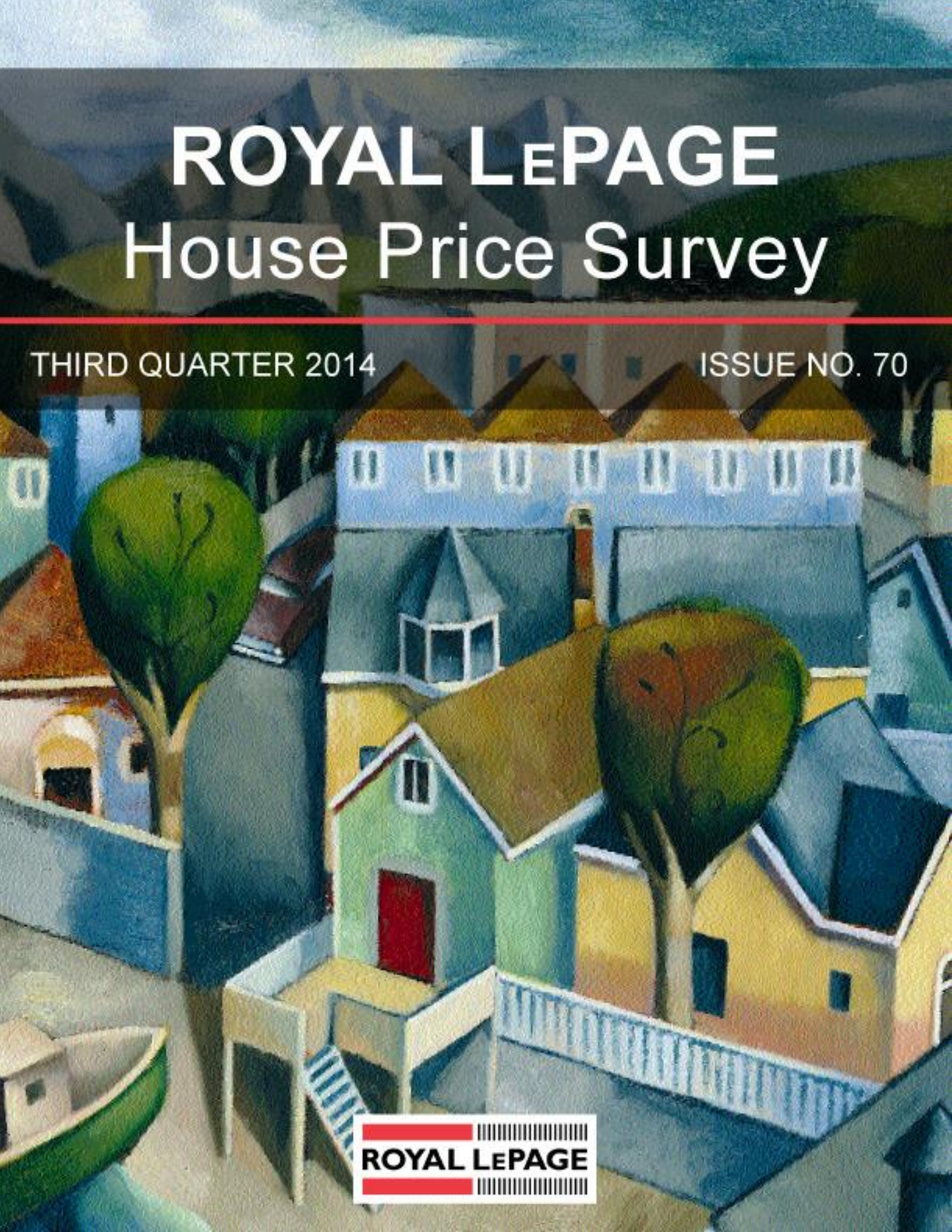


# ROYAL LEPAGE

## House Price Survey

THIRD QUARTER 2014

ISSUE NO. 70



**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.

## TABLE OF CONTENTS

### Glossary of Housing Types

Atlantic Provinces	3
Québec	10
Ontario	17
Prairie Provinces	31
Alberta	38
British Columbia	45

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

## THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

### Fair Market Value

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

### Housing Types

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

### Property Location

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

### Mortgage Financing

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

### Limitation

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

### Contact Us

Royal LePage Real Estate Services  
39 Wynford Drive, Don Mills, Ontario M3C 3K5  
Fax: (416) 510-5856 Email: [communications@royallepage.ca](mailto:communications@royallepage.ca)  
Internet: [www.royallepage.ca](http://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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	327,000	328,500	342,000	-4.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,500	237,000	235,000	0.2%	-	-
- Eastern Passage	197,000	197,500	205,000	-3.9%	-	-
- Woodlawn/ Montebello	261,000	260,000	265,000	-1.5%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	322,000	320,000	337,000	-4.5%	-	-
- North End	272,000	267,500	270,000	0.7%	-	-
- West	289,000	289,000	290,000	-0.3%	-	-
Truro/Colchester	175,000	175,000	174,600	0.2%	-	-
<b>Prince Edward Island</b>						
Charlottetown	173,000	175,000	173,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	202,000	200,000	207,000	-2.4%	2,878	900
Moncton	150,911	149,648	148,000	2.0%	-	-
Saint John	178,486	179,150	167,314	6.7%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	307,000	296,000	290,000	5.9%	2,500	2,500
- Mount Pearl	342,000	336,600	323,000	5.9%	3,000	3,000
- West	291,500	278,000	275,000	6.0%	2,400	2,500

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	398,000	398,000	401,000	-0.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	291,000	289,000	295,000	-1.4%	-	-
- Eastern Passage	284,500	285,000	285,000	-0.2%	-	-
- Lawrence Town	300,000	300,000	305,000	-1.6%	-	-
- Woodlawn/ Montebello	292,000	292,500	304,000	-3.9%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	369,000	369,000	375,000	-1.6%	-	-
- West	365,000	368,500	359,000	1.7%	-	-
Truro/Colchester	275,000	275,000	295,000	-6.8%	-	-
<b>Prince Edward Island</b>						
Charlottetown	260,000	260,000	260,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	304,000	302,000	302,000	0.7%	4,351	1,500
<b>Newfoundland</b>						
St. John's						
- East End	527,000	517,000	497,000	6.0%	4,000	4,500
- Mount Pearl	475,900	467,000	449,000	6.0%	4,000	3,500
- West	487,500	478,000	460,000	6.0%	4,400	3,500

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



# ATLANTIC PROVINCES

## STANDARD TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	315,000	310,000	310,000	1.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	250,000	251,000	246,000	1.6%	-	-
- Eastern Passage	231,000	234,500	238,000	-2.9%	-	-
- Lawrence town	243,700	241,000	240,000	1.5%	-	-
- Woodlawn/ Montebello	254,000	254,000	251,000	1.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	320,000	317,900	315,000	1.6%	-	-
- North End	315,500	307,000	316,000	-0.2%	-	-
- West	360,000	352,000	357,000	0.8%	-	-
Truro/Colchester	187,500	187,500	185,000	1.4%	-	-
<b>Prince Edward Island</b>						
Charlottetown	205,000	205,000	205,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	215,000	215,000	215,000	0.0%	3,096	1,000
Moncton	155,157	152,302	145,000	7.0%	-	-
Saint John	263,696	278,145	235,556	11.9%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	438,000	423,000	413,000	6.1%	3,000	3,000
- Mount Pearl	413,000	405,700	390,000	5.9%	3,300	3,000
- West	421,500	408,000	398,000	5.9%	3,000	3,000

\*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

## STANDARD TOWNHOUSE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	289,000	289,000	279,500	3.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	181,000	182,500	175,000	3.4%	-	-
- Eastern Passage	250,000	251,000	250,000	0.0%	-	-
- Woodlawn/ Montebello	264,500	265,000	261,500	1.1%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	275,000	278,000	279,000	-1.4%	-	-
- North End	305,000	302,000	298,000	2.3%	-	-
- West	274,500	271,000	276,500	-0.7%	-	-
<b>Prince Edward Island</b>						
Charlottetown	131,000	131,000	131,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	185,000	185,000	185,000	0.0%	2,601	900
Saint John	159,983	159,983	158,068	1.2%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	218,000	214,000	206,000	5.8%	1,800	1,500
- Mount Pearl	229,000	224,400	216,000	6.0%	1,800	1,500
- West	222,500	218,000	210,000	6.0%	1,500	1,500

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



# ATLANTIC PROVINCES

## SENIOR EXECUTIVE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	501,500	494,500	487,900	2.8%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	365,000	367,500	366,000	-0.3%	-	-
- Lawrence town	359,500	357,000	360,000	-0.8%	-	-
- Woodlawn/ Montebello	400,000	405,000	395,000	1.3%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	489,000	489,000	499,000	-2.0%	-	-
- West	420,000	419,000	409,700	2.5%	-	-
Truro/Colchester	350,000	350,000	360,000	-2.8%	-	-
<b>Prince Edward Island</b>						
Charlottetown	345,000	346,000	345,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	365,000	372,000	391,000	-6.6%	5,603	1,500
Moncton	284,023	272,072	279,500	1.6%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	674,000	660,900	636,000	6.0%	4,500	4,000
- Mount Pearl	518,000	509,900	489,000	5.9%	4,400	4,500
- West	549,000	548,500	518,000	6.0%	4,500	4,500

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





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

## STANDARD CONDOMINIUM APARTMENT

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	234,000	236,000	235,000	-0.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	149,000	155,000	155,000	-3.9%	-	-
- Woodlawn/ Montebello	230,000	229,000	225,000	2.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	225,000	225,000	229,000	-1.7%	-	-
- North End	210,000	210,000	199,000	5.5%	-	-
<b>Prince Edward Island</b>						
Charlottetown	128,000	130,000	128,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	145,000	145,000	153,000	-5.2%	2,124	800
Saint John	169,000	155,000	163,900	3.1%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	339,000	306,000	320,000	5.9%	2,400	2,500
- Mount Pearl	335,000	306,000	316,000	6.0%	2,500	2,500
- West	320,500	306,000	310,000	3.4%	2,500	2,000

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



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

## LUXURY CONDOMINIUM APARTMENT

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	387,000	385,000	394,900	-2.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	234,000	234,000	229,000	2.2%	3,298	1,000
<b>Newfoundland</b>						
St. John's						
- East End	440,000	397,800	415,000	6.0%	2,500	3,000
- Mount Pearl	343,000	311,000	324,000	5.9%	2,500	3,000

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



# Q U É B E C

## DETACHED BUNGALOW

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	330,000	326,000	326,300	1.1%	-	-
Dorval	313,500	309,000	300,300	4.4%	-	-
Pierrefonds	300,500	298,250	286,600	4.8%	-	-
Laval	285,000	290,000	283,000	0.7%	-	-
Brossard	283,500	284,500	277,850	2.0%	-	-
Longueuil	260,000	260,000	248,875	4.5%	-	-
Boucherville	305,500	306,000	302,215	1.1%	-	-
<b>Québec</b>						
Mirabel	242,500	241,250	235,000	3.2%	-	-
Saint-Jérôme	193,000	197,750	193,750	-0.4%	-	-

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



# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	561,250	561,000	516,500	8.7%	-	-
Dorval	532,000	551,250	576,225	-7.7%	-	-
Pierrefonds	463,500	452,000	438,875	5.6%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	725,000	725,000	674,050	7.6%	-	-
Laval	444,500	450,000	445,000	-0.1%	-	-
Brossard	480,000	467,500	441,500	8.7%	-	-
Longueuil	427,500	425,000	423,500	0.9%	-	-
Boucherville	517,000	531,250	539,700	-4.2%	-	-

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



# Q U É B E C

## STANDARD TWO-STOREY

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Dorval	324,000	331,000	335,700	-3.5%	-	-
Pierrefonds	387,500	382,250	387,000	0.1%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	546,000	552,000	539,650	1.2%	-	-
Laval	361,250	362,000	365,000	-1.0%	-	-
Brossard	405,250	403,250	405,000	0.1%	-	-
Longueuil	364,500	367,000	360,000	1.3%	-	-
Boucherville	437,500	432,000	428,750	2.0%	-	-
<b>Québec</b>						
Mirabel	325,000	325,000	328,000	-0.9%	-	-
Saint-Jérôme	272,500	277,500	265,000	2.8%	-	-

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



# Q U É B E C

## STANDARD TOWNHOUSE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Pierrefonds	304,500	298,250	280,500	8.6%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	471,500	468,500	479,750	-1.7%	-	-
Ville-Marie	509,000	528,500	516,000	-1.4%	-	-
Le Plateau Mont-Royal	649,000	643,750	601,500	7.9%	-	-
Rosemont/La Petite Patrie	404,500	397,000	397,250	1.8%	-	-
Laval	255,000	255,000	259,000	-1.5%	-	-
Brossard	257,250	251,000	260,500	-1.2%	-	-
Longueuil	234,750	236,700	240,000	-2.2%	-	-
Boucherville	274,000	275,500	276,000	-0.7%	-	-

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



# Q U É B E C

## SENIOR EXECUTIVE

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	686,750	674,250	668,750	2.7%	-	-
Westmount	2,511,000	2,531,000	2,472,350	1.6%	-	-
Ville-Marie	2,310,000	2,301,500	2,450,000	-5.7%	-	-
Laval	695,000	708,000	758,750	-8.4%	-	-
Brossard	659,000	641,000	612,500	7.6%	-	-
Longueuil	643,000	635,250	640,500	0.4%	-	-
Boucherville	900,000	883,500	843,500	6.7%	-	-

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



# Q U É B E C

## STANDARD CONDOMINIUM APARTMENT

	Price Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Pierrefonds	222,500	219,000	208,000	7.0%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	255,000	255,000	260,000	-1.9%	-	-
Ville-Marie	312,500	310,000	315,000	-0.8%	-	-
Le Plateau Mont-Royal	318,000	319,000	323,750	-1.8%	-	-
Rosemont/La Petite Patrie	280,000	272,000	270,000	3.7%	-	-
Laval	198,000	200,000	199,250	-0.6%	-	-
Brossard	194,000	192,000	195,000	-0.5%	-	-
Longueuil	180,000	180,000	174,000	3.4%	-	-
Boucherville	209,000	209,500	213,500	-2.1%	-	-
<b>Québec</b>						
Saint-Jérôme	139,000	139,000	143,000	-2.8%	-	-

\*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 Apr - Jun 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Westmount	747,500	744,500	771,750	-3.1%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	555,000	539,000	551,000	0.7%	-	-
Ville-Marie	725,000	680,000	680,000	6.6%	-	-
Le Plateau Mont-Royal	554,000	556,000	552,050	0.4%	-	-
Rosemont/La Petite Patrie	460,500	458,750	466,300	-1.2%	-	-
Laval	410,500	427,000	404,000	1.6%	-	-
Brossard	325,500	328,000	320,500	1.6%	-	-
Longueuil	406,000	406,250	420,250	-3.4%	-	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	705,000	699,000	675,000	4.4%	-	-
Etobicoke- Islington/ Kingsway	640,000	630,000	609,000	5.1%	-	-
- South Etobicoke	465,000	460,000	445,000	4.5%	-	-
Leaside	860,000	900,000	822,500	4.6%	-	-
Lawrence Park	906,214	970,000	906,214	0.0%	-	-
North Toronto	1,018,203	856,000	757,586	34.4%	-	-
High Park	799,000	795,000	765,000	4.4%	-	-
Markham	660,000	660,000	630,000	4.8%	-	-
Mississauga -Mead-Vale/Str-Vil	500,000	495,000	485,000	3.1%	3,900	2,000
- Mississauga	515,900	506,000	490,000	5.3%	5,050	2,100
Milton	442,000	441,500	428,704	3.1%	-	-
Oakville	512,000	500,000	490,000	4.5%	-	-
Richmond Hill	720,000	701,500	626,000	15.0%	-	-
Scarborough - Agincourt	535,000	532,500	495,000	8.1%	2,750	1,700
- Central	470,000	465,000	435,000	8.0%	2,600	1,750
- West Hill	540,000	532,000	504,000	7.1%	2,800	1,700
Woodbridge	442,000	442,000	442,000	0.0%	-	-
Burlington	459,000	428,500	430,000	6.7%	3,100	1,950
Brampton	476,000	476,000	458,000	3.9%	-	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Hamilton						
- Mountain	273,953	272,637	260,000	5.4%	3,028	-
- West	325,200	323,262	300,000	8.4%	3,488	-
- East	220,824	216,664	206,000	7.2%	2,450	-
- Centre	157,659	149,100	149,605	5.4%	1,769	-
London	261,100	255,600	253,500	3.0%	-	-
Ottawa	630,000	625,000	623,000	1.1%	7,000	3,300
- Eastern	332,000	332,000	333,500	-0.4%	4,450	2,000
- Kanata	376,543	378,000	375,000	0.4%	-	-
- Orleans	335,000	335,000	335,500	-0.1%	4,450	1,800
- Southern	340,000	335,000	332,000	2.4%	4,450	2,000
- Western	405,000	405,000	390,000	3.8%	-	-
Windsor	180,000	176,850	178,660	0.8%	3,100	1,100
Barrie	310,000	308,000	300,000	3.3%	3,400	1,550
Brantford	250,000	240,000	220,000	13.6%	4,065	1,200
Dundas	404,335	397,715	353,090	14.5%	3,928	-
Stoney Creek	339,070	330,830	319,955	6.0%	3,270	-
Ancaster	448,805	490,200	440,317	1.9%	4,858	2,258
Georgetown-Halton Hills	421,500	417,000	412,250	2.2%	2,900	1,700
Orangeville	340,459	395,583	365,843	-6.9%	-	-
Belleville	183,000	185,000	185,000	-1.1%	-	-
Cobourg	230,000	220,000	215,000	7.0%	-	-
Trenton	172,000	170,000	170,000	1.2%	-	-

\*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

## EXECUTIVE DETACHED TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	1,327,000	1,275,000	1,243,000	6.8%	-	-
Bloor West Village	1,175,000	1,150,000	1,150,000	2.2%	-	-
Cabbagetown	880,000	850,000	800,000	10.0%	-	-
Etobicoke - Islington/ Kingsway	890,000	865,000	860,000	3.5%	-	-
- South Etobicoke	665,000	650,000	630,000	5.6%	-	-
Leaside	1,350,000	1,368,000	1,200,000	12.5%	-	-
Midtown Toronto	1,575,500	1,556,608	1,525,000	3.3%	-	-
Moore Park	1,830,000	1,750,000	1,800,000	1.7%	-	-
Lawrence Park	1,906,000	1,906,000	1,722,500	10.7%	-	-
North Toronto	1,710,625	1,670,000	1,528,485	11.9%	-	-
High Park	1,120,000	1,100,000	1,075,000	4.2%	-	-
Forest Hill	1,629,750	1,629,750	1,569,000	3.9%	-	-
Markham	795,000	795,000	740,000	7.4%	-	-
Mississauga -Mead-Vale/Str-Vil	565,000	560,000	530,000	6.6%	4,000	2,300
- Mississauga	571,700	570,000	534,290	7.0%	5,150	2,800
Milton	780,000	770,000	769,799	1.3%	-	-
Oakville	775,000	775,000	735,000	5.4%	5,000	3,000
Richmond Hill	1,030,000	1,090,000	940,000	9.6%	-	-
Scarborough - Agincourt	659,000	649,000	610,000	8.0%	3,400	2,300
- Central	582,000	578,000	540,000	7.8%	3,500	2,300
- West Hill	683,500	676,000	640,000	6.8%	3,800	2,100
Woodbridge	480,000	480,000	476,000	0.8%	-	-
Burlington	749,000	720,000	637,000	17.6%	5,850	3,260
Brampton	835,000	835,000	806,000	3.6%	-	-

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



# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	342,800	336,200	334,800	2.4%	-	-
Ottawa	640,000	636,000	644,000	-0.6%	7,000	3,500
- Eastern	386,000	386,000	393,000	-1.8%	4,700	2,200
- Kanata	456,075	450,000	460,000	-0.9%	-	-
- Orleans	424,000	424,000	427,000	-0.7%	5,750	2,100
- Southern	440,000	428,000	424,000	3.8%	5,750	2,000
- Western	520,000	512,500	495,000	5.1%	-	-
Windsor	270,000	269,000	266,340	1.4%	4,800	1,450
Barrie	360,000	357,000	335,000	7.5%	3,800	1,700
Brantford	375,000	360,000	336,000	11.6%	6,097	1,550
Georgetown-Halton Hills	551,750	547,500	544,000	1.4%	4,050	1,800
Orangeville	434,803	434,099	380,889	14.2%	-	-
Belleville	268,000	265,000	265,000	1.1%	-	-
Cobourg	300,000	290,000	290,000	3.4%	-	-
Trenton	245,000	240,000	250,000	-2.0%	-	-

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



# O N T A R I O

## STANDARD TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	872,000	845,000	775,000	12.5%	-	-
Bloor West Village	780,000	760,000	745,000	4.7%	-	-
Cabbagetown	750,000	730,000	675,000	11.1%	-	-
Etobicoke - Islington/ Kingsway	690,000	680,000	660,000	4.5%	-	-
- South Etobicoke	510,000	500,000	499,000	2.2%	-	-
Leaside	940,000	900,000	850,000	10.6%	-	-
Midtown Toronto	1,178,857	1,178,857	978,638	20.5%	-	-
Moore Park	1,250,000	1,200,000	1,200,000	4.2%	-	-
Lawrence Park	1,134,004	1,138,000	1,100,000	3.1%	-	-
North Toronto	980,000	951,000	893,418	9.7%	-	-
High Park	740,000	735,000	700,000	5.7%	-	-
Forest Hill	1,109,000	1,065,300	978,500	13.3%	-	-
Riverdale	640,000	550,000	550,000	16.4%	-	-
The Annex	912,500	912,500	900,000	1.4%	-	-
Markham	690,000	690,000	625,000	10.4%	-	-
Mississauga -Mead-Vale/Str-Vil	455,000	450,000	420,000	8.3%	3,500	1,900
- Mississauga	475,875	472,000	450,000	5.8%	4,350	2,400
Milton	512,500	505,000	499,847	2.5%	-	-
Oakville	585,000	580,000	515,000	13.6%	3,900	1,900
Richmond Hill	783,000	779,000	695,000	12.7%	-	-
Scarborough - Agincourt	533,000	521,000	485,000	9.9%	2,800	1,850
- Central	515,000	505,000	475,000	8.4%	2,850	1,950
- West Hill	571,000	560,000	530,000	7.7%	3,000	1,750
Woodbridge	360,000	360,000	352,000	2.3%	-	-
Burlington	575,000	574,500	460,000	25.0%	3,950	2,400
Brampton	472,000	472,000	447,000	5.6%	-	-

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



# O N T A R I O

## STANDARD TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Hamilton						
– Mountain	407,818	398,312	373,702	9.1%	4,554	-
– West	404,056	353,237	350,783	15.2%	3,831	-
– East	289,877	284,375	285,340	1.6%	3,203	1,400
– Centre	197,745	169,231	169,852	16.4%	1,992	1,163
London	270,100	268,100	263,200	2.6%	-	-
Ottawa	560,000	545,000	545,000	2.8%	6,375	2,900
– Eastern	330,000	330,000	337,000	-2.1%	4,550	1,800
– Kanata	387,582	384,000	388,000	-0.1%	-	-
– Orleans	345,000	350,000	356,000	-3.1%	4,750	1,800
– Southern	370,000	361,000	358,000	3.4%	4,500	1,700
– Western	445,000	437,500	425,000	4.7%	-	-
Windsor	134,500	132,125	131,350	2.4%	2,350	875
Barrie	300,000	298,000	290,000	3.4%	3,200	1,600
Brantford	267,000	240,000	220,000	18.7%	4,341	1,350
Dundas	527,856	506,006	487,795	8.2%	5,165	1,823
Stoney Creek	455,535	440,888	423,838	7.5%	4,487	1,842
Ancaster	587,481	563,803	538,302	9.1%	-	-
Georgetown-Halton Hills	450,000	447,000	427,875	5.2%	3,380	1,500
Orangeville	384,988	338,467	361,229	6.6%	-	-
Belleville	205,000	200,000	200,000	2.5%	-	-
Cobourg	235,000	240,000	240,000	-2.1%	-	-
Trenton	180,000	185,000	195,000	-7.7%	-	-

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



# O N T A R I O

## STANDARD TOWNHOUSE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	775,000	708,000	664,000	16.7%	-	-
Bloor West Village	520,000	510,000	499,000	4.2%	-	-
Cabbagetown	575,000	570,000	570,000	0.9%	-	-
Etobicoke - Islington/ Kingsway	485,000	465,000	460,000	5.4%	-	-
- South Etobicoke	490,000	490,000	486,000	0.8%	-	-
North Toronto	674,350	632,000	625,000	7.9%	-	-
Waterfront	552,571	580,000	580,000	-4.7%	-	-
Markham	525,000	525,000	500,000	5.0%	-	-
Mississauga -Mead-Vale/Str-Vil	360,000	350,000	325,000	10.8%	2,500	1,600
- Mississauga	369,000	367,000	335,775	9.9%	3,300	2,150
Milton	380,000	375,000	367,457	3.4%	-	-
Oakville	415,000	415,000	415,000	0.0%	2,700	1,600
Richmond Hill	585,000	560,000	462,000	26.6%	3,398	
Scarborough - Agincourt	373,500	369,000	345,000	8.3%	2,100	1,600
- Central	382,000	376,000	355,000	7.6%	2,300	1,550
- West Hill	399,500	395,000	370,000	8.0%	2,300	1,500
Woodbridge	307,000	307,000	307,000	0.0%	-	-
Burlington	328,000	324,500	297,000	10.4%	2,500	1,800
Brampton	274,000	274,000	249,000	10.0%	-	-

\*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

## STANDARD TOWNHOUSE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	186,500	184,200	176,900	5.4%	-	-
Ottawa	360,000	350,000	352,000	2.3%	4,450	1,600
- Eastern	250,000	255,000	255,000	-2.0%	3,600	1,600
- Kanata	309,072	311,000	310,000	-0.3%	-	-
- Orleans	255,000	268,000	268,000	-4.9%	4,050	1,400
- Southern	275,000	278,000	277,000	-0.7%	4,500	1,650
- Western	407,500	395,000	385,000	5.8%	-	-
Windsor	160,500	154,000	147,500	8.8%	2,700	850
Barrie	225,000	220,000	210,000	7.1%	2,450	1,350
Brantford	223,000	215,000	195,000	14.4%	3,625	1,100
Georgetown-Halton Hills	350,000	342,000	325,200	7.6%	2,400	1,400
Orangeville	238,700	261,188	204,650	16.6%	-	-
Belleville	135,000	135,000	135,000	0.0%	-	-
Trenton	120,000	120,000	120,000	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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	1,650,000	1,490,000	1,437,000	14.8%	-	-
Cabbagetown	1,000,000	970,000	900,000	11.1%	-	-
Etobicoke - Islington/ Kingsway	1,150,000	1,130,000	1,125,000	2.2%	-	-
Leaside	2,000,000	1,850,000	1,800,000	11.1%	-	-
Midtown Toronto	2,270,000	2,270,000	2,270,000	0.0%	-	-
Moore Park	2,600,000	2,600,000	2,600,000	0.0%	-	-
Lawrence Park	2,164,000	2,450,000	2,428,000	-10.9%	-	-
North Toronto	2,128,000	2,078,000	2,257,500	-5.7%	-	-
Forest Hill	2,200,000	2,190,750	2,340,638	-6.0%	-	-
Riverdale	1,100,000	1,000,000	900,000	22.2%	-	-
Markham	889,000	889,000	820,000	8.4%	-	-
Mississauga -Mead-Vale/Str-Vil	690,000	685,000	660,000	4.5%	5,000	3,200
- Mississauga	790,000	787,500	750,000	5.3%	7,150	4,300
Milton	467,000	460,000	441,862	5.7%	-	-
Oakville	975,000	975,000	900,000	8.3%	7,300	5,200
Scarborough - Agincourt	675,000	667,500	635,000	6.3%	3,800	2,500
- Central	676,500	664,000	635,000	6.5%	4,000	2,700
- West Hill	845,000	825,000	790,000	7.0%	4,300	2,800
Woodbridge	472,000	472,000	472,000	0.0%	-	-
Burlington	960,000	902,500	780,000	23.1%	6,500	2,200

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	494,500	491,000	476,600	3.8%		
Ottawa	875,000	857,000	867,000	0.9%	8,700	3,900
- Eastern	535,000	535,000	535,000	0.0%	6,000	2,600
- Kanata	585,800	580,000	570,000	2.8%	-	-
- Orleans	556,000	556,000	555,000	0.2%	7,600	2,600
- Southern	575,000	562,000	557,000	3.2%	6,500	2,500
- Western	572,500	575,000	560,000	2.2%	-	-
- Rockcliffe Park	2,385,000	2,580,000	2,650,000	-10.0%	24,900	9,000
Windsor	468,000	461,600	459,960	1.7%	8,150	2,000
Barrie	544,000	538,000	600,000	-9.3%	5,600	2,000
Brantford	412,000	393,000	358,000	15.1%	6,699	1,800
Georgetown-Halton Hills	658,000	655,000	632,000	4.1%	4,673	2,300
Orangeville	617,833	557,000	524,250	17.9%	-	-
Belleville	385,000	400,000	400,000	-3.8%	-	-
Trenton	365,000	365,000	365,000	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

## STANDARD CONDOMINIUM APARTMENT

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	335,000	330,000	335,000	0.0%	-	-
Cabbagetown	410,000	365,000	410,000	0.0%	-	-
Etobicoke - Islington/ Kingsway	380,000	380,000	380,000	0.0%	-	-
- South Etobicoke	380,000	380,000	383,000	-0.8%	-	-
Leaside	422,500	420,000	400,000	5.6%	-	-
Midtown Toronto	620,000	556,357	514,000	20.6%	-	-
Lawrence Park	508,383	487,000	544,310	-6.6%	-	-
North Toronto	486,000	452,000	442,629	9.8%	-	-
High Park	430,000	425,000	425,000	1.2%	-	-
Forest Hill	690,000	682,036	636,250	8.4%	-	-
Riverdale	490,000	450,000	450,000	8.9%	-	-
The Annex	569,000	545,426	505,000	12.7%	-	-
Waterfront	480,624	458,786	450,620	6.7%	-	-
Markham	355,000	355,000	340,000	4.4%	-	-
Mississauga -Mead-Vale/Str-Vil	260,000	255,000	250,000	4.0%	2,100	1,300
- Mississauga	302,000	295,000	283,220	6.6%	2,700	1,600
Milton	278,000	275,000	269,906	3.0%	-	-
Oakville	315,000	295,000	290,000	8.6%	2,400	1,700
Richmond Hill	307,000	290,000	305,000	0.7%	-	-
Scarborough - Agincourt	266,000	262,000	249,000	6.8%	1,800	1,400
- Central	285,000	275,000	267,000	6.7%	1,800	1,450
- West Hill	255,000	253,000	245,000	4.1%	1,650	1,350
Woodbridge	285,000	285,000	285,000	0.0%	-	-
Burlington	324,500	302,100	299,900	5.3%	2,550	1,800
Brampton	214,500	214,500	205,000	4.6%	-	-

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



# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	160,200	158,900	149,800	6.9%	-	-
Ottawa	350,000	345,000	346,000	1.2%	4,375	1,500
- Eastern	205,000	210,000	212,000	-3.3%	3,250	1,400
- Kanata	231,290	229,000	230,000	0.6%	-	-
- Orleans	220,000	223,000	224,000	-1.8%	3,450	1,300
- Southern	230,000	228,000	227,000	1.3%	3,450	1,300
- Western	312,500	310,000	315,000	-0.8%	-	-
Windsor	143,600	139,830	138,125	4.0%	2,450	850
Barrie	280,000	280,000	285,000	-1.8%	3,200	1,500
Brantford	156,000	155,000	152,000	2.6%	2,536	1,000
Georgetown-Halton Hills	275,000	272,000	270,000	1.9%	2,207	1,350
Orangeville	239,400	253,870	261,173	-8.3%	-	-
Belleville	127,000	125,000	125,000	1.6%	-	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	540,000	525,000	540,000	0.0%	-	-
Etobicoke					-	-
- Islington/ Kingsway	585,000	580,000	585,000	0.0%	-	-
- South Etobicoke	535,000	520,000	535,000	0.0%	-	-
Midtown Toronto	962,500	928,928	902,000	6.7%	-	-
Lawrence Park	815,000	812,000	815,000	0.0%	-	-
North Toronto	701,833	702,000	708,000	-0.9%	-	-
High Park	705,000	700,000	695,000	0.0%	-	-
Forest Hill	967,400	967,400	943,500	2.5%	-	-
Riverdale	600,000	660,000	580,000	3.4%	-	-
Waterfront	831,508	975,000	975,250	-14.7%	-	-
Markham	485,000	485,000	460,000	5.4%	-	-
Mississauga -Mead-Vale/Str-Vil	325,000	325,000	320,000	1.6%	2,500	1,600
- Mississauga	400,000	391,000	388,000	3.1%	3,750	2,600
Milton	345,000	340,000	335,080	3.0%	-	-
Oakville	530,000	500,000	490,000	8.2%	3,700	2,900
Scarborough - Agincourt	400,000	394,000	380,000	1.5%	2,600	1,700
- Central	402,000	397,000	382,000	1.3%	2,300	1,500
- West Hill	430,000	427,000	420,000	2.3%	2,500	2,100
Woodbridge	276,000	276,000	274,000	0.7%	-	-
Burlington	500,000	518,000	510,500	-13.0%	3,825	2,400

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	282,600	280,500	266,100	6.2%	-	-
Ottawa	500,000	492,000	490,000	2.0%	5,300	2,900
- Kanata	285,642	275,000	277,000	3.1%	-	-
- Southern	520,000	516,000	512,000	1.6%	6,100	2,300
- Western	475,500	470,000	485,000	-2.0%	-	-
- Rockcliffe Park	977,500	1,175,000	1,150,000	-15.0%	13,800	8,000
Windsor	312,500	312,500	289,830	7.8%	5,625	1,700
Barrie	420,000	420,000	425,000	-1.2%	4,600	2,300
Georgetown-Halton Hills	323,000	318,000	294,000	9.9%	2,600	1,500
Orangeville	399,900	384,900	275,500	45.2%	-	-
Belleville	240,000	240,000	240,000	0.0%	-	-
Cobourg	297,000	300,000	300,000	-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

### DETACHED BUNGALOW

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	307,160	306,271	307,500	-0.1%	-	-
River Heights	314,853	313,537	313,864	0.3%	-	-
Southdale	301,339	307,181	308,090	-2.2%	-	-
Westwood	293,219	299,971	295,789	-0.9%	-	-
North West	301,243	304,243	281,365	7.1%	-	-
North East	299,307	301,075	302,945	-1.2%	-	-
South St. Vital	318,523	322,222	317,002	0.5%	-	-
Ft. Richmond	334,007	333,619	330,000	1.2%	-	-
Lindenwoods	435,200	427,000	485,450	-10.4%	-	-
Maples	292,011	295,175	290,865	0.4%	-	-
St James - Assiniboia	300,372	302,228	294,164	2.1%	-	-
<b>Saskatchewan Area</b>						
Regina - North	296,500	325,000	321,000	-7.6%	-	-
- South	318,000	342,000	346,000	-8.1%	-	-
Saskatoon - North	370,000	370,000	360,000	2.8%	-	-
- West	345,000	340,000	345,000	0.0%	-	-
- East End	400,000	402,000	395,000	1.3%	-	-
- East Central	360,000	388,000	365,000	-1.4%	-	-

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





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

## EXECUTIVE DETACHED TWO-STOREY

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	472,200	479,500	467,000	1.1%	-	-
River Heights	436,267	432,667	406,254	7.4%	-	-
Southdale	399,000	406,696	387,467	3.0%	-	-
Westwood	399,975	371,813	420,000	-4.8%	-	-
North West	423,000	405,419	414,625	2.0%	-	-
North East	397,333	414,700	396,200	0.3%	-	-
South St. Vital	432,100	433,892	425,694	1.5%	-	-
Ft. Richmond	432,287	456,323	428,333	0.9%	-	-
Tuxedo	671,000	650,000	504,450	33.0%	-	-
Lindenwoods	494,080	484,000	486,450	1.6%	-	-
Maples	331,000	331,000	329,400	0.5%	-	-
St James - Assiniboia	374,000	376,922	385,000	-2.9%	-	-
<b>Saskatchewan Area</b>						
Regina - North	470,000	505,000	530,000	-11.3%	-	-
- South	496,000	506,000	544,355	-8.9%	-	-
Saskatoon - North	499,000	510,000	500,000	-0.2%	-	-
- East End	530,000	560,000	565,000	-6.2%	-	-
- East Central	525,000	550,000	525,000	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

## STANDARD TWO-STOREY

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	367,600	364,500	376,911	-2.5%	-	-
River Heights	337,510	336,427	343,278	-1.7%	-	-
Southdale	342,500	334,917	334,767	2.3%	-	-
Westwood	323,006	306,462	317,375	1.8%	-	-
North West	316,367	311,133	313,900	0.8%	-	-
North East	295,000	295,000	318,967	-7.5%	-	-
South St. Vital	358,360	361,492	368,922	-2.9%	-	-
Ft. Richmond	394,557	380,000	400,760	-1.5%	-	-
St James - Assiniboia	295,000	302,429	293,667	0.5%	-	-
<b>Saskatchewan Area</b>						
Regina - North	291,000	340,000	339,000	-14.2%	-	-
- South	401,900	405,000	405,500	-0.9%	-	-
Saskatoon - North	404,000	390,000	390,000	3.6%	-	-
- West	378,000	375,000	365,000	3.6%	-	-
- East End	429,000	390,000	423,000	1.4%	-	-
- East Central	422,000	422,000	421,000	0.2%	-	-

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



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

## STANDARD TOWNHOUSE

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	217,710	207,195	207,500	4.9%	-	-
Southdale	206,611	234,982	227,000	-9.0%	-	-
Westwood	212,700	223,389	219,167	-3.0%	-	-
North West	227,000	213,000	225,000	0.9%	-	-
North East	207,168	215,464	218,500	-5.2%	-	-
South St. Vital	230,625	237,571	230,340	0.1%	-	-
Maples	222,000	227,375	227,930	-2.6%	-	-
St James - Assiniboia	215,000	230,000	215,000	0.0%	-	-
<b>Saskatchewan Area</b>						
Regina - North	270,000	270,000	280,000	-3.6%	-	-
- South	296,000	310,000	325,000	-8.9%	-	-
Saskatoon - North	258,000	253,000	251,000	2.8%	-	-
- East End	264,000	267,000	246,000	7.3%	-	-

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



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

**SENIOR EXECUTIVE**

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Saskatchewan Area</b>						
Regina - North	690,000	675,000	690,000	0.0%	-	-
- South	805,000	850,000	735,000	9.5%	-	-
Saskatoon - North	630,000	680,000	630,000	0.0%	-	-
- East End	760,000	760,000	775,000	-1.9%	-	-

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



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

## STANDARD CONDOMINIUM APARTMENT

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	183,813	195,100	181,600	1.2%	-	-
River Heights	204,798	209,457	187,830	9.0%	-	-
Westwood	195,200	195,012	178,000	9.7%	-	-
North West	230,000	240,302	215,269	6.8%	-	-
North East	209,614	201,414	192,880	8.7%	-	-
South St. Vital	235,026	221,247	212,989	10.3%	-	-
Ft. Richmond	201,121	200,632	198,014	1.6%	-	-
St James - Assiniboia	199,750	210,989	210,000	-4.9%	-	-
<b>Saskatchewan Area</b>						
Regina - North	189,880	195,000	188,000	1.0%	-	-
- South	239,615	240,000	237,243	1.0%	-	-
Saskatoon - North	255,000	258,000	250,000	2.0%	-	-
- East End	271,000	263,000	265,000	2.3%	-	-
- East Central	245,000	263,000	250,000	-2.0%	-	-

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



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

**LUXURY CONDOMINIUM APARTMENT**

	Price Jul - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
North East	306,667	307,250	295,000	4.0%	-	-
Ft. Richmond	375,600	375,078	380,000	-1.2%	-	-
<b>Saskatchewan Area</b>						
Regina - North	331,000	325,000	360,000	-8.1%	-	-
- South	407,000	407,000	410,322	-0.8%	-	-
Saskatoon – East End	375,000	360,000	360,000	4.2%	-	-
- East Central	390,000	385,000	375,000	4.0%	-	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	439,400	432,300	402,500	9.2%	-	-
North East	379,100	376,700	338,300	12.1%	-	-
North Inner City	559,500	555,500	524,900	6.6%	-	-
North West	483,500	465,800	437,500	10.5%	-	-
South	436,800	416,600	409,100	6.8%	-	-
South East	487,500	456,200	430,100	13.3%	-	-
South Inner City	620,500	620,300	552,700	12.3%	-	-
South West	468,400	487,700	445,600	5.1%	-	-
West	767,900	699,700	648,000	18.5%	-	-
<b>Edmonton Area</b>						
Castledowns	318,600	300,000	295,000	8.0%	-	-
Clareview	285,480	265,000	260,000	9.8%	-	-
Riverbend/ Terwilligar	450,556	456,603	448,000	0.6%	3,185	-
Sherwood Park	374,325	380,000	345,000	8.5%	2,657	1,650
South East	401,153	420,531	377,744	6.2%	2,811	-
West End	418,386	408,478	370,633	12.9%	2,874	-
Millwoods	361,927	374,006	344,762	5.0%	2,531	-
Downtown	308,385	302,919	296,350	4.1%	2,092	-
<b>Alberta</b>						
Leduc	366,738	350,728	384,868	-4.7%	2,880	-
Spruce Grove	376,014	405,934	341,759	10.0%	2,781	-
St. Albert	345,000	325,000	284,000	21.5%	-	-
Fort Saskatchewan	330,000	320,000	315,000	4.8%	1,995	1,800
Stony Plain	360,924	355,605	363,018	-0.6%	2,396	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	530,300	525,200	494,500	7.2%	-	-
North East	501,000	486,300	448,900	11.6%	-	-
North Inner City	823,700	802,700	751,375	9.6%	-	-
North West	571,700	571,100	514,100	11.2%	-	-
South	529,200	519,700	483,208	9.5%	-	-
South East	594,400	651,500	591,600	0.5%	-	-
South Inner City	872,500	823,700	810,800	7.6%	-	-
South West	578,700	568,000	525,700	10.1%	-	-
West	667,500	635,600	597,100	11.8%	-	-
<b>Edmonton Area</b>						
Castledowns	434,000	410,000	400,000	8.5%	-	-
Clareview	405,000	385,000	375,000	8.0%	-	-
Riverbend/ Terwilligar	568,726	555,540	548,142	3.8%	3,523	-
Sherwood Park	469,752	480,000	444,000	5.8%	3,843	2,000
South East	523,770	505,985	728,780	-28.1%	3,023	-
West End	532,158	523,851	489,839	8.6%	3,741	-
Millwoods	453,195	437,275	433,107	-4.6%	3,083	-
<b>Alberta</b>						
Leduc	488,658	472,327	434,044	12.6%	2,643	-
Spruce Grove	497,038	494,028	554,643	-10.4%	2,848	-
St. Albert	425,000	375,000	335,000	26.9%	-	-
Fort Saskatchewan	435,000	430,000	430,000	1.2%	2,750	2,000
Stony Plain	440,600	464,053	484,580	-9.1%	2,386	-

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





# ALBERTA

## STANDARD TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	439,200	448,100	401,900	9.3%	-	-
North East	417,500	406,000	366,300	14.0%	-	-
North Inner City	621,900	615,100	614,200	1.3%	-	-
North West	461,800	458,900	427,100	8.1%	-	-
South	463,800	439,100	398,400	16.4%	-	-
South East	439,400	431,000	391,600	12.2%	-	-
South Inner City	693,000	652,100	639,600	8.3%	-	-
South West	428,100	439,000	403,600	6.1%	-	-
West	533,600	517,000	475,000	12.3%	-	-
<b>Edmonton Area</b>						
Castledowns	352,030	339,000	329,000	7.0%	-	-
Clareview	371,000	360,000	350,000	6.0%	-	-
Riverbend/ Terwilligar	414,821	409,448	392,081	5.8%	2,890	-
Sherwood Park	380,000	380,000	370,000	2.7%	3,182	1,650
South East	424,623	429,775	469,929	-9.6%	2,830	-
West End	380,013	390,555	362,851	4.7%	2,547	-
Millwoods	382,038	379,600	360,230	6.1%	2,568	-
Downtown	379,087	315,770	341,738	10.9%	2,537	-
<b>Alberta</b>						
Leduc	332,756	323,295	371,229	-10.4%	2,581	-
Spruce Grove	344,100	313,000	342,674	0.4%	2,355	-
St. Albert	400,000	375,000	335,000	19.4%	-	-
Fort Saskatchewan	372,833	365,000	359,378	3.7%	2,466	-

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



# ALBERTA

## STANDARD TOWNHOUSE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	336,500	335,600	282,900	18.9%	-	-
North East	316,200	290,200	273,100	15.8%	-	-
North Inner City	521,400	501,700	463,200	12.6%	-	-
North West	344,700	333,500	313,600	9.9%	-	-
South	316,400	319,200	289,800	9.2%	-	-
South East	337,900	335,200	294,000	14.9%	-	-
South Inner City	530,200	533,600	518,200	2.3%	-	-
South West	343,100	335,200	335,200	2.4%	-	-
West	453,200	447,000	390,700	16.0%	-	-
<b>Edmonton Area</b>						
Castledowns	219,780	208,000	198,000	11.0%	-	-
Clareview	187,000	180,000	170,000	10.0%	-	-
Riverbend/ Terwilligar	295,807	311,451	294,423	0.5%	2,102	-
Sherwood Park	251,450	260,000	235,000	7.0%	1,650	1,300
South East	306,254	285,176	-	-	1,867	-
West End	255,377	254,376	236,266	8.1%	1,854	-
Millwoods	238,949	239,560	230,931	3.5%	1,665	-
<b>Alberta</b>						
Leduc	264,990	301,200	290,467	-8.8%	2,182	-
Spruce Grove	257,973	257,013	232,544	10.9%	1,800	-
St. Albert	275,000	230,000	200,000	37.5%	-	-
Fort Saskatchewan	220,000	220,000	215,000	2.3%	1,260	1,300
Stony Plain	298,763	244,500	234,900	27.2%	1,980	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	618,800	604,500	606,230	2.1%	-	-
North East	562,300	531,700	481,300	16.8%	-	-
North Inner City	1,173,000	1,088,600	1,156,700	1.4%	-	-
North West	836,300	814,100	749,600	11.6%	-	-
South	661,400	644,200	615,400	7.5%	-	-
South East	784,800	813,800	680,500	15.3%	-	-
South Inner City	1,585,600	1,574,500	1,548,900	2.4%	-	-
South West	819,700	781,100	717,200	14.3%	-	-
West	889,700	914,400	863,200	3.1%	-	-
<b>Edmonton Area</b>						
Castledowns	500,000	435,000	428,000	16.8%	-	-
Riverbend/ Terwilligar	894,902	970,172	909,148	-1.6%	6,033	-
Sherwood Park	700,000	700,000	685,000	2.2%	5,707	3,000
South East	790,800	705,863	-	-	5,208	-
West End	1,037,768	968,543	800,175	29.7%	6,582	-
Millwoods	550,500	580,238	592,000	-7.0%	3,741	-
<b>Alberta</b>						
Leduc	380,000	380,000	375,000	1.3%	-	-
Spruce Grove	428,000	425,000	425,000	0.7%	-	-
St. Albert	500,000	475,000	427,000	17.1%	-	-
Fort Saskatchewan	555,000	555,000	555,000	0.0%	4,725	2,500

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	279,000	264,100	247,700	12.6%	-	-
North East	234,000	228,900	205,400	13.9%	-	-
North Inner City	330,900	308,700	305,583	8.3%	-	-
North West	280,900	271,700	265,600	5.8%	-	-
South	272,200	264,000	252,500	7.8%	-	-
South East	278,800	272,300	237,600	17.3%	-	-
South Inner City	400,900	389,200	321,800	24.6%	-	-
South West	253,100	266,600	251,000	0.8%	-	-
West	317,600	312,300	280,600	13.2%	-	-
<b>Edmonton Area</b>						
Castledowns	201,600	197,000	192,000	5.0%	-	-
Clareview	178,200	175,000	165,000	8.0%	-	-
Riverbend/ Terwilligar	245,061	258,717	231,190	6.0%	1,840	-
Sherwood Park	304,500	315,000	290,000	5.0%	2,347	1,500
South East	247,670	246,969	251,579	-1.6%	1,816	-
West End	222,265	211,389	212,574	4.6%	1,442	-
Millwoods	213,529	200,368	193,406	10.4%	1,418	-
Downtown	291,245	295,428	261,688	11.3%	1,965	-
<b>Alberta</b>						
Leduc	215,967	233,000	179,267	20.5%	1,897	-
Spruce Grove	210,799	250,650	198,000	6.5%	1,433	-
St. Albert	225,000	247,000	203,000	10.8%	-	-
Fort Saskatchewan	210,000	210,000	190,000	10.5%	1,134	1,300
Stony Plain	170,500	195,699	169,389	0.7%	1,256	-

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



# ALBERTA

## LUXURY CONDOMINIUM APARTMENT

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	371,100	363,700	340,300	9.1%	-	-
North East	232,900	227,100	204,800	13.7%	-	-
North Inner City	454,600	491,600	447,200	1.7%	-	-
North West	433,000	470,100	422,900	2.4%	-	-
South	436,700	452,400	396,900	10.0%	-	-
South East	604,300	595,900	577,400	4.7%	-	-
South Inner City	592,700	571,400	557,800	6.3%	-	-
South West	335,500	331,100	320,600	4.6%	-	-
West	395,000	386,600	351,700	12.3%	-	-
<b>Edmonton Area</b>						
Castledowns	250,000	215,000	209,000	19.6%	-	-
Riverbend/ Terwilligar	344,760	378,256	287,300	20.0%	2,878	-
Sherwood Park	360,000	360,000	325,000	10.8%	2,604	1,700
South East	346,036	352,250	360,750	-4.1%	2,591	-
West End	271,857	-	251,625	8.0%	1,921	-
Downtown	543,325	442,829	425,347	27.7%	3,064	-
<b>Alberta</b>						
Leduc	255,000	255,000	253,750	0.5%	-	-
Spruce Grove	322,000	322,000	319,800	0.7%	-	-
St. Albert	325,000	290,000	255,000	27.5%	-	-

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	900,000	850,000	840,000	7.1%	-	-
Vancouver East	810,037	784,160	785,000	3.2%	-	-
Vancouver West	1,450,000	1,415,000	1,375,000	5.5%	-	-
West Vancouver	1,380,000	1,380,000	1,280,000	7.8%	-	-
Richmond	965,000	920,000	875,000	10.3%	-	-
Surrey	490,000	490,000	472,000	3.8%	3,300	1,700
White Rock/South Surrey	675,000	675,000	635,000	6.3%	3,800	2,400
North Delta	510,000	500,000	480,000	6.2%	3,600	1,600
<b>British Columbia</b>						
Kelowna	370,000	370,000	360,000	2.8%	2,500	1,550
Sunshine Coast	350,000	330,000	330,000	6.1%	-	-
Victoria	468,000	467,000	458,000	2.2%	-	-

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



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

## EXECUTIVE DETACHED TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	1,080,000	1,030,000	1,000,000	8.0%	-	-
Vancouver East	999,118	967,200	956,000	4.5%	-	-
Vancouver West	1,950,000	1,925,000	1,850,000	5.4%	-	-
West Vancouver	1,600,000	1,680,000	1,500,000	6.7%	-	-
Richmond	975,000	925,000	875,000	11.4%	-	-
Surrey	517,000	517,000	497,000	4.0%	3,400	1,750
White Rock/South Surrey	695,000	695,000	665,000	4.5%	4,000	2,500
North Delta	540,000	520,000	510,000	5.9%	3,750	1,600
<b>British Columbia</b>						
Kelowna	465,000	465,000	460,000	1.1%	3,100	1,700
Sunshine Coast	450,000	440,000	430,000	4.7%	-	-
Victoria	588,000	593,000	561,100	4.8%	-	-

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



# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	920,000	910,000	865,000	6.4%	-	-
Vancouver East	863,634	836,045	861,000	0.3%	-	-
Vancouver West	1,650,000	1,620,000	1,550,000	6.5%	-	-
West Vancouver	1,450,000	1,450,000	1,350,000	7.4%	-	-
Richmond	880,000	870,000	850,000	3.5%	-	-
Surrey	410,000	410,000	385,000	6.5%	2,100	1,500
White Rock/South Surrey	595,000	595,000	595,000	2.6%	3,400	2,100
North Delta	470,000	463,000	455,000	3.3%	3,300	1,700
<b>British Columbia</b>						
Sunshine Coast	410,000	400,000	390,000	5.1%	-	-
Victoria	477,000	478,000	462,000	3.2%	-	-

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





# BRITISH COLUMBIA

## STANDARD TOWNHOUSE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	700,000	680,000	680,000	2.9%	-	-
Vancouver East	648,787	634,200	588,000	10.3%	-	-
Vancouver West	975,000	965,000	925,000	5.4%	-	-
West Vancouver	840,000	730,000	840,000	0.0%	-	-
Richmond	425,000	425,000	410,000	3.7%	-	-
Surrey	285,000	285,000	276,000	3.3%	2,000	1,300
White Rock/South Surrey	338,000	338,000	328,000	3.0%	2,200	1,700
North Delta	315,000	300,000	305,000	3.3%	2,100	1,600
<b>British Columbia</b>						
Kelowna	300,000	300,000	290,000	3.4%	2,400	1,200
Sunshine Coast	300,000	285,000	290,000	3.4%	-	-
Victoria	365,000	368,000	358,000	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

## SENIOR EXECUTIVE

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	1,260,000	1,230,000	1,180,000	6.8%	-	-
Vancouver East	1,240,786	1,201,148	1,293,000	-4.0%	-	-
Vancouver West	3,100,000	3,000,000	2,900,000	6.9%	-	-
West Vancouver	1,950,000	2,000,000	1,820,000	7.1%	-	-
Richmond	1,558,000	1,550,000	1,400,000	12.9%	-	-
Surrey	665,000	665,000	648,000	2.6%	4,800	2,600
White Rock/South Surrey	905,000	905,000	880,000	2.8%	5,500	3,800
North Delta	680,000	683,000	660,000	3.0%	4,900	2,600
<b>British Columbia</b>						
Kelowna	600,000	600,000	590,000	1.7%	3,500	2,100
Sunshine Coast	620,000	590,000	585,000	6.0%	-	-
Victoria	775,000	775,000	755,000	2.6%	-	-

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



**BRITISH COLUMBIA**

**STANDARD CONDOMINIUM APARTMENT**

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	355,000	355,000	345,000	2.9%	-	-
Vancouver East	394,474	402,936	430,000	-8.3%	-	-
Vancouver West	750,000	730,000	728,000	3.0%	-	-
West Vancouver	512,000	480,000	512,000	0.0%	-	-
Richmond	350,000	440,000	325,000	7.7%	-	-
Surrey	180,000	180,000	182,000	-1.1%	1,500	900
White Rock/South Surrey	220,000	220,000	205,000	7.3%	1,800	1,150
North Delta	145,000	145,000	146,000	-0.7%	1,450	1,050
<b>British Columbia</b>						
Kelowna	185,000	185,000	185,000	0.0%	1,350	1,000
Sunshine Coast	230,000	220,000	230,000	0.0%	-	-
Victoria	270,000	272,000	268,000	0.7%	-	-

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



# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price July - Sept 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	495,000	495,000	482,000	2.7%	-	-
Vancouver East	621,297	634,624	625,000	-0.6%	-	-
Vancouver West	1,177,000	1,165,000	1,177,000	0.0%	-	-
West Vancouver	976,000	860,000	976,000	0.0%	-	-
Richmond	470,000	470,000	430,000	9.3%	-	-
Surrey	312,000	312,000	316,000	-1.3%	1,700	1,400
White Rock/South Surrey	515,000	515,000	515,000	0.0%	3,400	2,100
North Delta	225,000	230,000	220,000	2.3%	1,650	1,300
<b>British Columbia</b>						
Kelowna	415,000	415,000	420,000	-1.2%	3,150	1,650
Sunshine Coast	270,000	350,000	260,000	3.8%	-	-
Victoria	512,000	512,000	504,500	1.5%	-	-

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

