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ROYAL LEPAGE

HOUSE PRICE
SURVEY



ROYAL LEPAGE

THE ROYAL LEPAGE HOUSE PRICE SURVEY

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

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THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

Seven categories of housing are surveyed, including four types of detached homes, townhouses and condominium high-rise apartments. Each housing type and its amenities are specifically described, permitting comparison of value across Canada.

This includes many regional variances, for which adjustments in value estimates have been applied.

Property Location

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

Mortgage Financing

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

Limitation

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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.



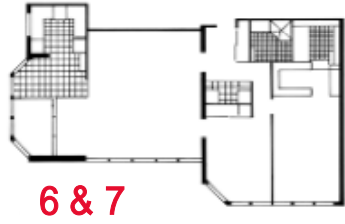
4. STANDARD TOWNHOUSE

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 Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	277,000	275,000	265,000	4.5%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	191,000	189,000	190,000	0.5%	-	-
- Eastern Passage	188,000	183,000	185,000	1.6%	-	-
- Woodlawn/ Montebello	240,000	235,000	225,000	6.7%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	300,500	290,000	240,000	25.2%	-	-
- North End	215,000	214,000	200,000	7.5%	-	-
- West	225,000	210,000	210,000	7.1%	-	-
- Sackville	212,000	211,000	209,000	1.4%	-	-
Prince Edward Island						
Charlottetown	162,000	160,000	157,000	3.2%	-	-
New Brunswick						
Fredericton	182,000	182,000	167,000	9.0%	-	-
Moncton	158,200	152,300	156,000	1.4%	-	-
Saint John (Rothesay)	233,775	228,000	201,476	16.0%	-	-
Newfoundland						
St. John's						
- East End	218,400	208,000	190,000	14.9%	-	-
- Mount Pearl	246,750	235,000	201,000	22.8%	-	-
- West	218,925	208,500	188,000	16.4%	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	316,000	311,000	314,000	0.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	256,000	248,000	255,000	0.4%	-	-
- Eastern Passage	241,000	240,000	206,000	17.0%	-	-
- Lawrence Twn	262,000	260,000	260,000	0.8%	-	-
- Woodlawn/ Montebello	272,000	270,000	225,000	20.9%	-	-
Halifax						
- South End	437,000	434,000	450,000	-2.9%	-	-
- Clayton Park/ Fairmount/ Rockingham	330,000	297,000	295,000	11.9%	-	-
- West	319,900	310,000	282,000	13.4%	-	-
Sackville	232,500	228,000	220,000	5.7%	-	-
Prince Edward Island						
Charlottetown	248,000	248,000	240,000	3.3%	-	-
New Brunswick						
Fredericton	261,000	261,000	245,000	6.5%	-	-
Saint John (Rothesay)	382,588	378,800	347,076	10.2%	-	-
Newfoundland						
St. John's						
- East End	361,200	344,000	310,000	16.5%	-	-
- Mount Pearl	346,500	330,000	293,000	18.3%	-	-
- West	349,125	332,500	299,000	16.8%	-	-

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

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	250,000	240,000	230,000	8.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	212,000	195,000	195,000	8.7%	-	-
- Eastern Passage	183,000	185,000	180,000	1.7%	-	-
- Lawrence Twn	200,000	202,000	200,000	0.0%	-	-
- Woodlawn/ Montebello	210,000	210,000	210,000	0.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	275,000	272,000	270,000	1.9%	-	-
- North End	249,800	245,000	240,000	4.1%	-	-
- South End	385,000	385,000	400,000	-3.8%	-	-
- West	310,000	279,000	272,000	14.0%	-	-
Sackville	221,000	208,000	201,000	10.0%	-	-
Prince Edward Island						
Charlottetown	196,000	195,000	188,000	4.3%	-	-
New Brunswick						
Fredericton	205,000	210,000	210,000	-2.4%	-	-
Moncton	137,250	131,000	134,500	2.0%	-	-
Saint John (Rothesay)	299,000	299,000	268,000	11.6%	-	-
Newfoundland						
St. John's						
- East End	325,500	310,000	278,000	17.1%	-	-
- Mount Pearl	304,500	290,000	251,000	21.3%	-	-
- West	311,125	296,500	266,000	17.0%	-	-

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

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	241,000	240,000	230,000	4.8%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	131,000	130,000	132,000	-0.8%	-	-
- Eastern Passage	236,000	204,000	205,000	15.1%	-	-
- Woodlawn/ Montebello						
Halifax	220,000	224,000	215,000	2.3%	-	-
- Clayton Park/ Fairmount/ Rockingham	225,000	218,000	200,000	12.5%	-	-
- North End	280,000	250,000	250,000	12.0%	-	-
- West	260,000	260,000	250,000	4.0%	-	-
- Sackville	153,000	150,000	150,000	2.0%	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	115,000	4.3%	-	-
New Brunswick						
Fredericton	160,000	160,000	150,000	6.7%	-	-
Saint John (Rothesay)	175,000	169,590	148,000	18.2%	-	-
Newfoundland						
St. John's						
- East End	157,500	150,000	134,000	17.5%	-	-
- Mount Pearl	157,500	150,000	137,500	14.5%	-	-
- West	160,625	152,200	136,000	18.1%	-	-

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

SENIOR EXECUTIVE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	399,000	392,000	390,000	2.3%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	338,000	330,000	335,000	0.9%	-	-
- Woodlawn/ Montebello	345,000	358,000	340,000	1.5%	-	-
Halifax						
- South End	550,000	550,000	550,000	0.0%	-	-
- Clayton Park/ Fairmount/ Rockingham	430,000	418,000	420,000	2.4%	-	-
West	320,000	315,000	300,000	6.7%	-	-
Prince Edward Island						
Charlottetown	325,000	325,000	310,000	4.8%	-	-
New Brunswick						
Fredericton	336,000	330,000	305,000	10.2%	-	-
Moncton	267,400	263,600	235,000	13.8%	-	-
Newfoundland						
St. John's						
- East End	468,300	446,000	405,000	15.6%	-	-
- Mount Pearl	372,750	355,000	320,000	16.5%	-	-
- West	388,500	370,000	330,000	17.7%	-	-

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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 Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	199,000	195,000	193,000	3.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	143,500	131,000	125,000	14.8%	-	-
- Woodlawn/ Montebello	170,000	168,000	172,000	-1.2%	-	-
Halifax						
- North End	152,000	150,000	144,000	5.6%	-	-
- South End	280,000	280,000	282,000	-0.7%	-	-
- Clayton Park/ Fairmount/ Rockingham	186,500	184,000	175,000	6.6%	-	-
Prince Edward Island						
Charlottetown	122,000	122,000	120,000	1.7%	-	-
New Brunswick						
Fredericton	145,000	145,000	137,000	5.8%	-	-
Saint John (Rothesay)	139,876	137,238	158,283	-11.6%	-	-
Newfoundland						
St. John's						
- East End	246,750	235,000	210,000	17.5%	-	-
- Mount Pearl	241,500	230,000	206,000	17.2%	-	-
- West	237,300	226,000	201,000	18.1%	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	360,000	360,000	350,000	2.9%	-	-
Halifax						
- South End	310,000	307,000	360,000	-13.9%	-	-
Prince Edward Island						
Charlottetown	315,000	310,000	300,000	5.0%	-	-
New Brunswick						
Fredericton	179,000	179,000	179,000	0.0%	-	-
Newfoundland						
St. John's						
- East End	305,025	290,500	260,000	17.3%	-	-
- Mount Pearl	247,800	236,000	206,000	20.3%	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	160,000	145,000	10.3%	2,700	900
Trois-Rivieres	138,413	138,821	139,881	-1.0%	2,368	627
Montréal Area						
Ahuntsic	320,000	284,000	270,000	18.5%	-	-
Beaconsfield	305,000	305,000	290,000	5.2%	4,300	1,900
Boucherville	256,000	253,600	237,000	8.0%	-	-
Côte-St-Luc	249,000	246,000	239,000	4.2%	4,400	1,800
Dorval	260,000	252,500	243,000	7.0%	3,900	1,750
Lachine	245,000	235,000	224,000	9.4%	3,900	1,750
Lasalle/ Verdun	206,000	205,000	198,000	4.0%	2,800	975
Pointe- Claire	262,000	251,000	240,000	9.2%	3,900	1,750
St- Bruno de Montarville	232,856	223,900	200,000	16.4%	-	-
St- Lambert	244,000	240,000	228,000	7.0%	3,750	1,700
St- Laurent	320,000	291,000	268,000	19.4%	-	-
Québec City Area						
Beauport	216,500	210,000	157,000	37.9%	3,723	922
Cap-Rouge	251,000	249,000	240,500	4.4%	3,285	911
Charlesbourg	212,500	206,000	192,000	10.7%	5,231	854
Neufchatel	223,000	205,000	207,000	7.7%	3,177	905
Québec (Haute-Ville)	309,000	309,000	300,000	3.0%	5,238	1,092
Rive-Sud	210,000	212,500	183,500	14.4%	3,423	809
Sillery	530,000	465,000	345,000	53.6%	3,033	1,511
Ste-Foy	358,000	332,000	247,000	44.9%	3,044	993

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	235,000	235,000	225,000	4.4%	3,700	1,200
Trois-Rivieres	245,000	246,625	237,000	3.4%	3,455	1,110
Montréal Area						
Ahuntsic	515,000	365,000	345,000	49.3%	-	-
Beaconsfield	420,000	420,000	415,000	1.2%	5,800	3,000
Boucherville	417,571	407,000	377,000	10.8%	-	-
Côte-St-Luc	485,000	480,000	470,000	3.2%	4,900	2,600
Dorval	360,000	353,500	342,000	5.3%	5,000	2,700
Lachine	335,000	324,000	312,000	7.4%	4,700	2,600
Lasalle/ Verdun	267,000	265,000	249,000	7.2%	3,300	1,700
Montréal West	445,000	440,000	425,000	4.7%	6,500	3,100
Mount Royal	611,000	605,000	585,000	4.4%	7,000	4,800
Pointe-Claire	363,000	354,000	340,000	6.8%	5,900	3,000
Notre-Dame-De-Grâce	495,000	493,000	-	-	4,900	2,900
Outremont	810,000	800,000	750,000	8.0%	8,500	4,000
St- Bruno de Montarville	368,160	354,000	310,000	18.8%	-	-
St- Lambert	495,000	490,000	467,000	6.0%	5,500	2,750
St- Laurent	550,000	392,000	382,000	44.0%	-	-
Westmount	1,940,000	870,000	920,000	110.9%	-	-
Québec City Area						
Beauport	298,500	296,500	275,000	8.5%	5,442	1,041
Cap-Rouge	396,500	354,000	294,000	34.9%	4,312	1,210
Charlesbourg	298,000	289,500	248,000	20.2%	4,257	1,460
Neufchatel	270,000	285,000	263,000	2.7%	5,754	1,092
Québec (Haute-Ville)	365,000	347,000	330,000	10.6%	6,588	1,511
Rive-Sud	337,000	335,000	248,000	35.9%	3,455	912
Sillery	398,500	302,000	297,000	34.2%	4,456	1,845
Ste-Foy	370,000	338,000	284,000	30.3%	2,860	1,002

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Q U É B E C

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	190,000	190,000	175,000	8.6%	3,000	1,000
Trois-Rivieres	149,129	149,591	149,406	-0.2%	2,647	676
Montréal Area						
Ahuntsic	315,000	283,000	264,000	19.3%	-	-
Beaconsfield	380,000	380,000	370,000	2.7%	4,700	2,100
Boucherville	305,000	292,600	276,500	10.3%	-	-
Dorval	265,000	255,000	244,000	8.6%	3,900	1,750
Lachine	255,000	242,500	232,000	9.9%	3,600	1,750
Montréal West	374,000	372,000	360,000	3.9%	5,400	2,150
Mount Royal	495,000	490,000	400,000	23.8%	6,000	3,500
Pointe-Claire	312,000	300,000	290,000	7.6%	4,800	1,850
Notre-Dame-De-Grâce	383,000	380,000	375,000	2.1%	3,200	1,500
Outremont	460,000	455,000	425,000	8.2%	4,900	2,300
St- Bruno de Montarville	258,960	249,000	230,000	12.6%	-	-
St- Lambert	290,000	286,000	273,000	6.2%	3,400	2,500
St- Laurent	340,000	294,000	279,000	21.9%	-	-
Westmount	650,000	655,000	610,000	6.6%	-	-
Québec City Area						
Beauport	224,500	228,000	163,000	37.7%	2,869	996
Cap-Rouge	289,000	267,000	220,000	31.4%	3,200	1,030
Neufchatel	222,000	222,000	185,000	20.0%	4,712	1,274
Québec (Haute-Ville)	275,000	275,000	245,000	12.2%	3,842	1,154
Rive-Sud	261,000	263,500	255,000	2.4%	4,031	854
Sillery	325,000	287,000	221,000	47.1%	3,594	1,041
Ste-Foy	273,000	215,000	207,000	31.9%	3,111	865

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Q U É B E C

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	150,000	135,000	11.1%	2,500	750
Montréal Area						
Ahuntsic	235,000	217,000	195,000	20.5%	-	-
Beaconsfield	310,000	305,000	280,000	10.7%	4,300	1,900
Boucherville	226,880	224,000	195,000	16.3%	-	-
Côte-St-Luc	229,000	229,000	225,000	1.8%	3,900	2,200
Lachine	265,000	260,000	251,000	5.6%	3,600	1,750
Outremont	405,000	400,000	371,000	9.2%	3,600	2,200
Pointe- Claire	250,000	240,000	230,000	8.7%	4,200	1,850
St- Bruno de Montarville	201,760	194,000	185,000	9.1%	-	-
St- Lambert	273,000	269,000	255,000	7.1%	3,100	1,400
St- Laurent	270,000	230,000	213,000	26.8%	-	-
Québec City Area						
Beauport	163,000	160,000	150,000	8.7%	1,944	798
Cap-Rouge	237,000	210,000	197,500	20.0%	2,539	973
Charlesbourg	193,000	170,000	156,500	23.3%	2,566	973
Neufchatel	171,000	171,000	160,000	6.9%	2,619	911
Québec (Haute-Ville)	228,000	261,500	218,000	4.6%	3,791	849
Rive-Sud	181,000	195,500	178,000	1.7%	1,670	736
Sillery	260,000	260,000	270,000	-3.7%	2,229	878
Ste-Foy	260,000	249,500	203,000	28.1%	2,643	752

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Q U É B E C

SENIOR EXECUTIVE

	Price Jan-Mar 2010	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	325,000	0.0%	4,500	2,000
Trois-Rivieres	392,000	392,000	400,000	-2.0%	-	-
Montréal Area						
Ahuntsic	715,000	685,000	660,000	8.3%	-	-
Beaconsfield	510,000	510,000	500,000	2.0%	6,700	3,800
Boucherville	809,167	914,750	659,633	22.7%	-	-
Côte-St-Luc	520,000	518,000	505,000	3.0%	6,700	3,200
Pointe-Claire	400,000	394,000	380,000	5.3%	7,100	3,600
Outremont	912,000	900,000	836,000	9.1%	10,000	4,200
St- Bruno de Montarville	475,280	457,000	428,000	11.0%	-	-
St- Lambert	390,000	385,000	368,000	6.0%	4,900	2,750
St- Laurent	740,000	698,000	635,000	16.5%	-	-
Westmount	1,940,000	1,480,000	1,450,000	33.8%	-	-
Québec City Area						
Cap-Rouge	572,500	569,000	485,000	18.0%	4,455	1,811
Charlesbourg	375,500	405,000	341,000	10.1%	6,202	854
Neufchatel	436,000	467,000	467,000	-6.6%	11,094	1,455
Québec (Haute-Ville)	633,000	633,000	590,000	7.3%	8,947	2,015
Rive-Sud	476,500	440,000	470,000	1.4%	3,584	1,092
Sillery	585,000	583,500	521,000	12.3%	5,169	1,964
Ste-Foy	550,000	533,000	525,000	4.8%	4,252	1,833

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	180,000	180,000	160,000	12.5%	2,900	900
Trois-Rivieres	122,500	113,500	118,500	3.4%	1,955	555
Montréal Area						
Ahuntsic	200,000	189,000	175,000	14.3%	-	-
Boucherville	190,500	173,500	168,750	12.9%	-	-
Côte-St-Luc	239,000	239,000	229,000	4.4%	3,650	1,550
Dorval	232,000	222,500	212,000	9.4%	3,800	1,750
Lachine	262,000	255,000	247,000	6.1%	3,900	1,750
Lasalle/ Verdun	168,000	165,000	165,000	1.8%	2,200	1,200
Outremont	345,000	340,000	316,000	9.2%	4,000	2,100
St- Bruno de Montarville	192,400	185,000	177,000	8.7%	-	-
St- Lambert	180,000	177,000	170,000	5.9%	2,500	1,250
St- Laurent	225,000	207,000	195,000	15.4%	-	-
Westmount	290,000	300,000	260,000	11.5%	-	-
Québec City Area						
Beauport	172,500	179,000	138,500	24.5%	2,349	634
Cap-Rouge	230,000	218,500	193,000	19.2%	2,155	973
Charlesbourg	178,000	173,500	137,000	29.9%	2,694	849
Neufchatel	189,500	191,500	166,000	14.2%	1,797	544
Québec (Haute-Ville)	231,000	230,000	172,000	34.3%	3,571	911
Rive-Sud	175,500	164,500	143,000	22.7%	1,900	736
Sillery	184,000	222,000	166,000	10.8%	2,412	878
Ste-Foy	209,000	214,000	168,500	24.0%	1,712	685

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	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	220,000	2.3%	3,700	1,200
Montréal Area						
Ahuntsic	375,000	337,000	319,000	17.6%	-	-
Boucherville	316,000	314,000	310,000	1.9%	-	-
Côte-St-Luc	356,000	353,000	345,000	3.2%	2,600	2,600
Lasalle/ Verdun	225,000	223,000	220,000	2.3%	2,950	1,650
Notre-Dame-De-Grâce	300,000	300,000	290,000	3.4%	3,350	2,600
Outremont	830,000	820,000	760,000	9.2%	8,000	3,800
Pointe- Claire	350,000	340,000	330,000	6.1%	6,600	3,300
St- Bruno de Montarville	342,784	329,600	310,000	10.6%	-	-
St- Lambert	380,000	375,000	360,000	5.6%	4,000	2,300
St- Laurent	400,000	364,000	348,000	14.9%	-	-
Westmount	880,000	500,000	500,000	76.0%	-	-
Québec City Area						
Haute-Ville	447,000	460,000	329,000	35.9%	8,156	1,889
Rive-Sud	312,500	305,000	250,000	25.0%	2,664	1,064
Sillery	408,000	408,000	341,000	19.6%	5,879	2,077
Ste-Foy	387,000	376,000	291,000	33.0%	2,694	860

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O N T A R I O

DETACHED BUNGALOW

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	326,000	320,000	297,000	9.8%	3,050	2,500
Etobicoke						
- Islington/ Kingsway	530,000	530,000	451,500	17.4%	3,900	2,500
-South Etobicoke	385,000	387,000	338,500	13.7%	2,500	1,700
High Park	685,000	680,000	640,000	7.0%	5,400	2,300
Lawrence Park	780,000	770,000	675,000	15.6%	-	-
Leaside	625,000	610,000	555,000	12.6%	-	-
Markham	500,000	460,000	410,000	22.0%	5,045	2,200
Mississauga GTA	385,500	375,000	354,000	8.9%	4,325	1,950
- Meadowvale/ Streetsville	440,000	420,000	390,000	12.8%	3,500	1,700
Newmarket	379,950	400,000	372,364	2.0%	3,495	2,300
North Toronto	636,000	610,000	530,000	20.0%	-	-
Oakville	350,000	350,000	315,000	11.1%	3,000	1,500
Richmond Hill	380,000	375,000	365,000	4.1%	3,450	1,500
Scarborough						
- Agincourt	390,000	375,000	330,000	18.2%	2,700	1,450
- Central	370,000	360,000	325,000	13.8%	2,500	1,500
- West Hill	390,000	375,000	345,000	13.0%	2,500	1,500
Thornhill	620,000	620,000	600,000	3.3%	5,300	1,800
Unionville	625,000	550,000	525,000	19.0%	6,306	2,400
Woodbridge	426,000	425,000	425,000	0.2%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	374,656	353,433	386,250	-3.0%	3,959	-
Barrie	257,000	257,000	245,000	4.9%	3,000	1,400
Brantford	189,000	180,000	190,000	-0.5%	3,073	1,200
Dundas	316,230	272,750	286,738	10.3%	-	-
Hamilton						
- Centre	114,107	118,240	113,150	0.8%	1,732	-
- East	170,107	161,349	155,560	9.4%	2,310	-
- Mountain	219,621	223,512	209,006	5.1%	-	-
- West	256,073	238,362	229,706	11.5%	3,222	-
London	230,400	224,300	220,500	4.5%	-	-
North Bay	245,000	225,000	225,000	8.9%	-	-
Ottawa	535,000	515,000	480,000	11.5%	5,800	3,100
- Eastern	282,000	272,000	263,000	7.2%	3,850	1,800
- Kanata	330,000	328,000	310,000	6.5%	-	-
- Orleans	285,000	275,000	267,000	6.7%	3,850	1,700
- Southern	285,000	272,000	265,000	7.5%	3,850	1,900
- Western	340,000	332,500	320,000	6.3%	-	-
Stoney Creek	259,375	253,029	233,750	11.0%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	929,000	910,000	793,000	17.2%	-	-
Bloor West Village	1,050,000	995,000	900,000	16.7%	5,600	2,600
Burlington	487,000	452,000	415,000	17.3%	4,400	2,300
Cabbagetown	820,000	740,000	655,000	25.2%	-	-
Etobicoke						
- Islington/ Kingsway	716,100	695,000	630,000	13.7%	5,000	4,750
- South Etobicoke	574,200	510,000	508,000	13.0%	3,078	2,400
Forest Hill	1,500,000	1,300,000	1,200,000	25.0%	-	-
High Park	995,000	985,000	935,000	6.4%	6,600	3,200
Lawrence Park	1,575,000	1,560,000	1,400,000	12.5%	-	-
Leaside	1,110,000	1,120,000	814,000	36.4%	-	-
Markham	575,000	535,000	475,000	21.1%	5,802	2,400
Midtown Toronto	1,410,000	1,400,000	1,200,000	17.5%	-	-
Mississauga GTA	436,500	423,000	400,500	9.0%	5,275	2,600
- Meadowvale/ Mississauga	495,000	470,000	425,000	16.5%	3,800	2,000
Moore Park	1,745,000	1,600,000	1,490,000	17.1%	-	-
Newmarket	590,000	590,000	604,000	-2.3%	5,500	3,400
North Toronto	1,400,000	1,390,000	1,190,000	17.6%	-	-
Oakville	580,000	550,000	493,000	17.6%	4,500	3,000
Richmond Hill	445,000	435,000	425,000	4.7%	4,000	1,750
Scarborough						
- Agincourt	499,000	490,000	440,000	13.4%	3,300	1,800
- Central	465,000	465,000	415,000	12.0%	3,300	1,900
- West Hill	500,000	484,500	450,000	11.1%	3,500	1,850
Thornhill	615,000	615,000	590,000	4.2%	4,700	1,900
Unionville	675,000	630,000	575,000	17.4%	6,811	2,500
Woodbridge	472,000	472,000	472,000	0.0%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	310,000	312,000	278,000	11.5%	3,600	1,500
Brantford	295,000	285,000	295,000	0.0%	4,796	1,550
London	304,000	293,900	291,000	4.5%	-	-
North Bay	295,000	270,000	270,000	9.3%	-	-
Ottawa	541,000	520,000	490,000	10.4%	5,800	3,100
– Eastern	333,000	320,000	304,000	9.5%	3,975	1,800
– Kanata	397,000	392,000	364,000	9.1%	-	-
– Orleans	369,000	355,000	342,000	7.9%	4,800	1,900
– Southern	366,000	352,000	338,000	8.3%	4,800	1,900
– Western	435,000	432,500	410,000	6.1%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	631,000	576,000	534,000	18.2%	-	-
Bloor West Village	695,000	670,000	610,000	13.9%	4,100	2,300
Burlington	369,000	359,900	341,500	8.1%	2,500	1,875
Cabbagetown	630,000	550,000	575,000	9.6%	-	-
Etobicoke						
- Islington/ Kingsway	584,000	584,000	497,043	17.5%	4,150	2,400
- South Etobicoke	438,000	429,000	385,000	13.8%	2,900	2,250
Forest Hill	910,000	901,000	788,000	15.5%	-	-
High Park	640,000	635,000	600,000	6.7%	4,600	2,200
Lawrence Park	902,000	890,000	795,000	13.5%	-	-
Leaside	768,000	760,000	680,000	12.9%	-	-
Markham	480,000	450,000	400,000	20.0%	4,843	2,100
Midtown Toronto	810,000	1,200,000	710,000	14.1%	-	-
Mississauga GTA						
- Meadowvale/ Streetsville	390,000	375,000	332,000	17.5%	2,900	1,600
Moore Park	975,000	1,100,000	790,000	23.4%	-	-
Newmarket	401,500	390,000	354,000	13.4%	3,688	1,600
North Toronto	795,000	775,000	690,000	15.2%	-	-
Oakville	400,000	380,000	396,000	1.0%	3,000	1,900
Richmond Hill	395,000	395,000	380,000	3.9%	3,500	1,600
Riverdale	505,000	505,000	500,000	1.0%	-	-
Scarborough						
- Agincourt	390,000	385,000	340,000	14.7%	2,700	1,650
- Central	400,000	390,000	365,000	9.6%	2,700	1,800
- West Hill	400,000	394,000	360,000	11.1%	2,700	1,600
The Annex	835,000	664,000	710,000	17.6%	-	-
Thornhill	520,000	495,000	480,000	8.3%	4,500	1,700
Unionville	610,000	550,000	515,000	18.4%	6,155	2,300
Woodbridge	348,000	347,000	347,000	0.3%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	453,311	487,322	429,084	5.6%	5,336	1,695
Barrie	249,000	248,000	251,000	-0.8%	3,000	1,350
Brantford	195,000	193,000	200,000	-2.5%	3,105	1,300
Dundas	381,929	390,200	343,300	11.3%	-	-
Hamilton						
- Centre	146,857	136,052	135,743	8.2%	1,911	1,795
- East	229,864	254,355	227,111	1.2%	2,953	2,632
- Mountain	333,318	326,928	277,525	20.1%	4,034	1,467
- West	273,871	261,181	261,927	4.6%	3,176	1,997
London	239,000	233,700	229,000	4.4%	-	-
North Bay	237,000	215,000	215,000	10.2%	-	-
Ottawa	474,000	456,000	439,000	8.0%	5,275	2,700
- Eastern	289,000	278,000	266,000	8.6%	3,850	1,600
- Kanata	325,000	310,000	292,000	11.3%	-	-
- Orleans	310,000	290,000	281,000	10.3%	4,000	1,600
- Southern	312,000	291,000	283,000	10.2%	3,850	1,600
- Western	371,000	366,500	350,000	6.0%	-	-
Stoney Creek	348,043	343,116	329,778	5.5%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	515,000	504,000	449,000	14.7%	-	-
Bloor West Village	455,000	445,000	420,000	8.3%	2,850	1,800
Burlington	250,000	239,000	221,000	13.1%	2,200	1,650
Cabbagetown	575,000	550,000	575,000	0.0%	-	-
Etobicoke						
- Islington/ Kingsway	393,000	395,000	345,401	13.8%	2,700	2,400
- South Etobicoke	437,700	443,000	384,000	14.0%	2,750	2,000
Markham	360,000	350,000	300,000	20.0%	3,632	1,900
Mississauga GTA	267,000	260,500	244,000	9.4%	2,850	1,875
- Meadowvale/ Streetsville	295,000	285,000	265,000	11.3%	2,400	1,400
North Toronto	585,000	540,000	525,000	11.4%	-	-
Newmarket	330,000	314,000	280,000	17.9%	2,858	1,500
Oakville	335,000	326,000	314,000	6.7%	2,300	1,500
Richmond Hill	290,000	290,000	280,000	3.6%	2,600	1,500
Scarborough						
- Agincourt	265,000	255,000	230,000	15.2%	1,950	1,500
- Central	245,000	240,000	230,000	6.5%	1,800	1,450
- West Hill	295,000	275,000	245,000	20.4%	2,000	1,400
Thornhill	260,000	250,000	245,000	6.1%	2,600	1,500
Unionville	400,000	390,000	340,000	17.6%	4,036	2,100
Waterfront	525,000	500,000	488,000	7.6%	-	-
Woodbridge	297,000	296,000	293,500	1.2%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	187,000	189,000	183,000	2.2%	2,200	1,100
Brantford	184,000	180,000	160,000	15.0%	2,991	1,110
London	161,000	155,700	146,400	10.0%	-	-
North Bay	130,000	118,000	118,000	10.2%	-	-
Ottawa						
- Eastern	320,000	297,000	287,000	11.5%	3,850	1,500
- Kanata	265,000	262,000	244,000	8.6%	-	-
- Orleans	240,000	223,000	213,000	12.7%	3,375	1,300
- Southern	252,000	235,000	224,000	12.5%	3,450	1,250
- Western	252,000	235,000	224,000	12.5%	3,450	1,250

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O N T A R I O

SENIOR EXECUTIVE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,427,000	1,353,000	1,335,000	6.9%	-	-
Burlington	651,000	639,900	575,000	13.2%	4,900	3,590
Cabbagetown	640,000	640,000	633,000	1.1%	-	-
Etobicoke						
- Islington/ Kingsway	957,000	957,000	855,000	11.9%	6,200	3,600
Forest Hill	2,085,000	2,000,000	1,650,000	26.4%	-	-
Lawrence Park	2,360,000	2,350,000	2,100,000	12.4%	-	-
Leaside	1,410,000	1,400,000	1,200,000	17.5%	-	-
Markham	650,000	600,000	535,000	21.5%	6,559	2,500
Midtown Toronto	2,150,000	1,600,000	1,850,000	16.2%	-	-
Mississauga GTA	602,500	586,500	550,000	9.5%	7,125	3,800
- Meadowvale/ Streetsville	600,000	575,000	540,000	11.1%	4,900	2,800
Moore Park	2,600,000	2,550,000	1,950,000	33.3%	-	-
Newmarket	700,000	690,000	745,000	-6.0%	6,900	4,200
North Toronto	2,100,000	1,990,000	1,800,000	16.7%	-	-
Oakville	680,000	660,000	660,000	3.0%	7,300	4,500
Richmond Hill	525,000	505,000	495,000	6.1%	4,600	2,400
Riverdale	800,000	800,000	710,000	12.7%	-	-
Scarborough						
- Agincourt	575,000	565,000	500,000	15.0%	3,600	2,000
- Central	540,000	540,000	495,000	9.1%	3,800	2,200
- West Hill	700,000	680,000	630,000	11.1%	4,000	2,100
Thornhill	685,000	675,000	635,000	7.9%	5,000	2,500
Unionville	825,000	780,000	700,000	17.9%	8,324	3,000
Woodbridge	470,000	470,000	468,000	0.4%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	505,000	549,000	450,000	12.2%	5,000	2,000
Brantford	307,000	303,000	335,000	-8.4%	4,991	1,800
London	437,800	433,260	421,000	4.0%	-	-
North Bay	380,000	360,000	360,000	5.6%	-	-
Ottawa	753,000	725,000	690,000	9.1%	7,250	3,700
– Kanata	505,000	500,000	482,000	4.8%	-	-
– Orleans	478,000	460,000	441,000	8.4%	6,300	2,500
– Rockcliffe Park	2,150,000	2,100,000	1,900,000	13.2%	20,400	6,850
– Southern	480,000	461,000	440,000	9.1%	6,350	2,600
– Western	482,000	478,500	450,000	7.1%	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	302,000	295,000	275,000	9.8%	2,700	1,700
Burlington	252,900	252,900	231,000	9.5%	2,200	1,875
Cabbagetown	360,000	360,000	342,000	5.3%	-	-
Etobicoke						
– Islington/ Kingsway	330,000	315,000	293,044	12.6%	1,700	1,800
– South Etobicoke	330,000	330,000	295,000	11.9%	2,300	1,780
Forest Hill	535,000	560,000	-	-	-	-
High Park	375,000	380,000	330,000	13.6%	2,600	1,800
Lawrence Park	535,000	535,000	485,000	10.3%	-	-
Leaside	360,000	310,000	307,500	17.1%	-	-
Markham	300,000	280,000	250,000	20.0%	3,027	1,800
Midtown Toronto	408,000	420,000	395,000	3.3%	-	-
Mississauga GTA	240,000	233,000	218,000	10.1%	2,500	1,600
– Meadowvale/ Streetsville	235,000	220,000	212,000	10.8%	1,900	1,200
North Toronto	395,000	390,000	370,000	6.8%	-	-
Newmarket	239,250	218,000	215,000	11.3%	2,154	1,500
Oakville	260,000	260,000	258,000	0.8%	2,100	1,450
Richmond Hill	260,000	260,000	245,000	6.1%	2,900	1,500
Riverdale	460,000	450,000	330,000	39.4%	-	-
Scarborough						
– Agincourt	215,000	215,000	190,000	13.2%	1,600	1,250
– Central	230,000	230,000	200,000	15.0%	1,600	1,300
– West Hill	220,000	215,000	185,000	18.9%	1,500	1,300
The Annex	444,000	420,000	395,000	12.4%	-	-
Thornhill	280,000	280,000	275,000	1.8%	2,700	1,600
Unionville	360,000	360,000	310,000	16.1%	3,632	1,900
Waterfront	415,000	410,000	395,000	5.1%	-	-
Woodbridge	275,000	274,000	272,000	1.1%	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	248,000	230,000	256,000	-3.1%	2,900	1,300
Brantford	146,000	146,000	135,000	8.1%	2,373	1,000
London	138,500	130,300	123,200	12.4%	-	-
North Bay	165,000	148,000	148,000	11.5%	-	-
Ottawa	315,000	291,000	280,000	12.5%	3,625	1,300
– Eastern	193,000	178,000	172,000	12.2%	2,650	1,200
– Kanata	200,000	195,000	185,000	8.1%	-	-
– Orleans	202,000	187,000	179,000	12.8%	2,850	1,100
– Southern	207,000	192,000	181,000	14.4%	2,850	1,200
– Western	269,000	266,000	250,000	7.6%	-	-

*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

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	485,000	480,000	440,000	10.2%	3,800	1,900
Burlington	535,000	517,500	485,000	10.3%	4,100	3,300
Etobicoke						
– Islington/ Kingsway	507,000	510,000	445,125	13.9%	3,700	2,800
– South Etobicoke	479,000	458,000	421,500	13.6%	3,300	2,950
Forest Hill	875,000	800,000	750,000	16.7%	-	-
High Park	650,000	645,000	590,000	10.2%	3,800	2,300
Lawrence Park	800,000	800,000	732,000	9.3%	-	-
Markham	380,000	350,000	340,000	11.8%	3,834	2,100
Midtown Toronto	800,000	1,300,000	775,000	3.2%	-	-
Mississauga GTA	328,000	319,500	302,500	8.4%	3,600	2,500
– Meadowvale/ Streetsville	295,000	275,000	267,000	10.5%	2,300	1,500
North Toronto	665,000	650,000	625,000	6.4%	-	-
Oakville	375,000	375,000	375,000	0.0%	3,200	2,000
Richmond Hill	280,000	280,000	275,000	1.8%	2,800	1,600
Riverdale	540,000	510,000	540,000	0.0%	-	-
Scarborough						
– Agincourt	330,000	330,000	300,000	10.0%	2,600	1,875
– Central	350,000	345,000	300,000	16.7%	2,200	1,800
– West Hill	400,000	400,000	360,000	11.1%	2,500	1,900
Thornhill	315,000	310,000	298,000	5.7%	3,800	1,700
Unionville	460,000	460,000	400,000	15.0%	4,614	2,200
Waterfront	1,060,000	1,060,000	845,000	25.4%	-	-
Woodbridge	267,000	266,000	262,000	1.9%	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	361,000	364,000	360,000	0.3%	4,300	1,900
London	246,900	236,900	224,500	10.0%	-	-
North Bay	280,000	265,000	265,000	5.7%	-	-
Ottawa	446,000	412,000	393,000	13.5%	4,400	2,800
- Kanata	243,000	240,000	227,000	7.0%	-	-
- Southern	447,000	430,000	410,000	9.0%	6,350	2,600
- Western	414,000	411,500	380,000	8.9%	-	-
Rockcliffe Park	920,000	915,000	890,000	3.4%	11,450	4,850

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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Jan-Feb 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	250,000	242,000	240,000	4.2%	-	-
Fort Richmond	269,500	261,000	235,500	14.4%	-	-
North East	259,000	244,000	235,000	10.2%	-	-
North West	251,000	238,000	224,000	12.1%	-	-
River Heights	272,000	234,200	229,000	18.8%	-	-
South St. Vital	274,000	248,800	238,000	15.1%	-	-
Southdale/ Windsor Park	246,000	236,700	225,000	9.3%	-	-
Westwood	253,000	228,500	226,800	11.6%	-	-
Saskatchewan Area						
Regina						
- North	259,250	256,000	238,250	8.8%	-	-
- South	297,000	290,000	295,000	0.7%	-	-
Saskatoon						
- East Central	340,000	317,000	324,000	4.9%	-	-
- East End	350,000	330,000	330,000	6.1%	-	-
- North	330,000	315,000	315,000	4.8%	-	-
- West	293,000	280,000	281,000	4.3%	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	379,000	360,000	338,000	12.1%	-	-
Fort Richmond	347,000	356,000	315,000	10.2%	-	-
North East	339,000	336,000	318,000	6.6%	-	-
North West	342,000	331,000	320,000	6.9%	-	-
River Heights	355,000	369,000	320,000	10.9%	-	-
South St. Vital	361,000	365,000	337,000	7.1%	-	-
Southdale/ Windsor Park	328,000	322,000	300,000	9.3%	-	-
Tuxedo	394,000	394,000	380,000	3.7%	-	-
Westwood	320,000	-	-	-	-	-
Saskatchewan Area						
Regina						
- North	420,000	415,000	385,000	9.1%	-	-
- South	420,000	410,000	385,000	9.1%	-	-
Saskatoon						
- East Central	415,000	425,000	430,000	-3.5%	-	-
- East End	430,000	440,000	450,000	-4.4%	-	-
- North	415,000	420,000	430,000	-3.5%	-	-

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PRAIRIE PROVINCES

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	278,000	276,000	262,500	5.9%	-	-
Fort Richmond	280,000	280,000	247,000	13.4%	-	-
North East	254,000	280,000	238,000	6.7%	-	-
North West	285,000	285,000	264,300	7.8%	-	-
River Heights	300,000	283,000	287,750	4.3%	-	-
South St. Vital	287,000	286,000	272,000	5.5%	-	-
Southdale/ Windsor Park	257,000	230,000	230,000	11.7%	-	-
Westwood	278,000	280,000	223,000	24.7%	-	-
Saskatchewan Area						
Regina						
- North	229,000	228,000	200,000	14.5%	-	-
- South	305,000	290,000	290,000	5.2%	-	-
Saskatoon						
- East Central	380,000	345,000	355,000	7.0%	-	-
- East End	400,000	370,000	375,000	6.7%	-	-
- North	360,000	335,000	350,000	2.9%	-	-
- West	325,000	305,000	314,000	3.5%	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	175,000	162,000	158,000	10.8%	-	-
Fort Richmond	194,000	183,000	165,000	17.6%	-	-
North East	170,000	165,000	148,500	14.5%	-	-
North West	180,000	157,000	155,000	16.1%	-	-
Southdale/ Windsor Park	179,500	165,000	150,000	19.7%	-	-
Westwood	180,000	164,700	153,500	17.3%	-	-
Saskatchewan Area						
Regina						
- North	240,000	225,000	225,000	6.7%	-	-
- South	277,000	277,000	277,000	0.0%	-	-
Saskatoon						
- East End	250,000	230,000	225,000	11.1%	-	-
- North	230,000	230,000	235,000	-2.1%	-	-

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PRAIRIE PROVINCES

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	498,000	498,000	495,000	0.6%	-	-
- South	505,000	495,000	495,000	2.0%	-	-
Saskatoon						
- East End	610,000	605,000	630,000	-3.2%	-	-
- North	520,000	510,000	540,000	-3.7%	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	160,000	152,000	145,000	10.3%	-	-
Fort Richmond	161,000	160,000	141,000	14.2%	-	-
North East	131,000	129,000	125,000	4.8%	-	-
North West	214,000	180,000	180,000	18.9%	-	-
River Heights	157,000	148,000	149,000	5.4%	-	-
South St. Vital	168,600	173,000	140,600	19.9%	-	-
Westwood	143,400	139,000	141,000	1.7%	-	-
Saskatchewan Area						
Regina						
- North	156,000	156,000	141,111	10.6%	-	-
- South	215,000	214,000	196,500	9.4%	-	-
Saskatoon						
- East Central	235,000	200,000	220,000	6.8%	-	-
- East End	216,000	208,000	200,000	8.0%	-	-
- North	245,000	195,000	220,000	11.4%	-	-

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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	365,000	300,000	321,000	13.7%	-	-
North East	280,000	280,000	280,000	0.0%	-	-
Saskatchewan Area						
Regina						
- North	297,800	283,000	295,000	0.9%	-	-
- South	320,000	310,000	315,000	1.6%	-	-
Saskatoon						
- East Central	320,000	321,000	302,000	6.0%	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	374,700	370,300	323,400	15.9%	-	-
North East	332,100	324,800	298,600	11.2%	-	-
North Inner City	449,700	443,300	404,000	11.3%	-	-
North West	405,200	398,000	376,100	7.7%	-	-
South	363,900	371,500	352,800	3.1%	-	-
South East	389,100	371,500	381,700	1.9%	-	-
South Inner City	514,200	450,400	463,900	10.8%	-	-
South West	385,100	403,600	376,800	2.2%	-	-
West	560,900	578,900	549,200	2.1%	-	-
Edmonton Area						
Castledowns	260,000	260,000	260,000	0.0%	-	-
Clareview	250,000	250,000	250,000	0.0%	-	-
Riverbend/ Terwilligar	395,000	390,000	385,000	2.6%	-	-
Sherwood Park	330,000	325,000	300,000	10.0%	2,250	1,600
Alberta						
Fort Saskatchewan	305,000	300,000	300,000	1.7%	1,760	1,400
Leduc	290,000	290,000	310,000	-6.5%	-	-
Spruce Grove	330,000	330,000	335,000	-1.5%	-	-
St. Albert	265,000	265,000	260,000	1.9%	-	-
Stony Plain	315,000	315,000	315,000	0.0%	-	-

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A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	439,800	465,900	448,200	-1.9%	-	-
North East	447,100	433,200	414,600	7.8%	-	-
North Inner City	770,400	727,600	668,400	15.3%	-	-
North West	485,600	472,500	452,300	7.4%	-	-
South	475,500	471,200	417,500	13.9%	-	-
South East	606,100	613,900	525,100	15.4%	-	-
South Inner City	755,400	736,300	660,300	14.4%	-	-
South West	535,900	469,200	442,400	21.1%	-	-
West	541,200	519,400	491,200	10.2%	-	-
Edmonton Area						
Castledowns	405,000	405,000	405,000	0.0%	-	-
Clareview	410,000	410,000	400,000	2.5%	-	-
Riverbend/ Terwilligar	520,000	480,500	438,500	18.6%	3,070	2,800
Sherwood Park	420,000	420,000	420,000	0.0%	3,500	2,000
Alberta						
Fort Saskatchewan	420,000	420,000	420,000	0.0%	2,400	1,600
Leduc	375,000	400,000	375,000	0.0%	-	-
St. Albert	325,000	325,000	315,000	3.2%	-	-
Stony Plain	430,000	430,000	430,000	0.0%	-	-

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A L B E R T A

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	386,100	391,500	357,100	8.1%	-	-
North East	353,200	342,700	343,900	2.7%	-	-
North Inner City	513,400	537,500	492,500	4.2%	-	-
North West	419,400	395,000	377,900	11.0%	-	-
South	388,000	380,800	349,300	11.1%	-	-
South East	372,200	378,600	345,000	7.9%	-	-
South Inner City	589,300	584,700	514,200	14.6%	-	-
South West	427,900	405,000	337,900	26.6%	-	-
West	440,100	427,800	398,400	10.5%	-	-
Edmonton Area						
Castledowns	315,000	315,000	315,000	0.0%	-	-
Clareview	390,000	390,000	305,000	27.9%	-	-
Riverbend/ Terwilligar	370,000	358,900	346,850	6.7%	2,195	2,200
Sherwood Park	340,000	340,000	340,000	0.0%	2,900	1,600
Alberta						
Fort Saskatchewan	330,000	340,000	340,000	-2.9%	1,760	1,400
Leduc	290,000	290,000	275,000	5.5%	-	-
Spruce Grove	380,000	380,000	400,000	-5%	-	-
St. Albert	320,000	320,000	305,000	4.9%	-	-
Stony Plain	380,000	380,000	375,000	1.3%	-	-

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A L B E R T A

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	281,500	276,700	255,200	10.3%	-	-
North East	270,400	269,200	219,000	23.5%	-	-
North Inner City	452,900	416,900	357,300	26.8%	-	-
North West	311,400	303,300	288,800	7.8%	-	-
South	278,000	281,400	267,600	3.9%	-	-
South East	288,900	290,400	274,600	5.2%	-	-
South Inner City	531,900	477,900	449,800	18.3%	-	-
South West	297,400	301,800	289,000	2.9%	-	-
West	394,700	373,900	312,900	26.1%	-	-
Edmonton Area						
Castledowns	215,000	215,000	205,000	4.9%	-	-
Clareview	185,000	185,000	180,000	2.8%	-	-
Riverbend/ Terwilligar	260,000	251,000	250,000	4.0%	1,700	1,800
Sherwood Park	235,000	235,000	250,000	-6.0%	1,530	1,300
Alberta						
Fort Saskatchewan	220,000	220,000	250,000	-12.0%	1,100	1,100
Leduc	215,000	220,000	200,000	7.5%	-	-
Spruce Grove	210,000	210,000	210,000	0%	-	-
St. Albert	190,000	190,000	180,000	5.6%	-	-

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A L B E R T A

SENIOR EXECUTIVE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	529,400	559,900	590,000	-10.3%	-	-
North East	480,600	475,000	517,200	-7.1%	-	-
North Inner City	1,204,300	1,205,000	983,700	22.4%	-	-
North West	715,900	701,300	626,400	14.3%	-	-
South	608,900	592,300	535,500	13.7%	-	-
South East	708,400	705,800	570,700	24.1%	-	-
South Inner City	1,263,600	1,306,900	1,659,400	-23.9%	-	-
South West	642,500	772,600	631,700	1.7%	-	-
West	812,600	793,900	756,300	7.4%	-	-
Edmonton Area						
Castledowns	430,000	430,000	399,000	7.8%	-	-
Riverbend/ Terwilligar	790,000	780,000	690,000	14.5%	4,700	3,500
Sherwood Park	695,000	695,000	695,000	0.0%	5,200	3,000
Alberta						
Fort Saskatchewan	675,000	675,000	675,000	0.0%	4,180	2,500
Leduc	450,000	450,000	425,000	5.9%	-	-
Spruce Grove	460,000	450,000	475,000	-3.2%	-	-
St. Albert	430,000	430,000	405,000	6.2%	-	-
Stony Plain	450,000	450,000	450,000	0.0%	-	-

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	250,000	235,800	228,300	9.5%	-	-
North East	188,500	225,200	174,000	8.3%	-	-
North Inner City	295,000	308,800	291,400	1.2%	-	-
North West	271,800	258,900	251,300	8.2%	-	-
South	238,500	226,300	230,800	3.3%	-	-
South East	243,900	246,600	232,300	5.0%	-	-
South Inner City	327,600	301,000	294,000	11.4%	-	-
South West	264,900	255,900	262,500	0.9%	-	-
West	291,600	246,000	247,200	18.0%	-	-
Edmonton Area						
Castledowns	195,000	195,000	195,000	0.0%	-	-
Clareview	170,000	170,000	165,000	3.0%	-	-
Riverbend/ Terwilligar	218,000	245,281	200,000	9.0%	1,300	1,500
Sherwood Park	280,000	280,000	280,000	0.0%	2,140	1,500
Alberta						
Fort Saskatchewan	230,000	230,000	240,000	-4.2%	1,000	1,100
Leduc	215,000	219,000	190,000	13.2%	-	-
St. Albert	175,000	175,000	165,000	6.1%	-	-

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	330,700	327,000	301,200	9.8%	-	-
North East	218,000	212,300	170,000	28.2%	-	-
North Inner City	366,200	379,100	406,600	-9.9%	-	-
North West	366,200	377,000	352,300	3.9%	-	-
South	328,000	328,000	285,000	15.1%	-	-
South East	481,700	544,300	482,500	-0.2%	-	-
South Inner City	458,900	523,700	547,600	-16.2%	-	-
South West	303,400	293,600	283,900	6.9%	-	-
West	364,000	356,500	331,500	9.8%	-	-
Edmonton Area						
Castledowns	205,000	205,000	200,000	2.5%	-	-
Riverbend/ Terwilligar	308,750	295,000	300,000	2.9%	1,800	2,000
Sherwood Park	330,000	330,000	350,000	-5.7%	2,375	1,700
St. Albert	240,000	240,000	225,000	6.7%	-	-

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BRITISH COLUMBIA

DETACHED BUNGALOW

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	446,300	440,000	395,000	13.0%	-	-
North Vancouver	740,000	730,000	605,000	22.3%	-	-
Richmond	620,000	560,000	470,000	31.9%	-	-
Surrey	450,000	435,000	390,000	15.4%	-	-
Vancouver East	674,180	635,000	540,000	24.8%	-	-
Vancouver West	1,150,000	1,050,000	950,000	21.1%	5,750	3,500
West Vancouver	1,060,000	900,000	880,000	20.5%	-	-
Surrey	450,000	435,000	390,000	15.4%	-	-
White Rock/ South Surrey	556,400	545,000	490,000	13.6%	-	-
British Columbia						
Sunshine Coast	320,000	320,000	-	-	-	-
Victoria	478,000	474,000	453,000	5.5%	-	-

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

EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	461,000	458,000	420,000	9.8%	-	-
North Vancouver	890,000	840,000	720,000	23.6%	-	-
Richmond	740,000	728,000	601,500	23.0%	-	-
Surrey	470,000	466,000	445,000	5.6%	-	-
Vancouver East	800,000	748,000	649,000	23.3%	-	-
Vancouver West	1,625,000	1,500,000	1,400,000	16.1%	8,000	5,000
West Vancouver	1,300,000	1,100,000	1,090,000	19.3%	-	-
Surrey	470,000	466,000	445,000	5.6%	-	-
White Rock/ South Surrey	650,000	638,000	580,000	12.1%	-	-
British Columbia						
Sunshine Coast	430,000	420,000	-	-	-	-
Victoria	572,000	575,000	570,000	0.4%	-	-

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BRITISH COLUMBIA

STANDARD TWO-STOREY

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	439,000	439,000	400,000	9.8%	-	-
North Vancouver	790,000	760,000	660,000	19.7%	-	-
Richmond	640,000	600,000	490,000	30.6%	-	-
Surrey	410,000	410,000	380,000	7.9%	-	-
Vancouver East	710,000	660,000	575,000	23.5%	-	-
Vancouver West	1,350,000	1,250,000	1,150,000	17.4%	6,750	4,000
West Vancouver	1,100,000	1,000,000	930,000	18.3%	-	-
Surrey	410,000	410,000	380,000	7.9%	-	-
White Rock/ South Surrey	575,000	580,000	525,000	9.5%	-	-
British Columbia						
Sunshine Coast	400,000	380,000	-	-	-	-
Victoria	450,000	449,000	435,000	3.4%	-	-

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BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	280,000	283,000	267,000	4.9%	-	-
North Vancouver	610,000	610,000	542,000	12.5%	-	-
Richmond	420,000	405,000	333,000	26.1%	-	-
Surrey	300,000	300,000	290,000	3.4%	-	-
Vancouver East	465,000	461,000	404,000	15.1%	-	-
Vancouver West	850,000	800,000	750,000	13.3%	4,250	3,000
West Vancouver	680,000	680,000	670,000	1.5%	-	-
Surrey	300,000	300,000	290,000	3.4%	-	-
White Rock/ South Surrey	322,000	320,000	300,000	7.3%	-	-
British Columbia						
Sunshine Coast	300,000	280,000	-	-	-	-
Victoria	358,000	366,000	350,000	2.3%	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	629,000	629,000	600,000	4.8%	-	-
North Vancouver	1,100,000	1,000,000	890,000	23.6%	-	-
Richmond	960,000	910,000	736,000	30.4%	-	-
Surrey	599,500	585,000	560,000	7.1%	-	-
Vancouver East	1,026,000	972,000	865,000	18.6%	-	-
Vancouver West	2,650,000	2,500,000	2,300,000	15.2%	13,250	6,000
West Vancouver	1,450,000	1,300,000	1,250,000	16.0%	-	-
Surrey	599,500	585,000	560,000	7.1%	-	-
White Rock/ South Surrey	857,000	850,000	770,000	11.3%	-	-
British Columbia						
Sunshine Coast	600,000	580,000	-	-	-	-
Victoria	778,000	800,000	800,000	-2.8%	-	-

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BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	166,500	165,000	155,000	7.4%	-	-
North Vancouver	330,000	330,000	290,000	13.8%	-	-
Richmond	280,000	270,000	215,600	29.9%	-	-
Surrey	201,000	190,000	189,000	6.3%	-	-
Vancouver East	402,000	381,000	311,000	29.3%	-	-
Vancouver West	725,000	675,000	625,000	16.0%	3,625	2,200
West Vancouver	425,000	425,000	400,000	6.3%	-	-
Surrey	201,000	190,000	189,000	6.3%	-	-
White Rock/ South Surrey	240,000	235,000	205,000	17.1%	-	-
British Columbia						
Sunshine Coast	230,000	220,000	-	-	-	-
Victoria	265,000	265,000	260,000	1.9%	-	-

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BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	250,000	250,000	240,000	4.2%	-	-
North Vancouver	450,000	450,000	390,000	15.4%	-	-
Richmond	365,000	365,000	297,500	22.7%	-	-
Vancouver East	562,000	532,000	452,000	24.3%	-	-
Vancouver West	1,100,000	1,000,000	900,000	22.2%	5,500	4,500
West Vancouver	770,000	770,000	700,000	10.0%	-	-
Surrey	292,350	285,000	280,000	4.4%	-	-
White Rock/ South Surrey	499,000	480,000	450,000	10.9%	-	-
British Columbia						
Sunshine Coast	260,000	250,000	-	-	-	-
Victoria	560,000	574,000	564,000	-0.7%	-	-

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