,000	175,000	-10.3	3,650	904
Cap-Rouge	240,500	216,000	200,000	20.3	3,221	893
Charlesbourg	192,000	187,500	175,000	9.7	5,129	838
Neufchatel	207,000	188,000	185,000	11.9	3,115	888
Québec (Haute-Ville)	300,000	300,000	291,000	3.1	5,135	1,070
Rive-Sud	183,500	184,000	169,000	8.6	3,356	793
Sillery	345,000	322,000	295,000	16.9	2,973	1,481
Ste-Foy	247,000	234,000	224,000	10.3	2,984	974

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

Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	225,000	235,000	-4.3	3,600	1,200
Trois-Rivieres	237,000	280,000	230,750	2.7	3,776	1,111
Montréal Area						
Ahuntsic	345,000	353,000	380,000	-9.2	3500	2100
Beaconsfield	415,000	410,000	400,000	3.8	5,600	3,000
Boucherville	377,000	384,750	385,000	-2.1	-	-
Côte-St-Luc	470,000	480,000	490,000	-4.1	4,700	3,000
Dollard-Des-Ormeaux	390,000	385,000	385,000	1.3	5,000	2,800
Dorval	342,000	345,000	342,500	-0.1	4,800	2,600
Lachine	312,000	310,000	312,500	-0.2	4,500	2,400
Lasalle/Verdun	249,000	259,000	255,000	-2.4	3,200	1,700
Montréal West	425,000	420,000	440,000	-3.4	6,200	2,900
Mount Royal	585,000	585,000	580,000	0.9	7,000	4,800
Outremont	750,000	750,000	751,000	-0.1	8,500	4,000
Pointe Claire	340,000	342,000	340,000	0.0	5,800	3,000
St-Bruno-De-Montarville	310,000	-	300,000	3.3	-	-
St-Lambert	467,000	470,000	465,000	0.4	5,500	2,750
St-Laurent	382,000	390,000	420,000	-9.0	3,600	2,100
Terrebonne	245,000	245,000	255,000	-3.9	-	-
Westmount	920,000	930,000	998,000	-7.8	-	-
Québec City Area						
Beauport	275,000	258,000	260,000	5.8	5,315	1,020
Cap-Rouge	294,000	204,000	280,000	5.0	4,228	1,187
Charlesbourg	248,000	246,000	230,000	7.8	4,174	1,431
Neufchatel	263,000	269,000	260,000	1.2	5,641	1,070
Québec (Haute-Ville)	330,000	310,000	290,000	13.8	6,459	1,481
Rive-Sud	248,000	250,000	245,000	1.2	3,387	894
Sillery	297,000	283,000	313,000	-5.1	4,368	1,809
Ste-Foy	284,000	300,000	300,000	-5.3	2,804	982

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

Q U É B E C

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	175,000	175,000	190,000	-7.9	2,800	1,000
Trois-Rivieres	149,406	164,000	168,095	-11.1	3,206	700
Montréal Area						
Ahuntsic	264,000	268,000	290,000	-9.0	2750	1650
Beaconsfield	370,000	365,000	350,000	5.7	4,300	2,000
Boucherville	276,500	284,166	281,500	-1.8	-	-
Dorval	244,000	241,000	237,000	3.0	3,700	1,700
Lachine	232,000	230,000	225,000	3.1	3,400	1,700
Montréal West	360,000	365,000	365,000	-1.4	5,100	2,000
Mount Royal	400,000	470,000	466,000	-14.2	6,000	3,500
Outremont	425,000	425,000	425,000	0.0	4,900	2,300
Pointe Claire	290,000	287,000	285,000	1.8	4,600	1,600
St-Bruno-De-Montarville	230,000	-	215,000	7.0	-	-
St-Lambert	273,000	275,000	270,000	1.1	3,400	2,500
St-Laurent	279,000	285,000	305,000	-8.5	2,750	1,800
Terrebonne	205,000	205,000	210,000	-2.4	-	-
Westmount	610,000	640,000	678,000	-10.0	-	-
Québec City Area						
Beauport	163,000	144,000	163,500	-0.3	2,813	977
Cap-Rouge	220,000	220,000	210,000	4.8	3,137	1,009
Neufchatel	185,000	185,000	185,000	0.0	4,620	1,249
Québec (Haute-Ville)	245,000	245,000	220,000	11.4	3,767	1,131
Rive-Sud	155,000	159,000	165,000	-6.1	3,952	838
Sillery	221,000	240,000	215,000	2.8	3,524	1,020
Ste-Foy	207,000	215,000	207,000	0.0	3,050	848

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

Q U É B E C

STANDARD TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	135,000	140,000	140,000	-3.6	2,500	700
Montréal Area						
Ahuntsic	195,000	197,000	215,000	-9.3	2200	1400
Beaconsfield	280,000	270,000	250,000	12.0	4,000	1,900
Boucherville	195,000	205,000	202,829	-3.9	-	-
Côte-St-Luc	225,000	213,000	225,000	0.0	3,200	2,200
Dollard-Des-Ormeaux	165,000	168,000	180,000	-8.3	2,700	1,500
Lachine	251,000	249,000	245,000	2.4	3,400	1,700
Lasalle/Verdun	158,000	160,000	162,000	-2.5	2,400	1,500
Outremont	371,000	371,000	371,000	0.0	3,600	2,200
Pointe Claire	230,000	227,000	222,500	3.4	4,000	1,800
St-Bruno-De-Montarville	185,000	-	160,000	15.6	-	-
St-Lambert	255,000	257,000	255,000	0.0	3,100	1,400
St-Laurent	213,000	217,000	230,000	-7.4	2,300	1,450
Terrebonne	160,000	155,000	150,000	6.7	-	-
Québec City Area						
Beauport	150,000	150,000	135,000	11.1	1,905	782
Cap-Rouge	197,500	197,500	146,000	35.3	2,489	954
Charlesbourg	156,500	150,000	141,000	11.0	2,516	954
Neufchatel	160,000	160,000	150,000	6.7	2,568	893
Québec (Haute-Ville)	218,000	285,000	290,000	-24.8	3,716	832
Rive-Sud	178,000	170,000	164,000	8.5	1,637	721
Sillery	270,000	240,000	234,000	15.4	2,253	860
Ste-Foy	203,000	237,000	207,000	-1.9	2,591	737

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

Q U É B E C

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	325,000	325,000	335,000	-3.0	4,300	2,000
Trois-Rivieres	400,000	-	-	-	6,534	1,875
Montréal Area						
Ahuntsic	660,000	680,000	730,000	-9.6	7400	5200
Beaconsfield	500,000	490,000	490,000	2.0	6,500	3,600
Boucherville	659,633	684,000	522,500	26.2	-	-
Côte-St-Luc	505,000	505,000	525,000	-3.8	6,300	3,000
Dollard-Des-Ormeaux	605,000	610,000	620,000	-2.4	7,000	4,500
Notre-Dame-De-Grâce	455,000	450,000	465,000	-2.2	4,600	2,800
Outremont	836,000	836,000	836,000	0.0	10,000	4,200
Pointe Claire	380,000	385,000	388,000	-2.1	6,900	3,500
St-Bruno-De-Montarville	428,000	-	400,000	7.0	-	-
St-Lambert	368,000	370,000	365,000	0.8	4,900	2,750
St-Laurent	635,000	650,000	710,000	-10.6	7,600	5,200
Terrebonne	400,000	390,000	400,000	0.0	-	-
Westmount	1,450,000	1,550,000	1,700,000	-14.7	-	-
Québec City Area						
Cap-Rouge	485,000	485,000	502,000	-3.4	4,367	1,775
Charlesbourg	341,000	392,500	320,000	6.6	6,080	838
Neufchatel	467,000	481,000	380,000	22.9	10,876	2,426
Québec (Haute-Ville)	388,000	417,000	417,000	-7.0	8,772	1,975
Rive-Sud	407,000	380,000	360,000	13.1	3,514	1,070
Sillery	521,000	430,000	510,000	2.2	5,068	1,925
Ste-Foy	525,000	450,000	500,000	5.0	4,169	1,797

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

Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	165,000	165,000	-3.0	2,700	900
Trois-Rivieres	118,500	110,000	110,750	7.0	1,635	555
Montréal Area						
Ahuntsic	175,000	178,000	195,000	-10.3	2100	1150
Boucherville	168,750	173,350	171,000	-1.3	-	-
Côte-St-Luc	229,000	230,000	225,000	1.8	3,500	1,500
Dollard-Des-Ormeaux	170,000	170,000	175,000	-2.9	2,700	1,500
Dorval	212,000	210,000	208,000	1.9	3,700	1,700
Lachine	247,000	245,000	240,000	2.9	3,700	1,700
Lasalle/Verdun	165,000	162,000	158,000	4.4	2,000	1,200
Notre-Dame-De-Grâce	230,000	232,000	230,000	0.0	3,000	1,400
Outremont	316,000	316,000	316,000	0.0	4,000	2,100
St-Bruno-De-Montarville	177,000	153 920	188 000	-5.9	-	-
St-Lambert	170,000	168,000	165,000	3.0	2,500	1,250
St-Laurent	195,000	197,000	212,000	-8.0	2,100	1,350
Terrebonne	165,000	160,000	150,000	10.0	-	-
Westmount	260,000	260,000	274,000	-5.1	-	-
Québec City Area						
Beauport	138,500	131,000	131,000	5.7	2,303	621
Cap-Rouge	193,000	193,000	144,000	34.0	2,113	954
Charlesbourg	137,000	133,000	129,000	6.2	2,641	832
Neufchatel	166,000	165,000	155,000	7.1	1,761	533
Québec (Haute-Ville)	172,000	170,000	174,000	-1.1	3,501	893
Rive-Sud	143,000	140,000	134,000	6.7	1,863	721
Sillery	166,000	170,000	175,000	-5.1	2,365	860
Ste-Foy	168,500	163,000	160,000	5.3	1,678	671

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

Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	220,000	225,000	-2.2	3,600	1,200
Montréal Area						
Ahuntsic	319,000	323,000	360,000	-11.4	3200	1800
Boucherville	310,000	314,000	309,000	0.3	-	-
Côte-St-Luc	345,000	350,000	345,000	0.0	3,400	2,500
Dollard-Des-Ormeaux	225,000	230,000	230,000	-2.2	3,200	2,200
Lasalle/Verdun	220,000	225,000	225,000	-2.2	2,800	1,600
Notre-Dame-De-Grâce	290,000	295,000	290,000	0.0	3,200	2,600
Outremont	760,000	760,000	760,000	0.0	8,000	3,800
Pointe Claire	330,000	331,000	332,000	-0.6	6,500	3,000
St-Bruno-De-Montarville	310,000	-	310,000	0.0	-	-
St-Lambert	360,000	360,000	360,000	0.0	4,000	2,300
St-Laurent	348,000	356,000	385,000	-9.6	3,500	1,900
Terrebonne	240,000	240,000	240,000	0.0	-	-
Westmount	500,000	590,000	620,000	-19.4	-	-
Québec City Area						
Québec (Haute-Ville)	329,000	290,000	344,000	-4.4	7,996	1,852
Rive-Sud	250,000	290,000	275,000	-9.1	2,612	1,043
Sillery	341,000	341,000	335,000	1.8	5,764	2,036
Ste-Foy	291,000	312,000	300,000	-3.0	2,641	843

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

O N T A R I O

DETACHED BUNGALOW

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	540,000	580,000	560,000	-3.6	-	-
Burlington	297,000	316,500	320,000	-7.2	2,800	2,500
Etobicoke						
- Islington/ South Kingsway	451,500	471,000	477,000	-5.3	3,300	2,200
- South Etobicoke	338,500	348,000	371,000	-8.8	2,750	1,600
High Park	640,000	670,000	665,000	-3.8	-	-
Lawrence Park	675,000	675,000	-	-	-	-
Leaside	675,000	675,000	-	-	-	-
Markham	410,000	450,000	480,000	-14.6	4,200	2,100
Mississauga						
- Meadowvale/Streetsville	390,000	-	394,000	-1.0	3,100	1,600
Newmarket	372,364	-	413,895	-10.0	3,800	1,600
North Toronto	530,000	530,000	610,000	-13.1	-	-
Oakville	315,000	310,000	315,000	0.0	3,000	1,500
Richmond Hill	365,000	365,000	365,000	0.0	3,450	1,500
Scarborough						
- Agincourt	330,000	335,000	335,000	-1.5	2,650	1,500
- Central	325,000	336,000	330,000	-1.5	2,400	1,500
- West Hill	345,000	365,000	340,500	1.3	2,800	1,400
Thornhill	600,000	600,000	580,000	3.4	4,600	1,800
Unionville	525,000	525,000	525,000	0.0	5,511	2,100
Woodbridge	425,000	426,000	427,500	-0.6	-	-

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

O N T A R I O

DETACHED BUNGALOW

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	386,250	332,200	422,222	-8.5	3,828	1,663
Barrie	245,000	263,000	262,350	-6.6	2,800	1,300
Brantford	190,000	200,000	207,000	-8.2	3,090	1,200
Brockville	182,000	182,000	172,000	5.8	-	-
Dundas	286,738	254,139	264,500	8.4	3,678	1,700
Georgetown/ Halton Hills	290,000	312,995	330,225	-12.2	3,000	1,400
Grimsby	255,000	270,000	260,000	-1.9	3,000	1,500
Hamilton						
- Centre	113,150	139,083	98,150	15.3	1,542	-
- East	155,560	165,280	174,848	-11.0	2,154	-
- Mountain	209,006	213,887	206,990	1.0	2,882	1,508
- West	229,706	237,100	241,400	-4.8	3,105	-
Huntsville	180,000	185,000	186,000	-3.2	2,200	1,000
Kitchener	234,900	236,500	232,900	0.9	3,750	1,200
London	220,500	225,500	223,300	-1.3	-	-
North Bay	225,000	225,000	220,000	2.3	3,700	1,300
Orangeville	250,000	-	-	-	3,200	1,300
Ottawa						
- Eastern	263,000	263,000	252,000	4.4	3,700	1,800
- Kanata	310,000	313,000	312,000	-0.6	-	-
- Orleans	267,000	267,000	255,000	4.7	3,700	1,700
- Southern	265,000	265,000	254,500	4.1	3,700	1,900
- Western	320,000	320,000	314,000	1.9	-	-
Parry Sound	170,000	170,000	175,000	-2.9	-	-
Peterborough	215,000	230,000	-	-	-	-
Simcoe	170,000	175,000	165,000	3.0	-	-
Stoney Creek	233,750	234,195	231,460	1.0	2,755	-
Tillsonburg	187,500	184,000	187,500	0.0	-	-

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

O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	793,000	871,000	880,000	-9.9	-	-
Bloor West Village	900,000	975,000	921,000	-2.3	-	-
Burlington	415,000	454,370	445,000	-6.7	3,905	2,300
Cabbagetown	655,000	680,000	709,000	-7.6	-	-
Etobicoke						
- Islington/ Kingsway	630,000	695,000	650,000	-3.1	5,000	3,500
- South Etobicoke	508,000	519,000	508,000	0.0	3,900	2,400
Forest Hill	1,200,000	1,200,000	1,380,000	-13.0	-	-
High Park	935,000	980,000	960,000	-2.6	-	-
Lawrence Park	1,400,000	1,400,000	-	-	-	-
Leaside	814,000	875,000	850,000	-4.2	-	-
Markham	475,000	520,000	525,000	-9.5	4,987	2,300
Midtown Toronto	1,500,000	1,400,000	1,525,000	-1.6	-	-
Mississauga						
- Meadowvale/ Mississauga	425,000	-	448,000	-5.1	3,350	2,000
Moore Park	1,490,000	1,520,000	1,800,000	-17.2	-	-
Newmarket	604,000	-	635,000	-4.9	4,800	3,500
North Toronto	1,190,000	1,190,000	1,450,000	-17.9	-	-
Oakville	493,000	500,000	470,000	4.9	4,000	3,000
Richmond Hill	425,000	425,000	420,000	1.2	4,000	1,750
Scarborough						
- Agincourt	440,000	445,000	468,000	-6.0	3,400	1,750
- Central	415,000	425,000	420,000	-1.2	3,400	1,900
- West Hill	450,000	480,000	445,000	1.1	3,500	1,800
Thornhill	590,000	590,000	575,000	2.6	4,700	1,900
Unionville	575,000	620,000	650,000	-11.5	6,037	2,300
Woodbridge	472,000	473,000	480,000	-1.7	-	-

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

O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	278,000	430,000	442,000	-37.1	3,300	1,500
Brantford	295,000	310,000	332,000	-11.1	4,800	1,550
Brockville	265,000	265,000	250,000	6.0	-	-
Georgetown/ Halton Hills	425,950	422,281	433,685	-1.8	4,000	2,000
Grimsby	380,000	400,000	400,000	-5.0	5,000	3,000
Huntsville	275,000	280,000	285,000	-3.5	4,000	1,400
Kitchener	325,650	333,000	353,500	-7.9	5,600	2,500
London	291,000	297,500	295,390	-1.5	-	-
North Bay	270,000	270,000	265,000	1.9	4,900	1,500
Orangeville	344,000	-	-	-	4,400	1,700
Ottawa						
- Eastern	304,000	307,000	295,000	3.1	3,825	1,800
- Kanata	364,000	368,000	363,000	0.3	-	-
- Orleans	342,000	345,000	323,000	5.9	4,600	1,900
- Southern	338,000	341,000	327,000	3.4	4,575	1,900
- Western	410,000	410,000	397,500	3.1	-	-
Parry Sound	215,000	220,000	225,000	-4.4	-	-
Peterborough	335,000	360,000	-	-	-	-
Simcoe	280,000	280,000	280,000	0.0	-	-
Tillsonburg	325,000	325,000	325,000	0.0	-	-

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

O N T A R I O

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	534,000	553,000	560,000	-4.6	-	-
Bloor West Village	610,000	650,000	620,000	-1.6	-	-
Burlington	341,500	344,700	355,000	-3.8	3,450	1,900
Cabbagetown	575,000	550,000	612,000	-6.0	-	-
Etobicoke						
- Islington/ Kingsway	497,043	559,000	500,000	-0.6	4,150	2,300
- South Etobicoke	385,000	394,000	414,000	-7.0	2,805	2,300
Forest Hill	788,000	851,000	870,000	-9.4	-	-
High Park	600,000	610,000	605,000	-0.8	-	-
Leaside	680,000	700,000	732,000	-7.1	-	-
Markham	400,000	440,000	465,000	-14.0	4,200	2,000
Midtown Toronto	1,100,000	1,069,000	1,300,000	-15.4	-	-
Mississauga						
- Meadowvale/ Streetsville	332,000	-	341,000	-2.6	2,500	1,600
Moore Park	790,000	1,125,000	850,000	-7.1	-	-
North Toronto	690,000	690,000	775,000	-11.0	-	-
Oakville	396,000	396,000	350,000	13.1	2,800	1,900
Richmond Hill	380,000	380,000	380,000	0.0	3,000	1,600
Riverdale	500,000	440,000	460,000	8.7	-	-
Scarborough						
- Agincourt	340,000	340,000	354,000	-4.0	2,600	1,500
- Central	365,000	370,000	368,000	-0.8	2,700	1,800
- West Hill	360,000	375,000	350,000	2.9	2,950	1,600
The Annex	710,000	640,000	759,000	-6.5	-	-
Thornhill	480,000	480,000	475,000	1.1	3,600	1,700
Unionville	515,000	535,000	540,000	-4.6	5,407	2,200
Woodbridge	347,000	348,000	354,000	-2.0	-	-

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

O N T A R I O

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	429,084	420,031	365,813	17.3	5,105	1,700
Barrie	251,000	262,600	264,000	-4.9	3,000	1,200
Brantford	200,000	205,000	212,000	-5.7	3,250	1,300
Brockville	175,000	175,000	160,000	9.4	-	-
Dundas	343,300	370,885	427,500	-19.7	4,030	1,700
Georgetown/ Halton Hills	328,667	330,875	353,200	-6.9	3,000	1,500
Grimsby	255,000	270,000	260,000	-1.9	3,000	2,000
Hamilton						
- Centre	135,743	147,578	124,821	8.8	1,711	1,150
- East	227,111	228,609	255,150	-11.0	3,112	1,250
- Mountain	277,525	270,951	311,438	-10.9	3,526	-
- West	261,927	246,071	243,143	7.7	3,721	1,500
Huntsville	160,000	160,000	160,000	0.0	2,000	950
Kitchener	246,200	245,200	239,500	2.8	3,750	1,200
London	229,000	234,600	230,300	-0.6	-	-
North Bay	215,000	215,000	210,000	2.4	3,700	1,300
Ottawa						
- Eastern	266,000	266,000	258,000	3.1	3,700	1,600
- Kanata	292,000	294,500	290,000	0.7	-	-
- Orleans	281,000	281,000	267,500	5.0	3,800	1,600
- Southern	283,000	283,000	271,000	4.4	3,700	1,600
- Western	350,000	350,000	342,500	2.2	-	-
Parry Sound	160,000	165,000	175,000	-8.6	-	-
Peterborough	235,000	260,000	-	-	-	-
Simcoe	190,000	190,000	190,000	0.0	-	-
Stoney Creek	329,778	319,545	290,963	13.3	3,840	1,400
Tillsonburg	189,000	181,000	192,500	-1.8	-	-

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

O N T A R I O

STANDARD TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	449,000	485,000	475,000	-5.5	-	-
Bloor West Village	420,000	430,000	425,000	-1.2	-	-
Burlington	221,000	226,900	245,000	-9.8	2,200	1,500
Cabbagetown	575,000	466,000	550,000	4.5	-	-
Etobicoke						
- Islington/ Kingsway	345,401	373,000	350,000	-1.3	2,600	2,295
- South Etobicoke	384,000	404,000	390,000	-1.5	2,900	2,000
Markham	300,000	320,000	340,000	-11.8	3,150	1,600
Mississauga						
- Meadowvale/ Streetsville	265,000	-	278,000	-4.7	2,100	1,400
North Toronto	525,000	525,000	575,000	-8.7	-	-
Oakville	314,000	314,000	252,000	24.6	2,300	1,500
Richmond Hill	280,000	280,000	275,000	1.8	2,600	1,500
Scarborough						
- Agincourt	230,000	240,000	233,500	-1.5	1,900	1,400
- Central	230,000	235,000	227,500	1.1	1,700	1,400
- West Hill	245,000	240,000	247,500	-1.0	1,850	1,500
Thornhill	245,000	245,000	240,000	2.1	2,600	1,500
Unionville	340,000	350,000	400,000	-15.0	3,570	1,650
Woodbridge	293,500	293,500	302,000	-2.8	-	-

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

O N T A R I O

STANDARD TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	183,000	209,000	203,000	-9.9	2,200	1,100
Brantford	160,000	165,000	153,000	4.6	2,600	1,100
Brockville	125,000	127,500	130,000	-3.8	-	-
Georgetown/ Halton Hills	218,000	219,094	228,000	-4.4	1,900	1,200
Grimsby	210,000	215,000	220,000	-4.5	2,000	1,200
Huntsville	158,000	158,000	153,000	3.3	2,212	1,000
Kitchener	198,500	211,500	213,000	-6.8	3,000	1,200
London	146,400	151,000	147,000	-0.4	-	-
North Bay	118,000	118,000	115,000	2.6	2,400	1,000
Ottawa						
- Eastern	205,000	205,000	195,000	5.1	3,125	1,200
- Kanata	244,000	244,000	241,000	1.2	-	-
- Orleans	213,000	213,000	203,000	4.9	3,225	1,300
- Southern	224,000	224,000	213,000	5.2	3,225	1,250
- Western	290,000	290,000	277,500	4.5	-	-
Peterborough	120,000	130,000	-	-	-	-
Simcoe	150,000	150,000	140,000	7.1	-	-
Tillsonburg	160,000	160,000	160,000	0.0	-	-

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

O N T A R I O

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,335,000	1,568,300	1,334,500	0.0	-	-
Burlington	575,000	614,000	620,000	-7.3	4,150	3,500
Cabbagetown	633,000	640,000	675,000	-6.2	-	-
Etobicoke						
- Islington/ Kingsway	855,000	923,000	890,000	-3.9	6,150	4,750
Forest Hill	1,650,000	1,630,000	2,600,000	-36.5	-	-
Leaside	1,200,000	1,300,000	1,250,000	-4.0	-	-
Markham	535,000	575,000	600,000	-10.8	6,617	2,400
Midtown Toronto	2,140,000	1,600,000	2,700,000	-20.7	-	-
Mississauga						
- Meadowvale/ Streetsville	540,000	-	565,000	-4.4	4,700	2,800
Moore Park	1,950,000	2,800,000	2,000,000	-2.5	-	-
North Toronto	1,800,000	1,800,000	2,200,000	-18.2	-	-
Oakville	660,000	675,000	725,000	-9.0	7,300	4,500
Richmond Hill	495,000	495,000	495,000	0.0	4,600	2,400
Riverdale	710,000	707,000	714,000	-0.6	-	-
Scarborough						
- Agincourt	500,000	500,000	535,000	-6.5	3,600	1,950
- Central	495,000	500,000	500,000	-1.0	3,700	2,400
- West Hill	630,000	675,000	620,000	1.6	4,500	2,200
Thornhill	635,000	635,000	625,000	1.6	5,000	2,500
Unionville	700,000	770,000	800,000	-12.5	7,350	3,000
Woodbridge	468,000	468,000	475,255	-1.5	-	-

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

O N T A R I O

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Barrie	450,000	561,148	608,700	-26.1	4,500	2,000
Brantford	335,000	355,000	358,000	-6.4	5,500	1,800
Brockville	360,000	360,000	330,000	9.1	-	-
Georgetown/ Halton Hills	561,000	570,400	573,453	-2.2	4,500	2,500
Grimsby	470,000	500,000	500,000	-6.0	6,000	3,500
Huntsville	320,000	320,000	336,000	-4.8	4,200	1,650
Kitchener	495,600	510,500	529,500	-6.4	7,000	3,000
London	421,000	435,000	445,600	-5.5	-	-
North Bay	360,000	360,000	360,000	0.0	3,400	1,800
Ottawa						
- Kanata	482,000	486,000	483,000	-0.2	-	-
- Orleans	441,000	447,000	431,000	2.3	5,900	2,500
- Southern	440,000	452,000	435,000	1.1	6,000	2,600
- Western	450,000	450,000	437,500	2.9	-	-
Parry Sound	250,000	255,000	265,000	-5.7	-	-
Peterborough	430,000	450,000	-	-	-	-
Simcoe	380,000	375,000	400,000	-5.0	-	-
Tillsonburg	390,000	390,000	390,000	0.0	-	-

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

O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	275,000	305,000	289,500	-5.0	-	-
Burlington	231,000	238,800	240,000	-3.8	2,250	1,650
Cabbagetown	342,000	350,000	377,000	-9.3	-	-
Etobicoke						
- Islington/ Kingsway	293,044	311,000	305,000	-3.9	2,350	1,600
- South Etobicoke	295,000	364,000	340,000	-13.2	2,300	1,600
High Park	330,000	375,000	341,000	-3.2	-	-
Leaside	307,500	320,000	305,000	0.8	-	-
Markham	250,000	260,000	285,000	-12.3	2,625	1,500
Midtown Toronto	411,000	400,000	410,000	0.2	-	-
Mississauga						
- Meadowvale/ Streetsville	212,000	-	228,000	-7.0	1,750	1,200
North Toronto	370,000	370,000	385,000	-3.9	-	-
Oakville	258,000	252,000	220,000	17.3	2,100	1,450
Richmond Hill	245,000	245,000	245,000	0.0	2,900	1,500
Riverdale	330,000	390,000	383,000	-13.8	-	-
Scarborough						
- Agincourt	190,000	200,000	190,000	0.0	1,600	1,200
- Central	200,000	210,000	210,000	-4.8	1,600	1,200
- West Hill	185,000	195,000	185,000	0.0	1,500	1,250
The Annex	450,000	329,000	427,000	5.4	-	-
Thornhill	275,000	275,000	275,000	0.0	2,700	1,600
Unionville	310,000	340,000	360,000	-13.9	3,255	1,600
Waterfront	395,000	421,000	394,000	0.3	-	-
Woodbridge	272,000	272,000	276,786	-1.7	-	-

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

O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	256,000	266,500	265,300	-3.5	2,100	1,000
Brantford	135,000	138,000	147,000	-8.2	2,200	1,000
Brockville	162,000	162,000	150,000	8.0	-	-
Georgetown/ Halton Hills	252,000	253,000	271,000	-7.0	2,400	1,100
Grimsby	155,000	170,000	160,000	-3.1	2,000	1,200
Huntsville	140,000	140,000	140,000	0.0	1,800	950
Kitchener	132,120	135,750	136,900	-3.5	2,150	900
London	123,200	126,500	124,100	-0.7	-	-
North Bay	148,000	148,000	145,000	2.1	2,400	1,000
Ottawa						
- Eastern	172,000	171,000	162,500	5.8	2,500	1,200
- Kanata	185,000	186,000	182,000	1.6	-	-
- Orleans	179,000	179,000	168,500	6.2	2,475	1,100
- Southern	181,000	181,000	172,500	4.9	2,475	1,200
- Western	250,000	250,000	235,000	6.4	-	-
Peterborough	215,000	225,000	-	-	-	-
Simcoe	160,000	160,000	155,000	3.2	-	-
Tillsonburg	175,000	175,000	175,000	0.0	-	-

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

O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	440,000	475,000	450,000	-2.2	-	-
Burlington	485,000	492,000	485,000	0.0	3,500	3,200
Etobicoke						
- Islington/ Kingsway	445,125	473,000	450,000	-1.1	3,400	2,600
- South Etobicoke	421,500	442,000	429,000	-1.7	3,000	2,800
Forest Hill	915,000	775,000	800,000	14.4	-	-
High Park	590,000	640,000	600,000	-1.7	-	-
Markham	340,000	340,000	370,000	-8.1	3,520	2,000
Midtown Toronto	1,250,000	1,300,000	1,300,000	-3.8	-	-
Mississauga						
- Meadowvale/ Streetsville	267,000	-	288,000	-7.3	2,250	1,500
North Toronto	625,000	625,000	650,000	-3.8	-	-
Oakville	375,000	398,000	380,000	-1.3	3,200	2,000
Richmond Hill	275,000	275,000	270,000	1.9	2,800	1,600
Riverdale	540,000	507,000	620,000	-12.9	-	-
Scarborough						
- Agincourt	300,000	330,000	310,000	-3.2	2,600	1,800
- Central	300,000	315,000	315,000	-4.8	2,200	1,600
- West Hill	360,000	370,000	360,000	0.0	2,450	1,900
Thornhill	298,000	298,000	295,000	1.0	3,800	1,700
Unionville	400,000	430,000	450,000	-11.1	4,200	2,000
Waterfront	845,000	1,060,000	1,100,000	-23.2	-	-
Woodbridge	262,000	262,000	268,000	-2.2	-	-

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

O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	360,000	376,000	378,000	-4.8	4,000	1,600
Brockville	280,000	280,000	235,000	19.1	-	-
Georgetown/Halton Hills	363,000	363,000	303,517	19.6	3,100	1,200
Grimsby	205,000	220,000	210,000	-2.4	2,500	1,500
Huntsville	240,000	243,000	242,000	-0.8	3,200	1,200
Kitchener	375,500	419,500	419,500	-10.5	6,000	2,500
London	224,500	230,000	229,500	-2.2	-	-
North Bay	265,000	265,000	265,000	0.0	4,900	1,600
Ottawa						
- Kanata	227,000	229,000	226,000	0.4	-	-
- Southern	410,000	418,000	402,000	2.0	6,000	2,600
- Western	380,000	380,000	365,000	4.1	-	-
Peterborough	310,000	325,000	-	-	-	-
Tillsonburg	225,000	225,000	225,000	0.0	-	-

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

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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	210,000	210,000	205,000	2.4	2,900	1,200
Charleswood	240,000	216,700	229,000	4.8	-	-
Fort Richmond	235,500	254,000	235,000	0.2	-	-
North East	235,000	218,000	225,000	4.4	-	-
North West	224,000	222,000	215,000	4.2	-	-
River Heights	229,000	203,000	240,000	-4.6	-	-
South St. Vital	238,000	-	240,000	-0.8	-	-
Southdale/Wdspk	225,000	215,500	230,000	-2.2	-	-
Westwood	226,800	210,000	219,000	3.6	-	-
Saskatchewan Area						
Regina						
- North	238,250	253,333	232,275	2.6	-	-
- South	295,000	295,000	242,000	21.9	-	-
Saskatoon						
- East Central	324,000	310,000	350,000	-7.4	-	-
- East End	330,000	320,000	365,000	-9.6	-	-
- North	315,000	300,000	345,000	-8.7	-	-
- West	281,000	270,000	300,000	-6.3	-	-

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

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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	325,000	325,000	280,000	16.1	4,000	1,850
Charleswood	338,000	345,000	325,000	4.0	-	-
Fort Richmond	315,000	320,000	330,000	-4.5	-	-
North East	318,000	303,000	310,000	2.6	-	-
North West	320,000	320,000	294,000	8.8	-	-
River Heights	320,000	314,000	315,000	1.6	-	-
South St. Vital	337,000	-	325,000	3.7	-	-
Southdale/Wdspk	300,000	294,300	300,900	-0.3	-	-
Tuxedo	380,000	375,500	340,000	11.8	-	-
Saskatchewan Area						
Regina						
- North	385,000	414,500	332,000	16.0	-	-
- South	385,000	410,000	383,000	0.5	-	-
Saskatoon						
- East Central	430,000	430,000	470,000	-8.5	-	-
- East End	450,000	450,000	495,000	-9.1	-	-
- North	430,000	425,000	480,000	-10.4	-	-

*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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	170,000	170,000	137,500	23.6	5,200	3,000
Charleswood	262,500	259,900	-	-	-	-
Fort Richmond	247,000	244,800	245,000	0.8	-	-
North East	238,000	248,500	240,000	-0.8	-	-
North West	264,300	264,000	235,000	12.5	-	-
River Heights	287,750	285,000	252,600	13.9	-	-
South St. Vital	272,000	-	262,000	3.8	-	-
Southdale/Wdspk	230,000	223,000	241,000	-4.6	-	-
Westwood	223,000	228,500	225,000	-0.9	-	-
Saskatchewan Area						
Regina						
- North	200,000	200,000	219,000	-8.7	-	-
- South	290,000	290,000	255,000	13.7	-	-
Saskatoon						
- East Central	355,000	335,000	400,000	-11.3	-	-
- East End	375,000	360,000	430,000	-12.8	-	-
- North	350,000	330,000	400,000	-12.5	-	-
- West	314,000	290,000	350,000	-10.3	-	-

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

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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	158,000	151,800	153,000	3.3	-	-
Fort Richmond	165,000	162,000	171,000	-3.5	-	-
North East	148,500	139,750	164,000	-9.5	-	-
North West	155,000	145,000	152,000	2.0	-	-
Southdale/Wdspk	150,000	137,000	153,000	-2.0	-	-
Westwood	153,500	151,000	160,000	-4.1	-	-
Saskatchewan Area						
Regina						
- North	225,000	225,000	210,000	7.1	-	-
- South	277,000	277,000	265,000	4.5	-	-
Saskatoon						
- East End	225,000	220,000	270,000	-16.7	-	-
- North	235,000	215,000	240,000	-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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	450,000	450,000	450,000	0.0	2,000	900
Saskatchewan Area						
Regina						
- North	495,000	450,000	460,000	7.6	-	-
- South	495,000	495,000	460,000	7.6	-	-
Saskatoon						
- East End	630,000	620,000	660,000	-4.5	-	-
- North	540,000	520,000	575,000	-6.1	-	-

*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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	105,000	105,000	89,000	18.0	850	800
Charleswood	145,000	132,000	136,000	6.6	-	-
Fort Richmond	141,000	143,000	132,000	6.8	-	-
North East	125,000	112,500	117,000	6.8	-	-
North West	180,000	143,000	170,000	5.9	-	-
River Heights	149,000	138,000	139,000	7.2	-	-
South St. Vital	140,600	-	136,400	3.1	-	-
Westwood	141,000	130,000	135,600	4.0	-	-
Saskatchewan Area						
Regina						
- North	141,111	149,333	146,333	-3.6	-	-
- South	196,500	196,500	175,500	12.0	-	-
Saskatoon						
- East Central	184,000	185,000	220,000	-16.4	-	-
- North	190,000	188,000	220,000	-13.6	-	-

*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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	321,000	-	-	-	-	-
North East	280,000	265,000	270,000	3.7	-	-
Saskatchewan Area						
Regina						
- North	295,000	295,000	285,000	3.5	-	-
- South	315,000	310,000	286,000	10.1	-	-
Saskatoon						
- East Central	302,000	325,000	325,000	-7.1	-	-

*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 Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	323,400	351,900	401,770	-19.5	-	-
North East	298,600	320,800	366,380	-18.5	-	-
North Inner City	404,000	459,500	470,620	-14.2	-	-
North West	376,100	400,200	419,070	-10.3	-	-
South	352,800	370,200	363,950	-3.1	-	-
South East	381,700	339,100	410,060	-6.9	-	-
South Inner City	463,900	459,800	488,490	-5.0	-	-
South West	376,800	379,900	384,290	-1.9	-	-
West	549,200	611,600	681,040	-19.4	-	-
Edmonton Area						
Castledowns	260,000	260,000	285,000	-8.8	-	-
Clareview	250,000	250,000	310,000	-19.4	-	-
Riverbend/ Terwilligar	385,000	375,000	390,000	-1.3	2,900	2,000
Sherwood Park	300,000	315,000	360,000	-16.7	2,100	1,600
Alberta						
Beaumont	315,000	315,000	355,000	-11.3	-	-
Fort Saskatchewan	300,000	340,000	350,000	-14.3	1,760	1,300
Leduc	300,000	310,000	335,000	-10.4	-	-
Spruce Grove	330,000	335,000	345,000	-4.3	2,800	1,600

*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

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	448,200	469,300	495,400	-9.5	-	-
North East	414,600	424,900	497,700	-16.7	-	-
North Inner City	668,400	736,500	790,290	-15.4	-	-
North West	452,300	466,300	512,080	-11.7	-	-
South	417,500	435,700	480,040	-13.0	-	-
South East	525,100	547,400	538,600	-2.5	-	-
South Inner City	660,300	707,200	746,190	-11.5	-	-
South West	442,400	509,400	493,830	-10.4	-	-
West	491,200	524,700	549,560	-10.6	-	-
Edmonton Area						
Castledowns	405,000	405,000	445,000	-9.0	-	-
Clareview	400,000	410,000	465,000	-14.0	-	-
Riverbend/ Terwilligar	438,500	435,600	481,000	-8.8	2,800	2,800
Sherwood Park	420,000	420,000	440,000	-4.5	3,300	2,000
Alberta						
Beaumont	400,000	410,000	460,000	-13.0	-	-
Fort Saskatchewan	420,000	440,000	430,000	-2.3	2,400	1,500
Leduc	360,000	375,000	400,000	-10.0	-	-
Spruce Grove	430,000	435,000	450,000	-4.4	3,400	2,000

*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

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	357,100	358,200	404,450	-11.7	-	-
North East	343,900	361,400	380,500	-9.6	-	-
North Inner City	492,500	491,500	506,230	-2.7	-	-
North West	377,900	379,100	431,000	-12.3	-	-
South	349,300	368,700	394,750	-11.5	-	-
South East	345,000	378,500	392,540	-12.1	-	-
South Inner City	514,200	599,000	646,960	-20.5	-	-
South West	337,900	375,400	415,600	-18.7	-	-
West	398,400	445,800	440,100	-9.5	-	-
Edmonton Area						
Castledowns	315,000	315,000	350,000	-10.0	-	-
Clareview	305,000	390,000	340,000	-10.3	-	-
Riverbend/ Terwilligar	346,850	362,450	410,950	-15.6	2,400	2,200
Sherwood Park	340,000	350,000	390,000	-12.8	2,700	1,600
Alberta						
Beaumont	315,000	325,000	335,000	-6.0	-	-
Fort Saskatchewan	340,000	390,000	400,000	-15.0	1,760	1,300
Leduc	269,000	275,000	310,000	-13.2	-	-
Spruce Grove	380,000	400,000	405,000	-6.2	3,000	1,800

*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

STANDARD TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	255,200	275,100	312,100	-18.2	-	-
North East	219,000	243,400	290,980	-24.7	-	-
North Inner City	357,300	391,900	408,400	-12.5	-	-
North West	288,800	303,100	325,480	-11.3	-	-
South	267,600	275,700	313,150	-14.5	-	-
South East	274,600	297,600	326,530	-15.9	-	-
South Inner City	449,800	498,700	535,580	-16.0	-	-
South West	289,000	291,900	330,950	-12.7	-	-
West	312,900	347,700	418,700	-25.3	-	-
Edmonton Area						
Castledowns	205,000	215,000	250,000	-18.0	-	-
Clareview	180,000	185,000	215,000	-16.3	-	-
Riverbend/ Terwilligar	250,000	245,000	296,600	-15.7	1,311	1,800
Sherwood Park	250,000	260,000	275,000	-9.1	1,430	1,300
Alberta						
Beaumont	300,000	310,000	310,000	-3.2	-	-
Fort Saskatchewan	250,000	280,000	285,000	-12.3	1,100	1,100
Leduc	200,000	200,000	225,000	-11.1	-	-
Spruce Grove	210,000	210,000	240,000	-12.5	1,900	1,400

*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

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	590,000	590,300	634,000	-6.9	-	-
North East	517,200	530,700	521,580	-0.8	-	-
North Inner City	983,700	1,079,700	1,241,710	-20.8	-	-
North West	626,400	665,200	731,830	-14.4	-	-
South	535,500	578,500	847,950	-36.8	-	-
South East	570,700	619,600	896,500	-36.3	-	-
South Inner City	1,659,400	1,952,300	1,570,910	5.6	-	-
South West	631,700	701,900	813,620	-22.4	-	-
West	756,300	812,800	832,790	-9.2	-	-
Edmonton Area						
Castledowns	399,000	430,000	465,000	-14.2	-	-
Riverbend/ Terwilligar	690,000	745,900	860,000	-19.8	4,000	3,500
Sherwood Park	695,000	725,000	750,000	-7.3	4,900	3,000
Alberta						
Beaumont	525,000	560,000	550,000	-4.5	-	-
Fort Saskatchewan	675,000	675,000	650,000	3.8	4,180	2,500
Leduc	410,000	425,000	460,000	-10.9	-	-
Spruce Grove	450,000	475,000	500,000	-10.0	3,900	2,200

*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

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	228,300	241,900	267,670	-14.7	-	-
North East	174,000	214,100	242,710	-28.3	-	-
North Inner City	291,400	277,500	316,580	-8.0	-	-
North West	251,300	250,600	283,630	-11.4	-	-
South	230,800	224,400	269,830	-14.5	-	-
South East	232,300	241,300	267,580	-13.2	-	-
South Inner City	294,000	298,200	330,580	-11.1	-	-
South West	262,500	277,200	251,170	4.5	-	-
West	247,200	289,500	306,510	-19.4	-	-
Edmonton Area						
Castledowns	399,000	430,000	465,000	-14.2	-	-
Riverbend/ Terwilligar	690,000	745,900	860,000	-19.8	4,000	3,500
Sherwood Park	695,000	725,000	750,000	-7.3	4,900	3,000
Alberta						
Fort Saskatchewan	675,000	675,000	650,000	3.8	4,180	2,500
Leduc	410,000	425,000	460,000	-10.9	-	-

*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

LUXURY CONDOMINIM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	301,200	320,800	338,500	-11.0	-	-
North East	170,000	234,800	241,180	-29.5	-	-
North Inner City	406,600	420,100	454,230	-10.5	-	-
North West	626,400	665,200	731,830	-14.4	-	-
South	285,000	272,500	277,730	2.6	-	-
South East	269,135	475,300	316,630	-15.0	-	-
South Inner City	547,600	611,100	616,040	-11.1	-	-
South West	283,900	274,800	313,750	-9.5	-	-
West	331,500	361,800	376,560	-12.0	-	-
Edmonton Area						
Castledowns	200,000	205,000	260,000	-23.1	-	-
Riverbend/ Terwilligar	300,000	329,000	313,500	-4.3	2,000	2,000
Sherwood Park	350,000	380,000	380,000	-7.9	2,220	1,700

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

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

DETACHED BUNGALOW

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	395,000	410,000	465,000	-15.1	2,300	1,300
North Vancouver	605,000	635,000	710,000	-14.8	-	-
Richmond	470,000	470,000	532,000	-11.7	-	-
Surrey	390,000	400,000	440,000	-11.4	2,300	1,300
Vancouver East	540,000	560,000	601,000	-10.1	-	-
Vancouver West	950,000	950,000	1,050,000	-9.5	4,750	3,500
West Vancouver	880,000	830,000	1,050,000	-16.2	-	-
White Rock/South Surrey	490,000	500,000	585,000	-16.2	2,500	1,500
British Columbia						
Kelowna	340,000	350,000	405,000	-16.0	2,200	1,500
Victoria	453,000	440,000	439,000	3.2	-	-

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

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

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
NorthDelta	420,000	430,000	485,000	-13.4	2,300	1,350
North Vancouver	720,000	720,000	858,000	-16.1	-	-
Richmond	601,500	630,000	678,000	-11.3	-	-
Surrey	445,000	470,000	540,000	-17.6	2,500	1,400
Vancouver East	649,000	679,000	710,000	-8.6	-	-
Vancouver West	1,400,000	1,440,000	1,525,000	-8.2	7,000	5,000
West Vancouver	1,090,000	990,000	1,300,000	-16.2	-	-
White Rock/South Surrey	580,000	635,000	680,000	-14.7	2,900	2,000
British Columbia						
Cranbrook	495,000	475,000	-	-	-	-
Kelowna	425,000	435,000	500,000	-15.0	2,850	1,700
Victoria	570,000	586,000	624,000	-8.7	-	-

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

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

STANDARD TWO-STOREY

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	400,000	410,000	410,000	-2.4	2,100	1,200
North Vancouver	660,000	660,000	770,000	-14.3	-	-
Richmond	490,000	540,000	563,000	-13.0	-	-
Surrey	380,000	410,000	425,000	-10.6	2,300	1,300
Vancouver East	575,000	600,000	630,000	-8.7	-	-
Vancouver West	1,150,000	1,200,000	1,275,000	-9.8	5,750	4,000
West Vancouver	930,000	890,000	1,120,000	-17.0	-	-
White Rock/South Surrey	525,000	570,000	620,000	-15.3	2,800	1,600
British Columbia						
Cranbrook	400,000	375,000	-	-	-	-
Kelowna	390,000	400,000	450,000	-13.3	2,500	1,550
Victoria	435,000	433,000	460,000	-5.4	-	-

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

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

STANDARD TOWNHOUSE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	267,000	275,000	296,000	-9.8	1,200	1,100
North Vancouver	542,000	582,000	605,000	-10.4	-	-
Richmond	333,000	335,000	373,750	-10.9	-	-
Surrey	290,000	310,000	310,000	-6.5	1,800	1,300
Vancouver East	404,000	415,000	440,000	-8.2	-	-
Vancouver West	750,000	770,000	800,000	-6.3	3,750	3,000
West Vancouver	670,000	670,000	739,000	-9.3	-	-
White Rock/South Surrey	300,000	330,000	360,000	-16.7	1,900	1,400
British Columbia						
Cranbrook	290,000	200,000	-	-	-	-
Kelowna	270,000	290,000	330,000	-18.2	1,750	1,150
Victoria	350,000	360,000	370,000	-5.4	-	-

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

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

SENIOR EXECUTIVE

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	600,000	610,000	685,000	-12.4	2,800	2,000
North Vancouver	890,000	900,000	1,000,050	-11.0	-	-
Richmond	736,000	735,000	867,750	-15.2	-	-
Surrey	560,000	600,000	700,000	-20.0	3,000	2,500
Vancouver East	865,000	910,000	875,000	-1.1	-	-
Vancouver West	2,300,000	2,450,000	2,550,000	-9.8	11,500	6,000
West Vancouver	1,250,000	1,200,000	1,500,000	-16.7	-	-
White Rock/South Surrey	770,000	840,000	950,000	-18.9	4,200	3,000
British Columbia						
Cranbrook	380,000	390,000	-	-	-	-
Kelowna	480,000	500,000	550,000	-12.7	3,000	2,100
Victoria	800,000	874,000	890,000	-10.1	-	-

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

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

STANDARD CONDOMINIM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	155,000	154,000	167,000	-7.2	800	800
North Vancouver	290,000	280,000	335,000	16.4	-	-
Richmond	215,600	205,000	271,500	-20.6	-	-
Surrey	189,000	195,000	190,000	-0.5	900	900
Vancouver East	311,000	320,000	338,000	-8.0	-	-
Vancouver West	625,000	640,000	675,000	-7.4	3,125	2,000
West Vancouver	400,000	380,000	475,000	-15.8	-	-
White Rock/South Surrey	205,000	225,000	226,000	-9.3	1,700	1,200
British Columbia						
Cranbrook	160,000	160,000	-	-	-	-
Kelowna	180,000	195,000	250,000	-28.0	1,450	1,000
Victoria	260,000	265,000	294,000	-11.6	-	-

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

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

LUXURY CONDOMINIM APARTMENT

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	240,000	280,000	-	-	1,600	1,200
North Vancouver	390,000	390,000	445,000	-12.4	-	-
Richmond	297,500	300,000	359,000	-17.1	-	-
Surrey	280,000	280,000	425,000	-34.1	1,900	1,400
Vancouver East	452,000	470,000	499,000	-9.4	-	-
Vancouver West	900,000	928,000	975,000	-7.7	4,500	3,000
West Vancouver	700,000	680,000	825,000	-15.2	-	-
White Rock/ South Surrey	450,000	530,000	475,000	-5.3	2,600	1,800
British Columbia						
Cranbrook	290,000	290,000	-	-	-	-
Kelowna	600,000	680,000	775,000	-22.6	3,200	2,300
Victoria	564,000	580,000	695,000	-18.8	-	-

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