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ROYAL LEPAGE

HOUSE PRICE
SURVEY

ROYAL LEPAGE

THE ROYAL LEPAGE HOUSE PRICE SURVEY

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

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more likely they are to
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THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

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

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

Property Location

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

Mortgage Financing

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

Limitation

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GLOSSARY OF HOUSING TYPES



1

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 & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	271,000	277,000	275,000	-1.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	200,000	191,000	197,000	1.5	-	-
- Eastern Passage	198,000	188,000	180,000	10.0	-	-
- Woodlawn/ Montebello						
Halifax						
- Clayton Park/ Fairmount/ Rockingham	299,000	300,500	299,000	0.0	-	-
- North End	225,000	215,000	197,000	14.2	-	-
- West	232,000	225,000	210,000	10.5	-	-
- Sackville	212,000	212,000	209,000	1.4	-	-
Prince Edward Island						
Charlottetown	162,000	162,000	160,000	1.2	-	-
Summerside	132,000	130,500	130,500	1.1	2,000	1,100
New Brunswick						
Fredericton	182,000	182,000	172,000	5.8	-	-
Moncton	150,760	158,200	158,000	-4.6	-	-
Saint John	195,000	228,000	201,476	-3.2	-	-
Newfoundland						
St. John's						
- East End	235,000	218,400	196,000	19.9	-	-
- Mount Pearl	250,000	246,750	210,000	19.0	-	-
- West	230,000	218,925	194,000	18.6	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	330,000	316,000	310,000	6.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	200,000	191,000	197,000	1.5	-	-
- Eastern Passage	240,500	241,000	210,000	14.5	-	-
- Woodlawn/ Montebello	280,000	272,000	230,000	21.7	-	-
Halifax	249,000	240,000	234,000	6.4	-	-
- South End	566,000	550,000	540,000	4.8	-	-
- Clayton Park/ Fairmount/ Rockingham	335,000	330,000	300,000	11.7	-	-
Sackville	232,500	232,500	225,000	3.3	-	-
Prince Edward Island						
Charlottetown	248,000	248,000	245,000	1.2	-	-
Summerside	222,000	229,500	229,500	-3.3	3,200	2,000
New Brunswick						
Fredericton	265,000	261,000	257,000	3.1	-	-
Saint John (Rothesay)	350,000	378,800	347,076	0.8	-	-
Newfoundland						
St. John's						
- East End	380,000	361,200	320,000	18.8	-	-
- Mount Pearl	360,000	346,500	304,000	18.4	-	-
- West	370,000	349,125	315,000	17.5	-	-

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



ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	362,000	360,000	385,000	-6	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	218,900	212,000	198,000	10.6	-	-
- Eastern Passage	183,500	183,000	185,000	-0.8	-	-
- Lawrence Twn	200,000	200,000	200,000	0.0	-	-
- Woodlawn/ Montebello	215,000	210,000	210,000	2.4	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	291,500	275,000	272,000	7.2	-	-
- North End	252,000	249,800	240,000	5.0	-	-
- South End	385,000	385,000	385,000	0.0	-	-
- West	318,000	310,000	320,000	-0.6	-	-
Sackville	221,000	221,000	200,000	10.5	-	-
Prince Edward Island						
Charlottetown	196,000	196,000	190,000	3.2	-	-
Summerside	184,000	184,000	184,000	0.0	2,800	1,500
New Brunswick						
Fredericton	205,000	205,000	210,000	-2.4	-	-
Moncton	139,300	137,250	134,200	3.8	-	-
Saint John (Rothesay)	270,000	299,000	268,000	0.7	-	-
Newfoundland						
St. John's						
- East End	345,000	325,500	289,000	19.4	-	-
- Mount Pearl	315,000	304,500	263,000	19.8	-	-
- West	330,000	311,325	276,000	19.6	-	-

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ATLANTIC PROVINCES

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	252,000	241,000	235,000	7.2	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	133,000	131,000	130,000	6.9	-	-
- Eastern Passage	237,000	236,000	204,000	16.2	-	-
- Woodlawn/ Montebello	226,000	220,000	223,000	1.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	228,000	225,000	210,000	8.6	-	-
- North End	282,000	280,000	235,000	20.0	-	-
- West	265,000	260,000	250,000	6.0	-	-
- Sackville	221,000	221,000	200,000	10.5	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	115,000	4.3	-	-
Summerside	115,000	115,000	115,000	0.0	1,800	1,000
New Brunswick						
Fredericton	160,000	160,000	153,000	4.6	-	-
Saint John (Rothesay)	149,900	169,590	148,000	1.0	-	-
Newfoundland						
St. John's						
- East End	165,000	157,500	140,000	17.9	-	-
- Mount Pearl	165,000	157,500	140,000	17.9	-	-
- West	168,000	160,625	140,000	20.0	-	-

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

SENIOR EXECUTIVE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	410,000	399,000	390,000	5.1	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	339,000	338,000	335,000	1.2	-	-
- Woodlawn/ Montebello	352,000	345,000	353,000	-0.3	-	-
Halifax						
- South End	566,000	550,000	540,000	4.8	-	-
- Clayton Park/ Fairmount/ Rockingham	443,000	430,000	420,000	5.5	-	-
- West	337,000	320,000	315,000	7.0	-	-
Prince Edward Island						
Charlottetown	325,000	325,000	320,000	1.6	-	-
New Brunswick						
Fredericton	336,000	336,000	330,000	1.8	-	-
Moncton	258,900	267,400	246,000	5.2	-	-
Newfoundland						
St. John's						
- East End	500,000	468,300	420,000	19.0	-	-
- Mount Pearl	395,000	372,750	330,000	19.7	-	-
- West	400,000	388,500	340,000	17.6	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	208,000	199,000	192,000	8.3	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	139,000	143,500	130,000	6.9	-	-
- Woodlawn/ Montebello	173,000	170,000	170,000	1.8	-	-
Halifax						
- South End	282,000	280,000	270,000	4.4	-	-
Prince Edward Island						
Charlottetown	122,000	122,000	120,000	1.7	-	-
New Brunswick						
Fredericton	151,000	145,000	140,000	8.0	-	-
Newfoundland						
St. John's						
- East End	260,000	246,750	220,000	18.2	-	-
- Mount Pearl	255,000	241,500	216,000	18.1	-	-
- West	250,000	237,300	210,000	19.0	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	362,000	360,000	385,000	-6.0	-	-
Halifax						
- South End	325,000	310,000	282,000	15.2	-	-
Prince Edward Island						
Charlottetown	320,000	315,000	300,000	6.7	-	-
New Brunswick						
Fredericton	183,000	179,000	179,000	2.2	-	-
Newfoundland						
St. John's						
- East End	325,000	305,025	270,000	20.4	-	-
- Mount Pearl	260,000	247,800	220,000	18.2	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	165,000	160,000	150,000	10.0	2,700	900
Trois-Rivieres	146,384	138,413	134,927	8.5	2,330	702
Montréal Area						
Ahuntsic	321,000	320,000	275,000	16.7	-	-
Beaconsfield	310,000	305,000	295,000	5.1	3,723	922
Boucherville	269,246	256,000	238,687	12.8	-	-
Côte-St-Luc	251,000	249,000	242,000	3.7	4,400	1,800
Dorval	275,000	260,000	247,000	11.3	4,000	1,800
Lachine	265,000	245,000	227,000	16.7	4,000	1,800
Lasalle/ Verdun	207,000	206,000	205,000	1.0	2,800	975
Pointe- Claire	275,000	262,000	245,000	12.2	4,000	1,800
St- Bruno de Montarville	225,000	223,900	200,000	12.5	-	-
St- Lambert	245,000	244,000	229,500	6.8	3,750	1,700
St- Laurent	334,500	320,000	282,000	18.6	-	-
Québec City Area						
Beauport	216,500	216,500	188,000	15.2	3,723	922
Cap-Rouge	251,000	251,000	220,000	14.1	3,285	911
Charlesbourg	227,000	212,500	195,000	16.4	5,231	854
Neufchatel	224,000	223,000	193,000	16.1	3,177	905
Québec (Haute-Ville)	309,000	309,000	309,000	0.0	5,238	1,092
Rive-Sud	221,500	210,000	190,500	16.3	3,423	809
Sillery	427,000	530,000	378,000	13.0	3,033	1,511
Ste-Foy	340,500	358,000	245,000	39.0	3,044	993

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	165,000	160,000	150,000	10.0	2,700	900
Trois-Rivieres	146,384	138,413	134,927	8.5	2,330	702
Montréal Area						
Ahuntsic	321,000	320,000	275,000	16.7	-	-
Beaconsfield	425,000	420,000	415,000	2.4	5,800	3,000
Boucherville	431,778	417,571	384,375	12.3	-	-
Côte-St-Luc	486,000	485,000	475,000	2.3	4,900	2,600
Dorval	380,000	360,000	348,000	9.2	5,000	2,750
Lachine	350,000	335,000	317,000	10.4	4,700	2,600
Lasalle/ Verdun	269,000	267,000	255,000	5.5	3,300	1,700
Montréal West	445,000	445,000	430,000	3.5	6,500	3,100
Mount Royal	610,000	611,000	575,000	6.1	7,000	4,800
Pointe-Claire	385,000	363,000	346,000	11.3	6,000	3,000
Notre-Dame-De-Grâce	495,000	495,000	485,000	2.1	-	-
Outremont	810,000	810,000	750,000	8.0	8,500	4,000
St- Bruno de Montarville	360,000	354,000	310,000	16.1	-	-
St- Lambert	495,000	495,000	467,000	6.0	-	-
St- Laurent	497,500	550,000	388,000	28.2	-	-
Westmount	1,052,500	1,050,000	920,000	14.4	-	-
Québec City Area						
Beauport	306,000	298,500	273,000	12.1	5,422	1,041
Cap-Rouge	396,500	396,500	294,000	34.9	4,312	1,210
Charlesbourg	303,500	298,000	258,000	17.6	4,257	1,460
Neufchatel	292,000	270,000	262,000	11.5	5,754	1,092
Québec (Haute-Ville)	372,000	365,000	340,000	9.4	6,588	1,511
Rive-Sud	331,000	337,000	250,500	32.1	3,455	912
Sillery	386,000	398,500	298,500	29.3	4,456	1,845
Ste-Foy	363,500	370,000	298,000	22.0	2,860	1,002

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Q U É B E C

STANDARD TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	195,000	190,000	180,000	8.3	3,000	1,000
Trois-Rivieres	159,125	149,129	165,900	-4.1	2,388	763
Montréal Area						
Ahuntsic	320,000	315,000	275,000	16.7	-	-
Beaconsfield	390,000	380,000	375,000	4.0	4,700	2,100
Boucherville	321,500	305,000	277,250	16.0	-	-
Dorval	275,000	260,000	247,000	11.3	4,000	1,800
Lachine	275,000	255,000	236,000	16.5	3,700	1,800
Montréal West	374,000	374,000	365,000	2.5	5,400	1,250
Mount Royal	495,000	495,000	400,000	23.8	6,000	3,500
Pointe-Claire	330,000	312,000	294,000	12.2	4,900	1,900
Notre-Dame-De-Grâce	385,000	383,000	380,000	1.3	3,200	1,500
Outremont	460,000	460,000	430,000	7.0	4,900	2,300
St- Bruno de Montarville	255,000	249,000	230,000	10.9	-	-
St- Lambert	290,000	290,000	275,000	5.5	3,400	2,500
St- Laurent	345,000	340,000	287,000	20.2	-	-
Westmount	655,000	655,000	610,000	7.4	-	-
Québec City Area						
Beauport	220,500	220,500	160,000	37.8	2,869	996
Cap-Rouge	311,000	289,000	236,500	31.5	3,200	1,030
Neufchatel	222,000	222,000	185,000	20.0	4,712	1,274
Québec (Haute-Ville)	308,000	275,000	245,000	25.7	3,842	1,154
Rive-Sud	271,000	261,000	200,000	35.5	4,031	854
Sillery	325,000	325,000	300,000	8.3	3,594	1,041
Ste-Foy	283,000	273,000	215,000	31.6	3,111	865

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Q U É B E C

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	150,000	140,000	7.1	2,500	750
Montréal Area						
Ahuntsic	236,000	235,000	207,000	14.0	-	-
Beaconsfield	315,000	310,000	295,000	6.8	4,300	1,900
Boucherville	232,808	226,880	210,375	10.7	-	-
Côte-St-Luc	229,000	229,000	230,000	-0.4	3,900	2,200
Lachine	270,000	265,000	255,000	5.9	3,700	1,800
Outremont	405,000	405,000	370,000	9.5	3,600	2,200
Pointe- Claire	265,000	250,000	234,000	13.2	4,300	1,900
St- Bruno de Montarville	198,000	194,000	185,000	7.0	-	-
St- Lambert	275,000	273,000	255,000	7.8	-	-
St- Laurent	275,000	270,000	220,000	25.0	-	-
Québec City Area						
Beauport	176,500	163,000	150,000	17.7	1,944	798
Cap-Rouge	237,000	237,000	211,000	12.3	2,539	973
Charlesbourg	194,000	193,000	161,000	20.5	2,566	973
Neufchatel	178,500	171,000	186,000	-4.0	2,619	911
Québec (Haute-Ville)	249,500	228,000	218,000	14.4	3,791	849
Rive-Sud	222,500	181,000	230,000	-3.3	1,670	736
Sillery	270,000	260,000	270,000	0.0	2,299	878
Ste-Foy	207,500	260,000	225,000	-7.8	2,643	752

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Q U É B E C

SENIOR EXECUTIVE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	325,000	325,000	325,000	0.0	4,500	2,000
Trois-Rivieres	392,000	392,000	400,00	-2.0	-	-
Montréal Area						
Ahuntsic	715,000	715,000	672,000	6.4	-	-
Beaconsfield	520,000	510,000	500,000	4.0	4,700	2,100
Boucherville	940,750	809,167	758,000	24.1	-	-
Côte-St-Luc	522,000	520,000	510,000	2.4	6,700	3,200
Pointe-Claire	425,000	400,000	385,000	10.4	7,200	3,600
Outremont	915,000	912,000	836,000	9.4	10,000	4,200
St- Bruno de Montarville	462,000	457,000	428,000	7.9	-	-
St- Lambert	390,000	390,000	368,000	6.0	4,900	2,750
St- Laurent	750,000	740,000	695,000	7.9	-	-
Westmount	1,525,000	1,480,000	1,450,000	5.2	-	-
Québec City Area						
Cap-Rouge	581,000	572,500	473,000	22.8	4,455	1,811
Charlesbourg	423,500	375,500	330,000	28.3	6,202	854
Neufchatel	442,000	436,000	427,000	3.5	11,094	1,455
Québec (Haute-Ville)	439,500	515,000	472,000	-6.9	8,156	1,889
Rive-Sud	488,500	476,500	387,000	26.2	3,584	1,092
Sillery	562,000	585,000	545,000	3.1	5,169	1,964
Ste-Foy	571,000	550,000	525,000	8.8	4,252	1,833

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



Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	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	180,000	2.9	2,800	900
Trois-Rivieres	145,179	122,500	118,500	22.5	3,127	696
Montréal Area						
Ahuntsic	203,000	200,000	180,000	12.8	-	-
Boucherville	196,430	190,500	177,800	10.5	-	-
Côte-St-Luc	238,000	239,000	232,000	2.6	3,650	1,550
Dorval	240,000	232,000	216,000	11.1	3,900	1,800
Lachine	280,000	262,000	250,000	12.0	4,000	1,800
Lasalle/ Verdun	169,000	168,000	167,000	1.2	2,200	1,200
Outremont	345,000	345,000	315,000	9.5	4,000	2,100
St- Bruno de Montarville	187,000	185,000	177,000	5.6	-	-
St- Lambert	182,000	180,000	172,000	5.8	2,500	1,500
St- Laurent	251,000	225,000	198,000	26.8	-	-
Westmount	305,000	300,000	260,000	17.3	-	-
Québec City Area						
Beauport	183,000	172,500	151,000	21.2	2,349	634
Cap-Rouge	223,000	230,000	205,000	8.8	2,155	973
Charlesbourg	178,500	178,000	140,500	27.0	2,694	849
Neufchatel	204,000	189,500	170,500	19.6	1,797	544
Québec (Haute-Ville)	225,000	231,000	169,000	33.1	3,571	911
Rive-Sud	178,000	175,500	169,000	5.3	1,900	736
Sillery	184,000	184,000	176,000	4.5	2,412	878
Ste-Foy	204,000	209,000	166,000	22.9	1,712	685

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



Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	225,000	225,000	0.0	3,700	1,200
Montréal Area						
Ahuntsic	376,000	375,000	330,000	13.9	-	-
Boucherville	348,967	316,000	313,000	11.5	-	-
Côte-St-Luc	355,000	356,000	350,000	1.4	2,900	2,600
Lasalle/ Verdun	225,000	225,000	220,000	2.3	2,950	1,650
Notre-Dame-De-Grâce	300,000	300,000	295,000	1.7	3,350	2,600
Outremont	830,000	830,000	760,000	9.2	8,000	3,800
Pointe- Claire	370,000	350,000	335,000	10.4	6,700	3,400
St- Bruno de Montarville	333,000	329,600	310,000	7.4	-	-
St- Lambert	380,000	380,000	362,000	5.0	4,000	2,300
St- Laurent	410,000	400,000	358,000	14.5	-	-
Westmount	635,000	500,000	500,000	27.0	-	-
Québec City Area						
Haute-Ville	439,500	447,000	348,000	26.3	8,156	1,889
Rive-Sud	312,000	312,500	250,000	24.8	2,664	1,064
Sillery	445,000	408,000	341,000	30.5	5,879	2,077
Ste-Foy	396,500	387,000	297,000	33.5	2,694	860

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



O N T A R I O

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	326,000	326,000	303,000	7.6	3,050	2,500
Etobicoke						
– Islington/ Kingsway	531,000	530,000	463,000	14.7	3,900	2,500
– South Etobicoke	389,000	385,000	362,000	7.5	2,500	
High Park	725,000	685,000	650,000	11.5	5,400	2,300
Lawrence Park	760,000	780,000	700,000	8.6	-	-
Leaside	675,000	625,000	545,000	23.9	-	-
Markham	500,000	500,000	425,000	17.6	5,045	2,200
Mississauga GTA						
– Meadowvale/ Streetsville	402,000	385,500	355,000	13.2	3,500	1,700
Newmarket	342,750	379,950	406,000	-15.6	3,400	1,600
North Toronto	610,000	636,000	545,000	12.0	-	-
Oakville	378,000	360,000	350,000	8.0	3,000	1,500
Richmond Hill	395,000	395,000	365,000	8.2	3,450	1,500
Scarborough						
– Agincourt	375,000	390,000	346,500	8.2	2,680	1,450
– Central	360,000	370,000	335,000	7.5	2,500	1,500
– West Hill	395,000	390,000	350,000	12.9	2,500	1,500
Thornhill	620,000	620,000	600,000	3.3	5,300	1,800
Unionville	625,000	625,000	530,000	17.9	6,306	2,400
Woodbridge	427,000	426,000	425,000	0.5	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	265,000	257,000	245,000	8.2	3,000	1,400
Brantford	189,000	189,000	185,000	2.2	-	-
Hamilton						
– Centre	113,701	114,107	153,932	-26.1	-	-
– East	177,085	170,107	167,885	5.5	-	-
– Mountain	218,253	219,621	212,191	2.9	-	-
– West	269,153	256,073	245,900	9.5	-	-
London	233,500	230,400	217,200	7.5	-	-
North Bay	255,000	245,000	225,000	13.3	4,050	1,600
Ottawa	550,000	535,000	504,500	9.0	6,100	3,100
– Eastern	294,000	282,000	270,000	8.9	4,050	1,800
– Kanata	333,000	333,000	315,500	5.5	-	-
– Orleans	295,000	285,000	271,000	8.9	-	-
– Southern	293,000	285,000	269,000	8.9	-	-
– Western	352,500	240,000	322,500	9.3	-	-
Stoney Creek	261,207	259,375	256,114	2.0	2,964	1,606

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	947,000	929,000	830,500	14.0	-	-
Bloor West Village	1,100,000	1,050,000	925,000	18.9	5,600	2,600
Burlington	499,950	487,000	437,500	14.3	4,450	2,300
Cabbagetown	740,000	820,000	655,000	13.0	-	-
Etobicoke						
– Islington/ Kingsway	718,000	716,100	638,000	12.5	5,000	4,800
– South Etobicoke	575,000	574,200	507,000	13.4	3,500	-
Forest Hill	1,530,000	1,500,000	1,455,000	5.2	-	-
High Park	1,025,000	995,000	945,000	8.5	6,600	3,200
Lawrence Park	1,575,000	1,575,000	1,475,000	6.8	-	-
Leaside	1,135,000	1,110,000	885,000	28.2	-	-
Markham	575,000	575,000	500,000	15.0	-	-
Midtown Toronto	1,420,000	1,410,000	1,320,000	7.6	-	-
Mississauga GTA	454,000	436,500	401,000	13.2	5,275	2,600
– Meadowvale/ Mississauga	454,000	436,500	425,000	6.8	3,800	2,000
Moore Park	1,700,000	1,745,000	1,450,000	17.2	-	-
Newmarket	650,000	590,000	604,000	7.6	6,075	3,500
North Toronto	1,350,000	1,400,000	1,260,000	7.1	-	-
Oakville	614,250	585,000	550,000	11.7	4,500	3,000
Richmond Hill	460,000	460,000	425,000	8.2	4,000	1,750
Scarborough						
– Agincourt	480,000	499,000	465,000	3.2	3,300	1,800
– Central	450,000	465,000	430,000	4.7	3,300	1,900
– West Hill	500,000	500,000	465,000	7.5	2,700	1,600
Thornhill	615,000	615,000	590,000	4.2	4,700	1,900
Unionville	360,000	360,000	310,000	16.1	3,632	1,900
Woodbridge	475,000	472,000	472,000	0.6	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	310,000	310,000	282,000	9.9	3,600	1,500
Brantford	285,000	295,000	285,000	0.0	-	-
London	309,000	304,000	286,350	7.9	-	-
North Bay	310,000	295,000	270,000	14.8	4,100	1,700
Ottawa	560,000	541,000	514,000	8.9	6,100	3,100
– Eastern	347,500	333,000	319,000	8.9	4,175	1,800
– Kanata	396,000	397,000	371,000	6.7	-	-
– Orleans	377,000	369,000	347,000	8.6	5,040	1,900
– Southern	374,000	366,000	344,000	8.7	5,040	1,900
– Western	450,000	435,000	415,000	8.4	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	612,000	631,000	545,700	12.1	-	-
Bloor West Village	700,000	695,000	630,000	11.1	4,100	2,300
Burlington	499,950	487,000	437,500	14.3	4,450	2,300
Cabbagetown	640,000	630,000	535,000	19.6	-	-
Etobicoke						
– Islington/ Kingsway	586,000	584,000	500,000	17.2	4,150	2,400
– South Etobicoke	439,000	438,000	404,000	8.7	3,000	-
Forest Hill	905,000	910,000	805,000	12.4	-	-
High Park	660,000	640,000	600,000	10.0	4,600	2,200
Lawrence Park	910,000	902,000	845,000	7.7	-	-
Leaside	765,000	768,000	710,000	7.7	-	-
Markham	480,000	480,000	420,000	14.3	4,843	2,100
Midtown Toronto	840,000	810,000	775,000	8.4	-	-
Mississauga GTA	380,000	364,000	331,000	14.8	3,850	2,275
– Meadowvale/ Streetsville	380,000	364,000	331,000	14.8	2,900	1,600
Moore Park	1,125,000	975,000	990,000	13.6	-	-
Newmarket	406,000	401,500	354,000	14.7	3,700	1,600
North Toronto	795,000	795,000	735,000	8.2	-	-
Oakville	420,000	410,000	370,000	13.5	3,000	1,900
Richmond Hill	410,000	410,000	380,000	7.9	3,500	1,600
Riverdale	515,000	505,000	485,000	6.2	-	-
Scarborough						
– Agincourt	385,000	390,000	360,000	6.9	2,700	1,600
– Central	390,000	400,000	370,000	5.4	2,700	1,800
– West Hill	400,000	400,000	370,000	8.1	2,700	1,600
The Annex	845,000	835,000	775,000	9.0	-	-
Thornhill	520,000	520,000	480,000	8.3	4,500	1,700
Unionville	610,000	610,000	530,000	15.1	6,155	2,300
Woodbridge	349,000	348,000	347,000	0.6	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	259,000	249,000	248,000	4.4	3,000	1,350
Brantford	195,000	194,000	194,000	0.5	-	-
Hamilton						
– Centre	148,852	146,857	154,896	-3.9	1,639	1,600
– Mountain	330,736	333,318	304,484	8.6	2,800	1,679
London	244,500	239,000	225,500	8.4	-	-
North Bay	250,000	237,000	215,000	16.3	3,150	1,600
Ottawa	485,000	474,000	451,000	7.5	5,540	2,700
– Eastern	301,000	289,000	277,000	8.7	4,050	1,600
– Kanata	327,000	325,000	296,500	10.3	-	-
– Orleans	313,000	310,000	286,000	9.4	4,200	1,600
– Southern	315,000	312,000	287,000	9.8	4,050	1,600
– Western	377,500	371,000	355,000	6.3	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	550,000	515,000	461,000	19.3	-	-
Bloor West Village	460,000	455,000	430,000	7.0	2,850	1,800
Burlington	258,000	252,900	241,830	6.7	2,250	1,875
Cabbagetown	575,000	575,000	575,000	-	-	-
Etobicoke						
– Islington/ Kingsway	394,000	393,000	350,000	12.6	2,700	2,400
– South Etobicoke	438,200	437,700	405,000	8.2	2,750	-
Markham	375,000	360,000	320,000	17.2	3,784	1,900
Mississauga GTA	281,000	267,000	244,000	15.2	2,850	1,875
– Meadowvale/ Streetsville	281,000	267,000	244,000	15.2	2,400	1,400
North Toronto	570,000	585,000	530,000	7.5	-	-
Newmarket	320,000	330,000	289,000	10.7	2,800	1,300
Oakville	367,500	350,000	326,000	12.7	2,300	1,500
Richmond Hill	290,000	290,000	280,000	3.6	2,600	1,500
Scarborough						
– Agincourt	265,000	265,000	240,000	10.4	1,950	1,400
– Central	235,000	245,000	240,000	-2.1	1,800	1,350
– West Hill	285,000	295,000	255,000	11.8	2,000	1,400
Thornhill	260,000	260,000	245,000	6.1	2,600	1,500
Unionville	460,000	460,000	400,000	15.0	4,614	2,200
Waterfront- Toronto	510,000	525,000	460,000	10.9	-	-
Woodbridge	297,000	297,000	293,500	1.2	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	194,000	187,000	188,000	3.2	2,200	1,150
Brantford	160,000	184,000	157,000	1.9	-	-
London	166,500	161,000	150,000	11.0		
North Bay	135,000	130,000	118,000	14.4	2,550	1,400
Ottawa	323,000	320,000	291,000	11.0	4,050	1,500
– Eastern	235,000	232,000	210,000	11.9	3,450	1,200
– Kanata	267,000	265,000	246,000	8.5	-	-
– Orleans	244,000	240,000	217,000	12.4	3,550	1,300
– Southern	255,000	252,000	227,000	12.3	3,625	1,250
– Western	315,000	315,000	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.



O N T A R I O

SENIOR EXECUTIVE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,415,000	1,427,000	1,309,000	8.1	-	-
Burlington	651,000	651,000	602,500	8.0	4,500	3,600
Cabbagetown	620,000	640,000	605,000	2.5	-	-
Etobicoke						
– Islington/ Kingsway	961,000	957,000	875,000	9.8	6,200	3,650
Forest Hill	2,100,000	2,085,000	2,050,000	2.4	-	-
Lawrence Park	2,290,000	2,360,000	2,190,000	4.6	-	-
Leaside	1,600,000	1,410,000	1,260,000	27.0	-	-
Markham	650,000	650,000	550,000	18.2	6,559	2,500
Midtown Toronto	2,100,000	2,150,000	2,000,000	5.0	-	-
Mississauga GTA	628,000	602,500	550,000	14.2	7,125	3,800
– Meadowvale/ Streetsville	628,000	602,500	550,000	14.2	4,900	2,800
Moore Park	2,500,000	2,500,000	2,125,000	17.6	-	-
Newmarket	700,000	700,000	725,000	-3.4	7,000	4,500
North Toronto	1,975,000	2,100,000	1,865,000	5.9	-	-
Oakville	724,500	690,000	660,000	9.8	7,300	4,500
Richmond Hill	550,000	550,000	495,000	11.1	-	-
Scarborough						
– Agincourt	550,000	575,000	525,000	4.8	3,600	2,000
– Central	525,000	540,000	500,000	5.0	3,800	2,200
– West Hill	710,000	700,000	640,000	10.9	4,000	2,150
Thornhill	685,000	685,000	635,000	7.9	5,000	2,500
Unionville	825,000	825,000	700,000	17.9	8,324	3,000
Woodbridge	470,000	470,000	470,000	0.0	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	535,000	505,000	450,000	18.9	5,000	2,000
Brantford	310,000	307,000	305,000	1.6	-	-
London	447,500	437,800	413,500	8.2	-	-
North Bay	395,000	380,000	360,000	9.7	5,700	2,000
Ottawa						
– Kanata	507,000	505,000	487,500	4.0	-	-
– Orleans	490,000	478,000	451,000	8.6	6,600	2,500
– Rockcliffe Park	950,000	920,000	900,000	5.6	12,000	4,850
– Southern	493,000	480,000	453,000	8.8	6,650	2,600
– Western	485,000	482,000	460,000	5.4	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	305,000	302,000	270,000	13.0	2,700	1,700
Burlington	258,000	252,900	241,830	6.7	2,250	1,875
Cabbagetown	363,000	360,000	341,000	6.5	-	-
Etobicoke						
– Islington/ Kingsway	330,000	330,000	298,500	10.6	1,700	1,800
– South Etobicoke	330,000	330,000	324,000	1.9	2,350	-
Forest Hill	550,000	535,000	550,000	0.0	-	-
High Park	675,000	650,000	610,000	10.7	3,800	2,300
Lawrence Park	530,000	535,000	505,000	5.0	-	-
Leaside	360,000	360,000	300,000	20.0	-	-
Markham	300,000	300,000	270,000	11.1	3,027	1,800
Midtown Toronto	415,000	408,000	400,000	3.8	-	-
Mississauga GTA	253,500	240,000	218,000	16.3	2,500	1,600
– Meadowvale/ Streetsville	253,500	240,000	218,000	16.3	1,900	1,200
North Toronto	395,000	395,000	372,000	6.2	-	-
Newmarket	258,000	239,250	234,000	10.3	2,000	1,400
Oakville	278,250	265,000	250,000	11.3	2,100	1,500
Richmond Hill	260,000	260,000	245,000	6.1	2,900	1,500
Riverdale	365,000	460,000	355,000	2.8	-	-
Scarborough						
– Agincourt	220,000	215,000	199,500	10.3	1,600	1,250
– Central	225,000	230,000	210,000	7.1	1,600	1,300
– West Hill	215,000	220,000	195,000	10.3	1,500	1,350
The Annex	450,000	444,000	425,000	5.9	-	-
Thornhill	280,000	280,000	275,000	1.8	2,700	1,600
Unionville	675,000	675,000	585,000	15.4	6,811	2,500
Waterfront- Toronto	415,000	415,000	405,000	2.5	-	-
Woodbridge	275,000	275,000	272,000	1.1	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	257,000	248,000	227,000	13.2	2,900	1,300
Brantford	146,000	146,000	132,500	10.2	-	-
London	143,000	138,500	127,500	12.0	-	-
North Bay	175,000	165,000	148,000	18.2	2,750	1,400
Ottawa	320,000	315,000	285,000	12.3	3,800	1,300
– Eastern	196,000	193,000	173,500	13.0	2,800	1,200
– Kanata	202,000	200,000	188,000	7.4	-	-
– Orleans	205,000	202,000	182,000	12.6	3,000	1,100
– Southern	211,000	207,000	187,000	12.8	3,000	1,200
– Western	292,500	269,000	255,000	14.7	-	-

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	510,000	485,000	463,000	10.2	3,800	1,900
Burlington	250,000	250,000	229,000	9.2	2,200	1,650
Etobicoke						
– Islington/ Kingsway	507,000	507,000	476,000	6.5	3,700	2,850
– South Etobicoke	481,000	479,000	439,000	9.6	3,300	-
Forest Hill	820,000	875,000	785,000	4.5	-	-
High Park	675,000	650,000	610,000	10.7	3,800	2,300
Lawrence Park	790,000	800,000	775,000	1.9	-	-
Markham	380,000	380,000	350,000	8.6	3,632	1,900
Midtown Toronto	800,000	800,000	750,000	6.7	-	-
Mississauga GTA	339,500	328,000	302,500	12.2	3,600	2,500
– Meadowvale/ Streetsville	339,500	328,000	302,500	12.2	2,300	1,500
North Toronto	665,000	665,000	625,000	6.4	-	-
Oakville	420,000	395,000	375,000	12.0	3,200	2,000
Richmond Hill	280,000	280,000	275,000	1.8	2,800	1,600
Scarborough						
– Agincourt	335,000	330,000	315,000	6.3	2,600	1,700
– Central	335,000	350,000	315,000	6.3	2,200	1,800
– West Hill	385,000	400,000	360,000	6.9	2,500	1,900
Thornhill	315,000	315,000	298,000	5.7	3,800	1,700
Unionville	625,000	625,000	530,000	17.9	6,306	2,400
Waterfront- Toronto	1,000,000	1,060,000	1,250,000	-20.0	-	-
Woodbridge	267,000	267,000	264,000	1.1	-	-

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	382,000	361,000	350,000	9.1	4,300	1,900
London	253,500	246,900	228,500	10.9	-	-
North Bay	295,000	280,000	265,000	11.3	5,400	1,700
Ottawa	450,000	446,000	404,000	11.4	-	-
– Kanata	245,000	243,000	230,000	6.5	-	-
– Southern	460,000	447,000	422,000	9.0	6,650	2,600
– Western	430,000	414,000	390,000	10.3	-	-

*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 & SASKATCHEWAN

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	257,000	250,000	232,000	10.8	-	-
Fort Richmond	270,000	269,500	250,000	8.0	-	-
North East	260,000	259,000	234,000	11.1	-	-
North West	253,000	251,000	226,000	11.9	-	-
River Heights	265,000	272,000	238,900	10.9	-	-
South St. Vital	285,000	274,000	268,000	6.3	-	-
Southdale/ Windsor Park	250,000	246,000	229,000	9.2	-	-
Westwood	253,000	253,000	224,100	12.9	-	-
Saskatchewan Area						
Regina						
- North	267,000	259,250	255,800	4.4	-	-
- South	316,000	297,000	290,000	9.0	-	-
Saskatoon						
- East Central	338,000	340,000	320,000	5.6	-	-
- East End	352,000	350,000	330,000	6.7	-	-
- North	330,000	330,000	312,000	5.8	-	-
- West	305,000	293,000	287,000	6.3	-	-

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



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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	375,000	379,000	345,000	8.7	-	-
Fort Richmond	374,000	347,000	342,000	9.4	-	-
North East	360,000	339,000	324,000	11.1	-	-
North West	368,000	342,000	326,000	12.9	-	-
River Heights	364,000	355,000	322,900	12.7	-	-
South St. Vital	390,000	361,000	351,000	11.1	-	-
Southdale/ Windsor Park	355,000	328,000	323,700	9.7	-	-
Tuxedo	394,000	394,000	369,000	6.8	-	-
Westwood	333,000	320,000	300,000	11.0	-	-
Saskatchewan Area						
Regina						
- North	449,000	420,000	385,000	16.6	-	-
- South	431,000	420,000	390,000	10.5	-	-
Saskatoon						
- East Central	440,000	415,000	438,000	0.5	-	-
- East End	450,000	430,000	450,000	0.0	-	-
- North	430,000	415,000	420,000	2.4	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	280,000	278,000	280,000	0.0	-	-
Fort Richmond	300,000	280,000	263,000	14.1	-	-
North East	295,000	254,000	254,500	15.9	-	-
North West	301,000	285,000	264,000	14.0	-	-
River Heights	305,000	300,000	279,100	9.3	-	-
South St. Vital	321,000	287,000	286,800	11.9	-	-
Southdale/ Windsor Park	270,000	257,000	235,000	14.9	-	-
Westwood	279,000	278,000	258,000	8.1	-	-
Saskatchewan Area						
Regina						
- North	235,000	229,000	215,000	9.3	-	-
- South	320,000	305,000	275,000	16.4	-	-
Saskatoon						
- East Central	357,000	380,000	347,000	5.0	-	-
- East End	370,000	400,000	350,000	5.7	-	-
- North	360,000	360,000	343,000	5.0	-	-
- West	335,000	325,000	316,000	6.0	-	-

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



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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	180,000	175,000	161,000	11.8	-	-
Fort Richmond	195,000	194,000	172,000	13.4	-	-
North East	190,000	170,000	162,000	17.3	-	-
North West	193,000	180,000	156,200	23.6	-	-
Southdale/ Windsor Park	182,000	179,500	148,900	22.2	-	-
Westwood	183,000	180,000	160,000	14.4	-	-
Saskatchewan Area						
Regina						
- North	230,000	240,000	215,000	7.0	-	-
- South	275,000	277,000	268,000	2.6	-	-
Saskatoon						
- East End	235,000	250,000	225,000	6.7	-	-
- North	230,000	230,000	230,000	0.0	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	500,000	498,000	498,000	0.4	-	-
- South	525,000	505,000	495,000	6.1	-	-
Saskatoon						
- East End	640,000	610,000	618,000	3.6	-	-
- North	540,000	520,000	530,000	1.9	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	160,000	160,000	143,000	11.9	-	-
Fort Richmond	165,000	161,000	149,700	10.2	-	-
North East	135,000	131,000	127,000	6.3	-	-
North West	210,000	214,000	175,000	20.0	-	-
River Heights	158,000	157,000	138,200	14.3	-	-
South St. Vital	172,000	168,600	141,800	21.3	-	-
Westwood	148,000	143,400	131,200	12.8	-	-
Saskatchewan Area						
Regina						
- North	164,000	156,000	149,000	10.1	-	-
- South	212,000	215,000	211,750	0.1	-	-
Saskatoon						
- East Central	240,000	235,000	220,000	9.1	-	-
- East End	240,000	216,000	225,000	6.7	-	-
- North	230,000	245,000	212,000	8.5	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	365,000	365,000	324,900	12.3	-	-
North East	280,000	280,000	280,000	0.0	-	-
North West	274,500	274,500	261,500	5.0	-	-
Saskatchewan Area						
Regina						
- North	301,000	297,800	285,000	5.6	-	-
- South	324,000	320,000	273,000	18.7	-	-
Saskatoon						
- East Central	320,000	320,000	320,000	0.0	-	-
- East End	320,000	305,000	320,000	0.0	-	-

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



A L B E R T A

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	383,600	374,700	347,500	10.4	-	-
North East	325,000	332,100	315,200	3.1	-	-
North Inner City	460,600	449,700	440,000	4.7	-	-
North West	414,300	405,200	366,200	13.1	-	-
South	357,900	363,900	357,100	0.2	-	-
South East	376,800	389,100	374,300	0.7	-	-
South Inner City	478,600	514,200	424,800	12.7	-	-
South West	404,200	385,100	373,500	8.2	-	-
West	578,800	560,900	615,800	-6	-	-
Edmonton Area						
Castledowns	260,000	260,000	260,000	0.0	-	-
Clareview	250,000	250,000	250,000	0.0	-	-
Riverbend/ Terwilligar	491,000	395,000	385,000	27.5	2,940	2,500
Sherwood Park	330,000	330,000	320,000	3.1	2,250	1,600
Alberta						
Fort Saskatchewan	305,000	305,000	300,000	1.7	1,760	1,400
Leduc	305,000	290,000	290,000	5.2	-	-
Spruce Grove	325,000	330,000	330,000	1.5	-	-
St. Albert	285,000	265,000	280,000	1.8	-	-
Stony Plain	316,000	315,000	315,000	0.3	-	-

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



A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	487,400	439,800	442,800	10.1	-	-
North East	437,600	447,100	407,900	7.3	-	-
North Inner City	654,700	770,400	694,700	-5.8	-	-
North West	496,300	485,600	444,200	11.7	-	-
South	478,700	475,500	427,700	11.9	-	-
South East	663,200	606,100	560,700	18.3	-	-
South Inner City	823,700	755,400	671,500	22.7	-	-
South West	549,800	535,900	469,200	17.2	-	-
West	521,200	541,200	484,100	7.7	-	-
Edmonton Area						
Castledowns	385,000	405,000	405,000	-4.9	-	-
Clareview	380,000	410,000	400,000	-5.0	-	-
Riverbend/ Terwilligar	477,560	520,000	442,000	8	2,874	2,800
Sherwood Park	420,000	420,000	420,000	0.0	3,500	2,000
Alberta						
Fort Saskatchewan	420,000	420,000	420,000	0.0	2,400	1,600
Leduc	389,000	375,000	370,000	5.1	-	-
St. Albert	335,000	325,000	315,000	6.3	-	-
Stony Plain	435,000	430,000	430,000	1.2	-	-

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A L B E R T A

STANDARD TWO-STOREY

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	388,400	386,100	357,300	8.7	-	-
North East	357,000	353,200	328,500	8.7	-	-
North Inner City	520,500	513,400	499,600	4.2	-	-
North West	412,600	419,400	370,900	11.2	-	-
South	377,000	388,000	356,900	5.6	-	-
South East	375,800	372,200	354,500	6.0	-	-
South Inner City	510,500	589,300	568,200	-10.2	-	-
South West	405,400	427,900	369,800	9.6	-	-
West	451,500	440,100	395,800	14.1	-	-
Edmonton Area						
Castledowns	305,000	315,000	315,000	-3.2	-	-
Clareview	360,000	390,000	305,000	18.0	-	-
Riverbend/ Terwilligar	432,400	370,000	355,000	21.8	2,449	2,000
Sherwood Park	340,000	340,000	340,000	0.0	2,900	1,600
Alberta						
Fort Saskatchewan	330,000	330,000	340,000	-2.9	1,760	1,400
Leduc	308,000	290,000	290,000	6.2	-	-
Spruce Grove	370,000	380,000	380,000	-3	-	-
St. Albert	320,000	320,000	315,000	1.6	-	-
Stony Plain	400,000	380,000	380,000	5.3	-	-

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A L B E R T A

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	284,100	281,500	275,100	3.3	-	-
North East	270,400	270,400	255,000	6.0	-	-
North Inner City	432,900	452,900	389,300	11.2	-	-
North West	310,300	311,400	284,300	9.1	-	-
South	291,500	278,000	264,800	10.1	-	-
South East	277,800	288,900	262,300	5.9	-	-
South Inner City	460,300	531,900	426,600	7.9	-	-
South West	302,300	297,400	275,800	9.6	-	-
West	392,500	394,700	354,500	10.7	-	-
Edmonton Area						
Castledowns	170,000	195,000	195,000	-12.8	-	-
Clareview	185,000	215,000	205,000	-9.8	-	-
Riverbend/ Terwilligar	258,000	260,000	244,000	5.7	1,830	1,800
Sherwood Park	235,000	235,000	235,000	0.0	1,530	1,300
Alberta						
Fort Saskatchewan	220,000	220,000	240,000	-8.3	1,100	1,100
Leduc	219,000	215,000	210,000	4.3	-	-
Spruce Grove	225,000	210,000	210,000	7.1	-	-
St. Albert	200,000	190,000	180,000	11.1	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	609,000	529,400	544,600	11.8	-	-
North East	489,000	480,600	512,900	-4.7	-	-
North Inner City	1,350,300	1,204,300	1,020,900	32.3	-	-
North West	744,000	715,900	626,900	18.7	-	-
South	592,600	608,900	532,900	11.2	-	-
South East	655,700	708,400	638,700	2.7	-	-
South Inner City	1,519,800	1,263,600	1,219,400	24.6	-	-
South West	647,100	642,500	657,700	-1.6	-	-
West	823,800	812,600	780,800	5.5	-	-
Edmonton Area						
Castledowns	400,000	430,000	399,000	0.3	-	-
Riverbend/ Terwilligar	780,000	790,000	802,000	-2.7	4,298	3,500
Sherwood Park	695,000	695,000	695,000	0.0	5,200	3,000
Alberta						
Fort Saskatchewan	675,000	675,000	675,000	0.0	4,180	2,500
Leduc	420,000	450,000	400,000	5.0	-	-
Spruce Grove	450,000	460,000	450,000	0.0	-	-
St. Albert	430,000	430,000	405,000	6.2	-	-
Stony Plain	465,000	450,000	450,000	3.3	-	-

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



A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	234,200	250,000	239,000	-2.0	-	-
North East	205,200	188,500	202,800	1.2	-	-
North Inner City	270,400	295,000	282,900	-4.4	-	-
North West	265,000	271,800	253,200	4.7	-	-
South	230,600	238,500	222,800	3.5	-	-
South East	236,400	243,900	241,900	-2.3	-	-
South Inner City	319,000	327,600	282,300	13.0	-	-
South West	226,700	264,900	264,200	-14.2	-	-
West	278,300	291,600	282,000	-1.3	-	-
Edmonton Area						
Castledowns	170,000	195,000	195,000	-12.8	-	-
Clareview	155,000	170,000	165,000	-6.1	-	-
Riverbend/ Terwilligar	218,000	218,000	203,000	7.4	1,400	1,500
Sherwood Park	280,000	280,000	280,000	0.0	2,140	1,500
Alberta						
Fort Saskatchewan	230,000	230,000	230,000	0.0	1,000	1,100
Leduc	200,000	215,000	210,000	-4.8	-	-
St. Albert	175,000	175,000	170,000	2.9	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	338,300	330,700	305,100	10.9	-	-
North East	195,400	218,000	212,300	-8.0	-	-
North Inner City	356,200	366,200	336,300	5.9	-	-
North West	377,200	366,200	333,600	13.1	-	-
South	371,000	328,000	290,800	27.6	-	-
South East	520,800	481,700	545,000	-4.4	-	-
South Inner City	533,600	458,900	470,700	13.4	-	-
South West	297,900	303,400	268,000	11.2	-	-
West	383,700	364,000	340,600	12.7	-	-
Edmonton Area						
Castledowns	199,000	205,000	200,000	-0.5	-	-
Riverbend/ Terwilligar	290,000	308,750	280,000	3.6	1,800	2,000
Sherwood Park	330,000	330,000	330,000	0.0	2,375	1,700
St. Albert	240,000	240,000	225,000	6.7	-	-

*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

DETACHED BUNGALOW

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	440,000	446,300	410,000	7.3	2,600	1,300
North Vancouver	735,000	740,000	615,000	19.5	-	-
Richmond	610,000	620,000	510,000	19.6	-	-
Surrey	438,000	450,000	405,000	8.1	2,590	1,200
Vancouver East	675,000	674,180	545,000	23.9	-	-
Vancouver West	1,150,000	1,150,000	1,000,000	15.0	5,750	3,500
West Vancouver	1,060,000	1,060,000	880,000	20.5	-	-
White Rock/ South Surrey	545,000	556,400	515,000	5.8	3,400	1,400
British Columbia						
Kelowna	345,000	345,000	340,000	1.5	2,300	1,350
Sunshine Coast	340,000	320,000	-	-	-	-
Victoria	520,000	511,400	466,000	11.6	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	600,000	590,000	575,000	4.3	-	-
North Vancouver	880,000	890,000	740,000	18.9	-	-
Richmond	760,000	740,000	640,000	18.8	-	-
Surrey	468,000	470,000	445,000	5.2	2,700	1,400
Vancouver East	820,000	800,000	669,000	22.6	-	-
Vancouver West	1,600,000	1,625,000	1,450,000	10.3	8,000	5,000
West Vancouver	1,300,000	1,300,000	1,090,000	19.3	-	-
Surrey	468,000	470,000	445,000	5.2	2,700	1,400
White Rock/ South Surrey	760,000	740,000	640,000	18.8	-	-
British Columbia						
Kelowna	425,000	425,000	425,000	0.0	3,000	1,500
Sunshine Coast	440,000	430,000	-	-	-	-
Victoria	600,000	590,000	575,000	4.3	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	438,000	439,000	410,000	6.8	2,600	1,200
North Vancouver	783,000	790,000	660,000	18.6	-	-
Richmond	635,000	640,000	525,000	21.0	-	-
Surrey	405,000	410,000	390,000	3.8	2,200	1,200
Vancouver East	748,000	710,000	594,000	25.9	-	-
Vancouver West	1,350,000	1,350,000	1,200,000	12.5	6,750	4,000
West Vancouver	1,100,000	1,100,000	930,000	18.3	-	-
Surrey	405,000	410,000	390,000	3.8	2,200	1,200
White Rock/ South Surrey	845,000	857,000	775,000	9.0	4,400	3,000
British Columbia						
Kelowna	390,000	390,000	390,000	0.0	2,650	1,300
Sunshine Coast	420,000	400,000	-	-	-	-
Victoria	483,000	475,000	446,000	8.3	-	-

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

STANDARD TOWNHOUSE

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	283,000	280,000	272,000	4.0	1,700	1,100
North Vancouver	610,000	610,000	542,000	12.5	-	-
Richmond	420,000	420,000	355,000	18.3	-	-
Surrey	300,000	300,000	295,000	1.7	1,800	1,100
Vancouver East	488,000	465,000	411,000	18.7	-	-
Vancouver West	850,000	850,000	750,000	13.3	4,250	3,000
West Vancouver	720,000	680,000	670,000	7.5	-	-
Surrey	300,000	300,000	295,000	1.7	1,800	1,100
White Rock/ South Surrey	320,000	322,000	309,000	3.6	2,000	1,300
British Columbia						
Kelowna	275,000	275,000	270,000	1.9	1,900	1,000
Sunshine Coast	300,000	300,000	-	-	-	-
Victoria	366,500	382,000	350,000	4.7	-	-

SENIOR EXECUTIVE

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

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	615,000	629,000	600,000	2.5	3,200	2,000
North Vancouver	1,060,000	1,100,000	890,000	19.1	-	-
Richmond	970,000	960,000	740,000	31.1	-	-
Surrey	605,000	599,500	555,000	9.0	3,300	2,000
Vancouver East	1,070,000	1,026,000	898,000	19.2	-	-
Vancouver West	2,650,000	2,650,000	2,350,000	12.8	13,250	6,000
West Vancouver	1,500,000	1,450,000	1,250,000	20.0	-	-
Surrey	605,000	599,500	555,000	9.0	3,300	2,000
White Rock/ South Surrey	845,000	857,000	775,000	9.0	4,400	3,000
British Columbia						
Kelowna	475,000	475,000	480,000	-1.0	1,550	900
Sunshine Coast	630,000	600,000	-	-	-	-
Victoria	840,000	825,000	805,000	4.3	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	166,000	166,500	160,000	3.8	1,400	900
North Vancouver	330,000	330,000	290,000	13.8	-	-
Richmond	285,000	280,000	235,000	21.3	-	-
Surrey	200,000	201,000	190,000	5.3	1,400	800
Vancouver East	434,000	402,000	336,000	29.2	-	-
Vancouver West	725,000	675,000	625,000	16.0	3,625	2,200
West Vancouver	460,000	425,000	420,000	9.5	-	-
Surrey	200,000	201,000	190,000	5.3	1,400	800
White Rock/ South Surrey	240,000	240,000	220,000	9.1	1,700	1,100
British Columbia						
Kelowna	185,000	185,000	180,000	2.8	1,550	900
Sunshine Coast	230,000	230,000	-	-	-	-
Victoria	280,000	295,000	275,000	2.0	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Apr-Jun 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	249,000	250,000	235,000	6.0	1,800	950
North Vancouver	450,000	450,000	398,000	13.1	-	-
Richmond	365,000	365,000	305,000	19.7	-	-
Vancouver East	480,000	562,000	472,000	1.7	-	-
Vancouver West	1,100,000	1,100,000	1,000,000	10.0	5,500	4,500
West Vancouver	840,000	770,000	770,000	9.1	-	-
Surrey	295,000	292,350	280,000	5.4	1,800	1,000
White Rock/ South Surrey	480,000	499,000	470,000	2.1	2,600	1,600
British Columbia						
Kelowna	570,000	580,000	600,000	-5.0	3,500	1,900
Sunshine Coast	360,000	260,000	-	-	-	-
Victoria	560,000	575,000	575,000	-3.0	-	-

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