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SURVEY OF CANADIAN HOUSE PRICES

Your guide to housing prices in Canada

ROYAL LEPAGE
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THE ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES

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

TABLE OF CONTENTS

Glossary of Housing Types	3
Atlantic Provinces	4
Québec	11
Ontario	18
Prairie Provinces	32
Alberta	39
British Columbia	46

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about real estate, the
more likely they are to
choose Royal LePage
when the time comes to
buy or sell.*

THE ROYAL LEPAGE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

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

Property Location

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

Mortgage Financing

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

Limitation

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GLOSSARY OF HOUSING TYPES



1

1. DETACHED BUNGALOW

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



2

2. EXECUTIVE DETACHED TWO-STOREY

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



3

3. STANDARD TWO-STOREY

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



4

4. STANDARD TOWNHOUSE

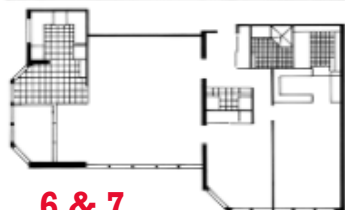
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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



5

5. SENIOR EXECUTIVE

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



6 & 7

6. STANDARD CONDOMINIUM APARTMENT

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

7. LUXURY CONDOMINIUM APARTMENT

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

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

DETACHED BUNGALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	294,000	274,000	280,000	5.0	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	180,000	184,000	199,000	-9.5	-	-
- Eastern Passage	185,000	180,000	172,000	7.6	-	-
- Woodlawn/Montebello	214,000	221,000	185,000	15.7	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	230,000	290,000	230,000	0.0	-	-
- North End	195,000	200,000	170,000	14.7	-	-
- West	210,000	209,000	194,000	8.2	-	-
Sackville	204,000	200,000	180,000	13.3	-	-
Truro	129,000	-	115,000	12.2	1,800	850
Prince Edward Island						
Charlottetown	156,000	156,000	150,000	4.0	-	-
Summerside	130,500	130,500	-	-	-	-
New Brunswick						
Fredericton	162,000	162,000	155,000	4.5	2,351	800
Moncton	156,500	164,000	157,000	-0.3	-	-
Saint John (Rothesay)	202,933	202,364	189,000	7.4	-	-
Newfoundland						
St. John's						
- East End	186,900	178,000	153,000	22.2	1,600	1,600
- Mount Pearl	199,500	190,000	155,000	28.7	1,700	1,800
- West	183,750	175,000	153,000	20.1	1,700	1,600

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

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	360,000	370,000	300,000	20.0	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	266,000	270,000	220,000	20.9	-	-
- Eastern Passage	185,000	240,000	180,000	2.8	-	-
- Lawrence Town/Porters Lake	250,000	224,000	245,000	2.0	-	-
- Woodlawn/Montebello	240,000	330,000	230,000	4.3	-	-
Halifax						
- Clayton Park Fairmount/ Rockingham	300,000	295,000	330,000	-9.1	-	-
- South End	430,000	450,000	427,000	0.7	-	-
- West	282,000	320,000	300,000	-6.0	-	-
Sackville	229,000	25,000	187,000	22.5	-	-
Truro	185,000	-	169,000	9.5	2,800	1,500
Prince Edward Island						
Charlottetown	235,000	235,000	225,000	4.4	-	-
Summerside	229,500	229,500	-	-	-	-
New Brunswick						
Fredericton	252,000	245,000	240,000	5.0	3,642	1,500
Saint John (Rothesay)	364,943	383,339	381,000	-4.2	-	-
Newfoundland						
St. John's						
- East End	304,500	290,000	250,000	21.8	2,500	2,200
- Mount Pearl	289,800	276,000	235,000	23.3	2,400	2,200
- West	294,000	280,000	245,000	20.0	2,300	2,200

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

STANDARD TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	235,000	230,000	225,000	4.4	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	200,000	197,000	200,000	0.0	-	-
- Eastern Passage	160,000	160,000	165,000	-3.0	-	-
- Lawrence Town/Porters Lake	200,000	200,000	212,000	-5.7	-	-
- Woodlawn/Montebello	210,000	316,000	215,000	-2.3	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	260,000	260,000	230,000	13.0	-	-
- North End	235,000	235,000	195,000	20.5	-	-
- South End	400,000	345,000	320,000	25.0	-	-
- West	270,000	320,000	290,000	-6.9	-	-
Sackville	215,000	215,000	176,000	22.2	-	-
Truro	160,000	-	130,000	23.1	2,600	950
Prince Edward Island						
Charlottetown	185,000	185,000	177,000	4.5	-	-
Summerside	184,000	184,000	-	-	-	-
New Brunswick						
Fredericton	210,000	197,000	197,000	6.6	3,047	800
Moncton	131,500	132,000	135,000	-2.6	-	-
Saint John (Rothesay)	291,788	285,179	240,000	21.6	-	-
Newfoundland						
St. John's	273,000	260,000	222,000	23.0	2,400	2,000
- East End	249,900	238,000	200,000	25.0	2,200	2,000
- Mount Pearl	262,500	250,000	218,000	20.4	2,000	2,000
- West	262,500	250,000	218,000	20.4	2,000	2,000

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

STANDARD TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	233,000	270,000	210,000	11.0	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	132,000	130,000	123,000	7.3	-	-
- Eastern Passage	206,000	206,000	210,000	-1.9	-	-
- Woodlawn/Montebello	242,000	242,000	150,000	61.3	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	190,000	216,000	215,000	-11.6	-	-
- North End	230,000	240,000	172,000	33.7	-	-
- West	280,000	400,000	200,000	40.0	-	-
Sackville	140,000	140,000	130,000	7.7	-	-
Prince Edward Island						
Charlottetown	112,000	112,000	110,000	1.8	-	-
Summerside	115,000	115,000	-	-	-	-
New Brunswick						
Fredericton	150,000	145,000	145,000	3.4	2,173	900
Saint John (Rothesay)	148,291	143,380	139,000	6.7	-	-
Newfoundland						
St. John's						
- East End	126,000	120,000	110,000	14.5	1,000	1,000
- Mount Pearl	136,500	130,000	114,000	19.7	1,200	1,000
- West	126,000	120,000	110,000	14.5	900	900

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	428,000	412,000	345,000	24.1	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	350,000	320,000	270,000	29.6	-	-
- Lawrence Town/Porters Lake	300,000	232,000	254,000	18.1	-	-
- Woodlawn/Montebello	340,000	370,000	324,000	4.9	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	430,000	470,000	350,000	22.9	-	-
- South End	540,000	500,000	515,000	4.9	-	-
- West	288,000	220,000	320,000	-10.0	-	-
Truro	300,000	-	280,000	7.1	3,500	1,800
Prince Edward Island						
Charlottetown	300,000	300,000	285,000	5.3	-	-
New Brunswick						
Fredericton	312,000	300,000	300,000	4.0	4,529	1,500
Moncton	258,000	254,000	251,000	2.8	-	-
Saint John (Rothesay)	448,077	507,920	553,000	-19.0	-	-
Newfoundland						
St. John's						
- East End	395,850	377,000	315,000	25.7	3,000	2,500
- Mount Pearl	315,000	300,000	260,000	21.2	2,700	250
- West	325,500	310,000	265,000	22.8	3,000	2,500

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	198,000	150,000	195,000	1.5	-	-
Dartmouth						
- Cole Harbour/Colby/Willowdale	125,000	125,000	127,000	-1.6	-	-
- Woodlawn/Montebello	158,000	150,000	140,000	12.9	-	-
Halifax						
- Clayton Park/Fairmount/ Rockingham	186,000	179,000	170,000	9.4	-	-
- North End	145,000	130,000	130,000	11.5	-	-
- South End	260,000	295,000	253,000	2.8	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	100,000	20.0	-	-
New Brunswick						
Fredericton	128,000	126,000	130,000	-1.5	1,841	950
Saint John (Rothesay)	104,575	119,191	128,000	-18.3	-	-
Newfoundland						
St. John's						
- East End	204,750	195,000	160,000	28.0	1,800	1,800
- Mount Pearl	204,750	195,000	160,000	28.0	1,800	1,800
- West	199,500	190,000	160,000	24.7	1,700	1,800

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ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND, NEW BRUNSWICK AND NEWFOUNDLAND

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	216,000	214,000	290,000	-25.5	-	-
Halifax						
- South End	400,000	400,000	360,000	11.1	-	-
Prince Edward Island						
Charlottetown	300,000	300,000	250,000	20.0	-	-
New Brunswick						
Fredericton	165,000	162,000	167,000	-1.2	2,479	1,000
Newfoundland						
St. John's						
- East End	257,250	245,000	210,000	22.5	2,400	2,200
- Mount Pearl	204,750	195,000	160,000	28.0	1,800	1,800

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Q U É B E C

DETACHED BUNGALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	145,000	150,000	145,000	0.0	2,400	900
Trois-Rivieres	135,436	134,500	-	-	2,488	702
Montréal Area						
Ahuntsic	280,000	295,000	290,000	-3.4	3,200	1,450
Beaconsfield	285,000	280,000	268,000	6.3	-	1,900
Boucherville	239,000	241,813	220,000	8.6	-	-
Chomedey, Laval	270,000	269,000	262,000	3.1	3,000	1,430
Côte-St-Luc	240,000	245,000	240,000	0.0	4,200	1,700
Dollard-Des-Ormeaux	272,000	272,000	260,000	4.6	3,800	1,700
Dorval	247,500	245,000	229,000	8.1	3,600	1,700
Duvernay, Laval	288,000	280,000	277,000	4.0	3,000	1,460
Fabreville	235,000	229,000	220,500	6.6	2,600	1,235
Lachine	227,500	225,000	212,500	7.1	3,600	1,600
Lasalle/Verdun	202,000	204,000	195,000	3.6	2,700	950
Laval-Des-Rapides	255,600	252,750	249,800	2.3	3,200	1,450
Pointe Claire	242,500	240,000	230,000	5.4	3,500	1,700
St-Bruno-De-Montarville	217,360	209,000	-	-	-	-
St-Lambert	230,000	225,000	222,000	3.6	3,750	1,700
St-Laurent	275,000	290,000	285,000	-3.5	-	-
Terrebonne	190,000	180,000	-	-	-	-
Vimont	270,000	263,000	260,000	3.8	2,650	1,460
Québec City Area						
Beauport	184,000	183,000	159,800	15.1	3,578	904
Cap-Rouge	212,000	214,500	145,000	46.2	3,158	893
Charlesbourg	187,500	179,000	157,000	19.4	5,028	838
Neufchatel	193,000	187,000	173,500	11.2	3,054	888
Québec (Haute-Ville)	300,000	291,000	250,000	20.0	5,035	1,070
Rive-Sud	178,000	183,000	135,000	31.9	3,290	793
Sillery	380,000	360,000	297,000	27.9	2,915	1,481
Ste-Foy	226,000	238,000	200,000	13.0	2,926	974

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	230,000	225,000	0.0	3,500	1,200
Trois-Rivieres	280,000	285,000	-	-	6,047	1,451
Montréal Area						
Ahuntsic	362,000	380,000	372,000	-2.7	3,500	2,100
Beaconsfield	405,000	400,000	395,000	2.5	-	3,000
Boucherville	397,605	393,000	378,286	5.1	-	-
Chomedey, Laval	390,500	388,000	373,700	4.5	4,500	1,960
Côte-St-Luc	485,000	495,000	480,000	1.0	4,700	3,000
Dollard-Des-Ormeaux	390,000	390,000	380,000	2.6	5,000	2,800
Dorval	348,000	350,000	340,000	2.4	4,700	2,600
Duvernay, Laval	485,000	485,000	469,000	3.4	5,291	2,715
Fabreville	343,000	339,000	332,000	3.3	3,780	1,775
Lachine	315,000	315,000	300,000	5.0	4,400	2,400
Lasalle/Verdun	257,000	260,000	250,000	2.8	3,200	1,700
Laval-Des-Rapides	333,000	332,500	329,000	1.2	4,150	1,841
Montréal West	425,000	450,000	425,000	0.0	6,200	2,900
Mount Royal	585,000	580,000	579,000	1.0	7,000	4,800
Notre-Dame-De-Grâce	475,000	480,000	455,000	4.4	4,700	2,800
Outremont	750,000	751,000	751,000	-0.1	8,500	4,000
Pointe Claire	344,000	345,000	335,000	2.7	5,700	3,000
St-Bruno-De-Montarville	343,200	330,000	-	-	-	-
St-Lambert	470,000	465,000	459,000	2.4	5,500	2,750
St-Laurent	400,000	420,000	410,000	-2.4	-	-
Terrebonne	245,000	245,000	-	-	-	-
Vimont	470,000	470,000	455,750	3.1	6,150	2,534
Westmount	950,000	990,000	998,000	-4.8	-	-
Québec City Area						
Beauport	267,000	263,000	202,500	31.9	5,211	1,020
Cap-Rouge	290,000	283,000	186,500	55.5	4,145	1,187
Charlesbourg	254,000	248,000	158,000	60.8	4,092	1,431
Neufchatel	263,000	263,000	164,000	60.4	5,530	1,070
Québec (Haute-Ville)	310,000	309,500	177,000	75.1	6,332	1,481
Rive-Sud	247,000	245,000	140,000	76.4	3,321	894
Sillery	283,000	283,000	298,500	-5.2	4,283	1,809
Ste-Foy	300,000	300,000	161,000	86.3	2,749	982

*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 TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	180,000	185,000	180,000	0.0	2,800	1,000
Trois-Rivieres	158,000	148,000	-	-	2,628	819
Montréal Area						
Ahuntsic	270,000	290,000	285,000	-5.3	2,750	1,650
Beaconsfield	360,000	260,000	325,000	10.8	-	1,850
Boucherville	289,444	285,786	245,000	18.1	-	-
Chomedey, Laval	315,000	312,000	302,000	4.3	3,800	1,630
Dollard-Des-Ormeaux	290,000	295,000	290,000	0.0	3,800	2,300
Dorval	246,000	245,000	233,000	5.6	3,600	1,700
Duvernay, Laval	316,000	308,300	296,000	6.8	3,368	1,575
Fabreville	307,000	305,000	295,000	4.1	3,610	1,705
Lachine	232,500	230,000	217,500	6.9	3,300	1,700
Laval-Des-Rapides	296,000	296,000	292,500	1.2	3,500	1,634
Montréal West	364,000	370,000	355,000	2.5	5,100	2,000
Mount Royal	470,000	466,000	466,000	0.9	6,000	3,500
Notre-Dame-De-Grâce	369,000	375,000	360,000	2.5	3,000	2,000
Outremont	425,000	425,000	425,000	0.0	4,900	2,300
Pointe Claire	292,500	290,000	278,000	5.2	4,500	2,300
St-Bruno-De-Montarville	241,488	232,200	-	-	-	-
St-Lambert	275,000	270,000	265,000	3.8	3,400	2,500
St-Laurent	296,000	305,000	300,000	-1.3	-	-
Terrebonne	205,000	210,000	-	-	-	-
Vimont	368,000	367,000	358,000	2.8	5,140	2,072
Westmount	650,000	660,000	678,000	-4.1	-	-
Québec City Area						
Beauport	172,000	160,000	118,000	45.8	2,758	977
Cap-Rouge	220,000	215,000	274,000	-19.7	3,076	1,009
Charlesbourg	171,000	170,000	113,000	51.3	3,079	954
Neufchatel	185,000	185,000	118,000	56.8	4,529	1,249
Québec (Haute-Ville)	245,000	241,000	150,000	63.3	3,693	1,131
Rive-Sud	156,000	160,000	117,000	33.3	3,874	838
Sillery	226,000	221,000	190,000	18.9	3,455	1,020
Ste-Foy	215,000	215,000	139,000	54.7	2,990	848

*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 TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	140,000	140,000	135,000	3.7	2,400	700
Montréal Area						
Ahuntsic	200,000	215,000	207,000	-3.4	2,200	1,400
Beaconsfield	270,000	260,000	240,000	12.5	-	1,850
Boucherville	204,239	205,273	193,286	5.7	-	-
Chomedey, Laval	241,000	235,300	230,000	4.8	2,500	1,227
Côte-St-Luc	228,000	230,000	215,000	6.0	3,200	2,200
Dollard-Des-Ormeaux	178,000	182,000	180,000	-1.1	2,700	1,500
Duvernay, Laval	226,000	226,000	220,000	2.7	2,575	1,245
Fabreville	194,000	194,000	191,000	1.6	2,100	1,097
Lachine	251,500	250,000	238,000	5.7	3,300	1,700
Lasalle/Verdun	161,000	165,000	155,000	3.9	2,400	1,500
Laval-Des-Rapides	215,000	215,000	210,000	2.4	2,560	1,260
Outremont	371,000	371,000	371,000	0.0	3,600	2,200
Pointe Claire	229,000	227,000	218,000	5.0	3,900	1,800
St-Bruno-De-Montarville	170,560	164,000	-	-	-	-
St-Lambert	257,000	255,000	250,000	2.8	3,100	1,400
St-Laurent	221,000	230,000	228,000	-3.1	-	-
Terrebonne	155,000	150,000	-	-	-	-
Vimont	213,000	213,000	210,000	1.4	2,600	1,133
Québec City Area						
Beauport	150,000	135,000	105,000	42.9	1,868	782
Cap-Rouge	197,500	146,000	141,000	40.1	2,440	954
Charlesbourg	156,500	163,250	154,000	1.6	2,467	954
Neufchatel	162,000	162,000	142,000	14.1	2,517	893
Québec (Haute-Ville)	300,000	296,500	255,000	17.6	3,643	832
Rive-Sud	166,000	171,000	175,000	-5.1	1,605	721
Sillery	240,000	234,000	210,000	14.3	2,209	860
Ste-Foy	252,000	252,000	170,000	48.2	2,540	737

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Q U É B E C

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	325,000	330,000	335,000	-3.0	4,200	2,000
Montréal Area						
Ahuntsic	685,000	730,000	715,000	-4.2	7,400	5,200
Beaconsfield	490,000	490,000	490,000	0.0	-	3,600
Boucherville	694,338	681,000	589,333	17.8	-	-
Chomedey, Laval	450,000	449,800	441,000	2.0	5,000	2,355
Côte-St-Luc	520,000	530,000	520,000	0.0	6,300	-
Dollard-Des-Ormeaux	620,000	630,000	630,000	-1.6	7,000	4,500
Duvernay, Laval	700,000	701,000	701,000	-0.1	7,400	3,750
Fabreville	435,000	435,000	425,000	2.4	5,150	2,345
Laval-Des-Rapides	406,000	406,000	398,000	2.0	5,000	2,661
Mount Royal	860,000	855,000	855,000	0.6	10,500	5,500
Notre-Dame-De-Grâce	462,000	468,000	440,000	5.0	4,600	2,800
Outremont	836,000	836,000	836,000	0.0	10,000	4,200
Pointe Claire	388,000	390,000	385,000	0.8	6,800	3,500
St-Bruno-De-Montarville	426,400	410,000	-	-	-	-
St-Lambert	370,000	365,000	358,000	3.4	4,900	2,750
St-Laurent	660,000	710,000	695,000	-5.0	-	-
Terrebonne	390,000	390,000	-	-	-	-
Vimont	600,500	570,500	560,000	7.2	6,950	3,130
Westmount	1,600,000	1,650,000	1,700,000	-5.9	-	-
Québec City Area						
Cap-Rouge	470,000	470,000	306,000	53.6	4,282	1,775
Charlesbourg	392,500	392,500	255,000	53.9	5,961	838
Neufchatel	400,000	380,000	251,000	59.4	10,663	1,426
Québec (Haute-Ville)	417,000	417,000	480,000	-13.1	8,600	1,975
Rive-Sud	372,000	385,000	241,000	54.4	3,445	1,070
Sillery	560,000	540,000	421,000	33.0	4,968	1,925
Ste-Foy	500,000	500,000	356,000	40.4	4,087	1,797

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	165,000	165,000	160,000	3.1	2,600	900
Trois-Rivieres	117,000	135,000	-	-	2,322	607
Montréal Area						
Ahuntsic	180,000	195,000	188,000	-4.3	2,100	1,150
Boucherville	173,600	176,475	158,000	9.9	-	-
Chomedey, Laval	212,000	211,500	207,300	2.3	3,000	1,635
Côte-St-Luc	228,000	230,000	220,000	3.6	3,500	1,500
Dollard-Des-Ormeaux	175,000	177,000	175,000	0.0	2,700	1,500
Dorval	216,000	215,000	198,000	9.1	3,600	1,700
Duvernay, Laval	209,000	209,000	204,000	2.5	3,280	1,370
Fabreville	210,000	200,000	189,000	11.1	2,100	1,155
Lachine	246,500	245,000	225,000	9.6	3,600	1,700
Lasalle/Verdun	159,000	160,000	150,000	6.0	2,000	1,200
Laval-Des-Rapides	198,000	195,500	193,000	2.6	2,200	1,135
Notre-Dame-De-Grâce	229,000	235,000	256,500	-10.7	3,000	1,400
Outremont	316,000	316,000	316,000	0.0	4,000	2,100
St-Bruno-De-Montarville	153,920	148,000	-	-	-	-
St-Lambert	168,000	165,000	163,000	3.1	2,500	1,250
St-Laurent	200,000	212,000	207,000	-3.4	-	-
Terrebonne	160,000	150,000	-	-	-	-
Vimont	215,000	210,875	206,000	4.4	2,550	1,283
Westmount	265,000	270,000	-	-	-	-
Québec City Area						
Beauport	131,000	131,000	107,000	22.4	2,258	621
Cap-Rouge	193,000	193,000	136,500	41.4	2,071	954
Charlesbourg	133,000	132,000	129,000	3.1	2,589	832
Neufchatel	165,000	165,000	133,000	24.1	1,727	533
Québec (Haute-Ville)	177,000	177,000	126,000	40.5	3,433	893
Rive-Sud	128,000	134,000	76,000	68.4	1,826	721
Sillery	170,000	161,000	130,000	30.8	2,319	860
Ste-Foy	161,000	161,000	110,000	46.4	1,645	671

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	220,000	225,000	-2.2	3,500	1,200
Montréal Area						
Ahuntsic	325,000	360,000	340,000	-4.4	3,200	1,800
Boucherville	313,066	314,250	263,500	18.8	-	-
Chomedey, Laval	515,000	515,000	505,000	2.0	5,500	3,040
Côte-St-Luc	349,000	350,000	335,000	4.2	3,400	2,500
Dollard-Des-Ormeaux	230,000	236,000	230,000	0.0	3,200	2,200
Duvernay, Laval	315,000	315,000	315,000	0.0	3,150	1,900
Lasalle/Verdun	225,000	230,000	215,000	4.7	2,800	1,600
Laval-Des-Rapides	370,000	370,000	368,000	0.5	4,100	2,177
Notre-Dame-De-Grâce	290,000	295,000	285,000	1.8	3,200	2,600
Outremont	760,000	760,000	760,000	0.0	8,000	3,800
Pointe Claire	334,000	335,000	328,000	1.8	6,400	3,250
St-Bruno-De-Montarville	327,600	315,000	-	-	-	-
St-Lambert	360,000	360,000	353,000	2.0	4,000	2,300
St-Laurent	365,000	385,000	375,000	-2.7	-	-
Terrebonne	240,000	240,000	-	-	-	-
Westmount	600,000	605,000	624,811	-4.0	-	-
Québec City Area						
Québec (Haute-Ville)	330,000	330,000	273,000	20.9	7,839	1,852
Rive-Sud	290,000	275,000	154,000	88.3	2,560	1,043
Sillery	341,000	341,000	325,000	4.9	5,651	2,036
Ste-Foy	300,000	285,000	204,000	47.1	2,589	843

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O N T A R I O

DETACHED BUNGALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	585,000	580,000	556,000	5.2	3,800	1,850
Brampton/Bramalea	-	-	295,000	-	-	-
Burlington	305,222	320,000	315,000	-3.1	2,550	1,850
Etobicoke						
- Islington/Kingsway	488,058	499,450	470,000	3.8	3,300	2,200
- South Etobicoke	375,000	371,000	350,000	7.1	2,750	1,600
High Park	680,000	678,000	665,000	2.3	5,400	2,300
Leaside	600,000	660,000	608,000	-1.3	-	-
Markham	470,000	480,000	460,000	2.2	4,934	2,200
Mississauga						
Mississauga	355,500	354,000	343,000	3.6	4,125	1,800
- Meadowvale/Streetsville	397,000	394,000	380,000	4.5	3,100	1,600
Newmarket	394,363	423,174	-	-	-	-
North Toronto	590,000	600,000	553,800	6.5	-	-
Oakville	340,000	330,000	300,000	13.3	3,000	1,650
Richmond Hill	365,000	365,000	345,000	5.8	3,450	1,500
Scarborough						
- Agincourt	348,000	349,500	324,500	7.2	2,600	1,500
- Central	350,000	339,000	320,000	9.4	2,450	1,500
- West Hill	380,000	365,000	327,000	16.2	2,700	1,400
Thornhill	600,000	600,000	550,000	9.1	4,600	1,800
Unionville	525,000	525,000	550,000	-4.5	5,512	2,300
Woodbridge	426,000	428,000	427,000	-0.2	-	-

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O N T A R I O

DETACHED BUNALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	336,276	405,242	407,173	-17.4	3,681	1,954
Barrie	258,300	264,974	257,000	0.5	2,900	-
Bracebridge	210,000	215,000	210,000	0.0	-	-
Brantford	205,000	206,000	215,000	-4.7	3,335	1,200
Brockville	182,000	182,000	170,000	7.1	-	-
Chatham	150,000	150,000	150,000	0.0	2,250	1,000
Dundas	270,660	308,020	238,114	13.7	3,063	1,700
Georgetown/Halton Hills	310,500	318,195	306,020	1.5	3,000	1,400
Grimsby	275,000	260,000	260,000	5.8	3,000	1,500
Guelph	264,990	-	249,500	6.2	-	-
Hamilton						
- Centre	103,333	113,293	105,446	-2.0	1,469	750
- East	182,854	166,983	162,906	12.2	2,323	-
- Mountain	210,312	207,454	205,269	2.5	2,741	1,379
- West	277,388	236,537	189,283	46.5	3,035	1,317
Huntsville	205,000	185,000	185,000	10.8	-	-
Kitchener	229,900	234,500	229,900	0.0	3,750	1,200
London	227,500	227,500	219,300	3.7	-	-
Milton	322,000	338,400	332,250	-3.1	2,950	1,400
North Bay	225,000	225,000	220,000	2.3	3,700	1,300
Ottawa	495,000	490,000	476,000	4.0	5,300	3,100
- Eastern	260,000	257,000	249,500	4.2	3,550	1,800
- Kanata	316,000	314,000	307,000	2.9	-	-
- Orleans	264,000	261,000	251,500	5.0	3,550	1,700
- Southern	263,000	260,000	250,500	5.0	3,550	1,900
- Western	315,000	315,000	300,000	5.0	-	-
Parry Sound	175,000	-	175,000	0.0	-	-
Peterborough	240,000	240,000	-	-	-	-
Simcoe	165,000	165,000	165,000	0.0	-	-
St. Catharines	205,000	204,000	195,000	5.1	3,800	1,500
- Fonthill	253,000	261,000	-	-	-	-
- Niagara Falls	190,000	192,000	185,000	2.7	3,400	1,400
- Niagara-on-the-Lake	368,000	367,000	355,000	3.7	4,500	2,800
- Welland	175,000	179,000	-	-	-	-
Stoney Creek	235,067	269,701	225,700	4.2	2,798	-
Sudbury	220,000	220,000	185,000	18.9	-	-
Tillsonburg	183,000	188,000	175,000	4.6	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	862,000	860,600	810,000	6.4	-	-
Bloor West Village	985,000	982,000	883,000	11.6	5,500	2,700
Brampton/Bramalea	-	-	427,000	-	-	-
Burlington	456,093	448,750	425,000	7.3	3,725	2,300
Cabbagetown	700,000	700,000	680,000	2.9	-	-
Etobicoke						
- Islington/Kingsway	683,000	683,000	610,000	12.0	5,000	3,950
- South Etobicoke	517,000	517,000	435,000	18.9	3,772	2,500
Forest Hill	1,500,000	1,500,000	1,500,000	0.0	-	-
High Park	982,000	982,000	1,068,000	-8.1	6,600	3,200
Leaside	913,500	980,000	851,000	7.3	-	-
Markham	535,000	525,000	535,000	0.0	5,459	2,400
Midtown Toronto	1,600,000	1,900,000	1,600,000	0.0	-	-
Mississauga						
- Mississauga	402,500	401,000	388,000	3.7	4,900	2,300
- Meadowvale/Streetsville	448,000	-	430,000	4.2	3,350	1,900
Moore Park	1,750,000	1,600,000	1,900,000	-7.9	-	-
Newmarket	700,952	736,000	-	-	-	-
North Toronto	1,390,000	1,400,000	1,449,600	-4.1	-	-
Oakville	510,000	500,000	425,000	20.0	4,000	3,000
Richmond Hill	425,000	425,000	390,000	9.0	4,000	1,750
Scarborough						
- Agincourt	480,000	485,000	454,500	5.6	3,400	1,800
- Central	440,000	429,500	410,000	7.3	3,300	1,900
- West Hill	495,000	480,000	432,000	14.6	3,400	1,750
Thornhill	590,000	590,000	560,000	5.4	4,750	1,900
Unionville	660,000	600,000	680,000	-2.9	6,562	2,600
Woodbridge	475,000	475,000	470,500	1.0	-	-

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ONTARIO

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	424,300	437,580	480,000	-11.6	4,800	-
Bracebridge	347,375	335,000	335,000	3.7	-	-
Brantford	324,000	322,000	341,000	-5.0	5,271	1,550
Brockville	270,000	270,000	245,000	10.2	-	-
Chatham	250,000	250,000	250,000	0.0	1,300	1,400
Georgetown/Halton Hills	433,000	424,169	377,710	14.6	3,500	2,000
Grimsby	400,000	400,000	350,000	14.3	5,000	3,000
Guelph	344,029	-	324,000	6.2	-	-
Huntsville	295,000	295,000	285,000	3.5	-	-
Kitchener	357,000	349,500	355,100	0.5	5,600	2,500
London	300,500	299,000	286,200	5.0	-	-
Milton	395,000	410,500	398,700	-0.9	3,250	1,800
North Bay	270,000	270,000	265,000	1.9	4,900	1,500
Ottawa	504,000	499,000	483,000	4.3	5,300	3,100
- Eastern	305,000	301,000	290,000	5.2	3,675	1,800
- Kanata	369,000	368,000	353,000	4.5	-	-
- Orleans	344,000	340,000	319,000	7.8	4,450	1,900
- Southern	338,000	334,000	320,000	5.6	4,400	1,900
- Western	405,000	405,000	385,000	5.2	-	-
Parry Sound	225,000	-	225,000	0.0	-	-
Peterborough	375,000	385,000	-	-	-	-
Simcoe	280,000	280,000	280,000	0.0	-	-
St. Catharines	295,000	295,000	277,000	6.5	4,200	1,800
- Fonthill	395,000	428,000	-	-	-	-
- Niagara Falls	280,000	280,000	269,000	4.1	4,500	2,000
- Niagara-on-the-Lake	415,000	413,000	395,000	5.1	5,200	3,000
- Welland	257,000	262,000	-	-	-	-
Tillsonburg	325,000	335,000	325,000	0.0	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	558,000	559,000	544,000	2.6	-	-
Bloor West Village	660,000	655,400	578,000	14.2	4,000	2,300
Brampton/Bramalea	-	-	315,000	-	-	-
Burlington	357,183	355,000	351,000	1.8	3,400	1,700
Cabbagetown	600,000	600,000	570,000	5.3	-	-
Etobicoke						
- Islington/Kingsway	557,000	548,000	530,000	5.1	4,150	2,225
- South Etobicoke	439,000	428,900	410,000	7.1	3,000	2,300
Forest Hill	1,000,000	900,000	920,000	8.7	-	-
High Park	615,000	610,000	589,000	4.4	4,600	2,200
Leaside	665,000	780,000	725,000	-8.3	-	-
Markham	460,000	465,000	463,000	-0.6	4,829	2,100
Midtown Toronto	1,400,000	1,300,000	1,400,000	0.0	-	-
Mississauga						
- Mississauga	335,000	333,250	324,500	3.2	3,675	1,975
- Meadowvale/Streetsville	345,000	341,000	329,000	4.9	2,500	1,500
Moore Park	930,000	900,000	990,000	-6.1	-	-
Newmarket	277,669	286,000	-	-	-	-
North Toronto	740,000	750,000	707,550	4.6	-	-
Oakville	350,000	350,000	350,000	0.0	2,800	1,900
Richmond Hill	380,000	480,000	350,000	8.6	3,000	1,600
Riverdale	450,000	475,000	500,000	-10.0	-	-
Scarborough						
- Agincourt	365,000	369,000	344,000	6.1	2,600	1,500
- Central	385,000	375,000	359,000	7.2	2,800	1,700
- West Hill	390,000	375,000	340,000	14.7	2,900	1,600
The Annex	760,000	850,000	780,000	-2.6	-	-
Thornhill	480,000	480,000	450,000	6.7	3,600	1,700
Unionville	560,000	540,000	560,000	0.0	5,512	2,400
Woodbridge	350,000	350,000	351,000	-0.3	-	-

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

O N T A R I O

STANDARD TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	449,751	472,978	461,618	-2.6	5,206	-
Barrie	260,000	266,640	251,000	3.6	2,900	-
Bracebridge	275,000	275,000	275,000	0.0	-	-
Brantford	210,000	212,000	218,000	-3.7	3,416	1,300
Brockville	175,000	175,000	158,000	10.8	-	-
Chatham	195,000	195,000	195,000	0.0	2,750	1,100
Dundas	359,144	392,116	408,167	-12.0	4,322	-
Georgetown/Halton Hills	344,450	350,188	326,042	5.6	3,000	1,500
Grimsby	275,000	260,000	260,000	5.8	3,000	2,000
Guelph	273,197	-	264,771	3.2	-	-
Hamilton						
- Centre	135,307	141,886	135,292	0.0	1,747	-
- East	250,260	243,225	242,968	3.0	3,023	-
- Mountain	305,386	304,666	292,171	4.5	3,924	-
- West	264,255	262,609	232,913	13.5	3,151	-
Huntsville	160,000	160,000	160,000	0.0	-	-
Kitchener	252,000	245,000	243,500	3.5	3,750	1,200
London	237,000	236,500	225,400	5.1	-	-
Milton	330,000	345,600	342,000	-3.5	2,800	1,500
North Bay	215,000	215,000	210,000	2.4	3,700	1,300
Ottawa	442,000	438,000	422,000	4.7	4,950	2,700
- Eastern	260,000	264,000	253,500	2.6	3,550	1,600
- Kanata	295,500	294,000	285,000	3.7	-	-
- Orleans	278,000	273,000	263,500	5.5	3,600	1,600
- Southern	282,000	278,000	263,500	7.0	3,500	1,600
- Western	347,500	347,500	330,000	5.3	-	-
Parry Sound	175,000	-	175,000	0.0	-	-
Peterborough	280,000	280,000	-	-	-	-
Simcoe	190,000	190,000	190,000	0.0	-	-
St. Catharines	205,000	200,000	194,000	5.7	3,800	1,400
- Fonthill	290,000	322,000	-	-	-	-
- Niagara Falls	185,000	185,000	179,000	3.4	3,800	1,250
- Niagara-on-the-Lake	310,000	320,000	-	-	4,300	2,400
- Welland	191,000	215,000	-	-	-	-
Stoney Creek	362,439	342,743	321,408	12.8	4,094	-
Sudbury	310,000	310,000	260,000	19.2	-	-
Tillsonburg	187,000	195,000	188,000	-0.5	-	-

*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 TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	487,000	506,300	468,000	4.1	-	-
Bloor West Village	440,000	440,000	424,000	3.8	2,650	1,700
Brampton/Bramalea	-	-	258,000	-	-	-
Burlington	236,531	245,000	239,250	-1.1	2,005	1,400
Cabbagetown	550,000	500,000	600,000	-8.3	-	-
Etobicoke						
-Islington/Kingsway	376,000	369,400	275,000	36.7	2,440	2,000
-South Etobicoke	418,000	424,000	340,000	22.9	3,448	2,300
Forest Hill	1,300,000	1,400,000	1,200,000	8.3	-	-
Leaside	410,000	399,500	381,000	7.6	-	-
Markham	340,000	340,000	340,000	0.0	3,412	1,700
Mississauga						
- Mississauga	245,000	243,000	236,500	3.6	2,650	1,675
-Meadowvale/Streestville	280,000	-	262,000	6.9	2,100	1,350
Newmarket	278,000	295,000	-	-	-	-
North Toronto	530,000	530,000	481,100	10.2	-	-
Oakville	280,000	275,000	260,000	7.7	2,300	1,500
Richmond Hill	280,000	280,000	245,000	14.3	2,600	1,500
Scarborough						
- Agincourt	250,000	240,000	230,500	8.5	1,950	1,450
- Central	245,000	235,000	225,000	8.9	1,700	1,400
- West Hill	260,000	259,500	247,500	5.1	1,900	1,500
Thornhill	245,000	245,000	235,000	4.3	2,600	1,500
Unionville	400,000	400,000	400,000	-6.3	3,937	1,850
Waterfront	460,000	420,000	440,000	4.5	-	-
Woodbridge	296,700	296,700	298,300	-0.5	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	372,200	207,060	195,000	90.9	4,550	-
Bracebridge	190,000	190,000	190,000	0.0	-	-
Brantford	165,000	162,000	139,000	18.7	2,684	1,100
Brockville	130,000	130,000	130,000	0.0	-	-
Chatham	220,000	220,000	220,000	0.0	1,100	1,200
Georgetown/Halton Hills	212,583	223,975	196,202	8.3	1,900	1,200
Grimsby	220,000	220,000	215,000	2.3	2,000	1,200
Guelph	197,990	-	164,939	20.0	-	-
Huntsville	154,000	154,000	152,000	1.3	-	-
Kitchener	225,000	214,500	201,300	11.8	3,000	1,200
London	152,500	151,000	140,556	8.5	-	-
Milton	205,000	215,500	209,000	-1.9	1,900	1,300
North Bay	118,000	118,000	115,000	2.6	2,400	1,000
Ottawa	285,000	281,000	271,500	5.0	3,550	1,500
- Eastern	204,000	201,000	189,000	7.9	3,000	1,200
- Kanata	244,000	243,500	232,000	5.2	-	-
- Orleans	211,000	209,000	198,000	6.6	3,100	1,300
- Southern	223,000	218,000	208,000	7.2	3,100	1,250
- Western	285,500	285,500	270,000	5.7	-	-
Peterborough	140,000	140,000	-	-	-	-
Simcoe	140,000	140,000	140,000	0.0	-	-
St. Catharines	180,000	180,000	172,000	4.7	3,700	1,600
- Fonthill	240,000	246,000	-	-	-	-
- Niagara Falls	187,000	185,000	-	-	3,300	1,400
- Niagara-on-the-Lake	330,000	335,000	292,000	13.0	4,300	2,400
- Welland	182,000	184,000	-	-	-	-
Tillsonburg	160,000	160,000	162,500	-1.5	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,300,000	1,428,000	1,410,000	-7.8	-	-
Brampton/Bramalea	-	-	572,000	-0.0	-	-
Burlington	607,906	625,000	615,000	-1.2	3,747	3,100
Cabbagetown	675,000	675,000	675,000	0.0	-	-
Etobicoke						
- Islington/Kingsway	915,000	935,000	800,000	14.4	6,150	4,800
Forest Hill	3,000,000	4,400,000	2,900,000	3.4	-	-
Leaside	1,530,000	1,438,000	1,300,000	17.7	-	-
Markham	600,000	600,000	587,000	2.2	6,299	2,500
Midtown Toronto	2,600,000	2,500,000	2,700,000	-3.7	-	-
Mississauga						
- Mississauga	555,000	551,000	537,000	3.4	6,700	3,400
- Meadowvale/Streestville	545,000	550,000	550,000	-0.9	4,700	2,500
Moore Park	2,500,000	2,000,000	3,000,000	-16.7	-	-
North Toronto	2,000,000	2,100,000	1,900,000	5.3	-	-
Oakville	750,000	750,000	700,000	7.1	7,300	5,500
Richmond Hill	495,000	495,000	485,000	2.1	4,600	2,400
Riverdale	700,000	829,000	720,000	-2.8	-	-
Scarborough						
- Agincourt	550,000	555,000	520,000	5.8	3,600	2,000
- Central	525,000	510,000	487,000	7.8	3,700	2,500
- West Hill	695,000	669,500	600,000	15.8	4,600	2,200
Thornhill	635,000	635,000	600,000	5.8	5,000	2,500
Unionville	800,000	800,000	800,000	0.0	7,979	3,300
Woodbridge	470,000	470,000	470,000	0.0	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	572,600	596,526	790,000	-27.5	5,600	-
Bracebridge	415,000	415,000	412,000	0.7	-	-
Brantford	358,000	360,000	388,000	-7.7	5,824	1,800
Brockville	350,000	350,000	325,000	7.7	-	-
Chatham	350,000	350,000	350,000	0.0	5,250	1,500
Georgetown/Halton Hills	573,871	592,950	490,505	17.0	4,500	2,800
Grimsby	500,000	500,000	460,000	8.7	6,000	3,500
Guelph	540,000	-	535,500	0.8	-	-
Huntsville	325,000	325,000	336,000	-3.3	-	-
Kitchener	529,600	525,500	536,500	-1.3	7,000	3,000
London	441,000	439,500	422,600	4.4	-	-
Milton	505,000	535,600	525,000	-3.8	3,700	2,400
North Bay	360,000	360,000	360,000	0.0	3,400	1,800
Ottawa	713,000	709,000	681,500	4.6	6,650	3,700
- Eastern	434,000	429,000	416,500	4.2	4,950	2,400
- Kanata	489,000	487,500	476,500	2.6	-	-
- Orleans	442,000	438,000	424,000	4.2	5,500	2,500
- Rockcliffe Park	1,997,000	1,985,000	1,900,000	5.1	18,750	6,500
- Southern	448,000	443,000	429,000	4.4	5,650	2,600
- Western	446,500	446,500	425,000	5.1	-	-
Parry Sound	265,000	-	265,000	0.0	-	-
Peterborough	475,000	475,000	-	-	-	-
Simcoe	400,000	400,000	400,000	0.0	-	-
St. Catharines	465,000	470,000	456,000	2.0	5,800	2,500
- Fonthill	450,000	479,000	-	-	-	-
- Niagara Falls	400,000	407,000	375,000	6.7	5,500	2,500
- Niagara-on-the-Lake	670,000	668,000	640,000	4.7	6,500	4,500
- Welland	326,000	333,000	-	-	-	-
Sudbury	460,000	460,000	420,000	9.5	-	-
Tillsonburg	390,000	400,000	390,000	0.0	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	305,000	295,000	304,000	0.3	2,500	1,600
Brampton/Bramalea	-	-	173,000	-	-	-
Burlington	249,751	242,500	235,250	6.2	2,225	1,550
Cabbagetown	360,000	360,000	380,000	-5.3	-	-
Etobicoke						
- Islington/Kingsway	336,000	336,000	320,000	5.0	2,350	1,900
- South Etobicoke	372,000	368,000	350,000	6.3	2,600	1,800
Forest Hill	530,000	500,000	560,000	-5.4	-	-
High Park	380,000	374,750	331,000	14.8	2,600	1,800
Leaside	325,000	349,000	325,000	0.0	-	-
Markham	285,000	285,000	285,000	0.0	3,003	1,600
Midtown Toronto	430,000	420,000	450,000	-4.4	-	-
Mississauga						
- Mississauga	221,000	220,500	214,500	3.0	2,350	1,425
- Meadowvale/Streetsville	228,000	228,000	221,000	3.2	1,750	1,200
Newmarket	221,663	222,000	-	-	-	-
North Toronto	375,000	375,000	364,300	2.9	-	-
Oakville	235,000	235,000	220,000	6.8	2,400	1,450
Richmond Hill	245,000	275,000	235,000	4.3	2,900	1,500
Riverdale	370,000	321,000	350,000	5.7	-	-
Scarborough						
- Agincourt	208,000	200,000	195,000	6.7	1,650	1,350
- Central	220,000	207,500	195,000	12.8	1,650	1,250
- West Hill	205,000	190,000	175,000	17.1	1,500	1,300
The Annex	450,000	520,000	500,000	-10.0	-	-
Thornhill	275,000	275,000	260,000	5.8	2,700	1,600
Unionville	360,000	360,000	350,000	2.9	3,779	1,800
Waterfront	440,000	450,000	400,000	10.0	-	-
Woodbridge	274,500	274,500	272,020	0.9	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	261,250	267,953	260,000	0.5	2,350	-
Bracebridge	130,000	130,000	130,000	0.0	-	-
Brantford	145,000	146,000	149,000	-2.7	2,357	1,000
Brockville	164,000	164,000	150,000	9.3	-	-
Chatham	76,000	76,000	76,000	0.0	1,100	800
Georgetown/Halton Hills	252,667	251,467	255,730	-1.2	2,400	1,100
Grimsby	170,000	170,000	160,000	6.3	2,000	1,200
Guelph	163,500	-	162,100	0.9	-	-
Huntsville	140,000	140,000	131,000	6.9	-	-
Kitchener	136,000	139,500	132,900	2.3	2,150	900
London	127,900	126,500	117,300	9.0	-	-
Milton	262,500	280,500	276,000	-4.9	2,450	1,550
North Bay	148,000	148,000	145,000	2.1	2,400	1,000
Ottawa	278,000	274,000	263,500	5.5	3,350	1,300
- Eastern	170,000	166,000	157,500	7.9	2,200	1,200
- Kanata	186,500	186,000	178,000	4.8	-	-
- Orleans	178,000	173,000	165,500	7.6	2,200	1,100
- Southern	180,000	177,000	168,000	7.1	2,200	1,200
- Western	246,000	246,000	230,000	7.0	-	-
Peterborough	240,000	240,000	-	-	-	-
Simcoe	155,000	155,000	155,000	0.0	-	-
St. Catharines	180,000	182,000	174,000	3.4	3,700	1,600
- Niagara Falls	167,000	165,000	157,000	6.4	3,400	1,500
- Niagara-on-the-Lake	260,000	263,000	249,000	4.4	4,100	2,200
Sudbury	200,000	200,000	175,000	14.3	-	-
Tillsonburg	175,000	175,000	175,000	0.0	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	485,000	480,000	478,000	1.5	3,700	1,900
Brampton/Bramalea	-	-	220,000	-0.0	-	-
Burlington	498,233	480,000	480,000	3.8	3,335	2,250
Etobicoke						
- Islington/Kingsway	473,000	473,000	398,000	18.8	3,400	2,600
- South Etobicoke	452,000	452,000	385,000	17.4	3,000	2,950
Forest Hill	1,000,000	900,000	1,000,000	0.0	-	-
High Park	660,000	650,000	603,000	9.5	5,000	2,300
Markham	363,000	350,000	365,000	-0.6	3,780	2,100
Midtown Toronto	1,500,000	1,650,000	1,500,000	0.0	-	-
Mississauga						
- Mississauga	307,000	306,750	294,500	4.2	3,400	2,200
- Meadowvale/Streetsville	288,000	-	281,000	2.5	2,250	1,500
North Toronto	640,000	650,000	612,200	4.5	-	-
Oakville	391,000	380,000	365,000	7.1	3,200	2,000
Richmond Hill	275,000	275,000	250,000	10.0	2,800	1,600
Riverdale	500,000	500,000	530,000	-5.7	-	-
Scarborough						
- Agincourt	340,000	330,000	315,000	7.9	2,600	1,850
- Central	330,000	312,000	290,000	13.8	2,200	1,550
- West Hill	395,000	365,000	335,000	17.9	2,550	2,000
Thornhill	298,000	298,000	295,000	1.0	3,800	1,750
Unionville	450,000	450,000	450,000	0.0	4,724	2,200
Waterfront	1,400,000	1,400,000	1,300,000	7.7	-	-
Woodbridge	265,000	265,000	266,670	-0.6	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	372,200	381,780	630,000	-40.9	4,550	-
Bracebridge	225,000	200,000	200,000	12.5	-	-
Brockville	257,000	257,000	230,000	11.7	-	-
Chatham	160,000	160,000	160,000	0.0	2,400	1,000
Georgetown/Halton Hills	363,000	303,517	280,340	29.5	3,100	1,200
Grimsby	220,000	210,000	210,000	4.8	2,500	1,500
Guelph	218,500	-	216,684	0.8	-	-
Huntsville	243,000	243,000	242,000	0.4	-	-
Kitchener	419,500	419,500	419,500	0.0	6,000	2,500
London	233,000	230,500	219,500	6.2	-	-
North Bay	265,000	265,000	265,000	0.0	4,900	1,600
Ottawa	395,000	390,000	377,500	4.6	4,000	2,800
Ottawa - Kanata	229,000	228,500	222,000	3.2	-	-
- Rockcliffe Park	897,000	891,000	863,000	3.9	10,750	4,600
- Southern	414,000	409,000	396,000	4.5	5,600	2,600
- Western	377,500	377,500	355,000	6.3	-	-
Peterborough	340,000	340,000	-	-	-	-
St. Catharines	270,000	270,000	256,000	5.5	4,100	1,700
- Fonthill	246,000	246,000	-	-	-	-
- Niagara Falls	235,000	234,000	220,000	6.8	4,800	2,200
- Niagara-on-the-Lake	525,000	527,000	494,000	6.3	5,200	4,500
Sudbury	435,000	435,000	375,000	16.0	-	-
Tillsonburg	225,000	225,000	225,000	0.0	-	-

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

MANITOBA AND SASKATCHEWAN

DETACHED BUNGALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	210,000	210,000	205,000	2.4	2,900	1,200
Charleswood	220,000	231,800	202,000	8.9	-	-
Fort Richmond	232,000	251,000	215,000	7.9	-	-
North East	220,000	227,500	200,200	9.9	-	-
North West	233,300	224,400	201,400	15.8	-	-
River Heights	232,500	244,000	210,000	10.7	-	-
South St. Vital	247,700	245,000	220,000	12.6	-	-
Southdale/Wdspk	220,000	222,700	196,000	12.2	-	-
Westwood	220,000	224,000	195,000	12.8	-	-
Saskatchewan Area						
Regina						
- North	262,700	262,700	200,000	31.4	-	-
- South	295,000	295,000	216,000	36.6	-	-
Saskatoon						
- East Central	332,000	352,000	300,000	10.7	-	-
- East End	346,500	364,500	325,000	6.6	-	-
- North	322,500	345,000	300,000	7.5	-	-
- West	285,000	300,000	250,000	14.0	-	-

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

MANITOBA AND SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	325,000	300,000	280,000	16.1	4,000	1,850
Charleswood	305,500	345,000	334,000	-8.5	-	-
Fort Richmond	287,000	337,000	298,000	-3.7	-	-
North East	295,400	310,600	284,000	4.0	-	-
North West	311,500	313,000	284,000	9.7	-	-
River Heights	339,000	343,000	292,000	16.1	-	-
South St. Vital	320,000	342,700	315,100	1.6	-	-
Southdale/Wdspk	294,300	310,100	287,000	2.5	-	-
Tuxedo	365,000	340,000	365,000	0.0	-	-
Westwood	-	305,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	427,000	415,000	300,000	42.3	-	-
- South	410,000	410,000	377,000	8.8	-	-
Saskatoon						
- East Central	520,000	530,000	400,000	30.0	-	-
- East End	491,000	540,000	425,000	15.5	-	-
- North	457,000	512,500	400,000	14.3	-	-

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

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

MANITOBA AND SASKATCHEWAN

STANDARD TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	170,000	150,000	135,000	25.9	2,000	900
Charleswood	264,000	-	-	-	-	-
Fort Richmond	250,000	252,500	237,000	5.5	-	-
North East	247,900	256,100	233,000	6.4	-	-
North West	263,000	248,000	221,000	19.0	-	-
River Heights	259,000	278,000	243,000	6.6	-	-
South St. Vital	257,000	281,000	244,000	5.3	-	-
Southdale/Wdspk	225,000	241,000	-	-	-	-
Westwood	261,200	248,000	213,000	22.6	-	-
Saskatchewan Area						
Regina						
- North	228,000	228,000	169,000	34.9	-	-
- South	290,000	280,000	202,000	43.6	-	-
Saskatoon						
- East Central	360,000	383,000	325,000	10.8	-	-
- East End	385,000	412,000	365,000	5.5	-	-
- North	350,000	394,000	330,000	6.1	-	-
- West	338,000	363,000	275,000	22.9	-	-

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

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

MANITOBA AND SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	160,200	165,000	132,300	21.1	-	-
Fort Richmond	167,000	171,000	148,100	12.8	-	-
North East	153,400	168,900	132,000	16.2	-	-
North West	156,750	175,100	132,500	18.3	-	-
Southdale/Wdspk	151,200	156,000	129,900	16.4	-	-
Westwood	152,500	166,000	134,000	13.8	-	-
Saskatchewan Area						
Regina						
- North	225,000	225,000	147,000	53.1	-	-
- South	277,000	277,000	200,000	38.5	-	-
Saskatoon						
- East End	260,000	275,300	240,000	8.3	-	-
- North	250,000	265,000	235,000	6.4	-	-

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

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

MANITOBA AND SASKATCHEWAN

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	450,000	450,000	450,000	0.0	5,200	3,000
Saskatchewan Area						
Regina						
- North	450,000	439,000	340,000	32.4	-	-
- South	495,000	495,000	450,000	10.0	-	-
Saskatoon						
- East End	650,000	700,000	550,000	18.2	-	-
- North	560,000	580,000	480,000	16.7	-	-

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

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

MANITOBA AND SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	105,000	92,500	89,000	18.0	850	800
Charleswood	129,800	136,000	-	-	-	-
Fort Richmond	152,300	148,100	118,500	28.5	-	-
North East	117,900	132,900	103,900	13.5	-	-
North West	133,700	170,000	-	-	-	-
River Heights	141,000	143,000	137,385	2.6	-	-
South St. Vital	0	146,700	127,875	-	-	-
Westwood	132,500	135,600	112,500	17.8	-	-
Saskatchewan Area						
Regina	180,000	172,000	120,000	50.0	-	-
- North	212,000	208,000	143,000	48.3	-	-
- South	212,000	230,000	200,000	6.0	-	-
Saskatoon						
- East Central	210,500	242,000	215,000	-2.1	-	-
- North						

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

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

MANITOBA AND SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	341,000	-	291,000	17.2	-	-
North East	-	270,000	270,000	-	-	-
North West	-	261,500	-	-	-	-
River Heights	-	295,000	284,000	-	-	-
Saskatchewan Area						
Regina						
- North	295,000	295,000	240,000	22.9	-	-
- South	310,000	295,000	285,000	8.8	-	-
Saskatoon						
- East Central	350,000	367,500	315,000	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

DETACHED BUNGALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	390,800	382,200	384,600	1.6	-	-
North East	354,800	363,900	381,000	-6.9	-	-
North Inner City	476,100	456,600	512,300	-7.1	-	-
North West	402,100	423,700	435,800	-7.7	-	-
South	381,700	405,500	408,000	-6.4	-	-
South East	399,800	397,400	428,400	-6.7	-	-
South Inner City	487,000	501,100	600,600	-18.9	-	-
South West	363,800	400,600	459,900	-20.9	-	-
West	732,300	612,100	642,100	14.0	-	-
Edmonton Area						
Castledowns	275,000	275,000	350,000	-21.4	-	-
Clareview	275,000	280,000	340,000	-19.1	-	-
Riverbend/Terwilligar	460,000	400,000	480,000	-4.2	2,800	2,000
Sherwood Park	330,000	340,000	380,000	-13.2	2,100	1,600
Alberta						
Beaumont	325,000	-	375,000	-13.3	-	-
Fort Saskatchewan	340,000	350,000	375,000	-9.3	1,760	1,300
Leduc	325,000	325,000	350,000	-7.1	-	-
Spruce Grove	345,000	345,000	365,000	-5.5	2,800	1,500
St. Albert	275,000	275,000	325,000	-15.4	-	-
Stony Plain	330,000	330,000	355,000	-7.0	2,500	1,400
Sylvan Lake	329,000	335,000	340,000	-3.2	-	-
Wetaskiwin	261,000	275,900	280,000	-6.8	2,190	1,200

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

ALBERTA

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	459,500	501,000	495,200	-7.2	-	-
North East	440,700	462,000	482,000	-8.6	-	-
North Inner City	742,200	882,700	789,600	-6.0	-	-
North West	477,000	494,800	519,300	-8.1	-	-
South	459,500	468,500	516,000	-10.9	-	-
South East	592,700	615,100	563,100	5.3	-	-
South Inner City	714,700	820,200	819,700	-12.8	-	-
South West	514,700	566,700	542,300	-5.1	-	-
West	528,400	544,200	575,800	-8.2	-	-
Edmonton Area						
Castledowns	420,000	420,000	490,000	-14.3	-	-
Clareview	430,000	445,000	475,000	-9.5	-	-
Riverbend/Terwilligar	441,000	470,000	525,000	-16.0	2,800	2,800
Sherwood Park	425,000	425,000	540,000	-21.3	3,300	2,000
Alberta						
Beaumont	420,000	-	465,000	-9.7	-	-
Fort Saskatchewan	440,000	425,000	525,000	-16.2	2,400	1,500
Leduc	390,000	-	450,000	-13.3	-	-
Spruce Grove	455,000	455,000	495,000	-8.1	3,400	1,700
St. Albert	335,000	335,000	395,000	-15.2	-	-
Stony Plain	425,000	425,000	460,000	-7.6	3,400	1,700
Sylvan Lake	385,000	405,000	430,000	-10.5	-	-
Wetaskiwin	385,000	389,900	373,000	3.2	3,340	1,500

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A L B E R T A

STANDARD TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	388,600	395,500	420,600	-7.6	-	-
North East	376,000	384,700	414,100	-9.2	-	-
North Inner City	524,800	530,500	603,000	-13.0	-	-
North West	404,200	415,700	435,000	-7.1	-	-
South	385,600	396,600	409,500	-5.8	-	-
South East	388,600	392,800	410,900	-5.4	-	-
South Inner City	629,800	586,000	695,000	-9.4	-	-
South West	398,500	406,400	439,500	-9.3	-	-
West	420,800	431,500	462,800	-9.1	-	-
Edmonton Area						
Castledowns	330,000	340,000	395,000	-16.5	-	-
Clareview	310,000	310,000	360,000	-13.9	-	-
Riverbend/Terwilligar	375,000	370,000	415,000	-9.6	2,500	2,200
Sherwood Park	350,000	350,000	440,000	-20.5	2,700	1,600
Alberta						
Beaumont	340,000	-	390,000	-12.8	-	-
Fort Saskatchewan	390,000	390,000	475,000	-17.9	1,760	1,300
Leduc	290,000	310,000	350,000	-17.1	-	-
Spruce Grove	415,000	415,000	435,000	-4.6	3,000	1,500
St. Albert	330,000	330,000	390,000	-15.4	-	-
Stony Plain	410,000	410,000	423,000	-3.1	3,000	1,400
Sylvan Lake	325,000	335,000	352,000	-7.7	-	-
Wetaskiwin	298,000	275,000	263,000	13.3	2,492	1,200

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

A L B E R T A

STANDARD TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	293,500	305,300	321,700	-8.8	-	-
North East	282,300	283,700	302,000	-6.5	-	-
North Inner City	372,900	380,000	463,900	-19.6	-	-
North West	305,400	333,200	349,400	-12.6	-	-
South	285,700	302,000	334,300	-14.5	-	-
South East	302,800	330,600	338,700	-10.6	-	-
South Inner City	475,500	578,800	518,300	-8.3	-	-
South West	334,500	349,800	341,600	-2.1	-	-
West	368,900	486,800	414,000	-10.9	-	-
Edmonton Area	230,000	230,000	280,000	-17.9	-	-
Castledowns	205,000	205,000	260,000	-21.2	-	-
Clareview	248,000	253,000	306,500	-19.1	1,800	1,800
Riverbend/Terwilligar	275,000	275,000	310,000	-11.3	1,430	1,300
Sherwood Park						
Alberta						
Beaumont	320,000	-	355,000	-9.9	-	-
Fort Saskatchewan	290,000	285,000	290,000	0.0	1,100	1,100
Leduc	215,000	-	250,000	-14.0	-	-
Spruce Grove	235,000	235,000	245,000	-4.1	1,900	1,100
St. Albert	200,000	200,000	245,000	-18.4	-	-
Stony Plain	235,000	235,000	245,000	-4.1	1,900	1,100
Sylvan Lake	245,000	255,000	263,000	-6.8	-	-
Wetaskiwin	158,000	180,000	196,400	-19.6	1,200	900

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

ALBERTA

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	568,600	589,000	632,200	-10.1	-	-
North East	528,500	557,900	581,700	-9.1	-	-
North Inner City	1,166,200	1,382,800	1,034,000	12.8	-	-
North West	668,400	667,400	763,600	-12.5	-	-
South	592,800	847,600	667,300	-11.2	-	-
South East	703,600	682,900	745,000	-5.6	-	-
South Inner City	1,647,300	1,395,700	1,696,300	-2.9	-	-
South West	844,400	964,700	852,300	-0.9	-	-
West	775,600	806,900	862,000	-10.0	-	-
Edmonton Area						
Castledowns	450,000	450,000	480,000	-6.3	-	-
Riverbend/Terwilligar	800,000	980,000	820,000	-2.4	4,800	3,500
Sherwood Park	725,000	750,000	800,000	-9.4	4,900	3,000
Alberta						
Beaumont	580,000	-	650,000	-10.8	-	-
Fort Saskatchewan	675,000	650,000	700,000	-3.6	4,180	2,500
Leduc	440,000	-	500,000	-12.0	-	-
Spruce Grove	505,000	505,000	545,000	-7.3	3,900	1,900
St. Albert	440,000	440,000	515,000	-14.6	-	-
Stony Plain	490,000	495,000	535,000	-8.4	3,800	1,900
Sylvan Lake	585,000	625,000	-	-	-	-
Wetaskiwin	419,900	395,000	412,000	1.9	3,600	1,600

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

A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	254,700	269,200	286,400	-11.1	-	-
North East	222,600	231,100	253,700	-12.3	-	-
North Inner City	303,000	311,900	310,400	-2.4	-	-
North West	260,000	272,800	294,300	-11.7	-	-
South	243,100	332,000	286,300	-15.1	-	-
South East	254,400	257,100	282,700	-10.0	-	-
South Inner City	311,300	337,100	344,100	-9.5	-	-
South West	281,500	251,800	253,700	11.0	-	-
West	291,800	302,300	326,900	-10.7	-	-
Edmonton Area						
Castledowns	210,000	210,000	260,000	-19.2	-	-
Clareview	190,000	190,000	250,000	-24.0	-	-
Riverbend/Terwilligar	215,000	246,000	300,000	-28.3	1,000	1,500
Sherwood Park	300,000	300,000	330,000	-9.1	2,000	1,500
Alberta						
Fort Saskatchewan	280,000	280,000	285,000	-1.8	1,000	1,100
Leduc	200,000	240,000	235,000	-14.9	-	-
St. Albert	185,000	185,000	225,000	-17.8	-	-
Wetaskiwin	189,000	189,000	148,000	27.7	1,500	950

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

A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	322,700	335,700	365,300	-11.7	-	-
North East	235,600	241,300	260,300	-9.5	-	-
North Inner City	474,800	464,900	516,100	-8.0	-	-
North West	375,600	444,400	418,000	-10.1	-	-
South	292,400	307,900	326,700	-10.5	-	-
South East	469,600	549,400	352,400	33.3	-	-
South Inner City	539,900	564,500	657,800	-17.9	-	-
South West	287,700	284,900	312,900	-8.1	-	-
West	366,700	376,300	405,000	-9.5	-	-
Edmonton Area						
Castledowns	230,000	240,000	280,000	-17.9	-	-
Riverbend/Terwilligar	360,000	400,000	328,000	9.8	2,000	2,000
Sherwood Park	380,000	380,000	380,000	0.0	2,220	1,700
Alberta						
St. Albert	250,000	250,000	299,000	-16.4	-	-
Sylvan Lake	255,000	265,000	278,000	-8.3	-	-

*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

DETACHED BUNGALOW

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	438,000	455,000	-	-	3,100	1,500
North Vancouver	700,000	710,000	670,000	4.5	-	-
Richmond	530,000	535,500	545,000	-2.8	-	-
Surrey	370,000	380,000	380,000	-2.6	2,600	1,300
Vancouver East	600,000	620,000	595,000	0.8	-	-
Vancouver West	1,050,000	1,050,000	1,000,000	5.0	5,250	3,500
West Vancouver	920,000	1,050,000	885,000	4.0	-	-
White Rock/South Surrey	555,000	569,000	-	-	3,000	1,800
British Columbia						
Fort St. John	290,000	300,000	275,000	5.5	2,700	1,900
Kelowna	400,000	405,000	380,000	5.3	2,100	1,400
Victoria	439,000	450,000	400,000	9.8	-	-

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

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

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	460,000	481,000	-	-	3,300	1,700
North Vancouver	850,000	890,000	815,000	4.3	-	-
Richmond	685,000	679,000	633,000	8.2	-	-
Surrey	533,000	525,000	522,000	2.1	3,000	1,500
Vancouver East	697,000	730,000	684,000	1.9	-	-
Vancouver West	1,525,000	1,525,000	1,500,000	1.7	7,625	5,000
West Vancouver	1,200,000	1,250,000	1,140,000	5.3	-	-
White Rock/South Surrey	670,000	680,000	-	-	3,600	2,300
British Columbia						
Cranbrook	460,000	-	430,000	7.0	-	-
Fort St. John	500,000	330,000	420,000	19.0	3,500	2,500
Kelowna	490,000	500,000	475,000	3.2	2,750	1,650
Victoria	625,000	633,000	580,000	7.8	-	-

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

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

STANDARD TWO-STOREY

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	407,000	410,000	-	-	2,700	1,600
North Vancouver	750,000	770,000	710,000	5.6	-	-
Richmond	595,000	580,000	555,000	7.2	-	-
Surrey	415,000	415,000	430,000	-3.5	2,300	1,400
Vancouver East	630,000	648,000	616,000	2.3	-	-
Vancouver West	1,275,000	1,275,000	1,200,000	6.3	6,375	4,000
West Vancouver	1,050,000	1,120,000	990,000	6.1	-	-
White Rock/South Surrey	575,000	620,000	-	-	2,600	1,800
British Columbia						
Cranbrook	424,000	-	360,000	17.8	-	-
Fort St. John	320,000	330,000	326,000	-1.8	2,700	2,000
Kelowna	450,000	450,000	425,000	5.9	2,400	1,450
Victoria	465,000	470,000	440,000	5.7	-	-

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

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

STANDARD TOWNHOUSE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	309,000	300,000	-	-	2,400	1,400
North Vancouver	600,000	605,000	570,000	5.3	-	-
Richmond	381,000	386,000	383,000	-0.5	-	-
Surrey	320,000	310,000	305,000	4.9	1,800	1,200
Vancouver East	435,000	440,000	428,000	1.6	-	-
Vancouver West	800,000	800,000	775,000	3.2	4,000	3,000
West Vancouver	680,000	700,000	639,000	6.4	-	-
White Rock/South Surrey	340,000	360,000	-	-	2,100	1,600
British Columbia						
Cranbrook	212,000	-	207,000	2.4	-	-
Fort St. John	265,000	240,000	223,000	18.8	2,200	1,800
Kelowna	330,000	330,000	310,000	6.5	1,650	1,050
Victoria	361,000	375,000	330,000	9.4	-	-

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

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

SENIOR EXECUTIVE

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	660,000	680,000	-	-	3,900	2,300
North Vancouver	1,020,000	1,030,000	970,000	5.2	-	-
Richmond	810,000	869,000	875,000	-7.4	-	-
Surrey	670,000	655,000	650,000	3.1	3,400	2,500
Vancouver East	920,000	925,000	857,000	7.4	-	-
Vancouver West	2,550,000	2,550,000	2,500,000	2.0	12,750	6,000
West Vancouver	1,400,000	1,480,000	1,359,000	3.0	-	-
White Rock/South Surrey	880,000	925,000	-	-	4,200	3,000
British Columbia						
Cranbrook	440,000	-	550,000	-20.0	-	-
Fort St. John	530,000	530,000	474,000	11.8	4,300	2,800
Kelowna	550,000	550,000	530,000	3.8	2,850	2,000
Victoria	910,000	915,000	838,000	8.6	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	165,000	167,000	-	-	1,300	1,200
North Vancouver	325,000	335,000	310,000	4.8	-	-
Richmond	238,000	270,000	258,000	-7.8	-	-
Surrey	195,000	189,000	182,000	7.1	1,200	1,000
Vancouver East	329,000	338,000	329,000	0.0	-	-
Vancouver West	675,000	675,000	650,000	3.8	3,375	2,200
West Vancouver	440,000	475,000	415,000	6.0	-	-
White Rock/South Surrey	233,000	233,000	-	-	1,900	1,300
British Columbia						
Cranbrook	135,000	-	140,000	-3.6	-	-
Fort St. John	108,000	105,000	101,000	6.9	1,500	900
Kelowna	245,000	250,000	220,000	11.4	1,450	950
Victoria	282,000	295,000	270,000	4.4	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sep 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	280,000	-	-	-	1,400	1,400
North Vancouver	460,000	475,000	440,000	4.5	-	-
Richmond	381,000	358,000	360,000	5.8	-	-
Surrey	260,000	-	260,000	0.0	1,800	1,500
Vancouver East	496,000	499,000	480,000	3.3	-	-
Vancouver West	975,000	975,000	950,000	2.6	4,875	3,500
West Vancouver	805,000	825,000	770,000	4.5	-	-
White Rock/South Surrey	520,000	450,000	-	-	3,100	2,000
British Columbia						
Cranbrook	300,000	-	299,000	0.3	-	-
Kelowna	750,000	775,000	750,000	0.0	3,000	2,300
Victoria	682,000	710,000	655,000	4.1	-	-

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