

THIRD QUARTER 2009

ISSUE NO. 49

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

TABLE OF CONTENTS

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

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

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.

Contact Us

Royal LePage Real Estate Services
39 Wynford Drive, Don Mills, Ontario M3C 3K5
Fax: (416) 510-5856 Email: communications@royallepage.ca
Internet: www.royallepage.ca

GLOSSARY OF HOUSING TYPES



1. DETACHED BUNGALOW

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



2. EXECUTIVE DETACHED TWO-STOREY

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



3. STANDARD TWO-STOREY

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



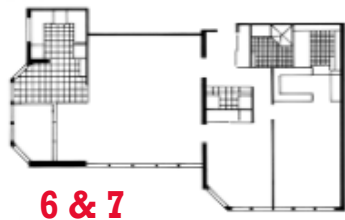
4. STANDARD TOWNHOUSE

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



5. SENIOR EXECUTIVE

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



6. STANDARD CONDOMINIUM APARTMENT

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

6 & 7

7. LUXURY CONDOMINIUM APARTMENT

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

ATLANTIC PROVINCES

NOVA SCOTIA PRINCE EDWARD ISLAND
NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	275,000	275,000	294,000	-6.5	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	197,000	197,000	180,000	9.4	-	-
- Eastern Passage	183,000	180,000	185,000	-1.1	-	-
- Woodlawn/ Montebello	240,000	234,000	214,000	12.1	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	299,000	299,000	230,000	30	-	-
- North End	214,000	197,000	195,000	9.7	-	-
- West	210,000	210,000	210,000	0	-	-
Sackville	209,000	209,000	204,000	2.5	-	-
Prince Edward Island						
Charlottetown	160,000	160,000	156,000	2.6	-	-
Summerside	130,500	130,500	130,500	-	-	-
New Brunswick						
Fredericton	180,000	172,000	162,000	11.1	2,689	800
Moncton	165,240	158,000	156,500	5.6	-	-
Saint John (Rothesay)	177,980	187,681	202,933	-12.3	-	-
Newfoundland						
St. John's						
- East End	205,000	196,000	186,900	9.7	1,800	1,800
- Mount Pearl	235,000	210,000	199,500	17.8	1,800	1,800
- West	205,000	194,000	183,750	11.6	1,600	1,600

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



ATLANTIC PROVINCES

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	310,000	310,000	360,000	-13.9	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	252,000	258,000	266,000	-5.3	-	-
- Eastern Passage	240,000	210,000	185,000	29.7	-	-
- Lawrence Twn	260,000	260,000	250,000	4	-	-
- Woodlawn/ Montebello	240,000	230,000	240,000	-	-	-
Halifax						
- South End	432,000	432,000	430,000	0.5	-	-
- Clayton Park/ Fairmount/						
Rockingham	295,000	300,000	300,000	-1.7	-	-
- West	310,000	292,000	282,000	9.9	-	-
Sackville	227,000	225,000	229,000	-0.9	-	-
Prince Edward Island						
Charlottetown	248,000	245,000	235,000	5.5	-	-
Summerside	229,500	229,500	229,500	-	-	-
New Brunswick						
Fredericton	261,000	257,000	252,000	3.6	3,898	1,500
Saint John (Rothesay)	333,567	335,720	364,943	-8.6	-	-
Newfoundland						
St. John's						
- East End	340,000	320,000	304,500	11.7	2,800	2,500
- Mount Pearl	330,000	304,000	289,800	13.9	2,400	2,200
- West	330,000	315,000	294,000	12.2	2,400	2,200

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



ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	240,000	233,000	235,000	2.1	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	195,000	198,000	200,000	-2.5	-	-
- Eastern Passage	185,000	185,000	160,000	15.6	-	-
- Lawrence Twn	202,000	200,000	200,000	1	-	-
- Woodlawn/ Montebello	210,000	210,000	210,000	0	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	272,000	272,000	260,000	4.6	-	-
- North End	245,000	240,000	236,000	3.8	-	-
- South End	385,000	385,000	400,000	-3.8	-	-
- West	279,000	320,000	270,000	3.3	-	-
Sackville	208,000	200,000	215,000	-3.3	-	-
Prince Edward Island						
Charlottetown	190,000	190,000	185,000	2.7	-	-
Summerside	184,000	184,000	184,000	-	-	-
New Brunswick						
Fredericton	205,000	210,000	210,000	-2.4	3,062	800
Moncton	137,000	134,200	131,500	4.2	-	-
Saint John (Rothesay)	237,905	240,889	291,788	-18.5	-	-
Newfoundland						
St. John's						
- East End	310,000	289,000	273,000	13.6	2,600	2,200
- Mount Pearl	290,000	263,000	249,900	16	2,100	2,000
- West	290,000	276,000	262,500	10.5	2,200	2,000

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



ATLANTIC PROVINCES

STANDARD TOWNHOUSE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	235,000	235,000	233,000	0.9	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	130,000	130,000	132,000	-1.5	-	-
- Eastern Passage	204,000	204,000	206,000	-1	-	-
- Woodlawn/ Montebello	224,000	223,000	242,000	-7.4	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	218,000	210,000	190,000	14.7	-	-
- North End	235,000	235,000	230,000	2.2	-	-
- West	250,000	250,000	280,000	-10.7	-	-
Sackville	150,000	150,000	140,000	7.1	-	-
Prince Edward Island						
Charlottetown	118,000	115,000	112,000	5.4	-	-
Summerside	115,000	115,000	115,000	-	-	-
New Brunswick						
Fredericton	155,000	153,000	150,000	3.3	2,258	900
Saint John (Rothesay)	167,450	160,000	148,291	12.9	-	-
Newfoundland						
St. John's						
- East End	150,000	140,000	126,000	19	1,200	1,200
- Mount Pearl	150,000	140,000	136,500	9.9	1,200	1,200
- West	149,000	140,000	126,000	18.3	1,300	1,200

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



ATLANTIC PROVINCES

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	390,000	390,000	428,000	-8.9	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	333,000	335,000	350,000	-4.9	-	-
- Woodlawn/ Montebello	353,000	353,000	340,000	3.8	-	-
Halifax						
- South End	545,000	540,000	540,000	0.9	-	-
- Clayton Park/ Fairmount/ Rockingham	418,000	420,000	430,000	-2.8	-	-
- West	315,000	315,000	288,000	9.4	-	-
Prince Edward Island						
Charlottetown	320,000	320,000	300,000	6.7	-	-
New Brunswick						
Fredericton	330,000	330,000	312,000	5.8	4,929	1,500
Moncton	253,500	246,000	258,000	-1.7	-	-
Saint John (Rothesay)	529,570	529,570	448,077	18.1	-	-
Newfoundland						
St. John's						
- East End	446,000	420,000	395,850	12.7	3,800	3,500
- Mount Pearl	350,000	330,000	315,000	11.1	2,800	2,500
- West	370,000	340,000	325,500	13.7	3,000	2,800

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



ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	191,000	192,000	198,000	-3.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	130,000	130,000	125,000	4	-	-
- Woodlawn/ Montebello	168,000	170,000	158,000	6.3	-	-
Halifax						
- North End	198,000	144,000	145,000	36.6	-	-
- South End	270,000	270,000	260,000	3.8	-	-
- Clayton Park/ Fairmount/ Rockingham	184,000	184,000	186,000	-1.1	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	120,000	-	-	-
New Brunswick						
Fredericton	145,000	140,000	128,000	13.3	2,178	950
Saint John (Rothesay)	136,876	126,000	104,575	30.9	-	-
Newfoundland						
St. John's						
- East End	235,000	220,000	204,750	14.8	2,200	2,000
- Mount Pearl	230,000	216,000	204,750	12.3	1,800	1,800
- West	225,000	210,000	199,500	12.8	1,800	1,800

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



ATLANTIC PROVINCES

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	370,000	385,000	216,000	71.3	-	-
Halifax						
- South End	334,000	282,000	400,000	-16.5	-	-
Prince Edward Island						
Charlottetown	310,000	300,000	300,000	3.3	-	-
New Brunswick						
Fredericton	179,000	179,000	165,000	8.5	2,689	1,000
Newfoundland						
St. John's						
- East End	285,000	270,000	257,250	10.8	2,300	2,200
- Mount Pearl	236,000	220,000	204,750	15.3	1,800	1,800

*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

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	155,000	150,000	145,000	6.9	2,500	800
Trois-Rivieres	138,750	134,927	135,436	2.4	2,404	635
Montréal Area						
Ahuntsic	282,000	275,000	280,000	0.7	2,933	1,750
Beaconsfield	300,000	295,000	285,000	5.3	4,000	1,900
Boucherville	240,000	238,687	239,000	0.4	-	-
Côte-St-Luc	245,000	242,000	240,000	2.1	4,200	1,700
Dorval	250,000	247,000	247,500	1	3,600	1,700
Lachine	230,000	227,000	227,500	1.1	3,600	1,700
Lasalle/ Verdun	206,000	205,000	202,000	2	2,700	950
Point Claire	248,500	245,000	242,500	2.5	3,600	1,700
Memphrémagog	212,393	-	-	-	-	-
St- Bruno de Montarville	217,360	205,000	217,360	-	-	-
St- Lambert	232,000	229,500	230,000	0.9	3,750	1,700
St- Laurent	290,000	282,000	275,000	5.5	2,650	1,800
Québec City Area						
Beauport	196,500	188,000	-	-	3,650	922
Cap-Rouge	279,500	220,000	-	-	3,221	911
Charlesbourg	188,500	195,000	-	-	5,129	854
Neufchatel	217,500	193,000	-	-	3,115	905
Québec (Haute-Ville)	309,000	309,000	-	-	5,135	1,092
Rive-Sud	189,000	190,500	-	-	3,356	809
Sherbrooke	178,501	165,153	-	-	-	-
Sillery	376,000	378,000	-	-	2,973	1,511
Ste-Foy	241,000	245,000	-	-	2,984	993

*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

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	230,000	230,000	225,000	2.2	3,600	1,200
Trois-Rivieres	250,000	279,786	280,000	-10.7	3,607	1,144
Montréal Area						
Ahuntsic	362,000	355,000	362,000	-	3,100	2,300
Beaconsfield	415,000	415,000	405,000	2.5	5,600	3,000
Boucherville	399,290	384,375	397,605	0.4	-	-
Côte-St-Luc	480,000	475,000	485,000	-1	4,700	2,500
Dorval	350,000	348,000	348,000	0.6	4,700	2,600
Lachine	320,000	317,000	315,000	1.6	4,400	2,500
Lasalle/ Verdun	262,000	255,000	257,000	1.9	3,200	1,700
Montréal West	435,000	430,000	425,000	2.4	6,200	2,900
Mount Royal	580,000	575,000	585,000	-0.9	7,000	4,800
Point Claire	350,000	346,000	344,000	1.7	5,700	3,000
Notre-Dame-De-Grâce	489,000	485,000	475,000	2.9	4,700	2,800
Outremont	785,000	750,000	750,000	4.7	8,500	4,000
St- Bruno de Montarville	343,200	315,000	343,200	-	-	-
St- Lambert	474,000	467,000	470,000	0.9	5,500	2,750
St- Laurent	392,000	388,000	400,000	-2.0	5,530	3,700
Westmount	880,000	890,000	950,000	-7.4	-	-
Québec City Area						
Beauport	262,000	273,000	-	-	5,315	1,041
Cap-Rouge	291,000	294,000	-	-	4,228	1,210
Charlesbourg	242,000	258,000	-	-	4,174	1,460
Neufchatel	330,000	262,000	-	-	5,641	1,092
Québec (Haute-Ville)	347,000	340,000	-	-	6,459	1,511
Rive-Sud	249,500	250,500	-	-	3,387	912
Sillery	302,500	298,500	-	-	4,368	1,845
Ste-Foy	296,000	298,000	-	-	2,804	1,002

*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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	185,000	180,000	180,000	2.8	2,800	1,000
Trois-Rivieres	262,191	220,596	-	-	-	-
Montréal Area						
Ahuntsic	280,000	275,000	270,000	3.7	3,200	1,750
Beaconsfield	375,000	375,000	360,000	4.2	4,300	2,000
Boucherville	289,333	277,250	289,444	-	-	-
Dorval	252,000	248,000	246,000	2.4	3,600	1,700
Lachine	240,000	236,000	232,500	3.2	3,300	1,700
Montréal West	370,000	365,000	364,000	1.6	5,100	2,000
Mount Royal	404,000	400,000	470,000	-14	6,000	3,500
Pointe Claire	298,000	294,000	292,500	1.9	4,500	1,800
Notre-Dame-De-Grâce	382,000	380,000	369,000	3.5	3,000	1,400
Outremont	450,000	430,000	425,000	5.9	4,900	2,300
St- Bruno de Montarville	243,984	234,600	241,488	1	-	-
St- Lambert	279,000	275,000	275,000	1.5	3,400	2,500
St- Laurent	290,000	287,000	296,000	-2.0	2,906	1,750
Westmount	660,000	650,000	650,000	1.5	-	-
Québec City Area						
Beauport	167,000	160,000	-	-	2,813	996
Cap-Rouge	244,000	236,500	-	-	3,137	1,030
Neufchatel	250,000	185,000	-	-	4,620	1,274
Québec (Haute-Ville)	250,000	245,000	-	-	3,767	1,154
Rive-Sud	159,000	153,000	-	-	3,952	854
Sherbrooke	262,191	220,596	-	-	-	-
Sillery	250,000	222,000	-	-	3,524	1,041
Ste-Foy	215,000	215,000	-	-	3,050	865

*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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	145,000	140,000	140,000	3.6	2,500	750
Montréal Area						
Ahuntsic	214,000	207,000	200,000	7.0	2,900	1,600
Beaconsfield	300,000	295,000	270,000	11.1	4,000	1,900
Boucherville	216,000	210,375	204,239	5.8	-	-
Côte-St-Luc	233,000	230,000	228,000	2.2	3,800	2,200
Lachine	258,000	255,000	251,500	2.6	3,300	1,750
Lasalle/Verdun	160,000	160,000	161,000	0	-	-
Outremont	385,000	370,000	371,000	3.8	3,600	2,200
Point Claire	238,000	234,000	229,000	3.9	3,900	1,800
St- Bruno de Montarville	190,000	185,000	170,560	11.4	-	-
St- Lambert	259,000	255,000	257,000	0.8	3,100	1,400
St- Laurent	225,000	220,000	221,000	1.8	2,200	1,400
Québec City Area						
Beauport	150,000	150,000	-	-	1,905	798
Cap-Rouge	210,500	211,000	-	-	2,489	973
Charlesbourg	158,000	161,000	-	-	2,516	973
Neufchatel	165,500	186,000	-	-	2,568	911
Québec (Haute-Ville)	231,000	218,000	-	-	3,716	849
Rive-Sud	231,000	218,000	-	-	3,716	849
Sillery	280,000	270,000	-	-	2,253	878
Ste-Foy	183,000	230,000	-	-	1,637	736

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



Q U É B E C

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	320,000	325,000	325,000	-1.5	4,300	2,000
Trois-Rivieres	500,000	400,000	-	-	-	-
Montréal Area						
Ahuntsic	684,000	672,000	685,000	-0.1	7,656	5,000
Beaconsfield	500,000	500,000	490,000	2	6,500	3,600
Boucherville	-	758,000	694,338	-	-	-
Côte-St-Luc	515,000	510,000	520,000	-1	6,300	3,000
Point Claire	390,000	385,000	388,000	0.5	6,800	3,500
Notre-Dame-De-Grâce	-	455,000	462,000	-	-	-
Outremont	875,000	836,000	836,000	4.7	10,000	4,200
St- Bruno de Montarville	445,230	436,500	426,400	4.4	-	-
St- Lambert	373,000	368,000	370,000	0.8	4,900	2,750
St- Laurent	700,000	695,000	660,000	6.1	8,449	5,500
Westmount	1,350,000	1,315,000	1,600,000	-15.6	-	-
Québec City Area						
Cap-Rouge	459,500	473,000	-	-	4,367	1,811
Charlesbourg	336,500	330,000	-	-	6,080	854
Neufchatel	497,000	427,000	-	-	10,876	1,455
Québec (Haute-Ville)	465,000	472,000	-	-	8,772	2,015
Rive-Sud	447,000	387,000	-	-	3,514	1,092
Sillery	650,000	545,000	-	-	5,068	1,964
Ste-Foy	483,000	525,000	-	-	4,169	1,833

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



Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	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	165,000	6.1	2,700	900
Trois-Rivieres	114,750	118,500	117,000	-1.9	2,640	535
Montréal Area						
Ahuntsic	185,000	180,000	180,000	2.8	2,200	1,150
Boucherville	177,000	177,800	173,600	2	-	-
Côte-St-Luc	236,000	232,000	228,000	3.5	3,500	1,500
Dorval	220,000	216,000	216,000	1.9	3,600	1,700
Lachine	253,000	250,000	246,500	2.6	3,600	1,700
Lasalle/ Verdun	163,000	167,000	159,000	2.5	2,000	1,200
Outremont	330,000	315,000	316,000	4.4	4,000	2,100
St- Bruno de Montarville	177,000	177,000	153,920	15	-	-
St- Lambert	174,500	172,000	168,000	3.9	2,500	1,250
St- Laurent	205,000	198,000	200,000	2.5	2,245	1,300
Westmount	285,000	260,000	265,000	7.5	-	-
Québec City Area						
Beauport	133,000	151,000	-	-	2,303	996
Cap-Rouge	205,000	205,000	-	-	2,113	973
Charlesbourg	143,000	140,500	-	-	2,641	849
Neufchatel	166,500	170,500	-	-	1,761	544
Québec (Haute-Ville)	170,000	169,000	-	-	3,501	911
Rive-Sud	147,500	169,000	-	-	1,863	736
Sherbrooke	142,644	-	-	-	-	-
Sillery	187,000	176,000	-	-	2,365	878
Ste-Foy	173,000	166,000	-	-	1,878	685

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



Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	225,000	220,000	-	3,600	1,200
Montréal Area						
Ahuntsic	337,000	330,000	325,000	3.7	2,805	2,500
Boucherville	306,000	313,000	313,066	-2.3	-	-
Côte-St-Luc	352,000	350,000	349,000	0.9	2,400	2,500
Lasalle/ Verdun	225,000	220,000	225,000	0	2,800	1,600
Notre-Dame-De-Grâce	302,000	295,000	290,000	4.1	3,200	2,600
Outremont	800,000	760,000	760,000	5.3	8,000	3,800
Pointe Claire	338,000	335,000	334,000	1.2	6,400	3,300
St- Bruno de Montarville	320,000	315,000	327,600	-2.3	-	-
St- Lambert	367,000	362,000	360,000	1.9	4,000	2,300
St- Laurent	365,000	358,000	365,000	-	2,700	1,700
Westmount	710,000	600,000	600,000	18.3	-	-
Québec City Area						
Haute-Ville	335,000	348,000	-	-	7,996	1,880
Rive-Sud	255,000	250,000	-	-	2,612	1,064
Sillery	316,000	314,000	-	-	5,764	2,077
Ste-Foy	313,000	297,000	-	-	2,641	860

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



O N T A R I O

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	590,000	565,000	585,000	0.9	-	-
Brampton/Bramalea	308,000	308,000	308,000	-	-	-
Burlington	303,000	303,000	305,222	-0.7	2,800	2,500
Etobicoke						
-Islington/ Kingsway	513,000	463,000	488,058	5.1	3,400	2,450
-South Etobicoke	382,000	362,000	375,000	1.9	2,750	1,600
High Park	675,000	650,000	680,000	-0.7	-	-
Lawrence Park	725,000	700,000	-	-	-	-
Leaside	635,000	545,000	600,000	5.8	-	-
Markham	430,000	425,000	470,000	-8.5	4,338	2,100
Mississauga GTA	368,000	355,000	355,500	3.5	4,125	1,850
-Meadowvale/ Streetsville	410,000	395,000	397,000	3.3	3,500	1,600
Newmarket	422,000	406,000	-	-	4,300	2,400
North Toronto	575,000	545,000	590,000	-2.5	-	-
Oakville	350,000	350,000	340,000	2.9	3,000	1,500
Richmond Hill	375,000	365,000	365,000	2.7	3,450	1,500
Scarborough						
-Agincourt	358,000	346,500	348,000	2.9	2,600	1,400
-Central	350,000	335,000	350,000	-	2,500	1,500
-West Hill	370,000	350,000	380,000	-2.6	2,700	1,500
Thornhill	620,000	600,000	600,000	3.3	5,300	1,800
Unionville	530,000	530,000	525,000	1	5,348	2,100
Woodbridge	425,000	425,000	426,000	-0.2	-	-

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



ONTARIO

DETACHED BUNGALOW

	Price Apr-Jun 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	343,938	339,026	336,276	2.3	3,687	-
Barrie	252,000	245,000	258,300	-2.4	2,800	1,400
Brantford	180,000	185,000	205,000	-12.2	2,928	1,200
Brockville	182,000	182,000	182,000	-	-	-
Dundas	277,788	328,092	270,660	2.6	3,161	-
Georgetown/ Halton Hills	295,000	291,871	310,500	-5	3,100	1,500
Hamilton						
-Centre	99,800	153,932	103,333	-3.4	1,416	-
-East	161,379	167,885	182,854	-11.7	2,299	-
-Mountain	215,816	212,191	210,312	2.6	2,841	-
-West	237,325	245,900	277,388	-14.4	3,132	-
Kitchener	233,500	231,725	229,900	1.6	3,750	1,200
London	225,000	217,200	227,500	-1.1	-	-
North Bay	225,000	225,000	225,000	-	3,700	1,300
Ottawa	510 000	504 500	495 000	3	5 800	3 100
-Eastern	270,000	270,000	260,000	3.8	3,850	1,800
-Kanata	324,000	315,500	316,000	2.5	-	-
-Orleans	272,000	271,000	264,000	3	3,850	1,700
-Southern	270,000	269,000	263,000	2.7	3,850	1,900
-Western	326,000	322,500	315,000	3.5	-	-
Peterborough	220,000	215,000	240,000	-8.3	-	-
Stoney Creek	244,356	256,114	235,067	4	2,846	-

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



O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	875,000	830,500	862,000	1.5	-	-
Bloor West Village	975,000	925,000	985,000	-1	-	-
Brampton/Bramalea	419,000	419,000	419,000	-	-	-
Burlington	440,000	437,500	456,093	-3.5	4,100	2,300
Cabbagetown	740,000	655,000	700,000	5.7	-	-
Etobicoke						
-Islington/ Kingsway	685,000	638,000	683,000	0.3	5,000	3,500
-South Etobicoke	510,000	507,000	517,000	-1.4	3,900	2,400
Forest Hill	1,500,000	1,455,000	1,500,000	-	-	-
High Park	985,000	945,000	982,000	0.3	-	-
Lawrence Park	1,525,000	1,475,000	-	-	-	-
Leaside	1,000,000	885,000	913,500	9.5	-	-
Markham	500,000	500,000	535,000	-6.5	5,045	2,300
Midtown Toronto	1,700,000	1,700,000	1,600,000	6.3	-	-
Mississauga GTA	417,500	401,000	402,500	3.7	4,900	2,375
-Meadowvale/ Mississauga	455,000	435,000	448,000	1.6	3,700	2,000
Moore Park	1,600,000	1,450,000	1,750,000	-8.6	-	-
Newmarket	604,000	604,000	-	-	-	-
North Toronto	1,350,000	1,260,000	1,390,000	-2.9	-	-
Oakville	550,000	550,000	510,000	7.8	4,500	3,000
Richmond Hill	435,000	425,000	425,000	2.4	4,000	1,750
Scarborough						
-Agincourt	470,000	465,000	480,000	-2.1	3,450	1,800
-Central	450,000	430,000	440,000	2.3	3,350	1,900
-West Hill	480,000	465,000	495,000	-3	3,400	1,850
Thornhill	615,000	590,000	590,000	4.2	4,700	1,900
Unionville	600,000	585,000	660,000	-9.1	6,054	2,300
Woodbridge	472,000	472,000	475,000	-0.6	-	-

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



O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	288,000	282,000	424,300	-32.1	3,300	1,500
Brantford	277,000	285,000	324,000	-14.5	4,504	1,550
Brockville	265,000	265,000	270,000	-1.9	-	-
Georgetown/ Halton Hills	436,100	427,286	433,000	0.7	4,100	2,100
Kitchener	351,500	350,500	357,000	-1.5	5,600	2,500
London	297,200	286,350	300,500	-1.1	-	-
North Bay	270,000	270,000	270,000	-	4,900	1,500
Ottawa	517 000	514 000	504 000	2.6	5 800	3 100
-Eastern	319,000	319,000	305,000	4.6	3,975	1,800
-Kanata	381,000	371,000	369,000	3.3	-	-
-Orleans	351,000	347,000	344,000	2	4,800	1,900
-Southern	347,000	344,000	338,000	2.7	4,800	1,900
-Western	419,000	415,000	405,000	3.5	-	-
Peterborough	335,000	335,000	375,000	-10.7	-	-

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



O N T A R I O

STANDARD TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	568,000	545,700	558,000	1.8	-	-
Bloor West Village	665,000	630,000	660,000	0.8	-	-
Brampton/ Bramalea	315,000	315,000	315,000	-	-	-
Burlington	350,000	349,059	357,183	-2	2,130	1,725
Cabbagetown	620,000	535,000	600,000	3.3	-	-
Etobicoke						
-Islington/ Kingsway	563,000	500,000	557,000	1.1	4,150	2,300
-South Etobicoke	427,000	404,000	439,000	-2.7	2,900	2,200
Forest Hill	1,500,000	1,455,000	1,500,000	-	-	-
High Park	620,000	600,000	615,000	0.8	-	-
Lawrence Park	865,000	845,000	-	-	-	-
Leaside	760,000	710,000	665,000	14.3	-	-
Markham	420,000	420,000	460,000	-8.7	4,238	2,000
Midtown Toronto	1,300,000	1,300,000	1,400,000	-7.1	-	-
Mississauga GTA	349,500	331,000	335,000	4.3	3,615	2,100
-Meadowvale/ Streetsville	360,000	338,000	345,000	4.3	2,800	1,600
Moore Park	990,000	990,000	930,000	6.5	-	-
Newmarket	389 000	354 000	-	-	3,500	1,800
North Toronto	760,000	735,000	740,000	2.7	-	-
Oakville	370,000	370,000	350,000	5.7	3,000	1,900
Richmond Hill	395,000	380,000	380,000	3.9	3,500	1,600
Riverdale	500,000	485,000	450,000	11.1	-	-
Scarborough						
-Agincourt	370,000	360,000	365,000	1.4	2,600	1,700
-Central	380,000	370,000	385,000	-1.3	2,700	1,800
-West Hill	390,000	370,000	390,000	-	2,900	1,600
The Annex	700,000	775,000	760,000	-7.9	-	-
Thornhill	495,000	480,000	480,000	3.1	4,500	1,700
Unionville	530,000	530,000	560,000	-5.4	5,348	2,200
Woodbridge	347,000	347,000	350,000	-0.9	-	-

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



ONTARIO

STANDARD TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	451,356	430,099	449,751	0.4	5,206	2,300
Barrie	245,000	248,000	260,000	-5.8	2,900	1,350
Brantford	193,000	194,000	210,000	-8.1	3,139	1,300
Brockville	175,000	175,000	175,000	-	-	-
Dundas	345,225	380,497	359,144	-3.9	4,245	2,400
Georgetown/ Halton Hills	334,363	332,780	344,450	-2.9	3,600	1,800
Hamilton						
-Centre	131,094	154,896	135,307	-3.1	1,327	975
-East	254,355	260,711	250,260	1.6	3,133	825
-Mountain	309,148	304,484	305,386	1.2	4,124	1,267
-West	255,971	279,141	264,255	-3.1	3,091	1,800
Kitchener	246,500	245,300	252,000	-2.2	3,750	1,200
London	235,000	225,500	237,000	-0.8	-	-
North Bay	215,000	215,000	215,000	-	3,700	1,300
Ottawa						
-Eastern	277,000	277,000	260,000	6.5	3,850	1,600
-Kanata	303,000	296,500	295,500	2.5	-	-
-Orleans	286,500	286,000	278,000	3.1	4,000	1,600
-Southern	288,000	287,000	282,000	2.1	3,850	1,600
-Western	359,500	355,000	347,500	3.5	-	-
Peterborough	235,000	235,000	280,000	-16.1	-	-
Stoney Creek	359,426	329,137	362,439	-0.8	4,018	1,733

*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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	478,000	461,000	487,000	-1.8	-	-
Bloor West Village	435,000	430,000	440,000	-1.1	-	-
Brampton/ Bramalea	260,000	260,000	260,000	-	-	-
Burlington	235,000	229,000	236,531	-0.6	2,100	1,500
Cabbagetown	547,000	575,000	550,000	-0.5	-	-
Etobicoke						
-Islington/ Kingsway	358,000	350,000	376,000	-4.8	2,500	2,350
-South Etobicoke	443,000	405,000	418,000	6	2,500	1,800
Markham	330,000	320,000	340,000	-2.9	3,329	1,600
Mississauga GTA	256,000	244,000	245,000	4.5	2,650	1,725
-Meadowvale/ Streetsville	280,000	270,000	280,000	-	2,400	1,400
North Toronto	530,000	530,000	530,000	-	-	-
Newmarket	289,000	289,000	-	-	-	-
Oakville	326,000	326,000	280,000	16.4	2,300	1,500
Richmond Hill	290,000	280,000	280,000	3.6	2,600	1,500
Scarborough						
-Agincourt	248,000	240,000	250,000	-0.8	1,900	1,450
-Central	245,000	240,000	245,000	-	1,900	1,450
-West Hill	270,000	255,000	260,000	3.8	1,950	1,400
Thornhill	250,000	245,000	245,000	2	2,600	1,500
Unionville	380,000	360,000	400,000	-5	3,834	1,650
Waterfront	500,000	460,000	460,000	8.7	-	-
Woodbridge	295,000	293,500	296,700	-0.6	-	-

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



O N T A R I O

STANDARD TOWNHOUSE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	185,000	188,000	205,000	-9.8	2,200	1,100
Brantford	176,000	157,000	165,000	6.7	2,863	1,100
Brockville	125,000	125,000	130,000	-3.8	-	-
Georgetown/ Halton Hills	233,880	219,833	212,583	10	2,000	1,500
Kitchener	209,500	206,800	225,000	-6.9	3,000	1,200
London	154,100	150,000	152,500	1	-	-
North Bay	118,000	118,000	118,000	-	2,400	1,000
Ottawa						
-Eastern	211,000	210,000	204,000	3.4	3,275	1,200
-Kanata	251,000	246,000	244,000	2.9	-	-
-Orleans	219,000	217,000	211,000	3.8	3,375	1,300
-Southern	230,000	227,000	223,000	3.1	3,450	1,250
-Western	299,500	295,000	285,500	4.9	-	-
Peterborough	125,000	120,000	140,000	-10.7	-	-

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



O N T A R I O

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,305,000	1,309,000	1,300,000	0.4	-	-
Brampton/ Bramalea						
Burlington	602,500	602,500	607,906	-0.9	4,500	3,590
Cabbagetown	605,000	605,000	675,000	-	-	-
Etobicoke						
- Islington/ Kingsway	938,000	875,000	915,000	2.5	6,150	4,750
Forest Hill	2,000,000	1,900,000	3,000,000	-33.3	-	-
Lawrence Park	2,300,000	2,190,000	-	-	-	-
Leaside	1,500,000	1,260,000	1,530,000	-2	-	-
Markham	560,000	550,000	600,000	-6.7	5,650	2,400
Midtown Toronto	2,200,000	2,200,000	2,600,000	-15.4	-	-
Mississauga GTA						
- Meadowvale/ Streetsville	579,500	550,000	555,000	4.4	6,700	3,500
Moore Park	2,350,000	2,125,000	2,500,000	-6	-	-
Newmarket	725,000	725,000	-	-	-	-
North Toronto	1,920,000	1,865,000	2,000,000	-4	-	-
Oakville	660,000	660,000	750,000	-12	7,300	4,500
Richmond Hill	505,000	495,000	495,000	2	4,600	2,400
Riverdale	700,000	848,000	700,000	-	-	-
Scarborough						
-Agincourt	540,000	525,000	550,000	-1.8	3,600	2,000
-Central	525,000	500,000	525,000	-	3,800	2,250
-West Hill	675,000	640,000	695,000	-2.9	4,800	2,100
Thornhill	675,000	635,000	635,000	6.3	5,000	2,500
Unionville	720,000	700,000	800,000	-10	7,265	3,000
Woodbridge	470,000	470,000	470,000	-	-	-

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



ONTARIO

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	480,000	450,000	572,600	-16.2	5,000	2,000
Brantford	300,000	305,000	358,000	-16.2	4,880	1,800
Brockville	360,000	360,000	350,000	2.9	-	-
Georgetown/ Halton Hills	568,067	570,000	573,871	-1	4,700	2,600
Kitchener	482,500	485,000	529,600	-8.9	7,000	3,000
London	435,000	413,500	441,000	-1.4	-	-
North Bay	360,000	360,000	360,000	-	3,400	1,800
Ottawa	720,000	710,000	713,000	1	7,250	3,700
-Kanata	498,500	487,500	489,000	1.9	-	-
-Orleans	455,000	451,000	442,000	2.9	6,300	2,500
-Rockcliffe Park	2,050,000	2,000,000	1,997,000	2.7	20,400	6,850
-Southern	457,000	453,000	448,000	2	6,350	2,600
-Western	465,000	460,000	446,500	4.1	-	-
Peterborough	430,000	430,000	475,000	-9.5	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	285,000	270,000	305,000	-6.6	-	-
Brampton/ Bramalea	167,000	167,000	167,000	-	-	-
Burlington	249,900	241,830	249,751	0.1	2,400	1,675
Cabbagetown	350,000	341,000	360,000	-2.8	-	-
Etobicoke						
-Islington/ Kingsway	300,000	298,250	336,000	-10.7	2,350	1,600
-South Etobicoke	330,000	324,000	372,000	-11.3	2,300	1,750
Forest Hill	600,000	550,000	530,000	13.2	-	-
High Park	375,000	355,000	380,000	-1.3	-	-
Lawrence Park	520,000	505,000	-	-	-	-
Leaside	290,000	300,000	325,000	-10.8	-	-
Markham	280,000	270,000	285,000	-1.8	2,825	1,500
Midtown Toronto	410,000	410,000	430,000	-4.7	-	-
Mississauga GTA	228,000	218,000	221,000	3.2	2,350	1,475
-Meadowvale/ Streetsville	220,000	215,000	228,000	-3.5	1,800	1,200
North Toronto	382,000	372,000	375,000	1.9	-	-
Newmarket	234,000	234,000	-	-	-	-
Oakville	250,000	250,000	235,000	6.4	2,100	1,450
Richmond Hill	260,000	245,000	245,000	6.1	2,900	1,500
Riverdale	405,000	355,000	370,000	9.5	-	-
Scarborough						
-Agincourt	210,000	199,500	208,000	1	1,650	1,300
-Central	225,000	210,000	220,000	2.3	1,600	1,300
-West Hill	205,000	195,000	205,000	-	1,600	1,300
The Annex	409,000	475,000	450,000	-9.1	-	-
Thornhill	280,000	275,000	275,000	1.8	2,700	1,600
Unionville	320,000	310,000	360,000	-11.1	3,228	1,600
Waterfront	400,000	405,000	440,000	-9.1	-	-
Woodbridge	273,000	272,000	274,500	-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 CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	239,000	227,000	261,250	-8.5	2,700	1,200
Brantford	144,000	132,500	145,000	-0.7	2,342	1,000
Brockville	160,000	160,000	164,000	-2.4	-	-
Georgetown/ Halton Hills	265,000	261,000	252,667	4.9	2,500	1,200
Kitchener	139,800	139,000	136,000	2.8	2,150	900
London	128,800	127,500	127,900	0.7	-	-
North Bay	148,000	148,000	148,000	-	2,400	1,000
Ottawa	287,000	285,000	278,000	3.2	3,625	1,300
-Eastern	175,000	173,500	170,000	2.9	2,650	1,200
-Kanata	190,000	188,000	186,500	1.9	-	-
-Orleans	184,000	182,000	178,000	3.4	2,850	1,100
-Southern	187,000	187,000	180,000	3.9	2,850	1,200
-Western	258,500	255,000	246,000	5.1	-	-
Peterborough	220,000	215,000	240,000	-8.3	-	-

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	475,000	463,000	485,000	-2.1	-	-
Brampton/ Bramalea	220,000	220,000	220,000	-	-	-
Burlington	510,500	510,500	498,233	2.5	4,000	3,200
Etobicoke						
-Islington/ Kingsway	470,000	476,000	473,000	-0.6	3,400	2,750
-South Etobicoke	458,000	439,000	452,000	1.3	3,300	2,800
Forest Hill	1,000,000	990,000	1,000,000	-	-	-
High Park	630,000	610,000	660,000	-4.5	-	-
Lawrence Park	795,000	775,000	-	-	-	-
Markham	350,000	350,000	363,000	-3.6	3,531	2,000
Midtown Toronto	1,200,000	1,200,000	1,500,000	-20	-	-
Mississauga GTA	315,000	302,500	307,000	2.6	3,400	2,300
-Meadowvale/ Streetsville	275,000	270,000	288,000	-4.5	2,300	1,500
North Toronto	640,000	625,000	640,000	-	-	-
Oakville	375,000	375,000	391,000	-4.1	3,200	2,000
Richmond Hill	280,000	275,000	275,000	1.8	2,800	1,600
Riverdale	515,000	515,000	500,000	-	-	-
Scarborough						
-Aginccourt	325,000	315,000	340,000	-4.4	2,600	1,900
-Central	335,000	315,000	330,000	1.5	2,400	1,800
-West Hill	380,000	360,000	395,000	-3.8	2,500	1,900
Thornhill	310,000	298,000	298,000	4	3,800	1,700
Unionville	420,000	400,000	450,000	-6.7	4,238	2,000
Waterfront	1,050,000	1,250,000	1,400,000	-25	-	-
Woodbridge	265,000	264,000	265,000	-	-	-

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



ONTARIO

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	350,000	350,000	372,200	-6	4,000	1,800
Brockville	265,000	265,000	257,000	3.1	-	-
Georgetown/Halton Hills	363,000	363,000	360,000	0.8	3,100	1,400
Kitchener	369,000	369,000	419,500	-12	6,000	2,500
London	232,000	228,500	233,000	-0.4	-	-
North Bay	265,000	265,000	265,000	-	4,900	1,600
Ottawa	405,000	404,000	395,000	2.5	4,400	2,800
-Kanata	235,000	230,000	229,000	2.6	-	-
-Southern	426,000	422,000	414,000	2.9	6,350	2,600
-Western	402,500	390,000	377,500	6.6	-	-
Rockcliffe Park	909,000	900,000	897,000	1.3	11,450	4,850
Peterborough	320,000	310,000	340,000	-5.9	-	-

*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 & SASKATCHEWAN

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	220,000	215,000	210,000	4.8	2,900	1,200
Charleswood	233,000	232,000	220,000	5.9	-	-
Fort Richmond	249,000	250,000	232,000	7.3	-	-
Lindenwoods	280,000	280,000	-	-	-	-
North East	234,000	234,000	220,000	6.4	-	-
North West	238,000	226,000	233,300	2	-	-
River Heights	248,000	238,900	232,500	6.7	-	-
South St. Vital	269,000	268,000	247,700	8.6	-	-
Southdale/ Windsor Park	229,000	229,000	220,000	4.1	-	-
Westwood	227,000	224,100	220,000	3.2	-	-
Saskatchewan Area						
Regina						
- North	256,000	255,800	262,700	-2.6	-	-
- South	290,000	290,000	295,000	-1.7	-	-
Saskatoon						
- East Central	315,000	320,000	332,000	-5.1	-	-
- East End	330,000	330,000	346,500	-4.8	-	-
- North	310,000	312,000	322,500	-3.9	-	-
- West	291,000	287,000	285,000	2.1	-	-

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



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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	340,000	325,000	325,000	4.6	4,000	1,800
Charleswood	340,000	345,000	305,500	11.3	-	-
Fort Richmond	344,000	342,000	287,000	19.9	-	-
Lindenwoods	370,500	370,500	-	-	-	-
North East	320,000	324,000	295,400	8.3	-	-
North West	328,000	326,000	311,500	5.3	-	-
River Heights	350,000	322,900	339,000	3.2	-	-
South St. Vital	351,000	351,000	320,000	9.7	-	-
Southdale/ Windsor Park	321,000	323,700	294,300	9.1	-	-
Tuxedo	375,000	369,000	365,000	2.7	-	-
Westwood	300,000	300,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	385,000	385,000	427,000	-9.8	-	-
- South	390,000	390,000	410,000	-4.9	-	-
Saskatoon						
- East Central	440,000	438,000	520,000	-15.4	-	-
- East End	460,000	450,000	491,000	-6.3	-	-
- North	430,000	420,000	457,000	-5.9	-	-

*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 & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	170,000	170,000	170,000	-	2,000	900
Charleswood	280,000	280,000	264,000	6.1	-	-
Fort Richmond	263,500	263,000	250,000	5.4	-	-
North East	256,000	254,500	247,900	3.3	-	-
North West	269,000	264,000	263,000	2.3	-	-
River Heights	281,000	279,100	259,000	8.5	-	-
South St. Vital	280,000	286,800	257,000	8.9	-	-
Southdale/ Windsor Park	234,000	235,000	225,000	4	-	-
Westwood	264,000	258,000	261,200	1.1	-	-
Saskatchewan Area						
Regina						
- North	228,000	215,000	228,000	-	-	-
- South	275,000	275,000	290,000	-5.2	-	-
Saskatoon						
- East Central	340,000	340,000	360,000	-5.6	-	-
- East End	365,000	350,000	385,000	-5.2	-	-
- North	335,000	343,000	350,000	-4.3	-	-
- West	323,000	316,000	338,000	-4.4	-	-

*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 & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	165,000	161,000	160,200	3	-	-
Fort Richmond	178,000	172,000	167,000	6.6	-	-
North East	160,000	162,000	153,400	4.3	-	-
North West	157,000	156,200	156,750	0.2	-	-
South St. Vital	179,000	179,000	-	-	-	-
Southdale/ Windsor Park	150,000	148,900	151,200	-0.8	-	-
Westwood	157,000	160,000	152,500	3	-	-
Saskatchewan Area						
Regina						
- North	215,000	215,000	225,000	-4.4	-	-
- South	268,000	268,000	277,000	-3.2	-	-
Saskatoon						
- East End	245,000	225,000	260,000	-5.8	-	-
- North	235,000	230,000	250,000	-6	-	-

*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 Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	450,000	450,000	450,000	-	5,200	3,000
Saskatchewan Area						
Regina						
- North	498,000	498,000	450,000	10.7	-	-
- South	495,000	495,000	495,000	-	-	-
Saskatoon						
- East End	618,000	618,000	650,000	-4.9	-	-
- North	530,000	530,000	560,000	-5.4	-	-

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



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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Brandon	170,000	105,000	105,000	61.9	2,000	1,000
Charleswood	148,000	143,000	129,800	14	-	-
Fort Richmond	153,000	149,700	152,300	0.5	-	-
North East	126,000	127,000	117,900	6.9	-	-
North West	176,500	175,000	133,700	32	-	-
River Heights	140,000	138,200	141,000	-0.7	-	-
South St. Vital	141,800	141,800	-	-	-	-
Westwood	134,000	131,200	132,500	1.1	-	-
Saskatchewan Area						
Regina						
- North	156,000	149,000	180,000	-13.3	-	-
- South	214,000	211,750	212,000	0.9	-	-
Saskatoon						
- East Central	210,000	200,000	212,000	-0.9	-	-
- East End	210,000	205,000	-	-	-	-
- North	210,000	205,000	210,500	-0.2	-	-

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



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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	324,900	324,900	341,000	-4.7	-	-
North East	280,000	280,000	-	-	-	-
North West	261,500	261,500	-	-	-	-
River Heights	289,000	289,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	280,000	285,000	295,000	-5.1	-	-
- South	273,000	273,000	310,000	-11.9	-	-
Saskatoon						
- East Central	320,000	320,000	350,000	-8.6	-	-

*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

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	346,900	347,500	390,800	-11.2	-	-
North East	310,500	315,200	354,800	-12.5	-	-
North Inner City	448,600	440,000	476,100	-5.8	-	-
North West	389,800	366,200	402,100	-3.1	-	-
South	363,600	357,100	381,700	-4.7	-	-
South East	356,100	374,300	399,800	-10.9	-	-
South Inner City	461,800	424,800	487,000	-5.2	-	-
South West	381,600	373,500	363,800	4.9	-	-
West	558,600	615,800	732,300	-23.7	-	-
Edmonton Area						
Castledowns	285,000	260,000	275,000	3.6	-	-
Clareview	275,000	250,000	275,000	-	-	-
Riverbend/ Terwilligar	380,000	385,000	460,000	-17.4	2,500	2,000
Sherwood Park	320,000	320,000	330,000	-3	2,250	1,600
Alberta						
Fort McMurray	560,000	-	-	-	2,300	-
Fort Saskatchewan	300,000	300,000	340,000	-11.8	1,760	1,300
Leduc	290,000	290,000	325,000	-10.8	-	-
Spruce Grove	330,000	330,000	345,000	-4.3	2,800	1,600
St. Albert	280,000	280,000	275,000	1.8	-	-
Stony Plain	315,000	315,000	330,000	-4.5	2,900	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

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	451,400	442,800	459,500	-1.8	-	-
North East	422,200	407,900	440,700	-4.2	-	-
North Inner City	747,400	694,700	742,200	0.7	-	-
North West	472,000	444,200	477,000	-1	-	-
South	443,900	427,700	459,500	-3.4	-	-
South East	599,100	560,700	592,700	1.1	-	-
South Inner City	684,600	671,500	714,700	-4.2	-	-
South West	488,200	469,200	514,700	-5.1	-	-
West	511,200	484,100	528,400	-3.3	-	-
Edmonton Area						
Castledowns	418,000	405,000	420,000	-0.5	-	-
Clareview	375,000	400,000	430,000	-12.8	-	-
Riverbend/ Terwilligar	478,000	442,000	441,000	8.4	1,598	2,800
Sherwood Park	420,000	420,000	425,000	-1.2	3,500	2,000
Alberta						
Fort McMurray	750,000	-	-	-	2,900	-
Fort Saskatchewan	420,000	420,000	440,000	-4.5	2,400	1,500
Leduc	400,000	370,000	390,000	2.6	-	-
Spruce Grove	430,000	430,000	455,000	-5.5	3,400	2,000
St. Albert	315,000	315,000	335,000	-6	-	-
Stony Plain	430,000	430,000	425,000	1.2	3,500	2,000

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



A L B E R T A

STANDARD TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	379,500	357,300	388,600	-2.3	-	-
North East	328,600	328,500	376,000	-12.6	-	-
North Inner City	526,500	499,600	524,800	0.3	-	-
North West	395,800	370,900	404,200	-2.1	-	-
South	361,800	356,900	385,600	-6.2	-	-
South East	373,800	354,500	388,600	-3.8	-	-
South Inner City	564,800	568,200	629,800	-10.3	-	-
South West	390,800	369,800	398,500	-1.9	-	-
West	409,400	395,800	420,800	-2.7	-	-
Edmonton Area						
Castledowns	320,000	315,000	330,000	-3	-	-
Clareview	295,000	305,000	310,000	-4.8	-	-
Riverbend/ Terwilligar	352,000	355,000	375,000	-6.1	2,300	2,200
Sherwood Park	340,000	340,000	350,000	-2.9	2,900	1,600
Alberta						
Fort McMurray	555,000	-	-	-	2,100	-
Fort Saskatchewan	340,000	340,000	390,000	-12.8	1,760	1,300
Leduc	290,000	290,000	290,000	-	-	-
Spruce Grove	380,000	380,000	415,000	-8.4	3,000	1,800
St. Albert	315,000	315,000	330,000	-4.5	-	-
Stony Plain	380,000	380,000	410,000	-7.3	3,100	1,800

*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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	259,600	275,100	293,500	-11.6	-	-
North East	255,000	255,000	282,300	-9.7	-	-
North Inner City	450,800	389,300	372,900	20.9	-	-
North West	294,300	284,300	305,400	-3.6	-	-
South	267,700	264,800	285,700	-6.3	-	-
South East	278,400	262,300	302,800	-8.1	-	-
South Inner City	402,200	426,600	475,500	-15.4	-	-
South West	295,700	275,800	334,500	-11.6	-	-
West	364,900	354,500	368,900	-1.1	-	-
Edmonton Area						
Castledowns	220,000	205,000	230,000	-4.3	-	-
Clareview	190,000	180,000	205,000	-7.3	-	-
Riverbend/ Terwilligar	246,250	244,000	248,000	-0.7	1,800	1,800
Sherwood Park	235,000	235,000	275,000	-14.5	1,530	1,300
Alberta						
Fort McMurray	480,000	-	-	-	1,800	-
Fort Saskatchewan	220,000	240,000	290,000	-24.1	1,100	1,100
Leduc	220,000	210,000	215,000	2.3	-	-
Spruce Grove	210,000	210,000	235,000	-10.6	1,800	1,400
St. Albert	180,000	180,000	200,000	-10	-	-

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



A L B E R T A

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	564,100	544,600	568,600	-0.8	-	-
North East	538,900	512,900	528,500	2	-	-
North Inner City	1,059,100	1,020,900	1,166,200	-9.2	-	-
North West	714,200	626,900	668,400	6.9	-	-
South	598,000	532,900	592,800	0.9	-	-
South East	688,800	638,700	703,600	-2.1	-	-
South Inner City	1,301,000	1,219,400	1,647,300	-21	-	-
South West	752,083	657,700	844,400	-10.9	-	-
West	764,900	780,800	775,600	-1.4	-	-
Edmonton Area						
Castledowns	390,000	399,000	450,000	-13.3	-	-
Riverbend/ Terwilligar	800,000	802,000	800,000	-	5,000	3,500
Sherwood Park	695,000	695,000	725,000	-4.1	5,200	3,000
Alberta						
Fort McMurray	990,000	-	-	-	4,000	-
Fort Saskatchewan	675,000	675,000	675,000	-	4,180	2,500
Leduc	450,000	400,000	440,000	2.3	-	-
Spruce Grove	450,000	450,000	505,000	-10.9	3,900	2,200
St. Albert	405,000	405,000	440,000	-8	-	-
Stony Plain	450,000	450,000	490,000	-8.2	3,950	2,200

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



A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	238,600	239,000	254,700	-6.3	-	-
North East	199,300	202,800	222,600	-10.5	-	-
North Inner City	299,700	282,900	303,000	-1.1	-	-
North West	237,700	253,200	260,000	-8.6	-	-
South	223,000	222,800	243,100	-8.3	-	-
South East	253,900	241,900	254,400	-0.2	-	-
South Inner City	297,400	282,300	311,300	-4.5	-	-
South West	235,900	264,200	281,500	-16.2	-	-
West	260,000	282,000	291,800	-10.9	-	-
Edmonton Area						
Castledowns	200,000	195,000	210,000	-4.8	-	-
Clareview	180,000	165,000	190,000	-5.3	-	-
Riverbend/ Terwilligar	230,500	203,000	215,000	7.2	1,185	1,500
Sherwood Park	280,000	280,000	300,000	-6.7	2,140	1,500
Alberta						
Fort McMurray	365,000	-	-	-	1,700	-
Fort Saskatchewan	230,000	230,000	280,000	-17.9	1,000	1,100
Leduc	219,000	210,000	200,000	9.5	-	-
St. Albert	170,000	170,000	185,000	-8.1	-	-

*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

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	312,200	305,100	322,700	-3.3	-	-
North East	212,300	212,300	235,600	-9.9	-	-
North Inner City	351,000	336,300	474,800	-26.1	-	-
North West	341,000	333,600	375,600	-9.2	-	-
South	328,200	290,800	292,400	12.2	-	-
South East	515,200	545,000	469,600	9.7	-	-
South Inner City	472,600	470,700	539,900	-12.5	-	-
South West	283,300	268,000	287,700	-1.5	-	-
West	324,000	340,600	366,700	-11.6	-	-
Edmonton Area						
Fort McMurray	540,000	-	-	-	-	-
Castledowns	220,000	200,000	230,000	-4.3	-	-
Riverbend/ Terwilligar	286,333	280,000	360,000	-20.5	1,800	2,000
Sherwood Park	330,000	330,000	380,000	-13.2	2,375	1,700
St. Albert	225,000	225,000	250,000	-10	-	-

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



ALBERTA

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	346,900	347,500	390,800	-11.2	-	-
North East	310,500	315,200	354,800	-12.5	-	-
North Inner City	448,600	440,000	476,100	-5.8	-	-
North West	389,800	366,200	402,100	-3.1	-	-
South	363,600	357,100	381,700	-4.7	-	-
South East	356,100	374,300	399,800	-10.9	-	-
South Inner City	461,800	424,800	487,000	-5.2	-	-
South West	381,600	373,500	363,800	4.9	-	-
West	558,600	615,800	732,300	-23.7	-	-
Edmonton Area						
Castledowns	285,000	260,000	275,000	3.6	-	-
Clareview	275,000	250,000	275,000	-	-	-
Riverbend/ Terwilligar	380,000	385,000	460,000	-17.4	2,500	2,000
Sherwood Park	320,000	320,000	330,000	-3	2,250	1,600
Alberta						
Fort McMurray	560,000	-	-	-	2,300	-
Fort Saskatchewan	300,000	300,000	340,000	-11.8	1,760	1,300
Leduc	290,000	290,000	325,000	-10.8	-	-
Spruce Grove	330,000	330,000	345,000	-4.3	2,800	1,600
St. Albert	280,000	280,000	275,000	1.8	-	-
Stony Plain	315,000	315,000	330,000	-4.5	2,900	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

EXECUTIVE DETACHED TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	451,400	442,800	459,500	-1.8	-	-
North East	422,200	407,900	440,700	-4.2	-	-
North Inner City	747,400	694,700	742,200	0.7	-	-
North West	472,000	444,200	477,000	-1	-	-
South	443,900	427,700	459,500	-3.4	-	-
South East	599,100	560,700	592,700	1.1	-	-
South Inner City	684,600	671,500	714,700	-4.2	-	-
South West	488,200	469,200	514,700	-5.1	-	-
West	511,200	484,100	528,400	-3.3	-	-
Edmonton Area						
Castledowns	418,000	405,000	420,000	-0.5	-	-
Clareview	375,000	400,000	430,000	-12.8	-	-
Riverbend/ Terwilligar	478,000	442,000	441,000	8.4	1,598	2,800
Sherwood Park	420,000	420,000	425,000	-1.2	3,500	2,000
Alberta						
Fort McMurray	750,000	-	-	-	2,900	-
Fort Saskatchewan	420,000	420,000	440,000	-4.5	2,400	1,500
Leduc	400,000	370,000	390,000	2.6	-	-
Spruce Grove	430,000	430,000	455,000	-5.5	3,400	2,000
St. Albert	315,000	315,000	335,000	-6	-	-
Stony Plain	430,000	430,000	425,000	1.2	3,500	2,000

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



A L B E R T A

STANDARD TWO-STOREY

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	379,500	357,300	388,600	-2.3	-	-
North East	328,600	328,500	376,000	-12.6	-	-
North Inner City	526,500	499,600	524,800	0.3	-	-
North West	395,800	370,900	404,200	-2.1	-	-
South	361,800	356,900	385,600	-6.2	-	-
South East	373,800	354,500	388,600	-3.8	-	-
South Inner City	564,800	568,200	629,800	-10.3	-	-
South West	390,800	369,800	398,500	-1.9	-	-
West	409,400	395,800	420,800	-2.7	-	-
Edmonton Area						
Castledowns	320,000	315,000	330,000	-3	-	-
Clareview	295,000	305,000	310,000	-4.8	-	-
Riverbend/ Terwilligar	352,000	355,000	375,000	-6.1	2,300	2,200
Sherwood Park	340,000	340,000	350,000	-2.9	2,900	1,600
Alberta						
Fort McMurray	555,000	-	-	-	2,100	-
Fort Saskatchewan	340,000	340,000	390,000	-12.8	1,760	1,300
Leduc	290,000	290,000	290,000	-	-	-
Spruce Grove	380,000	380,000	415,000	-8.4	3,000	1,800
St. Albert	315,000	315,000	330,000	-4.5	-	-
Stony Plain	380,000	380,000	410,000	-7.3	3,100	1,800

*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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	259,600	275,100	293,500	-11.6	-	-
North East	255,000	255,000	282,300	-9.7	-	-
North Inner City	450,800	389,300	372,900	20.9	-	-
North West	294,300	284,300	305,400	-3.6	-	-
South	267,700	264,800	285,700	-6.3	-	-
South East	278,400	262,300	302,800	-8.1	-	-
South Inner City	402,200	426,600	475,500	-15.4	-	-
South West	295,700	275,800	334,500	-11.6	-	-
West	364,900	354,500	368,900	-1.1	-	-
Edmonton Area						
Castledowns	220,000	205,000	230,000	-4.3	-	-
Clareview	190,000	180,000	205,000	-7.3	-	-
Riverbend/ Terwilligar	246,250	244,000	248,000	-0.7	1,800	1,800
Sherwood Park	235,000	235,000	275,000	-14.5	1,530	1,300
Alberta						
Fort McMurray	480,000	-	-	-	1,800	-
Fort Saskatchewan	220,000	240,000	290,000	-24.1	1,100	1,100
Leduc	220,000	210,000	215,000	2.3	-	-
Spruce Grove	210,000	210,000	235,000	-10.6	1,800	1,400
St. Albert	180,000	180,000	200,000	-10	-	-

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



A L B E R T A

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	564,100	544,600	568,600	-0.8	-	-
North East	538,900	512,900	528,500	2	-	-
North Inner City	1,059,100	1,020,900	1,166,200	-9.2	-	-
North West	714,200	626,900	668,400	6.9	-	-
South	598,000	532,900	592,800	0.9	-	-
South East	688,800	638,700	703,600	-2.1	-	-
South Inner City	1,301,000	1,219,400	1,647,300	-21	-	-
South West	752,083	657,700	844,400	-10.9	-	-
West	764,900	780,800	775,600	-1.4	-	-
Edmonton Area						
Castledowns	390,000	399,000	450,000	-13.3	-	-
Riverbend/ Terwilligar	800,000	802,000	800,000	-	5,000	3,500
Sherwood Park	695,000	695,000	725,000	-4.1	5,200	3,000
Alberta						
Fort McMurray	990,000	-	-	-	4,000	-
Fort Saskatchewan	675,000	675,000	675,000	-	4,180	2,500
Leduc	450,000	400,000	440,000	2.3	-	-
Spruce Grove	450,000	450,000	505,000	-10.9	3,900	2,200
St. Albert	405,000	405,000	440,000	-8	-	-
Stony Plain	450,000	450,000	490,000	-8.2	3,950	2,200

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



A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	238,600	239,000	254,700	-6.3	-	-
North East	199,300	202,800	222,600	-10.5	-	-
North Inner City	299,700	282,900	303,000	-1.1	-	-
North West	237,700	253,200	260,000	-8.6	-	-
South	223,000	222,800	243,100	-8.3	-	-
South East	253,900	241,900	254,400	-0.2	-	-
South Inner City	297,400	282,300	311,300	-4.5	-	-
South West	235,900	264,200	281,500	-16.2	-	-
West	260,000	282,000	291,800	-10.9	-	-
Edmonton Area						
Castledowns	200,000	195,000	210,000	-4.8	-	-
Clareview	180,000	165,000	190,000	-5.3	-	-
Riverbend/ Terwilligar	230,500	203,000	215,000	7.2	1,185	1,500
Sherwood Park	280,000	280,000	300,000	-6.7	2,140	1,500
Alberta						
Fort McMurray	365,000	-	-	-	1,700	-
Fort Saskatchewan	230,000	230,000	280,000	-17.9	1,000	1,100
Leduc	219,000	210,000	200,000	9.5	-	-
St. Albert	170,000	170,000	185,000	-8.1	-	-

*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

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	312,200	305,100	322,700	-3.3	-	-
North East	212,300	212,300	235,600	-9.9	-	-
North Inner City	351,000	336,300	474,800	-26.1	-	-
North West	341,000	333,600	375,600	-9.2	-	-
South	328,200	290,800	292,400	12.2	-	-
South East	515,200	545,000	469,600	9.7	-	-
South Inner City	472,600	470,700	539,900	-12.5	-	-
South West	283,300	268,000	287,700	-1.5	-	-
West	324,000	340,600	366,700	-11.6	-	-
Edmonton Area						
Fort McMurray	540,000	-	-	-	-	-
Castledowns	220,000	200,000	230,000	-4.3	-	-
Riverbend/ Terwilligar	286,333	280,000	360,000	-20.5	1,800	2,000
Sherwood Park	330,000	330,000	380,000	-13.2	2,375	1,700
St. Albert	225,000	225,000	250,000	-10	-	-

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



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

DETACHED BUNGALOW

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	418,000	410,000	438,000	-4.6	2,300	1,300
North Vancouver	690,000	615,000	700,000	-1.4	-	-
Richmond	531,000	510,000	530,000	0.2	-	-
Surrey	413,000	405,000	425,000	-2.8	2,400	1,300
Vancouver East	590,000	545,000	600,000	-1.7	-	-
Vancouver West	1,050,000	1,000,000	1,050,000	-	5,250	3,500
West Vancouver	880,000	880,000	920,000	-4.3	-	-
Surrey	413,000	405,000	425,000	-2.8	2,400	1,300
White Rock/ South Surrey	533,000	515,000	555,000	-4	2,600	1,500
British Columbia						
Nanaimo	288,390	297,962	-	-	-	-
Sunshine Coast	320,000	-	-	-	2,200	1,200
Victoria	465,000	466,000	439,000	5.9	-	-

*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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	435,000	425,000	460,000	-5.4	2,300	1,400
North Vancouver	840,000	740,000	850,000	-1.2	-	-
Richmond	665,000	640,000	685,000	-2.9	-	-
Surrey	455,000	445,000	510,000	-10.8	2,500	1,400
Vancouver East	702,000	669,000	697,000	0.7	-	-
Vancouver West	1,500,000	1,450,000	1,525,000	-1.6	7,500	5,000
West Vancouver	1,100,000	1,090,000	1,200,000	-8.3	-	-
Surrey	455,000	445,000	510,000	-10.8	2,500	1,400
White Rock/ South Surrey	600,000	580,000	670,000	-10.4	3,000	2,000
British Columbia						
Nanaimo	516,400	520,700	-	-	-	-
Sunshine Coast	420,000	-	-	-	2,400	1,500
Victoria	576,000	575,000	625,000	-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-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	415,000	410,000	407,000	2	2,100	1,200
North Vancouver	740,000	660,000	750,000	-1.3	-	-
Richmond	580,000	525,000	595,000	-2.5	-	-
Surrey	400,000	390,000	415,000	-3.6	2,300	1,300
Vancouver East	629,000	594,000	630,000	-0.2	-	-
Vancouver West	1,250,000	1,200,000	1,275,000	-2	6,250	4,000
West Vancouver	1,000,000	930,000	1,050,000	-4.8	-	-
Surrey	400,000	390,000	415,000	-3.6	2,300	1,300
White Rock/ South Surrey	540,000	530,000	575,000	-6.1	2,800	1,500
British Columbia						
Nanaimo	315,020	310,140	-	-	-	-
Sunshine Coast	380,000	-	-	-	2,500	1,400
Victoria	449,000	446,000	465,000	-3.4	-	-

*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

STANDARD TOWNHOUSE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	276,000	272,000	309,000	-10.7	1,300	1,200
North Vancouver	590,000	542,000	600,000	-1.7	-	-
Richmond	380,000	355,000	381,000	-0.3	-	-
Surrey	300,000	295,000	320,000	-6.3	1,600	1,300
Vancouver East	437,000	411,000	435,000	0.5	-	-
Vancouver West	800,000	750,000	800,000	-	4,000	3,000
West Vancouver	670,000	670,000	680,000	-1.5	-	-
Surrey	300,000	295,000	320,000	-6.3	1,600	1,300
White Rock/ South Surrey	315,000	309,000	340,000	-7.4	2,000	1,400
British Columbia						
Nanaimo	214,980	204,981	-	-	-	-
Sunshine Coast	280,000	-	-	-	2,400	1,200
Victoria	350,000	350,000	361,000	-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

SENIOR EXECUTIVE

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	610,000	600,000	660,000	-7.6	2,800	2,100
North Vancouver	990,000	890,000	1,020,000	-2.9	-	-
Richmond	830,000	740,000	810,000	2.5	-	-
Surrey	575,000	555,000	620,000	-7.3	3,100	2,200
Vancouver East	926,000	898,000	920,000	0.7	-	-
Vancouver West	2,500,000	2,350,000	2,550,000	-2	12,500	6,000
West Vancouver	1,300,000	1,250,000	1,400,000	-7.1	-	-
Surrey	575,000	555,000	620,000	-7.3	3,100	2,200
White Rock/ South Surrey	800,000	775,000	880,000	-9.1	4,500	3,000
British Columbia						
Nanaimo	363,320	342,460	-	-	-	-
Sunshine Coast	580,000	-	-	-	3,000	1,800
Victoria	808,000	805,000	910,000	-11.2	-	-

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



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

STANDARD CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	160,000	160,000	165,000	-3	850	900
North Vancouver	330,000	290,000	325,000	1.5	-	-
Richmond	240,000	235,000	238,000	0.8	-	-
Surrey	190,000	190,000	195,000	-2.6	900	900
Vancouver East	357,000	336,000	329,000	8.5	-	-
Vancouver West	675,000	650,000	675,000	-	3,375	2,200
West Vancouver	420,000	420,000	440,000	-4.5	-	-
Surrey	190,000	190,000	195,000	-2.6	900	900
White Rock/ South Surrey	220,000	220,000	233,000	-5.6	1,760	1,200
British Columbia						
Nanaimo	228,420	228,840	-	-	-	-
Sunshine Coast	220,000	-	-	-	2,000	1,000
Victoria	275,000	275,000	282,000	-2.5	-	-

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



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

LUXURY CONDOMINIUM APARTMENT

	Price Jul-Sept 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	240,000	235,000	280,000	-14.3	1,400	1,200
North Vancouver	450,000	398,000	460,000	-2.2	-	-
Richmond	340,000	305,000	381,000	-10.8	-	-
Vancouver East	496,000	472,000	496,000	-	-	-
Vancouver West	1,000,000	1,000,000	975,000	2.6	5,000	4,500
West Vancouver	770,000	770,000	805,000	-4.3	-	-
Surrey	280,000	280,000	260,000	7.7	1,900	1,400
White Rock/ South Surrey	470,000	470,000	520,000	-9.6	2,700	1,900
British Columbia						
Nanaimo	410,340	423,295	-	-	-	-
Sunshine Coast	250,000	-	-	-	2,200	1,200
Victoria	568,000	575,000	682,000	-16.7	-	-

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

