

FIRST QUARTER 2011

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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](http://www.royallepage.ca). Housing values in the Royal LePage House Price Survey are Royal LePage opinions of fair market value in each location, based on local data and market knowledge provided by Royal LePage residential real estate experts.

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buy or sell.***

## THE ROYAL LEPAGE HOUSE PRICE SURVEY EXPLAINED

### Fair Market Value

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

### Housing Types

Seven categories of housing are surveyed, including four types of detached homes, townhouses and condominium high-rise apartments. Each housing type and its amenities are specifically described, permitting comparison of value across Canada. This includes many regional variances, for which adjustments in value estimates have been applied.

### Property Location

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

### Mortgage Financing

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

### Limitation

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# GLOSSARY OF HOUSING TYPES



## 1. DETACHED BUNGALOW

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



## 2. EXECUTIVE DETACHED TWO-STOREY

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



## 3. STANDARD TWO-STOREY

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



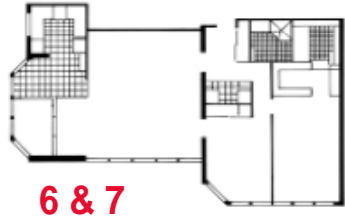
## 4. STANDARD TOWNHOUSE

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



## 5. SENIOR EXECUTIVE

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



## 6. STANDARD CONDOMINIUM APARTMENT

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

## 7. LUXURY CONDOMINIUM APARTMENT

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



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

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

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

### DETACHED BUNGALOW

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	322,000	275,000	316,000	1.9	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	200,000	200,000	191,000	4.7	-	-
- Eastern Passage	190,000	191,000	241,000	-21.2	-	-
- Woodlawn/ Montebello	243,000	245,000	240,000	1.3	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	300,000	312,000	300,500	-0.2	-	-
- North End	239,500	221,000	215,000	11.4	-	-
- West	255,000	234,900	225,000	13.3	-	-
<b>Prince Edward Island</b>						
Summerside	147,500	145,000	140,000	5.4	-	-
Charlottetown	163,000	165,000	162,000	0.6	-	-
<b>New Brunswick</b>						
Fredericton	192,000	192,000	182,000	5.5	2,883	800
Moncton	150,000	158,000	152,300	-1.5	-	-
Saint John (Rothesay)	178,000	184,000	190,000	-6.3	-	-
<b>Newfoundland</b>						
St. John's						
- East End	228,000	228,000	218,400	4.4	-	-
- Mount Pearl	263,200	263,200	246,750	6.7	-	-
- West	225,180	225,180	218,925	2.9	-	-

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



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

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	328,000	338,900	316,000	3.8	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	277,000	261,000	256,000	8.2	-	-
- Eastern Passage	255,000	255,000	241,000	5.8	-	-
- Lawrence Twn	270,000	271,000	262,000	3.1	-	-
- Woodlawn/ Montebello	260,000	260,000	272,000	-4.4	-	-
Halifax						
- South End	451,000	441,000	437,000	3.2	-	-
- Clayton Park/ Fairmount/ Rockingham	350,000	332,000	330,000	6.1	-	-
- West	331,000	323,500	319,000	3.8	-	-
<b>Prince Edward Island</b>						
Summerside	231,000	225,000	229,000	0.9	-	-
Charlottetown	250,000	250,000	248,000	0.8	-	-
<b>New Brunswick</b>						
Fredericton	275,000	271,000	261,000	5.4	3,960	1,500
<b>Newfoundland</b>						
St. John's						
- East End	392,106	392,106	361,200	8.6	-	-
- Mount Pearl	354,000	354,000	346,500	2.2	-	-
- West	366,750	366,750	349,125	5	-	-

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



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

## STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	259,900	258,000	250,000	4	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	222,000	220,000	212,000	4.7	-	-
- Eastern Passage	225,000	200,000	183,000	23	-	-
- Lawrence Twn	210,000	210,000	200,000	5	-	-
- Woodlawn/ Montebello	235,000	225,000	210,000	11.9	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	305,000	290,000	275,000	10.9	-	-
- North End	269,000	265,000	249,800	7.7	-	-
- South End	415,000	396,500	385,000	7.8	-	-
- West	320,000	318,000	310,000	3.2	-	-
<b>Prince Edward Island</b>						
Summerside	200,000	190,000	192,000	4.2	-	-
Charlottetown	195,000	198,000	196,000	-0.5	-	-
<b>New Brunswick</b>						
Fredericton	206,500	205,000	205,000	0.7	-	-
Moncton	131,000	137,900	131,000	0	-	-
Saint John (Rothesay)	295,000	299,000	299,900	-1.6	-	-
<b>Newfoundland</b>						
St. John's						
- East End	334,800	334,800	325,500	2.9	-	-
- Mount Pearl	316,100	316,100	304,500	3.8	-	-
- West	331,980	331,980	311,325	6.6	-	-

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



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

## STANDARD TOWNHOUSE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	235,000	237,000	241,000	-2.5	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	155,000	143,000	131,000	18.3	-	-
- Eastern Passage	250,000	240,000	236,000	5.9	-	-
- Woodlawn/ Montebello	241,000	229,000	220,000	9.5	-	-
Halifax						
- Clayton Park/ Fairmount/ Rockingham	239,500	219,500	225,000	6.4	-	-
- North End	285,000	279,000	280,000	1.8	-	-
- West	255,000	255,000	260,000	-1.9	-	-
<b>Prince Edward Island</b>						
Summerside	127,560	125,000	123,500	3.3	-	-
Charlottetown	122,000	122,000	120,000	1.7	-	-
<b>New Brunswick</b>						
Fredericton	165,000	160,000	160,000	3.1	2,376	900
Saint John (Rothesay)	151,000	169,590	148,000	2	-	-
<b>Newfoundland</b>						
St. John's						
- East End	163,500	163,500	157,500	3.8	-	-
- Mount Pearl	171,000	171,000	157,500	8.6	-	-
- West	166,700	166,700	160,625	3.8	-	-

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

## SENIOR EXECUTIVE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	427,000	405,000	399,000	7	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	332,000	335,000	338,000	-1.8	-	-
- Woodlawn/ Montebello	360,000	359,000	345,000	4.3	-	-
Halifax						
- South End	600,000	565,000	550,000	9.1	-	-
- Clayton Park/ Fairmount/ Rockingham	450,000	435,000	430,000	4.7	-	-
West	335,000	323,500	320,000	4.7	-	-
<b>Prince Edward Island</b>						
Charlottetown	328,000	332,500	325,000	0.9	-	-
<b>New Brunswick</b>						
Fredericton	352,000	352,000	336,000	4.8	5,088	1,500
Moncton	265,000	271,400	267,400	-0.9	-	-
<b>Newfoundland</b>						
St. John's						
- East End	503,980	503,980	468,300	7.6	-	-
- Mount Pearl	383,400	383,400	372,750	2.9	-	-
- West	410,700	410,700	388,500	5.7	-	-

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

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	215,000	197,000	199,000	8	-	-
Dartmouth						
- Cole Harbour/Colby/ Willowdale	140,000	135,000	143,500	-2.4	-	-
- Woodlawn/ Montebello	202,000	182,000	170,000	18.8	-	-
Halifax						
- North End	180,000	175,000	152,000	18.4	-	-
- South End	295,000	285,000	280,000	5.4	-	-
- Clayton Park/ Fairmount/ Rockingham	203,000	209,000	186,500	8.8	-	-
<b>Prince Edward Island</b>						
Charlottetown	123,000	125,000	122,000	0.8	-	-
<b>New Brunswick</b>						
Fredericton	157,000	155,000	145,000	8.3	2,261	950
Saint John (Rothesay)	162,082	137,238	158,283	2.4	-	-
<b>Newfoundland</b>						
St. John's						
- East End	260,850	260,850	246,750	5.7	-	-
- Mount Pearl	255,300	255,300	241,500	5.7	-	-
- West	251,920	251,920	237,300	6.2	-	-

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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 Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Nova Scotia</b>						
Bedford	371,000	370,000	360,000	3.1	-	-
Halifax						
- South End	350,000	337,500	310,000	12.9	-	-
<b>Prince Edward Island</b>						
Charlottetown	315,000	325,000	315,000	0	-	-
<b>New Brunswick</b>						
Fredericton	180,000	180,000	179,000	0.6	2,601	1,000
<b>Newfoundland</b>						
St. John's						
- East End	325,360	325,360	305,025	6.7	-	-
- Mount Pearl	257,240	257,240	247,800	3.8	-	-

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



# Q U É B E C

## DETACHED BUNGALOW

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	165,000	160,000	160,000	3.1	2,700	1,000
Trois-Rivieres	139,414	141,972	138,413	0.7	2,261	628
<b>Montréal Area</b>						
Beaconsfield	292,500	315,000	270,000	8.3	-	-
Dorval	285,000	261,500	256,500	11.1	-	-
Pierrefonds	294,000	290,000	264,000	11.4	-	-
Laval	273,900	268,000	255,000	7.4	-	-
Brossard	250,000	276,000	236,500	5.7	-	-
Longueuil	239,000	229,500	240,000	-0.4	-	-
Boucherville	300,000	270,500	275,000	9.1	-	-
<b>Québec City Area</b>						
Beauport	229,500	2,225,000	216,500	6.0	3,797	1,200
Cap-Rouge	268,500	272,000	251,000	7.0	3,351	1,300
Charlesbourg	221,000	218,000	212,500	4.0	5,336	1,200
Neufchatel	227,000	236,000	223,000	1.8	3,241	1,200
Québec (Haute-Ville)	324,000	324,000	309,000	4.9	5,343	1,400
Rive-Sud	222,000	239,500	210,000	5.7	3,492	1,100
Sillery	447,000	472,000	530,000	-15.7	3,093	1,541
Ste-Foy	291,000	291,500	358,000	-18.7	3,105	1,400

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



# Q U É B E C

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	225,000	225,000	235,000	-4.3	3,700	1,200
Trois-Rivieres	248,500	242,500	245,000	1.4	3,948	1,120
<b>Montréal Area</b>						
Beaconsfield	498,000	475,000	479,000	4.0	-	-
Dorval	630,000	745,000	511,000	23.3	-	-
Pierrefonds	427,800	486,000	375,000	14.1	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	551,000	595,00	620,000	-11.1	-	-
Laval	422,500	420,000	379,500	11.3	-	-
Brossard	455,000	473,000	427,500	6.4	-	-
Longueuil	375,000	364,000	390,500	-4.0	-	-
Boucherville	470,000	499,000	417,575	12.6	-	-
<b>Québec City Area</b>						
Beauport	324,000	331,000	298,500	8.5	5,530	1,600
Cap-Rouge	405,000	407,500	396,500	2.1	4,398	1,700
Charlesbourg	301,500	303,500	298,000	1.2	4,432	1,600
Neufchatel	331,000	314,000	270,000	22.6	5,869	1,600
Québec (Haute-Ville)	377,000	377,000	365,000	3.3	6,719	1,800
Rive-Sud	331,000	330,000	337,000	-1.8	3,524	1,500
Sillery	417,000	417,000	398,500	4.6	4,545	1,882
Ste-Foy	373,000	380,000	370,000	0.8	2,917	1,600

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# Q U É B E C

## STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	195,000	190,000	190,000	2.6	3,000	1,300
Trois-Rivieres	165,000	173,000	149,129	10.6	2,854	743
<b>Montréal Area</b>						
Beaconsfield	389,000	414,500	395,000	-1.5	-	-
Dorval	295,000	325,000	301,000	-2	-	-
Pierrefonds	372,000	341,750	328,750	13.2	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	482,500	458,000	517,000	-6.7	-	-
Le Plateau Mont-Royal	555,000	622,000	527,500	5.2	-	-
Laval	331,000	350,000	315,500	4.9	-	-
Brossard	376,500	333,500	320,000	17.7	-	-
Longueuil	338,750	306,500	317,500	6.7	-	-
Boucherville	389,000	414,500	395,000	-1.5	-	-
<b>Québec City Area</b>						
Beauport	222,500	223,000	224,500	-0.9	2,927	1,400
Cap-Rouge	313,000	290,500	289,000	8.3	3,264	1,500
Neufchatel	233,000	233,000	222,000	5.0	4,806	1,400
Québec (Haute-Ville)	292,000	322,000	275,000	6.2	3,919	1,600
Rive-Sud	268,000	261,500	261,000	2.7	4,111	1,300
Sillery	310,000	320,000	325,000	-4.6	3,666	1,600
Ste-Foy	313,000	310,000	273,000	14.7	3,173	1,450

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# Q U É B E C

## STANDARD TOWNHOUSE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	150,000	150,000	150,000	0	2,500	800
<b>Montréal Area</b>						
Pierrefonds	260,000	276,000	249,000	4.4	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	515,000	475,000	395,000	30.4	-	-
Ville-Marie	485,000	480,000	460,000	5.4	-	-
Rosemont/La Petit Patrie	370,000	383,000	384,000	-3.6	-	-
Laval	239,750	227,000	219,500	9.2	-	-
Brossard	240,500	226,500	219,250	9.7	-	-
Longueuil	226,250	225,750	204,750	10.5	-	-
Boucherville	253,700	267,250	239,500	5.9	-	-
<b>Québec City Area</b>						
Beauport	175,500	180,000	163,000	7.7	1,982	1,100
Cap-Rouge	230,500	218,000	237,000	-2.7	2,589	1,200
Charlesbourg	199,500	187,000	193,000	3.4	2,617	1,100
Neufchatel	210,000	209,500	171,000	22.8	2,671	1,171
Québec (Haute-Ville)	285,000	251,500	228,000	25.0	3,866	1,350
Rive-Sud	223,500	225,000	181,000	23.5	1,704	900
Sillery	340,000	340,000	300,000	13.3	2,344	1,300
Ste-Foy	256,500	253,000	260,000	-1.3	2,696	1,200

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# Q U É B E C

## SENIOR EXECUTIVE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	325,000	320,000	325,000	0	4,500	2,000
Trois-Rivieres	405,000	352,500	392,000	3.3	4,109	1,825
<b>Montréal Area</b>						
Beaconsfield	560,000	600,000	510,000	9.8	-	-
Westmount	1,950,000	2,085,000	2,225,000	-12.4	-	-
Ville-Marie	2,435,000	2,500,000	2,150,000	13.3	-	-
Laval	570,000	722,500	570,000	0	-	-
Brossard	687,500	680,000	592,000	16.1	-	-
Longueuil	605,000	668,000	592,000	2.1	-	-
Boucherville	695,000	930,750	700,000	-0.7	-	-
<b>Québec City Area</b>						
Cap-Rouge	592,500	590,000	572,500	3.5	4,544	4,635
Charlesbourg	438,000	415,000	375,000	16.6	6,326	1,800
Neufchatel	443,000	435,000	436,000	1.6	11,316	1,800
Québec (Haute-Ville)	653,500	653,500	515,000	26.9	9,126	2,200
Rive-Sud	471,500	433,000	476,500	-1.0	3,656	1,750
Sillery	664,500	629,500	585,000	13.6	5,272	2,100
Ste-Foy	555,000	550,000	550,000	0.9	4,337	2,000

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



# Q U É B E C

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	175,000	170,000	180,000	-2.8	2,800	1,000
Trois-Rivieres	140,000	143,500	122,500	14.3	2,739	631
<b>Montréal Area</b>						
Pierrefonds	207,500	213,000	199,500	4.0	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	252,000	240,000	223,750	12.6	-	-
Ville-Marie	292,000	300,500	288,000	1.4	-	-
Le Plateau Mont-Royal	325,000	310,250	285,000	14.0	-	-
Rosemont/La Petit Patrie	244,600	249,000	237,000	3.2	-	-
Laval	191,000	189,800	170,000	12.4	-	-
Brossard	207,000	182,000	185,000	11.9	-	-
Longueuil	175,000	176,000	162,250	7.9	-	-
<b>Québec City Area</b>						
Beauport	179,000	173,500	172,500	3.8	2,396	1,100
Cap-Rouge	183,500	228,000	230,000	-20	2,198	1,200
Charlesbourg	183,000	200,500	178,000	2.8	2,748	1,100
Neufchatel	191,500	195,500	189,500	1.1	1,832	1,100
Québec (Haute-Ville)	227,000	221,000	231,000	-1.7	3,643	1,250
Rive-Sud	172,000	179,500	175,500	-2.0	1,938	900
Sillery	233,000	237,500	210,000	11.0	2,460	1,100
Ste-Foy	203,000	217,500	209,000	-2.9	1,746	1,000

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





# Q U É B E C

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Québec</b>						
Cowansville/Bromont/Lac-Brome	225,000	220,000	225,000	0	3,700	1,400
<b>Montréal Area</b>						
Westmount	570,000	570,000	500,000	14.0	-	-
Notre-Dame-de-Grace/ Côte-des-Neiges	482,500	475,000	439,750	9.7	-	-
Ville-Marie	746,000	730,000	680,000	9.7	-	-
Le Plateau Mont-Royal	575,000	461,750	435,000	32.2	-	-
Rosemont/La Petit Patrie	500,000	499,000	439,500	13.8	-	-
Laval	362,000	312,655	281,000	28.8	-	-
Brossard	310,000	310,655	270,000	14.8	-	-
<b>Québec City Area</b>						
Haute-Ville	485,500	460,000	447,000	8.6	8,319	8,485
Rive-Sud	308,000	305,000	312,500	-1.4	2,717	2,000
Sillery	410,000	445,000	408,000	0.5	5,997	2,119
Ste-Foy	393,500	445,000	387,000	1.7	2,748	1,900

\*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 Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Burlington	352,950	330,000	326,000	8.3	3,100	2,500
Etobicoke						
- Islington/ Kingsway	574,000	565,000	530,000	8.3	3,600	-
-South Etobicoke	411,000	409,000	385,000	6.8	2,600	-
High Park	719,000	710,000	685,000	5	-	-
Lawrence Park	800,000	770,000	780,000	2.6	-	-
Leaside	700,000	650,000	625,000	12	-	-
Markham	510,000	500,000	500,000	2	4,913	2,200
Mississauga GTA						
- Meadowvale/ Streetsville	410,000	355,000	420,000	-2.4	3,500	1,700
Newmarket	365,000	354,000	379,950	-3.9	-	-
North Toronto	667,000	625,000	636,000	4.9	-	-
Oakville	370,000	378,000	350,000	5.7	3,000	1,500
Richmond Hill	370,000	395,000	365,000	1.4	-	-
Scarborough						
- Agincourt	410,000	395,000	390,000	5.1	2,600	1,450
- Central	380,000	365,000	370,000	2.7	2,500	1,500
- West Hill	400,000	385,000	390,000	2.6	2,500	1,500
Unionville	650,000	625,000	625,000	4	6,262	2,400
Woodbridge	427,000	427,000	426,000	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 Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	373,375	383,115	374,656	-0.3	4,123	1,675
Barrie	267,000	268,000	257,000	3.9	3,100	1,400
Brantford	192,000	190,000	189,000	1.6	3,123	1,200
Dundas	323,765	317,897	316,230	2.4	3,565	1,500
Hamilton						
- Centre	125,141	125,141	114,107	9.7	2,079	750
- East	188,477	174,234	170,107	10.8	2,434	1,150
- Mountain	225,498	225,264	219,621	2.7	3,025	1,580
- West	290,973	265,042	256,073	13.6	3,453	-
London	235,000	237,800	230,400	2	-	-
North Bay	245,000	245,000	245,000	0	4,100	1,700
Ottawa	565,000	554,000	535,000	5.6	6,250	3,100
- Eastern	299,000	294,000	282,000	6	4,150	1,800
- Kanata	349,000	342,000	330,000	5.8	-	-
- Orleans	304,000	296,000	285,000	6.7	4,150	1,700
- Southern	302,000	294,000	285,000	6	4,150	1,900
- Western	360,000	340,000	340,000	5.9	-	-
Stoney Creek	252,667	263,777	259,375	-2.6	3,039	1,419

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



# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	965,500	976,000	929,000	3.9	-	-
Bloor West Village	1,080,000	1,040,000	1,050,000	2.9	-	-
Burlington	499,950	499,950	487,000	2.7	4,550	2,300
Cabbagetown	800,000	765,000	820,000	-2.4	-	-
Etobicoke						
- Islington/ Kingsway	815,000	780,000	716,100	13.8	5,700	-
- South Etobicoke	610,000	606,000	574,200	6.2	3,750	-
Forest Hill	1,520,000	1,550,000	1,500,000	1.3	-	-
High Park	1,030,000	1,025,000	995,000	3.5	-	-
Lawrence Park	1,600,000	1,590,000	1,575,000	1.6	-	-
Leaside	1,120,000	1,120,000	1,110,000	0.9	-	-
Markham	585,000	580,000	575,000	1.7	5,635	2,400
Midtown Toronto	1,477,000	1,439,000	1,410,000	4.8	-	-
Mississauga GTA	474,500	465,000	436,500	8.7	5,275	2,600
- Meadowvale/ Mississauga	460,000	425,000	470,000	-2.1	3,800	2,200
Moore Park	1,700,000	1,700,000	1,745,000	-2.6	-	-
Newmarket	611,000	610,000	590,000	3.6	-	-
North Toronto	1,420,000	1,420,000	1,400,000	1.4	-	-
Oakville	590,000	614,250	550,000	7.3	4,500	3,000
Richmond Hill	432,000	460,000	425,000	1.6	-	-
Scarborough						
- Agincourt	520,000	505,000	499,000	4.2	3,300	1,800
- Central	465,000	450,000	465,000	0	3,300	1,900
- West Hill	530,000	515,000	500,000	6	3,400	1,850
Unionville	700,000	675,000	675,000	3.7	6,743	2,500
Woodbridge	475,000	475,000	472,000	0.6	-	-

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# O N T A R I O

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	310,000	306,000	310,000	0	3,500	1,500
Brantford	303,000	302,000	295,000	2.7	4,929	1,550
London	309,000	313,000	304,000	1.6	-	-
North Bay	300,000	300,000	295,000	1.7	4,200	1,800
Ottawa	574,000	562,000	541,000	6.1	6,250	3,100
– Eastern	353,000	348,000	333,000	6	4,275	1,850
– Kanata	418,000	412,000	397,000	5.3	-	-
– Orleans	393,000	380,000	369,000	6.5	5,160	1,900
– Southern	385,000	376,000	366,000	5.2	5,160	1,900
– Western	455,000	440,000	435,000	4.6	-	-

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# O N T A R I O

## STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	641,000	637,000	631,000	1.6	-	-
Bloor West Village	715,000	700,000	695,000	2.9	-	-
Burlington	409,275	403,000	369,000	10.9	2,975	1,950
Cabbagetown	600,000	575,000	630,000	-4.8	-	-
Etobicoke						
- Islington/ Kingsway	632,000	632,000	584,000	8.2	4,400	-
- South Etobicoke	478,000	459,000	438,000	9.1	3,000	-
Forest Hill	935,000	938,000	910,000	2.7	-	-
High Park	655,000	645,000	640,000	2.3	-	-
Lawrence Park	910,000	900,000	902,000	0.9	-	-
Leaside	800,000	795,000	768,000	4.2	-	-
Markham	485,000	485,000	480,000	1	4,672	2,100
Midtown Toronto	870,000	864,350	810,000	7.4	-	-
Mississauga GTA	393,500	386,500	364,000	8.1	3,850	2,275
- Meadowvale/ Streetsville	365,000	331,000	375,000	-2.7	2,900	1,600
Moore Park	950,000	1,160,000	975,000	-2.6	-	-
Newmarket	520,000	575,000	401,500	4	-	-
North Toronto	825,000	795,000	795,000	3.8	-	-
Oakville	399,000	441,000	380,000	5	3,000	1,900
Richmond Hill	410,000	410,000	380,000	7.9	-	-
Riverdale	515,000	515,000	505,000	2	-	-
Scarborough						
- Agincourt	395,000	380,000	390,000	1.3	2,700	1,600
- Central	405,000	390,000	400,000	1.3	2,700	1,800
- West Hill	415,000	400,000	400,000	3.8	2,700	1,600
The Annex	836,000	889,000	835,000	0.1	-	-
Unionville	625,000	610,000	610,000	2.5	6,021	2,300
Woodbridge	349,000	350,000	348,000	0.3	-	-

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



# O N T A R I O

## STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Ancaster	473,814	476,513	453,311	4.5	5,643	-
Barrie	252,000	253,000	249,000	1.2	2,900	1,400
Brantford	198,000	197,000	195,000	1.5	3,221	1,300
Dundas	365,681	424,987	381,929	-4.3	4,192	-
Hamilton						
- Centre	139,904	151,700	146,857	-4.7	1,895	-
- East	239,917	239,315	229,864	4.4	3,339	-
- Mountain	304,350	324,571	333,318	-8.7	3,621	-
- West	301,625	288,977	273,871	10.1	3,393	-
London	245,000	247,700	239,000	2.5	-	-
North Bay	240,000	240,000	237,000	1.3	3,200	1,700
Ottawa	503,000	491,000	474,000	6.1	5,700	2,700
- Eastern	306,000	302,000	289,000	5.9	4,150	1,600
- Kanata	343,000	327,500	325,000	5.5	-	-
- Orleans	325,000	313,000	310,000	4.8	4,300	1,600
- Southern	331,000	316,000	312,000	6.1	4,140	1,600
- Western	385,000	375,000	371,000	3.8	-	-
Stoney Creek	351,834	346,382	348,043	1.1	4,041	-

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



# O N T A R I O

## STANDARD TOWNHOUSE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	554,000	554,000	515,000	7.6	-	-
Bloor West Village	470,000	460,000	455,000	3.3	-	-
Burlington	254,000	252,000	250,000	1.6	2,275	1,500
Cabbagetown	550,000	560,000	575,000	-4.3	-	-
Etobicoke						
- Islington/ Kingsway	438,000	428,000	393,000	11.5	2,750	-
- South Etobicoke	463,000	463,000	437,700	5.8	3,000	-
Markham	510,000	500,000	500,000	2	4,913	2,200
Mississauga GTA	290,000	285,000	267,000	8.6	2,850	1,875
- Meadowvale/ Streetsville	280,000	244,000	267,000	4.9	2,400	1,500
North Toronto	590,000	550,000	585,000	0.9	-	-
Newmarket	320,000	315,000	330,000	-3.0	-	-
Oakville	350,000	367,500	326,000	7.4	2,300	1,600
Richmond Hill	296,000	290,000	280,000	5.7	-	-
Scarborough						
- Agincourt	275,000	265,000	265,000	3.8	1,950	1,400
- Central	265,000	255,000	245,000	8.2	1,800	1,350
- West Hill	300,000	290,000	295,000	1.7	2,000	1,400
Unionville	430,000	420,000	400,000	7.5	4,142	2,100
Waterfront	535,000	510,000	525,000	1.9	-	-
Woodbridge	300,000	301,000	297,000	1	-	-

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**O N T A R I O**

**STANDARD TOWNHOUSE**

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	195,000	187,000	187,000	4.3	2,200	1,150
Brantford	182,000	189,000	184,000	-1.1	2,960	1,100
London	167,000	168,100	161,000	3.7	-	-
North Bay	130,000	130,000	130,000	0	2,600	1,400
Ottawa	334,000	333,000	320,000	4.4	4,150	1,500
– Eastern	242,000	241,000	232,000	4.3	3,550	1,250
– Kanata	283,000	277,000	265,000	6.8	-	-
– Orleans	251,000	250,000	240,000	4.6	3,675	1,300
– Southern	264,000	263,000	252,000	4.8	3,700	1,250
– Western	342,500	335,000	315,000	8.7	-	-

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



# O N T A R I O

## SENIOR EXECUTIVE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Beach District	1,338,500	1,424,000	1,427,000	-6.2	-	-
Burlington	650,000	640,000	651,000	-0.2	4,950	3,600
Cabbagetown	765,000	765,000	640,000	19.5	-	-
Etobicoke						
- Islington/ Kingsway	1,085,000	1,070,000	957,000	13.4	7,100	-
Forest Hill	2,095,000	2,095,000	2,085,000	0.5	-	-
Lawrence Park	2,360,000	2,360,000	2,360,000	0	-	-
Leaside	1,400,000	1,400,000	1,410,000	-0.7	-	-
Markham	660,000	655,000	650,000	1.5	6,358	2,500
Midtown Toronto	2,265,000	2,202,000	2,150,000	5.3	-	-
Mississauga GTA	660,000	646,500	602,500	9.5	7,125	3,800
- Meadowvale/ Streetsville	564,000	564,000	602,500	-6.4	4,900	2,800
Moore Park	2,500,000	2,750,000	2,500,000	0	-	-
Newmarket	650,000	690,000	700,000	-7.1	-	-
North Toronto	2,100,000	1,990,000	2,100,000	0	-	-
Oakville	700,000	724,500	660,000	6.1	7,300	4,500
Richmond Hill	525,000	550,000	495,000	6.1	-	-
Riverdale	820,000	822,000	800,000	2.5	-	-
Scarborough						
- Agincourt	560,000	540,000	575,000	-2.6	3,600	2,000
- Central	545,000	525,000	540,000	0.9	3,800	2,200
- West Hill	735,000	715,000	700,000	5	4,000	2,150
Unionville	850,000	830,000	825,000	3	8,188	3,000
Woodbridge	472,000	472,000	470,000	0.4	-	-

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



# O N T A R I O

## SENIOR EXECUTIVE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	500,000	507,000	505,000	-1	4,900	2,000
Brantford	318,000	320,000	307,000	3.6	5,173	1,800
London	449,000	455,200	437,800	2.6	-	-
North Bay	385,000	385,000	380,000	1.3	5,800	2,100
Ottawa	795,000	775,000	753,000	5.6	7,800	3,700
– Kanata	532,000	515,000	505,000	5.3	-	-
– Orleans	509,000	495,000	478,000	6.5	6,800	2,500
– Rockcliffe Park	2,250,000	2,200,000	2,150,000	4.7	22,000	6,900
– Southern	509,000	495,000	480,000	6	6,800	2,600
– Western	510,000	495,000	482,000	5.8	-	-

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



# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	310,000	300,000	302,000	2.6	-	-
Burlington	255,000	242,500	252,900	0.8	2,275	1,950
Cabbagetown	360,000	365,000	360,000	0	-	-
Etobicoke						
- Islington/ Kingsway	363,000	357,000	330,000	10	2,400	-
- South Etobicoke	364,000	352,000	330,000	10.3	2,500	-
Forest Hill	550,000	550,000	535,000	2.8	-	-
High Park	395,000	395,000	375,000	5.3	-	-
Lawrence Park	538,000	535,000	535,000	0.6	-	-
Leaside	355,000	350,000	360,000	-1.4	-	-
Markham	310,000	300,000	300,000	3.3	2,986	1,800
Midtown Toronto	417,000	419,000	408,000	2.2	-	-
Mississauga GTA	260,000	257,500	240,000	8.3	2,500	1,600
- Meadowvale/ Streetsville	218,000	218,000	220,000	-0.9	1,900	1,200
North Toronto	400,000	395,000	395,000	1.3	-	-
Newmarket	271,000	265,000	239,250	13.3	-	-
Oakville	275,500	278,250	260,000	6	2,100	1,500
Richmond Hill	260,000	260,000	245,000	6.1	-	-
Riverdale	450,000	430,000	460,000	-2.2	-	-
Scarborough						
- Agincourt	235,000	225,000	215,000	9.3	1,600	1,250
- Central	250,000	240,000	230,000	8.7	1,600	1,300
- West Hill	225,000	220,000	220,000	2.3	1,500	1,350
The Annex	454,000	454,000	444,000	2.3	-	-
Unionville	362,000	362,000	360,000	0.6	3,487	1,900
Waterfront	460,000	454,000	444,000	3.6	-	-
Woodbridge	276,000	278,000	275,000	0.4	-	-

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# O N T A R I O

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	233,000	262,000	248,000	-6	3,300	1,300
Brantford	142,000	145,000	146,000	-2.7	2,310	1,000
London	142,500	141,900	138,500	2.9	-	-
North Bay	170,000	170,000	165,000	3	2,800	1,400
Ottawa	327,000	326,000	315,000	3.8	3,900	1,300
– Eastern	201,000	201,000	193,000	4.1	2,850	1,250
– Kanata	212,000	204,000	200,000	6	-	-
– Orleans	210,000	209,000	202,000	4	3,100	1,100
– Southern	216,000	215,000	207,000	4.3	3,100	1,200
– Western	292,500	285,000	269,000	8.7	-	-

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



# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Toronto Area</b>						
Bloor West Village	505,000	495,000	485,000	4.1	-	-
Burlington	487,500	480,000	535,000	-8.9	3,325	3,300
Etobicoke						
- Islington/ Kingsway	560,000	545,000	507,000	10.5	3,800	-
- South Etobicoke	511,000	500,000	479,000	6.7	3,400	-
Forest Hill	880,000	820,000	875,000	0.6	-	-
High Park	669,000	660,000	650,000	2.9	-	-
Lawrence Park	795,000	800,000	800,000	-0.6	-	-
Markham	390,000	380,000	380,000	2.6	3,757	1,900
Midtown Toronto	859,000	840,000	800,000	7.4	-	-
Mississauga GTA	347,500	345,000	328,000	5.9	3,600	2,500
- Meadowvale/ Streetsville	280,000	305,000	328,000	-14.6	2,300	1,500
North Toronto	670,000	650,000	665,000	0.8	-	-
Oakville	387,000	420,000	375,000	3.2	3,200	2,200
Richmond Hill	280,000	280,000	275,000	1.8	-	-
Riverdale	530,000	515,000	540,000	-1.9	-	-
Scarborough						
- Agincourt	345,000	335,000	330,000	4.5	2,600	1,700
- Central	355,000	345,000	350,000	1.4	2,200	1,800
- West Hill	395,000	390,000	400,000	-1.3	2,500	1,900
Unionville	460,000	460,000	460,000	0	4,431	2,200
Waterfront	1,035,000	1,039,000	1,060,000	-2.4	-	-
Woodbridge	268,000	269,000	267,000	0.4	-	-

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



# O N T A R I O

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Ontario</b>						
Barrie	380,000	396,000	361,000	5.3	3,800	2,000
London	255,000	255,900	246,900	3.3	-	-
North Bay	285,000	285,000	280,000	1.8	5,500	1,800
Ottawa	462,000	461,000	446,000	3.6	4,775	2,800
- Kanata	256,000	247,500	243,000	5.3	-	-
- Southern	483,000	482,000	447,000	8.1	6,800	2,600
- Western	440,000	425,000	414,000	6.3	-	-
Rockcliffe Park	985,000	975,000	920,000	7.1	12,300	4,850

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



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

## MANITOBA & SASKATCHEWAN

### DETACHED BUNGALOW

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	264,000	262,000	250,000	5.6	-	-
Fort Richmond	280,000	278,000	269,500	3.9	-	-
North East	270,000	268,000	259,000	4.2	-	-
North West	265,000	264,000	251,000	5.6	-	-
River Heights	275,000	268,000	272,000	1.1	-	-
South St. Vital	280,000	276,000	274,000	2.2	-	-
Southdale/ Windsor Park	264,000	263,000	246,000	7.3	-	-
Westwood	256,000	253,000	253,000	1.2	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	270,000	270,000	256,000	5.5	-	-
- South	302,000	316,000	290,000	4.1	-	-
Saskatoon						
- East Central	335,000	335,000	340,000	-1.5	-	-
- East End	355,000	355,000	350,000	1.4	-	-
- North	330,000	325,000	330,000	0	-	-
- West	305,000	310,000	293,000	4.1	-	-

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





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

## MANITOBA & SASKATCHEWAN

### EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	382,000	381,000	379,000	0.8	-	-
Fort Richmond	382,000	380,000	347,000	10.1	-	-
North East	364,000	362,000	339,000	7.4	-	-
North West	380,000	378,000	342,000	11.1	-	-
River Heights	390,000	399,000	355,000	9.9	-	-
South St. Vital	390,000	390,000	361,000	8	-	-
Southdale/ Windsor Park	350,000	356,000	328,000	6.7	-	-
Tuxedo	415,000	427,000	394,000	5.3	-	-
Westwood	335,000	333,000	320,000	4.7	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	432,000	450,000	415,000	4.1	-	-
- South	420,000	430,000	410,000	2.4	-	-
Saskatoon						
- East Central	425,000	450,000	415,000	2.4	-	-
- East End	445,000	500,000	430,000	3.5	-	-
- North	420,000	440,000	415,000	1.2	-	-

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



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

## MANITOBA & SASKATCHEWAN

### STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	303,000	302,000	278,000	9	-	-
Fort Richmond	302,000	298,000	280,000	7.9	-	-
North East	295,000	290,000	254,000	16.1	-	-
North West	303,000	295,000	285,000	6.3	-	-
River Heights	315,000	310,000	300,000	5	-	-
South St. Vital	309,000	317,000	287,000	7.7	-	-
Southdale/ Windsor Park	262,000	262,000	257,000	1.9	-	-
Westwood	288,000	286,000	278,000	3.6	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	238,000	238,000	228,000	4.4	-	-
- South	308,000	310,000	290,000	6.2	-	-
Saskatoon						
- East Central	370,000	370,000	380,000	-2.6	-	-
- East End	390,000	387,000	400,000	-2.5	-	-
- North	350,000	350,000	360,000	-2.8	-	-
- West	330,000	330,000	325,000	1.5	-	-

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



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

## MANITOBA & SASKATCHEWAN

### STANDARD TOWNHOUSE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	176,000	174,000	175,000	0.6	-	-
Fort Richmond	203,000	195,000	194,000	4.6	-	-
North East	182,000	178,000	170,000	7.1	-	-
North West	190,000	182,000	180,000	5.6	-	-
Southdale/ Windsor Park	175,000	174,000	179,500	-2.5	-	-
Westwood	181,000	179,000	180,000	0.6	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	234,000	230,000	225,000	4	-	-
- South	288,000	275,000	277,000	4	-	-
Saskatoon						
- East End	250,000	250,000	250,000	0	-	-
- North	235,000	246,000	230,000	2.2	-	-

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



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

**MANITOBA & SASKATCHEWAN**

**SENIOR EXECUTIVE**

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Saskatchewan Area</b>						
Regina						
- North	520,000	505,000	498,000	4.4	-	-
- South	515,000	595,000	495,000	4	-	-
Saskatoon						
- East End	757,000	757,000	750,000	0.9	-	-
- North	600,000	600,000	580,000	3.4	-	-

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



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

## MANITOBA & SASKATCHEWAN

### STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Charleswood	165,000	163,000	160,000	3.1	-	-
Fort Richmond	183,000	183,000	161,000	13.7	-	-
North East	138,000	132,000	131,000	5.3	-	-
North West	210,000	205,600	214,000	-1.9	-	-
River Heights	160,000	160,000	157,000	1.9	-	-
South St. Vital	170,000	190,000	168,600	0.8	-	-
Westwood	148,000	148,000	143,400	3.2	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	162,000	164,000	156,000	3.8	-	-
- South	220,000	205,000	214,000	2.8	-	-
Saskatoon						
- East Central	240,000	230,000	235,000	2.1	-	-
- East End	245,000	230,000	235,000	4.3	-	-
- North	233,000	215,000	245,000	-4.9	-	-

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



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

## MANITOBA & SASKATCHEWAN

### LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Winnipeg Area</b>						
Fort Richmond	350,000	350,000	365,000	-4.1	-	-
North East	293,000	293,000	280,000	4.6	-	-
<b>Saskatchewan Area</b>						
Regina						
- North	292,000	290,000	283,000	3.2	-	-
- South	324,600	324,000	310,000	4.7	-	-
Saskatoon						
- East Central	330,000	345,000	320,000	3.1	-	-

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



# A L B E R T A

## DETACHED BUNGALOW

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	352,000	345,400	374,700	-6.1	-	-
North East	305,000	299,000	332,100	-8.2	-	-
North Inner City	439,400	417,500	449,700	-2.3	-	-
North West	388,700	370,000	405,200	-4.1	-	-
South	362,700	350,100	363,900	-0.3	-	-
South East	362,100	378,400	389,100	-6.9	-	-
South Inner City	502,800	442,100	514,200	-2.2	-	-
South West	379,000	375,000	385,100	-1.6	-	-
West	628,500	552,000	560,900	12.1	-	-
<b>Edmonton Area</b>						
Castledowns	260,000	260,000	260,000	0	-	-
Clareview	250,000	250,000	250,000	0	-	-
Riverbend/ Terwilligar	450,000	400,000	395,000	13.9	2,900	2,000
Sherwood Park	330,000	330,000	330,000	0	2,250	1,600
<b>Alberta</b>						
Fort Saskatchewan	280,000	280,000	305,000	-8.2	1,760	1,400
Leduc	290,000	290,000	290,000	0	-	-
Spruce Grove	335,000	325,000	330,000	1.5	-	-
St. Albert	264,000	280,000	265,000	-0.4	-	-
Stony Plain	310,000	316,000	315,000	-1.6	-	-

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



# A L B E R T A

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	462,300	438,600	439,800	5.1	-	-
North East	421,000	417,400	447,100	-5.8	-	-
North Inner City	754,000	745,300	770,400	-2.1	-	-
North West	471,500	478,000	485,600	-2.9	-	-
South	438,400	440,500	475,500	-7.8	-	-
South East	560,200	584,500	606,100	-7.6	-	-
South Inner City	715,700	771,800	755,400	-5.3	-	-
South West	495,000	485,200	535,900	-7.6	-	-
West	549,500	542,900	541,200	1.5	-	-
<b>Edmonton Area</b>						
Castledowns	400,000	385,000	405,000	-1.2	-	-
Clareview	400,000	380,000	410,000	-2.4	-	-
Riverbend/ Terwilligar	480,000	464,650	520,000	-7.7	3,100	2,800
Sherwood Park	420,000	420,000	420,000	0	3,500	2,000
<b>Alberta</b>						
Fort Saskatchewan	400,000	400,000	420,000	-4.8	2,400	1,600
Leduc	395,000	375,000	400,000	-1.3	-	-
St. Albert	315,000	315,000	325,000	-3.1	-	-
Stony Plain	420,000	440,000	430,000	-2.3	-	-

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





# A L B E R T A

## STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	368,300	367,500	386,100	-4.6	-	-
North East	332,800	323,900	353,200	-5.8	-	-
North Inner City	544,200	564,400	513,400	6	-	-
North West	409,000	375,400	419,400	-2.5	-	-
South	356,900	352,100	388,000	-8	-	-
South East	363,500	343,000	372,200	-2.3	-	-
South Inner City	566,500	526,000	589,300	-3.9	-	-
South West	354,900	374,500	427,900	-17.1	-	-
West	401,700	424,800	440,100	-8.7	-	-
<b>Edmonton Area</b>						
Castledowns	305,000	305,000	315,000	-3.2	-	-
Clareview	390,000	360,000	390,000	0	-	-
Riverbend/ Terwilligar	380,000	365,000	370,000	2.7	2,600	2,200
Sherwood Park	340,000	340,000	340,000	0	2,900	1,600
<b>Alberta</b>						
Fort Saskatchewan	320,000	320,000	330,000	-3	1,760	1,400
Leduc	290,000	290,000	290,000	0	-	-
Spruce Grove	375,000	365,000	380,000	-1.3	-	-
St. Albert	315,000	315,000	320,000	-1.6	-	-
Stony Plain	370,000	417,000	380,000	-2.6	-	-

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



# A L B E R T A

## STANDARD TOWNHOUSE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	283,300	291,800	281,500	0.6	-	-
North East	258,500	256,900	270,400	-4.4	-	-
North Inner City	424,600	418,900	452,900	-6.2	-	-
North West	288,100	299,900	311,400	-7.5	-	-
South	257,800	249,800	278,000	-7.3	-	-
South East	260,000	260,700	288,900	-10	-	-
South Inner City	372,800	445,700	531,900	-29.9	-	-
South West	293,300	298,200	297,400	-1.4	-	-
West	364,500	399,700	394,700	-7.7	-	-
<b>Edmonton Area</b>						
Castledowns	208,000	185,000	215,000	-3.3	-	-
Clareview	180,000	180,000	185,000	-2.7	-	-
Riverbend/ Terwilligar	248,000	265,000	260,000	-4.6	1,495	1,800
Sherwood Park	235,000	235,000	235,000	0	1,530	1,300
<b>Alberta</b>						
Fort Saskatchewan	200,000	200,000	220,000	-9.1	1,100	1,000
Leduc	215,000	215,000	215,000	0	-	-
Spruce Grove	215,000	215,000	210,000	2.4	-	-
St. Albert	188,000	180,000	190,000	-1.1	-	-

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



# A L B E R T A

## SENIOR EXECUTIVE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	552,000	620,700	529,400	4.3	-	-
North East	455,900	497,000	480,600	-5.1	-	-
North Inner City	1,204,000	1,269,200	1,204,300	0	-	-
North West	708,500	746,000	715,900	-1	-	-
South	617,200	674,100	608,900	1.4	-	-
South East	691,200	686,100	708,400	-2.4	-	-
South Inner City	1,550,000	1,189,400	1,263,600	22.7	-	-
South West	629,900	825,900	642,500	-2	-	-
West	738,200	772,500	812,600	-9.2	-	-
<b>Edmonton Area</b>						
Castledowns	428,000	400,000	430,000	-0.5	-	-
Riverbend/ Terwilligar	760,000	760,000	790,000	-3.8	5,000	3,500
Sherwood Park	695,000	695,000	695,000	0	5,200	3,000
<b>Alberta</b>						
Fort Saskatchewan	640,000	640,000	675,000	-5.2	4,180	2,500
Leduc	431,000	417,000	450,000	-4.2	-	-
Spruce Grove	435,000	430,000	460,000	-5.4	-	-
St. Albert	427,000	405,000	430,000	-0.7	-	-
Stony Plain	435,000	466,000	450,000	-3.3	-	-

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



# A L B E R T A

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	222,800	234,100	250,000	-10.9	-	-
North East	180,000	179,300	188,500	-4.5	-	-
North Inner City	289,000	289,700	295,000	-2	-	-
North West	251,000	234,700	271,800	-7.7	-	-
South	241,000	225,000	238,500	1	-	-
South East	229,300	237,200	243,900	-6	-	-
South Inner City	326,600	314,700	327,600	-0.3	-	-
South West	230,600	252,500	264,900	-12.9	-	-
West	281,600	267,900	291,600	-3.4	-	-
<b>Edmonton Area</b>						
Castledowns	192,000	170,000	195,000	-1.5	-	-
Clareview	165,000	155,000	170,000	-2.9	-	-
Riverbend/ Terwilligar	220,000	231,000	218,000	0.9	1,600	1,500
Sherwood Park	275,000	275,000	280,000	-1.8	2,140	1,500
<b>Alberta</b>						
Fort Saskatchewan	190,000	200,000	230,000	-17.4	1,000	1,100
Leduc	212,000	210,000	215,000	-1.4	-	-
St. Albert	170,000	170,000	175,000	-2.9	-	-

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



# ALBERTA

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Calgary Area</b>						
North	337,000	305,400	330,700	1.9	-	-
North East	219,400	201,800	218,000	0.6	-	-
North Inner City	444,400	368,900	366,200	21.4	-	-
North West	405,500	358,500	366,200	10.7	-	-
South	342,700	322,700	328,000	4.5	-	-
South East	547,800	528,700	481,700	13.7	-	-
South Inner City	508,300	547,000	458,900	10.8	-	-
South West	299,600	330,200	303,400	-1.3	-	-
West	401,700	407,200	364,000	10.4	-	-
<b>Edmonton Area</b>						
Castledowns	199,000	199,000	205,000	-2.9	-	-
Riverbend/ Terwilligar	280,000	280,000	308,750	-9.3	2,000	2,000
Sherwood Park	325,000	325,000	330,000	-1.5	2,375	1,700
St. Albert	235,000	225,000	240,000	-2.1	-	-

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



# BRITISH COLUMBIA

## DETACHED BUNGALOW

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	462,000	453,000	446,300	3.5	2,700	1,400
North Vancouver	800,000	750,000	740,000	8.1	-	-
Richmond	620,000	650,000	620,000	0	-	-
Surrey	449,000	440,000	450,000	-0.2	2,500	1,300
Vancouver East	858,000	843,000	800,000	7.3	-	-
Vancouver West	1,250,000	1,200,000	1,150,000	8.7	6,250	3,500
West Vancouver	1,140,000	940,000	1,060,000	7.5	-	-
<b>British Columbia</b>						
Kelowna	342,000	335,000	345,000	-0.9	-	-
Sunshine Coast	315,000	315,000	320,000	-1.6	-	-
Victoria	490,000	490,000	511,400	-4.2	-	-

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# BRITISH COLUMBIA

## EXECUTIVE DETACHED TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	485,000	470,000	461,000	5.2	2,900	1,400
North Vancouver	990,000	850,000	890,000	11.2	-	-
Richmond	880,000	780,000	740,000	18.9	-	-
Surrey	480,000	470,000	470,000	2.1	2,800	1,500
Vancouver East	858,000	843,000	800,000	7.3	-	-
Vancouver West	1,750,000	1,700,000	1,625,000	7.7	8,750	5,000
West Vancouver	1,380,000	1,160,000	1,300,000	6.2	-	-
<b>British Columbia</b>						
Kelowna	420,000	420,000	425,000	-1.2	-	-
Sunshine Coast	420,000	415,000	430,000	-2.3	-	-
Victoria	613,000	610,000	590,000	3.9	-	-

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# BRITISH COLUMBIA

## STANDARD TWO-STOREY

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	468,000	450,000	439,000	6.6	2,700	1,400
North Vancouver	880,000	790,000	790,000	11.4	-	-
Richmond	775,000	680,000	640,000	21.1	-	-
Surrey	421,000	415,000	410,000	2.7	2,400	1,300
Vancouver East	765,000	750,000	710,000	7.7	-	-
Vancouver West	1,500,000	1,450,000	1,350,000	11.1	7,500	4,000
West Vancouver	1,150,000	1,040,000	1,100,000	4.5	-	-
<b>British Columbia</b>						
Kelowna	397,000	395,000	390,000	1.8	-	-
Sunshine Coast	390,000	375,000	400,000	-2.5	-	-
Victoria	480,000	480,000	475,000	1.1	-	-

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# BRITISH COLUMBIA

## STANDARD TOWNHOUSE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	281,000	276,000	280,000	0.4	1,800	1,100
North Vancouver	680,000	630,000	610,000	11.5	-	-
Richmond	425,000	425,000	420,000	1.2	-	-
Surrey	316,000	305,000	300,000	5.3	1,900	1,200
Vancouver East	522,000	522,000	465,000	12.3	-	-
Vancouver West	900,000	850,000	850,000	5.9	4,500	3,000
West Vancouver	748,000	700,000	680,000	10	-	-
<b>British Columbia</b>						
Kelowna	283,000	280,000	275,000	2.9	-	-
Sunshine Coast	285,000	275,000	300,000	-5	-	-
Victoria	370,000	380,000	382,000	-3.1	-	-

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# BRITISH COLUMBIA

## SENIOR EXECUTIVE

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	648,000	600,000	629,000	3	3,600	2,000
North Vancouver	1,190,000	1,000,000	1,100,000	8.2	-	-
Richmond	1,500,000	1,000,000	1,500,000	0	-	-
Surrey	655,000	645,000	599,500	9.3	3,950	2,200
Vancouver East	1,250,000	1,150,000	1,026,000	21.8	-	-
Vancouver West	2,900,000	2,750,000	2,650,000	9.4	14,500	6,000
West Vancouver	1,550,000	1,350,000	1,450,000	6.9	-	-
White Rock/ South Surrey	890,000	880,000	857,000	3.9	5,000	3,500
<b>British Columbia</b>						
Kelowna	482,000	475,000	475,000	1.5	-	-
Sunshine Coast	580,000	575,000	600,000	-3.3	-	-
Victoria	802,000	810,000	825,000	-2.8	-	-

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# BRITISH COLUMBIA

## STANDARD CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	170,000	164,000	166,500	2.1	1,500	900
North Vancouver	350,000	340,000	330,000	6.1	-	-
Richmond	330,000	290,000	280,000	17.9	-	-
Surrey	209,000	195,000	201,000	4	1,500	900
Vancouver East	424,000	423,000	402,000	5.5	-	-
Vancouver West	750,000	725,000	725,000	3.4	3,750	2,000
West Vancouver	470,000	450,000	425,000	10.6	-	-
White Rock/ South Surrey	248,000	230,000	240,000	3.3	1,750	1,150
<b>British Columbia</b>						
Kelowna	180,000	175,000	185,000	-2.7	-	-
Sunshine Coast	220,000	215,000	230,000	-4.3	-	-
Victoria	299,000	285,000	295,000	1.4	-	-

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# BRITISH COLUMBIA

## LUXURY CONDOMINIUM APARTMENT

	Price Jan-Mar 2011	Price 3 months ago	Price 1 year ago	% Change 1 year	Estimated Taxes	Est. Monthly Rental
<b>Vancouver Area</b>						
North Delta	285,000	250,000	250,000	14	1,460	1,200
North Vancouver	510,000	475,000	450,000	13.3	-	-
Richmond	390,000	365,000	365,000	6.8	-	-
Vancouver East	665,000	641,000	562,000	18.3	-	-
Vancouver West	1,150,000	1,100,000	1,100,000	4.5	5,750	3,000
West Vancouver	847,000	820,000	770,000	10	-	-
Surrey	319,000	307,000	292,350	9.1	1,450	1,100
White Rock/ South Surrey	477,000	470,000	499,000	-4.4	3,100	1,300
<b>British Columbia</b>						
Kelowna	565,000	560,000	580,000	-2.6	-	-
Sunshine Coast	247,000	245,000	260,000	-5	-	-
Victoria	560,000	560,000	575,000	-2.6	-	-

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