

# The Royal LePage House Price Survey

## Fourth Quarter (Q4) 2009



Helping you is what we do.™

### Halifax

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Clayton Pk - Rockingham	290,000	299,000	240,000	20.8%	272,000	272,000	270,000	0.7%	184,000	184,000	175,000	5.1%
North End	214,000	214,000	195,000	9.7%	245,000	245,000	240,000	2.1%	150,000	189,000	144,000	4.0%
West	210,000	210,000	210,000	0.0%	279,000	279,000	272,000	2.6%				

### Charlottetown

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Charlottetown	160,000	160,000	157,000	1.90%	195,000	190,000	188,000	3.7%	122,000	120,000	120,000	1.7%

### New Brunswick

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Saint John	228,000	177,980	225,064	1.3%	299,000	237,905	294,695	1.0%	160,000	136,876	158,283	1.1%
Moncton	152,300	165,240	150,000	1.5%	131,000	137,000	126,000	4.0%				
Fredericton	182,000	180,000	162,000	12.3%	210,000	205,000	210,000	0.0%	145,000	145,000	133,000	9.0%

### St. John's

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
East End	208,000	205,000	186,900	11.3%	310,000	310,000	273,000	13.6%	235,000	235,000	204,750	14.8%
Mount Pearl	235,000	235,000	199,500	17.8%	290,000	290,000	249,900	16.0%	230,000	230,000	204,750	12.3%
West	208,500	205,000	183,750	13.5%	296,500	290,000	262,500	13.0%	226,000	225,000	199,500	13.3%

### Montreal

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Beaconsfield	305,000	300,000	285,000	7.0%	380,000	375,000	365,000	4.1%				
Boucherville	253,600	240,000	244,987	3.5%	292,600	289,333	284,166	3.0%	173,500	177,000	173,350	0.1%
Côte-Saint-Luc	246,000	245,000	242,000	1.7%					239,000	236,000	230,000	3.9%
Dorval	252,500	250,000	241,000	4.8%	255,000	252,000	241,000	5.8%	222,500	220,000	210,000	6.0%
Lachine	235,000	230,000	222,000	5.9%	242,500	240,000	230,000	5.4%	255,000	253,000	245,000	4.1%
Lasalle/Verdun	205,000	206,000	200,000	2.5%					165,000	163,000	162,000	1.9%
Montreal West					372,000	370,000	365,000	1.9%				
Notre-Dame-de-Grâce					380,000	382,000	372,000	2.2%	233,000	234,000	232,000	0.4%
Saint-Bruno	223,900	217,360	-	-	249,000	243,984	-	-	185,000	177,000	-	-
Saint-Lambert	240,000	232,000	230,000	4.3%	286,000	279,000	275,000	4.0%	177,000	174,500	168,000	5.4%
Westmount					655,000	660,000	640,000	2.3%	300,000	285,000	260,000	15.4%

### Ottawa

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Ottawa	515,000	510,000	500,000	3.0%	456,000	453,000	446,000	2.2%	291,000	287,000	280,000	3.9%
Eastern	272,000	270,000	263,000	3.4%	278,000	277,000	266,000	4.5%	178,000	175,000	171,000	4.1%
Kanata	328,000	324,000	313,000	4.8%	310,000	303,000	294,500	5.3%	195,000	190,000	186,000	4.8%
Orleans	275,000	272,000	267,000	3.0%	290,000	286,500	281,000	3.2%	187,000	184,000	179,000	4.5%
Southern	272,000	270,000	265,000	2.6%	291,000	288,000	283,000	2.8%	192,000	187,000	181,000	6.1%
Western	332,500	326,000	320,000	3.9%	366,500	359,500	350,000	4.7%	266,000	258,500	250,000	6.4%

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### Toronto

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Beach District					576,000	568,000	553,000	4.2%				
Bloor West Village	595,000	590,000	580,000	2.6%	670,000	665,000	650,000	3.1%	295,000	285,000	305,000	-3.3%
Cabbagetown					550,000	620,000	550,000	0.0%	360,000	350,000	350,000	2.9%
Etobicoke -Islington/Kingsway	530,000	513,000	471,000	13.0%	584,000	563,000	559,000	4.5%	315,000	300,000	311,000	1.3%
- South Etobicoke	387,000	382,000	348,000	11.0%	429,000	427,000	394,000	8.9%	330,000	330,000	364,000	-9.3%
Leaside	610,000	635,000	-	-	760,000	760,000	700,000	8.6%	310,000	290,000	320,000	-3.1%
Midtown Toronto					1,200,000	1,300,000	1,069,000	12.3%	420,000	410,000	400,000	5.0%
Moore Park					1,100,000	990,000	1,125,000	-2.2%				
North Toronto	610,000	575,000	530,000	15.0%	775,000	760,000	690,000	12.3%	390,000	382,000	370,000	5.4%
Riverdale					505,000	500,000	440,000	14.8%	450,000	405,000	390,000	15.4%
The Annex					664,000	700,000	640,000	3.8%	420,000	409,000	329,000	27.7%
Waterfront									400,000	400,000	421,000	-5.0%

### Greater Toronto Area

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Markham	460,000	430,000	450,000	2.2%	450,000	420,000	440,000	2.3%	280,000	280,000	260,000	7.7%
Mississauga -Mead-Vale/Str-Vil	420,000	410,000	-	-	375,000	360,000	-	-	220,000	220,000	-	-
- Mississauga	375,000	368,000	355,000	5.6%	354,500	349,500	333,000	6.5%	233,000	228,000	219,000	6.4%
Oakville	350,000	350,000	310,000	12.9%	380,000	370,000	396,000	-4.0%	260,000	250,000	252,000	3.2%
Richmond Hill	375,000	375,000	365,000	2.7%	395,000	395,000	380,000	3.9%	260,000	260,000	245,000	6.1%
Scarborough - Agincourt	375,000	358,000	335,000	11.9%	385,000	370,000	340,000	13.2%	215,000	210,000	200,000	7.5%
- Central	360,000	350,000	336,000	7.1%	390,000	380,000	370,000	5.4%	230,000	225,000	210,000	9.5%
- West Hill	375,000	370,000	365,000	2.7%	394,000	390,000	375,000	5.1%	215,000	205,000	195,000	10.3%
Woodbridge	425,000	425,000	426,000	-0.2%	347,000	347,000	348,000	-0.3%	274,000	273,000	272,000	0.7%

### Hamilton

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Mountain	223,512	215,816	213,887	4.5%	326,928	309,148	270,951	20.7%				
West	238,362	237,325	237,100	0.5%	261,181	255,971	246,071	6.1%				
East	161,349	161,379	165,280	-2.4%	254,355	254,355	228,609	11.3%				
Centre	118,240	99,800	139,083	-15.0%	136,052	131,094	147,578	-7.8%				

### London

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
London	224,300	225,000	225,500	-0.5%	233,700	235,000	234,600	-0.4%	130,300	128,800	126,500	3.0%

### Windsor

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Windsor	165,000	165,000	-	-	125,000	125,000	-	-	80,000	80,000	-	-

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### Winnipeg

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Charleswood	242,000	233,000	216,700	11.7%	276,000	280,000	259,900	6.2%	152,000	148,000	132,000	15.2%
River Heights	234,200	248,000	203,000	15.4%	283,000	281,000	285,000	-0.7%	148,000	140,000	138,000	7.2%
Southdale	236,700	229,000	215,500	9.8%	234,000	234,000	223,000	4.9%				
Westwood	228,500	227,000	210,000	8.8%	280,000	264,000	228,500	22.5%	139,000	134,000	130,000	6.9%
North West	238,000	238,000	222,000	7.2%	285,000	269,000	264,000	8.0%	176,500	176,500	143,000	23.4%
North East	244,000	234,000	218,000	11.9%	280,000	256,000	248,500	12.7%	129,000	126,000	112,500	14.7%
South St. Vital	248,800	269,000	-	-	286,000	280,000	-	-	173,000	141,800	-	-
Ft. Richmond	261,000	249,000	254,000	2.8%	280,000	263,500	244,800	14.4%	160,000	153,000	143,000	11.9%

### Saskatchewan

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Regina - North	256,000	256,000	253,333	1.1%	228,000	228,000	200,000	14.0%	156,000	156,000	149,333	4.5%
- South	290,000	290,000	295,000	-1.7%	290,000	275,000	290,000	0.0%	214,000	214,000	196,500	8.9%
Saskatoon - North	315,000	310,000	300,000	5.0%	335,000	335,000	330,000	1.5%	195,000	210,000	188,000	3.7%
- West	280,000	291,000	270,000	3.7%	305,000	323,000	290,000	5.2%				
- East End	330,000	330,000	320,000	3.1%	370,000	365,000	360,000	2.8%				
- East Central	317,000	315,000	310,000	2.3%	345,000	340,000	335,000	3.0%	200,000	210,000	185,000	8.1%

### Calgary

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
North	370,300	346,900	351,900	5.2%	391,500	379,500	358,200	9.3%	235,800	238,600	241,900	-2.5%
North East	324,800	310,500	320,800	1.2%	342,700	328,600	361,400	-5.2%	225,200	199,300	214,100	5.2%
North Inner City	443,300	448,600	459,500	-3.5%	537,500	526,500	491,500	9.4%	308,800	299,700	277,500	11.3%
North West	398,000	389,800	400,200	-0.5%	395,000	395,800	379,100	4.2%	258,900	237,700	250,600	3.3%
South	371,500	363,600	370,200	0.4%	380,800	361,800	368,700	3.3%	226,300	223,000	224,400	0.8%
South East	371,500	356,100	339,100	9.6%	378,600	373,800	378,500	0.0%	246,600	253,900	241,300	2.2%
South Inner City	450,400	461,800	459,800	-2.0%	584,700	564,800	599,000	-2.4%	301,000	297,400	298,200	0.9%
South West	403,600	381,600	379,900	6.2%	405,000	390,800	375,400	7.9%	255,900	235,900	277,200	-7.7%
West	578,900	558,600	611,600	-5.3%	427,800	409,400	445,800	-4.0%	246,000	260,000	289,500	-15.0%

### Edmonton

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Castledowns	260,000	285,000	260,000	0.0%	315,000	320,000	315,000	0.0%	195,000	200,000	195,000	0.0%
Clareview	250,000	275,000	250,000	0.0%	390,000	295,000	390,000	0.0%	170,000	180,000	170,000	0.0%
Riverbend/Terwilligar	390,000	380,000	375,000	4.0%	358,900	352,000	362,450	-1.0%	245,281	230,500	211,125	16.2%
Sherwood Park	325,000	320,000	315,000	3.2%	340,000	340,000	350,000	-2.9%	280,000	280,000	300,000	-6.7%
Leduc	275,000	290,000	310,000	-11.3%	280,000	290,000	275,000	1.82%	215,000	219,000	190,000	13.2%
Spruce Grove	330,000	330,000	335,000	-1.5%	380,000	380,000	400,000	-5.0%				
St Albert	265,000	280,000	265,000	0.0%	320,000	315,000	320,000	0.0%	175,000	170,000	175,000	0.0%

### Vancouver

	Detached Bungalow				Standard Two-Storey				Standard Condominium			
	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change	Price Oct - Dec '09	Price July - Sept '09	Price Oct - Dec '08	% change
Vancouver East	635,000	590,000	560,000	13.4%	660,000	629,000	600,000	10.0%	381,000	357,000	320,000	19.06%
North Vancouver	730,000	690,000	635,000	15.0%	760,000	740,000	660,000	15.2%	330,000	330,000	280,000	17.86%
Vancouver West	1,050,000	1,050,000	950,000	10.5%	1,250,000	1,250,000	1,200,000	4.2%	675,000	675,000	640,000	5.47%
West Vancouver	900,000	880,000	830,000	8.4%	1,000,000	1,000,000	890,000	12.4%	425,000	420,000	380,000	11.84%

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### Victoria

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Victoria	474,000	465,000	440,000	7.7%	449,000	449,000	433,000	3.7%	265,000	275,000	265,000	0.0%