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SURVEY OF CANADIAN HOUSE PRICES

Your guide to housing prices in Canada

ROYAL LEPAGE
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THE ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES

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

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about real estate, the
more likely they are to
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buy or sell.*

THE ROYAL LEPAGE 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.

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

DETACHED BUNGALOW

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	274,000	270,000	270,000	1.5	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	184,000	183,000	195,000	-5.6	-	-
- Eastern Passage	180,000	166,000	180,000	0.0	-	-
- Woodlawn/Montebello	221,000	195,000	182,000	21.4	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	290,000	235,000	230,000	26.1	-	-
- North End	200,000	185,000	170,000	17.6	-	-
- West	209,000	202,000	193,000	8.3	-	-
Sackville	200,000	187,000	183,000	9.3	-	-
Prince Edward Island						
Charlottetown	156,000	155,000	147,000	6.1	-	-
Summerside	130,500	130,500	-	-	-	-
New Brunswick						
Fredericton	162,000	160,000	155,000	4.5	2,351	800
Moncton	164,000	152,000	142,000	15.5	-	-
Saint John (Rothesay)	185,000	196,500	161,700	14.4	-	-
Newfoundland						
St. John's						
- East End	178,000	162,000	148,000	20.3	-	-
- Mount Pearl	190,000	170,000	145,000	31.0	-	-
- West	175,000	160,000	148,000	18.2	-	-

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

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	370,000	350,000	320,000	15.6	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	270,000	260,000	226,000	19.5	-	-
- Eastern Passage	240,000	180,000	209,000	14.8	-	-
- Lawrence Town/Porters Lake	224,000	250,000	249,000	-10.0	-	-
- Woodlawn/Montebello	330,000	290,000	250,000	32.0	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	295,000	310,000	334,000	-11.7	-	-
- South End	450,000	425,000	447,000	0.7	-	-
- West	330,000	290,000	290,000	13.8	-	-
Sackville	250,000	189,000	220,000	13.6	-	-
Prince Edward Island						
Charlottetown	235,000	230,000	220,000	6.8	-	-
Summerside	229,500	229,500	-	-	-	-
New Brunswick						
Fredericton	245,000	242,000	240,000	2.1	3,541	1,500
Saint John (Rothesay)	-	408,866	361,500	-	-	-
Newfoundland						
St. John's						
- East End	290,000	270,000	240,000	20.8	-	-
- Mount Pearl	276,000	255,000	225,000	22.7	-	-
- West	280,000	260,000	238,000	17.6	-	-

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	230,000	234,000	225,000	2.2	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	197,000	200,000	205,000	-3.9	-	-
- Eastern Passage	160,000	155,000	176,000	-9.1	-	-
- Lawrence Town/Porters Lake	200,000	200,000	230,000	-13.0	-	-
- Woodlawn/Montebello	316,000	260,000	210,000	50.5	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	260,000	240,000	230,000	13.0	-	-
- North End	235,000	229,000	191,000	23.0	-	-
- South End	345,000	330,000	319,000	8.2	-	-
- West	320,000	270,000	260,000	23.1	-	-
Sackville	215,000	176,000	207,000	3.9	-	-
Prince Edward Island						
Charlottetown	185,000	185,000	180,000	2.8	-	-
Summerside	184,000	184,000	-	-	-	-
New Brunswick						
Fredericton	197,000	197,000	190,000	3.7	-	-
Moncton	132,000	135,300	133,000	-0.8	-	-
Saint John (Rothesay)	264,000	255,000	210,400	25.5	-	-
Newfoundland						
St. John's						
- East End	260,000	240,000	214,000	21.5	-	-
- Mount Pearl	238,000	218,000	193,000	23.3	-	-
- West	250,000	230,000	213,000	17.4	-	-

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	270,000	250,000	215,000	25.6	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	130,000	133,000	123,000	5.7	-	-
- Eastern Passage	206,000	207,000	170,000	21.2	-	-
- Woodlawn/Montebello	242,000	180,000	150,000	61.3	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	216,000	168,000	207,000	4.3	-	-
- North End	240,000	180,000	171,500	39.9	-	-
- West	220,000	215,000	200,000	10.0	-	-
Sackville	140,000	140,000	130,000	7.7	-	-
Prince Edward Island						
Charlottetown	112,000	110,000	106,000	5.7	-	-
Summerside	115,000	115,000	-	-	-	-
New Brunswick						
Fredericton	145,000	145,000	142,000	2.1	2,101	900
Saint John (Rothesay)	-	149,314	137,400	-	-	-
Newfoundland						
St. John's						
- East End	120,000	115,000	106,000	13.2	-	-
- Mount Pearl	130,000	125,000	112,000	16.1	-	-
- West	120,000	115,000	107,000	12.1	-	-

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

SENIOR EXECUTIVE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	412,000	410,000	357,000	15.4	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	320,000	290,000	275,000	16.4	-	-
- Lawrence Town/Porters Lake	232,000	255,000	297,000	-21.9	-	-
- Woodlawn/Montebello	370,000	350,000	324,000	14.2	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	470,000	400,000	398,000	18.1	-	-
- South End	500,000	515,000	535,000	-6.5	-	-
- West	400,000	350,000	316,000	26.6	-	-
Prince Edward Island						
Charlottetown	300,000	300,000	275,000	9.1	-	-
New Brunswick						
Fredericton	300,000	300,000	300,000	0.0	4,355	1,500
Moncton	254,000	265,000	255,000	-0.4	-	-
Saint John (Rothesay)	-	586,316	510,500	-	-	-
Newfoundland						
St. John's						
- East End	377,000	347,000	305,000	23.6	-	-
- Mount Pearl	300,000	280,000	250,000	20.0	-	-
- West	310,000	290,000	255,000	21.6	-	-

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	150,000	150,000	195,000	-23.1	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	125,000	127,000	127,000	-1.6	-	-
- Woodlawn/Montebello	150,000	150,000	140,000	7.1	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	179,000	174,000	169,000	5.9	-	-
- North End	130,000	130,000	121,000	7.4	-	-
- South End	295,000	300,000	279,000	5.7	-	-
Prince Edward Island						
Charlottetown	120,000	105,000	100,000	20.0	-	-
New Brunswick						
Fredericton	126,000	126,000	130,000	-3.1	1,812	950
Saint John (Rothesay)	142,000	-	118,500	19.8	-	-
Newfoundland						
St. John's						
- East End	195,000	175,000	152,000	28.3	-	-
- Mount Pearl	195,000	175,000	153,000	27.5	-	-
- West	190,000	170,000	155,000	22.6	-	-

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Beford	214,000	210,000	300,000	-28.7	-	-
Halifax						
- South End	400,000	370,000	360,000	11.1	-	-
Prince Edward Island						
Charlottetown	300,000	300,000	250,000	20.0	-	-
New Brunswick						
Fredericton	162,000	163,000	167,000	-3.0	2,434	1,000
Newfoundland						
St. John's						
- East End	245,000	225,000	205,000	19.5	-	-
- Mount Pearl	195,000	175,000	157,000	24.2	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	150,000	-	-	2,400	900
Trois-Rivieres	134,500	134,500	-	-	2,601	685
Montréal Area						
Beaconsfield	280,000	275,000	260,000	7.7	4,300	1,850
Boucherville	241,813	239,893	214,047	13.0	-	-
Chomedey, Laval	269,000	266,000	257,300	4.5	3,000	1,430
Côte-St-Luc	245,000	230,000	240,000	2.1	4,200	1,700
Dollard-Des-Ormeaux	272,000	265,000	265,000	2.6	3,800	1,700
Dorval	245,000	237,500	228,000	7.5	3,600	1,700
Duvernay, Laval	280,000	277,000	273,750	2.3	3,000	1,460
Fabreville	229,000	226,200	217,300	5.4	2,600	1,233
Lachine	225,000	220,000	210,000	7.1	3,600	1,600
Lasalle/Verdun	204,000	205,000	195,000	4.6	2,700	950
Laval-Des-Rapides	252,750	251,800	247,700	2.0	3,200	1,439
Pointe Claire	240,000	235,000	227,500	5.5	3,500	1,800
St-Bruno-De-Montarville	209,000	190,000	-	-	-	-
St-Lambert	225,000	225,000	220,000	2.3	3,750	1,700
Terrebonne	180,000	180,000	-	-	-	-
Vimont	263,000	263,000	255,500	2.9	2,650	1,418
Québec City Area						
Beauport	183,000	175,000	171,000	7.0	3,578	886
Cap-Rouge	214,500	200,000	200,000	7.3	3,158	876
Charlesbourg	179,000	175,000	161,500	10.8	5,028	821
Neufchatel	187,000	185,000	169,000	10.7	3,054	870
Québec (Haute-Ville)	291,000	291,000	250,000	16.4	5,035	1,049
Rive-Sud	183,000	169,000	125,000	46.4	3,290	777
Sillery	360,000	295,000	354,000	1.7	2,915	1,452
Ste-Foy	238,000	224,000	200,000	19.0	2,926	954

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	230,000	235,000	-	-	3,500	1,200
Trois-Rivieres	285,000	230,750	-	-	4,530	1,451
Montréal Area						
Beaconsfield	400,000	400,000	380,000	5.3	5,600	3,000
Boucherville	393,000	385,000	390,000	0.8	-	-
Chomedey, Laval	388,000	380,000	370,600	4.7	4,500	1,960
Côte-St-Luc	495,000	490,000	480,000	3.1	4,700	3,000
Dollard-Des-Ormeaux	390,000	385,000	390,000	0.0	5,000	2,800
Dorval	350,000	342,500	335,000	4.5	4,700	2,700
Duvernay, Laval	485,000	484,000	465,000	4.3	5,291	2,715
Fabreville	339,000	338,000	325,000	4.3	3,780	1,772
Lachine	315,000	312,500	295,000	6.8	4,400	2,500
Lasalle/Verdun	260,000	255,000	250,000	4.0	3,200	1,700
Laval-Des-Rapides	332,500	332,500	326,000	2.0	4,150	1,841
Montréal West	450,000	440,000	425,000	5.9	6,200	2,900
Mount Royal	580,000	580,000	575,000	0.9	7,000	4,800
Notre-Dame-De-Grâce	480,000	475,000	455,000	5.5	4,700	2,800
Outremont	751,000	751,000	750,000	0.1	8,500	4,000
Pointe Claire	345,000	340,000	330,000	4.5	5,700	3,300
St-Bruno-De-Montarville	330,000	300,000	306,000	7.8	-	-
St-Lambert	465,000	465,000	455,000	2.2	5,500	2,750
Terrebonne	245,000	255,000	-	-	-	-
Vimont	470,000	470,000	447,500	5.0	6,150	2,534
Westmount	990,000	998,000	978,592	1.2	-	-
Québec City Area						
Beauport	263,000	260,000	220,000	19.5	5,211	1,000
Cap-Rouge	283,000	280,000	178,000	59.0	4,145	1,163
Charlesbourg	248,000	230,000	158,000	57.0	4,092	1,403
Neufchatel	263,000	260,000	164,000	60.4	5,530	1,049
Québec (Haute-Ville)	309,500	290,000	177,000	74.9	6,332	1,452
Rive-Sud	245,000	245,000	140,000	75.0	3,321	877
Sillery	283,000	313,000	298,500	-5.2	4,283	1,773
Ste-Foy	300,000	300,000	161,000	86.3	2,749	963

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Q U É B E C

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	185,000	190,000	-	-	2,800	1,000
Trois-Rivieres	148,000	168,095	-	-	2,891	754
Montréal Area						
Beaconsfield	260,000	350,000	328,000	-20.7	4,300	1,850
Boucherville	285,786	281,500	253,172	12.9	-	-
Chomedey, Laval	312,000	306,000	299,600	4.1	3,800	1,630
Dollard-Des-Ormeaux	295,000	295,000	300,000	-1.7	3,800	2,300
Dorval	245,000	237,000	230,000	6.5	3,600	1,700
Duvernay, Laval	308,300	306,000	293,000	5.2	3,368	1,575
Fabreville	305,000	305,000	294,200	3.7	3,610	1,705
Lachine	230,000	225,000	215,000	7.0	3,300	1,700
Laval-Des-Rapides	296,000	296,000	290,000	2.1	3,500	1,634
Montréal West	370,000	365,000	355,000	4.2	5,100	2,000
Mount Royal	466,000	466,000	464,000	0.4	6,000	3,500
Notre-Dame-De-Grâce	375,000	370,000	360,000	4.2	3,000	1,800
Outremont	425,000	425,000	425,000	0.0	4,900	2,300
Pointe Claire	290,000	285,000	275,000	5.5	4,500	2,500
St-Bruno-De-Montarville	232,200	215,000	-	-	-	-
St-Lambert	270,000	270,000	263,000	2.7	3,400	2,500
Terrebonne	210,000	210,000	-	-	-	-
Vimont	367,000	366,000	354,500	3.5	5,140	2,069
Westmount	660,000	678,000	665,040	-0.8	-	-
Québec City Area						
Beauport	160,000	163,500	134,000	19.4	2,758	958
Cap-Rouge	215,000	210,000	276,000	-22.1	3,076	990
Charlesbourg	170,000	165,000	113,000	50.4	3,079	935
Neufchatel	185,000	185,000	118,000	56.8	4,529	1,224
Québec (Haute-Ville)	241,000	220,000	150,000	60.7	3,693	1,109
Rive-Sud	160,000	165,000	117,000	36.8	3,874	821
Sillery	221,000	215,000	190,000	16.3	3,455	1,000
Ste-Foy	215,000	207,000	139,000	54.7	2,990	832

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Q U É B E C

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	140,000	140,000	-	-	2,300	800
Trois-Rivieres	-	-	-	-	-	-
Montréal Area						
Beaconsfield	260,000	250,000	230,000	13.0	4,300	1,850
Boucherville	205,273	202,829	188,794	8.7	-	-
Chomedey, Laval	235,300	232,000	228,000	3.2	2,500	1,227
Côte-St-Luc	230,000	225,000	215,000	7.0	3,200	2,200
Dollard-Des-Ormeaux	182,000	180,000	185,000	-1.6	2,700	1,600
Duvernay, Laval	226,000	225,000	218,000	3.7	2,575	1,245
Fabreville	194,000	194,000	189,000	2.6	2,100	1,097
Lachine	250,000	245,000	235,000	6.4	3,300	1,700
Lasalle/Verdun	165,000	162,000	155,000	6.5	2,400	1,500
Laval-Des-Rapides	215,000	215,000	208,000	3.4	2,560	1,260
Outremont	371,000	371,000	370,000	0.3	3,600	2,200
Pointe Claire	227,000	222,500	215,000	5.6	3,900	2,000
St-Bruno-De-Montarville	164,000	160,000	163,200	0.5	-	-
St-Lambert	255,000	255,000	247,000	3.2	3,100	1,400
Terrebonne	150,000	150,000	-	-	-	-
Vimont	213,000	213,000	208,000	2.4	2,550	1,133
Québec City Area						
Beauport	135,000	135,000	105,000	28.6	1,868	767
Cap-Rouge	146,000	146,000	166,000	-12.0	2,440	935
Charlesbourg	163,250	141,000	150,000	8.8	2,467	935
Neufchatel	162,000	150,000	129,000	25.6	2,517	876
Québec (Haute-Ville)	296,500	290,000	255,000	16.3	3,643	816
Rive-Sud	171,000	164,000	125,000	36.8	1,605	707
Sillery	234,000	234,000	210,000	11.4	2,209	844
Ste-Foy	252,000	207,000	170,000	48.2	2,540	723

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

Q U É B E C

SENIOR EXECUTIVE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	330,000	335,000	-	-	4,200	2,000
Montréal Area						
Beaconsfield	490,000	490,000	470,000	4.3	6,500	3,600
Boucherville	531,291	522,500	473,154	12.3	-	-
Chomedey, Laval	449,800	445,000	437,000	2.9	5,000	2,355
Côte-St-Luc	530,000	525,000	520,000	1.9	6,300	3,500
Dollard-Des-Ormeaux	630,000	620,000	640,000	-1.6	7,000	4,500
Duvernay, Laval	701,000	700,000	701,000	0.0	7,400	3,750
Fabreville	435,000	430,000	424,500	2.5	5,150	2,345
Laval-Des-Rapides	406,000	406,000	395,000	2.8	5,000	2,261
Mount Royal	855,000	855,000	850,000	0.6	10,500	5,500
Notre-Dame-De-Grâce	468,000	465,000	440,000	6.4	4,600	2,800
Outremont	836,000	836,000	835,000	0.1	10,000	4,200
Pointe Claire	390,000	388,000	380,000	2.6	6,800	3,800
St-Bruno-De-Montarville	410,000	400,000	408,000	0.5	-	-
St-Lambert	365,000	365,000	355,000	2.8	4,900	2,750
Terrebonne	390,000	400,000	-	-	-	-
Vimont	570,500	562,500	560,000	1.9	6,800	2,995
Westmount	1,650,000	1,700,000	1,670,287	-1.2	-	-
Québec City Area						
Cap-Rouge	470,000	502,000	276,000	70.3	4,282	1,740
Charlesbourg	392,500	320,000	188,000	108.8	5,961	821
Neufchatel	380,000	380,000	234,000	62.4	10,663	1,398
Québec (Haute-Ville)	417,000	417,000	445,000	-6.3	8,600	1,937
Rive-Sud	385,000	360,000	238,000	61.8	3,445	1,049
Sillery	540,000	510,000	425,000	27.1	4,968	1,888
Ste-Foy	500,000	500,000	356,000	40.4	4,087	1,762

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	165,000	165,000	-	-	2,500	1,000
Trois-Rivieres	135,000	110,750	-	-	2,166	687
Montréal Area						
Boucherville	176,475	171,000	159,624	10.6	-	-
Chomedey, Laval	211,500	211,300	204,700	3.3	3,000	1,635
Côte-St-Luc	230,000	225,000	220,000	4.5	3,500	1,500
Dollard-Des-Ormeaux	177,000	175,000	180,000	-1.7	2,700	1,500
Dorval	215,000	208,000	190,000	13.2	3,600	1,800
Duvernay, Laval	209,000	208,200	201,000	4.0	3,280	1,370
Fabreville	200,000	200,000	185,000	8.1	2,100	1,155
Lachine	245,000	240,000	230,000	6.5	3,600	1,700
Lasalle/Verdun	160,000	158,000	150,000	6.7	2,000	1,200
Laval-Des-Rapides	195,500	195,000	191,000	2.4	2,200	1,132
Notre-Dame-De-Grâce	235,000	230,000	225,000	4.4	3,000	1,400
Outremont	316,000	316,000	315,000	0.3	4,000	2,100
St-Bruno-De-Montarville	148,000	145,000	-	-	-	-
St-Lambert	165,000	165,000	162,000	1.9	2,500	1,250
Terrebonne	150,000	150,000	-	-	-	-
Vimont	210,875	208,000	204,000	3.4	2,450	1,240
Westmount	270,000	274,000	276,930	-2.5	-	-
Québec City Area						
Beauport	131,000	131,000	119,000	10.1	2,258	609
Cap-Rouge	193,000	144,000	130,000	48.5	2,071	935
Charlesbourg	132,000	129,000	113,500	16.3	2,589	816
Neufchatel	165,000	155,000	129,000	27.9	1,727	523
Québec (Haute-Ville)	177,000	174,000	118,000	50.0	3,433	876
Rive-Sud	134,000	134,000	76,000	76.3	1,826	707
Sillery	161,000	175,000	130,000	23.8	2,319	844
Ste-Foy	161,000	160,000	110,000	46.4	1,645	658

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	225,000	-	-	3,500	1,200
Montréal Area						
Boucherville	314,250	309,000	280,925	11.9	-	-
Chomedey, Laval	515,000	515,000	495,000	4.0	5,500	3,040
Côte-St-Luc	350,000	345,000	335,000	4.5	3,400	2,500
Dollard-Des-Ormeaux	236,000	230,000	230,000	2.6	3,200	2,200
Duvernay, Laval	315,000	315,000	315,000	0.0	3,150	1,900
Lasalle/Verdun	230,000	225,000	215,000	7.0	2,800	1,600
Laval-Des-Rapides	370,000	370,000	365,000	1.4	4,100	2,177
Notre-Dame-De-Grâce	295,000	290,000	285,000	3.5	3,200	2,600
Outremont	760,000	760,000	760,000	0.0	8,000	3,800
Pointe Claire	335,000	332,000	325,000	3.1	6,400	3,500
St-Bruno-De-Montarville	315,000	310,000	316,200	-0.4	-	-
St-Lambert	360,000	360,000	350,000	2.9	4,000	2,300
Terrebonne	240,000	240,000	-	-	-	-
Westmount	605,000	620,000	624,811	-3.2	-	-
Québec City Area						
Québec (Haute-Ville)	330,000	344,000	270,000	22.2	7,839	1,816
Rive-Sud	275,000	275,000	172,000	59.9	2,560	1,023
Sillery	341,000	335,000	325,000	4.9	5,651	1,996
Ste-Foy	285,000	300,000	172,000	65.7	2,589	826

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O N T A R I O

DETACHED BUNGALOW

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	580,000	560,000	556,000	4.3	3,800	1,850
Burlington	320,000	320,000	315,000	1.6	3,250	1,850
Etobicoke						
-Islington/Kingsway	499,450	477,000	418,000	19.5	3,300	2,300
-South Etobicoke	371,000	371,000	340,000	9.1	2,750	1,500
High Park	678,000	665,000	665,000	2.0	5,400	2,300
Leaside	660,000	700,000	560,000	17.9	-	-
Markham	480,000	480,000	430,000	11.6	4,899	2,200
Mississauga						
- Mississauga	354,000	352,500	335,000	5.7	4,125	1,800
-Meadowvale/Streetsville	394,000	385,000	365,000	7.9	-	-
Newmarket	423,174	-	-	-	5,200	2,000
North Toronto	600,000	610,000	542,500	10.6	-	-
Oakville	330,000	315,000	300,000	10.0	3,000	1,500
Richmond Hill	365,000	365,000	335,000	9.0	-	-
Scarborough						
- Agincourt	349,500	335,000	320,850	8.9	2,500	1,500
- Central	339,000	330,000	315,000	7.6	2,400	1,500
- West Hill	365,000	340,500	335,000	9.0	2,350	1,400
Thornhill	600,000	580,000	550,000	9.1	4,600	1,800
Unionville	525,000	525,000	485,000	8.2	5,357	2,300
Woodbridge	428,000	427,500	428,000	0.0	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	405,242	422,222	373,628	8.5	-	-
Barrie	264,974	262,350	252,000	5.1	2,900	-
Bracebridge	215,000	210,000	215,000	0.0	2,100	-
Brantford	206,000	207,000	217,000	-5.1	3,351	1,200
Brockville	182,000	172,000	160,000	13.8	-	-
Cambridge	238,000	-	-	-	2,500	1,400
Chatham	150,000	150,000	-	-	2,250	1,000
Dundas	308,020	264,500	276,054	11.6	-	-
Georgetown/Halton Hills	318,195	330,225	306,020	4.0	3,000	1,400
Grimsby	260,000	260,000	250,000	4.0	3,000	1,500
Hamilton						
- Centre	113,293	98,150	109,843	3.1	-	-
- East	166,983	174,848	165,546	0.9	-	-
- Mountain	207,454	206,990	207,291	0.1	-	-
- West	236,537	241,400	212,521	11.3	-	-
Huntsville	185,000	186,000	181,000	2.2	2,100	1,000
Kitchener	234,500	232,900	-	-	3,750	1,200
London	227,500	223,300	216,500	5.1	-	-
Milton	338,400	342,614	323,670	4.6	2,950	1,500
North Bay	225,000	220,000	220,000	2.3	3,700	1,300
Ottawa	490,000	482,000	471,000	4.0	5,300	3,100
- Eastern	257,000	252,000	247,000	4.0	3,550	1,800
- Kanata	314,000	312,000	304,000	3.3	-	-
- Orleans	261,000	255,000	249,000	4.8	3,550	1,700
- Southern	260,000	254,500	248,000	4.8	3,550	1,900
- Western	315,000	314,000	299,500	5.2	-	-
Parry Sound	175,000	175,000	175,000	0.0	-	-
Peterborough	240,000	-	-	-	-	-
Sarnia	160,000	161,200	159,000	0.6	2,688	1,000
Simcoe	165,000	165,000	165,000	0.0	-	-
St. Catharines	204,000	200,000	192,000	6.3	3,800	1,500
- Fonthill	261,000	255,000	250,000	4.4	-	-
- Niagara Falls	192,000	188,000	180,000	6.7	3,400	1,400
- Niagara-on-the-Lake	367,000	360,000	302,500	21.3	4,500	2,800
- Welland	179,000	175,000	160,000	11.9	-	-
Stoney Creek	269,701	231,460	242,622	11.2	-	-
Sudbury	220,000	210,000	175,000	25.7	-	-
Tillsonburg	188,000	187,500	174,000	8.0	-	-

*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 Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	860,600	880,000	800,800	7.5	-	-
Bloor West Village	982,000	921,000	875,000	12.2	5,500	2,700
Burlington	448,750	445,000	425,000	5.6	4,250	2,500
Cabbagetown	700,000	709,000	630,000	11.1	-	-
Etobicoke						
-Islington/Kingsway	683,000	650,000	610,000	12.0	5,000	4,000
-South Etobicoke	517,000	508,000	435,000	18.9	3,772	2,800
Forest Hill	1,500,000	1,380,000	1,440,000	4.2	-	-
High Park	982,000	960,000	1,068,000	-8.1	6,600	3,200
Leaside	980,000	850,000	830,000	18.1	-	-
Markham	525,000	525,000	510,000	2.9	5,357	2,400
Midtown Toronto	1,900,000	1,525,000	1,650,000	15.2	-	-
Mississauga						
- Mississauga	401,000	398,300	381,500	5.1	4,900	2,300
-Meadowvale/Streetsville	-	448,000	424,000	-	-	-
Moore Park	1,600,000	1,800,000	1,900,000	-15.8	-	-
Newmarket	736,000	-	-	-	7,500	3,500
North Toronto	1,400,000	1,450,000	1,387,000	0.9	-	-
Oakville	500,000	470,000	425,000	17.6	4,000	3,000
Richmond Hill	425,000	420,000	390,000	9.0	4,000	1,750
Scarborough						
- Agincourt	485,000	468,000	450,000	7.8	3,200	1,800
- Central	429,500	420,000	400,000	7.4	3,200	1,900
- West Hill	480,000	445,000	450,000	6.7	3,250	1,750
Thornhill	590,000	575,000	560,000	5.4	4,750	1,900
Unionville	600,000	650,000	610,000	-1.6	6,122	2,600
Woodbridge	475,000	480,000	472,650	0.5	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	437,580	442,000	475,000	-7.9	4,800	-
Bracebridge	335,000	335,000	335,000	0.0	-	-
Brantford	322,000	332,000	332,000	-3.0	5,238	1,550
Brockville	270,000	250,000	235,000	14.9	-	-
Cambridge	350,000	-	-	-	3,900	1,800
Chatham	250,000	250,000	-	-	1,300	1,400
Georgetown/Halton Hills	424,169	433,655	377,710	12.3	3,200	2,000
Grimsby	400,000	400,000	330,000	21.2	5,000	3,000
Huntsville	295,000	285,000	285,000	3.5	3,900	1,400
Kitchener	349,500	353,500	-	-	5,600	2,500
London	299,000	295,390	282,500	5.8	-	-
Milton	410,500	414,183	390,000	5.3	3,250	1,800
North Bay	270,000	265,000	262,000	3.1	4,900	1,500
Ottawa	499,000	490,000	478,000	4.4	5,300	3,100
- Eastern	301,000	295,000	287,000	4.9	3,675	1,800
- Kanata	368,000	363,000	349,500	5.3	-	-
- Orleans	340,000	323,000	316,000	7.6	4,450	1,900
- Southern	334,000	327,000	317,000	5.4	4,400	1,900
- Western	405,000	397,500	382,000	6.0	-	-
Parry Sound	225,000	225,000	225,000	0.0	-	-
Peterborough	385,000	-	-	-	-	-
Sarnia	280,000	263,000	250,000	12.0	4,700	1,800
Simcoe	280,000	280,000	280,000	0.0	-	-
St. Catharines	295,000	289,000	275,000	7.3	4,200	1,800
- Fonthill	428,000	420,000	380,000	12.6	-	-
- Niagara Falls	280,000	275,000	265,000	5.7	4,500	2,000
- Niagara-on-the-Lake	413,000	405,000	375,000	10.1	5,200	3,000
- Welland	262,000	256,000	220,000	19.1	-	-
Tillsonburg	335,000	325,000	325,000	3.1	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	559,000	560,000	530,500	5.4	-	-
Bloor West Village	655,400	620,000	569,000	15.2	4,000	2,300
Burlington	355,000	355,000	350,000	1.4	3,300	1,800
Cabbagetown	600,000	612,000	535,000	12.1	-	-
Etobicoke						
-Islington/Kingsway	548,000	500,000	460,000	19.1	4,150	2,200
-South Etobicoke	428,900	414,000	335,000	28.0	3,000	2,300
Forest Hill	900,000	870,000	915,000	-1.6	-	-
High Park	610,000	605,000	589,000	3.6	4,600	2,200
Leaside	780,000	732,000	725,000	7.6	-	-
Markham	465,000	465,000	450,000	3.3	4,744	2,100
Midtown Toronto	1,300,000	1,300,000	1,400,000	-7.1	-	-
Mississauga						
- Mississauga	333,250	331,000	319,500	4.3	3,675	1,975
-Meadowvale/Streetsville	341,000	329,000	321,000	6.2	-	-
Moore Park	900,000	850,000	900,000	0.0	-	-
Newmarket	286,000	-	-	-	3,800	1,500
North Toronto	750,000	775,000	638,500	17.5	-	-
Oakville	350,000	350,000	350,000	0.0	2,800	1,900
Richmond Hill	380,000	380,000	340,000	11.8	-	-
Riverdale	460,000	400,000	400,000	15.0	-	-
Scarborough						
- Agincourt	369,000	354,000	340,000	8.5	2,400	1,500
- Central	375,000	368,000	350,000	7.1	2,800	1,700
- West Hill	375,000	350,000	355,000	5.6	2,700	1,600
The Annex	759,000	690,000	810,000	-6.3	-	-
Thornhill	480,000	475,000	450,000	6.7	3,600	1,700
Unionville	540,000	540,000	505,000	6.9	5,549	2,400
Woodbridge	350,000	354,000	350,000	0.0	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	472,978	365,813	422,253	12.0	-	-
Barrie	266,640	264,000	242,000	10.2	2,900	-
Bracebridge	275,000	275,000	275,000	0.0	-	-
Brantford	212,000	212,000	214,000	-0.9	3,449	1,300
Brockville	175,000	160,000	150,000	16.7	-	-
Cambridge	287,000	-	-	-	3,300	1,400
Chatham	195,000	195,000	-	-	2,750	1,100
Dundas	392,116	427,500	374,429	4.7	-	-
Georgetown/Halton Hills	350,188	353,200	326,042	7.4	3,000	1,500
Grimsby	260,000	260,000	260,000	0.0	3,000	2,000
Hamilton						
- Centre	141,886	124,821	133,830	6.0	-	-
- East	243,225	255,150	229,250	6.1	-	-
- Mountain	304,666	311,438	298,175	2.2	-	-
- West	262,609	243,143	233,906	12.3	-	-
Huntsville	160,000	160,000	153,000	4.6	1,970	950
Kitchener	245,000	239,500	-	-	3,750	1,200
London	236,500	230,300	222,500	6.3	-	-
Milton	345,600	347,665	334,800	3.2	2,800	1,500
North Bay	215,000	210,000	210,000	2.4	3,700	1,300
Ottawa	438,000	430,000	418,000	4.8	4,950	2,700
- Eastern	264,000	258,000	253,000	4.3	3,550	1,600
- Kanata	294,000	290,000	280,000	5.0	-	-
- Orleans	273,000	267,500	257,000	6.2	3,600	1,600
- Southern	278,000	271,000	261,000	6.5	3,500	1,600
- Western	347,500	342,500	329,000	5.6	-	-
Parry Sound	175,000	175,000	175,000	0.0	-	-
Peterborough	280,000	-	-	-	-	-
Sarnia	150,000	150,000	130,000	15.4	2,520	1,000
Simcoe	190,000	190,000	190,000	0.0	-	-
St. Catharines	200,000	195,000	189,000	5.8	3,800	1,400
- Fonthill	322,000	315,000	270,000	19.3	-	-
- Niagara Falls	185,000	181,000	176,000	5.1	3,800	1,250
- Niagara-on-the-Lake	320,000	314,000	309,000	3.6	4,300	2,400
- Welland	215,000	210,000	190,000	13.2	-	-
Stoney Creek	342,743	290,963	333,137	2.9	-	-
Sudbury	310,000	300,000	250,000	24.0	-	-
Tillsonburg	195,000	192,500	187,000	4.3	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	506,300	616,000	396,600	27.7	-	-
Bloor West Village	440,000	425,000	424,000	3.8	2,650	1,600
Burlington	245,000	245,000	225,000	8.9	2,450	1,550
Cabbagetown	500,000	550,000	530,000	-5.7	-	-
Etobicoke						
-Islington/Kingsway	369,400	350,000	275,000	34.3	2,440	2,000
-South Etobicoke	424,000	390,000	340,000	24.7	3,448	2,300
Forest Hill	1,400,000	854,000	1,200,000	16.7	-	-
Leaside	399,500	391,000	355,000	12.5	-	-
Markham	340,000	340,000	325,000	4.6	3,469	1,700
Mississauga						
- Mississauga	243,000	241,700	231,000	5.2	2,650	1,675
-Meadowvale/Streetsville	-	278,000	262,000	-	-	-
Newmarket	295,000	-	-	-	4,000	1,800
North Toronto	530,000	575,000	470,000	12.8	-	-
Oakville	275,000	260,000	260,000	5.8	2,300	1,500
Richmond	280,000	275,000	245,000	14.3	2,600	1,500
Scarborough						
- Agincourt	240,000	233,500	235,000	2.1	1,900	1,450
- Central	235,000	227,500	195,000	20.5	1,600	1,400
- West Hill	259,500	247,500	250,000	3.8	1,900	1,450
Thornhill	245,000	240,000	235,000	4.3	2,600	1,500
Unionville	400,000	400,000	385,000	3.9	4,082	1,850
Waterfront	420,000	457,000	440,000	-4.5	-	-
Woodbridge	296,700	302,000	296,700	0.0	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	207,060	203,000	192,000	7.8	2,350	-
Bracebridge	190,000	190,000	190,000	0.0	-	-
Brantford	162,000	153,000	137,000	18.2	2,635	1,100
Brockville	130,000	130,000	123,000	5.7	-	-
Cambridge	220,000	-	-	-	2,000	1,200
Chatham	220,000	220,000	-	-	1,100	1,200
Georgetown/Halton Hills	223,975	228,000	196,202	14.2	1,900	1,200
Grimsby	220,000	220,000	210,000	4.8	2,000	1,200
Huntsville	154,000	153,000	149,000	3.4	2,150	1,000
Kitchener	214,500	213,000	-	-	3,000	1,200
London	151,000	147,000	137,500	9.8	-	-
Milton	215,500	214,000	211,100	2.1	1,900	1,300
North Bay	118,000	115,000	110,000	7.3	2,400	1,000
Ottawa	281,000	275,500	269,000	4.5	3,550	1,500
- Eastern	201,000	195,000	187,000	7.5	3,000	1,200
- Kanata	243,500	241,000	226,500	7.5	-	-
- Orleans	209,000	203,000	196,000	6.6	3,100	1,300
- Southern	218,000	213,000	206,000	5.8	3,100	1,250
- Western	285,500	277,500	269,900	5.8	-	-
Peterborough	140,000	-	-	-	-	-
Sarnia	125,000	125,000	110,000	13.6	2,100	950
Simcoe	140,000	140,000	140,000	0.0	-	-
St. Catharines	180,000	176,000	168,000	7.1	3,700	1,600
- Fonthill	246,000	240,000	235,000	4.7	-	-
- Niagara Falls	185,000	182,000	159,000	16.4	3,300	1,400
- Niagara-on-the-Lake	335,000	329,000	289,000	15.9	4,300	2,400
- Welland	184,000	180,000	170,000	8.2	-	-
Tillsonburg	160,000	160,000	152,000	5.3	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,428,000	1,334,500	1,200,000	19.0	-	-
Burlington	625,000	620,000	580,000	7.8	5,340	3,100
Cabbagetown	675,000	675,000	675,000	0.0	-	-
Etobicoke						
- Islington/Kingsway	935,000	890,000	782,000	19.6	6,150	4,700
Forest Hill	4,400,000	2,600,000	2,900,000	51.7	-	-
Leaside	1,438,000	1,250,000	1,250,000	15.0	-	-
Markham	600,000	600,000	575,000	4.3	6,120	2,500
Midtown Toronto	2,500,000	2,700,000	2,250,000	11.1	-	-
Mississauga						
- Mississauga	551,000	548,500	527,500	4.5	6,700	3,400
- Meadowvale/Streetsville	550,000	565,000	549,000	0.2	-	-
Moore Park	2,000,000	2,000,000	2,500,000	-20.0	-	-
North Toronto	2,100,000	2,200,000	1,505,000	39.5	-	-
Oakville	750,000	725,000	690,000	8.7	7,300	5,500
Richmond	495,000	495,000	485,000	2.1	4,600	2,400
Riverdale	829,000	714,000	750,000	10.5	-	-
Scarborough						
- Agincourt	555,000	535,000	515,000	7.8	3,500	1,950
- Central	510,000	500,000	475,000	7.4	3,600	2,500
- West Hill	669,500	620,000	620,000	8.0	4,600	2,200
Thornhill	635,000	625,000	600,000	5.8	5,000	2,500
Unionville	800,000	800,000	725,000	10.3	8,163	3,300
Woodbridge	470,000	475,255	470,000	0.0	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	596,526	608,700	817,000	-27.0	5,600	-
Bracebridge	415,000	415,000	412,000	0.7	-	-
Brantford	360,000	358,000	385,000	-6.5	5,856	1,800
Brockville	350,000	330,000	310,000	12.9	-	-
Cambridge	380,000	-	-	-	2,200	4,200
Chatham	350,000	350,000	-	-	5,250	1,500
Georgetown/Halton Hills	592,950	573,453	490,505	20.9	4,500	2,800
Grimsby	500,000	500,000	450,000	11.1	6,000	3,500
Huntsville	325,000	336,000	336,000	-3.3	4,100	1,650
Kitchener	525,500	529,500	-	-	7,000	3,000
London	439,500	445,600	407,500	7.9	-	-
Milton	535,600	537,000	508,200	5.4	3,700	2,200
North Bay	360,000	360,000	360,000	0.0	3,400	1,800
Ottawa	709,000	697,000	676,000	4.9	6,650	3,700
- Eastern	429,000	422,000	412,000	4.1	4,950	2,400
- Kanata	487,500	483,000	470,000	3.7	-	-
- Orleans	438,000	431,000	420,000	4.3	5,500	2,500
- Rockcliffe Park	1,985,000	1,970,000	1,800,000	10.3	10,750	4,600
- Southern	443,000	435,000	425,000	4.2	5,650	2,600
- Western	446,500	437,500	425,000	5.1	-	-
Parry Sound	265,000	265,000	265,000	0.0	-	-
Peterborough	475,000	-	-	-	-	-
Sarnia	430,000	440,000	416,500	3.2	7,224	2,800
Simcoe	400,000	400,000	400,000	0.0	-	-
St. Catharines	470,000	460,000	450,000	4.4	5,800	2,500
- Fonthill	479,000	470,000	400,000	19.8	-	-
- Niagara Falls	407,000	399,000	367,000	10.9	5,500	2,500
- Niagara-on-the-Lake	668,000	655,000	625,000	6.9	6,500	4,500
- Welland	333,000	325,000	280,000	18.9	-	-
Sudbury	460,000	460,000	400,000	15.0	-	-
Tillsonburg	400,000	390,000	390,000	2.6	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	295,000	289,500	278,000	6.1	2,500	1,600
Burlington	242,500	240,000	235,000	3.2	2,420	1,550
Cabbagetown	360,000	377,000	360,000	0.0	-	-
Etobicoke						
- Islington/Kingsway	336,000	305,000	260,000	29.2	2,350	1,900
- South Etobicoke	368,000	340,000	305,000	20.7	2,600	1,800
Forest Hill	500,000	434,000	560,000	-10.7	-	-
High Park	374,750	341,000	320,000	17.1	2,600	1,800
Leaside	349,000	305,000	290,000	20.3	-	-
Markham	285,000	285,000	275,000	3.6	2,908	1,600
Midtown Toronto	420,000	410,000	450,000	-6.7	-	-
Mississauga						
- Mississauga	220,500	219,300	210,000	5.0	2,350	1,425
- Meadowvale/Streetsville	228,000	221,000	215,000	6.0	-	-
Newmarket	222,000	-	-	-	3,500	1,300
North Toronto	375,000	385,000	339,000	10.6	-	-
Oakville	235,000	220,000	220,000	6.8	2,100	1,450
Richmond Hill	245,000	245,000	235,000	4.3	-	-
Riverdale	321,000	383,000	325,000	-1.2	-	-
Scarborough						
- Agincourt	200,000	190,000	200,000	0.0	1,550	1,350
- Central	207,500	210,000	198,000	4.8	1,600	1,250
- West Hill	190,000	185,000	180,000	5.6	1,450	1,300
The Annex	520,000	427,000	450,000	15.6	-	-
Thornhill	275,000	275,000	260,000	5.8	2,700	1,600
Unionville	360,000	360,000	350,000	2.9	3,672	1,800
Waterfront	450,000	394,000	330,000	36.4	-	-
Woodbridge	274,500	276,786	274,500	0.0	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	267,953	265,300	255,000	5.1	2,900	-
Bracebridge	130,000	130,000	133,000	-2.3	-	-
Brantford	146,000	147,000	147,000	-0.7	2,375	1,000
Brockville	164,000	150,000	140,000	17.1	-	-
Cambridge	182,000	-	-	-	1,900	1,200
Chatham	76,000	76,000	-	-	1,100	800
Georgetown/Halton Hills	251,467	271,000	255,730	-1.7	2,400	1,100
Grimsby	170,000	160,000	160,000	6.3	2,000	1,200
Huntsville	140,000	140,000	120,000	16.7	1,750	950
Kitchener	139,500	136,900	-	-	2,150	900
London	126,500	124,100	112,000	12.9	-	-
Milton	285,000	287,638	294,400	-3.2	2,450	1,600
North Bay	148,000	145,000	144,000	2.8	2,400	1,000
Ottawa	274,000	268,000	261,000	5.0	3,350	1,300
- Eastern	166,000	162,500	156,000	6.4	2,200	1,200
- Kanata	186,000	182,000	174,000	6.9	-	-
- Orleans	173,000	168,500	164,000	5.5	2,200	1,100
- Southern	177,000	172,500	166,000	6.6	2,200	1,200
- Western	246,000	235,000	229,000	7.4	-	-
Peterborough	240,000	-	-	-	-	-
Sarnia	190,000	200,000	156,000	21.8	3,360	950
Simcoe	155,000	155,000	155,000	0.0	-	-
St. Catharines	182,000	179,000	172,000	5.8	3,700	1,600
- Niagara Falls	165,000	162,000	155,000	6.5	3,400	1,500
- Niagara-on-the-Lake	263,000	258,000	240,000	9.6	4,100	2,200
Sudbury	200,000	200,000	165,000	21.2	-	-
Tillsonburg	175,000	175,000	-	-	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	480,000	450,000	478,000	0.4	3,700	1,900
Burlington	480,000	485,000	450,000	6.7	3,900	2,250
Etobicoke						
-Islington/Kingsway	473,000	450,000	393,000	20.4	3,400	2,600
-South Etobicoke	452,000	429,000	385,000	17.4	3,000	2,950
Forest Hill	900,000	800,000	920,000	-2.2	-	-
High Park	650,000	600,000	418,000	55.5	3,800	2,300
Markham	350,000	370,000	345,000	1.4	3,571	2,100
Midtown Toronto	1,650,000	1,300,000	1,400,000	17.9	-	-
Mississauga						
- Mississauga	306,750	302,500	296,000	3.6	3,400	2,200
-Meadowvale/Streetsville	-	288,000	281,000	-	-	-
North Toronto	650,000	650,000	630,000	3.2	-	-
Oakville	380,000	380,000	365,000	4.1	3,200	2,000
Richmond Hill	275,000	270,000	250,000	10.0	2,800	1,600
Riverdale	500,000	620,000	530,000	-5.7	-	-
Scarborough						
- Agincourt	330,000	310,000	325,000	1.5	2,500	1,850
- Central	312,000	315,000	305,000	2.3	2,200	1,550
- West Hill	365,000	360,000	360,000	1.4	2,500	1,600
Thornhill	298,000	295,000	295,000	1.0	3,800	1,750
Unionville	450,000	450,000	450,000	0.0	4,592	2,200
Waterfront	1,400,000	1,500,000	1,350,000	3.7	-	-
Woodbridge	265,000	268,000	265,000	0.0	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	381,780	378,000	650,000	-41.3	4,550	-
Bracebridge	200,000	200,000	200,000	0.0	-	-
Brockville	257,000	235,000	220,000	16.8	-	-
Cambridge	280,000	-	-	-	3,200	1,600
Chatham	160,000	160,000	-	-	2,400	1,000
Georgetown/Halton Hills	303,517	303,517	280,340	8.3	2,000	1,200
Grimsby	210,000	210,000	210,000	0.0	2,500	1,500
Huntsville	243,000	242,000	240,000	1.3	3,200	1,200
Kitchener	419,500	419,500	-	-	6,000	2,500
London	230,500	229,500	218,400	5.5	-	-
North Bay	265,000	265,000	265,000	0.0	4,900	1,600
Ottawa	390,000	383,000	374,000	4.3	4,000	2,800
- Kanata	228,500	226,000	218,000	4.8	-	-
- Rockcliffe Park	891,000	875,000	855,000	4.2	18,750	6,500
- Southern	409,000	402,000	392,000	4.3	5,600	2,600
- Western	377,500	365,000	352,500	7.1	-	-
Peterborough	340,000	-	-	-	-	-
Sarnia	350,000	350,000	350,000	0.0	5,880	1,750
St. Catharines	270,000	265,000	254,000	6.3	4,100	1,700
- Fonthill	250,000	240,000	190,000	31.6	-	-
- Niagara Falls	234,000	229,000	216,000	8.3	4,800	2,200
- Niagara-on-the-Lake	527,000	525,000	489,000	7.8	5,200	4,500
Sudbury	435,000	435,000	350,000	24.3	-	-
Tillsonburg	225,000	225,000	225,000	0.0	-	-

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

MANITOBA AND SASKATCHEWAN

DETACHED BUNGALOW

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	210,000	205,000	200,000	5.0	2,900	1,200
Charleswood	231,800	229,000	210,000	10.4	-	-
Fort Richmond	251,000	235,000	207,000	21.3	-	-
North East	227,500	225,000	197,000	15.5	-	-
North West	224,400	215,000	196,000	14.5	-	-
River Heights	244,000	240,000	212,000	15.1	-	-
South St. Vital	245,000	240,000	225,000	8.9	-	-
Southdale/Wdspk	222,700	230,000	211,000	5.5	-	-
Westwood	224,000	219,000	204,000	9.8	-	-
Saskatchewan Area						
Regina						
- North	262,700	232,275	195,000	34.7	-	-
- South	295,000	242,000	213,000	38.5	-	-
Saskatoon						
- East Central	352,000	350,000	290,000	21.4	-	-
- East End	364,500	365,000	310,000	17.6	-	-
- North	345,000	345,000	280,000	23.2	-	-
- West	300,000	300,000	245,000	22.4	-	-

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

MANITOBA AND SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	300,000	280,000	280,000	7.1	4,000	1,850
Charleswood	345,000	325,000	295,000	16.9	-	-
Fort Richmond	337,000	330,000	296,300	13.7	-	-
North East	310,600	310,000	290,000	7.1	-	-
North West	313,000	294,000	290,000	7.9	-	-
River Heights	343,000	315,000	303,000	13.2	-	-
South St. Vital	342,700	325,000	311,000	10.2	-	-
Southdale/Wdspk	310,100	300,900	284,000	9.2	-	-
Tuxedo	340,000	340,000	-	-	-	-
Westwood	305,000	301,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	415,000	332,000	297,000	39.7	-	-
- South	410,000	383,000	311,000	31.8	-	-
Saskatoon						
- East Central	530,000	470,000	380,000	39.5	-	-
- East End	540,000	495,000	400,000	35.0	-	-
- North	512,000	480,000	380,000	34.7	-	-

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

MANITOBA AND SASKATCHEWAN

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	150,000	137,500	125,000	20.0	2,000	900
Fort Richmond	252,500	245,000	232,000	8.8	-	-
North East	256,100	240,000	231,000	10.9	-	-
North West	231,000	235,000	225,000	2.7	-	-
River Heights	278,000	252,600	240,000	15.8	-	-
South St. Vital	281,000	262,000	241,000	16.6	-	-
Southdale/Wdspk	241,000	241,000	216,000	11.6	-	-
Westwood	248,000	225,000	202,000	22.8	-	-
Saskatchewan Area						
Regina						
- North	228,000	219,000	163,000	39.9	-	-
- South	280,000	235,000	200,833	39.4	-	-
Saskatoon						
- East Central	383,000	400,000	315,000	21.6	-	-
- East End	412,000	430,000	330,000	24.8	-	-
- North	394,000	400,000	305,000	29.2	-	-
- West	363,000	350,000	270,000	34.4	-	-

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

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

MANITOBA AND SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	165,000	153,000	136,700	20.7	-	-
Fort Richmond	171,000	171,000	149,300	14.5	-	-
North East	168,900	164,000	135,000	25.1	-	-
North West	175,100	152,000	130,000	34.7	-	-
Southdale/Wdspk	156,000	153,000	125,000	24.8	-	-
Westwood	166,000	160,000	131,000	26.7	-	-
Saskatchewan Area						
Regina						
- North	225,000	210,000	145,000	55.2	-	-
- South	277,000	265,000	198,000	39.9	-	-
Saskatoon						
- East End	275,300	270,000	230,000	19.7	-	-
- North	265,000	240,000	215,000	23.3	-	-

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

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

MANITOBA AND SASKATCHEWAN

SENIOR EXECUTIVE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	450,000	450,000	450,000	0.0	5,200	3,000
Saskatchewan Area						
Regina						
- North	439,000	370,000	330,000	33.0	-	-
- South	495,000	460,000	387,000	27.9	-	-
Saskatoon						
- East End	700,000	660,000	500,000	40.0	-	-
- North	580,000	575,000	455,000	27.5	-	-

*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 AND SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	92,500	89,000	85,000	8.8	850	800
Charleswood	136,000	136,000	-	-	-	-
Fort Richmond	148,100	132,000	119,000	24.5	-	-
North East	132,900	117,000	105,000	26.6	-	-
North West	170,000	170,000	-	-	-	-
River Heights	143,000	139,000	125,000	14.4	-	-
South St. Vital	146,700	136,400	123,000	19.3	-	-
Westwood	135,600	135,600	114,300	18.6	-	-
Saskatchewan Area						
Regina						
- North	172,000	146,333	111,600	54.1	-	-
- South	208,000	175,500	125,000	66.4	-	-
Saskatoon						
- East Central	230,000	220,000	200,000	15.0	-	-
- North	242,000	220,000	210,000	15.2	-	-

*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 AND SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	0	-	295,000	-100.0	-	-
North East	270,000	270,000	266,400	1.4	-	-
North West	261,500	-	-	-	-	-
River Heights	295,000	295,000	288,000	2.4	-	-
Saskatchewan Area						
Regina						
- North	295,000	285,000	240,000	22.9	-	-
- South	295,000	286,000	276,000	6.9	-	-
Saskatoon						
- East Central	367,500	325,000	310,000	18.5	-	-

*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 Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	382,200	401,770	403,300	-5.2	-	-
North East	363,900	366,380	372,700	-2.4	-	-
North Inner City	456,600	470,620	509,400	-10.4	-	-
North West	423,700	419,070	430,100	-1.5	-	-
South	405,500	363,950	418,800	-3.2	-	-
South East	397,400	410,060	433,400	-8.3	-	-
South Inner City	501,100	488,490	511,900	-2.1	-	-
South West	400,600	384,290	432,400	-7.4	-	-
West	612,100	681,040	627,000	-2.4	-	-
Edmonton Area						
Castledowns	275,000	285,000	350,000	-21.4	-	-
Clareview	280,000	310,000	340,000	-17.6	-	-
Riverbend/Terwilligar	400,000	390,000	483,000	-17.2	2,800	2,000
Sherwood Park	340,000	360,000	375,000	-9.3	2,100	1,600
Alberta						
Banff	100,000	-	-	-	-	-
Fort Saskatchewan	350,000	350,000	375,000	-6.7	1,760	1,300
High River	200,000	-	-	-	-	-
Leduc	325,000	335,000	350,000	-7.1	-	-
Spruce Grove	345,000	345,000	396,000	-12.9	2,800	1,500
St. Albert	275,000	285,000	325,000	-15.4	-	-
Stony Plain	330,000	330,000	385,000	-14.3	2,500	1,400
Sylvan Lake	335,000	338,000	-	-	-	-
Wetaskiwin	275,900	288,000	259,900	6.2	2,118	950

*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 Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	501,000	495,400	494,500	1.3	-	-
North East	462,000	497,700	482,600	-4.3	-	-
North Inner City	882,700	790,290	710,400	24.3	-	-
North West	494,800	512,080	510,900	-3.2	-	-
South	468,500	480,040	493,600	-5.1	-	-
South East	615,100	538,600	585,100	5.1	-	-
South Inner City	820,200	746,190	885,000	-7.3	-	-
South West	566,700	493,830	564,500	0.4	-	-
West	544,200	549,560	578,100	-5.9	-	-
Edmonton Area						
Castledowns	420,000	445,000	490,000	-14.3	-	-
Clareview	445,000	465,000	475,000	-6.3	-	-
Riverbend/Terwilligar	470,000	481,000	532,000	-11.7	3,000	2,500
Sherwood Park	425,000	440,000	540,000	-21.3	3,300	2,000
Alberta						
Fort Saskatchewan	425,000	430,000	525,000	-19.0	2,400	1,500
High River	150,000	-	-	-	-	-
Leduc	390,000	400,000	425,000	-8.2	-	-
Spruce Grove	455,000	450,000	502,000	-9.4	3,400	1,700
St. Albert	335,000	345,000	395,000	-15.2	-	-
Stony Plain	425,000	425,000	460,000	-7.6	3,400	1,700
Sylvan Lake	405,000	425,000	-	-	-	-
Wetaskiwin	389,900	370,000	350,250	11.3	2,887	1,200

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

A L B E R T A

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	395,500	404,450	416,400	-5.0	-	-
North East	384,700	380,500	404,900	-5.0	-	-
North Inner City	530,500	506,230	592,700	-10.5	-	-
North West	415,700	431,000	435,900	-4.6	-	-
South	396,600	394,750	413,500	-4.1	-	-
South East	392,800	392,540	410,300	-4.3	-	-
South Inner City	586,000	646,960	596,200	-1.7	-	-
South West	406,400	415,600	447,300	-9.1	-	-
West	431,500	440,100	473,900	-8.9	-	-
Edmonton Area						
Castledowns	340,000	350,000	395,000	-13.9	-	-
Clareview	310,000	340,000	360,000	-13.9	-	-
Riverbend/Terwilligar	370,000	410,950	415,000	-10.8	2,500	1,800
Sherwood Park	350,000	390,000	440,000	-20.5	2,700	1,600
Alberta						
Fort Saskatchewan	390,000	400,000	475,000	-17.9	1,760	1,300
Leduc	325,000	310,000	350,000	-7.1	-	-
Spruce Grove	415,000	405,000	435,000	-4.6	3,000	1,500
St. Albert	330,000	340,000	390,000	-15.4	-	-
Stony Plain	410,000	400,000	423,000	-3.1	3,000	1,400
Sylvan Lake	335,000	345,000	-	-	-	-
Wetaskiwin	275,000	275,000	275,000	0.0	2,038	950

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A L B E R T A

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	305,300	312,100	331,600	-7.9	-	-
North East	283,700	290,980	311,900	-9.0	-	-
North Inner City	380,000	408,400	455,400	-16.6	-	-
North West	333,200	325,480	340,300	-2.1	-	-
South	302,000	313,150	335,100	-9.9	-	-
South East	330,600	326,530	324,000	2.0	-	-
South Inner City	578,800	535,580	383,800	50.8	-	-
South West	349,800	330,950	339,100	3.2	-	-
West	486,800	418,700	425,800	14.3	-	-
Edmonton Area						
Castledowns	230,000	250,000	280,000	-17.9	-	-
Clareview	205,000	215,000	260,000	-21.2	-	-
Riverbend/Terwilligar	253,000	296,600	307,000	-17.6	1,500	1,800
Sherwood Park	275,000	275,000	295,000	-6.8	1,430	1,300
Alberta						
Fort Saskatchewan	285,000	285,000	260,000	9.6	1,100	1,100
Leduc	225,000	225,000	225,000	0.0	-	-
Spruce Grove	235,000	240,000	253,000	-7.1	1,900	1,100
St. Albert	200,000	205,000	245,000	-18.4	-	-
Stony Plain	235,000	240,000	253,000	-7.1	1,900	1,100
Sylvan Lake	255,000	260,000	-	-	-	-
Wetaskiwin	180,000	193,900	199,900	-10.0	1,402	900

*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 Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	589,000	634,000	635,500	-7.3	-	-
North East	557,900	521,580	538,300	3.6	-	-
North Inner City	1,382,800	1,241,710	1,239,300	11.6	-	-
North West	667,400	731,830	727,500	-8.3	-	-
South	847,600	847,950	737,400	14.9	-	-
South East	682,900	896,500	781,000	-12.6	-	-
South Inner City	1,395,700	1,570,910	1,853,600	-24.7	-	-
South West	964,700	813,620	818,000	17.9	-	-
West	806,900	832,790	792,900	1.8	-	-
Edmonton Area						
Castledowns	450,000	465,000	480,000	-6.3	-	-
Riverbend/Terwilligar	980,000	860,000	809,000	21.1	5,900	3,500
Sherwood Park	750,000	750,000	800,000	-6.3	4,900	3,000
Alberta						
Fort Saskatchewan	650,000	650,000	700,000	-7.1	4,180	2,500
Leduc	450,000	460,000	500,000	-10.0	-	-
Spruce Grove	505,000	500,000	568,000	-11.1	3,900	1,900
St. Albert	440,000	450,000	515,000	-14.6	-	-
Stony Plain	495,000	485,000	569,000	-13.0	3,800	1,900
Sylvan Lake	625,000	660,000	-	-	-	-
Wetaskiwin	395,000	385,000	390,000	1.3	3,200	1,200

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

A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	269,200	267,670	286,900	-6.2	-	-
North East	231,100	242,710	257,800	-10.4	-	-
North Inner City	311,900	316,580	349,900	-10.9	-	-
North West	272,800	283,630	293,100	-6.9	-	-
South	332,000	269,830	282,000	17.7	-	-
South East	257,100	267,580	287,500	-10.6	-	-
South Inner City	337,100	330,580	344,500	-2.1	-	-
South West	251,800	251,170	276,300	-8.9	-	-
West	302,300	306,510	322,700	-6.3	-	-
Edmonton Area						
Castledowns	210,000	220,000	260,000	-19.2	-	-
Clareview	190,000	210,000	250,000	-24.0	-	-
Riverbend/Terwilligar	246,000	235,000	280,000	-12.1	1,000	1,500
Sherwood Park	300,000	310,000	330,000	-9.1	2,000	1,500
Alberta						
Fort Saskatchewan	280,000	280,000	285,000	-1.8	1,000	1,100
Leduc	225,000	240,000	235,000	-4.3	-	-
St. Albert	185,000	195,000	225,000	-17.8	-	-
Wetaskiwin	189,000	189,000	148,000	27.7	1,500	850

*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 Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	335,700	338,500	372,300	-9.8	-	-
North East	241,300	241,180	285,400	-15.5	-	-
North Inner City	464,900	454,230	519,500	-10.5	-	-
North West	444,400	398,060	344,900	28.8	-	-
South	307,900	277,730	338,400	-9.0	-	-
South East	549,400	316,630	337,200	62.9	-	-
South Inner City	564,500	616,040	634,700	-11.1	-	-
South West	284,900	313,750	316,400	-10.0	-	-
West	376,300	376,560	419,000	-10.2	-	-
Edmonton Area						
Castledowns	240,000	260,000	280,000	-14.3	-	-
Riverbend/Terwilligar	400,000	313,500	328,000	22.0	2,200	2,000
Sherwood Park	380,000	380,000	370,000	2.7	2,220	1,700
Alberta						
St. Albert	250,000	265,000	299,000	-16.4	-	-
Sylvan Lake	265,000	270,000	-	-	-	-

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

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

DETACHED BUNGALOW

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	477,000	465,000	-	-	3,100	1,500
North Vancouver	710,000	710,000	690,000	2.9	3,500	2,500
Richmond	535,500	532,000	515,000	4.0	-	-
Surrey	430,000	440,000	477,000	-9.9	2,600	1,300
Vancouver East	620,000	601,000	576,000	7.6	-	-
Vancouver West	1,050,000	1,050,000	1,000,000	5.0	5,250	3,500
West Vancouver	1,050,000	1,050,000	885,000	18.6	3,600	2,700
White Rock/South Surrey	569,000	585,000	-	-	3,080	1,800
British Columbia						
Kelowna	405,000	405,000	-	-	2,100	1,400
Salt Spring Island	534,571	442,500	396,960	34.7	-	-
Victoria	450,000	439,000	382,000	17.8	-	-

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

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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	492,000	485,000	-	-	3,300	1,700
North Vancouver	890,000	858,000	815,000	9.2	4,600	3,500
Richmond	679,000	678,000	633,000	7.3	-	-
Surrey	525,000	540,000	492,000	6.7	2,900	1,500
Vancouver East	730,000	710,000	655,000	11.5	-	-
Vancouver West	1,525,000	1,525,000	1,450,000	5.2	7,625	5,000
West Vancouver	1,250,000	1,300,000	1,140,000	9.6	4,000	3,900
White Rock/South Surrey	680,000	680,000	-	-	3,600	2,200
British Columbia						
Kelowna	500,000	500,000	-	-	2,750	1,650
Salt Spring Island	1,092,000	940,500	1,343,750	-18.7	-	-
Victoria	633,000	624,000	538,000	17.7	-	-

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

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

STANDARD TWO-STOREY

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	415,000	410,000	-	-	2,700	1,600
North Vancouver	770,000	770,000	720,000	6.9	3,600	3,200
Richmond	580,000	563,000	555,000	4.5	-	-
Surrey	415,000	425,000	415,000	0.0	2,300	1,500
Vancouver East	648,000	630,000	593,000	9.3	-	-
Vancouver West	1,275,000	1,275,000	1,200,000	6.3	6,375	4,000
West Vancouver	1,120,000	1,120,000	990,000	13.1	3,800	3,500
White Rock/South Surrey	620,000	620,000	-	-	2,600	1,800
British Columbia						
Kelowna	450,000	450,000	-	-	2,400	1,450
Salt Spring Island	607,800	518,750	519,291	17.0	-	-
Victoria	470,000	460,000	414,000	13.5	-	-

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

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

STANDARD TOWNHOUSE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	296,000	296,000	-	-	2,400	1,400
North Vancouver	605,000	605,000	570,000	6.1	2,400	3,600
Richmond	386,000	373,750	361,000	6.9	-	-
Surrey	310,000	310,000	296,000	4.7	1,800	1,200
Vancouver East	440,000	440,000	410,000	7.3	-	-
Vancouver West	800,000	800,000	750,000	6.7	4,000	3,000
West Vancouver	700,000	739,000	639,000	9.5	2,500	2,500
White Rock/South Surrey	360,000	360,000	-	-	2,100	1,600
British Columbia						
Kelowna	330,000	330,000	-	-	1,650	1,050
Salt Spring Island	457,400	416,250	412,000	11.0	-	-
Victoria	375,000	370,000	315,000	19.0	-	-

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

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

SENIOR EXECUTIVE

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	700,000	685,000	-	-	3,900	2,300
North Vancouver	1,030,000	1,000,050	970,000	6.2	4,800	4,500
Richmond	869,000	867,750	868,000	0.1	-	-
Surrey	655,000	700,000	700,000	-6.4	3,400	2,500
Vancouver East	925,000	875,000	843,000	9.7	-	-
Vancouver West	2,550,000	2,550,000	2,400,000	6.3	12,750	6,000
West Vancouver	1,480,000	1,500,000	1,359,000	8.9	4,500	4,000
White Rock/South Surrey	925,000	950,000	-	-	4,000	3,200
British Columbia						
Kelowna	550,000	550,000	-	-	2,850	2,000
Salt Spring Island	1,850,000	2,770,000	2,100,000	-11.9	-	-
Victoria	915,000	890,000	812,000	12.7	-	-

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

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

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	170,000	167,000	-	-	1,300	1,200
North Vancouver	335,000	335,000	320,000	4.7	1,200	1,700
Richmond	270,000	271,500	250,000	8.0	-	-
Surrey	189,000	190,000	170,000	11.2	1,200	1,000
Vancouver East	338,000	338,000	317,000	6.6	-	-
Vancouver West	675,000	675,000	625,000	8.0	3,375	2,200
West Vancouver	475,000	475,000	415,000	14.5	1,600	1,900
White Rock/South Surrey	233,000	226,000	-	-	1,900	1,300
British Columbia						
Kelowna	250,000	250,000	-	-	1,450	950
Victoria	295,000	294,000	260,000	13.5	-	-

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

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

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Vancouver	475,000	445,000	440,000	8.0	2,000	3,000
Richmond	358,000	359,000	356,000	0.6	-	-
Surrey	440,000	425,000	-	-	2,200	2,000
Vancouver East	499,000	499,000	472,000	5.7	-	-
Vancouver West	975,000	975,000	900,000	8.3	4,875	3,500
West Vancouver	825,000	825,000	770,000	7.1	3,000	2,500
White Rock/South Surrey	450,000	475,000	-	-	2,900	2,000
British Columbia						
Kelowna	775,000	775,000	-	-	3,000	2,300
Victoria	710,000	695,000	650,000	9.2	-	-

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