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ROYAL LEPAGE

HOUSE PRICE
SURVEY

ROYAL LEPAGE

THE ROYAL LEPAGE HOUSE PRICE SURVEY

The Royal LePage House Price Survey is the largest, most comprehensive study of its kind in Canada, with information on seven different 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.

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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.

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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

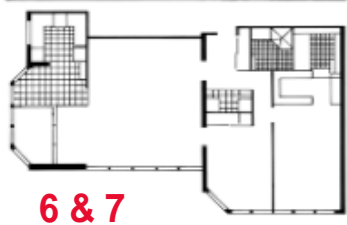
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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

ATLANTIC PROVINCES

NOVA SCOTIA PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	275,000	275,000	265,000	3.8	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	189,000	197,000	180,000	5	-	-
- Eastern Passage	183,000	183,000	190,000	-3.7	-	-
- Woodlawn/ Montebello	235,000	240,000	224,000	4.9	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	290,000	299,000	240,000	20.8	-	-
- North End	214,000	214,000	195,000	9.7	-	-
- West	210,000	210,000	210,000	-	-	-
- Sackville	211,000	209,000	206,000	2.4	-	-
Prince Edward Island						
Charlottetown	160,000	160,000	157,000	1.9	-	-
New Brunswick						
Fredericton	182,000	180,000	162,000	12.3	2,179	800
Moncton	152,300	165,240	150,000	1.5	-	-
Saint John (Rothesay)	228,000	177,980	225,064	1.3	-	-
Newfoundland						
St. John's						
- East End	208,000	205,000	186,900	11.3	1,800	1,800
- Mount Pearl	235,000	235,000	199,500	17.8	2,100	2,000
- West	208,500	205,000	183,750	13.5	2,000	1,800

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



ATLANTIC PROVINCES

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	311,000	310,000	314,000	-1	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	248,000	252,000	250,000	-0.8	-	-
- Eastern Passage	240,000	240,000	186,000	29	-	-
- Lawrence Twn	260,000	260,000	260,000	-	-	-
- Woodlawn/ Montebello	270,000	240,000	225,000	20	-	-
Halifax						
- South End	434,000	432,000	450,000	-3.6	-	-
- Clayton Park/ Fairmount/ Rockingham	297,000	295,000	295,000	0.7	-	-
- West	310,000	310,000	282,000	9.9	-	-
Sackville	228,000	227,000	227,000	0.4	-	-
Prince Edward Island						
Charlottetown	248,000	248,000	240,000	3.3	-	-
New Brunswick						
Fredericton	261,000	261,000	247,000	5.7	3,098	1,500
Saint John (Rothesay)	378,800	333,567	377,184	0.4	-	-
Newfoundland						
St. John's						
- East End	344,000	340,000	304,500	13	2,800	2,200
- Mount Pearl	330,000	330,000	289,800	13.9	2,400	2,200
- West	332,500	330,000	294,000	13.1	1,400	2,000

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ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	240,000	240,000	230,000	4.3	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	195,000	195,000	190,000	2.6	-	-
- Eastern Passage	185,000	185,000	170,000	8.8	-	-
- Lawrence Twn	202,000	202,000	200,000	1	-	-
- Woodlawn/ Montebello	210,000	210,000	200,000	5	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	272,000	272,000	270,000	0.7	-	-
- North End	245,000	245,000	240,000	2.1	-	-
- South End	385,000	385,000	400,000	-3.8	-	-
- West	279,000	279,000	272,000	2.6	-	-
Sackville	208,000	208,000	201,000	3.5	-	-
Prince Edward Island						
Charlottetown	195,000	190,000	188,000	3.7	-	-
New Brunswick						
Fredericton	210,000	205,000	210,000	0.0	3,062	800
Moncton	131,000	137,000	126,000	4	-	-
Saint John (Rothesay)	299,000	237,905	294,695	1	-	-
Newfoundland						
St. John's						
- East End	310,000	310,000	273,000	13.6	2,600	2,000
- Mount Pearl	290,000	290,000	249,900	16	2,200	2,000
- West	296,500	290,000	262,500	13	2,200	1,800

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ATLANTIC PROVINCES

STANDARD TOWNHOUSE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	240,000	235,000	230,000	4.3	-	-
Darhmouth	130,000	130,000	132,000	-1.5	-	-
- Cole Harbour/Colby/ Willowdale	130,000	130,000	132,000	-1.5	-	-
- Eastern Passage	204,000	204,000	206,000	-1	-	-
- Woodlawn/ Montebello	224,000	224,000	210,000	6.7	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	218,000	218,000	200,000	9	-	-
- North End	235,000	235,000	250,000	-6	-	-
- West	260,000	250,000	250,000	4	-	-
- Sackville	150,000	150,000	150,000	-	-	-
Prince Edward Island						
Charlottetown	195,000	190,000	188,000	3.7	-	-
New Brunswick						
Fredericton	160,000	155,000	150,000	6.7	-	-
Saint John (Rothesay)	169,590	167,450	152,750	11	-	-
Newfoundland						
St. John's						
- East End	150,000	150,000	132,000	13.6	-	-
- Mount Pearl	150,000	150,000	136,500	9.9	-	-
- West	152,500	149,000	135,000	13.0	-	-

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ATLANTIC PROVINCES

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	392,000	390,000	400,000	-2	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	330,000	333,000	340,000	-2.9	-	-
- Woodlawn/ Montebello	358,000	353,000	340,000	5.3	-	-
Halifax						
- South End	550,000	545,000	550,000	-	-	-
- Clayton Park/ Fairmount/ Rockingham	418,000	418,000	420,000	-0.5	-	-
West	315,000	315,000	300,000	5	-	-
Prince Edward Island						
Charlottetown	325,000	320,000	310,000	4.8	-	-
New Brunswick						
Fredericton	330,000	330,000	300,000	10	4,929	1,500
Moncton	263,600	253,500	261,000	1	-	-
Newfoundland						
St. John's						
- East End	446,000	446,000	395,850	12.7	4,000	3,000
- Mount Pearl	355,000	350,000	315,000	12.7	2,800	2,400
- West	370,000	370,000	325,000	13.8	3,300	3,000

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ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	195,000	191,000	193,000	1	-	-
Darhmouth						
- Cole Harbour/Colby/ Willowdale	131,000	130,000	125,000	4.8	-	-
- Woodlawn/ Montebello	168,000	168,000	170,000	-1.2	-	-
Halifax						
- North End	193,000	198,000	144,000	34	-	-
- South End	280,000	270,000	280,000	-	-	-
- Clayton Park/ Fairmount/ Rockingham	184,000	184,000	175,000	5.1	-	-
Prince Edward Island						
Charlottetown	122,000	120,000	120,000	1.7	-	-
New Brunswick						
Fredericton	145,000	145,000	133,000	9	2,178	950
Saint John (Rothesay)	160,000	136,876	158,283	1.1	-	-
Newfoundland						
St. John's						
- East End	235,000	235,000	204,750	14.8	2,200	2,000
- Mount Pearl	230,000	230,000	204,750	12.3	1,800	1,800
- West	226,000	225,000	199,500	13.3	2,000	1,800

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ATLANTIC PROVINCES

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	360,000	370,000	350,000	2.9	-	-
Halifax						
- South End	307,000	334,000	380,000	-19.2	-	-
Prince Edward Island						
Charlottetown	310,000	310,000	300,000	3.3	-	-
New Brunswick						
Fredericton	179,000	179,000	175,000	2.3	2,689	1,000
Newfoundland						
St. John's						
- East End	290,500	285,000	257,250	12.9	2,400	2,200
- Mount Pearl	236,000	236,000	204,750	15.3	1,900	1,800

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Q U É B E C

DETACHED BUNGALOW

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	155,000	145,000	10.3	2,600	800
Trois-Rivieres	138,821	138,750	135,000	2.8	2,455	635
Montréal Area						
Ahuntsic	284,000	282,000	275,000	3.3	3,200	1,250
Beaconsfield	305,000	300,000	285,000	7	4,100	1,900
Boucherville	253,600	240,000	244,987	3.5	-	-
Côte-St-Luc	246,000	245,000	242,000	1.7	4,200	1,700
Dorval	252,500	250,000	241,000	4.8	3,700	1,700
Lachine	235,000	230,000	222,000	5.9	3,700	1,700
Lasalle/ Verdun	205,000	206,000	200,000	2.5	2,700	950
Pointe- Claire	251,000	248,500	238,500	5.2	3,700	1,700
St- Bruno de Montarville	223,900	217,360	-	-	-	-
St- Lambert	240,000	232,000	230,000	4.3	3,750	1,700
St- Laurent	291,000	290,000	270,000	7.8	2,850	1,750
Québec City Area						
Beauport	210,000	196,500	185,000	13.5	3,650	922
Cap-Rouge	249,000	279,500	216,000	15.3	3,221	911
Charlesbourg	206,000	188,500	187,500	9.9	5,129	854
Neufchatel	205,000	217,500	217,500	9.0	3,115	905
Québec (Haute-Ville)	309,000	309,000	300,000	3.0	5,135	1,092
Rive-Sud	212,500	189,000	184,000	15.5	3,356	809
Sillery	465,000	376,000	322,000	44.4	2,973	1,511
Ste-Foy	332,000	241,000	234,000	41.9	2,984	993

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	235,000	230,000	225,000	4.4	3,600	1,200
Trois-Rivieres	246,625	250,000	280,000	-11.9	2,945	1,128
Montréal Area						
Ahuntsic	365,000	362,000	353,000	3.4	3,500	2,100
Beaconsfield	420,000	415,000	410,000	2.4	5,700	3,000
Boucherville	407,000	399,290	384,750	5.8	-	-
Côte-St-Luc	480,000	480,000	480,000	-	4,700	2,500
Dorval	353,500	350,000	345,000	2.5	4,800	2,600
Lachine	324,000	320,000	310,000	4.5	4,500	2,500
Lasalle/ Verdun	265,000	262,000	259,000	2.3	3,200	1,700
Montréal West	440,000	435,000	420,000	4.8	6,200	2,900
Mount Royal	605,000	580,000	585,000	3.4	7,000	4,800
Pointe-Claire	354,000	350,000	342,000	3.5	5,800	3,000
Notre-Dame-De-Grâce	493,000	489,000	-	-	4,700	2,800
Outremont	800,000	785,000	750,000	6.7	8,500	4,000
St- Bruno de Montarville	354,000	343,200	-	-	-	-
St- Lambert	490,000	474,000	470,000	4.3	5,500	2,750
St- Laurent	392,000	392,000	390,000	0.5	3,600	2,100
Westmount	870,000	880,000	930,000	-6.5	-	-
Québec City Area						
Beauport	296,500	262,000	258,000	14.9	5,315	1,041
Cap-Rouge	354,000	291,000	204,000	73.5	4,228	1,210
Charlesbourg	289,500	242,000	242,000	17.7	4,174	1,460
Neufchatel	285,000	330,000	330,000	5.9	5,641	1,092
Québec (Haute-Ville)	347,000	347,000	310,000	11.9	6,459	1,511
Rive-Sud	335,000	249,500	250,000	34.0	3,387	912
Sillery	302,000	302,500	283,000	6.7	4,368	1,845
Ste-Foy	338,000	296,000	300,000	12.7	2,804	1,002

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Q U É B E C

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	190,000	185,000	175,000	8.6	2,900	1,000
Trois-Rivieres	149,591	148,000	164,000	-8.8	2,185	684
Montréal Area						
Ahuntsic	283,000	280,000	268,000	5.6	2,750	1,650
Beaconsfield	380,000	375,000	365,000	4.1	4,500	2,000
Boucherville	292,600	289,333	284,166	3	-	-
Dorval	255,000	252,000	241,000	5.8	3,700	1,700
Lachine	242,500	240,000	230,000	5.4	3,400	1,700
Montréal West	372,000	370,000	365,000	1.9	5,100	2,000
Mount Royal	490,000	404,000	470,000	4.3	6,000	3,500
Pointe-Claire	300,000	298,000	287,000	4.5	4,600	1,800
Notre-Dame-De-Grâce	380,000	382,000	372,000	2.2	3,000	1,400
Outremont	455,000	450,000	425,000	7.1	4,900	2,300
St- Bruno de Montarville	249,000	243,984	-	-	-	-
St- Lambert	286,000	279,000	275,000	4	3,400	2,500
St- Laurent	294,000	290,000	285,000	3.2	2,750	1,800
Westmount	655,000	660,000	640,000	2.3	-	-
Québec City Area						
Beauport	228,000	167,000	144,000	58.3	2,813	996
Cap-Rouge	267,000	244,000	220,000	21.4	3,137	1,030
Neufchatel	222,000	250,000	185,000	20.0	4,620	1,274
Québec (Haute-Ville)	275,000	250,000	245,000	12.2	3,767	1,154
Rive-Sud	263,500	159,000	159,000	65.7	3,952	854
Sillery	287,000	250,000	240,000	19.6	3,524	1,041
Ste-Foy	215,000	215,000	215,000	-	3,050	865

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Q U É B E C

STANDARD TOWNHOUSE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	145,000	140,000	7.1	2,500	750
Montréal Area						
Ahuntsic	217,000	214,000	197,000	10.2	2,200	1,400
Beaconsfield	305,000	300,000	270,000	13	4,100	1,900
Boucherville	224,000	216,000	205,000	9.3	-	-
Côte-St-Luc	229,000	233,000	213,000	7.5	3,800	2,200
Lachine	260,000	258,000	249,000	4.4	3,400	1,700
Outremont	400,000	385,000	371,000	7.8	3,600	2,200
Pointe- Claire	240,000	238,000	227,000	5.7	4,000	1,800
St- Bruno de Montarville	194,000	190,000	-	-	-	-
St- Lambert	269,000	259,000	257,000	4.7	3,100	1,400
St- Laurent	230,000	225,000	217,000	6	2,300	1,450
Québec City Area						
Beauport	160,000	150,000	150,000	6.7	1,905	798
Cap-Rouge	210,000	210,500	197,500	6.3	2,489	973
Charlesbourg	170,000	158,000	158,000	13.3	2,516	973
Neufchatel	171,000	165,500	160,000	6.9	2,568	911
Québec (Haute-Ville)	261,500	231,000	285,000	-8.2	3,716	849
Rive-Sud	195,500	183,000	170,000	15.0	1,637	736
Sillery	260,000	280,000	240,000	8.3	2,253	878
Ste-Foy	249,500	256,000	237,000	5.3	2,591	752

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Q U É B E C

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	325,000	320,000	325,000	-	4,400	2,000
Trois-Rivieres	392,000	500,000	-	-	5,063	1,793
Montréal Area						
Ahuntsic	685,000	684,000	680,000	0.7	7,400	5,200
Beaconsfield	510,000	500,000	490,000	4.1	6,500	3,800
Boucherville	914,750	-	684,000	33.7	-	-
Côte-St-Luc	518,000	515,000	505,000	2.6	6,300	3,000
Pointe-Claire	394,000	390,000	385,000	2.3	6,900	3,500
Outremont	900,000	875,000	836,000	7.7	10,000	4,200
St- Bruno de Montarville	457,000	445,230	-	-	-	-
St- Lambert	385,000	373,000	370,000	4.1	4,900	2,750
St- Laurent	698,000	700,000	650,000	7.4	7,600	5,200
Westmount	1,480,000	1,350,000	1,550,000	-4.5	-	-
Québec City Area						
Cap-Rouge	569,000	459,500	485,000	17.3	1,367	1,811
Charlesbourg	405,000	336,500	336,500	3.2	6,080	854
Neufchatel	467,000	497,000	497,000	-2.9	10,676	1,455
Québec (Haute-Ville)	633,000	465,000	417,000	51.8	8,772	2,015
Rive-Sud	440,000	447,000	380,000	15.8	3,514	1,092
Sillery	583,500	650,000	430,000	35.7	5,068	1,964
Ste-Foy	533,000	483,000	450,000	18.4	4,169	1,883

*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 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	180,000	175,000	165,000	9.1	2,800	950
Trois-Rivieres	113,500	114,750	110,000	3.2	2,275	519
Montréal Area						
Ahuntsic	189,000	185,000	178,000	6.2	2,100	1,150
Boucherville	173,500	177,000	173,350	0.1	-	-
Côte-St-Luc	239,000	236,000	230,000	3.9	3,500	1,500
Dorval	222,500	220,000	210,000	6	3,600	1,700
Lachine	255,000	253,000	245,000	4.1	3,700	1,700
Lasalle/ Verdun	165,000	163,000	162,000	1.9	2,000	1,200
Outremont	340,000	330,000	316,000	7.6	4,000	2,100
St- Bruno de Montarville	185,000	177,000	-	-	-	-
St- Lambert	177,000	174,500	168,000	5.4	2,500	1,250
St- Laurent	207,000	205,000	197,000	5.1	2,100	1,350
Westmount	300,000	285,000	260,000	15.4	-	-
Québec City Area						
Beauport	179,000	133,000	131,000	36.6	2,303	634
Cap-Rouge	218,500	205,000	193,000	13.2	2,113	973
Charlesbourg	173,500	143,000	143,000	30.5	2,641	849
Neufchatel	191,500	166,500	165,000	16.1	1,761	544
Québec (Haute-Ville)	230,000	170,000	170,000	35.3	3,501	911
Rive-Sud	164,500	147,500	140,000	17.5	1,863	736
Sillery	222,000	187,000	170,000	30.6	2,365	878
Ste-Foy	214,000	173,000	163,000	31.3	1,678	685

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	220,000	220,000	2.3	3,600	1,200
Montréal Area						
Ahuntsic	337,000	337,000	323,000	4.3	3,200	1,800
Boucherville	314,000	306,000	314,000	-	-	-
Côte-St-Luc	353,000	352,000	350,000	0.9	2,400	2,400
Lasalle/ Verdun	223,000	225,000	225,000	-0.9	2,800	1,600
Notre-Dame-De-Grâce	300,000	302,000	295,000	1.7	3,200	2,600
Outremont	820,000	800,000	760,000	7.9	8,000	3,800
Pointe- Claire	340,000	338,000	331,000	2.7	6,500	3,300
St- Bruno de Montarville	329,600	320,000	-	-	-	-
St- Lambert	375,000	367,000	360,000	4.2	4,000	2,300
St- Laurent	364,000	365,000	356,000	2.2	3,500	1,900
Westmount	500,000	710,000	590,000	-15.3	-	-
Québec City Area						
Haute-Ville	460,000	335,000	290,000	58.6	7,996	1,880
Rive-Sud	305,000	255,000	290,000	5.2	2,612	1,064
Sillery	408,000	316,000	341,000	19.6	5,764	2,077
Ste-Foy	376,000	313,000	312,000	20.5	2,641	860

*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 Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	320,000	303,000	316,500	1.1	2,900	2,500
Etobicoke						
– Islington/ Kingsway	530,000	513,000	471,000	12.5	3,900	2,450
-South Etobicoke	387,000	382,000	348,000	11.2	2,750	1,600
High Park	680,000	675,000	670,000	1.5	-	-
Lawrence Park	770,000	725,000	675,000	14.1	-	-
Leaside	610,000	635,000	-	-	-	-
Markham	460,000	430,000	450,000	2.2	4,641	2,100
Mississauga GTA	375,000	368,000	355,000	5.6	4,250	1,900
-Meadowvale/ Streetsville	420,000	410,000	-	-	3,500	1,600
Newmarket	400,000	422,000	-	-	4,000	2,300
North Toronto	610,000	575,000	530,000	15.1	-	-
Oakville	350,000	350,000	310,000	12.9	3,000	1,500
Richmond Hill	375,000	375,000	365,000	2.7	3,450	1,500
Scarborough						
– Agincourt	375,000	358,000	335,000	11.9	2,600	1,400
– Central	360,000	350,000	336,000	7.1	2,500	1,500
– West Hill	375,000	370,000	365,000	2.7	2,700	1,500
Thornhill	620,000	620,000	600,000	3.3	5,300	1,800
Unionville	550,000	530,000	525,000	4.8	5,550	2,100
Woodbridge	425,000	425,000	426,000	-0.2	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	353,433	343,938	332,200	6.4	3,952	1,633
Barrie	257,000	252,000	263,000	-2.3	2,900	1,400
Brantford	180,000	180,000	200,000	-10	2,928	1,200
Brockville	182,000	182,000	182,000	-	-	-
Dundas	272,750	277,788	254,139	7.3	3,302	-
Hamilton						
– Centre	118,240	99,800	139,083	-15	1,694	-
– East	161,349	161,379	165,280	-2.4	2,146	-
– Mountain	223,512	215,816	213,887	4.5	2,944	-
– West	238,362	237,325	237,100	0.5	3,530	-
London	224,300	225,000	225,500	-0.5	-	-
North Bay	225,000	225,000	225,000	-	3,700	1,300
Ottawa	515,000	510,000	500,000	3	5,800	3,100
– Eastern	272,000	270,000	263,000	3.4	3,850	1,800
– Kanata	328,000	324,000	313,000	4.8	-	-
– Orleans	275,000	272,000	267,000	3	3,850	1,700
– Southern	272,000	270,000	265,000	2.6	3,850	1,900
– Western	332,500	326,000	320,000	3.9	-	-
Stoney Creek	253,029	244,356	234,195	8	3,137	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	910,000	875,000	871,000	4.5	-	-
Bloor West Village	995,000	975,000	975,000	2.1	-	-
Burlington	452,000	440,000	454,370	-0.5	4,400	2,300
Cabbagetown	740,000	740,000	680,000	8.8	-	-
Etobicoke						
– Islington/ Kingsway	695,000	685,000	695,000	-	5,000	4,750
– South Etobicoke	510,000	510,000	519,000	-1.7	3,900	2,400
Forest Hill	1,300,000	1,500,000	1,200,000	8.3	-	-
High Park	985,000	985,000	980,000	0.5	-	-
Lawrence Park	1,560,000	1,525,000	1,400,000	11.4	-	-
Leaside	1,120,000	1,000,000	875,000	28	-	-
Markham	535,000	500,000	520,000	2.9	5,394	2,300
Midtown Toronto	1,400,000	1,700,000	1,400,000	-	-	-
Mississauga GTA	423,000	417,500	402,000	5.2	5,150	2,450
– Meadowvale/ Mississauga	470,000	455,000	-	-	3,700	2,000
Moore Park	1,600,000	1,600,000	1,520,000	5.3	-	-
Newmarket	590,000	604,000	-	-	4,800	3,500
North Toronto	1,390,000	1,350,000	1,190,000	16.8	-	-
Oakville	550,000	550,000	500,000	10	4,500	3,000
Richmond Hill	435,000	435,000	425,000	2.4	4,000	1,750
Scarborough						
– Agincourt	490,000	470,000	445,000	10.1	3,450	1,800
– Central	465,000	450,000	425,000	9.4	3,350	1,900
– West Hill	484,500	480,000	480,000	0.9	3,400	1,850
Thornhill	615,000	615,000	590,000	4.2	4,700	1,900
Unionville	630,000	600,000	620,000	1.6	6,356	2,300
Woodbridge	472,000	472,000	473,000	-0.2	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	312,000	288,000	430,000	-27.4	3,500	1,500
Brantford	285,000	277,000	310,000	-8.1	4,634	1,550
Brockville	265,000	265,000	265,000	-	-	-
London	293,900	297,200	297,500	-1.2	-	-
North Bay	270,000	270,000	270,000	-	4,900	1,500
Ottawa	520,000	517,000	509,000	2.2	5,800	3,100
– Eastern	320,000	319,000	307,000	4.2	3,975	1,800
– Kanata	392,000	381,000	368,000	6.5	-	-
– Orleans	355,000	351,000	345,000	2.9	4,800	1,900
– Southern	352,000	347,000	341,000	3.2	4,800	1,900
– Western	432,500	419,000	410,000	5.5	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	576,000	568,000	553,000	4.2	-	-
Bloor West Village	670,000	665,000	650,000	3.1	-	-
Burlington	359,900	350,000	344,700	4.4	2,400	1,775
Cabbagetown	550,000	620,000	550,000	-	-	-
Etobicoke						
– Islington/ Kingsway	584,000	563,000	559,000	4.5	4,150	2,300
– South Etobicoke	429,000	427,000	394,000	8.9	2,900	2,200
Forest Hill	901,000	800,000	851,000	5.9	-	-
High Park	635,000	620,000	610,000	4.1	-	-
Lawrence Park	890,000	865,000	795,000	11.9	-	-
Leaside	760,000	760,000	700,000	8.6	-	-
Markham	450,000	420,000	440,000	2.3	4,540	2,000
Midtown Toronto	1,200,000	1,300,000	1,069,000	12.3	-	-
Mississauga GTA						
– Meadowvale/ Streetsville	375,000	360,000	-	-	2,800	1,600
Moore Park	1,100,000	990,000	1,125,000	-2.2	-	-
Newmarket	390,000	389,000	-	-	3,500	1,700
North Toronto	775,000	760,000	690,000	12.3	-	-
Oakville	380,000	370,000	396,000	-4	3,000	1,900
Richmond Hill	395,000	395,000	380,000	3.9	3,500	1,600
Riverdale	505,000	500,000	440,000	14.8	-	-
Scarborough						
– Agincourt	385,000	370,000	340,000	13.2	2,600	1,700
– Central	390,000	380,000	370,000	5.4	2,700	1,800
– West Hill	394,000	390,000	375,000	5.1	2,900	1,600
The Annex	664,000	700,000	640,000	3.8	-	-
Thornhill	495,000	495,000	480,000	3.1	4,500	1,700
Unionville	550,000	530,000	535,000	2.8	5,550	2,200
Woodbridge	347,000	347,000	348,000	-0.3	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	487,322	451,356	420,031	16	5,396	-
Barrie	248,000	245,000	262,600	-5.6	3,000	1,350
Brantford	193,000	193,000	205,000	-5.9	3,139	1,300
Brockville	175,000	175,000	175,000	-	-	-
Dundas	390,200	345,225	370,885	5.2	4,671	1,863
Hamilton						
– Centre	136,052	131,094	147,578	-7.8	1,908	750
– East	254,355	254,355	228,609	11.3	2,337	1,258
– Mountain	326,928	309,148	270,951	20.7	4,173	1,425
– West	261,181	255,971	246,071	6.1	3,105	1,475
London	233,700	235,000	234,600	-0.4	-	-
North Bay	215,000	215,000	215,000	-	3,700	1,300
Ottawa	456,000	453,000	446,000	2.2	5,275	2,700
– Eastern	278,000	277,000	266,000	4.5	3,850	1,600
– Kanata	310,000	303,000	294,500	5.3	-	-
– Orleans	290,000	286,500	281,000	3.2	4,000	1,600
– Southern	291,000	288,000	283,000	2.8	3,850	1,600
– Western	366,500	359,500	350,000	4.7	-	-
Stoney Creek	343,116	359,426	319,545	7.4	3,929	1,383

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	504,000	478,000	485,000	3.9	-	-
Bloor West Village	445,000	435,000	430,000	3.5	-	-
Burlington	239,000	235,000	226,900	5.3	2,200	1,650
Cabbagetown	550,000	547,000	466,000	18	-	-
Etobicoke						
– Islington/ Kingsway	395,000	358,000	373,000	5.9	2,700	2,400
– South Etobicoke	443,000	443,000	404,000	9.7	2,600	2,000
Markham	350,000	330,000	320,000	9.4	3,531	1,700
Mississauga GTA						
– Meadowvale/ Streetsville	285,000	280,000	-	-	2,400	1,400
North Toronto	540,000	530,000	525,000	2.9	-	-
Newmarket	314,000	313,000	-	-	2,400	1,500
Oakville	326,000	326,000	314,000	3.8	2,300	1,500
Richmond Hill	290,000	290,000	280,000	3.6	2,600	1,500
Scarborough						
– Agincourt	255,000	248,000	240,000	6.3	1,900	1,450
– Central	240,000	245,000	235,000	2.1	1,900	1,450
– West Hill	275,000	270,000	240,000	14.6	1,950	1,400
Thornhill	250,000	250,000	245,000	2	2,600	1,500
Unionville	390,000	380,000	350,000	11.4	3,935	1,700
Waterfront	500,000	500,000	478,000	4.6	-	-
Woodbridge	296,000	295,000	293,500	0.9	-	-

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O N T A R I O**STANDARD TOWNHOUSE**

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	189,000	185,000	209,000	-9.6	2,200	1,100
Brantford	180,000	176,000	165,000	9.1	2,928	1,100
London	155,700	154,100	151,000	3.1	-	-
North Bay	118,000	118,000	118,000	-	2,400	1,000
Ottawa	297,000	294,000	287,000	3.5	3,850	1,500
– Eastern	215,000	211,000	205,000	4.9	3,275	1,200
– Kanata	262,000	251,000	244,000	7.4	-	-
– Orleans	223,000	219,000	213,000	4.7	3,375	1,300
– Southern	235,000	230,000	224,000	4.9	3,450	1,250
– Western	311,000	299,500	290,000	7.2	-	-

*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

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,353,000	1,305,000	1,568,300	-13.7	-	-
Burlington	639,900	602,500	614,000	4.2	4,500	3,590
Cabbagetown	640,000	-	640,000	-	-	-
Etobicoke						
– Islington/ Kingsway	957,000	938,000	923,000	3.7	6,150	3,500
Forest Hill	2,000,000	2,000,000	1,630,000	22.7	-	-
Lawrence Park	2,350,000	2,300,000	2,100,000	11.9	-	-
Leaside	1,400,000	1,500,000	1,300,000	7.7	-	-
Markham	600,000	560,000	575,000	4.3	6,054	2,400
Midtown Toronto	1,600,000	2,200,000	1,600,000	-	-	-
Mississauga GTA						
– Meadowvale/ Streetsville	575,000	565,000	-	-	4,800	2,800
Moore Park	2,550,000	2,350,000	2,800,000	-8.9	-	-
Newmarket	690,000	725,000	-	-	6,900	4,200
North Toronto	1,990,000	1,920,000	1,800,000	10.6	-	-
Oakville	660,000	660,000	675,000	-2.2	7,300	4,500
Richmond Hill	505,000	505,000	495,000	2	4,600	2,400
Riverdale	800,000	700,000	707,000	13.2	-	-
Scarborough						
– Agincourt	565,000	540,000	500,000	13	3,600	2,000
– Central	540,000	525,000	500,000	8	3,800	2,250
– West Hill	680,000	675,000	675,000	0.7	4,800	2,100
Thornhill	675,000	675,000	635,000	6.3	5,000	2,500
Unionville	780,000	720,000	770,000	1.3	7,871	3,000
Woodbridge	470,000	470,000	468,000	0.4	-	-

*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

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	549,000	480,000	561,148	-2.2	5,500	2,000
Brantford	303,000	300,000	355,000	-14.6	4,929	1,800
Brockville	360,000	360,000	360,000	-	-	-
London	433,260	435,000	435,000	-0.4	-	-
North Bay	360,000	360,000	360,000	-	3,400	1,800
Ottawa	725,000	720,000	720,000	0.7	7,250	3,700
– Kanata	500,000	498,500	486,000	2.9	-	-
– Orleans	460,000	455,000	447,000	2.9	6,300	2,500
– Rockcliffe Park	2,100,000	2,050,000	1,999,000	5.1	20,400	6,850
– Southern	461,000	457,000	452,000	2	6,350	2,600
– Western	478,500	465,000	450,000	6.3	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	295,000	285,000	305,000	-3.3	-	-
Burlington	252,900	249,900	238,800	5.9	2,200	1,875
Cabbagetown	360,000	350,000	350,000	2.9	-	-
Etobicoke						
– Islington/ Kingsway	315,000	300,000	311,000	1.3	2,350	1,700
– South Etobicoke	330,000	330,000	364,000	-9.3	2,300	1,780
Forest Hill	560,000	600,000	500,000	12	-	-
High Park	380,000	375,000	375,000	1.3	-	-
Lawrence Park	535,000	520,000	495,000	8.1	-	-
Leaside	420,000	410,000	400,000	5.0	-	-
Markham	280,000	280,000	260,000	7.7	2,825	1,600
Midtown Toronto	1,600,000	2,200,000	1,600,000	-	-	-
Mississauga GTA						
– Meadowvale/ Streetsville	220,000	220,000	-	-	1,800	1,200
North Toronto	390,000	382,000	370,000	5.4	-	-
Newmarket	218,000	234,000	-	-	2,100	1,500
Oakville	260,000	250,000	252,000	3.2	2,100	1,450
Richmond Hill	260,000	260,000	245,000	6.1	2,900	1,500
Riverdale	450,000	405,000	390,000	15.4	-	-
Scarborough						
– Agincourt	215,000	210,000	200,000	7.5	1,650	1,300
– Central	230,000	225,000	210,000	9.5	1,600	1,300
– West Hill	215,000	205,000	195,000	10.3	1,600	1,300
The Annex	420,000	409,000	329,000	27.7	-	-
Thornhill	280,000	280,000	275,000	1.8	2,700	1,600
Unionville	360,000	320,000	340,000	5.9	3,632	1,600
Waterfront	410,000	400,000	421,000	-2.6	-	-
Woodbridge	274,000	273,000	272,000	0.7	-	-

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



ONTARIO**STANDARD CONDOMINIUM APARTMENT**

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	230,000	239,000	266,500	-13.7	2,800	1,300
Brantford	146,000	144,000	138,000	5.8	2,375	1,000
Brockville	160,000	160,000	162,000	-1.2	-	-
London	130,300	128,800	126,500	3	-	-
North Bay	148,000	148,000	148,000	-	2,400	1,000
Ottawa	291,000	287,000	280,000	3.9	3,625	1,300
– Eastern	178,000	175,000	171,000	4.1	2,650	1,200
– Kanata	195,000	190,000	186,000	4.8	-	-
– Orleans	187,000	184,000	179,000	4.5	2,850	1,100
– Southern	192,000	187,000	181,000	6.1	2,850	1,200
– Western	266,000	258,500	250,000	6.4	-	-

*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

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	480,000	475,000	475,000	1.1	-	-
Burlington	517,500	510,500	492,000	5.2	4,000	3,300
Etobicoke						
– Islington/ Kingsway	510,000	470,000	473,000	7.8	3,650	2,800
– South Etobicoke	458,000	458,000	442,000	3.6	3,300	2,950
Forest Hill	800,000	1,000,000	775,000	3.2	-	-
High Park	645,000	630,000	640,000	0.8	-	-
Lawrence Park	800,000	795,000	750,000	6.7	-	-
Markham	350,000	350,000	340,000	2.9	3,531	2,000
Midtown Toronto	1,300,000	1,200,000	1,300,000	-	-	-
Mississauga GTA						
– Meadowvale/ Streetsville	275,000	275,000	-	-	2,300	1,500
North Toronto	650,000	640,000	625,000	4	-	-
Oakville	375,000	375,000	398,000	-5.8	3,200	2,000
Richmond Hill	280,000	280,000	275,000	1.8	2,800	1,600
Riverdale	510,000	-	507,000	0.6	-	-
Scarborough						
– Agincourt	330,000	325,000	330,000	-	2,600	1,900
– Central	345,000	335,000	315,000	9.5	2,400	1,800
– West Hill	400,000	380,000	370,000	8.1	2,500	1,900
Thornhill	310,000	310,000	298,000	4	3,800	1,700
Unionville	460,000	420,000	430,000	7	4,614	2,000
Waterfront	1,060,000	1,050,000	1,060,000	-	-	-
Woodbridge	266,000	265,000	262,000	1.5	-	-

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ONTARIO**LUXURY CONDOMINIUM APARTMENT**

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	364,000	350,000	376,000	-3.2	4,200	1,800
Brockville	265,000	265,000	280,000	-5.4	-	-
London	236,900	232,000	230,000	3	-	-
North Bay	265,000	265,000	265,000	-	4,900	1,600
Ottawa	412,000	405,000	400,000	3	4,400	2,800
– Kanata	240,000	235,000	229,000	4.8	-	-
– Southern	430,000	426,000	418,000	2.9	6,350	2,600
– Western	411,500	402,500	380,000	8.3	-	-
Rockcliffe Park	915,000	909,000	906,000	1	11,450	4,850

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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	242,000	233,000	216,700	11.7	-	-
Fort Richmond	261,000	249,000	254,000	2.8	-	-
North East	244,000	234,000	218,000	11.9	-	-
North West	238,000	238,000	222,000	7.2	-	-
River Heights	234,200	248,000	203,000	15.4	-	-
South St. Vital	248,800	269,000	-	-	-	-
Southdale/ Windsor Park	236,700	229,000	215,500	9.8	-	-
Westwood	228,500	227,000	210,000	8.8	-	-
Saskatchewan Area						
Regina						
- North	256,000	256,000	253,333	1.1	-	-
- South	290,000	290,000	295,000	-1.7	-	-
Saskatoon						
- East Central	317,000	315,000	310,000	2.3	-	-
- East End	330,000	330,000	320,000	3.1	-	-
- North	315,000	310,000	300,000	5	-	-
- West	280,000	291,000	270,000	3.7	-	-

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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	360,000	340,000	345,000	4.3	-	-
Fort Richmond	356,000	344,000	320,000	11.3	-	-
North East	336,000	320,000	303,000	10.9	-	-
North West	331,000	328,000	320,000	3.4	-	-
River Heights	369,000	350,000	314,000	17.5	-	-
South St. Vital	365,000	351,000	-	-	-	-
Southdale/ Windsor Park	322,000	321,000	294,300	9.4	-	-
Tuxedo	394,000	375,000	375,500	4.9	-	-
Westwood	-	300,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	415,000	385,000	414,500	0.1	-	-
- South	410,000	390,000	410,000	-	-	-
Saskatoon						
- East Central	425,000	440,000	430,000	-1.2	-	-
- East End	440,000	460,000	450,000	-2.2	-	-
- North	420,000	430,000	425,000	-1.2	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	276,000	280,000	259,900	6.2	-	-
Fort Richmond	280,000	263,500	244,800	14.4	-	-
North East	280,000	256,000	248,500	12.7	-	-
North West	285,000	269,000	264,000	8	-	-
River Heights	283,000	281,000	285,000	-0.7	-	-
South St. Vital	286,000	280,000	-	-	-	-
Southdale/ Windsor Park	-	234,000	223,000	-	-	-
Westwood	280,000	264,000	228,500	22.5	-	-
Saskatchewan Area						
Regina						
- North	228,000	228,000	200,000	14	-	-
- South	290,000	275,000	290,000	-	-	-
Saskatoon						
- East Central	345,000	340,000	335,000	3	-	-
- East End	370,000	365,000	360,000	2.8	-	-
- North	335,000	335,000	330,000	1.5	-	-
- West	305,000	323,000	290,000	5.2	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	162,000	165,000	151,800	6.7	-	-
Fort Richmond	183,000	178,000	162,000	13	-	-
North East	165,000	160,000	139,750	18.1	-	-
North West	157,000	157,000	145,000	8.3	-	-
South St. Vital	-	179,000	-	-	-	-
Southdale/ Windsor Park	165,000	150,000	137,000	20.4	-	-
Westwood	164,700	157,000	151,000	9.1	-	-
Saskatchewan Area						
Regina						
- North	225,000	215,000	225,000	-	-	-
- South	277,000	268,000	277,000	-	-	-
Saskatoon						
- East End	230,000	245,000	220,000	4.5	-	-
- North	230,000	235,000	215,000	7	-	-

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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	498,000	498,000	450,000	10.7	-	-
- South	495,000	495,000	495,000	-	-	-
Saskatoon						
- East End	605,000	618,000	620,000	-2.4	-	-
- North	510,000	530,000	520,000	-1.9	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	152,000	148,000	132,000	15.2	-	-
Fort Richmond	160,000	153,000	143,000	11.9	-	-
North East	129,000	126,000	112,500	14.7	-	-
North West	-	176,500	143,000	-	-	-
River Heights	148,000	140,000	138,000	7.2	-	-
South St. Vital	173,000	141,800	-	-	-	-
Westwood	139,000	134,000	130,000	6.9	-	-
Saskatchewan Area						
Regina						
- North	156,000	156,000	149,333	4.5	-	-
- South	214,000	214,000	196,500	8.9	-	-
Saskatoon						
- East Central	200,000	210,000	185,000	8.1	-	-
- East End	208,000	210,000	-	-	-	-
- North	195,000	210,000	188,000	3.7	-	-

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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	300,000	324,900	-	-	-	-
North East	280,000	280,000	265,000	5.7	-	-
North West	-	261,500	-	-	-	-
River Heights	-	289,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	283,000	280,000	295,000	-4.1	-	-
- South	310,000	273,000	310,000	-	-	-
Saskatoon						
- East Central	321,000	320,000	325,000	-1.2	-	-

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



A L B E R T A

DETACHED BUNGALOW

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	370,300	346,900	351,900	5.2	-	-
North East	324,800	310,500	320,800	1.2	-	-
North Inner City	443,300	448,600	459,500	-3.5	-	-
North West	398,000	389,800	400,200	-0.5	-	-
South	371,500	363,600	370,200	0.4	-	-
South East	371,500	356,100	339,100	9.6	-	-
South Inner City	450,400	461,800	459,800	-2	-	-
South West	403,600	381,600	379,900	6.2	-	-
West	578,900	558,600	611,600	-5.3	-	-
Edmonton Area						
Castledowns	260,000	285,000	260,000	-	-	-
Clareview	250,000	275,000	250,000	-	-	-
Riverbend/ Terwilligar	390,000	380,000	375,000	4	2,500	2,000
Sherwood Park	325,000	320,000	315,000	3.2	2,250	1,600
Alberta						
Fort Saskatchewan	300,000	300,000	340,000	-11.8	1,760	1,400
Leduc	275,000	290,000	310,000	-11.3	-	-
Spruce Grove	330,000	330,000	335,000	-1.5	2,800	1,600
St. Albert	265,000	280,000	265,000	-	-	-
Stony Plain	315,000	315,000	325,000	-3.1	2,900	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 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	465,900	451,400	469,300	-0.7	-	-
North East	433,200	422,200	424,900	2	-	-
North Inner City	727,600	747,400	736,500	-1.2	-	-
North West	472,500	472,000	466,300	1.3	-	-
South	471,200	443,900	435,700	8.1	-	-
South East	613,900	599,100	547,400	12.1	-	-
South Inner City	736,300	684,600	707,200	4.1	-	-
South West	469,200	488,200	509,400	-7.9	-	-
West	519,400	511,200	524,700	-1	-	-
Edmonton Area						
Castledowns	405,000	418,000	405,000	-	-	-
Clareview	410,000	375,000	410,000	-	-	-
Riverbend/ Terwilligar	480,500	478,000	435,600	10.3	2,795	2,800
Sherwood Park	420,000	420,000	420,000	-	3,500	2,000
Alberta						
Fort Saskatchewan	420,000	420,000	440,000	-4.5	2,400	1,600
Leduc	375,000	400,000	375,000	-	-	-
Spruce Grove	430,000	430,000	435,000	-1.1	3,400	2,000
St. Albert	325,000	315,000	325,000	-	-	-
Stony Plain	430,000	430,000	415,000	3.6	3,500	2,000

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A L B E R T A

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	391,500	379,500	358,200	9.3	-	-
North East	342,700	328,600	361,400	-5.2	-	-
North Inner City	537,500	526,500	491,500	9.4	-	-
North West	395,000	395,800	379,100	4.2	-	-
South	380,800	361,800	368,700	3.3	-	-
South East	378,600	373,800	378,500	-	-	-
South Inner City	584,700	564,800	599,000	-2.4	-	-
South West	405,000	390,800	375,400	7.9	-	-
West	427,800	409,400	445,800	-4	-	-
Edmonton Area						
Castledowns	315,000	320,000	315,000	-	-	-
Clareview	390,000	295,000	390,000	-	-	-
Riverbend/ Terwilligar	358,900	352,000	362,450	-1	2,233	2,200
Sherwood Park	340,000	340,000	350,000	-2.9	2,900	1,600
Alberta						
Fort Saskatchewan	340,000	340,000	390,000	-12.8	1,760	1,400
Leduc	280,000	290,000	275,000	1.8	-	-
Spruce Grove	380,000	380,000	400,000	-5	3,000	1,800
St. Albert	320,000	315,000	320,000	-	-	-
Stony Plain	380,000	380,000	450,000	-15.6	3,100	1,800

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A L B E R T A

STANDARD TOWNHOUSE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	276,700	259,600	275,100	0.6	-	-
North East	269,200	255,000	243,400	10.6	-	-
North Inner City	416,900	450,800	391,900	6.4	-	-
North West	303,300	294,300	303,100	0.1	-	-
South	281,400	267,700	275,700	2.1	-	-
South East	290,400	278,400	297,600	-2.4	-	-
South Inner City	477,900	402,200	498,700	-4.2	-	-
South West	301,800	295,700	291,900	3.4	-	-
West	373,900	364,900	347,700	7.5	-	-
Edmonton Area						
Castledowns	215,000	220,000	215,000	-	-	-
Clareview	185,000	190,000	185,000	-	-	-
Riverbend/ Terwilligar	251,000	246,250	245,000	2.4	1,800	1,800
Sherwood Park	235,000	235,000	260,000	-9.6	1,530	1,300
Alberta						
Fort Saskatchewan	220,000	220,000	280,000	-21.4	1,100	1,100
Leduc	215,000	220,000	200,000	7.5	-	-
Spruce Grove	210,000	210,000	210,000	-	1,800	1,400
St. Albert	190,000	180,000	190,000	-	-	-

*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

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	559,900	564,100	590,300	-5.1	-	-
North East	475,000	538,900	530,700	-10.5	-	-
North Inner City	1,205,000	1,059,100	1,079,700	11.6	-	-
North West	701,300	714,200	665,200	5.4	-	-
South	592,300	598,000	578,500	2.4	-	-
South East	705,800	688,800	619,600	13.9	-	-
South Inner City	1,306,900	1,301,000	1,952,300	-33.1	-	-
South West	772,600	752,083	701,900	10.1	-	-
West	793,900	764,900	812,800	-2.3	-	-
Edmonton Area						
Castledowns	430,000	390,000	430,000	-	-	-
Riverbend/ Terwilligar	780,000	800,000	745,900	4.6	5,000	3,500
Sherwood Park	695,000	695,000	725,000	-4.1	5,200	3,000
Alberta						
Fort Saskatchewan	675,000	675,000	675,000	-	4,180	2,500
Leduc	450,000	450,000	425,000	5.9	-	-
Spruce Grove	450,000	450,000	475,000	-5.3	3,900	2,200
St. Albert	430,000	405,000	430,000	-	-	-
Stony Plain	450,000	450,000	400,000	12.5	3,950	2,200

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	235,800	238,600	241,900	-2.5	-	-
North East	225,200	199,300	214,100	5.2	-	-
North Inner City	308,800	299,700	277,500	11.3	-	-
North West	258,900	237,700	250,600	3.3	-	-
South	226,300	223,000	224,400	0.8	-	-
South East	246,600	253,900	241,300	2.2	-	-
South Inner City	301,000	297,400	298,200	0.9	-	-
South West	255,900	235,900	277,200	-7.7	-	-
West	246,000	260,000	289,500	-15	-	-
Edmonton Area						
Castledowns	195,000	200,000	195,000	-	-	-
Clareview	170,000	180,000	170,000	-	-	-
Riverbend/ Terwilligar	245,281	230,500	211,125	16.2	1,185	1,500
Sherwood Park	280,000	280,000	300,000	-6.7	2,140	1,500
Alberta						
Fort Saskatchewan	230,000	230,000	260,000	-11.5	1,000	1,100
Leduc	215,000	219,000	190,000	13.2	-	-
St. Albert	175,000	170,000	175,000	-	-	-

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	327,000	312,200	320,800	1.9	-	-
North East	212,300	212,300	234,800	-9.6	-	-
North Inner City	379,100	351,000	420,100	-9.8	-	-
North West	377,000	341,000	327,700	15	-	-
South	328,000	328,200	272,500	20.4	-	-
South East	544,300	515,200	475,300	14.5	-	-
South Inner City	523,700	472,600	611,100	-14.3	-	-
South West	293,600	283,300	274,800	6.8	-	-
West	356,500	324,000	361,800	-1.5	-	-
Edmonton Area						
Castledowns	205,000	220,000	205,000	-	-	-
Riverbend/ Terwilligar	295,000	286,333	329,000	-10.3	1,800	2,000
Sherwood Park	330,000	330,000	380,000	-13.2	2,375	1,700
St. Albert	240,000	225,000	240,000	-	-	-

*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

DETACHED BUNGALOW

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	440,000	418,000	410,000	7.3	2,400	1,300
North Vancouver	730,000	690,000	635,000	15	-	-
Richmond	560,000	531,000	470,000	19.1	-	-
Surrey	435,000	413,000	400,000	8.8	2,400	1,300
Vancouver East	635,000	590,000	560,000	13.4	-	-
Vancouver West	1,050,000	1,050,000	950,000	10.5	5,250	3,500
West Vancouver	900,000	880,000	830,000	8.4	-	-
Surrey	435,000	413,000	400,000	8.8	2,400	1,300
White Rock/ South Surrey	545,000	533,000	500,000	9	2,600	1,500
British Columbia						
Sunshine Coast	320,000	320,000	-	-	-	-
Victoria	474,000	465,000	440,000	7.7	-	-

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



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

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	458,000	435,000	430,000	6.5	2,400	1,400
North Vancouver	840,000	840,000	720,000	16.7	-	-
Richmond	728,000	665,000	630,000	15.6	-	-
Surrey	466,000	455,000	470,000	-0.9	2,500	1,400
Vancouver East	748,000	702,000	679,000	10.2	-	-
Vancouver West	1,500,000	1,500,000	1,440,000	4.2	7,500	5,000
West Vancouver	1,100,000	1,100,000	990,000	11.1	-	-
Surrey	466,000	455,000	470,000	-0.9	2,500	1,400
White Rock/ South Surrey	638,000	600,000	635,000	0.5	3,000	2,000
British Columbia						
Sunshine Coast	420,000	420,000	-	-	-	-
Victoria	575,000	576,000	586,000	-1.9	-	-

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

STANDARD TWO-STOREY

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	439,000	415,000	410,000	7.1	2,100	1,200
North Vancouver	760,000	740,000	660,000	15.2	-	-
Richmond	600,000	580,000	540,000	11.1	-	-
Surrey	410,000	400,000	410,000	-	2,300	1,300
Vancouver East	660,000	629,000	600,000	10	-	-
Vancouver West	1,250,000	1,250,000	1,200,000	4.2	6,250	4,000
West Vancouver	1,000,000	1,000,000	890,000	12.4	-	-
Surrey	410,000	400,000	410,000	-	2,300	1,300
White Rock/ South Surrey	580,000	540,000	570,000	1.8	2,800	1,500
British Columbia						
Sunshine Coast	380,000	380,000	-	-	-	-
Victoria	449,000	449,000	433,000	3.7	-	-

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

STANDARD TOWNHOUSE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	283,000	276,000	275,000	2.9	1,300	1,200
North Vancouver	610,000	590,000	582,000	4.8	-	-
Richmond	405,000	380,000	335,000	20.9	-	-
Surrey	300,000	300,000	310,000	-3.2	1,600	1,300
Vancouver East	461,000	437,000	415,000	11.1	-	-
Vancouver West	800,000	800,000	770,000	3.9	4,000	3,000
West Vancouver	680,000	670,000	670,000	1.5	-	-
Surrey	300,000	300,000	310,000	-3.2	1,600	1,300
White Rock/ South Surrey	320,000	315,000	330,000	-3	2,000	1,400
British Columbia						
Sunshine Coast	280,000	280,000	-	-	-	-
Victoria	366,000	350,000	360,000	1.7	-	-

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

SENIOR EXECUTIVE

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	629,000	610,000	610,000	3.1	2,800	2,100
North Vancouver	1,000,000	990,000	900,000	11.1	-	-
Richmond	910,000	830,000	735,000	23.8	-	-
Surrey	585,000	575,000	600,000	-2.5	3,100	2,200
Vancouver East	972,000	926,000	910,000	6.8	-	-
Vancouver West	2,500,000	2,500,000	2,450,000	2	12,500	6,000
West Vancouver	1,300,000	1,300,000	1,200,000	8.3	-	-
Surrey	585,000	575,000	600,000	-2.5	3,100	2,200
White Rock/ South Surrey	850,000	800,000	840,000	1.2	4,500	3,000
British Columbia						
Sunshine Coast	580,000	580,000	-	-	-	-
Victoria	800,000	808,000	874,000	-8.5	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	165,000	160,000	154,000	7.1	900	900
North Vancouver	330,000	330,000	280,000	17.9	-	-
Richmond	270,000	240,000	205,000	31.7	-	-
Surrey	190,000	190,000	195,000	-2.6	900	900
Vancouver East	381,000	357,000	320,000	19.1	-	-
Vancouver West	675,000	675,000	640,000	5.5	3,375	2,200
West Vancouver	425,000	420,000	380,000	11.8	-	-
Surrey	190,000	190,000	195,000	-2.6	900	900
White Rock/ South Surrey	235,000	220,000	225,000	4.4	1,800	1,200
British Columbia						
Sunshine Coast	220,000	220,000	-	-	-	-
Victoria	265,000	275,000	265,000	-	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2009	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	250,000	240,000	280,000	-10.7	1,400	1,200
North Vancouver	450,000	450,000	390,000	15.4	-	-
Richmond	365,000	340,000	300,000	21.7	-	-
Vancouver East	532,000	496,000	470,000	13.2	-	-
Vancouver West	1,000,000	1,000,000	928,000	7.8	5,000	4,500
West Vancouver	770,000	770,000	680,000	13.2	-	-
Surrey	285,000	280,000	280,000	1.8	1,900	1,400
White Rock/ South Surrey	480,000	470,000	530,000	-9.4	2,800	2,000
British Columbia						
Sunshine Coast	250,000	250,000	-	-	-	-
Victoria	574,000	568,000	580,000	-1	-	-

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