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ROYAL LEPAGE

HOUSE PRICE
SURVEY

ROYAL LEPAGE

THE ROYAL LEPAGE HOUSE PRICE SURVEY

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

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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

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

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GLOSSARY OF HOUSING TYPES



1

1. DETACHED BUNGALOW

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



2

2. EXECUTIVE DETACHED TWO-STOREY

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



3

3. STANDARD TWO-STOREY

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



4

4. STANDARD TOWNHOUSE

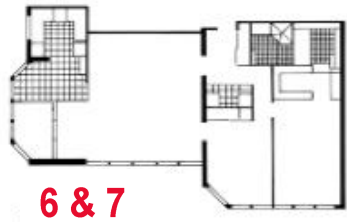
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000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



5

5. SENIOR EXECUTIVE

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



6 & 7

6. STANDARD CONDOMINIUM APARTMENT

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

7. LUXURY CONDOMINIUM APARTMENT

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

ATLANTIC PROVINCES

NOVA SCOTIA, PRINCE EDWARD ISLAND NEW BRUNSWICK & NEWFOUNDLAND

DETACHED BUNGALOW

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	327,000	325,000	275,000	18.9	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	206,000	201,000	200,000	3.0	-	-
- Eastern Passage	202,000	199,000	191,000	5.8	-	-
- Woodlawn/ Montebello	259,500	255,000	245,000	5.9	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	310,000	307,000	312,000	-0.6	-	-
- North End	250,000	245,000	221,000	13.1	-	-
- West	259,000	255,000	234,900	10.3	-	-
Prince Edward Island						
Summerside	145,000	145,000	145,000	0.0	2,000	1,000
Charlottetown	168,000	166,000	165,000	1.8	-	-
New Brunswick						
Fredericton	201,000	201,000	192,000	4.7	3,018	800
Moncton	156,100	158,000	158,000	-1.2	-	-
Saint John (Rothesay)	179,946	185,283	184,000	-2.2	-	-
Newfoundland						
St. John's						
- East End	260,000	229,320	228,000	14.0	2,000	1,800
- Mount Pearl	276,000	265,580	263,200	4.9	2,300	2,000
- West	236,000	226,380	225,180	4.8	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.



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

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	345,000	339,000	338,900	1.8	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	276,500	275,000	261,000	5.9	-	-
- Eastern Passage	271,000	265,000	255,000	6.3	-	-
- Lawrence Twn	289,000	280,000	271,000	6.6	-	-
- Woodlawn/ Montebello	269,900	267,900	260,000	3.8	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	355,000	366,000	332,000	6.9	-	-
- West		336,000	320,000	5.0	-	-
Prince Edward Island						
Summerside	230,000	225,000	225,000	2.2	3,500	1,500
Charlottetown	255,000	253,000	250,000	2.0	-	-
New Brunswick						
Fredericton	278,000	278,000	271,000	2.6	4,003	1,500
Newfoundland						
St. John's						
- East End	412,000	394,940	392,106	5.1	3,500	3,000
- Mount Pearl	372,000	346,920	354,000	5.1	3,300	3,000
- West	384,000	369,460	366,750	4.7	3,300	3,000

*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 Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	285,000	273,000	258,000	10.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	235,000	235,000	220,000	6.8	-	-
- Eastern Passage	229,000	229,900	200,000	14.5	-	-
- Lawrence Twn	225,000	222,000	210,000	7.1	-	-
- Woodlawn/ Montebello	240,000	239,900	225,000	6.7	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	300,000	300,000	290,000	3.4	-	-
- North End	290,000	275,000	265,000	9.4	-	-
- West	322,000	325,000	318,000	1.3	-	-
Prince Edward Island						
Summerside	200,000	195,000	190,000	5.3	3,000	1,200
Charlottetown	200,000	198,000	198,000	1.0	-	-
New Brunswick						
Fredericton	208,000	208,000	205,000	1.5	2,952	900
Moncton	137,800	138,500	137,900	-0.1	-	-
Saint John (Rothesay)	298,076	275,220	299,000	-0.3	-	-
Newfoundland						
St. John's						
- East End	350,000	337,120	334,800	4.5	3,000	2,500
- Mount Pearl	332,000	318,500	316,100	5.0	3,000	3,000
- West	348,500	334,180	331,980	5.0	2,500	2,500

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ATLANTIC PROVINCES

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	247,000	239,000	237,000	4.2	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	165,000	165,000	143,000	15.4	-	-
- Eastern Passage	245,000	245,000	240,000	2.1	-	-
- Woodlawn/ Montebello	245,000	243,000	229,000	7.0	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	250,000	245,000	219,500	13.9	-	-
- North End	299,500	290,000	279,000	7.3	-	-
- West	260,000	260,000	255,000	2.0	-	-
Prince Edward Island						
Summerside	125,000	120,000	125,000	0.0	1,500	800
Charlottetown	125,000	124,000	122,000	2.5	-	-
New Brunswick						
Fredericton	170,000	170,000	160,000	6.3	2,447	900
Saint John (Rothesay)	153,500	182,700	169,590	-9.5	-	-
Newfoundland						
St. John's						
- East End	172,000	164,640	163,500	5.2	1,500	1,500
- Mount Pearl	180,000	172,480	171,000	5.3	1,500	1,500
- West	175,000	167,580	166,700	5.0	1,500	1,500

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ATLANTIC PROVINCES

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	450,000	437,000	405,000	11.1	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	335,000	335,000	335,000	0.0	-	-
- Woodlawn/ Montebello	362,000	365,000	359,000	0.8	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	480,000	465,000	435,000	10.3	-	-
West	355,000	348,000	323,500	9.7	-	-
Prince Edward Island						
Charlottetown	330,000	330,000	332,500	-0.8	-	-
New Brunswick						
Fredericton	365,000	365,000	352,000	3.7	5,275	1,500
Moncton	275,000	272,000	271,400	1.3	-	-
Newfoundland						
St. John's						
- East End	529,000	508,620	503,980	5.0	4,500	3,500
- Mount Pearl	402,000	386,120	383,400	4.9	3,500	3,500
- West	431,000	414,540	410,700	4.9	3,500	3,000

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ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	223,500	219,000	197,000	13.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	150,000	150,000	135,000	11.1	-	-
- Woodlawn/ Montebello	207,000	210,000	182,000	13.7	-	-
Halifax						
- North End	190,000	185,000	175,000	8.6	-	-
- Clayton Park/ Fairmount/ Rockingham	212,000	207,000	209,000	1.4	-	-
Prince Edward Island						
Charlottetown	125,000	125,000	125,000	0.0	-	-
New Brunswick						
Fredericton	157,000	157,000	155,000	1.3	2,200	2,000
Saint John (Rothesay)	159,370	151,500	137,238	16.1	-	-
Newfoundland						
St. John's						
- East End	273,500	262,640	260,850	4.8	2,200	2,000
- Mount Pearl	268,000	256,760	255,300	5.0	2,400	2,500
- West	264,500	253,820	251,920	5.0	2,200	2,000

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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 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	389,900	380,000	370,000	5.4	-	-
Prince Edward Island						
Charlottetown	335,000	325,000	325,000	3.1	-	-
New Brunswick						
Fredericton	200,000	200,000	180,000	11.1	2,890	1,000
Newfoundland						
St. John's						
- East End	341,000	328,300	325,360	4.8	3,000	3,000
- Mount Pearl	270,000	258,720	257,240	5.0	2,500	2,500

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Q U É B E C

DETACHED BUNGALOW

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	170,000	170,000	160,000	6.3	2,700	1,000
Trois-Rivieres	127,828	117,571	141,972	-10.0	2,288	-
Memphrémagog	194,118	192,357	-	-	-	-
Montréal Area						
Beaconsfield	307,500	307,000	315,000	-2.4	-	-
Dorval	290,000	290,000	261,500	10.9	-	-
Pierrefonds	288,500	287,000	290,000	-0.5	-	-
Laval	271,000	263,000	268,000	1.1	-	-
Brossard	255,000	235,000	276,050	-7.6	-	-
Longueuil	240,000	233,000	229,500	4.6	-	-
Boucherville	286,500	310,000	270,500	5.9	-	-
Québec City Area						
Beauport	235,000	247,000	222,500	5.6	-	-
Cap-Rouge/Sillery/Ste-Foy	342,667	315,000	345,000	-0.7	-	-
Charlesbourg	229,500	225,000	218,000	5.3	-	-
Neufchatel	253,500	241,500	236,000	7.4	-	-
Québec (Haute-Ville)	363,000	322,000	324,000	12.0	-	-
Rive-Sud	236,500	213,000	239,000	-1.0	-	-

*Please note that the data is unavailable for the fourth quarter 2011 for some areas in Québec.

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 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	-	-
Trois-Rivieres	234,375	265,838	242,500	-3.4	3,699	-
Montréal Area						
Beaconsfield	477,750	456,500	475,000	0.5	-	-
Dorval	635,000	605,000	745,000	-14.8	-	-
Pierrefonds	407,000	407,000	486,000	-16.3	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	680,000	722,000	595,000	14.3	-	-
Laval	447,750	495,000	420,000	6.6	-	-
Brossard	445,000	455,000	473,000	-5.9	-	-
Longueuil	415,000	415,000	364,000	14.0	-	-
Boucherville	500,000	478,000	499,000	0.2	-	-
Québec City Area						
Beauport	347,000	375,000	331,000	4.8	-	-
Cap-Rouge/Sillery/Ste-Foy	368,333	423,000	401,500	-8.3	-	-
Charlesbourg	291,000	326,000	303,500	-4.1	-	-
Neufchatel	311,500	348,000	314,000	-0.8	-	-
Québec (Haute-Ville)	410,000	-	377,000	8.8	-	-
Rive-Sud	335,000	354,000	330,000	1.5	-	-

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Q U É B E C

STANDARD TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	200,000	200,000	190,000	5.3	-	-
Trois-Rivieres	139,368	186,722	173,000	-19.4	2,113	-
Montréal Area						
Dorval	277,500	268,000	325,000	-14.6	-	-
Pierrefonds	390,000	385,000	341,750	14.1	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	470,000	488,000	458,000	2.6	-	-
Laval	320,000	335,000	350,000	-8.6	-	-
Brossard	357,500	369,000	333,500	7.2	-	-
Longueuil	338,250	335,000	306,500	10.4	-	-
Boucherville	370,000	392,500	414,500	-10.7	-	-
Québec City Area						
Beauport	226,000	261,000	223,000	1.3	-	-
Cap-Rouge/Sillery/Ste-Foy	284,167	327,000	306,833	-7.4	-	-
Neufchatel	242,000	277,000	233,000	3.9	-	-
Québec (Haute-Ville)	395,000	325,000	322,000	22.7	-	-
Rive-Sud	260,000	255,000	261,500	-0.6	-	-

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Q U É B E C

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	152,000	150,000	150,000	1.3	-	-
Montréal Area						
Pierrefonds	275,000	280,000	276,000	-0.4	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	473,000	473,000	426,000	11.0	-	-
Ville-Marie	510,000	460,000	448,000	13.8	-	-
Rosemont/La Petit Patrie	344,500	342,000	386,000	-10.8	-	-
Laval	239,000	240,500	227,000	5.3	-	-
Brossard	240,500	265,000	226,500	6.2	-	-
Longueuil	229,250	223,500	225,750	1.6	-	-
Boucherville	260,000	263,000	267,250	-2.7	-	-
Québec City Area						
Beauport	185,000	202,500	180,000	2.8	-	-
Cap-Rouge/Sillery/Ste-Foy	240,167	240,000	270,333	-11.2	-	-
Charlesbourg	197,000	196,000	187,000	5.3	-	-
Neufchatel	196,000	199,000	209,500	-6.4	-	-
Québec (Haute-Ville)	298,000	295,000	251,500	18.5	-	-
Rive-Sud	208,000	215,000	225,000	-7.6	-	-

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Q U É B E C

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	325,000	320,000	320,000	0.0	4,200	2,000
Montréal Area						
Beaconsfield	647,500	680,000	600,000	7.9	-	-
Westmount	2,107,500	2,075,000	2,085,000	1.1	-	-
Ville-Marie	2,515,000	2,250,000	2,500,000	0.6	-	-
Laval	680,000	667,500	577,500	17.7	-	-
Brossard	699,000	699,500	680,000	2.8	-	-
Longueuil	739,000	838,000	668,000	10.6	-	-
Boucherville	845,000	885,000	930,750	-9.2	-	-
Québec City Area						
Cap-Rouge/Sillery/Ste-Foy	563,833	625,000	589,833	-4.4	-	-
Charlesbourg	433,500	-	415,000	4.5	-	-
Neufchatel	462,000	-	435,000	6.2	-	-
Québec (Haute-Ville)	503,000	-	653,500	-23.0	-	-
Rive-Sud	486,500	428,000	433,000	12.4	-	-

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 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	170,000	2.9	-	-
Trois-Rivieres	154,750	140,000	143,500	7.8	3,302	-
Memphrémagog	143,589	145,408	-	-	-	-
Montréal Area						
Pierrefonds	203,000	206,000	213,000	-4.7	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	241,250	245,000	240,000	0.5	-	-
Ville-Marie	305,000	322,000	303,500	0.5	-	-
Le Plateau Mont-Royal	307,750	317,000	310,250	-0.8	-	-
Rosemont/La Petit Patrie	254,250	262,000	242,000	5.1	-	-
Laval	190,000	191,000	189,750	0.1	-	-
Brossard	192,500	195,000	182,000	5.8	-	-
Longueuil	168,000	177,500	176,000	-4.5	-	-
Boucherville	204,000	211,500	196,000	4.1	-	-
Québec City Area						
Beauport	189,500	175,500	173,500	9.2	-	-
Cap-Rouge/Sillery/Ste-Foy	212,000	212,000	227,666	-6.9	-	-
Charlesbourg	182,000	183,000	200,500	-9.2	-	-
Neufchatel	213,000	200,000	195,500	9.0	-	-
Québec (Haute-Ville)	239,500	247,000	221,000	8.4	-	-
Rive-Sud	179,000	181,000	179,500	-0.3	-	-

*Please note that the data is unavailable for the fourth quarter 2011 for some areas in Québec.

*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 Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	220,000	220,000	220,000	0.0	-	-
Montréal Area						
Westmount	727,000	725,000	610,000	19.2	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	498,000	481,000	475,000	4.8	-	-
Ville-Marie	735,000	677,000	692,500	6.1	-	-
Le Plateau Mont-Royal	485,000	512,500	461,750	5.0	-	-
Rosemont/La Petit Patrie	475,000	522,000	425,000	11.8	-	-
Laval	315,000	328,000	322,500	-2.3	-	-
Brossard	315,000	348,000	310,655	1.4	-	-
Longueuil	367,000	367,000	349,000	5.2	-	-
Québec City Area						
Haute-Ville	440,000	525,000	460,000	-4.3	-	-
Rive-Sud	321,000	276,000	305,000	5.2	-	-

*Please note that the data is unavailable for the fourth quarter 2011 for some areas in Québec.

*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 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Burlington	355,000	369,000	330,000	7.6	3,500	2,500
Etobicoke						
– Islington/ Kingsway	580,000	580,000	565,000	2.7	-	-
-South Etobicoke	420,000	418,000	409,000	2.7	-	-
High Park	725,000	750,000	710,000	2.1	-	-
Lawrence Park	825,000	820,000	770,000	7.1	-	-
Leaside	705,000	685,000	650,000	8.5	-	-
Markham	545,000	545,000	500,000	9.0	5,080	2,300
Mississauga GTA	453,050	445,000	410,000	10.5	4,531	2,000
– Meadowvale/ Streetsville	430,000	430,000	355,000	21.1	3,500	1,700
Newmarket	395,000	385,000	354,000	11.6	3,500	1,800
North Toronto	680,000	680,000	625,000	8.8	-	-
Oakville	389,000	423,000	378,000	2.9	-	-
Richmond Hill	633,000	610,000	595,000	6.4	-	-
Scarborough						
– Agincourt	425,000	422,000	395,000	7.6	2,700	1,450
– Central	387,000	384,000	365,000	6.0	2,500	1,600
– West Hill	432,000	431,500	385,000	12.2	2,600	1,500
Unionville	675,000	665,000	625,000	8.0	6,292	2,500
Woodbridge	428,000	428,000	427,000	0.2	-	-

*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

DETACHED BUNGALOW

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	409,479	394,967	383,115	6.9	4,445	1,650
Barrie	267,000	270,000	268,000	-0.4	3,300	1,500
Brantford	198,000	194,000	190,000	4.2	3,221	1,200
Dundas	344,125	303,667	317,897	8.3	3,890	2,700
Hamilton						
– Centre	131,539	130,581	125,141	5.1	1,820	1,125
– East	171,364	185,035	174,234	-1.6	2,301	1,125
– Mountain	227,750	226,714	225,264	1.1	2,997	1,582
– West	269,596	299,346	265,042	1.7	3,335	1,467
London	241,800	240,400	237,800	1.7	-	-
North Bay	240,000	245,000	245,000	-2.0	4,100	1,700
Ottawa	586,000	586,000	554,000	5.8	6,250	3,100
– Eastern	311,000	311,000	294,000	5.8	4,150	1,800
– Kanata	360,000	352,000	342,000	5.3	-	-
– Orleans	313,000	312,000	296,000	5.7	4,150	1,700
– Southern	311,000	311,000	294,000	5.8	4,150	1,900
– Western	360,000	352,500	340,000	5.9	-	-
Stoney Creek	270,404	286,910	263,777	2.5	3,161	1,529

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	940,000	927,000	976,000	-3.7	-	-
Bloor West Village	1,100,000	1,150,000	1,040,000	5.8	-	-
Burlington	574,900	535,900	499,950	15.0	5,800	2,250
Cabbagetown	775,000	775,000	765,000	1.3	-	-
Etobicoke						
– Islington/ Kingsway	790,000	785,000	780,000	1.3	-	-
– South Etobicoke	615,000	615,000	606,000	1.5	-	-
Forest Hill	1,550,000	1,680,000	1,550,000	0.0	-	-
High Park	1,050,000	1,060,000	1,025,000	2.4	-	-
Lawrence Park	1,670,000	1,670,000	1,590,000	5.0	-	-
Leaside	1,192,500	1,141,500	1,120,000	6.5	-	-
Markham	630,000	620,000	580,000	8.6	5,872	2,500
Midtown Toronto	1,481,000	1,494,000	1,439,000	2.9	-	-
Mississauga GTA	511,500	505,000	465,000	10.0	5,115	2,700
– Meadowvale/ Mississauga	485,000	480,000	425,000	14.1	3,800	2,200
Moore Park	1,730,000	1,750,000	1,700,000	1.8	-	-
Newmarket	695,000	680,000	610,000	13.9	6,500	3,500
North Toronto	1,500,000	1,450,000	1,420,000	5.6	-	-
Oakville	645,000	670,000	614,250	5.0	-	-
Richmond Hill	828,000	800,000	785,000	5.5	-	-
Scarborough						
– Agincourt	535,000	535,000	505,000	5.9	3,500	1,800
– Central	472,000	470,000	450,000	4.9	3,300	2,000
– West Hill	566,000	566,000	515,000	9.9	3,400	1,850
Unionville	745,000	735,000	675,000	10.4	6,944	2,600
Woodbridge	475,000	475,000	475,000	0.0	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	315,000	320,000	306,000	3.9	3,500	1,500
Brantford	305,000	305,000	302,000	1.0	4,960	1,550
London	318,000	317,000	313,000	1.7	-	-
North Bay	293,000	300,000	300,000	-2.3	4,200	1,800
Ottawa	594,000	594,000	562,000	5.7	6,250	3,100
– Eastern	369,000	369,000	348,000	6.0	4,275	1,850
– Kanata	439,000	424,000	412,000	6.6	-	-
– Orleans	410,500	400,000	380,000	8.0	5,160	1,900
– Southern	398,000	398,000	376,000	5.9	5,160	1,900
– Western	465,000	445,000	440,000	5.7	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	696,600	686,700	637,000	9.4	-	-
Bloor West Village	725,000	725,000	700,000	3.6	-	-
Burlington	389,900	399,900	403,000	-3.3	2,975	1,830
Cabbagetown	625,000	655,000	575,000	8.7	-	-
Etobicoke						
– Islington/ Kingsway	645,000	640,000	632,000	2.1	-	-
– South Etobicoke	465,000	460,000	459,000	1.3	-	-
Forest Hill	950,000	949,000	938,000	1.3	-	-
High Park	675,000	675,000	645,000	4.7	-	-
Lawrence Park	980,000	975,000	900,000	8.9	-	-
Leaside	800,000	800,000	795,000	0.6	-	-
Markham	530,000	525,000	485,000	9.3	4,940	2,200
Midtown Toronto	895,700	880,000	864,350	3.6	-	-
Mississauga GTA	425,150	421,000	386,500	10.0	5,252	2,275
– Meadowvale/ Streetsville	385,000	380,000	331,000	16.3	2,900	1,800
Moore Park	1,050,000	1,050,000	1,160,000	-9.5	-	-
Newmarket	435,000	400,000	575,000	-24.3	3,800	2,400
North Toronto	850,000	850,000	795,000	6.9	-	-
Oakville	470,000	492,000	441,000	6.6	-	-
Richmond Hill	628,000	600,000	600,000	4.7	-	-
Riverdale	536,500	525,000	515,000	4.2	-	-
Scarborough						
– Agincourt	407,000	406,900	380,000	7.1	2,700	1,600
– Central	410,000	409,500	390,000	5.1	2,700	1,800
– West Hill	442,000	442,000	400,000	10.5	2,700	1,650
The Annex	895,000	895,000	889,000	0.7	-	-
Unionville	655,000	645,000	610,000	7.4	-	-
Woodbridge	352,000	350,000	350,000	0.6	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	491,813	531,368	476,513	3.2	5,574	-
Barrie	260,000	267,000	253,000	2.5	3,000	1,400
Brantford	202,000	200,000	197,000	2.5	3,286	1,300
Dundas	447,050	420,413	424,987	5.2	4,421	-
Hamilton						
– Centre	159,230	142,811	151,700	5.0	1,930	-
– East	249,784	227,434	239,315	4.4	3,126	-
– Mountain	349,606	346,806	324,571	7.7	4,377	-
– West	291,089	311,200	288,977	0.7	3,288	-
London	250,300	250,600	247,700	1.0	-	-
North Bay	235,000	240,000	240,000	-2.1	3,200	1,700
Ottawa	519,000	515,000	491,000	5.7	5,700	2,700
– Eastern	319,000	318,000	302,000	5.6	4,200	1,600
– Kanata	365,000	355,000	327,500	11.5	-	-
– Orleans	332,000	332,000	313,000	6.1	4,300	1,700
– Southern	334,000	334,000	316,000	5.7	4,170	1,600
– Western	397,500	390,000	375,000	6.0	-	-
Stoney Creek	346,262	362,244	346,382	7.3	3,972	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	620,000	570,000	554,000	11.9	-	-
Bloor West Village	486,500	485,000	460,000	5.8	-	-
Burlington	267,900	259,000	252,000	6.3	2,300	1,687
Cabbagetown	580,000	581,000	560,000	3.6	-	-
Etobicoke						
– Islington/ Kingsway	435,000	435,000	428,000	1.6	-	-
– South Etobicoke	470,000	465,000	463,000	1.5	-	-
Markham	420,000	420,000	390,000	7.7	3,915	2,000
Mississauga GTA	321,000	308,000	285,000	12.6	3,400	2,000
– Meadowvale/ Streetsville	290,000	285,000	244,000	18.9	2,400	1,500
North Toronto	595,000	590,000	550,000	8.2	-	-
Newmarket	358,000	338,000	315,000	13.7	3,000	1,800
Oakville	375,000	394,000	367,500	2.0	2,300	1,600
Richmond Hill	378,900	340,000	340,000	11.4	-	-
Scarborough						
– Agincourt	286,500	286,500	265,000	8.1	2,000	1,400
– Central	271,000	271,000	255,000	6.3	1,800	1,350
– West Hill	316,000	320,000	290,000	9.0	2,000	1,450
Unionville	460,000	450,000	420,000	9.5	4,288	2,200
Waterfront	555,000	550,000	510,000	8.8	-	-
Woodbridge	305,000	303,000	301,000	1.3	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	198,000	196,000	187,000	5.9	2,200	1,150
Brantford	181,000	180,000	189,000	-4.2	2,944	1,100
London	178,200	177,900	168,100	6.0	-	-
North Bay	130,000	130,000	130,000	0.0	2,600	1,400
Ottawa	348,000	340,000	333,000	4.5	4,150	1,500
– Eastern	252,000	249,000	241,000	4.6	3,550	1,350
– Kanata	295,000	288,000	277,000	6.5	-	-
– Orleans	262,000	257,000	250,000	4.8	3,675	1,300
– Southern	275,000	270,000	263,000	4.6	3,700	1,250
– Western	359,900	355,000	335,000	7.4	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,375,000	1,424,000	1,424,000	-3.4	-	-
Burlington	644,450	650,000	640,000	0.7	5,100	2,900
Cabbagetown	800,000	800,000	765,000	4.6	-	-
Etobicoke						
– Islington/ Kingsway	1,080,000	1,060,000	1,070,000	0.9	-	-
Forest Hill	2,095,000	2,200,000	2,095,000	0.0	-	-
Lawrence Park	2,470,000	2,450,000	2,360,000	4.7	-	-
Leaside	1,600,000	1,400,000	1,400,000	14.3	-	-
Markham	700,000	695,000	655,000	6.9	6,525	2,600
Midtown Toronto	2,202,000	2,395,000	2,202,000	0.0	-	-
Mississauga GTA	711,150	697,000	646,500	10.0	7,112	3,900
– Meadowvale/ Streetsville	600,000	595,000	564,000	6.4	4,900	2,800
Moore Park	2,705,000	2,500,000	2,750,000	-1.6	-	-
Newmarket	640,000	640,000	690,000	-7.2	6,000	3,400
North Toronto	2,090,000	2,090,000	1,990,000	5.0	-	-
Oakville	885,000	885,000	724,500	22.2	-	-
Riverdale	830,000	855,000	822,000	1.0	-	-
Scarborough						
– Agincourt	575,000	575,000	540,000	6.5	3,650	2,200
– Central	560,000	560,000	525,000	6.7	3,800	2,200
– West Hill	735,000	735,000	715,000	2.8	4,000	2,150
Unionville	885,000	875,000	830,000	6.6	8,249	3,200
Woodbridge	472,000	472,000	472,000	0.0	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	550,000	450,000	507,000	8.5	4,800	2,000
Brantford	325,000	325,000	320,000	1.6	5,287	1,800
London	460,100	458,600	455,200	1.1	-	-
North Bay	370,000	380,000	385,000	-3.9	5,800	2,100
Ottawa	819,000	815,000	775,000	5.7	7,800	3,700
– Kanata	567,000	535,000	515,000	10.1	7,000	2,400
– Orleans	523,000	520,000	495,000	5.7	6,800	2,500
– Rockcliffe Park	2,400,000	2,400,000	2,200,000	9.1	22,000	8,000
– Southern	526,000	522,000	495,000	6.3	6,800	2,600
– Western	518,500	505,000	495,000	4.7	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	315,000	320,000	300,000	5.0	-	-
Burlington	266,900	260,900	242,500	10.1	2,300	1,950
Cabbagetown	370,000	372,000	365,000	1.4	-	-
Etobicoke						
– Islington/ Kingsway	367,000	365,000	357,000	2.8	-	-
– South Etobicoke	365,000	360,000	352,000	3.7	-	-
Forest Hill	570,000	579,000	550,000	3.6	-	-
High Park	400,000	405,000	395,000	1.3	-	-
Lawrence Park	555,000	545,000	535,000	3.7	-	-
Leaside	400,000	377,000	350,000	14.3	-	-
Markham	310,000	310,000	300,000	3.3	2,890	1,900
Midtown Toronto	423,000	451,000	419,000	1.0	-	-
Mississauga GTA	280,675	275,000	257,500	9.0	2,807	1,670
– Meadowvale/ Streetsville	225,000	225,000	218,000	3.2	1,900	1,300
North Toronto	412,000	409,000	395,000	4.3	-	-
Newmarket	265,000	265,000	265,000	0.0	-	-
Oakville	279,000	310,000	278,250	0.3	-	-
Richmond Hill	310,500	302,000	300,000	3.5	2,300	-
Riverdale	400,000	450,000	430,000	-7.0	-	-
Scarborough						
– Agincourt	245,000	245,000	225,000	8.9	1,700	1,300
– Central	250,000	258,000	240,000	4.2	1,600	1,300
– West Hill	230,000	232,000	220,000	4.5	1,600	1,350
The Annex	478,000	500,000	454,000	5.3	-	-
Unionville	380,000	380,000	362,000	5.0	3,542	2,000
Waterfront	455,000	445,000	454,000	0.2	-	-
Woodbridge	283,000	281,000	278,000	1.8	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	245,000	262,000	262,000	-6.5	3,100	1,400
Brantford	142,000	141,000	145,000	-2.1	-	-
London	150,400	150,900	141,900	6.0	-	-
North Bay	167,000	170,000	170,000	-1.8	2,800	1,400
Ottawa	341,000	335,000	326,000	4.6	3,900	1,300
– Eastern	210,000	205,500	201,000	4.5	-	-
– Kanata	220,000	216,000	204,000	7.8	-	-
– Orleans	219,000	216,000	209,000	4.8	-	-
– Southern	225,000	223,000	215,000	4.7	3,100	1,200
– Western	297,500	285,000	285,000	4.4	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	520,000	519,000	495,000	5.1	-	-
Burlington	439,900	520,000	480,000	-8.4	3,467	3,300
Etobicoke						
– Islington/ Kingsway	555,000	555,000	545,000	1.8	-	-
– South Etobicoke	510,000	500,000	500,000	2.0	-	-
Forest Hill	820,000	890,000	820,000	0.0	-	-
High Park	675,000	695,000	660,000	2.3	-	-
Lawrence Park	810,000	805,000	800,000	1.3	-	-
Markham	390,000	390,000	380,000	2.6	3,635	2,000
Midtown Toronto	912,000	894,000	840,000	8.6	-	-
Mississauga GTA	376,050	379,000	345,000	9.0	-	-
– Meadowvale/ Streetsville	285,000	285,000	305,000	-6.6	2,100	1,400
North Toronto	665,000	669,000	650,000	2.3	-	-
Oakville	430,000	450,000	420,000	2.4	-	-
Riverdale	510,000	555,000	515,000	-1.0	-	-
Scarborough						
– Agincourt	367,500	367,500	335,000	9.7	2,700	1,700
– Central	364,000	364,000	345,000	5.5	2,200	1,800
– West Hill	400,000	400,000	390,000	2.6	2,500	1,900
Unionville	480,000	480,000	460,000	4.3	4,474	2,300
Waterfront	1,005,000	1,015,000	1,039,000	-3.3	-	-
Woodbridge	274,000	272,000	269,000	1.9	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	400,000	375,000	396,000	1.0	4,400	2,100
London	271,300	270,000	255,900	6.0	-	-
Ottawa	482,500	477,000	461,000	4.7	4,775	2,800
– Kanata	267,000	260,000	247,500	7.9	-	-
– Southern	504,500	490,000	482,000	4.7	6,800	2,600
– Western	482,500	470,000	425,000	13.5	-	-
Rockcliffe Park	999,000	995,000	975,000	2.5	12,300	5,500

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

MANITOBA & SASKATCHEWAN

DETACHED BUNGALOW

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	272,000	277,000	262,000	3.8	-	-
Fort Richmond	288,000	292,000	278,000	3.6	-	-
North East	278,000	268,000	268,000	3.7	-	-
North West	275,000	267,000	264,000	4.2	-	-
River Heights	278,000	285,000	268,000	3.7	-	-
South St. Vital	286,000	290,000	276,000	3.6	-	-
Southdale/ Windsor Park	272,000	270,000	263,000	3.4	-	-
Westwood	265,000	263,000	253,000	4.7	-	-
Saskatchewan Area						
Regina						
- North	312,000	312,000	270,000	15.6	-	-
- South	321,000	321,000	316,000	1.6	-	-
Saskatoon						
- East Central	328,000	338,000	335,000	-2.1	-	-
- East End	359,000	354,000	355,000	1.1	-	-
- North	330,000	335,000	325,000	1.5	-	-
- West	320,000	313,000	310,000	3.2	-	-

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

MANITOBA & SASKATCHEWAN

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	397,000	390,000	381,000	4.2	-	-
Fort Richmond	397,000	395,000	380,000	4.5	-	-
North East	376,000	372,000	362,000	3.9	-	-
North West	394,000	377,000	378,000	4.2	-	-
River Heights	414,000	392,000	399,000	3.8	-	-
South St. Vital	407,000	401,000	390,000	4.4	-	-
Southdale/ Windsor Park	372,000	370,000	356,000	4.5	-	-
Tuxedo	448,000	420,000	427,000	4.9	-	-
Westwood	348,000	370,000	333,000	4.5	-	-
Saskatchewan Area						
Regina						
- North	520,000	520,000	450,000	15.6	-	-
- South	483,000	483,000	430,000	12.3	-	-
Saskatoon						
- East Central	450,000	445,000	450,000	0.0	-	-
- East End	500,000	470,000	500,000	0.0	-	-
- North	440,000	432,000	440,000	0.0	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	311,000	292,000	302,000	3.0	-	-
Fort Richmond	307,000	302,000	298,000	3.0	-	-
North East	298,000	290,000	290,000	2.8	-	-
North West	304,000	319,000	295,000	3.1	-	-
River Heights	319,000	307,000	310,000	2.9	-	-
South St. Vital	327,000	325,000	317,000	3.2	-	-
Southdale/ Windsor Park	286,000	277,000	262,000	9.2	-	-
Westwood	295,000	287,000	286,000	3.1	-	-
Saskatchewan Area						
Regina						
- North	285,000	285,000	238,000	19.7	-	-
- South	370,000	330,000	310,000	19.4	-	-
Saskatoon						
- East Central	380,000	368,000	370,000	2.7	-	-
- East End	395,000	377,000	387,000	2.1	-	-
- North	360,000	360,000	350,000	2.9	-	-
- West	340,000	330,000	330,000	3.0	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	197,000	201,000	174,000	13.2	-	-
Fort Richmond	220,000	219,000	195,000	12.8	-	-
North East	200,500	200,000	178,000	12.6	-	-
North West	206,000	207,000	182,000	13.2	-	-
Southdale/ Windsor Park	197,000	181,000	174,000	13.2	-	-
Westwood	202,000	181,000	179,000	12.8	-	-
Saskatchewan Area						
Regina						
- North	260,000	260,000	230,000	13.0	-	-
- South	310,000	306,000	275,000	12.7	-	-
Saskatoon						
- East End	256,000	250,000	250,000	2.4	-	-
- North	246,000	246,000	246,000	0.0	-	-

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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	580,000	580,000	505,000	14.9	-	-
- South	610,000	596,000	595,000	2.5	-	-
Saskatoon						
- East End	757,000	740,000	757,000	0.0	-	-
- North	600,000	590,000	600,000	0.0	-	-

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

MANITOBA & SASKATCHEWAN

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	165,000	159,000	163,000	1.2	-	-
Fort Richmond	187,000	184,000	183,000	2.2	-	-
North East	156,000	154,000	132,000	18.2	-	-
North West	209,000	206,000	205,600	1.7	-	-
River Heights	170,000	164,000	160,000	6.3	-	-
South St. Vital	196,000	197,000	190,000	3.2	-	-
Westwood	158,000	156,000	148,000	6.8	-	-
Saskatchewan Area						
Regina						
- North	172,000	170,000	164,000	4.9	-	-
- South	226,000	226,000	205,000	10.2	-	-
Saskatoon						
- East Central	232,000	238,000	230,000	0.9	-	-
- East End	237,000	237,000	230,000	3.0	-	-
- North	228,000	230,000	215,000	6.0	-	-

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

MANITOBA & SASKATCHEWAN

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	300,000	295,000	293,000	2.4	-	-
Saskatchewan Area						
Regina						
- North	315,630	305,000	290,000	8.8	-	-
- South	346,000	345,000	324,000	6.8	-	-
Saskatoon						
- East End	328,000	317,000	310,000	5.8	-	-
- East Central	365,000	320,000	345,000	5.8	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	352,500	357,700	345,400	2.1	-	-
North East	301,500	300,700	299,000	0.8	-	-
North Inner City	483,300	430,600	417,500	15.8	-	-
North West	394,900	394,800	370,000	6.7	-	-
South	367,600	350,900	350,100	5.0	-	-
South East	415,900	425,000	378,400	9.9	-	-
South Inner City	472,200	467,800	442,100	6.8	-	-
South West	385,500	379,400	375,000	2.8	-	-
West	576,200	569,900	552,000	4.4	-	-
Edmonton Area						
Castledowns	260,000	260,000	260,000	0.0	-	-
Clareview	250,000	250,000	250,000	0.0	-	-
Riverbend/ Terwilligar	440,000	440,000	400,000	10.0	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	280,000	0.0	1,760	1,400
Leduc	330,000	315,000	290,000	13.8	-	-
Spruce Grove	330,000	325,000	325,000	1.5	-	-
St. Albert	264,000	264,000	280,000	-5.7	-	-
Stony Plain	290,000	315,000	316,000	-8.2	-	-

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A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	419,900	454,900	438,600	-4.3	-	-
North East	406,900	409,500	417,400	-2.5	-	-
North Inner City	694,400	721,100	745,300	-6.8	-	-
North West	496,300	486,700	478,000	3.8	-	-
South	446,000	455,000	440,500	1.2	-	-
South East	562,800	591,800	584,500	-3.7	-	-
South Inner City	814,600	723,400	771,800	5.5	-	-
South West	553,800	537,000	485,200	14.1	-	-
West	565,700	558,500	542,900	4.2	-	-
Edmonton Area						
Castledowns	400,000	400,000	385,000	3.9	-	-
Clareview	400,000	400,000	380,000	5.3	-	-
Riverbend/ Terwilligar	492,000	485,000	464,650	5.9	3,500	2,500
Sherwood Park	430,000	430,000	420,000	2.4	3,500	2,000
Alberta						
Fort Saskatchewan	400,000	400,000	400,000	0.0	2,400	1,600
Leduc	410,000	395,000	375,000	9.3	-	-
St. Albert	315,000	315,000	315,000	0.0	-	-
Stony Plain	435,000	440,000	440,000	-1.1	-	-

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A L B E R T A

STANDARD TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	367,000	365,700	367,500	-0.1	-	-
North East	320,800	329,200	323,900	-1.0	-	-
North Inner City	493,000	525,700	564,400	-12.7	-	-
North West	371,900	400,900	375,400	-0.9	-	-
South	345,400	375,000	352,100	-1.9	-	-
South East	367,600	370,400	343,000	7.2	-	-
South Inner City	639,600	579,200	526,000	21.6	-	-
South West	397,500	371,600	374,500	6.1	-	-
West	430,200	414,800	424,800	1.3	-	-
Edmonton Area						
Castledowns	305,000	305,000	305,000	0.0	-	-
Clareview	390,000	390,000	360,000	8.3	-	-
Riverbend/ Terwilligar	368,750	400,000	365,000	1.0	2,700	2,200
Sherwood Park	340,000	340,000	340,000	0.0	2,900	1,600
Alberta						
Fort Saskatchewan	345,000	330,000	320,000	7.8	1,760	1,400
Leduc	325,000	350,000	290,000	12.1	-	-
Spruce Grove	360,000	360,000	365,000	-1.4	-	-
St. Albert	315,000	315,000	315,000	0.0	-	-
Stony Plain	355,000	360,000	417,000	-14.9	-	-

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A L B E R T A

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	280,100	278,400	291,800	-4.0	-	-
North East	255,700	239,800	256,900	-0.5	-	-
North Inner City	402,700	500,900	418,900	-3.9	-	-
North West	286,900	283,600	299,900	-4.3	-	-
South	254,800	258,600	249,800	2.0	-	-
South East	265,600	296,100	260,700	1.9	-	-
South Inner City	465,600	520,700	445,700	4.5	-	-
South West	262,500	292,300	298,200	-12.0	-	-
West	380,500	459,500	399,700	-4.8	-	-
Edmonton Area						
Castledowns	208,000	208,000	185,000	12.4	-	-
Clareview	180,000	180,000	180,000	0.0	-	-
Riverbend/ Terwilligar	238,950	270,000	265,000	-9.8	1,500	1,800
Sherwood Park	240,000	240,000	235,000	2.1	1,530	1,300
Alberta						
Fort Saskatchewan	195,000	200,000	200,000	-2.5	1,100	1,000
Leduc	230,000	215,000	215,000	7.0	-	-
Spruce Grove	240,000	230,000	225,000	11.6	-	-
St. Albert	188,000	188,000	180,000	4.4	-	-
Stony Plain	230,000	220,000	221,000	4.1	-	-

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



A L B E R T A

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	495,000	520,000	620,700	-20.3	-	-
North East	457,400	453,400	497,000	-8.0	-	-
North Inner City	1,044,000	1,144,800	1,269,200	-17.7	-	-
North West	741,000	675,200	746,000	-0.7	-	-
South	561,800	640,700	674,100	-16.7	-	-
South East	725,000	690,800	686,100	5.7	-	-
South Inner City	1,372,000	1,394,200	1,189,400	15.4	-	-
South West	838,200	1,034,200	825,900	1.5	-	-
West	797,900	748,700	772,500	3.3	-	-
Edmonton Area						
Castledowns	428,000	428,000	400,000	7.0	-	-
Riverbend/ Terwilligar	805,000	776,000	760,000	5.9	5,000	3,500
Sherwood Park	695,000	695,000	695,000	0.0	5,200	3,000
Alberta						
Fort Saskatchewan	600,000	600,000	640,000	-6.3	4,180	2,500
Leduc	365,000	380,000	417,000	-12.5	-	-
Spruce Grove	445,000	440,000	430,000	3.5	-	-
St. Albert	427,000	427,000	405,000	5.4	-	-
Stony Plain	370,000	430,000	466,000	-20.6	-	-

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	232,600	231,400	234,100	-0.6	-	-
North East	194,500	201,400	179,300	8.5	-	-
North Inner City	305,100	302,300	289,700	5.3	-	-
North West	261,400	269,300	234,700	11.4	-	-
South	219,700	228,500	225,000	-2.4	-	-
South East	235,400	236,200	237,200	-0.8	-	-
South Inner City	293,800	319,900	314,700	-6.6	-	-
South West	225,300	259,900	252,500	-10.8	-	-
West	269,300	241,300	267,900	0.5	-	-
Edmonton Area						
Castledowns	192,000	192,000	170,000	12.9	-	-
Clareview	165,000	165,000	155,000	6.5	-	-
Riverbend/ Terwilligar	224,571	220,000	231,000	-2.8	1,600	1,500
Sherwood Park	280,000	280,000	275,000	1.8	2,140	1,500
Alberta						
Fort Saskatchewan	175,000	190,000	200,000	-12.5	1,000	1,100
Leduc	195,000	220,000	210,000	-7.1	-	-
St. Albert	170,000	170,000	170,000	0.0	-	-

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	316,000	311,400	305,400	3.5	-	-
North East	194,500	200,200	201,800	-3.6	-	-
North Inner City	397,100	429,000	368,900	7.6	-	-
North West	354,000	396,000	358,500	-1.3	-	-
South	369,300	345,300	322,700	14.4	-	-
South East	500,400	509,400	528,700	-5.4	-	-
South Inner City	494,800	509,400	547,000	-9.5	-	-
South West	304,000	307,700	330,200	-7.9	-	-
West	366,100	376,200	407,200	-10.1	-	-
Edmonton Area						
Castledowns	199,000	199,000	199,000	0.0	-	-
Riverbend/ Terwilligar	320,000	320,000	280,000	14.3	1,965	2,000
Sherwood Park	325,000	325,000	325,000	0.0	2,375	1,700
St. Albert	235,000	235,000	225,000	4.4	-	-

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

DETACHED BUNGALOW

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	473,000	490,000	453,000	4.4	3,000	1,500
North Vancouver	820,000	800,000	750,000	9.3	-	-
Richmond	820,000	780,000	650,000	26.2	-	-
Surrey	465,000	467,000	440,000	5.7	2,700	1,500
Vancouver East	750,000	739,500	676,000	10.9	-	-
Vancouver West	1,350,000	1,350,000	1,200,000	12.5	6,750	3,500
West Vancouver	1,150,000	1,200,000	940,000	22.3	-	-
White Rock/South Surrey	648,000	665,000	550,000	17.8	3,900	2,000
British Columbia						
Kelowna	356,000	351,000	335,000	6.3	2,500	1,500
Sunshine Coast	320,000	340,000	315,000	1.6	-	-
Victoria	486,000	480,000	490,000	-0.8	-	-

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

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	495,000	519,000	470,000	5.3	3,200	1,600
North Vancouver	940,000	940,000	850,000	10.6	-	-
Richmond	905,000	890,000	780,000	16.0	-	-
Surrey	480,000	480,000	470,000	2.1	2,800	1,600
Vancouver East	875,000	786,000	843,000	3.8	-	-
Vancouver West	1,850,000	1,850,000	1,700,000	8.8	9,250	5,000
West Vancouver	1,400,000	1,450,000	1,160,000	20.7	-	-
White Rock/South Surrey	666,000	688,000	645,000	3.3	3,700	1,700
British Columbia						
Kelowna	435,000	429,000	420,000	3.6	3,100	1,700
Sunshine Coast	420,000	440,000	415,000	1.2	-	-
Victoria	595,000	593,000	610,000	-2.5	-	-

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

STANDARD TWO-STOREY

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	455,000	460,000	450,000	1.1	2,800	1,500
North Vancouver	860,000	850,000	790,000	8.9	-	-
Richmond	800,000	785,000	680,000	17.6	-	-
Surrey	430,000	425,000	415,000	3.6	2,500	1,400
Vancouver East	809,000	870,000	750,000	7.9	-	-
Vancouver West	1,550,000	1,550,000	1,450,000	6.9	-	-
West Vancouver	1,250,000	1,300,000	1,040,000	20.2	-	-
White Rock/South Surrey	600,000	610,000	585,000	2.6	3,600	1,600
British Columbia						
Sunshine Coast	380,000	400,000	375,000	1.3	-	-
Victoria	480,000	465,000	480,000	0.0	-	-

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



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

STANDARD TOWNHOUSE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	288,000	285,000	276,000	4.3	1,700	1,100
North Vancouver	680,000	640,000	630,000	7.9	-	-
Richmond	430,000	450,000	425,000	1.2	-	-
Surrey	276,000	288,000	305,000	-9.5	-	-
Vancouver East	534,000	517,000	522,000	2.3	-	-
Vancouver West	900,000	900,000	850,000	5.9	-	-
West Vancouver	750,000	800,000	700,000	7.1	-	-
White Rock/South Surrey	329,000	340,000	330,000	-0.3	2,200	1,500
British Columbia						
Kelowna	287,000	287,000	280,000	2.5	2,400	1,150
Sunshine Coast	280,000	290,000	275,000	1.8	-	-
Victoria	373,000	365,000	380,000	-1.8	-	-

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



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

SENIOR EXECUTIVE

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	679,000	714,000	600,000	13.2	4,400	2,500
North Vancouver	1,120,000	1,120,000	1,000,000	12.0	-	-
Richmond	1,250,000	1,150,000	1,000,000	25.0	-	-
Surrey	660,000	665,000	645,000	2.3	4,000	2,600
Vancouver East	1,240,000	1,262,000	1,150,000	7.8	-	-
Vancouver West	3,000,000	3,000,000	2,750,000	9.1	-	-
West Vancouver	1,600,000	1,500,000	1,350,000	18.5	-	-
White Rock/ South Surrey	900,000	959,000	880,000	2.3	5,400	3,500
British Columbia						
Kelowna	508,000	499,000	475,000	6.9	3,500	2,100
Sunshine Coast	580,000	600,000	575,000	0.9	-	-
Victoria	790,000	788,000	810,000	-2.5	-	-

*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 Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	158,000	160,000	164,000	-3.7	1,400	900
North Vancouver	340,000	340,000	340,000	0.0	-	-
Richmond	330,000	355,000	290,000	13.8	-	-
Surrey	198,000	215,000	195,000	1.5	1,600	900
Vancouver East	406,000	444,000	423,000	-4.0	-	-
Vancouver West	900,000	750,000	725,000	24.1	-	-
West Vancouver	500,000	520,000	450,000	11.1	-	-
White Rock/ South Surrey	235,000	258,000	230,000	2.2	1,800	1,100
British Columbia						
Kelowna	186,000	186,000	175,000	6.3	1,350	950
Sunshine Coast	220,000	230,000	215,000	2.3	-	-
Victoria	282,000	277,000	285,000	-1.1	-	-

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

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	260,000	280,000	250,000	4.0	1,600	1,300
North Vancouver	470,000	460,000	475,000	-1.1	-	-
Richmond	400,000	395,000	365,000	9.6	-	-
Vancouver East	640,000	677,000	641,000	-0.2	-	-
Vancouver West	1,150,000	1,150,000	1,100,000	4.5	-	-
West Vancouver	850,000	950,000	820,000	3.7	-	-
Surrey	320,000	332,000	307,000	4.2	1,600	1,300
White Rock/ South Surrey	540,000	550,000	470,000	14.9	3,400	1,800
British Columbia						
Kelowna	534,000	545,000	560,000	-4.6	3,150	1,650
Sunshine Coast	250,000	260,000	245,000	2.0	-	-
Victoria	550,000	550,000	560,000	-1.8	-	-

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