

# ROYAL LEPAGE

## House Price Survey

FOURTH QUARTER 2014

ISSUE NO. 71



**ROYAL LEPAGE**

# THE ROYAL LEPAGE HOUSE PRICE SURVEY

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

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about real estate, the  
more likely they are to  
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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

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# GLOSSARY OF HOUSING TYPES



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## 1. DETACHED BUNGALOW

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



2

## 2. EXECUTIVE DETACHED TWO-STOREY

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



3

## 3. STANDARD TWO-STOREY

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



4

## 4. STANDARD TOWNHOUSE

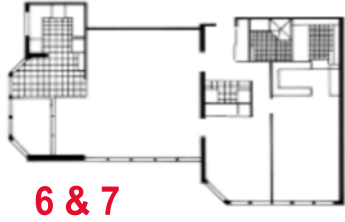
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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



5

## 5. SENIOR EXECUTIVE

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



6 & 7

## 6. STANDARD CONDOMINIUM APARTMENT

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

## 7. LUXURY CONDOMINIUM APARTMENT

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



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

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

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

### DETACHED BUNGALOW

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	338,000	327,000	339,500	-0.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	236,000	235,500	235,000	0.4%	-	-
- Eastern Passage	198,900	197,000	210,000	-5.3%	-	-
- Woodlawn/ Montebello	265,000	261,000	264,500	0.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	322,000	320,000	337,000	-4.5%	-	-
- North End	272,000	267,500	270,000	0.7%	-	-
- West	289,000	289,000	290,000	-0.3%	-	-
Truro/Colchester	164,600	175,000	145,563	13.1%	-	-
<b>Prince Edward Island</b>						
Charlottetown	174,000	173,000	173,000	0.6%	-	-
<b>New Brunswick</b>						
Fredericton	202,000	202,000	203,000	-0.5%	2,902	900
Moncton	150,796	150,911	155,200	-2.8%	-	-
Saint John	167,314	178,486	167,314	0.0%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	310,000	307,000	290,000	6.9%	2,500	3,000
- Mount Pearl	345,000	342,000	323,000	6.8%	3,000	3,000
- West	294,000	291,500	275,000	6.9%	2,200	2,000

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



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

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	398,000	398,000	399,000	-0.3%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	292,500	291,000	291,000	0.5%	-	-
- Eastern Passage	283,000	284,500	279,000	1.4%	-	-
- Lawrence Town	301,000	300,000	301,900	-0.3%	-	-
- Woodlawn/ Montebello	292,500	292,000	295,000	-0.8%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	371,000	369,000	375,000	-1.1%	-	-
- West	369,000	365,000	359,000	2.8%	-	-
Truro/Colchester	275,000	275,000	275,000	0.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	260,000	260,000	260,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	295,000	304,000	302,000	-2.3%	4,250	1,500
<b>Newfoundland</b>						
St. John's						
- East End	532,000	527,000	497,000	7.0%	4,500	4,500
- Mount Pearl	481,000	475,900	449,000	7.1%	4,400	4,000
- West	490,000	487,500	460,000	6.5%	4,500	4,000

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# ATLANTIC PROVINCES

## STANDARD TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	313,100	315,000	310,000	1.0%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	251,500	250,000	250,500	0.4%	-	-
- Eastern Passage	235,000	231,000	240,000	-2.1%	-	-
- Lawrence town	247,500	243,700	242,000	2.3%	-	-
- Woodlawn/ Montebello	258,700	254,000	255,000	1.5%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	320,000	320,000	319,900	0.0%	-	-
- North End	318,000	315,500	310,000	2.6%	-	-
- West	362,500	360,000	359,000	1.0%	-	-
Truro/Colchester	170,000	187,500	143,500	18.5%	-	-
<b>Prince Edward Island</b>						
Charlottetown	205,000	205,000	205,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	210,000	215,000	215,000	-2.3%	3,024	1,000
Moncton	151,622	155,157	141,000	7.5%	-	-
Saint John	235,556	263,696	235,556	0.0%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	442,000	438,000	413,000	7.0%	3,500	3,500
- Mount Pearl	417,000	413,000	390,000	6.9%	4,000	3,500
- West	425,000	421,500	398,000	6.8%	4,000	3,500

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	281,500	289,000	276,000	2.0%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	179,500	181,000	175,000	2.6%	-	-
- Eastern Passage	251,400	250,000	255,000	0.0%	-	-
- Woodlawn/ Montebello	265,000	264,500	270,000	-1.9%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	280,000	275,000	279,900	0.0%	-	-
- North End	295,000	305,000	300,000	-1.7%	-	-
- West	276,500	274,500	282,000	-2.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	132,000	131,000	131,000	0.8%	-	-
<b>New Brunswick</b>						
Fredericton	185,000	185,000	185,000	0.0%	2,601	900
Saint John	158,068	159,983	158,068	0.0%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	220,000	218,000	206,000	6.8%	2,000	2,000
- Mount Pearl	231,000	229,000	216,000	6.9%	2,000	1,500
- West	224,000	222,500	210,000	6.7%	2,000	2,000

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	500,000	501,500	489,000	2.2%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	364,000	365,000	356,000	2.2%	-	-
- Lawrence town	360,500	359,500	360,000	0.1%	-	-
- Woodlawn/ Montebello	399,000	400,000	410,000	-2.7%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	479,000	489,000	499,000	-4.0%	-	-
- West	425,000	420,000	410,000	3.7%	-	-
Truro/Colchester	350,000	350,000	350,000	0.0%	-	-
<b>Prince Edward Island</b>						
Charlottetown	345,000	345,000	345,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	361,000	365,000	389,000	-7.2%	5,200	1,500
Moncton	274,943	284,023	279,800	-1.7%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	680,000	674,000	636,000	6.9%	5,500	4,500
- Mount Pearl	523,000	518,000	489,000	7.0%	4,500	4,000
- West	555,000	549,000	518,000	7.1%	4,500	4,000

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	239,000	234,000	239,000	0.0%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	149,500	149,000	158,900	-5.9%	-	-
- Woodlawn/ Montebello	232,000	230,000	225,000	3.1%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	222,000	225,000	219,000	1.4%	-	-
- North End	219,000	210,000	210,000	4.3%	-	-
<b>Prince Edward Island</b>						
Charlottetown	128,000	128,000	128,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	147,000	145,000	151,000	-2.6%	2,067	800
Saint John	163,900	169,000	163,900	0.0%	-	-
<b>Newfoundland</b>						
St. John's						
- East End	342,400	339,000	320,000	7.0%	3,500	3,500
- Mount Pearl	338,000	335,000	316,000	7.0%	3,000	3,000
- West	325,000	320,500	310,000	4.8%	3,000	3,000

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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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	386,000	387,000	392,500	-1.7%	-	-
<b>Prince Edward Island</b>						
Charlottetown	340,000	340,000	340,000	0.0%	-	-
<b>New Brunswick</b>						
Fredericton	234,000	234,000	229,000	2.2%	3,370	1,000
<b>Newfoundland</b>						
St. John's						
- East End	445,000	440,000	415,000	7.2%	4,000	4,000
- Mount Pearl	346,000	343,000	324,000	6.8%	3,000	3,000

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# Q U É B E C

## DETACHED BUNGALOW

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	332,500	330,000	325,000	2.3%	-	-
Dorval	317,350	313,500	301,000	5.4%	-	-
Pierrefonds	297,500	300,500	299,750	-0.8%	-	-
Laval	285,000	285,000	283,100	0.7%	-	-
Brossard	284,000	283,500	277,000	2.5%	-	-
Longueuil	261,500	260,000	251,500	4.0%	-	-
Boucherville	303,250	305,500	300,000	1.1%	-	-
<b>Québec</b>						
Mirabel	243,250	242,500	229,500	6.0%	-	-
Saint-Jérôme	194,500	193,000	189,500	2.6%	-	-

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# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	545,625	561,250	520,000	4.9%	-	-
Dorval	519,625	532,000	586,000	-11.3%	-	-
Pierrefonds	464,500	463,500	423,000	9.8%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	745,000	725,000	722,000	3.2%	-	-
Laval	445,000	444,500	446,000	-0.2%	-	-
Brossard	480,000	480,000	438,000	9.6%	-	-
Longueuil	424,000	427,500	415,000	2.2%	-	-
Boucherville	517,250	517,000	539,000	-4.0%	-	-

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# Q U É B E C

## STANDARD TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Dorval	317,500	324,000	335,000	-5.2%	-	-
Pierrefonds	386,500	387,500	390,000	-0.9%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	550,500	546,000	540,000	1.9%	-	-
Laval	368,000	361,250	355,000	3.7%	-	-
Brossard	406,000	405,250	402,000	1.0%	-	-
Longueuil	365,250	364,500	362,000	0.9%	-	-
Boucherville	422,500	437,500	428,000	-1.3%	-	-
<b>Québec</b>						
Mirabel	307,950	325,000	332,000	-7.2%	-	-
Saint-Jérôme	274,500	272,500	259,000	6.0%	-	-

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# Q U É B E C

## STANDARD TOWNHOUSE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Pierrefonds	307,250	304,500	285,000	7.8%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	469,700	471,500	476,500	-1.4%	-	-
Ville-Marie	508,000	509,000	540,750	-6.1%	-	-
Le Plateau Mont-Royal	651,800	649,000	605,250	7.7%	-	-
Rosemont/La Petite Patrie	409,350	404,500	396,000	3.4%	-	-
Laval	260,000	255,000	258,000	0.8%	-	-
Brossard	255,000	257,250	265,000	-3.8%	-	-
Longueuil	232,000	234,750	238,750	-2.8%	-	-
Boucherville	274,375	274,000	277,750	-1.2%	-	-

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# Q U É B E C

## SENIOR EXECUTIVE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Beaconsfield	702,000	686,750	677,000	3.7%	-	-
Westmount	2,474,000	2,511,000	2,548,000	-2.9%	-	-
Ville-Marie	2,295,000	2,310,000	2,303,000	-0.3%	-	-
Laval	685,250	695,000	740,000	-7.4%	-	-
Brossard	664,500	659,000	600,000	10.8%	-	-
Longueuil	638,000	643,000	636,500	0.2%	-	-
Boucherville	905,000	900,000	817,500	10.7%	-	-

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# Q U É B E C

## STANDARD CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Pierrefonds	223,000	222,500	205,000	8.8%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	254,000	255,000	259,000	-1.9%	-	-
Ville-Marie	320,000	312,500	315,000	1.6%	-	-
Le Plateau Mont-Royal	318,000	318,000	325,000	-2.2%	-	-
Rosemont/La Petite Patrie	279,850	280,000	270,000	3.6%	-	-
Laval	197,000	198,000	199,900	-1.5%	-	-
Brossard	195,000	194,000	195,000	0.0%	-	-
Longueuil	182,500	180,000	174,000	4.9%	-	-
Boucherville	208,500	209,000	211,000	-1.2%	-	-
<b>Québec</b>						
Saint-Jérôme	140,000	139,000	143,500	-2.4%	-	-

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# Q U É B E C

## LUXURY CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Montréal Area</b>						
Westmount	760,000	747,500	740,000	2.7%	-	-
Notre-Dame-de-Grace/Côte-des-Neiges	581,000	555,000	550,000	5.6%	-	-
Ville-Marie	690,000	725,000	690,000	0.0%	-	-
Le Plateau Mont-Royal	554,000	554,000	550,000	0.7%	-	-
Rosemont/La Petite Patrie	458,500	460,500	460,500	-0.4%	-	-
Laval	398,000	410,500	442,500	-10.1%	-	-
Brossard	323,000	325,500	327,000	-1.2%	-	-
Longueuil	394,500	406,000	425,000	-7.2%	-	-

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# O N T A R I O

## DETACHED BUNGALOW

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Bloor West Village	710,000	705,000	685,000	3.6%	-	-
Etobicoke- Islington/ Kingsway	640,000	640,000	613,000	4.4%	-	-
- South Etobicoke	470,000	465,000	448,000	4.9%	-	-
Leaside	900,000	860,000	750,000	20.0%	-	-
Lawrence Park	1,180,000	906,214	906,214	30.2%	-	-
North Toronto	1,021,556	1,018,203	782,000	30.6%	-	-
High Park	800,000	799,000	770,000	3.9%	-	-
Markham	688,000	660,000	655,000	5.0%	-	-
Mississauga -Mead-Vale/Str-Vil	525,000	500,000	485,000	8.2%	3,900	2,000
- Mississauga	520,000	515,900	490,000	6.1%	5,050	2,100
Milton	448,000	442,000	428,704	4.5%	-	-
Oakville	520,000	512,000	490,000	6.1%	-	-
Richmond Hill	725,000	720,000	650,000	11.5%	-	-
Scarborough - Agincourt	545,000	535,000	507,500	7.4%	2,750	1,700
- Central	475,000	470,000	440,000	8.0%	2,600	1,750
- West Hill	550,000	540,000	510,000	7.8%	2,800	1,700
Woodbridge	443,000	442,000	442,000	0.2%	-	-
Burlington	450,000	459,000	442,000	1.8%	3,500	1,950
Brampton	484,500	476,000	466,000	4.0%	-	-

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



# O N T A R I O

## DETACHED BUNGALOW

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Hamilton						
- Mountain	291,107	273,953	262,008	11%	3,028	-
- West	313,340	325,200	311,727	0.5%	3,488	-
- East	222,426	220,824	205,184	8.4%	2,450	-
- Centre	167,794	157,659	158,045	6.2%	1,769	-
London	265,700	261,100	256,200	3.7%	-	-
Ottawa	630,000	630,000	623,000	1.1%	7,000	3,300
- Eastern	332,000	332,000	326,000	1.8%	4,450	2,000
- Kanata	386,250	376,543	375,000	3.0%	-	-
- Orleans	335,000	335,000	330,000	1.5%	4,450	1,800
- Southern	340,000	340,000	332,000	2.4%	4,450	2,000
- Western	405,000	405,000	390,000	3.8%	-	-
Windsor	182,800	180,000	177,500	3.0%	3,100	1,100
Barrie	315,000	310,000	300,000	5.0%	3,400	1,550
Brantford	260,000	250,000	223,000	16.6%	4,227	1,300
Dundas	397,450	404,335	356,446	11.5%	3,990	-
Stoney Creek	331,224	339,070	315,990	4.8%	3,362	-
Ancaster	459,512	448,805	437,967	4.9%	4,661	-
Georgetown-Halton Hills	428,000	421,500	406,250	5.4%	3,182	1,700
Orangeville	-	340,459	346,567	-	-	-
Belleville	181,000	183,000	185,000	-2.2%	-	-
Cobourg	228,000	230,000	215,000	6.0%	-	-
Trenton	170,000	172,000	170,000	0.0%	-	-

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



# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

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

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**O N T A R I O**

**EXECUTIVE DETACHED TWO-STOREY**

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	342,800	336,200	334,800	2.4%	-	-
Ottawa	640,000	636,000	644,000	-0.6%	7,000	3,500
- Eastern	386,000	386,000	393,000	-1.8%	4,700	2,200
- Kanata	456,075	450,000	460,000	-0.9%	-	-
- Orleans	424,000	424,000	427,000	-0.7%	5,750	2,100
- Southern	440,000	428,000	424,000	3.8%	5,750	2,000
- Western	520,000	512,500	495,000	5.1%	-	-
Windsor	270,000	269,000	266,340	1.4%	4,800	1,450
Barrie	365,000	360,000	300,000	5.0%	3,800	1,700
Brantford	385,000	375,000	339,000	13.6%	6,260	1,550
Georgetown-Halton Hills	575,000	551,750	530,215	8.4%	4,199	1,800
Orangeville	411,100	434,803	487,86	-15.6%	-	-
Belleville	268,000	265,000	265,000	1.1%	-	-
Cobourg	300,000	290,000	290,000	3.4%	-	-
Trenton	245,000	240,000	250,000	-2.0%	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

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

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Hamilton						
- Mountain	407,818	398,312	373,702	9.1%	4,554	-
- West	404,056	353,237	350,783	15.2%	3,831	-
- East	289,877	284,375	285,340	1.6%	3,203	1,400
- Centre	197,745	169,231	169,852	16.4%	1,992	1,163
London	270,100	268,100	263,200	2.6%	-	-
Ottawa	560,000	545,000	545,000	2.8%	6,375	2,900
- Eastern	330,000	330,000	337,000	-2.1%	4,550	1,800
- Kanata	387,582	384,000	388,000	-0.1%	-	-
- Orleans	345,000	350,000	356,000	-3.1%	4,750	1,800
- Southern	370,000	361,000	358,000	3.4%	4,500	1,700
- Western	445,000	437,500	425,000	4.7%	-	-
Windsor	134,500	132,125	131,350	2.4%	2,350	875
Barrie	305,000	300,000	290,000	5.2%	3,200	1,600
Brantford	277,000	267,000	225,000	23.1%	4,504	1,400
Dundas	542,004	527,856	495,680	9.6%	5,038	1,823
Stoney Creek	455,737	455,535	421,211	8.2%	4,448	1,842
Ancaster	573,529	587,481	540,420	6.1%	5,986	-
Georgetown-Halton Hills	459,950	450,000	415,000	10.8%	3,171	1,500
Orangeville	-	384,988	330,675	-	-	-
Belleville	205,000	200,000	200,000	2.5%	-	-
Cobourg	235,000	240,000	240,000	-2.1%	-	-
Trenton	180,000	185,000	195,000	-7.7%	-	-

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**O N T A R I O**

**STANDARD TOWNHOUSE**

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

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# O N T A R I O

## STANDARD TOWNHOUSE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	186,500	184,200	176,900	5.4%	-	-
Ottawa	360,000	350,000	352,000	2.3%	4,450	1,600
- Eastern	250,000	255,000	255,000	-2.0%	3,600	1,600
- Kanata	309,072	311,000	310,000	-0.3%	-	-
- Orleans	255,000	268,000	268,000	-4.9%	4,050	1,400
- Southern	275,000	278,000	277,000	-0.7%	4,500	1,650
- Western	407,500	395,000	385,000	5.8%	-	-
Windsor	160,500	154,000	147,500	8.8%	2,700	850
Barrie	225,000	225,000	210,000	7.1%	2,450	1,350
Brantford	229,000	223,000	197,500	15.9%	3,723	1,150
Georgetown-Halton Hills	358,000	350,000	323,125	10.8%	2,400	1,400
Orangeville	242,900	238,700	278,950	-12.9%	-	-
Belleville	135,000	135,000	135,000	0.0%	-	-
Trenton	120,000	120,000	120,000	0.0%	-	-

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# O N T A R I O

## SENIOR EXECUTIVE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area and GTA</b>						
Beach District	1,650,000	1,490,000	1,437,000	14.8%	-	-
Cabbagetown	1,000,000	970,000	900,000	11.1%	-	-
Etobicoke - Islington/ Kingsway	1,150,000	1,130,000	1,125,000	2.2%	-	-
Leaside	2,000,000	1,850,000	1,800,000	11.1%	-	-
Midtown Toronto	2,270,000	2,270,000	2,270,000	0.0%	-	-
Moore Park	2,600,000	2,600,000	2,600,000	0.0%	-	-
Lawrence Park	2,164,000	2,450,000	2,428,000	-10.9%	-	-
North Toronto	2,128,000	2,078,000	2,257,500	-5.7%	-	-
Forest Hill	2,200,000	2,190,750	2,340,638	-6.0%	-	-
Riverdale	1,100,000	1,000,000	900,000	22.2%	-	-
Markham	889,000	889,000	820,000	8.4%	-	-
Mississauga -Mead-Vale/Str-Vil	690,000	685,000	660,000	4.5%	5,000	3,200
- Mississauga	790,000	787,500	750,000	5.3%	7,150	4,300
Milton	467,000	460,000	441,862	5.7%	-	-
Oakville	975,000	975,000	900,000	8.3%	7,300	5,200
Scarborough - Agincourt	675,000	667,500	635,000	6.3%	3,800	2,500
- Central	676,500	664,000	635,000	6.5%	4,000	2,700
- West Hill	845,000	825,000	790,000	7.0%	4,300	2,800
Woodbridge	472,000	472,000	472,000	0.0%	-	-
Burlington	960,000	902,500	780,000	23.1%	6,500	2,200

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**O N T A R I O**

**SENIOR EXECUTIVE**

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	494,500	491,000	476,600	3.8%		
Ottawa	875,000	857,000	867,000	0.9%	8,700	3,900
- Eastern	535,000	535,000	535,000	0.0%	6,000	2,600
- Kanata	585,800	580,000	570,000	2.8%	-	-
- Orleans	556,000	556,000	555,000	0.2%	7,600	2,600
- Southern	575,000	562,000	557,000	3.2%	6,500	2,500
- Western	572,500	575,000	560,000	2.2%	-	-
- Rockcliffe Park	2,385,000	2,580,000	2,650,000	-10.0%	24,900	9,000
Windsor	468,000	461,600	459,960	1.7%	8,150	2,000
Barrie	555,000	544,000	500,000	11.0%	5,800	2,000
Brantford	422,000	412,000	362,000	16.6%	7,056	1,850
Georgetown-Halton Hills	658,500	658,000	631,785	4.2%	4,718	2,300
Orangeville	570,000	617,833	612,786	-7.0%	-	-
Belleville	385,000	400,000	400,000	-3.8%	-	-
Trenton	365,000	365,000	365,000	0.0%	-	-

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



# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

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

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# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	160,200	158,900	149,800	6.9%	-	-
Ottawa	350,000	345,000	346,000	1.2%	4,375	1,500
- Eastern	205,000	210,000	212,000	-3.3%	3,250	1,400
- Kanata	231,290	229,000	230,000	0.6%	-	-
- Orleans	220,000	223,000	224,000	-1.8%	3,450	1,300
- Southern	230,000	228,000	227,000	1.3%	3,450	1,300
- Western	312,500	310,000	315,000	-0.8%	-	-
Windsor	143,600	139,830	138,125	4.0%	2,450	850
Barrie	284,000	280,000	280,000	1.4%	3,200	1,500
Brantford	158,000	156,000	153,500	2.9%	2,569	1,000
Georgetown-Halton Hills	275,000	275,000	272,750	0.8%	2,207	1,350
Orangeville	235,000	239,400	249,900	-6.0%	-	-
Belleville	127,000	125,000	125,000	1.6%	-	-

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



# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

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

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



# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
London	282,600	280,500	266,100	6.2%	-	-
Ottawa	500,000	492,000	490,000	2.0%	5,300	2,900
- Kanata	285,642	275,000	277,000	3.1%	-	-
- Southern	520,000	516,000	512,000	1.6%	6,100	2,300
- Western	475,500	470,000	485,000	-2.0%	-	-
- Rockcliffe Park	977,500	1,175,000	1,150,000	-15.0%	13,800	8,000
Windsor	312,500	312,500	289,830	7.8%	5,625	1,700
Barrie	425,000	420,000	430,000	-1.2%	4,700	2,300
Georgetown-Halton Hills	325,000	323,000	292,000	11.3%	2,600	1,500
Orangeville	345,000	399,900	371,567	-7.1%	-	-
Belleville	240,000	240,000	240,000	0.0%	-	-
Cobourg	297,000	300,000	300,000	-1.0%	-	-

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



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

## MANITOBA & SASKATCHEWAN

### DETACHED BUNGALOW

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	306,579	307,160	306,258	0.1%	-	-
River Heights	310,713	314,853	309,988	0.2%	-	-
Southdale	297,520	301,339	301,083	-1.2%	-	-
Westwood	291,388	293,219	291,625	-0.1%	-	-
North West	293,767	301,243	285,533	2.9%	-	-
North East	295,824	299,307	286,615	3.2%	-	-
South St. Vital	311,606	318,523	318,215	-2.1%	-	-
Ft. Richmond	324,500	334,007	330,764	-1.9%	-	-
Lindenwoods	435,200	435,200	429,600	1.3%	-	-
Maples	287,589	292,011	288,303	-0.2%	-	-
St James - Assiniboia	295,857	300,372	290,483	1.9%	-	-
<b>Saskatchewan Area</b>						
Regina - North	305,000	296,500	320,000	-4.7%	-	-
- South	315,000	318,000	343,000	-8.2%	-	-
Saskatoon - North	351,000	370,000	369,000	-4.9%	-	-
- West	333,000	345,000	335,000	-0.6%	-	-
- East End	372,000	400,000	395,000	-5.8%	-	-
- East Central	380,000	360,000	370,000	2.7%	-	-

\*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**

**EXECUTIVE DETACHED TWO-STOREY**

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	480,750	472,200	462,500	3.9%	-	-
River Heights	436,711	436,267	423,200	3.2%	-	-
Southdale	381,333	399,000	387,467	-1.6%	-	-
Westwood	375,000	399,975	373,750	0.3%	-	-
North West	416,898	423,000	409,196	1.9%	-	-
North East	392,545	397,333	391,125	0.4%	-	-
South St. Vital	426,533	432,100	424,311	0.5%	-	-
Ft. Richmond	436,250	432,287	454,250	-4.0%	-	-
Tuxedo	671,000	650,000	504,450	33.0%	-	-
Lindenwoods	494,000	494,080	485,500	1.8%	-	-
Maples	329,282	331,000	322,200	2.2%	-	-
St James - Assiniboia	374,000	374,000	377,500	-0.9%	-	-
<b>Saskatchewan Area</b>						
Regina - North	505,000	470,000	520,000	-2.9%	-	-
- South	495,000	496,000	520,000	-4.8%	-	-
Saskatoon - North	466,000	499,000	480,000	-2.9%	-	-
- East End	556,000	530,000	571,000	-2.6%	-	-
- East Central	533,000	525,000	500,000	6.6%	-	-

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



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

## STANDARD TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	360,000	367,600	365,000	-1.4%	-	-
River Heights	339,575	337,510	336,425	0.9%	-	-
Southdale	334,500	342,500	334,767	-0.1%	-	-
Westwood	316,529	323,006	293,000	8.0%	-	-
North West	316,000	316,367	312,250	1.2%	-	-
North East	299,967	295,000	305,000	-1.7%	-	-
South St. Vital	349,056	358,360	365,489	-4.5%	-	-
Ft. Richmond	375,000	394,557	320,900	16.9%	-	-
St James - Assiniboia	292,590	295,000	287,583	1.7%	-	-
<b>Saskatchewan Area</b>						
Regina – North	310,000	291,000	335,000	-7.5%	-	-
- South	380,000	401,900	405,500	-6.3%	-	-
Saskatoon – North	400,000	404,000	384,000	4.2%	-	-
- West	372,000	378,000	350,000	6.3%	-	-
- East End	420,000	429,000	400,000	5.0%	-	-
- East Central	415,000	422,000	383,000	8.4%	-	-

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

**STANDARD TOWNHOUSE**

	Price Oct – Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	206,100	217,710	201,000	2.5%	-	-
Southdale	207,000	206,611	224,200	-7.7%	-	-
Westwood	222,500	212,700	215,000	3.5%	-	-
North West	212,667	227,000	215,000	-1.1%	-	-
North East	210,190	207,168	209,736	0.2%	-	-
South St. Vital	220,000	230,625	224,517	-2.0%	-	-
Maples	227,500	222,000	228,756	-0.5%	-	-
St James – Assiniboia	241,000	215,000	215,000	12.1%	-	-
<b>Saskatchewan Area</b>						
Regina - North	270,000	270,000	270,000	0.0%	-	-
- South	294,000	296,000	319,000	-7.8%	-	-
Saskatoon - North	250,000	258,000	260,000	-3.8%	-	-
- East End	251,000	264,000	260,000	-3.5%	-	-

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

**SENIOR EXECUTIVE**

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Saskatchewan Area</b>						
Regina - North	663,000	690,000	630,000	5.2%	-	-
- South	720,000	805,000	750,000	-4.0%	-	-
Saskatoon - North	645,000	630,000	680,000	-5.1%	-	-
- East End	768,000	760,000	825,000	-6.9%	-	-

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

## STANDARD CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	189,144	183,813	189,520	-0.2%	-	-
River Heights	187,000	204,798	213,143	-12.3%	-	-
Westwood	194,312	195,200	215,000	-9.6%	-	-
North West	225,000	230,000	220,308	2.1%	-	-
North East	209,000	209,614	206,364	1.3%	-	-
South St. Vital	255,759	235,026	214,611	19.2%	-	-
Ft. Richmond	193,750	201,121	197,886	-2.1%	-	-
St James - Assiniboia	198,000	199,750	209,720	-5.6%	-	-
<b>Saskatchewan Area</b>						
Regina - North	210,000	210,000	192,000	9.4%	-	-
- South	237,000	237,700	232,000	2.2%	-	-
Saskatoon - North	270,000	255,000	255,000	5.9%	-	-
- East End	280,000	271,000	259,000	8.1%	-	-
- East Central	276,000	245,000	280,000	-1.4%	-	-

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

**LUXURY CONDOMINIUM APARTMENT**

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
North East	305,000	306,667	305,000	0.0%	-	-
Ft. Richmond	375,000	375,600	375,833	-0.2%	-	-
<b>Saskatchewan Area</b>						
Regina - North	335,000	331,000	340,000	-1.5%	-	-
- South	396,000	407,000	403,000	-1.7%	-	-
Saskatoon – East End	375,000	375,000	345,000	8.7%	-	-
- East Central	423,000	390,000	390,000	8.5%	-	-

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



# ALBERTA

## DETACHED BUNGALOW

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	442,000	439,400	401,800	10.0%	-	-
North East	383,300	379,100	341,800	12.1%	-	-
North Inner City	580,500	559,500	526,500	10.3%	-	-
North West	490,300	483,500	429,100	14.3%	-	-
South	426,800	436,800	416,300	2.5%	-	-
South East	474,600	487,500	446,700	6.2%	-	-
South Inner City	623,500	620,500	559,300	11.5%	-	-
South West	483,000	468,400	457,200	5.6%	-	-
West	703,000	767,900	643,000	9.3%	-	-
<b>Edmonton Area</b>						
Castledowns	350,000	340,000	295,000	18.6%	-	-
Clareview	320,000	310,000	260,000	23.1%	-	-
Riverbend/ Terwilligar	442,975	450,556	473,333	-6.4%	3,222	-
Sherwood Park	380,000	374,325	350,000	8.6%	2,657	1,650
South East	401,501	401,153	373,187	10.0%	2,839	-
West End	424,360	418,386	367,294	15.5%	2,911	-
Millwoods	356,411	361,927	344,417	3.5%	2,568	-
Downtown	305,200	308,385	277,455	10.0%	2,162	-
<b>Alberta</b>						
Leduc	337,057	366,738	386,224	-12.7%	2,880	-
Spruce Grove	357,199	376,014	357,823	-0.2%	2,781	-
St. Albert	355,000	345,000	284,000	25.0%	-	-
Fort McMurray	615,000	617,000	-	-	2,100	2,500
Fort Saskatchewan	340,000	330,000	320,000	6.2%	1,995	1,800
Stony Plain	354,600	360,924	347,221	2.1%	2,227	-

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



# ALBERTA

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	541,500	530,300	496,100	9.2%	-	-
North East	504,000	501,000	445,800	13.1%	-	-
North Inner City	897,000	823,700	759,200	18.2%	-	-
North West	595,700	571,700	526,000	13.3%	-	-
South	533,800	529,200	490,000	8.9%	-	-
South East	650,200	594,400	563,300	15.4%	-	-
South Inner City	823,500	872,500	811,900	1.4%	-	-
South West	540,300	578,700	532,500	1.5%	-	-
West	645,600	667,500	600,600	7.5%	-	-
<b>Edmonton Area</b>						
Castledowns	460,000	450,000	400,000	15.0%	-	-
Clareview	435,000	425,000	375,000	16.0%	-	-
Riverbend/ Terwilligar	560,354	568,726	548,559	2.2%	3,115	-
Sherwood Park	480,000	469,752	460,000	4.3%	3,843	2,000
South East	528,425	523,770	-	-	3,098	-
West End	537,357	532,158	485,385	15.5%	3,395	-
Millwoods	469,957	453,195	448,982	4.7%	2,896	-
<b>Alberta</b>						
Leduc	465,524	488,658	447,855	3.9%	2,643	-
Spruce Grove	500,108	497,038	557,398	-10.3%	2,848	-
St. Albert	435,000	425,000	335,000	29.9%	-	-
Fort McMurray	850,000	855,000	-	-	3,600	4,000
Fort Saskatchewan	435,000	435,000	430,000	1.2%	2,750	2,000
Stony Plain	429,355	440,600	548,641	-21.7%	1,770	-

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# A L B E R T A

## STANDARD TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	444,000	439,200	409,800	8.3%	-	-
North East	413,200	417,500	364,600	13.3%	-	-
North Inner City	599,000	621,900	627,400	-4.5%	-	-
North West	468,750	461,800	433,800	8.1%	-	-
South	432,900	463,800	408,600	5.9%	-	-
South East	433,450	439,400	398,900	8.7%	-	-
South Inner City	699,380	693,000	626,000	11.7%	-	-
South West	465,500	428,100	408,700	13.9%	-	-
West	546,700	533,600	472,000	15.8%	-	-
<b>Edmonton Area</b>						
Castledowns	380,000	370,000	329,000	15.5%	-	-
Clareview	395,000	385,000	350,000	12.9%	-	-
Riverbend/ Terwilligar	423,179	431,902	392,081	7.9%	2,544	-
Sherwood Park	390,000	380,000	380,000	2.6%	3,182	1,650
South East	406,707	424,623	424,623	-12.8%	2,466	-
West End	400,214	380,013	348,125	15.0%	2,271	-
Millwoods	380,188	382,038	359,543	5.7%	2,192	-
Downtown	259,169	379,087	342,129	-24.2%	1,776	-
<b>Alberta</b>						
Leduc	350,515	332,756	377,513	-7.2%	2,581	-
Spruce Grove	342,190	344,100	385,377	-11.2%	2,355	-
St. Albert	410,000	400,000	335,000	22.4%	-	-
Fort McMurray	730,000	729,000	-	-	2,600	3,300
Fort Saskatchewan	365,000	372,833	365,000	0.0%	1,995	1,800

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



# A L B E R T A

## STANDARD TOWNHOUSE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	334,300	336,500	310,800	7.6%	-	-
North East	321,500	316,200	262,100	22.7%	-	-
North Inner City	525,000	521,400	468,300	12.1%	-	-
North West	347,100	344,700	323,500	7.3%	-	-
South	310,300	316,400	293,000	5.9%	-	-
South East	335,200	337,900	303,100	10.6%	-	-
South Inner City	657,900	530,200	538,000	22.3%	-	-
South West	342,400	343,100	332,900	2.9%	-	-
West	449,800	453,200	405,200	11.0%	-	-
<b>Edmonton Area</b>						
Castledowns	250,000	240,000	198,000	26.3%	-	-
Clareview	230,000	220,000	170,000	35.3%	-	-
Riverbend/ Terwilligar	304,090	295,807	314,854	-3.4%	1,980	-
Sherwood Park	260,000	251,450	245,000	6.1%	1,650	1,300
South East	307,087	306,254	-	-	1,656	-
West End	247,293	255,377	219,515	12.7%	1,809	-
Millwoods	242,303	238,949	229,413	5.6%	1,726	-
<b>Alberta</b>						
Leduc	270,991	264,990	284,346	-4.7%	2,182	-
Spruce Grove	241,800	257,973	237,222	1.9%	1,800	-
St. Albert	285,000	275,000	200,000	42.5%	-	-
Fort McMurray	464,000	460,000	-	-	1,650	2,400
Fort Saskatchewan	220,000	220,000	215,000	2.3%	1,260	1,300
Stony Plain	278,710	298,763	234,199	19.0%	-	-

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



# ALBERTA

## SENIOR EXECUTIVE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	633,500	618,800	618,600	2.4%	-	-
North East	565,600	562,300	486,400	16.3%	-	-
North Inner City	1,450,400	1,173,000	1,182,700	22.6%	-	-
North West	868,500	836,300	759,600	14.3%	-	-
South	621,900	661,400	621,800	0.0%	-	-
South East	721,900	784,800	766,600	-5.8%	-	-
South Inner City	1,450,400	1,585,600	1,577,800	-8.1%	-	-
South West	800,700	819,700	707,000	13.3%	-	-
West	856,400	889,700	886,600	-3.4%	-	-
<b>Edmonton Area</b>						
Castledowns	510,000	500,000	428,000	19.2%	-	-
Riverbend/ Terwilligar	962,115	894,902	926,506	3.8%	6,294	-
Sherwood Park	700,000	700,000	700,000	0.0%	5,707	3,000
South East	680,929	790,800	-	-	3,920	-
West End	977,803	1,037,768	704,107	38.9%	6,905	-
Millwoods	608,000	550,500	-	-	-	-
<b>Alberta</b>						
St. Albert	510,000	500,000	427,000	19.4%	-	-
Fort McMurray	999,999	999,999	-	-	4,500	5,500
Fort Saskatchewan	555,000	555,000	555,000	0.0%	4,725	2,500

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# ALBERTA

## STANDARD CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	281,300	279,000	251,900	11.7%	-	-
North East	239,400	234,000	206,300	16.0%	-	-
North Inner City	309,600	330,900	299,700	3.3%	-	-
North West	289,600	280,900	262,700	10.2%	-	-
South	278,700	272,200	398,700	-30.1%	-	-
South East	281,300	278,800	264,400	6.4%	-	-
South Inner City	394,000	400,900	345,900	13.9%	-	-
South West	447,000	253,100	252,700	76.9%	-	-
West	283,900	317,600	288,900	-1.7%	-	-
<b>Edmonton Area</b>						
Castledowns	220,000	210,000	192,000	14.6%	-	-
Clareview	210,000	200,000	165,000	27.3%	-	-
Riverbend/ Terwilligar	258,811	267,996	237,311	9.1%	1,806	-
Sherwood Park	315,000	304,500	300,000	5.0%	2,347	1,500
South East	251,330	247,670	273,286	-8.0%	1,737	-
West End	216,042	222,265	207,057	4.3%	1,530	-
Millwoods	221,654	213,529	175,558	26.3%	1,516	-
Downtown	285,044	291,245	283,018	0.7%	1,954	-
<b>Alberta</b>						
Leduc	233,693	215,967	182,369	28.1%	1,897	-
Spruce Grove	205,767	210,799	204,211	0.8%	1,433	-
St. Albert	235,000	225,000	170,000	38.2%	-	-
Fort McMurray	365,000	356,000	-	-	1,400	2,000
Fort Saskatchewan	210,000	210,000	200,000	5.0%	1,134	1,300
Stony Plain	175,000	170,500	204,334	-14.4%	-	-

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# ALBERTA

## LUXURY CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	367,600	371,100	349,000	5.3%	-	-
North East	238,200	232,900	209,000	14.0%	-	-
North Inner City	491,300	454,600	439,000	11.9%	-	-
North West	451,800	433,000	414,700	8.9%	-	-
South	514,000	436,700	255,500	101.2%	-	-
South East	595,300	604,300	579,800	2.7%	-	-
South Inner City	548,100	592,700	551,800	-0.7%	-	-
South West	332,100	335,500	314,500	5.6%	-	-
West	429,200	395,000	357,300	20.1%	-	-
<b>Edmonton Area</b>						
Castledowns	260,000	250,000	209,000	24.4%	-	-
Riverbend/ Terwilligar	378,472	409,488	327,900	15.4%	2,542	-
Sherwood Park	360,000	360,000	335,000	7.5%	2,604	1,700
South East	381,250	346,036	359,200	6.1%	2,866	-
West End	305,625	271,857	294,125	3.9%	2,315	-
Downtown	536,123	543,325	400,868	33.7%	3,154	-
<b>Alberta</b>						
St. Albert	335,000	325,000	255,000	31.4%	-	-
Fort McMurray	480,000	480,000	-	-	1,800	2,500

\*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 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	910,000	900,000	840,000	8.3%	-	-
Vancouver East	818,568	810,037	775,200	5.6%	-	-
Vancouver West	1,450,000	1,450,000	1,350,000	7.4%	-	-
West Vancouver	1,320,000	1,380,000	1,220,000	8.2%	-	-
Richmond	965,000	965,000	830,000	16.3%	-	-
Surrey	500,000	490,000	475,000	5.3%	3,300	1,700
White Rock/South Surrey	695,000	675,000	619,000	12.3%	3,800	2,400
North Delta	525,000	510,000	486,000	8.0%	3,600	1,600
<b>British Columbia</b>						
Kelowna	375,000	370,000	360,000	4.2%	2,500	1,550
Sunshine Coast	330,000	350,000	320,000	3.1%	-	-
Victoria	470,580	468,000	460,000	2.3%	-	-

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# BRITISH COLUMBIA

## EXECUTIVE DETACHED TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	1,050,000	1,080,000	970,000	8.2%	-	-
Vancouver East	1,009,640	999,118	956,760	5.5%	-	-
Vancouver West	1,950,000	1,950,000	1,850,000	5.4%	-	-
West Vancouver	1,630,000	1,600,000	1,500,000	8.7%	-	-
Richmond	1,026,000	975,000	830,000	23.6%	-	-
Surrey	520,000	517,000	515,000	1.0%	3,400	1,750
White Rock/South Surrey	685,000	695,000	633,000	8.2%	4,000	2,500
North Delta	538,000	540,000	527,000	2.1%	3,800	1,600
<b>British Columbia</b>						
Kelowna	465,000	465,000	460,000	1.1%	3,100	1,700
Sunshine Coast	440,000	450,000	420,000	4.8%	-	-
Victoria	571,200	588,000	560,000	2.0%	-	-

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# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	950,000	920,000	880,000	8.0%	-	-
Vancouver East	872,728	863,634	826,200	5.6%	-	-
Vancouver West	1,650,000	1,650,000	1,550,000	6.5%	-	-
West Vancouver	1,460,000	1,450,000	1,350,000	8.1%	-	-
Richmond	891,000	880,000	800,000	11.4%	-	-
Surrey	450,000	410,000	416,000	8.2%	2,600	1,500
White Rock/South Surrey	595,000	595,000	560,000	6.2%	3,500	2,100
North Delta	475,000	470,000	449,000	5.8	3,800	1,700
<b>British Columbia</b>						
Sunshine Coast	400,000	410,000	380,000	5.3%	-	-
Victoria	474,575	477,000	463,000	2.5%	-	-

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# BRITISH COLUMBIA

## STANDARD TOWNHOUSE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	700,000	700,000	680,000	2.9%	-	-
Vancouver East	643,365	648,787	590,000	9.0%	-	-
Vancouver West	975,000	975,000	925,000	5.4%	-	-
West Vancouver	840,000	840,000	780,000	7.7%	-	-
Richmond	425,000	425,000	400,000	6.2%	-	-
Surrey	290,000	285,000	283,000	2.5%	2,000	1,300
White Rock/South Surrey	332,000	338,000	334,000	-0.6%	2,200	1,700
North Delta	310,000	315,000	299,000	3.7%	2,100	1,600
<b>British Columbia</b>						
Kelowna	305,000	300,000	290,000	5.2%	2,400	1,200
Sunshine Coast	290,000	300,000	280,000	3.6%	-	-
Victoria	367,920	365,000	360,000	2.2%	-	-

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# BRITISH COLUMBIA

## SENIOR EXECUTIVE

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	1,260,000	1,260,000	1,160,000	8.6%	-	-
Vancouver East	1,253,851	1,240,786	1,187,000	5.6%	-	-
Vancouver West	3,100,000	3,100,000	2,900,000	6.9%	-	-
West Vancouver	1,800,000	1,950,000	1,680,000	7.1%	-	-
Richmond	1,586,000	1,580,000	1,250,000	26.9%	-	-
Surrey	679,000	665,000	651,000	4.3%	4,800	2,600
White Rock/South Surrey	940,000	905,000	885,000	6.2%	5,500	3,800
North Delta	705,000	680,000	665,000	6.0%	4,900	2,600
<b>British Columbia</b>						
Kelowna	600,000	600,000	600,000	0.0%	3,500	2,100
Sunshine Coast	610,000	620,000	580,000	5.2%	-	-
Victoria	763,767	775,000	751,000	1.7%	-	-

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# BRITISH COLUMBIA

## STANDARD CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	355,000	355,000	345,000	2.9%	-	-
Vancouver East	399,599	394,474	400,000	-0.1%	-	-
Vancouver West	750,000	750,000	725,000	3.4%	-	-
West Vancouver	540,000	512,000	500,000	8.0%	-	-
Richmond	350,000	350,000	320,000	9.4%	-	-
Surrey	188,000	180,000	184,000	2.2%	1,500	900
White Rock/South Surrey	227,000	220,000	210,000	8.1%	1,800	1,150
North Delta	159,000	145,000	147,000	8.2%	1,450	1,000
<b>British Columbia</b>						
Kelowna	195,000	185,000	185,000	5.4%	1,350	1,000
Sunshine Coast	230,000	230,000	220,000	4.5%	-	-
Victoria	258,213	270,000	249,000	3.7%	-	-

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# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price Oct - Dec 2014	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Vancouver	495,000	495,000	482,000	2.7%	-	-
Vancouver East	629,369	621,297	630,000	-0.1%	-	-
Vancouver West	1,175,000	1,177,000	1,150,000	2.2%	-	-
West Vancouver	950,000	976,000	880,000	8.0%	-	-
Richmond	460,000	470,000	415,000	10.8%	-	-
Surrey	320,000	312,000	310,000	3.2%	1,700	1,400
White Rock/South Surrey	525,000	515,000	510,000	2.9%	3,400	1,900
North Delta	239,000	225,000	239,000	0.0%	1,700	1,300
<b>British Columbia</b>						
Kelowna	415,000	415,000	420,000	-1.2%	3,150	1,650
Sunshine Coast	260,000	270,000	250,000	4.0%	-	-
Victoria	515,095	512,000	504,500	2.1%	-	-

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