

# ROYAL LEPAGE House Price Survey

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# THE ROYAL LEPAGE HOUSE PRICE SURVEY

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

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about real estate, the  
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buy or sell.***

## THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

### Fair Market Value

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

### Housing Types

Seven categories of housing are surveyed, including four types of detached homes, townhouses and condominium high-rise apartments. Each housing type and its amenities are specifically described, permitting comparison of value across Canada. This includes many regional variances, for which adjustments in value estimates have been applied.

### Property Location

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

### Mortgage Financing

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

### Limitation

All material contained herein is for general information purposes only. Royal LePage cannot and does not assume any liability or responsibility for any actions or decisions undertaken by any person as a result of reliance on information, estimates, or opinions contained or expressed herein.

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# GLOSSARY OF HOUSING TYPES



## 1. DETACHED BUNGALOW

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



## 2. EXECUTIVE DETACHED TWO-STOREY

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



## 3. STANDARD TWO-STOREY

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



## 4. STANDARD TOWNHOUSE

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



## 5. SENIOR EXECUTIVE

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



## 6. STANDARD CONDOMINIUM APARTMENT

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

## 7. LUXURY CONDOMINIUM APARTMENT

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



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

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

## NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

### DETACHED BUNGALOW

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	339,500	339,500	340,000	-0.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,000	235,000	229,500	2.4%	-	-
- Eastern Passage	204,000	210,000	202,000	1.0%	-	-
- Woodlawn/ Montebello	255,000	264,500	258,900	-1.5%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	323,000	335,000	319,500	1.1%	-	-
- North End	275,000	275,000	275,000	0.0%	-	-
- West	288,500	290,000	289,500	-0.3%	-	-
Truro/Colchester	140,318	145,563	136,659	2.7%	-	-
<b>Prince Edward Island</b>						
Charlottetown	173,000	173,000	173,000	0.0%	-	-
Summerside	158,000	158,000	158,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	203,000	203,000	207,000	-1.9%	2,922	900
Moncton	153,000	155,200	158,000	-3.2%	-	-
Saint John	181,425	175,964	176,000	3.1%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	296,000	290,000	283,000	4.6%	2,000	2,000
- Mount Pearl	330,000	323,000	317,000	4.1%	2,500	2,500
- West	280,000	275,000	270,000	3.7%	2,200	2,000

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



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

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	395,000	399,000	385,000	2.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	287,000	291,000	283,700	1.2%	-	-
- Eastern Passage	282,000	279,000	285,000	-1.1%	-	-
- Lawrence Town	310,000	301,900	302,400	2.5%	-	-
- Woodlawn/ Montebello	287,000	295,000	289,000	-0.7%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	364,500	375,000	370,000	-1.5%	-	-
- West	355,400	359,000	358,600	-0.9%	-	-
Truro/Colchester	275,000	275,000	275,000	0.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	260,000	260,000	258,000	0.8%	-	-
Summerside	250,000	250,000	250,000	0.0%		
<b>New Brunswick</b>						
Fredericton	302,000	302,000	294,000	2.7%	4,351	1,500
<b>Newfoundland</b>						
St. John's						
- East End	507,000	497,000	487,000	4.1%	4,500	3,500
- Mount Pearl	458,000	449,000	440,000	4.1%	3,500	3,500
- West	469,000	460,000	423,000	10.9%	3,500	3,500

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	310,000	310,000	302,000	2.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	248,500	250,500	251,000	-1.0%	-	-
- Eastern Passage	231,000	240,000	230,000	0.4%	-	-
- Lawrencetown	240,000	242,000	239,900	0.0%	-	-
- Woodlawn/ Montebello	254,000	255,000	253,900	0.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	319,900	319,900	315,000	1.6%	-	-
- North End	305,900	310,000	294,500	3.9%	-	-
- West	352,000	359,000	350,000	0.6%	-	-
Truro/Colchester	187,500	143,500	155,160	20.8%	-	-
<b>Prince Edward Island</b>						
Charlottetown	205,000	205,000	205,000	0.0%	-	-
Summerside	205,000	205,000	205,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	215,000	215,000	220,000	-2.3%	3,096	1,000
Moncton	135,000	141,000	137,200	-1.6%	-	-
Saint John	278,145	277,896	275,000	1.1%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	421,000	413,870	405,000	4.0%	3,000	3,000
- Mount Pearl	398,000	390,580	383,000	3.9%	3,300	3,000
- West	406,000	398,580	390,000	4.1%	3,000	3,000

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

## STANDARD TOWNHOUSE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	276,000	276,000	273,500	0.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	179,000	175,000	178,900	0.1%	-	-
- Eastern Passage	251,300	255,000	250,000	0.5%	-	-
- Woodlawn/ Montebello	261,500	270,000	262,000	-0.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	279,000	279,900	269,000	3.7%	-	-
- North End	300,000	300,000	298,000	0.7%	-	-
- West	277,500	282,000	279,000	-0.5%	-	-
<b>Prince Edward Island</b>						
Charlottetown	131,000	131,000	130,000	0.8%	-	-
Summerside	135,000	135,000	135,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	185,000	185,000	185,000	0.0%	2,601	900
Saint John	158,500	156,905	149,364	6.1%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	210,000	206,000	202,000	4.0%	1,800	1,500
- Mount Pearl	220,000	216,000	212,000	3.8%	1,800	1,500
- West	214,000	210,000	206,000	3.9%	1,500	1,500

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

## SENIOR EXECUTIVE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	489,000	489,000	478,900	2.1%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	360,000	356,000	361,000	-0.3%	-	-
- Lawrencetown	365,000	360,000	354,000	3.1%	-	-
- Woodlawn/ Montebello	401,500	410,000	399,000	0.6%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	495,000	499,000	510,000	-2.9%	-	-
- West	401,900	410,000	402,000	0.0%	-	-
Truro/Colchester	350,000	350,000	350,000	0.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	346,000	345,000	345,000	0.3%	-	-
<b>New Brunswick</b>						
Fredericton	389,000	389,000	382,000	1.8%	5,603	1,500
Moncton	264,700	279,800	276,000	-4.1%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	648,000	636,000	624,000	3.8%	4,500	4,000
- Mount Pearl	499,000	489,000	479,000	4.2%	4,400	4,500
- West	528,000	518,000	508,000	3.9%	4,500	4,500

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

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	239,000	239,000	236,800	0.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	158,900	155,000	148,500	7.0%	-	-
- Woodlawn/ Montebello	225,000	225,000	215,000	4.7%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	155,000	158,900	150,000	3.3%	-	-
- North End	224,000	225,000	224,900	-0.4%	-	-
<b>Prince Edward Island</b>						
Charlottetown	130,000	128,000	128,000	1.6%	-	-
<b>New Brunswick</b>						
Fredericton	151,000	151,000	158,000	-4.4%	2,124	800
Saint John	163,000	162,768	153,000	6.5%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	300,000	320,754	314,000	-4.5%	2,400	2,500
- Mount Pearl	300,000	316,970	310,000	-3.2%	2,500	2,500
- West	300,000	310,980	304,000	-1.3%	2,500	2,000

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

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	390,000	392,500	390,000	0.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	229,000	229,000	220,000	4.1%	3,298	1,000
<b>Newfoundland</b>						
St. John's						
- East End	390,000	415,000	407,000	-4.2%	2,500	3,000
- Mount Pearl	305,000	324,000	318,000	-4.1%	2,500	3,000

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# Q U É B E C

## DETACHED BUNGALOW

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	325,400	325,000	331,000	-1.7%	-	-
Dorval	301,000	301,000	301,000	0.0%	-	-
Pierrefonds	298,700	299,750	289,450	3.2%	-	-
Laval	285,000	283,100	279,500	2.0%	-	-
Brossard	283,000	277,000	258,500	9.5%	-	-
Longueuil	265,000	251,500	245,500	7.9%	-	-
Boucherville	303,800	300,000	290,375	4.6%	-	-
<b>Québec</b>						
Mirabel	230,000	229,500	229,500	0.2%	-	-
Saint-Jérôme	195,000	189,500	185,000	5.4%	-	-
Cowansville/Bromont/Lac-Brome	190,000	185,000	180,000	5.6%	-	-

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# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	522,000	520,000	543,000	-3.9%	-	-
Dorval	576,700	586,000	572,000	0.8%	-	-
Pierrefonds	444,000	423,000	457,000	-2.8%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	746,500	722,000	621,000	20.2%	-	-
Laval	448,500	446,000	453,000	-1.0%	-	-
Brossard	450,350	438,000	475,000	-5.2%	-	-
Longueuil	420,000	415,000	424,000	-0.9%	-	-
Boucherville	532,300	539,000	500,000	6.5%	-	-
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	235,000	235,000	230,000	2.2%	-	-

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# Q U É B E C

## STANDARD TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Dorval	338,750	335,000	326,000	3.9%	-	-
Pierrefonds	386,250	390,000	386,000	0.1%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	554,000	540,000	524,000	5.7%	-	-
Laval	362,000	355,000	364,000	-0.5%	-	-
Brossard	403,250	402,000	389,500	3.5%	-	-
Longueuil	367,000	362,000	334,500	9.7%	-	-
Boucherville	432,000	428,000	420,000	2.9%	-	-
<b>Québec</b>						
Mirabel	330,750	332,000	-	-	-	-
Saint-Jérôme	274,000	259,000	253,500	8.1%	-	-
Cowansville/Bromont/Lac-Brome	205,000	205,000	200,000	2.5%	-	-

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# Q U É B E C

## STANDARD TOWNHOUSE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Pierrefonds	286600	285,000	284,500	0.7%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	473300	476,500	480,000	-1.4%	-	-
Ville-Marie	548800	540,750	489,250	12.2%	-	-
Le Plateau Mont-Royal	626200	605,250	589,000	6.3%	-	-
Rosemont/La Petite Patrie	395700	396,000	369,750	7.0%	-	-
Laval	255000	258,000	236,750	7.7%	-	-
Brossard	255000	265,000	245,000	4.1%	-	-
Longueuil	240000	238,750	232,000	3.4%	-	-
Boucherville	278100	277,750	265,750	4.6%	-	-
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	165,000	160,000	160,000	3.1%	-	-

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# Q U É B E C

## SENIOR EXECUTIVE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	666,000	677,000	685,000	-2.8%	-	-
Westmount	2,558,000	2,548,000	2,305,000	11.0%	-	-
Ville-Marie	2,302,000	2,303,000	2,595,000	-11.3%	-	-
Laval	726,800	740,000	750,000	-3.1%	-	-
Brossard	614,750	600,000	630,000	-2.4%	-	-
Longueuil	633,600	636,500	672,000	-5.7%	-	-
Boucherville	868,000	817,500	810,000	7.2%	-	-
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	345,000	335,000	330,000	4.5%	-	-

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# Q U É B E C

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Pierrefonds	213,000	205,000	209,000	1.9%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	257,000	259,000	252,000	2.0%	-	-
Ville-Marie	310,000	315,000	325,000	-4.6%	-	-
Le Plateau Mont-Royal	320,100	325,000	323,000	-0.9%	-	-
Rosemont/La Petite Patrie	277,000	270,000	271,200	2.1%	-	-
Laval	200,000	199,900	198,900	0.6%	-	-
Brossard	194,000	195,000	195,000	-0.5%	-	-
Longueuil	174,250	174,000	175,000	-0.4%	-	-
Boucherville	210,700	211,000	210,000	0.3%	-	-
<b>Québec</b>						
Saint-Jérôme	143,000	143,500	145,000	-1.4%	-	-
Cowansville/Bromont/Lac-Brome	190,000	190,000	190,000	0.0%	-	-

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# Q U É B E C

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Westmount	738,000	740,000	849,500	-13.1%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	520,000	550,000	530,500	-2.0%	-	-
Ville-Marie	670,000	690,000	755,000	-11.3%	-	-
Le Plateau Mont-Royal	551,700	550,000	548,500	0.6%	-	-
Rosemont/La Petite Patrie	458,700	460,500	475,000	-3.4%	-	-
Laval	440,000	442,500	368,000	19.6%	-	-
Brossard	333,000	327,000	315,000	5.7%	-	-
Longueuil	418,750	425,000	385,000	8.8%	-	-
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	230,000	230,000	225,555	2.0%	-	-

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# O N T A R I O

## DETACHED BUNGALOW

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	685,000	685,000	670,000	2.2%	-	-
Etobicoke- Islington/ Kingsway	615,000	613,000	599,000	2.7%	-	-
- South Etobicoke	450,000	448,000	430,000	4.7%	-	-
Leaside	800,000	750,000	750,000	6.7%	-	-
Lawrence Park	880,000	906,214	858,000	2.6%	-	-
North Toronto	800,000	782,000	710,000	12.7%	-	-
High Park	775,000	770,000	745,000	4.0%	-	-
Markham	660,000	655,000	610,000	8.2%	5,718	2,300
Mississauga -Mead-Vale/Str-Vil	495,000	485,000	470,000	5.3%	3,900	2,000
- Mississauga	500,000	490,000	480,000	4.2%	5,000	2,000
Milton	435,000	428,704			-	-
Oakville	500,000	490,000	460,000	8.7%	3,400	1,500
Richmond Hill	670,000	650,000	619,000	8.2%	3,896	-
Scarborough - Agincourt	521,000	507,500	485,000	7.4%	2,750	1,700
- Central	455,000	440,000	425,000	7.1%	2,600	1,750
- West Hill	520,000	510,000	490,000	6.1%	2,800	1,700
Woodbridge	442,000	442,000	431,000	2.6%	-	-
Burlington	443,000	442,000	405,000	9.4%	3,300	1,700
Brampton	476,000	466,000	455,000	4.6%	-	-

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



# O N T A R I O

## DETACHED BUNGALOW

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Hamilton						
– Mountain	278,133	262,008	245,889	13.1%	3,116	2,000
– West	319,312	311,727	311,400	2.5%	3,465	1,905
– East	186,273	205,184	196,205	-5.1%	2,218	1,375
– Centre	152,789	158,045	146,859	4.0%	1,822	1,000
London	256,900	256,200	250,800	2.4%	-	-
Ottawa	622,000	623,000	609,000	2.1%	6,800	3,300
– Eastern	328,000	326,000	320,000	2.5%	4,325	1,900
– Kanata	370,000	370,000	370,000	0.0%	4,850	2,300
– Orleans	332,000	330,000	325,000	2.2%	4,325	1,800
– Southern	332,000	332,000	320,000	3.8%	4,325	2,000
– Western	390,000	390,000	380,000	2.6%	-	-
Windsor	175,300	177,500	175,000	0.2%	3,100	1,100
Barrie	303,000	300,000	289,000	4.8%	3,400	1,500
Brantford	232,000	223,000	217,000	6.9%	3,772	1,200
Dundas	370,000	356,446	366,478	1.0%	3,520	1,866
Stoney Creek	310,783	315,990	309,222	0.5%	3,358	1,500
Ancaster	462,385	437,967	425,509	8.7%	4,159	1,532
Unionville	925,000	850,000	760,000	21.7%	8,014	3,000
Georgetown-Halton Hills	412,000	406,250	390,750	5.4%	2,900	1,600
Orangeville	336,500	349,567			3,779	
Belleville	185,000	185,000	185,000	0.0%	-	-
Cobourg	215,000	215,000	215,000	0.0%	-	-
Trenton	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.



# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	1,275,000	1,280,000	1,158,000	10.1%	-	-
Bloor West Village	1,150,000	1,150,000	1,125,000	2.2%	-	-
Cabbagetown	850,000	800,000	800,000	6.3%	-	-
Etobicoke - Islington/ Kingsway	865,000	834,000	860,000	0.6%	-	-
- South Etobicoke	650,000	650,000	630,000	3.2%	-	-
Leaside	1,368,000	1,350,000	1,300,000	5.2%	-	-
Midtown Toronto	1,556,608	1,525,000	1,571,000	-0.9%	-	-
Moore Park	1,750,000	1,600,000	1,730,000	1.2%	-	-
Lawrence Park	1,906,000	1,664,500	1,690,000	12.8%	-	-
North Toronto	1,670,000	1,597,500	1,500,000	11.3%	-	-
High Park	1,090,000	1,090,000	1,075,000	1.4%	-	-
Forest Hill	1,629,750	1,537,500	1,515,500	7.5%	-	-
Markham	795,000	755,000	700,000	13.6%	6,888	2,600
Mississauga -Mead-Vale/Str-Vil	560,000	550,000	530,000	5.7%	4,000	2,300
- Mississauga	570,000	549,000	540,000	5.6%	5,700	2,800
Milton	770,000	760,000			-	-
Oakville	775,000	750,000	735,000	5.4%	5,000	3,000
Richmond Hill	1,090,000	995,300	925,000	17.8%	-	-
Scarborough - Agincourt	649,000	621,000	605,000	7.3%	3,300	2,200
- Central	578,000	564,000	540,000	7.0%	3,500	2,300
- West Hill	676,000	665,000	635,000	6.5%	3,700	2,000
Woodbridge	480,000	480,000	476,000	0.8%	-	-
Burlington	696,000	651,000	637,000	9.3%	-	-
Brampton	835,000	814,000	745,000	12.1%	-	-

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**O N T A R I O**

**EXECUTIVE DETACHED TWO-STOREY**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	337,200	336,500	329,000	2.5%	-	-
Ottawa	630,000	634,000	615,000	2.4%	6,800	3,500
- Eastern	382,000	380,000	380,000	0.5%	4,550	2,000
- Kanata	453,000	450,000	452,000	0.2%	5,850	2,400
- Orleans	420,000	420,000	415,000	1.2%	5,575	2,100
- Southern	424,000	424,000	410,000	3.4%	5,575	2,000
- Western	503,500	503,500	485,000	3.8%	-	-
Windsor	260,750	264,375	265,660	-1.8%	4,800	1,450
Barrie	342,000	340,000	325,000	5.2%	3,800	1,700
Brantford	345,000	339,000	324,000	6.5%	1,550	5,512
Unionville	998,000	950,000	840,000	18.8%	8,230	2,600
Georgetown-Halton Hills	546,750	530,215	517,735	5.6%	4,036	1,800
Orangeville	420,500	487,286	-	-	5,148	-
Belleville	265,000	265,000	265,000	0.0%	-	-
Cobourg	290,000	290,000	290,000	0.0%	-	-
Trenton	250,000	250,000	250,000	0.0%	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	845,000	842,000	767,500	10.1%	-	-
Bloor West Village	760,000	760,000	745,000	2.0%	-	-
Cabbagetown	730,000	675,000	700,000	4.3%	-	-
Etobicoke - Islington/ Kingsway	680,000	680,000	660,000	3.0%	-	-
- South Etobicoke	500,000	490,000	499,000	0.2%	-	-
Leaside	900,000	800,000	820,000	9.8%	-	-
Midtown Toronto	1,178,857	1,098,000	923,000	27.7%	-	-
Moore Park	1,200,000	1,100,000	1,150,000	4.3%	-	-
Lawrence Park	1,138,000	1,104,000	1,005,000	13.2%	-	-
North Toronto	951,000	906,000	895,000	6.3%	-	-
Riverdale	550,000	525,000	550,000	0.0%	-	-
The Annex	912,500	912,500	880,800	3.6%	-	-
High Park	705,000	705,000	699,000	0.9%	-	-
Forest Hill	1,065,300	1,005,000	959,000	11.1%	-	-
Markham	690,000	650,000	600,000	15.0%	5,631	2,200
Mississauga -Mead-Vale/Str-Vil	450,000	440,000	415,000	8.4%	3,500	1,900
- Mississauga	472,000	462,500	450,000	4.9%	4,625	2,300
Milton	505,000	495,000				
Oakville	580,000	530,000	515,000	12.6%	3,900	1,900
Richmond Hill	779,000	711,000	699,000	11.4%	-	-
Scarborough - Agincourt	521,000	519,000	475,000	9.7%	2,800	1,750
- Central	505,000	492,500	470,000	7.4%	2,800	1,850
- West Hill	560,000	545,000	525,000	6.7%	3,000	1,750
Woodbridge	360,000	360,000	352,000	2.3%	-	-
Burlington	518,000	479,000	452,000	14.6%	3,700	2,200
Brampton	472,000	486,500	446,000	5.8%	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Hamilton						
– Mountain	398,312	375,089	367,642	8.3%	4,271	-
– West	353,237	362,516	345,519	2.2%	3,341	-
– East	284,375	294,563	289,317	-1.7%	3,581	-
– Centre	169,231	179,822	160,010	5.8%	1,914	-
London	268,100	267,300	262,600	2.1%	-	-
Ottawa	545,000	545,000	532,000	2.4%	6,200	2,800
– Eastern	327,000	326,000	326,000	0.3%	4,425	1,800
– Kanata	384,000	380,000	380,000	1.1%	4,800	2,300
– Orleans	347,000	347,000	342,000	1.5%	4,600	1,800
– Southern	358,000	358,000	345,000	3.8%	4,350	1,700
– Western	430,000	430,000	418,000	2.9%	-	-
Windsor	132,125	131,350	129,850	1.8%	2,350	875
Barrie	290,000	290,000	282,000	2.8%	3,200	1,600
Brantford	235,000	225,000	218,000	7.8%	1,300	3,658
Dundas	495,593	494,680	449,341	10.3%	5,101	-
Stoney Creek	454,833	421,211	404,963	12.3%	4,363	-
Ancaster	521,418	540,420	496,200	5.1%	5,495	2,400
Unionville	860,000	800,000	725,000	18.6%	6,930	2,400
Georgetown-Halton Hills	445,250	415,000	409,000	8.9%	3,290	1,500
Orangeville	336,500	330,675	-	-	3,985	-
Belleville	200,000	200,000	200,000	0.0%	-	-
Cobourg	240,000	240,000	240,000	0.0%	-	-
Trenton	195,000	195,000	195,000	0.0%	-	-

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**O N T A R I O**

**STANDARD TOWNHOUSE**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	708000	710,000	651,000	8.8%	-	-
Bloor West Village	510000	508,000	495,000	3.0%	-	-
Cabbagetown	570000	570,000	570,000	0.0%	-	-
Etobicoke - Islington/ Kingsway	465000	465,000	460,000	1.1%	-	-
- South Etobicoke	490000	490,000	485,000	1.0%	-	-
North Toronto	632000	685,000	617,500	2.3%	-	-
Waterfront	580000	614,900	590,000	-1.7%	-	-
Markham	525000	525,000	475,000	10.5%	4,548	2,000
Mississauga -Mead-Vale/Str-Vil	350000	335,000	320,000	9.4%	2,500	1,600
- Mississauga	367000	363,400	339,000	8.3%	3,634	2,100
Milton	375000	367,457			-	-
Oakville	415000	415,000	415,000	0.0%	2,700	1,600
Richmond Hill	560000	550,000	500,000	12.0%	3,398	
Scarborough - Agincourt	369000	355,000	340,000	8.5%	2,100	1,550
- Central	376000	360,000	350,000	7.4%	2,200	1,450
- West Hill	395000	390,000	370,000	6.8%	2,300	1,500
Woodbridge	307000	307,000	305,000	0.7%	-	-
Burlington	304,900	304,900	297,000	2.7%	2,400	1,725
Brampton	274,000	257,000	258,000	6.2%	-	-

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**O N T A R I O**

**STANDARD TOWNHOUSE**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	179,900	178,400	171,000	5.2%	-	-
Ottawa	354,000	352,000	362,000	-2.2%	4,325	1,600
- Eastern	256,000	255,000	262,000	-2.3%	3,500	1,600
- Kanata	310,000	310,000	305,000	1.6%	3,700	1,800
- Orleans	268,000	268,000	272,000	-1.5%	3,950	1,400
- Southern	278,000	277,000	286,000	-2.8%	4,350	1,650
- Western	390,000	385,000	375,000	4.0%	-	-
Windsor	147500	147,500	143,350	2.9%	2,700	850
Barrie	210000	210,000	210,000	0.0%	2,300	1,350
Brantford	207000	197,500	190,000	8.9%	1,100	3,211
Unionville	590000	565,000	510,000	15.7%	4,895	2,100
Georgetown-Halton Hills	339000	323,125	307,500	10.2%	2,396	1,400
Orangeville	243822	278,950	-	-	2,890	-
Belleville	135,000	135,000	135,000	0.0%	-	-
Trenton	120,000	120,000	120,000	0.0%	-	-

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# O N T A R I O

## SENIOR EXECUTIVE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	1,490,000	1,560,000	1,393,000	7.0%	-	-
Cabbagetown	970,000	900,000	900,000	7.8%	-	-
Etobicoke - Islington/ Kingsway	1,130,000	1,130,000	1,125,000	0.4%	-	-
Leaside	1,850,000	1,650,000	1,770,000	4.5%	-	-
Midtown Toronto	2,270,000	2,270,000	2,276,000	-0.3%	-	-
Moore Park	2,600,000	2,600,000	2,400,000	8.3%	-	-
Lawrence Park	2,450,000	2,549,196	2,475,000	-1.0%	-	-
North Toronto	2,078,000	2,349,750	2,100,000	-1.0%	-	-
Riverdale	1,000,000	900,000	875,000	14.3%	-	-
Forest Hill	2,190,750	2,190,750	2,315,000	-5.4%	-	-
Markham	889,000	845,000	775,000	14.7%	7,320	2,500
Mississauga -Mead-Vale/Str-Vil	685,000	675,000	655,000	4.6%	5,000	3,200
- Mississauga	787,500	758,400	750,000	5.0%	7,584	4,200
Milton	460,000	441,862			-	-
Oakville	975,000	900,000	900,000	8.3%	7,300	5,200
Scarborough - Agincourt	667,500	647,500	630,000	6.0%	3,800	2,500
- Central	664,000	640,000	625,000	6.2%	4,000	2,500
- West Hill	825,000	810,000	790,000	4.4%	4,200	2,750
Woodbridge	472,000	472,000	472,000	0.0%	-	-
Burlington	825,000	825,000	716,000	15.2%	6,350	2,200

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**O N T A R I O**

**SENIOR EXECUTIVE**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	486,200	483,400	477,500	1.8%		
Ottawa	352000	354,000	355,000	-0.8%	8,450	3,900
- Eastern	255000	256,000	258,000	-1.2%	5,825	2,700
- Kanata	310000	310,000	306,000	1.3%	7,250	2,700
- Orleans	266000	268,000	272,000	-2.2%	7,375	2,600
- Southern	276000	278,000	286,000	-3.5%	4,350	1,650
- Western	390,000	390,000	375,000	4.0%	-	-
- Rockcliffe Park	2550000	2,550,000	2,500,000	2.0%	24,200	8,000
Windsor	455,740	458,472	448,300	1.7%	8,150	2,000
Barrie	525000	500,000	515,000	1.9%	5,300	2,000
Brantford	380000	362,000	345,000	10.1%	1,800	5,886
Unionville	1150000	1,100,000	940,000	22.3%	9,532	3,800
Georgetown-Halton Hills	653,600	631,785	589,171	10.9%	4,599	2,300
Orangeville	585000	612,786	-	-	5,383	-
Belleville	400,000	400,000	400,000	0.0%	-	-
Trenton	365,000	365,000	365,000	0.0%	-	-

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# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	330,000	330,000	330,000	0.0%	-	-
Cabbagetown	365,000	355,000	378,000	-3.4%	-	-
Etobicoke					-	-
- Islington/ Kingsway	380,000	380,000	380,000	0.0%	-	-
- South Etobicoke	380,000	375,000	380,000	0.0%	-	-
Leaside	420,000	375,000	405,000	3.7%	-	-
Midtown Toronto	556,357	526,864	457,450	21.6%	-	-
Lawrence Park	487,000	534,000	556,000	-12.4%	-	-
North Toronto	452,000	441,000	420,000	7.6%	-	-
Riverdale	450,000	440,000	450,000	0.0%	-	-
The Annex	545,426	524,449	496,464	9.9%	-	-
Waterfront	458,786	454,500	455,000	0.8%	-	-
High Park	415,000	415,000	415,000	0.0%	-	-
Forest Hill	682,036	655,805	588,000	16.0%	-	-
Markham	355,000	355,000	325,000	9.2%	3,075	1,900
Mississauga -Mead-Vale/Str-Vil	255,000	255,000	245,000	4.1%	2,100	1,300
- Mississauga	295,000	293,000	290,500	1.5%	2,930	1,600
Milton	275,000	269,906				
Oakville	295,000	295,000	290,000	1.7%	2,400	1,700
Richmond Hill	290,000	305,000	290,000	0.0%	-	
Scarborough - Agincourt	262,000	250,000	247,000	6.1%	1,800	1,350
- Central	275,000	270,000	265,000	3.8%	1,800	1,400
- West Hill	253,000	252,000	250,000	1.2%	1,650	1,350
Woodbridge	285,000	285,000	283,000	0.0%	-	-
Burlington	317,000	299,900	287,000	10.5%	2,300	2,000
Brampton	214,500	212,000	206,000	4.1%	-	-

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**O N T A R I O**

**STANDARD CONDOMINIUM APARTMENT**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	152,800	151,200	145,000	5.4%	-	-
Ottawa	342,000	347,000	350,000	-2.3%	4,250	1,400
- Eastern	210,000	213,000	215,000	-2.3%	3,150	1,400
- Kanata	230,000	230,000	228,000	0.9%	2,950	1,300
- Orleans	222,000	224,000	228,000	-2.6%	3,350	1,300
- Southern	227,000	229,000	234,000	-3.0%	3,350	1,300
- Western	320,000	320,000	317,500	0.8%	-	-
Windsor	135,000	139,280	135,000	0.0%	2,450	850
Barrie	280,000	280,000	245,000	14.3%	3,300	1,700
Brantford	153,500	153,500	152,000	1.0%	1,000	2,495
Unionville	450,000	425,000	380,000	18.4%	3,682	2,000
Georgetown-Halton Hills	270,000	272,750	269,250	0.3%	2,207	1,350
Orangeville	205,000	249,900	-	-	2,637	-
Belleville	125,000	125,000	130,000	-3.8%	-	-

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# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	525,000	530,000	530,000	-0.9%	-	-
Etobicoke					-	-
- Islington/ Kingsway	580,000	570,000	585,000	-0.9%	-	-
- South Etobicoke	520,000	515,000	525,000	-1.0%	-	-
Midtown Toronto	928,928	926,333	892,000	4.1%	-	-
Lawrence Park	812,000	812,000	815,000	-0.4%	-	-
North Toronto	702,000	699,500	685,000	2.5%	-	-
Riverdale	660,000	575,000	575,000	14.8%	-	-
Waterfront	975,000	1,006,000	993,000	-1.8%	-	-
High Park	696,000	696,000	699,000	-0.4%	-	-
Forest Hill	967,400	948,500	950,000	1.8%	-	-
Markham	485,000	485,000	430,000	12.8%	4,201	2,000
Mississauga -Mead-Vale/Str-Vil	325,000	325,000	320,000	1.6%	2,500	1,600
- Mississauga	391,000	391,000	388,000	0.8%	3,910	2,500
Milton	340,000	335,080			-	-
Oakville	500,000	500,000	440,000	13.6%	3,700	2,900
Scarborough - Agincourt	394,000	390,000	378,000	1.0%	2,600	1,700
- Central	397,000	387,000	380,000	2.6%	2,200	1,450
- West Hill	427,000	425,000	420,000	0.5%	2,500	2,000
Woodbridge	276,000	274,000	274,000	0.7%	-	-
Burlington	525,000	525,000	510,000	2.9%	3,050	2,400

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	275,000	274,100	265,200	3.7%	-	-
Ottawa	492,000	490,000	500,000	-1.6%	5,150	3,100
- Kanata	275,000	275,000	274,000	0.4%	3,500	1,800
- Southern	512,000	512,000	520,000	-1.5%	7,375	2,700
- Western	485,000	485,000	490,000	-1.0%	-	-
- Rockcliffe Park	1150000	1,150,000	1,000,000	15.0%	134,008	8,000
Windsor	312,500	312,500	287,800	8.6%	5,625	1,700
Barrie	420000	430,000	410,000	2.4%	4,400	3,000
Unionville	550000	525,000	480,000	14.6%	4,548	2,300
Georgetown-Halton Hills	296100	292,000	273,750	8.2%	2,600	1,500
Orangeville	369900	371,567	-	-	4,624	-
Belleville	240,000	240,000	240,000	0.0%	-	-
Cobourg	300,000	300,000	300,000	0.0%	-	-

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



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

## MANITOBA & SASKATCHEWAN

### DETACHED BUNGALOW

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	305,716	306,258	295,500	3.5%	-	-
River Heights	309,456	309,988	310,400	-0.3%	-	-
Southdale	303,000	301,083	299,714	1.1%	-	-
Westwood	293,777	291,625	296,667	-1.0%	-	-
North West	294,000	285,533	279,150	5.3%	-	-
North East	294,092	286,615	298,938	-1.6%	-	-
South St. Vital	320,118	318,215	309,500	3.4%	-	-
Ft. Richmond	331,900	330,764	333,300	-0.4%	-	-
Lindenwoods	427,000	429,600	488,967	-12.7%	-	-
Maples	286,075	288,303	277,507	3.1%	-	-
St James - Assiniboia	295,100	290,483	286,729	2.9%	-	-
<b>Saskatchewan Area</b>						
Regina - North	320,000	320,000	319,500	0.2%	-	-
- South	340,000	343,000	339,000	0.3%	-	-
Saskatoon - North	350,000	369,000	355,000	-1.4%	-	-
- West	335,000	335,000	310,000	8.1%	-	-
- East End	395,000	395,000	375,000	5.3%	-	-
- East Central	375,000	370,000	370,000	1.4%	-	-

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





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

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	462,500	462,500	395,000	17.1%	-	-
River Heights	420,000	423,200	378,333	11.0%	-	-
Southdale	388,000	387,467	381,000	1.8%	-	-
Westwood	370,154	373,750	362,000	2.3%	-	-
North West	404,760	409,196	386,230	4.8%	-	-
North East	302,000	291,125	294,982	2.4%	-	-
South St. Vital	420,875	424,311	419,000	0.4%	-	-
Ft. Richmond	433,333	454,250	419,500	3.3%	-	-
Tuxedo	671,000	650,000	504,450	33.0%	-	-
Lindenwoods	484,000	485,500	483,380	0.1%	-	-
Maples	330,950	322,200	335,000	-1.2%	-	-
St James - Assiniboia	377,500	377,500	365,000	3.4%	-	-
<b>Saskatchewan Area</b>						
Regina - North	500,000	520,000	500,000	0.0%	-	-
- South	506,000	520,000	490,000	3.3%	-	-
Saskatoon - North	500,000	480,000	480,000	4.2%	-	-
- East End	567,000	571,000	540,000	5.0%	-	-
- East Central	535,000	500,000	520,000	2.9%	-	-

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

**STANDARD TWO-STOREY**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	363,167	365,000	310,000	17.2%	-	-
River Heights	360,750	336,425	360,000	0.2%	-	-
Southdale	232,000	234,000	207,500	11.8%	-	-
Westwood	310,192	293,000	317,500	-2.3%	-	-
North West	309,500	312,250	321,200	-3.6%	-	-
North East	295,167	305,000	288,572	2.3%	-	-
South St. Vital	363,000	365,489	345,500	5.1%	-	-
Ft. Richmond	366,800	320,900	323,500	13.4%	-	-
St James - Assiniboia	295,400	287,583	286,167	3.2%	-	-
<b>Saskatchewan Area</b>						
Regina - North	341,000	335,000	338,500	0.7%	-	-
- South	417,000	405,500	417,000	0.0%	-	-
Saskatoon - North	384,000	384,000	370,000	3.8%	-	-
- West	360,000	350,000	348,000	3.4%	-	-
- East End	415,000	400,000	410,000	1.2%	-	-
- East Central	415,000	383,000	408,000	1.7%	-	-

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

**STANDARD TOWNHOUSE**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	209,500	201,000	210,600	-0.5%	-	-
Southdale	224,200	224,200	189,000	18.6%	-	-
Westwood	214,333	215,000	195,050	9.9%	-	-
North West	213,500	215,000	214,900	-0.7%	-	-
North East	211,000	209,736	218,000	-3.2%	-	-
South St. Vital	231,667	224,517	222,000	4.4%	-	-
Maples	217500	228756	216,633	0.4%	-	-
St James - Assiniboia	215000	215000	215000	0.0%	-	-
<b>Saskatchewan Area</b>						
Regina - North	270,000	270,000	280,000	-3.6%	-	-
- South	315,000	319,000	320,000	-1.6%	-	-
Saskatoon - North	250,000	260,000	270,000	-7.4%	-	-
- East End	258,000	260,000	280,000	-7.9%	-	-

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



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

**SENIOR EXECUTIVE**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Saskatchewan Area</b>						
Regina - North	650,000	630,000	610,000	6.6%	-	-
- South	800,000	750,000	710,000	12.7%	-	-
Saskatoon - North	680,000	680,000	650,000	4.6%	-	-
- East End	830,000	825,000	830,000	0.0%	-	-

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

**STANDARD CONDOMINIUM APARTMENT**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	193,300	189,520	177,467	8.9%	-	-
River Heights	210,467	213,143	196,225	7.3%	-	-
Westwood	190,000	200,000	170,162	11.7%	-	-
North West	224,800	220,308	206,000	9.1%	-	-
North East	189,000	206,364	180,833	4.5%	-	-
South St. Vital	216,281	214,611	215,000	0.6%	-	-
Ft. Richmond	197,978	197,886	204,214	-3.1%	-	-
St James - Assiniboia	209,620	209,720	210,743	-0.5%	-	-
<b>Saskatchewan Area</b>						
Regina - North	195,000	192,000	181,000	7.7%	-	-
- South	237,000	232,000	236,000	0.4%	-	-
Saskatoon - North	255,000	255,000	255,000	0.0%	-	-
- East End	280,000	259,000	280,000	0.0%	-	-
- East Central	260,000	280,000	249,000	4.4%	-	-

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

**LUXURY CONDOMINIUM APARTMENT**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
North East	307,797	295,000	295,000	4.3%	-	-
Ft. Richmond	375,833	380,000	371,000	1.3%	-	-
<b>Saskatchewan Area</b>						
Regina - North	335,000	340000	330,000	1.5%	-	-
- South	408,000	403000	372,000	9.7%	-	-
Saskatoon – East End	345,000	345,000	344,000	0.3%	-	-
- East Central	375,000	390,000	360,000	4.2%	-	-

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# ALBERTA

## DETACHED BUNGALOW

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	402,900	401,800	368,400	9.4%	-	-
North East	361,300	341,800	321,400	12.4%	-	-
North Inner City	541,800	526,500	519,900	4.2%	-	-
North West	440,300	429,100	403,400	9.1%	-	-
South	415,600	416,300	393,200	5.7%	-	-
South East	449,000	446,700	414,000	8.5%	-	-
South Inner City	583,400	558,300	533,500	9.4%	-	-
South West	477,700	457,200	447,700	6.7%	-	-
West	650,000	643,000	665,000	-2.3%	-	-
<b>Edmonton Area</b>						
Castledowns	300,000	295,000	289,000	3.8%	-	-
Clareview	265,000	260,000	250,000	6.0%	-	-
Riverbend/ Terwilligar	446,602	473,333	429,250	4.0%	3,235	-
Sherwood Park	355,000	350,000	330,000	7.6%	2,593	-
South East	408,983	373,187	368,250	11.1%	2,802	-
West End	402,144	367,294	360,614	11.5%	2,831	-
Millwoods	344,570	344,417	328,030	5.0%	2,460	-
Downtown	326,082	277,455	-	-	1,956	-
<b>Alberta</b>						
Leduc	346858	386224	347500	-0.2%	2,751	-
Spruce Grove	355004	357823	368000	-3.5%	2,579	-
St. Albert	294,000	290,000	284,000	3.5%	-	-
Fort McMurray	624,000	-	653,000	-4.4%	2,100	2,500

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# A L B E R T A

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	513,000	496,100	463,200	10.8%	-	-
North East	458,700	445,800	422,300	8.6%	-	-
North Inner City	771,600	759,200	742,100	4.0%	-	-
North West	561,000	526,000	533,400	5.2%	-	-
South	506,900	490,000	477,300	6.2%	-	-
South East	594,200	563,300	562,700	5.6%	-	-
South Inner City	830,900	811,900	819,500	1.4%	-	-
South West	540,700	532,500	523,000	3.4%	-	-
West	634,000	600,600	599,900	5.7%	-	-
<b>Edmonton Area</b>						
Castledowns	410,000	400,000	400,000	2.5%	-	-
Clareview	385,000	375,000	375,000	2.7%	-	-
Riverbend/ Terwilligar	540,902	548,559	541,514	-0.1%	2,904	-
Sherwood Park	470,000	460,000	430,000	9.3%	3,001	-
South East	532,052	-	859,900	-38.1%	2,918	-
West End	521,016	485,385	477,767	9.1%	3,178	-
Millwoods	437,275	448,982	439,349	-0.5%	2,956	-
<b>Alberta</b>						
Leduc	495,602	447,855	492,000	0.7%	2,506	-
Spruce Grove	548,000	557,000	574,000	-4.5%	2,738	-
St. Albert	345,000	335,000	335,000	3.0%	-	-
Fort McMurray	890,000	-	864,000	3.0%	3,600	4,000

## STANDARD TWO-STOREY

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# A L B E R T A

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	434,600	409,800	393,700	10.4%	-	-
North East	387,100	364,600	356,900	8.5%	-	-
North Inner City	619,200	627,400	540,000	14.7%	-	-
North West	439,900	433,800	404,700	8.7%	-	-
South	425,300	408,600	378,100	12.5%	-	-
South East	419,800	398,900	378,000	11.1%	-	-
South Inner City	635,500	626,000	634,500	0.2%	-	-
South West	413,400	408,700	389,000	6.3%	-	-
West	479,000	472,000	483,300	-0.9%	-	-
<b>Edmonton Area</b>						
Castledowns	339,000	329,000	329,000	3.0%	-	-
Clareview	360,000	350,000	350,000	2.9%	-	-
Riverbend/ Terwilligar	395,000	384,636	377,763	4.6%	2,199	-
Sherwood Park	390,000	380,000	350,000	11.4%	2,464	-
South East	411,218	466,167	373,000	10.2%	1,829	-
West End	380,950	348,125	370,389	2.9%	2,660	-
<b>Alberta</b>						
Leduc	323,295	377,513	365,000	-11.4%	2,352	-
Spruce Grove	313,000	385,377	373,000	-16.1%	1,808	-
St. Albert	345,000	335,000	335,000	3.0%	-	-
Fort McMurray	739,000	-	739,000	0.0%	2,600	3,300

## STANDARD TOWNHOUSE

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# A L B E R T A

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	330600	310,800	286,500	15.4%	-	-
North East	267500	262,100	261,300	2.4%	-	-
North Inner City	481100	468,300	450,000	6.9%	-	-
North West	336500	323500	308,300	9.1%	-	-
South	305900	293,000	282,500	8.3%	-	-
South East	318900	303,100	287,100	11.1%	-	-
South Inner City	523700	538,000	471,400	11.1%	-	-
South West	319300	332,900	300,900	6.1%	-	-
West	432200	405,200	394,300	9.6%	-	-
<b>Edmonton Area</b>						
Castledowns	208,000	198,000	198,000	5.1%	-	-
Clareview	180,000	170,000	170,000	5.9%	-	-
Riverbend/ Terwilligar	293,983	314,854	284,122	3.5%	1,828	-
Sherwood Park	250,000	245,000	235,000	6.4%	1,882	-
West End	253,210	219,515	226,316	11.9%	1,787	-
Millwoods	238,146	229,413	220,733	7.9%	1,674	-
<b>Alberta</b>						
Leduc	223,320	284346	262,000	-14.8%	1,615	-
Spruce Grove	230,352	237222	241,000	-4.4%	1,800	-
St. Albert	210,000	200,000	200,000	5.0%	-	-
Fort McMurray	460,000	-	496,000	-7.3%	1,650	2,400

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# A L B E R T A

## SENIOR EXECUTIVE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	622,600	618,600	567,700	9.7%	-	-
North East	511,300	486,400	474,500	7.8%	-	-
North Inner City	1,155,200	1,182,700	1,149,900	0.5%	-	-
North West	813,900	759,600	669,700	21.5%	-	-
South	623,600	621,800	589,200	5.8%	-	-
South East	788,500	766,600	691,700	14.0%	-	-
South Inner City	1,638,000	1,577,800	1,494,300	9.6%	-	-
South West	719,000	707,000	738,300	-2.6%	-	-
West	895,800	8,866,000	852,100	5.1%	-	-
<b>Edmonton Area</b>						
Castledowns	435,000	428,000	428,000	1.6%	-	-
Riverbend/ Terwilligar	1,087,137	926,506	995,917	9.2%	5,958	-
Sherwood Park	685,000	700,000	685,000	0.0%	2,578	-
West End	889,079	704,107	756804	17.5%	6,061	-
<b>Alberta</b>						
Leduc	380,000	378,140	350,000	8.6%	-	-
Spruce Grove	425,000	341,673	425,000	0.0%	-	-
St. Albert	437,000	427,000	427,000	2.3%	-	-
Fort McMurray	1,079,000	-	1,031,666	4.6%	4,500	6,000

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# ALBERTA

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	258,000	251,900	244,300	5.6%	-	-
North East	224,200	206,300	199,100	12.6%	-	-
North Inner City	293,100	299,700	308,800	-5.1%	-	-
North West	276,800	262,700	251,300	10.1%	-	-
South	254,000	255,500	239,000	6.3%	-	-
South East	272,600	264,400	250,800	8.7%	-	-
South Inner City	355,500	345,900	322,600	10.2%	-	-
South West	242,600	252,700	240,000	1.1%	-	-
West	295,500	288,900	291,000	1.5%	-	-
<b>Edmonton Area</b>						
Castledowns	197,000	192,000	192,000	2.6%	-	-
Clareview	175,000	165,000	165,000	6.1%	-	-
Riverbend/ Terwilligar	220,000	237,311	206,863	6.4%	1,762	-
Sherwood Park	305,000	300,000	275,000	10.9%	1,414	-
South East	225,333	271,286	297,667	-24.3%	1,669	-
West End	201,525	207,057	199,489	1.0%	1,477	-
Millwoods	188,462	175,558	180,033	4.7%	1,362	-
Downtown	347,967	283,018	-	-	1,619	-
<b>Alberta</b>						
Leduc	215,667	182,369	195,000	10.6%	1,897	-
Spruce Grove	178,500	204,211	201,000	-11.2%	1,440	-
St. Albert	180,000	170,000	170,000	5.9%	-	-
Fort McMurray	345,000	-	340,000	1.5%	1,400	2,000

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# A L B E R T A

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	360,200	340,300	319,100	12.9%	-	-
North East	226,500	204,800	189,400	19.6%	-	-
North Inner City	456,000	447,200	432,000	5.6%	-	-
North West	425,000	422,900	416,500	2.0%	-	-
South	411,700	396,900	325,700	26.4%	-	-
South East	566,000	577,400	525,300	7.7%	-	-
South Inner City	564,300	557,800	548,700	2.8%	-	-
South West	325,000	320,600	268,700	21.0%	-	-
West	377,200	351,700	349,500	7.9%	-	-
<b>Edmonton Area</b>						
Castledowns	215,000	209,000	209,000	2.9%	-	-
Riverbend/ Terwilligar	343,170	287,300	350,000	-2.0%	2,460	-
Sherwood Park	340,000	325,000	335,000	1.5%	2,604	1,700
South East	349,333	359,200	420,000	-16.8%	2,443	-
West End	271,900	294,125	236,667	14.9%	1,912	-
Downtown	442,926	400,868	-	-	2,975	-
<b>Alberta</b>						
Leduc	255,000	227,950	251,000	1.6%	-	-
Spruce Grove	322,000	316,333	319,800	0.7%	-	-
St. Albert	265,000	255,000	255,000	3.9%	-	-
Fort McMurray	480,000	-	480,000	0.0%	1,800	2,500

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**BRITISH COLUMBIA**

**DETACHED BUNGALOW**

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	850,000	840,000	820,000	3.7%	-	-
Vancouver East	754,270	775,200	735,000	2.6%	-	-
Vancouver West	1,365,000	1,350,000	1,300,000	5.0%	-	-
West Vancouver	1,280,000	1,200,000	1,200,000	6.7%	-	-
Richmond	910,000	830,000	820,000	11.0%	3,300	1,600
Surrey	485,000	475,000	455,000	6.6%	3,200	1,600
White Rock/South Surrey	660,000	619,000	631,000	4.6%	3,800	2,400
North Delta	500,000	486,000	465,000	7.5%	3,600	1,600
<b>British Columbia</b>						
Kelowna	365,000	360,000	360,000	1.4%	2,500	1,550
Sunshine Coast	310,000	320,000	320,000	-3.1%	-	-
Victoria	487,000	460,000	470,000	3.6%	-	-

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	1,060,000	970,000	1,020,000	3.9%	-	-
Vancouver East	930,930	956,760	920,000	1.2%	-	-
Vancouver West	1,850,000	1,850,000	1,800,000	2.8%	-	-
West Vancouver	1,480,000	1,500,000	1,400,000	5.7%	-	-
Richmond	910,000	830,000	850,000	7.1%	-	-
Surrey	519,000	515,000	488,000	5.5%	3,400	1,750
White Rock/South Surrey	655,000	633,000	650,000	-2.6%	3,900	2,400
North Delta	520,000	527,000	500,000	5.4%	3,750	1,600
<b>British Columbia</b>						
Kelowna	460,000	460,000	460,000	0.0%	3,100	1,700
Sunshine Coast	405,000	420,000	420,000	-3.6%	-	-
Victoria	613,000	560,000	599,000	2.3%	-	-

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# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	930,000	880,000	890,000	4.5%	-	-
Vancouver East	803,890	826,200	810,000	-0.8%	-	-
Vancouver West	1,560,000	1,550,000	1,525,000	2.3%	-	-
West Vancouver	1,300,000	1,350,000	1,240,000	4.8%	-	-
Richmond	850,000	800,000	830,000	2.4%	-	-
Surrey	430,000	416,000	378,000	10.1%	2,600	1,400
White Rock/South Surrey	565,000	560,000	560,000	0.0%	3,400	2,000
North Delta	463,000	449,000	445,000	0.9%	3,300	1,700
<b>British Columbia</b>						
Sunshine Coast	365,000	380,000	380,000	-3.9%	-	-
Victoria	491,000	463,000	475,000	3.4%	-	-

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# BRITISH COLUMBIA

## STANDARD TOWNHOUSE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	680,000	680,000	680,000	0.0%	-	-
Vancouver East	604,160	590,000	575,000	5.1%	-	-
Vancouver West	925,000	925,000	925,000	0.0%	-	-
West Vancouver	730,000	780,000	730,000	0.0%	-	-
Richmond	425,000	400,000	395,000	7.6%	-	-
Surrey	283,000	283,000	250,000	13.2%	1,900	1,300
White Rock/South Surrey	335,000	334,000	330,000	1.2%	2,200	1,600
North Delta	300,000	299,000	309,000	-3.2%	2,100	1,600
<b>British Columbia</b>						
Kelowna	295,000	290,000	285,000	3.5%	2,400	1,200
Sunshine Coast	280,000	280,000	280,000	0.0%	-	-
Victoria	367,000	360,000	360,000	1.9%	-	-

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# BRITISH COLUMBIA

## SENIOR EXECUTIVE

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	1,230,000	1,160,000	1,180,000	4.2%	-	-
Vancouver East	1,154,950	1,187,000	1,200,000	-3.8%	-	-
Vancouver West	2,900,000	2,900,000	2,800,000	3.6%	-	-
West Vancouver	1,680,000	1,680,000	1,600,000	5.0%	-	-
Richmond	1,475,000	1,250,000	1,345,000	9.7%	-	-
Surrey	660000	651,000	625,000	4.2%	3,900	2,500
White Rock/South Surrey	900000	885,000	870,000	1.7%	5,500	3,800
North Delta	683000	665,000	668,000	-0.4%	4,900	2,600
<b>British Columbia</b>						
Kelowna	600,000	600,000	570,000	5.3%	3,500	2,100
Sunshine Coast	560,000	580,000	580,000	-3.4%	-	-
Victoria	775,000	751,000	760,000	2.0%	-	-

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# BRITISH COLUMBIA

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	340,000	345,000	345,000	-1.4%	-	-
Vancouver East	391,200	400,000	400,000	-2.2%	-	-
Vancouver West	720,000	725,000	700,000	2.9%	-	-
West Vancouver	480,000	500,000	480,000	0.0%	-	-
Richmond	335,000	320,000	320,000	4.7%	-	-
Surrey	185,000	184,000	185,000	0.0%	1,500	900
White Rock/South Surrey	220,000	210,000	213,000	3.3%	1,800	1,150
North Delta	150,000	147,000	140,000	7.1%	1,450	1,050
<b>British Columbia</b>						
Kelowna	185,000	185,000	185,000	0.0%	1,350	1,000
Sunshine Coast	220,000	220,000	220,000	0.0%	-	-
Victoria	282,000	249,000	258,000	9.3%	-	-

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# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	482,000	482,000	490,000	-1.6%	-	-
Vancouver East	616,140	630,000	590,000	4.4%	-	-
Vancouver West	1,150,000	1,177,000	1,100,000	4.5%	-	-
West Vancouver	840,000	880,000	840,000	0.0%	-	-
Richmond	450,000	415,000	415,000	8.4%	-	-
Surrey	312000	310,000	280,000	10.7%	1,700	1,450
White Rock/South Surrey	515000	510,000	529,000	-3.6%	3,400	1,900
North Delta	230000	239,000	240,000	-0.4%	1,650	1,300
<b>British Columbia</b>						
Kelowna	415,000	420,000	450,000	-7.8%	3,150	1,650
Sunshine Coast	250,000	250,000	250,000	0.0%	-	-
Victoria	537,000	504,500	512,000	4.9%	-	-

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