

SECOND QUARTER 2009

ISSUE NO. 48

SURVEY OF CANADIAN HOUSE PRICES

Your guide to housing prices in Canada

ROYAL LEPAGE

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 different types of housing in over 250 neighbourhoods from coast to coast. Historical data is available dating from the early 1970s. Visit us on our website at www.royallepage.ca.

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about real estate, the
more likely they are to
choose Royal LePage
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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

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.



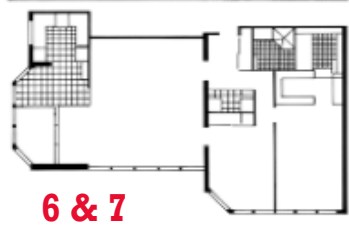
4. STANDARD TOWNHOUSE

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.

6 & 7

7. LUXURY CONDOMINIUM APARTMENT

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

ATLANTIC PROVINCES

NOVA SCOTIA PRINCE EDWARD ISLAND NEW
BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	275,000	265,000	274,000	0.4	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	197,000	190,000	184,000	7.1	-	-
- Eastern Passage	180,000	185,000	180,000	-	-	-
- Woodlawn/ Montebello						
Halifax	234,000	225,000	221,000	5.9	-	-
- Clayton Park/ Fairmount/ Rockingham	299,000	240,000	290,000	3.1	-	-
- North End	197,000	197,000	200,000	-1.5	-	-
- West	210,000	210,000	209,000	0.5	-	-
Sackville	209,000	209,000	200,000	4.5	-	-
Prince Edward Island						
Charlottetown	160,000	157,000	156,000	2.6	-	-
Summerside	130,500	130,500	130,500	-	-	-
New Brunswick						
Fredericton	172,000	167,000	162,000	6.2	2,569	800
Moncton	158,000	156,000	164,000	-3.7	-	-
Saint John (Rothesay)	187,681	201,476	202,364	-7.3	-	-
Newfoundland						
St. John's						
- East End	196,000	190,000	178,000	10.1	1,700	1,600
- Mount Pearl	210,000	201,000	190,000	10.5	1,800	1,800
- West	194,000	188,000	175,000	10.9	1,600	1,600

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



ATLANTIC PROVINCES

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	310,000	314,000	370,000	-16.2	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	258,000	255,000	270,000	-4.4	-	-
- Eastern Passage	210,000	206,000	240,000	-12.5	-	-
- Lawrence Twn	260,000	260,000	224,000	16.1	-	-
- Woodlawn/ Montebello						
Halifax	230,000	225,000	330,000	-30.3	-	-
- South End	432,000	450,000	450,000	-4	-	-
- Clayton Park/ Fairmount/						
Rockingham	300,000	295,000	295,000	1.7	-	-
- West	292,000	285,000	320,000	-8.8	-	-
Sackville	225,000	220,000	250,000	-10	-	-
Prince Edward Island						
Charlottetown	245,000	240,000	235,000	4.3	-	-
Summerside	229,500	229,500	229,500	-	-	-
New Brunswick						
Fredericton	257,000	245,000	245,000	4.9	3,839	1,500
Saint John (Rothesay)	335,720	347,076	383,339	-12.4	-	-
Newfoundland						
St. John's						
- East End	320,000	310,000	290,000	10.3	2,800	2,000
- Mount Pearl	304,000	293,000	276,000	10.1	2,800	2,000
- West	315,000	299,000	280,000	12.5	2,800	2,000

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ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	233,000	230,000	230,000	1.3	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	198,000	195,000	197,000	0.5	-	-
- Eastern Passage	185,000	180,000	160,000	15.6	-	-
- Lawrence Twn	200,000	200,000	200,000	-	-	-
- Woodlawn/ Montebello						
Halifax	210,000	210,000	316,000	-33.5	-	-
- Clayton Park/ Fairmount/ Rockingham	272,000	270,000	260,000	4.6	-	-
- North End	272,000	270,000	260,000	4.6	-	-
- South End	385,000	400,000	345,000	11.6	-	-
- West	320,000	275,000	330,000	-3	-	-
Sackville	200,000	201,000	215,000	-7	-	-
Prince Edward Island						
Charlottetown	190,000	188,000	185,000	2.7	-	-
Summerside	184,000	184,000	184,000	-	-	-
New Brunswick						
Fredericton	210,000	210,000	197,000	6.6	3,137	800
Moncton	134,200	134,500	132,000	1.7	-	-
Saint John (Rothesay)	240,889	268,000	285,179	-15.5	-	-
Newfoundland						
St. John's						
- East End	289,000	278,000	260,000	11.2	2,400	1,800
- Mount Pearl	263,000	251,000	238,000	10.5	23,000	1,800
- West	276,000	266,000	250,000	10.4	2,200	1,600

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ATLANTIC PROVINCES

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	235,000	230,000	270,000	-13	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	130,000	132,000	130,000	-	-	-
- Eastern Passage	204,000	205,000	206,000	-1	-	-
- Lawrence Twn	307,000	307,000	232,000	32.3	-	-
- Woodlawn/ Montebello						
Halifax	223,000	215,000	242,000	-7.9	-	-
- Clayton Park/ Fairmount/						
Rockingham	210,000	185,000	216,000	-2.8	-	-
- North End	235,000	225,000	240,000	-2.1	-	-
- West	250,000	240,000	400,000	-37.5	-	-
Sackville	150,000	150,000	140,000	7.1	-	-
Prince Edward Island						
Charlottetown	115,000	115,000	112,000	2.7	-	-
Summerside	115,000	115,000	115,000	-	-	-
New Brunswick						
Fredericton	153,000	150,000	145,000	5.5	2,229	900
Saint John (Rothesay)	160,000	148,000	143,380	11.6	-	-
Newfoundland						
St. John's						
- East End	140,000	134,000	120,000	16.7	1,000	1,000
- Mount Pearl	140,000	137,500	130,000	7.7	1,000	1,000
- West	140,000	136,000	120,000	16.7	1,000	1,000

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ATLANTIC PROVINCES

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	390,000	390,000	412,000	-5.3	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	335,000	335,000	320,000	4.7	-	-
- Woodlawn/ Montebello						
Halifax	353,000	340,000	370,000	-4.6	-	-
- South End	540,000	550,000	500,000	8	-	-
- Clayton Park/ Fairmount/ Rockingham	420,000	420,000	470,000	-10.6	-	-
- West	315,000	306,000	220,000	43.2	-	-
Prince Edward Island						
Charlottetown	320,000	310,000	300,000	6.7	-	-
New Brunswick						
Fredericton	330,000	305,000	300,000	10	4,929	1,500
Moncton	246,000	235,000	254,000	-3.1	-	-
Saint John (Rothesay)	529,570	539,300	507,920	4.3	-	-
Newfoundland						
St. John's						
- East End	420,000	405,000	377,000	11.4	3,600	3,000
- Mount Pearl	330,000	320,000	300,000	10	2,600	2,000
- West	340,000	330,000	310,000	9.7	3,000	2,200

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ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	192,000	193,000	150,000	28	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	130,000	125,000	125,000	4	-	-
- Woodlawn/ Montebello						
Halifax	170,000	172,000	150,000	13.3	-	-
- North End	144,000	144,000	130,000	10.8	-	-
- South End	270,000	282,000	295,000	-8.5	-	-
- Clayton Park/ Fairmount/ Rockingham	184,000	180,000	179,000	2.8	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	120,000	-	-	-
New Brunswick						
Fredericton	140,000	137,000	126,000	11.1	2,103	950
Saint John (Rothesay)	126,000	181,387	119,191	5.7	-	-
Newfoundland						
St. John's						
- East End	220,000	210,000	195,000	12.8	1,800	1,800
- Mount Pearl	216,000	206,000	195,000	10.8	1,800	1,800
- West	210,000	201,000	190,000	10.5	1,800	1,800

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ATLANTIC PROVINCES

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	385,000	350,000	214,000	79.9	-	-
Halifax						
- South End	282,000	360,000	400,000	-29.5	-	-
Prince Edward Island						
Charlottetown	300,000	300,000	300,000	-	-	-
New Brunswick						
Fredericton	179,000	179,000	162,000	10.5	2,689	1,000
Newfoundland						
St. John's						
- East End	270,000	260,000	245,000	10.2	2,200	1,800
- Mount Pearl	220,000	206,000	195,000	12.8	1,800	1,800

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Q U É B E C

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	145,000	150,000	-	2,500	800
Trois-Rivieres	134,927	139,881	134,500	0.3	2,282	638
Montréal Area						
Ahuntsic	275,000	270,000	295,000	-6.8	3,200	1,250
Beaconsfield	295,000	290,000	280,000	5.4	4,000	1,900
Boucherville	238,687	237,000	241,813	-1.3	-	-
Côte-St-Luc	242,000	239,000	245,000	-1.2	4,200	1,700
Dorval	247,000	243,000	245,000	0.8	3,600	1,700
Lachine	227,000	224,000	225,000	0.9	3,600	1,700
Lasalle/ Verdun	205,000	198,000	204,000	0.5	2,700	950
Point Claire	245,000	240,000	240,000	2.1	3,500	1,750
Memphrémagog	209,800	-	-	-	-	-
St- Bruno de Montarville	205,000	200,000	209,000	-1.9	-	-
St- Lambert	229,500	228,000	225,000	2	3,750	1,700
St- Laurent	282,000	268,000	290,000	-2.8	2,850	1,750
Terrebonne	190,000	190,000	180,000	5.6	-	-
Québec City Area						
Beauport	188,000	157,000	183,000	2.7	3,650	904
Cap-Rouge	220,000	240,500	214,500	2.6	3,221	893
Charlesbourg	195,000	192,000	179,000	8.9	5,129	838
Neufchatel	193,000	207,000	187,000	3.2	3,115	888
Québec (Haute-Ville)	309,000	300,000	291,000	6.2	5,135	1,070
Rive-Sud	190,500	183,500	183,000	4.1	3,356	793
Sillery	378,000	345,000	360,000	5.0	2,973	1,481
Ste-Foy	245,000	247,000	238,000	2.9	2,984	974

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	230,000	225,000	230,000	-	3,600	1,200
Trois-Rivieres	279,786	237,000	285,000	-1.8	4,729	1,324
Montréal Area						
Ahuntsic	355,000	345,000	380,000	-6.6	3,500	2,100
Beaconsfield	415,000	415,000	400,000	3.8	5,600	3,000
Boucherville	384,375	377,000	393,000	-2.2	-	-
Côte-St-Luc	475,000	470,000	495,000	-4	4,700	2,500
Dorval	348,000	342,000	350,000	-0.6	4,700	2,600
Lachine	317,000	312,000	315,000	0.6	4,400	2,500
Lasalle/ Verdun	255,000	249,000	260,000	-1.9	3,200	1,700
Montréal West	430,000	425,000	450,000	-4.4	6,200	2,900
Mount Royal	575,000	585,000	580,000	-0.9	7,000	4,800
Point Claire	346,000	340,000	345,000	0.3	5,700	3,000
Notre-Dame-De-Grâce	485,000	-	480,000	1	4,700	2,800
Outremont	750,000	750,000	751,000	-0.1	8,500	4,000
St- Bruno de Montarville	315,000	310,000	330,000	-4.5	-	-
St- Lambert	467,000	467,000	465,000	0.4	5,500	2,750
St- Laurent	388,000	382,000	420,000	-7.6	3,600	2,100
Terrebonne	245,000	245,000	245,000	-	-	-
Westmount	890,000	920,000	990,000	-10.1	-	-
Québec City Area						
Beauport	273,000	275,000	263,000	3.8	5,315	1,020
Cap-Rouge	294,000	294,000	283,000	3.9	4,229	1,187
Charlesbourg	258,000	248,000	248,000	4	4,174	1,431
Neufchatel	262,000	263,000	263,000	-0.4	5,641	1,070
Québec (Haute-Ville)	340,000	330,000	309,500	9.9	6,459	1,481
Rive-Sud	250,000	248,000	245,000	2.2	3,387	894
Sillery	298,500	297,000	283,000	5.5	4,368	1,809
Ste-Foy	298,000	284,000	300,000	-0.7	2,804	982

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Q U É B E C

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	180,000	175,000	185,000	-2.7	2,800	1,000
Trois-Rivieres	165,900	149,406	148,000	12.1	3,215	785
Montréal Area						
Ahuntsic	275,000	264,000	290,000	-5.2	2,750	1,650
Beaconsfield	375,000	370,000	260,000	44.2	4,300	2,000
Boucherville	277,250	276,500	285,786	-3	-	-
Dorval	248,000	244,000	245,000	1.2	3,600	1,700
Lachine	236,000	232,000	230,000	2.6	3,300	1,700
Montréal West	365,000	360,000	370,000	-1.4	5,100	2,000
Mount Royal	400,000	400,000	466,000	-14.2	6,000	3,500
Pointe Claire	294,000	290,000	290,000	1.4	4,500	1,400
Notre-Dame-De-Grâce	380,000	375,000	375,000	1.3	3,000	1,400
Outremont	430,000	425,000	425,000	1.2	4,900	2,300
St- Bruno de Montarville	234,600	230,000	232,200	1	-	-
St- Lambert	275,000	273,000	270,000	1.9	3,400	2,500
St- Laurent	287,000	279,000	305,000	-5.9	2,750	1,800
Terrebonne	205,000	205,000	210,000	-2.4	-	-
Westmount	650,000	610,000	660,000	-1.5	-	-
Québec City Area						
Beauport	160,000	163,000	160,000	-	2,813	977
Cap-Rouge	236,500	220,000	215,000	10	3,173	1,009
Neufchatel	185,000	185,000	185,000	-	4,620	1,249
Québec (Haute-Ville)	245,000	245,000	241,000	1.7	3,767	1,131
Rive-Sud	153,000	155,000	160,000	-4.4	3,952	838
Sillery	222,000	221,000	221,000	0.5	3,524	1,020
Ste-Foy	215,000	207,000	215,000	-	3,050	848

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Q U É B E C

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	140,000	135,000	140,000	-	2,500	750
Montréal Area						
Ahuntsic	207,000	195,000	215,000	-3.7	2,200	1,400
Beaconsfield	295,000	280,000	260,000	13.5	4,000	1,900
Boucherville	210,375	195,000	205,273	2.5	-	-
Côte-St-Luc	230,000	225,000	230,000	-	3,200	2,200
Lachine	255,000	251,000	250,000	2	3,300	1,750
Lasalle/Verdun	160,000	158,000	165,000	-3	2,400	1,500
Outremont	370,000	371,000	371,000	-0.3	3,600	2,200
Point Claire	234,000	230,000	227,000	3.1	3,900	1,800
St- Bruno de Montarville	185,000	185,000	164,000	12.8	-	-
St- Lambert	255,000	255,000	255,000	-	3,100	1,400
St- Laurent	220,000	213,000	220,000	-	2,300	1,450
Terrebonne	170,000	160,000	150,000	13.3	-	-
Québec City Area						
Beauport	150,000	150,000	135,000	11.1	1,905	782
Cap-Rouge	211,000	197,500	146,000	44.5	2,489	954
Charlesbourg	161,000	156,500	163,250	-1.4	2,516	954
Neufchatel	186,000	160,000	162,000	14.8	2,568	893
Québec (Haute-Ville)	218,000	218,000	296,500	-26.5	3,716	832
Rive-Sud	230,000	178,000	171,000	34.5	1,637	721
Sillery	270,000	270,000	234,000	15.4	2,253	860
Ste-Foy	225,000	203,000	252,000	-10.7	2,591	737

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Q U É B E C

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	325,000	325,000	330,000	-1.5	4,300	2,000
Trois-Rivieres	400,000	400,000	-	-	6,534	1,893
Montréal Area						
Ahuntsic	672,000	660,000	730,000	-7.9	7,400	5,200
Beaconsfield	500,000	500,000	490,000	2	6,500	3,600
Boucherville	758,000	659,633	681,000	11.3	-	-
Côte-St-Luc	510,000	505,000	530,000	-3.8	6,300	3,000
Point Claire	385,000	380,000	390,000	-1.3	6,800	3,500
Mount Royal	855,000	860,000	855,000	-	10,500	5,500
Notre-Dame-De-Grâce	455,000	455,000	468,000	-2.7	-	-
Outremont	836,000	836,000	836,000	-	10,000	4,200
St- Bruno de Montarville	436,500	428,000	410,000	6.5	-	-
St- Lambert	368,000	368,000	365,000	0.8	4,900	2,750
St- Laurent	695,000	635,000	710,000	-2.1	7,600	5,200
Terrebonne	400,000	400,000	390,000	2.6	-	-
Westmount	1,315,000	1,450,000	1,650,000	-20.3	-	-
Québec City Area						
Cap-Rouge	473,000	485,000	470,000	0.6	4,367	1,775
Charlesbourg	330,000	341,000	392,500	-15.9	6,080	838
Neufchatel	427,000	467,000	380,000	12.4	10,876	1,426
Québec (Haute-Ville)	472,000	388,000	417,000	13.2	8,772	1,975
Rive-Sud	387,000	407,000	385,000	0.5	3,514	1,070
Sillery	545,000	521,000	540,000	0.9	5,068	1,925
Ste-Foy	525,000	525,000	500,000	5.0	4,169	1,797

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	175,000	160,000	165,000	6.1	2,700	900
Trois-Rivieres	118,500	118,500	135,000	-12.2	1,635	561
Montréal Area						
Ahuntsic	180,000	175,000	195,000	-7.7	2,100	1,150
Boucherville	177,800	168,750	176,475	0.8	-	-
Côte-St-Luc	232,000	229,000	230,000	0.9	3,500	1,500
Dorval	216,000	212,000	215,000	0.5	3,600	1,700
Lachine	250,000	247,000	245,000	2	3,600	1,700
Lasalle/ Verdun	167,000	165,000	160,000	4.4	2,000	1,200
Memphrémagog	169,180	-	-	-	-	-
Outremont	315,000	316,000	316,000	-0.3	4,000	2,100
St- Bruno de Montarville	177,000	177,000	148,000	19.6	-	-
St- Lambert	172,000	170,000	165,000	4.2	2,500	1,250
St- Laurent	198,000	195,000	212,000	-6.6	2,100	1,350
Terrebonne	165,000	165,000	150,000	10	-	-
Westmount	260,000	260,000	270,000	-3.7	-	-
Québec City Area						
Beauport	151,000	138,500	131,000	15.3	2,303	621
Cap-Rouge	205,000	193,000	193,000	6.2	2,113	954
Charlesbourg	140,500	137,000	132,000	6.4	2,641	832
Neufchatel	170,500	166,000	165,000	3.3	1,761	533
Québec (Haute-Ville)	169,000	172,000	177,000	-4.5	3,501	893
Rive-Sud	169,000	143,000	134,000	26.1	3,501	893
Sillery	176,000	166,000	161,000	9.3	2,365	860
Ste-Foy	166,000	168,500	161,000	3.1	1,678	671

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	220,000	220,000	2.3	3,600	1,200
Montréal Area						
Ahuntsic	330,000	319,000	360,000	-8.3	3,200	1,800
Boucherville	313,000	310,000	314,250	-0.4	-	-
Côte-St-Luc	350,000	345,000	350,000	-	3,400	2,500
Lasalle/ Verdun	220,000	220,000	230,000	-4.3	2,800	1,600
Notre-Dame-De-Grâce	295,000	290,000	295,000	-	3,200	2,600
Outremont	760,000	760,000	760,000	-	8,000	3,800
Pointe Claire	335,000	330,000	335,000	-	6,400	3,300
St- Bruno de Montarville	315,000	310,000	315,000	-	-	-
St- Lambert	362,000	360,000	360,000	0.6	4,000	2,300
St- Laurent	358,000	348,000	385,000	-7	3,500	1,900
Terrebonne	250,000	240,000	240,000	4.2	-	-
Westmount	600,000	500,000	605,000	-0.8	-	-
Québec City Area						
Haute-Ville	348,000	329,000	330,000	5.5	7,996	1,852
Rive-Sud	250,000	250,000	275,000	-9.1	2,612	1,043
Sillery	341,000	341,000	341,000	-	5,764	2,036
Ste-Foy	297,000	291,000	285,000	4.2	2,641	843

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O N T A R I O

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	565,000	540,000	580,000	-2.6	3,900	1,950
Brampton/Bramalea	308,000	-	-	-	-	-
Burlington	303,000	297,000	320,000	-5.3	2,800	2,500
Etobicoke						
-Islington/ South Kingsway	463,000	451,500	499,450	-7.3	3,350	2,200
-South Etobicoke	362,000	338,500	371,000	-2.4	2,750	1,500
High Park	650,000	640,000	678,000	-4.1	5,500	2,300
Lawrence Park	700,000	675,000	-	-	-	-
Leaside	545,000	555,000	660,000	-17.4	-	-
Markham	425,000	410,000	480,000	-11.5	4,461	2,100
Mississauga GTA	355,000	354,000	354,000	0.3	4,125	1,800
-Meadowvale/ Streetsville	395,000	390,000	-	-	3,300	1,600
Newmarket	406,000	372,364	426,174	-4.1	3,500	1,800
North Toronto	545,000	530,000	600,000	-9.2	-	-
Oakville	350,000	315,000	330,000	6.1	3,000	1,500
Richmond Hill	365,000	365,000	365,000	-	3,450	1,500
Scarborough						
-Agincourt	346,500	330,000	349,500	-0.9	2,600	1,500
-Central	335,000	325,000	339,000	-1.2	2,400	1,500
-West Hill	350,000	345,000	365,000	-4.1	2,700	1,500
Thornhill	600,000	600,000	600,000	-	4,600	1,800
Unionville	530,000	525,000	525,000	1	5,363	2,100
Woodbridge	425,000	425,000	428,000	-0.7	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	339,026	386,250	405,242	-16.3	3,768	1,885
Barrie	245,000	245,000	264,974	-7.5	2,800	1,400
Brantford	185,000	190,000	206,000	-10.2	3,009	1,200
Brockville	182,000	182,000	182,000	-	-	-
Chatham	150,000	-	150,000	-	2,250	1,000
Dundas	328,092	286,738	308,020	6.5	3,450	1,275
Georgetown/ Halton Hills	291,871	290,000	318,195	-8.3	3,000	1,450
Grimsby	240,000	255,000	260,000	-7.7	3,000	1,500
Hamilton						
-Centre	153,932	113,150	113,293	35.9	1,989	1,292
-East	167,885	155,560	166,983	0.5	2,310	2,178
-Mountain	212,191	209,006	207,454	2.3	2,828	1,229
-West	245,900	229,706	236,537	4	3,368	1,120
Huntsville	177,000	180,000	185,000	-4.3	2,200	1,000
Kitchener	231,725	234,900	234,500	-1.2	3,750	1,200
London	217,200	220,500	227,500	-4.5	-	-
North Bay	225,000	225,000	225,000	-	3,700	1,300
Orangeville	257,000	250,000	-	-	3,200	1,300
Ottawa						
-Eastern	270,000	263,000	257,000	5.1	3,850	1,800
-Kanata	315,500	310,000	314,000	0.5	-	-
-Orleans	271,000	267,000	261,000	3.8	3,850	1,700
-Southern	269,000	265,000	260,000	3.5	3,850	1,900
-Western	322,500	320,000	315,000	2.4	-	-
Parry Sound	185,000	170,000	-	-	-	-
Peterborough	215,000	215,000	240,000	-10.4	-	-
Sarnia	149,900	149,900	160,000	-6.3	2,518	1,000
Simcoe	165,000	170,000	165,000	-	-	-
Stoney Creek	256,114	233,750	269,701	-5	2,996	1,400
Tillsonburg	174,000	187,500	188,000	-7.4	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	830,500	793,000	860,600	-3.5	-	-
Bloor West Village	925,000	900,000	982,000	-5.8	5,600	2,650
Brampton/Bramalea	419,000	-	-	-	-	-
Burlington	437,500	415,000	448,750	-2.5	4,100	2,300
Cabbagetown	655,000	655,000	700,000	-6.4	-	-
Etobicoke						
-Islington/ Kingsway	638,000	630,000	683,000	-6.6	5,000	3,500
-South Etobicoke	507,000	508,000	517,000	-1.9	3,900	2,400
Forest Hill	1,455,000	1,200,000	1,500,000	-3	-	-
High Park	945,000	935,000	982,000	-3.8	6,700	3,100
Lawrence Park	1,475,000	1,400,000	-	-	-	-
Leaside	885,000	814,000	980,000	-9.7	-	-
Markham	500,000	475,000	525,000	-4.8	5,249	2,300
Midtown Toronto	1,700,000	1,500,000	1,900,000	-10.5	-	-
Mississauga GTA	401,000	400,500	401,000	-	4,900	2,300
-Meadowvale/ Mississauga	435,000	425,000	-	-	3,500	2,000
Moore Park	1,450,000	1,490,000	1,600,000	-9.4	-	-
Newmarket	604,000	604,000	736,000	-17.9	4,200	2,500
North Toronto	1,260,000	1,190,000	1,400,000	-10	-	-
Oakville	550,000	493,000	500,000	10	4,000	3,000
Richmond Hill	425,000	425,000	425,000	-	4,000	1,750
Scarborough						
-Agincourt	465,000	440,000	485,000	-4.1	3,450	1,700
-Central	430,000	415,000	429,500	0.1	3,450	1,900
-West Hill	465,000	450,000	480,000	-3.1	3,600	1,800
Thornhill	590,000	590,000	590,000	-	4,700	1,900
Unionville	585,000	575,000	600,000	-2.5	6,113	2,300
Woodbridge	472,000	472,000	475,000	-0.6	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	282,000	278,000	437,580	-35.6	3,300	1,500
Brantford	285,000	295,000	322,000	-11.5	4,634	1,550
Brockville	265,000	265,000	270,000	-1.9	-	-
Chatham	250,000	-	250,000	-	1,300	1,400
Georgetown/ Halton Hills	427,286	425,950	424,169	0.7	4,000	2,000
Grimsby	380,000	380,000	400,000	-5	5,000	3,000
Huntsville	275,000	275,000	295,000	-6.8	4,000	1,400
Kitchener	350,500	325,650	349,500	0.3	5,600	2,500
London	286,350	291,000	299,000	-4.2	-	-
North Bay	270,000	270,000	270,000	-	4,900	1,500
Orangeville	346,000	344,000	-	-	4,300	1,700
Ottawa						
-Eastern	319,000	304,000	301,000	6	3,975	1,800
-Kanata	371,000	364,000	368,000	0.8	-	-
-Orleans	347,000	342,000	340,000	2.1	4,800	1,900
-Southern	344,000	338,000	334,000	3	4,800	1,900
-Western	415,000	410,000	405,000	2.5	-	-
Parry Sound	225,000	215,000	-	-	-	-
Peterborough	335,000	335,000	385,000	-13	-	-
Sarnia	280,000	289,000	280,000	-	4,536	1,800
Simcoe	280,000	280,000	280,000	-	-	-
Tillsonburg	320,000	325,000	335,000	-4.5	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	545,700	534,000	559,000	-2.4	-	-
Bloor West Village	630,000	610,000	655,400	-3.9	4,100	2,350
Brampton/ Bramalea	315,000	-	-	-	-	-
Burlington	349,059	341,500	355,000	-1.7	2,130	1,650
Cabbagetown	535,000	575,000	600,000	-10.8	-	-
Etobicoke						
-Islington/ Kingsway	500,000	497,043	548,000	-8.8	4,150	2,300
-South Etobicoke	404,000	385,000	428,900	-5.8	2,850	2,300
Forest Hill	805,000	788,000	900,000	-10.6	-	-
High Park	600,000	600,000	610,000	-1.6	4,600	2,300
Lawrence Park	845,000	795,000	-	-	-	-
Leaside	710,000	680,000	780,000	-9	-	-
Markham	420,000	400,000	465,000	-9.7	4,409	2,000
Midtown Toronto	1,300,000	1,100,000	1,300,000	-	-	-
Mississauga GTA	331,000	330,000	333,250	-0.7	3,615	1,975
-Meadowvale/ Streetsville	338,000	332,000	-	-	2,700	1,600
Moore Park	990,000	790,000	900,000	10	-	-
Newmarket	354,000	354,000	286,000	23.8	3,000	1,600
North Toronto	735,000	690,000	750,000	-2	-	-
Oakville	370,000	396,000	350,000	5.7	2,800	1,900
Richmond Hill	380,000	380,000	380,000	-	3,000	1,600
Riverdale	485,000	500,000	440,000	10.2	-	-
Scarborough						
-Agincourt	360,000	340,000	369,000	-2.4	2,600	1,500
-Central	370,000	365,000	375,000	-1.3	2,700	1,800
-West Hill	370,000	360,000	375,000	-1.3	2,800	1,600
The Annex	775,000	710,000	760,000	2	-	-
Thornhill	480,000	480,000	480,000	-	3,600	1,700
Unionville	530,000	515,000	540,000	-1.9	5,511	2,200
Woodbridge	347,000	347,000	350,000	-0.9	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	430,099	429,084	472,978	-9.1	5,167	-
Barrie	248,000	251,000	266,640	-7	3,000	1,300
Brantford	194,000	200,000	212,000	-8.5	3,156	1,300
Brockville	175,000	175,000	175,000	-	-	-
Chatham	195,000	-	195,000	-	2,750	1,100
Dundas	380,497	343,300	392,116	-3	4,577	-
Georgetown/ Halton Hills	332,780	328,667	350,188	-5	3,500	1,600
Grimsby	260,000	255,000	260,000	-	3,000	2,000
Hamilton						
-Centre	154,896	135,743	141,886	9.2	1,948	-
-East	260,711	227,111	243,225	7.2	3,614	-
-Mountain	304,484	277,525	304,666	-0.1	3,979	-
-West	279,141	261,927	262,609	6.3	3,422	-
Huntsville	160,000	160,000	160,000	-	2,000	950
Kitchener	245,300	246,200	245,000	0.1	3,750	1,200
London	225,500	229,000	236,500	-4.7	-	-
North Bay	215,000	215,000	215,000	-	3,700	1,300
Orangeville	272,000	270,000	-	-	3,300	1,200
Ottawa						
-Eastern	277,000	266,000	264,000	4.9	3,850	1,600
-Kanata	296,500	292,000	294,000	0.9	-	-
-Orleans	286,000	281,000	273,000	4.8	4,000	1,600
-Southern	287,000	283,000	278,000	3.2	3,850	1,600
-Western	355,000	350,000	347,500	2.2	-	-
Parry Sound	170,000	160,000	-	-	-	-
Peterborough	235,000	235,000	280,000	-16.1	-	-
Sarnia	139,000	139,000	150,000	-7.3	2,335	1,000
Simcoe	190,000	190,000	190,000	-	-	-
Stoney Creek	329,137	329,778	342,743	-4	3,772	-
Tillsonburg	168,000	189,000	195,000	-13.8	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	461,000	449,000	506,300	-8.9	-	-
Bloor West Village	430,000	420,000	440,000	-2.3	2,750	1,750
Brampton/ Bramalea	260,000	-	-	-	-	-
Burlington	229,000	221,000	245,000	-6.5	1,800	1,500
Cabbagetown	575,000	575,000	500,000	15	-	-
Etobicoke						
-Islington/ Kingsway	350,000	345,401	369,400	-5.3	2,500	2,350
-South Etobicoke	405,000	384,000	424,000	-4.5	2,300	2,000
Markham	320,000	300,000	340,000	-5.9	3,359	1,600
Mississauga GTA	244,000	244,000	243,000	0.4	2,650	1,675
-Meadowvale/ Streetsville	270,000	265,000	-	-	2,100	1,400
North Toronto	530,000	525,000	530,000	-	-	-
Newmarket	289,000	280,000	295,000	-2.0	3,200	3,200
Oakville	326,000	314,000	275,000	18.5	2,300	1,500
Richmond Hill	280,000	280,000	280,000	-	2,600	1,500
Scarborough						
-Agincourt	240,000	230,000	240,000	-	1,900	1,400
-Central	240,000	230,000	235,000	2.1	1,700	1,450
-West Hill	255,000	245,000	259,500	-1.7	1,800	1,250
Thornhill	245,000	245,000	245,000	-	2,600	1,500
Unionville	360,000	340,000	400,000	-10	3,779	1,650
Waterfront	460,000	488,000	420,000	9.5	-	-
Woodbridge	293,500	293,500	296,700	-1.1	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	188,000	183,000	207,060	-9.2	2,100	1,200
Brantford	157,000	160,000	162,000	-3.1	2,554	1,100
Brockville	125,000	125,000	130,000	-3.8	-	-
Chatham	220,000	-	220,000	-	1,100	1,200
Georgetown/ Halton Hills	219,833	218,000	223,975	-1.8	1,900	1,400
Grimsby	210,000	210,000	220,000	-4.5	2,000	1,200
Huntsville	159,000	158,000	154,000	3.2	2,212	1,000
Kitchener	206,800	198,500	214,500	-3.6	3,000	1,200
London	150,000	146,400	151,000	-0.7	-	-
North Bay	118,000	118,000	118,000	-	2,400	1,000
Ottawa						
-Eastern	210,000	205,000	201,000	4.5	3,275	1,200
-Kanata	246,000	244,000	243,500	1	-	-
-Orleans	217,000	213,000	209,000	3.8	3,375	1,300
-Southern	227,000	224,000	218,000	4.1	3,450	1,250
-Western	295,000	290,000	285,500	3.3	-	-
Peterborough	120,000	120,000	140,000	-14.3	-	-
Sarnia	123,000	123,000	125,000	-1.6	2,066	950
Simcoe	140,000	150,000	140,000	-	-	-
Tillsonburg	159,000	160,000	160,000	-0.6	-	-

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



O N T A R I O

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,309,000	1,335,000	1,428,000	-8.3	-	-
Brampton/ Bramalea	545,000	-	-	-	-	-
Burlington	602,500	575,000	625,000	-3.6	4,500	3,590
Cabbagetown	605,000	633,000	675,000	-10.4	-	-
Etobicoke						
- Islington/ Kingsway	875,000	855,000	935,000	-6.4	6,150	4,750
Forest Hill	1,900,000	1,650,000	4,400,000	-95.0	-	-
Lawrence Park	2,190,000	2,100,000	-	-	-	-
Leaside	1,260,000	1,200,000	1,438,000	-12.4	-	-
Markham	550,000	535,000	600,000	-8.3	5,773	2,400
Midtown Toronto	2,200,000	2,140,000	2,500,000	-12	-	-
Mississauga GTA	550,000	550,000	551,000	-0.2	6,700	3,400
- Meadowvale/ Streetsville	540,000	540,000	550,000	-1.8	4,800	2,800
Moore Park	2,125,000	1,950,000	2,000,000	6.3	-	-
Newmarket	725,000	745,000	-	-	5,400	5,400
North Toronto	1,865,000	1,800,000	2,100,000	-11.2	-	-
Oakville	660,000	660,000	750,000	-12	7,300	4,500
Richmond Hill	495,000	495,000	495,000	-	4,600	2,400
Riverdale	848,000	710,000	829,000	2.3	-	-
Scarborough						
-Agincourt	525,000	500,000	555,000	-5.4	3,600	1,900
-Central	500,000	495,000	510,000	-2	3,700	2,250
-West Hill	640,000	630,000	669,500	-4.4	4,500	2,250
Thornhill	635,000	635,000	635,000	-	5,000	2,500
Unionville	700,000	700,000	800,000	-12.5	7,350	3,000
Woodbridge	470,000	468,000	470,000	-	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	450,000	450,000	596,526	-24.6	5,000	2,000
Brantford	305,000	335,000	360,000	-15.3	4,962	1,800
Brockville	360,000	360,000	350,000	2.9	-	-
Georgetown/ Halton Hills	570,000	561,000	592,950	-3.9	4,600	2,500
Chatham	350,000	-	350,000	-	5,250	1,500
Grimsby	460,000	470,000	500,000	-8	6,000	3,500
Huntsville	315,000	320,000	325,000	-3.1	4,200	1,650
Kitchener	485,000	495,600	525,500	-7.7	7,000	3,000
London	413,500	421,000	439,500	-5.9	-	-
North Bay	360,000	360,000	360,000	-	3,400	1,800
Orangeville	430,000	425,000	-	-	5,600	2,200
Ottawa						
-Kanata	487,500	482,000	487,500	-	-	-
-Orleans	451,000	441,000	438,000	3	6,300	2,500
-Rockcliffe Park	2,000,000	1,900,000	1,985,000	0.8	20,400	6,850
-Southern	453,000	440,000	443,000	2.3	6,350	2,600
-Western	460,000	450,000	446,500	3	-	-
Parry Sound	275,000	250,000	-	-	-	-
Peterborough	430,000	430,000	475,000	-9.5	-	-
Sarnia	413,000	413,000	430,000	-4	6,938	2,800
Simcoe	400,000	380,000	400,000	-	-	-
Tillsonburg	390,000	390,000	400,000	-2.5	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	270,000	275,000	295,000	-8.5	2,600	1,650
Brampton/ Bramalea	167,000	-	-	-	-	-
Burlington	241,830	231,000	242,500	-0.3	1,950	1,650
Cabbagetown	341,000	342,000	360,000	-5.3	-	-
Etobicoke						
-Islington/ Kingsway	298,250	293,044	336,000	-11.2	2,350	1,600
-South Etobicoke	324,000	295,000	368,000	-12	2,300	1,650
Forest Hill	550,000	-	500,000	10	-	-
High Park	355,000	330,000	374,750	-5.3	2,700	1,900
Lawrence Park	505,000	485,000	-	-	-	-
Leaside	300,000	307,500	349,000	-14	-	-
Markham	270,000	250,000	285,000	-5.3	2,834	1,500
Midtown Toronto	410,000	411,000	420,000	-2.4	-	-
Mississauga GTA	218,000	218,000	220,500	-1.1	2,350	1,425
-Meadowvale/ Streetsville	215,000	212,000	-	-	1,750	1,200
North Toronto	372,000	370,000	375,000	-0.8	-	-
Newmarket	234,000	215,000	222,000	5.4	2,800	1,400
Oakville	250,000	258,000	235,000	6.4	2,100	1,450
Richmond Hill	245,000	245,000	245,000	-	2,900	1,500
Riverdale	355,000	330,000	321,000	10.6	-	-
Scarborough						
-Agincourt	199,500	190,000	200,000	-0.3	1,650	1,200
-Central	210,000	200,000	207,500	1.2	1,600	1,200
-West Hill	195,000	185,000	190,000	2.6	1,500	1,250
The Annex	475,000	450,000	520,000	-8.7	-	-
Thornhill	275,000	275,000	275,000	-	2,700	1,600
Unionville	310,000	310,000	360,000	-13.9	3,255	1,600
Waterfront	405,000	395,000	450,000	-10	-	-
Woodbridge	272,000	272,000	274,500	-0.9	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	227,000	256,000	267,953	-15.3	2,700	1,100
Brantford	132,500	135,000	146,000	-9.2	2,155	1,000
Brockville	160,000	162,000	164,000	-2.4	-	-
Georgetown/ Halton Hills	261,000	252,000	251,467	3.8	2,400	1,150
Grimsby	165,000	155,000	170,000	-2.9	2,000	1,200
Huntsville	142,000	140,000	140,000	1.4	1,800	950
Kitchener	139,000	132,120	139,500	-0.4	2,150	900
London	127,500	123,200	126,500	0.8	-	-
North Bay	148,000	148,000	148,000	-	2,400	1,000
Orangeville	182,000	182,000	-	-	2,100	1,000
Ottawa						
-Eastern	173,500	172,000	166,000	4.5	2,650	1,200
-Kanata	188,000	185,000	186,000	1.1	-	-
-Orleans	182,000	179,000	173,000	5.2	2,850	1,100
-Southern	187,000	181,000	177,000	5.6	2,850	1,200
-Western	255,000	250,000	246,000	3.7	-	-
Peterborough	215,000	215,000	240,000	-10.4	-	-
Sarnia	179,000	179,000	190,000	-5.8	3,192	950
Simcoe	155,000	160,000	155,000	-	-	-
Tillsonburg	175,000	175,000	175,000	-	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	463,000	440,000	480,000	-3.5	3,800	1,850
Brampton/ Bramalea	220,000	-	-	-	-	-
Burlington	510,500	485,000	480,000	6.4	4,000	3,200
Etobicoke						
-Islington/ Kingsway	476,000	445,125	473,000	0.6	3,400	2,600
-South Etobicoke	439,000	421,500	452,000	-2.9	3,200	2,800
Forest Hill	990,000	915,000	900,000	10	-	-
High Park	610,000	590,000	650,000	-6.2	5,100	2,350
Lawrence Park	775,000	732,000	-	-	-	-
Markham	350,000	340,000	350,000	-	3,674	2,000
Midtown Toronto	1,200,000	1,250,000	1,650,000	-27.3	-	-
Mississauga GTA	302,500	302,500	306,750	-1.4	3,400	2,200
-Meadowvale/ Streetsville	270,000	267,000	-	-	2,300	1,500
North Toronto	625,000	625,000	650,000	-3.8	-	-
Oakville	375,000	375,000	380,000	-1.3	3,200	2,000
Richmond Hill	275,000	275,000	275,000	-	2,800	1,600
Riverdale	515,000	540,000	500,000	3	-	-
Scarborough						
-Agincourt	315,000	300,000	330,000	-4.5	2,600	1,800
-Central	315,000	300,000	312,000	1	2,200	1,700
-West Hill	360,000	360,000	365,000	-1.4	2,500	1,900
Thornhill	298,000	298,000	298,000	-	3,800	1,700
Unionville	400,000	400,000	450,000	-11.1	4,934	2,000
Waterfront	1,250,000	845,000	1,400,000	-10.7	-	-
Woodbridge	264,000	262,000	265,000	-0.4	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	350,000	360,000	381,780	-8.3	4,000	1,600
Brockville	265,000	280,000	257,000	3.1	-	-
Chatham	160,000	-	160,000	-	2,400	1,000
Georgetown/Halton Hills	363,000	363,000	303,517	19.6	31,001	1,300
Grimsby	215,000	205,000	210,000	2.4	2,500	1,500
Huntsville	240,000	240,000	243,000	-1.2	3,200	1,200
Kitchener	369,000	375,500	419,500	-12	6,000	2,500
London	228,500	224,500	230,500	-0.9	-	-
North Bay	265,000	265,000	265,000	-	4,900	1,600
Orangeville	262,000	220,000	-	-	2,900	1,200
Ottawa						
-Kanata	230,000	227,000	228,500	0.7	-	-
-Southern	422,000	410,000	409,000	3.2	6,350	2,600
-Western	390,000	380,000	377,500	3.3	-	-
Rockcliffe Park	900,000	890,000	891,000	1	11,450	4,850
Peterborough	310,000	310,000	340,000	-8.8	-	-
Sarnia	350,000	350,000	350,000	-	5,880	1,750
Tillsonburg	225,000	225,000	225,000	-	-	-

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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	215,000	210,000	210,000	2.4	2,900	1,200
Charleswood	232,000	240,000	231,800	0.1	-	-
Fort Richmond	250,000	235,500	251,000	-0.4	-	-
Lindenwoods	280,000	-	-	-	-	-
North East	234,000	235,000	227,500	2.9	-	-
North West	226,000	224,000	224,400	0.7	-	-
River Heights	238,900	229,000	244,000	-2.1	-	-
South St. Vital	268,000	238,000	245,000	9.4	-	-
Southdale/ Windsor Park	229,000	225,000	222,700	2.8	-	-
Westwood	224,100	226,800	224,000	-	-	-
Saskatchewan Area						
Regina						
- North	255,800	238,250	262,700	-2.6	-	-
- South	290,000	295,000	295,000	-1.7	-	-
Saskatoon						
- East Central	320,000	324,000	352,000	-9.1	-	-
- East End	330,000	330,000	364,500	-9.5	-	-
- North	312,000	315,000	345,000	-9.6	-	-
- West	287,000	281,000	300,000	-4.3	-	-

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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	325,000	325,000	300,000	8.3	4,000	1,850
Charleswood	345,000	338,000	345,000	-	-	-
Fort Richmond	342,000	315,000	337,000	1.5	-	-
Lindenwoods	370,500	365,000	-	-	-	-
North East	324,000	318,000	310,600	4.3	-	-
North West	326,000	320,000	313,000	4.2	-	-
River Heights	322,900	320,000	343,000	-5.9	-	-
South St. Vital	351,000	337,000	342,700	2.4	-	-
Southdale/ Windsor Park	323,700	300,000	310,100	4.4	-	-
Tuxedo	369,000	380,000	340,000	8.5	-	-
Westwood	300,000	-	305,000	-1.6	-	-
Saskatchewan Area						
Regina						
- North	385,000	385,000	415,000	-7.2	-	-
- South	390,000	385,000	410,000	-4.9	-	-
Saskatoon						
- East Central	438,000	430,000	530,000	-17.4	-	-
- East End	450,000	450,000	540,000	-16.7	-	-
- North	420,000	430,000	512,500	-18	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	170,000	170,000	150,000	13.3	2,000	900
Charleswood	280,000	262,500	-	-	-	-
Fort Richmond	263,000	247,000	252,500	4.2	-	-
North East	254,500	238,000	256,100	-0.6	-	-
North West	264,000	264,300	248,000	6.5	-	-
River Heights	279,100	287,750	278,000	0.4	-	-
South St. Vital	286,800	272,000	281,000	2.1	-	-
Southdale/ Windsor Park	235,000	230,000	241,000	-2.5	-	-
Westwood	258,000	223,000	248,000	4	-	-
Saskatchewan Area						
Regina						
- North	215,000	200,000	228,000	-5.7	-	-
- South	275,000	290,000	280,000	-1.8	-	-
Saskatoon						
- East Central	340,000	355,000	383,000	-11.2	-	-
- East End	350,000	375,000	412,000	-15	-	-
- North	343,000	350,000	394,000	-12.9	-	-
- West	316,000	314,000	363,000	-12.9	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	161,000	158,000	165,000	-2.4	-	-
Fort Richmond	172,000	165,000	171,000	0.6	-	-
North East	162,000	148,500	168,900	-4.1	-	-
North West	156,200	155,000	175,100	-10.8	-	-
South St. Vital	179,000	179,000	-	-	-	-
Southdale/ Windsor Park	148,900	150,000	156,000	-4.6	-	-
Westwood	160,000	153,500	166,000	-3.6	-	-
Saskatchewan Area						
Regina						
- North	215,000	225,000	225,000	-4.4	-	-
- South	268,000	277,000	277,000	-3.2	-	-
Saskatoon						
- East End	225,000	225,000	275,300	-18.3	-	-
- North	230,000	235,000	265,000	-13.2	-	-

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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	450,000	450,000	450,000	-	5,200	3,000
Saskatchewan Area						
Regina						
- North	498,000	495,000	439,000	13.4	-	-
- South	495,000	495,000	495,000	-	-	-
Saskatoon						
- East End	618,000	630,000	700,000	-11.7	-	-
- North	530,000	540,000	580,000	-8.6	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	105,000	105,000	92,500	13.5	850	800
Charleswood	143,000	145,000	136,000	5.1	-	-
Fort Richmond	149,700	141,000	148,100	1.1	-	-
North East	127,000	125,000	132,900	-4.4	-	-
North West	175,000	180,000	170,000	2.9	-	-
River Heights	138,200	149,000	143,000	-3.4	-	-
South St. Vital	141,800	140,600	146,700	-3.3	-	-
Westwood	131,200	141,000	135,600	-3.2	-	-
Saskatchewan Area						
Regina						
- North	149,000	141,111	172,000	-13.4	-	-
- South	211,750	196,500	208,000	1.8	-	-
Saskatoon						
- East Central	200,000	184,000	230,000	-13	-	-
- East End	205,000	184,000	-	-	-	-
- North	205,000	190,000	242,000	-15.3	-	-

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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	324,900	321,000	-	-	-	-
North East	280,000	280,000	270,000	3.7	-	-
North West	261,500	261,500	261,500	-	-	-
River Heights	289,000	-	295,000	-2	-	-
Saskatchewan Area						
Regina						
- North	285,000	295,000	295,000	-3.4	-	-
- South	273,000	315,000	295,000	-7.5	-	-
Saskatoon						
- East Central	320,000	297,000	-	-	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	347,500	323,400	382,200	-9.1	-	-
North East	315,200	298,600	363,900	-13.4	-	-
North Inner City	440,000	404,000	456,600	-3.6	-	-
North West	366,200	376,100	423,700	-13.6	-	-
South	357,100	352,800	405,500	-11.9	-	-
South East	374,300	381,700	397,400	-5.8	-	-
South Inner City	424,800	463,900	501,100	-15.2	-	-
South West	373,500	376,800	400,600	-6.8	-	-
West	615,800	549,200	612,100	0.6	-	-
Edmonton Area						
Castledowns	260,000	260,000	275,000	-5.5	-	-
Clareview	250,000	250,000	280,000	-10.7	-	-
Riverbend/ Terwilligar	385,000	385,000	400,000	-3.8	2,900	2,000
Sherwood Park	320,000	300,000	340,000	-5.9	2,250	1,600
Alberta						
Beaumont	310,000	315,000	-	-	-	-
Fort Saskatchewan	300,000	300,000	350,000	-14.3	1,760	1,300
Innisfail	258,588	268,920	-	-	2,000	-
Leduc	290,000	300,000	-	-	-	-
Spruce Grove	330,000	330,000	345,000	-4.3	28,500	1,600
St. Albert	280,000	260,000	275,000	1.8	-	-
Stony Plain	315,000	315,000	330,000	-4.5	2,800	1,600
Wetaskiwin	253,500	268,000	275,900	-8.1	2,279	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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	442,800	448,200	501,000	-11.6	-	-
North East	407,900	414,600	462,000	-11.7	-	-
North Inner City	694,700	668,400	882,700	-21.3	-	-
North West	444,200	452,300	494,800	-10.2	-	-
South	427,700	417,500	468,500	-8.7	-	-
South East	560,700	525,100	615,100	-8.8	-	-
South Inner City	671,500	660,300	820,200	-18.1	-	-
South West	469,200	442,400	566,700	-17.2	-	-
West	484,100	491,200	544,200	-11	-	-
Edmonton Area						
Castledowns	405,000	405,000	420,000	-3.6	-	-
Clareview	400,000	400,000	445,000	-10.1	-	-
Riverbend/ Terwilligar	442,000	438,500	470,000	-6	2,900	2,800
Sherwood Park	420,000	420,000	425,000	-1.2	3,500	2,000
Alberta						
Beaumont	390,000	400,000	-	-	-	-
Fort Saskatchewan	420,000	420,000	425,000	-1.2	2,400	1,500
Leduc	370,000	360,000	-	-	-	-
Spruce Grove	430,000	430,000	455,000	-5.5	3,400	2,000
St. Albert	315,000	315,000	335,000	-6	-	-
Stony Plain	430,000	430,000	425,000	1.2	3,400	2,000
Wetaskiwin	360,000	350,000	389,900	-7.7	3,158	1,500

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A L B E R T A

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	357,300	357,100	395,500	-9.7	-	-
North East	328,500	343,900	384,700	-14.6	-	-
North Inner City	499,600	492,500	530,500	-5.8	-	-
North West	370,900	377,900	415,700	-10.8	-	-
South	356,900	349,300	396,600	-10	-	-
South East	354,500	345,000	392,800	-9.8	-	-
South Inner City	568,200	514,200	586,000	-3	-	-
South West	369,800	337,900	406,400	-9	-	-
West	395,800	398,400	431,500	-8.3	-	-
Edmonton Area						
Castledowns	315,000	315,000	340,000	-7.4	-	-
Clareview	305,000	305,000	310,000	-1.6	-	-
Riverbend/ Terwilligar	355,000	346,850	370,000	-4.1	2,500	2,200
Sherwood Park	340,000	340,000	350,000	-2.9	2,900	1,600
Alberta						
Beaumont	310,000	315,000	-	-	-	-
Fort Saskatchewan	340,000	340,000	390,000	-12.8	1,760	1,300
Innisfail	415,000	-	-	-	2,700	-
Leduc	290,000	269,000	-	-	-	-
Spruce Grove	380,000	380,000	415,000	-8.4	3,000	1,800
St. Albert	315,000	305,000	330,000	-4.5	-	-
Stony Plain	380,000	375,000	410,000	-7.3	3,000	1,800
Wetaskiwin	189,000	189,000	189,000	-	1,500	950

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A L B E R T A

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	275,100	255,200	305,300	-9.9	-	-
North East	255,000	219,000	283,700	-10.1	-	-
North Inner City	389,300	357,300	380,000	2.4	-	-
North West	284,300	288,800	333,200	-14.7	-	-
South	264,800	267,600	302,000	-12.3	-	-
South East	262,300	274,600	330,600	-20.7	-	-
South Inner City	426,600	449,800	578,800	-26.3	-	-
South West	275,800	289,000	349,800	-21.2	-	-
West	354,500	312,900	486,800	-27.2	-	-
Edmonton Area						
Castledowns	205,000	205,000	230,000	-10.9	-	-
Clareview	180,000	180,000	205,000	-12.2	-	-
Riverbend/ Terwilligar	244,000	250,000	253,000	-3.6	1,800	1,800
Sherwood Park	235,000	250,000	275,000	-14.5	1,530	1,300
Alberta						
Beaumont	300,000	300,000	-	-	-	-
Fort Saskatchewan	240,000	250,000	285,000	-15.8	1,100	1,100
Leduc	210,000	200,000	-	-	-	-
Spruce Grove	210,000	210,000	235,000	-10.6	1,900	1,400
St. Albert	180,000	180,000	200,000	-10	-	-
Wetaskiwin	175,000	158,000	180,000	-2.8	1,263	900

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ALBERTA

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	544,600	590,000	589,000	-7.5	-	-
North East	512,900	517,200	557,900	-8.1	-	-
North Inner City	1,020,900	983,700	1,382,800	-26.2	-	-
North West	626,900	626,400	667,400	-6.1	-	-
South	532,900	535,500	847,600	-37.1	-	-
South East	638,700	570,700	682,900	-6.5	-	-
South Inner City	1,219,400	1,659,400	1,395,700	-12.6	-	-
South West	657,700	631,700	964,700	-31.8	-	-
West	780,800	756,300	806,900	-3.2	-	-
Edmonton Area						
Castledowns	399,000	399,000	450,000	-11.3	-	-
Riverbend/ Terwilligar	802,000	690,000	980,000	-18.2	6,000	3,500
Sherwood Park	695,000	695,000	750,000	-7.3	5,200	3,000
Alberta						
Beaumont	515,000	525,000	-	-	-	-
Fort Saskatchewan	675,000	675,000	650,000	3.8	4,180	2,500
Leduc	400,000	410,000	-	-	-	-
Spruce Grove	450,000	450,000	505,000	-10.9	3,900	2,200
St. Albert	405,000	405,000	440,000	-8	-	-
Stony Plain	450,000	450,000	495,000	-9.1	3,900	2,200
Wetaskiwin	422,500	422,500	395,000	7	3,755	1,750

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	239,000	228,300	269,200	-11.2	-	-
North East	202,800	174,000	231,100	-12.2	-	-
North Inner City	282,900	291,400	311,900	-9.3	-	-
North West	253,200	251,300	272,800	-7.2	-	-
South	222,800	230,800	332,000	-32.9	-	-
South East	241,900	232,300	257,100	-5.9	-	-
South Inner City	282,300	294,000	337,100	-16.3	-	-
South West	264,200	262,500	251,800	4.9	-	-
West	282,000	247,200	302,300	-6.7	-	-
Edmonton Area						
Castledowns	195,000	195,000	210,000	-7.1	-	-
Clareview	165,000	165,000	190,000	-13.2	-	-
Riverbend/ Terwilligar	203,000	200,000	246,000	-17.5	1,478	1,500
Sherwood Park	280,000	280,000	300,000	-6.7	2,140	1,500
Alberta						
Fort Saskatchewan	230,000	240,000	280,000	-17.9	1,000	1,100
Leduc	210,000	190,000	-	-	-	-
St. Albert	170,000	165,000	185,000	-8.1	-	-
Stony Plain	210,000	210,000	235,000	-10.6	1,900	1,400
Wetaskiwin	189,000	189,000	189,000	-	1,500	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

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	305,100	301,200	335,700	-9.1	-	-
North East	212,300	170,000	241,300	-12	-	-
North Inner City	336,300	406,600	464,900	-27.7	-	-
North West	333,600	352,300	444,400	-24.9	-	-
South	290,800	285,000	307,900	-5.6	-	-
South East	545,000	482,500	549,400	-0.8	-	-
South Inner City	470,700	547,600	564,500	-16.6	-	-
South West	268,000	283,900	284,900	-5.9	-	-
West	340,600	331,500	376,300	-9.5	-	-

	Price Jan-Mar 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Edmonton Area						
Castledowns	200,000	200,000	240,000	-16.7	-	-
Riverbend/ Terwilligar	280,000	300,000	400,000	-30	1,505	2,000
Sherwood Park	330,000	350,000	380,000	-13.2	2,375	1,700
St. Albert	225,000	225,000	250,000	-10	-	-

*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 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	410,000	395,000	455,000	-9.9	2,300	1,300
North Vancouver	615,000	605,000	725,000	-15.2	-	-
Richmond	510,000	470,000	535,500	-4.8	-	-
Surrey	405,000	390,000	430,000	-5.8	2,350	1,300
Vancouver East	545,000	540,000	620,000	-12.1	-	-
Vancouver West	1,000,000	950,000	1,050,000	-4.8	5,000	3,500
West Vancouver	880,000	880,000	963,000	-8.6	-	-
Surrey	405,000	390,000	430,000	-5.8	2,350	1,300
White Rock/ South Surrey	515,000	490,000	569,000	-9.5	2,600	1,500
British Columbia						
Kelowna	340,000	340,000	405,000	-16	2,200	1,500
Nanaimo	297,962	-	-	-	1,900	1,200
Victoria	466,000	453,000	450,000	3.6	-	-

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



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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	425,000	420,000	481,000	-11.6	2,300	1,400
North Vancouver	740,000	720,000	890,000	-16.9	-	-
Richmond	640,000	601,500	679,000	-5.7	-	-
Surrey	445,000	445,000	525,000	-15.2	2,500	1,400
Vancouver East	669,000	649,000	730,000	-8.4	-	-
Vancouver West	1,450,000	1,400,000	1,525,000	-4.9	7,250	5,000
West Vancouver	1,090,000	1,090,000	1,250,000	-12.8	-	-
Surrey	445,000	445,000	525,000	-15.2	2,500	1,400
White Rock/ South Surrey	580,000	580,000	680,000	-14.7	2,900	2,000
British Columbia						
Kelowna	425,000	425,000	500,000	-15	2,850	1,700
Nanaimo	520,700	-	-	-	4,390	2,300
Victoria	575,000	570,000	633,000	-9.2	-	-

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

STANDARD TWO-STOREY

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	410,000	400,000	410,000	-	2,100	1,200
North Vancouver	660,000	660,000	770,000	-14.3	-	-
Richmond	525,000	490,000	580,000	-9.5	-	-
Surrey	390,000	380,000	415,000	-6	2,300	1,300
Vancouver East	594,000	575,000	648,000	-8.3	-	-
Vancouver West	1,200,000	1,150,000	1,275,000	-5.9	6,000	4,000
West Vancouver	930,000	930,000	1,079,000	-13.8	-	-
Surrey	390,000	380,000	415,000	-6	2,300	1,300
White Rock/ South Surrey	530,000	525,000	620,000	-14.5	2,900	1,600
British Columbia						
Kelowna	390,000	390,000	450,000	-13.3	2,500	1,550
Nanaimo	310,140	-	-	-	1,900	1,300
Victoria	446,000	435,000	470,000	-5.1	-	-

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

STANDARD TOWNHOUSE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	272,000	267,000	300,000	-9.3	1,300	1,200
North Vancouver	542,000	542,000	605,000	-10.4	-	-
Richmond	355,000	333,000	386,000	-8	-	-
Surrey	295,000	290,000	310,000	-4.8	1,600	1,300
Vancouver East	411,000	404,000	440,000	-6.6	-	-
Vancouver West	750,000	750,000	800,000	-6.3	3,750	3,000
West Vancouver	670,000	670,000	700,000	-4.3	-	-
Surrey	295,000	290,000	310,000	-4.8	1,600	1,300
White Rock/ South Surrey	309,000	300,000	360,000	-14.2	1,960	1,400
British Columbia						
Kelowna	270,000	270,000	330,000	-18.2	1,750	1,150
Nanaimo	204,981	-	-	-	1,340	975
Victoria	350,000	350,000	375,000	-6.7	-	-

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

SENIOR EXECUTIVE

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	600,000	600,000	680,000	-11.8	2,800	2,100
North Vancouver	890,000	890,000	1,030,000	-13.6	-	-
Richmond	740,000	736,000	869,000	-14.8	-	-
Surrey	555,000	560,000	655,000	-15.3	3,000	2,200
Vancouver East	898,000	865,000	925,000	-2.9	-	-
Vancouver West	2,350,000	2,300,000	2,550,000	-7.8	11,750	6,000
West Vancouver	1,250,000	1,250,000	1,480,000	-15.5	-	-
Surrey	555,000	560,000	655,000	-15.3	3,000	2,200
White Rock/ South Surrey	775,000	770,000	925,000	-16.2	4,400	3,000
British Columbia						
Kelowna	480,000	480,000	550,000	-12.7	3,000	2,100
Nanaimo	342,460	-	-	-	2,503	1,450
Victoria	805,000	800,000	915,000	-12	-	-

*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 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	160,000	155,000	167,000	-4.2	850	850
North Vancouver	290,000	290,000	335,000	-13.4	-	-
Richmond	235,000	215,600	270,000	-13	-	-
Surrey	190,000	189,000	189,000	0.5	900	900
Vancouver East	336,000	311,000	338,000	-0.6	-	-
Vancouver West	650,000	625,000	675,000	-3.7	3,250	2,000
West Vancouver	420,000	400,000	455,000	-7.7	-	-
Surrey	190,000	189,000	189,000	0.5	900	900
White Rock/ South Surrey	220,000	205,000	233,000	-5.6	1,780	1,200
British Columbia						
Kelowna	180,000	180,000	250,000	-28	1,450	1,000
Nanaimo	228,840	-	-	-	1,730	950
Victoria	275,000	260,000	295,000	-6.8	-	-

*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

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	235,000	240,000	-	-	1,400	1,200
North Vancouver	398,000	390,000	475,000	-16.2	-	-
Richmond	305,000	297,500	358,000	-14.8	-	-
Vancouver East	472,000	452,000	499,000	-5.4	-	-
Vancouver West	1,000,000	900,000	975,000	2.6	5,000	4,500
West Vancouver	770,000	700,000	825,000	-6.7	-	-
Surrey	280,000	280,000	-	-	1,900	1,400
White Rock/ South Surrey	470,000	450,000	450,000	4.4	2,700	1,900
British Columbia						
Kelowna	600,000	600,000	775,000	-22.6	3,200	2,300
Nanaimo	423,295	-	-	-	2,500	1,800
Victoria	575,000	564,000	710,000	-19	-	-

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