

SECOND QUARTER 2011

ISSUE NO. 56

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.

TABLE OF CONTENTS

Glossary of Housing Types

Atlantic Provinces	4
Québec	11
Ontario	18
Prairie Provinces	32
Alberta	39
British Columbia	46

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

THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

Fair Market Value

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

Housing Types

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

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

Property Location

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

Mortgage Financing

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

Limitation

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

Contact Us

Royal LePage Real Estate Services
39 Wynford Drive, Don Mills, Ontario M3C 3K5
Fax: (416) 510-5856 Email: communications@royallepage.ca
Internet: www.royallepage.ca

GLOSSARY OF HOUSING TYPES



1

1. DETACHED BUNGALOW

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



2

2. EXECUTIVE DETACHED TWO-STOREY

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



3

3. STANDARD TWO-STOREY

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



4

4. STANDARD TOWNHOUSE

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



5

5. SENIOR EXECUTIVE

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



6 & 7

6. STANDARD CONDOMINIUM APARTMENT

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

7. LUXURY CONDOMINIUM APARTMENT

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

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	324,500	322,000	271,000	-1.7	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	200,000	200,000	200,000	0.0	-	-
- Eastern Passage	200,000	190,000	198,000	-16.8	-	-
- Woodlawn/ Montebello	252,000	243,000	249,000	1.2	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	305,000	300,000	299,000	2.0	-	-
- North End	240,000	239,500	220,000	9.1	-	-
- West	254,000	255,000	232,000	9.7	-	-
Prince Edward Island						
Summerside	145,000	147,500	132,000	9.8	2,500	1,200
Charlottetown	165,000	163,000	162,000	1.9	-	-
New Brunswick						
Fredericton	201,000	192,000	182,000	10.4	3,018	800
Moncton	157,500	150,000	150,760	4.5	-	-
Saint John (Rothesay)	195,900	178,000	195,000	0.5	-	-
Newfoundland						
St. John's						
- East End	234,000	228,000	235,000	-0.4	1,400	1,200
- Mount Pearl	271,000	263,200	250,000	8.4	2,100	1,500
- West	231,000	225,180	230,000	0.4	1,800	1,400

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



ATLANTIC PROVINCES

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	334,000	328,000	330,000	1.2	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	279,000	277,000	265,000	5.3	-	-
- Eastern Passage	265,000	255,000	240,500	10.2	-	-
- Lawrence Twn	275,000	270,000	260,000	5.8	-	-
- Woodlawn/ Montebello	268,000	260,000	280,000	-4.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	360,000	350,000	335,000	7.5	-	-
- West	335,000	331,000	320,000	4.7	-	-
Prince Edward Island						
Summerside	225,000	231,000	222,000	1.4	4,000	1,800
Charlottetown	250,000	250,000	248,000	0.8	-	-
New Brunswick						
Fredericton	278,000	275,000	265,000	4.9	4,003	1,500
Newfoundland						
St. John's						
- East End	403,000	392,106	380,000	6.1	3,000	2,500
- Mount Pearl	354,000	354,000	360,000	-1.7	3,000	2,000
- West	377,000	366,750	370,000	1.9	3,000	2,200

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



ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	271,000	259,900	257,000	5.4	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,000	222,000	218,900	7.4	-	-
- Eastern Passage	227,000	225,000	183,500	23.7	-	-
- Lawrence Twn	219,900	210,000	200,000	10.0	-	-
- Woodlawn/ Montebello	235,000	235,000	215,000	9.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	305,000	305,000	291,500	4.6	-	-
- North End	275,000	269,000	252,000	9.1	-	-
- West	325,000	320,000	318,000	2.2	-	-
Prince Edward Island						
Summerside	195,000	200,000	184,000	6.0	3,500	1,500
Charlottetown	197,000	195,000	196,000	0.5	-	-
New Brunswick						
Fredericton	208,000	205,000	205,000	1.5	2,952	900
Moncton	137,500	131,000	139,300	-1.3	-	-
Saint John (Rothesay)	280,750	295,000	270,000	4.0	-	-
Newfoundland						
St. John's						
- East End	344,000	334,800	345,000	-0.3	2,500	2,200
- Mount Pearl	325,000	316,100	315,000	3.2	2,400	1,800
- West	341,000	331,980	330,000	3.3	2,800	2,000

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



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

STANDARD TOWNHOUSE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	239,000	235,000	252,000	-5.2	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	161,000	155,000	133,000	21.1	-	-
- Eastern Passage	251,000	250,000	237,000	5.9	-	-
- Woodlawn/ Montebello	242,500	241,000	226,000	7.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	243,000	239,500	228,000	6.6	-	-
- North End	285,000	285,000	282,000	1.1	-	-
- West	258,000	255,000	265,000	-2.6	-	-
Prince Edward Island						
Summerside	120,000	127,560	115,000	4.3	1,500	900
Charlottetown	124,000	122,000	120,000	3.3	-	-
New Brunswick						
Fredericton	167,000	165,000	160,000	4.4	2,404	900
Saint John (Rothesay)	153,250	151,000	149,900	2.2	-	-
Newfoundland						
St. John's						
- East End	168,000	163,500	165,000	1.8	1,300	1,000
- Mount Pearl	176,000	171,000	165,000	6.7	1,300	1,000
- West	171,000	166,700	168,000	1.8	1,300	1,000

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



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

SENIOR EXECUTIVE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	435,000	427,000	410,000	6.1	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	329,900	332,000	339,000	-2.7	-	-
- Woodlawn/ Montebello	365,000	360,000	352,000	3.7	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	465,000	450,000	443,000	5.0	-	-
West	350,000	335,000	337,000	3.9	-	-
Prince Edward Island						
Charlottetown	330,000	328,000	325,000	0.9	-	-
New Brunswick						
Fredericton	352,000	352,000	325,000	1.5	5,088	1,500
Moncton	271,400	265,000	258,900	4.8	-	-
Newfoundland						
St. John's						
- East End	519,000	503,980	500,000	3.8	4,000	3,500
- Mount Pearl	394,000	383,400	395,000	-0.3	3,300	2,500
- West	423,000	410,700	400,000	5.8	3,200	2,500

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



ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	217,000	215,000	208,000	4.3	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	145,000	140,000	139,000	4.3	-	-
- Woodlawn/ Montebello	205,000	202,000	173,000	18.5	-	-
Halifax						
- North End	180,000	180,000	155,000	16.1	-	-
- Clayton Park/ Fairmount/ Rockingham	205,000	203,000	185,500	10.8	-	-
Prince Edward Island						
Charlottetown	124,000	123,000	122,000	1.6	-	-
New Brunswick						
Fredericton	157,000	157,000	151,000	4.0	2,261	950
Saint John (Rothesay)	162,995	162,082	162,000	0.6	-	-
Newfoundland						
St. John's						
- East End	268,000	260,850	260,000	3.1	2,000	2,000
- Mount Pearl	262,000	255,300	255,000	2.7	2,000	2,000
- West	259,000	251,920	250,000	3.6	2,000	1,800

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



ATLANTIC PROVINCES

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	379,000	371,000	362,000	4.7	-	-
Prince Edward Island						
Charlottetown	320,000	315,000	320,000	0	-	-
New Brunswick						
Fredericton	180,000	180,000	183,000	-1.6	2,601	1,004
Newfoundland						
St. John's						
- East End	335,000	325,360	325,000	3.1	3,000	2,500
- Mount Pearl	264,000	257,240	260,000	1.5	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.



Q U É B E C

DETACHED BUNGALOW

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	170,000	165,000	165,000	3.0	2,700	1,000
Trois-Rivieres	135,000	139,414	146,384	-7.8	2,268	609
Memphrémagog	189,057	181,429	187,202	1.0		
Montréal Area						
Beaconsfield	293,000	292,500	269,000	8.9	-	-
Dorval	298,500	285,000	275,000	8.5	-	-
Pierrefonds	287,500	294,000	264,000	8.9	-	-
Laval	265,000	273,900	250,000	6.0	-	-
Brossard	255,000	250,000	254,750	0.1	-	-
Longueuil	260,000	239,000	244,000	6.6	-	-
Boucherville	299,000	300,000	265,000	12.8	-	-
Québec City Area						
Beauport	220,000	229,500	216,500	1.6	-	-
Cap-Rouge	292,250	268,500	251,000	16.4	-	-
Charlesbourg	224,000	221,000	227,000	-1.3	-	-
Neufchatel	222,500	227,000	224,000	-0.7	-	-
Québec (Haute-Ville)	324,000	324,000	309,000	4.9	-	-
Rive-Sud	216,000	222,000	221,500	-2.5	-	-
Sillery	-	447,000	427,000	-	-	-
Ste-Foy	-	291,000	340,500	-	-	-

*Quebec city area: Please note that some of the data is unavailable for the second quarter 2011.

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



Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2011	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	225,000	0.0	3,700	1,300
Trois-Rivieres	262,000	248,500	290,000	-9.7	4,059	743
Montréal Area						
Beaconsfield	470,000	498,000	465,000	1.1	-	-
Dorval	635,000	630,000	580,000	9.5	-	-
Pierrefonds	420,000	427,800	407,500	3.1	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	699,500	551,000	620,000	12.8	-	-
Laval	437,500	422,500	429,500	1.9	-	-
Brossard	415,000	455,000	400,000	3.8	-	-
Longueuil	460,000	375,000	375,000	22.7	-	-
Boucherville	500,000	470,000	465,000	7.5	-	-
Québec City Area						
Beauport	371,250	324,000	306,000	21.3	-	-
Cap-Rouge	405,000	405,000	396,500	2.1	-	-
Charlesbourg	-	301,500	303,500	-	-	-
Neufchatel	335,000	331,000	292,000	14.7	-	-
Québec (Haute-Ville)	-	377,000	372,000	-	-	-
Rive-Sud	-	331,000	331,000	-	-	-
Sillery	-	417,000	386,000	-	-	-
Ste-Foy	-	373,000	363,500	-	-	-

*Québec city area: Please note that some of the data is unavailable for the second quarter 2011.

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



Q U É B E C

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	195,000	195,000	190,000	2.6	3,000	1,100
Trois-Rivieres	165,000	165,000	159,125	3.7	1,831	1,143
Montréal Area						
Dorval	294,500	295,000	305,000	-3.4	-	-
Pierrefonds	372,000	372,000	328,000	13.4	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	528,000	482,500	475,000	11.2	-	-
Laval	338,000	331,000	325,500	3.8	-	-
Brossard	395,000	376,500	363,000	8.8	-	-
Longueuil	330,000	338,750	320,000	3.1	-	-
Boucherville	399,200	389,000	363,000	10.0	-	-
Québec City Area						
Beauport	-	222,500	220,500	-	-	-
Cap-Rouge	-	313,000	311,000	-	-	-
Neufchatel	240,000	233,000	222,000	8.1	-	-
Charlesbourg	301,000	226,500	240,500	25.2	-	-
Québec (Haute-Ville)	-	292,000	308,000	-	-	-
Rive-Sud	275,000	268,000	271,000	1.5	-	-
Sillery	-	310,000	325,000	-	-	-
Ste-Foy	-	313,000	283,000	-	-	-

*Quebec city area: Please note that some of the data is unavailable for the second quarter 2011.

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



Q U É B E C

STANDARD TOWNHOUSE

	Price Apr-June 2011	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	800
Trois-Rivieres	138,000	-	-	-	1,978	621
Montréal Area						
Pierrefonds	279,000	260,000	271,500	2.8	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	525,000	515,000	432,500	21.4	-	-
Ville-Marie	524,000	485,000	455,000	15.2	-	-
Rosemont/La Petit Patrie	359,000	370,000	370,000	-3.0	-	-
Laval	235,000	239,250	221,750	6.0	-	-
Brossard	230,000	240,500	235,000	-2.1	-	-
Longueuil	229,500	226,250	209,000	9.8	-	-
Boucherville	247,500	253,700	255,000	-2.9	-	-
Québec City Area						
Beauport	194,150	175,500	176,500	10.0	-	-
Cap-Rouge	253,500	230,500	237,000	7.0	-	-
Charlesbourg	195,000	199,500	194,000	0.5	-	-
Neufchatel	206,000	210,000	178,500	15.4	-	-
Québec (Haute-Ville)	-	285,000	249,500	-	-	-
Rive-Sud	205,000	223,500	222,500	-7.9	-	-
Sillery	-	340,000	270,000	-	-	-
Ste-Foy	-	256,500	207,500	-	-	-

*Québec city area: Please note that some of the data is unavailable for the second quarter 2011.

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



Q U É B E C

SENIOR EXECUTIVE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	320,000	325,000	325,000	-1.5	4,500	2,000
Trois-Rivieres	467,000	405,000	392,000	19.1	3,977	2,036
Montréal Area						
Beaconsfield	651,000	560,000	595,000	9.4	-	-
Westmount	2,350,000	1,950,000	2,080,000	13.0	-	-
Ville-Marie	2,650,000	2,435,000	2,200,000	20.5	-	-
Laval	660,000	570,000	595,000	10.9	-	-
Brossard	759,000	687,500	710,000	6.9	-	-
Longueuil	695,000	605,000	574,000	21.1	-	-
Boucherville	801,000	695,000	690,000	16.1	-	-
Québec City Area						
Cap-Rouge	-	592,500	581,000	-	-	-
Charlesbourg	-	438,000	423,500	-	-	-
Neufchatel	-	443,000	442,000	-	-	-
Québec (Haute-Ville)	-	653,500	439,500	-	-	-
Rive-Sud	-	471,500	488,500	-	-	-
Sillery	-	664,500	562,000	-	-	-
Ste-Foy	-	555,000	571,000	-	-	-

*Québec city area: Please note that some of the data is unavailable for the second quarter 2011.

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



Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	175,000	175,000	175,000	0.0	2,800	1,000
Trois-Rivieres	140,000	140,000	145,179	-3.6	1,873	631
Memphrémagog	143,690	143,544	141,003	1.9		
Montréal Area						
Pierrefonds	195,000	207,500	197,750	-1.4	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	245,000	252,000	227,000	7.9	-	-
Ville-Marie	305,000	292,000	308,500	-1.1	-	-
Le Plateau Mont-Royal	309,000	294,000	290,000	6.6	-	-
Rosemont/La Petit Patrie	247,750	244,600	242,000	2.4	-	-
Laval	185,750	191,000	177,500	4.6	-	-
Brossard	192,000	207,000	186,000	3.2	-	-
Longueuil	175,000	175,000	177,500	-1.4	-	-
Boucherville	195,000	210,000	204,250	-4.5	-	-
Québec City Area						
Beauport	177,000	179,000	183,000	-3.3	-	-
Cap-Rouge	180,000	183,500	223,000	-19.3	-	-
Charlesbourg	167,000	183,000	178,500	-6.4	-	-
Neufchatel	192,250	191,500	204,000	-5.8	-	-
Québec (Haute-Ville)	229,000	227,000	225,000	1.8	-	-
Rive-Sud	175,000	172,000	178,000	-1.7	-	-
Sillery	-	233,000	184,000	-	-	-
Ste-Foy	-	203,000	204,000	-	-	-

*Québec city area: Please note that some of the data is unavailable for the second quarter 2011.

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



Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	225,000	215,000	2.3	3,700	1,400
Montréal Area						
Westmount	726,000	629,000	605,000	20.0	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	535,000	482,500	487,000	9.9	-	-
Ville-Marie	708,000	746,000	712,500	-0.6	-	-
Le Plateau Mont-Royal	505,000	575,000	549,250	-8.1	-	-
Rosemont/La Petit Patrie	507,500	500,000	428,000	18.6	-	-
Laval	338,500	362,000	385,000	-12.1	-	-
Brossard	291,000	310,000	326,000	-10.7	-	-
Québec City Area						
Haute-Ville	377,000	485,500	439,500	-14.2	-	-
Rive-Sud	-	308,000	312,000	-	-	-
Sillery	-	410,000	445,000	-	-	-
Ste-Foy	-	393,500	396,500	-	-	-

*Québec city area: Please note that some of the data is unavailable for the second quarter 2011.

*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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	369,000	352,950	326,000	13.2	3,100	2,500
Etobicoke						
– Islington/ Kingsway	575,000	574,000	531,000	8.3	-	-
-South Etobicoke	410,000	411,000	389,000	5.4	-	-
High Park	730,000	719,000	725,000	0.7	-	-
Lawrence Park	821,000	800,000	760,000	8.0	-	-
Leaside	710,000	700,000	675,000	5.2	-	-
Markham	540,000	510,000	500,000	8.0	5,202	2,300
Mississauga GTA						
– Meadowvale/ Streetsville	425,000	410,000	385,000	10.4	3,500	1,700
Newmarket	399,000	365,000	342,750	16.4	3,500	1,800
North Toronto	685,000	667,000	610,000	12.3	-	-
Oakville	374,000	370,000	378,000	-1.1	-	-
Richmond Hill	415,000	370,000	390,000	5.1	3,700	1,750
Scarborough						
– Agincourt	410,000	410,000	395,000	3.8	2,600	1,450
– Central	380,000	380,000	360,000	5.6	2,500	1,500
– West Hill	415,000	400,000	390,000	6.4	2,500	1,500
Unionville	665,000	650,000	625,000	6.4	6,406	2,500
Woodbridge	427,000	427,000	427,000	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

DETACHED BUNGALOW

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	380,714	373,375	405,595	-6.1	4,288	2,069
Barrie	270,000	267,000	265,000	1.9	3,100	1,400
Brantford	192,000	192,000	189,000	1.6	3,123	1,200
Dundas	331,362	323,765	317,927	4.2	3,479	-
Hamilton						
– Centre	145,931	125,141	113,701	28.3	1,801	-
– East	201,383	188,477	177,085	13.7	2,582	-
– Mountain	232,179	225,498	218,253	6.4	3,000	-
– West	237,722	290,973	269,153	-11.7	3,145	-
London	238,900	235,000	233,500	2.3	-	-
North Bay	245,000	245,000	255,000	-3.9	4,100	1,700
Ottawa	581,000	565,000	550,000	5.6	6,250	3,100
– Eastern	310,500	299,000	294,000	5.6	4,150	1,800
– Kanata	352,000	349,000	333,000	5.7	-	-
– Orleans	312,000	304,000	295,000	5.8	4,150	1,700
– Southern	309,000	302,000	293,000	5.5	4,150	1,900
– Western	360,000	360,000	352,500	2.1	-	-
Stoney Creek	271,725	252,667	261,207	4.0	3,132	-

*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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	927,000	965,000	947,000	-2.1	-	-
Bloor West Village	1,100,000	1,080,000	1,100,000	0.0	-	-
Burlington	529,000	499,950	499,950	5.8	5,300	2,060
Cabbagetown	760,000	800,000	740,000	2.7	-	-
Etobicoke						
– Islington/ Kingsway	780,000	815,000	718,000	8.6	-	-
– South Etobicoke	610,000	610,000	575,000	6.1	-	-
Forest Hill	1,680,000	1,520,000	1,530,000	9.8	-	-
High Park	1,035,000	1,030,000	1,025,000	1.0	-	-
Lawrence Park	1,685,000	1,600,000	1,575,000	7.0	-	-
Leaside	1,135,000	1,120,000	1,135,000	0.0	-	-
Markham	615,000	585,000	575,000	7.0	5,925	2,500
Midtown Toronto	1,477,000	1,477,000	1,420,000	4.0	-	-
Mississauga GTA	491,000	474,500	454,000	8.1	4,822	2,650
– Meadowvale/ Mississauga	470,000	460,000	454,000	3.5	3,800	2,200
Moore Park	1,700,000	1,700,000	1,700,000	0.0	-	-
Newmarket	700,000	611,000	650,000	7.7	6,000	3,500
North Toronto	1,455,000	1,420,000	1,350,000	7.8	-	-
Oakville	645,000	590,000	614,250	5.0	-	-
Richmond Hill	450,000	432,000	460,000	-2.2	7,000	3,000
Scarborough						
– Agincourt	520,000	520,000	480,000	8.3	3,300	1,800
– Central	465,000	465,000	450,000	3.3	3,300	1,900
– West Hill	545,000	530,000	500,000	9.0	3,400	1,850
Unionville	730,000	700,000	675,000	8.1	7,032	2,600
Woodbridge	475,000	475,000	475,000	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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	340,000	310,000	310,000	9.7	3,500	1,500
Brantford	302,000	303,000	285,000	6.0	4,929	1,550
London	316,100	309,000	309,000	2.3	-	-
North Bay	300,000	300,000	310,000	-3.2	4,200	1,800
Ottawa	592,000	574,000	560,000	5.7	6,250	3,100
– Eastern	367,000	353,000	347,500	5.6	4,275	1,850
– Kanata	424,000	418,000	396,000	7.1	-	-
– Orleans	398,000	393,000	377,000	5.6	5,160	1,900
– Southern	395,000	385,000	374,000	5.6	5,160	1,900
– Western	455,000	455,000	450,000	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

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	679,000	641,000	612,000	10.9	-	-
Bloor West Village	720,000	715,000	700,000	2.9	-	-
Burlington	399,900	409,275	370,000	8.1	2,975	1,570
Cabbagetown	600,000	600,000	640,000	-6.3	-	-
Etobicoke						
– Islington/ Kingsway	635,000	632,000	586,000	8.4	-	-
– South Etobicoke	470,000	478,000	439,000	7.1	-	-
Forest Hill	949,000	935,000	905,000	4.9	-	-
High Park	665,000	655,000	660,000	0.8	-	-
Lawrence Park	980,000	910,000	910,000	7.7	-	-
Leaside	825,000	800,000	765,000	7.8	-	-
Markham	515,000	485,000	480,000	7.3	4,961	2,200
Midtown Toronto	890,250	870,000	840,000	6.0	-	-
Mississauga GTA	411,000	393,500	380,000	8.2	4,036	2,300
– Meadowvale/ Streetsville	372,000	365,000	380,000	-2.1	2,900	1,800
Moore Park	1,125,000	950,000	1,125,000	0.0	-	-
Newmarket	410,000	520,000	406,000	1.0	3,200	1,700
North Toronto	865,000	825,000	795,000	8.8	-	-
Oakville	462,000	399,000	441,000	4.8	-	-
Richmond Hill	425,000	410,000	410,000	3.7	-	-
Riverdale	530,000	515,000	515,000	2.9	-	-
Scarborough						
– Agincourt	395,000	395,000	385,000	2.6	2,700	1,600
– Central	405,000	405,000	390,000	3.8	2,700	1,800
– West Hill	425,000	415,000	400,000	6.3	2,700	1,600
The Annex	895,000	836,000	845,000	5.9	-	-
Unionville	640,000	625,000	610,000	4.9	6,165	2,400
Woodbridge	349,000	349,000	347,000	0.6	-	-

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



O N T A R I O

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	478,473	473,814	457,957	4.5	5,600	-
Barrie	263,000	252,000	259,000	1.5	2,900	1,400
Brantford	200,000	198,000	195,000	2.6	3,221	1,300
Dundas	395,327	365,681	403,775	-2.1	4,579	1,900
Hamilton						
– Centre	144,471	139,904	148,852	-2.9	1,873	1,125
– East	218,645	239,917	232,990	-6.2	2,991	1,375
– Mountain	336,565	304,350	330,736	1.8	4,134	1,438
– West	285,380	301,625	277,000	3.0	3,412	2,300
London	250,000	245,000	244,500	2.3	-	-
North Bay	240,000	240,000	250,000	-4.0	3,200	1,700
Ottawa	513,000	503,000	485,000	5.8	5,700	2,700
– Eastern	312,000	306,000	301,000	5.9	5,760	2,400
– Kanata	355,000	343,000	327,000	8.6	-	-
– Orleans	331,000	325,000	313,000	5.8	4,300	1,600
– Southern	333,000	331,000	315,000	5.7	4,140	1,600
– Western	385,000	385,000	377,500	2.0	-	-
Stoney Creek	365,467	351,834	351,951	3.8	4,166	1,460

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



O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	565,000	554,000	550,000	2.7	-	-
Bloor West Village	480,000	470,000	460,000	4.3	-	-
Burlington	250,000	254,000	250,000	0.0	2,040	1,500
Cabbagetown	595,000	550,000	575,000	3.5	-	-
Etobicoke						
– Islington/ Kingsway	430,000	438,000	394,000	9.1	-	-
– South Etobicoke	465,000	463,000	438,200	6.1	-	-
Markham	420,000	410,000	375,000	12.0	4,046	2,000
Mississauga GTA	305,000	290,000	281,000	8.5	2,850	1,875
– Meadowvale/ Streetsville	285,000	280,000	281,000	4.9	2,400	1,500
North Toronto	595,000	590,000	570,000	4.4	-	-
Newmarket	345,000	320,000	320,000	7.8	2,900	1,800
Oakville	374,000	350,000	367,500	1.8	2,300	1,600
Richmond Hill	325,000	296,000	290,000	12.1	-	-
Scarborough						
– Agincourt	282,000	275,000	265,000	6.4	3,000	1,500
– Central	268,000	265,000	235,000	8.2	1,800	1,350
– West Hill	310,000	300,000	285,000	8.8	2,000	1,450
Unionville	440,000	430,000	460,000	-4.3	4,239	2,200
Waterfront	555,000	535,000	510,000	8.8	-	-
Woodbridge	302,000	300,000	297,000	1.7	-	-

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



O N T A R I O

STANDARD TOWNHOUSE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	202,000	195,000	194,000	4.1	2,200	1,150
Brantford	180,000	182,000	160,000	12.5	2,926	1,100
London	175,200	167,000	166,500	5.2	-	-
North Bay	130,000	130,000	135,000	-3.7	-	-
Ottawa	335,000	334,000	323,000	3.7	4,150	1,500
– Eastern	244,000	242,000	235,000	3.8	3,550	1,250
– Kanata	288,000	283,000	267,000	7.9	-	-
– Orleans	253,000	251,000	244,000	3.7	3,675	1,300
– Southern	266,000	264,000	255,000	4.3	3,700	1,250
– Western	350,000	342,500	315,000	11.1	-	-

*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

SENIOR EXECUTIVE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,424,000	1,338,500	1,415,000	0.6	-	-
Burlington	650,000	650,000	651,000	-0.2	4,950	3,600
Cabbagetown	760,000	765,000	620,000	22.6	-	-
Etobicoke						
– Islington/ Kingsway	1,050,000	1,085,000	961,000	9.3	-	-
Forest Hill	2,294,000	2,095,000	2,100,000	9.2	-	-
Lawrence Park	2,435,000	2,360,000	2,290,000	6.3	-	-
Leaside	1,400,000	1,400,000	1,410,000	-0.7	-	-
Markham	690,000	660,000	650,000	6.2	6,647	2,600
Midtown Toronto	2,394,000	2,265,000	2,100,000	14.0	-	-
Mississauga GTA	683,000	660,000	628,000	8.8	6,707	3,900
– Meadowvale/ Streetsville	585,000	564,000	628,000	-6.8	4,900	2,800
Moore Park	2,700,000	2,500,000	2,500,000	8.0	-	-
Newmarket	650,000	650,000	700,000	-7.1	-	-
North Toronto	2,120,000	2,100,000	1,975,000	7.3	-	-
Oakville	885,000	700,000	724,500	22.2	-	-
Richmond Hill	555,000	525,000	550,000	0.9	-	-
Riverdale	820,000	820,000	800,000	2.5	-	-
Scarborough						
– Agincourt	565,000	560,000	550,000	-2.6	3,600	2,000
– Central	555,000	545,000	525,000	5.7	3,800	2,200
– West Hill	735,000	735,000	710,000	3.5	4,000	2,150
Unionville	870,000	850,000	825,000	5.5	8,381	3,200
Woodbridge	472,000	472,000	470,000	0.4	-	-

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



O N T A R I O

SENIOR EXECUTIVE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	470,000	500,000	535,000	-12.1	4,900	2,000
Brantford	319,000	318,000	310,000	3.6	5,187	1,800
London	457,800	449,000	447,500	2.3	-	-
North Bay	385,000	385,000	395,000	-2.5	5,800	2,100
Ottawa	813,000	795,000	770,000	5.6	7,800	3,700
– Kanata	535,000	532,000	507,000	5.5	-	-
– Orleans	518,000	509,000	490,000	5.7	6,800	2,500
– Rockcliffe Park	2,300,000	2,250,000	2,200,000	4.5	22,000	6,900
– Southern	521,000	509,000	493,000	5.7	6,800	2,600
– Western	515,000	510,000	485,000	6.2	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	315,000	310,000	305,000	3.3	-	-
Burlington	255,000	255,000	258,000	-1.2	2,240	1,500
Cabbagetown	372,000	360,000	363,000	2.5	-	-
Etobicoke						
– Islington/ Kingsway	360,000	363,000	330,000	9.1	2,400	-
– South Etobicoke	350,000	364,000	330,000	6.1	2,500	-
Forest Hill	564,500	550,000	550,000	2.6	-	-
High Park	400,000	395,000	390,000	2.6	-	-
Lawrence Park	543,000	538,000	530,000	2.5	-	-
Leaside	370,000	355,000	360,000	2.8	-	-
Markham	310,000	310,000	300,000	3.3	2,986	1,900
Midtown Toronto	446,643	417,000	415,000	7.6	-	-
Mississauga GTA	268,000	260,000	253,500	5.7	2,632	1,650
– Meadowvale/ Streetsville	225,000	218,000	253,500	-11.2	1,900	1,300
North Toronto	407,000	400,000	395,000	3.0	-	-
Newmarket	275,000	271,000	258,000	6.6	-	-
Oakville	279,000	275,500	278,250	0.3	-	-
Richmond Hill	275,000	260,000	260,000	5.8	2,500	1,400
Riverdale	450,000	450,000	365,000	23.3	-	-
Scarborough						
– Agincourt	238,500	235,000	220,000	8.4	2,600	1,700
– Central	255,000	250,000	225,000	13.3	2,200	1,800
– West Hill	230,000	225,000	215,000	7.0	2,500	1,900
The Annex	494,000	454,000	450,000	9.8	-	-
Unionville	380,000	362,000	360,000	5.6	4,624	2,300
Waterfront	460,000	460,000	415,000	10.8	-	-
Woodbridge	280,000	276,000	272,000	2.9	-	-

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



O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	263,000	233,000	257,000	2.3	4,000	2,100
Brantford	141,000	142,000	146,000	-3.4	-	-
London	150,400	142,500	143,000	5.2	-	-
North Bay	170,000	170,000	175,000	-2.9	5,500	1,800
Ottawa	332,000	327,000	320,000	3.8	4,775	2,800
– Eastern	203,000	201,000	196,000	3.6	-	-
– Kanata	216,000	212,000	202,000	6.9	-	-
– Orleans	213,000	210,000	205,000	3.9	-	-
– Southern	218,000	216,000	211,000	3.3	3,100	1,200
– Western	290,000	292,500	292,500	-0.9	-	-

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



O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	515,000	505,000	510,000	1.0	-	-
Burlington	487,500	487,500	535,000	-8.9	4,950	2,375
Etobicoke						
– Islington/ Kingsway	550,000	560,000	507,000	8.5	-	-
– South Etobicoke	510,000	511,000	481,000	6.0	-	-
Forest Hill	880,000	880,000	820,000	7.3	-	-
High Park	680,000	669,000	675,000	0.7	-	-
Lawrence Park	805,000	795,000	790,000	1.9	-	-
Markham	390,000	390,000	380,000	2.6	3,757	1,900
Midtown Toronto	912,000	859,000	800,000	14.0	-	-
Mississauga GTA	363,000	347,500	339,500	6.9	-	-
– Meadowvale/ Streetsville	285,000	280,000	339,500	-16.1	4,900	2,800
North Toronto	679,000	670,000	665,000	2.1	-	-
Oakville	425,000	387,000	420,000	1.2	-	-
Richmond Hill	270,000	280,000	280,000	-3.6	-	-
Riverdale	560,000	530,000	560,000	0.0	-	-
Scarborough						
– Agincourt	350,000	345,000	335,000	4.5	3,600	2,000
– Central	360,000	355,000	335,000	7.5	3,800	2,200
– West Hill	395,000	395,000	385,000	2.6	4,000	2,150
Unionville	480,000	460,000	460,000	4.3	8,381	3,200
Waterfront	1,035,000	1,035,000	1,000,000	3.5	-	-
Woodbridge	270,000	276,000	267,000	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 Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	400,000	380,000	382,000	4.7	4,900	2,000
London	266,700	255,000	253,500	5.2	-	-
North Bay	285,000	285,000	295,000	-3.4	5,500	1,800
Ottawa	466,000	462,000	450,000	3.6	4,775	2,800
– Kanata	260,000	256,000	245,000	6.1	-	-
– Southern	483,000	483,000	460,000	5.0	6,800	2,600
– Western	455,000	440,000	430,000	5.8	-	-
Rockcliffe Park	990,000	985,000	950,000	4.2	12,300	4,850

*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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	277,000	264,000	257,000	7.8	-	-
Fort Richmond	291,000	280,000	270,000	7.8	-	-
North East	280,000	270,000	260,000	7.7	-	-
North West	272,000	265,000	253,000	7.5	-	-
River Heights	285,000	275,000	265,000	7.5	-	-
South St. Vital	303,000	280,000	285,000	6.3	-	-
Southdale/ Windsor Park	269,000	264,000	250,000	7.6	-	-
Westwood	272,000	256,000	253,000	7.5	-	-
Saskatchewan Area						
Regina						
- North	307,000	270,000	267,000	15.0	-	-
- South	319,000	302,000	297,000	7.4	-	-
Saskatoon						
- East Central	338,000	335,000	338,000	0.0	-	-
- East End	352,000	355,000	352,000	0.0	-	-
- North	330,000	330,000	330,000	0.0	-	-
- West	305,000	305,000	305,000	0.0	-	-

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



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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	404,000	382,000	375,000	7.7	-	-
Fort Richmond	382,000	382,000	374,000	2.1	-	-
North East	385,000	364,000	360,000	6.9	-	-
North West	390,000	380,000	368,000	6.0	-	-
River Heights	410,000	390,000	364,000	12.6	-	-
South St. Vital	417,000	390,000	390,000	6.9	-	-
Southdale/ Windsor Park	390,000	350,000	355,000	9.9	-	-
Tuxedo	415,000	415,000	394,000	5.3	-	-
Westwood	360,000	335,000	333,000	8.1	-	-
Saskatchewan Area						
Regina						
- North	520,000	432,000	449,000	15.8	-	-
- South	483,000	420,000	431,000	12.1	-	-
Saskatoon						
- East Central	444,000	425,000	440,000	0.9	-	-
- East End	455,000	445,000	450,000	1.1	-	-
- North	420,000	420,000	430,000	-2.3	-	-

*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

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	300,000	303,000	280,000	7.1	-	-
Fort Richmond	302,000	302,000	300,000	0.7	-	-
North East	301,000	295,000	295,000	2.0	-	-
North West	325,000	303,000	301,000	8.0	-	-
River Heights	326,000	315,000	305,000	6.9	-	-
South St. Vital	334,000	309,000	321,000	4.0	-	-
Southdale/ Windsor Park	285,000	262,000	270,000	5.6	-	-
Westwood	286,000	288,000	279,000	2.5	-	-
Saskatchewan Area						
Regina						
- North	270,000	238,000	229,000	17.9	-	-
- South	330,000	308,000	290,000	13.8	-	-
Saskatoon						
- East Central	360,000	370,000	357,000	0.8	-	-
- East End	375,000	390,000	370,000	1.4	-	-
- North	350,000	350,000	360,000	-2.8	-	-
- West	330,000	330,000	335,000	-1.5	-	-

*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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	201,000	176,000	180,000	11.7	-	-
Fort Richmond	210,000	203,000	195,000	7.7	-	-
North East	200,000	182,000	190,000	5.3	-	-
North West	206,000	190,000	193,000	6.7	-	-
Southdale/ Windsor Park	190,000	175,000	182,000	4.4	-	-
Westwood	187,000	181,000	183,000	2.2	-	-
Saskatchewan Area						
Regina						
- North	235,000	234,000	230,000	2.2	-	-
- South	275,000	288,000	275,000	0.0	-	-
Saskatoon						
- East End	250,000	250,000	235,000	6.4	-	-
- North	234,000	235,000	230,000	1.7	-	-

*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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	580,000	520,000	500,000	16.0	-	-
- South	584,000	515,000	525,000	11.2	-	-
Saskatoon						
- East End	750,000	757,000	640,000	17.2	-	-
- North	600,000	600,000	540,000	11.1	-	-

*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 CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	165,000	163,000	160,000	3.1	-	-
Fort Richmond	180,000	183,000	165,000	9.1	-	-
North East	153,000	138,000	135,000	13.3	-	-
North West	210,000	210,000	210,000	0.0	-	-
River Heights	168,000	160,000	158,000	6.3	-	-
South St. Vital	192,000	170,000	172,000	11.6	-	-
Westwood	156,000	148,000	148,000	5.4	-	-
Saskatchewan Area						
Regina						
- North	164,000	162,000	156,000	5.1	-	-
- South	213,000	220,000	212,000	0.5	-	-
Saskatoon						
- East Central	243,000	240,000	240,000	1.3	-	-
- East End	246,000	245,000	228,500	7.7	-	-
- North	237,000	233,000	230,000	3.0	-	-

*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

LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Fort Richmond	365,000	350,000	365,000	0.0	-	-
North East	293,000	293,000	280,000	4.6	-	-
Saskatchewan Area						
Regina						
- North	303,000	292,000	301,000	0.7	-	-
- South	345,000	324,600	324,000	6.5	-	-
Saskatoon						
- East End	320,000	310,000	320,000	0.0	-	-
- East Central	320,000	330,000	320,000	0.0	-	-

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



A L B E R T A

DETACHED BUNGALOW

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	347,000	352,000	383,600	-9.5	-	-
North East	302,900	305,000	325,000	-6.8	-	-
North Inner City	459,800	439,400	460,600	-0.2	-	-
North West	373,400	388,700	414,300	-9.9	-	-
South	368,400	362,700	357,900	2.9	-	-
South East	366,100	378,400	376,800	-2.8	-	-
South Inner City	485,600	502,800	478,600	1.5	-	-
South West	412,000	379,000	404,200	1.9	-	-
West	589,900	628,500	578,800	1.9	-	-
Edmonton Area						
Castledowns	260,000	260,000	260,000	0.0	-	-
Clareview	250,000	250,000	250,000	0.0	-	-
Riverbend/ Terwilligar	450,000	450,000	491,000	-8.4	2,950	2,000
Sherwood Park	330,000	330,000	330,000	0.0	2,250	1,600
Alberta						
Fort Saskatchewan	280,000	280,000	305,000	-8.2	1,760	1,400
Leduc	300,000	290,000	305,000	-1.6	2,900	-
Spruce Grove	330,000	325,000	325,000	1.5	-	-
St. Albert	264,000	264,000	285,000	-7.4	-	-
Stony Plain	319,000	310,000	316,000	0.9	-	-

*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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	472,300	462,300	487,400	-3.1	-	-
North East	416,900	421,000	437,600	-4.7	-	-
North Inner City	771,600	754,000	654,700	17.9	-	-
North West	496,100	471,500	496,300	0.0	-	-
South	449,100	438,400	478,700	-6.2	-	-
South East	635,400	560,200	663,200	-4.2	-	-
South Inner City	767,100	715,700	823,700	-6.9	-	-
South West	569,400	495,000	549,800	3.6	-	-
West	557,000	549,500	521,200	6.9	-	-
Edmonton Area						
Castledowns	400,000	400,000	385,000	3.9	-	-
Clareview	400,000	400,000	380,000	5.3	-	-
Riverbend/ Terwilligar	490,000	480,000	477,560	2.6	3,050	2,500
Sherwood Park	430,000	420,000	420,000	2.4	3,500	2,000
Alberta						
Fort Saskatchewan	400,000	400,000	420,000	-4.8	2,400	1,600
Leduc	380,000	395,000	389,000	2.3	3,300	-
St. Albert	315,000	315,000	335,000	-6.0	-	-
Stony Plain	435,000	420,000	435,000	0.0	-	-

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



A L B E R T A

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	380,800	386,100	388,400	-2.0	-	-
North East	331,500	332,800	357,000	-7.1	-	-
North Inner City	550,400	544,200	520,500	5.7	-	-
North West	394,700	409,000	412,600	-4.3	-	-
South	371,300	366,000	377,000	-1.5	-	-
South East	361,800	363,500	375,800	-3.7	-	-
South Inner City	552,900	566,500	510,500	8.3	-	-
South West	353,600	410,000	405,400	-12.8	-	-
West	439,800	430,000	451,500	-2.6	-	-
Edmonton Area						
Castledowns	305,000	305,000	305,000	0.0	-	-
Clareview	390,000	390,000	360,000	8.3	-	-
Riverbend/ Terwilligar	410,000	380,000	432,400	-5.2	2,590	2,200
Sherwood Park	340,000	340,000	340,000	0.0	2,900	1,600
Alberta						
Fort Saskatchewan	330,000	320,000	330,000	0.0	1,760	1,400
Leduc	315,000	290,000	308,000	2.3	-	-
Spruce Grove	370,000	382,000	370,000	0.0	-	-
St. Albert	315,000	315,000	320,000	-1.6	-	-
Stony Plain	395,000	370,000	400,000	-1.3	-	-

*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

STANDARD TOWNHOUSE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	283,300	283,300	281,500	0.6	-	-
North East	258,500	258,500	270,400	-4.4	-	-
North Inner City	424,600	424,600	452,900	-6.2	-	-
North West	288,100	288,100	311,400	-7.5	-	-
South	257,800	257,800	278,000	-7.3	-	-
South East	260,000	260,000	288,900	-10	-	-
South Inner City	372,800	372,800	531,900	-29.9	-	-
South West	293,300	293,300	297,400	-1.4	-	-
West	364,500	364,500	394,700	-7.7	-	-
Edmonton Area						
Castledowns	208,000	208,000	170,000	22.4	-	-
Clareview	180,000	180,000	185,000	-2.7	-	-
Riverbend/ Terwilligar	248,000	248,000	258,000	8.5	2,050	1,800
Sherwood Park	240,000	235,000	235,000	2.1	1,530	1,300
Alberta						
Fort Saskatchewan	200,000	200,000	220,000	-9.1	1,100	1,000
Leduc	220,000	215,000	219,000	0.5	-	-
Spruce Grove	235,000	215,000	225,000	4.4	-	-
St. Albert	188,000	188,000	200,000	-6.0	-	-

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



A L B E R T A

SENIOR EXECUTIVE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	638,300	552,000	609,000	4.8	-	-
North East	432,100	455,900	489,000	-11.6	-	-
North Inner City	1,339,400	1,204,000	1,350,300	-0.8	-	-
North West	748,600	708,500	744,000	0.6	-	-
South	561,000	617,200	592,600	-5.3	-	-
South East	680,900	691,200	655,700	3.8	-	-
South Inner City	1,461,700	1,550,000	1,519,800	-3.8	-	-
South West	714,600	629,900	647,100	10.4	-	-
West	815,700	738,200	823,800	-1.0	-	-
Edmonton Area						
Castledowns	428,000	428,000	400,000	7.0	-	-
Riverbend/ Terwilligar	800,000	760,000	780,000	2.6	5,099	3,500
Sherwood Park	695,000	695,000	695,000	0.0	5,200	3,000
Alberta						
Fort Saskatchewan	600,000	640,000	675,000	-11.1	4,180	2,500
Leduc	418,000	431,000	420,000	-0.5	3,800	-
Spruce Grove	460,000	435,000	450,000	2.2	-	-
St. Albert	427,000	427,000	430,000	-0.7	-	-
Stony Plain	445,000	435,000	465,000	-4.3	-	-

*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

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	237,000	234,500	234,200	1.2	-	-
North East	185,400	180,000	205,200	-9.6	-	-
North Inner City	252,300	289,000	270,400	-6.7	-	-
North West	239,500	251,000	265,000	-9.6	-	-
South	224,900	241,000	230,600	-2.5	-	-
South East	247,200	237,500	236,400	4.6	-	-
South Inner City	312,200	326,600	319,000	-2.1	-	-
South West	285,600	252,500	226,700	26.0	-	-
West	257,100	281,600	278,300	-7.6	-	-
Edmonton Area						
Castledowns	192,000	192,000	170,000	12.9	-	-
Clareview	165,000	165,000	155,000	6.5	-	-
Riverbend/ Terwilligar	225,000	220,000	218,000	3.2	1,535	1,500
Sherwood Park	280,000	275,000	280,000	0.0	2,140	1,500
Alberta						
Fort Saskatchewan	190,000	190,000	230,000	-17.4	1,000	1,100
Leduc	205,000	212,000	200,000	2.5	2,200	-
St. Albert	170,000	170,000	175,000	-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 Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	312,600	337,000	338,300	-7.6	-	-
North East	185,400	219,400	195,400	-5.1	-	-
North Inner City	399,600	444,400	356,200	12.2	-	-
North West	376,400	405,500	377,200	-0.2	-	-
South	353,000	342,700	371,000	-4.9	-	-
South East	506,800	547,800	520,800	-2.7	-	-
South Inner City	487,900	508,300	533,600	-8.6	-	-
South West	281,500	299,600	297,900	-5.5	-	-
West	357,400	401,700	383,700	-6.9	-	-
Edmonton Area						
Castledowns	199,000	199,000	199,000	0.0	-	-
Riverbend/ Terwilligar	320,000	280,000	290,000	10.3	1,965	2,000
Sherwood Park	325,000	325,000	330,000	-1.5	2,375	1,700
St. Albert	235,000	235,000	240,000	-2.1	-	-

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



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

DETACHED BUNGALOW

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	480,000	462,000	440,000	9.1	2,900	1,450
North Vancouver	800,000	800,000	735,000	8.8	-	-
Richmond	1,015,000	1,050,000	760,000	33.6	-	-
Surrey	458,000	449,000	438,000	4.6	2,600	1,400
Vancouver East	732,000	730,000	675,000	8.4	-	-
Vancouver West	1,350,000	1,250,000	1,150,000	17.4	6,750	3,500
West Vancouver	1,250,000	1,140,000	1,060,000	17.9	-	-
White Rock/South Surrey	635,000	625,000	545,000	16.5	3,600	1,800
British Columbia						
Kelowna	348,000	342,000	345,000	0.9	-	-
Sunshine Coast	330,000	315,000	340,000	-2.9	-	-
Victoria	475,000	490,000	520,000	-8.7	-	-

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



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

EXECUTIVE DETACHED TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	528,000	485,000	600,000	-12.0	3,100	1,600
North Vancouver	940,000	990,000	880,000	6.8	-	-
Richmond	915,000	880,000	760,000	20.4	-	-
Surrey	480,000	480,000	468,000	2.6	2,850	1,600
Vancouver East	873,000	858,000	820,000	6.5	-	-
Vancouver West	1,850,000	1,750,000	1,600,000	15.6	8,750	5,000
West Vancouver	1,550,000	1,380,000	1,300,000	19.2	-	-
White Rock/South Surrey	667,000	652,000	760,000	-12.2	3,700	1,700
British Columbia						
Kelowna	425,000	420,000	425,000	0.0	-	-
Sunshine Coast	425,000	420,000	440,000	-3.4	-	-
Victoria	590,000	613,000	600,000	-1.7	-	-

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



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

STANDARD TWO-STOREY

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	470,000	468,000	438,000	7.3	2,800	1,450
North Vancouver	820,000	880,000	783,000	4.7	-	-
Richmond	800,000	775,000	635,000	26.0	-	-
Surrey	438,000	421,000	405,000	8.1	2,500	1,400
Vancouver East	788,000	765,000	748,000	5.3	-	-
Vancouver West	1,550,000	1,500,000	1,350,000	14.8	-	-
West Vancouver	1,300,000	1,190,000	1,100,000	18.2	-	-
White Rock/South Surrey	605,000	595,000	570,000	6.1	3,600	1,600
British Columbia						
Kelowna	397,000	397,000	390,000	1.8	-	-
Sunshine Coast	420,000	390,000	420,000	0.0	-	-
Victoria	477,000	480,000	483,000	-1.2	-	-

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



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

STANDARD TOWNHOUSE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	292,000	281,000	283,000	3.2	1,700	1,100
North Vancouver	680,000	680,000	610,000	11.5	-	-
Richmond	450,000	425,000	420,000	7.1	-	-
Surrey	310,000	316,000	300,000	3.3	-	-
Vancouver East	535,000	522,000	488,000	9.6	-	-
Vancouver West	920,000	900,000	850,000	8.2	-	-
West Vancouver	775,000	748,000	720,000	7.6	-	-
White Rock/South Surrey	345,000	340,000	320,000	7.8	2,200	1,500
British Columbia						
Kelowna	285,000	283,000	275,000	3.6	-	-
Sunshine Coast	300,000	285,000	300,000	0.0	-	-
Victoria	365,000	370,000	366,500	-0.4	-	-

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



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

SENIOR EXECUTIVE

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	685,000	648,000	615,000	11.4	4,100	2,500
North Vancouver	1,120,000	1,190,000	1,060,000	5.7	-	-
Richmond	1,500,000	1,500,000	1,120,000	33.9	-	-
Surrey	668,000	655,000	605,000	10.4	4,000	2,600
Vancouver East	1,295,000	1,250,000	1,070,000	21.0	-	-
Vancouver West	3,000,000	2,900,000	2,650,000	13.2	-	-
West Vancouver	1,800,000	1,550,000	1,500,000	20.0	-	-
White Rock/ South Surrey	945,000	890,000	845,000	11.8	5,100	3,500
British Columbia						
Kelowna	495,000	482,000	475,000	4.2	3,400	1,950
Sunshine Coast	600,000	580,000	630,000	-4.8	-	-
Victoria	790,000	802,000	840,000	-6.0	-	-

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



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

STANDARD CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	170,000	170,000	166,000	2.4	1,400	900
North Vancouver	340,000	350,000	330,000	3.0	-	-
Richmond	350,000	330,000	285,000	22.8	-	-
Surrey	225,000	209,000	200,000	12.5	1,550	950
Vancouver East	437,000	424,000	434,000	0.7	-	-
Vancouver West	750,000	785,000	725,000	3.4	-	-
West Vancouver	470,000	470,000	425,000	10.6	-	-
White Rock/ South Surrey	480,000	477,000	480,000	0.0	1,800	1,100
British Columbia						
Kelowna	185,000	180,000	185,000	0.0	1,450	900
Sunshine Coast	230,000	220,000	230,000	0.0	-	-
Victoria	278,000	299,000	280,000	-0.7	-	-

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



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

LUXURY CONDOMINIUM APARTMENT

	Price Apr-June 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	290,000	285,000	249,000	16.5	1,600	1,300
North Vancouver	480,000	510,000	450,000	6.7	-	-
Richmond	390,000	390,000	365,000	6.8	-	-
Vancouver East	640,000	665,000	480,000	33.3	-	-
Vancouver West	1,150,000	1,150,000	1,100,000	4.5	-	-
West Vancouver	880,000	847,000	840,000	4.8	-	-
Surrey	325,000	319,000	295,000	10.2	1,550	1,300
White Rock/ South Surrey	477,000	477,000	480,000	0.6	3,200	1,650
British Columbia						
Kelowna	550,000	565,000	570,000	-3.5	3,350	1,800
Sunshine Coast	360,000	247,000	360,000	0.0	-	-
Victoria	557,000	560,000	560,000	-0.5	-	-

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

