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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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about real estate, the
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

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

1. DETACHED BUNGALOW

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



2

2. EXECUTIVE DETACHED TWO-STOREY

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



3

3. STANDARD TWO-STOREY

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



4

4. STANDARD TOWNHOUSE

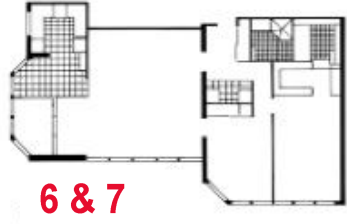
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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



5

5. SENIOR EXECUTIVE

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



6 & 7

6. STANDARD CONDOMINIUM APARTMENT

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

7. LUXURY CONDOMINIUM APARTMENT

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



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

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

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	330,000	325,000	324,500	1.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	225,000	215,000	200,000	12.5%	-	-
- Eastern Passage	196,000	199,000	200,000	-2.0%	-	-
- Woodlawn/ Montebello	260,000	255,000	252,000	3.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	320,000	310,000	305,000	4.9%	-	-
- North End	262,500	250,000	240,000	9.4%	-	-
- West	275,000	260,000	254,000	8.3%	-	-
Prince Edward Island						
Summerside	150,000	150,000	145,000	3.4%	2,500	1,100
Charlottetown	172,000	170,000	165,000	4.2%	-	-
New Brunswick						
Fredericton	205,000	205,000	201,000	2.0%	2,953	800
Moncton	144,000	145,700	157,500	-8.6%	-	-
Saint John (Rothesay)	175,037	191,000	195,900	-2.7%	-	-
Newfoundland						
St. John's						
- East End	278,250	265,000	234,000	18.9%	-	-
- Mount Pearl	295,575	281,500	271,000	9.1%	-	-
- West	253,050	241,000	231,000	9.5%	-	-

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



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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	359,000	345,000	334,000	7.5%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	280,000	277,500	279,000	0.4%	-	-
- Eastern Passage	275,900	275,000	265,000	4.1%	-	-
- Lawrence Twn	292,000	289,900	275,000	6.2%	-	-
- Woodlawn/ Montebello	275,000	272,000	268,000	2.6%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	360,000	355,000	360,000	0.0%	-	-
- West	355,000	350,000	335,000	6.0%	-	-
Prince Edward Island						
Summerside	235,000	235,000	225,000	4.4%	3,500	1,800
Charlottetown	258,000	255,000	250,000	3.2%	-	-
New Brunswick						
Fredericton	294,000	285,000	278,000	5.8%	4,236	1,500
Newfoundland						
St. John's						
- East End	441,000	420,000	403,000	9.4%	-	-
- Mount Pearl	398,475	379,500	354,000	12.6%	-	-
- West	410,550	391,000	377,000	8.9%	-	-

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

STANDARD TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	299,900	289,000	271,000	10.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	240,000	235,000	235,000	2.1%	-	-
- Eastern Passage	230,000	229,000	227,000	1.3%	-	-
- Lawrence Twn	227,000	227,000	219,900	3.2%	-	-
- Woodlawn/ Montebello	249,000	245,000	235,000	6.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	315,000	305,000	305,000	3.3%	-	-
- North End	302,000	285,000	275,000	9.8%	-	-
- West	334,500	330,000	325,000	2.9%	-	-
Prince Edward Island						
Summerside	205,000	205,000	195,000	5.1%	3,000	1,500
Charlottetown	203,000	200,000	197,000	3.0%	-	-
New Brunswick						
Fredericton	215,000	208,000	208,000	3.4%	3,051	900
Moncton	138,000	134,800	137,500	0.4%	-	-
Saint John (Rothesay)	279,770	293,250	280,750	-6.7%	-	-
Newfoundland						
St. John's						
- East End	374,850	357,000	344,000	9.0%	-	-
- Mount Pearl	355,425	338,500	325,000	9.4%	-	-
- West	373,800	356,000	341,000	9.6%	-	-

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

STANDARD TOWNHOUSE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	255,000	252,000	239,000	6.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	165,000	165,000	161,000	2.5%	-	-
- Eastern Passage	250,000	245,000	251,000	-0.4%	-	-
- Woodlawn/ Montebello	261,000	250,000	242,500	7.6%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	263,000	260,000	243,000	8.2%	-	-
- North End	296,000	295,000	285,000	3.9%	-	-
- West	275,000	260,000	258,000	6.6%	-	-
Prince Edward Island						
Summerside	135,000	130,000	120,000	12.5%	1,500	900
Charlottetown	130,000	126,000	124,000	4.8%	-	-
New Brunswick						
Fredericton	178,000	170,000	167,000	6.6%	2,562	900
Saint John (Rothesay)	158,144	153,000	153,250	-3.1%	-	-
Newfoundland						
St. John's						
- East End	184,275	175,500	168,000	9.7%	-	-
- Mount Pearl	192,675	183,500	176,000	9.5%	-	-
- West	187,425	178,500	171,000	9.6%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	484,000	470,000	435,000	11.3%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	345,000	345,000	329,900	4.6%	-	-
- Lawrence Town	342,000	330,000	330,000	3.6%	-	-
- Woodlawn/ Montebello	377,000	375,000	365,000	3.3%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	500,000	492,000	465,000	7.5%	-	-
West	380,000	365,000	350,000	8.6%	-	-
Prince Edward Island						
Charlottetown	340,000	330,000	330,000	3.0%	-	-
New Brunswick						
Fredericton	378,000	375,000	352,000	7.4%	5,445	1,500
Moncton	263,000	264,500	271,400	-3.1%	-	-
Newfoundland						
St. John's						
- East End	567,000	540,000	519,000	9.2%	-	-
- Mount Pearl	430,500	410,000	394,000	9.3%	-	-
- West	462,000	440,000	423,000	9.2%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	227,000	220,000	217,000	4.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	150,000	150,000	145,000	3.4%	-	-
- Woodlawn/ Montebello	206,000	205,000	205,000	0.5%	-	-
Halifax						
- North End	200,000	190,000	180,000	7.5%	-	-
- Clayton Park/ Fairmount/ Rockingham	211,000	212,000	205,000	2.9%	-	-
Prince Edward Island						
Charlottetown	127,000	125,000	124,000	2.4%	-	-
New Brunswick						
Fredericton	157,000	157,000	157,000	0.0%	2,261	950
Saint John (Rothesay)	149,755	161,500	162,995	-8.1%	-	-
Newfoundland						
St. John's						
- East End	292,950	279,000	268,000	9.3%	-	-
- Mount Pearl	286,650	273,000	262,000	9.4%	-	-
- West	283,500	270,000	259,000	9.5%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	390,000	390,000	379,000	2.9%	-	-
Prince Edward Island						
Charlottetown	340,000	335,000	320,000	6.3%	-	-
New Brunswick						
Fredericton	214,000	200,000	180,000	18.9%	3,083	1,000
Newfoundland						
St. John's						
- East End	366,450	349,000	335,000	9.4%	-	-
- Mount Pearl	289,275	275,500	264,000	9.6%	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	175,000	175,000	170,000	2.9%	-	-
Trois-Rivieres	145,339	145,500	135,000	7.7%	2,329	-
Memphrémagog	198,892	193,944	189,057	5.2%		
Montréal Area						
Beaconsfield	322,000	307,000	293,000	9.9%	-	-
Dorval	292,500	295,000	298,500	-2.0%	-	-
Pierrefonds	287,000	295,000	287,500	-0.2%	-	-
Laval	273,000	285,000	265,000	3.0%	-	-
Brossard	257,500	265,000	255,000	1.0%	-	-
Longueuil	246,000	255,000	260,000	-5.4%	-	-
Boucherville	290,125	300,000	299,000	-3.0%	-	-
Québec City Area						
Beauport	237,000	239,000	220,000	7.7%	-	-
Cap-Rouge/Sillery/Ste-Foy	333,334	353,167	292,250	14.2%	-	-
Charlesbourg	241,000	236,000	224,000	7.6%	-	-
Neufchatel	259,000	276,000	222,500	16.4%	-	-
Québec (Haute-Ville)	360,000	380,000	324,000	11.1%	-	-
Rive-Sud	234,000	236,000	216,000	8.3%	-	-

**Québec city area:* Please note that, due to unavailable data for some regions in Q2 2011, some year-over-year changes are unavailable.

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2012	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	225,000	2.2%	-	-
Trois-Rivieres	273,333	234,944	262,000	4.3%	3,179	-
Montréal Area						
Beaconsfield	541,000	474,000	470,000	15.1%	-	-
Dorval	550,000	595,000	635,000	-13.4%	-	-
Pierrefonds	432,500	416,500	420,000	3.0%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	663,500	672,000	699,500	-5.1%	-	-
Laval	464,000	463,000	437,500	6.1%	-	-
Brossard	475,750	450,000	415,000	14.6%	-	-
Longueuil	411,500	409,000	460,000	-10.5%	-	-
Boucherville	500,000	500,000	500,000	0.0%	-	-
Québec City Area						
Beauport	420,000	330,000	371,250	13.1%	-	-
Cap-Rouge/Sillery/Ste-Foy	446,333	398,667	405,000	10.2%	-	-
Charlesbourg	350,000	297,500	-	-	-	-
Neufchatel	353,000	295,000	335,000	5.4%	-	-
Québec (Haute-Ville)	410,000	410,000	-	-	-	-
Rive-Sud	338,000	334,000	-	-	-	-

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Q U É B E C

STANDARD TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	200,000	200,000	195,000	2.6%	-	-
Memphrémagog	242,846	249,559	249,559	-2.7%	-	-
Trois-Rivieres	173,167	147,250	165,000	4.9%	4,258	-
Montréal Area						
Dorval	316,500	305,000	294,500	7.5%	-	-
Pierrefonds	392,000	397,000	372,000	5.4%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	503,000	495,000	528,000	-4.7%	-	-
Laval	352,250	360,000	338,000	4.2%	-	-
Brossard	382,375	385,000	395,000	-3.2%	-	-
Longueuil	335,000	365,000	330,000	1.5%	-	-
Boucherville	412,500	405,000	399,200	3.3%	-	-
Québec City Area						
Beauport	290,000	224,000	-	-	-	-
Cap-Rouge/Sillery/Ste-Foy	366,333	308,667	-	-	-	-
Neufchatel	250,000	225,000	240,000	4.2%	-	-
Québec (Haute-Ville)	400,000	400,000	-	-	-	-
Rive-Sud	244,000	273,500	275,000	-11.3%	-	-

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Q U É B E C

STANDARD TOWNHOUSE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	160,000	150,000	6.7%	-	-
Montréal Area						
Pierrefonds	292,000	291,000	279,000	4.7%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	501,500	470,000	525,000	-4.5%	-	-
Ville-Marie	483,625	490,000	524,000	-7.7%	-	-
Le Plateau Mont-Royal	568,000	526,000	515,000	10.3%	-	-
Rosemont/La Petit Patrie	377,500	375,000	359,000	5.2%	-	-
Laval	250,000	244,500	235,000	6.2%	-	-
Brossard	257,000	261,000	230,000	11.7%	-	-
Longueuil	230,000	230,000	229,500	0.2%	-	-
Boucherville	266,000	258,000	247,500	7.5%	-	-
Québec City Area						
Beauport	220,000	191,500	194,150	13.3%	-	-
Cap-Rouge/Sillery/Ste-Foy	269,000	261,000	253,500	6.1%	-	-
Charlesbourg	190,000	188,500	195,000	-2.6%	-	-
Neufchatel	210,000	207,500	206,000	1.9%	-	-
Québec (Haute-Ville)	292,000	317,500	-	-	-	-
Rive-Sud	224,000	203,000	205,000	9.3%	-	-

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Q U É B E C

SENIOR EXECUTIVE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	330,000	330,000	320,000	3.1%	-	-
Montréal Area						
Beaconsfield	655,000	625,000	651,000	0.6%	-	-
Westmount	2,250,000	2,033,000	2,350,000	-4.3%	-	-
Ville-Marie	2,750,000	2,655,000	2,650,000	3.8%	-	-
Laval	690,000	680,000	660,000	4.5%	-	-
Brossard	660,000	690,000	759,000	-13.0%	-	-
Longueuil	672,250	678,500	695,000	-3.3%	-	-
Boucherville	796,500	808,000	801,000	-0.6%	-	-
Québec City Area						
Cap-Rouge/Sillery/Ste-Foy	653,333	616,500	-	-	-	-
Charlesbourg	447,000	447,000	-	-	-	-
Neufchatel	488,000	449,500	-	-	-	-
Québec (Haute-Ville)	675,000	650,000	-	-	-	-
Rive-Sud	501,000	424,000	-	-	-	-

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	187,000	185,000	175,000	6.9%	-	-
Trois-Rivieres	141,250	138,893	140,000	0.9%	2,321	-
Memphrémagog	150,779	134,925	143,690	4.9%	-	-
Montréal Area						
Pierrefonds	203,000	212,000	195,000	4.1%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	250,000	255,000	245,000	2.0%	-	-
Ville-Marie	324,500	321,000	305,000	6.4%	-	-
Le Plateau Mont-Royal	313,500	323,000	309,000	1.5%	-	-
Rosemont/La Petit Patrie	268,500	259,000	247,750	8.4%	-	-
Laval	196,500	192,000	185,750	5.8%	-	-
Brossard	185,750	201,000	192,000	-3.3%	-	-
Longueuil	176,000	182,000	175,000	0.6%	-	-
Boucherville	211,000	206,000	195,000	8.2%	-	-
Québec City Area						
Beauport	195,000	192,000	177,000	10.2%	-	-
Cap-Rouge/Sillery/Ste-Foy	209,333	219,833	180,000	16.3%	-	-
Charlesbourg	186,000	181,500	167,000	11.4%	-	-
Neufchatel	208,000	213,000	192,250	8.2%	-	-
Québec (Haute-Ville)	243,000	240,000	229,000	6.1%	-	-
Rive-Sud	175,000	173,500	175,000	0.0%	-	-

*Québec city area: Please note that, due to unavailable data for some regions in Q2 2011, some year-over-year changes are unavailable.

*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-June 2012	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	220,000	2.3%	-	-
Montréal Area						
Westmount	879,000	760,000	726,000	21.1%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	512,000	499,500	535,000	-4.3%	-	-
Ville-Marie	750,000	708,000	708,000	5.9%	-	-
Le Plateau Mont-Royal	529,250	522,000	505,000	4.8%	-	-
Rosemont/La Petit Patrie	478,750	470,000	507,500	-5.7%	-	-
Laval	316,500	329,000	338,500	-6.5%	-	-
Brossard	313,750	312,500	291,000	7.8%	-	-
Longueuil	365,250	367,000	367,000	-0.5%	-	-
Québec City Area						
Haute-Ville	445,000	462,500	377,000	18.0%	-	-
Rive-Sud	318,000	345,000	-	-	-	-

*Québec city area: Please note that, due to unavailable data for some regions in Q2 2011, some year-over-year changes are unavailable.

*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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	665,000	660,000	645,000	3.1%	-	-
Burlington	355,000	355,000	369,000	-3.8%	2,500	3,500
Etobicoke						
- Islington/ Kingsway	595,000	590,000	575,000	3.5%	-	-
-South Etobicoke	430,000	425,000	410,000	4.9%	-	-
High Park	745,000	740,000	730,000	2.1%	-	-
Lawrence Park	880,000	850,000	821,000	7.2%	-	-
Leaside	800,000	750,000	685,000	16.8%	-	-
Markham	600,000	575,000	540,000	11.1%	5,593	2,300
Mississauga GTA	465,000	455,750	433,500	7.0%	4,650	2,000
- Meadowvale/ Streetsville	459,800	440,000	425,000	8.2%	-	-
Newmarket	419,000	412,500	399,000	5.0%	3,500	-
North Toronto	739,000	695,000	685,000	7.9%	-	-
Oakville	419,000	419,000	374,000	12.0%	-	-
Richmond Hill	605,000	616,000	530,000	14.2%	4,270	-
Scarborough						
- Agincourt	460,000	430,000	410,000	12.2%	2,700	1,500
- Central	402,000	398,000	380,000	5.8%	2,600	1,650
- West Hill	453,000	435,000	415,000	9.2%	2,600	1,600
Unionville	750,000	700,000	665,000	12.8%	6,991	2,500
Woodbridge	430,000	428,000	427,000	0.7%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	433,400	419,042	380,714	11.2%	4,356	-
Barrie	270,000	266,000	270,000	0.0%	3,200	1,500
Brantford	204,000	202,000	192,000	6.3%	3,318	1,200
Dundas	331,012	368,548	331,362	-0.1%	3,717	-
Hamilton						
- Centre	163,278	128,365	145,931	11.9%	1,871	-
- East	194,055	184,082	201,383	-3.6%	2,393	-
- Mountain	253,331	241,183	232,179	9.1%	3,044	-
- West	246,136	298,958	237,722	3.5%	4,352	-
London	245,200	240,000	238,900	2.6%	-	-
North Bay	249,000	245,000	245,000	1.6%	-	-
Ottawa	610,000	609,000	581,000	5.0%	6,250	3,200
- Eastern	326,000	323,000	310,500	5.0%	4,150	1,800
- Kanata	365,000	362,000	352,000	3.7%	4,500	1,900
- Orleans	328,000	324,000	312,000	5.1%	4,150	1,700
- Southern	324,500	321,000	309,000	5.0%	4,150	1,900
- Western	380,000	375,000	360,000	5.6%	-	-
Stoney Creek	291,677	283,711	271,725	7.3%	3,090	-
Windsor	179,750	176,225	171,750	4.7%	3,200	1,100

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,108,000	968,200	927,000	19.5%	-	-
Bloor West Village	1,150,000	1,100,000	1,100,000	4.5%	-	-
Burlington	580,000	577,400	529,000	9.6%	5,800	2,400
Cabbagetown	770,000	770,000	760,000	1.3%	-	-
Etobicoke						
- Islington/ Kingsway	852,000	850,000	780,000	9.2%	-	-
- South Etobicoke	629,000	625,000	610,000	3.1%	-	-
Forest Hill	1,550,000	1,550,000	1,680,000	-7.7%	-	-
High Park	1,075,000	1,050,000	1,035,000	3.9%	-	-
Lawrence Park	1,820,000	1,670,000	1,685,000	8.0%	-	-
Leaside	1,200,000	1,158,000	1,135,000	5.7%	-	-
Markham	675,000	650,000	615,000	9.8%	6,292	2,500
Midtown Toronto	1,599,000	1,481,000	1,477,000	8.3%	-	-
Mississauga GTA	529,000	517,200	491,000	7.7%	5,290	2,700
- Meadowvale/ Mississauga	525,000	490,000	470,000	11.7%	-	-
Moore Park	1,750,000	1,700,000	1,700,000	2.9%	-	-
Newmarket	725,000	689,000	700,000	3.6%	6,000	-
North Toronto	1,520,000	1,475,000	1,455,000	4.5%	-	-
Oakville	655,000	655,000	645,000	1.6%	-	-
Richmond Hill	930,000	851,000	828,000	12.3%	6,500	-
Scarborough						
- Agincourt	575,000	539,000	520,000	10.6%	3,300	1,800
- Central	500,000	480,000	465,000	7.5%	3,500	2,100
- West Hill	600,000	568,000	545,000	10.1%	3,500	1,900
Unionville	800,000	775,000	730,000	9.6%	7,457	2,600
Woodbridge	475,000	475,000	475,000	0.0%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	325,000	315,000	340,000	-4.4%	3,700	1,500
Brantford	313,000	310,000	302,000	3.6%	5,090	1,550
London	322,500	316,500	316,100	2.0%	-	-
North Bay	330,000	325,000	300,000	10.0%	-	-
Ottawa	621,000	615,000	592,000	4.9%	6,250	3,200
- Eastern	385,000	382,000	367,000	4.9%	4,275	1,900
- Kanata	442,000	440,000	424,000	4.2%	5,500	2,000
- Orleans	418,000	414,000	398,000	5.0%	5,160	1,900
- Southern	415,000	411,000	395,000	5.1%	5,160	1,900
- Western	480,000	472,500	455,000	5.5%	-	-
Windsor	260,000	271,000	-	11.9%	4,900	1,400

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	727,700	709,300	679,000	7.2%	-	-
Bloor West Village	736,000	730,000	720,000	2.2%	-	-
Burlington	421,000	419,900	399,900	5.3%	3,000	2,300
Cabbagetown	650,000	645,000	600,000	8.35	-	-
Etobicoke						
- Islington/ Kingsway	658,000	655,000	635,000	3.6%	-	-
- South Etobicoke	499,000	495,000	470,000	6.2%	-	-
Forest Hill	959,000	959,000	949,000	1.1%	-	-
High Park	699,000	690,000	665,000	5.1%	-	-
Lawrence Park	1,060,000	1,002,500	980,000	8.2%	-	-
Leaside	860,000	820,000	800,000	7.5%	-	-
Markham	575,000	550,000	515,000	11.7%	5,359	2,200
Midtown Toronto	984,600	935,000	890,250	10.6%	-	-
Mississauga GTA	441,825	431,000	411,000	7.5%	4,418	2,275
- Meadowvale/ Streetsville	412,775	395,000	372,000	11.0%	-	-
Moore Park	1,150,000	1,100,000	1,100,000	4.5%	-	-
Newmarket	485,000	472,000	410,000	18.3%	3,900	-
North Toronto	939,000	890,000	865,000	8.6%	-	-
Oakville	475,000	475,000	462,000	2.8%	-	-
Richmond Hill	655,000	635,000	599,000	9.3%	4,500	-
Riverdale	540,000	550,000	520,000	3.8%	-	-
Scarborough						
- Agincourt	465,000	410,000	395,000	17.7%	2,700	1,650
- Central	450,000	425,000	405,000	11.1%	2,800	1,850
- West Hill	500,000	450,000	425,000	17.6%	3,000	1,700
The Annex	912,500	900,000	895,000	2.0%	-	-
Unionville	700,000	675,000	640,000	9.4%	6,525	2,400
Woodbridge	354,000	352,000	349,000	1.4%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	522,064	520,687	478,473	9.1%	5,260	1,900
Barrie	274,000	260,000	263,000	4.2%	3,000	1,400
Brantford	207,000	205,000	200,000	2.5%	3,367	1,300
Dundas	482,892	417,525	395,327	22.2%	5,175	2,100
Hamilton						
– Centre	176,600	144,276	144,471	22.2%	1,962	-
– East	253,913	243,918	218,645	16.1%	3,342	1,067
– Mountain	363,402	356,651	336,565	8.0%	4,352	1,900
– West	353,380	322,023	285,380	23.8%	3,618	1,250
London	257,300	251,300	250,100	2.9%	-	-
North Bay	250,000	250,000	240,000	4.2%	-	-
Ottawa	539,000	533,000	513,000	5.1%	5,700	2,800
– Eastern	328,000	325,000	312,000	5.1%	4,200	1,700
– Kanata	372,000	369,000	355,000	4.8%	4,600	1,800
– Orleans	348,000	344,000	331,000	5.1%	4,300	1,700
– Southern	350,000	346,000	333,000	5.1%	4,170	1,600
– Western	415,000	410,000	385,000	7.8%	-	-
Stoney Creek	419,601	373,430	365,467	14.8%	4,478	1,725
Windsor	129,000	129,000	117,750	9.6%	2,355	850

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	610,000	637,000	565,000	8.0%	-	-
Bloor West Village	498,000	490,000	480,000	3.8%	-	-
Burlington	290,000	271,049	250,000	16.0%	2,300	2,000
Cabbagetown	600,000	570,000	595,000	0.8%	-	-
Etobicoke						
- Islington/ Kingsway	454,000	450,000	430,000	5.6%	-	-
- South Etobicoke	480,000	475,000	465,000	3.2%	-	-
Markham	455,000	435,000	420,000	8.3%	4,241	2,100
Mississauga GTA	332,450	323,000	305,000	9.0%	3,325	2,000
- Meadowvale/ Streetsville	313,500	300,000	285,000	10.0%	-	-
North Toronto	625,000	615,000	595,000	5.0%	-	-
Newmarket	386,000	365,000	345,000	11.9%	2,900	-
Oakville	375,000	375,000	374,000	0.3%	2,300	1,600
Richmond Hill	401,000	375,000	355,000	13.0%	2,900	-
Scarborough						
- Agincourt	325,000	293,000	282,000	15.2%	2,000	1,500
- Central	320,000	300,000	268,000	19.4%	2,100	1,450
- West Hill	340,000	325,000	310,000	9.7%	2,200	1,450
Unionville	500,000	470,000	440,000	13.6%	4,660	2,200
Waterfront	595,000	575,000	555,000	7.2%	-	-
Woodbridge	307,000	305,000	302,000	1.7%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	205,000	203,000	202,000	1.5%	2,300	1,200
Brantford	183,000	181,000	180,000	1.7%	2,977	1,100
London	163,000	164,300	175,200	-7.0%	-	-
North Bay	135,000	130,000	130,000	3.8%	-	-
Ottawa	350,000	348,000	335,000	4.5%	4,150	1,500
- Eastern	257,000	254,000	244,000	5.3%	3,200	1,600
- Kanata	305,000	300,000	288,000	5.9%	3,700	1,500
- Orleans	266,000	263,000	253,000	5.1%	3,675	1,300
- Southern	280,000	277,000	266,000	5.3%	3,700	1,250
- Western	372,500	365,000	350,000	6.4%	-	-
Windsor	138,466	138,466	136,800	1.2%	2,530	850

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,286,000	1,416,250	1,424,000	-9.7%	-	-
Burlington	680,000	659,866	650,000	4.6%	5,825	2,900
Cabbagetown	800,000	800,000	760,000	5.3%	-	-
Etobicoke						
- Islington/ Kingsway	1,120,000	1,100,000	1,050,000	6.7%	-	-
Forest Hill	2,195,000	2,095,000	2,294,000	-4.3%	-	-
Lawrence Park	2,610,000	2,470,000	2,435,000	7.2%	-	-
Leaside	1,900,000	1,700,000	1,600,000	18.8%	-	-
Markham	750,000	730,000	690,000	8.7%	6,991	2,600
Midtown Toronto	2,223,000	2,202,000	2,394,000	-7.1%	-	-
Mississauga GTA	734,225	719,400	683,000	7.5%	7,342	3,900
- Meadowvale/ Streetsville	647,900	620,000	585,000	10.8%	-	-
Moore Park	2,800,000	2,600,000	2,700,000	3.7%	-	-
Newmarket	650,000	630,000	650,000	0.0%	5,500	-
North Toronto	2,255,000	2,150,000	2,120,000	6.4%	-	-
Oakville	885,000	885,000	885,000	0.0%	-	-
Riverdale	950,000	830,000	800,000	18.8%	-	-
Scarborough						
- Agincourt	600,000	575,000	565,000	6.2%	3,650	2,300
- Central	600,000	580,000	555,000	8.1%	4,000	2,300
- West Hill	755,000	745,000	735,000	2.7%	4,100	2,400
Unionville	975,000	905,000	870,000	12.1%	9,088	3,300
Woodbridge	472,000	472,000	472,000	0.0%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	500,000	525,000	470,000	6.4%	5,100	2,200
Brantford	336,000	333,000	319,000	5.3%	5,466	1,800
London	462,500	457,000	457,800	1.0%	-	-
North Bay	380,000	390,000	385,000	-1.3%	-	-
Ottawa	850,000	845,000	813,000	4.6%	7,800	3,700
– Eastern	520,000	515,000	495,000	5.1%	5,400	2,500
– Kanata	565,000	567,000	535,000	5.6%	7,000	2,400
– Orleans	544,000	539,000	518,000	5.0%	6,800	2,500
– Rockcliffe Park	2,500,000	2,500,000	2,300,000	8.7%	22,000	8,000
– Southern	544,000	542,000	521,000	4.4%	6,800	2,600
– Western	540,000	530,000	515,000	4.9%	-	-
Windsor	432,800	401,680	367,500	17.8%	7,300	2,000

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	331,000	325,000	315,000	5.1%	-	-
Burlington	277,500	277,050	255,000	8.8%	2,300	1,950
Cabbagetown	375,000	377,500	372,000	0.8%	-	-
Etobicoke						
- Islington/ Kingsway	381,000	375,000	360,000	5.8%	-	-
- South Etobicoke	377,000	375,000	350,000	7.7%	-	-
Forest Hill	595,000	589,000	564,500	5.4%	-	-
High Park	423,000	415,000	400,000	5.8%	-	-
Lawrence Park	565,000	555,000	543,000	4.1%	-	-
Leaside	420,000	380,000	360,000	16.7%	-	-
Markham	325,000	310,000	310,000	4.8%	3,029	1,900
Midtown Toronto	481,000	429,000	446,643	7.7%	-	-
Mississauga GTA	289,000	282,100	268,000	7.8%	2,890	2,600
- Meadowvale/ Streetsville	240,350	230,000	225,000	6.8%	-	-
North Toronto	435,000	412,500	407,000	6.9%	-	-
Newmarket	250,000	240,000	275,000	-9.1%	2,200	-
Oakville	285,000	285,000	279,000	2.2%	-	-
Richmond Hill	300,000	304,000	265,000	13.2%	2,200	-
Riverdale	450,000	450,000	432,500	4.0%	-	-
Scarborough						
- Agincourt	245,000	245,000	238,500	2.7%	1,800	1,350
- Central	265,000	265,000	255,000	3.9%	1,800	1,400
- West Hill	235,000	230,000	230,000	2.2%	1,600	1,350
The Annex	524,900	489,000	494,000	6.3%	-	-
Unionville	380,000	380,000	380,000	0.0%	3,542	2,000
Waterfront	462,500	465,000	460,000	0.5%	-	-
Woodbridge	285,000	283,000	280,000	1.8%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	285,000	270,000	263,000	8.4%	3,400	1,400
Brantford	146,000	144,000	141,000	3.5%	2,375	1,000
London	141,000	140,100	150,400	-6.3%	-	-
North Bay	175,000	175,000	170,000	2.9%	-	-
Ottawa	348,000	345,000	332,000	4.8%	3,900	1,300
– Eastern	214,000	211,000	203,000	5.4%	2,850	1,300
– Kanata	230,000	226,000	216,000	6.5%	2,800	1,200
– Orleans	223,000	222,000	213,000	4.7%	3,100	1,200
– Southern	228,000	227,000	218,000	4.6%	3,100	1,200
– Western	315,000	315,000	290,000	8.6%	-	-
Windsor	143,950	136,353	128,750	11.8%	2,500	650

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	529,000	525,000	515,000	2.7%	-	-
Burlington	475,000	487,150	487,500	-2.6%	3,475	2,500
Etobicoke						
- Islington/ Kingsway	586,000	580,000	550,000	6.5%	-	-
- South Etobicoke	534,000	525,000	510,000	4.7%	-	-
Forest Hill	950,000	830,000	880,000	8.0%	-	-
High Park	694,000	690,000	680,000	2.1%	-	-
Lawrence Park	840,000	810,000	805,000	4.3%	-	-
Markham	420,000	390,000	390,000	7.7%	3,915	2,000
Midtown Toronto	939,000	912,000	912,000	3.0%	-	-
Mississauga GTA	394,000	377,000	363,000	8.5%	3,940	1,670
- Meadowvale/ Streetsville	308,275	295,000	285,000	8.2%	-	-
North Toronto	715,000	685,000	679,000	5.3%	-	-
Oakville	430,000	430,000	425,000	1.2%	-	-
Riverdale	540,000	530,000	540,000	0.0%	-	-
Scarborough						
- Agincourt	367,500	367,500	350,000	5.0%	2,700	1,750
- Central	380,000	375,000	360,000	5.6%	2,400	1,800
- West Hill	410,000	400,000	395,000	3.8%	2,500	1,900
Unionville	480,000	480,000	480,000	0.0%	4,474	2,300
Waterfront	1,035,000	1,035,000	1,035,000	0.0%	-	-
Woodbridge	276,000	274,000	270,000	2.2%	-	-

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	425,000	425,000	400,000	6.3%	4,500	2,100
London	252,000	251,000	266,700	-5.5%	-	-
Ottawa	489,000	485,000	466,000	4.9%	4,775	2,900
- Kanata	269,000	269,000	260,000	3.5%	3,400	1,500
- Southern	507,000	506,000	483,000	5.0%	6,800	2,600
- Western	485,000	485,000	455,000	6.6%	-	-
- Rockcliffe Park	1,040,000	1,000,000	990,000	5.1%	12,300	8,000
Windsor	240,000	237,900	219,000	9.8%	4,350	1,650

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



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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	294,000	274,000	277,000	6.1%	-	-
Fort Richmond	320,000	296,000	291,000	10.0%	-	-
North East	295,000	286,000	280,000	5.4%	-	-
North West	320,000	282,000	272,000	17.6%	-	-
River Heights	305,000	286,000	285,000	7.0%	-	-
South St. Vital	319,000	295,000	303,000	5.3%	-	-
Southdale/ Windsor Park	280,000	276,000	269,000	4.1%	-	-
Westwood	301,000	272,000	272,000	10.7%	-	-
Saskatchewan Area						
Regina						
- North	312,000	312,000	307,000	1.6%	-	-
- South	329,000	321,000	319,000	3.1%	-	-
Saskatoon						
- East Central	363,000	345,000	338,000	7.4%	-	-
- East End	380,000	360,000	352,000	8.0%	-	-
- North	348,000	340,000	330,000	5.5%	-	-
- West	313,500	310,000	305,000	2.8%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	418,000	398,000	404,000	3.5%	-	-
Fort Richmond	402,000	397,000	382,000	5.2%	-	-
North East	400,000	393,000	385,000	3.9%	-	-
North West	410,000	403,000	390,000	5.1%	-	-
River Heights	420,000	414,000	410,000	2.4%	-	-
South St. Vital	418,000	407,000	417,000	0.2%	-	-
Southdale/ Windsor Park	400,000	378,000	390,000	2.6%	-	-
Tuxedo	458,000	458,000	415,000	10.4%	-	-
Westwood	378,000	378,000	360,000	5.0%	-	-
Saskatchewan Area						
Regina						
- North	530,000	500,000	520,000	1.9%	-	-
- South	490,000	483,000	483,000	1.4%	-	-
Saskatoon						
- East Central	475,000	450,000	444,000	7.0%	-	-
- East End	507,000	520,000	455,000	11.4%	-	-
- North	460,000	435,000	420,000	9.5%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	312,000	312,000	300,000	4.0%	-	-
Fort Richmond	325,000	315,000	302,000	7.6%	-	-
North East	325,000	300,000	301,000	8.0%	-	-
North West	326,000	304,000	325,000	0.3%	-	-
River Heights	345,000	325,000	326,000	5.8%	-	-
South St. Vital	343,000	327,000	334,000	2.7%	-	-
Southdale/ Windsor Park	286,000	286,000	285,000	0.4%	-	-
Westwood	313,000	305,000	286,000	9.4%	-	-
Saskatchewan Area						
Regina						
- North	320,000	260,000	270,000	14.3%	-	-
- South	375,000	338,000	370,000	1.4%	-	-
Saskatoon						
- East Central	396,000	384,000	360,000	10.0%	-	-
- East End	407,000	400,000	375,000	8.5%	-	-
- North	375,000	365,000	350,000	7.1%	-	-
- West	340,000	340,000	330,000	3.0%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	201,000	197,000	201,000	0.0%	-	-
Fort Richmond	230,000	225,000	210,000	9.5%	-	-
North East	214,000	201,000	200,000	7.0%	-	-
North West	208,000	208,000	206,000	1.0%	-	-
Southdale/ Windsor Park	212,000	197,000	190,000	11.6%	-	-
Westwood	211,000	202,000	187,000	12.8%	-	-
Saskatchewan Area						
Regina						
- North	275,000	260,000	235,000	17.0%	-	-
- South	313,500	313,500	275,000	14.0%	-	-
Saskatoon						
- East End	264,000	256,000	250,000	5.6%	-	-
- North	250,000	245,000	234,000	6.8%	-	-

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



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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	660,000	580,000	580,000	13.8%	-	-
- South	695,000	610,000	584,000	19.0%	-	-
Saskatoon						
- East End	750,000	750,000	750,000	0.0%	-	-
- North	600,000	600,000	600,000	0.0%	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	181,000	181,000	165,000	9.7%	-	-
Fort Richmond	194,000	189,000	180,000	7.8%	-	-
North East	180,000	168,000	153,000	17.6%	-	-
North West	210,000	210,000	210,000	0.0%	-	-
River Heights	195,000	185,000	168,000	16.1%	-	-
South St. Vital	206,000	200,000	192,000	7.3%	-	-
Westwood	170,000	170,000	156,000	9.0%	-	-
Saskatchewan Area						
Regina						
- North	189,500	172,000	164,000	15.5%	-	-
- South	226,000	226,000	213,000	6.1%	-	-
Saskatoon						
- East Central	263,000	232,000	243,000	8.2%	-	-
- East End	254,000	249,000	246,000	3.3%	-	-
- North	250,000	230,000	237,000	5.5%	-	-

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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-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	325,000	302,000	293,000	10.9%	-	-
Fort Richmond	371,000	371,000	365,000	1.6%	-	-
Saskatchewan Area						
Regina						
- North	336,500	317,000	303,000	11.1%	-	-
- South	364,000	346,000	345,000	5.5%	-	-
Saskatoon						
- East End	340,000	328,000	320,000	6.3%	-	-
- East Central	355,000	345,000	320,000	10.9%	-	-

*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

DETACHED BUNGALOW

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	374,200	349,500	347,300	7.7%	-	-
North East	316,100	291,700	302,900	4.4%	-	-
North Inner City	477,400	453,200	459,800	3.8%	-	-
North West	417,800	380,500	373,400	11.9%	-	-
South	352,900	358,000	368,400	-4.2%	-	-
South East	406,900	404,800	366,100	11.1%	-	-
South Inner City	525,700	476,000	485,600	8.3%	-	-
South West	409,100	395,400	412,000	-0.7%	-	-
West	610,800	697,800	589,900	3.5%	-	-
Edmonton Area						
Castledowns	289,000	260,000	260,000	11.2%	-	-
Clareview	250,000	250,000	250,000	0.0%	-	-
Riverbend/ Terwilligar	440,000	440,000	450,000	-2.2%	2,800	2,000
Sherwood Park	330,000	330,000	330,000	0.0%	2,350	1,650
Alberta						
Fort Saskatchewan	290,000	280,000	280,000	3.6%	1,900	1,650
Leduc	340,000	345,000	300,000	13.3%	-	-
Spruce Grove	362,000	360,000	330,000	9.7%	-	-
St. Albert	284,000	284,000	264,000	7.6%	-	-

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



A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	444,659	452,900	472,300	-5.9%	-	-
North East	412,236	426,500	416,900	-1.1%	-	-
North Inner City	687,106	723,300	771,600	-11.0%	-	-
North West	503,075	470,900	496,100	1.4%	-	-
South	452,200	454,200	449,100	0.7%	-	-
South East	571,400	535,900	635,400	-10.1%	-	-
South Inner City	780,700	765,000	767,100	1.8%	-	-
South West	541,200	503,100	569,400	-5.0%	-	-
West	560,600	571,200	557,000	0.6%	-	-
Edmonton Area						
Castledowns	400,000	400,000	400,000	0.0%	-	-
Clareview	375,000	400,000	400,000	-6.3%	-	-
Riverbend/ Terwilligar	492,500	489,000	490,000	0.5%	3,300	2,500
Sherwood Park	430,000	430,000	430,000	0.0%	3,660	2,000
Alberta						
Fort Saskatchewan	410,000	400,000	400,000	2.5%	2,590	1,800
Leduc	430,000	425,000	380,000	13.2%	-	-
St. Albert	335,000	335,000	315,000	6.3%	-	-

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A L B E R T A

STANDARD TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	373,300	363,600	380,800	-2.0%	-	-
North East	320,600	329,200	331,500	-3.3%	-	-
North Inner City	540,400	529,400	550,400	-1.8%	-	-
North West	399,400	385,400	394,700	1.2%	-	-
South	374,700	367,300	371,300	0.9%	-	-
South East	372,000	366,400	361,800	2.8%	-	-
South Inner City	614,700	563,700	552,900	11.2%	-	-
South West	367,800	389,700	353,600	4.0%	-	-
West	466,200	469,400	439,800	6.0%	-	-
Edmonton Area						
Castledowns	329,000	305,000	305,000	7.9%	-	-
Clareview	350,000	390,000	390,000	-10.3%	-	-
Riverbend/ Terwilligar	397,351	395,000	410,000	-3.1%	2,800	2,200
Sherwood Park	340,000	340,000	340,000	0.0%	3,030	1,650
Alberta						
Fort Saskatchewan	355,000	345,000	330,000	7.6%	1,900	1,650
Leduc	345,000	340,000	315,000	9.5%	-	-
Spruce Grove	380,000	378,000	370,000	2.7%	-	-
St. Albert	335,000	335,000	315,000	6.3%	-	-

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



A L B E R T A

STANDARD TOWNHOUSE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	278,900	266,600	283,300	4.7%	-	-
North East	257,000	269,900	246,600	4.2%	-	-
North Inner City	446,500	429,800	414,300	7.8%	-	-
North West	301,800	285,900	279,700	7.9%	-	-
South	261,600	254,300	252,000	3.8%	-	-
South East	280,500	263,000	290,300	-3.4%	-	-
South Inner City	488,500	414,200	416,000	6.0%	-	-
South West	294,400	280,500	301,700	-2.4%	-	-
West	400,500	399,500	401,700	-0.3%	-	-
Edmonton Area						
Castledowns	198,000	208,000	208,000	-4.8%	-	-
Clareview	170,000	180,000	180,000	-5.6%	-	-
Riverbend/ Terwilligar	259,000	250,000	280,000	-7.5%	2,200	1,500
Sherwood Park	240,000	240,000	240,000	0.0%	1,600	1,300
Alberta						
Fort Saskatchewan	200,000	195,000	200,000	0.0%	1,200	1,300
Leduc	240,000	240,000	220,000	9.1%	-	-
Spruce Grove	250,000	245,000	235,000	6.4%	-	-
St. Albert	200,000	200,000	188,000	6.4%	-	-

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A L B E R T A

SENIOR EXECUTIVE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	529,100	500,000	638,300	-17.1%	-	-
North East	464,000	441,500	432,100	7.4%	-	-
North Inner City	1,012,300	1,262,000	1,339,400	-24.4%	-	-
North West	721,000	684,000	748,600	-3.7%	-	-
South	595,600	593,700	561,000	6.2%	-	-
South East	686,600	704,800	680,900	0.8%	-	-
South Inner City	1,556,000	1,403,200	1,461,700	6.5%	-	-
South West	744,200	756,857	714,600	4.1%	-	-
West	808,400	770,600	815,700	-0.9%	-	-
Edmonton Area						
Castledowns	428,000	428,000	428,000	0.0%	-	-
Riverbend/ Terwilligar	810,000	831,000	800,000	1.3%	4,800	4,000
Sherwood Park	695,000	695,000	695,000	0.0%	5,435	3,000
Alberta						
Fort Saskatchewan	555,000	600,000	600,000	-7.5%	4,500	2,500
Leduc	380,000	360,000	418,000	-9.1%	-	-
Spruce Grove	445,000	440,000	460,000	-3.3%	-	-
St. Albert	440,000	440,000	427,000	3.0%	-	-

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



A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	234,500	226,400	237,000	-1.1%	-	-
North East	179,900	199,100	185,400	-3.0%	-	-
North Inner City	319,300	291,200	252,300	16.6%	-	-
North West	247,700	229,100	239,500	3.4%	-	-
South	225,900	236,500	224,900	0.4%	-	-
South East	231,800	227,100	247,200	-6.2%	-	-
South Inner City	316,600	292,400	312,200	1.4%	-	-
South West	217,000	240,100	285,600	-24.0%	-	-
West	250,800	291,100	257,100	-2.5%	-	-
Edmonton Area						
Castledowns	192,000	192,000	192,000	0.0%	-	-
Clareview	165,000	165,000	165,000	0.0%	-	-
Riverbend/ Terwilligar	235,000	240,000	225,000	4.4%	1,450	1,650
Sherwood Park	280,000	280,000	280,000	0.0%	2,235	1,500
Alberta						
Fort Saskatchewan	185,000	175,000	190,000	-2.6%	1,080	1,200
Leduc	185,000	190,000	205,000	-9.8%	-	-
St. Albert	170,000	170,000	170,000	0.0%	-	-

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



A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	318,700	318,200	312,600	2.0%	-	-
North East	184,200	199,100	185,400	-0.6%	-	-
North Inner City	418,800	403,000	399,600	4.8%	-	-
North West	396,000	381,100	376,400	5.2%	-	-
South	390,200	414,200	353,000	10.5%	-	-
South East	591,400	500,200	506,800	16.7%	-	-
South Inner City	489,300	532,600	487,900	0.3%	-	-
South West	282,500	264,100	281,500	0.4%	-	-
West	360,700	335,800	357,400	0.9%	-	-
Edmonton Area						
Castledowns	209,000	199,000	199,000	5.0%	-	-
Riverbend/ Terwilligar	300,000	330,000	320,000	-6.3%	1,600	2,000
Sherwood Park	325,000	325,000	325,000	0.0%	2,480	1,700
St. Albert	255,000	255,000	235,000	8.5%	-	-

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



BRITISH COLUMBIA

DETACHED BUNGALOW

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	484,000	477,000	480,000	0.8%	3,200	1,600
North Vancouver	840,000	870,000	780,000	7.7%	-	-
Richmond	915,000	900,000	1,015,000	-9.9%	-	-
Surrey	477,000	470,000	458,000	4.1%	2,900	1,500
Vancouver East	758,500	754,000	721,000	5.2%	-	-
Vancouver West	1,400,000	1,400,000	1,350,000	3.7%	7,000	3,500
West Vancouver	1,350,000	1,250,000	1,250,000	8.0%	-	-
White Rock/South Surrey	657,000	644,000	635,000	3.5%	4,100	2,000
British Columbia						
Kelowna	360,000	360,000	348,000	3.4%	2,500	1,500
Sunshine Coast	330,000	320,000	330,000	0.0%	-	-
Victoria	460,000	470,000	475,000	-3.2%	-	-

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



BRITISH COLUMBIA

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	523,000	525,000	528,000	-0.9%	3,700	1,900
North Vancouver	1,000,000	1,090,000	940,000	6.4%	-	-
Richmond	925,000	925,000	890,000	3.9%	-	-
Surrey	484,000	491,000	480,000	0.8%	2,850	1,600
Vancouver East	925,000	860,000	873,000	6.0%	-	-
Vancouver West	1,900,000	1,900,000	1,850,000	2.7%	9,500	5,000
West Vancouver	1,650,000	1,500,000	1,550,000	6.5%	-	-
White Rock/South Surrey	705,000	690,000	667,000	5.7%	4,200	3,000
British Columbia						
Kelowna	455,000	442,000	425,000	7.1%	3,100	1,700
Sunshine Coast	425,000	420,000	425,000	0.0%	-	-
Victoria	576,000	576,000	590,000	-2.4%	-	-

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BRITISH COLUMBIA

STANDARD TWO-STOREY

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	475,000	460,000	470,000	1.1%	3,100	1,500
North Vancouver	890,000	950,000	820,000	8.5%	-	-
Richmond	805,000	800,000	785,000	2.5%	-	-
Surrey	441,000	438,000	438,000	0.7%	2,700	1,400
Vancouver East	825,000	879,000	788,000	4.7%	-	-
Vancouver West	1,600,000	1,600,000	1,550,000	3.2%	8,000	4,000
West Vancouver	1,400,000	1,300,000	1,300,000	7.7%	-	-
White Rock/South Surrey	615,000	610,000	605,000	1.7%	3,600	1,500
British Columbia						
Sunshine Coast	420,000	380,000	420,000	0.0%	-	-
Victoria	461,000	459,000	477,000	-3.4%	-	-

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BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	320,000	290,000	292,000	9.6%	1,800	1,300
North Vancouver	680,000	720,000	640,000	6.3%	-	-
Richmond	460,000	445,000	450,000	2.2%	-	-
Surrey	297,000	302,000	310,000	-4.2%	1,800	1,300
Vancouver East	570,000	555,000	535,000	6.5%	-	-
Vancouver West	950,000	900,000	900,000	5.6%	4,750	3,000
West Vancouver	750,000	750,000	748,000	0.3%	-	-
White Rock/South Surrey	354,000	348,000	345,000	2.6%	2,200	1,500
British Columbia						
Kelowna	290,000	285,000	285,000	1.8%	2,400	1,150
Sunshine Coast	300,000	280,000	300,000	0.0%	-	-
Victoria	356,000	345,000	365,000	-2.5%	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	688,000	677,000	685,000	0.4%	4,300	2,500
North Vancouver	1,200,000	1,250,000	1,120,000	7.1%	-	-
Richmond	1,475,000	1,425,000	1,450,000	1.7%	-	-
Surrey	662,000	658,000	668,000	-0.9%	3,800	2,500
Vancouver East	1,320,000	1,320,000	1,295,000	1.9%	-	-
Vancouver West	3,000,000	3,000,000	3,000,000	0.0%	15,000	6,000
West Vancouver	1,950,000	1,700,000	1,800,000	8.3%	-	-
White Rock/ South Surrey	937,000	936,000	945,000	-0.8%	5,200	4,000
British Columbia						
Kelowna	530,000	520,000	495,000	7.1%	3,500	2,100
Sunshine Coast	600,000	580,000	600,000	0.0%	-	-
Victoria	783,000	765,000	790,000	-0.9%	-	-

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BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	158,000	155,000	170,000	-7.1%	1,400	950
North Vancouver	350,000	355,000	340,000	2.9%	-	-
Richmond	345,000	340,000	355,000	-2.8%	-	-
Surrey	195,000	192,000	225,000	-13.3%	1,400	950
Vancouver East	438,000	435,000	437,000	0.2%	-	-
Vancouver West	750,000	750,000	750,000	0.0%	3,750	2,000
West Vancouver	490,000	500,000	470,000	4.3%	-	-
White Rock/ South Surrey	214,000	240,000	250,000	-14.4%	1,900	1,100
British Columbia						
Kelowna	186,000	186,000	185,000	0.5%	1,350	950
Sunshine Coast	230,000	220,000	230,000	0.0%	-	-
Victoria	280,000	287,000	294,000	-4.8%	-	-

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BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	272,000	260,000	290,000	-6.2%	1,700	1,350
North Vancouver	490,000	520,000	480,000	2.1%	-	-
Richmond	425,000	425,000	395,000	7.6%	-	-
Vancouver East	625,000	623,000	640,000	-2.3%	-	-
Vancouver West	1,200,000	1,200,000	1,150,000	4.3%	6,000	3,000
West Vancouver	920,000	880,000	880,000	4.5%	-	-
Surrey	328,000	310,000	325,000	0.9%	1,600	1,400
White Rock/ South Surrey	541,000	530,000	480,000	12.7%	3,200	1,800
British Columbia						
Kelowna	500,000	520,000	550,000	-9.1%	3,150	1,650
Sunshine Coast	360,000	250,000	360,000	0.0%	-	-
Victoria	524,000	525,000	557,000	-5.9%	-	-

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