

FIRST QUARTER 2012

ISSUE NO. 59

# 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](http://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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when the time comes to  
buy or sell.***

## THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

### Fair Market Value

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

### Housing Types

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

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

### Property Location

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

### Mortgage Financing

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

### Limitation

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# GLOSSARY OF HOUSING TYPES



1

## 1. DETACHED BUNGALOW

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



2

## 2. EXECUTIVE DETACHED TWO-STOREY

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



3

## 3. STANDARD TWO-STOREY

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



4

## 4. STANDARD TOWNHOUSE

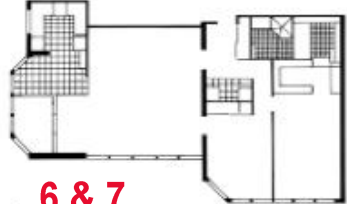
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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



5

## 5. SENIOR EXECUTIVE

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



6 & 7

## 6. STANDARD CONDOMINIUM APARTMENT

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

## 7. LUXURY CONDOMINIUM APARTMENT

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



\*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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	325,000	327,000	322,000	0.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	215,000	206,000	200,000	7.5%	-	-
- Eastern Passage	199,000	202,000	190,000	4.7%	-	-
- Woodlawn/ Montebello	255,000	259,500	243,000	4.9%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	310,000	310,000	300,000	3.3%	-	-
- North End	250,000	250,000	239,500	4.4%	-	-
- West	260,000	259,000	255,000	2.0%	-	-
<b>Prince Edward Island</b>						
Summerside	150,000	145,000	147,500	1.7%	2,100	1,000
Charlottetown	170,000	168,000	163,000	4.3%	-	-
<b>New Brunswick</b>						
Fredericton	205,000	201,000	192,000	6.8%	2,953	800
Moncton	145,700	156,100	150,000	-2.9%	-	-
Saint John (Rothesay)	191,000	179,946	192,000	6.8%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	265,000	260,000	228,000	16.2%	2,300	2,500
- Mount Pearl	281,500	276,000	263,200	7.0%	2,300	2,000
- West	241,000	236,000	225,180	7.0%	2,100	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 T L A N T I C P R O V I N C E S

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	345,000	345,000	328,000	5.2%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	277,500	276,500	277,000	0.2%	-	-
- Eastern Passage	275,000	271,000	255,000	7.8%	-	-
- Lawrence Twn	289,900	289,000	270,000	7.4%	-	-
- Woodlawn/ Montebello	272,000	269,900	260,000	4.6%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	355,000	355,000	350,000	1.4%	-	-
- West	350,000	340,000	331,000	5.7%	-	-
<b>Prince Edward Island</b>						
Summerside	235,000	230,000	231,000	1.7%	3,500	1,500
Charlottetown	255,000	255,000	250,000	2.0%	-	-
<b>New Brunswick</b>						
Fredericton	285,000	278,000	275,000	3.6%	4,106	1,500
<b>Newfoundland</b>						
St. John's						
- East End	420,000	412,000	392,106	7.1%	3,700	3,000
- Mount Pearl	379,500	372,000	354,000	7.2%	3,300	3,000
- West	391,000	384,000	366,750	6.6%	3,500	3,000

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	289,000	285,000	259,900	11.2%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,000	235,000	222,000	5.9%	-	-
- Eastern Passage	229,000	229,000	225,000	1.8%	-	-
- Lawrence Twn	227,000	225,000	210,000	8.1%	-	-
- Woodlawn/ Montebello	245,000	240,000	235,000	4.3%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	305,000	300,000	305,000	0.0%	-	-
- North End	285,000	290,000	269,000	5.9%	-	-
- West	330,000	322,000	320,000	3.1%	-	-
<b>Prince Edward Island</b>						
Summerside	205,000	200,000	200,000	2.5%	3,000	1,200
Charlottetown	200,000	200,000	195,000	2.6%	-	-
<b>New Brunswick</b>						
Fredericton	208,000	208,000	206,500	0.7%	2,952	900
Moncton	134,800	137,800	131,000	2.9%	-	-
Saint John (Rothesay)	293,250	298,076	295,000	-0.6%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	357,000	350,000	334,800	6.6%	3,200	3,000
- Mount Pearl	338,500	332,000	316,100	7.1%	3,000	3,000
- West	356,000	348,500	331,980	7.2%	3,200	3,000

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

## STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	252,000	247,000	235,000	7.2%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	165,000	165,000	155,000	6.5%	-	-
- Eastern Passage	245,000	245,000	250,000	-2.0%	-	-
- Woodlawn/ Montebello	250,000	245,000	241,000	3.7%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	260,000	250,000	239,500	8.6%	-	-
- North End	295,000	299,500	285,000	3.5%	-	-
- West	260,000	260,000	255,000	2.0%	-	-
<b>Prince Edward Island</b>						
Summerside	130,000	125,000	127,560	1.9%	1,500	800
Charlottetown	126,000	125,000	122,000	3.3%	-	-
<b>New Brunswick</b>						
Fredericton	170,000	170,000	165,000	3.0%	2,447	900
Saint John (Rothesay)	153,000	153,500	151,000	1.3%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	175,500	172,000	163,500	7.3%	1,500	1,500
- Mount Pearl	183,500	180,000	171,000	7.3%	1,500	1,500
- West	178,500	175,000	166,700	7.1%	1,400	1,500

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

## SENIOR EXECUTIVE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	470,000	450,000	427,000	10.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	345,000	335,000	332,000	3.9%	-	-
- Lawrence Town	330,000	325,000	329,000	0.3%	-	-
- Woodlawn/ Montebello	375,000	362,000	360,000	4.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	492,000	480,000	450,000	9.3%	-	-
West	365,000	355,000	335,000	9.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	330,000	330,000	328,000	0.6%	-	-
<b>New Brunswick</b>						
Fredericton	375,000	365,000	352,000	6.5%	5,402	1,500
Moncton	264,500	275,000	265,000	-0.2%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	540,000	529,000	503,980	7.1%	4,500	3,500
- Mount Pearl	410,000	402,000	383,400	6.9%	3,500	3,500
- West	440,000	431,000	410,700	7.1%	4,000	3,500

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

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	220,000	223,500	215,000	2.3%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	150,000	150,000	140,000	7.1%	-	-
- Woodlawn/ Montebello	205,000	207,000	202,000	1.5%	-	-
Halifax						
- North End	190,000	190,000	180,000	5.6%	-	-
- Clayton Park/ Fairmount/ Rockingham	212,000	212,000	203,000	4.4%	-	-
<b>Prince Edward Island</b>						
Charlottetown	125,000	125,000	123,000	1.6%	-	-
<b>New Brunswick</b>						
Fredericton	157,000	157,000	157,000	0.0%	2,261	950
Saint John (Rothesay)	161,500	159,370	162,082	-0.4%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	279,000	273,500	260,850	7.0%	2,400	2,500
- Mount Pearl	273,000	268,000	255,300	6.9%	2,400	2,500
- West	270,000	264,500	251,920	7.2%	2,100	2,500

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	390,000	389,900	371,000	5.1%	-	-
<b>Prince Edward Island</b>						
Charlottetown	335,000	335,000	315,000	6.3%	-	-
<b>New Brunswick</b>						
Fredericton	200,000	200,000	180,000	11.1%	2,881	1,000
<b>Newfoundland</b>						
St. John's						
- East End	349,000	341,000	325,360	7.3%	3,300	3,000
- Mount Pearl	275,500	270,000	257,240	7.1%	2,500	2,500

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# Q U É B E C

## DETACHED BUNGALOW

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	175,000	170,000	165,000	6.1%	-	-
Trois-Rivieres	145,500	127,828	139,414	4.4%	2,247	-
Memphrémagog	193,944	194,118	181,429	6.9%		
<b>Montréal Area</b>						
Beaconsfield	307,000	307,500	292,500	5.0%	-	-
Dorval	295,000	290,000	285,000	3.5%	-	-
Pierrefonds	295,000	288,500	294,000	0.3%	-	-
Laval	285,000	271,000	273,900	4.1%	-	-
Brossard	265,000	255,000	250,000	6.0%	-	-
Longueuil	255,000	240,000	239,000	6.7%	-	-
Boucherville	300,000	286,500	300,000	0.0%	-	-
<b>Québec City Area</b>						
Beauport	239,000	235,000	229,500	4.1%	-	-
Cap-Rouge/Sillery/Ste-Foy	353,167	342,667	335,333	5.3%	-	-
Charlesbourg	236,000	229,500	221,000	6.8%	-	-
Neufchatel	276,000	253,500	227,000	21.6%	-	-
Québec (Haute-Ville)	380,000	363,000	324,000	17.3%	-	-
Rive-Sud	236,000	236,500	222,000	6.3%	-	-

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# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	225,000	225,000	225,000	0.0%	-	-
Trois-Rivieres	234,944	234,375	248,500	-5.5%	3,123	-
<b>Montréal Area</b>						
Beaconsfield	474,000	477,750	498,000	-4.8%	-	-
Dorval	595,000	635,000	630,000	-5.6%	-	-
Pierrefonds	416,500	407,000	427,800	-2.6%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	672,000	680,000	650,000	3.4%	-	-
Laval	463,000	447,750	422,500	9.6%	-	-
Brossard	450,000	445,000	455,000	-1.1%	-	-
Longueuil	409,000	415,000	375,000	9.1%	-	-
Boucherville	500,000	500,000	470,000	6.4%	-	-
<b>Québec City Area</b>						
Beauport	330,000	347,000	324,000	1.9%	-	-
Cap-Rouge/Sillery/Ste-Foy	398,667	368,333	398,333	0.1%	-	-
Charlesbourg	297,500	291,000	301,500	-1.3%	-	-
Neufchatel	295,000	311,500	331,000	-10.9%	-	-
Québec (Haute-Ville)	410,000	410,000	377,000	8.8%	-	-
Rive-Sud	334,000	335,000	331,000	0.9%	-	-

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# Q U É B E C

## STANDARD TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	200,000	200,000	195,000	2.6%	-	-
Trois-Rivieres	147,250	139,368	165,000	-10.8%	1,970	-
<b>Montréal Area</b>						
Dorval	305,000	277,500	295,000	3.4%	-	-
Pierrefonds	397,000	390,000	372,000	6.7%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	495,000	470,000	482,500	2.6%	-	-
Laval	360,000	320,000	331,000	8.8%	-	-
Brossard	385,000	357,500	376,500	2.3%	-	-
Longueuil	365,000	338,250	338,750	7.7%	-	-
Boucherville	405,000	370,000	389,000	4.1%	-	-
<b>Québec City Area</b>						
Beauport	224,000	226,000	222,500	0.7%	-	-
Cap-Rouge/Sillery/Ste-Foy	308,667	284,167	312,000	-1.1%	-	-
Neufchatel	225,000	242,000	233,000	-3.4%	-	-
Québec (Haute-Ville)	400,000	395,000	392,000	2.0%	-	-
Rive-Sud	273,500	260,000	268,000	2.1%	-	-

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# Q U É B E C

## STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	160,000	152,000	150,000	6.7%	-	-
<b>Montréal Area</b>						
Pierrefonds	291,000	275,000	260,000	11.9%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	470,000	473,000	515,000	-8.7%	-	-
Ville-Marie	490,000	510,000	485,000	1.0%	-	-
Rosemont/La Petit Patrie	375,000	344,500	370,000	1.4%	-	-
Laval	244,500	239,000	239,750	2.0%	-	-
Brossard	261,000	240,500	240,500	8.5%	-	-
Longueuil	230,000	229,250	226,250	1.7%	-	-
Boucherville	258,000	260,000	253,700	1.7%	-	-
<b>Québec City Area</b>						
Beauport	191,500	185,000	175,500	9.1%	-	-
Cap-Rouge/Sillery/Ste-Foy	261,000	240,167	275,000	-5.1%	-	-
Charlesbourg	188,500	197,000	199,500	-5.5%	-	-
Neufchatel	207,500	196,000	210,000	-1.2%	-	-
Québec (Haute-Ville)	317,500	298,000	285,000	11.4%	-	-
Rive-Sud	203,000	208,000	223,500	-9.2%	-	-

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# Q U É B E C

## SENIOR EXECUTIVE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	330,000	325,000	325,000	1.5%	4,200	2,000
<b>Montréal Area</b>						
Beaconsfield	625,000	647,500	560,000	11.6%	-	-
Westmount	2,033,000	2,107,500	1,950,000	4.3%	-	-
Ville-Marie	2,655,000	2,515,000	2,435,000	9.0%	-	-
Laval	680,000	680,000	650,000	4.6%	-	-
Brossard	690,000	699,000	687,500	0.4%	-	-
Longueuil	678,500	739,000	605,000	12.1%	-	-
Boucherville	808,000	845,000	695,000	16.3%	-	-
<b>Québec City Area</b>						
Cap-Rouge/Sillery/Ste-Foy	616,500	563,833	604,000	2.1%	-	-
Charlesbourg	447,000	433,500	438,000	2.1%	-	-
Neufchatel	449,500	462,000	443,000	1.5%	-	-
Québec (Haute-Ville)	650,000	503,000	653,500	-0.5%	-	-
Rive-Sud	424,000	486,500	471,500	-10.1%	-	-

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



# Q U É B E C

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	185,000	175,000	175,000	5.7%	-	-
Trois-Rivieres	138,893	154,750	140,000	-0.8%	2,046	-
Memphrémagog	134,925	143,589	143,690	-6.1%	-	-
<b>Montréal Area</b>						
Pierrefonds	212,000	203,000	207,500	2.2%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	255,000	241,250	252,000	1.2%	-	-
Ville-Marie	321,000	305,000	292,000	9.9%	-	-
Le Plateau Mont-Royal	323,000	307,750	325,000	-0.6%	-	-
Rosemont/La Petit Patrie	259,000	254,250	244,600	5.9%	-	-
Laval	192,000	190,000	191,000	0.5%	-	-
Brossard	201,000	192,500	207,000	-2.9%	-	-
Longueuil	182,000	168,000	175,000	4.0%	-	-
Boucherville	206,000	204,000	210,000	-1.9%	-	-
<b>Québec City Area</b>						
Beauport	192,000	189,500	179,000	7.3%	-	-
Cap-Rouge/Sillery/Ste-Foy	219,833	212,000	206,000	6.7%	-	-
Charlesbourg	181,500	182,000	183,000	-0.8%	-	-
Neufchatel	213,000	213,000	191,500	11.2%	-	-
Québec (Haute-Ville)	240,000	239,500	227,000	5.7%	-	-
Rive-Sud	173,500	179,000	172,000	0.9%	-	-

\*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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	225,000	220,000	225,000	0.0%	-	-
<b>Montréal Area</b>						
Westmount	760,000	727,000	570,000	33.3%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	499,500	498,000	482,500	3.5%	-	-
Ville-Marie	708,000	735,000	746,000	-5.1%	-	-
Le Plateau Mont-Royal	522,000	485,000	575,000	-9.2%	-	-
Rosemont/La Petit Patrie	470,000	475,000	500,000	-6.0%	-	-
Laval	329,000	315,000	362,000	-9.1%	-	-
Brossard	312,500	315,000	310,000	0.8%	-	-
Longueuil	367,000	367,000	370,000	-0.8%	-	-
<b>Québec City Area</b>						
Haute-Ville	462,500	440,000	485,500	-4.7%	-	-
Rive-Sud	345,000	321,000	308,000	12.0%	-	-

\*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

## DETACHED BUNGALOW

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Burlington	355,000	355,000	352,950	0.6%	3,500	2,500
Etobicoke						
- Islington/ Kingsway	590,000	580,000	574,000	2.8%	-	-
-South Etobicoke	425,000	420,000	411,000	3.4%	-	-
High Park	740,000	725,000	719,000	2.9%	-	-
Lawrence Park	850,000	825,000	800,000	6.3%	-	-
Leaside	750,000	705,000	700,000	7.1%	-	-
Markham	575,000	545,000	510,000	12.7%	5,359	2,300
Mississauga GTA	455,750	453,050	416,250	9.5%	4,557	2,000
- Meadowvale/ Streetsville	440,000	430,000	410,000	7.3%	3,700	1,800
Newmarket	412,500	395,000	365,000	13.0%	3,500	1,800
North Toronto	695,000	680,000	667,000	4.2%	-	-
Oakville	419,000	389,000	370,000	13.2%	-	-
Richmond Hill	616,000	633,000	625,000	-1.4%	-	-
Scarborough						
- Agincourt	430,000	425,000	410,000	4.9%	2,700	1,500
- Central	398,000	387,000	380,000	4.7%	2,600	1,600
- West Hill	435,000	432,000	400,000	8.8%	2,600	1,600
Unionville	700,000	675,000	650,000	7.7%	6,525	2,500
Woodbridge	428,000	428,000	427,000	0.2%	-	-

\*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

## DETACHED BUNGALOW

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	419,042	409,479	373,375	12.2%	4,295	-
Barrie	266,000	267,000	267,000	-0.4%	3,100	1,500
Brantford	202,000	198,000	192,000	5.2%	3,286	1,200
Dundas	368,548	344,125	323,765	13.8%	3,368	-
Hamilton						
- Centre	128,365	131,539	125,141	2.6%	1,848	-
- East	184,082	171,364	188,477	-2.3%	2,354	-
- Mountain	241,183	227,750	225,498	7.0%	3,085	-
- West	298,958	269,596	290,973	2.7%	3,290	-
London	240,000	241,800	235,000	2.1%	-	-
North Bay	245,000	240,000	245,000	0.0%	-	-
Ottawa	609,000	586,000	565,000	7.8%	6,250	3,100
- Eastern	323,000	311,000	299,000	8.0%	4,150	1,800
- Kanata	362,000	360,000	349,000	3.7%	4,500	1,900
- Orleans	324,000	313,000	304,000	6.6%	4,150	1,700
- Southern	321,000	311,000	302,000	6.3%	4,150	1,900
- Western	375,000	360,000	360,000	4.2%	-	-
Stoney Creek	283,711	270,404	252,667	12.3%	3,043	-
Windsor	176,225	178,500	167,900	5.0%	3,200	1,100

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# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	968,200	940,000	965,500	0.3%	-	-
Bloor West Village	1,100,000	1,100,000	1,080,000	1.9%	-	-
Burlington	577,400	574,900	499,950	15.5%	5,800	2,400
Cabbagetown	770,000	775,000	800,000	-3.8%	-	-
Etobicoke						
- Islington/ Kingsway	850,000	790,000	815,000	4.3%	-	-
- South Etobicoke	625,000	615,000	610,000	2.5%	-	-
Forest Hill	1,550,000	1,550,000	1,520,000	2.0%	-	-
High Park	1,050,000	1,050,000	1,030,000	1.9%	-	-
Lawrence Park	1,670,000	1,670,000	1,600,000	4.4%	-	-
Leaside	1,158,000	1,192,500	1,120,000	3.4%	-	-
Markham	650,000	630,000	585,000	11.1%	6,057	2,500
Midtown Toronto	1,481,000	1,481,000	1,477,000	0.3%	-	-
Mississauga GTA	517,200	511,500	474,500	9.0%	5,172	2,700
- Meadowvale/ Mississauga	490,000	485,000	460,000	6.5%	3,900	2,200
Moore Park	1,700,000	1,730,000	1,700,000	0.0%	-	-
Newmarket	689,000	695,000	611,000	12.8%	5,900	3,500
North Toronto	1,475,000	1,500,000	1,420,000	3.9%	-	-
Oakville	655,000	645,000	590,000	11.0%	-	-
Richmond Hill	851,000	828,000	835,000	1.9%	-	-
Scarborough						
- Agincourt	539,000	535,000	520,000	3.7%	3,300	1,800
- Central	480,000	472,000	465,000	3.2%	3,400	2,100
- West Hill	568,000	566,000	530,000	7.2%	3,400	1,850
Unionville	775,000	745,000	700,000	10.7%	7,224	2,600
Woodbridge	475,000	475,000	475,000	0.0%	-	-

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# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	315,000	315,000	310,000	1.6%	3,600	1,600
Brantford	310,000	305,000	303,000	2.3%	5,041	1,550
London	316,500	318,300	309,000	2.4%	-	-
North Bay	325,000	293,000	300,000	8.3%	-	-
Ottawa	615,000	594,000	574,000	7.1%	6,250	3,100
- Eastern	382,000	369,000	353,000	8.2%	4,275	1,850
- Kanata	440,000	439,000	418,000	5.3%	5,500	2,000
- Orleans	414,000	410,500	393,000	5.3%	5,160	1,900
- Southern	411,000	398,000	385,000	6.8%	5,160	1,900
- Western	472,500	465,000	455,000	3.8%	-	-
Windsor	271,000	251,250	257,600	5.2%	4,900	1,400

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	709,300	696,600	641,000	10.7%	-	-
Bloor West Village	730,000	725,000	715,000	2.1%	-	-
Burlington	419,900	389,900	409,275	2.6%	2,975	2,000
Cabbagetown	645,000	625,000	600,000	7.5%	-	-
Etobicoke						
- Islington/ Kingsway	655,000	645,000	632,000	3.6%	-	-
- South Etobicoke	495,000	465,000	478,000	3.6%	-	-
Forest Hill	959,000	950,000	935,000	2.6%	-	-
High Park	690,000	675,000	655,000	5.3%	-	-
Lawrence Park	1,002,500	980,000	910,000	10.2%	-	-
Leaside	820,000	800,000	800,000	2.5%	-	-
Markham	550,000	530,000	485,000	13.4%	5,127	2,200
Midtown Toronto	935,000	895,700	870,000	7.5%	-	-
Mississauga GTA	431,000	425,150	393,500	9.5%	4,310	2,275
- Meadowvale/ Streetsville	395,000	385,000	365,000	8.2%	3,000	1,900
Moore Park	1,100,000	1,050,000	950,000	15.8%	-	-
Newmarket	472,000	435,000	520,000	-9.2%	3,800	2,400
North Toronto	890,000	850,000	825,000	7.9%	-	-
Oakville	475,000	470,000	399,000	19.0%	-	-
Richmond Hill	635,000	628,000	628,000	1.1%	-	-
Riverdale	550,000	536,500	515,000	6.8%	-	-
Scarborough						
- Agincourt	410,000	407,000	395,000	3.8%	2,700	1,600
- Central	425,000	410,000	405,000	4.9%	2,800	1,850
- West Hill	450,000	442,000	415,000	8.4%	2,800	1,700
The Annex	900,000	895,000	826,000	7.7%	-	-
Unionville	675,000	655,000	625,000	8.0%	6,292	2,400
Woodbridge	352,000	352,000	349,000	0.9%	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	520,687	491,813	473,814	9.9%	5,565	-
Barrie	260,000	260,000	252,000	3.2%	3,000	1,400
Brantford	205,000	202,000	198,000	2.0%	3,335	1,300
Dundas	417,525	447,050	365,681	14.2%	4,681	-
Hamilton						
- Centre	144,276	159,230	139,904	3.1%	1,836	1,183
- East	243,918	249,784	239,917	1.7%	2,989	1,283
- Mountain	356,651	349,606	304,350	17.2%	4,276	1,684
- West	322,023	291,089	301,625	6.8%	3,500	1,450
London	251,300	250,300	245,000	2.6%	-	-
North Bay	250,000	235,000	240,000	4.2%	-	-
Ottawa	533,000	519,000	503,000	6.0%	5,700	2,700
- Eastern	325,000	319,000	306,000	6.2%	4,200	1,600
- Kanata	369,000	365,000	343,000	7.6%	4,600	1,800
- Orleans	344,000	332,000	325,000	5.8%	4,300	1,700
- Southern	346,000	334,000	331,000	4.5%	4,170	1,600
- Western	410,000	397,500	331,000	4.5%	-	-
Stoney Creek	373,430	346,262	351,834	6.1%	4,089	1,467
Windsor	129,000	129,000	120,000	7.5%	2,355	850

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# O N T A R I O

## STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	637,000	620,000	554,000	15.0%	-	-
Bloor West Village	490,000	486,500	470,000	4.3%	-	-
Burlington	271,049	267,900	254,000	6.7%	2,300	1,700
Cabbagetown	570,000	580,000	550,000	3.6%	-	-
Etobicoke						
- Islington/ Kingsway	450,000	435,000	438,000	2.7%	-	-
- South Etobicoke	475,000	470,000	463,000	2.6%	-	-
Markham	435,000	420,000	400,000	8.8%	4,055	2,100
Mississauga GTA	323,000	321,000	290,000	11.4%	3,230	2,000
- Meadowvale/ Streetsville	300,000	290,000	280,000	7.1%	2,500	1,600
North Toronto	615,000	595,000	590,000	4.2%	-	-
Newmarket	365,000	358,000	320,000	14.1%	3,000	1,800
Oakville	375,000	375,000	350,000	7.1%	2,300	1,600
Richmond Hill	375,000	378,900	378,900	-1.0%	-	-
Scarborough						
- Agincourt	293,000	286,500	275,000	6.5%	2,000	1,500
- Central	300,000	271,000	265,000	13.2%	1,900	1,450
- West Hill	325,000	316,000	300,000	8.3%	2,100	1,450
Unionville	470,000	460,000	430,000	9.3%	4,381	2,200
Waterfront	575,000	555,000	535,000	7.5%	-	-
Woodbridge	305,000	305,000	300,000	1.7%	-	-

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# O N T A R I O

## STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	203,000	198,000	195,000	4.1%	2,300	1,200
Brantford	181,000	181,000	182,000	-0.5%	2,943	1,100
London	164,300	178,200	167,000	-1.6%	-	-
North Bay	130,000	130,000	130,000	0.0%	-	-
Ottawa	348,000	348,000	334,000	4.2%	4,150	1,500
- Eastern	254,000	252,000	242,000	5.0%	3,550	1,350
- Kanata	300,000	295,000	283,000	6.0%	3,741	1,500
- Orleans	263,000	262,000	251,000	4.8%	3,675	1,300
- Southern	277,000	275,000	264,000	4.9%	3,700	1,250
- Western	365,000	359,900	342,500	6.6%	-	-
Windsor	138,466	138,950	130,500	6.1%	2,350	850

\*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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	1,416,250	1,375,000	1,338,500	5.8%	-	-
Burlington	659,866	644,450	650,000	1.5%	5,817	2,900
Cabbagetown	800,000	800,000	765,000	4.6%	-	-
Etobicoke						
- Islington/ Kingsway	1,100,000	1,080,000	1,085,000	1.4%	-	-
Forest Hill	2,095,000	2,095,000	2,095,000	0.0%	-	-
Lawrence Park	2,470,000	2,470,000	2,360,000	4.7%	-	-
Leaside	1,700,000	1,600,000	1,400,000	21.4%	-	-
Markham	730,000	700,000	660,000	10.6%	6,804	2,600
Midtown Toronto	2,202,000	2,202,000	2,265,000	-2.8%	-	-
Mississauga GTA	719,400	711,150	660,000	9.0%	7,194	3,900
- Meadowvale/ Streetsville	620,000	600,000	564,000	9.9%	4,900	3,000
Moore Park	2,600,000	2,705,000	2,500,000	4.0%	-	-
Newmarket	630,000	640,000	650,000	-3.1%	6,000	3,400
North Toronto	2,150,000	2,090,000	2,100,000	2.4%	-	-
Oakville	885,000	885,000	700,000	26.4%	-	-
Riverdale	830,000	830,000	820,000	1.2%	-	-
Scarborough						
- Agincourt	575,000	575,000	560,000	2.7%	3,650	2,300
- Central	580,000	560,000	545,000	6.4%	4,000	2,300
- West Hill	745,000	735,000	735,000	1.4%	4,000	2,300
Unionville	905,000	885,000	850,000	6.5%	8,435	3,300
Woodbridge	472,000	472,000	472,000	0.0%	-	-

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# O N T A R I O

## SENIOR EXECUTIVE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	525,000	550,000	500,000	5.0%	4,900	2,200
Brantford	333,000	325,000	318,000	4.7%	5,417	1,800
London	457,000	460,100	449,000	1.8%	-	-
North Bay	390,000	370,000	385,000	1.3%	-	-
Ottawa	845,000	819,000	795,000	6.3%	7,800	3,700
– Eastern	515,000	514,000	497,000	3.6%		
– Kanata	567,000	567,000	532,000	6.6%	7,000	2,400
– Orleans	539,000	523,000	509,000	5.9%	6,800	2,500
– Rockcliffe Park	2,500,000	2,400,000	2,250,000	11.1%	22,000	8,000
– Southern	542,000	526,000	495,000	9.5%	6,800	2,600
– Western	530,000	518,500	510,000	3.9%	-	-
Windsor	401,680	389,300	390,780	2.8%	7,300	2,000

\*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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	325,000	315,000	310,000	4.8%	-	-
Burlington	277,050	266,900	255,000	8.6%	2,300	1,950
Cabbagetown	377,500	370,000	360,000	4.9%	-	-
Etobicoke						
- Islington/ Kingsway	375,000	367,000	363,000	3.3%	-	-
- South Etobicoke	375,000	365,000	364,000	3.0%	-	-
Forest Hill	589,000	570,000	550,000	7.1%	-	-
High Park	415,000	400,000	395,000	5.1%	-	-
Lawrence Park	555,000	555,000	538,000	3.2%	-	-
Leaside	380,000	400,000	355,000	7.0%	-	-
Markham	310,000	310,000	310,000	0.0%	2,890	1,900
Midtown Toronto	429,000	423,000	417,000	2.9%	-	-
Mississauga GTA	282,100	280,675	260,000	8.5%	2,821	2,600
- Meadowvale/ Streetsville	230,000	225,000	218,000	5.5%	1,900	1,300
North Toronto	412,500	412,000	400,000	3.1%	-	-
Newmarket	240,000	265,000	271,000	-11.4%	2,200	1,400
Oakville	285,000	279,000	275,500	3.4%	-	-
Richmond Hill	304,000	310,500	310,500	-2.1%	2,300	-
Riverdale	450,000	400,000	450,000	0.0%	-	-
Scarborough						
- Agincourt	245,000	245,000	235,000	4.3%	1,800	1,350
- Central	265,000	250,000	250,000	6.0%	1,700	1,400
- West Hill	230,000	230,000	225,000	2.2%	1,600	1,350
The Annex	489,000	478,000	454,000	7.7%	-	-
Unionville	380,000	380,000	362,000	5.0%	3,542	2,000
Waterfront	465,000	455,000	460,000	1.1%	-	-
Woodbridge	283,000	283,000	276,000	2.5%	-	-

\*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

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	270,000	245,000	233,000	15.9%	3,400	1,400
Brantford	144,000	142,000	142,000	1.4%	2,342	1,000
London	140,100	150,400	142,500	-1.7%	-	-
North Bay	175,000	167,000	170,000	2.9%	-	-
Ottawa	345,000	341,000	327,000	5.5%	3,900	1,300
- Eastern	211,000	210,000	201,000	5.0%	-	-
- Kanata	226,000	220,000	212,000	6.6%	2,800	1,200
- Orleans	222,000	219,000	210,000	5.7%	3,100	1,100
- Southern	227,000	225,000	216,000	5.1%	3,100	1,200
- Western	315,000	297,500	292,500	7.7%	-	-
Windsor	136,353	138,475	120,850	12.8%	2,500	650

\*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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	525,000	520,000	505,000	4.0%	-	-
Burlington	487,150	439,900	487,500	-0.1%	3,467	2,500
Etobicoke						
- Islington/ Kingsway	580,000	555,000	560,000	3.6%	-	-
- South Etobicoke	525,000	510,000	511,000	2.7%	-	-
Forest Hill	830,000	820,000	880,000	-5.7%	-	-
High Park	690,000	675,000	669,000	3.1%	-	-
Lawrence Park	810,000	810,000	790,000	2.5%	-	-
Markham	390,000	390,000	390,000	0.0%	3,635	2,000
Midtown Toronto	912,000	912,000	859,000	6.2%	-	-
Mississauga GTA	377,000	376,050	347,500	8.5%	3,770	1,670
- Meadowvale/ Streetsville	295,000	285,000	280,000	5.4%	2,200	1,500
North Toronto	685,000	665,000	670,000	2.2%	-	-
Oakville	430,000	430,000	387,000	11.1%	-	-
Riverdale	530,000	510,000	530,000	0.0%	-	-
Scarborough						
- Agincourt	367,500	367,500	345,000	6.5%	2,700	1,700
- Central	375,000	364,000	355,000	5.6%	2,300	1,800
- West Hill	400,000	400,000	395,000	1.3%	2,500	1,900
Unionville	480,000	480,000	460,000	4.3%	4,474	2,300
Waterfront	1,035,000	1,005,000	1,035,000	0.0%	-	-
Woodbridge	274,000	274,000	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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	425,000	400,000	380,000	11.8%	4,500	2,100
London	251,000	271,300	255,000	-1.6%	-	-
Ottawa	485,000	482,500	462,000	5.0%	4,775	2,800
– Kanata	269,000	267,000	256,000	5.1%	3,400	1,500
– Southern	506,000	504,500	483,000	4.8%	6,800	2,600
– Western	485,000	482,500	440,000	10.2%	-	-
- Rockcliffe Park	1,000,000	999,000	985,000	1.5%	12,300	5,500
Windsor	237,900	237,900	213,900	11.2%	4,345	1,650

\*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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	274,000	272,000	264,000	3.8%	-	-
Fort Richmond	296,000	288,000	280,000	5.7%	-	-
North East	286,000	278,000	270,000	5.9%	-	-
North West	282,000	275,000	265,000	6.4%	-	-
River Heights	286,000	278,000	275,000	4.0%	-	-
South St. Vital	295,000	286,000	280,000	5.4%	-	-
Southdale/ Windsor Park	276,000	272,000	264,000	4.5%	-	-
Westwood	272,000	265,000	256,000	6.3%	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	312,000	312,000	270,000	15.6%	-	-
- South	321,000	321,000	302,000	6.3%	-	-
Saskatoon						
- East Central	345,000	328,000	335,000	3.0%	-	-
- East End	360,000	359,000	355,000	1.4%	-	-
- North	340,000	330,000	330,000	3.0%	-	-
- West	310,000	320,000	305,000	1.6%	-	-

\*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

### EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	398,000	397,000	382,000	4.2%	-	-
Fort Richmond	397,000	397,000	382,000	3.9%	-	-
North East	393,000	376,000	364,000	8.0%	-	-
North West	403,000	394,000	380,000	6.1%	-	-
River Heights	414,000	414,000	390,000	6.2%	-	-
South St. Vital	407,000	407,000	390,000	4.4%	-	-
Southdale/ Windsor Park	378,000	372,000	350,000	8.0%	-	-
Tuxedo	458,000	448,000	415,000	10.4%	-	-
Westwood	378,000	348,000	335,000	12.8%	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	500,000	520,000	432,000	15.7%	-	-
- South	483,000	483,000	420,000	15.0%	-	-
Saskatoon						
- East Central	450,000	450,000	425,000	5.9%	-	-
- East End	520,000	500,000	445,000	16.9%	-	-
- North	435,000	440,000	420,000	3.6%	-	-

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

## MANITOBA & SASKATCHEWAN

### STANDARD TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	312,000	311,000	303,000	3.05	-	-
Fort Richmond	315,000	307,000	302,000	4.3%	-	-
North East	300,000	298,000	295,000	1.7%	-	-
North West	304,000	304,000	303,000	0.3%	-	-
River Heights	325,000	319,000	315,000	3.2%	-	-
South St. Vital	327,000	327,000	309,000	5.8%	-	-
Southdale/ Windsor Park	286,000	286,000	262,000	9.2%	-	-
Westwood	305,000	295,000	288,000	5.9%	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	260,000	285,000	238,000	9.2%	-	-
- South	338,000	370,000	308,000	9.7%	-	-
Saskatoon						
- East Central	384,000	380,000	370,000	3.8%	-	-
- East End	400,000	395,000	390,000	2.6%	-	-
- North	360,000	360,000	350,000	2.9%	-	-
- West	340,000	340,000	330,000	3.0%	-	-

\*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

STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	197,000	197,000	176,000	11.9%	-	-
Fort Richmond	225,000	220,000	203,000	10.8%	-	-
North East	201,000	200,500	182,000	10.4%	-	-
North West	208,000	206,000	190,000	9.5%	-	-
Southdale/ Windsor Park	197,000	197,000	175,000	12.6%	-	-
Westwood	202,000	202,000	181,000	11.6%	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	260,000	260,000	234,000	11.1%	-	-
- South	313,500	310,000	288,000	8.9%	-	-
Saskatoon						
- East End	256,000	256,000	250,000	2.4%	-	-
- North	245,000	246,000	235,000	4.3%	-	-

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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Saskatchewan Area</b>						
Regina						
- North	580,000	580,000	520,000	11.5%	-	-
- South	610,000	610,000	515,000	18.4%	-	-
Saskatoon						
- East End	750,000	757,000	747,000	0.4%	-	-
- North	600,000	600,000	600,000	0.0%	-	-

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

## MANITOBA &amp; SASKATCHEWAN

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	181,000	165,000	163,000	11.0%	-	-
Fort Richmond	189,000	187,000	183,000	3.3%	-	-
North East	168,000	156,000	138,000	21.7%	-	-
North West	210,000	209,000	210,000	0.0%	-	-
River Heights	185,000	170,000	160,000	15.6%	-	-
South St. Vital	200,000	196,000	170,000	17.6%	-	-
Westwood	170,000	158,000	148,000	14.9%	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	172,000	172,000	162,000	6.2%	-	-
- South	226,000	226,000	220,000	2.7%	-	-
Saskatoon						
- East Central	232,000	232,000	240,000	-3.3%	-	-
- East End	249,000	237,000	245,000	1.6%	-	-
- North	230,000	228,000	233,000	-1.3%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
North East	302,000	300,000	293,000	3.1%	-	-
Fort Richmond	371,000	360,000	350,000	6.0%	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	317,000	315,630	292,000	8.6%	-	-
- South	346,000	346,000	324,600	6.6%	-	-
Saskatoon						
- East End	328,000	328,000	310,000	5.8%	-	-
- East Central	345,000	365,000	330,000	4.5%	-	-

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



# A L B E R T A

## DETACHED BUNGALOW

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	349,500	352,500	352,000	-0.7%	-	-
North East	291,700	301,500	305,000	-4.4%	-	-
North Inner City	453,200	483,300	439,400	3.1%	-	-
North West	380,500	394,900	388,700	-2.1%	-	-
South	358,000	367,600	362,700	-1.3%	-	-
South East	404,800	415,900	378,400	7.0%	-	-
South Inner City	476,000	472,200	502,800	-5.3%	-	-
South West	395,400	385,500	379,000	4.3%	-	-
West	697,800	576,200	628,500	11.0%	-	-
<b>Edmonton Area</b>						
Castledowns	260,000	260,000	260,000	0.0%	-	-
Clareview	250,000	250,000	250,000	0.0%	-	-
Riverbend/ Terwilligar	440,000	440,000	450,000	-2.2%	2,700	2,000
Sherwood Park	330,000	330,000	330,000	0.0%	2,350	1,600
<b>Alberta</b>						
Fort Saskatchewan	280,000	280,000	280,000	0.0%	1,760	1,400
Leduc	345,000	330,000	290,000	19.0%	-	-
Spruce Grove	360,000	330,000	325,000	10.8%	-	-
St. Albert	284,000	264,000	264,000	7.6%	-	-

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



# A L B E R T A

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	452,900	419,900	462,300	-2.0%	-	-
North East	426,500	406,900	421,000	1.3%	-	-
North Inner City	723,300	694,400	754,000	-4.1%	-	-
North West	470,900	496,300	471,500	-0.1%	-	-
South	454,200	446,000	448,400	1.3%	-	-
South East	535,900	562,800	584,500	-8.3%	-	-
South Inner City	765,000	814,600	755,400	1.3%	-	-
South West	503,100	553,800	495,000	1.6%	-	-
West	571,200	565,700	549,500	3.9%	-	-
<b>Edmonton Area</b>						
Castledowns	400,000	400,000	400,000	0.0%	-	-
Clareview	400,000	400,000	400,000	0.0%	-	-
Riverbend/ Terwilligar	489,000	492,000	480,000	1.9%	2,906	2,500
Sherwood Park	430,000	430,000	420,000	2.4%	3,660	2,000
<b>Alberta</b>						
Fort Saskatchewan	400,000	400,000	400,000	0.0%	2,400	1,600
Leduc	425,000	410,000	395,000	7.6%	-	-
St. Albert	335,000	315,000	315,000	6.3%	-	-

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





# A L B E R T A

## STANDARD TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	363,600	367,000	386,100	-5.8%	-	-
North East	329,200	320,800	332,800	-1.1%	-	-
North Inner City	529,400	493,000	544,200	-2.7%	-	-
North West	385,400	371,900	409,000	-5.8%	-	-
South	367,300	345,400	366,000	0.4%	-	-
South East	366,400	367,600	363,500	0.8%	-	-
South Inner City	563,700	639,600	566,500	-0.5%	-	-
South West	389,700	397,500	410,000	-5.0%	-	-
West	469,400	430,200	430,000	9.2%	-	-
<b>Edmonton Area</b>						
Castledowns	305,000	305,000	305,000	0.0%	-	-
Clareview	390,000	390,000	390,000	0.0%	-	-
Riverbend/ Terwilligar	395,000	368,750	380,000	3.9%	2,800	2,200
Sherwood Park	340,000	340,000	340,000	0.0%	3,030	1,600
<b>Alberta</b>						
Fort Saskatchewan	345,000	345,000	320,000	7.8%	1,760	1,400
Leduc	340,000	325,000	290,000	17.2%	-	-
Spruce Grove	378,000	360,000	382,000	-1.0%	-	-
St. Albert	335,000	315,000	315,000	6.3%	-	-

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



# A L B E R T A

## STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	266,600	280,100	283,300	-5.9%	-	-
North East	269,900	255,700	258,500	4.4%	-	-
North Inner City	429,800	402,700	424,600	1.2%	-	-
North West	285,900	286,900	288,100	-0.8%	-	-
South	254,300	254,800	257,800	-1.4%	-	-
South East	263,000	265,600	260,700	0.9%	-	-
South Inner City	414,200	465,600	495,000	-16.3%	-	-
South West	280,500	262,500	293,300	-4.4%	-	-
West	399,500	380,500	364,500	9.6%	-	-
<b>Edmonton Area</b>						
Castledowns	208,000	208,000	208,000	0.0%	-	-
Clareview	180,000	180,000	180,000	0.0%	-	-
Riverbend/ Terwilligar	250,000	238,950	248,000	0.8%	1,500	1,500
Sherwood Park	240,000	240,000	235,000	2.1%	1,600	1,300
<b>Alberta</b>						
Fort Saskatchewan	195,000	195,000	200,000	-2.5%	1,100	1,000
Leduc	240,000	230,000	215,000	11.6%	-	-
Spruce Grove	245,000	240,000	215,000	14.0%	-	-
St. Albert	200,000	188,000	188,000	6.4%	-	-

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



# A L B E R T A

## SENIOR EXECUTIVE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	500,000	495,000	552,000	-9.4%	-	-
North East	441,500	457,400	455,900	-3.2%	-	-
North Inner City	1,262,000	1,044,000	1,204,000	4.8%	-	-
North West	684,000	741,000	708,500	-3.5%	-	-
South	593,700	561,800	617,200	-3.8%	-	-
South East	704,800	725,000	691,200	2.0%	-	-
South Inner City	1,403,200	1,372,000	1,550,000	-9.5%	-	-
South West	756,857	838,200	629,900	18.6%	-	-
West	770,600	797,900	738,200	4.4%	-	-
<b>Edmonton Area</b>						
Castledowns	428,000	428,000	428,000	0.0%	-	-
Riverbend/ Terwilligar	831,000	805,000	760,000	9.3%	4,000	3,500
Sherwood Park	695,000	695,000	695,000	0.0%	5,435	3,000
<b>Alberta</b>						
Fort Saskatchewan	600,000	600,000	640,000	-6.3%	4,180	2,500
Leduc	360,000	365,000	431,000	1.1%	-	-
Spruce Grove	440,000	445,000	435,000	1.1%	-	-
St. Albert	440,000	427,000	427,000	3.0%	-	-

\*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

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	226,400	232,600	234,500	-3.5%	-	-
North East	199,100	194,500	180,000	10.6%	-	-
North Inner City	291,200	305,100	289,000	0.8%	-	-
North West	229,100	261,400	251,000	-8.7%	-	-
South	236,500	219,700	241,000	-1.9%	-	-
South East	227,100	235,400	237,500	-4.4%	-	-
South Inner City	292,400	293,800	326,600	-10.5%	-	-
South West	240,100	225,300	252,500	-4.9%	-	-
West	291,100	269,300	281,600	3.4%	-	-
<b>Edmonton Area</b>						
Castledowns	192,000	192,000	192,000	0.0%	-	-
Clareview	165,000	165,000	165,000	0.0%	-	-
Riverbend/ Terwilligar	240,000	224,571	220,000	9.1%	1,650	1,650
Sherwood Park	280,000	280,000	275,000	1.8%	2,235	1,500
<b>Alberta</b>						
Fort Saskatchewan	175,000	175,000	190,000	-7.9%	1,000	1,100
Leduc	190,000	195,000	212,000	-10.4%	-	-
St. Albert	170,000	170,000	170,000	0.0%	-	-

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



# A L B E R T A

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	318,200	316,000	337,000	-5.6%	-	-
North East	199,100	194,500	219,400	-9.3%	-	-
North Inner City	403,000	397,100	444,400	-9.3%	-	-
North West	381,100	354,000	405,500	-6.0%	-	-
South	414,200	369,300	342,700	20.9%	-	-
South East	500,200	500,400	547,800	-8.7%	-	-
South Inner City	532,600	494,800	508,300	4.8%	-	-
South West	264,100	304,000	299,600	-11.8%	-	-
West	335,800	366,100	401,700	-16.4%	-	-
<b>Edmonton Area</b>						
Castledowns	199,000	199,000	199,000	0.0%	-	-
Riverbend/ Terwilligar	330,000	320,000	280,000	17.9%	2,000	2,000
Sherwood Park	325,000	325,000	325,000	0.0%	2,480	1,700
St. Albert	255,000	235,000	235,000	8.5%	-	-

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



# BRITISH COLUMBIA

## DETACHED BUNGALOW

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	477,000	473,000	462,000	3.2%	3,000	1,500
North Vancouver	870,000	820,000	800,000	8.8%	-	-
Richmond	900,000	950,000	1,050,000	-14.3%	-	-
Surrey	470,000	465,000	449,000	4.7%	2,700	1,500
Vancouver East	754,000	750,000	730,000	3.3%	-	-
Vancouver West	1,400,000	1,350,000	1,250,000	12.0%	6,750	3,500
West Vancouver	1,250,000	1,150,000	1,140,000	9.6%	-	-
White Rock/South Surrey	644,000	648,000	625,000	3.0%	4,000	2,000
<b>British Columbia</b>						
Kelowna	360,000	356,000	342,000	5.3%	2,500	1,500
Sunshine Coast	320,000	320,000	315,000	1.6%	-	-
Victoria	470,000	486,000	490,000	-4.1%	-	-

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# BRITISH COLUMBIA

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	525,000	495,000	485,000	8.2%	3,400	1,700
North Vancouver	1,090,000	940,000	990,000	10.15	-	-
Richmond	925,000	905,000	880,000	5.1%	-	-
Surrey	491,000	480,000	480,000	2.3%	2,850	1,600
Vancouver East	860,000	875,000	858,000	0.2%	-	-
Vancouver West	1,900,000	1,850,000	1,750,000	8.6%	9,250	5,000
West Vancouver	1,500,000	1,400,000	1,380,000	8.7%	-	-
White Rock/South Surrey	690,000	666,000	652,000	5.8%	4,200	2,400
<b>British Columbia</b>						
Kelowna	442,000	435,000	420,000	5.2%	3,100	1,700
Sunshine Coast	420,000	420,000	420,000	0.0%	-	-
Victoria	576,000	595,000	613,000	-6.0%	-	-

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



# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	460,000	455,000	468,000	-1.7%	2,900	1,500
North Vancouver	950,000	860,000	880,000	8.0%	-	-
Richmond	800,000	800,000	775,000	3.2%	-	-
Surrey	438,000	430,000	421,000	4.0%	2,600	1,400
Vancouver East	879,000	809,000	765,000	14.9%	-	-
Vancouver West	1,600,000	1,550,000	1,500,000	6.7%	-	-
West Vancouver	1,300,000	1,250,000	1,190,000	9.2%	-	-
White Rock/South Surrey	610,000	600,000	595,000	2.5%	3,800	1,600
<b>British Columbia</b>						
Sunshine Coast	380,000	380,000	390,000	-2.6%	-	-
Victoria	459,000	480,000	480,000	-4.4%	-	-

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# BRITISH COLUMBIA

## STANDARD TOWNHOUSE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	290,000	288,000	281,000	3.2%	1,700	1,100
North Vancouver	720,000	680,000	680,000	5.9%	-	-
Richmond	445,000	430,000	425,000	4.7%	-	-
Surrey	302,000	276,000	316,000	-4.4%	-	-
Vancouver East	555,000	534,000	522,000	6.3%	-	-
Vancouver West	900,000	900,000	890,000	1.1%	-	-
West Vancouver	750,000	750,000	748,000	0.3%	-	-
White Rock/South Surrey	348,000	329,000	340,000	2.4%	2,300	1,500
<b>British Columbia</b>						
Kelowna	285,000	287,000	283,000	0.7%	2,400	1,150
Sunshine Coast	280,000	280,000	285,000	-1.8%	-	-
Victoria	345,000	373,000	370,000	-6.8%	-	-

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# BRITISH COLUMBIA

## SENIOR EXECUTIVE

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	677,000	679,000	648,000	4.5%	4,600	2,600
North Vancouver	1,250,000	1,120,000	1,190,000	5.0%	-	-
Richmond	1,425,000	1,250,000	1,500,000	-5.0%	-	-
Surrey	658,000	660,000	655,000	0.5%	4,200	2,600
Vancouver East	1,320,000	1,240,000	1,250,000	5.6%	-	-
Vancouver West	3,000,000	3,000,000	2,900,000	3.4%	-	-
West Vancouver	1,700,000	1,600,000	1,550,000	9.7%	-	-
White Rock/ South Surrey	936,000	900,000	890,000	5.2%	5,800	4,000
<b>British Columbia</b>						
Kelowna	520,000	508,000	482,000	7.9%	3,500	2,100
Sunshine Coast	580,000	580,000	580,000	0.0%	-	-
Victoria	765,000	790,000	802,000	-4.6%	-	-

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# BRITISH COLUMBIA

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	155,000	158,000	170,000	-8.8%	1,450	950
North Vancouver	355,000	340,000	350,000	1.4%	-	-
Richmond	340,000	330,000	330,000	3.0%	-	-
Surrey	192,000	198,000	209,000	-8.1%	1,700	950
Vancouver East	435,000	406,000	424,000	2.6%	-	-
Vancouver West	750,000	750,000	785,000	-4.5%	-	-
West Vancouver	500,000	500,000	470,000	6.4%	-	-
White Rock/ South Surrey	240,000	235,000	248,000	-3.2%	1,900	1,100
<b>British Columbia</b>						
Kelowna	186,000	186,000	180,000	3.3%	1,350	950
Sunshine Coast	220,000	220,000	220,000	0.0%	-	-
Victoria	287,000	282,000	299,000	-4.0%	-	-

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# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	260,000	260,000	285,000	-8.8%	1,650	1,300
North Vancouver	520,000	470,000	510,000	2.0%	-	-
Richmond	425,000	400,000	390,000	9.0%	-	-
Vancouver East	623,000	640,000	665,000	-6.3%	-	-
Vancouver West	1,200,000	1,150,000	1,190,000	0.8%	-	-
West Vancouver	880,000	850,000	847,000	3.9%	-	-
Surrey	310,000	320,000	319,000	-2.8%	1,700	1,300
White Rock/ South Surrey	530,000	540,000	477,000	11.1%	3,500	1,800
<b>British Columbia</b>						
Kelowna	520,000	534,000	565,000	-8.0%	3,150	1,650
Sunshine Coast	250,000	250,000	247,000	1.2%	-	-
Victoria	525,000	550,000	560,000	-6.3%	-	-

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