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# SURVEY OF CANADIAN HOUSE PRICES

Your guide to housing prices in Canada



**ROYAL LEPAGE**  
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# THE ROYAL LEPAGE SURVEY OF CANADIAN HOUSE PRICES

The Royal LePage Survey of Canadian House Prices 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. Historical data is available dating from the early 1970s. Visit us on our website at [www.royallepage.ca](http://www.royallepage.ca).

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buy or sell.*

## THE ROYAL LEPAGE 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.

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# GLOSSARY OF HOUSING TYPES



## 1. DETACHED BUNGALOW

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



## 2. EXECUTIVE DETACHED TWO-STOREY

A detached two-storey, four-bedroom home with 2 1/2 bathrooms, a main floor family room, one fireplace, and an attached two-car garage. There is a full basement but no recreation room or appliances. Using the exterior dimensions (excluding garage), the total area of the house is 186 sq. metre (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, aluminium siding, stucco or a combination like brick and siding.



## 3. STANDARD TWO-STOREY

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



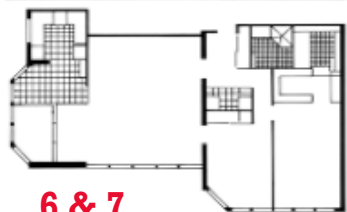
## 4. STANDARD TOWNHOUSE

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



## 5. SENIOR EXECUTIVE

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



## 6. STANDARD CONDOMINIUM APARTMENT

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

## 7. LUXURY CONDOMINIUM APARTMENT

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

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

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

### DETACHED BUNGALOW

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	265,000	294,000	280,000	-5.4	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	180,000	180,000	190,000	-5.3	-	-
- Eastern Passage	190,000	185,000	172,000	10.5	-	-
- Woodlawn/ Montebello	224,000	214,000	188,000	19.1	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	240,000	230,000	235,000	2.1	-	-
- North End	195,000	195,000	175,000	11.4	-	-
- West	210,000	210,000	194,000	8.2	-	-
Sackville	206,000	204,000	184,000	12.0	-	-
<b>Prince Edward Island</b>						
Charlottetown	157,000	156,000	152,000	3.3	-	-
Summerside	130,500	130,500	130,500	0.0	-	-
<b>New Brunswick</b>						
Fredericton	162,000	162,000	155,000	4.5	2,351	800
Moncton	150,000	156,500	151,000	-0.7	-	-
Saint John (Rothesay)	225,064	202,933	196,500	14.5	-	-
<b>Newfoundland</b>						
St. John's						
- East End	186,900	186,900	158,000	18.3	1,300	1,400
- Mount Pearl	199,500	199,500	160,000	24.7	1,300	1,400
- West	183,750	183,750	155,000	14.5	-	-

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	314,000	360,000	320,000	-1.9	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	250,000	266,000	226,000	10.6	-	-
- Eastern Passage	186,000	185,000	210,000	-11.4	-	-
- Woodlawn/ Montebello	225,000	240,000	250,000	-10.0	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	295,000	300,000	310,000	-4.8	-	-
- West	282,000	282,000	290,000	-2.8	-	-
Sackville	227,000	229,000	190,000	19.5	-	-
<b>Prince Edward Island</b>						
Charlottetown	240,000	235,000	228,000	5.3	-	-
Summerside	229,500	229,500	229,500	0.0	-	-
<b>New Brunswick</b>						
Fredericton	247,000	252,000	242,000	2.1	3,570	1,500
Saint John (Rothesay)	377,184	364,943	392,000	-3.8	-	-
<b>Newfoundland</b>						
St. John's						
- East End	304,500	304,500	258,000	18.0	2,200	2,600
- Mount Pearl	289,800	289,800	242,000	19.8	1,600	2,000
- West	294,000	294,000	250,000	17.6	2,000	1,800

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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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	230,000	235,000	230,000	0.0	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	190,000	200,000	205,000	-7.3	-	-
- Eastern Passage	170,000	160,000	180,000	-5.6	-	-
- Woodlawn/ Montebello	200,000	210,000	215,000	-7.0	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	270,000	260,000	230,000	17.4	-	-
- North End	237,000	236,000	200,000	18.5	-	-
- West	272,000	270,000	265,000	2.6	-	-
Sackville	201,000	215,000	179,000	12.3	-	-
<b>Prince Edward Island</b>						
Charlottetown	188,000	185,000	180,000	4.4	-	-
Summerside	184,000	184,000	184,000	0.0	-	-
<b>New Brunswick</b>						
Fredericton	210,000	210,000	197,000	6.6	3,047	800
Moncton	126,000	131,500	135,000	-6.7	-	-
Saint John (Rothesay)	294,695	291,788	255,000	15.6	-	-
<b>Newfoundland</b>						
St. John's						
- East End	273,000	273,000	228,000	19.7	1,800	2,000
- Mount Pearl	249,900	249,900	208,000	20.1	2,000	1,800
- West	262,500	262,500	222,000	18.2	2,000	1,800

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

## STANDARD TOWNHOUSE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	230,000	233,000	215,000	7.0	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	132,000	132,000	126,000	4.8	-	-
- Eastern Passage	206,000	206,000	172,000	19.8	-	-
- Woodlawn/ Montebello	210,000	242,000	140,000	50.0	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	200,000	190,000	207,000	-3.4	-	-
- North End	250,000	230,000	175,000	42.9	-	-
- West	250,000	280,000	220,000	13.6	-	-
Sackville	150,000	140,000	132,000	13.6	-	-
<b>Prince Edward Island</b>						
Charlottetown	115,000	112,000	108,000	6.5	-	-
Summerside	115,000	115,000	115,000	0.0	-	-
<b>New Brunswick</b>						
Fredericton	150,000	150,000	145,000	3.4	2,173	900
Saint John (Rothesay)	152,750	148,291	139,000	9.9	-	-
<b>Newfoundland</b>						
St. John's						
- East End	132,000	126,000	112,000	17.9	900	1,000
- Mount Pearl	136,500	136,500	120,000	13.8	1,000	1,200
- West	135,000	126,000	111,000	21.6	900	1,000

\*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

## SENIOR EXECUTIVE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	400,000	428,000	360,000	11.1	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	340,000	350,000	275,000	23.6	-	-
- Woodlawn/ Montebello	340,000	340,000	326,000	4.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	420,000	430,000	370,000	13.5	-	-
- West	300,000	288,000	320,000	-6.3	-	-
<b>Prince Edward Island</b>						
Charlottetown	310,000	300,000	290,000	6.9	-	-
<b>New Brunswick</b>						
Fredericton	300,000	312,000	300,000	-	4,355	1,500
Saint John (Rothesay)	473,300	448,077	-	-	-	-
<b>Newfoundland</b>						
St. John's						
- East End	395,850	395,850	322,000	22.9	2,200	2,400
- Mount Pearl	315,000	315,000	265,000	18.9	2,200	2,500
- West	325,000	325,500	275,000	18.2	2,400	2,400

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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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	193,000	198,000	197,000	-2.0	-	-
Darhmouth						
- Cole Harbour/Colby Willowdale	125,000	125,000	127,000	-1.6	-	-
- Woodlawn/ Montebello	170,000	158,000	140,000	21.4	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	175,000	186,000	172,000	1.7	-	-
<b>Prince Edward Island</b>						
Charlottetown	120,000	120,000	100,000	20.0	-	-
<b>New Brunswick</b>						
Fredericton	133,000	128,000	126,000	5.6	1,913	950
Saint John (Rothesay)	158,283	104,575	-	-	-	-
<b>Newfoundland</b>						
St. John's						
- East End	204,750	204,750	165,000	24.1	1,500	2,000
- Mount Pearl	204,750	204,750	165,000	24.1	1,400	1,800
- West	199,500	199,500	165,000	20.9	1,300	1,800

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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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	350,000	216,000	280,000	25.0	-	-
Halifax						
- South End	380,000	400,000	364,000	4.4	-	-
<b>Prince Edward Island</b>						
Charlottetown	300,000	300,000	250,000	20.0	-	-
<b>New Brunswick</b>						
Fredericton	175,000	165,000	160,000	9.4	2,629	1,000
<b>Newfoundland</b>						
St. John's						
- East End	257,250	257,250	215,000	19.7	2,000	2,200
- Mount Pearl	204,950	204,950	163,000	25.6	1,800	2,000

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

# Q U É B E C

## DETACHED BUNGALOW

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	145,000	145,000	150,000	-3.3	2,400	800
Trois-Rivieres	135,000	135,436	137,000	-1.5	2,401	694
<b>Montréal Area</b>						
Ahuntsic	275,000	280,000	295,000	-6.8	3,200	1,450
Beaconsfield	285,000	285,000	270,000	5.6	4,300	1,900
Boucherville	244,987	239,000	225,000	8.8	-	-
Chomedey, Laval	273,000	270,000	266,000	2.6	3,000	1,430
Côte-St-Luc	242,000	240,000	242,000	-	4,200	1,700
Dollard-Des-Ormeaux	260,000	272,000	265,000	-1.9	-	-
Dorval	241,000	247,500	230,000	4.8	3,600	1,700
Duvernay, Laval	290,000	288,000	277,000	4.7	3,200	1,480
Fabreville	236,700	235,000	224,000	5.7	2,600	1,240
Lachine	222,000	227,500	215,000	3.3	3,600	1,600
Lasalle/Verdun	200,000	202,000	198,000	1.0	2,700	950
Laval-Des-Rapides	253,500	255,600	251,000	1.0	3,200	1,450
Pointe Claire	238,500	242,500	230,000	3.7	3,500	1,700
St-Bruno-De-Montarville	-	217,360	-	-	-	-
St-Lambert	230,000	230,000	225,000	2.2	3,750	1,700
St-Laurent	270,000	275,000	290,000	-6.9	2,850	1,750
Terrebonne	190,000	190,000	180,000	5.6	-	-
Vimont	272,000	270,000	260,000	4.6	3,061	1,460
<b>Québec City Area</b>						
Beauport	185,000	-	165,700	11.6	3,578	904
Cap-Rouge	216,000	-	164,000	31.7	3,158	893
Charlesbourg	187,500	-	166,000	13.0	5,028	838
Neufchatel	188,000	-	166,000	13.3	3,054	888
Québec (Haute-Ville)	300,000	-	291,000	3.1	5,035	1,070
Rive-Sud	184,000	-	169,000	8.9	3,290	793
Sillery	322,000	-	280,000	15.0	2,926	974
Ste-Foy	234,000	-	217,000	7.8	2,926	974

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# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	225,000	225,000	230,000	-2.2	3,500	1,200
Trois-Rivieres	280,000	280,000	215,000	30.2	5,660	1,439
<b>Montréal Area</b>						
Ahuntsic	353,000	362,000	380,000	-7.1	3,500	2,100
Beaconsfield	410,000	405,000	397,000	3.3	5,600	3,000
Boucherville	384,750	397,605	379,545	1.4	-	-
Chomedey, Laval	390,500	390,500	373,000	4.7	4,500	1,960
Côte-St-Luc	480,000	485,000	485,000	-1.0	4,700	3,000
Dollard-Des-Ormeaux	385,000	390,000	390,000	-1.3	-	-
Dorval	345,000	348,000	340,000	1.5	4,700	2,600
Duvernay, Laval	503,000	485,000	469,000	7.2	5,600	2,800
Fabreville	343,000	343,000	335,000	2.4	3,780	1,775
Lachine	310,000	315,000	300,000	3.3	4,400	2,400
Lasalle/Verdun	259,000	257,000	250,000	3.6	3,200	1,700
Laval-Des-Rapides	333,000	333,000	330,000	0.9	4,150	1,841
Montréal West	420,000	425,000	432,000	-2.8	6,200	2,900
Mount Royal	585,000	585,000	579,000	1.0	7,000	4,800
Notre-Dame-De-Grâce	-	475,000	460,000	-	-	-
Outremont	750,000	750,000	751,000	-0.1	8,500	4,000
Pointe Claire	342,000	344,000	335,000	2.1	5,700	3,000
St-Bruno-De-Montarville	-	343,200	-	-	-	-
St-Lambert	470,000	470,000	465,000	1.1	5,500	2,750
St-Laurent	390,000	400,000	420,000	-7.1	3,600	2,100
Terrebonne	245,000	245,000	255,000	-3.9	-	-
Vimont	470,000	470,000	466,000	0.9	6,150	2,534
Westmount	930,000	950,000	998,000	-6.8	-	-
<b>Québec City Area</b>						
Beauport	258,000	-	229,300	12.5	5,211	1,020
Cap-Rouge	204,000	-	260,000	-21.5	4,145	1,187
Charlesbourg	246,000	-	222,000	10.8	4,092	1,431
Neufchatel	269,000	-	227,000	18.5	5,530	1,070
Québec (Haute-Ville)	310,000	-	258,000	20.2	6,332	1,481
Rive-Sud	250,000	-	244,000	2.5	3,321	894
Sillery	283,000	-	311,000	-9.0	2,749	982
Ste-Foy	300,000	-	296,000	1.4	2,749	982

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	175,000	180,000	185,000	-5.4	2,700	1,000
Trois-Rivieres	164,000	158,000	158,000	3.8	2,950	843
<b>Montréal Area</b>						
Ahuntsic	268,000	270,000	290,000	-7.6	2,750	1,650
Beaconsfield	365,000	360,000	345,000	5.8	4,300	1,850
Boucherville	284,166	289,444	278,929	1.9	-	-
Chomedey, Laval	323,000	315,000	302,000	7.0	3,850	1,680
Dollard-Des-Ormeaux	285,000	290,000	295,000	-3.4	-	-
Dorval	241,000	246,000	233,000	3.4	3,600	1,700
Duvernay, Laval	317,000	316,000	296,000	7.1	3,380	1,590
Fabreville	318,000	307,000	301,000	5.6	3,610	1,765
Lachine	230,000	232,500	220,000	4.5	3,300	1,700
Laval-Des-Rapides	301,000	296,000	293,000	2.7	3,500	1,664
Montréal West	365,000	364,000	355,000	2.8	5,000	2,000
Mount Royal	470,000	470,000	466,000	0.9	6,000	3,500
Notre-Dame-De-Grâce	372,000	369,000	360,000	3.3	3,000	2,000
Outremont	425,000	425,000	425,000	0.0	4,900	2,300
Pointe Claire	287,000	292,500	278,000	3.2	4,500	1,300
St-Bruno-De-Montarville	-	241,488	-	-	-	-
St-Lambert	275,000	275,000	270,000	1.9	3,400	2,500
St-Laurent	285,000	296,000	305,000	-6.6	2,750	1,800
Terrebonne	205,000	205,000	210,000	-2.4	-	-
Vimont	368,000	368,000	362,500	1.5	5,140	2,072
Westmount	640,000	650,000	678,000	-5.6	-	-
<b>Québec City Area</b>						
Beauport	144,000	-	166,900	-13.7	2,758	977
Cap-Rouge	220,000	-	204,000	7.8	3,076	1,009
Charlesbourg	210,000	-	153,000	37.3	3,079	954
Neufchatel	185,000	-	160,000	15.6	4,529	1,249
Québec (Haute-Ville)	245,000	-	174,000	40.8	3,693	1,131
Rive-Sud	159,000	-	152,000	4.6	3,874	838
Sillery	240,000	-	207,000	15.9	2,990	848
Ste-Foy	215,000	-	207,000	3.9	2,990	848

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	140,000	140,000	135,000	3.7	2,400	700
<b>Montréal Area</b>						
Ahuntsic	197,000	200,000	215,000	-8.4	2,200	1,400
Beaconsfield	270,000	270,000	245,000	10.2	4,300	1,850
Boucherville	205,000	204,239	200,167	2.4	-	-
Chomedey, Laval	241,000	241,000	230,000	4.8	2,500	1,227
Côte-St-Luc	229,000	228,000	217,000	5.5	3,200	2,000
Dollard-Des-Ormeaux	168,000	178,000	175,000	-4.0	-	-
Duvernay, Laval	226,000	226,000	220,000	2.7	2,575	1,245
Fabreville	193,000	194,000	191,000	1.0	2,100	1,091
Lachine	249,000	251,500	240,000	3.8	3,300	1,700
Lasalle/Verdun	160,000	161,000	158,000	1.3	2,400	1,500
Laval-Des-Rapides	215,000	215,000	213,000	0.9	2,560	1,260
Outremont	371,000	371,000	371,000	0.0	3,600	2,200
Pointe Claire	227,000	229,000	220,000	3.2	3,900	1,800
St-Bruno-De-Montarville	-	170,560	-	-	-	-
St-Lambert	257,000	257,000	255,000	0.8	3,100	1,400
St-Laurent	217,000	221,000	230,000	-5.7	2,300	1,450
Terrebonne	155,000	155,000	150,000	3.3	-	-
Vimont	213,000	213,000	210,000	1.4	2,600	1,133
<b>Québec City Area</b>						
Beauport	150,000	-	135,000	11.1	1,868	782
Cap-Rouge	220,000	-	204,000	7.8	3,076	1,009
Charlesbourg	210,000	-	153,000	37.3	3,079	954
Neufchatel	160,000	-	151,000	6.0	2,517	893
Québec (Haute-Ville)	285,000	-	281,000	1.4	3,643	832
Rive-Sud	170,000	-	164,000	3.7	1,605	721
Sillery	240,000	-	234,000	2.6	2,540	737
Ste-Foy	237,000	-	214,000	10.7	2,540	737

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	325,000	325,000	335,000	-3.0	4,200	2,000
<b>Montréal Area</b>						
Ahuntsic	680,000	685,000	730,000	-6.8	7,400	5,200
Beaconsfield	490,000	490,000	490,000	0.0	6,500	3,600
Boucherville	684,000	694,338	662,500	3.2	-	-
Chomedey, Laval	453,300	450,000	440,000	3.0	5,000	2,355
Côte-St-Luc	505,000	520,000	515,000	-1.9	6,300	3,000
Dollard-Des-Ormeaux	610,000	620,000	630,000	-3.2	-	-
Duvernay, Laval	724,000	700,000	700,000	3.4	7,480	4,000
Fabreville	435,000	435,000	425,000	2.4	5,150	2,345
Laval-Des-Rapides	406,000	406,000	405,000	0.2	5,000	2,661
Notre-Dame-De-Grâce	450,000	462,000	450,000	0.0	4,600	2,800
Outremont	836,000	836,000	836,000	0.0	10,000	4,200
Pointe Claire	385,000	388,000	382,500	0.7	6,800	3,500
St-Bruno-De-Montarville	-	426,400	-	-	-	-
St-Lambert	370,000	370,000	365,000	1.4	4,900	2,750
St-Laurent	650,000	660,000	710,000	-8.5	7,600	5,200
Terrebonne	390,000	390,000	400,000	-2.5	-	-
Vimont	600,500	600,500	560,000	7.2	6,950	3,130
Westmount	1,550,000	1,600,000	1,700,000	-8.8	-	-
<b>Québec City Area</b>						
Cap-Rouge	485,000	-	502,000	-3.4	4,282	1,775
Charlesbourg	392,500	-	311,000	26.2	5,961	838
Neufchatel	481,000	-	376,000	27.9	10,663	1,426
Québec (Haute-Ville)	417,000	-	417,000	0.0	8,600	1,975
Rive-Sud	380,000	-	352,000	8.0	3,445	1,070
Sillery	430,000	-	491,000	-12.4	4,087	1,797
Ste-Foy	450,000	-	500,000	-10.0	4,087	1,797

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	165,000	165,000	160,000	3.1	2,600	900
Trois-Rivieres	110,000	117,000	114,000	-3.5	2,000	565
<b>Montréal Area</b>						
Ahuntsic	178,000	180,000	195,000	-8.7	2,100	1,150
Boucherville	173,350	173,600	168,083	3.1	-	-
Chomedey, Laval	217,000	212,000	208,600	4.0	3,000	1,650
Côte-St-Luc	230,000	228,000	220,000	4.5	3,500	1,500
Dollard-Des-Ormeaux	170,000	175,000	175,000	-2.9	-	-
Dorval	210,000	216,000	200,000	5.0	3,600	1,700
Duvernay, Laval	212,000	209,000	202,000	5.0	3,288	1,390
Fabreville	210,000	210,000	200,000	5.0	2,100	1,155
Lachine	245,000	246,500	235,000	4.3	3,600	1,700
Lasalle/Verdun	162,000	159,000	155,000	4.5	2,000	1,200
Laval-Des-Rapides	198,000	198,000	193,000	2.6	2,200	1,135
Notre-Dame-De-Grâce	232,000	229,000	225,000	3.1	3,000	1,400
Outremont	316,000	316,000	316,000	0.0	4,000	2,100
St-Bruno-De-Montarville	-	153,920	-	-	-	-
St-Lambert	168,000	168,000	165,000	1.8	2,500	1,250
St-Laurent	197,000	200,000	212,000	-7.1	2,100	1,350
Terrebonne	160,000	160,000	150,000	6.7	-	-
Vimont	219,000	215,000	206,500	6.1	2,850	1,340
Westmount	260,000	265,000	276,930	-6.1	-	-
<b>Québec City Area</b>						
Beauport	131,000	-	131,000	0.0	2,258	621
Cap-Rouge	193,000	-	144,000	34.0	2,071	954
Charlesbourg	133,000	-	129,000	3.1	2,589	832
Neufchatel	165,000	-	155,000	6.5	1,727	533
Québec (Haute-Ville)	170,000	-	174,000	-2.3	3,433	893
Rive-Sud	140,000	-	130,000	7.7	1,826	721
Sillery	170,000	-	173,000	-1.7	1,645	671
Ste-Foy	163,000	-	159,000	2.5	1,645	671

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# Q U É B E C

## LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	220,000	220,000	225,000	-2.2	3,500	1,200
<b>Montréal Area</b>						
Ahuntsic	323,000	325,000	360,000	-10.3	3,200	1,800
Boucherville	314,000	313,066	270,700	16.0	-	-
Chomedey, Laval	515,000	515,000	505,000	2.0	5,500	3,040
Côte-St-Luc	350,000	349,000	340,000	2.9	3,400	2,500
Dollard-Des-Ormeaux	230,000	230,000	230,000	0.0	-	-
Duvernay, Laval	315,000	315,000	315,000	0.0	3,150	1,900
Lasalle/Verdun	225,000	225,000	220,000	2.3	2,800	1,600
Laval-Des-Rapides	370,000	370,000	368,000	0.5	4,100	2,177
Notre-Dame-De-Grâce	295,000	290,000	285,000	3.5	3,200	2,600
Outremont	760,000	760,000	760,000	0.0	8,000	3,800
Pointe Claire	331,000	334,000	325,000	1.8	6,400	3,250
St-Bruno-De-Montarville	-	327,600	-	-	-	-
St-Lambert	360,000	360,000	360,000	0.0	4,000	2,300
St-Laurent	356,000	365,000	385,000	-7.5	3,500	1,900
Terrebonne	240,000	240,000	240,000	0.0	-	-
Westmount	590,000	600,000	624,811	-5.6	-	-
<b>Québec City Area</b>						
Québec (Haute-Ville)	290,000	-	344,000	-15.7	7,839	1,852
Rive-Sud	290,000	-	275,000	5.5	2,560	1,043
Sillery	341,000	-	325,000	4.9	2,589	843
Ste-Foy	312,000	-	300,000	4.0	2,589	843

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# O N T A R I O

## DETACHED BUNGALOW

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	505,000	585,000	556,000	-9.2	3,700	1,850
Burlington	316,500	305,222	315,000	0.5	2,650	2,000
Etobicoke						
-Islington/Kingsway	471,000	488,058	510,000	-7.6	3,300	2,200
-South Etobicoke	348,000	375,000	420,000	-17.1	2,750	1,600
High Park	670,000	680,000	665,000	0.8	5,300	2,300
Leaside	490,000	-	603,000	-18.7	-	-
Markham	450,000	470,000	460,000	-2.2	4,724	2,100
Mississauga						
-Meadowvale/Streetsville	389,000	397,000	385,000	1.0	-	-
North Toronto	522,000	590,000	600,000	-13.0	4,200	2,900
Oakville	267,000	340,000	300,000	-11.0	3,000	1,500
Richmond Hill	335,750	365,000	365,000	-8.0	3,450	1,500
Scarborough						
- Agincourt	335,000	348,000	337,000	-0.6	2,650	1,500
- Central	323,250	350,000	326,500	-1.0	2,400	1,500
- West Hill	334,750	380,000	334,000	0.2	2,800	1,400
Thornhill	600,000	600,000	580,000	3.4	4,600	1,800
Unionville	525,000	525,000	525,000	0.0	5,511	2,200
Woodbridge	426,000	426,000	425,000	0.2	-	-

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# O N T A R I O

## DETACHED BUNGALOW

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	332,200	336,276	365,417	-9.1	3,804	1,850
Barrie	263,000	258,300	265,000	-0.8	2,900	-
Bracebridge	208,000	210,000	210,000	-1.0	-	-
Brantford	200,000	205,000	210,000	-4.8	3,523	1,200
Brockville	182,000	182,000	172,000	5.8	-	-
Chatham	150,000	150,000	150,000	0.0	2,250	1,000
Dundas	254,139	270,660	309,127	-17.8	3,013	1,700
Georgetown/Halton Hills	312,995	310,500	320,199	-2.2	3,000	1,400
Grimsby	270,000	275,000	260,000	3.8	3,000	1,500
Hamilton						
- Centre	139,083	103,333	149,998	-7.3	1,703	750
- East	165,280	182,854	165,800	-0.3	2,199	1,000
- Mountain	213,887	210,312	202,187	5.8	2,845	1,331
- West	237,100	277,388	236,900	0.1	3,401	1,350
Huntsville	185,000	205,000	185,000	0.0	2,100	1,000
Kitchener	236,500	229,900	232,500	1.7	3,750	1,200
London	225,500	227,500	225,000	0.2	-	-
Milton	313,000	-	334,650	-6.5	2,950	1,300
North Bay	225,000	225,000	220,000	2.3	3,700	1,300
Ottawa	500,000	495,000	479,000	4.4	5,300	3,100
- Eastern	263,000	260,000	250,500	5.0	3,550	1,800
- Kanata	313,000	316,000	309,000	1.3	-	-
- Orleans	267,000	264,000	250,000	6.8	3,550	1,700
- Southern	265,000	263,000	253,000	4.7	3,550	1,900
- Western	320,000	315,000	310,000	3.2	-	-
Parry Sound	170,000	175,000	175,000	-2.9	-	-
Peterborough	230,000	240,000	-	-	-	-
Simcoe	175,000	165,000	165,000	6.1	-	-
St. Catharines						
- Fonthill	240,000	253,000	250,000	-4.0	3,650	1,300
- Welland	168,000	175,000	170,000	-1.2	3,050	900
Stoney Creek	234,195	235,067	246,440	-5.0	2,933	1,656
Sudbury	215,000	220,000	200,000	7.5	-	-
Tillsonburg	184,000	183,000	183,000	0.5	-	-

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# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	975,000	985,000	933,000	4.5	5,500	2,700
Burlington	454,370	456,093	445,000	2.1	3,725	2,300
Cabbagetown	680,000	700,000	680,000	0.0	-	-
Etobicoke						
-Islington/Kingsway	695,000	683,000	610,000	13.9	5,000	4,200
-South Etobicoke	519,000	517,000	440,000	18.0	3,900	2,500
Forest Hill	1,200,000	1,500,000	1,250,000	-4.0	-	-
High Park	980,000	982,000	1,068,000	-8.2	6,600	3,100
Leaside	875,000	913,500	900,000	-2.8	-	-
Markham	520,000	535,000	525,000	-1.0	5,459	2,300
Mississauga						
-Meadowvale/Streetsville	-	448,000	430,000	-	-	-
Moore Park	1,520,000	1,750,000	1,520,000	0.0	-	-
North Toronto	1,190,000	1,390,000	1,400,300	-15.0	9,500	5,500
Oakville	500,000	510,000	425,000	17.6	4,000	3,000
Richmond Hill	425,000	425,000	420,000	1.2	4,000	1,750
Scarborough						
- Agincourt	445,000	480,000	472,000	-5.7	3,400	1,750
- Central	425,000	440,000	418,000	1.7	3,400	1,950
- West Hill	480,000	495,000	440,000	9.1	3,550	1,800
Thornhill	590,000	590,000	575,000	2.6	4,750	1,900
Unionville	620,000	660,000	640,000	-3.1	6,509	2,500
Woodbridge	473,000	475,000	470,500	0.5	-	-

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# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	430,000	424,300	448,700	-4.2	4,800	-
Bracebridge	340,000	347,375	335,000	1.5	-	-
Brantford	310,000	324,000	338,000	-8.3	5,043	1,550
Brockville	265,000	270,000	250,000	6.0	-	-
Chatham	250,000	250,000	250,000	0.0	1,300	1,400
Georgetown/Halton Hills	422,281	433,000	394,894	6.9	3,500	2,000
Grimsby	400,000	400,000	360,000	11.1	5,000	3,000
Huntsville	280,000	295,000	285,000	-1.8	3,900	1,400
Kitchener	333,000	357,000	354,500	-6.1	5,600	2,500
London	297,500	300,500	288,200	3.2	-	-
Milton	382,000	-	405,300	-5.7	3,250	1,700
North Bay	270,000	270,000	265,000	1.9	4,900	1,500
Ottawa	509,000	504,000	487,000	4.5	5,300	3,100
- Eastern	307,000	305,000	293,000	4.8	3,675	1,800
- Kanata	368,000	369,000	360,000	2.2	-	-
- Orleans	345,000	344,000	321,000	7.5	4,450	1,900
- Southern	341,000	338,000	324,000	5.2	4,400	1,900
- Western	410,000	405,000	390,000	5.1	-	-
Parry Sound	220,000	225,000	225,000	-2.2	-	-
Peterborough	360,000	375,000	-	-	-	-
Simcoe	280,000	280,000	280,000	0.0	-	-
St. Catharines						
- Fonthill	375,000	395,000	410,000	-8.5	4,790	2,500
- Welland	248,000	257,000	250,000	-0.8	4,000	1,100
Tillsonburg	325,000	325,000	325,000	0.0	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	535,000	558,000	559,000	-4.3	-	-
Bloor West Village	560,000	660,000	617,000	-9.2	4,000	2,350
Burlington	344,700	357,183	351,000	-1.8	3,270	1,700
Cabbagetown	534,000	600,000	600,000	-11.0	-	-
Etobicoke						
-Islington/Kingsway	563,000	557,000	630,000	-10.6	4,150	2,300
-South Etobicoke	394,000	439,000	420,000	-6.2	3,000	2,300
Forest Hill	851,000	1,000,000	851,000	0.0	-	-
High Park	610,000	615,000	605,000	0.8	2,500	2,200
Leaside	671,000	665,000	737,000	-9.0	-	-
Markham	440,000	460,000	463,000	-5.0	4,619	2,000
Midtown Toronto	1,069,000	1,400,000	1,200,000	-10.9	-	-
Mississauga						
-Meadowvale/Streetsville	334,000	345,000	329,000	1.5	-	-
Moore Park	800,000	930,000	865,000	-7.5	-	-
North Toronto	654,000	740,000	695,900	-6.0	5,500	3,450
Oakville	322,000	350,000	350,000	-8.0	2,800	1,900
Richmond Hill	360,000	380,000	380,000	-5.3	3,000	1,600
Riverdale	405,000	450,000	400,000	1.3	-	-
Scarborough						
- Agincourt	340,000	365,000	357,500	-4.9	2,600	1,500
- Central	357,750	385,000	365,000	-2.0	2,750	1,800
- West Hill	350,250	390,000	346,800	1.0	2,900	1,600
The Annex	640,000	760,000	690,000	-7.2	-	-
Thornhill	480,000	480,000	475,000	1.1	3,600	1,700
Unionville	535,000	560,000	540,000	-0.9	5,617	2,300
Woodbridge	348,000	350,000	350,000	-0.6	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	420,031	449,751	431,500	-2.7	5,148	1,850
Barrie	262,600	260,000	258,500	1.6	2,900	-
Bracebridge	260,000	275,000	275,000	-5.5	-	-
Brantford	205,000	210,000	215,000	-4.7	3,335	1,300
Brockville	175,000	175,000	160,000	9.4	-	-
Chatham	195,000	195,000	195,000	0.0	2,750	1,100
Dundas	370,885	359,144	413,713	-10.4	4,446	1,700
Georgetown/Halton Hills	330,875	344,450	343,340	-3.6	3,000	1,500
Grimsby	270,000	275,000	260,000	3.8	3,000	2,000
Hamilton						
- Centre	147,578	135,307	113,107	30.5	1,849	-
- East	228,609	250,260	241,200	-5.2	2,735	-
- Mountain	270,951	305,386	292,900	-7.5	3,640	-
- West	246,071	264,255	237,600	3.6	3,164	-
Huntsville	160,000	160,000	160,000	0.0	1,970	950
Kitchener	245,200	252,000	245,750	-0.2	3,750	1,200
London	234,600	237,000	-	-	-	-
Milton	324,500	-	338,000	-4.0	2,800	1,400
North Bay	215,000	215,000	210,000	2.4	3,700	1,300
Ottawa	446,000	442,000	427,000	4.4	4,950	2,700
- Eastern	266,000	260,000	256,000	3.9	3,550	1,600
- Kanata	294,500	295,500	288,000	2.3	-	-
- Orleans	281,000	278,000	265,000	6.0	3,600	1,600
- Southern	283,000	282,000	268,000	5.6	3,500	1,600
- Western	350,000	347,500	335,000	4.5	-	-
Parry Sound	165,000	175,000	175,000	-5.7	-	-
Peterborough	260,000	280,000	-	-	-	-
Simcoe	190,000	190,000	190,000	0.0	-	-
St. Catharines						
- Fonthill	285,000	290,000	300,000	-5.0	3,850	1,500
- Welland	199,000	191,000	210,000	-5.2	3,300	1,100
Stoney Creek	319,545	362,439	297,562	7.4	3,637	-
Sudbury	275,000	310,000	280,000	-1.8	-	-
Tillsonburg	181,000	187,000	188,000	-3.7	-	-

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	485,000	487,000	507,600	-4.5	-	-
Bloor West Village	291,700	305,000	304,000	-4.0	2,500	1,600
Burlington	238,800	249,751	237,500	0.5	2,125	1,550
Cabbagetown	466,000	550,000	466,000	0.0	-	-
Etobicoke						
-Islington/Kingsway	311,000	336,000	325,000	-4.3	2,350	1,800
-South Etobicoke	364,000	372,000	370,000	-1.6	2,700	1,700
Forest Hill	940,000	1,300,000	940,000	0.0	-	-
High Park	375,000	380,000	366,000	2.5	4,900	1,800
Leaside	312,500	325,000	322,000	-3.0	-	-
Markham	260,000	285,000	285,000	-8.8	2,730	1,500
Mississauga						
-Meadowvale/Streetsville	224,250	228,000	221,000	1.5	-	-
North Toronto	370,000	375,000	395,300	-6.4	3,000	1,850
Oakville	204,500	235,000	220,000	-7.0	2,100	1,450
Richmond Hill	280,000	280,000	275,000	1.8	2,600	1,500
Scarborough						
- Agincourt	240,000	250,000	235,000	2.1	1,900	1,400
- Central	235,000	245,000	225,000	4.4	1,750	1,350
- West Hill	240,000	260,000	249,000	-3.6	1,900	1,500
Thornhill	245,000	245,000	240,000	2.1	2,600	1,500
Unionville	350,000	400,000	400,000	-12.5	3,675	1,750
Woodbridge	293,500	296,700	298,000	-1.5	-	-

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**O N T A R I O**

**STANDARD TOWNHOUSE**

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	209,000	205,000	199,000	5.0	2,350	-
Bracebridge	185,000	190,000	190,000	-2.6	-	-
Brantford	165,000	165,000	148,000	11.5	2,684	1,100
Brockville	127,500	130,000	130,000	-1.9	-	-
Chatham	220,000	220,000	220,000	0.0	1,100	1,200
Georgetown/Halton Hills	219,094	212,583	206,650	6.0	1,900	1,200
Grimsby	215,000	220,000	220,000	-2.3	2,000	1,200
Huntsville	158,000	154,000	152,000	3.9	2,150	1,000
Kitchener	211,500	225,000	204,250	3.5	3,000	1,200
London	151,000	152,500	141,000	7.1	-	-
Milton	200,500	-	206,500	-2.9	1,900	1,200
North Bay	118,000	118,000	115,000	2.6	2,400	1,000
Ottawa	287,000	285,000	274,000	4.7	3,550	1,500
- Eastern	205,000	204,000	193,000	6.2	3,000	1,200
- Kanata	244,000	244,000	238,000	2.5	-	-
- Orleans	213,000	211,000	201,000	6.0	3,100	1,300
- Southern	224,000	223,000	211,500	5.9	3,100	1,250
- Western	290,000	285,500	270,000	7.4	-	-
Peterborough	130,000	140,000	-	-	-	-
Simcoe	150,000	140,000	140,000	7.1	-	-
St. Catharines						
- Fonthill	230,000	240,000	240,000	-4.2	3,000	1,200
- Welland	175,000	182,000	175,000	0.0	3,000	900
Tillsonburg	160,000	160,000	162,500	-1.5	-	-

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



# O N T A R I O

## SENIOR EXECUTIVE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	1,568,300	1,300,000	1,357,500	15.5	-	-
Burlington	614,000	607,906	615,000	-0.2	3,500	3,100
Cabbagetown	640,000	675,000	640,000	0.0	-	-
Etobicoke						
-Islington/Kingsway	923,000	915,000	800,000	15.4	6,150	5,000
Forest Hill	1,630,000	3,000,000	2,000,000	-18.5	-	-
Leaside	1,300,000	1,530,000	1,311,500	-0.9	-	-
Markham	575,000	600,000	587,000	-2.0	6,037	2,400
Midtown Toronto	1,600,000	2,600,000	2,053,000	-22.1	-	-
Mississauga						
-Meadowvale/Streetsville	-	545,000	550,000	-	-	-
Moore Park	2,800,000	2,500,000	2,800,000	0.0	-	-
North Toronto	1,800,000	2,000,000	2,150,280	-16.3	14,500	9,000
Oakville	675,000	750,000	710,000	-4.9	7,300	5,500
Richmond Hill	495,000	495,000	495,000	0.0	4,600	2,400
Riverdale	707,000	700,000	712,000	-0.7	-	-
Scarborough						
- Agincourt	500,000	550,000	540,000	-7.4	3,600	1,950
- Central	500,000	525,000	496,000	0.8	3,750	2,400
- West Hill	675,000	695,000	610,000	10.7	4,500	2,200
Thornhill	635,000	635,000	625,000	1.6	5,000	2,500
Unionville	770,000	800,000	800,000	-3.8	8,084	3,200
Woodbridge	468,000	470,000	471,000	-0.6	-	-

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# O N T A R I O

## SENIOR EXECUTIVE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	561,148	572,600	618,000	-9.2	5,600	-
Bracebridge	400,000	415,000	415,000	-3.6	-	-
Brantford	355,000	358,000	365,000	-2.7	5,775	1,800
Brockville	360,000	350,000	330,000	9.1	-	-
Chatham	350,000	350,000	350,000	0.0	5,250	1,500
Georgetown/Halton Hills	570,400	573,871	516,624	10.4	4,500	2,800
Grimsby	500,000	500,000	460,000	8.7	6,000	3,500
Huntsville	320,000	325,000	336,000	-4.8	4,100	1,650
Kitchener	510,500	529,600	540,500	-5.6	7,000	3,000
London	435,000	441,000	427,000	1.9	-	-
Milton	484,000	-	526,000	-8.0	3,700	2,200
North Bay	360,000	360,000	360,000	0.0	3,400	1,800
Ottawa	720,000	713,000	692,000	4.0	6,650	3,700
- Eastern	438,000	434,000	419,000	4.5	4,950	2,400
- Kanata	486,000	489,000	480,000	1.3	-	-
- Orleans	447,000	442,000	428,000	4.4	5,500	2,500
- Southern	452,000	448,000	432,000	4.6	5,650	2,600
- Western	450,000	446,500	430,000	4.7	-	-
Parry Sound	255,000	265,000	265,000	-3.8	-	-
Peterborough	450,000	475,000	-	-	-	-
Simcoe	375,000	400,000	400,000	-6.3	-	-
St. Catharines						
- Fonthill	425,000	450,000	450,000	-5.6	5,200	2,500
- Welland	305,000	326,000	310,000	-1.6	4,600	1,700
Sudbury	440,000	460,000	450,000	-2.2	-	-
Tillsonburg	390,000	390,000	390,000	0.0	-	-

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# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	291,700	305,000	304,000	-4.0	2,500	1,600
Burlington	238,800	249,751	237,500	0.5	2,125	1,550
Cabbagetown	343,000	360,000	365,000	-6.0	-	-
Etobicoke						
-Islington/Kingsway	311,000	336,000	325,000	-4.3	2,350	1,800
-South Etobicoke	364,000	372,000	370,000	-1.6	2,700	1,700
Forest Hill	500,000	530,000	525,000	-4.8	-	-
High Park	375,000	380,000	366,000	2.5	4,900	1,800
Leaside	312,500	325,000	322,000	-3.0	-	-
Markham	260,000	285,000	285,000	-8.8	2,730	1,500
Midtown Toronto	400,000	430,000	400,000	0.0	-	-
Mississauga						
-Meadowvale/Streetsville	224,250	228,000	221,000	1.5	-	-
North Toronto	370,000	375,000	395,300	-6.4	3,000	1,850
Oakville	204,500	235,000	220,000	-7.0	2,100	1,450
Richmond Hill	245,000	245,000	245,000	0.0	2,900	1,500
Riverdale	382,500	370,000	375,000	2.0	-	-
Scarborough						
- Agincourt	200,000	208,000	199,000	0.5	1,600	1,200
- Central	203,000	220,000	200,000	1.5	1,600	1,200
- West Hill	183,550	205,000	180,000	2.0	1,500	1,200
The Annex	325,500	450,000	329,000	-1.1	-	-
Thornhill	275,000	275,000	275,000	0.0	2,700	1,600
Unionville	340,000	360,000	350,000	-2.9	3,520	1,700
Waterfront	404,000	440,000	400,000	1.0	-	-
Woodbridge	272,000	274,500	274,000	-0.7	-	-

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# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	266,500	261,250	268,000	-0.6	2,900	-
Bracebridge	125,000	130,000	130,000	-3.8	-	-
Brantford	138,000	145,000	140,000	-1.4	2,245	1,000
Brockville	162,000	164,000	150,000	8.0	-	-
Chatham	76,600	76,000	76,000	0.8	1,100	800
Georgetown/Halton Hills	253,000	252,667	255,000	-0.8	2,400	1,100
Grimsby	170,000	170,000	160,000	6.3	2,000	1,200
Huntsville	140,000	140,000	139,000	0.7	1,750	950
Kitchener	135,750	136,000	132,900	2.1	2,150	900
London	126,500	127,900	-	-	-	-
Milton	254,000	-	298,500	-14.9	2,450	1,400
North Bay	148,000	148,000	145,000	2.1	2,400	1,000
Ottawa	280,000	278,000	266,000	5.3	3,350	1,300
- Eastern	171,000	170,000	161,000	6.2	2,400	1,200
- Kanata	186,000	186,500	181,000	2.8	-	-
- Orleans	179,000	178,000	167,000	7.2	2,200	1,100
- Southern	181,000	180,000	171,000	5.8	2,200	1,200
- Western	250,000	246,000	235,000	6.4	-	-
Peterborough	225,000	240,000	-	-	-	-
Simcoe	160,000	155,000	155,000	3.2	-	-
Sudbury	190,000	200,000	190,000	0.0	-	-
Tillsonburg	175,000	175,000	175,000	0.0	-	-

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# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	475,000	485,000	500,000	-5.0	3,500	2,300
Burlington	492,000	498,233	482,500	2.0	3,300	3,000
Etobicoke						
-Islington/Kingsway	473,000	473,000	410,000	15.4	3,400	2,600
-South Etobicoke	442,000	452,000	385,000	14.8	3,000	2,800
Forest Hill	775,000	1,000,000	775,000	0.0	-	-
High Park	640,000	660,000	603,000	6.1	4,500	2,300
Markham	340,000	363,000	365,000	-6.8	3,520	2,000
Midtown Toronto	1,300,000	1,500,000	1,500,000	-13.3	-	-
Mississauga						
-Meadowvale/Streetsville	-	288,000	281,000	-	-	-
North Toronto	625,000	640,000	627,400	-0.4	5,000	3,250
Oakville	398,000	391,000	350,000	13.7	3,200	2,000
Richmond Hill	275,000	275,000	270,000	1.9	2,800	1,600
Riverdale	507,000	500,000	472,000	7.4	-	-
Scarborough						
- Agincourt	330,000	340,000	320,000	3.1	2,600	1,800
- Central	315,000	330,000	300,000	5.0	2,200	1,600
- West Hill	370,000	395,000	350,000	5.7	2,500	1,950
Thornhill	298,000	298,000	295,000	1.0	3,800	1,750
Unionville	430,000	450,000	450,000	-4.4	4,514	2,100
Waterfront	1,060,000	1,400,000	1,380,000	-23.2	-	-
Woodbridge	262,000	265,000	265,000	-1.1	-	-

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# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	376,000	372,200	382,000	-1.6	4,550	-
Bracebridge	225,000	225,000	200,000	12.5	-	-
Brockville	280,000	257,000	235,000	19.1	-	-
Chatham	160,000	160,000	160,000	0.0	2,400	1,000
Georgetown/Halton Hills	363,000	360,000	303,517	19.6	3,100	1,200
Grimsby	220,000	220,000	210,000	4.8	2,500	1,500
Huntsville	243,000	243,000	242,000	0.4	3,200	1,200
Kitchener	419,500	419,500	419,500	0.0	6,000	2,500
London	230,000	233,000	222,700	3.3	-	-
North Bay	265,000	265,000	265,000	0.0	4,900	1,600
Ottawa	400,000	395,000	381,000	5.0	4,000	2,800
- Kanata	229,000	229,000	225,000	1.8	-	-
- Southern	418,000	414,000	399,500	4.6	5,600	2,600
- Western	380,000	377,500	365,000	4.1	-	-
Peterborough	325,000	340,000	-	-	-	-
St. Catharines						
- Fonthill	230,000	246,000	230,000	0.0	3,400	1,200
Sudbury	425,000	435,000	425,000	0.0	-	-
Tillsonburg	225,000	225,000	225,000	0.0	-	-

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PRAIRIE PROVINCES

MANITOBA AND SASKATCHEWAN

DETACHED BUNGALOW

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Brandon	210,000	210,000	205,000	2.4	2,900	1,200
Charleswood	216,700	220,000	214,000	1.3	-	-
Fort Richmond	254,000	232,000	219,700	15.6	-	-
North East	218,000	220,000	205,500	6.1	-	-
North West	222,000	233,300	209,850	5.8	-	-
River Heights	203,000	232,500	226,800	-10.5	-	-
South St. Vital	-	247,700	230,600	-	-	-
Southdale/Wdspk	215,500	220,000	208,500	3.4	-	-
Westwood	210,000	220,000	201,000	4.5	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	253,333	262,700	225,800	12.2	-	-
- South	295,000	295,000	232,600	26.8	-	-
Saskatoon						
- East Central	310,000	332,000	305,000	1.6	-	-
- East End	320,000	346,500	320,000	0.0	-	-
- North	300,000	322,500	295,000	1.7	-	-
- West	270,000	285,000	250,000	8.0	-	-

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

## MANITOBA AND SASKATCHEWAN

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Brandon	325,000	325,000	280,000	16.1	4,000	1,850
Charleswood	345,000	305,500	332,000	3.9	-	-
Fort Richmond	320,000	287,000	301,600	6.1	-	-
North East	303,000	295,400	305,000	-0.7	-	-
North West	320,000	311,500	289,000	10.7	-	-
River Heights	314,000	339,000	302,100	3.9	-	-
South St. Vital	-	320,000	328,000	-	-	-
Southdale/Wdspk	294,300	294,300	300,900	-2.2	-	-
Tuxedo	375,500	365,000	340,000	10.4	-	-
Westwood	-	-	301,000	-	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	414,500	427,000	320,000	29.5	-	-
- South	410,000	410,000	377,000	8.8	-	-
Saskatoon						
- East Central	430,000	520,000	400,000	7.5	-	-
- East End	450,000	491,000	420,000	7.1	-	-
- North	425,000	457,000	400,000	6.3	-	-

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

## MANITOBA AND SASKATCHEWAN

## STANDARD TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Brandon	170,000	170,000	135,000	25.9	2,000	900
Charleswood	259,900	264,000	-	-	-	-
Fort Richmond	244,800	250,000	240,100	2.0	-	-
North East	248,500	247,900	235,000	5.7	-	-
North West	264,000	263,000	227,500	16.0	-	-
River Heights	285,000	259,000	247,400	15.2	-	-
South St. Vital	-	257,000	262,000	-	-	-
Southdale/Wdspk	223,000	225,000	241,000	-7.5	-	-
Westwood	228,500	261,200	210,000	8.8	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	200,000	228,000	175,000	14.3	-	-
- South	290,000	290,000	223,000	30.0	-	-
Saskatoon						
- East Central	335,000	360,000	320,000	4.7	-	-
- East End	360,000	385,000	360,000	0.0	-	-
- North	330,000	350,000	330,000	0.0	-	-
- West	290,000	338,000	275,000	5.5	-	-

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

## MANITOBA AND SASKATCHEWAN

## STANDARD TOWNHOUSE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	151,800	160,200	139,200	9.1	-	-
Fort Richmond	162,000	167,000	163,800	-1.1	-	-
North East	248,500	247,900	235,000	5.7	-	-
North West	145,000	156,750	134,000	8.2	-	-
Southdale/Wdspk	137,000	151,200	134,000	2.2	-	-
Westwood	151,000	152,500	140,250	7.7	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	225,000	225,000	200,000	12.5	-	-
- South	277,000	277,000	250,000	10.8	-	-
Saskatoon						
- East End	220,000	260,000	235,000	-6.4	-	-
- North	215,000	250,000	230,000	-6.5	-	-

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



PRAIRIE PROVINCES

MANITOBA AND SASKATCHEWAN

SENIOR EXECUTIVE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Brandon	450,000	450,000	450,000	0.0	5,200	3,000
<b>Saskatchewan Area</b>						
Regina						
- North	450,000	450,000	360,000	25.0	-	-
- South	495,000	495,000	450,000	10.0	-	-
Saskatoon						
- East End	620,000	650,000	565,000	9.7	-	-
- North	520,000	560,000	480,000	8.3	-	-

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



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

**MANITOBA AND SASKATCHEWAN**

**STANDARD CONDOMINIUM APARTMENT**

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Brandon	105,000	105,000	89,000	18.0	850	800
Charleswood	133,000	-	129,000	3.1	2,589	832
Fort Richmond	143,000	152,300	133,000	7.5	-	-
North East	112,500	117,900	108,800	3.4	-	-
North West	143,000	133,700	-	-	-	-
River Heights	138,000	141,000	136,050	1.4	-	-
South St. Vital	-	0	129,600	-	-	-
Westwood	130,000	132,500	113,900	14.1	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	149,333	180,000	130,000	14.9	-	-
- South	196,500	212,000	158,000	24.4	-	-
Saskatoon						
- East Central	189,000	212,000	200,000	-5.5	-	-
- North	199,500	210,500	210,000	-5.0	-	-

\*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 AND SASKATCHEWAN

## LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Fort Richmond	-	341,000	308,000	-	-	-
North East	265,000	-	270,000	-1.9	-	-
River Heights	-	-	270,000	-	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	295,000	295,000	285,000	3.5	-	-
- South	310,000	310,000	285,000	8.8	-	-
Saskatoon						
- East Central	325,000	350,000	315,000	3.2	-	-

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

# A L B E R T A

## DETACHED BUNGALOW

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	351,900	390,800	401,000	-12.2	-	-
North East	320,800	354,800	368,700	-13.0	-	-
North Inner City	459,500	476,100	506,500	-9.3	-	-
North West	400,200	402,100	391,400	2.2	-	-
South	370,200	381,700	392,700	-5.7	-	-
South East	339,100	399,800	410,900	-17.5	-	-
South Inner City	459,800	487,000	465,900	-1.3	-	-
South West	379,900	363,800	405,700	-6.4	-	-
West	611,600	732,300	526,200	16.2	-	-
<b>Edmonton Area</b>						
Castledowns	260,000	275,000	315,000	-17.5	-	-
Clareview	250,000	275,000	305,000	-18.0	-	-
Riverbend/ Terwilligar	375,000	460,000	392,500	-4.5	-	-
Sherwood Park	315,000	330,000	360,000	-12.5	-	-
<b>Alberta</b>						
Beaumont	315,000	325,000	350,000	-10.0	-	-
Fort Saskatchewan	340,000	340,000	350,000	-2.9	1,760	1,300
Leduc	310,000	325,000	340,000	-8.8	-	-
Spruce Grove	335,000	345,000	350,000	-4.3	2,800	1,600

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

# A L B E R T A

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	469,300	459,500	477,600	-1.7	-	-
North East	424,900	440,700	497,700	-14.6	-	-
North Inner City	736,500	742,200	672,200	9.5	-	-
North West	466,300	477,000	501,100	-6.9	-	-
South	435,700	459,500	468,700	-7.0	-	-
South East	547,400	592,700	571,400	-4.2	-	-
South Inner City	707,200	714,700	759,600	-6.9	-	-
South West	509,400	514,700	563,000	-9.5	-	-
West	524,700	528,400	570,000	-7.9	-	-
<b>Edmonton Area</b>						
Castledowns	405,000	420,000	439,000	-7.7	-	-
Clareview	410,000	430,000	425,000	-3.5	-	-
Riverbend/ Terwilligar	435,600	441,000	529,000	-17.7	2,800	2,800
Sherwood Park	420,000	425,000	480,000	-12.5	3,300	2,000
<b>Alberta</b>						
Beaumont	410,000	420,000	450,000	-8.9	-	-
Fort Saskatchewan	440,000	440,000	480,000	-8.3	2,400	1,500
Leduc	375,000	390,000	425,000	-11.8	-	-
Spruce Grove	435,000	455,000	460,000	-5.4	3,400	2,000

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



# A L B E R T A

## STANDARD TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	358,200	388,600	396,500	-9.7	-	-
North East	361,400	376,000	386,800	-6.6	-	-
North Inner City	491,500	524,800	672,200	-26.9	-	-
North West	379,100	404,200	424,500	-10.7	-	-
South	368,700	385,600	391,900	-5.9	-	-
South East	378,500	388,600	394,300	-4.0	-	-
South Inner City	599,000	629,800	647,200	-7.4	-	-
South West	375,400	398,500	397,700	-5.6	-	-
West	445,800	420,800	445,200	0.1	-	-
<b>Edmonton Area</b>						
Castledowns	315,000	330,000	355,000	-11.3	-	-
Clareview	390,000	310,000	320,000	21.9	-	-
Riverbend/ Terwilligar	362,450	375,000	415,000	-12.7	2,400	2,200
Sherwood Park	350,000	350,000	410,000	-14.6	2,700	1,600
<b>Alberta</b>						
Beaumont	325,000	340,000	350,000	-7.1	-	-
Fort Saskatchewan	390,000	390,000	450,000	-13.3	1,760	1,300
Leduc	275,000	290,000	320,000	-14.1	-	-
Spruce Grove	400,000	415,000	420,000	-4.8	3,000	1,800

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

# A L B E R T A

## STANDARD TOWNHOUSE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	275,100	293,500	311,100	-11.6	-	-
North East	243,400	282,300	390,500	-21.4	-	-
North Inner City	391,900	372,900	412,700	-5.0	-	-
North West	303,100	305,400	317,400	-4.5	-	-
South	275,700	285,700	308,800	-10.7	-	-
South East	297,600	302,800	334,700	-11.1	-	-
South Inner City	498,700	475,500	558,900	-10.8	-	-
South West	291,900	334,500	324,100	-9.9	-	-
West	347,700	368,900	405,800	-14.3	-	-
<b>Edmonton Area</b>						
Castledowns	215,000	230,000	250,000	-14.0	-	-
Clareview	185,000	205,000	235,000	-21.3	-	-
Riverbend/ Terwilligar	245,000	248,000	295,000	-16.9	-	-
Sherwood Park	260,000	275,000	275,000	-5.5	-	-
<b>Alberta</b>						
Beaumont	310,000	320,000	315,000	-1.6	-	-
Fort Saskatchewan	280,000	290,000	290,000	-3.4	1,100	1,100
Leduc	200,000	215,000	250,000	-20.0	-	-
Spruce Grove	210,000	235,000	240,000	-12.5	1,900	1,400

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	590,300	568,600	622,800	-5.2	-	-
North East	530,700	528,500	521,100	1.8	-	-
North Inner City	1,079,700	1,166,200	1,330,900	-18.9	-	-
North West	665,200	668,400	712,100	-6.6	-	-
South	578,500	592,800	753,500	-23.2	-	-
South East	619,900	703,600	818,700	-24.3	-	-
South Inner City	1,952,300	1,647,300	1,671,700	16.8	-	-
South West	701,900	844,400	783,300	-10.4	-	-
West	812,800	775,600	744,200	9.2	-	-
<b>Edmonton Area</b>						
Castledowns	430,000	450,000	430,000	-	-	-
Riverbend/ Terwilligar	745,900	800,000	887,000	-15.9	-	-
Sherwood Park	725,000	725,000	750,000	-3.3	-	-
<b>Alberta</b>						
Beaumont	560,000	580,000	620,000	-9.7	-	-
Fort Saskatchewan	675,000	675,000	700,000	-3.6	4,180	2,500
Leduc	425,000	440,000	475,000	-10.5	-	-
Spruce Grove	475,000	505,000	510,000	-6.9	3,900	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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	241,900	254,700	275,000	-12.0	-	-
North East	214,100	222,600	247,900	-13.6	-	-
North Inner City	277,500	303,000	328,300	-15.5	-	-
North West	250,600	260,000	271,900	-7.8	-	-
South	224,400	243,100	271,800	-17.4	-	-
South East	241,300	254,400	269,700	-10.5	-	-
South Inner City	298,200	311,300	340,200	-12.3	-	-
South West	277,200	281,500	238,800	16.1	-	-
West	289,500	291,800	313,700	-7.7	-	-
<b>Edmonton Area</b>						
Castledowns	195,000	210,000	234,000	-16.7	-	-
Riverbend/ Terwilligar	211,125	215,000	264,000	-20.0	-	-
Sherwood Park	300,000	300,000	300,000	-	-	-
<b>Alberta</b>						
Fort Saskatchewan	260,000	280,000	280,000	-7.1	1,000	1,100
Leduc	190,000	200,000	220,000	-13.6	-	-

## LUXURY CONDOMINIUM APARTMENT

\*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

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	320,800	322,700	346,400	-7.4	-	-
North East	234,800	235,600	255,100	-8.0	-	-
North Inner City	420,100	474,800	484,100	-13.2	-	-
North West	327,700	375,600	397,500	-17.6	-	-
South	272,500	292,500	308,800	-11.8	-	-
South East	475,300	469,600	342,700	38.7	-	-
South Inner City	611,100	539,900	877,800	-30.4	-	-
South West	274,800	287,700	302,100	-9.0	-	-
West	361,800	366,700	376,800	-4.0	-	-

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Edmonton Area</b>						
Castledowns	205,000	230,000	250,000	-18.0	-	-
Riverbend/ Terwilligar	329,000	360,000	301,000	9.3	-	-
Sherwood Park	380,000	380,000	380,000	-	-	-

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	410,000	438,000	-	-	2,500	1,450
North Vancouver	635,000	700,000	670,000	-5.2	-	-
Richmond	470,000	530,000	532,000	-11.7	-	-
Surrey	400,000	425,000	381,000	5.0	2,400	1,400
Vancouver East	560,000	600,000	601,000	-6.8	-	-
Vancouver West	950,000	1,050,000	1,025,000	-7.3	-	-
West Vancouver	635,000	700,000	670,000	-5.2	-	-
White Rock/South Surrey	500,000	555,000	-	-	3,100	1,800
<b>British Columbia</b>						
Fort St. John	269,000	290,000	344,450	-21.9	2,500	-
Kelowna	350,000	400,000	390,000	-10.3	2,200	1,500
Victoria	440,000	439,000	425,000	3.5	-	-

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

# BRITISH COLUMBIA

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	430,000	460,000	-	-	3,100	1,600
North Vancouver	720,000	850,000	815,000	-11.7	-	-
Richmond	630,000	685,000	678,000	-7.1	-	-
Surrey	470,000	510,000	535,000	-12.1	2,900	1,500
Vancouver East	679,000	697,000	710,000	-4.4	-	-
Vancouver West	1,440,000	1,525,000	1,500,000	-4.0	-	-
West Vancouver	990,000	1,200,000	1,140,000	-13.2	-	-
White Rock/South Surrey	635,000	670,000	-	-	3,700	2,200
<b>British Columbia</b>						
Fort St. John	460,000	500,000	502,633	-8.5	4,000	-
Kelowna	435,000	490,000	490,000	-11.2	2,850	1,700
Victoria	586,000	625,000	597,000	-1.8	-	-

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

# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	410,000	407,000	-	-	2,600	1,300
North Vancouver	660,000	750,000	710,000	-7.0	-	-
Richmond	540,000	595,000	563,000	-4.1	-	-
Surrey	410,000	415,000	430,000	-4.7	2,400	1,300
Vancouver East	600,000	630,000	630,000	-4.8	-	-
Vancouver West	1,200,000	1,275,000	1,250,000	-4.0	-	-
West Vancouver	890,000	1,050,000	990,000	-10.1	-	-
White Rock/South Surrey	570,000	575,000	-	-	2,600	1,800
<b>British Columbia</b>						
Fort St. John	300,000	320,000	329,900	-9.1	2,800	-
Kelowna	400,000	450,000	435,000	-8.0	2,500	1,550
Victoria	433,000	465,000	456,000	-5.0	-	-

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



# BRITISH COLUMBIA

## STANDARD TOWN HOUSE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	275,000	309,000	-	-	1,500	1,100
North Vancouver	582,000	600,000	600,000	-3.0	-	-
Richmond	335,000	381,000	373,750	-10.4	-	-
Surrey	310,000	320,000	300,000	3.3	1,600	1,100
Vancouver East	415,000	435,000	440,000	-5.7	-	-
Vancouver West	770,000	800,000	775,000	-0.6	-	-
West Vancouver	670,000	680,000	699,000	-4.1	-	-
White Rock/South Surrey	330,000	340,000	-	-	1,900	1,400
<b>British Columbia</b>						
Fort St. John	255,000	265,000	210,000	21.4	2,200	-
Kelowna	290,000	330,000	320,000	-9.4	1,750	1,150
Victoria	360,000	361,000	369,000	-2.4	-	-

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

# BRITISH COLUMBIA

## SENIOR EXECUTIVE

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	610,000	660,000	-	-	3,400	2,300
North Vancouver	900,000	1,020,000	970,000	-7.2	-	-
Richmond	735,000	810,000	867,750	-15.3	-	-
Surrey	600,000	620,000	700,000	-14.3	3,500	2,500
Vancouver East	910,000	920,000	875,000	4.0	-	-
Vancouver West	2,450,000	2,550,000	2,500,000	-2.0	-	-
West Vancouver	1,200,000	1,400,000	1,359,000	-11.7	-	-
White Rock/South Surrey	840,000	880,000	-	-	4,200	3,000
<b>British Columbia</b>						
Fort St. John	530,000	530,000	549,900	-3.6	4,300	-
Kelowna	500,000	550,000	550,000	-9.1	3,000	2,100
Victoria	874,000	910,000	875,000	-0.1	-	-

\*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 Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	154,000	165,000	-	-	1,000	900
North Vancouver	280,000	325,000	310,000	-9.7	-	-
Richmond	205,000	238,000	271,500	-24.5	-	-
Surrey	195,000	195,000	175,000	11.4	1,200	1,000
Vancouver East	320,000	329,000	338,000	-5.3	-	-
Vancouver West	640,000	675,000	650,000	-1.5	-	-
West Vancouver	380,000	440,000	415,000	-8.4	-	-
White Rock/South Surrey	225,000	233,000	-	-	1,800	1,200
<b>British Columbia</b>						
Fort St. John	108,000	205,000	-	-	1,500	-
Kelowna	195,000	245,000	240,000	-18.8	1,450	1,000
Victoria	265,000	282,000	292,000	-9.2	-	-

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

# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2008	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	280,000	280,000	-	-	-	-
North Vancouver	390,000	460,000	440,000	-11.4	-	-
Richmond	300,000	381,000	359,000	-16.4	-	-
Surrey	280,000	260,000	250,000	12.0	1,800	1,600
Vancouver East	470,000	496,000	499,000	-5.8	-	-
Vancouver West	928,000	975,000	950,000	-2.3	-	-
West Vancouver	680,000	805,000	770,000	-11.7	-	-
White Rock/South Surrey	530,000	520,000	-	-	3,000	1,900
<b>British Columbia</b>						
Kelowna	680,000	750,000	750,000	-9.3	3,200	2,300
Victoria	580,000	682,000	676,000	-14.2	-	-

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