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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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about real estate, the
more likely they are to
choose Royal LePage
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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.

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

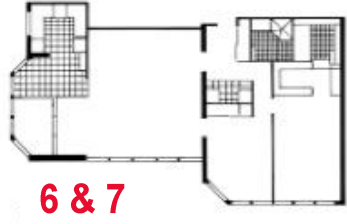
Either condominium or freehold, the townhouse (rowhouse) has three bedrooms, a living room and dining room (possibly combined) and a kitchen. Also included are 1 1/2 bathrooms, standard broadloom, a one-car garage, a full unfinished basement and two appliances. Total inside area is 92 sq. metres (1,000 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 Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	338,000	340,000	327,000	3.4%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	229,500	235,000	206,000	11.4%	-	-
- Eastern Passage	199,900	197,000	202,000	-1.0%	-	-
- Woodlawn/ Montebello	260,000	270,000	259,500	0.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	321,000	320,000	310,000	3.5%	-	-
- North End	270,000	270,000	250,000	8.0%	-	-
- West	287,500	289,000	259,000	11.0%	-	-
Prince Edward Island						
Summerside	155,000	155,000	145,000	6.9%	2,200	1,200
Charlottetown	172,000	172,000	168,000	2.4%	-	-
New Brunswick						
Fredericton	205,000	205,000	201,000	2.0%	2,953	800
Moncton	156,000	147,900	156,100	-0.1%	-	-
Saint John (Rothesay)	176,357	186,034	179,946	-2.0%	-	-
Newfoundland						
St. John's						
- East End	265,000	258,000	260,000	1.9%	2,200	2,000
- Mount Pearl	297,000	288,500	276,000	7.6%	2,300	2,500
- West	253,000	246,000	236,000	7.2%	2,200	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

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	381,500	375,000	345,000	10.6%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	282,000	280,000	276,500	2.0%	-	-
- Eastern Passage	284,900	284,900	271,000	5.1%	-	-
- Lawrence Twn	309,900	295,000	289,000	4.1%	-	-
- Woodlawn/ Montebello	283,500	279,000	269,900	5.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	361,000	365,000	355,000	1.7%	-	-
- West	355,000	353,500	340,000	4.4%	-	-
Prince Edward Island						
Summerside	250,000	250,000	230,000	8.7%	4,200	2,000
Charlottetown	258,000	258,000	255,000	1.2%	-	-
New Brunswick						
Fredericton	294,000	294,000	278,000	5.8%	4,236	1,500
Newfoundland						
St. John's						
- East End	455,000	442,000	412,000	10.4%	3,500	3,500
- Mount Pearl	412,000	400,000	372,000	10.8%	3,500	3,500
- West	423,000	411,000	384,000	10.2%	3,500	3,500

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ATLANTIC PROVINCES

STANDARD TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	301,700	305,000	285,000	5.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	250,000	246,900	235,000	6.4%	-	-
- Eastern Passage	230,000	237,500	229,000	0.4%	-	-
- Lawrence Twn	235,000	227,000	225,000	4.4%	-	-
- Woodlawn/ Montebello	252,000	250,000	240,000	5.0%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	315,000	315,000	300,000	5.0%	-	-
- North End	284,500	279,000	290,000	-1.9%	-	-
- West	344,000	339,000	322,000	6.8%	-	-
Prince Edward Island						
Summerside	205,000	205,000	200,000	2.5%	2,500	1,500
Charlottetown	205,000	205,000	200,000	2.5%	-	-
New Brunswick						
Fredericton	220,000	220,000	208,000	5.8%	3,121	900
Moncton	137,800	134,600	137,800	0.0%	-	-
Saint John (Rothesay)	202,750	272,591	198,076	2.4%	-	-
Newfoundland						
St. John's						
- East End	379,000	368,000	350,000	8.3%	3,000	3,000
- Mount Pearl	358,000	348,000	332,000	7.8%	3,000	3,000
- West	365,000	355,000	348,500	4.7%	3,000	3,000

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ATLANTIC PROVINCES

STANDARD TOWNHOUSE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	270,500	264,000	247,000	9.5%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	179,900	176,000	165,000	9.0%	-	-
- Eastern Passage	251,000	250,000	245,000	2.4%	-	-
- Woodlawn/ Montebello	265,000	263,000	245,000	8.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	259,000	265,000	250,000	3.6%	-	-
- North End	300,000	297,900	299,500	0.2%	-	-
- West	281,000	277,000	260,000	8.1%	-	-
Prince Edward Island						
Summerside	135,000	135,000	125,000	8.0%	1,500	800
Charlottetown	130,000	130,000	125,000	4.0%	-	-
New Brunswick						
Fredericton	185,000	185,000	170,000	8.8%	2,662	900
Saint John (Rothesay)	154,687	158,225	153,500	0.8%	-	-
Newfoundland						
St. John's						
- East End	189,000	184,275	172,000	9.9%	1,700	1,500
- Mount Pearl	198,450	192,675	180,000	10.3%	1,800	1,500
- West	193,000	188,000	175,000	10.3%	1,500	1,500

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ATLANTIC PROVINCES

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	489,000	482,000	450,000	8.7%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	349,900	355,000	335,000	4.4%	-	-
- Lawrence Town	351,800	350,000	325,000	8.2%	-	-
- Woodlawn/ Montebello	399,000	389,000	362,000	10.2%	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	498,000	495,000	480,000	3.8%	-	-
West	399,900	385,000	355,000	12.6%	-	-
Prince Edward Island						
Charlottetown	340,000	340,000	330,000	3.0%	-	-
New Brunswick						
Fredericton	382,000	382,000	365,000	4.7%	5,502	1,500
Moncton	274,700	264,500	275,000	-0.1%	-	-
Newfoundland						
St. John's						
- East End	584,000	567,000	529,000	10.4%	5,000	4,500
- Mount Pearl	448,050	435,000	402,000	11.5%	4,000	3,500
- West	475,000	462,000	431,000	10.2%	4,000	3,500

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ATLANTIC PROVINCES

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	230,000	229,000	223,500	2.9%	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	148,500	145,000	150,000	-1.0%	-	-
- Woodlawn/ Montebello	215,000	210,000	207,000	3.9%	-	-
Halifax						
- North End	199,000	195,000	190,000	4.7%	-	-
- Clayton Park/ Fairmount/ Rockingham	218,000	209,000	212,000	2.8%	-	-
Prince Edward Island						
Charlottetown	127,000	127,000	125,000	1.6%	-	-
New Brunswick						
Fredericton	158,000	158,000	157,000	0.6%	2,275	950
Saint John (Rothesay)	188,656	153,000	169,370	11.4%	-	-
Newfoundland						
St. John's						
- East End	294,000	286,000	273,500	7.5%	2,800	2,500
- Mount Pearl	290,000	282,000	268,000	8.2%	2,500	2,500
- West	284,000	276,000	264,500	7.4%	2,200	2,500

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Nova Scotia						
Bedford	389,000	395,000	389,900	-0.2%	-	-
Prince Edward Island						
Charlottetown	340,000	340,000	335,000	1.5%	-	-
New Brunswick						
Fredericton	217,000	217,000	200,000	8.5%	3,126	1,000
Newfoundland						
St. John's						
- East End	381,000	370,000	341,000	11.7%	3,300	3,000
- Mount Pearl	298,000	290,000	270,000	10.4%	2,500	2,500

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Q U É B E C

DETACHED BUNGALOW

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	180,000	175,000	170,000	5.9%	-	-
Trois-Rivieres	134,000	119,139	127,828	4.8%	1,516	-
Memphrémagog	191,480	194,233	194,118	-1.4%	-	-
Montréal Area						
Beaconsfield	330,250	331,000	307,500	7.4%	-	-
Dorval	290,000	305,000	290,000	0.0%	-	-
Pierrefonds	285,000	289,000	288,500	-1.2%	-	-
Laval	279,000	276,000	271,000	3.0%	-	-
Brossard	256,750	263,500	255,000	0.7%	-	-
Longueuil	249,000	247,000	240,000	3.8%	-	-
Boucherville	290,375	301,000	286,500	1.4%	-	-
Québec City Area						
Beauport	239,000	237,000	235,000	1.7%	-	-
Cap-Rouge/Sillery/Ste-Foy	338,000	333,332	342,667	-1.4%	-	-
Charlesbourg	244,000	241,000	229,500	6.3%	-	-
Neufchatel	259,000	259,000	253,500	2.2%	-	-
Québec (Haute-Ville)	395,000	395,000	363,000	8.8%	-	-
Rive-Sud	237,000	234,000	236,500	0.2%	-	-

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Q U É B E C

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	230,000	230,000	225,000	2.2%	-	-
Trois-Rivieres	255,139	271,250	234,375	8.9%	3,694	-
Montréal Area						
Beaconsfield	544,000	537,000	477,500	13.9%	-	-
Dorval	577,750	550,000	635,000	-9.0%	-	-
Pierrefonds	451,250	445,000	407,000	10.9%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	627,500	663,000	680,000	-7.7%	-	-
Laval	463,000	463,000	447,750	3.4%	-	-
Brossard	485,000	483,000	445,000	9.0%	-	-
Longueuil	397,500	415,000	415,000	-4.2%	-	-
Boucherville	500,000	512,000	500,000	0.0%	-	-
Québec City Area						
Beauport	371,000	420,000	347,000	6.9%	-	-
Cap-Rouge/Sillery/Ste-Foy	370,000	446,332	368,333	0.5%	-	-
Charlesbourg	350,000	350,000	291,000	20.3%	-	-
Neufchatel	328,000	353,000	311,500	5.3%	-	-
Québec (Haute-Ville)	412,000	410,000	410,000	0.5%	-	-
Rive-Sud	340,000	338,000	335,000	1.5%	-	-

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Q U É B E C

STANDARD TWO-STOREY

	Price Oct-Dec 2012	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	200,000	0.0%	-	-
Memphrémagog	241,409	244,311	244,311	-1.2%	-	-
Trois-Rivieres	173,682	173,167	139,368	24.6%	2,462	-
Montréal Area						
Dorval	306,500	316,000	277,500	10.5%	-	-
Pierrefonds	387,750	397,000	390,000	-0.6%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	499,750	510,000	470,000	6.3%	-	-
Laval	334,625	358,500	320,000	4.6%	-	-
Brossard	373,200	379,000	357,500	4.4%	-	-
Longueuil	335,000	335,000	338,250	-1.0%	-	-
Boucherville	420,000	419,000	370,000	13.5%	-	-
Québec City Area						
Beauport	260,000	290,000	226,000	15.0%	-	-
Cap-Rouge/Sillery/Ste-Foy	298,000	295,832	284,167	4.9%	-	-
Neufchatel	255,000	250,000	242,000	5.4%	-	-
Québec (Haute-Ville)	402,000	400,000	395,000	1.8%	-	-
Rive-Sud	260,000	244,000	260,000	0.0%	-	-

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Q U É B E C

STANDARD TOWNHOUSE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	160,000	160,000	152,000	5.3%	-	-
Montréal Area						
Pierrefonds	293,000	292,000	275,000	6.5%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	465,000	471,000	471,000	-1.3%	-	-
Ville-Marie	489,250	442,000	510,000	-4.1%	-	-
Le Plateau Mont-Royal	585,500	575,000	514,000	13.9%	-	-
Rosemont/La Petit Patrie	369,750	382,500	344,500	7.3%	-	-
Laval	253,500	252,250	239,000	6.1%	-	-
Brossard	249,750	257,500	240,500	3.8%	-	-
Longueuil	232,000	230,000	229,250	1.2%	-	-
Boucherville	265,750	271,250	260,000	2.2%	-	-
Québec City Area						
Beauport	220,000	220,000	185,000	18.9%	-	-
Cap-Rouge/Sillery/Ste-Foy	269,000	269,000	240,167	12.0%	-	-
Charlesbourg	190,000	190,000	197,000	-3.6%	-	-
Neufchatel	212,000	210,000	196,000	8.2%	-	-
Québec (Haute-Ville)	294,000	292,000	298,000	-1.3%	-	-
Rive-Sud	245,000	244,000	208,000	17.8%	-	-

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Q U É B E C

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	330,000	325,000	325,000	1.5%	-	-
Montréal Area						
Beaconsfield	649,500	677,000	647,500	0.3%	-	-
Westmount	2,296,250	2,115,000	2,107,500	9.0%	-	-
Ville-Marie	2,595,000	2,800,000	2,515,000	3.2%	-	-
Laval	756,000	735,000	680,000	11.2%	-	-
Brossard	652,750	652,500	699,000	-6.6%	-	-
Longueuil	694,500	678,500	739,000	-6.0%	-	-
Boucherville	810,000	793,000	845,000	-4.1%	-	-
Québec City Area						
Cap-Rouge/Sillery/Ste-Foy	653,000	653,000	563,833	15.8%	-	-
Charlesbourg	448,000	447,000	433,500	3.3%	-	-
Neufchatel	488,000	488,000	462,000	5.6%	-	-
Québec (Haute-Ville)	675,000	675,000	603,000	11.9%	-	-
Rive-Sud	505,000	501,000	486,500	3.8%	-	-

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Q U É B E C

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Québec						
Cowansville/Bromont/Lac-Brome	190,000	187,000	175,000	8.6%	-	-
Trois-Rivieres	162,000	131,375	154,750	4.7%	-	-
Memphrémagog	147,550	149,000	143,589	2.8%	-	-
Montréal Area						
Pierrefonds	208,500	203,750	203,000	2.7%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	266,750	246,000	241,250	10.6%	-	-
Ville-Marie	325,000	324,500	305,000	6.6%	-	-
Le Plateau Mont-Royal	320,000	315,650	307,750	4.0%	-	-
Rosemont/La Petit Patrie	271,200	270,000	254,250	6.7%	-	-
Laval	195,000	194,000	190,000	2.6%	-	-
Brossard	189,000	189,000	192,500	-1.8%	-	-
Longueuil	177,000	180,000	168,000	5.4%	-	-
Boucherville	210,000	210,000	204,000	5.4%	-	-
Québec City Area						
Beauport	198,000	195,000	189,500	4.5%	-	-
Cap-Rouge/Sillery/Ste-Foy	212,000	209,332	212,000	0.0%	-	-
Charlesbourg	189,000	186,000	182,000	3.8%	-	-
Neufchatel	213,000	208,000	213,000	0.0%	-	-
Québec (Haute-Ville)	246,000	243,000	239,500	2.7%	-	-
Rive-Sud	181,000	175,000	179,000	1.1%	-	-

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



Q U É B E C

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	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	220,000	2.3%	-	-
Montréal Area						
Westmount	881,000	881,000	727,000	21.2%	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	514,000	515,000	498,000	3.2%	-	-
Ville-Marie	755,000	750,000	735,000	2.7%	-	-
Le Plateau Mont-Royal	565,000	548,500	485,000	16.5%	-	-
Rosemont/La Petit Patrie	475,000	480,000	475,000	0.0%	-	-
Laval	365,000	364,250	315,000	15.9%	-	-
Brossard	315,000	315,000	315,000	0.0%	-	-
Longueuil	367,000	365,000	367,000	0.0%	-	-
Québec City Area						
Haute-Ville	447,000	445,000	440,000	1.6%	-	-
Rive-Sud	321,000	318,000	321,000	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 Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	665,000	665,000	650,000	2.3%	-	-
Brampton	384,000	407,000	335,000	14.6%	-	-
Burlington	375,000	375,000	355,000	5.6%	3,000	3,100
Etobicoke						
– Islington/ Kingsway	595,000	595,000	580,000	2.6%	-	-
-South Etobicoke	435,000	430,000	420,000	3.6%	-	-
High Park	750,000	765,000	725,000	3.4%	-	-
Lawrence Park	850,000	860,000	825,000	3.0%	-	-
Leaside	773,500	770,000	705,000	9.7%	-	-
Markham	600,000	600,000	545,000	10.1%	5,433	2,300
Mississauga GTA	480,000	469,000	453,050	5.9%	4,800	2,000
– Meadowvale/ Streetsville	460,000	460,000	430,000	7.0%	3,900	1,900
Newmarket	419,000	410,000	395,000	6.1%	3,400	1,800
North Toronto	705,000	729,000	680,000	3.7%	-	-
Oakville	435,668	440,000	389,000	12.0%	-	-
Richmond Hill	550,000	565,000	633,000	-13.1%	3,911	-
Scarborough						
– Agincourt	485,000	473,000	425,000	14.1%	2,700	1,600
– Central	420,000	413,000	387,000	8.5%	2,600	1,650
– West Hill	490,000	484,500	432,000	13.4%	2,700	1,650
Unionville	760,000	750,000	675,000	12.6%	6,882	2,500
Woodbridge	431,000	430,000	428,000	0.7%	-	-

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O N T A R I O

DETACHED BUNGALOW

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	427,539	425,755	409,479	4.4%	4,012	-
Barrie	279,000	276,000	267,000	4.5%	3,300	1,500
Brantford	217,000	214,000	198,000	9.6%	3,530	1,200
Dundas	362,064	333,643	344,125	5.2%	3,744	2,100
Hamilton						
– Centre	139,071	149,656	131,539	5.7%	1,652	-
– East	194,121	198,814	171,364	13.3%	2,410	1,145
– Mountain	251,607	245,927	227,750	10.5%	3,093	1,883
– West	306,018	264,786	269,596	13.5%	3,531	1,900
London	249,500	247,600	241,800	3.2%	-	-
North Bay	235,000	243,000	240,000	-2.1%	-	-
Ottawa	608,000	610,000	586,000	3.8%	6,600	3,200
– Eastern	320,000	326,000	311,000	2.9%	4,200	1,800
– Kanata	365,000	369,000	360,000	1.4%	4,600	2,000
– Orleans	323,000	328,000	313,000	3.2%	4,200	1,700
– Southern	320,000	324,500	311,000	2.9%	4,200	1,900
– Western	380,000	380,000	360,000	5.6%	-	-
Stoney Creek	299,446	295,876	270,404	10.7%	3,305	1,506
Windsor	177,700	178,950	178,500	-0.4%	3,180	1,100

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,145,000	1,156,500	940,000	21.8%	-	-
Bloor West Village	1,125,000	1,160,000	1,100,000	2.3%	-	-
Brampton	764,000	728,000	764,000	0.0%	-	-
Burlington	645,000	604,000	574,900	12.2%	5,800	2,400
Cabbagetown	800,000	850,000	775,000	3.2%	-	-
Etobicoke						
- Islington/ Kingsway	810,000	835,000	790,000	2.5%	-	-
- South Etobicoke	630,000	630,000	615,000	2.4%	-	-
Forest Hill	1,515,500	1,515,500	1,550,000	-2.2%	-	-
High Park	1,070,000	1,070,000	1,050,000	1.9%	-	-
Lawrence Park	1,670,000	1,750,000	1,670,000	0.0%	-	-
Leaside	1,170,000	1,190,000	1,192,500	-1.9%	-	-
Markham	680,000	675,000	630,000	7.9%	6,157	2,500
Midtown Toronto	1,519,000	1,519,000	1,481,000	2.6%	-	-
Mississauga GTA	537,000	533,000	511,500	5.0%	5,370	2,700
- Meadowvale/ Mississauga	525,000	530,000	485,000	8.2%	4,000	2,300
Moore Park	1,737,500	1,750,000	1,730,000	0.4%	-	-
Newmarket	734,000	712,000	695,000	5.6%	6,000	2,100
North Toronto	1,490,000	1,510,000	1,500,000	-0.7%	-	-
Oakville	735,000	655,000	645,000	14.0%	-	-
Richmond Hill	920,000	958,000	828,000	11.1%	5,731	-
Scarborough						
- Agincourt	600,000	595,250	535,000	12.1%	3,300	2,000
- Central	540,000	510,000	472,000	14.4%	3,500	2,100
- West Hill	635,000	625,000	566,000	12.2%	3,500	1,900
Unionville	820,000	800,000	745,000	10.1%	7,425	2,600
Woodbridge	476,000	475,000	475,000	0.2%	-	-

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O N T A R I O

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	325,000	325,000	315,000	3.2%	3,600	1,600
Brantford	325,000	319,000	305,000	6.6%	5,284	1,550
London	327,700	326,500	318,300	3.0%	-	-
North Bay	290,000	295,000	293,000	-1.0%	-	-
Ottawa	615,000	621,000	594,000	3.5%	6,600	3,200
– Eastern	350,000	385,000	369,000	-5.1%	4,325	1,900
– Kanata	443,000	445,000	439,000	0.9%	5,600	2,200
– Orleans	415,000	418,000	401,500	3.4%	5,400	1,900
– Southern	410,000	415,000	398,000	3.0%	5,400	1,900
– Western	485,000	480,000	465,000	4.3%	-	-
Windsor	256,640	263,350	251,250	2.1%	4,820	1,450

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	767,000	763,000	696,600	10.1%	-	-
Bloor West Village	740,000	740,000	725,000	2.1%	-	-
Brampton	448,000	455,000	420,000	6.7%		
Burlington	434,000	421,000	389,900	11.3%	3,075	2,300
Cabbagetown	715,000	650,000	625,000	14.4%	-	-
Etobicoke						
– Islington/ Kingsway	660,000	660,000	645,000	2.3%	-	-
– South Etobicoke	475,000	480,000	465,000	2.2%	-	-
Forest Hill	959,000	959,000	950,000	0.9%	-	-
High Park	690,000	690,000	675,000	2.2%	-	-
Lawrence Park	1,000,000	1,000,000	980,000	2.0%	-	-
Leaside	870,000	854,500	800,000	8.8%	-	-
Markham	585,000	575,000	530,000	10.4%	5,297	2,200
Midtown Toronto	923,000	930,000	895,700	3.0%	-	-
Mississauga GTA	446,000	444,575	425,150	4.9%	4,460	2,275
– Meadowvale/ Streetsville	410,000	415,000	385,000	6.5%	3,500	1,900
Moore Park	1,070,000	1,100,000	1,050,000	1.9%	-	-
Newmarket	534,000	485,000	435,000	22.8%	4,200	1,600
North Toronto	875,000	899,000	850,000	2.9%	-	-
Oakville	515,000	475,000	470,000	9.6%	-	-
Richmond Hill	695,000	620,000	628,000	10.7%	4,565	-
Riverdale	560,000	558,000	536,500	4.4%	-	-
Scarborough						
– Agincourt	495,000	478,950	407,000	9.6%	2,700	1,700
– Central	470,000	470,000	410,000	14.6%	2,800	1,850
– West Hill	525,000	515,000	442,000	18.8%	3,000	1,750
The Annex	880,800	880,400	895,000	-1.6%	-	-
Unionville	710,000	700,000	655,000	2.2%	6,429	2,400
Woodbridge	354,000	354,000	352,000	0.6%	-	-

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O N T A R I O

STANDARD TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Ancaster	498,098	538,748	491,813	1.3%	5,398	2,108
Barrie	273,000	270,000	260,000	5.0%	3,000	1,400
Brantford	217,000	213,000	202,000	5.4%	3,528	1,300
Dundas	440,447	448,636	447,050	-1.5%	4,978	-
Hamilton						
– Centre	177,924	169,048	159,230	11.7%	2,029	-
– East	239,350	182,750	249,784	-4.2%	2,719	-
– Mountain	342,756	355,010	349,606	-2.0%	4,098	-
– West	330,860	351,729	291,089	13.7%	3,475	-
London	260,300	259,300	250,300	4.0%	-	-
North Bay	235,000	235,000	235,000	0.0%	-	-
Ottawa	532,000	539,000	519,000	2.5%	6,000	2,800
– Eastern	326,000	328,000	319,000	2.2%	4,300	1,700
– Kanata	372,000	373,000	365,000	1.9%	4,700	1,900
– Orleans	342,000	348,000	332,000	3.0%	4,450	1,700
– Southern	345,000	350,000	334,000	3.3%	4,230	1,600
– Western	418,000	415,000	397,500	5.2%	-	-
Stoney Creek	400,400	421,090	346,262	15.6%	4,120	-
Windsor	129,850	129,875	129,000	0.7%	2,350	850

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	663,000	656,000	620,000	6.9%	-	-
Bloor West Village	499,000	498,000	486,500	2.6%	-	-
Brampton	260,000	247,000	253,000	2.8%		
Burlington	290,500	290,000	267,900	8.4%	2,300	2,000
Cabbagetown	550,000	600,000	580,000	-5.2%	-	-
Etobicoke						
– Islington/ Kingsway	450,000	455,000	435,000	3.4%	-	-
– South Etobicoke	485,000	480,000	470,000	3.2%	-	-
Markham	455,000	455,000	420,000	8.3%	4,120	2,100
Mississauga GTA	339,000	333,000	321,000	5.6%	3,390	2,000
– Meadowvale/ Streetsville	315,000	315,000	290,000	8.6%	2,500	1,600
North Toronto	615,000	620,000	595,000	3.4%	-	-
Newmarket	389,000	399,000	358,000	8.7%	3,000	1,300
Oakville	415,000	385,000	375,000	10.7%	-	-
Richmond Hill	418,000	415,000	378,900	10.3%	3,341	-
Scarborough						
– Agincourt	330,000	325,000	286,500	15.2%	2,000	1,500
– Central	330,000	330,000	271,000	21.8%	2,100	1,450
– West Hill	370,000	357,500	316,000	17.1%	2,200	1,500
Unionville	510,000	500,000	460,000	10.9%	4,618	2,200
Waterfront	585,000	590,000	555,000	5.4%	-	-
Woodbridge	307,000	307,000	305,000	0.7%	-	-

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O N T A R I O

STANDARD TOWNHOUSE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	210,000	210,000	198,000	6.1%	2,300	1,300
Brantford	188,000	188,000	181,000	3.9%	3,056	1,100
London	171,200	169,800	178,200	-3.9%	-	-
North Bay	130,000	135,000	130,000	0.0%	-	-
Ottawa	362,000	358,000	348,000	4.0%	4,200	1,500
– Eastern	262,000	260,000	252,000	4.0%	3,400	1,600
– Kanata	305,000	308,000	295,000	3.4%	3,750	1,700
– Orleans	272,000	270,000	262,000	3.8%	3,825	1,300
– Southern	286,000	283,000	275,000	4.0%	4,230	1,600
– Western	375,000	372,500	359,900	4.2%	-	-
Windsor	143,350	140,500	138,950	3.2%	2,600	850

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O N T A R I O

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Beach District	1,393,000	1,389,000	1,375,000	1.3%	-	-
Burlington	714,000	690,000	644,450	10.8%	5,830	3,000
Cabbagetown	850,000	900,000	800,000	6.3%	-	-
Etobicoke						
– Islington/ Kingsway	1,100,000	1,100,000	1,080,000	1.9%	-	-
Forest Hill	2,315,000	2,315,000	2,095,000	10.5%	-	-
Lawrence Park	2,460,000	2,575,000	2,470,000	-0.4%	-	-
Leaside	1,800,000	1,550,000	1,600,000	12.5%	-	-
Markham	765,000	750,000	700,000	9.3%	6,927	2,600
Midtown Toronto	2,276,000	2,295,400	2,202,000	3.4%	-	-
Mississauga GTA	748,000	736,000	711,150	5.2%	7,480	3,900
– Meadowvale/ Streetsville	645,000	650,000	600,000	7.5%	5,000	3,200
Moore Park	2,535,000	2,600,000	2,705,000	-6.3%	-	-
Newmarket	675,000	650,000	640,000	5.5%	5,800	2,000
North Toronto	2,070,000	2,170,000	2,090,000	-1.0%	-	-
Oakville	900,000	900,000	885,000	1.7%	-	-
Riverdale	900,000	875,000	830,000	8.4%	-	-
Scarborough						
– Agincourt	625,000	618,000	575,000	8.7%	3,650	2,300
– Central	625,000	610,000	560,000	11.6%	4,000	2,400
– West Hill	790,000	770,000	735,000	7.5%	4,100	2,600
Unionville	925,000	975,000	885,000	4.5%	8,919	3,300
Woodbridge	473,000	472,000	472,000	0.2%	-	-

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O N T A R I O

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	500,000	510,000	550,000	-9.1%	5,200	2,200
Brantford	342,000	342,000	325,000	5.2%	5,560	1,800
London	471,700	465,700	460,100	2.5%	-	-
North Bay	370,000	375,000	370,000	0.0%	-	-
Ottawa	840,000	850,000	819,000	2.6%	8,200	3,700
– Eastern	530,000	524,000	514,000	3.1%	5,650	2,500
– Kanata	560,000	560,000	567,000	-1.2%	7,100	2,500
– Orleans	538,000	544,000	523,000	2.9%	7,150	2,500
– Rockcliffe Park	2,400,000	2,500,000	2,400,000	0.0%	23,500	8,000
– Southern	540,000	544,000	526,000	2.7%	7,150	2,600
– Western	540,000	540,000	518,500	4.1%	-	-
Windsor	443,500	424,350	389,300	13.9%	8,050	2,000

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	325,000	325,000	315,000	3.2%	-	-
Brampton	203,000	199,000	234,000	-13.2%		
Burlington	280,000	282,500	266,900	4.9%	2,300	1,950
Cabbagetown	357,000	350,000	370,000	-3.5%	-	-
Etobicoke						
– Islington/ Kingsway	375,000	380,000	367,000	2.2%	-	-
– South Etobicoke	375,000	370,000	365,000	2.7%	-	-
Forest Hill	588,000	593,200	570,000	3.2%	-	-
High Park	410,000	415,000	400,000	2.5%	-	-
Lawrence Park	556,000	559,000	555,000	0.2%	-	-
Leaside	400,000	385,000	400,000	0.0%	-	-
Markham	325,000	325,000	310,000	4.8%	2,943	1,900
Midtown Toronto	469,000	480,100	423,000	10.9%	-	-
Mississauga GTA	293,000	289,000	280,675	4.4%	2,930	2,600
– Meadowvale/ Streetsville	240,000	244,000	225,000	6.7%	2,000	1,300
North Toronto	417,000	427,000	412,000	1.2%	-	-
Newmarket	218,000	264,000	265,000	-17.7%	2,000	1,200
Oakville	290,000	285,000	279,000	3.9%	-	-
Richmond Hill	284,300	310,000	310,500	-8.4%	2,194	-
Riverdale	430,000	450,000	400,000	7.5%	-	-
Scarborough						
– Agincourt	245,000	245,000	245,000	0.0%	1,800	1,350
– Central	265,000	269,000	250,000	6.0%	1,800	1,400
– West Hill	250,000	250,000	230,000	8.7%	1,650	1,350
The Annex	506,000	515,350	478,000	5.9%	-	-
Unionville	380,000	380,000	380,000	0.0%	3,440	2,000
Waterfront	450,000	450,000	455,000	-1.1%	-	-
Woodbridge	285,000	285,000	283,000	0.7%	-	-

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O N T A R I O

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	275,000	290,000	245,000	12.2%	3,600	1,500
Brantford	153,500	149,000	142,000	8.1%	2,487	1,000
London	144,800	143,300	150,400	-3.7%	-	-
North Bay	165,000	170,000	167,000	-1.2%	-	-
Ottawa	354,500	351,000	341,000	4.0%	4,100	1,300
– Eastern	218,000	216,000	210,000	3.8%	3,050	1,300
– Kanata	230,000	233,000	220,000	4.5%	2,800	1,300
– Orleans	228,000	225,000	219,000	4.1%	3,250	1,200
– Southern	234,000	231,000	225,000	4.0%	3,250	1,200
– Western	317,500	315,000	297,500	6.7%	-	-
Windsor	132,000	139,000	138,475	-4.7%	2,350	850

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Toronto Area						
Bloor West Village	525,000	520,000	520,000	1.0%	-	-
Burlington	516,000	484,000	439,900	17.3%	4,050	2,500
Etobicoke						
– Islington/ Kingsway	561,000	575,000	555,000	1.1%	-	-
– South Etobicoke	515,000	510,000	510,000	1.0%	-	-
Forest Hill	950,000	950,000	820,000	15.9%	-	-
High Park	690,000	695,000	675,000	2.2%	-	-
Lawrence Park	812,000	825,000	810,000	0.2%	-	-
Markham	420,000	420,000	390,000	7.7%	3,803	2,000
Midtown Toronto	897,000	907,150	912,000	-1.6%	-	-
Mississauga GTA	391,000	395,000	376,050	4.0%	3,910	1,700
– Meadowvale/ Streetsville	310,000	310,000	285,000	8.8%	2,300	1,600
North Toronto	670,000	698,000	665,000	0.8%	-	-
Oakville	440,000	430,000	430,000	2.3%	-	-
Riverdale	550,000	575,000	520,000	7.8%	-	-
Scarborough						
– Agincourt	378,000	378,000	367,500	2.9%	2,700	1,750
– Central	380,000	380,000	364,000	4.4%	2,400	1,800
– West Hill	420,000	410,000	400,000	5.0%	2,500	1,900
Unionville	480,000	480,000	480,000	0.0%	4,346	2,300
Waterfront	993,000	1,015,000	1,005,000	-1.2%	-	-
Woodbridge	276,000	276,000	274,000	0.7%	-	-

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O N T A R I O

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Ontario						
Barrie	410,000	450,000	400,000	2.5%	4,400	2,100
London	263,600	258,500	271,300	-2.8%	-	-
Ottawa	502,000	497,000	482,500	4.0%	5,000	2,900
– Kanata	270,000	273,000	267,000	1.1%	3,450	1,600
– Southern	524,000	520,000	504,500	3.9%	7,150	2,600
– Western	490,000	485,000	482,500	1.6%	-	-
- Rockcliffe Park	1,050,000	1,100,000	999,000	5.1%	13,000	8,000
Windsor	283,750	277,500	237,900	19.3%	5,150	1,650

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	296,975	291,000	272,000	9.2%	-	-
Fort Richmond	332,000	310,000	288,000	15.3%	-	-
North East	288,225	285,000	278,000	3.7%	-	-
North West	228,200	286,000	275,000	4.8%	-	-
River Heights	307,900	300,000	278,000	10.8%	-	-
South St. Vital	325,917	310,000	286,000	14.0%	-	-
Southdale/ Windsor Park	297,100	280,000	272,000	9.2%	-	-
Westwood	296,936	295,000	265,000	12.1%	-	-
Saskatchewan Area						
Regina						
- North	323,660	327,000	312,000	3.7%	-	-
- South	343,000	343,000	321,000	6.9%	-	-
Saskatoon						
- East Central	370,000	347,000	328,000	12.8%	-	-
- East End	390,000	370,000	359,000	8.6%	-	-
- North	365,000	345,000	330,000	10.6%	-	-
- West	330,000	330,000	320,000	3.1%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	406,000	407,000	397,000	2.3%	-	-
Fort Richmond	419,500	415,000	397,000	5.7%	-	-
North East	395,558	395,000	376,000	5.2%	-	-
North West	398,000	399,000	394,000	1.0%	-	-
River Heights	399,813	416,000	414,000	-3.4%	-	-
South St. Vital	415,050	418,000	407,000	2.0%	-	-
Southdale/ Windsor Park	381,000	392,000	372,000	2.4%	-	-
Tuxedo	463,500	455,000	448,000	3.5%	-	-
Westwood	362,000	388,000	348,000	4.0%	-	-
Saskatchewan Area						
Regina						
- North	530,000	530,000	520,000	1.9%	-	-
- South	495,000	495,000	483,000	2.5%	-	-
Saskatoon						
- East Central	500,000	475,000	450,000	11.1%	-	-
- East End	578,000	507,000	500,000	15.6%	-	-
- North	480,000	453,000	440,000	9.1%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	310,000	308,000	311,000	-0.3%	-	-
Fort Richmond	323,500	318,000	307,000	5.4%	-	-
North East	313,875	310,000	298,000	5.3%	-	-
North West	322,000	326,000	304,000	5.9%	-	-
River Heights	354,917	345,000	319,000	11.3%	-	-
South St. Vital	355,180	345,000	327,000	8.6%	-	-
Southdale/ Windsor Park	289,000	289,000	286,000	1.0%	-	-
Westwood	293,333	313,000	295,000	-0.6%	-	-
Saskatchewan Area						
Regina						
- North	340,000	320,000	285,000	19.3%	-	-
- South	425,000	399,000	370,000	14.9%	-	-
Saskatoon						
- East Central	380,000	387,000	380,000	0.0%	-	-
- East End	395,000	404,000	395,000	0.0%	-	-
- North	383,000	363,000	360,000	6.4%	-	-
- West	349,000	340,000	340,000	2.6%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	210,600	215,000	197,000	6.9%	-	-
Fort Richmond	231,000	231,000	220,000	5.0%	-	-
North East	215,343	216,000	200,500	7.4%	-	-
North West	222,000	220,000	206,000	7.8%	-	-
Southdale/ Windsor Park	207,500	208,000	197,000	6.9%	-	-
Westwood	204,500	206,000	202,000	1.2%	-	-
Saskatchewan Area						
Regina						
- North	280,000	280,000	260,000	7.7%	-	-
- South	313,500	313,500	310,000	1.1%	-	-
Saskatoon						
- East End	265,000	257,000	256,000	3.5%	-	-
- North	260,000	256,000	246,000	5.7%	-	-

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

MANITOBA & SASKATCHEWAN

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Saskatchewan Area						
Regina						
- North	650,000	686,000	580,000	12.1%	-	-
- South	710,000	699,000	620,000	16.4%	-	-
Saskatoon						
- East End	858,000	750,000	757,000	13.3%	-	-
- North	680,000	600,000	600,000	13.3%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
Charleswood	172,000	172,000	165,000	4.2%	-	-
Fort Richmond	204,214	198,000	187,000	9.2%	-	-
North East	180,833	174,000	156,000	15.9%	-	-
North West	206,000	214,000	209,000	-1.4%	-	-
River Heights	196,225	181,000	170,000	15.4%	-	-
South St. Vital	215,000	212,000	196,000	9.7%	-	-
Westwood	170,162	170,000	158,000	7.7%	-	-
Saskatchewan Area						
Regina						
- North	189,500	189,500	172,000	10.2%	-	-
- South	232,000	232,000	226,000	2.7%	-	-
Saskatoon						
- East Central	270,000	250,000	232,000	16.4%	-	-
- East End	259,000	257,000	237,000	9.3%	-	-
- North	255,000	250,000	228,000	11.8%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Winnipeg Area						
North East	295,000	320,000	300,000	-1.7%	-	-
Fort Richmond	371,000	371,000	371,000	0.0%	-	-
Saskatchewan Area						
Regina						
- North	345,000	340,000	315,630	9.3%	-	-
- South	370,000	364,000	346,000	6.9%	-	-
Saskatoon						
- East End	360,000	340,000	328,000	9.8%	-	-
- East Central	390,000	355,000	365,000	6.8%	-	-

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A L B E R T A

DETACHED BUNGALOW

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	372,700	371,600	352,500	5.7%	-	-
North East	305,600	314,500	301,500	1.4%	-	-
North Inner City	500,400	504,800	483,300	3.5%	-	-
North West	398,500	417,000	394,900	0.9%	-	-
South	376,000	362,800	367,600	2.3%	-	-
South East	413,500	404,400	415,900	-0.6%	-	-
South Inner City	520,500	497,500	472,200	10.2%	-	-
South West	427,400	399,600	385,500	10.9%	-	-
West	650,800	636,200	576,200	12.9%	-	-
Edmonton Area						
Castledowns	289,000	289,000	260,000	11.2%	-	-
Clareview	250,000	250,000	250,000	0.0%	-	-
Riverbend/ Terwilligar	450,000	440,000	440,000	2.3%	2,000	2,000
Sherwood Park	330,000	330,000	330,000	0.0%	2,350	1,650
Alberta						
Fort Saskatchewan	280,000	280,000	280,000	0.0%	1,900	1,650
Leduc	347,000	380,000	330,000	5.2%	-	-
Spruce Grove	370,000	375,000	330,000	12.1%	-	-
St. Albert	284,000	284,000	264,000	7.6%	-	-
Stony Plain	310,000	319,000	290,000	6.9%	-	-
Fort McMurray	643,000	625,000	620,000	3.7%	2,100	2,600

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



A L B E R T A

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	463,200	448,000	419,900	10.3%	-	-
North East	413,000	409,800	406,900	1.5%	-	-
North Inner City	705,800	679,000	694,400	1.6%	-	-
North West	519,200	510,300	496,300	4.6%	-	-
South	460,100	464,400	446,000	3.2%	-	-
South East	574,500	575,100	562,800	2.1%	-	-
South Inner City	787,000	769,200	814,600	-3.4%	-	-
South West	540,500	542,500	553,800	-2.4%	-	-
West	586,700	577,600	565,700	3.7%	-	-
Edmonton Area						
Castledowns	400,000	400,000	400,000	0.0%	-	-
Clareview	375,000	375,000	400,000	-6.3%	-	-
Riverbend/ Terwilligar	507,000	492,300	492,000	3.0%	3,500	2,500
Sherwood Park	430,000	430,000	430,000	0.0%	3,660	2,000
Alberta						
Fort Saskatchewan	410,000	410,000	400,000	2.5%	2,590	1,800
Leduc	495,000	482,000	474,000	4.4%	-	-
Spruce Grove	575,000	580,000	580,000	-0.9%	-	-
St. Albert	335,000	335,000	315,000	6.3%	-	-
Stony Plain	439,000	445,000	435,000	0.9%	-	-
Fort McMurray	895,000	860,000	894,000	0.1%	3,600	4,000

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A L B E R T A

STANDARD TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	385,400	378,800	367,000	5.0%	-	-
North East	344,000	340,300	320,800	7.2%	-	-
North Inner City	540,400	535,300	493,000	9.6%	-	-
North West	399,200	397,400	371,900	7.3%	-	-
South	384,500	375,300	345,400	11.3%	-	-
South East	366,900	358,400	367,600	-0.2%	-	-
South Inner City	624,700	623,100	639,600	-2.3%	-	-
South West	383,600	384,400	397,500	-3.5%	-	-
West	483,300	490,900	430,200	12.3%	-	-
Edmonton Area						
Castledowns	329,000	329,000	305,000	7.9%	-	-
Clareview	350,000	350,000	390,000	-10.3%	-	-
Riverbend/ Terwilligar	390,000	390,000	368,750	5.8%	2,700	2,200
Sherwood Park	350,000	350,000	340,000	2.9%	3,030	1,650
Alberta						
Fort Saskatchewan	345,000	345,000	345,000	0.0%	1,900	1,650
Leduc	366,000	353,000	325,000	12.6%	-	-
Spruce Grove	374,000	390,000	360,000	3.9%	-	-
St. Albert	335,000	335,000	315,000	6.3%	-	-
Stony Plain	372,000	380,000	355,000	4.8%	-	-
Fort McMurray	743,000	730,000	710,000	4.6%	2,600	3,400

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A L B E R T A

STANDARD TOWNHOUSE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	263,700	271,500	280,100	-5.9%	-	-
North East	247,300	245,000	255,700	-3.3%	-	-
North Inner City	460,800	455,100	402,700	14.4%	-	-
North West	300,833	294,500	286,900	4.9%	-	-
South	281,700	270,300	254,800	10.6%	-	-
South East	286,700	276,800	265,600	7.9%	-	-
South Inner City	462,800	469,200	465,600	-0.6%	-	-
South West	312,100	293,300	262,500	18.9%	-	-
West	395,700	402,000	380,500	4.0%	-	-
Edmonton Area						
Castledowns	198,000	198,000	208,000	-4.8%	-	-
Clareview	170,000	170,000	180,000	-5.6%	-	-
Riverbend/ Terwilligar	270,000	270,000	238,950	13.0%	1,800	1,650
Sherwood Park	235,000	235,000	240,000	-2.1%	1,600	1,300
Alberta						
Fort Saskatchewan	200,000	200,000	195,000	2.6%	1,200	1,300
Leduc	261,000	220,000	230,000	13.5%	-	-
Spruce Grove	237,000	240,000	240,000	-1.3%	-	-
St. Albert	200,000	200,000	188,000	6.4%	-	-
Stony Plain	224,000	225,000	230,000	-2.6%	-	-
Fort McMurray	490,000	495,000	480,000	2.1%	1,700	2,500

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A L B E R T A

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	564,200	553,900	495,000	14.0%	-	-
North East	479,500	460,100	457,400	4.8%	-	-
North Inner City	1,074,440	1,035,600	1,044,000	2.9%	-	-
North West	688,300	694,100	741,100	-7.1%	-	-
South	563,700	566,000	561,800	0.3%	-	-
South East	689,700	683,300	725,000	-4.9%	-	-
South Inner City	1,597,000	1,512,900	1,372,100	16.4%	-	-
South West	735,000	742,600	838,200	-12.3%	-	-
West	845,900	830,900	797,900	6.0%	-	-
Edmonton Area						
Castledowns	428,000	428,000	428,000	0.0%	-	-
Riverbend/ Terwilligar	750,000	800,000	805,000	-6.8%	6,700	4,000
Sherwood Park	685,000	685,000	695,000	-1.4%	5,435	3,000
Alberta						
Fort Saskatchewan	555,000	555,000	600,000	-7.5%	4,500	2,500
Leduc	350,000	365,000	365,000	-4.1%	-	-
Spruce Grove	425,000	440,000	445,000	-4.5%	-	-
St. Albert	427,000	440,000	427,000	0.0%	-	-
Stony Plain	405,000	420,000	370,000	9.5%	-	-
Fort McMurray	1,075,000	1,005,000	1,365,000	-21.2%	4,500	6,000

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A L B E R T A

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	228,400	232,200	232,600	-1.8%	-	-
North East	172,700	171,600	194,500	-11.2%	-	-
North Inner City	286,100	295,000	305,100	-6.2%	-	-
North West	259,000	255,100	261,400	-0.9%	-	-
South	224,900	225,600	219,700	2.4%	-	-
South East	251,100	241,700	235,400	6.7%	-	-
South Inner City	335,900	323,200	293,800	14.3%	-	-
South West	218,000	222,900	225,300	-3.2%	-	-
West	274,600	275,200	269,300	2.0%	-	-
Edmonton Area						
Castledowns	192,000	192,000	192,000	0.0%	-	-
Clareview	165,000	165,000	165,000	0.0%	-	-
Riverbend/ Terwilligar	215,000	230,000	224,571	-4.3%	1,800	1,650
Sherwood Park	275,000	275,000	280,000	-1.8%	2,235	1,500
Alberta						
Fort Saskatchewan	185,000	185,000	175,000	5.7%	1,080	1,200
Leduc	196,000	205,000	195,000	0.5%	-	-
Spruce Grove	206,000	182,000	190,000	8.4%	-	-
St. Albert	170,000	170,000	170,000	0.0%	-	-
Stony Plain	170,000	175,000	170,000	0.0%	-	-
Fort McMurray	344,000	350,000	380,000	-9.5%	1,500	2,000

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A L B E R T A

LUXURY CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Calgary Area						
North	319,000	332,400	316,000	0.9%	-	-
North East	172,700	171,600	194,500	-11.2%	-	-
North Inner City	444,500	430,700	397,100	11.9%	-	-
North West	432,700	422,100	354,000	22.2%	-	-
South	343,000	365,000	369,300	-7.1%	-	-
South East	551,300	572,200	500,400	10.2%	-	-
South Inner City	567,600	517,300	494,500	14.8%	-	-
South West	280,000	274,000	304,000	-7.9%	-	-
West	333,100	342,800	366,100	-9.0%	-	-
Edmonton Area						
Castledowns	209,000	209,000	199,000	5.0%	-	-
Riverbend/ Terwilligar	320,000	320,000	320,000	0.0%	2,100	2,000
Sherwood Park	325,000	325,000	325,000	0.0%	2,480	1,700
Alberta						
Leduc	251,000	280,000	330,000	-23.9%	-	-
St. Albert	255,000	255,000	235,000	8.5%	-	-
Spruce Grove	319,800	327,000	305,000	4.9%	-	-
Stony Plain	295,000	265,000	265,000	11.3%	-	-
Fort McMurray	480,000	480,000	480,000	0.0%	1,800	2,500

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

DETACHED BUNGALOW

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	485,000	488,000	473,000	2.5%	3,400	1,600
North Vancouver	820,000	800,000	820,000	0.0%	-	-
Richmond	830,000	930,000	950,000	-12.6%	-	-
Surrey	470,000	475,000	465,000	1.1%	3,300	1,600
Vancouver East	760,000	754,000	750,000	1.3%	-	-
Vancouver West	1,300,000	1,350,000	1,350,000	-3.7%	6,750	3,500
West Vancouver	1,125,000	1,150,000	1,150,000	-2.2%	-	-
White Rock/South Surrey	645,000	640,000	648,000	-0.5%	4,200	2,100
British Columbia						
Kelowna	365,000	365,000	356,000	2.5%	2,500	1,550
Sunshine Coast	320,000	340,000	320,000	0.0%	-	-
Victoria	470,000	450,000	486,000	-3.3%	-	-

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



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

EXECUTIVE DETACHED TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	509,000	510,000	495,000	2.8%	3,400	1,900
North Vancouver	940,000	1,000,000	940,000	0.0%	-	-
Richmond	830,000	940,000	905,000	-8.3%	-	-
Surrey	498,000	500,000	480,000	3.8%	3,200	1,700
Vancouver East	938,000	954,000	875,000	7.2%	-	-
Vancouver West	1,800,000	1,850,000	1,850,000	-2.7%	9,250	5,000
West Vancouver	1,380,000	1,500,000	1,400,000	-1.4%	-	-
White Rock/South Surrey	670,000	712,000	666,000	0.6%	4,400	2,200
British Columbia						
Kelowna	460,000	465,000	435,000	5.7%	3,100	1,700
Sunshine Coast	420,000	440,000	420,000	0.0%	-	-
Victoria	599,000	556,000	595,000	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

STANDARD TWO-STOREY

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	455,000	470,000	455,000	0.0%	3,100	1,550
North Vancouver	860,000	850,000	860,000	0.0%	-	-
Richmond	800,000	800,000	800,000	0.0%	-	-
Surrey	399,000	416,000	430,000	-7.2%	2,800	1,400
Vancouver East	810,000	858,000	809,000	0.1%	-	-
Vancouver West	1,500,000	1,495,000	1,550,000	-3.2%	7,750	4,000
West Vancouver	1,240,000	1,300,000	1,250,000	-0.8%	-	-
White Rock/South Surrey	575,000	598,000	600,000	-4.2%	3,600	2,000
British Columbia						
Sunshine Coast	380,000	400,000	380,000	0.0%	-	-
Victoria	475,000	455,000	480,000	-1.0%	-	-

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

STANDARD TOWNHOUSE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	313,000	317,000	288,000	8.7%	2,000	1,400
North Vancouver	680,000	680,000	680,000	0.0%	-	-
Richmond	400,000	420,000	430,000	-7.0%	-	-
Surrey	256,000	282,000	276,000	-7.2%	1,800	1,300
Vancouver East	590,000	575,000	534,000	10.5%	-	-
Vancouver West	900,000	925,000	900,000	0.0%	4,625	3,000
West Vancouver	750,000	840,000	750,000	0.0%	-	-
White Rock/South Surrey	320,000	330,000	329,000	-2.7%	2,100	1,600
British Columbia						
Kelowna	285,000	295,000	287,000	-0.7%	2,400	1,200
Sunshine Coast	280,000	290,000	280,000	0.0%	-	-
Victoria	360,000	354,000	373,000	-3.5%	-	-

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

SENIOR EXECUTIVE

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	673,000	674,000	679,000	-0.9%	4,400	2,600
North Vancouver	1,120,000	1,180,000	1,120,000	0.0%	-	-
Richmond	1,250,000	1,300,000	1,250,000	0.0%	-	-
Surrey	640,000	651,000	660,000	-3.0%	3,800	2,500
Vancouver East	1,187,000	1,290,000	1,240,000	-4.3%	-	-
Vancouver West	2,800,000	2,900,000	3,000,000	-6.7%	14,500	6,000
West Vancouver	1,540,000	1,850,000	1,600,000	-3.8%	-	-
White Rock/ South Surrey	891,000	936,000	900,000	-1.0%	5,700	4,000
British Columbia						
Kelowna	560,000	545,000	508,000	10.2%	3,500	2,100
Sunshine Coast	580,000	600,000	580,000	0.0%	-	-
Victoria	760,000	760,000	790,000	-3.8%	-	-

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

STANDARD CONDOMINIUM APARTMENT

	Price Oct-Dec 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	142,000	145,000	158,000	-10.1%	1,400	950
North Vancouver	345,000	335,000	340,000	1.5%	-	-
Richmond	320,000	325,000	330,000	-3.0%	-	-
Surrey	190,000	184,000	198,000	-4.0%	1,500	900
Vancouver East	400,000	425,000	406,000	-1.5%	-	-
Vancouver West	700,000	725,000	750,000	-6.7%	3,625	2,000
West Vancouver	480,000	507,000	500,000	-4.0%	-	-
White Rock/ South Surrey	201,000	211,000	235,000	-14.5%	1,900	1,100
British Columbia						
Kelowna	185,000	190,000	186,000	-0.5%	1,350	1,000
Sunshine Coast	220,000	230,000	220,000	0.0%	-	-
Victoria	258,000	275,000	282,000	-8.5%	-	-

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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 2012	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
Vancouver Area						
North Delta	270,000	281,000	260,000	3.8%	1,700	1,300
North Vancouver	480,000	480,000	470,000	2.1%	-	-
Richmond	415,000	435,000	400,000	3.8%	-	-
Vancouver East	630,000	625,000	640,000	-1.6%	-	-
Vancouver West	1,100,000	1,175,000	1,150,000	-4.3%	5,875	3,000
West Vancouver	840,000	970,000	850,000	-1.2%	-	-
Surrey	300,000	280,000	320,000	-6.3%	1,700	1,400
White Rock/ South Surrey	538,000	529,000	540,000	-0.4%	3,300	1,800
British Columbia						
Kelowna	460,000	480,000	534,000	-13.9%	3,150	1,650
Sunshine Coast	250,000	260,000	250,000	0.0%	-	-
Victoria	512,000	525,000	550,000	-6.9%	-	-

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