

The Royal LePage House Price Survey

Third Quarter (Q3) 2009



Helping you is what we do.™

Halifax

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Clayton Pk - Rockingham	299,000	299,000	230,000	30.0%	272,000	272,000	260,000	4.6%	184,000	184,000	186,000	-1.1%
North End	214,000	197,000	195,000	9.7%	245,000	240,000	236,000	3.8%	198,000	144,000	145,000	36.6%
West	210,000	210,000	210,000	0.0%	279,000	320,000	270,000	3.3%				

Charlottetown

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Charlottetown	160,000	160,000	156,000	2.6%	190,000	190,000	185,000	2.7%	120,000	120,000	120,000	0.0%

New Brunswick

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Saint John	177,980	187,681	202,933	-12.3%	237,905	240,889	291,788	-18.5%	126,000	126,000	104,575	20.5%
Moncton	165,240	158,000	156,500	5.6%	137,000	134,200	131,500	4.2%				
Fredericton	180,000	172,000	162,000	11.1%	205,000	210,000	210,000	-2.4%	145,000	140,000	128,000	13.3%

St. John's

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
East End	205,000	196,000	186,900	9.7%	310,000	289,000	273,000	13.6%	235,000	220,000	204,750	14.8%
Mount Pearl	235,000	210,000	199,500	17.8%	290,000	263,000	249,900	16.0%	230,000	216,000	204,750	12.3%
West	205,000	194,000	183,750	11.6%	290,000	276,000	262,500	10.5%	225,000	210,000	199,500	12.8%

Montreal

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Beaconsfield	300,000	295,000	285,000	5.3%	375,000	375,000	360,000	4.2%				
Boucherville	240,000	238,687	239,000	0.4%	289,333	277,250	289,444	0.0%	177,000	177,800	173,600	2.0%
Côte-Saint-Luc	245,000	242,000	240,000	2.1%					236,000	232,000	228,000	3.5%
Dorval	250,000	247,000	247,500	1.0%	252,000	248,000	246,000	2.4%	220,000	216,000	216,000	1.9%
Lachine	230,000	227,000	227,500	1.1%	240,000	236,000	232,500	3.2%	253,000	250,000	246,500	2.6%
Lasalle/Verdun	206,000	205,000	202,000	2.0%					163,000	167,000	159,000	2.5%
Montreal West					370,000	365,000	364,000	1.6%				
Notre-Dame-de-Grâce					382,000	380,000	369,000	3.5%	234,000	232,000	229,000	2.2%
Saint-Bruno	217,360	205,000	217,360	0.0%	243,984	234,600	241,488	1.0%	177,000	177,000	153,920	15.0%
Saint-Lambert	232,000	229,500	230,000	0.9%	279,000	275,000	275,000	1.5%	174,500	172,000	168,000	3.9%
Westmount					660,000	650,000	650,000	1.5%	285,000	260,000	265,000	7.5%

Ottawa

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Ottawa	510,000	504,500	495,000	3.0%	453,000	451,000	442,000	2.5%	287,000	285,000	278,000	3.2%
Eastern	270,000	270,000	260,000	3.8%	277,000	277,000	260,000	6.5%	175,000	173,500	170,000	2.9%
Kanata	324,000	315,500	316,000	2.5%	303,000	296,500	295,500	2.5%	190,000	188,000	186,500	1.9%
Orleans	272,000	271,000	264,000	3.0%	286,500	286,000	278,000	3.1%	184,000	182,000	178,000	3.4%
Southern	270,000	269,000	263,000	2.7%	288,000	287,000	282,000	2.1%	187,000	187,000	180,000	3.9%
Western	326,000	322,500	315,000	3.5%	359,500	355,000	347,500	3.5%	258,500	255,000	246,000	5.1%

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Toronto

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Beach District					568,000	545,700	558,000	1.8%				
Bloor West Village	590,000	565,000	585,000	0.9%	665,000	630,000	660,000	0.8%	285,000	270,000	305,000	-6.6%
Cabbagetown					620,000	535,000	600,000	3.3%	350,000	341,000	360,000	-2.8%
Etobicoke -Islington/Kingsway	513,000	463,000	488,058	5.1%	563,000	500,000	557,000	1.1%	300,000	298,250	336,000	-10.7%
- South Etobicoke	382,000	362,000	375,000	1.9%	427,000	404,000	439,000	-2.7%	330,000	324,000	372,000	-11.3%
Leaside	635,000	545,000	600,000	5.8%	760,000	710,000	665,000	14.3%	290,000	300,000	325,000	-10.8%
Midtown Toronto					1,300,000	1,300,000	1,400,000	-7.1%	410,000	410,000	430,000	-4.7%
Moore Park					990,000	990,000	930,000	6.5%				
North Toronto	560,000	545,000	590,000	-5.1%	760,000	735,000	740,000	2.7%	380,000	372,000	375,000	1.3%
Riverdale					500,000	485,000	450,000	11.1%	405,000	355,000	370,000	9.5%
The Annex					700,000	775,000	760,000	-7.9%	409,000	475,000	450,000	-9.1%
Waterfront									400,000	405,000	440,000	-9.1%

Greater Toronto Area

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Markham	430,000	425,000	470,000	-8.5%	420,000	420,000	460,000	-8.7%	280,000	270,000	285,000	-1.8%
Mississauga -Mead-Vale/Str-Vil	410,000	395,000	397,000	3.3%	360,000	338,000	345,000	4.3%	220,000	215,000	228,000	-3.5%
- Mississauga	368,000	355,000	355,500	3.5%	349,500	331,000	335,000	4.3%	228,000	218,000	221,000	3.2%
Oakville	350,000	350,000	340,000	2.9%	370,000	370,000	350,000	5.7%	250,000	250,000	235,000	6.4%
Richmond Hill	375,000	365,000	365,000	2.7%	395,000	380,000	380,000	3.9%	260,000	245,000	245,000	6.1%
Scarborough - Agincourt	358,000	346,500	348,000	2.9%	370,000	360,000	365,000	1.4%	210,000	199,500	208,000	1.0%
- Central	350,000	335,000	350,000	0.0%	380,000	370,000	385,000	-1.3%	225,000	210,000	220,000	2.3%
- West Hill	370,000	350,000	380,000	-2.6%	390,000	370,000	390,000	0.0%	205,000	195,000	205,000	0.0%
Woodbridge	425,000	425,000	426,000	-0.2%	347,000	347,000	350,000	-0.9%	273,000	272,000	274,500	-0.5%

Hamilton

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Mountain	215,816	212,191	210,312	2.6%	309,148	304,484	305,386	1.2%				
West	237,325	245,900	277,338	-14.4%	255,971	279,141	264,255	-3.1%				
East	161,379	167,885	182,854	-11.7%	254,355	260,711	250,260	1.6%				
Centre	99,800	153,932	103,333	-3.4%	131,094	154,896	135,307	-3.1%				

London

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
London	225,000	217,200	227,500	-1.1%	235,000	225,500	237,000	-0.8%	128,800	127,500	127,900	0.7%

Windsor

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Windsor	165,000	160,000	157,000	5.1%	125,000	125,000	120,000	4.2%	80,000	80,000	80,000	0.0%

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Winnipeg

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Charleswood	233,000	232,000	220,000	5.9%	280,000	280,000	264,000	6.1%	148,000	143,000	129,800	14.0%
River Heights	248,000	238,900	232,500	6.7%	281,000	279,100	259,000	8.5%	140,000	138,200	141,000	-0.7%
Southdale	229,000	229,000	220,000	4.1%	234,000	235,000	225,000	4.0%				
Westwood	227,000	224,100	220,000	3.2%	264,000	258,000	261,200	1.1%	134,000	131,200	132,500	1.1%
North West	238,000	226,000	233,300	2.0%	269,000	264,000	263,000	2.3%	176,500	175,000	133,700	32.0%
North East	234,000	234,000	220,000	6.4%	256,000	254,500	247,900	3.3%	126,000	127,000	117,900	6.9%
South St. Vital	269,000	268,000	247,700	8.6%	280,000	286,800	257,000	8.9%				
Ft. Richmond	249,000	250,000	232,000	7.3%	263,500	263,000	250,000	5.4%	153,000	149,700	152,300	0.5%

Saskatchewan

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Regina - North	256,000	255,800	262,700	-2.6%	228,000	215,000	228,000	0.0%	156,000	149,000	180,000	-13.3%
- South	290,000	290,000	295,000	-1.7%	275,000	275,000	290,000	-5.2%	214,000	211,750	212,000	0.9%
Saskatoon - North	310,000	312,000	322,500	-3.9%	335,000	343,000	350,000	-4.3%	210,000	205,000	210,500	-0.2%
- West	291,000	287,000	285,000	2.1%	323,000	316,000	338,000	-4.4%				
- East End	330,000	330,000	346,500	-4.8%	365,000	350,000	385,000	-5.2%				
- East Central	315,000	320,000	332,000	-5.1%	340,000	340,000	360,000	-5.6%	210,000	200,000	212,000	-0.9%

Calgary

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
North	346,900	347,500	390,800	-11.2%	379,500	357,300	388,600	-2.3%	238,600	239,000	254,700	-6.3%
North East	310,500	315,200	354,800	-12.5%	328,600	328,500	376,000	-12.6%	199,300	202,800	222,600	-10.5%
North Inner City	448,600	440,000	476,100	-5.8%	526,500	499,600	524,800	0.3%	299,700	282,900	303,000	-1.1%
North West	389,800	366,200	402,100	-3.1%	395,800	370,900	404,200	-2.1%	237,700	253,200	260,000	-8.6%
South	363,600	357,100	381,700	-4.7%	361,800	356,900	385,600	-6.2%	223,000	222,800	243,100	-8.3%
South East	356,100	374,300	399,800	-10.9%	373,800	354,500	388,600	-3.8%	253,900	241,900	254,400	-0.2%
South Inner City	461,800	424,800	487,000	-5.2%	564,800	568,200	629,800	-10.3%	297,400	282,300	311,300	-4.5%
South West	381,600	373,500	363,800	4.9%	390,800	369,800	398,500	-1.9%	235,900	264,200	281,500	-16.2%
West	558,600	615,800	732,300	-23.7%	409,400	395,800	420,800	-2.7%	260,000	282,000	291,800	-10.9%

Edmonton

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Castledowns	285,000	260,000	275,000	3.6%	320,000	315,000	330,000	-3.0%	200,000	195,000	210,000	-4.8%
Clareview	275,000	250,000	275,000	0.0%	295,000	305,000	310,000	-4.8%	180,000	165,000	190,000	-5.3%
Riverbend/Terwilligar	380,000	385,000	460,000	-17.4%	352,000	355,000	375,000	-6.1%	230,500	203,000	215,000	7.2%
Sherwood Park	320,000	320,000	330,000	-3.0%	340,000	340,000	350,000	-2.9%	280,000	280,000	300,000	-6.7%
Leduc	290,000	290,000	325,000	-10.8%	290,000	290,000	290,000	0.0%	219,000	210,000	200,000	9.5%
Spruce Grove	330,000	330,000	345,000	-4.3%	380,000	380,000	415,000	-8.4%				
St Albert	280,000	280,000	275,000	1.8%	315,000	315,000	330,000	-4.5%	170,000	170,000	185,000	-8.1%

Vancouver

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Vancouver East	590,000	545,000	600,000	-1.7%	629,000	594,000	630,000	-0.2%	357,000	336,000	329,000	8.5%
North Vancouver	690,000	615,000	700,000	-1.4%	740,000	660,000	750,000	-1.3%	330,000	290,000	325,000	1.5%
Vancouver West	1,050,000	1,000,000	1,050,000	0.0%	1,250,000	1,200,000	1,275,000	-2.0%	675,000	650,000	675,000	0.0%
West Vancouver	880,000	880,000	920,000	-4.3%	1,000,000	930,000	1,050,000	-4.8%	420,000	420,000	440,000	-4.5%

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Victoria

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change	Price Jul - Sept '09	Price Apr - June '09	Price Jul - Sept '08	% change
Victoria	465,000	466,000	439,000	5.9%	449,000	446,000	465,000	-3.4%	275,000	275,000	282,000	-2.5%