

THIRD QUARTER 2011

ISSUE NO. 57

# 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](http://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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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.

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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.



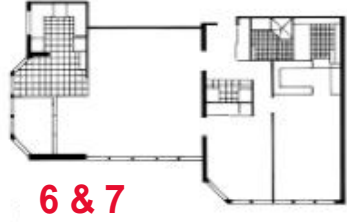
## 4. STANDARD TOWNHOUSE

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.



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

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

## NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

### DETACHED BUNGALOW

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	325,000	324,500	279,000	16.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	201,000	200,000	197,000	2.0	-	-
- Eastern Passage	199,000	200,000	184,000	8.2	-	-
- Woodlawn/ Montebello	255,000	252,000	240,000	6.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	307,000	305,000	312,000	-1.6	-	-
- North End	245,000	240,000	220,000	11.4	-	-
- West	255,000	254,000	232,000	9.9	-	-
<b>Prince Edward Island</b>						
Summerside	145,000	145,000	140,500	3.2	2,500	1,200
Charlottetown	166,000	165,000	162,000	2.5	-	-
<b>New Brunswick</b>						
Fredericton	201,000	201,000	187,000	7.5	3,018	800
Moncton	158,000	157,500	158,000	0.0	-	-
Saint John (Rothesay)	185,283	195,900	177,980	4.1	-	-
<b>Newfoundland</b>						
St. John's						
- East End	229,320	234,000	218,400	5.0	1,800	1,800
- Mount Pearl	265,580	271,000	246,750	7.6	2,200	2,000
- West	226,380	231,000	218,925	3.4	2,000	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 T L A N T I C P R O V I N C E S

## EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	339,000	334,000	332,500	2.0	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	275,000	279,000	252,000	9.1	-	-
- Eastern Passage	265,000	265,000	240,500	10.2	-	-
- Lawrence Twn	280,000	275,000	265,000	5.7	-	-
- Woodlawn/ Montebello	267,900	268,000	240,000	11.6	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	366,000	360,000	330,000	10.9	-	-
- West	336,000	335,000	320,000	5.0	-	-
<b>Prince Edward Island</b>						
Summerside	225,000	225,000	229,500	-2.0	4,000	1,800
Charlottetown	253,000	250,000	250,000	1.2	-	-
<b>New Brunswick</b>						
Fredericton	278,000	278,000	265,000	4.9	4,003	1,500
<b>Newfoundland</b>						
St. John's						
- East End	394,940	403,000	361,200	9.3	3,000	3,000
- Mount Pearl	346,920	354,000	346,500	0.1	3,000	3,000
- West	369,460	377,000	349,125	5.8	3,000	3,000

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

## STANDARD TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	273,000	271,000	256,000	6.6	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,000	235,000	218,900	7.4	-	-
- Eastern Passage	229,900	227,000	183,500	25.3	-	-
- Lawrence Twn	222,000	219,900	205,000	8.3	-	-
- Woodlawn/ Montebello	239,900	235,000	215,000	11.6	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	300,000	305,000	285,000	5.3	-	-
- North End	275,000	275,000	258,000	6.6	-	-
- West	325,000	325,000	318,000	2.2	-	-
<b>Prince Edward Island</b>						
Summerside	195,000	195,000	190,000	2.6	3,500	1,500
Charlottetown	198,000	195,000	196,000	1.0	-	-
<b>New Brunswick</b>						
Fredericton	208,000	208,000	205,000	1.5	2,952	900
Moncton	138,500	137,500	137,900	0.4	-	-
Saint John (Rothesay)	275,220	280,750	272,000	1.2	-	-
<b>Newfoundland</b>						
St. John's						
- East End	337,120	344,000	325,000	3.6	2,500	2,000
- Mount Pearl	318,500	325,000	304,500	4.6	2,500	2,200
- West	334,180	341,000	311,325	7.3	2,200	2,000

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

## STANDARD TOWNHOUSE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	239,000	235,000	235,000	1.7	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	165,000	161,000	130,000	26.9	-	-
- Eastern Passage	245,000	251,000	240,000	2.1	-	-
- Woodlawn/ Montebello	243,000	242,500	226,000	7.5	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	245,000	243,000	225,000	8.9	-	-
- North End	290,000	285,000	280,000	3.6	-	-
- West	260,000	258,000	255,000	2.0	-	-
<b>Prince Edward Island</b>						
Summerside	120,000	120,000	120,000	0.0	1,500	900
Charlottetown	124,000	124,000	120,000	3.3	-	-
<b>New Brunswick</b>						
Fredericton	170,000	167,000	160,000	6.3	2,447	900
Saint John (Rothesay)	182,700	153,250	182,000	0.4	-	-
<b>Newfoundland</b>						
St. John's						
- East End	164,640	168,000	157,500	4.5	1,200	1,100
- Mount Pearl	172,480	176,000	157,500	9.5	1,500	1,400
- West	167,580	171,000	160,625	4.3	1,300	1,300

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

## SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	437,000	435,000	390,000	12.1	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	335,000	329,900	333,900	0.3	-	-
- Woodlawn/ Montebello	365,000	365,000	352,000	3.7	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	465,000	465,000	430,000	8.1	-	-
West	348,000	350,000	320,000	8.8	-	-
<b>Prince Edward Island</b>						
Charlottetown	330,000	330,000	325,000	1.5	-	-
<b>New Brunswick</b>						
Fredericton	365,000	352,000	349,000	4.6	5,275	1,500
Moncton	272,000	271,400	269,300	1.0	-	-
<b>Newfoundland</b>						
St. John's						
- East End	508,620	519,000	468,300	8.6	4,500	3,000
- Mount Pearl	386,120	394,000	372,750	3.6	3,000	2,500
- West	414,540	423,000	388,500	6.7	3,500	3,000

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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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	219,000	217,000	190,000	15.3	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	150,000	145,000	130,000	15.4	-	-
- Woodlawn/ Montebello	210,000	205,000	173,000	21.4	-	-
Halifax						
- North End	180,000	180,000	155,000	16.1	-	-
- Clayton Park/ Fairmount/ Rockingham	207,000	205,000	198,500	4.3	-	-
<b>Prince Edward Island</b>						
Charlottetown	125,000	124,000	125,000	0.0	-	-
<b>New Brunswick</b>						
Fredericton	157,000	157,000	155,000	1.3	2,261	950
Saint John (Rothesay)	151,500	162,995	137,238	10.4	-	-
<b>Newfoundland</b>						
St. John's						
- East End	262,640	268,000	246,750	6.4	2,100	2,000
- Mount Pearl	256,760	262,000	241,500	6.3	2,200	2,000
- West	253,820	259,000	237,300	7.0	2,100	2,000

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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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	380,000	379,000	370,000	2.7	-	-
<b>Prince Edward Island</b>						
Charlottetown	325,000	320,000	325,000	0.0	-	-
<b>New Brunswick</b>						
Fredericton	200,000	180,000	178,000	12.4	2,890	1,000
<b>Newfoundland</b>						
St. John's						
- East End	328,300	335,000	305,025	7.6	2,400	2,400
- Mount Pearl	258,720	264,000	247,800	4.4	2,200	2,000

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# Q U É B E C

## DETACHED BUNGALOW

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	170,000	170,000	160,000	6.3	2,700	1,000
Trois-Rivieres	117,571	135,000	150,000	-21.6	1,899	773
Memphrémagog	192,357	189,057	-	-	-	-
<b>Montréal Area</b>						
Beaconsfield	307,000	293,000	310,000	-1.0	-	-
Dorval	290,000	298,500	275,000	5.5	-	-
Pierrefonds	287,000	287,500	266,000	7.9	-	-
Laval	263,000	265,000	255,000	3.1	-	-
Brossard	235,000	255,000	238,050	-1.3	-	-
Longueuil	233,000	260,000	244,000	-4.5	-	-
Boucherville	310,000	299,000	265,000	17.0	-	-
<b>Québec City Area</b>						
Beauport	247,000	220,000	210,500	17.3	-	-
Cap-Rouge/Sillery/Ste-Foy	315,000	292,250	306,000	2.9	-	-
Charlesbourg	225,000	224,000	218,500	3.0	-	-
Neufchatel	241,500	222,500	233,500	3.4	-	-
Québec (Haute-Ville)	322,000	324,000	324,000	-0.6	-	-
Rive-Sud	213,000	216,000	215,000	-0.9	-	-

\*Please note that the data is unavailable for the third quarter 2011 for some areas in Québec.

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# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	225,000	225,000	225,000	0.0	3,500	1,300
Trois-Rivieres	265,838	262,000	256,200	3.8	4,291	1,747
<b>Montréal Area</b>						
Beaconsfield	465,000	470,000	438,000	6.2	-	-
Dorval	605,000	635,000	530,000	14.2	-	-
Pierrefonds	407,000	420,000	383,000	6.3	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	722,000	699,500	600,000	20.3	-	-
Laval	495,000	437,500	405,000	22.2	-	-
Brossard	455,000	415,000	437,000	4.1	-	-
Longueuil	415,000	460,000	412,500	0.6	-	-
Boucherville	478,000	500,000	467,500	2.2	-	-
<b>Québec City Area</b>						
Beauport	375,000	371,250	327,000	14.7	-	-
Cap-Rouge/Sillery/Ste-Foy	423,000	405,000	355,500	19.0	-	-
Charlesbourg	326,000	-	273,500	19.2	-	-
Neufchatel	348,000	335,000	303,000	14.9	-	-
Québec (Haute-Ville)	-	-	364,000	-	-	-
Rive-Sud	354,000	-	300,500	17.8	-	-

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# Q U É B E C

## STANDARD TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	200,000	195,000	190,000	5.3	3,000	1,100
Trois-Rivieres	186,722	165,000	158,000	18.2	2,793	1,227
<b>Montréal Area</b>						
Dorval	268,000	294,500	278,000	-3.6	-	-
Pierrefonds	385,000	372,000	337,000	14.2	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	488,000	528,000	400,000	22.0	-	-
Laval	335,000	338,000	320,500	4.5	-	-
Brossard	369,000	395,000	376,500	-2.0	-	-
Longueuil	335,000	330,000	315,000	6.3	-	-
Boucherville	392,500	399,200	326,500	20.2	-	-
<b>Québec City Area</b>						
Beauport	261,000	-	220,500	18.4	-	-
Cap-Rouge/Sillery/Ste-Foy	327,000	-	300,600	8.8	-	-
Neufchatel	277,000	240,000	233,000	18.9	-	-
Charlesbourg	-	-	-	-	-	-
Québec (Haute-Ville)	325,000	-	308,000	5.5	-	-
Rive-Sud	255,000	275,000	200,000	27.5	-	-

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# Q U É B E C

## STANDARD TOWNHOUSE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	150,000	150,000	150,000	0	2,500	800
Trois-Rivieres		138,000	-	-	1,978	621
<b>Montréal Area</b>						
Pierrefonds	280,000	279,000	260,000	7.7	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	471,000	525,000	473,500	-0.5	-	-
Ville-Marie	460,000	524,000	473,000	-2.7	-	-
Rosemont/La Petit Patrie	342,000	359,000	375,000	-8.8	-	-
Laval	240,500	235,000	220,000	9.3	-	-
Brossard	265,000	230,000	225,000	17.8	-	-
Longueuil	223,500	229,500	210,000	6.4	-	-
Boucherville	263,000	247,500	243,200	8.1	-	-
<b>Québec City Area</b>						
Beauport	202,500	194,150	176,500	14.7	-	-
Cap-Rouge/Sillery/Ste-Foy	240,000	253,500	237,000	1.3	-	-
Charlesbourg	196,000	195,000	201,500	-2.7	-	-
Neufchatel	199,000	206,000	186,000	7.0	-	-
Québec (Haute-Ville)	295,000	-	285,000	3.5	-	-
Rive-Sud	215,000	205,000	242,500	-11.3	-	-

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# Q U É B E C

## SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	320,000	320,000	320,000	0.0	4,200	2,000
Trois-Rivieres	356,425	467,000	363,500	-1.9	4,570	2,342
<b>Montréal Area</b>						
Beaconsfield	680,000	651,000	575,000	18.3	-	-
Westmount	2,075,000	2,350,000	2,085,000	-0.5	-	-
Ville-Marie	2,250,000	2,650,000	1,875,000	20.0	-	-
Laval	667,500	660,000	579,000	15.3	-	-
Brossard	699,500	759,000	640,000	9.3	-	-
Longueuil	838,000	695,000	700,000	19.7	-	-
Boucherville	885,000	801,000	690,000	28.3	-	-
<b>Québec City Area</b>						
Cap-Rouge/Sillery/Ste-Foy	625,000	-	581,000	7.6	-	-
Charlesbourg	-	-	423,500	-	-	-
Neufchatel	-	-	453,000	-	-	-
Québec (Haute-Ville)	-	-	653,500	-	-	-
Rive-Sud	428,000	-	469,500	-8.8	-	-

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# Q U É B E C

## STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	175,000	175,000	175,000	0.0	2,800	1,000
Trois-Rivieres	140,000	140,000	131,133	6.8	1,873	920
Memphrémagog	145,408	143,690	-	-	-	-
<b>Montréal Area</b>						
Pierrefonds	206,000	195,000	177,750	15.9	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	245,000	245,000	244,000	0.4	-	-
Ville-Marie	322,000	305,000	308,500	4.4	-	-
Le Plateau Mont-Royal	317,000	309,000	287,500	10.3	-	-
Rosemont/La Petit Patrie	262,000	247,750	234,000	12.0	-	-
Laval	191,000	185,750	170,000	12.4	-	-
Brossard	195,000	192,000	192,000	1.6	-	-
Longueuil	177,500	175,000	167,000	6.3	-	-
Boucherville	211,500	195,000	196,000	7.9	-	-
<b>Québec City Area</b>						
Beauport	175,500	177,000	176,000	-0.3	-	-
Cap-Rouge/Sillery/Ste-Foy	212,000	180,000	223,000	-4.9	-	-
Charlesbourg	183,000	167,000	193,000	-5.2	-	-
Neufchatel	200,000	192,250	191,000	4.7	-	-
Québec (Haute-Ville)	247,000	229,000	230,500	7.2	-	-
Rive-Sud	181,000	175,000	175,000	3.4	-	-

\*Please note that the data is unavailable for the third quarter 2011 for some areas in Québec.

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	220,000	225,000	215,000	2.3	3,700	1,200
<b>Montréal Area</b>						
Westmount	725,000	726,000	545,000	33.0	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	481,000	535,000	515,000	-6.6	-	-
Ville-Marie	677,000	708,000	645,500	5.0	-	-
Le Plateau Mont-Royal	512,500	505,000	445,000	15.2	-	-
Rosemont/La Petit Patrie	522,000	507,500	439,500	18.8	-	-
Laval	328,000	338,500	382,000	-14.1	-	-
Brossard	348,000	291,000	291,000	19.6	-	-
<b>Québec City Area</b>						
Cap-Rouge/Sillery/Ste-Foy	439,000	-	-	-	-	-
Charlesbourg	350,000	-	-	-	-	-
Haute-Ville	525,000	377,000	466,000	12.7	-	-
Rive-Sud	276,000	-	305,000	-9.5	-	-

\*Please note that the data is unavailable for the third quarter 2011 for some areas in Québec.

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Burlington	369,000	369,000	330,000	11.8	3,100	2,500
Etobicoke						
- Islington/ Kingsway	580,000	575,000	544,000	6.6	-	-
-South Etobicoke	418,000	410,000	398,000	5.0	-	-
High Park	750,000	730,000	740,000	1.4	-	-
Lawrence Park	820,000	821,000	745,000	10.1	-	-
Leaside	685,000	710,000	600,000	14.2	-	-
Markham	545,000	540,000	500,000	9.0	5,080	2,300
Mississauga GTA						
- Meadowvale/ Streetsville	430,000	425,000	355,000	21.1	3,500	1,700
Newmarket	385,000	399,000	355,000	8.5	3,600	1,500
North Toronto	680,000	685,000	600,000	13.3	-	-
Oakville	389,000	374,000	378,000	2.9	-	-
Richmond Hill	435,000	415,000	365,000	19.2	-	-
Scarborough						
- Agincourt	422,000	410,000	400,000	5.5	2,700	1,450
- Central	384,000	380,000	355,000	8.2	2,500	1,600
- West Hill	431,500	415,000	400,000	7.9	2,600	1,500
Unionville	665,000	665,000	625,000	6.4	6,170	2,500
Woodbridge	428,000	427,000	427,000	0.2	-	-

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



# O N T A R I O

## DETACHED BUNGALOW

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	394,967	380,714	390,625	1.1	4,353	1,721
Barrie	270,000	270,000	261,000	3.4	3,100	1,400
Brantford	194,000	192,000	189,000	2.6	3,168	1,200
Dundas	303,667	331,362	317,480	-4.4	3,188	2,150
Hamilton						
- Centre	130,581	145,931	125,141	4.3	1,715	2,040
- East	185,035	201,383	177,320	4.4	2,436	1,628
- Mountain	226,714	232,179	220,253	2.9	2,966	1,637
- West	299,346	237,722	260,589	14.9	3,096	1,650
London	240,400	238,900	236,500	1.6	-	-
North Bay	245,000	245,000	250,000	-2.0	4,100	1,700
Ottawa	586,000	581,000	550,000	6.5	6,250	3,100
- Eastern	311,000	310,500	294,000	5.8	4,150	1,800
- Kanata	352,000	352,000	315,500	11.6	-	-
- Orleans	312,000	312,000	296,000	5.4	4,150	1,700
- Southern	311,000	309,000	293,000	6.1	4,150	1,900
- Western	352,500	360,000	330,000	6.8	-	-
Stoney Creek	286,910	271,725	258,729	10.9	3,237	-

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	931,000	927,000	951,000	-2.1	-	-
Bloor West Village	1,150,000	1,100,000	1,100,000	4.5	-	-
Burlington	535,900	529,000	499,950	7.2	5,800	2,250
Cabbagetown	775,000	760,000	705,000	9.9	-	-
Etobicoke						
- Islington/ Kingsway	785,000	780,000	750,000	4.7	-	-
- South Etobicoke	615,000	610,000	583,000	5.5	-	-
Forest Hill	1,680,000	1,680,000	1,550,000	8.4	-	-
High Park	1,060,000	1,035,000	1,050,000	1.0	-	-
Lawrence Park	1,670,000	1,685,000	1,550,000	7.7	-	-
Leaside	1,141,500	1,135,000	1,000,000	14.2	-	-
Markham	620,000	615,000	580,000	6.9	5,779	2,500
Midtown Toronto	1,494,000	1,477,000	1,439,000	4.0	-	-
Mississauga GTA	505,000	491,000	460,000	9.8	5,050	2,700
- Meadowvale/ Mississauga	480,000	470,000	425,000	12.9	3,800	2,200
Moore Park	1,727,000	1,700,000	1,650,000	4.7	-	-
Newmarket	680,000	700,000	612,000	11.1	5,000	2,000
North Toronto	1,450,000	1,455,000	1,350,000	7.4	-	-
Oakville	645,000	645,000	614,250	5.0	-	-
Richmond Hill	505,000	450,000	425,000	18.8	-	-
Scarborough						
- Agincourt	535,000	520,000	510,000	4.9	3,300	1,800
- Central	470,000	465,000	435,000	8.0	3,300	2,000
- West Hill	566,000	545,000	510,000	11.0	3,400	1,850
Unionville	735,000	730,000	675,000	8.9	4,851	2,600
Woodbridge	475,000	475,000	475,000	0.0	-	-

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**O N T A R I O**

**EXECUTIVE DETACHED TWO-STOREY**

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	320,000	340,000	308,000	3.9	3,500	1,500
Brantford	305,000	302,000	302,000	1.0	4,960	1,550
London	317,000	316,100	312,100	1.6	-	-
North Bay	300,000	300,000	305,000	-1.6	4,200	1,800
Ottawa	594,000	592,000	562,000	5.7	6,250	3,100
– Eastern	369,000	367,000	348,000	6.0	4,275	1,850
– Kanata	424,000	424,000	371,000	14.3	-	-
– Orleans	400,000	398,000	380,000	5.3	5,160	1,900
– Southern	398,000	395,000	376,000	5.9	5,160	1,900
– Western	445,000	455,000	415,000	7.2	-	-

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## O N T A R I O

## STANDARD TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	686,700	679,000	630,000	9.0	-	-
Bloor West Village	725,000	720,000	711,000	2.9	-	-
Burlington	399,900	399,900	395,000	1.2	2,975	1,500
Cabbagetown	655,000	600,000	655,000	0.0	-	-
Etobicoke						
- Islington/ Kingsway	785,000	780,000	750,000	4.7	-	-
- South Etobicoke	615,000	610,000	583,000	5.5	-	-
Forest Hill	949,000	949,000	916,000	3.6	-	-
High Park	675,000	665,000	650,000	3.8	-	-
Lawrence Park	975,000	980,000	890,000	9.6	-	-
Leaside	800,000	825,000	700,000	14.3	-	-
Markham	525,000	515,000	485,000	8.2	4,894	2,200
Midtown Toronto	880,000	890,250	849,000	3.7	-	-
Mississauga GTA	421,000	411,000	383,500	9.8	4,210	2,275
- Meadowvale/ Streetsville	380,000	372,000	331,000	14.8	2,900	1,800
Moore Park	1,050,000	1,125,000	950,000	10.5	-	-
Newmarket	540,000	510,000	510,000	5.9	5,000	2,000
North Toronto	850,000	865,000	785,000	8.3	-	-
Oakville	470,000	462,000	441,000	6.6	-	-
Richmond Hill	470,000	425,000	380,000	23.7	-	-
Riverdale	525,000	530,000	515,000	1.9	-	-
Scarborough						
- Agincourt	406,900	395,000	375,000	8.5	2,700	1,600
- Central	409,500	405,000	380,000	7.8	2,700	1,800
- West Hill	442,000	425,000	405,000	9.1	2,700	1,650
The Annex	895,000	895,000	845,000	5.9	-	-
Unionville	645,000	640,000	610,000	5.7	6,012	2,400
Woodbridge	350,000	349,000	349,000	0.3	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	531,368	478,473	453,186	17.3	5,765	-
Barrie	267,000	263,000	256,000	4.3	3,000	1,400
Brantford	200,000	200,000	196,000	2.0	3,221	1,300
Dundas	420,413	395,327	404,406	4.0	4,697	-
Hamilton						
- Centre	142,811	144,471	150,888	-5.4	1,901	-
- East	227,434	218,645	232,654	-2.2	2,581	-
- Mountain	346,806	336,565	321,086	8.0	4,248	-
- West	311,200	285,380	282,705	10.1	3,672	-
London	250,600	250,100	246,700	1.6	-	-
North Bay	240,000	240,000	245,000	-2.0	3,200	1,700
Ottawa	515,000	513,000	480,000	7.3	5,700	2,700
- Eastern	318,000	312,000	300,000	6.0	4,200	1,600
- Kanata	355,000	355,000	300,000	18.3	-	-
- Orleans	332,000	331,000	310,000	7.1	4,300	1,700
- Southern	334,000	333,000	316,000	5.7	4,170	1,600
- Western	390,000	385,000	365,000	6.8	-	-
Stoney Creek	362,244	365,467	337,727	7.3	4,113	2,040

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	570,000	565,000	538,000	5.9	-	-
Bloor West Village	485,000	480,000	465,000	4.3	-	-
Burlington	259,000	250,000	251,000	3.2	2,275	1,830
Cabbagetown	581,000	595,000	560,000	3.8	-	-
Etobicoke						
- Islington/ Kingsway	435,000	430,000	318,000	4.1	-	-
- South Etobicoke	465,000	465,000	448,000	3.8	-	-
Markham	420,000	420,000	380,000	10.5	3,915	2,000
Mississauga GTA	308,000	305,000	283,000	8.8	3,080	1,900
- Meadowvale/ Streetsville	285,000	285,000	244,000	16.8	2,400	1,500
North Toronto	590,000	595,000	550,000	7.3	-	-
Newmarket	338,000	345,000	318,000	6.3	2,400	1,400
Oakville	394,000	374,000	367,500	7.2	2,300	1,600
Richmond Hill	340,000	325,000	280,000	21.4	-	-
Scarborough						
- Agincourt	286,500	282,000	260,000	10.2	2,000	1,400
- Central	271,000	268,000	250,000	8.4	1,800	1,350
- West Hill	320,000	310,000	285,000	12.3	2,000	1,450
Unionville	450,000	440,000	400,000	12.5	4,194	2,200
Waterfront	550,000	555,000	507,500	8.4	-	-
Woodbridge	303,000	302,000	300,000	1.0	-	-

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**O N T A R I O**

**STANDARD TOWNHOUSE**

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	196,000	202,000	198,000	-1.0	2,200	1,150
Brantford	180,000	180,000	182,000	-1.1	2,926	1,100
London	177,900	175,200	167,500	6.2	-	-
North Bay	130,000	130,000	135,000	-3.7	2,600	1,400
Ottawa	340,000	335,000	327,000	4.0	4,150	1,500
– Eastern	249,000	244,000	235,000	6.0	3,550	1,350
– Kanata	288,000	288,000	250,000	15.2	-	-
– Orleans	257,000	253,000	245,000	4.9	3,675	1,300
– Southern	270,000	266,000	252,000	7.1	3,700	1,250
– Western	355,000	350,000	313,000	13.4	-	-

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## O N T A R I O

## SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	1,424,000	1,424,000	1,383,000	3.0	-	-
Burlington	650,000	650,000	651,000	-0.2	5,100	2,600
Cabbagetown	800,000	760,000	705,000	13.5	-	-
Etobicoke						
- Islington/ Kingsway	1,060,000	1,050,000	1,050,400	0.9	-	-
Forest Hill	2,200,000	2,294,000	2,095,000	5.0	-	-
Lawrence Park	2,450,000	2,425,000	2,290,000	7.0	-	-
Leaside	1,400,000	1,600,000	1,350,000	3.7	-	-
Markham	695,000	690,000	655,000	6.1	6,478	2,600
Midtown Toronto	2,395,000	2,394,000	2,150,000	11.4	-	-
Mississauga GTA	697,000	683,000	640,000	8.9	6,970	3,900
- Meadowvale/ Streetsville	595,000	585,000	550,000	8.2	4,900	2,800
Moore Park	2,400,000	2,700,000	2,400,000	0.0	-	-
Newmarket	700,000	650,000	700,000	0.0	-	-
North Toronto	2,090,000	2,120,000	1,950,000	7.2	-	-
Oakville	885,000	885,000	724,500	22.2	-	-
Richmond Hill	570,000	555,000	495,000	15.2	-	-
Riverdale	855,000	820,000	800,000	6.9	-	-
Scarborough						
- Agincourt	575,000	565,000	535,000	7.5	3,650	2,100
- Central	560,000	555,000	515,000	5.7	3,800	2,200
- West Hill	735,000	735,000	725,000	1.4	4,000	2,150
Unionville	875,000	870,000	830,000	5.4	8,156	3,200
Woodbridge	472,000	472,000	472,000	0.0	-	-

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



# O N T A R I O

## SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	450,000	470,000	509,000	-11.6	4,600	2,000
Brantford	325,000	319,000	316,000	2.8	5,287	1,800
London	458,600	457,800	451,400	1.6	-	-
North Bay	380,000	385,000	390,000	-2.5	5,800	2,100
Ottawa	815,000	813,000	775,000	5.2	7,800	3,700
– Kanata	535,000	535,000	487,500	9.7	-	-
– Orleans	520,000	518,000	495,000	5.1	6,800	2,500
– Rockcliffe Park	2,400,000	2,300,000	2,200,000	9.1	22,000	8,000
– Southern	522,000	521,000	475,000	9.9	6,800	2,600
– Western	505,000	515,000	475,000	6.3	-	-

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



# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	320,000	315,000	310,000	3.2	-	-
Burlington	260,900	255,000	258,000	1.1	2,300	1,950
Cabbagetown	372,000	372,000	370,000	0.5	-	-
Etobicoke						
- Islington/ Kingsway	365,000	360,000	350,000	4.3	-	-
- South Etobicoke	360,000	350,000	347,000	3.7	-	-
Forest Hill	579,000	564,500	550,000	5.3	-	-
High Park	405,000	400,000	395,000	2.5	-	-
Lawrence Park	545,000	543,000	522,000	4.4	-	-
Leaside	377,000	370,000	360,000	4.7	-	-
Markham	310,000	310,000	300,000	3.3	2,890	1,900
Midtown Toronto	451,000	446,643	428,000	5.4	-	-
Mississauga GTA	275,000	268,000	255,500	7.6	2,750	1,670
- Meadowvale/ Streetsville	225,000	225,000	218,000	3.2	1,900	1,300
North Toronto	409,000	407,000	390,000	4.9	-	-
Newmarket	265,000	275,000	269,000	-1.5	-	-
Oakville	310,000	279,000	278,250	11.4	-	-
Richmond Hill	302,000	275,000	245,000	23.3	2,100	1,500
Riverdale	450,000	450,000	454,000	10.1	-	-
Scarborough						
- Agincourt	245,000	238,500	225,000	8.9	1,600	1,300
- Central	258,000	255,000	230,000	12.2	1,600	1,300
- West Hill	232,000	230,000	210,000	10.5	1,600	1,350
The Annex	494,000	454,000	450,000	9.8	-	-
Unionville	380,000	380,000	362,000	5.0	3,542	2,000
Waterfront	445,000	460,000	408,000	9.1	-	-
Woodbridge	281,000	280,000	277,000	1.4	-	-

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# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	262,000	263,000	249,000	5.2	3,200	1,350
Brantford	141,000	141,000	143,000	-1.4	-	-
London	150,900	150,400	141,500	6.6	-	-
North Bay	170,000	170,000	175,000	-2.9	2,800	1,400
Ottawa	335,000	332,000	321,000	4.4	3,900	1,300
– Eastern	205,500	203,000	190,000	8.2	-	-
– Kanata	216,000	216,000	190,000	13.7	-	-
– Orleans	216,000	213,000	200,000	8.0	-	-
– Southern	223,000	218,000	211,000	5.7	3,100	1,200
– Western	285,000	290,000	260,000	9.6	-	-

\*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

## LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	519,000	515,000	513,000	1.2	-	-
Burlington	520,000	487,500	500,375	3.9	4,200	3,300
Etobicoke						
- Islington/ Kingsway	555,000	550,000	530,000	4.7	-	-
- South Etobicoke	500,000	510,000	491,000	1.8	-	-
Forest Hill	890,000	880,000	820,000	8.5	-	-
High Park	695,000	680,000	690,000	0.7	-	-
Lawrence Park	805,000	805,000	790,000	1.9	-	-
Markham	390,000	390,000	380,000	2.6	3,635	2,000
Midtown Toronto	894,000	912,000	823,000	8.6	-	-
Mississauga GTA	379,000	363,000	342,000	10.8	-	-
- Meadowvale/ Streetsville	285,000	285,000	302,500	-5.8	1,900	1,300
North Toronto	669,000	679,000	650,000	2.9	-	-
Oakville	450,000	425,000	420,000	7.1	-	-
Richmond Hill	330,000	270,000	275,000	20.0	-	-
Riverdale	555,000	560,000	550,000	0.9	-	-
Scarborough						
- Agincourt	367,500	350,000	340,000	8.1	2,700	1,700
- Central	364,000	360,000	340,000	7.1	2,200	1,800
- West Hill	400,000	395,000	380,000	5.3	2,500	1,900
Unionville	480,000	480,000	460,000	4.3	4,474	2,300
Waterfront	1,015,000	1,035,000	999,000	1.6	-	-
Woodbridge	272,000	270,000	268,000	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

## LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	375,000	400,000	392,000	-4.3	4,100	2,100
London	270,000	266,700	254,200	6.2	-	-
North Bay	285,000	285,000	290,000	-1.7	5,500	1,800
Ottawa	477,000	466,000	453,000	5.3	4,775	2,800
– Kanata	260,000	260,000	230,000	13.0	-	-
– Southern	490,000	483,000	470,000	4.3	6,800	2,600
– Western	470,000	455,000	400,000	17.5	-	-
Rockcliffe Park	995,000	990,000	975,000	2.1	12,300	5,500

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	277,000	277,000	256,000	8.2	-	-
Fort Richmond	292,000	291,000	272,000	7.4	-	-
North East	268,000	280,000	260,000	3.1	-	-
North West	267,000	272,000	253,000	4.0	-	-
River Heights	285,000	285,000	272,000	4.8	-	-
South St. Vital	290,000	303,000	286,000	1.4	-	-
Southdale/ Windsor Park	270,000	269,000	251,000	7.6	-	-
Westwood	263,000	272,000	253,000	4.0	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	312,000	307,000	270,000	15.6	-	-
- South	321,000	319,000	316,000	1.6	-	-
Saskatoon						
- East Central	338,000	338,000	330,000	2.4	-	-
- East End	354,000	352,000	345,000	2.6	-	-
- North	335,000	330,000	330,000	1.5	-	-
- West	313,000	305,000	310,000	1.0	-	-

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





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

## MANITOBA & SASKATCHEWAN

### EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	390,000	404,000	375,000	4.0	-	-
Fort Richmond	395,000	382,000	380,000	3.9	-	-
North East	372,000	385,000	358,000	3.9	-	-
North West	377,000	390,000	368,000	2.4	-	-
River Heights	392,000	410,000	372,000	5.4	-	-
South St. Vital	401,000	417,000	390,000	2.8	-	-
Southdale/ Windsor Park	370,000	390,000	356,000	3.9	-	-
Tuxedo	420,000	415,000	400,000	5.0	-	-
Westwood	370,000	360,000	333,000	11.1	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	520,000	520,000	450,000	15.6	-	-
- South	483,000	483,000	430,000	12.3	-	-
Saskatoon						
- East Central	445,000	444,000	460,000	-3.3	-	-
- East End	470,000	455,000	475,000	-1.1	-	-
- North	432,000	420,000	440,000	-1.8	-	-

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



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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	292,000	300,000	278,500	4.8	-	-
Fort Richmond	302,000	302,000	295,000	2.4	-	-
North East	290,000	301,000	275,000	5.5	-	-
North West	319,000	325,000	290,000	10.0	-	-
River Heights	307,000	326,000	306,000	0.3	-	-
South St. Vital	325,000	334,000	310,000	4.8	-	-
Southdale/ Windsor Park	277,000	285,000	262,000	5.7	-	-
Westwood	287,000	286,000	281,000	2.1	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	270,000	270,000	238,000	13.4	-	-
- South	330,000	330,000	310,000	6.5	-	-
Saskatoon						
- East Central	368,000	360,000	355,000	3.7	-	-
- East End	377,000	375,000	370,000	1.9	-	-
- North	360,000	350,000	350,000	2.9	-	-
- West	330,000	330,000	325,000	1.5	-	-

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



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

## MANITOBA & SASKATCHEWAN

### STANDARD TOWNHOUSE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	201,000	201,000	180,000	11.7	-	-
Fort Richmond	219,000	210,000	191,000	14.7	-	-
North East	200,000	200,000	178,000	12.4	-	-
North West	207,000	206,000	188,000	10.1	-	-
Southdale/ Windsor Park	181,000	190,000	171,000	5.8	-	-
Westwood	181,000	187,000	178,000	1.7	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	260,000	235,000	230,000	13.0	-	-
- South	306,000	275,000	275,000	11.3	-	-
Saskatoon						
- East End	250,000	250,000	250,000	0.0	-	-
- North	246,000	234,000	246,000	0.0	-	-

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



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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Saskatchewan Area</b>						
Regina						
- North	580,000	580,000	505,000	14.9	-	-
- South	596,000	584,000	595,000	0.2	-	-
Saskatoon						
- East End	740,000	750,000	760,000	-2.6	-	-
- North	590,000	600,000	600,000	-1.7	-	-

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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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	159,000	165,000	158,000	0.6	-	-
Fort Richmond	184,000	180,000	163,000	12.9	-	-
North East	154,000	153,000	138,000	11.6	-	-
North West	206,000	210,000	205,000	0.5	-	-
River Heights	164,000	168,000	155,000	5.8	-	-
South St. Vital	197,000	192,000	186,000	5.9	-	-
Westwood	156,000	156,000	142,000	9.9	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	170,000	164,000	164,000	3.7	-	-
- South	226,000	213,000	205,000	10.2	-	-
Saskatoon						
- East Central	238,000	243,000	230,000	3.5	-	-
- East End	237,000	246,000	230,000	3.0	-	-
- North	230,000	237,000	230,000	0.0	-	-

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

**MANITOBA & SASKATCHEWAN**

**LUXURY CONDOMINIUM APARTMENT**

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Fort Richmond	325,000	365,000	365,000	-11.0	-	-
North East	295,000	293,000	280,000	5.4	-	-
North West	280,000	293,000	274,500	2.0	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	305,000	303,000	290,000	5.2	-	-
- South	345,000	345,000	324,000	6.5	-	-
Saskatoon						
- East End	317,000	320,000	310,000	2.3	-	-
- East Central	320,000	320,000	330,000	-3.0	-	-

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



# A L B E R T A

## DETACHED BUNGALOW

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	357,700	347,000	364,000	-1.7	-	-
North East	300,700	302,900	310,200	-3.1	-	-
North Inner City	430,600	459,800	455,600	-5.5	-	-
North West	394,800	373,400	392,000	0.7	-	-
South	350,900	368,400	351,300	-0.1	-	-
South East	425,000	366,100	391,300	8.6	-	-
South Inner City	467,800	485,600	438,300	6.7	-	-
South West	379,400	412,000	392,000	-3.2	-	-
West	569,900	589,900	620,000	-8.1	-	-
<b>Edmonton Area</b>						
Castledowns	260,000	260,000	260,000	0.0	-	-
Clareview	250,000	250,000	250,000	0.0	-	-
Riverbend/ Terwilligar	440,000	450,000	440,000	0.0	2,950	2,000
Sherwood Park	330,000	330,000	330,000	0.0	2,250	1,600
<b>Alberta</b>						
Fort Saskatchewan	280,000	280,000	305,000	-8.2	1,760	1,400
Leduc	315,000	300,000	290,000	8.6	-	-
Spruce Grove	325,000	330,000	330,000	-1.5	-	-
St. Albert	264,000	264,000	280,000	-5.7	-	-
Stony Plain	315,000	319,000	316,000	-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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	454,900	472,300	418,700	8.6	-	-
North East	409,500	416,900	429,200	-4.6	-	-
North Inner City	721,100	771,600	702,500	2.6	-	-
North West	486,700	496,100	480,600	1.3	-	-
South	455,000	449,100	458,600	-0.8	-	-
South East	591,800	635,400	544,100	8.8	-	-
South Inner City	723,400	767,100	778,100	-7.0	-	-
South West	537,000	569,400	520,700	3.1	-	-
West	558,500	557,000	545,000	2.5	-	-
<b>Edmonton Area</b>						
Castledowns	400,000	400,000	385,000	3.9	-	-
Clareview	400,000	400,000	380,000	5.3	-	-
Riverbend/ Terwilligar	485,000	490,000	446,000	8.7	3,050	2,500
Sherwood Park	430,000	430,000	420,000	2.4	3,500	2,000
<b>Alberta</b>						
Fort Saskatchewan	400,000	400,000	420,000	-4.8	2,400	1,600
Leduc	395,000	380,000	375,000	5.3	-	-
St. Albert	315,000	315,000	315,000	0.0	-	-
Stony Plain	440,000	435,000	437,000	0.7	-	-

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	365,700	380,800	370,900	-1.4	-	-
North East	329,200	331,500	332,900	-1.1	-	-
North Inner City	525,700	550,400	559,300	-6.0	-	-
North West	400,900	394,700	391,400	2.4	-	-
South	375,000	371,300	368,500	1.8	-	-
South East	370,400	361,800	355,200	4.3	-	-
South Inner City	579,200	552,900	506,700	14.3	-	-
South West	371,600	353,600	377,900	-1.7	-	-
West	414,800	439,800	431,600	-3.9	-	-
<b>Edmonton Area</b>						
Castledowns	305,000	305,000	305,000	0.0	-	-
Clareview	390,000	390,000	360,000	8.3	-	-
Riverbend/ Terwilligar	400,000	410,000	390,000	2.6	2,590	2,200
Sherwood Park	340,000	340,000	340,000	0.0	2,900	1,600
<b>Alberta</b>						
Fort Saskatchewan	330,000	330,000	330,000	0.0	1,760	1,400
Leduc	350,000	315,000	290,000	20.7	-	-
Spruce Grove	360,000	370,000	370,000	-2.7	-	-
St. Albert	315,000	315,000	315,000	0.0	-	-
Stony Plain	360,000	395,000	410,000	-12.2	-	-

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	278,400	266,300	279,700	-0.5	-	-
North East	239,800	246,600	265,300	-9.6	-	-
North Inner City	500,900	414,300	416,000	20.4	-	-
North West	283,600	279,700	309,100	-8.2	-	-
South	258,600	252,000	275,900	-6.3	-	-
South East	296,100	290,300	278,100	6.5	-	-
South Inner City	520,700	461,000	463,300	12.4	-	-
South West	292,300	301,700	306,900	-4.8	-	-
West	459,500	401,700	373,900	22.9	-	-
<b>Edmonton Area</b>						
Castledowns	208,000	208,000	185,000	12.4	-	-
Clareview	180,000	180,000	180,000	0.0	-	-
Riverbend/ Terwilligar	270,000	280,000	265,000	1.9	2,050	1,800
Sherwood Park	240,000	240,000	235,000	2.1	1,530	1,300
<b>Alberta</b>						
Fort Saskatchewan	200,000	200,000	220,000	-9.1	1,100	1,000
Leduc	215,000	220,000	215,000	0.0	-	-
Spruce Grove	230,000	235,000	220,000	4.5	-	-
St. Albert	188,000	188,000	180,000	4.4	-	-

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



# A L B E R T A

## SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	520,000	638,300	577,900	-10.0	-	-
North East	453,400	432,100	475,900	-4.7	-	-
North Inner City	1,144,800	1,339,400	1,128,300	1.5	-	-
North West	675,200	748,600	724,700	-6.8	-	-
South	640,700	561,000	565,000	13.4	-	-
South East	690,800	680,900	717,700	-3.7	-	-
South Inner City	1,394,200	1,461,700	1,729,500	-19.4	-	-
South West	1,034,200	714,600	955,400	8.2	-	-
West	748,700	815,700	847,500	-11.7	-	-
<b>Edmonton Area</b>						
Castledowns	428,000	428,000	400,000	7.0	-	-
Riverbend/ Terwilligar	776,000	800,000	765,000	1.4	5,099	3,500
Sherwood Park	695,000	695,000	695,000	0.0	5,200	3,000
<b>Alberta</b>						
Fort Saskatchewan	600,000	600,000	675,000	-11.1	4,180	2,500
Leduc	380,000	418,000	417,000	-8.9	-	-
Spruce Grove	440,000	460,000	440,000	0.0	-	-
St. Albert	427,000	427,000	405,000	5.4	-	-
Stony Plain	430,000	445,000	465,000	-7.5	-	-

\*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 July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	231,400	237,000	227,500	1.7	-	-
North East	201,400	185,400	197,000	2.2	-	-
North Inner City	302,300	252,300	265,000	14.1	-	-
North West	269,300	239,500	226,300	19.0	-	-
South	228,500	224,900	227,300	0.5	-	-
South East	236,200	247,200	241,100	-2.0	-	-
South Inner City	319,900	312,200	313,400	2.1	-	-
South West	259,900	285,600	243,900	6.6	-	-
West	241,300	257,100	278,300	-13.3	-	-
<b>Edmonton Area</b>						
Castledowns	192,000	192,000	170,000	12.9	-	-
Clareview	165,000	165,000	155,000	6.5	-	-
Riverbend/ Terwilligar	220,000	225,000	220,000	0.0	1,535	1,500
Sherwood Park	280,000	280,000	275,000	1.8	2,140	1,500
<b>Alberta</b>						
Fort Saskatchewan	190,000	190,000	230,000	-17.4	1,000	1,100
Leduc	220,000	205,000	210,000	4.8	-	-
St. Albert	170,000	170,000	170,000	0.0	-	-

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



# A L B E R T A

## LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	311,400	312,600	319,200	-2.4	-	-
North East	200,200	185,400	199,800	0.2	-	-
North Inner City	429,000	399,600	342,500	25.3	-	-
North West	396,000	376,400	332,000	19.3	-	-
South	345,300	353,000	410,100	-15.8	-	-
South East	509,400	506,800	540,600	-5.8	-	-
South Inner City	509,400	487,900	535,500	-4.9	-	-
South West	307,700	281,500	287,300	7.1	-	-
West	376,200	357,400	404,800	-7.1	-	-
<b>Edmonton Area</b>						
Castledowns	199,000	199,000	199,000	0.0	-	-
Riverbend/ Terwilligar	320,000	320,000	283,000	13.1	1,965	2,000
Sherwood Park	325,000	325,000	325,000	0.0	2,375	1,700
St. Albert	235,000	235,000	225,000	4.4	-	-

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



# BRITISH COLUMBIA

## DETACHED BUNGALOW

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	490,000	480,000	445,000	10.1	3,000	1,500
North Vancouver	800,000	800,000	735,000	8.8	-	-
Richmond	1,000,000	1,015,000	735,000	36.1	-	-
Surrey	467,000	458,000	430,000	8.6	2,700	1,500
Vancouver East	739,500	732,000	649,000	13.9	-	-
Vancouver West	1,350,000	1,350,000	1,150,000	17.4	6,750	3,500
West Vancouver	1,200,000	1,250,000	960,000	25.0	-	-
White Rock/South Surrey	665,000	635,000	540,000	23.1	3,900	1,900
<b>British Columbia</b>						
Kelowna	351,000	348,000	340,000	3.2	-	-
Sunshine Coast	340,000	330,000	330,000	3.0	-	-
Victoria	480,000	475,000	490,000	-2.0	-	-

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



# BRITISH COLUMBIA

## EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	519,000	528,000	450,000	15.3	4,291	1,747
North Vancouver	940,000	940,000	870,000	8.0	-	-
Richmond	890,000	915,000	780,000	14.1	-	-
Surrey	480,000	480,000	460,000	4.3	2,800	1,600
Vancouver East	786,000	873,000	820,000	-4.1	-	-
Vancouver West	1,850,000	1,850,000	1,600,000	15.6	9,250	5,000
West Vancouver	1,450,000	1,550,000	1,160,000	25.0	-	-
White Rock/South Surrey	688,000	667,000	640,000	7.5	3,700	1,900
<b>British Columbia</b>						
Kelowna	429,000	425,000	425,000	0.9	-	-
Sunshine Coast	440,000	425,000	430,000	2.3	-	-
Victoria	593,000	590,000	605,000	-2.0	-	-

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# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	460,000	470,000	435,000	5.7	2,800	1,500
North Vancouver	850,000	820,000	780,000	9.0	-	-
Richmond	785,000	800,000	675,000	16.3	-	-
Surrey	425,000	438,000	400,000	6.3	2,500	1,400
Vancouver East	870,000	788,000	729,000	19.3	-	-
Vancouver West	1,550,000	1,550,000	1,350,000	14.8	-	-
West Vancouver	1,300,000	1,300,000	1,050,000	23.8	-	-
White Rock/South Surrey	610,000	605,000	560,000	8.9	3,600	1,600
<b>British Columbia</b>						
Sunshine Coast	400,000	420,000	390,000	2.6	-	-
Victoria	465,000	477,000	470,000	-1.1	-	-

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# BRITISH COLUMBIA

## STANDARD TOWNHOUSE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	285,000	292,000	280,000	1.8	1,700	1,100
North Vancouver	640,000	680,000	600,000	6.7	-	-
Richmond	450,000	450,000	410,000	9.8	-	-
Surrey	288,000	310,000	300,000	-4.0	-	-
Vancouver East	517,000	535,000	488,000	5.9	-	-
Vancouver West	900,000	920,000	850,000	5.9	-	-
West Vancouver	800,000	775,000	700,000	14.3	-	-
White Rock/South Surrey	340,000	345,000	325,000	4.6	2,600	1,500
<b>British Columbia</b>						
Kelowna	287,000	285,000	285,000	0.7	-	-
Sunshine Coast	290,000	300,000	290,000	0.0	-	-
Victoria	365,000	365,000	365,000	0.0	-	-

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# BRITISH COLUMBIA

## SENIOR EXECUTIVE

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	714,000	685,000	625,000	14.2	4,300	2,600
North Vancouver	1,120,000	1,120,000	1,010,000	10.9	-	-
Richmond	1,450,000	1,500,000	1,090,000	33.0	-	-
Surrey	665,000	668,000	620,000	7.3	4,000	2,600
Vancouver East	1,262,000	1,295,000	1,070,000	17.9	-	-
Vancouver West	3,000,000	3,000,000	2,650,000	13.2	-	-
West Vancouver	1,800,000	1,800,000	1,400,000	28.6	-	-
White Rock/ South Surrey	945,000	890,000	845,000	11.8	5,100	3,500
<b>British Columbia</b>						
Kelowna	499,000	495,000	485,000	2.9	3,450	2,000
Sunshine Coast	600,000	600,000	590,000	1.7	-	-
Victoria	788,000	790,000	830,000	-5.1	-	-

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

## STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	160,000	170,000	164,000	-2.4	1,400	900
North Vancouver	340,000	340,000	340,000	0.0	-	-
Richmond	355,000	350,000	290,000	22.4	-	-
Surrey	215,000	225,000	200,000	7.5	1,600	900
Vancouver East	444,000	437,000	429,000	3.5	-	-
Vancouver West	750,000	750,000	725,000	3.4	-	-
West Vancouver	520,000	470,000	460,000	13.0	-	-
White Rock/ South Surrey	258,000	480,000	240,000	7.4	1,880	1,100
<b>British Columbia</b>						
Kelowna	186,000	185,000	186,000	0.0	1,400	950
Sunshine Coast	230,000	230,000	230,000	0.0	-	-
Victoria	277,000	278,000	275,000	0.7	-	-

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# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	280,000	290,000	240,000	16.7	1,600	1,300
North Vancouver	460,000	480,000	450,000	2.2	-	-
Richmond	395,000	390,000	365,000	8.2	-	-
Vancouver East	677,000	640,000	560,000	20.9	-	-
Vancouver West	1,150,000	1,150,000	1,100,000	4.5	-	-
West Vancouver	950,000	880,000	820,000	15.9	-	-
Surrey	332,000	325,000	290,000	14.5	1,600	1,300
White Rock/ South Surrey	550,000	477,000	470,000	17.0	3,400	1,800
<b>British Columbia</b>						
Kelowna	545,000	550,000	570,000	-4.4	3,300	1,750
Sunshine Coast	260,000	360,000	260,000	0.0	-	-
Victoria	550,000	557,000	550,000	0.0	-	-

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