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ROYAL LEPAGE

HOUSE PRICE
SURVEY



ROYAL LEPAGE

THE ROYAL LEPAGE HOUSE PRICE SURVEY

The Royal LePage House Price Survey is the largest, most comprehensive study of its kind in Canada, with information on seven types of housing in over 250 neighbourhoods from coast to coast. A complete database of past and present surveys is available on the Royal LePage Web site at www.royallepage.ca. Housing values in the Royal LePage House Price Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

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buy or sell.***

THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

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

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

Property Location

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

Mortgage Financing

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

Limitation

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

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GLOSSARY OF HOUSING TYPES



1. DETACHED BUNGALOW

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



2. EXECUTIVE DETACHED TWO-STOREY

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



3. STANDARD TWO-STOREY

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



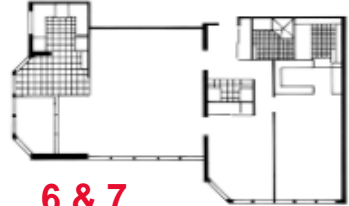
4. STANDARD TOWNHOUSE

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



5. SENIOR EXECUTIVE

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



6. STANDARD CONDOMINIUM APARTMENT

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

7. LUXURY CONDOMINIUM APARTMENT

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

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

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Oct- Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	275,000	279,000	275,000	0	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	200,000	197,000	189,000	5.8	-	-
- Eastern Passage	191,000	184,000	183,000	4.4	-	-
- Woodlawn/ Montebello	245,000	240,000	235,000	4.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	312,000	312,000	290,000	7.6	-	-
- North End	221,000	220,000	210,000	3.3	-	-
- West	234,900	232,000	210,000	11.9	-	-
Prince Edward Island						
Charlottetown	165,000	162,000	160,000	3.1	-	-
Summerside	145,000	140,000	-	-	2,000	900
New Brunswick						
Fredericton	192,000	187,000	182,000	5.5	2,883	800
Moncton	152,000	158,000	152,300	-0.2	-	-
Saint John (Rothesay)	184,000	228,000	201,476	-8.7	-	-
Newfoundland						
St. John's						
- East End	228,000	218,400	208,000	9.6	-	-
- Mount Pearl	263,200	246,750	235,000	12	-	-
- West	225,180	218,925	208,500	8	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	338,900	332,500	311,000	9	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	261,000	252,000	248,000	5.2	-	-
- Eastern Passage	255,000	240,500	240,000	6.3	-	-
- Woodlawn/ Montebello	260,000	240,000	270,000	-3.7	-	-
Halifax						
- South End	441,000	440,000	434,000	1.6	-	-
- Clayton Park/ Fairmount/ Rockingham	332,000	330,000	297,000	11.8	-	-
Prince Edward Island						
Charlottetown	250,000	250,000	248,000	0.8	-	-
Summerside	225,000	222,000	-	-	-	-
New Brunswick						
Fredericton	271,000	265,000	261,000	3.8	-	-
Saint John (Rothesay)	299,000	299,000	268,000	-8.6	-	-
Newfoundland						
St. John's						
- East End	392,106	361,200	344,000	14	-	-
- Mount Pearl	354,000	346,500	330,000	7.3	-	-
- West	366,750	349,125	332,500	10.3	-	-

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



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

STANDARD TWO-STOREY

	Price Oct- Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	258,000	258,000	240,000	7.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	220,000	218,900	195,000	12.8	-	-
- Eastern Passage	200,000	183,500	185,000	8.1	-	-
- Woodlawn/ Montebello	225,000	215,000	210,000	7.1	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	290,000	285,000	272,000	6.6	-	-
- North End	265,000	258,000	245,000	8.2	-	-
- South End	396,500	385,000	385,000	3	-	-
- West	318,000	318,000	279,000	14	-	-
Prince Edward Island						
Charlottetown	198,000	196,000	195,000	1.5	-	-
Summerside	190,000	190,000	-	-	-	-
New Brunswick						
Fredericton	205,000	205,000	210,000	-2.4	2,904	900
Moncton	134,900	137,900	131,000	3	-	-
Saint John (Rothesay)	245,000	272,000	268,000	-8.6	-	-
Newfoundland						
St. John's						
- East End	334,800	325,500	310,000	8	-	-
- Mount Pearl	216,100	304,500	290,000	9	-	-
- West	316,100	304,500	290,000	9	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	237,000	235,000	240,000	-1.3	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	143,000	130,000	130,000	10	-	-
- Eastern Passage	240,000	240,000	204,000	17.6	-	-
- Woodlawn/ Montebello	229,000	226,000	224,000	2.2	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	219,500	225,000	218,000	0.7	-	-
- North End	279,000	280,000	250,000	11.6	-	-
- West	255,000	255,000	260,000	-1.9	-	-
Prince Edward Island						
Charlottetown	122,000	120,000	120,000	1.7	-	-
Summerside	125,000	120,000	-	-	-	-
New Brunswick						
Fredericton	160,000	160,000	160,000	0	2,313	900
Saint John (Rothesay)	150,000	169,590	148,000	1.4	-	-
Newfoundland						
St. John's						
- East End	163,500	157,500	150,000	9	-	-
- Mount Pearl	171,000	157,500	150,000	14	-	-
- West	166,700	160,625	152,500	9.3	-	-

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

SENIOR EXECUTIVE

	Price Oct- Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	405,000	390,000	392,000	3.3	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	335,000	333,900	330,000	1.5	-	-
- Woodlawn/ Montebello	359,000	352,000	358,000	0.3	-	-
Halifax						
- South End	565,000	550,000	550,000	2.7	-	-
- Clayton Park/ Fairmount/ Rockingham	435,000	430,000	418,000	4.1	-	-
West	323,500	320,000	315,000	2.7	-	-
Prince Edward Island						
Charlottetown	332,500	325,000	325,000	2.3	-	-
New Brunswick						
Fredericton	352,000	349,000	330,000	6.7	5,088	1,500
Moncton	271,400	269,300	263,600	3	-	-
Newfoundland						
St. John's						
- East End	503,980	468,300	446,000	13	-	-
- Mount Pearl	383,400	372,750	355,000	8	-	-
- West	410,700	368,500	370,000	11	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	197,000	190,000	195,000	1	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	135,000	130,000	131,000	3.1	-	-
- Woodlawn/ Montebello	182,000	173,000	168,000	8.3	-	-
Halifax						
- South End	285,000	285,000	280,000	1.8	-	-
Prince Edward Island						
Charlottetown	125,000	125,000	122,000	2.5	-	-
New Brunswick						
Fredericton	155,000	155,000	145,000	6.9	2,241	950
Newfoundland						
St. John's						
- East End	260,850	246,750	235,000	11	-	-
- Mount Pearl	255,300	241,500	230,000	11	-	-
- West	251,920	237,300	226,000	11.5	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	370,000	370,000	360,000	2.8	-	-
Halifax						
- South End	337,500	325,000	307,000	9.9	-	-
Prince Edward Island						
Charlottetown	325,000	325,000	307,000	4.8	-	-
New Brunswick						
Fredericton	180,000	178,000	179,000	0.6	-	-
Newfoundland						
St. John's						
- East End	325,360	305,025	290,500	12	-	-
- Mount Pearl	257,240	247,800	236,000	9	-	-

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Q U É B E C

DETACHED BUNGALOW

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	160,000	160,000	0	2,700	900
Trois-Rivieres	141,972	150,000	138,821	2.3	2,264	631
Montréal Area						
Ahuntsic	325,000	325,000	284,000	14.4	3,200	1,550
Beaconsfield	340,000	310,000	305,000	11.5	4,350	1,900
Boucherville	255,000	265,000	253,600	0.6	-	-
Côte-St-Luc	270,000	251,000	245,000	10.2	4,400	1,800
Dorval	260,000	275,000	250,000	4	-	-
Lachine	250,000	265,000	230,000	8.7	-	-
Lasalle/ Verdun	235,000	207,000	208,000	14.1	2,800	975
St- Bruno de Montarville	248,063	236,250	223,900	10.8	-	-
St- Lambert	265,000	250,000	240,000	10.4	3,750	1,700
St- Laurent	340,000	337,000	291,000	16.8	3,200	1,850
Québec City Area						
Beauport	222,500	210,500	210,000	6	3,723	1,200
Cap-Rouge	272,000	279,500	249,000	9.2	3,285	1,300
Charlesbourg	218,000	218,500	206,000	5.8	5,231	1,200
Neufchatel	236,000	233,500	205,000	15.1	3,177	1,200
Québec (Haute-Ville)	324,000	324,000	309,000	4.9	5,238	1,400
Rive-Sud	239,500	189,000	212,500	12.7	3,423	1,100
Sillery	472,000	382,000	465,000	1.5	3,033	1,541
Ste-Foy	291,500	287,000	332,000	-12.2	3,044	1,400

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	225,000	225,000	235,000	-4.3	3,700	1,200
Trois-Rivieres	242,500	256,200	246,625	-1.7	4,337	1,078
Montréal Area						
Ahuntsic	530,000	530,000	365,000	45.2	3,500	2,300
Beaconsfield	450,000	438,000	420,000	7.1	5,900	3,000
Boucherville	475,000	443,422	407,000	16.7	-	-
Côte-St-Luc	530,000	495,000	480,000	10.4	4,900	2,600
Dorval	388,000	380,000	350,000	10.9	-	-
Lachine	325,000	350,000	320,000	10	-	-
Lasalle/ Verdun	290,000	269,000	262,000	10.7	3,300	1,700
Montréal West	470,000	445,000	435,000	8	6,500	3,100
Mount Royal	615,000	610,000	605,000	1.7	7,000	4,800
Notre-Dame-De-Grâce	535,000	495,000	489,000	9.4	4,900	2,900
Outremont	810,000	810,000	800,000	1.3	8,500	4,000
St- Bruno de Montarville	396,900	378,000	354,000	12.1	6,500	2,750
St- Lambert	500,000	500,000	490,000	2	6,500	2,750
St- Laurent	520,000	515,000	392,000	32	3,500	2,400
Westmount	1,100,000	1,100,000	870,000	26.4	-	-
Québec City Area						
Beauport	331,000	327,000	296,500	11.6	5,422	1,600
Cap-Rouge	407,500	291,000	354,000	15.1	4,312	1,700
Charlesbourg	303,500	273,500	289,500	4.8	4,257	1,600
Neufchatel	314,000	303,000	285,000	10.2	5,754	1,600
Québec (Haute-Ville)	377,000	364,000	347,000	8.6	6,588	1,800
Rive-Sud	330,000	300,500	335,000	-1.5	3,455	1,500
Sillery	417,000	393,000	302,000	31.2	4,456	1,882
Ste-Foy	380,000	364,000	338,000	12.4	2,860	1,600

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Q U É B E C

STANDARD TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	190,000	190,000	190,000	0	3,000	1,000
Trois-Rivieres	173,000	158,000	149,591	15.6	3,079	769
Montréal Area						
Ahuntsic	333,000	330,000	283,000	17.7	2,700	1,700
Beaconsfield	392,000	392,000	380,000	3.2	4,800	2,100
Boucherville	340,000	326,500	292,600	16.2	-	-
Dorval	278,000	275,000	252,000	10.3	-	-
Lachine	277,000	275,000	240,000	15.4	-	-
Montréal West	385,000	374,000	370,000	4.1	5,400	2,150
Mount Royal	500,000	495,000	490,000	2	6,000	3,500
Notre-Dame-De-Grâce	425,000	385,000	382,000	11.3	3,200	1,500
Outremont	460,000	460,000	455,000	1.1	4,900	2,300
St- Bruno de Montarville	275,000	267,750	249,000	10.4	-	-
St- Lambert	310,000	305,000	286,000	8.4	3,400	2,500
St- Laurent	353,000	350,000	294,000	20	2,750	1,950
Westmount	695,000	668,000	655,000	6.1	2,750	1,950
Québec City Area						
Beauport	2230,000	220,500	228,000	-2.2	2,869	1,400
Cap-Rouge	290,500	300,500	267,000	8.8	3,200	1,500
Neufchatel	233,000	233,000	222,000	5	4,712	1,400
Québec (Haute-Ville)	322,000	308,000	275,000	17.1	3,842	1,600
Rive-Sud	261,500	159,000	263,500	-0.8	4,031	1,300
Sillery	320,000	300,000	287,000	11.5	3,594	1,600
Ste-Foy	310,000	300,000	215,000	40.2	3,111	1,450

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Q U É B E C

STANDARD TOWNHOUSE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	150,000	150,000	150,000	0	2,500	750
Montréal Area						
Ahuntsic	241,000	239,000	217,000	11.1	2,200	1,500
Beaconsfield	310,000	315,000	305,000	1.6	4,400	1,900
Boucherville	250,750	243,200	224,000	11.9	-	-
Côte-St-Luc	250,000	227,000	229,000	9.2	3,900	2,200
Lachine	273,000	270,000	258,000	5.8	-	-
Outremont	405,000	405,000	400,000	1.3	3,600	2,200
St- Bruno de Montarville	206,000	203,940	194,000	6.2	-	-
St- Lambert	288,000	275,000	269,000	7.1	3,100	1,400
St- Laurent	282,000	280,000	230,000	22.6	2,200	1,500
Québec City Area						
Beauport	180,000	176,500	160,000	12.5	1,944	1,100
Cap-Rouge	218,000	210,500	210,000	3.8	2,539	1,200
Charlesbourg	187,000	201,500	170,000	10	2,566	1,100
Neufchatel	209,500	186,000	171,000	22.5	2,619	1,100
Québec (Haute-Ville)	251,500	285,000	261,500	-3.8	3,791	1,350
Rive-Sud	225,000	210,000	195,500	15.1	1,670	-
Sillery	340,000	325,000	260,000	30.8	2,299	1,300
Ste-Foy	253,000	227,000	249,500	1.4	2,643	1,200

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Q U É B E C

SENIOR EXECUTIVE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	320,000	320,000	325,000	-1.5	4,500	2,000
Trois-Rivieres	352,500	363,500	392,000	-10.1	4,020	1,566
Montréal Area						
Ahuntsic	742,000	735,000	685,000	8.3	7,400	7,400
Beaconsfield	550,000	520,000	510,000	7.8	6,800	3,800
Boucherville	995,000	945,000	914,750	8.8	-	-
Côte-St-Luc	600,000	525,000	518,000	15.8	6,700	3,200
Outremont	915,000	915,000	900,000	1.7	10,000	4,200
St- Bruno de Montarville	575,000	485,100	457,000	25.8	-	-
St- Lambert	435,000	425,000	385,000	13	4,900	2,750
St- Laurent	772,000	765,000	698,000	10.6	7,400	5,500
Westmount	1,650,000	1,515,000	1,480,000	11.5	-	-
Québec City Area						
Cap-Rouge	590,000	459,500	569,000	3.7	4,455	1,847
Charlesbourg	415,000	423,500	405,000	2.5	6,202	1,800
Neufchatel	435,000	453,000	467,000	-6.9	11,094	1,800
Québec (Haute-Ville)	653,500	653,500	633,000	3.2	8,947	2,200
Rive-Sud	433,000	447,000	440,000	-1.6	3,584	1,750
Sillery	629,500	611,000	583,500	7.9	5,169	2,100
Ste-Foy	550,000	560,000	533,000	3.2	4,252	2,000

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	170,000	175,000	180,000	-5.6	2,800	900
Trois-Rivieres	143,500	131,133	113,500	26.4	2,160	638
Montréal Area						
Ahuntsic	211,000	209,000	189,000	11.6	2,100	1,200
Boucherville	208,000	196,222	173,500	19.9	-	-
Côte-St-Luc	255,000	238,000	236,000	8.1	3,650	1,500
Dorval	230,000	240,000	220,000	4.5	-	-
Lachine	275,000	280,000	253,000	8.7	-	-
Lasalle/ Verdun	190,000	169,000	163,000	16.6	2,200	1,200
Outremont	345,000	345,000	340,000	1.5	4,000	2,100
St- Bruno de Montarville	188,500	187,000	185,000	1.9	-	-
St- Lambert	205,000	190,000	177,000	15.8	2,500	1,250
St- Laurent	256,000	254,000	207,000	23.7	2,100	1,400
Westmount	340,000	305,000	300,000	13.3	-	-
Québec City Area						
Beauport	173,500	176,000	179,000	-3.1	2,349	1,100
Cap-Rouge	228,000	205,000	218,500	4.3	2,155	1,200
Charlesbourg	200,500	193,000	173,500	15.6	2,694	1,100
Neufchatel	195,500	191,000	191,500	2.1	1,797	1,100
Québec (Haute-Ville)	221,000	230,500	230,000	-3.9	3,571	1,250
Rive-Sud	179,500	147,500	164,500	9.1	1,900	900
Sillery	237,500	190,000	222,000	7	2,412	1,100
Ste-Foy	217,500	208,500	214,000	1.6	1,712	1,000

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Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	215,000	225,000	-2.2	3,700	1,200
Montréal Area						
Ahuntsic	393,000	385,000	337,000	16.6	3,200	2,000
Boucherville	301,000	359,000	314,000	-4.1	-	-
Côte-St-Luc	405,000	355,000	352,000	15.1	2,900	2,600
Lasalle/ Verdun	255,000	225,000	225,000	13.1	2,900	2,600
Notre-Dame-De-Grâce	330,000	300,000	302,000	9.3	3,350	2,600
Outremont	830,000	830,000	820,000	1.2	8,000	3,800
St- Bruno de Montarville	332,000	330,000	329,600	0.7	-	-
St- Lambert	360,000	380,000	375,000	-4	4,000	2,300
St- Laurent	420,000	420,000	364,000	15.4	3,200	2,100
Westmount	570,000	545,000	500,000	14	-	-
Québec City Area						
Haute-Ville	460,000	466,000	460,000	0	8,156	1,927
Rive-Sud	305,000	255,000	305,000	0	2,664	2,000
Sillery	445,000	445,000	408,000	9.1	5,879	2,119
Ste-Foy	445,000	358,000	376,000	18.4	2,694	1,900

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O N T A R I O

DETACHED BUNGALOW

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	330,000	330,000	320,000	3.1	3,100	2,500
Etobicoke						
- Islington/ Kingsway	565,000	544,000	530,000	6.6	3,600	-
- South Etobicoke	409,000	398,000	387,000	5.7	2,600	-
High Park	710,000	740,000	680,000	4.4	-	-
Lawrence Park	770,000	745,000	770,000	0	-	-
Leaside	650,000	600,000	610,000	6.6	-	-
Markham	500,000	500,000	460,000	8.7	5,045	2,200
Mississauga GTA						
- Meadowvale/ Streetsville	362,000	355,000	420,000	-13.8	3,500	1,700
Newmarket	354,000	355,000	400,000	-11.5	3,700	1,700
North Toronto	625,000	600,000	610,000	2.5	-	-
Oakville	378,000	378,000	350,000	8	-	-
Richmond Hill	365,000	365,000	375,000	-2.7	-	-
Scarborough						
- Agincourt	395,000	400,000	375,000	5.3	2,600	1,450
- Central	365,000	355,000	360,000	1.4	2,500	1,500
- West Hill	385,000	400,000	375,000	2.7	2,500	1,500
Unionville	625,000	625,000	550,000	13.6	6,306	2,400
Woodbridge	427,000	427,000	425,000	0.5	-	-

*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

DETACHED BUNGALOW

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	268,000	261,000	257,000	4.3	3,100	1,400
Hamilton						
- Centre	126,141	113,701	99,800	25.4	-	-
- East	174,234	177,320	161,349	8	2,338	-
- Mountain	225,264	220,253	223,512	0.8	3,025	-
- West	265,042	260,589	238,362	11.2	3,521	-
London	237,800	236,500	224,300	6	-	-
North Bay	245,000	250,000	225,000	8.9	4,050	1,600
Ottawa	554,000	550,000	515,000	7.6	6,100	3,100
- Eastern	294,000	294,000	272,000	8.1	4,050	1,800
- Kanata	342,000	315,500	328,000	4.3	-	-
- Orleans	296,000	296,000	275,000	7.6	4,050	1,700
- Southern	294,000	293,000	272,000	8.1	4,050	1,900
- Western	340,000	258,729	253,029	4.2	3,462	-
Stoney Creek	263,777	258,729	253,029	4.2	3,462	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	976,000	951,000	910,000	7.3	-	-
Bloor West Village	1,040,000	1,100,000	995,000	4.5	-	-
Burlington	499,950	499,950	452,000	10.6	4,550	2,300
Cabbagetown	765,000	705,000	740,000	3.4	-	-
Etobicoke						
- Islington/ Kingsway	780,000	750,000	695,000	12.2	5,100	-
- South Etobicoke	606,000	583,000	510,000	18.8	3,750	-
Forest Hill	1,550,000	1,550,000	1,300,000	19.2	-	-
High Park	1,025,000	1,050,000	985,000	4.1	-	-
Lawrence Park	1,590,000	1,550,000	1,560,000	1.9	-	-
Leaside	1,120,000	1,000,000	1,120,000	0	-	-
Markham	580,000	580,000	535,000	8.4	5,852	2,400
Midtown Toronto	1,439,000	1,420,000	1,370,000	5	-	-
Mississauga GTA						
- Meadowvale/ Mississauga	430,000	425,000	470,000	-8.5	3,800	2,200
Moore Park	1,700,000	1,350,000	1,390,000	2.2	-	-
Newmarket	610,000	612,000	590,000	3.4	5,300	3,500
North Toronto	1,420,000	1,350,000	1,390,000	2.2	-	-
Oakville	614,250	614,250	550,000	11.7	-	-
Richmond Hill	425,000	425,000	435,000	-2.3	-	-
Scarborough						
- Agincourt	505,000	510,000	490,000	3.1	3,300	1,800
- Central	450,000	435,000	465,000	-3.2	3,300	1,900
- West Hill	515,000	510,000	484,500	6.3	3,400	1,850
Unionville	675,000	675,000	630,000	7.1	6,811	2,500
Woodbridge	475,000	475,000	472,000	0.6	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	306,000	308,000	312,000	-1.9	3,600	1,500
London	313,000	312,100	293,900	6.5	-	-
North Bay	300,000	305,000	270,000	11.1	4,100	1,700
Ottawa	562,000	562,000	520,000	8.1	6,100	3,100
- Eastern	348,000	348,000	320,000	8.8	4,175	1,800
- Kanata	412,000	371,000	392,000	8.8	-	-
- Orleans	380,000	380,000	355,000	7	5,040	1,900
- Southern	376,000	376,000	352,000	6.8	5,040	1,900
- Western	440,000	415,000	432,500	1.7	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	637,000	630,000	576,000	10.6	-	-
Bloor West Village	700,000	711,000	670,000	4.5	-	-
Burlington	403,000	395,000	359,900	12	2,975	1,950
Cabbagetown	575,000	655,000	550,000	4.5	-	-
Etobicoke						
- Islington/ Kingsway	632,000	614,000	584,000	8.2	4,400	-
- South Etobicoke	459,000	446,000	429,000	7	3,000	-
Forest Hill	938,000	916,000	901,000	4.1	-	-
High Park	645,000	650,000	635,000	1.6	-	-
Lawrence Park	900,000	890,000	890,000	1.1	-	-
Leaside	795,000	700,000	760,000	4.6	-	-
Markham	485,000	485,000	450,000	7.8	4,895	2,100
Midtown Toronto	864,350	840,000	785,000	10.1	-	-
Mississauga GTA	485,000	485,000	450,000	7.8	4,895	2,100
- Meadowvale/ Streetsville	345,000	331,000	375,000	-8	2,900	1,600
Moore Park	1,160,000	950,000	1,100,000	5.5	-	-
Newmarket	575,000	510,000	420,000	36	6,000	3,700
North Toronto	795,000	785,000	775,000	2.6	-	-
Oakville	441,000	441,000	380,000	16.1	-	-
Richmond Hill	380,000	380,000	395,000	-3.8	-	-
Riverdale	515,000	515,000	505,000	2	-	-
Scarborough						
- Agincourt	380,000	375,000	385,000	-1.3	2,700	1,600
- Central	390,000	380,000	390,000	0	2,700	1,800
- West Hill	400,000	405,000	394,000	1.5	2,700	1,600
The Annex	889,000	845,000	742,000	19.8	-	-
Unionville	610,000	610,000	550,000	10.9	6,155	2,300
Woodbridge	350,000	349,000	347,000	0.9	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	253,000	256,000	248,000	2	2,900	1,400
Hamilton						
- Centre	151,700	150,888	136,052	11.5	-	-
- Mountain	324,571	321,086	326,928	-0.7	4,253	-
London	247,700	246,700	233,700	6	-	-
North Bay	240,000	245,000	215,000	11.6	3,150	1,600
Ottawa	491,000	480,000	456,000	7.7	5,540	2,700
- Eastern	302,000	300,000	278,000	8.6	4,050	1,600
- Kanata	327,500	300,000	310,000	5.6	-	-
- Orleans	313,000	310,000	290,000	7.9	4,200	1,600
- Southern	316,000	316,000	291,000	8.6	4,050	1,600
- Western	375,000	365,000	366,500	2.3	-	-
Stoney Creek	346,382	337,727	343,116	1	4,152	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	554,000	538,000	504,000	9.9	-	-
Bloor West Village	460,000	465,000	445,000	3.4	-	-
Burlington	252,000	251,000	239,000	5.4	2,275	1,500
Cabbagetown	560,000	560,000	550,000	1.8	-	-
Etobicoke						
- Islington/ Kingsway	428,000	418,000	395,000	8.4	2,750	-
- South Etobicoke	463,000	448,000	443,000	4.5	3,000	-
Markham	390,000	380,000	350,000	11.4	3,757	1,900
Mississauga GTA	285,000	283,000	260,500	9.4	2,850	1,875
- Meadowvale/ Streetsville	244,000	244,000	285,000	-14.4	2,400	1,500
North Toronto	550,000	550,000	540,000	1.9	-	-
Newmarket	315,000	318,000	314,000	0.3	3,000	1,500
Oakville	367,500	367,500	326,000	12.7	-	-
Richmond Hill	280,000	280,000	290,000	-3.4	-	-
Scarborough						
- Agincourt	265,000	260,000	255,000	3.9	1,950	1,400
- Central	255,000	250,000	240,000	6.3	1,800	1,350
- West Hill	290,000	285,000	275,000	5.5	2,000	1,400
Unionville	420,000	400,000	390,000	7.7	4,046	2,100
Waterfront- Toronto	510,000	507,500	500,000	2	-	-
Woodbridge	301,000	300,000	296,000	1.7	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	187,000	198,000	189,000	-1.1	2,200	1,150
London	168,100	167,500	155,700	8	-	-
North Bay	130,000	135,000	118,000	10.2	2,550	1,400
Ottawa	333,000	327,000	297,000	12.1	4,050	1,500
- Eastern	241,000	235,000	215,000	12.1	3,450	1,200
- Kanata	277,000	250,000	262,000	5.7	-	-
- Orleans	250,000	245,000	223,000	12.1	3,550	1,300
- Southern	263,000	300,000	235,000	11.9	3,625	1,250
- Western	335,000	313,000	311,000	7.7	-	-

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



O N T A R I O

SENIOR EXECUTIVE

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,424,000	1,383,000	1,353,000	5.2	-	-
Cabbagetown	765,000	705,000	640,000	19.5	-	-
Etobicoke						
- Islington/ Kingsway	1,070,000	1,050,400	957,000	11.8	7,100	-
Forest Hill	2,095,000	2,095,000	2,000,000	4.8	-	-
Lawrence Park	2,360,000	2,290,000	2,350,000	0.4	-	-
Leaside	1,400,000	1,350,000	1,400,000	0	-	-
Markham	655,000	655,000	600,000	9.2	-	-
Midtown Toronto	2,202,000	2,100,000	2,200,000	0.1	-	-
Mississauga GTA	646,500	640,000	586,500	10.2	7,125	3,800
- Meadowvale/ Streetsville	564,000	550,000	575,000	-1.9	4,900	2,800
Moore Park	2,750,000	2,400,000	2,550,000	7.8	-	-
North Toronto	1,990,000	1,950,000	1,990,000	0	-	-
Oakville	724,500	724,500	660,000	9.8	-	-
Richmond Hill	600,000	495,000	505,000	18.8	-	-
Scarborough						
- Agincourt	540,000	535,000	565,000	-4.4	3,600	2,000
- Central	525,000	515,000	540,000	-2.8	3,800	2,200
- West Hill	715,000	725,000	680,000	5.1	4,000	2,150
Unionville	830,000	830,000	780,000	6.4	8,376	3,000
Woodbridge	472,000	472,000	470,000	0.4	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	507,000	509,000	549,000	-7.7	5,200	2,000
London	455,200	451,400	433,260	5.1	-	-
North Bay	385,000	390,000	360,000	6.9	5,700	2,000
Ottawa	775,000	775,000	725,000	6.9	7,600	3,700
– Kanata	515,000	487,500	500,000	3	-	-
– Orleans	495,000	495,000	460,000	7.6	6,600	2,500
– Southern	495,000	475,000	461,000	7.4	-	-
– Western	495,000	477,000	478,500	3.4	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	300,000	310,000	295,000	1.7	-	-
Burlington	242,500	258,000	252,900	-4.1	2,250	1,875
Cabbagetown	365,000	370,000	360,000	1.4	-	-
Etobicoke						
- Islington/ Kingsway	357,000	350,000	315,000	13.3	2,400	-
- South Etobicoke	352,000	347,000	330,000	6.7	2,350	-
Forest Hill	550,000	550,000	560,000	-1.8	-	-
High Park	395,000	395,000	380,000	3.9	-	-
Lawrence Park	535,000	522,000	535,000	0	-	-
Leaside	350,000	360,000	310,000	12.9	-	-
Markham	300,000	300,000	280,000	7.1	3,027	1,800
Midtown Toronto	419,000	415,000	410,000	2.2	-	-
Mississauga GTA	257,500	255,500	233,000	10.5	2,500	1,600
- Meadowvale/ Streetsville	218,000	218,000	220,000	-0.9	1,900	1,200
North Toronto	395,000	390,000	390,000	1.3	-	-
Newmarket	265,000	269,000	218,000	21.6	3,000	1,500
Oakville	278,250	278,250	260,000	7	-	-
Richmond Hill	260,000	245,000	260,000	0	-	-
Riverdale	430,000	454,000	450,000	-4.4	-	-
Scarborough						
- Agincourt	225,000	225,000	215,000	4.7	1,600	1,250
- Central	240,000	230,000	230,000	4.3	1,600	1,300
- West Hill	220,000	210,000	215,000	2.3	-	-
The Annex	454,000	450,000	409,000	11	-	-
Unionville	362,000	362,000	360,000	0.6	3,653	1,900
Waterfront- Toronto	410,000	408,000	410,000	0	-	-
Woodbridge	278,000	277,000	274,000	1.5	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct -Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	262,000	249,000	230,000	13.9	3,400	1,300
London	141,900	141,500	130,300	8.9	-	-
North Bay	170,000	175,000	148,000	14.9	2,750	1,400
Ottawa	326,000	321,000	291,000	12	3,800	1,300
- Eastern	201,000	190,000	178,000	12.9	2,800	1,200
- Kanata	204,000	190,000	195,000	4.6	-	-
- Orleans	209,000	200,000	187,000	11.8	3,000	1,100
- Southern	215,000	211,000	192,000	12	3,000	1,200
- Western	285,000	265,000	266,000	7.1	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	496,000	513,000	480,000	3.1	-	-
Burlington	480,000	500,375	517,500	-7.2	4,100	3,300
Etobicoke						
- Islington/ Kingsway	545,000	530,000	510,000	6.9	3,700	-
- South Etobicoke	500,000	491,000	458,000	9.2	3,150	-
Forest Hill	820,000	820,000	800,000	2.5	-	-
High Park	660,000	690,000	645,000	2.3	-	-
Lawrence Park	800,000	790,000	800,000	0	-	-
Markham	380,000	380,000	350,000	8.6	3,632	1,900
Midtown Toronto	840,000	800,000	770,000	9.1	-	-
Mississauga GTA	345,000	342,000	319,500	8	3,600	2,500
- Meadowvale/ Streetsville	305,000	302,500	275,000	10.9	2,300	1,500
North Toronto	650,000	650,000	650,000	0	-	-
Oakville	420,000	420,000	375,000	12	-	-
Richmond Hill	300,000	275,000	280,000	7.1	-	-
Scarborough						
- Agincourt	335,000	340,000	330,000	1.5	2,600	1,700
- Central	345,000	340,000	345,000	0	2,200	1,800
- West Hill	390,000	380,000	400,000	-2.5	2,500	1,900
Unionville	460,000	460,000	460,000	0	4,614	2,200
Waterfront- Toronto	1,039,000	999,000	1,060,000	-2	-	-
Woodbridge	269,000	268,000	266,000	1.1	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	396,000	392,000	364,000	8.8	4,300	1,900
London	255,900	254,200	236,000	8	-	-
North Bay	285,000	290,000	265,000	7.5	5,400	1,700
Ottawa						
– Kanata	247,500	230,000	240,000	3.1	-	-
– Southern	482,000	470,000	430,000	12.1	6,650	2,600
– Western	425,000	400,000	411,500	3.3	-	-

*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 & SASKATCHEWAN

DETACHED BUNGALOW

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	218,000	218,500	206,000	5.8	5,231	1,200
Fort Richmond	278,000	272,000	261,000	6.5	-	-
North East	268,000	260,000	244,000	9.8	-	-
North West	264,000	255,000	238,000	10.9	-	-
River Heights	268,000	272,000	234,200	14.4	-	-
South St. Vital	276,000	286,000	248,800	10.9	-	-
Southdale/ Windsor Park	263,000	251,000	236,700	11.1	-	-
Westwood	253,000	253,000	228,500	10.7	-	-
Saskatchewan Area						
Regina						
- North	280,000	270,000	256,000	9.4	-	-
- South	312,000	316,000	290,000	7.6	-	-
Saskatoon						
- East Central	335,000	330,000	317,000	5.7	-	-
- East End	355,000	345,000	330,000	7.6	-	-
- North	325,000	330,000	315,000	3.2	-	-
- West	310,000	310,000	280,000	10.7	-	-

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



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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	381,000	375,000	360,000	5.8	-	-
Fort Richmond	380,000	380,000	356,000	6.7	-	-
North East	362,000	358,000	336,000	7.7	-	-
North West	378,000	368,000	331,000	14.2	-	-
River Heights	399,000	372,000	369,000	8.1	-	-
South St. Vital	390,000	390,000	365,000	6.8	-	-
Southdale/ Windsor Park	356,000	356,000	322,000	10.6	-	-
Tuxedo	427,000	400,000	394,000	8.4	-	-
Westwood	333,000	333,000	-	-	-	-
Saskatchewan Area						
Regina						
- North	450,000	450,000	415,000	8.4	-	-
- South	414,300	430,000	410,000	1	-	-
Saskatoon						
- East Central	450,000	460,000	425,000	5.9	-	-
- East End	500,000	475,000	475,000	5.3	-	-
- North	440,000	440,000	420,000	4.8	-	-

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



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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	302,000	278,500	276,000	9.4	-	-
Fort Richmond	298,000	295,000	280,000	6.4	-	-
North East	290,000	275,000	280,000	3.6	-	-
North West	378,000	368,000	331,000	14.2	-	-
River Heights	399,000	372,000	369,000	8.1	-	-
South St. Vital	390,000	390,000	365,000	6.8	-	-
Southdale/ Windsor Park	262,000	262,000	-	-	-	-
Westwood	268,000	281,000	280,000	2.1	-	-
Saskatchewan Area						
Regina						
- North	245,000	238,000	228,000	7.5	-	-
- South	320,000	310,000	290,000	10.3	-	-
Saskatoon						
- East Central	370,000	355,000	345,000	7.2	-	-
- East End	387,000	370,000	370,000	4.6	-	-
- North	350,000	350,000	335,000	4.5	-	-
- West	330,000	325,000	305,000	8.2	-	-

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



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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	174,000	180,000	162,000	7.4	-	-
Fort Richmond	195,000	191,000	183,000	6.6	-	-
North East	178,000	178,000	165,000	7.9	-	-
North West	182,000	188,000	157,000	15.9	-	-
Southdale/ Windsor Park	188,000	188,000	-	-	-	-
Westwood	179,000	178,000	164,700	8.7	-	-
Saskatchewan Area						
Regina						
- North	230,000	230,000	225,000	2.2	-	-
- South	284,000	275,000	277,000	2.5	-	-
Saskatoon						
- East End	250,000	250,000	230,000	8.7	-	-
- North	246,000	246,000	230,000	7	-	-

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



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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	520,000	505,000	498,000	4.4	-	-
- South	610,000	595,000	495,000	23.2	-	-
Saskatoon						
- East End	757,000	640,000	745,000	1.6	-	-
- North	600,000	540,000	580,000	3.4	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	163,000	158,000	152,000	7.2	-	-
Fort Richmond	183,000	163,000	160,000	14.4	-	-
North East	132,000	138,000	129,000	2.3	-	-
North West	205,600	205,000	-	-	-	-
River Heights	160,000	155,000	148,000	8.1	-	-
South St. Vital	190,000	186,000	173,000	9.8	-	-
Westwood	148,000	142,000	139,000	6.5	-	-
Saskatchewan Area						
Regina						
- North	176,000	164,000	156,000	12.8	-	-
- South	203,000	205,000	214,000	-5.1	-	-
Saskatoon						
- East Central	230,000	230,000	220,000	4.5	-	-
- East End	230,000	230,000	220,000	4.5	-	-
- North	215,000	230,000	210,000	2.4	-	-

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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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	350,000	365,000	300,000	16.7	-	-
North East	293,000	280,000	280,000	4.6	-	-
North West	274,500	274,500	-	-	-	-
Saskatchewan Area						
Regina						
- North	292,000	290,000	283,000	3.2	-	-
- South	324,600	324,000	310,000	4.7	-	-
Saskatoon						
- East Central	345,000	330,000	330,000	4.5	-	-
- East End	310,000	310,000	301,000	3	-	-

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



A L B E R T A

DETACHED BUNGALOW

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	345,400	364,000	370,300	-6.7	-	-
North East	299,000	310,200	324,800	-7.9	-	-
North Inner City	417,500	455,600	443,300	-5.8	-	-
North West	370,000	392,000	398,000	-7	-	-
South	350,100	351,300	371,500	-5.8	-	-
South East	378,400	391,300	371,500	1.9	-	-
South Inner City	442,100	438,300	450,400	-1.8	-	-
South West	375,000	392,000	403,600	-7.1	-	-
West	552,000	620,000	578,900	-4.6	-	-
Edmonton Area						
Castledowns	260,000	260,000	260,000	0	-	-
Clareview	250,000	250,000	250,000	0	-	-
Riverbend/ Terwilligar	400,000	440,000	390,000	2.6	2,400	2,500
Sherwood Park	330,000	330,000	325,000	1.5	2,250	1,600
Alberta						
Fort Saskatchewan	280,000	305,000	300,000	-6.7	1,760	1,400
Leduc	290,000	290,000	290,000	0	-	-
Spruce Grove	325,000	330,000	330,000	-1.5	2,200	-
St. Albert	280,000	280,000	265,000	5.7	-	-

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



A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	438,600	418,700	465,900	-5.9	-	-
North East	417,400	429,200	433,200	-3.6	-	-
North Inner City	745,300	702,500	727,600	2.4	-	-
North West	478,000	480,600	472,500	1.2	-	-
South	440,500	458,600	471,200	-6.5	-	-
South East	584,500	544,100	613,900	-4.8	-	-
South Inner City	771,800	778,100	736,300	4.8	-	-
South West	485,200	520,700	469,200	3.4	-	-
West	542,900	545,000	519,400	4.5	-	-
Edmonton Area						
Castledowns	385,000	385,000	405,000	-4.9	-	-
Clareview	380,000	380,000	410,000	-7.3	-	-
Riverbend/ Terwilligar	464,650	446,000	480,500	-3.3	-	-
Sherwood Park	420,000	420,000	420,000	0	3,500	2,00
Alberta						
Fort Saskatchewan	400,000	420,000	420,000	-4.8	2,400	1,600
Leduc	375,000	375,000	400,000	-6.3	-	-
St. Albert	315,000	315,000	325,000	-3.1	-	-

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	367,500	370,900	391,500	-6.1	-	-
North East	323,900	332,900	342,700	-5.5	-	-
North Inner City	564,400	559,300	537,500	5	-	-
North West	375,400	391,400	395,000	-5	-	-
South	352,100	368,500	380,800	-9.4	-	-
South East	343,000	355,200	378,600	-10	-	-
South Inner City	526,000	506,700	584,700	-10	-	-
South West	374,500	377,900	405,000	-7.5	-	-
West	424,800	431,600	427,800	-0.7	-	-
Edmonton Area						
Castledowns	305,000	305,000	315,000	-3.2	-	-
Clareview	360,000	360,000	390,000	-7.7	-	-
Riverbend/ Terwilligar	365,000	390,000	358,900	1.7	-	-
Sherwood Park	340,000	340,000	340,000	0	2,900	1,600
Alberta						
Fort Saskatchewan	320,000	330,000	340,000	-5.9	-	-
Leduc	290,000	290,000	290,000	0	-	-
Spruce Grove	365,000	370,000	380,000	-3.9	-	-
St. Albert	315,000	315,000	320,000	-1.6	-	-
Stony Plain						

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	291,800	279,700	276,700	5.5	-	-
North East	256,900	265,300	269,200	-4.6	-	-
North Inner City	418,900	416,000	416,900	0.5	-	-
North West	299,900	309,100	303,300	-1.1	-	-
South	249,800	275,900	281,400	-11.2	-	-
South East	260,700	278,100	290,400	-10.2	-	-
South Inner City	445,700	463,300	477,900	-6.7	-	-
South West	298,200	306,900	301,800	-1.2	-	-
West	399,700	373,900	373,900	6.9	-	-
Edmonton Area						
Castledowns	185,000	185,000	215,000	-14	-	-
Clareview	180,000	180,000	185,000	-2.7	-	-
Riverbend/ Terwilligar	265,000	265,000	251,000	5.6	1,600	1,800
Sherwood Park	235,000	235,000	235,000	0	1,530	1,300
Alberta						
Fort Saskatchewan	200,000	220,000	220,000	-9.1	1,100	1,000
Leduc	215,000	215,000	215,000	0	-	-
Spruce Grove	215,000	220,000	210,000	2.4	1,700	-
St. Albert	180,000	180,000	190,000	-5.3	-	-

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



A L B E R T A

SENIOR EXECUTIVE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	620,700	577,900	559,900	10.9	-	-
North East	497,000	475,900	475,000	4.6	-	-
North Inner City	1,269,000	1,218,300	1,205,000	5.3	-	-
North West	746,000	724,700	701,300	6.4	-	-
South	674,100	565,000	592,300	13.8	-	-
South East	686,100	717,700	705,800	-2.8	-	-
South Inner City	1,189,400	1,729,500	1,306,900	-9	-	-
South West	825,900	955,400	772,600	6.9	-	-
West	772,500	847,500	793,900	-2.7	-	-
Edmonton Area						
Castledowns	400,000	400,000	430,000	-7	-	-
Riverbend/ Terwilligar	760,000	765,000	780,000	-2.6	-	-
Sherwood Park	695,000	695,000	695,000	0	-	-
Alberta						
Fort Saskatchewan	640,000	675,000	675,000	-5.2	4,180	2,500
Leduc	417,000	417,000	450,000	-7.3	-	-
Spruce Grove	430,000	440,000	450,000	-4.4	2,200	-
St. Albert	405,000	405,000	430,000	-5.8	-	-
Stony Plain						

*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 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	234,100	227,500	235,800	-0.7	-	-
North East	179,300	197,000	225,200	-20.4	-	-
North Inner City	289,700	265,100	308,800	-6.2	-	-
North West	234,700	226,300	258,900	-9.3	-	-
South	225,000	227,300	226,300	-0.6	-	-
South East	237,200	241,100	246,600	-3.8	-	-
South Inner City	314,700	313,400	301,000	4.6	-	-
South West	252,500	243,900	255,900	-1.3	-	-
West	267,900	278,300	246,000	8.9	-	-
Edmonton Area						
Castledowns	170,000	170,000	195,000	-12.8	-	-
Clareview	155,000	155,000	170,000	-8.8	-	-
Riverbend/ Terwilligar	231,000	220,000	245,281	-5.8	-	-
Sherwood Park	275,000	275,000	280,000	-1.8	-	-
Alberta						
Fort Saskatchewan	200,000	230,000	230,000	-13	1,000	1,100
Leduc	210,000	210,000	219,000	-4.1	-	-
St. Albert	170,000	170,000	170,000	-2.9	-	-

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



A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	305,400	319,200	327,000	-6.6	-	-
North East	201,800	199,00	212,300	-4.9	-	-
North Inner City	368,900	342,500	379,100	-2.7	-	-
North West	358,500	332,000	377,000	-4.9	-	-
South	322,700	410,100	328,000	-1.6	-	-
South East	528,700	540,600	544,300	-2.9	-	-
South Inner City	547,000	535,500	523,700	4.4	-	-
South West	330,200	287,300	293,600	12.5	-	-
West	407,200	404,800	356,500	14.2	-	-
Edmonton Area						
Castledowns	199,000	199,000	205,000	-2.9	-	-
Riverbend/ Terwilligar	280,000	283,000	295,000	-5.1	-	-
Sherwood Park	325,000	325,000	330,000	-1.5	-	-
St. Albert	225,000	225,000	240,000	-6.3	-	-

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



BRITISH COLUMBIA

DETACHED BUNGALOW

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	453,000	445,000	440,000	3	2,600	1,400
North Vancouver	750,000	735,000	730,000	2.7	-	-
Richmond	650,000	635,000	560,000	16.1	-	-
Surrey	440,000	430,000	435,000	1.1	2,400	1,250
Vancouver East	676,000	649,000	635,000	6.5	-	-
Vancouver West	1,200,000	1,150,000	1,050,000	14.3	6,000	3,500
West Vancouver	940,000	960,000	900,000	4.4	-	-
Surrey	940,000	960,000	900,000	4.4	-	-
British Columbia						
Kelowna	335,000	340,000	340,000	-1.5	2,300	1,350
Sunshine Coast	315,000	330,000	320,000	-1.6	-	-
Victoria	490,000	490,000	474,000	3.4	-	-

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



BRITISH COLUMBIA

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	470,000	450,000	458,000	2.6	2,600	1,400
North Vancouver	850,000	870,000	840,000	1.2	-	-
Richmond	780,000	780,000	728,000	7.1	-	-
Surrey	470,000	460,000	466,000	0.9	2,700	1,500
Vancouver East	843,000	820,000	748,000	12.7	-	-
Vancouver West	1,700,00	1,600,000	1,500,000	13.3	8,500	3,500
West Vancouver	1,160,000	1,160,000	1,100,000	5.5	-	-
Surrey	470,000	460,000	466,000	0.9	2,700	1,500
British Columbia						
Kelowna	420,000	425,000	420,000	0	3,000	1,500
Sunshine Coast	415,000	430,000	420,000	-1.2	-	-
Victoria	610,000	605,000	575,00	6.1	-	-

*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 TWO-STOREY

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	450,000	435,000	439,000	2.5	2,600	1,300
North Vancouver	790,000	780,000	760,000	3.9	-	-
Richmond	780,000	780,000	728,000	7.1	-	-
Surrey	415,000	400,000	410,000	1.2	2,300	1,300
Vancouver East	750,000	729,000	660,000	13.6	-	-
Vancouver West	1,450,000	1,350,000	1,250,000	16	7,250	4,000
West Vancouver	1,040,000	1,050,000	1,000,000	4	2,300	1,300
Surrey	415,000	400,000	410,000	1.2	2,300	1,300
British Columbia						
Kelowna	395,000	410,000	385,000	2.6	2,650	1,300
Sunshine Coast	375,000	390,000	380,000	-1.3	-	-
Victoria	480,000	470,000	449,000	6.9	-	-

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BRITISH COLUMBIA

STANDARD TOWNHOUSE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	276,000	280,000	283,000	-2.5	1,700	1,100
North Vancouver	630,000	600,000	610,000	3.3	-	-
Richmond	425,000	410,000	405,000	4.9	-	-
Surrey	305,000	300,000	300,000	1.7	1,800	1,200
Vancouver East	522,000	488,000	461,000	13.2	-	-
Vancouver West	850,000	850,000	800,000	6.3	4,250	3,000
West Vancouver	700,000	700,000	680,000	2.9	-	-
Surrey	305,000	300,000	300,000	1.7	1,800	1,200
British Columbia						
Kelowna	280,000	285,000	270,000	3.7	1,900	1,000
Sunshine Coast	275,000	290,000	280,000	-1.8	-	-
Victoria	380,000	365,000	366,000	3.8	-	-

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BRITISH COLUMBIA

SENIOR EXECUTIVE

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	600,000	625,000	629,000	-4.6	3,000	2,000
North Vancouver	1,000,000	1,101,000	1,000,000	0	-	-
Richmond	1,000,000	990,000	910,000	9.9	-	-
Surrey	645,000	620,000	585,000	10.3	3,800	2,200
Vancouver East	1,150,000	1,070,000	972,000	18.3	-	-
Vancouver West	2,750,000	2,650,000	2,500,000	10	13,750	6,000
West Vancouver	1,350,000	1,400,000	1,300,000	3.8	-	-
Surrey	645,000	620,000	585,000	10.3	3,800	2,200
White Rock/ South Surrey	880,000	850,000	850,000	3.5	4,500	4,000
British Columbia						
Kelowna	475,000	485,000	475,000	0	3,300	1,800
Sunshine Coast	575,000	590,000	580,000	-0.9	-	-
Victoria	810,000	830,000	800,000	1.3	-	-

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BRITISH COLUMBIA

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	164,000	164,000	165,000	-0.6	1,400	900
North Vancouver	340,000	340,000	330,000	3	-	-
Richmond	290,000	290,000	270,000	7.4	-	-
Surrey	195,000	200,000	190,000	2.6	1,400	900
Vancouver East	423,000	429,000	381,000	11	-	-
Vancouver West	725,000	725,000	675,000	7.4	3,625	2,000
West Vancouver	450,000	460,000	425,000	5.9	-	-
Surrey	195,000	200,000	190,000	2.6	1,400	900
White Rock/ South Surrey	230,000	240,000	235,000	-2.1	1,660	1,100
British Columbia						
Kelowna	175,000	186,000	180,000	-2.8	1,550	900
Sunshine Coast	215,000	230,000	220,000	-2.3	-	-
Victoria	285,000	275,000	265,000	7.5	-	-

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BRITISH COLUMBIA

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2010	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	250,000	240,000	250,000	0	1,350	950
North Vancouver	475,000	450,000	450,000	5.6	-	-
Richmond	365,000	365,000	365,000	0	-	-
Vancouver East	641,000	560,000	532,000	20.5	-	-
Vancouver West	1,100,000	1,100,000	1,000,000	10	5,500	3,800
West Vancouver	820,000	820,000	770,000	6.5	-	-
Surrey	307,000	290,000	285,000	7.7	1,400	1,100
White Rock/ South Surrey	470,000	470,000	480,000	-2.1	3,000	1,400
British Columbia						
Kelowna	560,000	570,000	580,000	-3.4	3,500	1,900
Sunshine Coast	245,000	260,000	250,000	-2	-	-
Victoria	560,000	550,000	574,000	-2.4	-	-

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