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ROYAL LEPAGE

HOUSE PRICE
SURVEY



ROYAL LEPAGE

THE ROYAL LEPAGE HOUSE PRICE SURVEY

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

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THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

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

Property Location

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

Mortgage Financing

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

Limitation

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GLOSSARY OF HOUSING TYPES



1. 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.



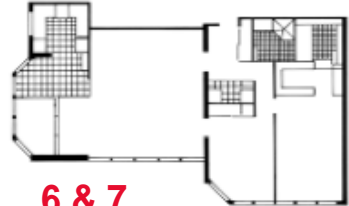
4. STANDARD TOWNHOUSE

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.

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.

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

NOVA SCOTIA. PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	279,000	330,000	275,000	1.8	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	197,000	200,000	197,000	0	-	-
- Eastern Passage	184,000	240,500	183,000	0.5	-	-
- Woodlawn/ Montebello						
Halifax	240,000	249,000	240,000	0	-	-
- Clayton Park/ Fairmount/ Rockingham	312,000	300,500	299,000	4.3	-	-
- North End	220,000	225,000	214,000	2.8	-	-
- West	232,000	232,000	210,000	10.5	-	-
- Sackville	210,000	212,000	209,000	0.5	-	-
Prince Edward Island						
Charlottetown	162,000	162,000	160,000	1.3	-	-
Summerside	140,500	130,500	130,500	7.7	-	-
New Brunswick						
Fredericton	187,000	182,000	180,000	3.9	2 703	800
Moncton	158,000	150,760	165,240	-4.4	-	-
Saint John	177,980	195,000	177,980	0	-	-
Newfoundland						
St. John's						
- East End	218,400	218,400	196,000	11.4	-	-
- Mount Pearl	246,750	246,750	210,000	17.5	-	-
- West	218,925	218,925	194,000	12.8	-	-

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



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

EXECUTIVE DETACHED TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	332,500	330,000	310,000	7.3	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	252,000	265,000	252,000	0	-	-
- Eastern Passage	240,500	240,500	240,000	0.2	-	-
- Woodlawn/ Montebello						
Halifax	240,000	280,000	240,000	0	-	-
- South End	440,000	455,000	432,000	1.9	-	-
- Clayton Park/ Fairmount/ Rockingham	330,000	330,000	300,000	10	-	-
Sackville	245,000	232,500	227,000	7.9	-	-
Prince Edward Island						
Charlottetown	250,000	248,000	248,000	0.8	-	-
Summerside	229,500	229,500	229,500	0	-	-
New Brunswick						
Fredericton	265,000	265,000	261,000	1.5	3 831	1 500
Saint John (Rothesay)	350,000	350,000	333,567	4.9	-	-
Newfoundland						
St. John's						
- East End	361,200	361,200	320,000	12.9	-	-
- Mount Pearl	346,500	346,500	304,000	14	-	-
- West	349,125	349,125	315,000	10.8	-	-

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



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

STANDARD TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	256,000	257,000	240,000	6.7	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	218,900	218,900	195,000	12.3	-	-
- Eastern Passage	183,500	183,500	185,000	-0.8	-	-
- Lawrence Twn	205,000	200,000	202,000	0	-	-
- Woodlawn/ Montebello	352,000	215,000	210,000	2.4	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	285,000	285,000	272,000	4.8	-	-
- North End	258,000	252,000	245,000	5.3	-	-
- South End	385,000	385,000	385,000	0	-	-
- West	318,000	318,000	279,000	14	-	-
Sackville	220,000	221,000	208,000	5.8	-	-
Prince Edward Island						
Charlottetown	196,000	196,000	190,000	3.2	-	-
Summerside	190,000	184,000	184,000	3.3	-	-
New Brunswick						
Fredericton	205,000	205,000	205,000	0	2 904	900
Moncton	137,900	139,300	137,000	0.7	-	-
Saint John (Rothesay)	272,000	270,000	237,905	14.3	-	-
Newfoundland						
St. John's						
- East End	325,500	325,500	289,000	12.6	-	-
- Mount Pearl	304,500	304,500	263,000	15.8	-	-
- West	311,325	311,325	276,000	12.8	-	-

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

STANDARD TOWNHOUSE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	235,000	252,000	235,000	0	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	130,000	133,000	130,000	0	-	-
- Eastern Passage	240,000	237,000	204,000	17.6	-	-
- Woodlawn/ Montebello						
Halifax	226,000	226,000	224,000	0.9	-	-
- Clayton Park/ Fairmount/ Rockingham	225,000	225,000	210,000	7.1	-	-
- North End	280,000	282,000	235,000	19.1	-	-
- West	255,000	265,000	250,000	2	-	-
- Sackville	160,000	154,000	150,000	6.7	-	-
Prince Edward Island						
Charlottetown	120,000	120,000	118,000	1.7	-	-
Summerside	120,000	115,000	115,000	4.3	-	-
New Brunswick						
Fredericton	160,000	160,000	155,000	3.2	2 313	900
Saint John (Rothesay)	182,000	149,900	167,450	8.7	-	-
Newfoundland						
St. John's						
- East End	157,500	157,500	140,000	12.5	-	-
- Mount Pearl	157,500	157,500	140,000	12.5	-	-
- West	160,625	160,625	140,000	14.7	-	-

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

SENIOR EXECUTIVE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	390,000	410,000	390,000	0	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	333,900	339,000	333,000	0.3	-	-
- Woodlawn/ Montebello	215,000	352,000	353,000	-0.3	-	-
Halifax						
- South End	550,000	566,000	545,000	0	-	-
- Clayton Park/ Fairmount/ Rockingham	430,000	430,000	420,000	2.4	-	-
- West	320,000	337,000	315,000	3.2	-	-
Prince Edward Island						
Charlottetown	325,000	325,000	320,000	1.6	-	-
New Brunswick						
Fredericton	349,000	336,000	330,000	5.8	5 045	1 500
Moncton	269,300	258,900	253,500	6.2	-	-
Newfoundland						
St. John's						
- East End	468,300	468,300	420,000	11.5	-	-
- Mount Pearl	372,750	372,750	330,000	13	-	-
- West	388,500	388,500	340,000	14.3	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	190,000	208,000	191,000	-0.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	130,000	139,000	130,000	0	-	-
- Woodlawn/ Montebello						
Halifax	173,000	173,000	168,000	3.0	-	-
- South End	285,000	282,000	270,000	0	-	-
Prince Edward Island						
Charlottetown	125,000	122,000	120,000	4.2	-	-
New Brunswick						
Fredericton	155,000	151,000	145,000	6.9	2 241	950
Newfoundland						
St. John's						
- East End	246,750	246,750	220,000	12.2	-	-
- Mount Pearl	241,500	241,500	216,000	11.8	-	-
- West	237,300	237,300	215,000	10.4	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	370,000	362,000	370,000	0	-	-
Halifax						
- South End	325,000	325,000	334,000	0	-	-
Prince Edward Island						
Charlottetown	325,000	320,000	310,000	4.8	-	-
New Brunswick						
Fredericton	178,000	183,000	179,000	-0.6	2 572	1 000
Newfoundland						
St. John's						
- East End	305,025	305,025	270,000	13	-	-
- Mount Pearl	247,800	247,800	220,000	12.6	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	160,000	155,000	3.2	2,700	900
Trois-Rivieres	150,000	146,384	138,750	8.1	2,475	680
Montréal Area						
Ahuntsic	325,000	321,000	282,000	15.2	3,200	1,550
Beaconsfield	310,000	310,000	300,000	3.3	4,300	1,900
Boucherville	265,000	269,246	240,000	10.4	-	-
Côte-St-Luc	265,000	251,000	245,000	8.2	4,400	1,800
Dorval	275,000	275,000	250,000	10	4,000	1,900
Lachine	267,000	265,000	230,000	16.1	4,000	1,900
Lasalle/ Verdun	225,000	207,000	206,000	9.2	2,800	975
Pointe- Claire	277,000	275,000	248,500	11.5	4,000	1,800
St- Bruno de Montarville	236,250	225,000	217,360	8.7	-	-
St- Lambert	250,000	244,000	229,500	8.9	3,750	1,700
St- Laurent	337,000	334,500	290,000	16.2	3,200	1,850
Québec City Area						
Beauport	210,500	216,500	196,500	7.1	3,723	1,200
Cap-Rouge	251,000	251,000	279,500	-10.2	3,285	1,300
Charlesbourg	218,500	227,000	188,500	15.9	5,231	1,200
Neufchatel	233,500	224,000	217,500	7.4	3,177	1,200
Québec (Haute-Ville)	324,000	309,000	309,000	4.9	5,238	1,400
Rive-Sud	215,000	221,500	189,000	13.8	3,423	1,100
Sillery	382,000	427,000	376,000	1.6	3,033	1,541
Ste-Foy	287,000	340,500	241,000	19.1	3,044	1,400

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	225,000	230,000	-2.2	3,700	1,200
Trois-Rivieres	256,200	290,000	250,000	2.5	4,122	1,161
Montréal Area						
Ahuntsic	530,000	520,000	425,000	24.7	3,500	2,300
Beaconsfield	438,000	425,000	415,000	5.5	5,800	3,000
Boucherville	443,422	431,778	399,290	11.1	-	-
Côte-St-Luc	495,000	486,000	480,000	3.1	4,900	2,600
Dorval	388,000	380,000	350,000	10.9	4,700	2,800
Lachine	352,000	350,000	320,000	10	4,700	2,600
Lasalle/ Verdun	290,000	269,000	262,000	10.7	3,300	1,700
Montréal West	443,000	445,000	435,000	1.8	6,500	3,100
Mount Royal	610,000	610,000	580,000	5.2	7,000	4,800
Pointe-Claire	386,000	385,000	350,000	10.3	6,000	3,000
Notre-Dame-De-Grâce	510,000	495,000	489,000	4.3	4,900	2,900
Outremont	810,000	810,000	785,000	3.2	8,500	4,000
St- Bruno de Montarville	378,000	360,000	343,200	10.1	-	-
St- Lambert	500,000	495,000	467,000	7.1	5,500	2,750
St- Laurent	515,000	497,500	415,000	24.1	3,500	2,400
Westmount	1,100,000	1,050,000	920,000	19.6	-	-
Québec City Area						
Beauport	327,000	306,000	262,000	24.8	5,422	1,600
Cap-Rouge	355,500	396,500	291,000	22.2	4,312	1,700
Charlesbourg	273,500	303,500	242,000	13	4,257	1,600
Neufchatel	303,000	292,000	330,000	-8.2	5,754	1,600
Québec (Haute-Ville)	364,000	372,000	347,000	4.9	6,588	1,800
Rive-Sud	300,500	331,000	300,500	0	3,455	1,500
Sillery	393,000	386,000	340,500	15.6	4,456	1,882
Ste-Foy	364,000	363,500	296,000	23	2,860	1,600

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	190,000	190,000	185,000	2.7	3,000	1,000
Trois-Rivieres	158,000	159,125	148,000	6.8	2,326	716
Montréal Area						
Ahuntsic	330,000	320,000	280,000	17.9	2,750	1,700
Beaconsfield	392,000	390,000	375,000	4.5	4,700	2,100
Boucherville	326,500	321,500	289,333	12.8	-	-
Dorval	278,000	275,000	252,000	10.3	4,000	1,900
Lachine	277,000	275,000	240,000	15.4	3,700	1,900
Montréal West	375,000	374,000	370,000	1.4	5,400	2,150
Mount Royal	495,000	495,000	404,000	22.5	6,000	3,500
Pointe-Claire	332,000	330,000	298,000	11.4	4,900	2,000
Notre-Dame-De-Grâce	392,000	385,000	382,000	2.6	3,200	1,500
Outremont	460,000	460,000	450,000	2.2	4,900	2,300
St- Bruno de Montarville	267,750	255,000	243,984	9.7	-	-
St- Lambert	305,000	290,000	275,000	10.9	3,400	2,500
St- Laurent	350,000	345,000	290,000	20.7	2,750	1,950
Westmount	668,000	655,000	610,000	9.5	-	-
Québec City Area						
Beauport	220,500	220,500	167,000	32	2,869	1,400
Cap-Rouge	300,600	311,000	300,600	0	3,200	1,500
Neufchatel	233,000	222,000	250,000	-6.8	4,712	1,400
Québec (Haute-Ville)	308,000	308,000	250,000	23.2	3,842	1,600
Rive-Sud	200,000	271,000	159,000	25.8	4,031	1,300
Sillery	300,000	325,000	250,000	20	3,594	1,600
Ste-Foy	300,000	283,000	275,000	9.1	3,111	1,450

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	150,000	145,000	3.4	2,500	750
Montréal Area						
Ahuntsic	239,000	236,000	214,000	11.7	2,200	1,500
Beaconsfield	315,000	315,000	300,000	5	4,300	1,900
Boucherville	243,200	232,808	216,000	12.6	-	-
Côte-St-Luc	227,000	229,000	233,000	-2.6	3,900	2,200
Lachine	273,000	270,000	258,000	5.8	3,700	1,900
Outremont	405,000	405,000	385,000	5.2	3,600	2,200
Pointe- Claire	267,000	265,000	238,000	12.2	4,300	2,000
St- Bruno de Montarville	203,940	198,000	190,000	7.3	-	-
St- Lambert	275,000	273,000	255,000	7.8	3,100	1,400
St- Laurent	280,000	275,000	225,000	24.4	2,200	1,500
Québec City Area						
Beauport	176,500	176,500	150,000	17.7	1,944	1,100
Cap-Rouge	237,000	237,000	210,500	12.6	2,539	1,200
Charlesbourg	201,500	194,000	158,000	27.5	2,566	1,100
Neufchatel	186,000	178,500	165,500	12.4	2,619	1,100
Québec (Haute-Ville)	285,000	249,500	231,000	23.4	3,791	1,350
Rive-Sud	242,500	222,500	210,000	14.8	1,670	900
Sillery	325,000	270,000	280,000	16.1	2,299	1,300
Ste-Foy	227,000	207,500	256,000	-11.3	2,643	1,200

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Q U É B E C

SENIOR EXECUTIVE

	Price Jul- Sept 2010	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	320,000	0	4,500	2,000
Trois-Rivieres	363,500	392,000	500,000	-27.3	4,902	1,647
Montréal Area						
Ahuntsic	735,000	715,000	684,000	7.5	7,400	7,400
Beaconsfield	520,000	520,000	500,000	4	6,700	3,800
Boucherville	945,000	940,750	940,750	0.5	-	-
Côte-St-Luc	426,000	425,000	390,000	9.2	7,200	3,600
Pointe-Claire	915,000	915,000	875,000	4.6	10,000	4,200
Outremont	915,000	915,000	875,000	4.6	10,000	4,200
St- Bruno de Montarville	485,100	462,000	445,230	9	-	-
St- Lambert	425,000	390,000	362,000	17.4	4,900	2,750
St- Laurent	765,000	750,000	700,000	9.3	7,400	5,500
Westmount	1,515,000	1,480,000	1,450,000	4.5	-	-
Québec City Area						
Cap-Rouge	581,000	581,000	459,500	26.4	4,455	1,847
Charlesbourg	423,500	423,500	336,500	25.9	6,202	1,800
Neufchatel	453,000	442,000	497,000	-8.9	11,094	1,800
Québec (Haute-Ville)	653,500	439,500	530,000	23.3	8,947	2,200
Rive-Sud	469,500	488,500	447,000	5	3,584	1,750
Sillery	611,000	562,000	650,000	-6	5,169	2,100
Ste-Foy	560,000	571,000	483,000	15.9	4,252	2,000

*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 2010	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	175,000	0	2,800	900
Trois-Rivieres	131,133	145,179	114,750	14.3	2,096	594
Montréal Area						
Ahuntsic	209,000	203,000	185,000	13	2,100	1,200
Boucherville	196,222	196,430	177,000	10.9	-	-
Côte-St-Luc	237,000	238,000	236,000	0.4	3,650	1,550
Dorval	240,000	240,000	220,000	9.1	4,000	1,900
Lachine	282,000	280,000	253,000	11.5	4,000	1,900
Lasalle/ Verdun	180,000	169,000	163,000	10.4	2,200	1,200
Outremont	345,000	345,000	330,000	4.5	4,000	2,100
St- Bruno de Montarville	187,000	187,000	177,000	5.6	-	-
St- Lambert	190,000	180,000	172,000	10.5	2,500	1,250
St- Laurent	254,000	251,000	205,000	23.9	2,100	1,400
Westmount	305,000	300,000	260,000	17.3	-	-
Québec City Area						
Beauport	176,000	183,000	133,000	32.3	2,349	1,100
Cap-Rouge	223,000	223,000	205,000	8.8	2,155	1,200
Charlesbourg	193,000	178,500	143,000	35	2,694	1,100
Neufchatel	191,000	204,000	166,500	14.7	1,797	1,100
Québec (Haute-Ville)	230,500	225,000	170,000	35.6	3,571	1,250
Rive-Sud	175,000	178,000	147,500	18.6	1,900	900
Sillery	190,000	184,000	187,000	1.6	2,412	1,100
Ste-Foy	208,500	204,000	173,000	20.5	1,712	1,000

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	215,000	215,000	220,000	-2.3	3,700	1,200
Montréal Area						
Ahuntsic	385,000	376,000	337,000	14.2	3,200	2,000
Boucherville	359,000	348,967	306,000	17.3	-	-
Côte-St-Luc	352,000	355,000	352,000	0	2,900	2,600
Lasalle/ Verdun	230,000	225,000	225,000	2.2	2,950	1,650
Notre-Dame-De-Grâce	305,000	300,000	302,000	1	3,350	2,600
Outremont	830,000	830,000	800,000	3.8	8,000	3,800
Pointe- Claire	372,000	370,000	338,000	10.1	6,700	3,400
St- Bruno de Montarville	330,000	333,000	320,000	3.1	-	-
St- Lambert	380,000	380,000	367,000	3.5	4,000	2,300
St- Laurent	420,000	410,000	365,000	15.1	3,200	2,100
Westmount	545,000	500,000	500,000	9	-	-
Québec City Area						
Haute-Ville	466,000	439,500	335,000	39.1	8,156	1,927
Rive-Sud	305,000	312,000	255,000	19.6	2,664	2,000
Sillery	445,000	445,000	316,000	40.8	5,879	2,119
Ste-Foy	358,000	396,500	313,000	14.4	2,694	1,900

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O N T A R I O

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	330,000	326,000	303,000	8.9	3,100	2,500
Etobicoke						
- Islington/ Kingsway	544,000	531,000	513,000	6	3,900	2,500
- South Etobicoke	398,000	389,000	382,000	4.2	2,500	-
High Park	740,000	725,000	675,000	9.6	5,400	2,300
Lawrence Park	745,000	760,000	725,000	2.8	-	-
Leaside	600,000	675,000	635,000	-5.5	-	-
Markham	500,000	500,000	430,000	16.3	5,045	2,200
Mississauga GTA	406,000	402,000	368,000	10.3	4,325	1,950
- Meadowvale/ Streetsville	355,000	385,000	355,000	0	3,500	1,700
Newmarket	355,000	342,750	422,000	-15.9	3,900	1,700
North Toronto	600,000	610,000	575,000	4.3	-	-
Oakville	378,000	378,000	350,000	8	3,000	1,500
Richmond Hill	365,000	395,000	365,000	0	-	-
Scarborough						
- Agincourt	400,000	395,000	370,000	8.1	2,600	1,450
- Central	355,000	360,000	350,000	1.4	2,500	1,500
- West Hill	400,000	390,000	350,000	14.3	2,500	1,500
Thornhill	615,000	620,000	620,000	-0.8	-	-
Unionville	625,000	625,000	530,000	17.9	6,306	2,400
Woodbridge	427,000	427,000	425,000	0.5	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	261,000	265,000	252,000	3.6	3,000	1,400
Brantford	189,000	189,000	180,000	5	3,074	1,200
Hamilton						
- Centre	125,141	113,701	99,800	25.4	1,634	1,250
- East	177,320	177,085	161,379	9.9	2,287	1,300
- Mountain	220,253	218,253	215,816	2.1	2,830	1,424
- West	260,589	269,153	237,325	9.8	3,285	1,563
London	236,500	233,500	225,000	5.1	-	-
North Bay	250,000	255,000	225,000	11.1	4,050	1,600
Ottawa	550,000	550,000	510,000	7.8	6,100	3,100
- Eastern	294,000	294,000	270,000	8.9	4,050	1,800
- Kanata	315,500	333,000	315,500	0	-	-
- Orleans	296,000	295,000	272,000	8.8	4,050	1,700
- Southern	293,000	293,000	270,000	8.5	4,050	1,900
- Western	290,000	240,000	322,500	-10.1	-	-
Stoney Creek	258,729	261,207	244,356	5.9	3,066	1,525

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	951,000	947,000	875,000	8.7	-	-
Bloor West Village	1,100,000	1,110,000	975,000	12.8	5,600	2,600
Burlington	499,950	499,950	440,000	13.6	4,500	2,300
Cabbagetown	705,000	740,000	740,000	-4.7	-	-
Etobicoke						
- Islington/ Kingsway	750,000	718,000	685,000	9.5	5,000	4,800
- South Etobicoke	583,000	575,000	510,000	14.3	3,700	-
Forest Hill	1,550,000	1,530,000	1,500,000	3.3	-	-
High Park	1,050,000	1,025,000	985,000	6.6	6,600	3,200
Lawrence Park	1,550,000	1,575,000	1,525,000	1.6	-	-
Leaside	1,000,000	1,135,000	1,000,000	0	-	-
Markham	580,000	575,000	500,000	16	5,852	2,400
Midtown Toronto	1,439,000	1,420,000	1,370,000	5	-	-
Mississauga GTA	460,000	454,000	417,500	10.2	5,275	2,600
- Meadowvale/ Mississauga	425,000	436,500	425,000	0	3,800	2,200
Moore Park	1,650,000	1,700,000	1,600,000	3.1	-	-
Newmarket	612,000	650,000	604,000	1.3	5,400	3,500
North Toronto	1,350,000	1,350,000	1,350,000	0	-	-
Oakville	614,250	614,250	550,000	11.7	4,500	3,000
Richmond Hill	425,000	460,000	425,000	0	-	-
Scarborough						
- Agincourt	510,000	500,000	480,000	6.3	3,300	1,800
- Central	435,000	450,000	450,000	-3.3	3,300	1,900
- West Hill	510,000	500,000	480,000	6.3	3,400	1,850
Thornhill	575,000	615,000	615,000	-6.5	-	-
Unionville	675,000	675,000	600,000	12.5	6,811	2,500
Woodbridge	475,000	475,000	472,000	0.6	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	308,000	310,000	288,000	6.9	3,600	1,500
Brantford	302,000	285,000	277,000	9	4,911	1,550
London	312,100	309,000	297,200	5	-	-
North Bay	305,000	310,000	270,000	13	4,100	1,700
Ottawa	562,000	560,000	517,000	8.7	6,100	3,100
– Eastern	348,000	347,500	319,000	9.1	4,175	1,800
– Kanata	371,000	397,000	371,000	0	-	-
– Orleans	380,000	377,000	351,000	8.3	5,040	1,900
– Southern	376,000	374,000	347,000	8.4	5,040	1,900
– Western	415,000	435,000	415,000	0	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	630,000	612,000	568,000	10.9	-	-
Bloor West Village	711,000	700,000	665,000	6.9	4,100	2,300
Burlington	395,000	370,000	350,000	12.9	2,950	1,800
Cabbagetown	655,000	640,000	620,000	5.6	-	-
Etobicoke						
- Islington/ Kingsway	614,000	586,000	563,000	9.1	4,150	2,400
- South Etobicoke	446,000	439,000	427,000	4.4	3,000	-
Forest Hill	916,000	905,000	800,000	14.5	-	-
High Park	650,000	660,000	620,000	4.8	4,600	2,200
Lawrence Park	890,000	910,000	865,000	2.9	-	-
Leaside	700,000	765,000	760,000	-7.9	-	-
Markham	485,000	480,000	420,000	15.5	4,895	2,100
Midtown Toronto	849,000	840,000	785,000	8.2	-	-
Mississauga GTA	383,500	380,000	349,500	9.7	3,850	2,275
- Meadowvale/ Streetsville	331,000	364,000	331,000	0	2,900	1,600
Moore Park	950,000	1,125,000	990,000	-4	-	-
Newmarket	400,000	406,000	389,000	2.8	3,900	2,200
North Toronto	785,000	795,000	760,000	3.3	-	-
Oakville	441,000	420,000	370,000	19.2	3,000	1,900
Richmond Hill	380,000	410,000	380,000	0	-	-
Riverdale	515,000	515,000	500,000	3	-	-
Scarborough						
- Agincourt	375,000	385,000	370,000	1.4	2,700	1,600
- Central	380,000	390,000	380,000	0	2,700	1,800
- West Hill	405,000	400,000	390,000	3.8	2,700	1,600
The Annex	845,000	845,000	742,000	13.9	-	-
Thornhill	495,000	520,000	495,000	0	-	-
Unionville	610,000	610,000	530,000	15.1	6,155	2,300
Woodbridge	349,000	349,000	347,000	0.6	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	256,000	259,000	245,000	4.5	2,900	1,400
Brantford	196,000	195,000	193,000	1.6	3,188	3,188
Hamilton						
- Centre	150,888	148,852	131,094	15.1	1,998	-
- Mountain	321,086	330,736	309,148	3.9	3,944	-
London	246,700	244,500	235,000	5	-	-
North Bay	245,000	250,000	215,000	14	3,150	1,600
Ottawa	480,000	485,000	453,000	6	5,540	2,700
- Eastern	300,000	301,000	277,000	8.3	4,050	1,600
- Kanata	300,000	325,000	296,500	1.2	-	-
- Orleans	310,000	313,000	286,500	8.2	4,200	1,600
- Southern	316,000	315,000	288,000	9.7	4,050	1,600
- Western	365,000	371,000	355,000	2.8	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	538,000	550,000	478,000	12.6	-	-
Bloor West Village	465,000	460,000	435,000	6.9	2,850	1,800
Burlington	251,000	250,000	235,000	6.8	2,250	1,500
Cabbagetown	560,000	575,000	547,000	2.4	-	-
Etobicoke						
- Islington/ Kingsway	418,000	394,000	358,000	16.8	2,700	2,000
- South Etobicoke	448,000	438,200	443,000	1.1	2,900	-
Markham	380,000	375,000	330,000	15.2	3,835	1,900
Mississauga GTA	283,000	281,000	256,000	10.5	2,850	1,875
- Meadowvale/ Streetsville	244,000	267,000	244,000	0	2,400	1,500
North Toronto	550,000	570,000	530,000	3.8	-	-
Newmarket	318,000	320,000	313,000	1.6	3,000	1,400
Oakville	367,500	367,500	326,000	12.7	2,300	1,500
Richmond Hill	280,000	290,000	280,000	0	-	-
Scarborough						
- Agincourt	260,000	265,000	248,000	4.8	1,950	1,400
- Central	250,000	235,000	245,000	2	1,800	1,350
- West Hill	285,000	285,000	270,000	5.6	2,000	1,400
Thornhill	245,000	260,000	250,000	-2	-	-
Unionville	400,000	400,000	380,000	5.3	4,036	2,100
Waterfront- Toronto	507,500	510,000	500,000	1.5	-	-
Woodbridge	300,000	297,000	295,000	1.7	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	198,000	194,000	185,000	7	2,200	1,150
Brantford	182,000	160,000	176,000	3.4	2,960	1,100
London	167,500	166,500	154,100	8.7	-	-
North Bay	135,000	135,000	118,000	14.4	2,550	1,400
Ottawa	327,000	323,000	294,000	11.2	4,050	1,500
– Eastern	235,000	235,000	211,000	11.4	3,450	1,200
– Kanata	250,000	265,000	246,000	1.6	-	-
– Orleans	245,000	244,000	219,000	11.9	3,550	1,300
– Southern	300,000	315,000	295,000	1.7	3,625	1,250
– Western	300,000	315,000	295,000	1.7	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,383,000	1,415,000	1,305,000	6	-	-
Burlington	651,000	651,000	602,500	8	4,500	3,600
Cabbagetown	705,000	620,000	620,000	13.7	-	-
Etobicoke						
- Islington/ Kingsway	1,050,400	961,000	938,000	12	7,000	5,000
Forest Hill	2,095,000	2,100,000	2,000,000	4.8	-	-
Lawrence Park	2,290,000	2,290,000	2,300,000	-0.4	-	-
Leaside	1,350,000	1,600,000	1,500,000	-10	-	-
Markham	655,000	650,000	560,000	17	6,609	2,500
Midtown Toronto	2,150,000	2,100,000	2,200,000	-2.3	-	-
Mississauga GTA	640,000	628,000	579,500	10.4	7,125	3,800
- Meadowvale/ Streetsville	550,000	602,500	550,000	0	4,900	2,800
Moore Park	2,400,000	2,500,000	2,350,000	2.1	-	-
Newmarket	700,000	700,000	725,000	-3.4	6,000	3,700
North Toronto	1,950,000	1,975,000	1,920,000	1.6	-	-
Oakville	724,500	724,500	660,000	9.8	7,300	4,500
Richmond Hill	495,000	550,000	495,000	0	-	-
Scarborough						
- Agincourt	535,000	550,000	540,000	-0.9	3,600	2,000
- Central	515,000	525,000	525,000	-1.9	3,800	2,200
- West Hill	725,000	710,000	675,000	7.4	4,000	2,150
Thornhill	670,000	685,000	675,000	-0.7	-	-
Unionville	830,000	825,000	720,000	15.3	8,376	3,000
Woodbridge	472,000	470,000	470,000	0.4	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	509,000	535,000	480,000	6	5,200	2,000
Brantford	316,000	310,000	300,000	5.3	5,140	1,800
London	451,400	447,500	435,000	3.8	-	-
North Bay	390,000	395,000	360,000	8.3	5,700	2,000
Ottawa	775,000	770,000	720,000	7.6	7,600	3,700
– Kanata	487,500	505,000	487,500	0	-	-
– Orleans	495,000	490,000	455,000	8.8	6,600	2,500
– Rockcliffe Park	975,000	2,200,000	1,090,000	-10.6	12,000	4,850
– Southern	475,000	482,000	460,000	3.3	6,650	2,600
– Western	475,000	482,000	460,000	3.3	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	310,000	305,000	285,000	8.8	2,700	1,700
Burlington	258,000	258,000	249,900	3.2	2,250	1,875
Cabbagetown	370,000	363,000	350,000	5.7	-	-
Etobicoke						
- Islington/ Kingsway	350,000	330,000	300,000	16.7	2,400	1,800
- South Etobicoke	347,000	330,000	330,000	5.2	2,300	-
Forest Hill	550,000	550,000	550,000	0	-	-
High Park	395,000	390,000	375,000	5.3	2,600	1,800
Lawrence Park	522,000	530,000	520,000	0.4	-	-
Leaside	360,000	360,000	290,000	24.1	-	-
Markham	300,000	300,000	280,000	7.1	3,027	1,800
Midtown Toronto	428,000	415,000	410,000	4.4	-	-
Mississauga GTA	255,500	253,500	228,000	12.1	2,500	1,600
- Meadowvale/ Streetsville	218,000	240,000	218,000	0	1,900	1,200
North Toronto	390,000	395,000	382,000	2.1	-	-
Newmarket	269,000	258,000	234,000	15	3,000	1,500
Oakville	278,250	278,250	250,000	11.3	2,100	1,450
Richmond Hill	245,000	260,000	245,000	0	-	-
Riverdale	454,000	450,000	409,000	11	-	-
Scarborough						
- Agincourt	225,000	220,000	210,000	7.1	1,600	1,250
- Central	230,000	225,000	225,000	2.2	1,600	1,300
- West Hill	210,000	215,000	205,000	2.4	1,500	1,350
The Annex	454,000	450,000	409,000	11	-	-
Thornhill	280,000	280,000	280,000	0	-	-
Unionville	362,000	360,000	320,000	13.1	3,653	1,900
Waterfront- Toronto	408,000	415,000	400,000	2	-	-
Woodbridge	277,000	275,000	273,000	1.5	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	249,000	257,000	239,000	4.2	2,900	1,300
Brantford	143,000	146,000	144,000	-0.7	2,326	1,000
London	141,500	143,000	128,800	9.9	-	-
North Bay	175,000	175,000	148,000	18.2	2,750	1,400
Ottawa	321,000	320,000	287,000	11.8	3,800	1,300
– Eastern	190,000	196,000	175,000	8.6	2,800	1,200
– Kanata	190,000	200,000	188,000	1.1	-	-
– Orleans	200,000	205,000	184,000	8.7	3,000	1,100
– Southern	211,000	211,000	187,000	12.8	3,000	1,200
– Western	260,000	269,000	255,000	2	-	-

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	513,000	510,000	475,000	8	3,800	1,900
Burlington	500,375	535,000	510,500	-2	4,100	3,300
Etobicoke						
- Islington/ Kingsway	530,000	507,000	470,000	12.8	3,300	2,900
- South Etobicoke	491,000	481,000	458,000	7.2	3,100	-
Forest Hill	820,000	820,000	800,000	2.5	-	-
High Park	690,000	675,000	630,000	9.5	3,800	1,900
Lawrence Park	790,000	790,000	795,000	-0.6	-	-
Markham	380,000	380,000	350,000	8.6	3,632	1,900
Midtown Toronto	823,000	800,000	770,000	6.9	-	-
Mississauga GTA	342,000	339,500	315,000	8.6	3,600	2,500
- Meadowvale/ Streetsville	302,500	328,000	302,500	0	2,300	1,500
North Toronto	650,000	665,000	640,000	1.6	-	-
Oakville	420,000	420,000	375,000	12	3,200	2,000
Richmond Hill	275,000	280,000	275,000	0	-	-
Scarborough						
- Agincourt	340,000	335,000	325,000	4.6	2,600	1,700
- Central	340,000	335,000	335,000	1.5	2,200	1,800
- West Hill	380,000	385,000	380,000	0	2,500	1,900
Thornhill	309,500	315,000	310,000	-0.2	-	-
Unionville	460,000	460,000	420,000	9.5	4,614	2,200
Waterfront- Toronto	999,000	1,000,000	1,050,000	-4.9	-	-
Woodbridge	268,000	267,000	265,000	1.1	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	392,000	382,000	350,000	12	4,300	1,900
London	254,200	253,500	232,000	9.6	-	-
North Bay	290,000	295,000	265,000	9.4	5,400	1,700
Ottawa	453,000	450,000	405,000	11.9	4,650	2,800
- Kanata	230,000	243,000	230,000	0	-	-
- Southern	470,000	460,000	426,000	10.3	6,650	2,600
- Western	400,000	225,000	390,000	2.6	-	-

*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

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	256,000	257,000	233,000	9.9	-	-
Fort Richmond	272,000	270,000	249,000	9.2	-	-
North East	260,000	260,000	234,000	11.1	-	-
North West	255,000	253,000	238,000	7.1	-	-
River Heights	272,000	265,000	248,000	9.7	-	-
South St. Vital	286,000	285,000	269,000	6.3	-	-
Southdale/ Windsor Park	251,000	250,000	229,000	9.6	-	-
Westwood	253,000	253,000	227,000	11.5	-	-
Saskatchewan Area						
Regina						
- North	270,000	267,000	256,000	5.5	-	-
- South	316,000	316,000	290,000	9	-	-
Saskatoon						
- East Central	330,000	338,000	315,000	4.8	-	-
- East End	345,000	352,000	330,000	4.5	-	-
- North	330,000	330,000	310,000	6.5	-	-
- West	310,000	305,000	291,000	6.5	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	375,000	375,000	340,000	10.3	-	-
Fort Richmond	380,000	374,000	344,000	10.5	-	-
North East	358,000	360,000	320,000	11.9	-	-
North West	368,000	368,000	328,000	12.2	-	-
River Heights	372,000	364,000	350,000	6.3	-	-
South St. Vital	390,000	390,000	351,000	11.1	-	-
Southdale/ Windsor Park	356,000	355,000	321,000	10.9	-	-
Tuxedo	400,000	394,000	375,000	6.7	-	-
Westwood	333,000	333,000	300,000	11	-	-
Saskatchewan Area						
Regina						
- North	450,000	449,000	385,000	16.9	-	-
- South	430,000	431,000	390,000	10.3	-	-
Saskatoon						
- East Central	460,000	440,000	440,000	4.5	-	-
- East End	475,000	450,000	460,000	3.3	-	-
- North	440,000	430,000	430,000	2.3	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	278,500	280,000	280,000	-0.5	-	-
Fort Richmond	295,000	300,000	263,500	12	-	-
North East	275,000	295,000	256,000	7.4	-	-
North West	290,000	301,000	269,000	7.8	-	-
River Heights	306,000	305,000	281,000	8.9	-	-
South St. Vital	310,000	321,000	280,000	10.7	-	-
Southdale/ Windsor Park	262,000	270,000	234,000	12	-	-
Westwood	281,000	279,000	264,000	6.4	-	-
Saskatchewan Area						
Regina						
- North	238,000	235,000	228,000	4.4	-	-
- South	310,000	320,000	275,000	12.7	-	-
Saskatoon						
- East Central	355,000	357,000	340,000	4.4	-	-
- East End	370,000	370,000	365,000	1.4	-	-
- North	350,000	360,000	335,000	4.5	-	-
- West	325,000	335,000	323,000	0.6	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	180,000	180,000	180,000	0	-	-
Fort Richmond	191,000	195,000	178,000	7.3	-	-
North East	178,000	190,000	160,000	11.3	-	-
North West	188,000	193,000	157,000	19.7	-	-
Southdale/ Windsor Park	171,000	182,000	150,000	14	-	-
Westwood	178,000	183,000	157,000	13.4	-	-
Saskatchewan Area						
Regina						
- North	230,000	230,000	215,000	7	-	-
- South	275,000	275,000	268,000	2.6	-	-
Saskatoon						
- East End	250,000	235,000	245,000	2	-	-
- North	246,000	230,000	235,000	4.7	-	-

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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	505,000	500,000	498,000	1.4	-	-
- South	595,000	525,000	495,000	20.2	-	-
Saskatoon						
- East End	640,000	640,000	618,000	3.6	-	-
- North	540,000	540,000	530,000	1.9	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	158,000	160,000	148,000	6.8	-	-
Fort Richmond	163,000	165,000	153,000	6.5	-	-
North East	138,000	135,000	126,000	9.5	-	-
North West	205,000	210,000	175,000	17.1	-	-
River Heights	155,000	158,000	140,000	10.7	-	-
South St. Vital	186,000	172,000	186,000	0	-	-
Westwood	142,000	148,000	134,000	6	-	-
Saskatchewan Area						
Regina						
- North	164,000	164,000	156,000	5.1	-	-
- South	205,000	212,000	214,000	-4.2	-	-
Saskatoon						
- East Central	230,000	240,000	220,000	4.5	-	-
- East End	230,000	240,000	220,000	4.5	-	-
- North	230,000	230,000	220,000	4.5	-	-

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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	365,000	365,000	324,900	12.3	-	-
North East	280,000	280,000	280,000	0	-	-
North West	274,500	274,500	261,500	5	-	-
Saskatchewan Area						
Regina						
- North	290,000	301,000	280,000	3.6	-	-
- South	324,000	324,000	273,000	18.7	-	-
Saskatoon						
- East Central	330,000	320,000	320,000	3.1	-	-
- East End	310,000	320,000	301,000	3	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	364,000	383,600	346,900	4.9	-	-
North East	310,200	325,000	310,500	-0.1	-	-
North Inner City	455,600	460,600	448,600	1.6	-	-
North West	392,000	414,300	389,800	0.6	-	-
South	351,300	357,900	363,600	-3.4	-	-
South East	391,300	376,800	356,100	9.9	-	-
South Inner City	438,300	478,600	461,800	-5.1	-	-
South West	392,000	404,200	381,600	2.7	-	-
West	620,000	578,800	558,600	11	-	-
Edmonton Area						
Castledowns	260,000	260,000	285,000	-8.8	-	-
Clareview	250,000	250,000	275,000	-9.1	-	-
Riverbend/ Terwilligar	440,000	491,000	380,000	15.8	2 900	2 500
Sherwood Park	330,000	330,000	320,000	3.1	2 250	1 600
Alberta						
Fort Saskatchewan	305,000	305,000	300,000	1.7	1 760	1 400
Leduc	290,000	290,000	290,000	0	-	-
Spruce Grove	330,000	325,000	330,000	0	2 400	-
St. Albert	280,000	285,000	280,000	0	-	-
Stony Plain	316,000	316,000	315,000	0.3	-	-

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



A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	418,700	487,400	451,400	-7.2	-	-
North East	429,200	437,600	422,200	1.7	-	-
North Inner City	702,500	654,700	747,400	-6	-	-
North West	480,600	496,300	472,000	1.8	-	-
South	458,600	478,700	443,900	3.3	-	-
South East	544,100	663,200	599,100	-9.2	-	-
South Inner City	778,100	823,700	684,600	13.7	-	-
South West	520,700	549,800	488,200	6.7	-	-
West	545,000	521,200	511,200	6.6	-	-
Edmonton Area						
Castledowns	385,000	385,000	418,000	-7.9	-	-
Clareview	380,000	380,000	375,000	1.3	-	-
Riverbend/ Terwilligar	446,000	477,560	478,000	-6.7	2 853	2 800
Sherwood Park	420,000	420,000	420,000	0	3 500	2 000
Alberta						
Fort Saskatchewan	420,000	420,000	420,000	0	2 400	1 600
Leduc	375,000	375,000	370,000	1.4	-	-
St. Albert	315,000	335,000	315,000	0	-	-
Stony Plain	437,000	435,000	430,000	1.6	-	-

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A L B E R T A

STANDARD TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	370,900	388,400	379,500	-2.3	-	-
North East	332,900	357,000	328,600	1.3	-	-
North Inner City	559,300	520,500	526,500	6.2	-	-
North West	391,400	412,600	395,800	-1.1	-	-
South	368,500	377,000	361,800	1.9	-	-
South East	355,200	375,800	373,800	-5	-	-
South Inner City	506,700	510,500	564,800	-10.3	-	-
South West	377,900	405,400	390,800	-3.3	-	-
West	431,600	451,500	409,400	5.4	-	-
Edmonton Area						
Castledowns	305,000	305,000	320,000	-4.7	-	-
Clareview	360,000	360,000	295,000	22	-	-
Riverbend/ Terwilligar	390,000	432,400	352,000	10.8	2 514	2 000
Sherwood Park	340,000	340,000	340,000	0	2 900	1 600
Alberta						
Fort Saskatchewan	330,000	330,000	340,000	-2.9	1 760	1 400
Leduc	290,000	290,000	290,000	0	-	-
Spruce Grove	370,000	370,000	380,000	-2.6	2 400	-
St. Albert	315,000	320,000	315,000	0	-	-
Stony Plain	410,000	400,000	380,000	7.9	-	-

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A L B E R T A

STANDARD TOWNHOUSE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	279,700	284,100	259,600	7.7	-	-
North East	265,300	270,400	255,000	4	-	-
North Inner City	416,000	432,900	450,800	-7.7	-	-
North West	309,100	310,300	294,300	5	-	-
South	275,900	291,500	267,700	3.1	-	-
South East	278,100	277,800	278,400	-0.1	-	-
South Inner City	463,300	460,300	402,200	15.2	-	-
South West	306,900	302,300	295,700	3.8	-	-
West	373,900	392,500	364,900	2.5	-	-
Edmonton Area						
Castledowns	185,000	185,000	220,000	-15.9	-	-
Clareview	180,000	180,000	190,000	-5.3	-	-
Riverbend/ Terwilligar	265,000	258,000	246,250	7.6	970	1 800
Sherwood Park	235,000	235,000	235,000	0	1 530	1 300
Alberta						
Fort Saskatchewan	220,000	220,000	220,000	0	1 100	1 100
Leduc	215,000	219,000	215,000	0	-	-
Spruce Grove	220,000	225,000	210,000	4.8	2 200	-
St. Albert	180,000	200,000	180,000	0	-	-

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A L B E R T A

SENIOR EXECUTIVE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	577,900	609,000	564,100	2.4	-	-
North East	475,900	489,000	538,900	-11.7	-	-
North Inner City	1,128,300	1,350,300	1,059,100	6.5	-	-
North West	724,700	744,000	714,200	1.5	-	-
South	565,000	592,600	598,000	-5.5	-	-
South East	717,700	655,700	688,800	4.2	-	-
South Inner City	1,729,500	1,519,800	1,301,000	32.9	-	-
South West	955,400	647,100	752,083	27	-	-
West	847,500	823,800	764,900	10.8	-	-
Edmonton Area						
Castledowns	400,000	400,000	390,000	2.6	-	-
Riverbend/ Terwilligar	765,000	780,000	800,000	-4.4	4 326	3 500
Sherwood Park	695,000	695,000	695,000	0	5 200	3 000
Alberta						
Fort Saskatchewan	675,000	675,000	675,000	0	4 180	2 500
Leduc	417,000	420,000	450,000	-7.3	-	-
Spruce Grove	440,000	450,000	450,000	-2.2	2 400	-
St. Albert	405,000	430,000	405,000	0	-	-
Stony Plain	465,000	465,000	450,000	3.3	-	-

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	227,500	234,200	238,600	-4.7	-	-
North East	197,000	205,200	199,300	-1.2	-	-
North Inner City	265,100	270,400	299,700	-11.5	-	-
North West	226,300	265,000	237,700	-4.8	-	-
South	227,300	230,600	223,000	1.9	-	-
South East	241,100	236,400	253,900	-5	-	-
South Inner City	313,400	319,000	297,400	5.4	-	-
South West	243,900	226,700	235,900	3.4	-	-
West	278,300	278,300	260,000	7	-	-
Edmonton Area						
Castledowns	170,000	170,000	200,000	-15	-	-
Clareview	155,000	155,000	180,000	-13.9	-	-
Riverbend/ Terwilligar	220,000	218,000	230,500	-4.6	1 730	1 500
Sherwood Park	275,000	280,000	280,000	-1.8	2 140	1 500
Alberta						
Fort Saskatchewan	230,000	230,000	230,000	0	1 000	1 100
Leduc	210,000	200,000	215,000	-2.3	-	-
St. Albert	170,000	175,000	170,000	0	-	-

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	319,200	338,300	312,200	2.2	-	-
North East	199,800	195,400	212,300	-5.9	-	-
North Inner City	342,500	356,200	351,000	-2.4	-	-
North West	332,000	377,200	341,000	-2.6	-	-
South	410,100	371,000	328,200	25	-	-
South East	540,600	520,800	515,200	4.9	-	-
South Inner City	535,500	533,600	472,600	13.3	-	-
South West	287,300	297,900	283,300	1.4	-	-
West	404,800	383,700	324,000	24.9	-	-
Edmonton Area						
Castledowns	199,000	199,000	220,000	-9.5	-	-
Riverbend/ Terwilligar	283,000	290,000	286,333	-1.2	1 581	2 000
Sherwood Park	325,000	330,000	330,000	-1.5	2 375	1 700
St. Albert	225,000	240,000	225,000	0	-	-

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



BRITISH COLUMBIA

DETACHED BUNGALOW

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	445,000	440,000	418,000	6.5	2 600	1 300
North Vancouver	735,000	735,000	690,000	6.5	-	-
Richmond	635,000	610,000	531,000	19.6	-	-
Surrey	430,000	438,000	413,000	4.1	2 400	1 200
Vancouver East	649,000	675,000	590,000	10	-	-
Vancouver West	1,150,000	1,150,000	1,050,000	9.5	5 750	3 500
West Vancouver	960,000	1,060,000	880,000	9.1	-	-
White Rock/ South Surrey	540,000	545,000	533,000	1.3	3 400	1 400
British Columbia						
Kelowna	340,000	345,000	340,000	0	-	-
Sunshine Coast	330,000	340,000	320,000	3.1	-	-
Victoria	490,000	520,000	465,000	5.4	-	-

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BRITISH COLUMBIA

EXECUTIVE DETACHED TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	450,000	458,000	435,000	3.4	2 700	1 300
North Vancouver	870,000	880,000	840,000	3.6	-	-
Richmond	780,000	760,000	665,000	17.3	-	-
Surrey	460,000	468,000	455,000	1.1	2 600	1 400
Vancouver East	820,000	820,000	702,000	16.8	-	-
Vancouver West	1,600,000	1,600,000	1,500,000	6.7	8 000	3 500
West Vancouver	1,160,000	1,300,000	1,100,000	5.5	-	-
Surrey	460,000	468,000	455,000	1.1	2 600	1 400
White Rock/ South Surrey	640,000	640,000	600,000	6.7	3 900	2 200
British Columbia						
Kelowna	425,000	425,000	425,000	0	-	-
Sunshine Coast	430,000	440,000	420,000	2.4	-	-
Victoria	605,000	600,000	576,000	5	-	-

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BRITISH COLUMBIA

STANDARD TWO-STOREY

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	435,000	438,000	415,000	4.8	2 600	1 200
North Vancouver	780,000	783,000	740,000	5.4	-	-
Richmond	675,000	635,000	580,000	16.4	-	-
Surrey	400,000	405,000	400,000	0	2 200	1 200
Vancouver East	729,000	748,000	629,000	15.9	-	-
Vancouver West	1,350,000	1,350,000	1,250,000	8	6 750	4 000
West Vancouver	1,050,000	1,100,000	1,000,000	5	-	-
Surrey	400,000	405,000	400,000	0	2 200	1 200
White Rock/ South Surrey	560,000	570,000	540,000	3.7	3 400	2 000
British Columbia						
Kelowna	410,000	390,000	390,000	5.1	-	-
Sunshine Coast	390,000	420,000	380,000	2.6	-	-
Victoria	470,000	483,000	449,000	4.7	-	-

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BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	280,000	283,000	276,000	1.4	1 700	1 100
North Vancouver	600,000	610,000	590,000	1.7	-	-
Richmond	410,000	420,000	380,000	7.9	-	-
Surrey	300,000	300,000	300,000	0	1 800	1 100
Vancouver East	488,000	488,000	437,000	11.7	-	-
Vancouver West	850,000	850,000	800,000	6.3	4 250	3 000
West Vancouver	700,000	720,000	670,000	4.5	-	-
Surrey	300,000	300,000	300,000	0	1 800	1 100
White Rock/ South Surrey	325,000	320,000	315,000	3.2	2 100	1 300
British Columbia						
Kelowna	285,000	275,000	270,000	5.6	-	-
Sunshine Coast	290,000	300,000	280,000	3.6	-	-
Victoria	365,000	366,500	350,000	4.3	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	625,000	615,000	610,000	2.5	3 300	2 000
North Vancouver	1,010,000	1,060,000	990,000	2	-	-
Richmond	990,000	970,000	830,000	19.3	-	-
Surrey	620,000	605,000	575,000	7.8	3 400	2 000
Vancouver East	1,070,000	1,070,000	926,000	15.6	-	-
Vancouver West	2,650,000	2,650,000	2,500,000	6	13 250	6 000
West Vancouver	1,400,000	1,500,000	1,300,000	7.7	-	-
Surrey	620,000	605,000	575,000	7.8	3 400	2 000
White Rock/ South Surrey	850,000	845,000	800,000	6.3	4 500	3 200
British Columbia						
Kelowna	485,000	475,000	480,000	1.0	-	-
Sunshine Coast	590,000	630,000	580,000	1.7	-	-
Victoria	830,000	840,000	808,000	2.7	-	-

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BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	164,000	166,000	160,000	2.5	1 400	900
North Vancouver	340,000	330,000	330,000	3	-	-
Richmond	290,000	285,000	240,000	20.8	-	-
Surrey	200,000	200,000	190,000	5.3	1 400	950
Vancouver East	429,000	434,000	357,000	20.2	-	-
Vancouver West	725,000	725,000	675,000	7.4	3 625	2 200
West Vancouver	460,000	460,000	420,000	9.5	-	-
Surrey	200,000	200,000	190,000	5.3	1 400	950
White Rock/ South Surrey	240,000	240,000	220,000	9.1	1 600	1 100
British Columbia						
Kelowna	186 000	185 000	180 000	3.3	-	-
Sunshine Coast	230 000	230 000	220 000	4.5	-	-
Victoria	275 000	280 000	275 000	0	-	-

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BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price Jul- Sept 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	240,000	249,000	240,000	0	1 800	950
North Vancouver	450,000	450,000	450,000	0	-	-
Richmond	365,000	365,000	340,000	7.4	-	-
Vancouver East	560,000	480,000	496,000	12.9	-	-
Vancouver West	1,100,000	1,100,000	1,000,000	10	5 500	4 500
West Vancouver	820,000	840,000	770,000	6.5	-	-
Surrey	290,000	295,000	280,000	3.6	1 800	1 100
White Rock/ South Surrey	470,000	480,000	470,000	0	2 600	1 600
British Columbia						
Kelowna	570,000	570,000	600,000	-5	-	-
Sunshine Coast	260,000	360,000	250,000	4	-	-
Victoria	550,000	560,000	568,000	-3.2	-	-

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