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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.

TABLE OF CONTENTS

Glossary of Housing Types

Atlantic Provinces	4
Québec	11
Ontario	18
Prairie Provinces	32
Alberta	39
British Columbia	46

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THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

Seven categories of housing are surveyed, including four types of detached homes, townhouses and condominium high-rise apartments. Each housing type and its amenities are specifically described, permitting comparison of value across Canada.

This includes many regional variances, for which adjustments in value estimates have been applied.

Property Location

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

Mortgage Financing

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

Limitation

All material contained herein is for general information purposes only. Royal LePage cannot and does not assume any liability or responsibility for any actions or decisions undertaken by any person as a result of reliance on information, estimates, or opinions contained or expressed herein.

Contact Us

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

GLOSSARY OF HOUSING TYPES



1

1. DETACHED BUNGALOW

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



2

2. EXECUTIVE DETACHED TWO-STOREY

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



3

3. STANDARD TWO-STOREY

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



4

4. STANDARD TOWNHOUSE

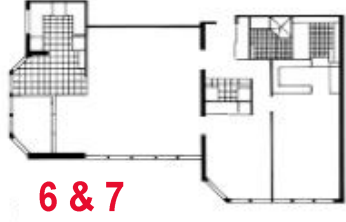
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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



5

5. SENIOR EXECUTIVE

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



6 & 7

6. STANDARD CONDOMINIUM APARTMENT

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

7. LUXURY CONDOMINIUM APARTMENT

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



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

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

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	342,000	341,300	340,000	0.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,000	235,800	235,000	0.0%	-	-
- Eastern Passage	205,000	199,900	197,000	4.1%	-	-
- Woodlawn/ Montebello	265,000	259,000	270,000	-1.9%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	337,000	331,500	320,000	5.3%	-	-
- North End	270,000	250,000	270,000	0.0%	-	-
- West	290,000	284,500	289,000	0.3%	-	-
Truro/Colchester	169,266	174,600	172,816	-2.1%	-	-
Prince Edward Island						
Summerside	158,000	158,000	155,000	1.9%	2,200	1,200
Charlottetown	173,000	173,000	172,000	0.6%	-	-
New Brunswick						
Fredericton	207,000	207,000	205,000	1.0%	2,922	900
Moncton	148,000	153,000	147,900	0.1%	-	-
Saint John (Rothesay)	176,092	177,828	186,034	-5.3%	-	-
Newfoundland						
St. John's						
- East End	290,000	283,000	258,000	12.4%	2,200	2,000
- Mount Pearl	323,000	317,000	288,500	12.0%	2,500	2,000
- West	275,000	270,000	246,000	11.8%	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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	401,000	397,900	375,000	6.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	295,000	295,900	280,000	5.4%	-	-
- Eastern Passage	285,000	283,000	284,900	0.0%	-	-
- Lawrence Twn	305,000	306,000	295,000	3.4%	-	-
- Woodlawn/ Montebello	304,000	295,900	279,000	9.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	375,000	377,500	365,000	2.7%	-	-
- West	359,000	365,000	353,500	1.6%	-	-
Truro/Colchester	275,000	295,000	275,000	0.0%	-	-
Prince Edward Island						
Summerside	250,000	250,000	250,000	0.0%	4,200	2,000
Charlottetown	260,000	260,000	258,000	0.8%	-	-
New Brunswick						
Fredericton	302,000	306,000	294,000	2.7%	4,351	1,500
Newfoundland						
St. John's						
- East End	497,000	487,000	442,000	12.4%	4,000	3,500
- Mount Pearl	449,000	440,000	400,000	12.3%	3,500	3,000
- West	460,000	450,000	411,000	11.9%	3,500	3,500

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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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	310,000	309,900	305,000	1.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	246,000	252,000	246,900	-0.4%	-	-
- Eastern Passage	238,000	235,000	237,500	0.2%	-	-
- Lawrence Twn	240,000	240,000	227,000	5.7%	-	-
- Woodlawn/ Montebello	251,000	255,000	250,000	0.4%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	315,000	309,900	315,000	0.0%	-	-
- North End	316,000	325,000	279,000	13.3%	-	-
- West	357,000	364,600	339,000	5.3%	-	-
Truro/Colchester	215,000	178,000	199,000	8.0%	-	-
Prince Edward Island						
Summerside	205,000	205,000	205,000	0.0%	2,500	1,500
Charlottetown	205,000	205,000	205,000	0.0%	-	-
New Brunswick						
Fredericton	215,000	220,000	220,000	-2.3%	3,096	1,000
Moncton	145,000	143,300	134,600	7.7%	-	-
Saint John (Rothesay)	278,895	279,922	272,591	2.3%	-	-
Newfoundland						
St. John's						
- East End	413,000	405,000	368,000	12.2%	3,500	3,000
- Mount Pearl	390,000	383,000	348,000	12.1%	3,300	3,000
- West	398,000	390,000	355,000	12.1%	3,300	3,000

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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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	279,500	279,500	264,000	5.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	175,000	175,000	176,000	-0.6%	-	-
- Eastern Passage	250,000	250,000	250,000	0.0%	-	-
- Woodlawn/ Montebello	261,500	267,000	263,000	-0.6%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	279,000	275,000	265,000	5.3%	-	-
- North End	298,000	305,900	297,900	0.0%	-	-
- West	276,500	275,000	277,000	-0.2%	-	-
Prince Edward Island						
Summerside	135,000	135,000	135,000	0.0%	1,500	800
Charlottetown	131,000	131,000	130,000	0.8%	-	-
New Brunswick						
Fredericton	185,000	185,000	185,000	0.0%	2,601	900
Saint John (Rothesay)	163,952	163,900	153,000	7.2%	-	-
Newfoundland						
St. John's						
- East End	206,000	202,000	184,275	11.8%	1,800	1,500
- Mount Pearl	216,000	212,000	192,675	12.1%	2,000	1,500
- West	210,000	206,000	188,000	11.7%	1,500	1,500

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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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	487,900	484,500	482,000	1.2%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	366,000	366,000	355,000	3.1%	-	-
- Lawrence Town	360,000	360,000	350,000	2.9%	-	-
- Woodlawn/ Montebello	395,000	395,000	389,000	1.5%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	499,000	512,500	495,000	0.8%	-	-
West	409,700	415,000	385,000	6.4%	-	-
Truro/Colchester	350,000	360,000	350,000	0.0%	-	-
Prince Edward Island						
Charlottetown	345,000	345,000	340,000	1.5%	-	-
New Brunswick						
Fredericton	391,000	389,000	382,000	2.4%	5,632	1,500
Moncton	279,500	263,000	264,500	5.7%	-	-
Newfoundland						
St. John's						
- East End	636,000	624,000	567,000	12.2%	5,000	4,000
- Mount Pearl	489,000	479,000	435,000	12.4%	4,400	4,000
- West	518,000	508,000	462,000	12.1%	4,500	3,500

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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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	235,000	234,900	229,000	2.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	155,000	155,000	145,000	6.9%	-	-
- Woodlawn/ Montebello	225,000	225,000	210,000	7.1%	-	-
Halifax						
- North End	199,000	199,900	195,000	2.1%	-	-
- Clayton Park/ Fairmount/ Rockingham	229,000	232,000	209,000	9.6%	-	-
Prince Edward Island						
Charlottetown	128,000	128,000	127,000	0.8%	-	-
New Brunswick						
Fredericton	153,000	158,000	158,000	-3.2%	2,203	800
Saint John (Rothesay)	156,905	158,068	158,225	-0.8%	-	-
Newfoundland						
St. John's						
- East End	320,000	314,000	286,000	11.9%	2,500	2,500
- Mount Pearl	316,000	310,000	282,000	12.1%	2,500	2,500
- West	310,000	304,000	276,000	12.3%	2,500	2,500

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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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	394,900	390,000	395,000	0.0%	-	-
Prince Edward Island						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
New Brunswick						
Fredericton	229,000	229,000	217,000	5.5%	3,298	1,000
Newfoundland						
St. John's						
- East End	415,000	407,000	370,000	12.2%	3,500	3,500
- Mount Pearl	324,000	318,000	290,000	11.7%	2,500	2,500

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Q U É B E C

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	180,000	180,000	175,000	2.9%	-	-
Trois-Rivieres	143,819	131,397	119,139	20.7%	-	-
Memphrémagog	185,345	183,385	194,233	-4.6%	-	-
Mirabel	235,000	232,250	231,500	1.5%	-	-
Saint-Jérôme	189,500	185,000	193,750	-2.2%	-	-
Montréal Area						
Beaconsfield	326,300	330,350	331,000	-1.4%	-	-
Dorval	300,300	300,500	305,000	-1.5%	-	-
Pierrefonds	286,600	289,225	289,000	-0.8%	-	-
Laval	283,000	283,750	276,000	2.5%	-	-
Brossard	277,850	268,500	263,500	5.4%	-	-
Longueuil	248,875	245,750	247,000	0.8%	-	-
Boucherville	302,215	304,000	301,000	0.4%	-	-
Québec City Area						
Beauport	235,000	247,500	237,000	-0.8%	-	-
Cap-Rouge/Sillery/Ste-Foy	290,000	363,332	333,332	-13.0%	-	-
Charlesbourg	246,500	242,000	241,000	2.3%	-	-
Neufchatel	235,000	252,000	259,000	-9.3%	-	-
Québec (Haute-Ville)	435,000	435,600	395,000	10.1%	-	-
Rive-Sud	246,000	255,000	234,000	5.1%	-	-

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	230,000	230,000	230,000	0.0%	-	-
Trois-Rivieres	271,250	250,000	271,250	0.0%	-	-
Montréal Area						
Beaconsfield	516,500	516,250	537,000	-3.8%	-	-
Dorval	576,225	564,750	550,000	4.8%	-	-
Pierrefonds	438,875	456,750	445,000	-1.4%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	674,050	629,750	663,000	1.7%	-	-
Laval	445,000	453,250	463,000	-3.9%	-	-
Brossard	441,500	461,500	483,000	-8.6%	-	-
Longueuil	423,500	427,000	415,000	2.0%	-	-
Boucherville	539,700	537,000	512,000	5.4%	-	-
Québec City Area						
Beauport	357,500	397,500	420,000	-14.9%	-	-
Cap-Rouge/Sillery/Ste-Foy	507,500	477,000	446,332	13.7%	-	-
Charlesbourg	354,250	373,250	350,000	1.2%	-	-
Neufchatel	420,000	379,000	353,000	19.0%	-	-
Québec (Haute-Ville)	459,000	430,000	410,000	12.0%	-	-
Rive-Sud	420,000	400,000	338,000	24.3%	-	-

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Q U É B E C

STANDARD TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	200,000	200,000	200,000	0.0%	-	-
Memphrémagog	247,766	224,100	244,311	1.4%	-	-
Trois-Rivieres	134,668	146,844	173,167	-22.2%	-	-
Mirabel	328,000	316,000	305,000	7.5%	-	-
Saint-Jérôme	245,000	242,000	265,000	-7.5%	-	-
Montréal Area						
Dorval	335,700	334,000	316,000	6.2%	-	-
Pierrefonds	386,950	389,500	397,000	-2.5%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	539,650	524,000	510,000	5.8%	-	-
Laval	365,000	365,000	358,500	1.8%	-	-
Brossard	405,050	399,000	379,000	6.9%	-	-
Longueuil	360,000	344,000	335,000	7.5%	-	-
Boucherville	428,700	428,000	419,000	2.3%	-	-
Québec City Area						
Beauport	289,500	248,000	290,000	-0.2%	-	-
Cap-Rouge/Sillery/Ste-Foy	382,000	359,000	295,832	29.1%	-	-
Neufchatel	310,000	290,000	250,000	24.0%	-	-
Québec (Haute-Ville)	377,500	485,500	400,000	-5.6%	-	-
Rive-Sud	281,750	278,000	244,000	15.5%	-	-

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Q U É B E C

STANDARD TOWNHOUSE

	Price July-Sept 2013	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	160,000	0.0%	-	-
Montréal Area						
Pierrefonds	280,375	281,750	292,000	-4.0%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	479,750	476,500	471,000	1.9%	-	-
Ville-Marie	516,000	517,000	442,000	16.7%	-	-
Le Plateau Mont-Royal	601,500	584,500	575,000	4.6%	-	-
Rosemont/La Petit Patrie	397,250	401,000	382,500	3.9%	-	-
Laval	259,000	260,000	252,250	2.7%	-	-
Brossard	260,500	266,000	257,500	1.2%	-	-
Longueuil	240,000	237,000	230,000	4.3%	-	-
Boucherville	276,050	274,000	271,250	1.8%	-	-
Québec City Area						
Beauport	210,000	184,000	220,000	-4.5%	-	-
Cap-Rouge/Sillery/Ste-Foy	265,500	300,000	269,000	-1.3%	-	-
Charlesbourg	215,000	235,000	190,000	13.2%	-	-
Neufchatel	217,000	220,000	210,000	3.3%	-	-
Québec (Haute-Ville)	249,000	259,000	243,000	2.5%	-	-
Rive-Sud	203,500	272,000	244,000	-16.6%	-	-

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Q U É B E C

SENIOR EXECUTIVE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	330,000	330,000	325,000	1.5%	-	-
Montréal Area						
Beaconsfield	668,750	662,500	677,000	-1.2%	-	-
Westmount	2,472,350	2,310,000	2,115,000	16.9%	-	-
Ville-Marie	2,450,000	2,500,000	2,800,000	-12.5%	-	-
Laval	758,750	757,500	735,000	3.2%	-	-
Brossard	612,500	620,000	652,500	-6.1%	-	-
Longueuil	640,350	648,250	678,500	-5.6%	-	-
Boucherville	843,500	801,500	793,000	6.4%	-	-
Québec City Area						
Cap-Rouge/Sillery/Ste-Foy	750,000	701,000	653,000	14.9%	-	-
Charlesbourg	355,000	489,000	447,000	-20.6%	-	-
Neufchatel	508,750	516,000	488,000	4.3%	-	-
Québec (Haute-Ville)	800,000	690,000	675,000	18.5%	-	-
Rive-Sud	420,000	515,000	501,000	-16.2%	-	-

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2013	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	187,000	1.6%	-	-
Trois-Rivieres	126,375	123,208	131,375	-3.8%	-	-
Memphrémagog	150,348	148,038	149,000	0.9%	-	-
Saint-Jérôme	143,000	144,000	145,000	-1.4%	-	-
Montréal Area						
Pierrefonds	208,000	208,000	203,750	2.1%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	260,000	259,000	246,000	5.7%	-	-
Ville-Marie	315,000	315,000	324,500	-2.9%	-	-
Le Plateau Mont-Royal	323,750	329,000	315,650	2.6%	-	-
Rosemont/La Petit Patrie	270,000	271,500	270,000	0.0%	-	-
Laval	199,250	198,750	194,000	2.7%	-	-
Brossard	195,000	195,000	189,000	3.2%	-	-
Longueuil	174,000	174,250	180,000	-3.3%	-	-
Boucherville	213,375	212,250	210,000	1.6%	-	-
Québec City Area						
Beauport	188,000	197,000	195,000	-3.6%	-	-
Cap-Rouge/Sillery/Ste-Foy	198,500	240,000	209,332	-5.2%	-	-
Charlesbourg	171,000	201,000	186,000	-8.1%	-	-
Neufchatel	185,000	211,000	208,000	-11.1%	-	-
Québec (Haute-Ville)	235,000	259,000	292,000	-19.5%	-	-
Rive-Sud	166,500	195,000	175,000	-4.9%	-	-

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2013	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	225,000	0.0%	-	-
Montréal Area						
Westmount	771,750	803,000	881,000	-12.4%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	551,000	556,000	515,000	7.0%	-	-
Ville-Marie	680,000	750,000	750,000	-9.3%	-	-
Le Plateau Mont-Royal	552,050	549,250	548,500	0.6%	-	-
Rosemont/La Petit Patrie	466,300	476,250	480,000	-2.9%	-	-
Laval	404,000	368,000	364,250	10.9%	-	-
Brossard	320,600	315,750	315,000	1.8%	-	-
Longueuil	420,225	392,000	365,000	15.1%	-	-
Québec City Area						
Haute-Ville	490,000	501,000	445,000	10.1%	-	-
Rive-Sud	345,000	345,000	318,000	8.5%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	675,000	670,000	665,000	1.5%	-	-
Burlington	430,000	422,000	375,000	14.7%	3,300	2,500
Etobicoke						
- Islington/ Kingsway	609,000	600,000	595,000	2.4%	-	-
-South Etobicoke	445,000	430,000	430,000	3.5%	-	-
High Park	765,000	750,000	765,000	0.0%	-	-
Lawrence Park	906,214	906,000	860,000	5.4%	-	-
Leaside	822,500	830,000	770,000	6.8%	-	-
Markham	630,000	630,000	600,000	5.0%	5,704	2,300
Mississauga GTA	490,000	480,000	469,000	4.5%	4,877	2,000
- Meadowvale/ Streetsville	485,000	475,000	460,000	5.4%	3,900	2,000
Milton	428,704	428,704	416,894	2.8%	-	-
Newmarket	490,000	505,000	410,000	19.5%	3,868	2,500
North Toronto	757,586	751,000	729,000	3.9%	-	-
Oakville	490,000	490,000	440,000	11.4%	3,000	1,500
Richmond Hill	626,000	620,000	565,000	10.8%	3,956	-
Scarborough						
- Agincourt	495,000	492,500	473,000	4.7%	2,750	1,650
- Central	435,000	430,000	413,000	5.3%	2,600	1,650
- West Hill	504,000	492,000	484,500	4.0%	2,800	1,700
Unionville	825,000	825,000	750,000	10.0%	7,460	3,000
Woodbridge	442,000	431,000	430,000	2.8%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	440,317	437,607	425,755	3.4%	4,367	1,910
Barrie	300,000	300,000	276,000	8.7%	3,400	1,500
Belleville	185,000	185,000	185,000	0.0%	-	-
Brantford	220,000	220,000	214,000	2.8%	3,570	1,200
Cobourg	215,000	215,000	215,000	0.0%	-	-
Dundas	353,090	342,600	333,643	5.8%	3,552	2,190
Georgetown/Halton Hills	412,250	405,000	346,917	18.8%	2,944	1,600
Hamilton						
- Centre	149,605	148,208	149,656	0.0%	1,777	1,225
- East	206,000	198,080	198,814	3.6%	4,250	1,363
- Mountain	260,000	259,754	245,926	5.7%	3,046	1,842
- West	300,000	285,000	264,786	13.3%	3,251	1,979
Kingston	365,000	350,000	354,000	3.1%	-	-
London	253,500	250,100	247,600	2.4%	-	-
North Bay	224,000	229,900	243,000	-7.8%	-	-
Ottawa	623,000	619,000	610,000	2.1%	6,800	3,300
- Eastern	335,000	330,000	326,000	2.8%	4,325	2,000
- Kanata	375,000	375,900	369,000	1.6%	4,850	2,300
- Orleans	335,500	334,000	328,000	2.3%	4,325	1,800
- Southern	332,000	330,000	324,500	2.3%	4,325	2,000
- Western	390,000	390,000	380,000	2.6%	-	-
Stoney Creek	319,955	312,300	295,876	8.1%	3,081	1,542
Trenton	170,000	170,000	170,000	0.0%	-	-
Windsor	178,660	176,280	178,950	-0.2%	3,200	1,100

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,190,000	1,243,000	1,156,500	2.9%	-	-
Bloor West Village	1,160,000	1,150,000	1,160,000	0.0%	-	-
Burlington	637,000	637,000	604,000	5.5%	5,800	2,400
Cabbagetown	800,000	800,000	850,000	-5.9%	-	-
Etobicoke						
- Islington/ Kingsway	850,000	860,000	835,000	1.8%	-	-
- South Etobicoke	643,000	630,000	630,000	2.1%	-	-
Forest Hill	1,547,500	1,569,000	1,515,000	2.1%	-	-
High Park	1,075,000	1,075,000	1,070,000	0.5%	-	-
Lawrence Park	1,711,417	1,722,500	1,750,000	-2.2%	-	-
Leaside	1,350,000	1,200,000	1,190,000	13.4%	-	-
Markham	740,000	740,000	675,000	9.6%	6,700	2,600
Midtown Toronto	1,525,000	1,525,000	1,519,000	0.4%	-	-
Mississauga GTA	549,000	534,290	533,000	3.0%	5,470	2,800
- Meadowvale/ Mississauga	550,000	530,000	530,000	3.8%	4,000	2,300
Milton	769,799	769,799	693,256	11.0%	-	-
Moore Park	1,700,000	1,800,000	1,750,000	-2.9%	-	-
Newmarket	711,000	600,000	712,000	-0.1%	5,520	3,500
North Toronto	1,560,000	1,528,485	1,510,000	3.3%	-	-
Oakville	735,000	735,000	655,000	12.2%	4,500	3,000
Richmond Hill	985,000	940,000	958,000	2.8%	6,475	-
Scarborough						
- Agincourt	615,000	610,000	592,250	3.8%	3,300	2,100
- Central	542,500	540,000	510,000	6.4%	3,500	2,200
- West Hill	655,000	640,000	625,000	4.8%	3,600	1,900
Unionville	925,000	925,000	800,000	15.6%	8,376	2,600
Woodbridge	480,000	476,000	475,000	1.1%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	335,000	329,000	325,000	3.1%	3,800	1,700
Belleville	265,000	265,000	265,000	0.0%	-	-
Brantford	336,000	330,000	319,000	5.3%	5,443	1,550
Cobourg	290,000	290,000	290,000	0.0%	-	-
Georgetown/Halton Hills	544,000	530,000	555,900	-2.1%	4,036	1,800
Kingston	425,000	420,000	420,000	1.2%	-	-
London	334,800	329,000	326,500	2.5%	-	-
North Bay					-	-
Ottawa	644,000	630,000	621,000	3.7%	6,800	3,500
- Eastern	393,000	387,000	385,000	2.1%	4,550	2,000
- Kanata	460,000	460,900	445,000	3.4%	5,850	2,400
- Orleans	427,000	425,000	418,000	2.2%	5,575	2,100
- Southern	424,000	423,000	415,000	2.2%	5,575	2,000
- Western	495,000	495,000	480,000	3.1%	-	-
Trenton	250,000	250,000	250,000	0.0%	-	-
Windsor	266,340	266,300	263,350	1.1%	4,850	1,450

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O N T A R I O

STANDARD TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	806,000	775,000	763,000	5.6%	-	-
Bloor West Village	750,000	745,000	740,000	1.4%	-	-
Burlington	460,000	469,000	421,000	9.3%	3,700	2,200
Cabbagetown	675,000	675,000	650,000	3.8%	-	-
Etobicoke						
- Islington/ Kingsway	670,000	660,000	660,000	1.5%	-	-
- South Etobicoke	500,000	500,000	480,000	4.2%	-	-
Forest Hill	983,833	978,500	959,000	2.6%	-	-
High Park	700,000	700,000	690,000	1.4%	-	-
Lawrence Park	1,100,000	1,100,000	1,000,000	10.0%	-	-
Leaside	792,000	850,000	854,500	-7.3%	-	-
Markham	625,000	625,000	575,000	8.7%	5,659	2,200
Midtown Toronto	985,000	978,638	930,000	5.9%	-	-
Mississauga GTA	462,500	450,000	444,575	4.0%	4,590	2,300
- Meadowvale/ Streetsville	440,000	420,000	415,000	6.0%	3,500	1,900
Milton	499,847	499,847	472,640	5.8%	-	-
Moore Park	1,100,000	1,200,000	1,100,000	0.0%	-	-
Newmarket	515,000	490,000	485,000	6.2%	4,000	2,500
North Toronto	959,000	893,418	899,000	6.7%	-	-
Oakville	515,000	515,000	475,000	8.4%	3,900	1,900
Richmond Hill	707,500	695,000	620,000	14.1%	4,455	-
Riverdale	530,000	550,000	558,000	-5.0%	-	-
Scarborough						
- Agincourt	497,000	485,000	478,950	3.8%	2,800	1,750
- Central	490,000	475,000	470,000	4.3%	2,800	1,850
- West Hill	540,000	530,000	515,000	4.9%	3,000	1,750
The Annex	912,500	900,000	880,400	3.6%	-	-
Unionville	775,000	775,000	700,000	10.7%	7,017	2,400
Woodbridge	360,000	352,000	354,000	1.7%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	538,302	526,553	538,748	-0.1%	5,620	-
Barrie	290,000	290,000	270,000	7.4%	3,300	1,600
Belleville	200,000	200,000	200,000	0.0%	-	-
Brantford	225,000	222,000	213,000	5.6%	3,645	1,300
Cobourg	240,000	240,000	240,000	0.0%	-	-
Dundas	487,795	461,012	448,636	8.7%	5,266	-
Georgetown/Halton Hills	427,875	415,000	443,975	-3.6%	3,290	1,500
Hamilton						
- Centre	169,852	166,731	169,048	0.5%	1,904	-
- East	285,340	296,083	282,750	0.9%	3,228	-
- Mountain	373,702	367,642	355,010	5.3%	4,205	-
- West	350,783	349,257	351,729	-0.3%	3,531	-
Kingston	335,000	330,000	330,000	1.5%	-	-
London	263,200	262,500	259,300	1.5%	-	-
North Bay	225,000	230,000	235,000	-4.3%	-	-
Ottawa	545,000	540,000	539,000	1.1%	6,200	2,800
- Eastern	337,000	335,000	328,000	2.7%	4,425	1,800
- Kanata	388,000	387,900	373,000	4.0%	4,800	2,300
- Orleans	356,000	354,000	348,000	2.3%	4,600	1,800
- Southern	358,000	352,000	350,000	2.3%	4,350	1,700
- Western	425,000	425,000	415,000	2.4%	-	-
Stoney Creek	423,838	416,815	421,090	0.7%	4,370	-
Trenton	195,000	195,000	195,000	0.0%	-	-
Windsor	131,350	129,850	129,875	1.1%	2,350	875

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O N T A R I O

STANDARD TOWNHOUSE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	672,500	664,000	656,000	2.5%	-	-
Bloor West Village	499,000	499,000	498,000	0.2%	-	-
Burlington	297,000	296,000	290,000	2.4%	2,400	2,000
Cabbagetown	570,000	570,000	600,000	-5.0%	-	-
Etobicoke						
– Islington/ Kingsway	460,000	460,000	455,000	1.1%	-	-
– South Etobicoke	480,000	486,000	480,000	0.0%	-	-
Markham	500,000	500,000	455,000	9.9%	4,527	2,000
Mississauga GTA	345,000	335,775	333,000	3.6%	3,450	2,100
– Meadowvale/ Streetsville	335,000	325,000	315,000	6.3%	2,500	1,600
Milton	367,457	367,457	354,622	3.6%	-	-
North Toronto	655,000	625,000	620,000	5.6%	-	-
Newmarket	410,000	404,000	399,000	2.8%	3,000	2,000
Oakville	415,000	415,000	385,000	7.8%	2,700	1,600
Richmond Hill	510,000	462,000	450,000	13.3%	3,385	-
Scarborough						
– Agincourt	350,000	345,000	325,000	7.7%	2,000	1,550
– Central	360,000	355,000	330,000	9.1%	2,200	1,450
– West Hill	378,000	370,000	357,500	5.7%	2,300	1,500
Unionville	540,000	540,000	500,000	8.0%	4,890	2,100
Waterfront	620,000	580,000	590,000	5.1%	-	-
Woodbridge	307,000	307,000	307,000	0.0%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	210,000	210,000	210,000	0.0%	2,300	1,350
Belleville	135,000	135,000	135,000	0.0%	-	-
Brantford	195,000	193,000	188,000	3.7%	3,159	1,100
Georgetown/Halton Hills	325,200	324,000	270,475	20.2%	2,396	1,400
Kingston	255,000	250,000	250,000	2.0%	-	-
London	176,900	170,500	169,800	4.2%	-	-
North Bay	127,000	130,000	135,000	-5.9%	-	-
Ottawa	352,000	350,000	358,000	-1.7%	4,325	1,600
- Eastern	255,000	254,000	260,000	-1.9%	3,500	1,600
- Kanata	310,000	310,900	308,000	0.6%	3,700	1,800
- Orleans	268,000	267,000	270,000	-0.7%	3,950	1,400
- Southern	277,000	280,000	283,000	-2.1%	4,350	1,650
- Western	385,000	382,500	372,500	3.4%	-	-
Trenton	120,000	120,000	120,000	0.0%	-	-
Windsor	147,500	147,500	140,500	5.0%	2,700	850

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O N T A R I O

SENIOR EXECUTIVE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,483,000	1,437,000	1,389,000	6.8%	-	-
Burlington	780,000	729,000	690,000	13.0%	5,900	3,000
Cabbagetown	900,000	900,000	900,000	0.0%	-	-
Etobicoke						
- Islington/ Kingsway	1,125,000	1,125,000	1,100,000	2.3%	-	-
Forest Hill	2,287,000	2,340,638	2,315,000	-1.2%	-	-
Lawrence Park	2,586,479	2,428,000	2,575,000	0.4%	-	-
Leaside	1,757,000	1,800,000	1,550,000	13.4%	-	-
Markham	820,000	820,000	750,000	9.3%	7,425	2,500
Midtown Toronto	2,270,000	2,270,000	2,295,400	-1.1%	-	-
Mississauga GTA	765,000	750,000	736,000	3.9%	7,650	4,200
- Meadowvale/ Streetsville	675,000	660,000	650,000	3.8%	5,000	3,200
Milton	441,862	441,862	423,968	4.2%	-	-
Moore Park	2,830,000	2,600,000	2,600,000	8.8%	-	-
North Toronto	2,415,000	2,257,500	2,170,000	11.3%	-	-
Oakville	900,000	900,000	900,000	0.0%	7,300	4,500
Riverdale	850,000	900,000	875,000	-2.9%	-	-
Scarborough						
- Agincourt	640,000	635,000	618,000	3.6%	3,800	2,500
- Central	640,000	635,000	610,000	4.9%	4,000	2,500
- West Hill	800,000	790,000	770,000	3.9%	4,200	2,750
Unionville	1,100,000	1,100,000	975,000	12.8%	9,960	3,800
Woodbridge	472,000	472,000	472,000	0.0%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	600,000	600,000	520,000	17.6%	5,200	2,100
Belleville	400,000	400,000	400,000	0.0%	-	-
Brantford	358,000	350,000	342,000	4.7%	5,821	1,800
Georgetown/Halton Hills	632,000	620,000	550,667	14.8%	4,599	2,300
Kingston	539,000	540,000	540,000	-0.2%	-	-
London	476,600	473,500	465,700	2.3%	-	-
North Bay	355,000	360,000	375,000	-5.3%	-	-
Ottawa	867,000	849,000	850,000	2.0%	8,450	3,900
- Eastern	535,000	530,000	524,000	2.1%	5,825	2,700
- Kanata	570,000	580,000	560,000	1.8%	7,250	2,700
- Orleans	555,000	553,000	544,000	2.0%	7,375	2,600
- Rockcliffe Park	2,650,000	2,550,000	2,500,000	6.0%	24,200	8,000
- Southern	557,000	555,000	544,000	2.4%	7,375	2,700
- Western	560,000	555,000	540,000	3.7%	-	-
Trenton	365,000	365,000	365,000	0.0%	-	-
Windsor	459,960	449,250	424,350	8.4%	8,175	2,000

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	330,000	335,000	325,000	1.5%	-	-
Burlington	299,900	287,000	282,500	6.2%	2,300	1,900
Cabbagetown	355,000	410,000	350,000	1.4%	-	-
Etobicoke						
- Islington/ Kingsway	380,000	380,000	380,000	0.0%	-	-
- South Etobicoke	370,000	383,000	370,000	0.0%	-	-
Forest Hill	636,250	636,250	593,200	7.3%	-	-
High Park	425,000	425,000	415,000	2.4%	-	-
Lawrence Park	538,000	544,310	559,000	-3.8%	-	-
Leaside	375,000	400,000	370,000	-2.6%	-	-
Markham	340,000	340,000	325,000	4.6%	3,079	1,900
Midtown Toronto	498,000	514,000	480,100	3.7%	-	-
Mississauga GTA	280,000	283,220	289,000	-3.1%	2,800	1,700
- Meadowvale/ Streetsville	255,000	250,000	244,000	4.5%	2,100	1,300
Milton	269,906	269,906	252,458	6.9%	-	-
North Toronto	446,000	442,629	427,000	4.4%	-	-
Newmarket	211,000	225,000	264,000	-20.1%	2,000	1,500
Oakville	290,000	290,000	285,000	1.8%	2,400	1,500
Richmond Hill	300,000	305,000	310,000	-3.2%	2,287	-
Riverdale	440,000	450,000	450,000	-2.2%	-	-
Scarborough						
- Agincourt	250,000	249,000	245,000	2.0%	1,800	1,350
- Central	270,000	267,000	269,000	0.4%	1,800	1,400
- West Hill	251,000	245,000	250,000	0.4%	1,650	1,350
The Annex	499,900	505,000	515,350	-3.0%	-	-
Unionville	400,000	400,000	380,000	5.3%	3,622	2,000
Waterfront	442,333	450,620	450,000	-1.7%	-	-
Woodbridge	285,000	285,000	285,000	0.0%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	285,000	260,000	290,000	-1.7%	3,300	1,700
Belleville	125,000	125,000	130,000	-3.8%	-	-
Brantford	152,000	152,000	149,000	2.0%	2,470	1,000
Georgetown/Halton Hills	270,000	270,000	208,520	29.5%	2,207	1,350
Kingston	258,000	255,000	255,000	1.2%	-	-
London	149,800	146,600	143,000	4.8%	-	-
North Bay	149,000	155,000	170,000	-12.4%	-	-
Ottawa	346,000	345,000	351,000	-1.4%	4,250	1,400
- Eastern	212,000	211,000	216,000	-1.9%	3,150	1,400
- Kanata	230,000	230,500	233,000	-1.3%	2,950	1,300
- Orleans	224,000	224,000	225,000	-0.4%	3,350	1,300
- Southern	227,000	226,000	231,000	-1.7%	3,350	1,300
- Western	315,000	320,000	315,000	0.0%	-	-
Windsor	138,125	139,800	139,000	-0.6%	2,400	650

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	530,000	540,000	520,000	1.9%	-	-
Burlington	575,000	510,500	484,000	18.8%	5,800	2,400
Etobicoke						
- Islington/ Kingsway	580,000	585,000	575,000	0.9%	-	-
- South Etobicoke	515,000	535,000	510,000	1.0%	-	-
Forest Hill	943,500	943,500	950,000	-0.7%	-	-
High Park	695,000	700,000	695,000	0.0%	-	-
Lawrence Park	897,500	815,000	825,000	8.8%	-	-
Markham	460,000	460,000	420,000	9.5%	4,165	2,000
Midtown Toronto	915,500	902,000	907,150	0.9%	-	-
Mississauga GTA	388,000	388,000	395,000	-1.8%	3,880	2,500
- Meadowvale/ Streetsville	325,000	320,000	310,000	4.8%	2,500	1,600
Milton	335,080	335,080	316,619	5.8%	-	-
North Toronto	708,000	708,000	698,000	1.4%	-	-
Oakville	490,000	490,000	430,000	14.0%	3,700	2,900
Riverdale	600,000	580,000	575,000	4.3%	-	-
Scarborough						
- Agincourt	385,000	380,000	378,000	1.9%	2,600	1,700
- Central	383,000	382,000	380,000	0.8%	2,200	1,700
- West Hill	420,000	420,000	410,000	2.4%	2,500	2,000
Unionville	500,000	500,000	480,000	4.2%	4,527	2,300
Waterfront	912,500	975,250	1,015,000	-10.1%	-	-
Woodbridge	274,000	274,000	276,000	-0.7%	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	425,000	420,000	450,000	-5.6%	4,200	3,000
Belleville	240,000	240,000	240,000	0.0%	-	-
Cobourg	300,000	300,000	300,000	0.0%	-	-
Georgetown/Halton Hills	294,000	290,000	255,900	14.9%	2,650	1,500
Kingston	513,000	495,000	500,000	2.6%	-	-
London	269,800	266,100	258,500	4.4%	-	-
Ottawa	490,000	490,000	497,000	-1.4%	5,150	3,100
- Kanata	277,000	279,000	273,000	1.5%	3,500	1,700
- Southern	512,000	511,000	520,000	-1.5%	7,375	2,700
- Western	485,000	495,000	485,000	0.0%	-	-
- Rockcliffe Park	1,150,000	1,000,000	1,100,000	4.5%	13,400	8,000
Windsor	289,830	289,800	277,500	4.4%	5,200	1,650

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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	307,500	295,211	291,000	5.7%	-	-
Fort Richmond	330,000	333,627	310,000	6.5%	-	-
North East	302,945	301,602	285,000	6.3%	-	-
North West	281,365	279,071	286,000	-1.6%	-	-
River Heights	313,864	311,244	300,000	4.6%	-	-
South St. Vital	317,002	314,100	310,000	2.3%	-	-
Southdale/ Windsor Park	308,090	310,210	280,000	10.0%	-	-
Westwood	295,789	295,011	295,000	0.3%	-	-
Saskatchewan Area						
Regina						
- North	327,000	321,000	327,000	0.0%	-	-
- South	346,000	339,000	343,000	0.9%	-	-
Saskatoon						
- East Central	365,000	380,000	347,000	5.2%	-	-
- East End	395,000	396,000	370,000	6.8%	-	-
- North	360,000	368,000	345,000	4.3%	-	-
- West	345,000	333,000	330,000	4.5%	-	-

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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	467,000	458,833	407,000	14.7%	-	-
Fort Richmond	428,333	427,100	415,000	3.2%	-	-
North East	396,200	390,667	395,000	0.3%	-	-
North West	414,625	387,000	399,000	3.9%	-	-
River Heights	406,254	405,023	416,000	-2.3%	-	-
South St. Vital	425,694	428,426	418,000	1.8%	-	-
Southdale/ Windsor Park	387,467	416,100	392,000	-1.2%	-	-
Tuxedo	610,583	541,000	555,000	10.0%	-	-
Westwood	420,000	415,650	388,000	8.2%	-	-
Saskatchewan Area						
Regina						
- North	530,000	510,000	530,000	0.0%	-	-
- South	544,355	521,000	495,000	10.0%	-	-
Saskatoon						
- East Central	525,000	525,000	475,000	10.5%	-	-
- East End	565,000	560,000	507,000	11.4%	-	-
- North	500,000	482,000	453,000	10.4%	-	-

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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 July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	376,911	365,560	308,000	22.4%	-	-
Fort Richmond	400,000	400,000	318,000	25.8%	-	-
North East	318,967	326,980	310,000	2.9%	-	-
North West	313,900	315,650	326,000	-3.7%	-	-
River Heights	343,278	345,225	345,000	-0.5%	-	-
South St. Vital	368,922	361,750	345,000	6.9%	-	-
Southdale/ Windsor Park	334,767	330,000	289,000	15.8%	-	-
Westwood	317,375	311,617	313,000	1.4%	-	-
Saskatchewan Area						
Regina						
- North	339,000	339,000	320,000	5.9%	-	-
- South	405,500	387,000	399,000	1.6%	-	-
Saskatoon						
- East Central	421,000	421,000	387,000	8.8%	-	-
- East End	423,000	406,000	404,000	4.7%	-	-
- North	390,000	390,000	363,000	7.4%	-	-
- West	365,000	360,000	340,000	7.4%	-	-

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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 July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	207,500	213,500	215,000	-3.5%	-	-
Fort Richmond	231,000	231,000	231,000	0.0%	-	-
North East	218,500	217,610	216,000	1.2%	-	-
North West	225,000	218,400	220,000	2.3%	-	-
Southdale/ Windsor Park	227,000	227,767	208,000	9.1%	-	-
Westwood	220,500	220,671	206,000	7.0%	-	-
Saskatchewan Area						
Regina						
- North	280,000	280,000	280,000	0.0%	-	-
- South	325,000	325,000	313,500	3.7%	-	-
Saskatoon						
- East End	246,000	264,000	257,000	-4.3%	-	-
- North	251,000	252,000	256,000	-2.0%	-	-

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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 July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	690,000	620,000	686,000	0.6%	-	-
- South	735,000	720,000	699,000	5.2%	-	-
Saskatoon						
- East End	775,000	760,000	750,000	3.3%	-	-
- North	630,000	650,000	600,000	5.0%	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	181,600	165,175	172,000	5.6%	-	-
Fort Richmond	198,014	201,970	198,000	0.0%	-	-
North East	192,880	210,650	174,000	10.9%	-	-
North West	215,269	215,000	214,000	0.6%	-	-
River Heights	187,830	191,125	181,000	3.8%	-	-
South St. Vital	212,989	220,345	212,000	0.5%	-	-
Westwood	178,000	184,752	170,000	4.7%	-	-
Saskatchewan Area						
Regina						
- North	188,000	183,000	189,500	-0.8%	-	-
- South	237,243	228,000	232,000	2.3%	-	-
Saskatoon						
- East Central	250,000	245,000	250,000	0.0%	-	-
- East End	265,000	265,000	257,000	3.1%	-	-
- North	250,000	255,000	250,000	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 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	295,000	295,000	320,000	-7.8%	-	-
Fort Richmond	380,000	322,000	371,000	2.4%	-	-
Saskatchewan Area						
Regina						
- North	360,000	332,500	340,000	5.9%	-	-
- South	410,322	388,000	364,000	12.7%	-	-
Saskatoon						
- East End	360,000	370,000	340,000	5.9%	-	-
- East Central	375,000	380,000	355,000	5.6%	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	402,500	391,400	371,600	8.3%	-	-
North East	338,300	330,300	314,500	7.5%	-	-
North Inner City	524,900	513,400	504,800	4.0%	-	-
North West	437,500	443,200	417,000	4.9%	-	-
South	409,100	391,300	362,800	12.8%	-	-
South East	430,100	415,000	404,400	6.4%	-	-
South Inner City	552,700	561,200	497,500	11.1%	-	-
South West	445,600	430,800	399,600	11.5%	-	-
West	648,000	644,400	636,200	1.9%	-	-
Edmonton Area						
Castledowns	295,000	289,000	289,000	2.1%	-	-
Clareview	260,000	250,000	250,000	4.0%	-	-
Riverbend/ Terwilligar	448,000	524,900	440,000	1.8%	3,320	-
Sherwood Park	345,000	340,000	330,000	4.5%	2,657	1,650
Alberta						
Fort Saskatchewan	315,000	300,000	280,000	12.5%	1,995	1,650
Leduc	384,868	376,396	380,000	1.3%	-	-
Spruce Grove	341,759	367,111	375,000	-8.9%	-	-
St. Albert	290,000	284,000	284,000	2.1%	-	-
Stony Plain	363,018	342,853	319,000	13.8%	-	-
Fort McMurray	646,000	646,000	625,000	3.4%	2,100	2,600

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A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	494,500	488,100	448,000	10.4%	-	-
North East	448,900	443,900	409,800	9.5%	-	-
North Inner City	751,375	754,600	679,000	10.7%	-	-
North West	514,100	527,900	510,300	0.7%	-	-
South	483,208	475,083	464,400	4.0%	-	-
South East	591,600	591,800	575,100	2.9%	-	-
South Inner City	810,800	805,700	769,200	5.4%	-	-
South West	525,700	519,400	542,500	-3.1%	-	-
West	597,100	606,700	577,600	3.4%	-	-
Edmonton Area						
Castledowns	400,000	400,000	400,000	0.0%	-	-
Clareview	375,000	375,000	375,000	0.0%	-	-
Riverbend/ Terwilligar	548,142	546,381	492,300	11.3%	3,659	-
Sherwood Park	444,000	444,000	430,000	3.3%	3,843	2,000
Alberta						
Fort Saskatchewan	430,000	410,000	410,000	4.9%	2,720	1,800
Leduc	434,044	468,890	482,000	-9.9%	-	-
St. Albert	335,000	335,000	335,000	0.0%	-	-
Stony Plain	484,580	487,000	445,000	8.9%	-	-
Fort McMurray	887,000	875,000	860,000	3.1%	3,600	4,000

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A L B E R T A

STANDARD TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	401,900	397,400	378,800	6.1%	-	-
North East	366,300	367,600	340,300	7.6%	-	-
North Inner City	614,200	574,300	535,300	14.7%	-	-
North West	427,100	425,300	397,400	7.5%	-	-
South	298,400	395,400	375,300	-20.5%	-	-
South East	391,600	391,300	358,400	9.3%	-	-
South Inner City	639,600	666,700	623,100	2.6%	-	-
South West	403,600	394,200	384,400	5.0%	-	-
West	475,000	471,900	490,900	-3.2%	-	-
Edmonton Area						
Castledowns	329,000	329,000	329,000	0.0%	-	-
Clareview	350,000	350,000	350,000	0.0%	-	-
Riverbend/ Terwilligar	392,081	384,845	390,000	0.5%	2,809	-
Sherwood Park	370,000	370,000	350,000	5.7%	3,182	1,650
Alberta						
Fort Saskatchewan	365,000	355,000	345,000	5.8%	1,995	1,650
Leduc	371,229	362,794	353,000	5.2%	-	-
Spruce Grove	386,688	399,816	390,000	-0.8%	-	-
St. Albert	335,000	335,000	335,000	0.0%	-	-
Stony Plain	359,378	372,821	380,000	-5.4%	-	-
Fort McMurray	720,000	723,000	730,000	-1.4%	2,600	3,400

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A L B E R T A

STANDARD TOWNHOUSE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	282,900	281,500	271,500	4.2%	-	-
North East	273,100	274,200	245,000	11.5%	-	-
North Inner City	463,200	462,400	455,100	1.8%	-	-
North West	313,600	313,100	294,500	6.5%	-	-
South	289,800	278,600	270,300	7.2%	-	-
South East	294,000	301,100	276,800	6.2%	-	-
South Inner City	518,200	484,800	469,200	10.4%	-	-
South West	335,200	313,800	293,300	14.3%	-	-
West	390,700	380,400	402,000	-2.8%	-	-
Edmonton Area						
Castledowns	198,000	198,000	198,000	0.0%	-	-
Clareview	170,000	170,000	170,000	0.0%	-	-
Riverbend/ Terwilligar	294,423	319,634	270,000	9.0%	2,070	-
Sherwood Park	235,000	235,000	235,000	0.0%	1,680	1,300
Alberta						
Fort Saskatchewan	215,000	215,000	200,000	7.5%	1,260	1,300
Leduc	275,000	275,000	240,000	14.6%	-	-
Spruce Grove	232,544	228,633	240,000	-3.1%	-	-
St. Albert	200,000	200,000	200,000	0.0%	-	-
Stony Plain	234,900	234,900	225,000	4.4%	-	-
Fort McMurray	468,000	468,000	495,000	-5.5%	1,650	2,400

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A L B E R T A

SENIOR EXECUTIVE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	606,230	605,700	553,900	9.4%	-	-
North East	481,300	492,100	460,100	4.6%	-	-
North Inner City	1,156,700	1,152,000	1,035,600	11.7%	-	-
North West	749,600	727,500	694,100	8.0%	-	-
South	615,400	590,200	566,000	8.7%	-	-
South East	680,500	674,600	683,300	-0.4%	-	-
South Inner City	1,548,900	1,536,200	1,512,900	2.4%	-	-
South West	717,200	740,000	742,600	-3.4%	-	-
West	863,200	834,500	830,900	3.9%	-	-
Edmonton Area						
Castledowns	428,000	428,000	428,000	0.0%	-	-
Riverbend/ Terwilligar	909,148	919,219	800,000	13.6%	5,864	-
Sherwood Park	685,000	685,000	685,000	0.0%	5,707	3,000
Alberta						
Fort Saskatchewan	555,000	555,000	555,000	0.0%	4,725	2,500
Leduc	375,000	375,000	365,000	2.7%	-	-
Spruce Grove	337,516	337,000	440,000	-23.3%	-	-
St. Albert	427,000	427,000	440,000	-3.0%	-	-
Stony Plain	400,000	400,000	420,000	-4.8%	-	-
Fort McMurray	1,010,800	1,050,800	1,005,000	0.6%	4,500	6,000

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	247,700	249,600	232,200	6.7%	-	-
North East	205,400	196,500	171,600	19.7%	-	-
North Inner City	305,583	318,800	295,000	3.6%	-	-
North West	265,600	258,800	255,100	4.1%	-	-
South	252,500	248,000	225,600	11.9%	-	-
South East	237,600	243,000	241,700	-1.7%	-	-
South Inner City	321,800	322,400	323,200	-0.4%	-	-
South West	251,000	240,400	222,900	12.6%	-	-
West	280,600	279,900	275,200	2.0%	-	-
Edmonton Area						
Castledowns	192,000	192,000	192,000	0.0%	-	-
Clareview	165,000	165,000	165,000	0.0%	-	-
Riverbend/ Terwilligar	231,190	230,283	230,000	0.5%	1,565	-
Sherwood Park	290,000	290,000	275,000	5.5%	2,347	1,500
Alberta						
Fort Saskatchewan	190,000	190,000	185,000	2.7%	1,134	1,200
Leduc	179,267	188,000	205,000	-12.6%	-	-
Spruce Grove	198,000	198,000	182,000	8.8%	-	-
St. Albert	170,000	170,000	170,000	0.0%	-	-
Stony Plain	169,389	176,000	175,000	-3.2%	-	-
Fort McMurray	325,000	321,000	350,000	-7.1%	1,400	2,000

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	340,300	346,700	332,400	2.4%	-	-
North East	204,800	204,000	171,600	19.3%	-	-
North Inner City	447,200	466,100	430,700	3.8%	-	-
North West	422,900	418,400	422,100	0.2%	-	-
South	396,900	377,933	365,000	8.7%	-	-
South East	577,400	563,900	572,200	0.9%	-	-
South Inner City	557,800	552,200	517,300	7.8%	-	-
South West	320,600	306,500	274,000	17.0%	-	-
West	351,700	346,000	342,800	2.6%	-	-
Edmonton Area						
Castledowns	209,000	209,000	209,000	0.0%	-	-
Riverbend/ Terwilligar	287,300	351,900	320,000	-10.2%	1,980	-
Sherwood Park	325,000	325,000	325,000	0.0%	2,604	1,700
Alberta						
Leduc	227,950	253,750	280,000	-18.6%	-	-
St. Albert	255,000	255,000	255,000	0.0%	-	-
Spruce Grove	316,333	316,333	327,000	-3.3%	-	-
Stony Plain	245,000	267,830	265,000	-7.5%	-	-
Fort McMurray	480,000	480,000	480,000	0.0%	1,800	2,500

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BRITISH COLUMBIA

DETACHED BUNGALOW

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	480,000	485,000	488,000	-1.6%	3,400	1,600
North Vancouver	840,000	810,000	800,000	5.0%	-	-
Richmond	875,000	875,000	930,000	-5.9%	-	-
Surrey	472,000	470,000	475,000	-0.6%	3,200	1,600
Vancouver East	785,000	770,000	754,000	4.1%	-	-
Vancouver West	1,375,000	1,350,000	1,350,000	1.9%	6,750	3,500
West Vancouver	1,280,000	1,280,000	1,150,000	11.3%	-	-
White Rock/South Surrey	635,000	670,000	640,000	-0.8%	3,800	2,400
British Columbia						
Kelowna	360,000	360,000	365,000	-1.4%	2,500	1,550
Sunshine Coast	330,000	320,000	340,000	-2.9%	-	-
Victoria	458,000	453,100	450,000	1.8%	-	-

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BRITISH COLUMBIA

EXECUTIVE DETACHED TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	510,000	505,000	510,000	0.0%	3,500	1,600
North Vancouver	1,000,000	980,000	1,000,000	0.0%	-	-
Richmond	875,000	870,000	940,000	-6.9%	-	-
Surrey	497,000	492,000	500,000	-0.6%	3,300	1,750
Vancouver East	956,000	942,000	954,000	0.2%	-	-
Vancouver West	1,850,000	1,850,000	1,850,000	0.0%	9,250	5,000
West Vancouver	1,500,000	1,550,000	1,500,000	0.0%	-	-
White Rock/South Surrey	665,000	660,000	712,000	-6.6%	3,900	2,200
British Columbia						
Kelowna	460,000	460,000	465,000	-1.1%	3,100	1,700
Sunshine Coast	430,000	420,000	440,000	-2.3%	-	-
Victoria	561,100	561,100	556,000	0.9%	-	-

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BRITISH COLUMBIA

STANDARD TWO-STOREY

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	455,000	450,000	470,000	-3.2%	3,200	1,600
North Vancouver	865,000	860,000	850,000	1.8%	-	-
Richmond	850,000	830,000	800,000	6.3%	-	-
Surrey	385,000	395,000	416,000	-7.5%	2,600	1,400
Vancouver East	861,000	845,000	858,000	0.3%	-	-
Vancouver West	1,550,000	1,550,000	1,495,000	3.7%	7,750	4,000
West Vancouver	1,350,000	1,350,000	1,300,000	3.8%	-	-
White Rock/South Surrey	580,000	575,000	598,000	-3.0%	3,400	2,000
British Columbia						
Sunshine Coast	390,000	400,000	400,000	-2.5%	-	-
Victoria	462,000	461,000	455,000	1.5%	-	-

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BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	305,000	312,000	317,000	-3.8%	2,000	1,500
North Vancouver	680,000	660,000	680,000	0.0%	-	-
Richmond	410,000	405,000	420,000	-2.4%	-	-
Surrey	276,000	288,000	282,000	-2.1%	1,800	1,300
Vancouver East	588,000	590,000	575,000	2.3%	-	-
Vancouver West	925,000	925,000	925,000	0.0%	4,625	3,000
West Vancouver	840,000	710,000	840,000	0.0%	-	-
White Rock/South Surrey	328,000	348,000	330,000	-0.6%	2,200	1,600
British Columbia						
Kelowna	290,000	290,000	295,000	-1.7%	2,400	1,200
Sunshine Coast	290,000	285,000	290,000	0.0%	-	-
Victoria	358,000	365,968	354,000	1.1%	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	660,000	677,000	674,000	-2.1%	4,600	2,500
North Vancouver	1,180,000	1,170,000	1,180,000	0.0%	-	-
Richmond	1,400,000	1,350,000	1,300,000	7.7%	-	-
Surrey	648,000	642,000	651,000	-0.5%	3,900	2,500
Vancouver East	1,293,000	1,275,000	1,290,000	0.2%	-	-
Vancouver West	2,900,000	2,900,000	2,900,000	0.0%	14,500	6,000
West Vancouver	1,820,000	1,850,000	1,850,000	-1.6%	-	-
White Rock/ South Surrey	880,000	871,000	936,000	-6.0%	5,200	3,600
British Columbia						
Kelowna	590,000	580,000	545,000	8.3%	3,500	2,100
Sunshine Coast	585,000	580,000	600,000	-2.5%	-	-
Victoria	755,000	751,680	760,000	-0.7%	-	-

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BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	146,000	142,000	145,000	0.7%	1,400	1,000
North Vancouver	345,000	345,000	335,000	3.0%	-	-
Richmond	325,000	325,000	325,000	0.0%	-	-
Surrey	182,000	191,000	184,000	-1.1%	1,500	900
Vancouver East	430,000	421,900	425,000	1.2%	-	-
Vancouver West	728,000	725,000	725,000	0.4%	3,625	2,000
West Vancouver	512,000	470,000	507,000	1.0%	-	-
White Rock/ South Surrey	205,000	213,000	211,000	-2.8%	1,800	1,150
British Columbia						
Kelowna	185,000	185,000	190,000	-2.6%	1,350	1,000
Sunshine Coast	230,000	220,000	230,000	0.0%	-	-
Victoria	268,000	267,400	275,000	-2.5%	-	-

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BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price July-Sept 2013	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	220,000	235,000	281,000	-21.7%	1,600	1,300
North Vancouver	482,000	490,000	480,000	0.4%	-	-
Richmond	430,000	415,000	435,000	-1.1%	-	-
Vancouver East	625,000	594,000	625,000	0.0%	-	-
Vancouver West	1,177,000	1,150,000	1,175,000	0.2%	5,750	3,000
West Vancouver	976,000	860,000	970,000	0.6%	-	-
Surrey	316,000	306,000	280,000	12.9%	1,700	1,400
White Rock/ South Surrey	515,000	490,000	529,000	-2.6%	3,400	1,900
British Columbia						
Kelowna	420,000	435,000	480,000	-12.5%	3,150	1,650
Sunshine Coast	260,000	350,000	260,000	0.0%	-	-
Victoria	504,500	489,940	525,000	-3.9%	-	-

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