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2020



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- Get your next tenant's attention by choosing the right wallpaper
- Why buying property in the US still makes sense





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For a relatively hands-off commercial investment, look no further than a triple net property

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O8 Destination: automation Juice your short-term rental returns by taking advantage of the latest tech tools





EDITORIAL

JANUARY/FEBRUARY 2020

Taxation salvation

part from a few blackface-related flashpoints, this year's federal election was a frequently bland campaign, even by Canadian standards. One issue that CREW wishes had received more attention was Justin Trudeau's proposed nationwide tax on non-resident buyers. It presumably flew under the radar because the amount of the tax was just 1% - quite literally next to nothing - and because the thought of taxing newcomers in a country dependent on them for continued population and economic growth could prove politically risky.

Canada needs this tax. And it needs to be high enough to dissuade wealthy foreign residents from disrupting our local housing markets if the country expects to keep the dream of homeownership alive for its citizens.

Hard data on foreign ownership of Canadian residential real estate remains scant, which makes the effectiveness of such a tax hard to predict. But CMHC recently announced that about 11% of Metro Vancouver condos are owned by non-residents. Of the area's \$965 billion worth of residential real estate, \$75 billion involves at least one non-resident owner. That is unacceptable.

A country's citizens and permanent residents are the ones who should be benefiting from real estate investments. Their taxes are what fund the infrastructure projects that play such a large part in increasing housing values, creating a reciprocal relationship that benefits everyone. A non-resident property owner simply siphons away the profits without participating in the larger economy or contributing to Canadian society in any way. Aside from real estate agents who would miss the easy commissions, who would a tax like this really harm?

Let's be clear: This is not a tax directed at certain ethnicities. It is a tax on all non-residents: English or Eritrean, Armenian or American. If you don't reside in Canada, you shouldn't have equal or better access to our housing market than the average Canadian.

Vancouver and Toronto did the right thing when they announced their own taxes on foreign buyers. One assumes Ottawa and Montreal, now flooded with non-resident money, will be next. The federal government needs to step up and prevent more Canadian real estate from getting snapped up by people who may never even set foot in the country.

It's not about race. It's not about ideology. It's about inventory, which will continue to fall short so long as the entire world can feast on our local housing markets.

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CANADIAN Real Estate Wealth

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OUR FOUR PROS AND YOU.

PURCHASING A PROPERTY outside your area can be daunting, not having a team of professionals you trust is what holds you back from taking advantage of the opportunity that exists right now in Kelowna. This Group of Investor focused service providers is helping regular people, take that next step in securing their financial freedom.

THE DIFFERENCE between a typical real estate agent or mortgage broker that likely owns little to no real estate themselves, and a professional that not only specializes in dealing with investment property but walks the walk by building their own portfolio cannot be over stated. Savvy Investors are engaging the right Realtors, Mortgage Brokers, Property Managers and Accountants with an inside knowledge of real estate investment. In a competitive market, finding and analyzing a deal can be the most challenging part. Once you've found it, you need to find the right mortgage product, the right structure to mitigate tax and possibly most important, a property manager that doesn't just protect your investment but helps you actually measure your ROI and suggest ways to improve it over time.

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WALLS THAT WOW

Wallpaper is back with a vengeance. Renovator extraordinaire **Katie Herbert** explains how to use it to elevate your rooms – and your rents

n this competitive real estate market, cookie-cutter is out and unique is in.

There is great demand for homes that go the extra mile, which ultimately means more money in your pocket.

I've increasingly been using wallpaper to help my properties stand out from the crowd. Wallpaper can transform a room and add that all-important wow factor.

But how can you use wallpaper to bring a room to life without breaking the bank? Here are four concepts that I use to guide my own reno projects.

Question the space
I always start by answering four very important questions about the property I'm working on.

(?) What rooms could benefit from a pop of colour or pattern? My go-to rooms for wallpaper are typically the master bedroom, powder room, basement rec rooms and laundry spaces. None of these would be considered the main or defining spaces in a property – all the more reason to seize the opportunity to add an impactful touch.

? What's the overall style of the house, and who are you selling/renting to? The design you pick should subtly mimic the style of the home, and the paper you choose should appeal to your target buyers/renters. For example, an abstract print is more contemporary, while a small floral print might work better in a more eclectic or traditional home.

(?) What are the dimensions/features of the room you're going to decorate? If the room is short, consider large or vertical patterns to help retain a sense of height. Geometric prints give a greater impression of continuous space when applied to all of the walls, so I love to use them in small powder rooms or closets.

The much are you going to cover? I often include a feature wall in bedrooms because it adds a great backdrop to the bed (this also works in other spaces where there's feature furniture) and helps with your budget. I love to see wallpaper at the back of closets or behind open shelves for an unexpected and whimsical surprise.

Peel-and-stick is a great choice for this type

of installation, but you can always go bold and cover the entire room, which is the best way to create a completely different world within your home.

Think impact

Now it's time to decide just how much, or how little, impact you want your new wallpaper to have. Some investors want it to be the star of the room, while others use it as a complementary touch. Some go for colour, others for texture, some for both. Ask yourself: How do I want people in this room to feel?

Recently I've been using bold, colourful designs that are the main feature of the room because I want that wow factor, but simple neutral palettes can work just as well. A paper with a subtle pattern can be a really effective way to add depth and interest to your design without detracting from the central theme.

Get shopping

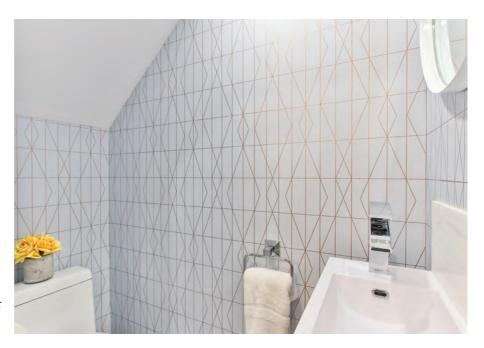
With so many styles and suppliers to choose from, where do you start? Online. It's the easiest way to filter your search to specific styles and colours (and hunt for sales!). Be sure to get a sample or at least check a store's return policy. It's hard to get a reliable read on colour, texture and quality without seeing the wallpaper in person.

Be careful with your measurements. Always order an extra and make sure you buy paper from the same lot number. (Word to the wise: a 'double roll' just means it's double the length, not two rolls. I learned that the hard way.)

The price range of wallpaper is vast, but you can get a good basic product for between 60¢ and \$1 per square foot. I've been able to purchase great rolls at \$35 to \$50 a roll by shopping at Wayfair, Beauclair and Homesense. The big-box stores are also upping their wallpaper game - even Walmart stocks some nice designs - but always check online because you'll find greater choice.

If you're catering to a luxury market, there's no shortage of incredible high-end designer ranges: Farrow & Ball, Cole and Son, Laura Ashley, and Graham & Brown are just some of my favourites.

And remember to have fun when shopping. Wallpaper is about impact, personality, colour and texture, so pick something you love. It'll often have the same effect on prospective buyers/renters.



The design you pick should subtly mimic the style of the home

Hang it

Installation can make or break your design. Badly hung wallpaper draws your eye for all the wrong reasons and can create doubt in the overall quality of the build, so make sure you hire a professional if you're not adept yourself. Installation costs vary depending on various factors, but you can generally budget \$250 to \$800 per room.

To prepare for installation:

- Invest in a good metal trim guide and a sharp knife.
- · Make sure the wall has been painted first - a satin or eggshell finish is ideal to give you some slip.
- · Plan your start and end points. You might want to have the end seam behind a door, for example, or the centre of the pattern in the centre of the room.

During installation:

- · Always check the manufacturer's instructions. Every paper is different.
- · Work from multiple rolls to reduce waste.

- · Overlap the top and bottom edges by at least 1" to allow for walls that aren't straight, then cut the paper once installed.
- · Use clear glue. After installing, use a clean, damp cloth to wipe away excess glue to avoid shiny seams.

It might be more expensive and timeconsuming than painting, but wallpaper typically has a longer lifespan than paint, so the costs even out over time. While there's not a reportable ROI, there is an intangible return on your investment when your buyers or tenants see you've gone the extra mile. This creates a sense of better quality and a more thoughtful renovation, which ultimately places a higher value on the property.

KATIE HERBERT owns and operates Herbert Homes, a home renovation company based in the GTA. She is also the host of Handmade Hotels,



which airs on Makeful. She prides herself on thoughtful design and quality workmanship. Find her on Instagram @herbert_homes.

2020 VISION

Vantage West's **AJ Hazzi** subjects Kelowna to a thorough SWOT analysis and explains why it deserves investor attention in the new year

aking sense of the Kelowna market has become increasingly difficult; we have more data (and opinions) to wade through than ever before. Nevertheless, 'tis the season for prognostication. Let's run a SWOT analysis on the city and see what the best play is for 2020.

Strengths

1. The job market. The Okanagan has a growing knowledge economy, an unemployment rate that's trending downward and was named the top job market in Canada in 2018.

- 2. Population growth. That diverse job market and Kelowna's reputation as a four-season playground continue to make the city a top destination for young professionals, retiring baby boomers and newly landed immigrants. Kelowna's population is expected to grow by up to 2% annually.
- **3. Demographics.** Equity-rich baby boomers and their millennial kids are by far the largest

and most influential generations in the real estate market today. They will continue to be a driving force over the next five to 10 years as boomers expand their investment portfolios and downsize homes and millennials look to escape the trap of rental housing.

4. Low vacancy. Private rental housing supply is decreasing in Kelowna. Stiffer rules against landlords and the mortgage stress test will continue pushing would-be homebuyers to the sidelines, where they'll be forced to rent.

Weaknesses

1. Tight lending policies. Banks are still very conservative with their lending policies, and it will continue to be difficult to qualify for a mortgage. With borrowing power reduced, fewer people can afford to buy homes, which slows price appreciation.

2. Affordability. Household incomes are rising in Kelowna, but they haven't maintained pace with rising home prices, which are already relatively high compared to the rest of the country.



- **3. Media sentiment.** We have six months of housing supply in Kelowna, and pricing is flat. But none of that makes for a good headline. Negative news about the market will get far more attention than anything remotely positive, which could dampen interest in the region.
- **4. Fear.** With many predicting a global recession or a Wall Street meltdown, it's no wonder the market is scared. People may adopt a wait-and-see attitude, which sidelines cash until confidence returns.

Opportunities

1. Vancouver's rebound. Reports

showed a 45% year-over-year increase in sales in Vancouver in September, so we can look forward to a resurgence of that city's buyers in our local market. They came out in full force the last time Vancouver was humming.

2. First-Time Home Buyer Incentive.

CMHC's plan to provide interest-free loans of up to 10% of a home's value will give many first-time buyers the help they need to enter



With fear in the market and people facing challenges selling, there will be deals

the market. This will increase demand on the lower and middle end of the market, starting a chain reaction of move-up buying.

3. Coastal GasLink and Trans Mountain pipelines. These projects are expected to bring more than 10,000 high-paying jobs to BC. When the resource sector is on, the Kelowna market comes alive.

Threats

1. An economic black swan. This is always a looming threat, but between trade wars, social unrest and threats of real wars, the world looks especially volatile for 2020. An unexpected global catastrophe would certainly be felt in the real estate market, at least in the short term.

2. Further government intervention. Stress tests, speculation taxes and foreign buyer taxes have all put a damper on the market. Anything further on a federal or provincial level could discourage investment.

How to make the most of it

Now that I've laid out these market drivers and influences, here are my predictions for Kelowna. I believe this year will see slightly higher sales volume than 2019, similar to 2015 levels. I believe the average value of a home at the median price point will appreciate by an underwhelming 2% to 4%.

The luxury housing market will continue to suffer through 2020, but it should pick up again in the next couple of years as Vancouver's and Alberta's housing markets

come back to life. For the time being, there will be exceptional value in the higher end, which makes 2020 a potentially strong year for move-ups.

So what's the ideal tactic for investors looking for yield in an uncertain, fearful, lending-challenged 2020? I recommend advertising or letting your agent know that you can offer cash for homes in exchange for a discount of at least 10%. Be patient here. With fear in the market and people facing challenges selling, there will be deals. The best deals will come with the opportunity to force appreciation by completing simple renovations.

Once you've bought a property at a nice discount and added value through some cosmetic updates, it's time to complete the circle and provide a housing solution for the many people who can't get a mortgage today. That's right: rent-to-own.

The primary benefit of RTO for an investor is that you'll get above-marketvalue rent and a cash deposit that mitigates vacancy risk. Best of all, you get to transfer the carrying costs - repairs and maintenance, property taxes, insurance - onto the new owner-in-training. This provides positive cash flow for a two- to three-year term. Afterwards, you'll sell the property at a predetermined markup, usually 10% over what fair market value was at the outset of the agreement.

With this strategy, you can create an equity margin of 25% - and that's without taking into account any forced appreciation on renovations or the rental cash flow of 8% to 10%.

This is the exact play I'll be using in the Kelowna market through 2020. I've even created a limited partnership with the purpose of executing this very strategy en masse for investors interested in maximizing their returns in the city, which remains a great place to park your money in 2020. ■

AJ HAZZI is a Kelowna-based investor and broker/owner of Vantage West Realty, a boutique agency specializing in serving investors with quality acquisitions and investor-focused property



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DESTINATION: AUTOMATION

Susanne Young explains how new technology is automating the property management process for recreational property owners, alleviating one of their heaviest burdens

he top 10% of hosts are crushing it in the vacation rental industry, leaving their competition in the dust. How do we know this? AirDNA tracks performance metrics for more than 10 million short-term rentals across 80,000 cities worldwide, using data mined from Airbnb and HomeAway to generate detailed analytical reports on average occupancy, daily rates and annual gross income estimates for each property.

Top performers have a rock-solid understanding of what it takes to run a bustling hospitality business. They keep their eye on the ball of delivering an exceptional guest experience and continuous improvement. Despite their premium rates, travelers will flock to their properties and even visit year-round. Eventually, their vacation rental brand attracts a loyal following of repeat guests and referrals.

Before getting drawn into the orbit of short-term rentals, you need to spend some time decoding the industry secrets. There is more to it than fabulous decor, enticing descriptions and professional photography. Without establishing behind-the-scenes efficiency, you could find yourself buried under a mountain of time-sensitive demands without a shovel.

Property management software is your ace in the hole for this type of business. Innovative solutions built on cloud-based platforms have been developed to address common pain points. Think of this software

as mission control for time-consuming tasks like communication and rate-setting.

Maximizing rates and conversions

Did you know that the best rate for your property changes daily? The trick is to find the sweet spot between overpricing or selling out at a deep discount. Using fixed rates or seasonal rate categories will leave money on the table. Dynamic pricing automates rate-

visibility on the listing site algorithms. Look for software that also has a channel manager to sync your calendars in real time and avoid a double-booking fiasco.

Improving communication

Guests love to know that you're on top of things, highly organized and haven't forgotten about them. Your conversion rate will go up if you can respond to inquiries immediately, but realistically, you may be on

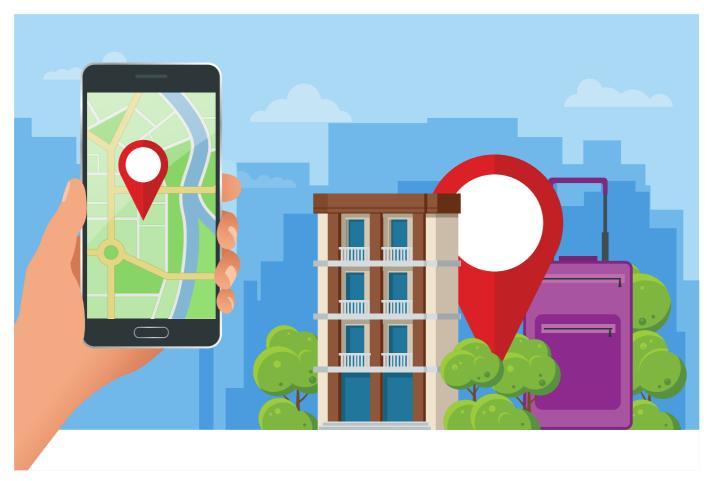
Without establishing behind-thescenes efficiency, you could find yourself buried under a mountain of time-sensitive demands without a shovel

setting by factoring in supply and demand data. Hotel rates take into consideration available inventory, current reservations, conventions, concerts and special events — and so can you. Sophisticated dynamic pricing tools can increase your revenue by an estimated 10% to 30% annually.

Turning on Instant Book raises your

a beach somewhere or otherwise unavailable. Set email auto-responders with a simple message like "Thank you for your inquiry. I am normally able to respond within two hours." Follow up as soon as you can before they book with someone else.

Once a booking is confirmed, automate the repetitive task of communicating the



details by using email templates sent on a 'just in time' delivery schedule. The software will handle all of this on autopilot. Specific booking information such as name, arrival date and departure date is pulled into the template, and all emails (booking confirmation, check-in, check-out and thank you) are sent at precisely the right time.

To really shine, add a polished online guestbook such as Touchstay. Summarize the property info and include arrival directions from the city or the airport, along with city maps. Attach links to local attractions, even sourcing a site like Shutterstock to find high-quality images. Create a gallery of stunning property photos and maintain a FAQ page. A high-end, glossy guidebook will set the stage for a positive preconceived notion about how fabulous the place will be.

Improving guest experiences

Housekeeping modules automate turnovers and eliminate errors such as housekeeper no-shows – a situation that's stressful for everyone, especially the travel-weary guest who just wants to check in. The module

uses accurate dates pulled directly from the booking calendar. Not all software has this feature, but integrations like Get Properly can fill the gap. Reminder notifications are sent to the cleaner's smartphone, along with a cleaning checklist, giving you confidence that the turnover will be perfect each time.

You can also use automation to set the stage for a welcoming vibe when guests arrive: A keyless entry code has been sent automatically, the porch lights are on, and the blinds are open. When guests enter, the thermostat is set at a comfortable temperature, and background music is softly playing. Alexa is there to answer questions about the weather, local attractions, events or restaurants. Smart home integration and stacking commands within arrival or hibernation programs can even be triggered by your booking calendar. As a bonus, you'll also enjoy reduced heating and electrical costs when the property is vacant.

Automating your short-term rental can be surprisingly affordable, even for single properties. There are many property management software options with a range of functionality, even some that include

special features like trust accounting for property managers.

I recommend scheduling a few demos to find the right fit. Look for a single dashboard where you can view the status of guest information, reservations, calendar sync and email from all sources. Most software will have a front-facing portal; this allows repeat guests to view the calendar availability, sign your property agreement and make a direct (no-fee) booking. Another bonus: You will receive payment within days, even if the reservation is made months ahead.

A short-term rental shouldn't be a second job. Stay ahead of the competition, meet guest expectations and increase your profits by establishing an efficient framework.

SUSANNE YOUNG is a

vacation rental investor with a passion for helping hosts and property managers

achieve five-star reviews, full calendars and high ROI. She is the author of the vacation rental guidebook BOOKED! and the vacation rental consultant at vacationrentalstrategist.com.



SOUTHERN COMFORT

There's not a lot of good news coming up from our neighbours to the south these days, but **Alain Forget** believes that purchasing a second home in the US is still a viable investment opportunity for Canadians

iven the high cost of owning property in any major city or vacation destination in Canada, the US real estate market continues to offer a tempting alternative for buyers seeking a second property. Whether the motivation is to establish a home away from home in a warmer climate or to generate a recurring source of revenue, investing in the US presents a number of advantages for Canadians exhausted by diminishing cap rates and the increasingly arduous process of financing their property purchases.

Canadian interest in second properties is significant. A recent Re/Max study revealed that 40% of Canadians are in the market for a recreational property, and 30% said they would use a recreational property for themselves or as an investment opportunity.

There is a prevailing misconception that US recreational properties in desirable vacation hot spots are more expensive because of the exchange rate. However, a review of the housing market numbers

indicates that this isn't the case in many prime recreational locations. According to a 2019 study by the US National Association of Realtors, the median purchase price for Canadians buying US real estate was US\$280,600, or around \$373,000 CAD.

The exchange rate works in an investor's favour when it comes to collecting rents and generating cash flow. A monthly condo rental in Phoenix might bring in \$3,000 during peak season; the monthly mortgage payment on the same property would be



but California and Texas (especially Austin and Houston) are gaining ground. All of these destinations offer similar advantages in terms of affordability and potential ROI from rental income. Interestingly, Hawaii has also become an emerging market of interest, although that's largely due to high-net-worth individuals looking for a second home.

If you're looking to generate income from your investment, you'll need to consider both the location and the seasonality of the market. Orlando, for example, offers yearround potential for short-term rentals, given that it's home to one of the top theme park destinations in the world. Investors looking for a less frenetic environment may be more

Purchasing south of the border also comes with its own set of rules, regulations and processes that many Canadians may not be aware of. These range from tax and estate planning to currency exchange and financing considerations.

There are additional costs to consider as well, including property management services and the tax implications of a US home purchase and its rental income. The tax issues involved are rarely overcomplicated, but awareness of them from the outset is key. The best course is to work with Canadian professionals with experience in cross-border tax accounting who understand allowable deductions and how to avoid double taxation.

Despite the ongoing political furor, the US has been labelled one of the safest countries for real estate investment

around \$900. And while those monthly mortgage payments will remain consistent, rent values will continue to climb. Even when factoring in additional condo fees and maintenance, ownership can still be an attractive investment proposition, given the potential to offset costs with rental income.

Surprisingly, Canadian interest in the US isn't only focused on the condominium and townhome sectors. Many Canadians are looking to purchase bigger houses for large family or group gatherings, whether for their own extended families or large groups of vacationing renters. It's not unheard of to see a seven-bedroom home sell in the US\$600,000 range.

Options galore

Despite the ongoing political furor in the States, the US has been labelled one of the safest countries for real estate investment by the Association of Foreign Investors in Real Estate. When it comes to preferred locations for vacation properties, triedand-true destinations such as Florida and Arizona continue to lead the sales numbers, attracted to cities like Naples or Fort Myers in the southwest part of Florida. Miami and Fort Lauderdale offer up yet another lifestyle option that's rich in culture and activities.

Phoenix or Scottsdale, on the other hand, experience soaring temperatures in the summer months, limiting income potential to the fall and winter seasons. When peak season arrives, however, demand is high. Arizona is also experiencing an economic boom that has drawn a number of large corporations ready to invest in the area, where properties can be had for as little as US\$100,000.

Points of difference

There are some key discrepancies between the US and Canada when it comes to buying property. For example, the average down payment in the US is 20%, higher than in Canada. But this higher initial cost is offset by the fact that the US offers a lower mortgage rate environment and longer amortization. In fact, mortgage rates in the US for three-, five- and seven-year terms are at their lowest level in four years.

The final, but still important, pieces to consider are currency exchange, financing and mortgage options that can help reduce significant upfront exchange costs. Most loans in the US are open, which means there are no prepayment penalties, giving investors the freedom to accelerate mortgage paydown. Many US lenders, however, charge an origination fee in addition to closing fees, which equates to 1% of the loan. Others, such as RBC, do not.

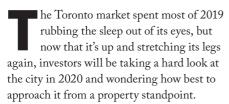
The most important thing is the main purpose behind a property purchase. Is it mainly a lifestyle and leisure play, a diversification strategy or an incomegenerating opportunity with a strong return on investment? Once that question is answered, the rest will fall into place.

ALAIN FORGET is head of sales and business development for RBC. He is a Canadian expat residing in Florida who also has a real estate licence in the state.



FUTURE TENSE

Ryan Coyle of CONNECT Asset Management explains why investors should follow him on his chosen path to wealth: pre-construction condos in the GTA



Ambitious investors with cash on hand and a desire for land will continue to view Toronto's detached market as worth the steep cost of buying in and the ongoing maintenance demands. Cost-conscious investors looking to rent or resell to families will battle each other for townhouses. But I feel the most rewarding real estate investment you can make in 2020 is in preconstruction condos.

Admittedly, I may be a little biased – not because I sell them, but because I own so many of them. Pre-construction has been a game-changer for me as an investor, allowing me to grow my portfolio more quickly and more efficiently than any other property type I've worked with.

This isn't just a matter of striking while the GTA's condo market is hot, either. Pre-construction is a smart, simple, highly strategic play that has launched countless investors on a trajectory they couldn't have imagined if they had gone the traditional resale route.

As passive as it gets

Pre-construction provides three distinct advantages over resale: ease on the part of the investor, payoff in terms of appreciation and the momentum that can be generated after taking possession of the unit.

Ease. When you go preconstruction, you're not actually buying a property. You're putting down a deposit on a highly leveraged piece of paper. The only tangible piece of real estate involved fits in your desk drawer, where it will sit for up to five or six years appreciating steadily and requiring no maintenance.

Payoff. Because you're agreeing to purchase what will eventually be an in-demand, brand-new property, that appreciation will be occurring at a rate that far surpasses that of a pre-owned property. By the time you take possession of your condo, it will have been appreciating for several years. Based on



the current average rate of appreciation for condo properties in Toronto - an average that is brought down by resale prices - you could reasonably expect a \$500,000 pre-construction property to be worth more than \$700,000 in five years if the market maintains its heat.

Momentum. Here's the best part. Once taking possession, after years of above-average appreciation, an investor can then refinance the property at its new appraised value. This is what we do with our clients. They wind up with up to 80% of the property's new value, which can then be used to fund more pre-construction purchases.

If it sounds simple, that's because it is. The difficult part is choosing which property to invest in.

Turning down the noise

If you're a typical CREW reader, you likely receive dozens of emails a month touting the next big pre-construction opportunity. With everyone claiming they have the best access to the best projects, making sense out of all that noise can start to feel like a second job.



The best pre-construction partners can provide you capital, offer tax strategies that can juice your bottom line and even get your units furnished

To make sure you choose the right property for your portfolio, you need to ensure two things. First, the project you're considering putting your hard-earned money behind must be supported by strong fundamentals. Is the location of your condo poised for population and job growth? What is the current (and future) transit situation? Are there post-secondary schools nearby? A project that answers these questions favourably is often worth a closer look.

But you also need a strategy, and that really only materializes when you work with real estate agents who specialize in the preconstruction space.

Look for a company that:

- · Has a proven track record
- · Owns its own portfolio of real estate
- · Buys at the right time in the right location
- Provides effective, out-of-the-box property management, financing and tax strategies that are fundamental to creating wealth

That last point is especially critical. The best pre-construction partners can provide you capital, offer tax strategies that can juice your bottom line and even get your units

furnished, which has increased returns by 40% to 90% for some of our clients.

Options for 2020

Although Toronto is swimming in preconstruction opportunities, there are two upcoming projects we have our eyes on.

The first is Prime Condos by CentreCourt, one of the top developers in the city. CentreCourt is known for strategically choosing investor-friendly locations, and Prime is a ... well, prime example of that. Prime Condos is going up in Toronto's downtown core, which is already seeing insatiable demand for condos. It's near Ryerson University, where the lack of student housing is reaching painful proportions, and Hospital Row on University Avenue, providing an easy walk to work for the area's countless medical professionals.

Another project on our radar is CollecDev's Nordic Condos. Located a stone's throw from the Wilson subway station, Nordic is set to provide investors with an enticing value play. Getting in on Wilson Avenue's revitalization means investing in one of the city's most exciting growth stories. There's a ton of development planned for the area - retail, infrastructure, employment and transit. Nordic will also be a single subway stop from the economic rebirth that is set to transform Downsview Park, where Bombardier recently sold its former manufacturing site for \$800 million.

Investing in Toronto is always exciting, but for returns that are truly surprising, pre-construction is where it's at. It's where I make my money and where I hope you'll be making yours.



GIVE YOURSELF SOME CREDIT

It's one thing to save up a down payment; it's another to show a lender that you're worth the risk. Julie Kuzmic provides a few tips for prospective investors looking to establish good credit

xcitement and uncertainty go ■ hand-in-hand for anyone looking to purchase property, especially firsttime buyers. For many, there's a sizeable learning curve to overcome in understanding how the home-buying process works. A crucial early step is knowing what your credit score is and the outsized role it plays.

Generally, credit scores range on a scale from 300 to 900. Scores over 660 are considered good by most lenders, who closely examine your credit score, along with other information such as your income, to determine your risk worthiness before approving a home loan. Your credit score is largely based on your history of making bill payments on time, the amount of debt you have, your mix of credit accounts and any negative information in your name from lenders and creditors concerning missed or outstanding payments that may be lingering on your credit report.

How do you establish good credit?

It's a situation many young adults face when they're just starting out - how to build a credit history when you don't have a credit history. After all, you can't show that you've demonstrated responsible credit behaviour

when a lack of credit history means you can't get a loan or a credit card.

Some people also have the misconception that they'll be an excellent candidate to receive credit or a loan because they've never had a credit card and therefore carry no debt. just like an unsecured credit card to make purchases and regular payments. If you fail to pay off the balance of a secured credit card each month, it will incur interest. When you close the account, you'll receive your deposit back.

Because a secured credit card is meant to

A spotty credit history isn't a good recipe for success to receive funding for what may be the largest purchase you'll ever make

The truth is it's not actually beneficial to stay on the sidelines.

The good news is that there are a few ways you can establish responsible credit behaviour.

Apply for a secured or student credit card

A secured credit card requires making a deposit upfront, possibly the same amount as your credit limit. You can use secured credit cards

help you establish a credit history, it's not intended for long-term use. It's important to make sure your secured credit card company reports to the two major credit bureaus -Equifax and TransUnion - to ensure your credit files will reflect your responsible credit behaviour. It's also important to make sure it's a secured card and not a prepaid card, which is a type of card you can purchase to use essentially like a generic gift card. The



activity on these prepaid cards is not reported to the credit bureaus.

If you're a student, some credit card issuers also offer student credit cards, which are designed to help students build credit. You usually have to be a student to qualify, and student card issuers require applicants to provide school information. If you're not a student, several large banks and credit card companies offer cards with low credit limits to consumers building their credit. Some require an annual fee.

The most important thing when holding any type of credit card is to try to make the payment on time and in full each month. This is the best way to establish a positive credit history. If you can't make the full payment, pay as much as you can or at least the minimum amount owed. Having a history of missed or late payments can hurt your credit score and may lead to you not being approved for a mortgage.

Become an authorized user on a credit card

As an authorized user on someone else's credit card account, you'll receive a credit card in your name, linked to the primary cardholder's account. Authorized users aren't responsible for payment on the account, but how the primary account holder pays the account may be reflected in your credit history. It's important to know who you're becoming an authorized user with and whether they have responsible payment behaviour. Missed or late payments on the account can be reflected on the credit files of both individuals, potentially impacting both parties' credit scores.

Before you become an authorized user, you (or the primary account holder) may want to consider contacting the credit card issuer to determine if they report information about authorized users to the two credit bureaus. If not, the account won't help build your credit history.

Get a co-signer

A co-signer is a person who agrees to be legally responsible for paying a debt if the borrower doesn't pay back a loan as agreed. One common scenario is for parents to co-sign on their child's car or student loan. Benefits of getting a co-signer may include better loan terms or being able to qualify for a loan you might not otherwise get. However, this is not an agreement to enter into lightly. Failing to make payments on the loan can impact both you and your co-signer.

If you know your credit score is low, you should take the time to establish good credit behaviour before going to see a mortgage lender. A spotty credit history isn't a good recipe for success to receive funding for what may be the largest purchase you'll ever make. In some cases, simply completing an application for new credit can also have a negative impact on your credit score if you haven't taken the time to establish good credit behaviour.

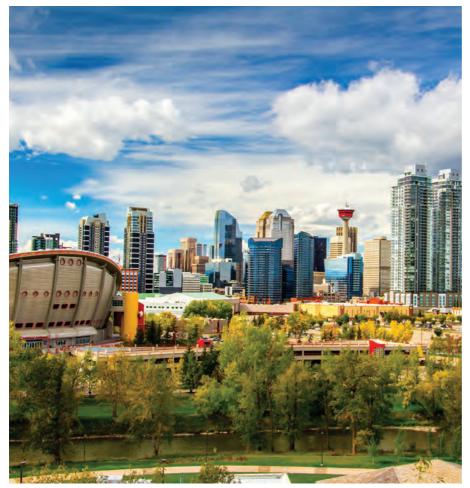
Knowing your credit score can give you some useful insight into how a lender might see you. Keep in mind, however, that the lender will be taking into account a variety of variables when reviewing your application (such as your income and employment status), not just your credit score. ■

JULIE KUZMIC is the director of consumer advocacy for Equifax Canada For more information, visit consumer.equifax.ca.



THE CASE FOR CALGARY

Even though Calgary has been overlooked in recent years, Redline Real Estate's **Brett Turner** believes Cowtown can still deliver the cash flow investors are looking for



o you sell investment property in Calgary? Life must suck these days, eh?" Those were the words from a shoot-from-the-hip attendee at a real estate investment conference I spoke at recently. "Sucks less now than it did two years ago," was my rather limp reply. One would think that after 14 years in the business, my sales skills would be a little better, but thankfully, in the field of investment property, it's usually the numbers that do most of the talking.

My elevator pitch when asked about what's selling in Calgary right now has been: "\$440,000 brings in over \$3,000 a month. Brand-new, legal, suited half-duplexes." You'd think that would say it all. But conversations still inevitably move toward Alberta's disdain for our federal government, a lack of pipeline support from the rest of the country and the fact that our province could be making Canada a lot more money than we already do.

"Yep, our little deals cap just shy of 6%. Brand-new, with a warranty and property management included," I say to a well-heeled investor who has had a great run in the GTA over the last few years. It doesn't land, and I end up having to talk about Quebec instead. This has been a consistent theme within our market for a few years now. Investors outside of Calgary seem more eager to talk about

what's not happening in our market rather than what is.

It's easy to get distracted or pulled into the pit of despair when talking about Calgary real estate, but as an entrepreneur who knows there's always opportunity out there, that's where I like to focus my energy.

Why now for Cowtown?

If you're a local investor, you'll already know that something cool has been happening in Calgary. But this opportunity-creating confluence of factors may be news to people outside the city.

First, the much-ballyhooed mortgage stress test inflicted relatively serious collateral damage on Calgary, eroding affordability and keeping eager tenants from progressing toward homeownership. Then there were two local bylaw changes: one permitting secondary suites in semi-detached properties, and another that is poised to shut down thousands of illegal suites in a few short months. And let's not forget the city's home builders, who need to keep something in the mill in the face of drastically reduced sales at the higher price points.

These factors contribute to the best cash flow opportunities I've seen in Calgary throughout my career in real estate. Market conditions are ideal for income-focused portfolio builders.

I remember 2007 and 2013, the heights of our last two booms. We had the growth numbers, but not strong cash flow. Investors bought with the confidence that the wave of appreciation would continue - until it didn't anymore. Harsh wake-up calls came in 2008-10 and 2015-16, when appreciation ground to a halt and investors late to the party were left holding the bag: properties that didn't cash flow that had a low chance of appreciation. Investors walked away from deposits on new condos downtown and were subsequently sued by developers. It happened fast, and it was ugly.

By comparison, 2017 and 2018 were quiet years. Most of the damage had been done, and our market stabilized as we saw positive net migration again. Rent rates eased upwards as sales and average prices fell.

The story in 2019 has been somewhat similar: quiet and boring. While that's been mildly depressing for my colleagues selling conventional real estate, it has been a rather busy and profitable year for investors looking to build legacy cash flow.

Monumental fundamentals

Calgary makes good money and has very little downside risk if you buy the right kind of property, like the newly constructed, suited properties mentioned above. CMHC has good things to say about our city, which

flow. You have to have it if you want to build passive income and reduce your dependence on employment income. Very few people in the field of real estate wealth-building will tell you to buy something that loses money every month, and almost all strategists promoting mechanisms like rent-to-own, short-term Airbnb rentals or joint ventures will tell you to make sure you have cash flow as a catch-all safety net. After having tasted the pain of two down cycles, I firmly believe that equity gains are meaningless if you can't get out of your properties when no one will

If you're a local investor, you'll already know that something cool has been happening in Calgary. But this opportunity-creating confluence of factors may be news to people outside the city

has low delinquencies (0.35% of mortgages in arrears) and a high average credit rating of 765. We also edged out Vancouver and Toronto to be the fifth most livable city on earth this year, according to The Economist; Zoocasa has us ranked as the "most affordable major market in North America."

These are nice things to read, but they don't make any mention of the billions of dollars being poured into transportation (Green Line LRT, Southwest Ring Road) and billions more into major infrastructure sure to bring employment (the TAZA development by the Tsuut'ina First Nation; hospital and airport expansions). It's an odd feeling to be making passive income, basking in the glow of all those green-lit projects, while also wondering why so many others chase ever riskier passive appreciation elsewhere.

From networking groups to magazines to coaches to YouTubers, everyone talks up cash buy them because they don't cash flow after they stop appreciating.

Calgary's current economic condition – lots of tenants, strong population growth, motivated builders, but flat growth rates provides a unique opportunity to build an income-based portfolio that an investor could saddle up and ride off into the sunset. Anyone with a goal of creating genuine passive income would do well to give Calgary a closer look in 2020. ■

BRETT TURNER is the president of Calgarybased Redline Real Estate Group, an independent real estate brokerage with more than 100 agents that specializes in investment property sales and management. For more information, visit redlinerealestate.ca.

LIQUID **ASSETS**

Investing in development can take many forms, including providing the funds for a new community's water rights. **Bob Carter** wades into this lesser-known investment opportunity

anadians are among the world's largest users of fresh water. Taking ■ into consideration all the goods and services produced and consumed in the country, the average Canadian 'uses' just under 1,700 gallons of water every day. That sounds like an incredible number, but when you consider that it takes 674 gallons to produce six ounces of steak and 22 gallons to produce a pound of plastic, the breadth of our water usage becomes a little clearer.

Water is an indispensable part of our lives and, consequently, one of our most valuable resources. But how can real estate investors participate in the water market without investing in stocks or ETFs related to water processing and infrastructure development? One option is to get in on the (sub-) ground floor by investing in water rights.

Diving in

Community development requires many acres of land and hence a proportional amount of water rights per acre-foot to service the land's eventual water requirements, which will support the

production and consumption of goods and services in that town.

In Alberta, for example, access to water rights must be confirmed and in hand before a community's development and expansion plans can even be considered. In 2007, Canada's first market-based exchange debuted in Alberta, matching sellers of water rights with those who require water access, particularly community planners hoping to further the development of their towns and farmers needing water for their agricultural enterprises. As with most projects, upfront capital was required to secure these rights, and in 2014, a price was set at \$2,500 per acre-foot.

Once a project receives a green light and all the appointed intermediaries have obtained the relevant approvals, the process for securing water rights begins. Town planners and developers need access to capital to secure these rights, which is where investors come in.

At this point, an exempt market dealer gets involved to find capital from investors seeking to fund the purchase of water rights





Be sure to read the fine print – just because you're investing in water rights doesn't mean you need to take a bath

by developers. These projects are typically funded and exited in three to five years. The minimum investment amounts for investors who qualify under the exempt rules are quite modest - \$5,500 in TFSA accounts and \$10,000 in other registered and non-registered accounts - and returns may include annual income flow of between 8% and 10%, along with performance bonuses at the project's completion. (Performance bonuses are determined by the eventual sale price of the unserviced land and the appreciated price of the water rights at the time the deal is confirmed.)

As with many private equity deals, there may be ongoing management fees and acquisition costs, and the results are not guaranteed.

Tread (water) lightly

Like most private equities, projects like these are illiquid, with no guarantee of a secondary market to exit the deal, should you desire or require an early exit. Projects might also face delays, which may in turn delay the projected exit date. This means investors should only commit a level of capital they can afford to risk and hold until the project is complete.

Investors may receive profit participation returns of 3.5% to 16%, in addition to any interest income they receive. If the approved development plan requires less water to support the plan, it may be possible to sell those water rights without additional cost, offering greater profit to the investor syndicate. But should the land sell for prices below those projected, returns may not meet expectations, and the share of desired profits over and above the income portion of the returns may disappoint.

The purest forms of wealth come from primary sources: land, the natural resources found on that land and the water required to produce almost every product on the planet. Investing in water rights might not be that exciting, and it's not as if new towns are springing up every day, but as a diversification strategy that also helps you bring value to a development project, it's an interesting, potentially profitable play.

But be sure to read the fine print – just because you're investing in water rights doesn't mean you need to take a bath. ■

CARTER is a real estate investor with more than 35 years of sales and business ownership experience. He built a successful financial advisor practice on Bay Street and today serves as a vice-president of sales for a leading Canadian life insurance carrier. To connect with him, visit catchupinvesting.ca.

Trade war fallout, labour shortages, ongoing petroleum woes – 2020 will provide more than enough uncertainty to keep investors on the edge of their seats. CREW and a host of nationally recognized experts wade into the fog and attempt to track that most elusive of targets: the Canadian housing market

the end of the day, we're all real estate speculators. We may not all be guessers or gamblers or get-rich-quickers, but even our most sure-thing, no-brainer deals carry with them some form of uncertainty: the potential for an unexpected vacancy, the possibility of a tragedy making it impossible for an owner to keep up with mortgage obligations, unforeseen layoffs in a small community's dominant industry.

Successfully pre-empting those uncertainties is one of the most rewarding (and ego-boosting) aspects of investing in real estate - and investors should have plenty of chances to do so in 2020, which could well be one of the most unsettled and uncertain years the Canadian economy has faced since coming out of the 2008 financial crisis.

That's not to say the country or its housing markets are teetering on the brink of some

calamitous freefall. Instead of hanging onto the edge of a cliff by a few millimetres of fingernail, the Canadian economy is instead plodding its way along the same well-worn path traversed by many a non-booming nation. It might feel like a plateau, but if you look at it from enough of a distance, it does indeed angle upward.

What makes 2020 more uncertain than

other recent years is the fact that many of the challenges looming over the country are global in scope. In 2017 and 2018, when housing affordability and overleveraged homeowners became a major national concern, provincial and federal authorities were able to step in and quickly cool housing demand. In 2019, when a lack of pipeline capacity was crippling Alberta's oil producers

METHODOLOGY

CREW's Property Forecast wouldn't be possible without the tireless work of the number-crunchers and experts who consistently wade hip-deep into the statistics to help the rest of us wrap our minds around the complexities of the Canadian housing market. In addition to interviews with some of Canada's leading economists, real estate executives and CMHC analysts, CREW's Property Forecast relies on data from CREA, Statistics Canada and provincial government agencies; quarterly forecasts from Canada's biggest banks; and news reports from CBC, Western Investor and ConstructConnect. In addition, Keyspire CEO Michael Sarracini has provided a special Keyspire Corner analysis for each section of this year's Property Forecast. CREW is indebted to Sarracini and all the other experts who shared their time with us.



and holding back GDP growth, the Trans Mountain Pipeline Extension finally, grudgingly received approval. There will be no simple fixes in 2020.

Canada is unquestionably a leader when it comes to championing peace and human rights on the world stage, but our small, open economy makes us a fiscal follower through and through. In that respect, China and the US will be calling the tune in the year to come. It shouldn't be a funeral dirge, but don't expect "We're in the Money," either.

Regression, not recession

When the calendar flipped over to 2019, there were already whispers about a recession hitting the world economy in 2020. As economic growth has stalled in several major EU countries, China and, most notably, the US at various points of the year, the fear of recession has persisted. The ongoing trade war between China and the US hasn't helped matters, either.

A US recession would be bad news for Canadian investors. Since 1953, every recession that has plagued the US economy has been accompanied by one in Canada. But CREW readers can rest a little easier knowing that the likelihood of a recession remains low.

"It's not a zero probability," says RBC senior economist Robert Hogue, "but it's not our base case."

Hogue points to the robust spending of US

consumers and strong employment gains in both the US and Canada as bulwarks against any sudden economic stalling, adding that "there's no imminent sign that consumption is about to falter."

In addition to consumers' continued willingness to spend, Benjamin Tal, deputy chief economist for CIBC World Markets, says the Federal Reserve has already mobilized, crafting fiscal and monetary policy to lift the US economy, and the record \$4.7 trillion budget recently granted to US president Donald Trump should be more than enough fuel to keep the country's gargantuan economic engine firing.

But he's less optimistic about 2020, noting that it "will not be a good year. It will be a challenging year. There are many indicators suggesting a recession is coming. At one point, it will feel like a recession."

Canada's big banks don't see GDP growth being an issue in 2020 - in fact, all signs are pointing to it being better than in 2019. But Tal's assertion that 2020 will feel worse than it should makes sense. After a 2017 in which the Canadian economy grew by a whopping 3%, three years of sub-2% growth, especially when accompanied by a subdued housing market and a shifting petroleum landscape, can feel like an emergency.

Hogue, however, insists that the greater threat was Canada's unsustainable rate of economic expansion in 2017, and that the

TOO MUCH WORK, NOT ENOUGH WORKERS

One issue RBC senior economist Robert Hoque finds particularly worrying is Canada's ongoing labour shortage. In a 2018 report, the Development Bank of Canada found that 39% of the businesses it surveyed were having difficulty finding new workers. It might seem like a good problem to have - businesses only hire when things are going well - but the inability to find skilled workers prevents businesses from expanding and increasing productivity.

"It does have a feel-good effect on workers," Hogue says. "For businesses, on the other hand, it makes things a lot more complicated because they constantly have to work to recruit and retain."

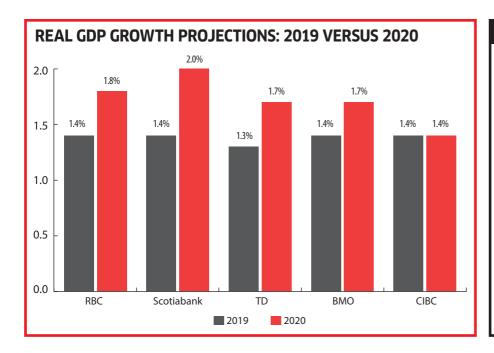
The effects may be felt further down the road, but they won't be contained to rapidly aging areas of the country like rural Quebec or Newfoundland. This trend is affecting every province and every corner of the economy.

"It's pretty much a widespread challenge for businesses," Hogue says, adding that the wage growth usually associated with labour shortages has yet to materialize in most provinces. And it's no longer confined to highly skilled labour. It's pretty much across the spectrum."

THE EMPLOYMENT PICTURE Projected national unemployment rate 5.7% 5.9% 56% 56% Projected national employment growth 1 9% 2.0 1.3% 1.0 BMO Scotiabank TD

2019

2020



less robust economy we have today is the desired result of the steps taken to moderate that growth.

"That's when we started to see global central banks, specifically in the US and Canada, start to tighten monetary policy because those economies didn't need further stimulus," he says, referencing the Bank of Canada's series of interest rate hikes that kicked off in the summer of 2017. "It's by design that we're seeing growth now slowing down. This is all fine."

Canada's employment ecosystem remains healthy. Unemployment sat at a commendable 5.7% in August, and approximately 436,000 jobs were created in the 12 months to August 31. "Total employment in this economy has risen by 2.5% in the last year," says BMO chief economist and managing director Doug Porter. "That's the strongest 12-month pace we've seen in this cycle in more than 10 years."

Employment growth is expected to slow considerably next year - most projections fall between 0.7% and 1.3%, with most presaging an increase in the unemployment rate - but the ongoing hiring, even at more subdued levels, signifies continued economic growth and will allow more pay cheques to flow through the Canadian economy.

Linked to employment growth is Canada's immigration story. While the GTA and BC's Lower Mainland still attract most of Canada's international immigrants, there isn't a single provincial economy or substantial

housing market that isn't currently benefiting from an influx of new Canadians. Canada is on pace to welcome as many as 350,000 immigrants in 2019, and another 341,000 are expected in 2020. Considering the rapid greying of Canada's population, the declining birth rate and the 400,000 jobs nationwide that employers can't find workers to fill, keeping the economy humming and the population growing over the long term will require similarly high numbers.

Make love, not trade wars

Regardless of Canada's solid fundamentals, the national economy will remain at the mercy of the combative relationship between China and the US. The two big dogs of the global economy have fangs large enough to take a bite out of Canada's economic prospects in 2020 without even trying.

But aside from the nauseating rollercoaster rides stock market investors have been forced to take in 2019, the ongoing trade war between China and the US has yet to have any significant material impact on the US or Canadian economies.

"Make no mistake," Porter says, "we think the trade war is chipping away at global growth and global manufacturing. But really, it's just reshuffling trade. A lot of it is uncertainty."

Just as the unprecedented disruption of Brexit has paralyzed business investment in the UK, so too has the US-China spat given

Q VIEW FROM THE TOP



"2020 will not be a good year. It will be a challenging year." Benjamin Tal **CIBC** World Markets



"I think [this environment] is dimming business confidence, and I do believe it's dimming capital spending as well."

Doug Porter вмо



"It's by design that we're seeing growth now slowing down. This is all fine."

Robert Hoque RBC

VIEW FROM THE GROUND



"We're looking at markets like Edmonton, Calgary, the Okanagan region, Fort St. John and select areas of the GTA in 2020, with smaller markets

like Halifax, Niagara Falls and Kitimat showing amazing potential."

Corey and Tiffany Young Investor Life

pause to companies considering investing, not only in Canada, but in most G20 countries. The trade war has already impacted global exports and commodity prices, most notably oil, and its effects are impossible to accurately predict. And an unsure mind usually says no.

"Business has really struggled to know how to plan in this environment. I think it is dimming business confidence, and I do believe it's dimming capital spending as well," Porter says, adding that the dispute could shave as much as 0.3% off GDP growth in 2020.

CIBC's Tal says those banking on a tidy, civil end to the trade war should instead prepare themselves for protracted, politically driven ugliness. "The fog is not going to clear," he says. "The fog is the goal."

Tal believes what the world is witnessing is not a trade war at all, but a calculated swipe at China's desire to challenge the US position as the world leader in technological innovation by 2025. "What Trump is trying to do is slow them down," he says. "It's not about soybeans. It's not about T-shirts going to Walmart. It's about technology."

By hamstringing the Chinese government and needling the country's economy, Tal says, Trump is attempting to make the US economy seem comparatively stable and more attractive to investment - global fallout be damned.

US-China tensions are also responsible for the thickening layer of ice forming on Canada's own relationship with China. Canada's arrest of Huawei's CFO in December 2018, made at the request of the US, set off a predictable bout of diplomatic wrangling that has intensified into punitive economic measures that are having tangible consequences.

In early 2019, China established limits on the amount of Canadian canola, soybeans and peas that would be let into the country. In June, China announced a ban on Canadian meat products. Farmers are going to feel these restrictions: China imports roughly 40% of its canola from Canada, and in 2018, it was the single largest importer of Canadian canola products. China is also Canada's third largest export market for pork and an increasingly steady buyer of Canadian beef and veal.

Left unmitigated, the effects of China's ban on these goods will continue to hit Canada's breadbasket especially hard. "If you're talking to folks in Saskatchewan, it has a huge impact," Hogue says. But nationally, he says, "it's more at the margins that it's having an effect. It hasn't so far been enough for us to reconsider our best-case scenario for export growth."

To market, to market ...

Ironically, all of the uncertainty around trade and the lacklustre economic growth it could lead to should pay off for real estate investors when it comes to interest rates.

"Every time [the housing market] is supposed to slow down because of higher interest rates, something happens elsewhere that keeps interest rates low, and the party continues," Tal says. "That's exactly what you're seeing now. We're actually benefiting from this when it comes to local real estate markets. That's the short-term story that will last a year."

CREA'S IMPROVING OUTLOOK FOR 2020

| | Annual change in sales – Q2 2019 forecast | | Annual change in sales – Q3 2019 forecast | |
|---------------|--|-------|--|-------|
| | 2019 | 2020 | 2019 | 2020 |
| Canada | 1.2% | 4.4% | 5.0% | 7.5% |
| ВС | -13.3% | 5.0% | -5.4% | 14.3% |
| Alberta | -0.9% | 4.7% | 0.4% | 5.4% |
| Saskatchewan | 4.3% | 1.9% | 1.2% | -0.8% |
| Manitoba | 4.3% | 1.0% | 7.2% | 2.8% |
| Ontario | 3.9% | 4.2% | 8.3% | 7.5% |
| Quebec | 7.7% | 5.7% | 9.7% | 6.8% |
| New Brunswick | 10.6% | 4.3% | 10.0% | 1.9% |
| Nova Scotia | 3.4% | 0.8% | 4.8% | 0.1% |
| PEI | -8.5% | 1.6% | -10.5% | -3.2% |
| Newfoundland | 4.8% | -3.6% | 7.3% | -0.2% |

After watching interest rates climb throughout 2018 and then remain static for 2019, investors should get a slight reprieve of 25 basis points in 2020.

"The next move will be a cut, not a hike, and that's a monumental change from where we were a year ago," Porter says, adding that if the Bank of Canada doesn't follow the Fed's rate-trimming example, Canada would have the highest overnight interest rate in the world - not a good look if you're trying to attract large-scale investment.

So how will these various issues affect sales and prices in 2020?

Although Vancouver hemorrhaged sales and the GTA didn't wake up until summer arrived, 2019 has been a good year for most Canadian housing markets. With Vancouver and Toronto still far out of reach for most buyers, activity continued to shift elsewhere. Most Atlantic markets had solid years, Montreal remained the country's real estate darling, and even Winnipeg had a few months of record-shredding sales. The only truly problematic provincial markets were Alberta and Saskatchewan, and even they were more soft than sunken.

For much of 2019, 2020 projections

were envisioning mild to moderate gains in sales for most provinces. But because of the surprising late momentum that lasted well into September in several markets, those projections have grown considerably sunnier. CREA previously saw national sales increasing a respectable 4.4% in 2020; when its third-quarter forecast was released in September, that figure leapt to 7.5%, equivalent to an extra 35,000 sales.

With sales activity projected to increase at relatively sane levels, the possibility of prices going mad remains low. CREA doesn't see the average price in any province growing by more than 2.5% in 2020, which seems awfully conservative, especially in Quebec, where population and price gains in Montreal might finally push buyers into neighbouring markets; in a reawakened Ontario; and in provinces like Nova Scotia and PEI, where a lack of supply and raging population growth should give prices a more considerable jolt.

In these foggy times, all an investor can do is arm themselves with a bright, steady beam of information and hope they're walking in the right direction. CREW is here to get you lit up and ensure you're facing away from the cliff.



o much of the talk around the BC market in 2019 centred on sales in Vancouver and the rest of the Lower Mainland. This is only fair: Vancouver does, after all, account for the majority of the province's real estate transactions, and sales there absolutely cratered compared to both long-term averages and off-the-rails years like 2015 and 2016.

Those sales decreases were enough to fuel brief bouts of anxiety throughout the year, generally after CREA's monthly stats were released and jaw-dropping year-overyear comparisons could be used as headline fodder. But you'd be hard pressed to find any reputable economist or Realtor who harboured a true sense of foreboding about BC's economy or housing market. Even with the real estate sector, the province's GDP gravy train from 2014 to 2017, greatly diminished in 2019, BC will still be one of the country's leaders in economic growth, just as it is projected to be in 2020. There's

simply too much happening, too many people arriving and too much money flying around in the form of major investments for British Columbia not to remain one of Canada's most fertile economies going forward.

effects a slower real estate sector might have on the overall provincial economy.

But fears around job growth and consumer confidence had been more or less set aside by the end of summer. The province added

BC will still be one of the country's leaders in economic growth in 2019, just as it is projected to be in 2020

Take this job — and fill it

The downturn in the BC real estate market came as no surprise, fuelled as it was by exorbitant prices and a slew of new government regulations aimed at curbing demand. What had some experts on edge at the outset of 2019 were the negative spin-off more than 73,000 jobs in the 12 months ending August 31, many of which occurred in the professional/scientific/technical services sector, where BC remains a leader in employment growth. From December 2018 to August 2019, service employment gains in the province totalled more than



52,000. That strong growth, in addition to gains in finance, educational services and information-related industries, more than made up for the losses witnessed in natural resources, manufacturing and construction.

"[BC] has a lot of specialized industries that are faring well," says BMO chief economist Doug Porter, who highlights the province's raging tech and tourism sectors. "Medium-term, I still like BC's prospects above all other provinces."

The province's construction industry should see ample growth in 2020, as a number of major projects, both private and public, swing into high gear. LNG Canada, a colossal liquid natural gas export facility in Kitimat and the largest private-sector investment in Canadian history, will require a reported 10,000 workers at peak construction to build both the facility itself and the 670km Coastal GasLink that will feed it. It's a mammoth project, one that RBC senior economist Robert Hogue says will play an outsized role

in driving economic growth next year.

"The timing turned out to be really good for the province in the sense that, on the housing side, things have cooled down quite considerably," Hogue says. "This project adds a new dimension to the economy. If it hadn't been for that project and everything that feeds into it, we probably would have had much lower growth expectations for the province."

But it's not just LNG Canada. The replacement of the Pattullo Bridge beteween Surrey and New Westminster with a new four-lane suspension bridge will inject around \$1.4 billion into the local economy and keep hundreds of construction workers busy until at least 2023. Construction on the Broadway Subway, a 5.7km extension of the Millennium Line, is set to break ground in 2020, be operational by 2025 and cost approximately \$2.8 billion. And let's not forget the Site C dam project, an \$8.8 billion behemoth that will bring increased economic activity to the Fort St. John-Dawson Creek corridor for years to come.

Such major infrastructure projects are like gasoline for already smoldering economies like British Columbia's. One need look no further than Montreal to see the transformational power of investing in large-scale ventures: They stimulate multiple industries, flood local economies with cash and, in the case of bridges and public transit, make communities more attractive - further driving population growth.

BC did lose jobs in June, July and August, and job growth is expected to moderate even further in 2020, but at press time, British Columbia's unemployment rate was just 4.8%, still well below the national average. Barring any unforeseen calamities, the province should still lead the country in both employment and economic growth in the new year.

"In general, in BC, economic conditions are expected to remain supportive of housing demand over the next two years," says CMHC senior specialist Eric Bond. "We'll have low unemployment, continued growth in employment itself and continued positive net migration to the province, particularly on the international side."

People just keep coming

After yet another year of strong population growth, British Columbia is expected to

KEY PROJECTIONS FOR BRITISH COLUMBIA



REAL GDP GROWTH 2019: 1.5% - 2.2%

2020: 2% - 3%



EMPLOYMENT GROWTH

2019: 2.5% - 3.1%

2020: 0.7% - 1.7%



UNEMPLOYMENT RATE

2019: 4.6% - 4.9%

2020: 4.6% - 5%



HOUSING STARTS

2019: 39,800 - 42,300

2020: 34,000 – 35,000



AVERAGE PRICE INCREASE

2019: -7.9% - -3.5%

2020: -0.6% - 1%

Note: All figures represent year-over-year percentage change except unemployment rate and housing starts

BC'S DRIVING FORCES FOR 2020

POSITIVE

- √ Population growth from multiple sources
- Rapidly expanding economy
- √ Strong employment
- √ Major infrastructure projects

NEGATIVE

- Prohibitively high housing prices
- X Sensitivity to a slowing Chinese economy
- Economic tensions with Alberta
- High job vacancy rate

keep adding new residents at a relatively blistering clip in 2020. As with everywhere else in Canada, international immigration will continue to be the story. BC saw a net increase of over 16,000 people in the second quarter of 2019, 13,000 of whom arrived as international immigrants. That figure represents a 14% increase over Q2 2018 and the highest level of international immigration into the province in more than two decades.

Because of BC's demographic ties to both China and Hong Kong, some observers see it as a potential beneficiary of the ongoing struggles between Mainland China and

① KEYSPIRE CORNER



Chilliwack, the gateway between Vancouver and the mountains, takes the numberone spot in BC. Because it has

significantly lower prices than Vancouver while having only slightly lower rents, Chilliwack has some of the best rent ratios anywhere in BC. There's plenty of commercial investment, with retail locations moving into the area and Molson building a 400,000-plus-square-foot plant. This means jobs, population growth and everything else that's good for real estate.

The north side of the highway is of particular interest for rehabbers: The homes are 1970s-era or older and are ready to be improved for massive value-add.

-Michael Sarracini

its city-state. If conditions in Hong Kong devolve to the point where residents feel a need to flee, many of them are likely to have friends or relatives already living the good life in BC and may see the province as a welcoming alternative to living under communist rule.

"I actually think what's going on in Hong Kong could be reminiscent of '97," when residents fled in anticipation of the British handover to China, says Engel & Völkers CEO Anthony Hitt. "We may see more of a resurgence and little faster recovery than we would have had otherwise. There are certainly a lot of indicators that would point to that as a possibility."

Even if a surge in relocations from Hong Kong doesn't materialize, BC will continue to attract migrants from other provinces by the thousands every month. Interprovincial migration has slowed - fewer than 4,000 people moved to the province from other parts of the country in Q2 2019, down 41.8% from the year before - but that's largely due to the brightening employment picture in Alberta and New Brunswick. BC remains a magnet for Canada's growing cohort of retirees, who are flocking to every corner of the province, from Nelson to Nanaimo. Central 1 Credit Union estimates that the ongoing infrastructure projects will attract more than 12,000 interprovincial migrants in 2020.

Bumps in the road

Things are unquestionably good in British Columbia, but that's not to say the province



is immune to the risks facing other areas of the country. The breadth and diversity of BC's economy makes it prone to shifts in global markets, its ties to China provide an unpredictable X factor, and its overpriced housing market is doing more than just forcing people into condos.

While BC is poised to lead the country in economic growth next year, uncertainty around Brexit, an as-yet-unpassed USMCA, the US-China trade war and a possible recession in the US provide significant downside risks to trade. In late September, BC Finance Minister Carole James asked government officials to cut discretionary spending as a way to free up \$300 million for contingencies related to a sudden economic downturn.

"There is no question the global economy is a risk," James said when unveiling the province's first-quarter fiscal numbers on September 10. "The tensions create an environment that is not good for trade."

BC's exports totalled more than \$46 billion in 2018. A downward shift in demand for any of its major products is not only possible, but likely. The US economy has gotten significant mileage out of the most recent Trump tax cut, but it now appears to be running on fumes. The US absorbs more than 25% of BC's lumber, 18% of its energy products, 15% of its machinery/equipment exports and 10% of its agricultural goods. If demand drops in the US, all of these industries will be hit hard.

The same case can be made for China, England and the EU – all critical markets for British Columbia's exports, and all fraught with their own unique challenges.

Realtors may be hoping the Hong Kong-China dispute will create a few new homebuyers in the upcoming months, but the situation is far more complex for British Columbia. The Chinese economy, once limber, is now lumbering. If there's less money being made in China, less of it makes its way to BC. That means fewer home purchases, fewer international students and fewer entrepreneurs either starting their own businesses or expanding into the province.

The ongoing tensions between China and Canada could also flare up at any moment. The Chinese government is increasingly assertive in its dealings with other countries, and bending to Canadian demands, such as cancelling the ban on the country's meat and canola products, is unlikely. A nightmare scenario would involve China placing similar bans on Canadian wood, pulp or minerals. One would hope the Chinese government is aware of the special significance BC holds for many of the country's citizens and that an attack on the BC economy would be painfully unpopular. But popularity doesn't carry much weight in an autocracy.

British Columbia is also on the front lines of the world's climate emergency, thanks to its almost 26,000km of coastline and 60 million hectares of forest. In September, the province released its Preliminary Strategic Risk Assessment, a worrying report that laid out the most pressing environmental risks facing BC, including intensifying forest fires,

water shortages, ocean acidification and coastal storm surges.

Vancouver won't be under water any time soon, but the province's forestry, agriculture, tourism and seafood industries depend on a stable environment - one that may no longer exist.

The exorbitant cost of homes in much of BC is also having an increasingly negative effect on the overall economy. People simply can't justify the home prices or rents in much of the Lower Mainland. It's one of the reasons 13,000 people are fleeing Vancouver every year and one of the main factors behind the province's nation-leading job vacancy rate - 4.9% in August, higher than its unemployment rate at the time.

"The Lower Mainland has the highest job vacancy rate among major cities in the country, so that means there are jobs here that can't find suitable candidates," says CMHC's Bond, who adds that affordability-driven job vacancies "are limiting the economic growth and the economic performance of the region."

West is ... best?

British Columbia is no longer the magic slot machine that comes up triple-sevens with every pull of the handle. The province has pushed hard to limit the kind of frenzied buying that drove prices into the stratosphere, and speculation has decreased considerably. Demand has cooled, and homes are staying on the market long enough for buyers to actually view them in person, but the price decreases that made the news in 2019 were never significant enough to matter to most investors. If you got a deal on a property in Vancouver, Richmond or Abbotsford, it's probably because the owner couldn't afford to keep it. Prices outside the Lower Mainland mostly held their ground.

Gradual price increases, and a shift in available product, will be the story going forward. "We do expect price increases, generally in line with or slightly ahead of inflation, over the next two years," Bond says. "But I think what's important is that the unit mix is going to continue evolving towards more multi-family options, particularly in Metro Vancouver and Metro Victoria, and those units do come to market at lower prices than single detached homes."

Unfortunately, the pent-up demand for properties of any kind virtually guarantees these 'affordable' options will be the ones most frequently fought over. "We see activity in the under \$700,000 range being strongest, largely on affordability grounds," Bond says. "There's going to be plenty of competition in that market segment as well."

On the bright side, rental demand in British Columbia will remain unquenchable. Even with a record number of units currently under construction, the provincial vacancy rate - 1.3% at CMHC's last tallying - will remain where it is. "We don't see that changing," says Bond, who adds that investors can expect rents to rise across the region.

Because BC's market has plateaued somewhat, it's no surprise that most of the recommendations for 2020 are more blue chip than hidden gem.

Century 21's Brian Rushton says the sales activity in Victoria and Nanaimo has been encouraging, and that price growth in these two Vancouver Island rental hot spots should be moderate and investor-friendly. Both he and BMO's Porter see the Okanagan remaining attractive for investors – Rushton because of the lifestyle appeal for retirees; Porter because the local economy has proven resistant to the weakness in some of the province's resource sectors.

After a strong finish to 2019, the Vancouver market should continue building momentum, but the recovery will be slow. "We're not expecting a sharp snap-back in activity," says RBC's Hogue. As people and businesses, squeezed by the high cost of living and working downtown, continue to leave Vancouver, communities like Langley and Surrey will be the likely beneficiaries.

The LNG boom will certainly draw eyes to the north of the province, where Elton Ash, regional executive vice-president of Re/Max of Western Canada, expects there to be significant activity in Kitimat, Terrace and Prince Rupert. "That area of the province is very positive right now," he says. "It's probably the most active when it comes to real estate investment."

But Ash cautions investors against overestimating just how far the economic spin-off of the LNG activity will spread: The northeast of the province, home to Peace River and Fort St. John, is far more challenged economically. "It's not so rosy," he says. "It's definitely a tougher market because

VIEW FROM THE TOP



"I do think we've probably found the bottom [in Vancouver]. We're starting to see things move in the right direction."

Anthony Hitt Engel & Völkers



"We'll be in pretty balanced market conditions, with inventory equalling demand and prices staying pretty much where they are."

Elton Ash Re/Max of Western Canada



"Medium-term, I still like BC's prospects above all other provinces, whether it's their fiscal situation, their population growth or

just their core strengths."

Doug Porter BMO

VIEW FROM THE GROUND



"Saxe Point in Esquimalt is one neighbourhood to keep your investment eye on in 2020. The Esquimalt Council recently passed bylaws to allow secondary suites

in certain zones. Only 10 minutes from downtown Victoria, with stunning views of the Olympic Mountains and Salish Sea, the area offers detached houses on larger lots, which sell at around 16% less than their Greater Victoria counterparts."

Vanessa Roman Pemberton Homes, Victoria

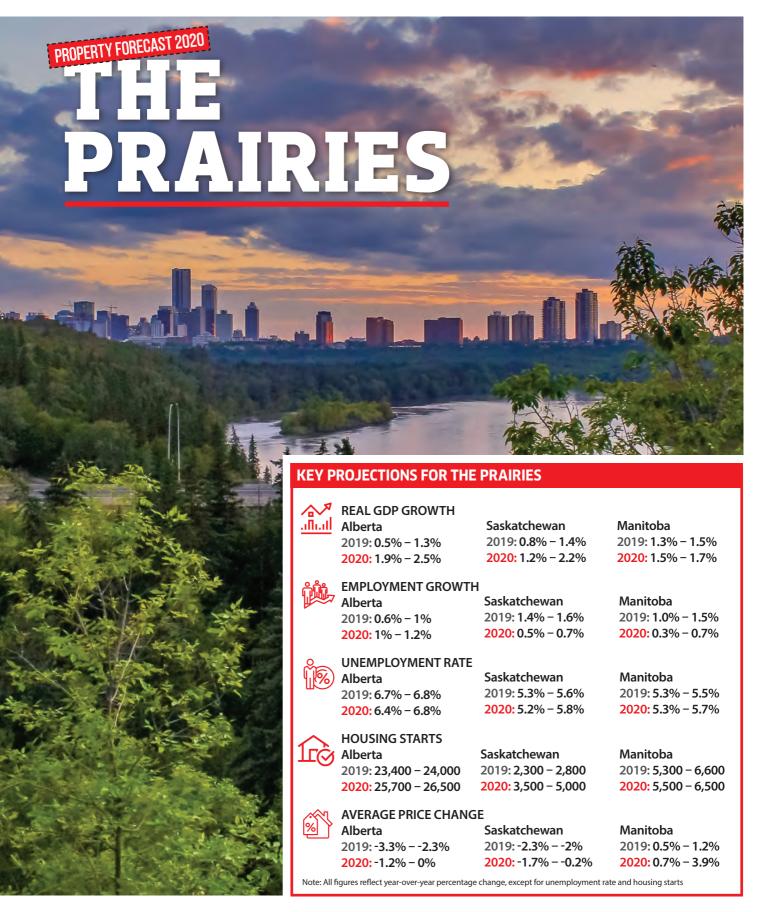


"The market will see a further increase in activity for both condos and townhouses."

Patty Mack Re/Max Camosun, Victoria

of the resource sector."

Investors wanting to spend \$500,000 or less – yes, it's still possible – should look at communities in the BC interior with diversified economies and either growing retiree populations or post-secondary education facilities. Cap rates aren't what they once were in Cranbrook, Kamloops or Penticton – but neither are the vacancy rates.



hat differentiates the Prairie provinces is the varied levels of anxiety about the future emanating from each one. A journey from Alberta to Manitoba reveals three distinct mental states: panic, genial unease and subdued contentedness. It's all a product of being small, open economies at the mercy of a turbulent global trading system: The less control each province has over its own economic fate (and the less diverse its economy), the more dire its situation has come to seem.

Setting aside the angry political rhetoric of the last several months, it has been quiet on the Prairies, often eerily so, since Alberta and Saskatchewan's oil industries were turned upside down in 2014. It won't get much rowdier in 2020, when CREW foresees long-awaited economic recovery and reliable fundamentals kindling investor interest in certain areas of Canada's breadbasket.

Whether buying on the dip in Alberta, taking advantage of oversupply in

Saskatchewan or supplying Manitoba's growing population with some of the country's most affordable real estate, it's obvious that the potential for making money in the Prairies doesn't require an oil boom.

Alberta was in the news for all the wrong reasons in 2019. The election of an oilfriendly United Conservative Party government in April was heralded as the first step toward the province's next boom, or at least toward an increase in investment. But government-mandated cuts to oil production severely limited potential GDP growth, and frustration over Alberta's inability to get its oil to market, exacerbated by a drawn-out approval process for the Trans Mountain Pipeline extension, intensified to the point of conversations about the province seceding

But Alberta is hanging tough amidst the turmoil, and there has been good news

ALBERTA'S DRIVING FORCES IN 2020

POSITIVE

- √ Slowly improving employment picture in Calgary and Edmonton
- √ Optimism around Trans Mountain
- √ Solid population growth

NEGATIVE

- Multiple challenges to oil sector
- Economy still lacks diversification
- X Surging government debt

in the form of the long-awaited Trans Mountain approval. When it finally breaks ground, the \$7.4 billion project will have immediate impacts on both employment and consumer confidence, and its completion will almost triple the amount of oil currently travelling through the pipeline from

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Q VIEW FROM THE TOP



'Overall, the outlook for Alberta in 2020 and 2021 is one of gradual improvement."

Taylor Pardy CMHC



"We're not especially bullish on the housing market in Alberta."

Doug Porter вмо



"With the gradual improvement in the economy and consumer confidence, we're expecting home resale activity is

going to pick up."

Robert Hoque RBC

VIEW FROM THE GROUND



"Recent changes to local bylaws and a consumer shift towards rental product mean Calgary will be one of the best markets in Canada for investors seeking cash

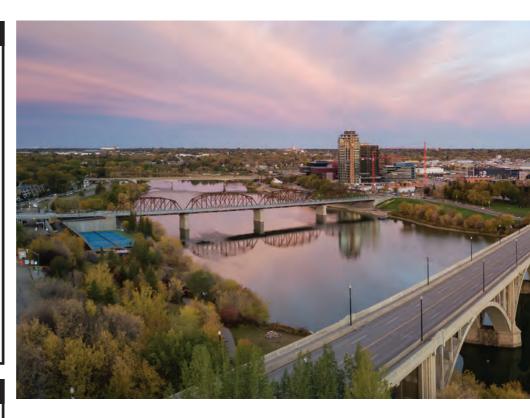
flow. We're seeing investors pick up properties for \$425,000 that generate over \$3,000 a month."

Brett Turner Redline Real Estate, Calgary

Edmonton to Burnaby, BC. It's undoubtedly a net positive for Albertans, but Trans Mountain isn't going to single-handedly bring the province back to prosperity.

"To turn things around in a material way in Alberta, we would need to see more news like that - that some projects are going ahead and those [oil-related] bottlenecks will eventually be cleared," says RBC senior economist Robert Hogue.

If Alberta can reliably get its oil to market, hype will undoubtedly start building around other large-scale endeavours in the province. The \$20 billion Frontier Oil Sands mine, which has already received approval, would cover an area twice the size of Vancouver and generate 260,000 barrels of bitumen a day. The Eagle Spirit oil refinery and pipeline, still in the pre-approval phase, would



result in another \$14 billion spent in the province. Other massive projects, such as the construction of the second and third phases of the Sturgeon Refinery and the eventual launch of Imperial Oil's Aspen project near Fort McMurray, prove that the province's petroleum industry is far from dead.

And while it struggles, other industries have started picking up some of the slack. "The good news for Alberta is that the losses in the resource sector have been offset by a much more diversified economy, especially when it comes to high-tech and cannabis," says Elton Ash of Re/Max of Western Canada. "There's a lot of other things going on that have helped the situation in Alberta."

A diversifying economy is never a bad thing, but Alberta's hasn't provided much in the way of employment gains. The unemployment rate was still a distressing 7.2% in August; in the 12 months prior, the province added a paltry 11,700 full-time jobs, mostly in just two cities.

"We've seen some improvements over the past year in terms of employment growth, particularly in Calgary and Edmonton, where the economies are a bit more diverse and growth in service-sector employment has been fairly strong," says CMHC senior analyst Taylor Pardy, adding that overall

employment had risen 6.5% in Calgary at the end of August, while full-time job growth increased by 8.5%.

Employment growth is expected to improve further in Alberta in 2020, but the pace will only be slightly higher than what was seen in 2019. The province is simply too wedded to the oil industry for relatively small sectors like cannabis and IT to make up for the 40,000 oil-related jobs lost since 2014.

"It's very worthy for Alberta to continue to try to diversify, but the reality is the oil and gas industry is such a large portion of the Alberta economy that it is always going to be the decider in terms of how it fares versus the rest of the country," says BMO's Porter. "Even the fishing industry in Newfoundland at its peak wasn't as important as the oil and gas sector is to the Alberta economy."

The economy may be in a 'two steps forward, one step back' holding pattern, but one area where the province is enjoying sustained progress is population growth. Alberta's population is expected to increase by 1.9% in 2019 and a further 1.3% in 2020, driven by both international and interprovincial migration.

"Those are both firmly positive at the moment and will be a key contributor to housing demand in 2020 and 2021," Pardy



"When it comes to Saskatchewan, we have seen it surprise on the upside in terms of employment growth"

says. Alberta added more than 12,400 new residents in the second quarter of 2019, a 19% increase from the same period a year before.

Will 2020 be the year Alberta finally breaks free of the muck it's been mired in for the last five years? Few seem to think so. But after taking such a sustained beating, watching those bruises slowly fade will feel like a victory for the province.

SASKATCHEWAN

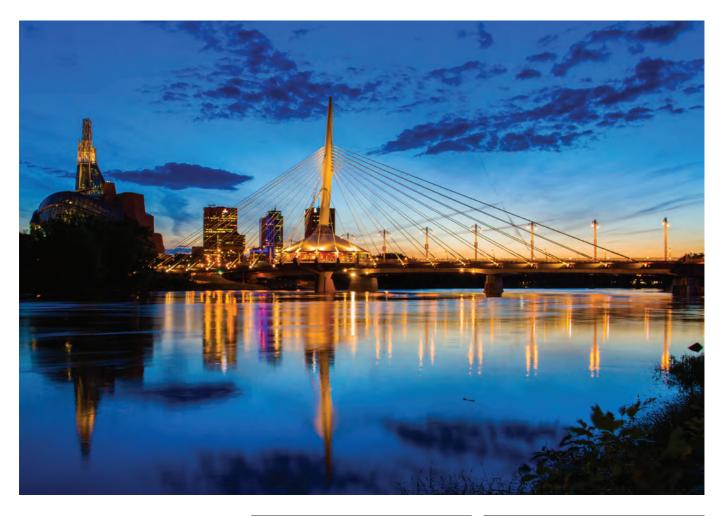
Like an old man on an icy Saskatoon sidewalk, Saskatchewan's housing market failed to gain much traction in 2019. The province - and particularly its two largest cities, Regina and Saskatoon - just hasn't been able to free itself from a frustrating holding pattern of lagging sales and droopy prices. Things could change in 2020, but real movement isn't likely to be seen until 2021.

The province's economic indicators are mostly positive, but some of its critical industries have been hit hard by forces beyond their control. Unfavourable growing conditions in the US this year led to a sharp decrease in demand for Saskatchewan's potash. Prices have suffered, resulting in hundreds of layoffs in the province in September, while Mosaic, one of Saskatchewan's largest potash producers, reported a second-quarter loss of \$233 million. But the overall industry is showing no signs of pessimism. Three new potash mines - Muskowekwan, Kronau and Midwest – will result in over \$5.5 billion worth of investment in the coming years.

The agriculture sector was similarly challenged in 2019, engaged as it was in a handicap match against severely dry weather and Chinese bans on its products. "This whole spat with China over Huawei hasn't helped with canola exports, with potash exports," says Re/Max's Elton Ash. "China is a huge market for Saskatchewan, and as long as these trade issues continue, it's going to be a challenge for the province. It's not going to be dire, but it's not going to be real positive." Increases in pea and lentil production, spurred by a rise in global demand for meat alternatives and increased shipments to the EU, could mitigate some of the damage brought on by the Chinese bans.

Investors eyeing Regina or Saskatoon might wonder why developments in tiny rural communities will impact their big-city returns. "It's more about the income [these industries] generate and its flow toward the province's financial capitals, where projects are assembled and hiring is organized," says RBC's Robert Hogue. "When the overall province is doing better, it means the big cities are doing better as well, and it boosts morale, sentiment, confidence and the housing market."

Fortunately, more reliable sectors that don't depend on weather patterns or global commodity prices - particularly services, healthcare and tech - are growing with



some rapidity and contributing to the province's slowly improving employment picture. Saskatchewan added 12,500 jobs in the 12 months leading to August, and while the majority were part-time positions, Saskatchewan still had the third lowest unemployment rate in Canada for the month.

"When it comes to Saskatchewan, we have seen it surprise on the upside in terms of employment growth," says CMHC senior economist Goodson Mwale, who adds that job growth has been strongest in Saskatoon. Overall, the province has seen 12 consecutive months of year-over-year employment growth.

Over the last census period, Regina and Saskatoon were, on a percentage basis, two of the fastest-growing cities in Canada. Saskatchewan's population has increased 2% since 2018, but recent numbers show that trend to be slowing: 1,271 people moved to the province in the second quarter of 2019, a 27.5% decline compared to a year before and only 300 more than moved to Newfoundland in the same period. The number of residents

Q VIEW FROM THE TOP



"There's a little bit of a diverging story when it comes to vacancy rates in Saskatoon and Regina. In Saskatoon, our expectation

is that it will continue trending lower through 2021."

Goodson Mwale CMHC



"On a relative basis, when we look across all the provinces, Saskatchewan and Alberta might be two provinces where things are

still in slow recovery mode."

Robert Hogue RBC



"We don't see a big change on the economic landscape to really turn around the housing market [in Saskatchewan]."

Doug Porter вмо

VIEW FROM THE GROUND



"The Saskatoon market is beginning to stabilize a bit after a few years of decline, but the resale condo and new construction markets are still challenging. Sellers

seem to have adjusted to the reality of what has happened with prices, so it's still a great time to buy in the city."

Jordan Boyes

Boyes Group Real Estate, Saskatoon



"Sales started to outpace new listing inventory this summer, so we are finally seeing the bottom of a five-year price correction in Regina. Our market is one of

the most affordable in Canada and provides tremendous opportunities to invest in a stable Saskatchewan economy."

Brett Ackerman

Royal LePage Regina Realty, Regina

leaving the province increased 15.9% yearover-year, and the number of international immigrants moving in – the only demographic preventing Saskatchewan's population from shrinking - fell 10.3%.

"Even though the numbers for total migration are down on a year-over-year basis, they're still positive and still supportive of housing demand," Mwale says.

Others in the industry don't find Saskatchewan's immigration numbers nearly as encouraging. "The problem is there's nobody moving in there," says Brian Rushton of Century 21. "That's the challenge. The locals of Saskatchewan obviously love their province, but I think it's very tough for it to attract new people."

Even so, if the projections for its immediate economic future prove accurate and the province sees 2% or more of real GDP growth in 2020, that forward thrust could finally get the housing market moving in the right direction.

The government's intense focus on reducing the provincial debt could lead to severely decreased infrastructure spending.

But private investment continues to pour into Manitoba, which leads the country in the growth of private-sector capital spending and US exports. Portage la Prairie, for example, recently received a little under \$1 billion in investment from just two companies -Roquette, which is building a \$488 million pea processing facility in the city, and Simplot, which will be expanding its potato plant to the tune of \$460 million.

If those amounts seem astronomical for a small community in Manitoba, it's important to keep in mind that the province's location smack-dab in the middle of North America makes it an attractive location for largescale businesses involved in manufacturing, processing and transportation, three of the pillars of the provincial economy. The ease with which such companies can find suitable workers and get their products to market at a

MANITOBA'S DRIVING FORCES IN 2020

POSITIVE

- √ International immigration sustaining population growth
- √ Major capital investments in rural communities
- √ Winnipeg's diverse, vibrant economy

NEGATIVE

- X Decreasing government spending
- ★ Weakened oil sector
- Unemployment rate

on a purely numerical basis, more jobs will be created in Winnipeg, which holds over 60% of Manitoba's population, than in any other part of the province in 2020.

A curious turn of events – one that bodes well for investors but less so for the overall economy – involves the nature of the jobs being created in the province.

"Most of the employment that is coming into Manitoba is more part-time employment," says Christian Arkilley, a senior analyst with CMHC, "so there is a kind of shift from homeownership to rentals. We have a lot of demand in the rental market." Arkilley adds that one of the fastestgrowing segments of the population is the renter-heavy 25-34 age bracket, which should provide a further boost to the province's rental market and help fill the rising number of multi-family units being built in the provincial capital.

Population growth in Manitoba should remain strong enough to whet investor appetites. Manitoba's population increased 1.2% between July 2018 and July 2019, just under the national average of 1.4% and only slightly below the 1.3% growth experienced a year prior. The province set a new international immigration record in the second quarter of 2019, when more than 5,400 people moved to Manitoba.

That's particularly good news for a province that lost a total of 2,800 residents to other provinces over the same period - the largest net loss in over a decade and a 35% increase over Q2 2018. As long as it keeps its doors open to newcomers, Manitoba's population will do all right, but if hiring accelerates in

Manitoba leads the country in the growth of private-sector capital spending and US exports

MANITOBA

Manitoba is arguably the only Prairie province where investors would welcome an extension of the status quo: increasing investment and job growth, a steadily rising population, and attractive rent-to-price ratios. That these trends can be found in several communities, and not just in Winnipeg, is a testament to the province's diverse economy and its ability to attract new residents.

"They're a pretty typical province overall," says BMO's Doug Porter. "In many ways, they encapsulate the broader Canadian economy."

Manitoba's economic future is somewhat murky, though. Its agriculture sector is facing the same challenges as Saskatchewan's -Chinese bans on canola products and a lessthan-favourable 2019 growing season - which is keeping expectations for the space muted.

fair price has been invaluable for small cities like Steinbach and Brandon, which continue to attract new residents at rates well above the national average. (Brandon's population grew 5.9% over the last census period, Steinbach's by 17%.) The province added 5,200 new jobs in August alone.

And let's not forget Winnipeg's mammoth local economy, home to Manitoba's insurance, construction, education, finance and service sectors. Employment growth in Winnipeg's key industries hasn't been anything close to off-the-charts in 2019 – CMHC says only 400 full-time jobs were created in the city in August – and that pace could slow to half its current rate next year. That's mildly worrying, especially with the province's unemployment rate now sitting around 5.6% and concerns growing over its effectiveness in employing the high number of people moving there. But

Q VIEW FROM THE TOP



"The expectation is that sales are going to slow down a bit in 2019 but gradually pick up in 2020."

Christian Arkilley CMHC



"With the economic diversity going on, it's good to see the smaller communities [in Manitoba] get some attention."

Elton Ash Re/Max of Western Canada



"[Manitoba is] a very average economy, and we think that's going to continue to be the case next vear.'

Doug Porter BMO

VIEW FROM THE GROUND



"Infill development in Winnipeg is a volatile industry right now, with a number of political and economic factors that

will dramatically change the landscape over the coming years. However, with any change comes new opportunity, so keep an eye on the sector, and you will see opportunities begin to emerge."

Chris Thorne 5 Properties, Winnipeg



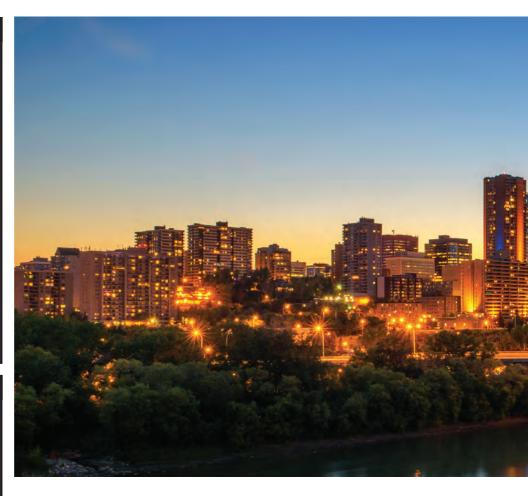
"Brandon, Morden and Winkler are all very strong markets. And Portage La Prairie has \$1 billion worth of investment going on,

as well as the spin-off development for housing and apartments to accommodate all the future workers."

Marco Silvestri Re/Max Professionals, Winnipeg

either Alberta's or Saskatchewan's oil sectors, it will be hard to stem the interprovincial outflow. Winnipeg, on the other hand, is projected to add another 12,000 residents every year until at least 2023.

There won't be many fireworks in Manitoba next year, but at a time when most provinces are facing significant downside risks to their economies, "slow and steady"



isn't such a bad rallying cry.

"I often point to the fact that we've got all these remarkably strong markets in Central Canada, all these weak markets in Western Canada, and there Manitoba sits in the middle, neither strong nor weak," Porter says, "and that's about what I'd expect for 2020 for Manitoba - and Winnipeg, more specifically."

Picking the winners

With all three Prairie economies expected to perform at or near the same level in 2020, most of the housing action will be taking place in the larger communities, where employment growth will likely be concentrated. While continued population growth is expected in each province, it won't be enough to push rents or prices significantly higher in Calgary, Edmonton, Regina or Saskatoon.

Winnipeg is *CREW*'s pick for the Prairies. It lacks the boom-bust excitement of Calgary, but that's also part of its appeal. You know what you're getting, and what you're getting is really good: an expansive, diverse renter pool and dirt-cheap real estate. Despite a 2019 that featured multiple months of recordbreaking sales, properties in Winnipeg remain attainable for almost every investor.

"It doesn't make the news a lot, but [Winnipeg's] a vibrant city" says Century 21 executive vice-president Brian Rushton. "There's a ton of business that goes on there. The affordability factor in Winnipeg is tremendous. You can buy a pretty darn nice home for a third or a quarter of what you'd pay in Toronto."

Manitoba's rural communities take that affordability to the extreme. Portage la Prairie and Steinbach are the most bustling of the bunch, but the disproportionately high rents in Brandon, the pent-up demand for rental accommodations in Stonewall, and the growing populations in towns like Niverville (which saw a 26.6% population increase in the last census) and Headingly (which recorded an 11.3% jump) are all worthy of attention from shrewd investors. But those targeting 2020 for their first foray into Manitoba real estate



should plan on paying a little more.

"We're definitely going to see some price increases," says CMHC's Arkilley. "We expect that in 2019, price increases are going to be slower than before, but that's going to gradually increase in 2020."

In Saskatchewan, investors should stick to what they know: Regina and Saskatoon. With the province's oil and potash sectors treading water and limiting employment in smaller cities, targeting these stable communities, each of which has its own large student population, is the safe bet.

Both Saskatoon and Regina have a wealth of inventory, but Saskatoon's vacancy rate is lower and is expected to continue shrinking until 2021. "In Regina, we're expecting that [the vacancy rate] will increase a little bit more this year before starting to come down as well," Mwale says. Prices will remain soft in both cities, particularly in Regina, where there is an abundance of new product. Appreciation will be minimal at best.

"You're not going to make money on your home purchase [in Saskatchewan] unless you bought it 10 or 15 years ago," says Engel & Völkers CEO Anthony Hitt.

Over the short term in Alberta, the most reliable options will be Edmonton and Calgary, where much of the job growth has been concentrated over the last two years and where soft prices make cash flow a distinct possibility. Other markets that have weathered the oil downturn admirably, like Red Deer, Grande Prairie and tourist hot spot Canmore, offer interesting alternatives for experienced - and, in Canmore, deeperpocketed - investors, but properties in the province's two biggest cities are keeping their owners comfortably in the black, despite the negative press about vacancies and job losses.

"I think there's a real opportunity for buyers in that market," Hitt says. "Based on what we see right now, it's not coming back as fast as anybody would like. But Calgary's been up and Calgary's been down, and my guess is Calgary's going to be up again."

With government spending cuts expected to hit Edmonton the hardest, Rushton also thinks Calgary might be the top choice for

Alberta investors. "It's a mixed bag, but we're optimistic, specifically as it relates to Calgary," he says. "If I had a few bucks to invest these days, I'd probably dump it there or Montreal."

(i) KEYSPIRE CORNER



Edmonton is the top choice for the Prairies. Most people are fearful of oil and gas, but they are missing the strong

economics of a solid, growing agriculture sector and strong government employment. Edmonton also has several universities and heavy government investment in transportation. And let's not forget that Alberta has the most landlordfriendly legislation in the country.

With the massive revitalization of its downtown, Edmonton is also experiencing a positive transformation. The core is transitioning from primarily commercial property toward a more favourable mix of residential and commercial. If you want to find the secret spots, look anywhere along the ring road.

-Michael Sarracini



f tracking the Ontario market seemed a bit boring in 2019 - when the biggest thrills were the continued warmth of the Ottawa market, the return of price growth to the GTA and a vow by the Conservatives to bring more product to market - you may want to start casting about now for a more exciting way to fill your time in 2020. RBC senior economist Robert Hogue predicts that "next year's going to look like this year."

Compared to 2018, when new regulations aimed at limiting price growth knocked thousands of Ontarians out of the housing

market virtually overnight, 2019 was a year of recovery. As buyers adjusted to the new lending landscape and sellers to a moderated level of demand, sales finally started picking up, particularly in the Golden Horseshoe and Barrie.

"Spring didn't really 'spring' until June," says Christopher Alexander, executive vicepresident of Re/Max Integra, adding that he expects sales activity to remain strong for the remainder of 2019 and carry that momentum into next year. "It seems like we're out of the trough that much of the province had been in over the last two years."

Coming out of the trough doesn't mean Ontario is rumbling toward another dizzying peak in 2020, though. Prices in most markets, particularly those that continued to experience above-average appreciation in 2019, may already be bumping up against their ceiling. Economic and employment growth both appear ready for a breather after two strong years, and Ontario's close ties to the US economy may pose as much of a threat as they do an opportunity.

But this is Ontario, the centre of the

Canadian economy and the country's fastestgrowing province. Even if its economy stumbles in 2020 and its best-case scenario winds up being a shaky preservation of the status quo, it will still provide a sturdy backdrop for the provincial housing market.

The big story: population growth

Once again, Ontario's housing market looks set to spend another year avoiding a crash. The reason remains the same as in previous years: There are simply too many people moving to the province for the housing market, and especially the rental market, to falter.

"I'm not going to say it's an unambiguous positive for an economy," says BMO's Doug Porter, "but certainly for a housing market, [population growth] is pretty much a oneway street in terms of supporting it."

Over the past two years, Ontario's population has grown by around 240,000 growth to remain strong, particularly in the GTA and the surrounding neighbourhoods," says Dana Senagama, CMHC's manager of market analysis and market insights.

Tipping the scales

If the Ontario economy in 2020 were a set of scales, with upside risks laid in one pan and threats in the other, it would still tilt in favour of the economy's established strengths.

Economic growth in the province will be average in 2020, likely between 1% and 2%, dragged below recent levels because of a significant drop in real estate activity. The housing market will still be a net positive, but the province can no longer rely on it being the same GDP-nurturing cash cow it milked for all it was worth in 2016 and 2017.

This presents an opportunity for Ontario, and particularly its 'open for business' Conservative government, to focus on the province's strengths - tourism, tech, higher

KEY PROJECTIONS FOR ONTARIO



REAL GDP GROWTH

2019: 1.3% - 1.6% 2020: 1.4% - 1.8%



EMPLOYMENT GROWTH

2019: 1.0% - 2.6% 2020: 0.3% - 0.8%



UNEMPLOYMENT RATE

2019: 5.6% - 5.9%

2020: 5.5% - 6.0%



HOUSING STARTS

2019: 69,400 - 73,100





AVERAGE PRICE INCREASE

2019: 4.7% - 5.5%

2020: 4.6% - 6.5%

Note: All figures reflect year-over-year percentage change except unemployment rate and housing starts

There are simply too many people moving to Ontario for the housing market to falter

people a year, over half of whom have been international immigrants. The province absorbs almost half of Canada's immigrant population; in the first quarter of 2019, Ontario welcomed 31,133 residents, accounting for 47.2% of all new arrivals to Canada during that span. In the 12 months leading to April 1, 2019, Ontario received around 133,300 immigrants, almost 12,000 more than the previous year.

Most experts project Ontario's housing starts will fall somewhere around 72,000 units in 2020, which wouldn't even satisfy the current levels of pent-up demand if they were magically frozen tomorrow and kept on ice for the duration of the year. Adding another 130,000 immigrants and 15,000 to 18,000 arrivals from other provinces ensures that the Ontario market has more than enough fuel to burn for the foreseeable future.

"We're expecting the overall population

education, finance, manufacturing, all but the latter poised for unfettered growth - and attempt to spark investment in the province. One of the Ford administration's most aggressive moves on this front, the Ontario Job Creation Investment Incentive, hopes to entice new businesses by dangling \$3.8 billion in tax savings in front of them. Should it prove successful, the government predicts the program could add \$7-\$10 billion in net new business investment and create as many as 93,000 new jobs.

Not that job growth in the province has needed much help lately. In the first half of 2019, Ontario added upwards of 137,000 new jobs, more than were added in all of 2018. Hogue says the employment situation in the province "has been nothing short of spectacular." Employment growth is projected to shrink considerably in 2020, possibly by half, but the effects of

ONTARIO'S DRIVING FORCES FOR 2020

POSITIVE

- √ Surging population
- ✓ Diverse economy
- √ Strong employment growth
- √ Major infrastructure projects

NEGATIVE

- X Highly sensitive to US economic fluctuations
- Decreasing government spending
- Struggling auto sector
- Enormous government debt

2019's gains - increases in both wages and consumer confidence - will continue making themselves felt throughout the year.

Ontario is also home to a number of massive infrastructure projects that will require thousands of workers to bring to fruition, resulting in billions of dollars being injected into the provincial economy over the next several years. The next phase of Ottawa's public transit system will see \$4.6 billion spent on 24 new rail stations and 44km of track. The Gordie Howe Bridge, connecting Windsor to Detroit, will cost around \$5.7 billion. The ongoing upgrades to the



Darlington nuclear plant, set for completion in 2026, and the life extension program at Bruce Power, which will last until 2053, will cost between \$7.6 billion and \$10.2 billion. All of these projects will attract skilled workers and pay them handsomely.

But it's not all LRT extensions and nuclear technician wages. Ontario does face at least two noteworthy challenges. The first, and most immediate, is its close ties to the US.

"Confidence is running high in Ontario," Hogue says. "That being said, exposure to US markets and the turmoil going on in global supply chains are not positive developments for Ontario manufacturers."

A slowdown in the States will almost certainly hit Ontario the hardest of all provinces. An example of just how entwined the two economies are could be seen in September, when strikes at General Motors plants south of the border were enough to temporarily shut down GM operations in Oshawa and St. Catharines only a few days after the strike launched.

Many Ontario manufacturers rely on American companies for parts, ingredients, logistical support and more. Any disruption in those relationships, as the GM strike demonstrated, could cut deep. And from a bottom-line perspective, a dip in US consumption could be death for smaller companies in Ontario, as the province shipped 81% of its goods to the US in 2018. If demand in America lags, profits in Ontario will plummet.

A second threat to the province's economic health is government debt and the Ford administration's controversial approach to reducing it. Doug Ford has already received a full term's worth of flak over cuts to healthcare and education in his recent budget, and he has been forced to backtrack on several rash fiscal decisions.

But those Ontarians calling for Ford's head must also recognize the disastrous amount of debt the province has racked up, a figure projected to hit \$360 billion - equivalent to more than 40% of the province's GDP - in 2019-20.

"As tough as it is, this is needed in the province," Hogue says. "When you're in an expansion mode in the economy, this is where you have to take control of your fiscal affairs to get ready for the next downturn."

A government that feels it can't spend is going to be choosy with its investments and loose when it comes to cuts. As many as 3,500 teachers are already expected to lose their jobs by 2022, and the province's healthcare system is facing widespread restructuring, which could also result in major job losses. Any sector with a public component could find itself on the chopping block.

Even if the next few years consist of Ford cutting everything in sight, most experts feel the short-term impact on the economy

will be negligible. If Ontario can accomplish even a fraction of what's taking place in Quebec, where a few years of fiscal restraint and difficult short-term choices sparked a full-scale economic renaissance and made the province the country's biggest success story, people will have reason to look back somewhat favourably at the Doug Ford years.

What about the market?

The late momentum displayed by the Ontario market in 2019 - sales were up 7.1% yearover-year at the end of August - should carry

(i) KEYSPIRE CORNER



Ontario has many cities that are ripe for high investor returns, the top one being Toronto. Toronto has one of

the greatest economic drivers supporting it: supply and demand. More people move into the city than there are homes, even with all the new units being built. The provincial and federal governments are investing billions over the next 10 to 15 years to revitalize many areas of the city.

Toronto has the most diverse population anywhere on the continent. Diversity means good things for population, which means good things for real estate prices and rents. Focus on areas with direct access to transit hubs. Close runners-up are Ottawa, London, Kitchener-Waterloo and Brantford.

-Michael Sarracini



P VIEW FROM THE TOP



"Price levels have been significantly higher than the average growth in income levels, and that continues to be our biggest challenge."

Dana Senagama **CMHC**



"Barring some unforeseen economic crisis, I think the majority of the province will do very well."

Christopher Alexander Re/Max Integra



"The Barrie market is back. They had a bit of a lull, but it's come back nicely, and I think it's going to continue to be one of the hot spots."

Brian Rushton Century 21

over into 2020, which means investors will be hearing a familiar refrain for much of the year: declining supply, rising prices. There just aren't enough properties, new or old, coming to market to satisfy demand.

"[Building activity] has to be significantly - quite significantly - above the level of household formation across the region" for buyers to experience any sort of price relief, says CMHC's Senagama, "and we're not really seeing that. We are likely to see stronger price growth, maybe close to the double digits, for multi-family units, particularly for condominium apartments and townhomes." Senagama sees home prices rising particularly quickly in Hamilton, the GTA, Oshawa and Kitchener-Waterloo.

The latter has received no shortage of attention over the past five years, but 2020 might be the year the crucial corridor of communities west of Toronto, from Guelph to London, really pops. "That continues to be a thriving area," says Century 21's Brian Rushton. "Our numbers out of London have continued to grow and grow and grow."

Markets further west - Chatham-Kent, Windsor-Essex, Sarnia – all had solid years in 2019, as affordability drew investors en masse and introduced each community to the joys of bidding wars. But the economic fundamentals and minimal population growth suggest the activity there may be unsustainable.

"Those markets might be getting a little bit

ahead of themselves," Porter says. "They've been driven by new retirees from Toronto, some speculation coming out of Toronto and even international investors. Solid population growth, but I'm a bit concerned about the underlying economic backdrop to the region."

Senagama agrees. "We need to see stronger population growth in some of those markets, which we're not seeing as much as we are in places like Hamilton," she says. "We're not seeing significant population growth in a place like Windsor."

Markets in Eastern Ontario are also expected to perform well in 2020, from the Durham Region, where job growth continues to impress, to Kingston, where affordability and an excellent pool of renters will draw investor interest. Ottawa, after another gold-star year of sales and price growth, is expected to remain one of the country's most desirable markets.

"I think Ottawa is definitely a market to watch," says Engel & Völkers CEO Anthony Hitt. "There's a lot of amenities there buyers seem to like - affordability being one of them."

Because of its combination of relatively affordable markets, strong local economies and fewer instances of market imbalances, Senagama says CMHC remains "fairly bullish on Eastern Ontario."

The Golden Horseshoe should also get some of its shine back in 2020. As for the

Q VIEW FROM THE GROUND



"Look to tertiary markets to begin receiving more attention and rapid price appreciation as population growth in the GTA and Southern Ontario pushes

the boundaries further and further. Belleville is a great example in the East GTA; investors are flocking there because of the desirable price points and fantastic amenities. To the west, look to Brantford to have spillover growth from Hamilton and Woodstock from the KWC corridor. Both locations still have lower average price points and healthy rental markets."

Paul D'Abruzzo

Rock Star Real Estate, Hamilton



"Windsor-Essex has benefited from so much appreciation over the past few years. With the construction beginning over the next year on the new

bridge from Canada to the US, an influx of good-paying jobs will stimulate the local economy and housing market."

Brady Thrasher Re/Max Preferred Realty, Windsor

GTA, "we see the Toronto market being on fire," Hitt says. "Maybe not at the levels of the past couple years, but there's really no indication it's going to slow down too much."

Rushton likewise doesn't foresee the 2016-2017 days of madness that shook the GTA coming back, but he says his company's brokers are excited about what's in store for the new year. "We're probably looking at getting back to about a late 2015 market there right now," he says. "I'm not so sure we're going to get back to where we were in 2016-17, with 40 offers on every property. I don't think that's going to happen in 2020."

Wherever investors buy in Ontario in 2020, one thing is virtually guaranteed: Rents will continue to rise. According to CMHC, rents in the province increased an average of 3.7% in 2017 and 4.8% in 2018. Based on that trend and the ceaseless river of new residents flowing into the province, there's little chance they'll grow less than 5% in 2019 or 2020.

"These are all signs that it is a very vibrant and healthy region," Senagama says. "[Ontario is] where people want to live and work."



ood news for anyone already in possession of a property or two in Quebec: The financial miracle that has turned the province into arguably the country's most vibrant, exciting and profitable playground for real estate investment is set to continue unfolding in 2020. Quebec's economy and housing market should both continue tracking skyward, albeit not at the same breathless pace.

"We do see the economy losing a bit of steam over the next year, but nothing significant," says BMO chief economist Doug Porter. "The overall story there is one of surprising success. There are a lot of things going right for Quebec right now."

Quebec's current position of strength was something no one predicted 10 years ago, when the province was asphyxiating on debt and struggling to expand its economy beyond traditional sectors like mining, forestry and manufacturing. But fiscal restraint on the part of two government regimes and the blossoming of Montreal into one of the world's leading centres of tech innovation have transformed the province from 'have not' to 'here, have some more.' Government surpluses have been used to fund massive infrastructure projects and provide Quebecers significant tax relief; both initiatives have had the dual effect of boosting consumer confidence and infusing the economy with an

invigorating splash of cash.

"Quebec keeps surprising us," says RBC's Robert Hogue. "It wasn't that long ago we were talking about Quebec in more negative terms, but these days, every new economic indicator that gets published surprises us on the upside."

Now that Quebec has established itself as one of Canada's economic success stories, those indicators might not hold quite as many surprises in 2020. But if everything continues falling the right way for the province, Quebec will spend the next year building on its strengths - an educated workforce, improved government finances, political stability - to the benefit of its rapidly growing population.



Belle of the ball

One area where Quebec continues to impress is employment growth. In August, unemployment in the province was a paltry 4.7%, the lowest rate in the country and the lowest it has been in Quebec since comparable data was first made available - more than four decades ago. In the 12 months ending August 31, the provincial workforce increased by a hearty 2.6% with the creation of 112,000 jobs.

"I never thought I'd see that in my lifetime in Quebec," Hogue says. "It's quite amazing. And when you look at demographic issues, like the aging of the population, chances are that low unemployment rate is going to be

there for a while."

That should be music to investors' ears. Similarly melodious is that so many of the jobs being created in the province are in nascent high-tech industries like artificial intelligence, edge computing, machine learning and microelectronics - sectors posed for exponential growth that will continue to draw highly skilled professionals to Quebec (well, Montreal at least) for years to come. The information/communications technology space already employs 210,000 people, or about 2.5% of the provincial population.

Employment is another area where the Quebec government's abundant surpluses - up to \$2.5 billion in the 2019-20 budget

KEY PROJECTIONS FOR QUEBEC



REAL GDP GROWTH 2019: 1.6% – 2.1% السالية

2020: 1.5% - 1.8%



EMPLOYMENT GROWTH

2019: 1.5% - 1.6% 2020: 0.6% - 1.1%



UNEMPLOYMENT RATE

2019: 5.1% - 5.3% 2020: 5.0% - 5.6%



HOUSING STARTS 2019: 46,900 - 48,500

2020: 43,000 - 43,800



AVERAGE PRICE INCREASE

2019: 3.6% - 4.8% 2020: 2.5% - 3.5%

Note: All figures represent year-over-year percentage change except unemployment rate and housing starts

- make their presence felt. The province continues to invest billions and billions of dollars into improving infrastructure, leading to a spate of hiring in an already booming construction industry.

"The provincial government has the room to manoeuvre, to invest in that infrastructure, and it is stimulative to the economy," Hogue says. "Construction has huge spin-offs across the economy."

The amount being spent on major projects in Quebec boggles the mind and has made the province the envy of its counterparts to the west and east. Project Laurentia is a new container terminal that will be the most technologically advanced cargo handling facility in North America. KPMG estimates construction of the terminal will generate \$500 million in economic benefits and an average of 1,267 jobs per year of construction; the total price tag is estimated at \$775 million. Quebec City's public transit system is slated for a \$3 billion upgrade, including trams and reserved bus lanes, to be completed by 2026. Other infrastructure projects in the works include a \$10 billion tunnel providing a third link between Quebec City and Levis, a new Pink Line for Montreal's Metro network (\$6 billion), the extension of Montreal's Blue Line (\$3.4 billion) and a new LRT system for Gatineau (\$2.1 billion).

The Quebec government is also investing in people, setting aside \$135 million in the

QUEBEC'S DRIVING FORCES FOR 2020

POSITIVE

- √ Historically low unemployment rate
- √ Strength in traditional and new industries
- Colossal infrastructure spending

NEGATIVE

- X Rapidly aging population
- Widespread labour shortages
- X Threats to economic growth from the US and China



most recent budget for skills training and employment services to get the province's youth into the job market. That job market will remain healthy for the next year or two, but Quebec, despite all the employment positivity, is still grappling with a serious labour shortage that is being exacerbated by its rapidly aging population. At press time, there were approximately 120,000 vacant jobs in the province.

"For a lot of businesses, it's getting more and more difficult to find employees," says CMHC real estate economist Francis Cortellino, who adds that the problem is not limited to traditional industries like forestry and mining, where retirees aren't being replaced by new workers. Even Montreal's tech, retail and services sectors are struggling to keep up with hiring demands.

Despite the sunny labour statistics, Cortellino insists that the lack of workers is having a negative impact on employment growth. It won't lead to a huge decrease in sales or starts, but it will prevent the economy, and subsequently the housing market, from hitting their full potential.

"In five years, 10 years from now, maybe we're going to start to see more symptoms of this aging population on the housing market," Cortellino says. "Right now, there's a labour shortage, but maybe in a couple of years, there's going to be other symptoms of this

If everything continues falling the right way for the province, Quebec will spend the next year building on its strengths

demographic change for the province. This is one of the biggest challenges that the province will have to face in the next few years."

Demographic traffic

Quebec's demographic challenges are no small matter. The province's leading employer's group, Conseil du patronat du Quebec, projects that between now and 2030, the number of Quebec residents between 23 and 67 will shrink by 140,000, while the number of people over the age of 68 will increase by more than 630,000. The group estimates that seniors will outnumber residents under 20 as soon as 2022 and that by 2027, deaths will outnumber births in the province, presenting it with the same problem that is currently plaguing Newfoundland.

Naturally, groups like the CPQ are encouraging the province to increase its immigration targets, with some calling for as many as 60,000 new arrivals to be let in annually for the next six or seven years to maintain Quebec's labour force. But the provincial government has instead opted to cut immigration from its 2018 level of 52,000 to 40,000 in 2019. That figure is set to increase every year until 2022, when it is projected to hit at least 49,500.

But Cortellino says investors concerned about the effect of lower immigration numbers on the housing market have little to worry about.

"The decrease in the number of immigrants is more than compensated with nonpermanent residents," including students, temporary foreign workers and refugees, he says. "There's been a huge increase in that part of migration, and that really helped to fuel the housing and rental demand. Most migrants,

① KEYSPIRE CORNER



The top city in Quebec is Montreal, due to its steady business and population growth, corporate investment,

and net migration. Around 70% to 75% of people in the city rent, which provides great supply for landlords. Several housingrelated costs in Quebec, like electricity, are lower than anywhere else in the country.

For condo investors, hit the western tip of the island: if cash flow is your goal, look at small plexes just off the island in Saint-Jérôme. Quebec's runners-up include Quebec City, Huntingdon, Sherbrooke and Saint-Jean.

-Michael Sarracini

when they arrive in a new city, they're going to opt for the rental market at first."

Temporary residents might not put much pressure on the resale market, but as long as this cohort of new Quebecers continues its steady procession into the province, vacancy rates and rents will continue travelling in opposite directions.

Le marché

Like Manitoba, Quebec is often viewed by outsiders as a large province with a single exciting housing market. It's a characterization that's hard to argue with, as most of the price and sales growth in the last two years - as well as what's being projected for 2020 - has taken place in Montreal.

"I think Montreal's time has come," says Engel & Völkers CEO Anthony Hitt. "I think they're going to see the same environment that we've seen in Toronto for the last few years. I don't see any signs of it slowing at all."

Montreal, on top of being a world-class city for art, food and fun, is also the heart of the provincial economy and arguably the easiest city in the province for residents to get by in English - a huge draw for non-Frenchspeaking newbies, who account for most of the immigration into the province.

Montreal is growing far more competitive for investors. Three years ago, you couldn't swing un chat mort without hitting an empty condo; now, every segment of the market is hot. At the end of June, the median prices of detached, condo and plex units had all jumped by at least 6%, an uncharacteristically large increase for Montreal, but one that will likely

be matched in 2020 due to shrinking supply. (Between June 2018 and June 2019, active condo supply in the city dropped by 27%.)

Thankfully, prices in Montreal were undervalued before the market caught fire in 2018, so buying in 2020 should still be an attainable goal for most investors. The median price for detached properties remains close to \$500,000, still a fraction of what similar homes would cost in Toronto or Vancouver. Condos were averaging around \$340,000 at press time. At this point next year, it wouldn't be surprising if increased demand and competitive bidding had pushed that figure closer to \$400,000.

An intensifying market where bidding wars are the norm inevitably begs the question: Where else should an investor look? It's a tough call. The labour situation is not nearly as rosy in other parts of the province, and new arrivals considering work outside of Montreal may view the language barrier as a deal-breaker.

But 24,000 people moved from Montreal to off-island suburbs between July 2017 and July 2018, the largest net loss since 2009–2010, suggesting that price pressures and increasing congestion are forcing people to look beyond the city limits for housing. It brings to mind the role Burlington, Oshawa and Hamilton played in absorbing some of the heat billowing off of the Toronto market.

"I wouldn't be shocked if we see a bit of what we're seeing in Ontario eventually start to develop in Quebec, too," says BMO's Porter.

Rather than speculating on which suburb will be the first to burst into flames, Century 21's Brian Rushton says there are two established markets worth exploring in 2020: Gatineau and Mont Tremblant.

Mont Tremblant, Quebec's cherished ski mecca, provides an excellent option for investors looking for lucrative nightly rentals without the guilt of depleting a city's housing supply. Mont Tremblant is only two to three hours, depending on traffic, from both Montreal and Ottawa. And with all the new tech money flowing through both cities, the condo and condo hotel units at Tremblant are virtually guaranteed to be full from October until April. "It may not have reached the peaks of Whistler [in BC], but it's at least as busy as Collingwood [in Ontario]," Rushton says.

Gatineau, on the other hand, benefits from being minutes away from Ottawa's scalding

VIEW FROM THE TOP



"The Montreal market is quite strong right now, both in terms of sales and prices, and I think that can carry on, even if the Quebec economy

broadly loses a little bit of momentum over the next year."

Doug Porter вмо



"If I was a betting person, I'd say Montreal is set to continue to boom."

Christopher Alexander Re/Max Integra



"[Employment growth] will still be positive, but a little bit lower than the last few years. This is going to help fuel housing demand."

Francis Cortellino CMHC

VIEW FROM THE GROUND



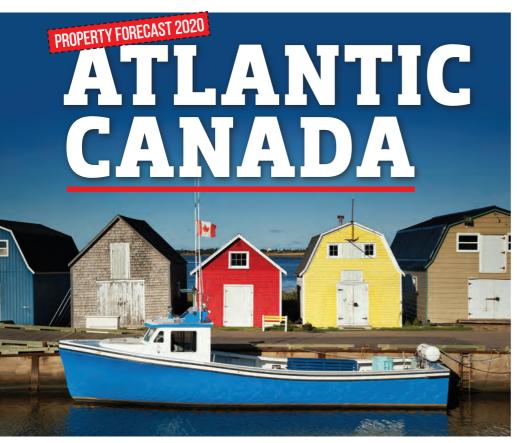
"My prediction for the market in Quebec that will see the most action is, of course, Montreal. The market has been on fire the last year, and there are

no signs of it slowing anytime soon. The hottest markets in the downtown area are the Sud-Ouest, Verdun and Plateau, which are seeing about 25% of properties selling over asking price."

Angela Langtry Century 21 Immo-Plus, Montreal

rental and resale market. The city didn't see quite as much spillover from the nation's capital as one might have assumed in 2019, but active inventory has been plummeting. In the year ending June 30, active listings for detached and condo properties fell by 22% and 16%, respectively. Prices, however, have yet to make any sudden moves. A condo in the city – soon to be home to that shiny new LRT system - can still be found for less than \$175,000. The median price for single-family homes was only \$245,000 this past summer.

CMHC doesn't see the average price in Gatineau rising by more than 1% in 2020. Investors priced out of Montreal and Ottawa, but still wanting to be close to one of the country's tightest rental markets, have at least one strong secondary option.



t's an exciting time in Atlantic Canada: the population's growing, the employment picture is improving, and confidence is sky-high. (Two of those three metrics even apply to Newfoundland!) After several years where all anyone talked about was BC, Ontario or Montreal, CREW believes 2020 will be the year the Atlantic Canada market finally gets its due from the rest of the country's investors.

Of course, New Brunswick, Nova Scotia, PEI and Newfoundland/Labrador are far from a single entity from a cultural perspective. The economic issues facing each province, however, are similar enough that they belong in the same discussion, particularly for an audience that might wish to compare them side by side.

Population on the upswing

Let's start with the big story in Atlantic Canada, one that should continue its positive unfolding in 2020: population growth.

Population numbers in three of the four Atlantic provinces are rising faster than they have in decades, largely the result of aggressive attempts to boost immigration numbers at the provincial and federal level - including the Atlantic Immigration Pilot, which has been extended until 2021 - but also because of a welcomed jump in migrants from other provinces and a growing retiree population looking for a peaceful, affordable place to run out the clock.

It's not all good news, of course. According to the Atlantic Provinces Economic Council [APEC], Newfoundland has shed about 0.2% of its population annually since 2016, and it remains the only province with a shrinking population. But three out of four ain't bad.

® NEW BRUNSWICK

It's a new day in New Brunswick. Between 2013 and 2018, the province's 1.6% annual rate of population growth was next to last among all provinces and territories, and New Brunswick's population actually shrunk in 2015. The provincial government responded wisely to the predicament, upping its international immigrant quota from 625 in 2014 to 2,291 in 2017.

Realizing those measures weren't enough, the province also unveiled a new growth strategy in August that would more than triple the number of immigrants brought to New Brunswick. By 2024, it hopes to attract

ATLANTIC CANADA'S **DRIVING FORCES FOR 2020**

POSITIVE

- √ Strong immigration numbers (PEI, NB, NS)
- Improving employment situations
- Major capital investments (NB, NS, NL)

NEGATIVE

- X Rapidly aging population
- Widespread labour shortages
- X Shrinking population (NL)

7,500 new residents every year, equivalent to about 1% of the provincial population. The city of Fredericton is in the first stages of a plan that aims to attract 1,000 newcomers annually for the next 25 years. A smaller but no less well-intentioned plan in Saint John is also attempting to attract and keep new arrivals. The city hopes to add 400 residents between 2019 and 2020.

"Population growth in New Brunswick has been really strong compared to previous years," says CMHC senior analyst Kelvin Ndoro. "We expect that to continue."

Ndoro says interprovincial migration, typically the bane of the Atlantic provinces, has also become a positive for New Brunswick. Its attainable housing prices, lower cost of living and three major employment centres have made New Brunswick an attractive alternative to Ontario, Alberta and British Columbia.

"In the last two years, New Brunswick has actually had positive interprovincial migration with British Columbia, for example," Ndoro says, "and that's something that we haven't seen in the past."

🤋 NOVA SCOTIA

Unless Halifax somehow vanishes from the face of the earth, Nova Scotia will remain the Maritimes' hub for new arrivals. The city's welcoming vibe, massive educational sector and eclectic job market make it a magnet not only for international immigrants, but for a growing number of young Canadians looking for big-city opportunities without having to subject themselves to the congestion and costs associated with Toronto or Vancouver.

In the first quarter of 2019, Nova Scotia's population rose by 1.2%, the strongest quarterly expansion since 1984 – and that's after growing by approximately 2% in 2018.

International immigration takes up most of the talk when population growth in Nova Scotia is discussed, but, as in New Brunswick, interprovincial migration is making a real difference. According to Ndoro, Nova Scotia has experienced three consecutive years of positive population growth from interprovincial movement, a phenomenon that hasn't been seen in more than 20 years.

PRINCE EDWARD ISLAND

PEI has been arguably the most fervent of the four Atlantic provinces in its efforts to bolster its population. In the three years since the 2016 census, PEI has added a full 10,000 people to its ranks. After drawing a higher percentage of new arrivals than any other province between April 2018 to April 2019, PEI is now home to more than 153,000 residents.

International immigration increased a whopping 24.9% between Q4 2018 and Q1 2019, which, considering the calibre of these new Canadians, is excellent news for the provincial economy.

"People are coming in under the economic class, which means they have to be willing and able and eligible to work, so they're typically highly skilled professionals for the most part," says Chris Janes of CMHC. "That's really been driving the economic activity for the island now for the past five years. We expect that to continue."

Janes says the province has faced challenges in retaining its immigrants, many of whom leave for greener pastures within two years of arrival. It's not an ideal situation for PEI, but it should be good news for landlords. The province expects to add 27,000 new immigrants between 2019 and 2028.

What about employment?

One area where all four Atlantic provinces are trending positively is job growth. While 2020's employment numbers might underwhelm compared to 2019's, they should continue heading in the right direction.

PFI

PEI

PEI

2019: 1.2% - 2%

2020: 0.9% - 2%

2019: 0.6% - 2%

2020: 0.1% - 1.2%

2019: 8.9% - 9.2%

2020: 8.6% - 9.1%

2019: 700 - 1,100

2020: 800 - 1,100

9 NEW BRUNSWICK

Employment growth in New Brunswick was up and down for most of 2019. A month like June, when 2,100 new full-time jobs were created, would be followed by a dismal month like July, where 7,300 jobs, most of them part-time, were lost. (The province rebounded again in August, filling 4,700 new full-time positions.)

Hiring in New Brunswick's manufacturing sector increased by roughly 6% in 2019. If the global economy irons out its wrinkles, this sector and other export-related businesses could see further hiring gains next year. Even if the province's other major employers, such as lumber and oil production, eschew the need for new workers, new industries - cannabis production, aquaculture, cybersecurity and professional/technical services, the latter of which is becoming one of the fastest-growing sectors in the province - should see increased hiring.

Nova Scotia is experiencing strong employment growth in a number of industries, from lobster boat repair to

KEY PROJECTIONS FOR ATLANTIC CANADA



REAL GDP GROWTH

النيال. New Brunswick 2019: 0.5% - 0.9%

2020: 0.7% - 0.9%

EMPLOYMENT GROWTH New Brunswick

2019: 0.5% - 0.8%

2020: -0.1% - 0.3%

UNEMPLOYMENT RATE New Brunswick

2019: 7.9% - 8% 2020: 7.5% - 8%

HOUSING STARTS New Brunswick

> 2019: 2,000 - 2,600 2020: 2,300 - 2,400

AVERAGE PRICE CHANGE New Brunswick

2019: 2.2 % - 3.9% 2020: 5.6% - 6.1%

Nova Scotia

Nova Scotia

2019: 0.7% - 1.3%

2020: 5.6% - 6.1%

2019: 1.9% - 2.4% 2020: -0.2% - 0.6%

Nova Scotia 2019: 6.8% - 7.1%

2020: 6.8% - 7.4%

Nova Scotia 2019: 4,100 - 6,100

2020: 3,800 - 5,500

Nova Scotia 2019: 6.7% - 6.9% 2020: 4.6% - 7.4% PEI 2019: 7.8% - 9.4% 2020: 2.0% - 5.2% Newfoundland and Labrador 2019: 1.5% - 2.6%

2020: 0.2% - 1%

Newfoundland and Labrador

2019: 0.9% - 1.9% 2020: -0.8% - 0.2%

Newfoundland and Labrador

2019: 11.8% - 12.5% 2020: 11.6% - 13.1%

Newfoundland and Labrador

2019: 700 - 900 2020: 1,200 - 1,400

Newfoundland and Labrador

2019: -3.9% - 2.8% 2020: -1.9% - 3.6%

Note: All figures reflect year-over-year percentage change, except for unemployment rate and housing starts

VIEW FROM THE TOP



"The East Coast is relatively stable. We see immigration and population growth slowing down, but overall, I believe that this

will be a relatively stable environment." Robert Hogue **RBC**



"Overall, I think it's looking to be a relatively soggy market in Newfoundland next year."

Doug Porter BMO



"Full speed ahead for the PEI economy. We don't see any current short-term or medium-term risks."

Chris Janes CMHC

VIEW FROM THE GROUND



"With the lack of substantial new supply, strong population migration, increasing rents, decreasing vacancy, a shortage of workers and completion

of Irving's new headquarters in uptown Saint John, the city will continue to gain momentum and outperform nearly all other markets in Canada in 2020. Investors from Ontario and BC are starting to flock to the city already in the second half of 2019. Move quick!'

Brock Rogerson HABO

construction to enterprise management (which saw its labour force grow by 8% in 2019). The province is expected to see nominal growth in 2020, but employment is on pace to increase by 2.5% in 2019.

"We've seen quite an improvement in the employment rate and overall job growth in the last year," says BMO's Doug Porter, who projects an average unemployment rate of around 7% for the province in 2019 - "which is, relatively speaking, quite low."

It won't all be smooth sailing for Nova Scotia. The potential closure of the Northern Pulp paper mill could spell the loss of 2,700 jobs. Tensions with China, where 14% of the province's exports are shipped, could limit employment growth in a plethora of sectors.



But new shipbuilding projects, increasing investments in healthcare-related R&D and construction should help maintain the forward trajectory.

"There's just a lot of economic activity happening in Nova Scotia," Ndoro says.

PRINCE EDWARD **ISLAND**

PEI is on pace to lead the country in economic growth in 2019, largely due to its surging population, and that's great news for employers looking to expand their operations. Employment increased 1.4% in the first four months of 2019 - all full-time positions with retail and manufacturing leading the charge. And while the proportion of temp jobs in the Canadian economy continues to grow, increasing 1.5% nationwide from 1998 to 2018, in PEI it fell by 6.2%.

That's a good indication of the quality of jobs being created on the island. The aquaculture, bioscience and aerospace sectors continue to bring highly trained (and highly paid) workers to the province. Cannabis and biopharma manufacturers have announced ambitious hiring targets. The province's tech entrepreneurs have been welcomed with open arms by a business-friendly government that recently pledged to cut both small business and personal income taxes. Don't be surprised if employment growth tops 1% for the second year in a row in 2020.

Employment has been a surprisingly cheery story for Newfoundland in 2019, increasing by about 2% for the year, driven by a 3.5% gain in full-time work. "It was lagging," says CMHC's Janes. "Employment's been under pressure since 2014 and has been doing quite well for the past 12 to 18 months. We expect that to continue."

While Newfoundland continues to navigate a slippery petroleum landscape, other industries are starting to pick up some of the hiring slack that has accumulated over the past half-decade. The mining sector, driven by nickel and iron ore production in Labrador, is expected to see its labour force grow by 38%. Construction on a new port in Cremaillere Harbour, which will house an industrial cluster, an ice research centre and a base for arctic marine and air operations, is set to begin in 2020 and continue for a decade, creating hundreds of jobs. The province's nascent tech and education services sectors also show signs of continued growth. (The former already employs almost 1% of the population.)

"It's such a small province," says RBC's Robert Hogue, "so every small thing can really lift it."

Capital gains

Another trend that's helping build confidence in Atlantic Canada is the flabbergasting amount of money that has been committed to future large-scale projects in the region. Some of the more exploratory initiatives may wind up being duds, but the potential construction costs, wages and tax revenues could provide a serous lift for each province.

According to APEC, \$141 billion is being

injected into major investment projects in Atlantic Canada. Nova Scotia and Newfoundland are seeing the most activity. On a smaller scale, over a billion dollars will be invested into cannabis production in the region between 2018 and 2022, and \$850 million will be spent on aquaculture.

Now the bad news ...

While 2020 is shaping up to be a good year down east, there are issues that, if left unrectified, are going to pose serious challenges to the long-term health of the four Atlantic economies and housing markets.

The first - no surprise to anyone familiar with the region's challenges - is its rapidly aging population. International immigration has provided a lifeline to Atlantic Canada, but with most new arrivals heading west after a few short years, each province is still left to grapple with a shrinking workforce, a declining tax base and the increased healthcare costs associated with caring for an elderly population, all of which contribute to fewer funds for public-sector employment and substantial decreases in the kind of infrastructure spending that creates jobs and attracts new businesses.

An aging workforce also poses challenges to key industries, particularly construction and tech. Few people in their late 50s are lining up to work a jackhammer or are inclined to find jobs in the new information economy rewarding.

The problem is most pronounced in New Brunswick and especially Newfoundland, where 27% of the population will be over the age of 65 by 2025. "We're still going through population decline year over year," says CMHC's Janes, who is based in Paradise, Newfoundland, "and that's driven primarily by the aging population."

Deaths outnumbered births by about 900 in 2018, a trend that has been in place since 2014. Government projections have the province's population shrinking from its current level of approximately 528,000 to as little as 492,000 by 2036. A shrinking, rapidly aging population is the last thing needed in a province already buckling under the crushing weight of a \$15 billion debt.

Closely tied to Atlantic Canada's greying is the trouble employers are having finding staff. Nova Scotia is currently weathering the highest job vacancy rate it has seen in

nine years, and that's despite its white-hot employment and population growth. Too many jobs feels like a good problem to have, but when construction companies can't build, hospitals can't find nurses, schools can't find teachers, offices can't find whitecollar workers and entrepreneurs can't find the right staff to launch their tech ventures, those industries inevitably slow. And when multiple industries take a collective nosedive, economies start to atrophy.

Fortunately, the darkest of these clouds won't be passing over Atlantic Canada for some time. In 2020, the region's housing markets should remain a relatively safe haven for investors.

What's looking good?

With immigration and job numbers up across most of Atlantic Canada, investors have ample reason to look east next year.

"It just feels like the Atlantic provinces are gearing up to become rediscovered," says Re/Max Integra's Christopher Alexander, who feels the region has been largely slept on since 2010. "Now people seem to be

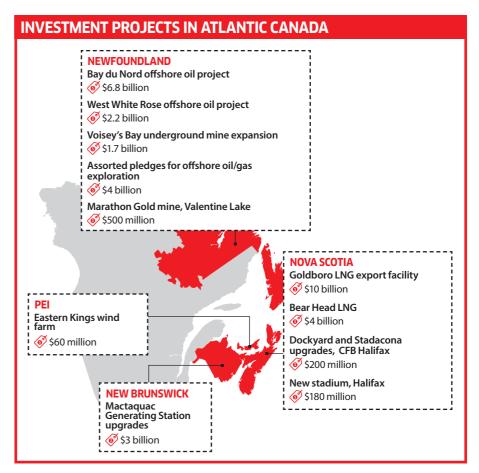
really attracted to those provinces. They offer a lot. They have good amenities, and they're very affordable."

9 NEW BRUNSWICK

Most of the experts CREW spoke to this year were extremely bullish on Moncton, by far New Brunswick's hottest housing market. In May, sales in the city were up an eyebrow-raising 24% year-over-year. The region's shipping hub and the largest Atlantic economy next to Halifax, Moncton continues to attract new businesses and residents at a steady clip.

"It's the centre of the Maritimes, and it's been a pretty vibrant market," says Century 21's Brian Rushton. "I think Moncton will continue to be the driving force there."

Rushton is slightly less enthusiastic about the more insular Saint John, but says outlying areas like Edmundston might be worth a look based on the strength of their local economies. In general, he encourages investors to more thoroughly investigate smaller markets going forward. "They don't get the big announcements, but small



(i) KEYSPIRE CORNER



Halifax takes the top spot for Atlantic Canada. The solid economics include netpositive population migration,

multiple universities and government investment by way of the port improvement and the operation of all four divisions of the Canadian military. Limited extended infrastructure keeps the population out of the countryside and close to the city.

With its cottage-like setting, Halifax is welcoming many Canadians who are moving from more pricey markets like Toronto to retire in a home that costs half the price of the one they currently live in. Halifax has many underperforming properties where investors can create a deal. Also keep an eye on Saint John and Moncton in New Brunswick; Sydney, Nova Scotia; and Charlottetown, PEI.

-Michael Sarracini

business in Canada continually drives smaller markets that we don't necessarily see quoted anywhere," he says.

In CREW's opinion, Fredericton shouldn't be slept on in 2020. The centre of New Brunswick's education and government sectors, the provincial capital is one of the country's most reliable markets. The city recently released a municipal draft plan for sparking and organizing future growth that includes more parks, improved transportation options and increased commercial activity. One key aspect of the plan is a projected increase in the city's population from its current level of 60,000 to 90,000 by 2041.

® NOVA SCOTIA

This section could arguably be one word - Halifax - and still be mostly on-target. Halifax remains not only one of region's strongest, most profitable markets, but one of Canada's. The city ranks 24th on StatsCan's ranking of median household incomes, but it's 13th in average rent costs for one- and two-bedroom units. In April, home sales in Halifax were already up 24% annually, and apartment vacancies are at a 28-year low.

According to CMHC's Ndoro, low inventory will limit sales in Halifax in 2020, but it will have the opposite effect on prices. "In terms of sales increases, the market can't

really get better [than it currently is], so the only increase we'll probably see will be in prices," he says.

For investors looking for a less competitive market that's closer and more accessible to downtown Halifax than most of the city's suburbs, Dartmouth is worth a trip over the MacDonald Bridge. With the vacancy rate already scraping bedrock in Halifax, more and more renters are realizing that Dartmouth is their best option for affordability and proximity to Halifax's bustling Peninsula. Development in Dartmouth is ramping up in anticipation of the inevitable flood of new residents, particularly near Wyse Road and its nearby bridge terminal, the busiest stop in Halifax's transit system.

Rushton says more adventurous investors might have luck in outlying areas like Yarmouth, Amherst and Truro, where the local economies are stable and homeownership rates are decreasing. Because of its proximity to Halifax, Rushton says Truro could be the pick of the litter. "We have a fair number of people making their homesteads there and commuting back and forth into Halifax," he says.

PRINCE EDWARD

Charlottetown was one of the country's hottest housing markets in 2019, with a surging number of new residents snapping up properties and those left on the sidelines driving the rental vacancy rate to virtually zero. Like Halifax, Charlottetown will be an increasingly competitive market in 2020. There was a 319% year-over-year increase in multi-unit housing starts in July, but until those units hit the market, expect bidding wars to be the norm.

Some analysts, including BMO's Doug Porter, feel the sales activity in Charlottetown may not be sustainable because of what's driving it: rabid Airbnb investors and others who have fallen under the spell of the dreaded S-word.

"While the economy is seeing some gains, I think there's a case to be made that we're seeing some real speculation in that province as well," Porter says. "I wouldn't necessarily say it's a blip. It just might not live beyond a couple years. Once you get speculation going, especially if the local provincial

government doesn't have an issue with it and might even encourage it to some extent - then it can run for a while."

But Janes disagrees with this assessment of PEI's market activity. "It's not speculative at all," he says. "It's been driven by that international migration. The housing market is expected to continue to perform well over the medium term," and the vacancy rate in Charlottetown should "remain near zero."

With Charlottetown maxed out, 2020 will provide a glowing opportunity to investigate other rapidly growing communities with low vacancy rates, like Stratford, Cornwall and especially Summerside.

NEWFOUNDLAND

There's still an awful lot of inventory sitting around on the St. John's market, making it ripe for investors looking to buy on the dip. It's a tough call, though. The city's population is a concern, but the hiring and wage growth seen in the province are reasons for optimism.

"I think Newfoundland will surprise on the upside because of the activity related to oil," says RBC's Robert Hogue. "We're relatively optimistic about the overall impact on the province."

BMO isn't so sure. "Looking out into next year, we've actually got Newfoundland with the most modest growth in the economy, and potentially a flat to even small drop in employment," Porter says. "It's not the most auspicious background for the housing market. Overall, I think it's looking to be a relatively soggy market in Newfoundland next year."

Janes sees the Newfoundland market improving "as we move into 2021 and beyond." With new construction down about 40% in the province in 2019, supply should slowly tighten up. He says prices, having increased about 5% this year, are stabilizing. "We expect that to continue - and continue to improve - as we go forward."

Investors should still be intrigued by St. John's potential and low prices. It's also proving to be a diamond in the rough for Airbnb-ers. The city may not be booming, but it attracts enough visitors that a cute, centrally located apartment will almost certainly bring in far more rental income as a nightly accommodation than it would as a long-term rental. ■





REPMAG.CA ISSUE 5.04

EALS 2019

Meet the 50 teams that dominated Canadian real estate in 2019





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TOP TEAMS





Collaborative and efficient, dedicated equally to colleague and client, these 50 teams prove that while a lone wolf might get the glory, it's the pack that makes the most noise

REAL ESTATE is awash in clichés, and that's not such a bad thing. Clichés are only truths stated simply – they wouldn't be used if they didn't describe something that gets proven and re-proven every day. So when elite agents say that "teamwork makes the dream work," it's not a bad idea to pay attention.

Some of Canada's most successful real estate

agents are now the leaders of their own teams, and it's easy to see why. Having a common goal in mind often brings out the best in individuals. The opportunity to specialize roles allows for improved customer service. Intelligent people fleshing out their ideas collaboratively speeds up a business's evolution.

This year's Top Teams might personify a

popular cliché, but they are anything but generic. They are collaborators, innovators, negotiators and educators, using every tool at their disposal to gain and retain client trust at a time when doing so is more difficult than ever. *REP* salutes these 50 teams for their consistency, their integrity and their willingness to break the mould.

ABOUT THE SPONSOR

Kathleen Black has worked with thousands of teams to build efficient, profitable, productive businesses, all while making a positive impact on both the real estate industry and local communities. With 80% of her clients now top 1% producers nationally, Black's tried, tested and true Ultimate Expansion Strategy has built the foundation for countless top performers



to scale and grow. But being in the top 1% of producers only matters when you have a top 1% life to go with it; Black's true passion is for supporting those lives with dynamic business growth.

Kathleen Black and the team at Kathleen Black Coaching and Consulting extend their congratulations to all of this year's Top Teams. Thank you for helping to elevate the professionalism, service levels and standards of our industry.

TOP TEAMS

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ANGIE GOULET & ASSOCIATES

Team leader: Angie Goulet

Windsor, ON

Angie Goulet & Associates is passionate about people, problem-solving, real estate and design. A strategic, client-focused member of the Re/Max Preferred Real Estate family, Goulet's award-winning crew brings honesty and integrity to each step of the buying and selling process. "We strive to make each and every client feel like they're number one," Goulet says, highlighting the team's 140 years of combined experience.

A collaborative group that pushes itself forward with continuous education, Angie Goulet & Associates is well positioned to guide Windsor-area buyers through the next stage in the market's rapid evolution.



THE POLSINELLO TEAM

Team leader: Frank Polsinello

Newmarket, ON

A legend in Canadian real estate, Frank Polsinello's position at the top of the industry has never been in question. With more than 30 years of real estate experience, Polsinello and his team faithfully serve clients in the York, Simcoe and Durham regions of Ontario. Having facilitated more than 3,000 real estate transactions, Polsinello believes that to succeed in the long run, there are some things you simply can't compromise: care, attention to detail, market expertise, innovative marketing strategies and, above all, a mastery of the art of negotiation.





THE O'QUINN TEAM

Team leader: Lorraine O'Quinn Trenton, ON

The O'Quinn team prides itself on repeat business – a sound strategy for a group that goes above and beyond for its clients so consistently. Known for their attention to detail, swift follow-up and stellar negotiating skills, the six agents and three unlicensed assistants on Lorraine O'Quinn's team have proven that they have more than enough experience to get the job done. Over the course of her 20 years in the business, O'Quinn has always been there for her clients, her agents and her community. She has been in the top 1% of Royal LePage agents for nine years in a row.

GTA HOMES

Team leader: Brigitte Obregon Vaughan, ON

Brigitte Obregon gained her expertise in establishing long-term relationships and providing superior service as an account manager for one of Canada's largest computer distributors. Since becoming a Realtor in 2004, she has been applying the lessons she learned peddling hardware to sell homes. Fuelled by a comprehensive knowledge of the ever-changing, ever-challenging Toronto market, the GTA Homes team ensures clients receive the ultimate real estate experience.



FARIS TEAM

Team leader: Mark FarisBarrie. ON

"If you love your client, you will go the extra mile and always do the right thing," says Mark Faris, broker and CEO of Faris Team. That sustaining value is at the heart of the processes and programs that allow Faris' team to build on its remarkable success year after year.

As team leader, Faris feels his most critical function is to select the most professional, principled and high-performing Realtors, who can then strengthen their skills and knowledge with customized, ongoing training. Faris Team's award-winning marketing package, communication framework and rock-solid customer service are just a few of the reasons why it has become one of the most trusted names in Canadian real estate.



URBAN UPGRADE REAL ESTATE TEAM

Team leaders: Frances Dares and Thomas FerianecCalgary, AB

After years of running separate successful teams, Thomas Ferianec and Frances Dares merged their resale and new-home operations in 2015 to form Urban Upgrade, now one of Calgary's top real estate teams. The team's new-home division, the first of its kind, specializes in the development, marketing and sale of inner-city homes, offering land procurement and assembly, development consultation, and marketing and sales services to builders and developers.

The team believes the key to long-term success is investing in talented people and remaining focused on its core principles: thoroughly analyzing market trends, sticking to the fundamentals of good business and acting with integrity in any kind of market.



SHAHID KHAWAJA TEAM

Team leader: Shahid Khawaja

Mississauga, ON

Shahid Khawaja does everything on a grand scale, from his larger-than-life personality to his jaw-dropping sales figures. In his 14 years in the business, he has sold more than \$1 billion in

real estate. Driven by Khawaja's values and endless stream of ideas, his team killed it in 2019, taking its unique combination of dynamism and professionalism to new heights.

Khawaja's pride in his team's performance is obvious. "This is a diverse team with a versatile skill set," he says. "They have a proven track record of excellence and consistently get our clients top results."

TOP TEAMS



DAN PLOWMAN TEAM

Team leader: Dan Plowman Oshawa. ON

The Dan Plowman Team had been helping people achieve their real estate goals in Ontario's Durham Region long before the area became one of the province's top destinations for buyers. Leveraging what he believes to be the very best systems and partners in the region, Plowman has managed to sell more homes than anyone else in his territory for almost a decade.

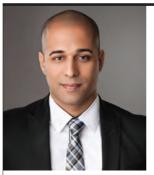
"The most proven systems, the most up-to-date tools, a great culture and amazing team partners – that's our recipe for success," he says. "Doing more deals is just a natural byproduct of doing the right things."

ÉQUIPE ROGER LEBLANC TEAM

Team leader: Roger LeBlanc Moncton, NB

After three decades as a Realtor, the spring hasn't left Roger Leblanc's step; any of his recent clients will tell you that his passion for the business is stronger than ever. As team leader and owner of Re/Max Avante in Moncton, LeBlanc spends his days doing what he loves best: helping people achieve their goals.

He attributes his team's success to always putting the customer first. "I try to empower my agents to create moments that are more than the client could imagine," he says.



OAKWYN MARKETING

Team leader: Charan Sidhu Vancouver. BC

The team at Oakwyn Marketing has been involved in over 10,000 home sales, representing \$3 billion worth of real estate. Led by Charan Sidhu, who has more than a decade of experience in selling and marketing new development projects of all shapes and sizes, Oakwyn is known throughout the Lower Mainland for its innovative

and fresh viewpoints, its tactical and creative thinking, and for bringing both a local and global perspective to marketing and sales strategies.



TOSCANO TEAM

Team leader: Angelo Toscano Ottawa ON

Angelo Toscano says his Re/Max team's success is the product of both consistency and variation. The team is bonded by a strong set of shared core values, but each member also has a clearly defined role, allowing clients to have their needs met immediately via text, email or phone. Well aware of the role relationships play in the health of any real estate business, Toscano Team holds various events for its clients throughout the year, from movie nights to apple picking to roadside hot chocolate at the Santa Claus parade.

Twenty-five years in and still going strong, Toscano's name is sure to be gracing many a 'sold' sign in Ottawa in 2020. "Serving this city remains my passion," he says.



RINA DIRISIO TEAM

Team leader: Rina DiRisioOakville. ON

A lifelong Oakville resident with more than 30 years of real estate experience, Rina DiRisio uses her deep local knowledge and extensive network to provide a competitive advantage for

her luxury real estate clients. DiRisio has built her reputation on unmatched customer service, a stress-free experience and satisfying results. "It's all thanks to a well-balanced sales and marketing team," she says.

DiRisio is also an integral part of the Oakville community, profiling local businesses and giving back whenever she can. She has resided in the top 1% of Royal LePage's residential sales force for 21 years and is a member of the Royal LePage Hall of Fame.





THE KATE BRODDICK TEAM

Team leader: Kate BroddickBrantford, ON

Since 2015, the Kate Broddick Team has been the number-one team, led by the number-one real estate agent, in Brantford's booming real estate market. The team's out-of-the-box

marketing strategy includes promotion in movie theatres, celebrity endorsements from HGTV personalities like Bryan Baeumler and Scott McGillivray, and one of the largest social media followings in the area.

"When you love what you do, it's easy to go the extra mile and set yourself apart from the rest of the crowd," Broddick says. "Our clients see that difference and trust us to get their homes sold."



WALKER REAL ESTATE GROUP

Team leader: Geoff Walker Ottawa, ON

Geoff Walker's passion for both real estate and client satisfaction has been the driving force behind his prosperous and rewarding career. Walker was methodical in building his team, ensuring that he was bringing on not only experienced Realtors, but also distinctive personalities. "An integral part of a solid business is recognizing that each Realtor has something unique to offer," he says, "and together, these differences create a thriving environment."

Walker and his team members are strongly committed to helping the Ottawa community. They are dedicated advocates for first responders and military members and their families, especially those suffering from PTSD.



ED DALE

Team leader: Ed Dale Jr.Winnipeg, MB

The Ed Dale Team has been the number-one Re/Max team

in Manitoba for the last two years. Team leader Ed Dale Jr. attributes this accomplishment to the combination of a targeted approach (the team specializes in Winnipeg's south side) and marketing savvy. "For every home we list, we do a professional video tour that I am personally in that's shot in 4K," Dale says. "We average between 8,000 and 10,000 views weekly on each listing video."

Modern strategies aside, Dale says he's proud of his team's heritage: His father has been selling real estate for more than 40 years and has been in the top 1% of local agents since 1977.



BARRY TEAM

Team leader: Emily Barry Niagara Falls, ON

Led by local real estate celebrity Emily Barry and her marketing-savvy husband, Joe, Barry Team is a nationally recognized group of 10 licensed Realtors and

three support staff that is approaching \$100 million in sales. From clever and creative marketing campaigns to value-added public seminars and community involvement, the Barry Team has found a way to make selling real estate look easy.

The team is a passionate real estate family that loves its work as much as the adrenaline-driven lifestyle that accompanies being one of the most successful teams in the Niagara Region. "We're set to enter the 2020s with the same hunger for innovation and creativity that has brought us to where we are," Emily Barry says.

TOP TEAMS



TEAM GORAN

Team leader: Goran Todorovic Windsor, ON

Team Goran's success in an intensely competitive Windsor market is the result of continuous growth, both personally and professionally.

"This is a true team – a cohesive group of professionals brought together because of each person's inherent desire to help others and strong ambition to succeed as both an individual and as part of a greater whole," says team leader Goran Todorovic. The result is a team armed with the resilience to ride out the waves of a changing market and the energy to stay on top of industry trends and make use of the latest marketing tools.



KNOWLES/WOOLSEY TEAM

Team leaders: Scott Woolsey and Steve Knowles Barrie, ON

For third- and fourth-generation Realtors

Scott Woolsey and Steve Knowles, real estate isn't just a career – it's in their DNA. The Knowles/Woolsey Team has more than 80 years of combined experience and possesses a unique blend of specialized backgrounds and professional accreditations. "Our philosophy is to educate our clients, surround them with a team of professionals and have some fun together along the way," Woolsey says.

With Knowles/Woolsey now a major player in Barrie's growing pre-construction market and a third consecutive Re/Max Diamond Award on the way for 2019, the fun won't be stopping anytime soon.



LIFESTYLES NORTH REAL ESTATE TEAM

Team leader: Steve Simon Thornbury. ON

What sets Lifestyles North Real Estate apart from the competition is the proven leadership of Steve Simon, who honed his marketing and sales experience while leading teams for successful Fortune 500 companies. Succeeding in a

brutally competitive international business environment prepared Simon well for the increasingly hot real estate market in Ontario's Blue Mountain region.

Simon's team has been a mainstay in Royal LePage's top 1% for the past seven years and leapt into the company's top 30 after just four years of operation. Simon reports that "2019 has been exceptional, and we are expecting to climb even higher."

ST. JEAN REALTY

Team leader: Michael St. Jean Hamilton, ON

"When you wholeheartedly believe in your city, great things happen," says Michael St. Jean of St. Jean Realty. Born into a family of real estate professionals in Hamilton long before the city started coming back to life, St. Jean lives and works by his team's motto of "helping Hamilton grow." Passionate about real estate since childhood, St. Jean's accomplishments – selling 3,000-plus homes and representing more than 20 developments – have received national recognition, including an endorsement from Scott McGillivray, host of the HGTV mega-hit *Income Property*.



THE YERXA TEAM

Team leader: Jessie Yerxa

The Yerxa Team is a force to be reckoned with in New Brunswick. Its six licensed agents satisfy customers across the real estate spectrum, from the coziest residential purchase to towering commercial behemoths. Yerxa prides herself on the team's forward-thinking marketing strategies, using the most current technology to market properties online and across social media. From 3D tours to drone footage to critical social media interaction, the Yerxa Team makes its presence known, never forgetting that fulfilling client needs is always priority number one.





CREATIV REALTY

Team leader: Mylene Albert
Moncton, NR

Creativ Realty is known across the Greater Moncton region for the professionalism of its motivated team members. Team leader Mylene Albert says her team's biggest advantage is

its ability to come together as a unified force for its clients.

"Collaboration is our greatest strength," she says. "It sets us apart from other brokerages and allows us to serve our clients more effectively in an ever-changing market. When you hire one of us, you hire all of us."



YC TEAM

Team leader: Yoon Choi Toronto, ON

Led by 15-year real estate veteran and top producer Yoon Choi, YC Team has innovated its way to the top of the GTA market.

"Open-mindedness and work ethic are the foundation for the team's success," Choi says, adding that his agents' eclectic professional and personal backgrounds and broad networks provide clients with unbeatable service.

In addition to the experience that comes with selling and buying countless properties, YC Team has also built great relationships with some of the GTA's top condo developers, bringing its expertise to Toronto's fervent pre-construction market. "We never want to be comfortable," Choi says. "We are always striving to improve and learn."



DARYL KING TEAM

Team leader: Daryl King

Toronto, ON

With more than 30 years of industry experience, numerous accolades and billions of dollars' worth of sales over the years, Daryl King continues to lead his Re/Max Hallmark team to the head of the pack. "The group's commitment to customer satisfaction, combined with our state-of-the-art lead generation technology and cutting-edge business training, help us achieve unbeatable results for our clients," King says.

Never one for complacency, King is constantly on the lookout for top talent. He recently added some of the leading agents in Ontario to his roster of superstars, allowing the team to hit the ground running every day.



THE GROUP AT RE/MAX FIRST

Team leader: Christopher Audette

Calgary, AB

The Group at Re/Max First has been successfully riding the waves of Calgary's evolving real estate market since 2017. The combination of a dominant internet marketing strategy and the expertise of professional, vetted, boots-on-the-ground agents has rocketed The Group to Re/Max's upper tier, both locally and nationally, establishing in two years the kind of reputation (and

capturing the kind of market share) most teams spend decades fighting for.

"When we moved to Re/Max First, we chose it because giving back is a core component of both the brokerage and our group culture," says Christopher Audette, team lead, founder and, in 2018, a top-five contributor to the Children's Miracle Network for all of Re/Max Canada. "We owe it to the community that has given so much to us."

TOP TEAMS



ENGEL & VÖLKERS MONTREAL

Team leaders: Debby Doktorczyk and Patrice Groleau

Montreal, QC

Upon opening its doors in mid-2015, Engel & Völkers Montreal quickly established itself as a serious new player in the city. In the four years since, the team has risen to the top of the country's most exciting real estate market. Being the new kid on the block, getting noticed is half the battle. It's one E&V Montreal is winning.

"Our marketing and visibility throughout the city are very strong," says team co-lead Debby Doktorczyk. "We are very present in social media and already have over 40,000 followers."

THE LOCAL HOME TEAM

Team leaders: John Kraus and Cody Kraus Leamington, ON

Leamington, Ontario's Local Home
Team started out 14 years ago as an
upstart group of just three agents.
Now a team of 10 full-time real estate
professionals, LHT regularly places in
the top 21 Canadian and global teams
for Century 21. "But we still strive to
provide a better client experience
each year," says co-lead John Kraus.
As the team's reputation has grown in
southwest Ontario, it has been fortunate
to acquire some of the most talented
professionals in the region, and Kraus
credits them for increasing business
and improving team branding.



THE ROCCA SISTERS

Team leaders: Cathy Rocca and Tanya RoccaBurlington, ON

Coming from a family with a rich history in real estate, the Rocca Sisters knew long before starting one of the Golden Horseshoe's leading teams what it takes to deliver superior results on a consistent basis: professionalism, proven systems and a clear vision. "As a leader, painting a vision and continually revisiting it as it changes is key to ensuring your team members are all swimming in the same direction," says co-leader Tanya Rocca.

After hitting a peak in 2017, Burlington's market has been less than predictable. Buyers looking for guidance have flocked to the Roccas. The sisters' reputation for shattering expectations and their authoritative knowledge of the city make them a beacon of stability in uncertain times. "We know how to have a successful sale in any market," Tanya says. "And our marketing approach, coupled with our negotiating skills, is a powerful recipe for success in real estate."



VERGE REAL ESTATE TEAM

Team leader: Isaac Verge Windsor. ON

With extensive experience in investment properties and a reputation for

scrutinizing opportunities to maximize client returns, the Verge Real Estate Team has been able to capitalize on the interest Windsor has garnered from out-of-area investors. "We not only assist clients with investing in real estate," Verge says, "but we also invest in real estate ourselves, so we can offer real-world experience and guidance."

Finding the balance between assisting clients and newer agents does pose a challenge, but the payoff is undeniable. "Watching our members grow as individuals and gain confidence and skills is the most satisfying part of my day," Verge says.



THE KIRSTINE GROUP

Team leader: Neil Kirstine

Hanover, ON

The Kirstine Group's dedicated team approach to business means there's always someone available to meet with clients. This team of five mega agents has captured a significant share of the listings in southern Bruce and Grey counties.

"We pride ourselves on setting the bar high and staying ahead of the competition

when it comes to new marketing ideas, listing tools and technology," says team leader Neil Kirstine. "We are the trendsetters here, and we intend to stay that way by continuing to grow and expanding the team."





TESSIER TEAM

Team leader: Maggie Tessier Embrun, ON

When working in a small market, reputation and referrals are everything. Embrun, Ontario's Maggie Tessier has thrived in just such an environment. "We don't just provide excellent service during the transaction, but also afterwards," Tessier says. "We believe in building strong relationships and are extremely knowledgeable. Because of this, our clients trust us."

Strengthening that trust is the Tessier Team's commitment to community. The team is a regular participant in local food drives and fundraisers and is an enthusiastic supporter of Embrun's local sports teams.



THE WOOLCOTT TEAM

Team leader: Drew Woolcott Burlington, ON

Drew Woolcott knows that time is money, especially when you're trying to sell homes in a hectic market like Burlington's. That's why Woolcott has made speedy communication a pillar of the Woolcott Team's approach to client service.

"Time and again, the biggest complaint from consumers is that they never heard back from the sales representative they reached out to," he says. "Within our team, we ensure all leads are contacted within five minutes."

Proud and appreciative of their constant hard work, Woolcott treats his agents fairly and equitably through a combination of proven systems and transparency. "We have very high retention rates with our agents," he says.



ÉQUIPE AMY ASSAAD

Team leader: Amy Assaad Montreal, QC

Amy Assad has been racking up awards for her stellar performance for well over a decade, becoming one of Royal LePage's top Realtors in Quebec in the process. When a team

leader has that much experience, leading by example is a pretty safe bet. "I've always exemplified hard work and dedication," Assaad says, "and I strongly believe these attributes have helped create the same work ethic within our group."

Clients have embraced the team's rigorous, structured approach to transactions, one that delivers results time and again. "It's all in the details," Assaad says. "We have analyzed each step to achieve a successful and winning formula."



THE REAL ESTATE **CENTRE TEAM**

Team leaders: Simeon Papailias and Jas Takhar Toronto, ON

"We win or we learn. We never lose," savs Real Estate Centre co-founder Simeon Papailias. "With that mindset, anything is possible." Those words have become gospel to REC's growing number of clients, many of them real estate investors taking advantage of Papailias and partner Jas Takhar's vast and lucrative experience as property owners in the GTA. REC has agents spread across the city to ensure its neighbourhood insights are on the money, and it hosts regular investor education events to satisfy the needs of increasingly savvy buyers.

"We work hard for our clients," Papailias says, "and our clients recognize our efforts with referrals and loyalty. I am proud every minute of the day."



THE DAN **GEMUS** REAL **ESTATE** TEAM

Team leader: Dan Gemus Windsor, ON

In addition to leading the team that bears his name to another stellar year of sales, Dan Gemus recently launched three other brands: a home supply centre, a new-home construction company and a property management firm. With so much expansion, Gemus says recruiting has become his most interesting challenge. "When looking to grow the team, we only consider the best of the best," he says.

TOP TEAMS



TOURNEY GROUP

Team leaders: Joyce Tourney and Leanne Tourney

Regina, SK

Tourney Group has been the number-one Re/Max team in Regina every year since 1993. That's no mean feat in a city where sales and prices have been sagging for the past four years. "Sellers are resistant to the lower prices, and we have dealt with that by providing current statistical detail to help them understand the reality of the market," says Joyce Tourney, who leads the team alongside her daughter, Leanne. "In some cases, we have been able to achieve competing offers, even in this weak market."

A diverse, cohesive and knowledgeable group of professionals, Tourney Group will continue to be the team Regina consumers turn to.



PAUL RUSHFORTH REAL ESTATE

Team leader: Paul Rushforth Ottawa, ON

When you're one of the top teams in one of Canada's hottest markets, finding further opportunities to grow can be a tall order. But Paul Rushforth continues to make it happen by making small adjustments like providing moving trucks to clients and hiring an in-house chartered accountant. Managing a team has its challenges, but Rushforth says the key is to meet agents "in their comfort zone and help them push through their own barriers."



HOME TEAM OTTAWA

Team leader: Bill Meyer Ottawa. ON

"Put it in writing" has a different meaning at Home Team Ottawa, where Bill Meyer has laid out in detail his team's 26-point

marketing plan for sellers and a written commitment as to how and when the team will communicate with its clients. That level of clarity and predictability has been a hit with Ottawa's buyers and sellers, but it's Home Team Ottawa's deep market knowledge that has allowed it to soar.

"Our clients and agents are constantly facing multiple offers, and 40% of properties are selling within the first few days," Meyer says. "By studying the trends and stats and knowing how to deliver this information, we are in a much better position to help clients make an informed decision when buying in this low-inventory market."



METROCITY PROPERTY GROUP

Team leaders: Tarek El-Attar and Steve Alexopoulos Ottawa. ON

MetroCity Property Group co-leads Tarek El-Attar and Steve Alexopoulos know the recipe for success in Ottawa's raging market: invest in systems and invest in people. "Most people in this business work on an individual level," El-Attar says. "We've come together to truly work as a team. We support each other, encourage each other and understand that if we win as a team, we all win as individuals."

There has been no shortage of winning for MetroCity, a Re/Max Diamond Award recipient and Re/Max Core's top team for units and GCI in 2019.



CHRISTINE GAUTHIER IMMOBILIER

Team leader: Christine Gauthier Montreal, QC

A family-run business, Christine Gauthier Immobilier is known across Greater Montreal for providing clients with

concierge-level service. Gauthier's team, which includes her husband, two children and a handful of other experienced agents, has one of the best in-house marketing teams in the city, ensuring its clients' homes receive the attention they deserve. Prior to starting her own brokerage, Gauthier was one of Re/Max's shining lights in Quebec, receiving Diamond Club recognition multiple times.





FALKWIN GROUP

Team leader: Stacey Falkwin Halifax, NS

Stacey Falkwin has created an all-female powerhouse in Halifax: a multiple Royal LePage Chairman's Club

winner and the company's number-two team in Atlantic Canada every year since 2016.

Falkwin says the team's collaborative, inclusive atmosphere allows its agents to thrive. "Our flat organizational structure among our team lead, agents and administrative professionals ensures everyone's voice is heard," she says. It's no surprise the Falkwin Group has a 100% agent retention rate since forming more than five years ago.



IN2ITION REALTY

Team leader: Debbie Cosic

Mississauga, ON

Experience, knowledge and flexibility are the hallmarks of In2ition Realty, the Mississauga power team that puts most one-stop shops to shame. Led by industry veteran Debbie Cosic, In2ition has differentiated itself by offering everything a buyer, seller or builder could need: land assembly, sales, research, design, staging, marketing and property management.

"We understand what it's like to be the client while catering to the client," Cosic says. In 2 ition moved more than 1,000 properties in the first eight months of 2019, the most of any *REP* Top Team this year.



OP TEAM

Team leader: Nick Oppedisano Vaughan, ON

You know you've made it in real estate when each day feels freer and more energizing than the day before. That's the kind of atmosphere Nick Oppedisano has cultivated at the OP Team. Recently reaching number 46 in Re/Max's national rankings, the multi-award-winning Vaughan-based squad has collectively decided to make doing real estate properly its first priority, knowing the commissions will follow.

"We wake up every day with purpose and passion," Oppedisano says. "We never put ourselves above the team or above our clients. I love waking up every day feeling blessed for my career, and I know my team does as well."



SALT FOWLER TEAM

Team leaders: Lisa Salt and Gord Fowler Vernon BC

The growing number of discount brokers in the Vernon market has only encouraged the Salt Fowler Team to double down on its already exceptional level of service. "We have created a plan whereby we offer so much more to our clients and really earn our fees," says co-lead Lisa Salt. "As a result, our business has increased rather than decreased."

To ensure clients are consistently blown away, Salt says the team undergoes weekly coaching and adheres to a strict code of conduct, which allows team members to continue striving for greatness together.

TOP TEAMS





ÉQUIPE TARDIF

Team leaders: David Tardif and Maxime Tardif Montreal, QC

"We are very persistent, sometimes even stubborn," says David Tardif, co-leader of Équipe Tardif. But a little hard-headedness is needed to keep pace in a Montreal market where homes are selling within hours of being listed. "We enjoy the challenges, and that makes the difference in such a competitive market."

Hardly a hot-market flash in the pan, Équipe Tardif has been in Royal LePage's top 1% nationally since 2016 and was in the company's top 10 in 2018.



PILON REAL ESTATE GROUP

Team leader: Jason Pilon Orleans, ON

There's no doubting the power of specialization. After putting his agents through DISC personality testing, Pilon Real Estate Group leader Jason Pilon assigns each of his team members a role on the buy or sell side that's best suited to their unique gifts. "This specialization strategy allows our reps to develop superior knowledge and become extremely good at their positions, which leads to very positive experiences for our clients," he says. "When we receive their glowing recommendations, we know we are doing something right."



GROUPE LAVOIE

Team leader: Francis Lavoie Montreal, QC

Groupe Lavoie operates like a well-oiled machine. Its inside sales agents book appointments, a customer service manager organizes

the follow-ups, and the admin staff frees agents from extraneous duties so "the agent can focus all his time on serving the client – and serve more clients while keeping a great work-life balance," says team leader Francis Lavoie.

Lavoie's dedication to improving the management and efficiency of his team has paid off handsomely. Prior to launching as an independent agency, Groupe Lavoie was Re/Max's top team in Quebec for transactions and second for total commissions earned. The team is now closing more than 400 transactions a year.



BENNETT PROPERTY SHOP

Team leader: Marnie Bennett Ottawa. ON

Bennett Property Shop has created what is arguably the most unique real estate experience in Ottawa, allowing clients to essentially assemble their own bespoke marketing and sales program. The list of services offered is mind-boggling, but for team leader Marnie Bennett, doing it right means establishing new standards, not meeting old ones.

"We sell 600 to 800 homes a year, and that takes a tight group with incredible systems and accountability," Bennett says. "I love seeing our systems work, and how everyone supports and encourages each other."



TEAM JORDAN

Team leader: Lorraine Jordan Midland, ON

Becoming a nationally recognized team in a market of 30,000 people is no small feat, but Lorraine Jordan and her Keller Williams crew have done just that. "We place a hyper-focus on building and training a group of agents who are not only area experts, but who actively connect with and contribute to the community where we live and work," Jordan says.

Over the past year, Team Jordan has designed a new website, launched a new CRM system and tweaked its social media strategy. "Our brand now perfectly aligns with how great and professional our agents are," Jordan says.



JUSTIN HAVRE & ASSOCIATES

Team leader: Justin Havre Calgary, AB

Calgary's market remains one of Canada's toughest, but Justin Havre & Associates has

doubled down on integrity, continuity and its revered approach to marketing.

"My role as a team leader is to protect our business," Havre says. "This involves building a brand so strong that we become the brand of choice in our marketplace – where there is so much trust in our brand, there is minimal sales language required by our agents to gain business."

SPONSOR PROFILE



In the Black

Kathleen Black, the mastermind behind Kathleen Black Coaching and Consulting, shares her thoughts on why real estate teams struggle and how they can break free from their often self-imposed limitations

STARTING A real estate team seems like it should be the easiest thing in the world for a top-performing agent. If you've already mastered the art of the deal, getting a handful of hungry agents to simply follow your lead should be a breeze, no?

Not by a long shot.

Assembling and running a team that can storm its way into a company's top 1% can be one of the most arduous and frustrating processes an agent will ever subject herself to. It's so much more than selling the right way and managing a diverse assemblage of personalities.

Leading a team requires a broad strategy and long-term vision, two things prospective team leaders – even the sharpest of the sharp – simply don't get a chance to develop while honing their skills as salespeople.

That's why I got into real estate coaching:

to ease accomplished agents' transition from top dog to den mother by helping them develop the necessary mindset and skills and put in place the kind of proven systems that it would likely take them years to figure out on their

Where we go wrong

In my opinion, real estate teams regularly hamper their development in three key ways. Let's take a closer look at them and see if they apply to your business.

Your long-term strategy and understanding of your value should converge to provide a path toward any potential outcome a team member could possibly want

own through costly trial and error.

As an agent myself, I know how brutal the transition to team leader can be, and how much damage can be done to a business – even one overflowing with talent and potential – when it's not set up properly from day one.

An unfocused economic model
For a real estate team to be financially
healthy – profitable while continually
expanding and improving its skills – it has to
be built on a sound economic foundation, one
that goes far beyond having some bucks in

SPONSOR PROFILE

the bank. The first step: Team leaders must stop viewing themselves as agents and start viewing (and believing in) themselves as business owners.

That can be an abrupt change in mindset for most agents, who are used to being players on a team rather than management making decisions from the GM's office, but it's a necessary one. Once a team leader has it in her head that she is a business owner and not an agent, her focus shifts to profitability and her role becomes very, very clear: identify the areas of the business where investment will provide the most valuable returns.

Having a clear vision of where the money's going and the initiatives your future investments will support is one of the best ways to attract top talent. Illustrating for a prospective hire what your team can do for them in terms of training, marketing and growth potential is a tremendous advantage, but it can only be done when your team has its financial house in order and you can demonstrate how you're going to fulfill your promises.

Lack of long-term strategy

A team leader has to make tough decisions every day. But what will those decisions be based on? Without a long-term business strategy in place to give it context, how can you even determine what a good decision is?

A top-performing team must have in place two-, five- and 10-year strategies for growth and sustainability that include the team leader's personal aspirations. One of the biggest mistakes team leaders make is that they limit their strategies to the business and ignore their goals as human beings. You need to build the business in such a way that you're not simply creating an army of six-figure earners; there needs to be an escape plan in place for when you want to retire or scale back your workload.

Creating such a strategy is a big ask for new team leaders, but without one, a team might be painting itself into a corner by making choices that will pay short-term dividends but might ultimately harm the team in the long run.

3

Misunderstanding value

As a team leader, you must understand

your value to your team and your value to future team members. What do you bring to the table? Is it valuable enough to entice the industry's best agents into working with you? We often consider this an aspect of recruitment, but at the end of the day, recruiting agents is all about providing the most value to them.

The key to demonstrating your value as a team leader resides in speaking to agents about solving their problems, not about how they can solve yours. Find out what an agent is after, professionally and personally – training, leads, a better life – and then explain how you can make that happen. If you're a capable and prepared team leader, your long-term strategy and understanding of your value should converge to provide a path toward any potential outcome a team member could possibly want.

If I were personally looking for a new team to sell for, I would want it to be led by someone who provides complete transparency on growth opportunities; who can explain the training I will receive and what the potential results of that training will be; and who will leverage my strengths, keep me in the fast lane and take off my plate all of the duties that get in the way of me doing what I'm good at. A team leader who makes me believe I have found all that sounds like a pretty good person to go to war with.

One of the biggest dangers in running a team is overestimating your value and assuming you can make the impossible possible for your agents. Making a million promises and then failing to fulfill any of them is a one-way ticket to the bottom: unhappy agents, disappointed clients and terrible word of mouth.

Try it, test it, best it

With so many pitfalls baked into the creation of a real estate team, launching one on your own can be like playing chess for the first time: Victory isn't impossible, but discovering which moves will set you up for a win is a slow and frustrating process.

In my view, it would take a real estate team starting from scratch about 10 years to trial-and-error its way to a set of repeatable systems. It would then take another year or two to fully implement those systems in another office. Why run uphill like that for so long?

WHAT'S IN THE PIPELINE

The next few months will be exciting ones at KBCC. On December 12, I'll be releasing my book, *The Top 1% Life*, which I hope will help



agents grow their business to seven figures while also maintaining a life outside of sales. On January 16, we will be hosting our next Mastermind meeting at the KBCC training centre in Oshawa, where current and aspiring team leaders can ask me and some of my top coaches their most pressing questions in an exciting eight-hour session.

We also have two larger events coming up in 2020: our annual Ultimate 100 Deal+ Mastermind meeting for North America's heavy hitters in June, and our Ultimate Team Summit in November, the biggest team-specific real estate conference anywhere on the continent. Sign up at ittakesa.team.

At Kathleen Black Coaching and Consulting, we share with you the systems that have turned 80% of our clients into top 1% producers with their companies. We have an entire ecosystem – a vault of resources, experts specializing in every facet of the business – to support our clients in hitting the goals they have set for themselves, both professionally and personally.

And because we ourselves are a team, we practice what we preach. The processes we recommend for our clients are the same ones that have allowed us to grow into one of North America's most respected coaching companies. We track the performance of thousands of agents selling for hundreds of teams, so we know what works and who it works best for.

Unlike most coaching outfits, KBCC is not the product of a single voice, it's a choir: dozens of experts harmonizing their efforts to find a unique, nuanced solution for every client. If any of the issues discussed above apply to your real estate business, KBCC has the solution. If your team is having trouble reaching the next level, we're the boost you're looking for.

KBCC MVPs

The Kathleen Black Coaching & Consulting Team would like to congratulate the following clients for displaying exceptional leadership and achieving phenomenal growth



NICK AND ANDREA DAVIES

Team Davies

Team Davies is a 100-deal-plus producer on track for a 15% year-over-year increase in production after only 12 months of coaching.



DREW WOOLCOTT

The Woolcott Team

After posting a 30% year-over-year increase in production, The Woolcott Team is on pace to become a 500-deal-plus producer and was one of Re/Max's top five teams in Canada from January to August 2019.



STACEY FALKWIN

Falkwin Group

Falkwin Group is a top 1% producer for Royal LePage. The team is on track to be a 200-deal-plus producer with a 20% year-over-year increase in business.



DEAN TUBEKIS

Dean Tubekis Team

The Dean Tubekis Team is now a 100-deal-plus producer after posting a 50% annual increase in 2018 and a further 25% increase in 2019.



MIKE AND SHEILA MIII I IN

The Mullin Group

The Mullin Group is a top 1% team for Royal LePage. Still in its first year of coaching, the team is on track for a 40% annual increase in business.

SPONSOR PROFILE



PAUL GERMANESE

AW4U The Real Estate Group

Paul Germanese's team is another in the Royal LePage top 1%. The team is closing in on a 40% annual increase in production.



MIKE RADCLIFFE

Radcliffe Real Estate Team

Radcliffe Real Estate Team is on pace for an impressive 50% annual increase in business and is in the top 1% of Century 21 agents in Canada.



MICHAEL CHRISTIE

Capstone Real Estate Professionals

In their first year of coaching, Michael Christie and his Capstone crew are on track for a 50% increase in production and are a top 1% team for Royal LePage.



MIKE HEDDLE

The Heddle Group

The Heddle Group posted a 90% increase in business in 2018, becoming a 250-deal-plus producer and selling its way into Royal LePage's top 1%.



DAVID AND DEANNA PAVLOVICH

We Help You Move Team

The We Help You Move Team is set to double its business in its first 12 months of being a KBCC client.



JOHN REHMAN

Rehman Real Estate Team

John Rehman's team achieved a 100% increase in sales in its first year of coaching.



KAREN WRIGHT

Intercity Realty

Intercity Realty enjoyed a 300% year-over-year increase in business in its first 12 months with KBCC.



CINTIA DE AGUIAR

Cintia De Aguiar Team

In addition to being the leader of Keller Williams Canada's number-four team in 2018, Cintia De Aguiar has also donated \$1 million worth of her earnings to SickKids Foundation.



RINA DIRISIO

Rina DiRisio Team

A top 1% agent and Hall of Fame member for Royal LePage, Rina DiRisio is the first-ever recipient of the company's Billionaire's Club Award, which she received in 2019.



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TRIPLE PLAY

It often doesn't take much to put together a solid commercial portfolio. **Kirill Perelyguine** explains how triple net properties have put more than a few commercial investors on easy street

hoosing to add another property to your investment portfolio requires taking several factors into consideration, including financial security, liquidity and long-term stability. Many of these aspects come together in an oftenoverlooked type of commercial investment: the single-tenant triple net property. Picture a single-tenant retail property in a freestanding one-story building occupied by Famous Burger Place, Ubiquitous Coffee Shop or Furniture Store That Makes You

Build Your Own Tables. In some cases, this type of property is owned by the tenant. There are, however, plenty of opportunities for an investor to own such a property as part of a balanced portfolio.

This type of investment property could be a perfect fit for several types of investors: low-risk-oriented, those looking for handsoff investments, those looking for stable and long-term income flow or even those just starting out in commercial property investment. Let's take a look at what makes

triple net investment properties so attractive for the investor looking to have as little involvement as possible.

Lease is more

Commercial leases offer a number of benefits for investors. First, a triple net commercial lease agreement means that the tenant is responsible for their proportionate amount of the property tax, maintenance and insurance, and sometimes even the major structural repairs to the property. In the

case of a single-tenant property, the tenant usually pays for all of the associated costs, leaving the landlord with the 'clean' net amount of rent, which makes it much easier to calculate cash flow and make long-term financial projections.

Second, the length of the lease is usually quite long, often 10 to 20 years, with an option to renew for another 10 to 20. The length of the lease plays into the tenant's interest in establishing their presence in a certain neighbourhood and securing it for years to come. From the investor's perspective, taking vacancy out of the pro forma means adding a couple of dollars to the net operating income.

Additionally, the tenant profile of a solid corporate franchise usually allows for more favourable terms when it comes to financing, as the lending industry views these tenants as a lower risk, thus allowing some breathing room for the mortgagee.

One strategy to try when buying such a property with a financial institution as a tenant is to approach the tenant for the financing. This can serve as a litmus test: If a lease renewal is coming up in several years, and the bank refuses to finance the property that they themselves are occupying, that might indicate that the bank is planning to leave this location at the lease renewal, making the investment not that great overall. If the bank does provide the financing, you have a chance of negotiating a lower-thanmarket rate on your mortgage and enjoying a higher return than initially planned.

What to watch out for

All of the above factors make a triple net tenanted commercial property seem like the jewel of any investor's portfolio. However, there can still be a few wrinkles in this shiny, picture-perfect property-tenant combo that you should take into consideration before engaging in such a play.

In terms of the lease for the property, keep in mind that a large corporation doesn't do anything without its own legal department in tow, so it's important to get a lawyer's help during due diligence investigations and contract preparation, as items such as roof repair or parking lot repaving may or may

| TRIPLE NET INVESTMENTS: PROS AND CONS | | | | | |
|--|---|--|--|--|--|
| PROS | CONS | | | | |
| Inflation protection through stable long-term income | Limited upside, unless there's potential for future development | | | | |
| No vacancies for a significant period of time | Risk of complete vacancy after lease completion | | | | |
| No owner responsibilities | Risk of poor maintenance by the tenant | | | | |
| Property can be sold with the lease | Lower cap rate at purchase | | | | |

The tenant profile of a solid corporate franchise usually allows for more favourable terms when it comes to financing, as the lending industry views these tenants as a lower risk

not be included in the lease agreement. The balancing act between a landlord looking to maximize the net stream of income and a tenant trying hard to minimize its responsibilities under the lease agreement needs to be investigated thoroughly.

Professionally managed property

Second, given the relative security of the investment, these properties tend to sell at a lower cap rate, and thus higher prices, than other similarly performing investment properties.

Finally, even though the ideal situation looks like a lazy, management-free arrangement in which the tenant is responsible for the maintenance of the property (ideally using a professional property management company to do so), you'll still need to monitor the quality of the maintenance to avoid neglect by the tenant and property manager. The landlord is usually responsible for structural elements of the building, such as the roof, HVAC and foundation, and neglect of the A/C system by the tenant could cause a major expenditure ahead of a scheduled replacement.

High capital expenses after vacancy

As with any type of investment, there are pros and cons associated with triple net investment properties. However, if approached with caution, the benefits of this type of investment often strongly outweigh the negative aspects in the long run.

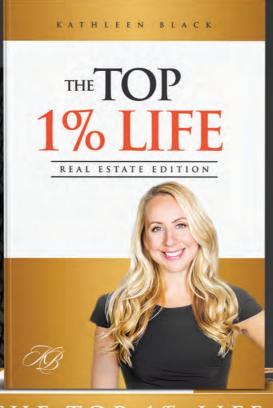
KIRILL PERELYGUINE

is a broker with Royal LePage Real Estate Services in Toronto specializing in commercial investment properties and land development.

Contact him at kirillp@royallepage.ca, or visit investingontario.com.

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CREW Exclusive: Single-family home price listings

Check out the cheapest to the priciest markets in the latest sales data from Platform 3 Analytics, presented in partnership with Canadian Real Estate Wealth



| LOCATION | MEDIAN |
|---|------------------------|
| Blackie | \$199,900 |
| Blairmore | \$302,500 |
| Blue Ridge | 4001000 |
| Bluesky | \$324,900 \$129,900 |
| Bon Accord | \$270,000 |
| Bonnyville | \$324,900 |
| Bonnyville No. 87, Municipal District Of | \$474,900 |
| Botha | \$176,000 |
| Bow Island | \$210,000 |
| Bowden | \$212,000 |
| Boyle | \$177,450 |
| Bragg Creek | \$740,889 |
| Brant | \$321,450 |
| Brazeau County | \$537,450 |
| Breton | \$139,500 |
| Brooks | \$290,000 |
| Brownvale | \$138,950 |
| Bruce | \$92,500 |
| Bruderheim | \$291,950 |
| Brule | \$499,900 |
| Buck Creek | \$119,900 |
| Burnstick Lake | \$549,900 |
| Busby | \$126,950 |
| Cadomin | \$364,000 |
| Calgary | \$936,400 |
| Calling Lake | \$267,056 |
| Calmar | \$275,500 |
| Camrose | \$309,900 |
| Camrose County | \$499,000 |
| Canmore | \$884,900 |
| Carbon | \$195,500 |
| Cardiff | \$399,900 |
| Cardston | \$274,950 |
| Carmangay | \$189,900 |
| Caroline | \$159,000 |
| Carseland | \$190,000 |
| Carstairs | \$372,000 |
| Castor | \$167,000 |
| Cayley | \$198,000 |
| Champion | \$99,000 |
| Chauvin | \$74,900 |
| Cherry Grove | \$409,950 |
| Chestermere | \$994,500 |
| Chipman | \$141,025 |
| Clairmont | \$279,900 |
| Clandonald | \$178,750 \$229,999 |

| LOCATION | MEDIAN PRICE |
|--------------------------------------|------------------------|
| Clearwater County | \$468,750 |
| Clive | \$339,000 |
| Clyde | \$184,900 |
| Coaldale | \$345,250 |
| | |
| Coalhurst | \$324,900 |
| Cochrane | \$501,250 |
| Cold Lake | \$339,950 |
| Coleman | \$285,000 |
| Colinton | \$399,900 |
| Condor | \$182,450 |
| Conklin | \$607,500 |
| Conrich | \$1,049,000 |
| Consort Coronation | \$69,900 |
| Coronation County Of Vermilion River | \$115,000 \$564,500 |
| Coutts | \$32,000 |
| Cowley | \$250,000 |
| Craigmyle | \$302,000 |
| Cremona | \$312,000 |
| Crossfield | \$374,900 |
| | \$337,450 |
| Cypress County Czar | |
| | \$189,900 |
| Daysland | \$179,000 |
| De Winton | \$1,386,950 |
| Dead Man's Flats | \$1,098,000 |
| Debolt | \$349,900 |
| Delacour | \$799,900 |
| Delburne Delia | \$219,000 |
| Derwent | \$149,900 |
| | \$89,900 |
| Devon | \$317,450 |
| Dewberry | \$82,700 |
| Diamond City | \$640,000 |
| Dickson | \$293,900 |
| Didsbury | \$334,900 |
| Donalda | \$182,000 |
| Donnelly | \$145,000 |
| Drayton Valley | \$272,450 |
| Drumheller | \$239,900 |
| Duchess | \$262,950 |
| Dunmore | \$562,450 |
| East Coulee | \$115,000 |
| Eckville | \$252,900 |
| Edberg | \$114,950 |
| Edgerton | \$189,000 |
| Edmonton | \$409,500 |
| Edson | \$389,900 |
| Elk Point | \$249,000 |
| Elnora | \$189,900 |
| | \$105,500 |

| LOCATION | MEDI/ PRICE |
|----------------------------|------------------------|
| | |
| Empress | \$83,700 |
| Enchant | \$200,000 |
| Enilda | \$119,400 |
| Entwistle | \$239,900 |
| Evansburg | \$224,900 |
| Exshaw | \$646,750 |
| Fabyan | \$204,900 |
| Fairview | \$207,000 |
| Falher | \$62,500 |
| Faust | \$88,900 |
| Fawcett | \$110,000 |
| Ferintosh | \$174,900 |
| Flagstaff County | \$344,000 |
| | |
| Foremost | \$139,000 |
| Forestburg | \$157,500 |
| Fort Assiniboine | \$201,500 |
| Fort Kent | \$241,000 |
| Fort Macleod | \$203,900 |
| Fort Mcmurray | \$539,900 |
| Fort Saskatchewan | \$398,500 |
| Fort Vermilion | \$254,000 |
| Fox Creek | \$290,000 |
| Frank | \$254,900 |
| Ghost Lake | \$649,900 |
| Gibbons | \$314,900 |
| Gleichen | \$99,000 |
| Glendon | \$168,900 |
| | |
| Grande Cache | \$232,500 |
| Grande Prairie | \$364,900 |
| Granum | \$227,450 |
| Grassy Lake | \$249,900 |
| Greenshields | \$379,900 |
| Grimshaw | \$219,500 |
| Grouard | \$479,450 |
| Gull Lake | \$509,900 |
| Half Moon Bay | \$688,450 |
| Halkirk | \$126,250 |
| Hanna Hardisty | \$149,000 \$255,000 |
| Hardisty Harvie Heights | \$255,000 \$799,900 |
| Hay Lakes | \$264,400 |
| Hays | \$292,000 |
| Heisler | \$50,500 |
| High Level | \$294,300 |
| High Prairie | \$238,500 |
| High River | \$378,900 |
| Hill Spring | \$234,900 |
| Hillcrest Mines | \$184,000 |
| Hines Creek | \$138,450 |
| Hinton | \$410,950 |

| LOCATION | MEDIAN PRICE |
|--|-----------------|
| Holden | \$137,500 |
| Hughenden | \$116,950 |
| Hussar | \$76,250 |
| Hythe | \$178,000 |
| Innisfail | \$289,900 |
| Innisfree | \$124,250 |
| Irma | \$169,950 |
| Irricana | \$279,900 |
| Irvine | \$132,450 |
| Islay | \$152,250 |
| Jarvie | \$199,900 |
| Jarvis Bay | \$1,475,000 |
| Jasper | \$482,895 |
| Joussard | \$270,000 |
| Kananaskis Improvement District | \$1,039,500 |
| Keoma | \$442,400 |
| Killam | \$177,400 |
| Kingman | \$219,925 |
| Kinuso | \$207,400 |
| Kitscoty | \$279,900 |
| Kneehill County | \$427,000 |
| La Crete | \$349,500 |
| Lac Des Arcs | \$1,274,500 |
| Lac La Biche | \$401,850 |
| Lac La Biche County | \$384,250 |
| Lac Ste. Anne | \$449,000 |
| Lac Ste. Anne County | \$359,900 |
| Lacombe | \$374,900 |
| Lamont | \$249,900 |
| Lamont County | \$337,000 |
| Langdon | \$479,000 |
| Lavoy | \$120,000 |
| Leduc | \$444,900 |
| Legal | \$283,450 |
| Leslieville | \$189,000 |
| Lesser Slave River No. 124, Municipal | \$479,950 |
| District Of Lethbridge | \$329,000 |
| Linden | \$273,950 |
| Lloydminster | \$377,900 |
| Lomond | \$139,900 |
| Longview | \$309,000 |
| Lougheed | \$142,000 |
| Lundbreck | \$289,000 |
| Lucita | \$427,400 |
| Mackenzie County | \$254,900 |
| Magrath | \$258,000 |
| Mallaig | \$199,500 |
| Manning | \$159,000 |

| LOCATION | MEDIAN |
|---|------------------------|
| Mannville | \$187,500 |
| Marwayne | \$251,950 |
| Mayerthorpe | \$279,000 |
| Mclennan | \$99,900 |
| Medicine Hat | \$314,900 |
| Milk River | \$197,450 |
| Millarville | \$757,000 |
| Millet | \$288,500 |
| Milo | \$155,000 |
| Minburn No. 27, County Of | \$429,950 |
| Mirror | \$224,900 |
| Morinville | \$381,990 |
| Morrin | \$157,000 |
| Mountain View | \$687,450 |
| Mundare | \$298,000 |
| Munson | \$222,500 |
| Myrnam | \$122,000 |
| Nacmine | \$299,900 |
| Nampa | \$227,500 |
| Nanton | \$285,000 |
| New Norway Newell County No. 4 | \$154,000 \$545,000 |
| Niton Junction | \$249,900 |
| Nobleford | \$314,900 |
| Norglenwold | \$698,450 |
| Northern Sunrise County | \$525,594 |
| Okotoks | \$319,450 |
| Olds | \$374,900 |
| Onoway | \$269,900 |
| Opportunity No. 17, | \$746,500 |
| Municipal District Of | |
| Oyen | \$185,250 |
| Parkland Beach | \$340,450 |
| Parkland County | \$572,450 |
| Patricia | \$127,000 |
| Peace River | \$329,900 |
| Peers Pelican Point | \$404,950 |
| | \$569,450 |
| Penhold | \$309,950 |
| Pickardville | \$168,450 |
| Picture Butte | \$288,250 |
| Pincher Creek | \$255,000 |
| Pincher Creek No. 9, Municipal District Of | \$1,395,000 |
| Pinedale | \$273,600 |
| Plamondon | \$300,000 |
| Ponoka | \$255,000 |
| Ponoka County | \$298,500 |
| Priddis | \$965,000 |



The long-awaited approval of the Trans Mountain Pipeline expansion should have investors looking at Alberta with fresh eyes. One of the communities that could see a bump in its fortunes is Red Deer, the only major population centre between Calgary and Edmonton. Red Deer was never fully forsaken during the oil price downturn that's been hampering Alberta since 2014. Hosting the 2019 Canada Winter Games led to a slew of infrastructure spending in the city, which also significantly increased its educational footprint when Red Deer College was granted university status, meaning students who typically had to leave town after two years of study can now stay for four. The vacancy rate, while nowhere near where most investors would care to see it, is still 5% lower than it was a year before. Suited single-family homes are plentiful, affordable and, with a slew of new students set to arrive over the coming years, increasingly desirable.

MEDIAN PRICE \$349,500

AVERAGE RENT (TWO-BEDROOM APARTMENT) \$1,000

VACANCY RATE 8.6%

| | - |
|----------------------|-------------|
| LOCATION | MEDIAN |
| Radway | \$53,900 |
| Raymond | \$289,900 |
| Red Deer | \$349,500 |
| Red Deer County | \$249,450 |
| Red Earth Creek | \$192,000 |
| Redcliff | \$299,450 |
| Redwater | \$259,900 |
| Redwood Meadows | \$524,000 |
| Rimbey | \$274,900 |
| Robb | \$327,500 |
| Rochon Sands | \$799,500 |
| Rocky Mountain House | \$289,800 |
| Rocky View County | \$913,000 |
| Rockyford | \$154,400 |
| Rolling Hills | \$189,000 |
| Rosalind | \$126,000 |
| Rosedale | \$99,500 |
| Rosemary | \$286,000 |
| Rumsey | \$103,950 |
| Rural Provost M.D. | \$2,269,500 |
| Rycroft | \$139,000 |
| Ryley | \$124,000 |
| Sangudo | \$144,900 |
| Scandia | \$165,000 |
| Schuler | \$184,950 |
| Sedgewick | \$225,000 |
| Seven Persons | \$229,900 |
| Sexsmith | \$288,900 |
| Shaughnessy | \$139,900 |
| Sherwood Park | \$450,998 |
| Slave Lake | \$399,000 |
| Smith | \$170,800 |
| Smoky Lake County | \$299,341 |
| | \$155,450 |
| Spirit River | |
| Springbrook | \$304,900 |

| LOCATION | MEDIAN PRICE |
|---|-----------------|
| Vegreville | \$245,700 |
| Vermilion | \$251,450 |
| Veteran | \$76,400 |
| Viking | \$223,000 |
| Villeneuve | \$343,000 |
| Vilna | \$89,500 |
| Vimy | \$193,700 |
| Vulcan | \$215,000 |
| Vulcan County | \$539,450 |
| Wabamun | \$275,000 |
| Wabasca-Desmarais | \$309,750 |
| Wagner | \$405,000 |
| Wainwright | \$279,000 |
| Wainwright No. 61, Municipal District Of | \$89,000 |
| Waiparous | \$552,450 |
| Wandering River | \$209,450 |
| Warburg | \$134,950 |
| Warner | \$109,950 |
| Waskatenau | \$77,400 |
| Water Valley | \$588,000 |
| Wedgewood | \$724,950 |
| Wembley | \$282,450 |
| Westerose | \$262,400 |
| Westlock | \$319,500 |
| Wetaskiwin | \$249,900 |
| Wetaskiwin No. 10, County Of | \$434,500 |
| Wheatland County | \$599,000 |
| White Sands | \$324,450 |
| Whitecourt | \$432,400 |
| Widewater | \$299,900 |
| Wildwood | \$189,750 |
| Willingdon | \$150,200 |
| Willow Creek No. 26, Municipal District Of | \$689,000 |

| LOCATION | MEDIAN |
|------------------------|------------------------|
| Bonnington | \$557,000 |
| Bonnington Falls | \$561,450 |
| Boston Bar | \$317,900 |
| Boswell | \$675,000 |
| Bouchie Lake | \$292,450 |
| Bowen Island | \$1,192,000 |
| Bowser | \$692,000 |
| Brackendale | \$1,299,000 |
| Bridge Lake | \$535,000 |
| Brisco | \$549,000 |
| Britannia Beach | \$2,089,000 |
| British Columbia | \$3,772,000 |
| Buckhorn | \$374,900 |
| Burnaby | \$769,900 |
| Burns Lake | \$289,000 |
| Burton | \$379,000 |
| Cache Creek | \$269,900 |
| Campbell River | \$528,500 |
| Canal Flats | \$301,600 |
| Canim Lake | \$338,500 |
| Canyon | \$349,900 |
| Carmi | \$399,000 |
| Castlegar | \$399,600 |
| Cawston | \$757,450 |
| Celista | \$499,000 |
| Central Saanich | |
| | \$849,900 |
| Charlie Lake | \$699,000 |
| Chase | \$379,500 |
| Chemainus | \$599,450 |
| Cherryville | \$534,000 |
| Chetwynd Chilliwack | \$365,000 |
| Christina Lake | \$569,000 \$449,900 |
| Clearwater | \$329,700 |
| Clinton | \$239,900 |
| Coal Harbour | \$480,000 |
| Coalmont | \$469,900 |

| LOCATION | MEDIAN |
|----------------------|-------------|
| Field | \$387.450 |
| Fintry | \$469,500 |
| Forest Grove | \$399,900 |
| Fort Fraser | \$94,200 |
| Fort Nelson | \$295,000 |
| Fort St. James | \$259,000 |
| Fort St. John | \$399,000 |
| Fort Steele | \$699,450 |
| Fraser Lake | \$275,000 |
| French Creek | \$736,500 |
| Fruitvale | \$375,000 |
| Furry Creek | \$2,043,000 |
| Gabriola Island | \$604,950 |
| Galiano Island 9 | \$848,500 |
| Gambier Island | \$843,327 |
| Garden Bay | \$822,500 |
| Genelle | \$354,900 |
| Gibsons | \$749,000 |
| Glade | \$522,000 |
| Gold River | \$257,000 |
| Golden | \$555,000 |
| Grand Forks | \$389,000 |
| Granisle | \$84,000 |
| Grasmere | \$569,900 |
| Gray Creek | \$385,000 |
| Greenwood | \$229,500 |
| Grindrod | \$575,000 |
| Halfmoon Bay | \$890,000 |
| Harrison Hot Springs | \$597,000 |
| Harrison Mills | \$873,350 |
| Harrop | \$475,000 |
| Hazelton | \$295,000 |
| Hedley | \$227,500 |
| Heffley Creek | \$699,900 |
| Hilliers | \$589,000 |
| Hixon | \$349,900 |
| Honeymoon Bay | \$569,000 |
| Hope | \$459,950 |

| LOCATION | MEDIAN |
|--------------|-------------|
| Lions Bay | \$1,904,000 |
| Lister | \$735,000 |
| Little Fort | \$450,000 |
| Logan Lake | \$364,900 |
| Lone Butte | \$427,000 |
| Loon Lake | \$469,900 |
| Lumby | \$539,900 |
| Lytton | \$219,400 |
| Mackenzie | \$147,000 |
| Madeira Park | \$675,000 |
| Magna Bay | \$769,250 |
| Malahat | \$1,037,450 |
| Malakwa | \$535,000 |
| Maple Ridge | \$765,000 |
| Mara | \$479,000 |
| Marysville | \$499,900 |
| Masset | \$339,000 |
| Mayne Island | \$734,000 |
| Mcbride | \$318,000 |
| Mcleese Lake | \$222,750 |
| Mclure | \$626,950 |
| Meadow Creek | \$292,500 |
| Merritt | \$434,400 |
| Merville | \$605,000 |
| Midway | \$299,000 |
| Mill Bay | \$739,000 |
| Mission | \$775,000 |
| Moberly Lake | \$419,999 |
| Monte Lake | \$486,950 |
| Montrose | \$364,450 |
| Moyie | \$589,900 |
| Mudge Island | \$399,900 |
| Nakusp | \$567,450 |
| Nanaimo | \$599,900 |
| Nanoose Bay | \$982,000 |
| Naramata | \$899,000 |
| Nelson | \$574,999 |

| LOCATION | MEDIAN |
|--|-------------|
| Princeton | \$349,000 |
| Pritchard | \$949,000 |
| Procter | \$519,000 |
| Quadra Loop | \$864,000 |
| Qualicum Beach | \$685,000 |
| Ouatsino | \$444,500 |
| Oueen Charlotte | \$472,500 |
| Ouesnel | \$319,450 |
| Radium Hot Springs | \$339,000 |
| Read Island | \$625,000 |
| Red Rock | \$929,950 |
| Revelstoke | \$735,500 |
| Richmond | \$851,550 |
| Riondel | \$304,000 |
| Rivervale | \$394,000 |
| Roberts Creek | \$974,500 |
| Robson | \$379,000 |
| Rock Creek | \$645,000 |
| Rosedale | \$959,425 |
| Ross Spur | \$427,450 |
| Rossland | \$449,000 |
| Royston | \$575,000 |
| Rutland | \$599,000 |
| Ryder Lake | \$1,249,900 |
| Salmo | \$382,700 |
| Salmon Arm | \$585,450 |
| Saltair | \$619,900 |
| Saltspring Island Trust Area Part A | \$865,000 |
| Sanca | \$459,000 |
| Sardis | \$635,500 |
| Saturna Island | \$849,000 |
| Sayward | \$317,450 |
| Scotch Creek | \$444,500 |
| Sechelt | \$669,900 |
| Seymour Arm | \$599,500 |
| Shannon Bay | \$718,450 |
| Shawnigan Lake | \$764,694 |



Saanich offers a respite from the increasing hustle and bustle of Victoria, and residents have proven themselves willing to pay for that sense of tree-enveloped solitude. (It's only 10 minutes from downtown, but you'd never know it.) The relative lack of amenities is of little concern, as big-city offerings can be found in nearby Sidney, and access to Victoria International Airport and the Swartz Bay Ferry Terminal, both located in Saanich, is excellent. With Greater Victoria's vacancy rate currently floating somewhere between 'barely anything' and 'absolutely nothing,' investors are having no problem finding tenants, be they retirees, workers in Victoria's tech sector or even students from the University of Victoria. Despite Saanich's relatively small size, prices vary widely - the median price of a detached property in Central Saanich is currently \$400,000 less than that in North Saanich.

MEDIAN PRICE \$1,122,450

AVERAGE RENT (TWO-BEDROOM APARTMENT) \$2,000

VACANCY RATE

| Spruce Grove | \$394,900 |
|----------------------------|-----------|
| Spruce View | \$279,450 |
| St. Albert | \$439,000 |
| St. Paul County No. 19 | \$329,000 |
| St. Paul No. 19, County Of | \$274,461 |
| Standard | \$209,450 |
| Stavely | \$230,000 |
| Stettler | \$315,000 |
| Stirling | \$277,500 |
| Stony Plain | \$379,950 |
| Strathcona County | \$672,450 |
| Strome | \$98,750 |
| Sturgeon | \$683,450 |
| Suffield | \$315,000 |
| Sunbreaker Cove | \$382,400 |
| Sundre | \$319,950 |
| Swan Hills | \$145,000 |
| Sylvan Lake | \$359,900 |
| Taber | \$279,900 |
| Tangent | \$76,500 |
| Thorhild | \$163,700 |
| Thorhild No. 7, County Of | \$300,000 |
| Thorsby | \$224,900 |
| Three Hills | \$214,900 |
| Thunder Lake | \$209,900 |
| Tilley | \$104,950 |
| Tofield | \$299,999 |
| Torrington | \$189,450 |
| Trochu | \$224,400 |
| Turner Valley | \$349,900 |
| Two Hills | \$149,500 |
| Two Hills County No. 21 | \$284,950 |
| Valhalla Centre | \$130,000 |
| Valleyview | \$271,000 |

| Winfield | \$120,950 | |
|-------------------|-----------|--|
| Woodlands County | \$589,000 | |
| Yellowhead County | \$397,700 | |
| Youngstown | \$85,500 | |
| | | |

| Youngstown | \$85,500 |
|-----------------------|-------------|
| Toungstown | 203,500 |
| | |
| BRITISH COLU | IMBIA |
| BRITISH CULU | IMBIA |
| | |
| 103 Mile | \$474,900 |
| 108 Mile Ranch | \$362,400 |
| 150 Mile House | \$487,000 |
| 70 Mile House | \$399,900 |
| Abbotsford | \$759,900 |
| Adams Lake | \$479,000 |
| Agassiz | \$516,000 |
| Ainsworth Hot Springs | \$527,500 |
| Alert Bay | \$161,950 |
| Anglemont | \$399,450 |
| Anmore | \$1,014,000 |
| Armstrong | \$639,500 |
| Arrow Creek | \$474,900 |
| Arrow Park | \$419,000 |
| Ashcroft | \$267,900 |
| Atlin | \$299,700 |
| Balfour | \$569,500 |
| Bamfield | \$899,900 |
| Barriere | \$432,700 |
| Baynes Lake | \$729,500 |
| Beasley | \$1,123,500 |
| Beaverdell | \$289,900 |
| Beaverley | \$424,950 |
| Bella Coola | \$262,500 |
| Big White | \$724,500 |
| Black Creek | \$664,800 |
| Blind Bay | \$599,000 |
| Blue River | \$174,900 |

| Coldstream | \$774,000 |
|----------------------|-----------|
| Columbia Lake 3 | \$708,950 |
| Colwood | \$549,900 |
| Comox | \$610,000 |
| Coombs | \$984,500 |
| Cooper Creek | \$249,000 |
| Coquitlam | \$859,888 |
| Cortes Bay | \$773,500 |
| Courtenay | \$629,900 |
| Cowichan Bay | \$699,900 |
| Cranbrook | \$375,000 |
| Crawford Bay | \$355,000 |
| Crescent Valley | \$624,995 |
| Creston | \$424,900 |
| Crofton | \$599,700 |
| Cultus Lake | \$784,500 |
| Cumberland | \$561,950 |
| D'Arcy | \$749,500 |
| Dawson Creek | \$314,000 |
| De Courcy Island | \$267,448 |
| Deka Lake | \$437,000 |
| Delta | \$949,000 |
| Denman Island | \$774,000 |
| Duncan | \$569,900 |
| Eagle Bay | \$695,000 |
| Edgewater | \$377,200 |
| Edgewood | \$479,000 |
| Elkford | \$280,000 |
| Elko | \$309,900 |
| Enderby | \$449,000 |
| Erickson | \$396,500 |
| Errington | \$924,950 |
| Fairmont Hot Springs | \$439,000 |
| Falkland | \$499,900 |
| Fanny Bay | \$674,450 |
| Fauquier | \$399,000 |
| Fernie | \$599,000 |
| | |

| Hornby Island Trust Area | \$949,000 |
|----------------------------|-------------|
| Horse Creek | \$477,450 |
| Horsefly | \$354,950 |
| Houston | \$224,900 |
| Hudson's Hope | \$257,450 |
| Invermere | \$494,400 |
| Jaffray | \$685,000 |
| Kaleden | \$684,450 |
| Kamloops | \$539,900 |
| Kaslo | \$480,000 |
| Keats Island | \$492,450 |
| Kelowna | \$749,900 |
| Keremeos | \$389,000 |
| Kimberley | \$349,000 |
| Kingsgate | \$282,450 |
| Kitchener | \$397,000 |
| Kitimat | \$354,895 |
| Kitwanga | \$105,000 |
| Kootenay Bay | \$497,000 |
| Krestova | \$519,000 |
| Kuskonook | \$1,044,950 |
| Lac La Hache | \$469,000 |
| Ladner | \$689,350 |
| Ladysmith | \$559,900 |
| Laidlaw | \$1,449,950 |
| Lake Country | \$848,000 |
| Lake Cowichan | \$419,900 |
| Lakelse Lake | \$492,400 |
| Langdale | \$2,034,000 |
| Langford | \$584,900 |
| Langley | \$709,900 |
| Lantzville | \$702,000 |
| Lasqueti Island Trust Area | \$728,000 |
| Lavington | \$1,182,450 |
| Lee Creek | \$567,450 |
| Likely | \$349,000 |
| Lillooet | \$403,475 |
| Lindell Beach | \$669,450 |

| New Denver | \$275,000 |
|------------------|-------------|
| New Hazelton | \$209,750 |
| New Westminster | \$849,800 |
| Newgate | \$947,500 |
| North Saanich | \$1,395,000 |
| North Vancouver | \$941,450 |
| Nukko Lake | \$419,900 |
| Okanagan Centre | \$1,349,000 |
| Okanagan Falls | \$550,950 |
| Okanagan Landing | \$1,119,450 |
| Oliver | \$499,900 |
| Ootischenia | \$490,500 |
| Osoyoos | \$629,950 |
| Oyama | \$699,900 |
| Panorama | \$226,950 |
| Parksville | \$595,000 |
| Parson | \$727,500 |
| Pass Creek | \$468,500 |
| Passmore | \$449,500 |
| Peachland | \$747,400 |
| Pemberton | \$1,150,000 |
| Pender Island | \$794,000 |
| Penticton | \$577,400 |
| Pitt Meadows | \$798,000 |
| Port Alberni | \$419,000 |
| Port Alice | \$149,000 |
| Port Clements | \$399,200 |
| Port Coquitlam | \$798,450 |
| Port Edward | \$358,500 |
| Port Hardy | \$270,950 |
| Port Mcneill | \$334,950 |
| Port Moody | \$799,000 |
| Port Renfrew | \$299,900 |
| Pouce Coupe | \$285,000 |
| Powell River | \$489,900 |
| Prince George | \$389,900 |
| Prince Rupert | \$319,000 |

| Sicamous | \$389,000 |
|-------------------------|-----------|
| Sidney | \$699,900 |
| Silver Star | \$816,000 |
| Silverton | \$369,000 |
| Slocan | \$212,400 |
| Slocan Park | \$448,950 |
| Smithers | \$477,250 |
| Sointula | \$349,900 |
| Sonora Island | \$324,750 |
| Sooke | \$610,400 |
| Sorrento | \$694,250 |
| South Slocan | \$397,450 |
| Spallumcheen | \$579,000 |
| Sparwood | \$389,000 |
| Spillimacheen | \$464,000 |
| Spur Valley Subdivision | \$369,500 |
| Squamish | \$989,000 |
| St. Ives | \$674,450 |
| Stewart | \$199,900 |
| Summerland | \$687,000 |
| Summit Lake | \$502,000 |
| Sun Peaks | \$875,000 |
| Sunshine Valley | \$469,900 |
| Surrey | \$749,900 |
| Swansea Point | \$599,000 |
| Ta Ta Creek | \$544,900 |
| Tabor Lake | \$509,900 |
| Tahsis | \$145,000 |
| Tappen | \$699,450 |
| Tarrys | \$344,450 |
| Taylor | \$254,900 |
| Telkwa | \$352,400 |
| Terrace | \$439,950 |
| Thetis Island | \$774,450 |
| Thrums | \$406,950 |
| Tofino | \$968,000 |
| Topley | \$199,000 |

| LOCATION | MEDIAN PRICE |
|----------------|-----------------|
| | |
| Trail | \$225,900 |
| Trout Lake | \$235,000 |
| Tsawwassen | \$716,000 |
| Tulameen | \$362,450 |
| Tumbler Ridge | \$165,000 |
| Twin Bays | \$1,657,450 |
| Ucluelet | \$572,000 |
| Union Bay | \$534,500 |
| Valemount | \$354,450 |
| Vancouver | \$889,000 |
| Vanderhoof | \$349,950 |
| Vernon | \$599,000 |
| Victoria | \$899,000 |
| Wardner | \$884,498 |
| Warfield | \$280,000 |
| Wasa | \$557,000 |
| Wells | \$266,450 |
| West Kelowna | \$739,900 |
| West Vancouver | \$2,473,000 |
| Westbank | \$570,000 |
| Westbridge | \$829,000 |
| Whistler | \$2,075,000 |
| White Rock | \$1,688,000 |
| Williams Lake | \$329,000 |
| Willow River | \$69,900 |
| Windermere | \$699,000 |
| Winlaw | \$335,600 |
| Woss | \$139,900 |
| Wycliffe | \$799,495 |
| Wynndel | \$370,450 |
| Yahk | \$319,900 |
| Yale | \$379,900 |
| Yarrow | \$1,162,000 |
| Youbou | \$459,900 |

| vveiis | \$266,450 | F . C. D . | 4-0-1-000 |
|-------------------|-------------|-------------------|-----------|
| West Kelowna | \$739,900 | East St. Paul | \$634,900 |
| West Vancouver | \$2,473,000 | Eden | \$189,000 |
| Westbank | \$570,000 | Elm Creek | \$289,500 |
| Westbridge | \$829,000 | Elma | \$264,900 |
| Whistler | \$2,075,000 | Emerson | \$103,690 |
| | | Erickson | \$102,450 |
| White Rock | \$1,688,000 | Eriksdale | \$174,900 |
| Williams Lake | \$329,000 | Ethelbert | \$109,900 |
| Willow River | \$69,900 | Fannystelle | \$279,000 |
| Windermere | \$699,000 | Fisher Branch | \$192,400 |
| Winlaw | \$335,600 | Flin Flon | \$139,900 |
| Woss | \$139,900 | | |
| Wycliffe | \$799,495 | Foxwarren | \$144,000 |
| Wynndel | \$370,450 | Gardenton | \$139,900 |
| Yahk | \$319,900 | Garson | \$359,900 |
| | | Gilbert Plains | \$182,950 |
| Yale | \$379,900 | Gimli | \$334,350 |
| Yarrow | \$1,162,000 | Giroux | \$379,900 |
| Youbou | \$459,900 | Gladstone | \$159,450 |
| | | Glenboro | \$168,000 |
| | | Glenella | \$69,000 |
| MANITOBA | | Glenora | \$117,400 |
| | | Grand Marais | \$181,950 |
| HOUSES | | Grande Pointe | \$459,900 |
| Albert Beach | \$469,950 | Grandview | \$132,000 |
| Alexander | \$245,000 | Great Falls | \$164,000 |
| | | Gretna | \$138,000 |
| Altona | \$239,000 | Grey | \$319,250 |
| Amaranth | \$259,450 | Grosse Isle | \$369,900 |
| Angusville | \$83,750 | Grunthal | \$257,900 |
| Anola | \$349,900 | | |
| Arborg | \$232,900 | Gull Lake | \$199,900 |
| Arden | \$165,000 | Gunton | \$319,000 |
| Arnes | \$222,200 | Hamiota | \$148,000 |
| Ashern | \$141,450 | Hanover | \$319,900 |
| Bagot | \$259,900 | Hartney | \$104,450 |
| | | Haywood | \$179,900 |
| Bakers Narrows | \$221,750 | Headingley | \$649,902 |
| Balaton Beach | \$195,750 | High Bluff | \$254,950 |
| Baldur | \$69,450 | | |
| Balmoral | \$322,400 | Hillside Beach | \$174,900 |
| Beaconia | \$237,450 | Holland | \$165,000 |
| Beausejour | \$219,900 | lles Des Chenes | \$379,900 |
| | | Inglis | \$242,000 |
| Belair Properties | \$240,900 | Inwood | \$169,900 |
| Belmont | \$120,000 | Kelwood | \$47,000 |
| Benito | \$119,500 | Kemnay | \$365,250 |
| Beresford | \$277,200 | Kenton | \$124,900 |
| Bifrost | \$319,900 | Killarney | \$178,500 |
| Binscarth | \$73,200 | Kleefeld | \$287,900 |
| | | Komarno | \$325,000 |
| Birch River | \$52,125 | La Broquerie | \$284,900 |
| Birds Hill | \$459,900 | La Rivière | \$127,400 |
| Birtle | \$99,700 | | |
| Bissett | \$95,950 | La Salle | \$498,400 |
| Blumenort | \$304,900 | Lac Du Bonnet | \$279,900 |
| Boissevain | \$159,000 | Lakeshore Heights | \$214,900 |
| Brandon | \$296,200 | Landmark | \$309,900 |
| | | Langruth | \$152,250 |
| Brokenhead | \$249,900 | Lenore | \$42,450 |
| Brunkild | \$259,450 | Lester Beach | \$214,900 |
| Buffalo Point | \$238,000 | Letellier | \$159,900 |
| Carberry | \$239,950 | Libau | \$219,900 |
| Carman | \$237,450 | Linden | \$399,900 |
| | \$597,450 | Lockport | \$459,900 |
| Cartier | | | |

| LOCATION | MEDIAN PRICE | |
|----------------------------|------------------------|--|
| Lorette | \$399,900 | |
| Lowe Farm | \$189,900 | |
| Lundar Macdonald | \$210,900 \$509,000 | |
| Macgregor | \$229,000 | |
| Manigotagan | \$299,000 | |
| Manitou | \$159,000 | |
| Marchand | \$224,900 | |
| Matlock | \$276,450 | |
| Mccreary Meleb | \$57,000 \$259,000 | |
| Melita | \$110,000 | |
| Miami | \$89,950 | |
| Middlebro | \$224,450 | |
| Miniota | \$90,750 | |
| Minitonas | \$159,500 | |
| Minnedosa | \$176,950 | |
| Minto | \$149,450 | |
| Mitchell Montcalm | \$327,400 \$154,900 | |
| Moosehorn | \$134,900 | |
| Morden | \$284,900 | |
| Morris | \$259,900 | |
| Neepawa | \$259,900 | |
| Nesbitt | \$384,900 | |
| New Bothwell | \$269,900 | |
| Newdale | \$49,500 | |
| Ninette Niverville | \$60,850 \$364,900 | |
| North Norfolk | \$207,450 | |
| Notre Dame De Lourdes | \$442,500 | |
| Nutimik Lake | \$309,900 | |
| Oak Bluff | \$589,000 | |
| Oak Lake | \$79,900 | |
| Oak Lake Beach | \$200,950 | |
| Oak Point | \$122,900 | |
| Oak River | \$172,400 | |
| Oakbank | \$449,900 | |
| Oakburn Oakville | \$36,000 \$299,999 | |
| Ochre River | \$238,450 | |
| Onanole | \$320,000 | |
| Otterburne | \$202,400 | |
| Pelican Bay | \$339,450 | |
| Petersfield | \$324,900 | |
| Pierson | \$122,450 | |
| Pilot Mound | \$80,500 | |
| Pinawa | \$215,000 | |
| Pine Dock Pine Falls | \$109,900 \$167,000 | |
| Pipestone | \$118,500 | |
| Plum Coulee | \$224,900 | |
| Plumas | \$121,750 | |
| Ponemah | \$207,350 | |
| Poplarfield | \$219,900 | |
| Portage La Prairie | \$232,450 | |
| Powerview | \$184,900 | |
| Prairie Grove | \$403,875 | |
| Prawda Princess Harbour | \$280,000 \$232,500 | |
| Rapid City | \$254,350 | |
| Reinfeld | \$369,900 | |
| Rennie | \$230,000 | |
| Reston | \$185,000 | |
| Reynolds | \$229,900 | |
| Rhineland | \$362,450 | |
| Richer | \$324,900 | |
| Riding Mountain | \$342,250 | |
| Ritchot | \$579,900 \$230,950 | |
| Rivers Riverton | \$185,000 | |
| Roblin | \$179,000 | |
| Rockwood | \$404,900 | |
| Rocky Lake | \$504,950 | |
| Roland | \$169,700 | |
| Roseau River | \$199,900 | |
| Rosenfeld | \$195,000 | |

MEDIAN PRICE

\$409,900

\$97,450 \$269,999

\$193,200 \$75,000 \$469,000

\$149,900 \$192,400

\$310,000 \$360,000

\$524,900 \$401,400 \$207,900

\$439,900

LOCATION Cartwright Clandeboy

Crystal City Darlingford

Dauphin Deloraine Delta Beach

Ditch Lake Dominion City

Douglas Dufferin

Dugald East Selkirk

| LOCATION | MEDIAN |
|-----------------------------|------------------------|
| Rosenort | \$298,400 |
| Rossburn | \$132,700 |
| Russell | \$172,500 |
| Sandy Hook | \$229,000 |
| Sandy Lake | \$199,900 |
| Sanford | \$250,000 |
| Schanzenfeld | \$374,900 |
| Selkirk | \$273,900 |
| Seven Sisters Falls Shilo | \$165,500 |
| Shoal Lake | \$279,900 \$137,500 |
| Sidney | \$309,900 |
| Silver Harbour | \$218,950 |
| Somerset | \$104,900 |
| Souris | \$187,900 |
| South Norfolk | \$352,500 |
| Springfield | \$399,900 |
| St. Adolphe St. Andrews | \$399,900 \$559,900 |
| St. Claude | \$159,900 |
| St. Clements | \$494,900 |
| St. Eustache | \$317,900 |
| St. Francois Xavier | \$442,000 |
| St. Jean Baptiste | \$139,900 |
| St. Laurent | \$189,900 \$269,990 |
| St. Malo Stanley | \$269,990 |
| Starbuck | \$357,450 |
| Ste. Agathe | \$334,900 |
| Ste. Anne | \$289,900 |
| Ste. Rose Du Lac | \$129,900 |
| Stead Steep Rock | \$277,400 \$144,900 |
| Ste-Geneviève | \$292,400 |
| Steinbach | \$319,900 |
| St-Georges | \$189,900 |
| Stonewall Stony Mountain | \$367,400 \$289,999 |
| St-Pierre-Jolys | \$307,400 |
| Strathclair | \$89,500 |
| Stuartburn Sundown | \$239,900 \$69,900 |
| Swan Lake | \$71,000 |
| Swan River | \$189,900 |
| Taché | \$251,400 |
| Teulon The Narrows | \$282,400 \$169,900 |
| The Pas | \$109,900 |
| Thompson | \$191,950 |
| Tourond | \$344,900 |
| Traverse Bay | \$279,450 |
| Treherne | \$277,200 \$329,900 |
| Tyndall Victoria Beach | \$297,900 |
| Virden | \$239,000 |
| Vita | \$153,950 |
| Vivian | \$259,900 |
| Warren | \$319,900 |
| Waskada | \$99,000 |
| Wawanesa West St. Paul | \$186,450 \$499,900 |
| White Mud Falls | \$209,900 |
| Whitehead | \$319,900 |
| | |
| Whitemouth | \$156,950 |
| Whytewold | \$195,000 |
| Winkler | \$297,900 |
| Winnipeg | \$324,900 |
| Winnipeg Beach | \$185,000 |
| Winnipegosis | \$113,500 |
| Woodlands | \$324,950 |
| Woodridge Zhoda | \$139,900 |
| Znoda | \$184,900 |

| LOCATION | MEDIAN PRICE |
|-------------------------------------|------------------------|
| NEW BRUNS | SWICK |
| HOUSES | |
| Acadie Siding | \$58,700 |
| Acadieville | \$117,350 |
| Aldouane | \$126,950 |
| Allardville Allison | \$105,500 \$239,900 |
| Ammon | \$239,900 |
| Anagance | \$103,500 |
| Anfield | \$52,750 |
| Apohaqui | \$192,400 |
| Aroostook | \$49,900 |
| Atholville Back Bay | \$105,000 \$99,950 |
| Baie Verte | \$120,000 |
| Baie-Sainte-Anne | \$139,900 |
| Baker Brook | \$70,000 |
| Balmoral | \$127,450 |
| Barachois | \$139,900 |
| Barnesville Bartibog Bridge | \$164,900 \$259,000 |
| Bas-Caraquet | \$259,000 |
| Bass River | \$233,450 |
| Bath | \$116,000 |
| Bathurst | \$129,900 |
| Baxters Corner Bay Du Vin | \$154,900 \$174,900 |
| Bayfield | \$119,900 |
| Bayside | \$429,700 |
| Beaubassin East / Beaubassin-Est | \$292,400 |
| Beaver Dam | \$209,900 |
| Beaver Harbour | \$135,000 |
| Bedell | \$219,900 |
| Beechwood | \$147,400 |
| Belledune Belleisle Creek | \$102,450 |
| Belleville | \$165,900 \$117,450 |
| Benjamin River | \$99,900 |
| Beresford | \$132,400 |
| Berry Mills | \$258,000 |
| Bertrand Big River | \$89,000 \$112,400 |
| Black Point | \$106,200 |
| Black River Bridge | \$109,700 |
| Blacks Harbour | \$107,500 |
| Blackville | \$129,750 |
| Blanchard Settlement Blissfield | \$208,500 \$312,500 |
| Bloomfield | \$139,900 |
| Bloomfield Ridge | \$179,900 |
| Bocabec | \$354,900 |
| Boiestown | \$137,400 |
| Bois-Blanc | \$187,250 |
| Bouctouche | \$182,400 |
| Boudreau Boundary Creek | \$389,900 \$169,450 |
| Brantville | \$79,750 |
| Breadalbane | \$202,450 |
| Brockway | \$104,900 |
| Browns Yard | \$429,000 |
| Burton Burtts Corner | \$207,900 \$179,900 |
| Caissie Cape | \$179,900 |
| Caithness | \$94,000 |
| Cambridge-Narrows | \$272,400 |
| Campbellton | \$129,900 |
| Campobello Island | \$294,700 |
| Canaan | \$82,500 |
| Canaan Forks | \$117,450 \$261,450 |
| Canal | \$201,450 |

| LOCATION | MEDIAN PRICE |
|--|------------------------|
| Caraquet | \$175,000 |
| Carsonville | \$184,900 |
| Cassilis | \$164,450 |
| Central Blissville | \$114,900 |
| Central Greenwich Centre Napan | \$129,900 \$99,400 |
| Centreville | \$144,450 |
| Chamcook | \$395,000 |
| Chance Harbour | \$132,200 |
| Chaplin Island Road | \$164,900 |
| Charleston | \$107,000 |
| Charlo Charters Settlement | \$209,450 \$224,900 |
| Chiasson | \$224,900 |
| Chipman | \$83,250 |
| Clair | \$182,450 |
| Clarks Corners | \$234,900 |
| Clifton | \$109,900 |
| Clifton Royal | \$369,900 |
| Cocagne | \$222,450 |
| Codys Coles Island | \$257,450 \$131,300 |
| Collette | \$92,200 |
| Colpitts Settlement | \$116,200 |
| Cormier-Village | \$199,900 |
| Crocker Hill | \$264,900 |
| Cumberland Bay | \$140,650 |
| Dalhousie | \$89,500 |
| Dalhousie Junction | \$134,900 |
| Damascus Darlings Island | \$194,900 \$419,500 |
| Deerville | \$134,950 |
| Derby | \$158,250 |
| Dieppe | \$229,450 |
| Doaktown | \$134,900 |
| Dorchester | \$69,900 |
| Douglas Douglas Harbour | \$456,950 \$121,900 |
| Drummond | \$154,450 |
| Dufferin | \$299,000 |
| Dumfries | \$169,900 |
| Dundee | \$112,400 |
| Dunlop | \$239,450 |
| Durham Bridge Edmundston | \$167,400 \$139,500 |
| Eel River Crossing | \$156,350 |
| Elgin | \$174,900 |
| Enterprise | \$51,450 |
| Evandale | \$1,309,500 |
| Fairhaven | \$142,450 |
| Florenceville-Bristol | \$147,450 |
| Four Roads | \$179,000 |
| Fredericton | \$225,000 |
| Fredericton Junction French Lake | \$114,900 |
| Frosty Hollow | \$157,200 \$138,900 |
| Gagetown | \$138,900 |
| Geary | \$159,900 |
| Gladwyn | \$219,000 |
| Glassville | \$64,900 |
| Good Corner | \$219,900 |
| Grafton | \$257,400 |
| Grand Barachois Grand Bay-Westfield | \$289,900 \$229,000 |
| Grand Falls / | |
| Grand-Sault | \$135,000 |
| Grand Harbour | \$169,900 |
| Grand Lake Road | \$229,900 |
| Grand Manan | \$207,400 |
| Grande-Anse | \$129,900 |
| Grande-Digue Greenfield | \$232,400 \$59,900 |
| Greenwich | \$65,000 |
| Hacheyville | \$80,000 |
| Hainesville | \$179,900 |
| Halcomb | \$52,450 |
| Hampton | \$207,500 |
| | |



Squamish is another of those small BC communities where the desire to live a laid-back lifestyle in a beautiful, open environment has led to one of the country's tightest rental markets. Less than an hour from both Whistler and Vancouver, Squamish has been drawing residents and businesses in droves for the past several years. The downtown core, which has been a hub of development in recent years, is becoming increasingly attractive to young residents drawn by the city's heightened economic activity, while Valleycliffe, just across the highway from downtown, has proven a magnet for young families. There are few bargains to be found in this neck of the woods, but with rents as high as they are and the scarcity of land available, Squamish provides capital-infused investors with a delicious long-term play.

Cape Tormentine

\$284,900

MEDIAN PRICE \$989,000

AVERAGE RENT (TWO-BEDROOM APARTMENT) \$1,900

VACANCY RATE 0.3%

| MEDIA! NOITA | |
|--|----------------------------|
| ytown \$109,90 | 0 |
| rell \$326,50 | 0 |
| urt \$124,90 | |
| vicke \$334,45 eld \$729,45 | |
| ord \$237,90 | |
| and \$123,45 | 0 |
| y \$174,90 | |
| y Station \$180,00 eld Point \$382,00 | |
| -Aboujagane \$229,00 | |
| ock \$99,300 | |
| orough \$146,90 | |
| ale \$97,400 | |
| ille \$74,900 | |
| \$154,90 ers Home \$287,70 | |
| n Mountain \$260,00 | |
| man \$214,75 | |
| man Ferry \$61,500 own \$309,45 | |
| I View \$462,40 | |
| onville \$107,75 | 0 |
| ille \$164,45 reville \$534,45 | |
| eg \$164,90 | |
| er \$74,900 |) |
| \$267,45 wick \$157.20 | |
| wick \$157,20 ick \$249,90 | |
| ick Ridge \$289,90 | 0 |
| ead Mountain \$179,90 ney Road \$349,90 | |
| clear \$524,90 | 0 |
| ley \$204,70 | 0 |
| ton \$184,90 nibouguac \$112,45 | 0 |
| aker \$219,00 | |
| George \$119,90 ourn \$447,40 | |
| ide \$209,70 | |
| ille \$207,40 | 0 |
| ille Corner \$254,70 que \$129,95 | |
| y Office \$126,95 | 0 |
| nte \$143,95 au \$138,80 | |
| au \$138,80 g \$187,00 | |
| n \$81,900 | |
| Lepreau \$169,99 | |
| Ridge \$159,90 River \$104,90 | |
| Shemogue \$289,45 | |
| Point \$437,00 | |
| Reach \$272,45 Settlement \$230,00 | |
| r Coverdale \$283,60 | 0 |
| r Kintore \$69,750 | |
| r Newcastle \$118,90 w \$227,40 | |
| ton \$138,90 | |
| s Bay \$171,95 | |
| aquac \$169,90 an \$95,000 | |
| nnette \$136,00 | |
| apit Lake \$215,00 | |
| erville \$224,90 vell \$174,90 | |
| eld \$204,00 | |
| rolle Settlement \$209,90 | 0 |
| am \$64,900 od Hill \$242.40 | |
| od Hill \$242,40 ods \$189,95 | |
| mee \$41,900 |) |
| anic Settlement \$79,900 | |
| ramcook \$184,90 le River \$127,90 | |
| c \$119,95 | |
| ove \$204,90 | |
| ton \$62,000 wn \$132,40 | |
| lle \$104,45 | |
| \$89,900 |) |
| nichi \$164,90 u Centre \$92,500 | |
| ton \$215,00 | |
| t Hebron \$309,90 | 0 |
| t Middleton \$139,90 lleville \$549,00 | |
| | |
| uash \$162,45 | 0 |
| wic \$159,90 | |
| | |
| rigewauk \$264,90 | |
| ac \$199,90 | |
| sis \$39,500 Randon \$24,950 | |
| | |
| uash \$162,4 wic \$159,5 waak Bridge \$139,5 wworth \$288,5 igewauk \$264,5 ac \$199,5 is \$33,5 Bandon \$24,9 | 15 90 90 90 50 |

| LOCATION | MEDIAN | LOCA |
|---|------------------------|-----------------------|
| New Maryland | \$299,900 | Salt Spr |
| New Mills | \$119,900 | Saumai |
| New Zion | \$162,400 | Scotch 5 |
| Newburg Nicholas Denys | \$179,900 \$94,900 | Scoudo Sea Sid |
| Nigadoo | \$179,900 | Searsvil |
| Noonan North Lake | \$192,500 \$228,500 | Seeleys |
| North Tay | \$127,450 | Shediac Shediac |
| North Tetagouche | \$184,900 | Shediad |
| Norton | \$184,900 | Shediad |
| Notre-Dame Notre-Dame-De-Lourdes | \$198,000 \$101,300 | Shemo: Shippa: |
| Oak Bay | \$278,900 | Sillikers |
| Oak Haven | \$309,900 | Simond |
| Oak Point Old Ridge | \$244,900 | Six Roa Smiths |
| Oromocto | \$274,900 \$218,700 | Smithto |
| Pabineau 11 | \$64,900 | Somerv |
| Paquetville | \$226,950 | South E |
| Parkindale Passekeag | \$187,400 \$284,900 | South To Southa |
| Pearsonville | \$211,750 | Springf |
| Pennfield | \$125,000 | St. Geor |
| Penniac | \$279,000 | St. Leor |
| Penobsquis Perth-Andover | \$130,500 \$107,950 | St. Mari |
| Petitcodiac | \$139,850 | St. Simo |
| Petit-Rocher | \$125,900 | St. Step |
| Picadilly | \$178,900 | Stanley Steeves |
| Plaster Rock Pleasant Villa | \$88,500 \$189,900 | Steeves |
| Plumweseep | \$137,450 | Stickne |
| Pocologan | \$257,200 | Stilesvil Stoney |
| Point La Nim Pointe De Bute | \$119,000 \$199,000 | Stratha |
| Pointe-Brûlée | \$230,000 | Stuart T |
| Pointe-Du-Chêne | \$167,900 | Summe |
| Pointe-Sapin | \$176,950 | Sunny (|
| Pointe-Verte Pokemouche | \$159,900 \$60,000 | Sussex |
| Port Elgin | \$87,400 | Sussex |
| Portage Vale | \$124,900 | Tabusin Tay Cree |
| Porter Cove Prince William | \$174,900 \$350,000 | Taymou |
| Princess Park | \$269,950 | Temper |
| Public Landing | \$84,900 | Tide He |
| Queenstown | \$136,500 | Tilley Re Tracadie |
| Quispamsis Rang-Saint-Georges | \$289,000 \$159,000 | Tracy |
| Renauds Mills | \$32,200 | Trois-Ru |
| Renous | \$184,950 | Upham Upper (|
| Rexton | \$174,900 | Upper (|
| Riceville Richibucto | \$164,900 \$234,900 | Upper 0 |
| Richmond | \$218,700 | Upper 0 |
| Richmond Corner | \$148,000 | Upper N |
| Riverside-Albert Riverview | \$76,900 \$194,700 | Upper (|
| Rivière-À-La-Truite | \$163,000 | Upper F Upper V |
| Roachville | \$237,400 | Utopia |
| Robertville | \$159,900 | Val-D'A |
| Rogersville Rollingdam | \$87,400 \$124,900 | Val-Dou |
| Rossville | \$327,400 | Valley R Village- |
| Rothesay | \$349,900 | Waasis |
| Royal Road Rusagonis | \$177,400 \$224,900 | Wakefie |
| Sackville | \$162,450 | Waterfo Waterv |
| Saint Andrews | \$280,000 | Wawei |
| Saint John | \$159,900 | Wayert |
| Saint-André & Leblanc Office / Saint-André & | \$284,900 | Welsfor |
| Leblanc Office | \$201,500 | Welshp West Q |
| Saint-Antoine | \$149,900 | Wheato |
| Saint-Basile Sainte-Anne | \$140,000 \$69,500 | White I |
| Sainte-Anne-De-Kent | \$159,000 | White f |
| Sainte-Anne-De- | \$136,950 | Whites Whitne |
| Madawaska | | Wickha |
| Saint-Édouard-De-Kent | \$249,900 | William |
| Sainte-Marie-De-Kent | \$226,950 | William |
| Sainte-Marie-Saint- Raphaël | \$47,450 | Wilsons |
| Saint-François | \$137,000 | Windso |
| Saint-Ignace | \$129,900 | Wood F |
| Saint-Isidore | \$85,950 | Woodst Yoho |
| Saint-Jacques Saint-Joseph | \$249,000 \$185,000 | Youngs |
| Saint-Joseph-De-Kent | \$254,900 | Zealand |
| Saint-Léolin | \$122,000 | |
| Saint-Louis De Kent | \$95,000 | 1/11=7 |
| Saint-Maurice Saint-Norbert | \$131,450 \$129,450 | 115 |
| Saint-Paul | \$73,700 | Adeyto |
| Saint-Quentin | \$119,400 | Adeyto |
| Saint-Thomas-De-Kent | \$321,950 | Appleto |
| Salem Salisbury | \$225,000 \$209,900 | Arnolds |
| | | Avonda |

| LOCATION | MEDIAI PRICE |
|--------------------------------|------------------------|
| | £135.000 |
| Salt Springs Saumarez | \$135,000 \$129,950 |
| Scotch Settlement | \$349,900 |
| Scoudouc | \$254,950 |
| Sea Side Searsville | \$487,000 \$125,000 |
| Seeleys Cove | \$375,000 |
| Shediac | \$250,000 |
| Shediac Bridge | \$225,000 |
| Shediac Cape | \$229,450 |
| Shediac River Shemogue | \$495,000 \$420,000 |
| Shippagan | \$159,000 |
| Sillikers | \$69,900 |
| Simonds Six Roads | \$179,900 |
| Smiths Creek | \$106,000 \$249,450 |
| Smithtown | \$274,450 |
| Somerville | \$123,900 |
| South Esk | \$274,900 |
| South Tetagouche Southampton | \$162,700 \$259,900 |
| Springfield | \$109,500 |
| St. George | \$121,950 |
| St. Leonard | \$129,000 |
| St. Margarets St. Martins | \$99,900 \$172,400 |
| St. Simon | \$172,400 |
| St. Stephen | \$139,900 |
| Stanley | \$104,900 |
| Steeves Mountain | \$312,250 |
| Steeves Settlement Stickney | \$274,900 \$98,250 |
| Stilesville | \$387,000 |
| Stoney Creek | \$409,950 |
| Strathadam | \$288,650 |
| Stuart Town Summerfield | \$239,750 \$66,900 |
| Sunny Corner | \$119,500 |
| Sunnyside Beach | \$374,700 |
| Sussex | \$175,000 |
| Sussex Corner | \$159,900 |
| Tabusintac Tay Creek | \$167,400 \$99,900 |
| Taymouth | \$179,900 |
| Temperance Vale | \$84,900 |
| Tide Head | \$179,000 |
| Tilley Road Tracadie | \$123,950 \$180,950 |
| Tracy | \$169,900 |
| Trois-Ruisseaux | \$159,900 |
| Upham | \$114,250 |
| Upper Cape Upper Coverdale | \$145,000 \$399,900 |
| Upper Gagetown | \$169,000 |
| Upper Golden Grove | \$242,500 |
| Upper Kent | \$149,900 |
| Upper Mills Upper Queensbury | \$96,750 \$239,900 |
| Upper Rexton | \$282,500 |
| Upper Woodstock | \$289,000 |
| Utopia | \$87,000 |
| Val-D'Amour Val-Doucet | \$99,500 \$152,000 |
| Valley Road | \$212,000 |
| Village-Des-Poirier | \$159,000 |
| Waasis | \$124,900 |
| Wakefield Waterford | \$199,900 \$299,900 |
| Waterville | \$107,900 |
| Waweig | \$174,450 |
| Wayerton | \$109,950 |
| Welshpool | \$139,900 \$139,000 |
| West Quaco | \$25,500 |
| Wheaton Settlement | \$177,400 |
| White Head Island | \$189,900 |
| White Rapids | \$82,400 |
| Whites Cove Whitney | \$136,900 \$89,900 |
| Wickham | \$219,900 |
| Williamsburg | \$54,900 |
| Williamstown | \$129,950 |
| Willow Grove Wilsons Beach | \$169,900 \$143,900 |
| Windsor | \$239,950 |
| Wood Point | \$169,450 |
| Woodstock | \$138,900 |
| Yoho Youngs Cove | \$343,900 \$177,400 |
| Zealand Zealand | \$177,400 \$129,000 |
| | 4 |
| | |
| | |

\$224,900 \$109,450 \$254,950 \$147,050 \$216,950 \$114,900

| LOCATION | MEDIA |
|--|---|
| Baie Verte | \$106,950 |
| Barachois Brook | \$299,000 |
| Bareneed | \$219,900 |
| Bauline Bauline | \$279,900 \$349,000 |
| Bay Bulls | \$349,900 |
| Bay De Verde | \$34,950 |
| Bay L'Argent | \$66,700 |
| Bay Roberts | \$229,900 |
| Bell Island | \$97,200 |
| Benoit's Cove | \$229,000 |
| Birchy Bay | \$249,900 \$189,900 |
| Bishops Beach Bishops Falls South | \$189,900 |
| Blaketown | \$242,500 |
| Bonavista | \$110,000 |
| Bonne Bay | \$359,000 |
| Botwood | \$159,900 |
| Brigus | \$224,900 |
| Brigus Junction | \$294,950 |
| Broad Cove | \$159,450 \$222,000 |
| Brown's Arm Brownsdale | \$143,200 |
| Bryant's Cove | \$84,900 |
| Burgeo | \$67,500 |
| Burin | \$212,000 |
| Burin Bay Arm | \$228,250 |
| Burnside | \$164,950 |
| Burnt Cove | \$301,950 |
| Calvert | \$59,900 |
| Campbells Creek | \$112,000 |
| Campbellton Cape Broyle | \$199,900 \$149,500 |
| Cape Ray | \$149,300 |
| Cape St. George | \$154,000 |
| Caplin Cove | \$99,700 |
| Carbonear | \$167,400 |
| Carmanville | \$119,000 |
| hance Cove | \$139,900 |
| hannel-Port Aux Basques | \$164,900 |
| Thapel Arm | \$149,900 |
| Tarenville | \$299,900 |
| larenville larke's Beach | \$269,900 \$339,900 |
| Liarke's Beach Lodroy | \$339,900 \$121,200 |
| Colliers | \$149,900 |
| Come By Chance | \$229,900 |
| Comfort Cove-Newstead | \$114,500 |
| Conception Bay South | \$299,900 |
| Conception Harbour | \$252,400 |
| Cormack | \$184,000 |
| Corner Brook | \$209,000 |
| Cottrell's Cove | \$79,900 |
| ox's Cove reston | \$147,000 \$169,250 |
| reston reston North | \$169,250 |
| upids | \$182,200 |
| Deep Bight | \$279,900 |
| eer Lake | \$239,900 |
| ildo | \$299,500 |
|)over | \$184,500 |
| Ooyles | \$259,900 |
| Dunville | \$219,500 |
| astport | \$158,900 |
| mbree | \$144,950 |
| elix Cove | \$260,000 |
| latrock ogo Island Centre | |
| ortune | \$107,400 \$99,000 \$123,400 |
| UX Harbour | \$132,400 |
| ox Harbour renchman's Cove | \$84,900 |
| reshwater | \$75,000 |
| iambo | \$156,950 \$214,250 |
| Sambo Pond | \$214,250 |
| ander | \$259,000 |
| idilisii | \$1//0 700 |
| Jeorges Lake | \$165,000 |
| eorgetown | \$137,700 |
| illams | |
| ilenwood | \$239,000 |
| lovertown | \$2/4,950 |
| ioobies | \$169,900 |
| oose Cove | |
| oulds | |
| rand Bank rand Falls-Windsor | \$69,900 \$230,500 |
| reenspond | \$154,900 |
| Gull Island | \$257,500 |
| | \$146.750 |
| Halfway Point Hant's Harbour | \$77,400 |
| Happy Valley-Goose Bay | |
| Harbour Breton | \$115,000 |
| Harbour Grace | \$169,900 |
| | \$215,000 |
| Harbour Main | |
| Harbour Main Harcourt | \$209,900 |
| Harcourt | \$209,900 |
| Harcourt Hare Bay | \$209,900 \$172,000 |
| larcourt Iare Bay Heart's Delight Iickman's Harbour | \$209,900 \$172,000 \$189,900 |
| Harcourt Hare Bay Heart's Delight Hickman's Harbour Hillview | \$209,900 \$172,000 \$189,900 \$143,700 \$209,900 |
| larcourt lare Bay leart's Delight lickman's Harbour | \$209,900 \$172,000 \$189,900 \$143,700 \$209,900 |

| MEDIAN PRICE | MEDIAN PRICE | | |
|------------------------|---------------------------------------|------------------------|--|
| \$106,950 | Humber Arm South | \$157,450 | |
| \$299,000 | Humber Village | \$562,450 | |
| \$219,900 \$279,900 | Irishtown Irishtown-Summerside | \$199,900 | |
| \$349,000 | Isle Aux Morts | \$174,700 \$223,500 | |
| \$349,900 | Jamestown | \$174,450 | |
| \$34,950 \$66,700 | Jeffrey's | \$109,450 | |
| \$229,900 | Kilbride Kippens | \$290,000 \$299,500 | |
| \$97,200 | Labrador City | \$270,000 | |
| \$229,000 | Lady Cove | \$184,450 | |
| \$249,900 \$189,900 | Lark Harbour | \$133,450 | |
| \$189,900 | Lethbridge | \$179,900 | |
| \$242,500 | Lewin's Cove Lewisporte | \$167,700 \$185,000 | |
| \$110,000 \$359,000 | Little Bay | \$117,450 | |
| \$159,900 | Little Burnt Bay | \$109,999 | |
| \$224,900 | Little Rapids | \$273,500 | |
| \$294,950 | Logy Bay Logy Bay-Middle Cove- | \$659,950 | |
| \$159,450 \$222,000 | Outer Cove | \$739,900 | |
| \$143,200 | Long Harbour Lower Lance Cove | \$182,000 \$41,700 | |
| \$84,900 | Lumsden | \$169,000 | |
| \$67,500 \$212,000 | Maddox Cove | \$394,450 | |
| \$228,250 | Main Point Makinsons | \$166,500 \$157,900 | |
| \$164,950 | Markland | \$157,900 | |
| \$301,950 \$59,900 | Marystown | \$230,000 | |
| \$112,000 | Marysvale Marsey Prive | \$72,400 | |
| \$199,900 | Massey Drive Meadows | \$307,400 \$212,400 | |
| \$149,500 \$64,900 | Middle Cove | \$452,400 | |
| \$154,000 | Milltown | \$154,950 | |
| \$99,700 | Milltown-Head Of Bay D'Espoir | \$107,400 | |
| \$167,400 | Mobile | \$277,400 | |
| \$119,000 \$139,900 | Morrisville | \$107,400 | |
| \$164,900 | Mount Carmel | \$309,900 | |
| \$149,900 | Mount Pearl Musgravetown | \$289,900 \$159,000 | |
| \$299,900 \$269,900 | New Chelsea | \$79,700 | |
| \$339,900 | New Harbour | \$274,900 | |
| \$121,200 | New Perlican | \$129,950 | |
| \$149,900 \$229,900 | Newtown New-Wes-Valley | \$187,000 \$224,450 | |
| \$114,500 | Normans Bay | \$119,900 | |
| \$299,900 | Norris Arm | \$194,950 | |
| \$252,400 \$184,000 | Norris Point | \$171,500 | |
| \$209,000 | North Harbour | \$80,000 | |
| \$79,900 | North River North West River | \$245,000 \$325,000 | |
| \$147,000 \$169,250 | Northern Arm | \$230,000 | |
| \$268,450 | Old Perlican | \$129,000 | |
| \$182,200 | Outer Cove | \$899,900 | |
| \$279,900 | Paradise | \$319,900 | |
| \$239,900 \$299,500 | Pasadena | \$249,900 | |
| \$184,500 | Peterview Petley | \$38,200 \$161,750 | |
| \$259,900 | Petty Harbour | \$175,000 | |
| \$219,500 | Piccadilly | \$138,000 | |
| \$158,900 \$144,950 | Pinchgut Lake | \$349,900 | |
| \$260,000 | Placentia | \$129,450 | |
| \$319,400 \$107,400 | Port Au Port Port Au Port East | \$269,450 \$279,450 | |
| \$99,000 | Port Blandford | \$279,450 | |
| \$132,400 | Port De Grave | \$151,950 | |
| \$84,900 \$75,000 | Port Rexton | \$369,000 | |
| \$156,950 | Port Union | \$90,450 | |
| \$214,250 | Portugal Cove | \$329,900 | |
| \$259,000 | Portugal Cove -St. Philips Pouch Cove | \$579,900 \$214,900 | |
| \$149,700 \$165,000 | Reidville | \$299,000 | |
| \$139,900 | Renews | \$159,900 | |
| \$89,900 | Roaches Line | \$159,900 | |
| \$239,000 \$274,950 | Robert's Arm | \$134,900 | |
| \$169,900 | Rocky Harbour | \$199,450 \$349,900 | |
| \$484,900 | Rose Blanche Salmon Cove | \$284,900 | |
| \$301,200 \$69,900 | Salmonier | \$178,400 | |
| \$230,500 | Sandy Point | \$292,000 | |
| \$154,900 | Seal Cove | \$164,950 | |
| \$257,500 | Shearstown Small Point | \$309,900 | |
| \$146,750 \$77,400 | Small Point South Brook | \$134,900 \$169,900 | |
| \$279,950 | South River | \$259,900 | |
| \$115,000 | Southern Harbour | \$89,450 | |
| \$169,900 | Spaniard's Bay | \$239,000 | |
| \$215,000 \$209,900 | Springdale | \$175,500 | |
| \$172,000 | St. Alban's St. Andrews | \$34,900 \$214,450 | |
| \$189,900 | St. Andrews St. Anthony | \$130,000 | |
| \$143,700 \$209,900 | St. David's | \$114,450 | |
| \$154,000 | St. George's | \$106,200 | |
| \$269,900 | St. John's | \$314,900 | |
| \$159,900 \$132,450 | St. Judes | \$412,000 | |
| \$132,450 | St. Mary's | \$50,950 | |

| LOCATION | MEDIAN |
|---------------------|-----------|
| St. Phillips | \$539,950 |
| St. Thomas | \$277,400 |
| Steady Brook | \$347,500 |
| Stephenville | \$194,450 |
| Summerford | \$189,900 |
| Summerside | \$87,200 |
| Sunnyside | \$189,900 |
| Swift Current | \$89,900 |
| Torbay | \$357,500 |
| Tors Cove | \$189,900 |
| Trepassey | \$49,900 |
| [rinity | \$249,000 |
| liton | \$69,900 |
| willingate | \$179,900 |
| Jpper Ferry | \$150,400 |
| Jpper Island Cove | \$109,900 |
| /ictoria | \$155,000 |
| /ictoria Cove | \$239,000 |
| Wabush | \$229,900 |
| <i>N</i> esleyville | \$252,000 |
| Western Bay | \$59,000 |
| Vhitbourne | \$171,450 |
| Whiteway | \$129,900 |
| Vinterland | \$231,500 |
| Vinterton | \$79,900 |
| Nitless Bay | \$299,900 |
| Noodville | \$199,000 |
| fork Harbour | \$162,000 |

| NORTHWEST TERRITORIES | |
|--------------------------|-----------|
| TERRITORIES | |
| Fort Smith | \$217,500 |
| | |

| NOVA SCOTI HOUSES | A |
|-------------------------|------------------------|
| Abercrombie | \$179,900 |
| Acaciaville | \$199,000 |
| Advocate Harbour | \$109,450 |
| Albany | \$245,250 |
| | |
| Albany Cross | \$237,450 |
| Albert Bridge | \$365,000 |
| Amherst Amherst Head | \$159,900 \$182,950 |
| | |
| Amiraults Hill | \$85,000 |
| Annapolis Royal | \$365,000 |
| Antigonish | \$262,450 \$405,750 |
| Antigonish Landing | |
| Arcadia | \$124,900 |
| Ardoise | \$449,900 |
| Arichat | \$196,950 |
| Armdale | \$499,900 |
| Ashby | \$159,000 |
| Ashmore | \$124,000 |
| Aspotogan | \$239,900 |
| Athol | \$224,450 |
| Auburn | \$158,950 |
| Auld&AposS Cove | \$106,950 |
| Avonport | \$670,000 |
| Aylesford | \$209,900 |
| Aylesford East | \$759,000 |
| Aylesford Lake | \$362,500 |
| Baccaro | \$77,000 |
| Baddeck | \$264,000 |
| Baddeck Bay | \$405,000 |
| Balfron | \$271,000 |
| Bangor | \$369,000 |
| Barrington | \$158,000 |
| Barrington Passage | \$154,000 |
| Barss Corner | \$226,950 |
| Barton | \$239,000 |
| Bass River | \$134,950 |
| Bay View | \$249,900 |
| Bayhead | \$149,900 |
| Bayport | \$343,950 |
| Bayside | \$239,900 |
| Bayswater | \$256,500 |
| Beach Meadows | \$494,950 |
| | |
| Beaconsfield | \$392,450 |
| Bear Point | \$91,750 |
| Bear River | \$174,950 |
| Beaver Bank | \$339,900 |
| Beaver Harbour | \$269,500 |
| Beaver River | \$139,500 |
| Bedford | \$499,900 |
| Beechville | \$317,400 |
| Belle Côte | \$217,000 |
| Belmont | \$189,900 |
| Ben Eoin | \$237,950 |
| Berwick | \$168,750 |
| Berwick North | \$368,000 |
| Bible Hill | \$199,900 |
| D' - D I | £310.000 |

| LOCATION | MEDIAN |
|--|------------------------|
| Birch Grove | \$92,450 |
| Black Point Blanche | \$464,450 |
| Blandford | \$189,000 \$214,450 |
| Blockhouse | \$239,900 |
| Blue Rocks | \$495,000 |
| Boularderie Boutiliers Point | \$199,000 \$411,950 |
| Braeshore | \$256,500 |
| Bramber Bras D'Or | \$78,500 |
| Brazil Lake | \$211,950 \$124,900 |
| Brickton | \$152,250 |
| Bridgetown Pridgovillo | \$179,900 \$149,250 |
| Bridgeville Bridgewater | \$149,230 |
| Brighton | \$149,950 |
| Broad Cove | \$96,000 |
| Brookfield Brooklyn | \$169,000 \$224,900 |
| Brooklyn Corner | \$274,500 |
| Brookside | \$369,900 |
| Brow Of The Mountain Brule | \$382,450 \$289,000 |
| Cambridge | \$244,900 |
| Camperdown | \$416,200 |
| Canaan | \$292,450 \$457,450 |
| Canard Canning | \$449,900 |
| Canso | \$109,450 |
| Cape Breton | \$884,500 \$449,000 |
| Cape George Cape Jack | \$300,000 |
| Cape Negro | \$154,500 |
| Cape North | \$106,950 |
| Cape St. Marys Caribou Island | \$847,000 \$399,450 |
| Caribou River | \$304,950 |
| Carleton | \$163,700 |
| Carleton Corner Carrolls Corner | \$254,900 \$185,950 |
| Castle Bay | \$199,950 |
| Catalone | \$149,900 |
| Central Argyle Central Onslow | \$89,000 \$383,700 |
| Centre Burlington | \$109,750 |
| Centre Musquodoboit | \$294,450 |
| Centreville Chance Harbour | \$162,400 \$574,450 |
| Charleston | \$284,700 |
| Chelsea Charry Hill | \$90,000 \$359,950 |
| Cherry Hill Chester | \$569,450 |
| Chester Basin | \$534,000 |
| Chester Grant Chéticamp | \$241,950 \$122,000 |
| Cheverie | \$392,450 |
| Church Point | \$164,450 |
| Clarence Clarence East | \$399,000 \$274,950 |
| Clark's Harbour | \$89,250 |
| Clayton Park | \$369,900 |
| Clearland | \$257,000 |
| Clementsport Clementsvale | \$133,500 \$145,000 |
| Cleveland | \$208,450 |
| Clifton Clyde River | \$594,250 \$185,000 |
| Colby Village | \$337,450 |
| Coldbrook Cole Harbour | \$254,900 |
| Collingwood | \$261,200 \$67,900 |
| Comeaus Hill | \$56,500 |
| Comeauville | \$267,250 |
| Concession Conquerall Bank | \$113,000 \$289,900 |
| Conquerall Mills | \$359,900 |
| Conway Cooks Brook | \$147,000 |
| Cooks Brook Cookville | \$232,400 \$279,000 |
| Cornwallis Park | \$87,000 |
| Country Harbour Lake | \$89,950 |
| Cow Bay Cowie Hill | \$524,900 \$157,450 |
| Coxheath | \$229,900 |
| Crescent Beach | \$415,000 |
| Cross Roads Ohio Crouses Settlement | \$269,450 \$282,450 |
| Dartmouth | \$284,800 |
| Dayspring | \$279,900 |
| Deans Corner Debert | \$347,000 \$179,900 |
| Deep Brook | \$152,400 |
| Deep Cove | \$421,950 |
| Deerfield | \$154,000 |

| LOCATION | MEDIAN |
|----------------------------------|------------------------|
| Denmark | \$242,450 |
| D'Escousse | \$242,450 |
| Digby | \$168,000 |
| Dominion Dublin Shore | \$79,500 \$229,900 |
| Dundee | \$249,000 |
| Dutch Settlement | \$226,400 |
| Eagle Head | \$595,000 |
| Earltown East Amherst | \$159,900 \$239,900 |
| East Berlin | \$429,000 |
| East Chester | \$299,900 |
| East Chezzetcook | \$230,000 |
| East Dalhousie | \$149,900 |
| East Dover East Gore | \$749,500 \$159,900 |
| East Green Harbour | \$762,500 |
| East Jeddore | \$149,999 |
| East Kemptville | \$224,900 |
| East Kingston | \$199,450 |
| East Lahave East Lake Ainslie | \$379,450 \$232,000 |
| East Lawrencetown | \$464,900 |
| East Mountain | \$259,450 |
| East Petpeswick | \$314,900 |
| East Preston | \$264,900 |
| East River East Tracadie | \$759,450 \$156,950 |
| East Uniacke | \$497,000 |
| Eastern Passage | \$249,900 |
| Ecum Secum | \$107,400 |
| Egerton | \$219,750 |
| Elderbank Ellershouse | \$104,500 \$361,931 |
| Elmsdale | \$257,400 |
| Elmsvale | \$149,900 |
| Enfield | \$298,800 |
| Englishtown | \$405,500 |
| Eureka Fairmount | \$122,200 \$647,400 |
| Fairview | \$254,900 |
| Fall River | \$484,900 |
| Falmouth | \$335,000 |
| Fauxburg | \$273,950 |
| Feltzen South | \$439,000 |
| Fenwick | \$179,900 |
| Fergusons Cove Fletchers Lake | \$457,450 \$299,900 |
| Florence | \$156,950 |
| Forest Glade | \$219,900 |
| Forest Glen | \$119,900 |
| Forest Hills Fort Ellis | \$211,950 \$320,000 |
| Fox Harbour | \$699,900 |
| Fox Island Main | \$163,450 |
| Fox Point | \$309,900 |
| Fox River | \$102,450 |
| Frasers Mills Freeport | \$249,500 \$115,000 |
| French Road | \$229,000 |
| Frenchvale | \$223,500 |
| Gabarus | \$174,450 |
| Garden Lots Gardiner Mines | \$306,500 \$174,900 |
| Garlands Crossing | \$246,750 |
| Gaspereau | \$400,000 |
| Georges River | \$259,000 |
| Glace Bay Glen Haven | \$148,000 \$711,950 |
| Glen Margaret | \$711,950 \$982,450 |
| Glendale | \$174,500 |
| Glenholme | \$252,450 |
| Glenmont | \$356,450 |
| Goffs | \$333,950 |
| Gold River | \$224,000 \$362,000 |
| Goldenville Grand Étang | \$362,000 |
| Grand Lake | \$388,000 |
| Grand Lake Road | \$269,450 |
| Grand Mira North | \$125,000 |
| Grand Mira South Grand River | \$499,900 \$268,000 |
| Grande Anse | \$268,000 |
| Granville Beach | \$258,750 |
| Granville Centre | \$249,500 |
| Granville Ferry | \$289,000 |
| Great Village | \$122,400 |
| Green Bay Greenfield | \$585,000 \$172,450 |
| Greenhill | \$172,450 \$162,450 |
| Greenwich | \$235,900 |
| Greenwood | \$186,450 |
| GICCHWOOD | |
| Groves Point | \$105,700 |
| Groves Point Gulf Shore | \$499,000 |
| Groves Point | |

| LOCATION | AEDIAN RICE | |
|--|--------------------------|--|
| LOCATION | ≥ ⊾ | |
| Hacketts Cove Haliburton | \$799,450 \$221,000 | |
| Halibut Bay | \$1,192,000 \$475,000 | |
| Halifax Halls Harbour | \$475,000 \$494,900 | |
| Hammonds Plains Hampton | \$453,400 \$135,000 | |
| Hants Border | \$351,950 | |
| Hantsport Harbourville | \$189,900 \$159,000 | |
| Harmony | \$274,900 | |
| Harrietsfield Harriston | \$169,900 \$474,900 | |
| Hatchet Lake | \$337,400 | |
| Head Of Chezzetcook Head Of Jeddore | \$154,900 \$234,900 | |
| Hebbs Cross Hebbville | \$219,900 \$259,900 | |
| Hebron | \$153,700 | |
| Heckmans Island Hemford | \$559,500 \$159,917 | |
| Herring Cove | \$279,000 | |
| Hilden Hillsburn | \$169,900 \$129,000 | |
| Hillside Boularderie | \$319,900 | |
| Hopewell Howie Centre | \$110,750 \$229,000 | |
| Hubbards | \$299,900 | |
| Hubley Hunts Point | \$329,900 \$291,950 | |
| Indian Brook | \$79,700 | |
| Indian Harbour Indian Harbour Lake | \$528,450 \$319,900 | |
| Indian Point | \$669,000 | |
| Ingonish Ingramport | \$269,900 \$474,900 | |
| Inlet Baddeck | \$224,450 | |
| Inverness Irish Cove | \$254,000 \$279,900 | |
| Isaacs Harbour | \$119,450 | |
| Italy Cross Jordan Branch | \$262,000 \$592,450 | |
| Jordan Falls | \$149,900 | |
| Jordan Ferry Karsdale | \$291,700 \$360,000 | |
| Kempt | \$109,900 | |
| Kempt Head Kempt Shore | \$444,950 \$225,000 | |
| Kennetcook | \$149,900 \$235,000 | |
| Kentville Ketch Harbour | \$319,900 | |
| Kings Head Kingsburg | \$409,500 \$1,200,000 | |
| Kingston | \$229,900 | |
| Labelle Lahave | \$320,000 | |
| Lake Charlotte | \$362,000 \$119,900 | |
| Lake Echo | \$232,900 | |
| Lake George Lake Paul | \$169,000 \$310,000 | |
| Lakelands | \$359,900 | |
| Lakeside Lakeview | \$279,000 \$439,900 | |
| Lansdowne | \$191,250 | |
| Lantz Lapland | \$257,400 \$281,950 | |
| L'Ardoise West | \$79,500 | |
| Larrys River Lawrencetown | \$134,100 \$344,900 | |
| Linacy | \$159,450 | |
| Linden Lingan | \$199,900 \$333,950 | |
| Litchfield | \$112,000 | |
| Little Brook Little Dyke | \$135,000 \$316,500 | |
| Little Harbour | \$212,500 | |
| Little Narrows Little Pond | \$177,000 \$239,250 | |
| Little River | \$349,900 | |
| Little River Harbour Liverpool | \$199,950 \$124,900 | |
| Livingstone Cove | \$364,450 | |
| Loch Katrine Loch Lomond | \$264,950 \$132,500 | |
| Lochaber | \$334,000 | |
| Lockeport Long Lake | \$164,900 \$429,900 | |
| Louisbourg | \$112,750 | |
| Louisdale Lower Branch | \$184,450 \$309,900 | |
| Lower East Pubnico | \$159,000 \$147,000 | |
| Lower Economy Lower Onslow | \$147,900 \$315,000 | |
| Lower Rose Bay | \$352,450 \$239,900 | |

| MEDIAN | LOCATION | MEDIAN | LOCATION | MEDIAN | LOCATION |
|------------------------------|----------------------------------|------------------------|--------------------------------------|------------------------|---|
| \$799,450 | Lower Shag Harbour | \$144,450 | Noel | \$112,450 | Saulnierville |
| \$221,000 | Lower South River | \$319,700 | North Alton | \$198,500 | Scotch Village |
| \$1,192,000 \$475,000 | Lower Truro Lower Wedgeport | \$199,500 | North Brookfield North East Harbour | \$187,900 | Scots Bay Scotsburn |
| \$494,900 | Lower West Pubnico | \$76,000 \$101,950 | North East Point | \$142,500 \$230,000 | Seabright |
| \$453,400 | Lower Woods Harbour | \$77,450 | North Kemptville | \$390,000 | Seaforth |
| \$135,000 | Lucasville | \$414,900 | North Kentville | \$172,400 | Second Peninsula |
| \$351,950 | Lunenburg | \$484,000 | North Kingston | \$374,950 | Selfridge Corner |
| \$189,900 | Mabou | \$371,500 | North Noel Road | \$163,700 | Shad Bay |
| \$159,000 | Maccan | \$57,400 | North Range | \$349,900 | Sheet Harbour |
| \$274,900 | Macphees Corner | \$294,900 | North River | \$198,900 | Sheffield Mills Shelburne |
| \$169,900 \$474,900 | Maders Cove Mahone Bay | \$433,000 \$349,900 | North River Bridge | \$435,000 | Sherbrooke |
| \$337,400 | Maitland | \$172,000 | North Shore | \$1,624,500 | Shortts Lake |
| \$154,900 | Malagash | \$254,500 | North Sydney | \$149,900 | Shubenacadie |
| \$234,900 | Malignant Cove | \$243,000 | Northport Northside East Bay | \$199,000 \$695,000 | Shubenacadie East |
| \$219,900 | Maplewood | \$264,000 | Northwest Cove | \$784,950 | Simms Settlement |
| \$259,900 | Margaree | \$451,500 | Oakfield | \$449,900 | Simpsons Corner |
| \$153,700 \$559,500 | Margaretsville Marie Joseph | \$527,000 \$64,900 | Oakland | \$474,900 | Sluice Point Smelt Brook |
| \$159,917 | Marion Bridge | \$343,500 | Old Barns | \$288,450 | Smiths Cove |
| \$279,000 | Marriotts Cove | \$1,024,500 | Osborne Harbour | \$124,500 | Soldiers Cove |
| \$169,900 | Marshalltown | \$139,500 | Ostrea Lake | \$339,900 | Somerset |
| \$129,000 | Marshes (West Bay) | \$499,450 | Overton Oxford | \$239,900 | South Alton |
| \$319,900 | Martinique | \$367,450 | Oxford Junction | \$119,500 \$117,250 | South Bar |
| \$110,750 | Martins Brook | \$557,500 | Oyster Ponds | \$234,900 | South Berwick |
| \$229,000 | Martins Point | \$619,000 | Parkdale | \$277,450 | South Brookfield South Farmington |
| \$299,900 | Martins River | \$314,500 | Parkers Cove | \$320,000 | South Greenwood |
| \$329,900 \$291,950 | Martock | \$182,500 | Parrsboro | \$124,500 | South Haven |
| \$79,700 | Masons Beach | \$742,000 | Peggys Cove | \$934,950 | South Maitland |
| \$528,450 | Masstown | \$364,900 | Pembroke | \$387,450 | South Ohio |
| \$319,900 | Mavillette Mayflower | \$250,000 \$73,750 | Pentz | \$184,950 | South Range |
| \$669,000 | Mcarras Brook | \$359,400 | Petit-De-Grat | \$107,250 | South Rawdon |
| \$269,900 | Mckinnons Harbour | \$187,550 | Petite Rivière Bridge | \$186,950 | South West Port Mou Southside Antigonish |
| \$474,900 | Meadowvale | \$203,500 | Pictou | \$129,500 | Harbour |
| \$224,450 | Meaghers Grant | \$169,900 | Pictou Island Pictou Landing | \$79,900 \$119,900 | Spencers Island |
| \$254,000 \$279,900 | Melvern Square | \$239,900 | | | Springfield |
| \$119,450 | Merigomish | \$251,500 | Pine Grove | \$259,900 | Springhill Springville |
| \$262,000 | Meteghan | \$72,000 | Pinehurst | \$259,900 | Spryfield |
| \$592,450 | Meteghan River | \$139,000 | Pleasant Valley Pleasant ville | \$102,450 \$262,400 | St. Alphonse |
| \$149,900 | Meteghan Station | \$107,000 | Plympton | \$119,900 | St. Bernard |
| \$291,700 | Middle Lahave | \$229,000 | Point Cross | \$134,950 | St. Croix |
| \$360,000 | Middle Musquodoboit | \$182,400 | Pomquet | \$280,750 | St. Georges Channel |
| \$109,900 | Middle River Middle Sackville | \$175,000 \$379,900 | Popes Harbour | \$183,750 | St. Joseph Du Moine |
| \$444,950 | Middleton | \$167,500 | Port Caledonia | \$113,950 | St. Margaret Village St. Margaret's Bay |
| \$225,000 \$149,900 | Middlewood | \$165,000 | Port Dufferin | \$277,400 | St. Martin |
| \$235,000 | Milford | \$279,950 | Port George | \$175,000 | St. Pauls |
| \$319,900 | Mill Cove | \$289,900 | Port Hastings | \$184,900 | St. Peter's |
| \$409,500 | Mill Creek | \$175,000 | Port Hawkesbury | \$169,000 | St-Andrews |
| \$1,200,000 | Mill Village | \$327,000 | Port Hood Port Howe | \$365,000 \$182,200 | Stellarton |
| \$229,900 | Millsville Millville | \$282,000 \$224,900 | Port La Tour | \$159,000 | Stewartdale |
| \$320,000 | Milton | \$137,000 | Port Lorne | \$247,500 | Stewiacke |
| \$362,000 | Milton Highlands | \$184,900 | Port Maitland | \$377,000 | Stillwater |
| \$119,900 | Mineville | \$344,900 | Port Medway | \$224,900 | Stillwater Lake |
| \$232,900 | Mink Cove | \$137,000 | Port Morien | \$85,950 | Summerville Summerville Centre |
| \$169,000 | Mira Gut | \$134,900 | Port Mouton | \$155,000 | Sutherlands River |
| \$310,000 \$359,900 | Mira Road | \$249,000 | Port Wade | \$135,000 | Sweets Corner |
| \$279,000 | Molega | \$198,450 | Port Williams Portapique | \$299,950 \$171,485 | Sydney |
| \$439,900 | Monastery Moose Brook | \$165,000 \$288,850 | Porters Lake | \$399,900 | Sydney Forks |
| \$191,250 | Moose Harbour | \$390,950 | Portuguese Cove | \$424,450 | Sydney Mines |
| \$257,400 | Morris Island | \$210,000 | Prospect | \$366,000 | Sydney River |
| \$281,950 | Morristown | \$244,900 | Prospect Bay | \$252,400 | Tancook Island |
| \$79,500 | Moser River | \$174,000 | Pugwash | \$139,500 | Tantallon |
| \$134,100 | Moshers Corner | \$327,450 | Purcells Cove Queensland | \$699,900 \$369,900 | Tatamagouche |
| \$344,900 | Mount Denson | \$199,000 | Quinan | \$447,450 | Tennycape |
| \$159,450 \$199,900 | Mount Pleasant | \$149,999 | Raynardton | \$649,450 | Terence Bay |
| \$333,950 | Mount Rose Mount Uniacke | \$129,900 \$371,950 | Reserve Mines | \$217,000 | The Hawk The Points West Bay |
| \$112,000 | Mulgrave | \$79,000 | River Bourgeois | \$79,500 | Thomson Station |
| \$135,000 | Murphy Cove | \$409,450 | River Hebert | \$79,900 | Thorburn |
| \$316,500 | Murphy Lake | \$417,450 | River Hebert East | \$84,900 | Three Fathom Harbou |
| \$212,500 | Murrays Siding | \$179,900 | River John | \$133,500 | Three Mile Plains |
| \$177,000 | Mushaboom | \$120,000 | River Philip | \$177,900 | Tidnish |
| \$239,250 | Musquodoboit Harbour | \$485,000 | River Ryan | \$199,000 | Tidnish Bridge |
| \$349,900 | New Edinburgh | \$92,450 | Riverport Riversdale | \$389,450 \$234,450 | Tidnish Cross Roads Timberlea |
| \$199,950 | New Germany | \$119,900 | Rocco Point | \$266,450 | Tiverton |
| \$124,900 | New Glasgow New Minas | \$168,750 \$209,000 | Rockdale | \$349,900 | Torbrook |
| \$364,450 \$264,950 | New Prospect | \$199,900 | Rockingham | \$629,900 | Tracadie |
| \$132,500 | New Ross | \$115,950 | Rockville | \$141,750 | Trenton |
| \$334,000 | New Russell | \$159,900 | Rose Bay | \$289,450 | Truemanville |
| \$164,900 | New Victoria | \$214,900 | Roseway | \$724,950 | Truro |
| \$429,900 | New Waterford | \$142,900 | Ross Ferry | \$485,000 | Truro Heights |
| \$112,750 | Newburne | \$191,400 | Rossway | \$146,000 | Tupperville |
| \$184,450 | Newellton Newport Station | \$97,400 | Round Bay | \$354,000 \$115,000 | Tusket |
| \$309,900 | Newport Station Newtonville | \$129,900 \$325,250 | Round Hill Roxville | \$115,000 \$469,950 | Union Centre |
| \$159,000 | Nicholsville | \$325,250 | Sable River | \$469,950 | Union Corner |
| \$147,900 | Nictaux | \$229,950 | Salmon River | \$147,900 | Upper Branch |
| \$315,000 \$352,450 | Nictaux Falls | \$188,800 | Sampsonville | \$209,000 | Upper Brookside |
| | | | | | |
| \$239,900 | Nictaux South | \$214,900 | Sandy Cove | \$169,000 | Upper Falmouth |

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|--|--------------------------|
| LOCATION | MED!/ PRICE |
| Noel | \$112,450 |
| North Alton | \$198,500 |
| North Brookfield | \$187,900 |
| North East Harbour North East Point | \$142,500 \$230,000 |
| North Kemptville | \$390,000 |
| North Kentville | \$172,400 |
| North Kingston North Noel Road | \$374,950 \$163,700 |
| North Range | \$349,900 |
| North River North River Bridge | \$198,900 |
| North Shore | \$435,000 \$1,624,500 |
| North Sydney | \$149,900 |
| Northport | \$199,000 |
| Northside East Bay | \$695,000 |
| Northwest Cove Oakfield | \$784,950 \$449,900 |
| Oakland | \$474,900 |
| Old Barns | \$288,450 |
| Osborne Harbour Ostrea Lake | \$124,500 \$339,900 |
| Overton | \$239,900 |
| Oxford | \$119,500 |
| Oxford Junction Oyster Ponds | \$117,250 \$234,900 |
| Parkdale | \$277,450 |
| Parkers Cove | \$320,000 |
| Parrsboro | \$124,500 |
| Peggys Cove Pembroke | \$934,950 \$387,450 |
| Pentz | \$184,950 |
| Petit-De-Grat | \$107,250 |
| Petite Rivière Bridge Pictou | \$186,950 \$129,500 |
| Pictou Island | \$79,900 |
| Pictou Landing | \$119,900 |
| Pine Grove | \$259,900 |
| Pinehurst Pleasant Valley | \$259,900 |
| Pleasantville | \$102,450 \$262,400 |
| Plympton | \$119,900 |
| Point Cross | \$134,950 |
| Pomquet Popes Harbour | \$280,750 \$183,750 |
| Port Caledonia | \$113,950 |
| Port Dufferin | \$277,400 |
| Port George Port Hastings | \$175,000 \$184,900 |
| Port Hawkesbury | \$169,000 |
| Port Hood | \$365,000 |
| Port Howe | \$182,200 |
| Port La Tour Port Lorne | \$159,000 \$247,500 |
| Port Maitland | \$377,000 |
| Port Medway | \$224,900 |
| Port Morien Port Mouton | \$85,950 \$155,000 |
| Port Wade | \$135,000 |
| Port Williams | \$299,950 |
| Portapique Porters Lake | \$171,485 \$399,900 |
| Portuguese Cove | \$424,450 |
| Prospect Prospect Bay | \$366,000 \$252,400 |
| Pugwash | \$139,500 |
| Purcells Cove | \$699,900 |
| Queensland Quinan | \$369,900 \$447,450 |
| Raynardton | \$649,450 |
| Reserve Mines | \$217,000 |
| River Bourgeois River Hebert | \$79,500 \$79,900 |
| River Hebert East | \$84,900 |
| River John | \$133,500 |
| River Philip | \$177,900 |
| River Ryan Riverport | \$199,000 \$389,450 |
| Riversdale | \$234,450 |
| Rocco Point Rockdale | \$266,450 \$349,900 |
| Rockingham | \$629,900 |
| Rockville | \$141,750 |
| Rose Bay | \$289,450 |
| Roseway Ross Ferry | \$724,950 \$485,000 |
| Rossway | \$146,000 |
| Round Bay | \$354,000 |
| Round Hill Roxville | \$115,000 \$469,950 |
| Sable River | \$273,500 |
| Salmon River | \$147,900 |
| Sampsonville Sandy Cove | \$209,000 \$169,000 |
| Sandy Point | \$164,450 |

| LOCATION | MEDIAN |
|--|------------------------|
| Saulnierville | \$182,000 |
| Scotch Village Scots Bay | \$474,900 \$255,000 |
| Scotsburn | \$179,000 |
| Seabright | \$898,950 |
| Seaforth | \$336,250 |
| Second Peninsula Selfridge Corner | \$499,000 \$393,050 |
| Shad Bay | \$314,900 |
| Sheet Harbour | \$134,000 |
| Sheffield Mills Shelburne | \$340,000 \$194,000 |
| Sherbrooke | \$249,000 |
| Shortts Lake | \$330,000 |
| Shubenacadie Shubenacadie East | \$209,900 \$259,900 |
| Simms Settlement | \$134,900 |
| Simpsons Corner | \$55,000 |
| Sluice Point | \$171,950 |
| Smelt Brook Smiths Cove | \$250,000 \$169,900 |
| Soldiers Cove | \$199,000 |
| Somerset | \$320,000 |
| South Alton | \$162,450 |
| South Bar South Berwick | \$174,900 \$141,200 |
| South Brookfield | \$184,900 |
| South Farmington | \$364,500 |
| South Greenwood | \$192,350 |
| South Haven South Maitland | \$227,000 \$139,900 |
| South Ohio | \$214,900 |
| South Range | \$100,000 |
| South Rawdon | \$269,900 |
| South West Port Mouton Southside Antigonish | \$239,000 \$524,500 |
| Harbour | |
| Spencers Island Springfield | \$128,950 \$153,200 |
| Springhill | \$77,900 |
| Springville | \$324,450 |
| Spryfield St. Alphonea | \$299,900 \$211,750 |
| St. Alphonse St. Bernard | \$179,000 |
| St. Croix | \$58,700 |
| St. Georges Channel | \$169,000 |
| St. Joseph Du Moine St. Margaret Village | \$99,900 \$411,350 |
| St. Margaret's Bay | \$699,900 |
| St. Martin | \$302,500 |
| St. Pauls | \$164,500 |
| St. Peter's St-Andrews | \$177,450 \$299,000 |
| Stellarton | \$127,200 |
| Stewartdale | \$212,000 |
| Stewiacke | \$209,900 |
| Stillwater Stillwater Lake | \$204,900 \$336,450 |
| Summerville | \$197,400 |
| Summerville Centre | \$336,950 |
| Sutherlands River | \$164,450 |
| Sweets Corner | \$301,500 |
| Sydney | \$166,450 |
| Sydney Forks Sydney Mines | \$263,700 \$129,900 |
| Sydney River | \$207,000 |
| Tancook Island | \$165,500 |
| Tantallon Tatamagouche | \$457,400 \$174,000 |
| Tennycape | \$138,200 |
| Terence Bay | \$269,450 |
| The Hawk | \$177,500 |
| The Points West Bay Thomson Station | \$369,450 \$129,250 |
| Thorburn | \$88,750 |
| Three Fathom Harbour | \$539,450 |
| Three Mile Plains Tidnish | \$209,750 |
| Tidnish Bridge | \$199,900 \$221,900 |
| Tidnish Cross Roads | \$299,900 |
| Timberlea | \$330,000 |
| Tiverton | \$129,900 |
| Torbrook | \$187,450 |
| Tracadie Trenton | \$221,500 \$98,900 |
| Trenton Truemanville | \$98,900 |
| Truro | \$189,900 |
| Truro Heights | \$275,000 |
| Tupperville | \$232,000 |
| Tusket | \$176,950 |
| Union Centre | \$287,200 |
| Union Corner Upper Branch | \$347,400 \$234,450 |
| Upper Brookside | \$215,950 |
| Upper Falmouth | \$189,000 |
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| LOCATION | MEDIAI PRICE |
|-------------------------------|-----------------|
| Upper Lahave | \$328,750 |
| Upper Musquodoboit | \$135,400 |
| Upper Nine Mile River | \$692,450 |
| | |
| Upper Rawdon | \$327,450 |
| Upper Sackville | \$303,400 |
| Upper Stewiacke | \$147,450 |
| Upper Tantallon | \$449,850 |
| Valley | \$269,900 |
| Valley Mills | \$496,500 |
| Vaughan | \$230,000 |
| Victoria Beach | \$79,900 |
| Virginia East | \$244,500 |
| Voglers Cove | \$334,450 |
| Walden | \$112,000 |
| Wallace | \$179,900 |
| Wallace Station | \$183,250 |
| Walton | \$97,150 |
| Wards Brook | \$97,150 |
| | |
| Waterside | \$291,500 |
| Waterville | \$189,900 |
| Watt Section Sheet Harbour | \$132,400 |
| Waverley | \$499,900 |
| | |
| Weaver Settlement | \$75,000 |
| Wedgeport | \$94,000 |
| Wedgewood | \$441,650 |
| Wellington | \$394,900 |
| Welsford | \$154,950 |
| Welshtown | \$136,944 |
| Weltons Corner | \$204,450 |
| Wentworth | \$192,400 |
| Wentzells Lake | \$399,000 |
| West Arichat | \$139,450 |
| West Berlin | \$249,000 |
| West Chezzetcook | \$359,900 |
| West Clifford | \$384,700 |
| West Dalhousie | \$137,400 |
| West Dover | \$224,900 |
| West Dublin | \$747,000 |
| West Green Harbour | \$199,999 |
| | \$359,900 |
| West Jeddore | |
| West Lahave | \$310,000 |
| West New Annan | \$150,200 |
| West Pubnico | \$125,000 |
| West Springhill | \$394,950 |
| Westchester | \$99,900 |
| Western Shore | \$129,000 |
| Westmount | \$177,900 |
| Westphal | \$238,000 |
| Westville | \$119,986 |
| Weymouth | \$129,450 |
| Weymouth North | \$184,450 |
| White Rock | \$180,900 |
| Whites Lake | \$369,900 |
| | |
| Whitney Pier | \$101,950 |
| Wileville | \$149,000 |
| Williamswood | \$324,900 |
| Wilmot | \$189,900 |
| Windermere | \$259,000 |
| | |
| Windsor | \$191,450 |
| Windsor Forks | \$289,900 |
| Windsor Junction | \$496,250 |
| Windsor Road | \$320,500 |
| Wolfville | \$419,900 |
| Wolfville Ridge | \$309,250 |
| Woodlawn | \$249,900 |
| Woodville | \$274,900 |
| Wreck Cove | \$293,250 |
| Yarmouth | \$184,900 |
| | |

| LOCATION | MEDIAN PRICE |
|--|------------------------|
| | 011656 |
| ONTARIO H | OUSES |
| Acton | \$719,900 |
| Addington Highlands Adelaide-Metcalfe | \$327,400 \$582,450 |
| Adjala-Tosorontio | \$849,400 |
| Admaston | \$144,900 |
| Ailsa Craig | \$324,900 |
| Ajax | \$720,000 |
| Alban Alcona | \$376,950 \$450,000 |
| Alexandria | \$287,500 |
| Alfrad | \$307,950 |
| Algoma Mills | \$229,000 |
| Algonquin | \$155,000 \$414,450 |
| Algonquin Highlands Allenford | \$299,450 |
| Alliston | \$639,900 |
| Alma | \$599,000 |
| Almonte | \$379,900 |
| Alnwick/Haldimand | \$586,950 |
| Amaranth Ameliachurgh | \$924,950 |
| Ameliasburgh Amherst Island | \$619,900 \$427,450 |
| Amherstburg | \$438,250 |
| Amherstview | \$394,490 |
| Ancaster | \$929,450 |
| Angus | \$549,900 |
| Annan Anton Mille | \$699,000 \$624,900 |
| Anten Mills Appin | \$486,950 |
| Apple Hill | \$350,000 |
| Apsley | \$639,450 |
| Arden | \$382,400 |
| Ardoch | \$272,450 |
| Ariss | \$747,450 |
| Arkona Armour | \$311,000 |
| Arnprior | \$349,900 \$359,900 |
| Arnstein | \$318,000 |
| Arran-Elderslie | \$709,450 |
| Artemesia Arthur | \$529,000 \$507,400 |
| Arva | \$1,789,900 |
| Ashfield-Colborne- | |
| Wawanosh | \$517,400 |
| Ashton | \$749,900 |
| Asphodel-Norwood | \$485,000 |
| Assiginack | \$319,500 |
| Astorville Athens | \$329,900 \$339,000 |
| Athol | \$562,000 |
| Atwood | \$379,950 |
| Augusta | \$369,950 |
| Aurora | \$1,088,000 |
| Aylmer Ayr | \$439,000 \$649,900 |
| Ayton | \$759,900 |
| Azilda | \$479,000 |
| Baden | \$634,200 |
| Bailieboro | \$347,000 |
| Bainsville | \$439,000 |
| Bala | \$999,000 |
| Balderson | \$657,000 |
| Baltimore | \$719,900 |
| Bancroft | \$299,700 |
| Baptiste | \$481,000 |
| Barrie Barry's Rav | \$549,900 \$330,000 |
| Barry's Bay Bath | \$539,900 |
| Battersea | \$349,000 |
| Bayfield | \$649,900 |
| Bayfield Inlet | \$654,500 |
| Bayham | \$592,000 |
| Baysville | \$624,450 |
| Beachburg | \$294,500 |
| Beachville | \$434,500 |
| Beamsville | \$632,209 |
| Beaumaris | \$3,049,500 |

| LOCATION | MEDIAN |
|--------------------------------|------------------------|
| Beaverton | \$524,900 |
| Beckwith | \$450,000 |
| Beeton | \$715,000 |
| Belgrave | \$479,900 \$499,900 |
| Belle River Belleville | \$499,900 |
| Belmont | \$397,900 \$485,000 |
| Belwood | \$469,900 |
| Benmiller | \$714,450 |
| Bentinck | \$699,900 |
| Berkeley | \$687,450 |
| Berwick | \$281,900 |
| Bethany | \$863,000 |
| Bewdley | \$479,900 |
| Big Cedar | \$1,262,500 |
| Billings | \$736,500 |
| Binbrook | \$614,900 |
| Birds Creek | \$299,900 |
| Blackstock | \$1,049,945 |
| Blandford-Blenheim Blenheim | \$748,900 \$309,900 |
| Blind River | \$250,000 |
| Bloomfield | \$551,500 |
| Bluevale | \$499,900 |
| Bluewater | \$599,900 |
| Blyth | \$404,500 |
| Bobcaygeon | \$574,900 |
| Bolsover | \$604,900 |
| Bonfield | \$264,900 |
| Booth's Harbour | \$384,000 |
| Bothwell | \$277,200 |
| Boulter | \$286,900 |
| Bourget | \$412,900 |
| Bowmanville | \$469,000 |
| Bracebridge | \$499,000 |
| Bradford | \$695,000 |
| Bradford West Gwillimbury | \$799,999 |
| Braeside | \$379,900 |
| Brampton Branchton | \$759,900 |
| Brant | \$952,450 \$699,900 |
| Brantford | \$489,990 |
| Brechin | \$664,000 |
| Breslau | \$749,900 |
| Bridgenorth | \$719,000 |
| Bright | \$745,950 |
| Brighton | \$462,800 |
| Brinston | \$287,500 |
| Britt | \$395,000 |
| Brock | \$599,900 |
| Brockton | \$499,900 |
| Brockville | \$292,950 |
| Brooke-Alvinston | \$399,900 |
| Bruce | \$387,500 |
| Brussels | \$254,900 |
| Buckhorn | \$664,000 |
| Burford | \$750,000 |
| Burgessville | \$799,900 |
| Burk's Falls | \$354,450 \$989,900 |
| Burlington | |
| Burnstown | \$415,000 |
| Burnt River | \$349,900 |
| Burritts Rapids | \$600,000 |
| Byng Inlet | \$239,000 |
| Caistor Centre | \$1,199,900 |
| Calabogie | \$474,900 |
| Caledon | \$1,098,500 |
| Caledon East | \$742,450 |
| Caledonia | \$574,450 |
| Callander | \$379,950 |
| Camborne | \$379,500 |
| Cambray | \$388,839 |
| Cambridge | \$550,000 |
| | \$499,900 |
| Camden East | |
| Cameron | \$419,900 |
| | \$419,900 \$389,900 |

| LOCATION | MEDIAN PRICE | LOCATION |
|---------------------------------|------------------------|--------------------------|
| Cannington | \$429,900 | Crystal Beach |
| Capreol | \$194,900 | Cumberland |
| Cardiff | \$229,500 | Cumberland Beach |
| Cardinal | \$239,900 | Curran |
| Cargill | \$260,000 | Curve Lake |
| Carleton Place | \$425,000 | Dacre Dalkeith |
| Carling | \$699,900 | Dashwood |
| Carlisle | \$1,548,000 | Dawn-Euphemia |
| Carlow/Mayo Carnarvon | \$369,950 \$625,000 | Deep River |
| Carp | \$595,000 | Delaware |
| Carrying Place | \$597,450 | Delhi |
| Cartier | \$146,950 | Delta |
| Casselman | \$374,900 | Demorestville |
| Castleton | \$659,000 | Denbigh |
| Cavan-Monaghan | \$624,500 | Deseronto |
| Cayuga | \$572,450 | Dorchester |
| Central Elgin Central Frontenac | \$599,000 \$387,250 | Dorset |
| Central Huron | \$559,000 | Douglastown Douro |
| Central Manitoulin | \$399,000 | Douro-Dummer |
| Centre Hastings | \$292,450 | Dover |
| Centre Wellington | \$722,500 | Dowling |
| Centreville | \$479,000 | Drayton |
| Chalk River | \$179,900 | Dresden |
| Chapleau | \$29,900 | Drumbo |
| Chatham | \$345,000 | Drummond |
| Chatham-Kent | \$415,000 | Dunchurch |
| Chatsworth Chelmsford | \$565,000 \$329,400 | Dundalk |
| Chepstow | \$264,700 | Dundas |
| Cherry Valley | \$286,900 | Dunedin |
| Chesley | \$309,900 | Dungannon |
| Chesterville | \$239,900 | Dunnville Dunrobin |
| Chisholm | \$364,900 | Dunsford |
| Christian Island | \$99,900 | Duntroon |
| Churchill | \$759,500 | Durham |
| Chute-À-Blondeau | \$399,000 | Dutton |
| Clarence Creek | \$387,400 | Dwight |
| Clarence-Rockland | \$447,450 | Dysart And Others |
| Clarington | \$628,900 | Eagle Lake |
| Clarksburg | \$724,450 | East Ferris |
| Clayton | \$639,900 | East Garafraxa |
| Clearview | \$799,900 | East Gwillimbury |
| Clifford | \$429,000 | East Luther |
| Clinton | \$439,000 | Grand Valley |
| Cloyne | \$382,900 | East Zorra-Tavistock |
| Cobden | \$255,000 | Echo Bay |
| Coboconk | \$708,500 | Eden |
| Cobourg | \$519,000 | Edwards |
| Cochrane | \$194,900 | Eganville Egmondville |
| Codrington | \$474,900 \$299,250 | |
| Coe Hill Colborne | \$499,250 | Egremont Eldee |
| Colchester | \$499,900 | Eldorado |
| Coldstream | \$739,450 | Elgin |
| Coldwater | \$649,000 | Elizabethtown |
| Collingwood | \$616,950 | Elizabethtown-Kitle |
| Colpoy's Bay | \$639,000 | Elliot Lake |
| Combermere | \$342,450 | Elmira |
| Commanda | \$390,500 | Elmvale |
| Conestogo | \$1,087,000 | Elmwood |
| Coniston | \$209,000 | Elora |
| Consecon | \$595,000 \$329,900 | Embro Embrun |
| Constance Bay Cookstown | \$329,900 \$754,450 | Embrun |
| Cookstown Copper Cliff | \$754,450 \$184,750 | Enniskillen |
| Corbeil | \$184,750 | Enterprise |
| Corbyville | \$439,900 | Eramosa |
| Cornwall | \$249,900 | Erie Beach |
| Cottam | \$369,000 | Erieau |
| Courtice | \$687,400 | Erin |
| Courtland | \$424,900 | Erinsville |
| Craigleith | \$1,278,950 | Espanola |
| Cramahe | \$549,000 | Essa |
| Creemore | \$637,450 | Essex |
| Crysler | \$357,250 | Estaire |

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| LOCATION | MEDIAN PRICE |
|---|------------------------|
| Etobicoke | \$945,000 |
| Eugenia | \$798,250 |
| Evansville | \$234,400 |
| Everett | \$739,950 |
| Exeter | \$399,450 |
| Falconbridge | \$219,200 |
| Faraday | \$489,900 |
| Fenelon Falls | \$465,000 |
| Fenwick | \$759,000 |
| Fergus | \$599,900 |
| Feversham | \$469,000 |
| Field | \$269,000 |
| Finch | \$279,000 |
| Fingal | \$1,224,500 |
| Fisherville | \$592,400 |
| Fitzroy Harbour | \$374,900 |
| Flamborough | \$949,000 |
| Flesherton | \$589,900 |
| Flinton | \$265,900 |
| Fonthill | \$687,000 |
| Foot's Bay | \$4,747,450 |
| Forest | \$376,200 |
| Foresters Falls | \$105,000 |
| Fort Erie | \$459,900 |
| | |
| Fournier Foxboro | \$225,000 |
| | \$324,900 |
| Foymount | \$212,450 |
| Frankford | \$436,950 |
| Frankville | \$152,900 |
| Freelton | \$424,900 |
| French River | \$299,000 |
| Front Of Yonge | \$370,000 |
| Frontenac | \$579,900 |
| Galway-Cavendish and Harvey | \$664,900 |
| Gananoque | \$389,900 |
| Garson | \$369,900 |
| Geobay Tp | \$574,450 |
| Georgetown | \$829,900 |
| Georgian Bay | \$685,000 |
| Georgian Bluffs | \$585,000 |
| Georgina | \$599,900 |
| Georgina Island | \$222,000 |
| Gilmour | \$364,950 \$754,900 |
| Glanbrook | \$754,900 |
| Glen Morris | \$699,900 |
| Glen Robertson | \$225,000 |
| Glenburnie | \$419,200 |
| Glencairn | \$635,000 |
| Glencoe | \$397,400 |
| Gloucester | \$499,350 |
| Goderich | \$389,000 |
| Godfrey | \$346,950 |
| Gogama | \$259,450 |
| Golden Lake | \$354,950 |
| Golden Valley | \$329,900 |
| Gooderham | |
| | \$349,900 |
| Gordon Gordon | \$284,450 \$299,450 |
| Gore Bay | |
| Gores Landing | \$734,900 |
| Gowanstown | \$604,450 |
| Grafton | \$661,950 \$575,000 |
| Grand Bend Grand Valley | \$575,000 \$619,950 |
| Grand Valley | |
| Gravenhurst | \$599,900 |
| Greater Madawaska | \$382,400 |
| Greater Napanee Greater Sudbury / Grand Sudbury | \$482,450 \$349,000 |
| Judgury | |
| Greely Green Valley | \$764,350 |
| Green Valley | \$257,000 |
| Greensville | \$1,774,075 |
| Grey Highlands | \$599,900 |
| Griffith | \$269,950 |
| Grimsby | \$739,888 |
| Guelph | \$599,999 |
| Guelph/Eramosa | \$849,500 |
| Gunter | \$359,900 |
| | |

SPOTLIGHT Cobourg, ON



Cobourg, a quaint lakeside community of approximately 20,000, might be slightly out of commuting range for most downtown Toronto workers, but being only 50 minutes from Peterborough on Highway 28 and 40 minutes from Oshawa on the 401 makes Cobourg a fantastic option for employees in both of those rapidly growing communities. Cobourg has also proven popular with retirees – a growing demographic that has shown a desire to rent - drawn by the slower pace of life, substantial healthcare options and big-city amenities. While Cobourg sits outside of Ontario's Golden Horseshoe, that hasn't stopped its vacancy rate from dwindling, putting significant pressure on prices and rents, even as Ontario's market stalled for much of 2019. Because of the high number of families and retirees, single-family homes have no problem finding tenants, nor do their basement suites.

MEDIAN PRICE \$519,000

AVERAGE RENT (SINGLE-FAMILY HOME) \$2,200

VACANCY RATE 0.4%

| LOCATION | MEDIAN |
|------------------------------|-------------|
| Hagersville | \$480,000 |
| Haldimand | \$597,445 |
| Haldimand County | \$449,000 |
| Haley Station | \$375,000 |
| Haliburton | \$538,950 |
| Hallowell | \$599,000 |
| Halls Lake | \$312,450 |
| Halton | \$909,950 |
| Halton Hills | \$924,900 |
| Hamilton | \$569,900 |
| Hammond | \$427,400 |
| Hanmer | \$286,900 |
| Hannon | \$717,450 |
| Hanover | \$389,000 |
| Harcourt | \$349,900 |
| Harriston | \$334,000 |
| Harrow | \$494,450 |
| Harrowsmith | \$406,900 |
| Harwood | \$379,900 |
| Hastings | \$550,000 |
| Hastings Highlands | \$359,900 |
| Havelock | \$372,500 |
| Havelock-Belmont- Methuen | \$374,900 |
| Hawkesbury | \$249,450 |
| Hawkestone | \$759,450 |
| Hensall | \$359,900 |
| Hepworth | \$279,000 |
| Highgate | \$149,900 |
| Highland Grove | \$349,000 |
| Highlands East | \$399,900 |
| Hillier | \$1,374,500 |
| Hillsburgh | \$695,900 |
| Hillsdale | \$589,985 |
| Holland | \$599,950 |

| LOCATION | MEDIAN |
|------------------|-------------|
| Kemptville | \$489,900 |
| Kenilworth | \$719,900 |
| Kenmore | \$239,000 |
| Kent Bridge | \$279,000 |
| Kerwood | \$417,450 |
| Keswick | \$572,000 |
| Kettle Point | \$87,450 |
| Killaloe | \$329,900 |
| Killarney | \$299,900 |
| Kilworth | \$585,000 |
| Kilworthy | \$449,900 |
| Kimberlev | \$537,000 |
| Kinburn | \$689,900 |
| Kincardine | \$471,400 |
| King | \$1,589,000 |
| Kingston | \$475,000 |
| Kingsville | \$479,900 |
| Kinmount | \$400,000 |
| Kippen | \$504,450 |
| Kirkfield | \$449,900 |
| Kitchener | \$579,450 |
| Komoka | \$589,950 |
| La Salette | \$364,950 |
| Lafontaine | \$429,900 |
| Lagoon City | \$599,900 |
| Lake Of Bays | \$789,999 |
| Lake St. Peter | \$309,450 |
| Lakefield | \$569,000 |
| Lakehurst | \$749,000 |
| Lakeshore | \$579,900 |
| Lambeth | \$719,300 |
| Lambton Shores | \$442,400 |
| Lanark | \$299,900 |
| Lanark Highlands | \$399,000 |

| LOCATION | MEDIAN PRICE |
|------------------------|--------------------------|
| Machar | \$359,900 |
| Mactier | \$448,000 |
| Madawaska | \$392,400 |
| Madawaska Valley | \$524,450 |
| Madoc | \$339,900 |
| Magnetawan | \$584,450 |
| Maidstone | \$699,950 |
| Maitland | \$289,500 |
| Malahide | \$549,350 |
| Mallorytown | \$299,900 |
| Manitoulin | \$424,500 |
| Manitowaning | \$385,000 |
| Manotick | \$899,000 |
| Maple Leaf | \$387,000 |
| Mapleton | \$714,000 |
| Markdale | \$549,900 |
| Markham | \$1,098,000 |
| Markstay | \$254,700 |
| Markstay-Warren | \$209,450 |
| Marmora | \$445,000 |
| Marmora And Lake | \$374,500 |
| Marten River | \$379,000 |
| Martintown Maryhill | \$399,000 \$1,241,970 |
| | |
| Marysville | \$485,900 |
| Massey | \$189,900 |
| Mattawa | \$209,900 |
| Maxville | \$197,950 |
| Maynooth | \$298,950 |
| Mcarthurs Mills | \$539,000 |
| Mcdonald Corners | \$359,900 |
| Mcdougall | \$600,000 |

| LOCATION | MEDIAN |
|-----------------------------|-------------|
| Moonbeam | \$709,500 |
| Moonstone | \$579,000 |
| Moore Falls | \$494,450 |
| Moorefield | \$1,099,999 |
| Moose Creek | \$274,900 |
| Morewood | \$226,950 |
| Morpeth | \$279,900 |
| Morrisburg | \$359,900 |
| Morris-Turnberry (Munic) | \$569,900 |
| Mossley | \$1,138,500 |
| Mount Brydges | \$576,450 |
| Mount Elgin | \$524,900 |
| Mount Forest | \$386,750 |
| Mount Hope | \$599,950 |
| Mount Pleasant | \$804,000 |
| Mountain | \$569,000 |
| Mountain Grove | \$341,950 |
| Muirkirk | \$640,000 |
| Mulmur | \$975,000 |
| Muskoka | \$630,000 |
| Muskoka Lakes | \$1,497,000 |
| Nanticoke | \$636,950 |
| Napanee | \$349,900 |
| Naughton | \$362,950 |
| Navan | \$459,900 |
| Nepean | \$510,000 |
| Neustadt | \$899,900 |
| New Dundee | \$1,165,000 |
| New Hamburg | \$649,450 |
| New Liskeard | \$369,450 |
| New Lowell | \$675,000 |
| New Sarum | \$477,400 |

| LOCATION | MEDIAN |
|----------------------------|------------------------|
| Onaping | \$109,900 |
| Onaping - Levack | \$115,400 |
| Orangeville | \$599,900 |
| Orillia | \$469,900 |
| Orléans | \$419,450 |
| Oro Station | \$1,190,000 |
| Oro-Medonte | \$824,900 |
| Orono | \$619,900 |
| Orr Lake | \$857,450 |
| Osgoode | \$512,050 |
| Oshawa | \$560,000 |
| Osprey | \$597,275 |
| Otonabee-South Monaghan | \$589,900 |
| Ottawa | \$565,000 |
| Otterville | \$599,999 |
| Owen Sound | \$370,400 |
| Oxford Mills | \$439,500 |
| Oxford Station | \$489,400 |
| Pain Court | \$449,400 |
| Paisley | \$299,900 |
| Pakenham | \$397,400 |
| Palmer Rapids | \$329,900 |
| Palmerston | \$399,900 |
| Parham | \$212,200 |
| Paris | \$579,900 |
| Parkhill | \$291,950 |
| Parry Island | \$277,000 |
| Parry Sound | \$419,700 |
| Peel | \$1,019,450 |
| Pelee Island | \$274,900 |
| Pelham Pembroke | \$764,900 \$222,400 |

| LOCATION | MEDIAN PRICE |
|----------------------|------------------------|
| Powassan | \$332,900 |
| Prescott | \$286,400 |
| Priceville | \$422,450 |
| Prince Edward County | \$654,450 |
| Princeton | \$639,450 |
| Proton Station | \$711,000 |
| Providence Bay | \$167,000 |
| Puslinch | \$1,399,900 |
| Queenston | \$629,000 |
| Quinte West | \$469,900 |
| Raleigh | \$349,000 |
| Rama | \$824,900 |
| Ramara | \$606,950 |
| Ravenna | \$1,119,000 |
| Reaboro | \$729,900 |
| Red Lake | \$304,970 |
| Redbridge | \$374,900 |
| Renfrew | \$274,000 |
| Renton Restoule | \$723,450 \$359,000 |
| Richmond | \$724,900 |
| Richmond Hill | \$1,200,000 |
| Rideau Ferry | \$724,950 |
| Rideau Lakes | \$302,352 |
| Ridgetown | \$214,450 |
| Ridgeville | \$844,450 |
| Ridgeway | \$519,000 |
| Ripley | \$359,000 |
| Rockland | \$359,900 |
| Rockport | \$544,450 |
| Rockwood | \$799,900 |
| Rodney | \$509,900 |
| - rouncy | 4557,500 |

SPOTLIGHT

Orillia, ON



A rapidly growing lakeside community north of the GTA, Orillia has seen no shortage of investor interest over the last several years. The Simcoe area of Ontario continues to attract businesses and investment in both services and infrastructure, creating a desirable tenant pool consisting of retirees, young families, outdoorsy millennials and, thanks to an expanding Lakehead University, a healthy population of students. The west side of the city, near Lakehead, is currently seeing much of the development action, including a large number of freshly built townhouses and singlefamily homes, all of which are proving highly rentable. It's an imminently walkable part of the city, near its highest concentration of big-box retail, and – good news for investors looking to develop land - it still has plenty of room to grow.

MEDIAN PRICE \$469,900

AVERAGE RENT (TWO-BEDROOM APARTMENT) \$1,400

VACANCY RATE 2.3%

| Holland Centre | \$549,000 |
|--|---|
| Honey Harbour | \$594,450 |
| Horseshoe Valley | \$894,000 |
| Horton | \$368,500 |
| Houghton Centre | \$541,950 |
| Howard | \$598,888 |
| Howdenvale | \$542,450 |
| Howe Island | \$729,900 |
| Howick | \$377,450 |
| Humphrey | \$3,495,000 |
| Huntsville | \$499,900 |
| Huron | \$599,900 |
| Huron East | \$439,450 |
| Huron Haven Village | \$164,900 |
| Huron-Kinloss | \$449,900 |
| Ilderton | \$549,900 |
| Ingersoll | \$422,775 |
| Ingleside | \$242,500 |
| Innerkip | \$609,350 |
| Innisfil | \$649,450 |
| Inverary | \$465,000 |
| | |
| Inverhaugh | \$1,305,000 |
| Inverhuron | \$352,350 |
| Inverhuron Iona Station | \$352,350 \$566,950 |
| Inverhuron Iona Station Irondale | \$352,350 \$566,950 \$349,900 |
| Inverhuron Iona Station Irondale Iroquois | \$352,350 \$566,950 \$349,900 \$259,900 |
| Inverhuron Iona Station Irondale Iroquois Janetville | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 |
| Inverhuron Iona Station Irondale Iroquois | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 |
| Inverhuron Iona Station Irondale Iroquois Janetville | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 \$649,900 |
| Inverhuron Iona Station Irrondale Irroquois Janetville Jarvis Jasper Johnstown Jordan | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 \$649,900 \$974,900 |
| Inverhuron Iona Station Irondale Iroquois Janeviile Jaryis Jasper Johnstown Jordan Station Kagawong | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 \$649,900 \$974,900 \$369,000 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan Jordan Station Kagawong Kaladar | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 \$649,900 \$374,900 \$369,000 \$227,500 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan Jordan Station Kagawong Kaladar Kanata | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$439,900 \$215,000 \$366,944 \$649,900 \$974,900 \$369,000 \$227,500 \$227,500 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan Jordan Station Kagawong Kaladar Kanata Kapuskasing | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 \$649,900 \$374,900 \$369,000 \$227,500 \$325,000 \$149,650 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan Station Kagawong Kaladar Kanata Kanata Kapuskasing Katrine | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$489,900 \$215,000 \$366,944 \$649,900 \$374,900 \$369,000 \$227,500 \$525,000 \$149,650 \$579,500 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan Jordan Station Kagawong Kaladar Kapuskasing Kanata Kapuskasing Katine Kawartha Lakes | \$352,350 \$566,950 \$259,900 \$259,900 \$439,900 \$439,900 \$316,944 \$649,900 \$376,900 \$369,000 \$227,500 \$149,650 \$579,500 \$579,500 |
| Inverhuron Iona Station Irondale Iroquois Janetville Jarvis Jasper Johnstown Jordan Jordan Station Kagawong Kaladar Kanata Kanata Kantrie Kawartha Lakes Kearney | \$352,350 \$566,950 \$349,900 \$259,900 \$439,900 \$439,900 \$215,000 \$366,944 \$649,900 \$974,900 \$369,000 \$227,500 \$149,650 \$525,000 \$149,650 |

| Lancaster | \$229,987 |
|-----------------------------------|-------------|
| Langton | \$594,900 |
| Lansdowne | \$199,900 |
| Lasalle | \$599,900 |
| Latchford | \$472,000 |
| Lavigne | \$401,450 |
| Leamington | \$343,950 |
| Leeds And The Thousand Islands | \$489,402 |
| Lefaivre | \$429,000 |
| Leith | \$649,000 |
| Lighthouse | \$844,394 |
| Limerick | \$249,900 |
| Limoges | \$426,950 |
| Lincoln | \$679,400 |
| Lindsay | \$444,900 |
| Lion's Head | \$444,000 |
| Lisle | \$934,000 |
| Listowel | \$424,900 |
| Little Britain | \$507,450 |
| Little Current | \$269,000 |
| Lively | \$269,900 |
| Lombardy | \$384,900 |
| Londesborough | \$539,450 |
| London | \$529,900 |
| Long Point | \$456,000 |
| Long Sault | \$389,000 |
| L'Orignal | \$371,950 |
| Loring | \$335,000 |
| Lowbanks | \$399,900 |
| Loyalist | \$549,900 |
| Lucan | \$522,950 |
| Lucan Biddulph | \$392,500 |
| Lucknow | \$244,450 |
| Lunenburg | \$359,900 |
| Lyn | \$379,900 |
| Lynden | \$1,444,950 |
| Lyndhurst | \$452,000 |
| Maberly | \$363,900 |
| | |

| Mckellar | \$497,000 |
|----------------------|-------------|
| Mckerrow | \$262,900 |
| Mcmurrich/Monteith | \$479,900 |
| Meaford | \$709,500 |
| Melancthon | \$617,450 |
| Melbourne | \$564,450 |
| Meldrum Bay | \$289,000 |
| Meneset | \$234,900 |
| Merlin | \$360,000 |
| Merrickville | \$390,950 |
| Merrickville-Wolford | \$649,000 |
| Metcalfe | \$547,450 |
| Middlesex | \$574,900 |
| Middlesex Centre | \$714,450 |
| Midhurst | \$865,000 |
| Midland | \$409,990 |
| Mildmay | \$524,450 |
| Milford | \$594,250 |
| Milford Bay | \$1,745,000 |
| Miller Lake | \$359,000 |
| Milton | \$859,999 |
| Milverton | \$542,450 |
| Mindemoya | \$370,000 |
| Minden | \$474,000 |
| Minden Hills | \$425,000 |
| Minesing | \$1,139,900 |
| Minett | \$1,535,000 |
| Minto | \$649,900 |
| Mississauga | \$969,900 |
| Mississippi Mills | \$425,000 |
| Mitchell | \$424,900 |
| Mitchell's Bay | \$569,950 |
| Monetville | \$404,500 |
| Monkland | \$325,000 |
| Monkton | \$334,900 |
| Mono | \$1,249,000 |
| Montague | \$339,900 |
| Monteagle | \$559,450 |

\$214,327

| New Tecumseth | \$660,000 |
|--|-------------|
| Newboro | \$229,000 |
| Newburgh | \$299,900 |
| Newbury | \$549,900 |
| Newmarket | \$849,000 |
| Niagara Falls | \$585,900 |
| Niagara-On-The-Lake | \$958,800 |
| Nipissing | \$384,450 |
| Nithburg | \$800,000 |
| Norfolk | \$609,450 |
| Norfolk County | \$649,900 |
| Norland | \$329,000 |
| Normanby | \$614,000 |
| North Augusta | \$349,900 |
| North Bay | \$249,900 |
| North Dumfries | \$750,000 |
| North Frontenac | \$399,950 |
| North Gower | \$575,000 |
| North Grenville | \$359,000 |
| North Huron | \$515,000 |
| North Kawartha | \$679,400 |
| North Marysburgh | \$793,500 |
| North Middlesex | \$599,900 |
| North Port | \$574,500 |
| North Stormont | \$250,000 |
| Northeastern Manitoulin And The Islands | \$294,999 |
| Northern Bruce Peninsula | \$449,000 |
| Norwich | \$565,000 |
| Norwood | \$467,400 |
| Nottawa | \$1,374,900 |
| Novar | \$464,900 |
| Oakland | \$534,900 |
| Oakville | \$1,327,000 |
| Oakwood | \$594,900 |
| Odessa | \$399,834 |
| Oliphant | \$359,900 |
| 0memee | \$534,900 |
| Ompah | \$257,500 |
| | |

| Penetang | \$439,900 |
|------------------|-------------|
| Penetanguishene | \$458,450 |
| Perry | \$458,500 |
| Perth | \$449,000 |
| Perth East | \$575,000 |
| Petawawa | \$329,900 |
| Peterborough | \$449,900 |
| Petrolia | \$349,900 |
| Phelpston | \$734,900 |
| Pickering | \$774,950 |
| Picton | \$499,000 |
| Pine Grove | \$434,900 |
| Plainfield | \$300,000 |
| Plantagenet | \$468,900 |
| Plattsville | \$604,448 |
| Plevna | \$299,900 |
| Plympton-Wyoming | \$599,900 |
| Point Clark | \$429,900 |
| Point Edward | \$464,950 |
| Pointe Au Baril | \$979,000 |
| Pontypool | \$699,450 |
| Poplar Hill | \$860,850 |
| Porcupine | \$269,900 |
| Port Bruce | \$376,750 |
| Port Burwell | \$349,000 |
| Port Carling | \$1,600,000 |
| Port Colborne | \$464,700 |
| Port Dover | \$619,900 |
| Port Elgin | \$499,900 |
| Port Franks | \$472,450 |
| Port Hope | \$549,000 |
| Port Lambton | \$439,900 |
| Port Loring | \$261,350 |
| Port Mcnicoll | \$349,900 |
| Port Rowan | \$409,000 |
| Port Sandfield | \$2,029,000 |
| Port Severn | \$587,000 |
| Port Stanley | \$514,000 |
| Port Sydney | \$534,900 |
| Portland | \$425,000 |

| Rondeau Park | \$229,900 |
|---------------------|-------------|
| Roseneath | \$499,000 |
| Roslin | \$394,900 |
| Rosseau | \$2,595,000 |
| Round Lake Centre | \$324,450 |
| Russell | \$450,500 |
| Rutherglen | \$359,000 |
| Ruthven | \$1,369,950 |
| Ryerson | \$840,000 |
| Saint-Pascal-Baylon | \$325,000 |
| Salem | \$699,900 |
| Salford | \$599,000 |
| Sandfield | \$437,500 |
| Sarnia | \$379,900 |
| Sarsfield | \$808,450 |
| Sauble Beach | \$460,000 |
| Saugeen Shores | \$449,500 |
| Sault Ste. Marie | \$284,900 |
| Scarborough | \$783,950 |
| Schumacher | \$202,400 |
| Scotland | \$745,000 |
| Scugog | \$686,000 |
| Seaforth | \$329,450 |
| Sebright | \$219,000 |
| Seeleys Bay | \$125,000 |
| Seguin | \$709,450 |
| Selkirk | \$339,900 |
| Selwyn | \$642,450 |
| Senecal | \$474,900 |
| Severn | \$649,450 |
| Severn Bridge | \$359,950 |
| Shakespeare | \$539,900 |
| Shallow Lake | \$545,000 |
| Shannonville | \$649,000 |
| Shanty Bay | \$1,169,000 |
| Sharbot Lake | \$463,950 |
| Shedden | \$609,900 |
| Sheguiandah | \$344,450 |
| Shelhurne | \$559 500 |

| LOCATION | MEDIAN PRICE |
|------------------------------------|--------------------------|
| Sherkston | ¢512.400 |
| Shrewsbury | \$512,400 \$279,000 |
| Simcoe | \$479,900 |
| Singhampton | \$618,500 |
| Skead | \$614,900 |
| Skerryvore Smith-Ennismore- | \$499,000 |
| Lakefield | \$799,900 |
| Smiths Falls Smithville | \$299,900 \$594,900 |
| Smooth Rock Fall | \$125,000 |
| Snow Road Station | \$179,250 |
| Snowville | \$1,090,000 |
| Sombra | \$600,000 |
| Sophiasburgh South Baymouth | \$549,900 \$374,000 |
| South Bruce | \$449,900 |
| South Bruce Peninsula | \$468,900 |
| South Frontenac | \$536,950 |
| South Glengarry South Lancaster | \$464,750 \$1,139,000 |
| South Mountain | \$392,975 |
| South Porcupine | \$364,500 |
| South River | \$390,000 |
| South Stormont | \$399,000 |
| Southampton Southgate | \$564,450 \$529,900 |
| Southwest Middlesex | \$414,450 |
| South-West Oxford | \$649,500 |
| Southwold | \$449,900 |
| Spanish | \$132,400 |
| Sparta Spencerville | \$574,900 \$399,000 |
| Spragge | \$282,000 |
| Spring Bay | \$421,950 |
| Springbrook | \$164,700 |
| Springfield Springford | \$448,450 \$734,900 |
| Springwater | \$875,000 |
| Sprucedale | \$499,900 |
| St. Agatha | \$1,772,450 |
| St. Andrews | \$367,400 |
| St. Anns St. Catharines | \$887,450 \$489,000 |
| St. Charles | \$334,950 |
| St. Clair | \$434,900 |
| St. Clair Beach | \$494,900 |
| St. Clements St. Davids | \$815,000 \$1,087,500 |
| St. George | \$746,000 |
| St. Isidore | \$214,900 |
| St. Joachim | \$848,000 |
| St. Marys St. Thomas | \$457,450 \$374,000 |
| St. Williams | \$237,000 |
| St-Albert | \$424,900 |
| Stayner | \$449,900 |
| St-Bernardin | \$284,500 |
| St-Eugène Stevensville | \$259,000 \$455,900 |
| Stirling | \$539,900 |
| Stirling-Rawdon | \$499,999 |
| Stittsville | \$540,000 |
| Stone Mills | \$415,900 |
| Stoney Creek Stoney Point | \$654,500 \$419,900 |
| Straffordville | \$395,000 |
| Stratford | \$480,950 |
| Strathroy | \$489,550 |
| Strathroy-Caradoc | \$474,950 |
| Strong Sturgeon Falls | \$287,400 \$389,900 |
| Sudbury | \$319,700 |
| Sullivan | \$536,950 |
| Summerstown | \$439,000 |
| Sundridge Sunnidale | \$247,450 \$759,900 |
| Sweaburg | \$759,900 |
| Sydenham | \$449,900 |
| Talbotville Royal | \$844,450 |
| Tamworth | \$244,700 |
| Tara Tavistock | \$367,900 \$521,200 |
| Tay | \$460,900 |
| Tay Valley | \$413,000 |
| Tecumseh | \$464,900 |
| Teeswater | \$299,900 |
| Teeterville Tehkummah | \$534,900 \$252,000 |
| Temagami | \$252,000 |
| Temiskaming Shores | \$220,000 |
| Thames Centre | \$589,000 |
| Thamesford | \$592,500 |
| Thamesville | \$489,950 |

| _OCATION | MEDIAN PRICE | LOCATION | MEDIAN |
|-----------------------------|--------------------------|----------------------------|------------------------|
| The Blue Mountains | | | |
| The North Shore | \$995,000 \$414,000 | White Lake Whitechurch | \$429,900 \$379,900 |
| Thedford | \$289,900 | Whitefish | \$409,900 |
| Thomasburg | \$372,450 | Whitefish Falls | \$774,950 |
| Thornbury | \$924,000 | Whitestone | \$449,000 |
| l'horndale | \$559,900 | Whitney | \$325,000 |
| Thornton | \$919,900 | Wiarton | \$343,700 |
| Thorold | \$504,400 | Wilberforce | \$399,900 |
| Thunder Bay | \$289,900 | Williamsburg Williamsford | \$266,950 \$377,000 |
| Fichborne Filbury | \$239,500 \$230,950 | Williamstown | \$407,400 |
| Filbury North | \$668,450 | Wilmot | \$932,450 |
| Fillsonburg | \$459,900 | Winchester | \$379,200 |
| Timmins | \$299,450 | Windermere | \$449,500 |
| Tincap | \$389,450 | Windham Centre | \$499,900 |
| Tiny | \$639,450 | Windsor | \$299,900 |
| liverton | \$357,300 | Wingham | \$419,900 |
| lobermory | \$599,999 | Wolfe Island | \$372,450 |
| Toronto | \$969,000 | Woodlawn | \$449,450 |
| Torrance | \$1,197,000 | Woodstock Woodville | \$467,950 \$459,900 |
| ory Hill | \$269,500 | Wooler | \$399,900 |
| ottenham ownsend | \$869,944 \$589,450 | Woolwich | \$834,450 |
| ownsend Frent Hills | \$589,450 \$489,900 | Worthington | \$349,700 |
| rent Hills Frent River | \$489,900 \$109,900 | Wroxeter | \$251,950 |
| rent Kiver renton | \$109,900 | Wyebridge | \$474,950 |
| rout Creek | \$288,000 | Wyevale | \$574,900 |
| Turkey Point | \$492,400 | Wyoming | \$2,287,50 |
| weed | \$344,900 | Yarker | \$479,450 |
| yendinaga | \$374,950 | York | \$1,050,00 |
| Jnion | \$468,250 | Youngs Point | \$819,000 |
| Jtopia | \$685,000 | Zorra | \$819,950 |
| Itterson | \$594,000 | Zurich | \$389,900 |
| Jxbridge | \$934,900 | I | |
| /al Caron | \$397,950 | | |
| /al Therese | \$304,900 | PRINCE ED | WAPD |
| /anastra | \$594,000 | PRINCE ED | NICEC |
| anessa | \$519,950 | | |
| ankleek Hill | \$349,900 | Albany | \$195,000 |
| ars | \$550,800 | Alberton | \$159,450 |
| aughan erner | \$1,149,900 \$459,900 | Bedeque | \$159,000 |
| ernon | \$799,000 | Belfast Belle River | \$259,000 \$118,450 |
| ernonville | \$397,000 | Brackley Beach | \$302,450 |
| /erona | \$357,450 | Brooklyn | |
| /ictoria Harbour | \$449,900 | Canavoy | \$249,900 \$421,250 |
| ienna | \$399,900 | Canavoy Cape Traverse | \$421,250 |
| 'illa Nova | \$359,900 | Cardigan | \$157,750 |
| ineland | \$587,700 | Cascumpec | \$218,150 |
| ineland Station | \$524,900 | Cavendish | \$259,000 |
| irgil | \$654,200 | Central Bedeque | \$169,900 |
| littoria | \$379,000 | Charlottetown | \$388,944 |
| Vahnapitae | \$329,900 | Chelton | \$259,900 |
| Vainfleet | \$654,450 | Clinton | \$462,450 |
| /alkerton | \$394,900 | Coleman | \$149,450 |
| Vallaceburg | \$204,900 | Cornwall | \$354,450 |
| Vallacetown | \$449,900 | Crapaud | \$285,900 |
| Vallbridge Valsingham | \$437,000 | Cumberland | \$399,900 |
| /alsingham | \$507,450 | Darnley | \$149,450 |
| Valters Falls Vardsville | \$565,000 | Degros Marsh | \$269,500 |
| Vardsville Varkworth | \$498,000 \$537,500 | Donaldston | \$502,000 |
| Varminster | \$712,398 | Earnscliffe | \$339,950 |
| Varren | \$264,450 | East Royalty | \$309,900 |
| Warsaw | \$674,900 | Eglington | \$289,900 |
| Varwick | \$429,000 | Fairview | \$420,000 |
| Vasaga Beach | \$549,999 | Farmington | \$114,500 |
| /ashago | \$498,000 | Fernwood | \$164,500 |
| Vaterdown | \$754,500 | Flat River | \$185,000 |
| Waterford | \$459,900 | Fortune Bridge Freeland | \$247,000 |
| /aterloo | \$686,950 | | \$139,900 |
| /atford | \$284,900 | Gaspereaux | \$239,000 |
| Vaubaushene | \$475,000 | Georgetown Grand River | \$330,000 \$514,900 |
| Vaverley | \$324,950 | Grand River Hamilton | \$264,500 |
| /ebbwood | \$239,945 | | |
| elland | \$469,450 | Hampton Hazelgrove | \$499,900 \$392,450 |
| /ellandport | \$699,900 | Hazelgrove Hebron | \$392,450 |
| /ellesley | \$659,950 | Hunter River | \$304,500 |
| Vellington | \$619,000 | Kensington | \$241,950 |
| ellington North | \$549,500 | Kildare Capes | \$224,900 |
| /endover | \$337,500 | Kingsboro | \$242,450 |
| Vest Elgin | \$399,000 | Kinkora | \$242,450 |
| Vest Grey | \$599,900 | Little Pond | \$181,750 |
| West Guilford | \$499,000 | Long River | \$529,450 |
| Vest Lincoln | \$699,900 | Malpeque Malpeque | \$205,500 |
| West Lorne | \$554,500 | Margate | \$464,450 |
| Vest Nipissing | \$274,900 | Marshfield | \$249,450 |
| Vest Perth | \$489,800 | Meadowbank | \$356,500 |
| Vestbrook | \$604,130 | Mermaid | \$331,000 |
| Westmeath | \$399,900 | | \$299,700 |
| lestport | \$379,000 | Mill River East | |
| Vheatley | \$499,900 | Millcove | \$239,000 |
| Whitby | \$728,000 | Miscouche | \$159,700 |

| LOCATION | MEDIAN PRICE |
|-----------------|-----------------|
| White Lake | \$429,900 |
| Whitechurch | \$379,900 |
| Whitefish | \$409,900 |
| Whitefish Falls | \$774,950 |
| Whitestone | \$449,000 |
| Whitney | \$325,000 |
| Wiarton | \$343,700 |
| Wilberforce | \$399,900 |
| Williamsburg | \$266,950 |
| Williamsford | \$377,000 |
| Williamstown | \$407,400 |
| Wilmot | \$932,450 |
| Winchester | \$379,200 |
| Windermere | \$449,500 |
| Windham Centre | \$499,900 |
| Windsor | \$299,900 |
| Wingham | \$419,900 |
| Wolfe Island | \$372,450 |
| Woodlawn | \$449,450 |
| Woodstock | \$467,950 |
| Woodville | \$459,900 |
| Wooler | \$399,900 |
| Woolwich | \$834,450 |
| Worthington | \$349,700 |
| Wroxeter | \$251,950 |
| Wyebridge | \$474,950 |
| Wyevale | \$574,900 |
| Wyoming | \$2,287,500 |
| Yarker | \$479,450 |
| York | \$1,050,000 |
| Youngs Point | \$819,000 |
| Zorra | \$819,950 |
| Zurich | \$389,900 |
| | |

| PRINCE FDV | VARD |
|-----------------------|------------------------|
| ISI AND HOL | ISES |
| BLANDIIO | |
| Albany | \$195,000 |
| Alberton | \$159,450 |
| Bedeque | \$159,000 |
| Belfast | \$259,000 |
| Belle River | \$118,450 |
| Brackley Beach | \$302,450 |
| Brooklyn | \$249,900 |
| Canavoy | \$421,250 |
| Cape Traverse | \$379,500 |
| Cardigan | \$157,750 |
| Cascumpec | \$218,150 |
| Cavendish | \$259,000 |
| Central Bedeque | \$169,900 |
| Charlottetown | \$388,944 |
| Chelton | \$259,900 |
| Clinton | \$462,450 |
| Coleman | \$149,450 |
| Cornwall | \$354,450 |
| Crapaud | \$285,900 |
| Cumberland | \$399,900 |
| Darnley | \$149,450 |
| Degros Marsh | \$269,500 |
| Donaldston | \$502,000 |
| Earnscliffe | \$339,950 |
| East Royalty | |
| | \$309,900 |
| Eglington Fairview | \$289,900 \$420,000 |
| Farmington | |
| | \$114,500 |
| Fernwood | \$164,500 |
| Flat River | \$185,000 |
| Fortune Bridge | \$247,000 |
| Freeland | \$139,900 |
| Gaspereaux | \$239,000 |
| Georgetown | \$330,000 |
| Grand River | \$514,900 |
| Hamilton | \$264,500 |
| Hampton | \$499,900 |
| Hazelgrove | \$392,450 |
| Hebron | \$74,900 |
| Hunter River | \$304,500 |
| Kensington | \$241,950 |
| Kildare Capes | \$224,900 |
| Kingsboro | \$242,450 |
| Kinkora | \$229,900 |
| Little Pond | \$181,750 |
| Long River | \$529,450 |
| Malpeque | \$205,500 |
| Margate | \$464,450 |
| Marshfield | \$249,450 |
| Meadowbank | \$356,500 |
| Mermaid | \$331,000 |
| Mill River East | \$299,700 |
| Millcove | \$239,000 |
| | |
| Miscouche | \$159,700 |
| Montague | \$247,000 |

| LOCATION | MEDIAN |
|-------------------------------|--------------------------|
| Mont-Carmel | \$175,000 |
| Montrose | \$347,450 |
| Morell | \$139,900 |
| Mount Buchanan | \$579,250 |
| Mount Stewart | \$199,450 |
| Murray Harbour | \$249,900 |
| Murray River | \$292,000 |
| Nail Pond | \$159,000 |
| New Dominion | \$244,950 |
| New Glasgow | \$689,000 |
| New Haven | \$334,000 |
| New London | \$332,400 |
| Nine Mile Creek | \$524,950 |
| North Bedeque | \$359,900 |
| North Carleton | \$449,450 |
| North Granville North Lake | \$499,000 \$284,000 |
| North Port | \$184,900 |
| North Rustico | \$225,000 |
| O'Leary | \$104,900 |
| Oyster Bed Bridge | \$412,000 |
| Panmure Island | \$387,000 |
| Peters Road | \$89,000 |
| Pleasant Grove | \$294,900 |
| Point Prim Pownal | \$401,500 \$680,000 |
| Priest Pond | \$179,900 |
| Red Point | \$327,450 |
| Rice Point | \$825,000 |
| Riverdale | \$204,450 |
| Rocky Point | \$384,750 |
| Roseville | \$344,900 |
| Rusticoville | \$359,000 |
| Savage Harbour Sea View | \$1,165,000 \$317,000 |
| Shamrock | \$449,450 |
| Sherwood | \$274,450 |
| Souris | \$119,900 |
| Souris West | \$234,000 |
| Springbrook | \$347,400 |
| Springfield West | \$109,950 |
| St. Catherines | \$359,900 |
| St. Edward | \$141,200 |
| St. Louis | \$97,000 |
| St. Peters Bay | \$124,450 |
| Stanhope Stanlay Bridge | \$349,000 |
| Stanley Bridge Stratford | \$179,900 \$458,800 |
| Summerside | \$259,900 |
| Tignish | \$95,000 |
| Tracadie Cross | \$195,950 |
| Travellers Rest | \$275,750 |
| Tryon | \$214,450 |
| Tyne Valley | \$209,900 |
| Vernon Bridge | \$159,000 |
| Vernon River Victoria | \$249,750 \$379,000 |
| Victoria Cross | \$379,000 \$154,250 |
| Wellington | \$134,230 |
| West Covehead | \$557,800 |
| West Royalty | \$354,000 |
| Wheatley River | \$359,450 |
| Winsloe South | \$549,000 |
| York | \$219,900 |

| QUEBEC HO | USES |
|------------------|-----------|
| Abercorn | \$450,000 |
| Acton Vale | \$191,950 |
| Adstock | \$229,000 |
| Aguanish | \$139,000 |
| Albanel | \$86,500 |
| Alleyn-Et-Cawood | \$159,450 |
| Alma | \$189,900 |
| Amherst | \$239,450 |
| Amos | \$235,000 |
| Amqui | \$159,500 |
| Ange-Gardien | \$238,950 |
| Anjou | \$519,450 |
| Armagh | \$125,750 |
| Arundel | \$405,000 |
| Asbestos | \$129,900 |
| Ascot Corner | \$249,000 |
| Aston-Jonction | \$119,900 |
| Auclair | \$64,900 |
| Audet | \$75,000 |
| Aumond | \$169,450 |
| Austin | \$362,000 |
| Auteuil | \$369,900 |

| LOCATION | | MEDIAN |
|-------------------------------|---|--------------------------|
| Authier | | \$149,000 |
| Authier-Nord | - | \$69,000 |
| Ayer's Cliff Aylmer | - | \$329,000 \$349,450 |
| Baie-Comeau | | \$149,900 |
| Baie-De-La-Bouteille | | \$129,000 |
| Baie-Des-Sables | | \$119,000 |
| Baie-Du-Febvre Baie-D'Urfé | - | \$121,950 |
| Baie-James | - | \$1,200,000 \$248,450 |
| Baie-Johan-Beetz | | \$114,450 |
| Baie-Sainte-Catherine | | \$140,000 |
| Baie-Saint-Paul | | \$270,000 |
| Baie-Trinité | | \$84,500 |
| Barkmere Barnston-Ouest | - | \$435,000 \$769,000 |
| Barraute | | \$194,000 |
| Batiscan | | \$229,000 |
| Beaconsfield | | \$938,000 |
| Béarn | - | \$125,000 |
| Beauceville Beauharnois | | \$145,000 \$249,000 |
| Beaulac-Garthby | - | \$169,900 |
| Beaumont | | \$298,900 |
| Beauport | | \$259,900 |
| Beaupré Bécancour | | \$259,000 \$191,900 |
| Bedford | | \$224,000 |
| Bégin | | \$159,900 |
| Belleterre | _ | \$92,500 |
| Beloeil Berry | - | \$357,200 \$199,000 |
| Berthier-Sur-Mer | | \$207,997 |
| Berthierville | | \$199,900 |
| Béthanie | | \$201,000 |
| Biencourt | | \$49,000 |
| Blainville Blue Sea | - | \$550,000 \$169,000 |
| Boileau | - | \$174,000 |
| Boisbriand | | \$349,900 |
| Boischatel | | \$368,000 |
| Bois-Des-Filion Bois-Franc | | \$289,900 \$115,000 |
| Bolton-Est | | \$399,900 |
| Bolton-Ouest | | \$448,000 |
| Bonaventure | | \$173,500 |
| Bonsecours | | \$285,500 |
| Boucherville Bouchette | | \$509,900 \$199,900 |
| Bowman | | \$204,500 |
| Brébeuf | | \$294,000 |
| Brigham | | \$229,000 |
| Bristol Brome | - | \$169,000 \$349,000 |
| Bromont | | \$496,000 |
| Bromptonville | | \$219,500 |
| Brossard Chatham | | \$475,000 |
| Brownsburg-Chatham Bryson | - | \$189,000 \$124,900 |
| Buckingham | | \$209,900 |
| Bury | | \$237,000 |
| Cacouna Cacouna | | \$195,000 \$149,900 |
| Campbell's Bay Candiac | | \$409,000 |
| Cantley | | \$384,900 |
| Canton-Tremblay | | \$194,450 |
| Cap-Chat | | \$119,000 |
| Caplan Cap-Saint-Ignace | - | \$219,000 \$202,000 |
| Cap-Santé | | \$238,500 |
| Carignan | | \$449,900 |
| Carleton-Sur-Mer | | \$189,000 |
| Cascapédia- | | \$134,500 |
| -Saint-Jules | | |
| Causapscal | | \$91,000 |
| Cayamant | | \$174,450 \$407,250 |
| Chambord | | \$157,000 |
| Champlain | | \$249,900 |
| Chandler | | \$164,900 |
| Chapais Charette | | \$129,900 \$149,900 |
| Charlemagne | | \$266,950 |
| J | | |

| LOCATION | MEDIAN PRICE |
|---|------------------------|
| Charlesbourg | \$274,900 |
| Chartierville | \$138,500 |
| Châteauguay | \$289,900 |
| Château-Richer | \$246,650 |
| Chelsea | \$506,528 |
| Chénéville | \$119,900 |
| Chertsey | \$172,000 \$203,700 |
| Chibougamau | \$205,000 |
| Chichester | \$154,000 |
| Chicoutimi | \$209,000 |
| Chomedey | \$415,000 |
| Chute-Aux-Outardes | \$90,000 |
| Chute-Saint-Philippe Clarendon | \$179,900 \$182,450 |
| Clermont | \$149,000 |
| Clerval | \$264,500 |
| Cleveland | \$300,000 |
| Cloridorme | \$82,900 |
| Coaticook | \$228,900 |
| Colombier | \$89,900 |
| Compton | \$179,900 |
| Contrecoeur | \$257,000 |
| Cookshire-Eaton | \$190,000 |
| Coteau-Du-Lac | \$380,700 |
| Côte-Des-Neiges, District Électoral De | \$599,000 |
| | |
| Côte-Saint-Luc | \$634,500 |
| Courcelles | \$121,900 \$224,900 |
| Cowansville Crabtree | \$219,000 |
| Danville | \$173,500 |
| Daveluyville | \$159,900 |
| Dégelis | \$124,900 |
| Déléage | \$112,450 |
| Delson | \$350,000 |
| Denholm | \$177,450 |
| Desbiens Deschaillons-Sur-Saint- | \$126,500 \$165,000 |
| Deschambault- | \$237,000 |
| Grondines | |
| Desjardinsville Deux-Montagnes | \$265,700 \$287,400 |
| Disraeli | \$151,000 |
| Dixville | \$362,500 |
| Dolbeau-Mistassini | \$154,900 |
| Dollard-Des Ormeaux | \$549,000 |
| Donnacona | \$198,500 |
| Dorval | \$484,950 |
| Dosquet | \$115,000 |
| Drummondville Dudswell | \$239,500 |
| D. b I | \$194,900 |
| Duhamel Duhamel Quest | \$299,900 |
| Duhamel-Ouest | \$325,000 |
| Dundee | \$359,000 |
| Dunham Duparquet | \$298,000 \$139,000 |
| Dupuy | \$119,000 |
| Durham-Sud | \$134,950 |
| Duvernay | \$485,676 |
| East Angus | \$151,750 |
| East Broughton | \$109,000 |
| East Farnham | \$163,950 |
| East Hereford | \$199,000 |
| Eastman | \$382,900 |
| Egan-Sud | \$129,900 |
| Entrelacs | \$197,450 |
| Escuminac Escurit Saint | \$152,000 |
| Esprit-Saint Estérel | \$110,450 \$879,000 |
| Fabreville | \$339,000 |
| Farnham | \$209,450 |
| Fassett | \$274,900 |
| Ferland-Et-Boilleau | \$189,950 |
| Ferme-Neuve | \$197,200 |
| Fleurimont | \$204,900 |
| Forestville | \$122,400 |
| Fort-Coulonge | \$110,000 |
| Fortierville | \$170,000 |
| Fossambault- Sur-Le-Lac | \$327,000 |
| Frampton | \$147,000 |
| Franklin | \$257,000 |
| | |

| LOCATION | MEDIAN Price |
|------------------------------|------------------------|
| | 6627.550 |
| Frelighsburg Frontenac | \$637,450 \$288,250 |
| Fugèreville | \$94,750 |
| Gallichan | \$150,000 |
| Gaspé | \$189,000 |
| Gatineau | \$269,900 |
| Girardville | \$71,750 |
| Godbout | \$139,900 |
| Godmanchester | \$178,000 |
| Gore Gracefield | \$237,000 |
| Granby | \$197,250 \$250,742 |
| Grande-Rivière | \$139,000 |
| Grandes-Piles | \$199,900 |
| Grande-Vallée | \$139,900 |
| Grand-Métis | \$166,450 |
| Grand-Remous | \$269,900 |
| Grand-Saint-Esprit | \$351,500 |
| Greenfield Park | \$369,900 |
| Grenville | \$208,000 |
| Grenville-Sur- | \$228,500 |
| La-Rouge | \$220,500 |
| Grosses-Roches | \$109,900 |
| Guérin | \$235,000 |
| Ham-Nord | \$150,000 |
| Hampden | \$167,500 |
| Harrington | \$214,450 |
| Hatley | \$524,000 |
| Havelock | \$159,000 |
| Havre-Saint-Pierre | \$129,450 |
| Hébertville | \$187,500 |
| Hébertville-Station | \$144,500 |
| Hemmingford | \$309,900 |
| Henryville | \$212,400 |
| Hérouxville Hinchinbrooke | \$169,000 |
| Honfleur | \$149,723 |
| Hope Town | \$165,000 \$199,450 |
| Howick | \$264,000 |
| Huberdeau | \$171,950 |
| Hudson | \$589,000 |
| Hull | \$299,900 |
| Huntingdon | \$159,900 |
| Inverness | \$284,450 |
| Irlande | \$122,000 |
| lvry-Sur-Le-Lac | \$849,000 |
| Joliette | \$235,000 |
| Jonquière | \$186,250 |
| Kamouraska | \$249,450 |
| Kazabazua Kiamika | \$169,450 |
| | \$160,000 |
| Kingsey Falls | \$164,450 |
| Kinnear's Mills | \$124,900 |
| Kipawa | \$325,000 |
| Kirkland | \$779,000 |
| | |
| La Baie | \$191,500 |
| La Bostonnais | \$119,000 |
| La Conception | \$325,000 |
| La Corne | \$279,900 |
| La Doré | \$110,000 |
| La Durantaye | \$157,450 |
| La Guadeloupe | \$145,850 |
| La Jacques-Cartier | \$334,450 |
| La Macaza | \$236,500 |
| La Malbaie | \$185,000 |
| La Martre | \$92,500 |
| La Minerve | \$244,450 |
| La Morandière | \$195,500 |
| La Motte | \$249,500 |
| La Patrie | \$119,900 |
| La Pêche | \$269,450 |
| La Plaine | \$259,450 |
| La Pocatière | \$198,000 |
| La Prairie | \$413,047 |
| La Présentation | \$304,450 |
| La Rédemption | \$134,750 |
| La Reine | \$69,000 |
| La Sarre | \$187,000 |
| La Trinité-Des-Monts | \$94,950 |
| La Tuque | \$149,000 |
| La Visitation-De-L'Île- | \$239,900 |
| Dupas La Visitation- | */ |
| | \$152,250 |

| | Z |
|-----------------------------------|------------------------|
| LOCATION | MEDIAI Price |
| | |
| Labelle Labrecque | \$219,500 \$165,000 |
| Lac-Ashuapmushuan | \$144,450 |
| Lac-Au-Saumon | \$109,000 |
| Lac-Aux-Sables | \$264,000 |
| Lac-Beauport | \$487,000 |
| Lac-Blanc Lac-Bouchette | \$142,200 \$135,000 |
| Lac-Brome | \$494,500 |
| Lac-Chicobi | \$115,000 |
| Lac-Delage | \$336,900 |
| Lac-Des-Aigles Lac-Des-Écorces | \$129,900 \$165,000 |
| Lac-Des-Plages | \$209,000 |
| Lac-Des-Seize-Îles | \$250,000 |
| Lac-Douaire | \$77,500 |
| Lac-Drolet | \$133,000 |
| Lac-Du-Cerf Lac-Édouard | \$218,500 \$239,995 |
| Lac-Etchemin | \$185,000 |
| Lac-Frontière | \$145,000 |
| Lachenaie | \$419,500 |
| Lachine Lac-Huron | \$449,000 \$145,000 |
| Lachute | \$219,000 |
| Lac-Kénogami | \$293,000 |
| Lac-Matawin | \$64,000 |
| Lac-Mégantic Lacolle | \$179,900 \$269,000 |
| Lac-Poulin | \$319,000 |
| Lac-Saguay | \$164,000 |
| Lac-Sainte-Marie | \$255,000 |
| Lac-Saint-Joseph | \$1,875,000 |
| Lac-Saint-Paul | \$129,900 |
| Lac-Sergent Lac-Simon | \$269,900 \$427,400 |
| Lac-Supérieur | \$359,000 |
| Lac-Tremblant-Nord | \$1,187,500 |
| Lamarche | \$179,450 |
| Lambton | \$227,000 |
| L'Ancienne-Lorette Landrienne | \$284,850 |
| L'Ange-Gardien | \$224,900 \$309,000 |
| Laniel | \$239,000 |
| Lanoraie | \$249,000 |
| L'Anse-Saint-Jean | \$192,000 |
| Lantier Larouche | \$262,500 \$199,900 |
| Lasalle | \$588,950 |
| L'Ascension | \$169,000 |
| L'Ascension-De-Notre- Seigneur | \$142,750 |
| L'Assomption | \$278,000 |
| Laterrière | \$264,000 |
| Latulipe-Et-Gaboury | \$112,000 |
| Launay Laurier-Station | \$139,000 \$203,500 |
| Laurier-Station Laurierville | \$112,450 |
| Laval-Des-Rapides | \$389,900 |
| Laval-Ouest | \$289,500 |
| Laval-Sur-Le-Lac Lavaltrie | \$950,000 \$259,450 |
| L'Avenir | \$199,000 |
| Laverlochère | \$179,000 |
| Lawrenceville | \$329,250 |
| Le Gardeur Le Vieux-Vaudreuil | \$299,900 \$349,000 |
| Lebel-Sur-Quévillon | \$146,250 |
| Leclercville | \$90,000 |
| Lefebvre | \$239,950 |
| Lejeune | \$37,200 \$374,000 |
| Lennoxville L'Épiphanie | \$374,000 |
| Léry | \$492,000 |
| Les Cèdres | \$389,305 |
| Les Coteaux | \$249,900 |
| Les Éboulements Les Escoumins | \$285,000 \$149,900 |
| Les Hauteurs | \$81,200 |
| Les Îles-De- La-Madeleine | \$226,500 |
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| 1 | |
| Les Lacs-Du-Témis- camingue | \$155,500 |

| | EDIAN 10E |
|---|--------------------------|
| LOCATION | PR |
| Les Rivières | \$264,900 |
| L'Île-Bizard L'Île-Cadieux | \$599,900 \$1,778,000 |
| L'Île-Du-Grand-Calumet | \$185,000 |
| L'Île-Perrot | \$329,900 |
| Lingwick L'Isle-Aux-Allumettes | \$92,000 \$260,000 |
| L'Isle-Aux-Coudres | \$208,500 |
| L'Islet L'Isle-Verte | \$234,500 \$179,500 |
| Litchfield | \$174,450 |
| Lochaber-Partie-Ouest | \$319,900 |
| Longue-Rive | \$119,900 |
| Lorraine Lorrainville | \$579,450 \$159,000 |
| Lotbinière | \$229,000 |
| Louiseville Low | \$158,250 \$249,900 |
| Lyster | \$151,950 |
| Macamic | \$168,500 |
| Maddington Falls Magog | \$130,700 \$359,000 |
| Malartic | \$153,000 |
| Mandeville Maniwaki | \$179,900 \$134,250 |
| Manseau | \$80,000 |
| Mansfield-Et-Pontefract | \$150,000 |
| Maria Maricourt | \$197,250 \$367,500 |
| Marieville | \$277,450 |
| Marsoui Marston | \$40,000 \$215,000 |
| Martinville | \$219,250 |
| Mascouche Mashteuiatsh | \$339,450 \$129,000 |
| Maskinongé | \$219,000 |
| Masson-Angers | \$229,900 |
| Massueville Matane | \$124,900 \$159,450 |
| Matapédia | \$111,950 |
| Mayo Mcmasterville | \$252,400 \$299,000 |
| Melbourne | \$289,500 |
| Mercier Messines | \$354,000 \$249,900 |
| Métabetchouan- | |
| -Lac-À-La-Croix | \$165,000 |
| Métis-Sur-Mer Milan | \$145,000 \$127,450 |
| Mille-Isles | \$389,000 |
| Mirabel | \$353,000 |
| Mont-Bellevue | \$199,900 |
| Montcalm | \$215,000 |
| Mont-Carmel Montebello | \$93,950 \$364,900 |
| Mont-Joli | \$147,000 |
| Mont-Laurier | \$216,000 |
| Montmagny | \$225,000 |
| Montpellier Montréal-Est | \$144,450 \$304.450 |
| Montréal-Nord | \$350,000 |
| Mont-Royal | \$709,000 |
| Mont-Saint-Grégoire Mont-Saint-Hilaire | \$251,850 \$439,900 |
| Mont-Saint-Michel | \$137,450 |
| Mont-Saint-Pierre Mont-Tremblant | \$74,000 \$459,000 |
| Mont-Valin | \$74,450 |
| Morin-Heights | \$389,000 |
| Mulgrave-Et-Derry Namur | \$221,900 \$159,750 |
| Nantes | \$275,000 |
| Napierville Neuville | \$274,900 \$364,000 |
| New Carlisle | \$135,000 |
| New Richmond | \$227,750 |
| Newport Nicolet | \$232,450 \$204,500 |
| Nominingue | \$229,000 |
| Normandin Normátal | \$159,000 |
| Normétal | \$42,500 |

| LOCATION | MEDIAN |
|--|------------------------|
| Notre-Dame-Auxiliatrice- | \$149,500 |
| De-Buckland Notre-Dame-De- | |
| Bonsecours | \$299,900 |
| Notre-Dame-De-Ham | \$180,000 |
| Notre-Dame- De-La-Merci | \$187,400 |
| Notre-Dame- De-La-Paix | \$152,400 |
| Notre-Dame-De-La- Salette | \$259,900 |
| Notre-Dame-De-L'Île- | |
| Perrot | \$499,900 |
| Notre-Dame- De-Lourdes | \$209,000 |
| Notre-Dame-De- Montauban | \$164,250 |
| Notre-Dame-De- | |
| Pontmain | \$249,450 |
| Notre-Dame-Des-Bois | \$92,450 |
| Notre-Dame-Des-Monts | \$299,500 |
| Notre-Dame- Des-Neiges | \$159,900 |
| Notre-Dame-Des-Pins | \$236,250 |
| Notre-Dame- | \$239,500 |
| Des-Prairies | 4237,500 |
| Notre-Dame- Des-Sept-Douleurs | \$365,000 |
| Notre-Dame-De- | \$212,000 |
| Stanbridge | |
| Notre-Dame-Du-Bon- Conseil | \$239,450 |
| Notre-Dame-Du-Laus | \$225,000 |
| Notre-Dame-Du-Mont- Carmel | \$199,000 |
| Notre-Dame-Du-Nord | \$149,450 |
| Notre-Dame- Du-Portage | \$384,500 |
| Notre-Dame- | ć72.050 |
| Du-Rosaire | \$72,950 |
| Notre-Dame-Du-Sacré- Coeur-D'Issoudun | \$289,000 |
| Nouvelle | \$115,000 |
| Noyan Ogden | \$169,900 \$421,500 |
| 0ka | \$444,950 |
| Orford Ormstown | \$424,950 \$182,400 |
| Otter Lake | \$198,500 |
| Otterburn Park Packington | \$359,000 \$139,900 |
| Palmarolle | \$199,000 |
| Papineauville Parisville | \$214,500 \$115,750 |
| Paspébiac | \$125,000 |
| Percé Péribonka | \$179,000 \$149,000 |
| Petite-Rivière-Saint- | \$399,000 |
| François Petit-Saguenay | \$69,000 |
| Piedmont | \$342,000 |
| Pierreville | \$149,000 |
| Pincourt | \$338,000 |
| Piopolis Plaisance | \$469,000 \$240,000 |
| Plateau-Mont-Royal, | \$640,000 |
| District Électoral Du Plessisville | \$149,900 |
| Pohénégamook | \$136,950 |
| Pointe-À-La-Croix | \$148,500 |
| Pointe-Aux-Outardes Pointe-Calumet | \$124,900 \$224,900 |
| Pointe-Claire | \$534,400 |
| Pointe-Des-Cascades Pointe-Fortune | \$422,000 \$149,000 |
| Pointe-Lebel | \$139,900 |
| Pont-Rouge | \$329,450 \$206,306 |
| Pont-Kouge Pont-Viau | \$366,950 |
| Portage-Du-Fort | \$129,900 |
| Port-Cartier Port-DanielGascons | \$159,500 \$131,750 |

| LOCATION | MEDIAN |
|-------------------------------------|---------------------------------------|
| Portneuf | \$177,450 |
| Portneuf-Sur-Mer | \$119,950 |
| Potton | \$409,500 |
| Poularies | \$133,000 |
| Preissac | \$327,900 |
| Prévost | \$349,000 |
| Price | \$139,900 |
| Princeville | \$168,500 |
| Racine | \$474,900 |
| Ragueneau | \$89,900 |
| Rapide-Danseur | \$179,000 |
| Rawdon | \$227,500 |
| Rémigny | \$106,500 |
| Repentigny | \$349,900 |
| Richelieu | \$331,800 |
| Richmond | \$172,450 |
| Rigaud | \$399,000 |
| Rimouski | \$219,900 |
| Ripon | \$199,900 |
| Ristigouche-Partie- | \$221,500 |
| Sud-Est | · · · · · · · · · · · · · · · · · · · |
| Rivière-À-Pierre | \$179,900 |
| Rivière-Au-Tonnerre | \$79,500 |
| Rivière-Aux-Outardes | \$87,000 |
| Rivière-Beaudette | \$339,900 |
| Rivière-Bleue | \$121,750 |
| Rivière-Bonaventure | \$87,000 |
| Rivière-Des-Prairies | \$415,000 |
| Rivière-Du-Loup | \$224,000 |
| Rivière-Éternité | \$94,000 |
| Rivière-Héva | \$269,000 |
| Rivière-Mistassini | \$64,000 |
| Rivière-Ojima | \$76,500 |
| Rivière-Ouelle | \$156,750 |
| Rivière-Rouge | \$189,000 |
| Roberval | \$185,000 |
| Rock Forest | \$269,900 |
| Roquemaure | \$159,500 |
| Rosemère | \$549,000 |
| Rosemont, District | \$593,000 |
| Électoral De | 4575,000 |
| Rougemont | \$279,000 |
| Rouyn-Noranda | \$254,900 |
| Roxton | \$350,000 |
| Roxton Falls | \$239,900 |
| Roxton Pond | \$259,000 |
| Sacré-Coeur | \$239,000 |
| Sacré-Coeur-De-Jésus | \$169,000 |
| Sagard | \$122,000 |
| Saint-Adalbert | \$74,000 |
| Saint-Adelme | \$164,250 |
| Saint-Adelphe | \$139,000 |
| Saint-Adolphe- | |
| D'Howard | \$244,450 |
| Saint-Adrien | \$449,450 |
| Saint-Adrien-D'Irlande | \$124,000 |
| Saint-Agapit | \$186,650 |
| Saint-Aimé-Des-Lacs | \$218,500 |
| Saint-Aimé-Du-Lac- | ¢*04.000 |
| Des-Îles | \$194,900 |
| Saint-Alban | \$129,450 |
| Saint-Albert | \$179,900 |
| Saint-Alexandre | \$259,900 |
| Saint-Alexandre-De- | \$219,500 |
| Kamouraska | |
| Saint-Alexis | \$339,350 |
| Saint-Alexis-Des-Monts | \$174,900 |
| Saint-Alfred | \$279,900 |
| Saint-Alphonse-De- Granby | \$234,450 |
| | |
| Saint-Alphonse- Rodriguez | \$175,000 |
| | ¢220 4F0 |
| Saint-Amable Saint-Ambroise | \$339,450 |
| Saint-Ambroise Saint-Ambroise-De- | \$178,000 |
| Kildare | \$267,000 |
| Saint-Anaclet- | \$204,900 |
| De-Lessard | \$204,900 |
| Saint-André-Avellin | \$194,900 |
| Saint-André- D'Argenteuil | \$276,950 |
| D'Argenteuil Saint-André-Du-Lac- | |
| Saint-Jean | \$109,000 |
| Saint-Anicet | \$227,000 |
| | |

| LOCATION | MEDIA |
|--|------------------------|
| Coint Antoine De Illele | |
| Saint-Antoine-De-L'Isle- Aux-Grues | \$395,000 |
| Saint-Antoine-De-Tilly | \$329,500 |
| Saint-Antoine-Sur- | \$349,000 |
| Richelieu | |
| Saint-Antonin Saint-Apollinaire | \$208,408 \$211,935 |
| Saint-Armand | \$270,000 |
| Saint-Arsène | \$239,500 |
| Saint-Augustin | \$217,000 \$54,900 |
| Saint-Augustin-De- | |
| Desmaures | \$374,950 |
| Saint-Augustin-De- Woburn | \$76,500 |
| Saint-Barnabé | \$109,500 |
| Saint-Barthélemy | \$184,900 |
| Saint-Basile | \$138,500 |
| Saint-Basile-Le-Grand Saint-Benjamin | \$338,000 \$199,000 |
| Saint-Benoît-Labre | \$166,500 |
| Saint-Bernard | \$191,900 |
| Saint-Bernard- | \$240,000 |
| De-Lacolle | * |
| Saint-Bernard-De- Michaudville | \$169,900 |
| Saint-Blaise- | \$287,000 |
| Sur-Richelieu Saint-Bonaventure | \$229,000 |
| Saint-Boniface | \$224,950 |
| Saint-Bruno | \$178,273 |
| Saint-Bruno- De-Guigues | \$209,000 |
| Saint-Bruno-De- | |
| Kamouraska | \$106,950 |
| Saint-Bruno-De- Montarville | \$499,000 |
| Saint-Calixte | \$169,900 |
| Saint-Camille | \$99,900 |
| Saint-Camille-De-Lellis Saint-Casimir | \$86,250 \$99,450 |
| Saint-Célestin | \$104,450 |
| Saint-Célestin-Station | \$159,700 |
| Saint-Césaire | \$265,350 |
| Saint-Charles-Borromée Saint-Charles- | \$279,000 |
| De-Bellechasse | \$204,000 |
| Saint-Charles- De-Bourget | \$182,000 |
| Saint-Charles-Sur- | |
| Richelieu | \$570,000 |
| Saint-Christophe- | \$254,000 |
| D'Arthabaska Saint Chargostomo | \$252,000 |
| Saint-Chrysostome Saint-Claude | \$249,950 |
| Saint-Clément | \$104,000 |
| Saint-Cléophas | \$98,000 |
| Saint-Clet Saint-Colomban | \$294,900 \$329,000 |
| Saint-Côme | \$195,000 |
| Saint-CômeLinière | \$129,000 |
| Saint-Constant | \$350,000 |
| Saint-Cuthbert Saint-Cyprien | \$159,450 \$89,000 |
| Saint-Cyprien-De- | \$430,000 |
| Napierville | \$430,000 |
| Saint-Cyrille- De-Lessard | \$179,000 |
| Saint-Cyrille-De- Wendover | \$244,500 |
| Saint-Damase | \$125,000 |
| Saint-Damase- | |
| De-L'Islet | \$148,850 |
| Saint-Damien Saint-Damien-De- | \$169,000 |
| Buckland | \$91,750 |
| Saint-David | \$99,700 |
| Saint-David- De-Falardeau | \$213,250 |
| | |
| Saint-Denis-De La Bouteillerie | \$304,900 |
| Saint-Denis- | \$444,450 |
| De-Brompton | |
| Saint-Denis- Sur-Richelieu | \$319,000 |
| Saint-Didace | \$325,000 |
| Saint-Dominique | \$212,000 |

| LOCATION | MEDIA PRICE |
|--|------------------------|
| Sainte-Adèle | \$315,000 |
| Sainte-Agathe- | \$135,000 |
| De-Lotbinière Sainte-Agathe- | * |
| Des-Monts | \$269,000 |
| Sainte-Angèle- De-Mérici | \$133,700 |
| Sainte-Angèle- | \$269,450 |
| De-Monnoir Sainte-Angèle- | |
| De-Prémont | \$114,600 |
| Sainte-Anne- De-Beaupré | \$207,400 |
| Sainte-Anne- De-Bellevue | \$555,000 |
| Sainte-Anne-De-La- Pérade | \$119,900 |
| Sainte-Anne-De-La- | \$138,500 |
| Pocatière Sainte-Anne-De-La- | |
| Rochelle Sainte-Anne- | \$570,250 |
| De-Sabrevois | \$289,900 |
| Sainte-Anne-Des-Lacs | \$449,000 |
| Sainte-Anne-Des-Monts Sainte-Anne-De-Sorel | \$149,000 \$199,750 |
| Sainte-Anne- | \$274,900 |
| Des-Plaines Sainte-Anne-Du-Lac | \$135,000 |
| Sainte-Apolline-De- | \$73,450 |
| Patton | |
| Sainte-Aurélie Sainte-Barbe | \$129,000 \$257,000 |
| Sainte-Béatrix | \$189,000 |
| Sainte-Brigide- D'Iberville | \$295,000 |
| Sainte-Brigitte- De-Laval | \$232,903 |
| Sainte-Brigitte- | \$179,900 |
| Des-Saults Sainte-Catherine | \$317,000 |
| Sainte-Catherine-De- | \$502,000 |
| Hatley Sainte-Catherine-De-La- | |
| Jacques-Cartier | \$289,900 |
| Sainte-Cécile-De-Milton Sainte-Cécile- | \$164,000 |
| De-Whitton | \$110,000 |
| Sainte-Christine Sainte-Christine- | \$149,000 |
| D'Auvergne | \$192,000 |
| Sainte-Claire Sainte-Clotilde | \$178,750 \$324,950 |
| Sainte-Clotilde- | \$145,000 |
| De-Beauce Sainte-Clotilde- | \$139,900 |
| De-Horton Sainte-Croix | \$184,300 |
| Saint-Edmond-De- | \$459,250 |
| Grantham | \$489,000 |
| Sainte-Dorothée Saint-Édouard | \$239,900 |
| Saint-Édouard-De-Fabre | \$149,000 |
| Saint-Édouard-De- Lotbinière | \$132,000 |
| Saint-Édouard-De- | \$126,950 |
| Maskinongé Sainte-Élisabeth | \$214,000 |
| Sainte-Émélie-De- | \$179,000 |
| L'Énergie | |
| Sainte-Euphémie-Sur- | \$79,250 |
| Rivière-Du-Sud | \$89,900 |
| Sainte-Famille, District Électoral De | \$371,500 |
| Sainte-Félicité | \$119,000 |
| Sainte-Flavie | \$162,500 |
| Sainte-Florence Sainte-Foy | \$75,950 \$389,000 |
| Sainte-Françoise | \$99,000 |
| Sainte-Geneviève-De- Batiscan | \$149,900 |
| Sainte-Geneviève-De- | \$100 000 |
| Berthier | \$199,900 |
| Sainte-Germaine-Boulé Sainte-Gertrude- | \$244,000 |
| Manneville | \$247,500 |
| Sainte-Hedwidge Sainte-Hélène- | \$159,000 \$215,000 |
| De-Bagot | \$215,000 |

| LOCATION | MEDIAN |
|---|------------------------------------|
| Sainte-Hélène- De-Kamouraska | \$99,900 |
| Sainte-Hélène- | \$191,500 |
| De-Mancebourg Sainte-Hénédine | \$152,900 |
| Sainte-Irène | \$229,000 |
| Sainte-Jeanne-D'Arc | \$122,000 |
| Sainte-Julie Sainte-Julienne | \$439,900 \$209,000 |
| Sainte-Justine | \$127,250 |
| Sainte-Justine- De-Newton | \$274,900 |
| Saint-Élie-De-Caxton | \$108,500 |
| Saint-Éloi | \$86,750 |
| Sainte-Louise Saint-Elphège | \$74,400 \$162,000 |
| Sainte-Luce | \$179,000 |
| Sainte-Lucie-De- Beauregard | \$35,000 |
| Sainte-Lucie-Des- Laurentides | \$225,000 |
| Saint-Elzéar | \$184,900 |
| Saint-Elzéar-De- Témiscouata | \$64,000 |
| Sainte-Madeleine | \$229,500 |
| Sainte-Madeleine- De-La-Rivière-Madeleine | \$95,000 |
| Sainte-Marcelline- | \$242,250 |
| De-Kildare Sainte-Marguerite | \$189,500 |
| Sainte-Marguerite- | \$294,500 |
| Du-Lac-Masson Sainte-Marie | \$294,500 |
| Sainte-Marie- De-Blandford | \$147,000 |
| Sainte-Marie- | \$329,000 |
| Madeleine Sainte-Marie-Salomé | \$199,000 |
| Sainte-Marthe | \$274,400 |
| Sainte-Marthe- Sur-Le-Lac | \$300,331 |
| Sainte-Martine | \$339,000 |
| Sainte-Mélanie Saint-Émile-De-Suffolk | \$239,000 \$181,950 |
| Sainte-Monique | \$167,250 |
| Sainte-Paule | \$227,000 |
| Sainte-Perpétue Sainte-Pétronille | \$107,450 \$461,750 |
| Saint-Éphrem- | \$149,000 |
| De-Beauce Saint-Épiphane | \$171,000 |
| Sainte-Praxède | \$469,000 |
| Sainte-Rita | \$57,400 |
| Sainte-Rose Sainte-Rose- | \$374,900 |
| De-Watford | \$174,500 |
| Sainte-Rose-Du-Nord Sainte-Sabine | \$169,000 \$110,000 |
| Sainte-Séraphine | \$186,500 |
| Sainte-Sophie | \$265,194 |
| Sainte-Sophie- De-Lévrard | \$105,000 |
| Sainte-Sophie- D'Halifax | \$169,250 |
| Saint-Esprit | \$229,950 |
| Sainte-Thècle Sainte-Thérèse | \$119,950 |
| Sainte-Thérèse- | \$340,181 |
| De-Gaspé Sainte-Thérèse-De-La- | |
| Gatineau Saint-Étienne-De- | \$229,900 |
| Beauharnois | \$364,450 |
| Saint-Étienne- De-Bolton | \$415,000 |
| Saint-Étienne-Des-Grès Saint-Eugène | \$141,950 \$249,000 |
| Saint-Eugène- D'Argentenay | \$77,250 |
| Saint-Eugène- De-Guigues | \$147,000 |
| | |
| Saint-Eugène- | \$249,450 |
| Saint-Eugène- De-Ladrière | \$249,450 \$164,250 |
| Saint-Eugène- | \$249,450 \$164,250 \$87,800 |
| Saint-Eugène- De-Ladrière Sainte-Ursule | \$164,250 |

| | DIAN |
|--|------------------------|
| LOCATION | ME |
| Saint-Fabien | \$124,900 |
| Saint-Fabien-De-Panet | \$97,000 |
| Saint-FaustinLac-Carré | \$294,500 |
| Saint-Félicien Saint-Félix-De-Dalquier | \$185,000 \$224,900 |
| Saint-Félix-De-Kingsey | \$134,000 |
| Saint-Félix-De-Valois Saint-Félix-D'Otis | \$216,950 \$256,000 |
| Saint-Ferdinand | \$237,415 |
| Saint-Ferréol- Les-Neiges | \$269,900 |
| Saint-Flavien | \$234,900 |
| Saint-Fortunat Saint-François | \$99,400 \$297,000 |
| Saint-François- | \$137,500 |
| De-La-Rivière-Du-Sud | * , |
| Saint-François- De-L'Île-D'Orléans | \$297,000 |
| Saint-François- De-Sales | \$89,500 |
| Saint-François- Du-Lac | \$169,000 |
| Saint-François- | \$294,250 |
| Xavier-De-Brompton | \$294,250 |
| Saint-François-Xavier- De-Viger | \$79,850 |
| Saint-Frédéric | \$142,400 |
| Saint-Fulgence Saint-Gabriel | \$172,450 \$146,400 |
| Saint-Gabriel- | \$199,900 |
| De-Brandon | 4133,300 |
| Saint-Gabriel- De-Rimouski | \$122,500 |
| Saint-Gabriel- De-Valcartier | \$354,500 |
| Saint-Gabriel-Lalemant | \$158,900 |
| Saint-Gédéon Saint-Gédéon- | \$264,000 |
| De-Beauce | \$118,500 |
| Saint-Georges Saint-Georges- | \$189,000 |
| De-Clarenceville | \$197,000 |
| Saint-Georges- De-Windsor | \$134,400 |
| Saint-Gérard-Majella | \$105,000 |
| Saint-Germain- De-Grantham | \$239,700 |
| Saint-Gervais | \$201,000 |
| Saint-Gilles Saint-Godefroi | \$182,950 \$122,250 |
| Saint-Guillaume | \$119,700 |
| Saint-Guillaume-Nord Saint-Henri | \$129,450 \$273,000 |
| Saint-Henri-De-Taillon | \$266,500 |
| Saint-Herménégilde | \$163,200 |
| Saint-Hilarion | \$130,250 |
| Saint-Hippolyte Saint-Honoré | \$299,900 \$219,000 |
| Saint-Honoré- | \$159,000 |
| De-Shenley Saint-Honoré-De- | ¢100.450 |
| Témiscouata | \$109,450 |
| Saint-Hubert | \$349,000 |
| Saint-Hubert-De-Rivière- Du-Loup | \$99,900 |
| Saint-Hugues | \$189,900 |
| Saint-Hyacinthe Saint-Ignace-De-Loyola | \$274,950 \$229,500 |
| Saint-Ignace-De- | |
| Stanbridge | \$299,450 |
| Saint-Irénée Saint-Isidore | \$388,000 \$203,950 |
| Saint-Isidore-De-Clifton | \$121,500 |
| Saint-Jacques | \$222,400 |
| Saint-Jacques-De-Leeds Saint-Jacques-Le-Majeur- | \$160,000 |
| De-Wolfestown | \$285,000 |
| Saint-Jacques- Le-Mineur | \$337,450 |
| Saint-Janvier-De-Joly | \$172,000 |
| Saint-Jean-Baptiste Saint-Jean-De-Dieu | \$344,900 \$109,200 |
| Saint-Jean- | \$244,250 |
| De-La-Lande | 3244,230 |
| Saint-Jean-De-L'Île- D'Orléans | \$334,500 |

| LOCATION | MEDIA |
|--------------------------------------|----------------------|
| Saint-Jean-Port-Joli | \$259,00 |
| Saint-lean- | \$339,90 |
| Sur-Richelieu | |
| Saint-Jérôme Saint-Joachim | \$274,95 \$226,50 |
| Saint-Joseph-De-Beauce | \$153,45 |
| Saint-Joseph- | \$207,45 |
| De-Coleraine | - |
| Saint-Joseph-De- Kamouraska | \$109,45 |
| Saint-Joseph- | \$222,00 |
| De-Lepage Saint-Joseph-De-Sorel | \$119,00 |
| Saint-Joseph-Du-Lac | \$343,20 |
| Saint-Jude | \$177,90 |
| Saint-Julien | \$109,00 |
| Saint-Just- | \$52,300 |
| De-Bretenières | \$79,900 |
| Saint-Juste-Du-Lac Saint-Justin | \$140,00 |
| Saint-Lambert | \$589,50 |
| Saint-Lambert- | |
| De-Lauzon | \$269,00 |
| Saint-Laurent | \$579,00 |
| Saint-Laurent-De-L'Île- D'Orléans | \$498,25 |
| Saint-Lazare | \$499,00 |
| Saint-Lazare-De- | \$158,50 |
| Bellechasse | _ |
| Saint-Léandre Saint-Léonard | \$98,000 |
| Saint-Léonard- | \$554,45 |
| D'Aston | \$149,95 |
| Saint-Léonard-De- Portneuf | \$184,45 |
| Saint-Léon- | **** |
| De-Standon | \$182,85 |
| Saint-Léon-Le-Grand | \$139,50 |
| Saint-Liboire | \$293,50 |
| Saint-Liguori | \$287,50 \$241,90 |
| Saint-LinLaurentides Saint-Louis | \$241,90 |
| Saint-Louis- | |
| De-Blandford | \$195,00 |
| Saint-Louis- De-Gonzague | \$237,45 |
| Saint-Louis-Du-Ha! Ha! | \$121,00 |
| Saint-Luc- | \$79,900 |
| De-Bellechasse | - |
| Saint-Luc- De-Vincennes | \$239,00 |
| Saint-Lucien | \$169,90 |
| Saint-Ludger | \$134,95 |
| Saint-Ludger-De-Milot | \$113,45 |
| Saint-Magloire | \$62,700 |
| Saint-Malachie | \$149,90 |
| Saint-Malo | \$107,20 |
| Saint-Marc-De-Figuery | \$239,90 |
| Saint-Marc- Des-Carrières | \$134,45 |
| Saint-Marc- | \$119,50 |
| Du-Lac-Long | |
| Saint-Marcel Saint-Marcel- | \$154,95 |
| De-Richelieu | \$149,90 |
| Saint-Marcellin | \$119,45 |
| Saint-Marc- Sur-Richelieu | \$501,50 |
| Saint-Martin | \$115,00 |
| Saint-Mathias-Sur- | \$289,90 |
| Richelieu | |
| Saint-Mathieu Saint-Mathieu- | \$375,00 |
| Saint-Mathieu- De-Beloeil | \$489,90 |
| Saint-Mathieu- | \$199,00 |
| De-Rioux Saint-Mathieu-'Harricana | |
| Saint-Mathieu-Du-Parc | \$320,00 \$199,90 |
| Saint-Maurice | \$199,90 |
| Saint-Maxime- | \$160,50 |
| Du-Mont-Louis | |
| Saint-Médard | \$114,45 |
| Saint-Michel Saint-Michel-De- | \$339,45 |
| Saint-Michel-De- Bellechasse | \$348,75 |
| Saint-Michel- | \$219,45 |
| Des-Saints Saint-Michel- | |
| Du-Squatec | \$104,45 |
| Saint-Modeste | \$196,95 |
| Saint-Moïse | \$65,900 |
| Saint-Narcisse | \$109,90 |
| Saint-Narcisse-De- Beaurivage | \$204,95 |
| | 1 |
| Saint-Narcisse-De- | \$166.00 |

| DCATION | MEDIAN PRICE | LOCATION | MEDIAN PRICE | LOCATION | MEDIAN | LOCATION | MEDIAN PRICE | LOCATION | MEDIAN |
|--|------------------------|---|------------------------|---|------------------------|--|------------------------|-------------------------------------|--------------------|
| ninte-Hélène- | | Saint-Fabien | \$124,900 | Saint-Jean-Port-Joli | \$259,000 | Saint-Nazaire | \$175,000 | Saint-Thuribe | \$105,7 |
| e-Kamouraska | \$99,900 | Saint-Fabien-De-Panet | \$97,000 | Saint-Jean- | \$339,900 | Saint-Nazaire-D'Acton | \$189,900 | Saint-Tite | \$149,5 |
| inte-Hélène- | \$191,500 | Saint-FaustinLac-Carré | \$294,500 | Sur-Richelieu | ļ | Saint-Nazaire-De- | \$126,950 | Saint-Tite-Des-Caps | \$184,7 |
| e-Mancebourg | | | | Saint-Jérôme | \$274,950 | Dorchester | | Saint-Ubalde | \$142,3 |
| inte-Hénédine | \$152,900 | Saint-Félicien Saint-Félix-De-Dalquier | \$185,000 \$224,900 | Saint-Joachim Saint-Joseph-De-Beauce | \$226,500 \$153,450 | Saint-Noël Saint-Norbert | \$134,450 \$179,000 | Saint-Ulric | \$135,0 |
| ninte-Irène | \$229,000 | Saint-Félix-De-Kingsey | \$134,000 | Saint-Joseph- | | Saint-Norbert- | | Saint-Urbain | \$198,5 |
| ainte-Jeanne-D'Arc ainte-Julie | \$122,000 \$439,900 | Saint-Félix-De-Valois | \$216,950 | De-Coleraine | \$207,450 | D'Arthabaska | \$201,950 | Saint-Urbain-Premier Saint-Valentin | \$249,0 |
| inte-Julienne | \$209,000 | Saint-Félix-D'Otis | \$256,000 | Saint-Joseph-De- Kamouraska | \$109,450 | Saint-Octave-De-Métis | \$125,000 | Saint-Valère | \$229,0 \$139,9 |
| ainte-Justine | \$127,250 | Saint-Ferdinand | \$237,415 | Saint-Joseph- | | Saint-Odilon-De- Cranbourne | \$125,000 | Saint-Valérien | \$142,0 |
| ainte-Justine- | | Saint-Ferréol- | \$269,900 | De-Lepage | \$222,000 | Saint-Omer | \$69,500 | Saint-Valérien- | \$189,9 |
| e-Newton | \$274,900 | Les-Neiges Saint-Flavien | \$234,900 | Saint-Joseph-De-Sorel | \$119,000 | Saint-Onésime- | | De-Milton | |
| int-Élie-De-Caxton | \$108,500 | Saint-Fortunat | \$99,400 | Saint-Joseph-Du-Lac | \$343,200 | D'lxworth | \$135,500 | Saint-Vallier | \$284,5 |
| int-Éloi | \$86,750 | Saint-François | \$297,000 | Saint-Jude | \$177,900 | Saint-Ours | \$324,000 | Saint-Vianney Saint-Victor | \$68,00 \$137,9 |
| inte-Louise | \$74,400 | Saint-François- | | Saint-Julien | \$109,000 | Saint-Pacôme Saint-Pamphile | \$157,200 \$84,900 | Saint-Vincent-De-Paul | \$365,0 |
| int-Elphège | \$162,000 | De-La-Rivière-Du-Sud | \$137,500 | Saint-Just- De-Bretenières | \$52,300 | Saint-Pascal | \$164,450 | Saint-Wenceslas | \$182,4 |
| inte-Luce | \$179,000 | Saint-François- | \$297,000 | Saint-Juste-Du-Lac | \$79,900 | Saint-Patrice- | | Saint-Zacharie | \$110,0 |
| inte-Lucie-De- auregard | \$35,000 | De-L'Île-D'Órléans | \$297,000 | Saint-Justin | \$140,000 | De-Beaurivage | \$124,500 | Saint-Zénon | \$149,9 |
| inte-Lucie-Des- | | Saint-François- | \$89,500 | Saint-Lambert | \$589,500 | Saint-Patrice- | \$240,000 | Saint-Zénon-Du-Lac- | \$275,0 |
| urentides | \$225,000 | De-Sales Saint-François- | | Saint-Lambert- | | De-Sherrington Saint-Paul | \$224,900 | Humqui | \$275,0 |
| int-Elzéar | \$184,900 | Du-Lac | \$169,000 | De-Lauzon | \$269,000 | Saint-Paul- | | Saint-Zéphirin- De-Courval | \$117,0 |
| nt-Elzéar-De- | \$64,000 | Saint-François- | \$294,250 | Saint-Laurent | \$579,000 | D'Abbotsford | \$282,450 | Saint-Zotique | \$299,6 |
| miscouata | | Xavier-De-Brompton | 4277,23U | Saint-Laurent-De-L'Île- D'Orléans | \$498,250 | Saint-Paul-De-La-Croix | \$134,700 | Salaberry- | \$239,0 |
| inte-Madeleine | \$229,500 | Saint-François-Xavier- | \$79,850 | Saint-Lazare | \$499,000 | Saint-Paul-De-L'Île- | \$246,950 | De-Valleyfield | |
| inte-Madeleine- -La-Rivière-Madeleine | \$95,000 | De-Viger | | Saint-Lazare-De- | \$158,500 | Aux-Noix | J240,730 | Sayabec | \$83,0 |
| | | Saint-Frédéric | \$142,400 | Bellechasse | | Saint-Paul- De-Montminy | \$99,000 | Scotstown | \$114,9 |
| nte-Marcelline- -Kildare | \$242,250 | Saint-Fulgence | \$172,450 | Saint-Léandre | \$98,000 | Saint-Paulin | \$119,900 | Scott | \$194,9 |
| | ¢100 500 | Saint-Gabriel | \$146,400 | Saint-Léonard | \$554,450 | Saint-Philémon | \$142,500 | Senneterre | \$148,5 |
| nte-Marguerite | \$189,500 | Saint-Gabriel- De-Brandon | \$199,900 | Saint-Léonard- D'Aston | \$149,950 | Saint-Philibert | \$120,400 | Senneville Sent-Îles | \$1,795, |
| inte-Marguerite- -Lac-Masson | \$294,500 | | | Saint-Léonard-De- | ¢104.450 | Saint-Philippe | \$307,000 | Sept-Îles Shannon | \$229,0 \$369,7 |
| nte-Marie | \$219,000 | Saint-Gabriel- De-Rimouski | \$122,500 | Portneuf | \$184,450 | Saint-Philippe-De-Néri | \$138,900 | Shawinigan | \$149,8 |
| | 3215,000 | Saint-Gabriel- | | Saint-Léon- De-Standon | \$182,850 | Saint-Pie | \$221,500 | Shawville | \$152,0 |
| nte-Marie- -Blandford | \$147,000 | De-Valcartier | \$354,500 | Saint-Léon-Le-Grand | \$139,500 | Saint-Pie-De-Guire | \$164,450 | Sheenboro | \$254,7 |
| nte-Marie- | \$329,000 | Saint-Gabriel-Lalemant | \$158,900 | Saint-Liboire | \$293,500 | Saint-Pierre-Baptiste | \$249,950 | Shefford | \$484,9 |
| deleine | \$329,000 | Saint-Gédéon | \$264,000 | Saint-Liguori | \$287,500 | Saint-Pierre-De- | £110.000 | Shigawake | \$106,9 |
| nte-Marie-Salomé | \$199,000 | Saint-Gédéon- | \$118,500 | Saint-LinLaurentides | \$241,900 | Broughton | \$119,000 | Shipshaw | \$224,5 |
| nte-Marthe | \$274,400 | De-Beauce | | Saint-Louis | \$225,450 | Saint-Pierre- | \$79,950 | Sorel-Tracy | \$189,7 |
| nte-Marthe- r-Le-Lac | \$300,331 | Saint-Georges | \$189,000 | Saint-Louis- | \$195,000 | De-Lamy Saint-Pierre-De-La- | | Stanbridge East | \$327,0 |
| inte-Martine | \$339,000 | Saint-Georges- De-Clarenceville | \$197,000 | De-Blandford | \$193,000 | Rivière-Du-Sud | \$169,900 | Stanbridge Station | \$239,0 |
| inte-Mélanie | \$239,000 | Saint-Georges- | | Saint-Louis- De-Gonzague | \$237,450 | Saint-Pierre- | \$399,000 | Stanstead | \$249,7 |
| int-Émile-De-Suffolk | \$181,950 | De-Windsor | \$134,400 | Saint-Louis-Du-Ha! Ha! | \$121,000 | De-L'Île-D'Orléans | | Stanstead-Est | \$350,0 |
| inte-Monique | \$167,250 | Saint-Gérard-Majella | \$105,000 | Saint-Luc- | \$79,900 | Saint-Pierre-De-Véronne- À-Pike-River | \$199,000 | Stoke | \$387,4 |
| inte-Paule | \$227,000 | Saint-Germain- | \$239,700 | De-Bellechasse | 3/7,500 | Saint-Pierre-Les-Becquets | \$129,500 | Stoneham- Et-Tewkesbury | \$369,4 |
| nte-Perpétue | \$107,450 | De-Grantham | | Saint-Luc- De-Vincennes | \$239,000 | Saint-Placide | \$434,900 | Stornoway | \$120,5 |
| nte-Pétronille | \$461,750 | Saint-Gervais | \$201,000 | Saint-Lucien | \$169,900 | Saint-Polycarpe | \$260,596 | Stratford | \$279,0 |
| nt-Éphrem- -Beauce | \$149,000 | Saint-Gilles | \$182,950 | Saint-Ludger | \$134,950 | Saint-Prime | \$235,000 | Stukely-Sud | \$305,0 |
| nt-Épiphane | \$171,000 | Saint-Godefroi Saint-Guillaume | \$122,250 \$119,700 | Saint-Ludger-De-Milot | \$113,450 | Saint-Prosper | \$124,750 | Sutton | \$421,5 |
| nte-Praxède | \$469,000 | Saint-Guillaume-Nord | \$129,450 | Saint-Magloire | \$62,700 | Saint-Prosper-De- Champlain | \$224,900 | Taschereau | \$84,9 |
| nte-Rita | \$57,400 | Saint-Henri | \$273,000 | Saint-Malachie | \$149,900 | Saint-Raphaël | \$179,000 | Témiscaming | \$137,5 |
| nte-Rose | \$374.900 | Saint-Henri-De-Taillon | \$266,500 | Saint-Malo | \$107,200 | Saint-Raymond | \$217,450 | Témiscouata-Sur-Le-Lac | \$149,9 |
| nte-Rose- | | Saint-Herménégilde | \$163,200 | Saint-Marc-De-Figuery | \$239,900 | Saint-Rémi | \$208,000 | Terrasse-Vaudreuil | \$384,5 |
| -Watford | \$174,500 | | | Saint-Marc- | | Saint-Rémi-De-Tingwick | \$152,250 | Terrebonne | \$374,9 |
| nte-Rose-Du-Nord | \$169,000 | Saint-Hilarion | \$130,250 | Des-Carrières | \$134,450 | Saint-René | \$167,000 | Thetford Mines | \$138,0 |
| nte-Sabine | \$110,000 | Saint-Hippolyte Saint-Honoré | \$299,900 \$219,000 | Saint-Marc- Du-Lac-Long | \$119,500 | Saint-René-De-Matane | \$85,700 | Thorne | \$129,9 |
| nte-Séraphine | \$186,500 | Saint-Honoré- | | Saint-Marcel | \$154,950 | Saint-Robert | \$289,450 | Thurso | \$178,7 |
| nte-Sophie | \$265,194 | De-Shenley | \$159,000 | Saint-Marcel- | \$149,900 | Saint-Roch- De-L'Achigan | \$319,000 | Tingwick | \$192,5 |
| nte-Sophie- -Lévrard | \$105,000 | Saint-Honoré-De- | ** | De-Richelieu | | Saint-Roch-De-Mékinac | \$105,000 | Trécesson | \$259,7 |
| | | Témiscouata | \$109,450 | Saint-Marcellin | \$119,450 | Saint-Roch- | | Très-Saint-Rédempteur | \$319,0 |
| nte-Sophie- łalifax | \$169,250 | Saint-Hubert | \$349,000 | Saint-Marc- Sur-Richelieu | \$501,500 | De-Richelieu | \$254,950 | Très-Saint-Sacrement | \$285,0 |
| nt-Esprit | \$229,950 | | | Saint-Martin | \$115,000 | Saint-Roch- Des-Aulnaies | \$216,500 | Tring-Jonction | \$148,0 |
| nte-Thècle | \$119,950 | Saint-Hubert-De-Rivière- Du-Loup | \$99,900 | Saint-Mathias-Sur- | \$289,900 | Saint-Romain | \$97,000 | Trois-Pistoles | \$168,0 |
| nte-Thérèse | \$340,181 | Saint-Hugues | \$189,900 | Richelieu | ļ | Saint-Rosaire | \$159,000 | Trois-Rives | \$232,2 |
| nte-Thérèse- | | Saint-Hyacinthe | \$274,950 | Saint-Mathieu | \$375,000 | Saint-Samuel | \$157,000 | Trois-Rivières | \$179,9 |
| -Gaspé | \$99,450 | Saint-Ignace-De-Loyola | \$229,500 | Saint-Mathieu- De-Beloeil | \$489,900 | Saints-Anges | \$158,900 | Ulverton | \$249,9 \$189,8 |
| nte-Thérèse-De-La- | \$220,000 | | | Saint-Mathieu- | \$100,000 | Saint-Sauveur | \$386,500 | Upton Val-Alain | \$189,8 |
| tineau | \$229,900 | Saint-Ignace-De- Stanbridge | \$299,450 | De-Rioux | \$199,000 | Saint-Sébastien | \$146,500 | Val-Brillant | \$174,7 |
| nt-Étienne-De- | \$364,450 | Saint-Irénée | \$388,000 | Saint-Mathieu-'Harricana | \$320,000 | Saint-Séverin | \$109,900 | Valcourt | \$194,9 |
| auharnois | | Saint-Isidore | \$203,950 | Saint-Mathieu-Du-Parc | \$199,900 | Saint-Siméon | \$152,500 | Val-David | \$292,1 |
| nt-Étienne- -Bolton | \$415,000 | Saint-Isidore Saint-Isidore-De-Clifton | \$203,950 | Saint-Maurice | \$194,000 | Saint-Simon | \$218,000 | Val-Des-Bois | \$204,8 |
| | ¢141.050 | Saint-Isidore-De-Cilitori | \$121,500 | Saint-Maxime- Du-Mont-Louis | \$160,500 | Saint-Simon-Les-Mines | \$332,450 | Val-Des-Lacs | \$289,2 |
| nt-Étienne-Des-Grès | \$141,950 | Saint-Jacques-De-Leeds | \$160,000 | Saint-Médard | \$114,450 | Saint-Sixte | \$229,450 | Val-Des-Monts | \$339,8 |
| nt-Eugène | \$249,000 | | 2100,000 | Saint-Michel | \$339,450 | Saints-Martyrs- Canadiens | \$139,900 | Val-D'Or | \$289,9 |
| nt-Eugène- irgentenay | \$77,250 | Saint-Jacques-Le-Majeur- De-Wolfestown | \$285,000 | Saint-Michel-De- | \$348,750 | Saint-Stanislas | \$179,000 | Val-Joli | \$218,0 |
| nt-Eugène- | | | | Bellechasse | 40,/5U الأ | Saint-Stanislas- | | Vallée-Jonction | \$168,8 |
| nt-Eugene- -Guigues | \$147,000 | Saint-Jacques- Le-Mineur | \$337,450 | Saint-Michel- Des-Saints | \$219,450 | De-Kostka | \$262,450 | Val-Morin | \$249,0 |
| nt-Eugène- | 6340.450 | Saint-Janvier-De-Joly | \$172,000 | Saint-Michel- | | Saint-Sulpice | \$409,000 | Val-Racine | \$199,5 |
| -Ladrière | \$249,450 | Saint-Jean-Baptiste | \$344,900 | Du-Squatec | \$104,450 | Saint-Sylvère | \$244,000 | Val-Saint-Gilles | \$276,5 |
| nte-Ursule | \$164,250 | Saint-Jean-De-Dieu | \$109,200 | Saint-Modeste | \$196,950 | Saint-Sylvestre | \$129,000 | Varennes | \$404,2 |
| nt-Eusèbe | \$87,800 | Saint-Jean- | | Saint-Moïse | \$65,900 | Saint-Télesphore | \$289,000 | Vaudreuil-Dorion | \$399,9 |
| nt-Eustache | \$329,900 | De-La-Lande | \$244,250 | Saint-Narcisse | \$109,900 | Saint-Théodore-D'Acton | \$159,900 | Vaudreuil-Sur-Le-Lac | \$747,0 |
| | | Saint-Jean-De-L'Île- | | Saint-Narcisse-De- Beaurivage | \$204,950 | | \$87,000 | Venise-En-Québec | \$292,4 |
| nt-Évariste- -Forsyth | \$172,450 | D'Orléans | \$334,500 | | | Saint-Théophile | | | |

| LOCATION | MEDI |
|-------------------------------------|-------------------------|
| Saint-Thuribe | \$105,750 |
| Saint-Tite | \$149,500 |
| Saint-Tite-Des-Caps Saint-Ubalde | \$184,700 \$142,350 |
| Saint-Ulric | \$135,000 |
| Saint-Urbain Saint-Urbain-Premier | \$198,500 \$249,000 |
| Saint-Valentin | \$229,000 |
| Saint-Valère | \$139,900 |
| Saint-Valérien Saint-Valérien- | \$142,000 \$189,900 |
| De-Milton Saint-Vallier | \$284,500 |
| Saint-Vianney | \$68,000 |
| Saint-Victor Saint-Vincent-De-Paul | \$137,950 \$365,000 |
| Saint-Wenceslas | \$182,450 |
| Saint-Zacharie | \$110,000 |
| Saint-Zénon Saint-Zénon-Du-Lac- | \$149,900 |
| Humqui Saint-Zéphirin- | \$275,000 |
| De-Courval | \$117,000 |
| Saint-Zotique Salaberry- | \$299,610 |
| De-Valleyfield | \$239,000 |
| Sayabec Scotstown | \$83,000 \$114,900 |
| Scott | \$194,900 |
| Senneterre Senneville | \$148,500 |
| Sept-Îles | \$1,795,00 \$229,000 |
| Shannon | \$369,700 |
| Shawinigan Shawville | \$149,800 \$152,000 |
| Sheenboro | \$254,750 |
| Shefford | \$484,900 |
| Shigawake Shipshaw | \$106,950 \$224,500 |
| Sorel-Tracy | \$189,700 |
| Stanbridge East | \$327,000 |
| Stanbridge Station Stanstead | \$239,000 \$249,700 |
| Stanstead-Est | \$350,000 |
| Stoke Stoneham- | \$387,400 |
| Et-Tewkesbury | \$369,400 |
| Stornoway Stratford | \$120,500 \$279,000 |
| Stukely-Sud | \$305,000 |
| Sutton | \$421,500 |
| Taschereau Témiscaming | \$84,900 \$137,500 |
| Témiscouata-Sur-Le-Lac | \$149,900 |
| Terrasse-Vaudreuil | \$384,500 |
| Terrebonne Thotford Minor | \$374,900 |
| Thetford Mines Thorne | \$138,000 \$129,900 |
| Thurso | \$178,757 |
| Tingwick Trécesson | \$192,500 \$259,750 |
| Très-Saint-Rédempteur | \$319,000 |
| Très-Saint-Sacrement | \$285,000 |
| Tring-Jonction Trois-Pistoles | \$148,000 \$168,000 |
| Trois-Rives | \$232,250 |
| Trois-Rivières Ulverton | \$179,900 \$249,900 |
| Upton | \$189,800 |
| Val-Alain | \$174,700 |
| Val-Brillant Valcourt | \$159,000 \$194,950 |
| Val-David | \$292,100 |
| Val-Des-Bois | \$204,800 |
| Val-Des-Lacs Val-Des-Monts | \$289,250 \$339,850 |
| Val-D'Or | \$289,900 |
| VdI-JUII | \$218,000 |
| Vallée-Jonction Val-Morin | \$168,800 \$249,000 |
| Val-Racine | \$199,500 |
| Val-Saint-Gilles | \$276,500 |
| Varennes Vaudreuil-Dorion | \$404,250 \$399,900 |
| Vaudreuil-Sur-Le-Lac | \$747,000 |
| Venise-En-Québec | \$292,450 |
| Verchères | \$409,000 |

| LOCATION | MEDIAN PRICE |
|----------------|-----------------|
| Verdun | \$578,500 |
| Victoriaville | \$214,900 |
| Ville-Marie | \$273,000 |
| Villeroy | \$134,900 |
| Vimont | \$464,450 |
| Waltham | \$169,000 |
| Warden | \$175,000 |
| Warwick | \$199,500 |
| Waterloo | \$199,500 |
| Waterville | \$216,950 |
| Weedon | \$162,200 |
| Wendake | \$249,000 |
| Wentworth | \$337,250 |
| Wentworth-Nord | \$239,000 |
| Westbury | \$258,000 |
| Wickham | \$229,000 |
| Windsor | \$159,000 |
| Wotton | \$114,000 |
| Yamachiche | \$199,800 |
| Yamaska | \$169,000 |

SASKATCHEWAN

| Aberdeen | \$274,900 |
|---|------------------------|
| Aberdeen No. 373 | \$699,900 |
| Abernethy No. 186 | \$229,900 |
| Air Ronge | \$283,500 |
| Alameda Albertville | \$231,950 \$168,950 |
| Alice Beach | \$182,250 |
| Allan | \$219,900 |
| Aneroid | \$56,950 |
| Aquadeo | \$149,900 |
| Arborfield | \$119,900 |
| Archerwill | \$129,000 |
| Arcola | \$199,500 |
| Arlington No. 79 Asquith | \$507,000 \$299,900 |
| Assiniboia | \$189,000 |
| Baildon No. 131 | \$595,000 |
| Balcarres | \$94,900 |
| Balgonie | \$359,900 |
| Bangor | \$133,950 |
| Barrier Valley No. 397 | \$199,900 |
| Battle River No. 438 | \$380,000 |
| Battleford | \$314,900 |
| Bayne No. 371 Bear Creek | \$352,900 \$65,000 |
| Beaver River No. 622 | \$322,000 |
| Beechy | \$94,450 |
| Bellegarde | \$136,450 |
| Bengough | \$101,850 |
| Bengough No. 40 | \$194,950 |
| Bethune | \$259,000 |
| Bienfait | \$239,400 |
| Big Island Mainland 93 Big Quill No. 308 | \$274,000 \$194,000 |
| Big River | \$204,900 |
| Big River No. 555 | \$329,900 |
| Big Shell | \$549,900 |
| Biggar | \$165,000 |
| Biggar No. 347 | \$399,000 |
| Birch Hills | \$191,900 |
| Birch Hills No. 460 Birsay | \$241,950 \$142,000 |
| Bjorkdale No. 426 | \$239,450 |
| Blaine Lake | \$199,450 |
| Blucher No. 343 | \$529,900 |
| Blumenthal | \$363,450 |
| Borden | \$202,400 |
| Bratt's Lake No. 129 | \$484,900 |
| Bredenbury Briercrest | \$179,900 \$137,400 |
| Bright Sand | \$312,450 |
| Broadview | \$104,950 |
| Brock | \$164,450 |
| Broderick | \$85,000 |
| Bruno | \$164,950 |
| B-Say-Tah | \$836,950 |
| Buchanan Buchanan No. 204 | \$122,000 \$129,950 |
| Buchanan No. 304 Buckland No. 491 | \$129,950 |
| Buena Vista | \$416,950 |
| Buffalo Narrows | \$512,450 |
| Buffalo No. 409 | \$262,000 |
| Buffalo Point 36 | \$399,900 |
| Buffalo River Dene Nation 193 (Peter Pond Lake 193) | \$229,900 |
| Bulyea | \$165,900 |
| Burstall | \$87,500 |

| MEDIAN PRICE | LOCATION | MEDIAN PRICE |
|------------------------|---|------------------------|
| \$578,500 | Cadillac | \$78,500 |
| \$214,900 | Caledonia Rm No. 99 Cambria No. 6 | \$297,400 \$189,900 |
| \$273,000 \$134,900 | Cana No. 214 | \$275,450 |
| \$464,450 | Candle Lake Canora | \$279,900 \$106,750 |
| \$169,000 | Canwood | \$106,730 |
| \$175,000 | Canwood No. 494 | \$249,900 |
| \$199,500 \$199,500 | Carievale | \$119,500 |
| \$216,950 | Carlyle Carnduff | \$254,000 \$179,498 |
| \$162,200 | Caron | \$279,950 |
| \$249,000 | Caron No. 162 | \$479,900 |
| \$337,250 \$239,000 | Caronport Carrot River | \$269,900 \$126,200 |
| \$258,000 | Casa Rio | \$1,320,000 |
| \$229,000 | Cathedral Bluffs | \$1,164,450 |
| \$159,000 | Central Butte Chaplin | \$102,400 \$62,200 |
| \$114,000 | Chitek Lake | \$307,000 |
| \$199,800 \$169,000 | Choiceland | \$123,750 |
| \$105,000 | Chorney Beach Christopher Lake | \$397,200 \$365,000 |
| - | Churchbridge | \$130,500 |
| WAN | Churchbridge No. 211 Clayton No. 333 | \$349,000 \$159,950 |
| | Climax | \$41,000 |
| \$274,900 | Cochin | \$104,250 |
| \$699,900 | Codette Coleville | \$173,000 \$139,900 |
| \$229,900 \$283,500 | Collingwood Lakeshore | |
| \$231,950 | Estates | \$487,900 |
| \$168,950 | Colonsay No. 342 | \$232,450 \$349,900 |
| \$182,250 \$219,900 | Connaught No. 457 | \$160,000 |
| \$56,950 | Corman Park No. 244 | \$205,000 \$699,900 |
| \$149,900 | Corman Park No. 344 Coronach | \$139,450 |
| \$119,900 \$129,000 | Cote No. 271 | \$372,450 |
| \$199,500 | Coulee No. 136 Craik | \$389,000 \$97,450 |
| \$507,000 \$299,900 | Craven | \$349,900 |
| \$189,000 | Creelman Crooked River | \$74,900 \$162,450 |
| \$595,000 | Crutwell | \$151,450 |
| \$94,900 \$359,900 | Crystal Lake | \$142,500 |
| \$133,950 | Cudworth Cupar | \$109,450 \$119,900 |
| \$199,900 | Cupar No. 218 | \$374,700 |
| \$380,000 \$314,900 | Cut Knife | \$129,900 |
| \$352,900 | Cut Knife No. 439 Dalmeny | \$199,000 \$320,000 |
| \$65,000 \$322,000 | Davidson | \$209,900 |
| \$94,450 | Debden Deer Valley | \$129,900 \$415,000 |
| \$136,450 | Delaronde Lake Indian | \$219,000 |
| \$101,850 \$194,950 | Village | |
| \$259,000 | Delisle Dinsmore | \$272,450 \$69,900 |
| \$239,400 \$274,000 | Disley | \$209,500 |
| \$194,000 | Dixon Dodsland | \$259,900 \$84,900 |
| \$204,900 | Dore Lake | \$199,900 |
| \$329,900 \$549,900 | Drake | \$119,450 |
| \$165,000 | Drinkwater Duck Lake | \$169,950 \$134,450 |
| \$399,000 \$191,900 | Duck Lake No. 463 | \$539,450 |
| \$241,950 | Dufferin No. 190 Dundurn | \$460,000 \$399,900 |
| \$142,000 | Dundurn No. 314 | \$549,900 |
| \$239,450 \$199,450 | Duval | \$127,450 |
| \$529,900 | Dysart Eagle Creek No. 376 | \$94,500 \$204,900 |
| \$363,450 | Earl Grey | \$108,450 |
| \$202,400 \$484,900 | Eastend | \$110,000 |
| \$179,900 | Echo Bay | \$218,450 \$509,350 |
| \$137,400 \$312,450 | Edam | \$84,950 |
| \$104,950 | Edenwold Edenwold No. 158 | \$315,400 \$650,000 |
| \$164,450 | Elbow | \$184,450 |
| \$85,000 \$164,950 | Elfros No. 307 | \$300,000 |
| \$836,950 | Elk Hill Elrose | \$338,000 \$53,650 |
| \$122,000 | Emerald Park | \$639,900 |
| \$129,950 \$434,900 | Emma Lake Englefeld | \$349,900 \$173,700 |
| \$416,950 | Englefeld Esterhazy | \$173,700 \$209,450 |
| \$512,450 \$262,000 | Estevan | \$250,000 |
| \$399,900 | Estevan No. 5 Eston | \$519,900 \$137,500 |
| | Eyebrow | \$62,400 |
| \$229,900 | Fertile Belt No. 183 | \$229,000 |
| \$165,900 | Fife Lake Fillmore | \$62,450 \$169,000 |
| \$87,500 | Fish Creek No. 402 | \$464,900 |
| \$52,450 | Fishing Lake | \$339,000 |

| | DIAN |
|------------------------------|------------------------|
| LOCATION | MEI |
| Fleming | \$239,500 |
| Flett's Springs No. 429 | \$345,000 |
| Foam Lake | \$84,400 |
| Foam Lake No. 276 | \$326,950 |
| Fort Qu'Appelle | \$257,200 |
| Fort San | \$239,900 |
| Fox Valley | \$29,000 |
| Francis | \$174,950 |
| Francis No. 127 | \$459,950 |
| Frenchman Butte No. 501 | \$347,000 |
| Frobisher | \$154,950 |
| Frontier | \$95,000 |
| Gainsborough | \$115,000 |
| Garden River No. 490 | \$384,900 |
| Glaslyn | \$182,500 |
| Glen Ewen | \$109,000 |
| Glen Harbour | \$349,400 |
| Glenavon | \$110,000 |
| Glenside No. 377 | \$140,000 |
| Glidden | \$99,450 |
| Golden Prairie | \$64,500 |
| Good Lake No. 274 | \$225,000 |
| Good Spirit Acres | \$290,000 |
| Goodsoil | \$156,750 |
| Govan | \$37,900 \$399,000 |
| Grand Coulee Grandora | \$527,450 |
| Grant No. 372 | \$419,900 |
| Grasswood | \$1,024,450 |
| Grassy Creek No. 78 | \$295,000 |
| Gravelbourg | \$149,450 |
| Gravelbourg No. 104 | \$385,000 |
| Grayson No. 184 | \$229,500 \$897,500 |
| Great Bend No. 405 | \$512,450 |
| Greenbrier | \$1,425,000 |
| Greenstreet | \$439,900 |
| Greenwater Lake | \$299,900 |
| Greig Lake | \$249,000 |
| Grenfell | \$109,450 |
| Grenfell Beach Griffin | \$129,950 |
| Gull Lake | \$247,200 \$134,500 |
| Hafford | \$109,000 |
| Hague | \$289,900 |
| Halbrite | \$124,900 |
| Hanley | \$219,900 |
| Harris | \$149,450 |
| Hepburn | \$239,900 |
| Herbert | \$110,000 |
| Hillsdale No. 440 | \$499,750 |
| Hitchcock | \$359,450 |
| Hitchcock Bay | \$299,000 |
| Hoey | \$194,750 |
| Holdfast | \$99,900 |
| Hudson Bay | \$149,000 |
| Hudson Bay No. 394 | \$329,000 |
| Humboldt | \$239,450 |
| Humboldt No. 370 | \$294,700 |
| Hyas | \$129,900 |
| Indian Head | \$221,900 |
| Indian Head No. 156 | \$299,900 |
| Insinger No. 275 | \$242,950 |
| Invermay | \$49,900 |
| Island View | \$254,900 |
| Ituna | \$69,900 |
| Jackfish Lake | \$547,400 |
| Jansen | \$25,000 |
| Kamsack | \$89,900 |
| Kannata Valley | \$594,900 \$342,400 |
| Katepwa Beach Kehewin 123 | \$339,000 |
| Kellross No. 247 | \$385,000 |
| Kelvington | \$99,900 |
| Kelvington No. 366 | \$182,400 |
| Kenaston | \$189,900 |
| Kendal | \$99,450 |
| Kennedy | \$34,000 |
| Kenosee Lake | \$368,000 |
| Kerrobert | \$164,000 |
| Key West No. 70 | \$214,900 |
| Keys No. 303 | \$135,000 |
| Kindersley | \$311,000 |
| Kindersley No. 290 | \$450,000 |
| Kingsley No. 124 | \$252,950 |
| Kinistino | \$169,450 |
| Kinistino No. 459 | \$219,450 |
| Kipabiskau | \$134,950 |
| Kipling | \$112,000 |
| Kisbey | \$241,450 |
| Kronau | \$311,950 |
| Kyle | \$174,900 |
| La Ronge | \$229,450 |
| Lac Des Isles | \$499,000 |
| Lac La Ronge 156 | \$220,000 |
| Lac Pelletier | \$279,450 |
| Lafleche | \$85,000 |

| LOCATION | MEDIAN PRICE | LOCAT |
|--|------------------------|------------------------|
| Laird No. 404 | \$314,900 | Neudorf |
| Lajord No. 128 | \$293,700 | Nipawin |
| Lake Lenore Lake Lenore No. 399 | \$159,000 \$282,450 | Nipawin Nokomis |
| Lake Of The Rivers No. 72 | \$328,000 | Norquay |
| Lakeland No. 521 | \$387,400 | North Ba |
| Lakeside No. 338 Lampman | \$235,000 \$112,450 | North Ba North Po |
| Landis | \$74,950 | North Qu |
| Lang | \$144,000 | North We |
| Langenburg | \$149,900 | Norton N |
| Langenburg No. 181 Langham | \$234,500 \$259,000 | Oakdale |
| Lanigan | \$159,900 | Odessa |
| Lashburn | \$220,000 | Ogema Orkney N |
| Laurier No. 38 Leader | \$399,000 \$121,500 | Osler |
| Leask | \$155,000 | Outlook |
| Leask No. 464 | \$268,400 | Oxbow |
| Lebret | \$76,900 | Paddock |
| Lemberg | \$127,000 \$75,900 | Pangmai |
| Leoville Leroy | \$244,950 | Paradise Pasqua L |
| Leroy No. 339 | \$214,950 | Paynton |
| Lintlaw | \$94,900 | Pelican P |
| Lipton No. 217 | \$79,000 \$149,900 | Pelly Pennant |
| Little Black Bear 84 | \$197,400 | Pense |
| Lloydminster (Part) | \$244,900 | Pense No |
| Lone Tree Rm No. 18 | \$264,500 \$580,000 | Perdue N |
| Longlaketon No. 219 Loon Lake | \$198,500 | Perdue N Pheasant |
| Loreburn | \$109,900 | Piercelan |
| Lucky Lake | \$67,350 | Pike Lake |
| Lumsden Lumsden No. 189 | \$429,900 \$589,900 | Pilot But Pleasant |
| Luseland | \$94,000 | Pleasant |
| Macdowall | \$159,900 | Ponteix |
| Macklin Macoun | \$178,900 \$162,950 | Porcupin |
| Maidstone | \$179,900 | Porcupin Potato La |
| Makwa Lake 129 | \$435,000 | Preecevil |
| Manitou Beach | \$153,900 \$570,000 | Preecevil |
| Manitou Lake No. 442 Mankota | \$110,000 | Prelate |
| Manor | \$122,450 | Prince Al |
| Maple Creek Marean Lake | \$158,900 \$69,900 | Prince Al Prud'Hor |
| Marquis | \$442,450 | Qu'Appel |
| Marriott No. 317 | \$247,450 | Quill Lak |
| Marsden | \$179,900 \$215,000 | Radisson |
| Marshall Martensville | \$215,000 | Radville Rapid Vie |
| Maryfield | \$84,000 | Raymore |
| Maymont | \$119,950 | Redvers |
| Mccraney No. 282 Mckillop No. 220 | \$399,000 \$235,500 | Regina Regina B |
| Mclean | \$288,000 | Rhein |
| Mcleod No. 185 | \$199,000 | Richmou |
| Meacham Meadow Lake | \$232,000 \$274,500 | Riverside |
| Meadow Lake No. 588 | \$359,000 | Roche Pe |
| Meath Park | \$204,450 | Rockglen |
| Medstead No. 497 | \$109,000 | Rosetow |
| Meeting Lake | \$340,000 \$154,900 | Rosthern |
| Melfort | \$189,000 | Rosthern Rouleau |
| Melville Melville Roach | \$129,000 | Round Va |
| Melville Beach Meota | \$122,700 \$284,000 | Rural |
| Meota No. 468 | \$367,450 | Saltcoats Sandy Be |
| Mervin | \$98,000 | Saskatch |
| Mervin No. 499 Metinota | \$277,500 \$437,450 | Saskatoo |
| Midale | \$127,950 | Sasman l |
| Middle Lake | \$134,925 | Sceptre Sedley |
| Milden No. 286 | \$94,900 \$254,000 | Semans |
| Milden No. 286 Milestone | \$254,000 | Shaunav |
| Montmartre | \$104,900 | Shell Lak |
| Montmartre No. 126 | \$299,900 | Shellbroo Shellbroo |
| Montrose No. 315 Moose Creek No. 33 | \$639,500 \$225,000 | Sherwoo |
| Moose Jaw | \$247,200 | Silton |
| Moose Jaw No. 161 | \$419,000 | Simmie |
| Moose Mountain No. 63 Moose Mountain Park | \$350,000 \$237,250 | Sliding H |
| Moose Range No. 486 | \$264,000 | Smeaton |
| Moosomin | \$299,000 | Snipe Lal |
| Moosomin No. 121 | \$589,000 | South La Southey |
| Morse Mortlach | \$72,000 \$135,000 | Spalding |
| Mossbank | \$48,950 | Spalding |
| Mozart | \$81,450 | Spiritwo |
| Muenster Naicam | \$219,950 \$97,200 | Spiritwo Spring Ba |
| Neilburg | \$167,250 | Springsio |

| LOCATION | MEDIAN |
|--|--|
| Neudorf | \$80,000 |
| Nipawin | \$172,400 |
| Nipawin No. 487 | \$329,000 |
| Nokomis | \$139,900 |
| Norquay | \$182,500 |
| North Battleford | \$214,900 |
| North Battleford No. 437 | \$499,900 |
| North Portal North Qu'Appelle No. 187 | \$114,950 \$374,900 |
| North Weyburn | \$471,950 |
| Norton No. 69 | \$394,500 |
| Oakdale No. 320 | \$233,500 |
| Odessa | \$149,900 |
| Ogema | \$195,200 |
| Orkney No. 244 | \$299,000 |
| Osler | \$314,900 |
| Outlook | \$243,500 |
| Oxbow | \$289,000 |
| Paddockwood No. 520 | \$299,900 |
| Pangman | \$59,900 |
| Paradise Hill | \$179,000 |
| Pasqua Lake | \$368,700 |
| Paynton | \$152,450 |
| Pelican Pointe | \$349,500 |
| Pelly | \$95,000 |
| Pennant | \$54,900 |
| Pense | \$229,900 |
| Pense No. 160 Perdue | \$188,400 \$137,400 |
| Perdue No. 346 | \$319,500 |
| Pheasant Rump 68 | \$330,000 |
| Pierceland | \$198,900 |
| Pike Lake | \$419,900 |
| Pilot Butte | \$474,900 |
| Pleasantdale | \$24,900 |
| Pleasantdale No. 398 | \$237,500 |
| Ponteix | \$79,950 |
| Porcupine No. 395 Porcupine Plain | \$210,450 \$219,900 |
| Potato Lake | \$487,000 |
| Preeceville | \$85,000 |
| Preeceville No. 334 | \$199,000 |
| Prelate | \$40,000 |
| Prince Albert | \$229,900 |
| Prince Albert No. 461 | \$369,900 |
| Prud'Homme | \$169,900 |
| Qu'Appelle | \$188,700 |
| Quill Lake | \$84,900 |
| Radisson | \$165,000 |
| Radville Rapid View | \$142,900 \$220,000 |
| Raymore | \$204,850 |
| Redvers | \$178,950 |
| Regina | \$294,900 |
| Regina Beach | \$219,900 |
| Rhein | \$119,450 |
| Richmound | \$138,500 |
| Riverside Estates | \$849,950 |
| Rocanville | \$198,500 |
| Roche Percée | \$109,700 |
| Rockglen | \$124,500 |
| Rosetown Rosthern | \$215,000 \$199,900 |
| Rosthern No. 403 | \$199,900 |
| Rouleau Rouleau | \$119,900 |
| Round Valley No. 410 | \$589,000 |
| Rural | \$319,450 |
| Saltcoats | \$194,950 |
| Sandy Beach | \$479,900 |
| Saskatchewan Beach | \$289,900 |
| Saskatoon | \$369,900 |
| | |
| Sasman No. 336 | \$180,000 |
| Sceptre | \$180,000 \$79,000 |
| Sceptre Sedley | \$180,000 \$79,000 \$179,900 |
| Sceptre Sedley Semans | \$180,000 \$79,000 \$179,900 \$59,450 |
| Sceptre Sedley Semans Shaunavon | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 |
| Sceptre Sedley Semans Shaunavon Shell Lake | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 \$189,900 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 Sherwood No. 159 | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 \$899,888 |
| Sceptre Sedley Semans Shaunavon Shell Lake ShellBrook No. 493 Sherwood No. 159 Silton | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 \$899,888 \$239,950 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 Sherwood No. 159 Silton Simmie | \$180,000 \$79,000 \$179,900 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 \$899,888 \$239,950 \$195,000 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook No. 493 Sherwood No. 159 Silton Simmie Sliding Hills No. 273 Smeaton | \$180,000 \$79,000 \$179,900 \$179,900 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 \$899,888 \$239,950 \$195,000 \$222,950 |
| Sceptre Sedley Seemans Shaunavon Shell Lake Shellbrook No. 493 Sherwood No. 159 Silton Silminie Sliding Hills No. 273 Smeaton Snipe Lake No. 259 | \$180,000 \$79,000 \$179,900 \$179,900 \$175,000 \$175,000 \$189,900 \$349,900 \$899,888 \$239,950 \$195,000 \$222,950 \$79,500 \$418,450 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 Sherwood No. 159 Silton Simmie Slidning Hills No. 273 Smeaton Smeaton Somie Lake No. 259 South Lake | \$180,000 \$79,000 \$179,000 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 \$899,888 \$239,950 \$195,000 \$222,950 \$418,450 \$199,900 |
| Sceptre Sedley Seemans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 Sherwood No. 159 Silton Simmie Sliding Hills No. 273 Smeaton Snipe Lake No. 259 South Lake Southly | \$180,000 \$79,000 \$179,900 \$179,900 \$159,450 \$124,900 \$175,000 \$189,000 \$899,888 \$239,950 \$195,000 \$222,950 \$79,500 \$418,450 \$199,900 \$214,900 |
| Sceptre Sedley Semans Shaunavon Shell Lake Shellbrook Shellbrook No. 493 Sherwood No. 159 Silton Simmie Slidning Hills No. 273 Smeaton Smeaton Somie Lake No. 259 South Lake | \$180,000 \$79,000 \$179,000 \$59,450 \$124,900 \$175,000 \$189,900 \$349,900 \$899,888 \$239,950 \$195,000 \$222,950 \$418,450 \$199,900 |

| | MED PRIC |
|---|---|
| St. Andrews No. 207 | \$361.050 |
| St. Andrews No. 287 St. Benedict | \$361,950 \$79,900 |
| St. Brieux | \$375,000 |
| St. Louis No. 431 | \$295,000 |
| St. Peter No. 369 | \$332,450 |
| St. Walburg | \$179,500 |
| Stalwart | \$169,950 |
| Stanley 157 | \$386,950 |
| Star City | \$89,900 |
| | \$324,500 |
| Star City No. 428 Stenen | \$89,000 |
| Stockholm | \$310,000 |
| | |
| Stonehenge No. 73 Storthoaks | \$287,400 |
| | \$79,000 \$198,000 |
| Stoughton | \$209,000 |
| Strasbourg | |
| Struan | \$188,950 |
| Sturgeon Lake 101 | \$203,900 |
| Sturgis | \$104,950 |
| Sunningdale | \$499,500 |
| Sutton No. 103 | \$169,000 |
| Swift Current | \$275,000 |
| Swift Current No. 137 | \$598,000 |
| Sylvania | \$99,500 |
| Tecumseh No. 65 | \$359,450 |
| Theodore | \$104,000 |
| Thode | \$408,950 |
| Thomson Lake | \$374,450 |
| Three Lakes No. 400 | \$250,000 |
| Tisdale | \$199,000 |
| Tisdale No. 427 | \$399,000 |
| Tobin Lake | \$299,000 |
| Togo | \$69,900 |
| Tompkins | \$65,000 |
| | \$255,000 |
| Torch River No. 488 | |
| Torquay | \$177,450 |
| Turtle Lake Lodge Beach | \$435,000 |
| Turtleford | \$294,900 |
| Unity | \$179,900 |
| Usborne No. 310 | \$137,400 |
| Val Marie | \$80,000 |
| Vanguard | \$86,950 |
| Vanscoy | \$336,900 |
| Vanscoy No. 345 | \$529,900 |
| Vibank | \$289,900 |
| Viscount | \$184,900 |
| Viscount No. 341 | \$300,000 |
| Vonda | \$198,400 |
| Wadena | \$69,900 |
| Wakaw | \$144,900 |
| Wakaw Lake | \$319,500 |
| Waldheim | \$249,450 |
| Wallace No. 243 | \$333,400 |
| Wapella | \$134,000 |
| Warman | \$389,900 |
| Waskesiu Lake | \$436,500 |
| Watrous | \$259,450 |
| Watson | \$130,000 |
| Wawota | \$156,000 |
| Wee Too Beach | |
| | \$351,200 |
| Weldon | \$139,900 |
| | \$131,200 |
| Wellington No. 97 | \$120,700 |
| Welwyn | |
| Welwyn West End | \$442,450 |
| Welwyn West End Weyakwin | \$442,450 \$369,900 |
| Welwyn West End Weyakwin Weyburn | \$369,900 \$269,000 |
| Welwyn West End Weyakwin Weyburn Weyburn No. 67 | \$369,900 \$269,000 \$530,000 |
| Welwyn West End Weyakwin Weyburn | \$369,900 \$269,000 |
| Welwyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood | \$369,900 \$269,000 \$530,000 |
| Welwyn West End Weyakwin Weyburn Weyburn No. 67 White City White wood Wilcox | \$369,900 \$269,000 \$530,000 \$644,900 |
| Welwyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 |
| Welwyn West End Weyakwin Weyburn Weyburn No. 67 White City White wood Wilcox | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 |
| Welvyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Wilkie Willow Bunch | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 \$99,000 |
| Welsyn West End Weyakwin Weyakwin Weyburn Weyburn No. 67 White City White Wood Wilcox Wilkie Willow Bunch Willow Bunch No. 42 | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 \$99,000 \$152,200 |
| Webuyn West End Weyakwin Weyakwin Weyburn No. 67 White City Whitewood Wilcox Willow Willow Bunch Willow Bunch No. 42 Willow Greek No. 458 | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 \$99,000 \$152,200 \$364,900 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Wilkie Willow Bunch No. 42 Willow Creek No. 458 Willowdale No. 153 | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 \$99,000 \$152,200 \$364,900 \$379,500 |
| Welvyn West End Weyakwin Weyburn Weyburn No. 67 White City White Willow Wilkie Willow Bunch Willow Bunch No. 42 Willow Creek No. 458 Willowdale No. 153 Windthorst | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$119,900 \$119,900 \$152,200 \$364,900 \$379,500 \$99,000 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Willow Willow Willow Bunch No. 42 Willow Creek No. 458 Willowdale No. 153 Windthorst Wiseton | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$119,900 \$119,900 \$152,200 \$364,900 \$379,500 \$99,000 \$60,900 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City White Wood Wilcox Wilkie Willow Bunch No. 42 Willow Gene No. 458 Willowdale No. 153 Windthorst Wiscton Wolseley Wolseley | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$119,900 \$119,900 \$152,200 \$364,900 \$379,500 \$99,000 \$60,900 \$177,450 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City White Wood Wilcox Willow Willow Bunch Willow Bunch No. 42 Willow Creek No. 153 Windthorst Wiseton Wolseley Wolseley No. 155 | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 \$99,000 \$379,500 \$379,500 \$60,900 \$1177,450 \$299,900 |
| Webuyn West End Weyakwin Weyburn Neyburn No. 67 White City Whitewood Wilcox Willow Willow Willow Bunch Willow Bunch No. 42 Willow Teek No. 458 WillowIndale No. 153 Windthorst Wiseton Wolseley No. 155 Wood River No. 74 | \$369,900 \$269,000 \$330,000 \$132,000 \$139,900 \$119,900 \$99,000 \$379,500 \$379,500 \$60,900 \$177,450 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City White Wood Wilcox Willow Willow Bunch Willow Bunch No. 42 Willow Creek No. 153 Windthorst Wiseton Wolseley Wolseley No. 155 | \$369,900 \$269,000 \$530,000 \$132,000 \$132,000 \$139,900 \$152,200 \$364,900 \$379,500 \$60,900 \$177,450 \$299,000 \$177,450 \$174,500 |
| Welvyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Willow Bunch No. 42 Willow Bunch No. 42 Willow Bunch No. 42 Willow Stunch No. 45 Willow Greek No. 458 WillowGreek No. 153 WillowGreek No. 153 Wordthorst Wiseton Wolseley No. 155 Wood Biver No. 74 Wynyard Yarbo | \$369,900 \$269,000 \$330,000 \$132,000 \$139,900 \$119,900 \$99,000 \$379,500 \$379,500 \$60,900 \$177,450 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Wilkie Willow Bunch No. 42 Willow Bunch No. 43 Willow Teek No. 458 Willowdale No. 153 Windthorst Wiseton Wolseley Wolseley No. 155 Wood River No. 74 Wynyard | \$369,900 \$269,000 \$530,000 \$132,000 \$132,000 \$139,900 \$152,200 \$364,900 \$379,500 \$60,900 \$177,450 \$299,000 \$177,450 \$174,500 |
| Welvyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Willow Bunch No. 42 Willow Bunch No. 42 Willow Bunch No. 42 Willow Stunch No. 45 Willow Greek No. 458 WillowGreek No. 153 WillowGreek No. 153 Wordthorst Wiseton Wolseley No. 155 Wood Biver No. 74 Wynyard Yarbo | \$369,900 \$269,000 \$530,000 \$132,000 \$132,000 \$139,900 \$152,200 \$364,900 \$379,500 \$379,500 \$560,900 \$177,450 \$299,900 \$177,450 \$137,400 \$134,450 |
| Webuyn West End Weyakwin Weyburn Weyburn No. 67 White City Whitewood Wilcox Willow Willow Bunch No. 42 Willow Bunch No. 43 Willow Fee No. 458 Willowdale No. 153 Windthorst Wisston Wolseley Wolseley No. 155 Wood River No. 74 Wynyard Yarbo Yellow Grass Yorkton | \$369,900 \$269,000 \$530,000 \$644,900 \$132,000 \$139,900 \$119,900 \$379,500 \$379,500 \$377,500 \$177,450 \$299,900 \$117,450 \$137,400 \$13 |
| Webuyn West End Weyakwin Weyburn No. 67 White City Whitewood Wilcox Willow Bunch No. 42 Willow Bunch No. 42 Willow Bunch No. 153 WillowIndale No. 153 Windthorst Wiseton Wolseley Wolseley No. 155 Wood River No. 74 Wynyard Yarbo Yellow Grass | \$369,900 \$269,000 \$530,000 \$132,000 \$132,000 \$139,900 \$19,900 \$364,900 \$364,900 \$379,500 \$99,000 \$174,500 \$174,500 \$137,400 \$137, |

| YUKON HOU | |
|-----------------|-----------|
| Dawson | \$307,500 |
| Haines Junction | \$519,450 |
| Watson Lake | \$152,450 |
| Whitehorse | \$479,000 |
| | |

\$289,450 \$93,000 \$116,000

CREW Exclusive:

Multi-family home price listings
Check out the cheapest to the priciest markets in the latest sales data from Platform 3 Analytics, presented in partnership with Canadian Real Estate Wealth

EDIAN 31CE

| LOCATION | MEDIA |
|--|------------------------|
| ALBERTA | |
| MULTI-FAMI | |
| Anzac | \$135,250 |
| Athabasca | \$199,900 |
| Banff | \$495,000 |
| Barrhead | \$369,000 |
| Beaumont | \$321,500 |
| Black Diamond | \$295,000 |
| Blackfalds | \$230,400 |
| Bonnyville Bonnyville | \$101,950 \$364,900 |
| Bow Island | \$195,000 |
| Boyle | \$159,900 |
| Brooks | \$206,450 |
| Bruderheim | \$158,869 |
| Calgary | \$354,319 |
| Camrose | \$204,450 |
| Carolina | \$471,050 |
| Caroline Carstairs | \$312,450 \$277,000 |
| Cherry Grove | \$93,700 |
| Chestermere | \$329,900 |
| Clairmont | \$439,900 |
| Claresholm | \$152,500 |
| Coaldale | \$684,950 |
| Coalhurst | \$198,700 |
| Cochrane Cold Lake | \$449,900 \$189,900 |
| Coleman | \$189,900 |
| Crossfield | \$282,500 |
| Dead Man's Flats | \$412,450 |
| Devon | \$286,330 |
| Didsbury | \$267,400 |
| Drayton Valley | \$229,450 |
| Drumheller Eckville | \$237,450 |
| Edmonton | \$186,950 \$268,900 |
| Edson | \$181,950 |
| Fort Mcmurray | \$179,900 |
| Fort Saskatchewan | \$297,000 |
| Gibbons | \$202,450 |
| Grande Cache | \$144,200 |
| Grande Prairie | \$209,900 |
| High Prairie High River | \$207,500 |
| Hinton | \$248,250 \$281,950 |
| Innisfail | \$208,900 |
| Lac La Biche | \$327,000 |
| Lacombe | \$232,450 |
| Lamont | \$274,900 |
| Langdon | \$379,900 |
| Leduc | \$299,900 |
| Lethbridge Lloydminster | \$209,900 \$228,500 |
| Lloydminster Medicine Hat | \$228,500 |
| Morinville | \$262,500 |
| Nanton | \$299,900 |
| Okotoks | \$205,944 |
| Olds | \$249,000 |
| Onoway | \$432,450 |
| Parkland County | \$589,500 |
| Peace River | \$133,000 |
| Penhold Picture Putto | \$239,900 |
| Picture Butte Ponoka | \$249,450 \$175,900 |
| Red Deer | \$175,900 |
| Redcliff | \$264,900 |
| Rocky Mountain House | \$216,200 |
| Rocky View County | \$859,900 |
| Sherwood Park | \$324,900 |
| Slave Lake | \$225,000 |
| Springbrook | \$203,900 |
| Spruce Grove | \$309,900 |
| St. Albert St. Paul No. 19, County Of | \$314,950 \$256,450 |
| Jan aurito. 13, County Of | \$256,450 \$257,750 |
| Stettler | |

| LOCATION | MEDIAN |
|---------------------------------|-----------|
| Sundre | \$206,450 |
| Sylvan Lake | \$249,900 |
| Taber | \$249,900 |
| Three Hills | \$179,000 |
| Trochu | \$174,900 |
| Turner Valley | \$390,750 |
| Vegreville | \$172,250 |
| Vulcan | \$185,000 |
| Wainwright | \$218,450 |
| Westlock | \$259,000 |
| Wetaskiwin | \$247,500 |
| Wetaskiwin No. 10, County Of | \$274,900 |
| Whitecourt | \$239,900 |

| Vulcan | \$185,000 | |
|----------------------|-------------|-----|
| Wainwright | \$218,450 | F |
| Westlock | \$259,000 | F |
| Wetaskiwin | \$247,500 | F |
| Wetaskiwin No. 10, | \$274,900 | F |
| County Of | | F |
| Whitecourt | \$239,900 | F |
| | | 1 |
| | | |
| BRITISH COL | HIMBIA | |
| PKI I I 2H COL | .UMBIA | |
| | LY | F |
| Abbotsford | \$309,900 | F |
| | | (|
| Agassiz | \$195,000 | (|
| Apex | \$499,000 | F |
| Armstrong | \$169,900 | F |
| Bamfield | \$944,000 | F |
| Big White | \$449,500 | F |
| Burnaby | \$639,950 | (|
| Campbell River | \$328,800 | |
| CN | 6334.000 | - |
| Central Saanich | \$324,000 | 1 |
| | \$289,900 | |
| Chemainus | | • |
| Chilliwack | \$251,450 | |
| Cobble Hill | \$384,450 | |
| Coldstream | \$315,000 | |
| Comox | \$565,000 | - |
| Coquitlam | \$588,400 | |
| Courtenay | \$324,900 | 9 |
| Cranbrook | \$179,900 | 9 |
| Crawford Bay | \$179,900 | 9 |
| | \$259,000 | 9 |
| Creston Crofton | \$440,950 | 9 |
| Cultus Lake | \$1,599,900 | 9 |
| | | • |
| Dawson Creek | \$387,050 | (|
| Delta | \$550,000 | 1 |
| Duncan | \$349,000 | |
| Elkford | \$68,500 | |
| Enderby | | |
| | \$204,450 | 15 |
| Fernie | \$117,000 | |
| Fort Nelson | \$235,000 | |
| Fort St. John | \$299,900 | l l |
| Fruitvale | \$635,000 | 1 |
| Cilcon | \$512,000 | 1 |
| | | ١ |
| Gold River | \$109,700 | ١ |
| Golden | \$399,450 | ١ |
| Grand Forks | \$115,900 | 1 |
| Granisle | \$56,000 | 1 |
| Harrison Hot Springs | \$414,900 | |
| Invermere | \$264,450 | |
| Kamloops | \$418,450 | |
| Kelowna | \$402,400 | |
| | | 1 |
| Kitimat | | ١ |
| 1 - 4 | ¢500,000 | |
| | | 1 - |
| Ladysmith | \$199,900 | |
| Lake Country | \$356,950 | |
| Lake Cowichan | \$188,000 | |
| Langley | \$399,000 | 1 |
| Logan Lake | \$94,900 | E |
| | | E |
| Mackenzie | \$229,900 | F |

Nakusp

Nelson New Hazelton

\$200,000 \$538,800

| LOCATION | PRI |
|-------------------------|-------------|
| North Vancouver | \$680,000 |
| Oliver | \$245,000 |
| Osoyoos | \$272,500 |
| Panorama | \$229,999 |
| Parksville | \$244,800 |
| Peachland | \$760,000 |
| Pemberton | \$429,450 |
| Penticton | \$399,900 |
| Pitt Meadows | \$514,850 |
| Port Alberni | \$379,450 |
| Port Alice | \$50,250 |
| Port Coquitlam | \$449,900 |
| Port Edward | \$494,000 |
| Port Hardy | \$77,450 |
| Port Moody | \$649,000 |
| Port Renfrew | \$287,450 |
| Powell River | \$439,900 |
| Prince George | \$344,500 |
| Prince Rupert | \$230,000 |
| Qualicum Beach | \$431,950 |
| Quesnel | \$215,000 |
| Radium Hot Springs | \$100,000 |
| Revelstoke | \$539,000 |
| Richmond | \$599,900 |
| Rossland | \$399,000 |
| Salmo | \$997,500 |
| Salmon Arm | \$337,500 |
| Saltspring Island Trust | |
| Area Part A | \$2,122,500 |
| Sardis | \$343,900 |
| Sayward | \$89,900 |
| Scotch Creek | \$352,000 |
| Sechelt | \$429,000 |
| Sicamous | \$414,900 |
| Sidney | \$655,000 |
| Silver Star | \$358,900 |
| Smithers | \$314,250 |
| Sooke | \$479,900 |
| Sparwood | \$138,900 |
| Squamish | \$509,500 |
| Summerland | \$349,000 |
| Sun Peaks | \$524,900 |
| Surrey | \$418,000 |
| Taylor | \$172,400 |
| Terrace | \$140,000 |
| Tofino | \$749,000 |
| Trail | \$189,000 |
| Tsawwassen | \$579,000 |
| | |
| Tumbler Ridge | \$28,900 |
| Ucluelet | \$254,450 |
| Valemount | \$320,000 |
| Vancouver | \$699,000 |
| Vernon | \$323,700 |
| Victoria | \$500,000 |
| Warfield | \$137,450 |
| West Kelowna | \$369,394 |
| West Vancouver | \$765,500 |
| | \$594,900 |
| | \$598,000 |
| Westbank Whistler | |
| Whistler White Rock | \$462,500 |
| Whistler | |
| Whistler White Rock | \$462,500 |

| MANITOB | |
|-----------------|----------|
| MULTI-FA | |
| Altona | \$198,50 |
| Beausejour | \$165,65 |
| Boissevain | \$327,50 |
| Brandon | \$196,90 |
| Carberry | \$349,95 |
| Carman | \$94,450 |
| Dauphin | \$304,90 |
| Gimli | \$94,950 |
| Grunthal | \$234,90 |
| lles Des Chenes | \$194,50 |
| Lockport | \$264,90 |
| Lorette | \$114,90 |
| Minnedosa | \$179,00 |
| Mitchell | \$169,99 |
| Morden | \$182,45 |
| Neepawa | \$279,25 |

| LOCATION | MEDIAN PRICE |
|--------------------|-----------------|
| Niverville | \$189,900 |
| Portage La Prairie | \$269,700 |
| Rivers | \$184,000 |
| Roland | \$227,400 |
| Selkirk | \$150,900 |
| Souris | \$266,900 |
| Ste. Anne | \$2,519,500 |
| Steinbach | \$179,900 |
| Swan River | \$924,900 |
| Thompson | \$89,950 |
| Virden | \$1,262,950 |
| Winkler | \$234,900 |
| Winnipeg | \$224,900 |
| | |
| | |
| NEW BRUN | SWICK |
| MULTI-FAN | |
| Bathurst | \$108,900 |
| Campbellton | \$101,000 |
| Dalhousie | \$59,750 |

| MULTI-FAMILY |
|---|
| Campbellton \$101,000 Dalhousie \$59,750 Dieppe \$127,500 Drummond \$227,444 Edmundston \$127,400 Fredericton \$262,450 Grand Falls \$179,000 Grande Falls \$129,450 Hampton \$179,000 Mernamcook \$125,000 Miramichi \$84,900 Moncton \$199,900 Qiuspamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Saint-Antoine \$125,000 Saint-Antoine \$219,900 Saint-Anno-De- \$219,900 |
| Dalhousie \$59,750 Dieppe \$127,500 Dieppe \$127,500 Drummond \$227,444 Edmundston \$127,400 Fredericton \$26,450 Grand Barachois \$223,150 Grand Falls \$179,000 Grande-Anse \$129,450 Hampton \$179,900 Mernamcook \$125,000 Miramichi \$84,900 Moncton \$199,900 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$100,500 |
| Dieppe \$127,500 Drummond \$227,444 Edmundston \$127,400 Fredericton \$262,450 Grand Falls \$179,000 Grand Falls \$179,000 Grand-Arnse \$129,450 Hampton \$179,900 Memramcok \$125,000 Miramichi \$84,900 Moncton \$199,900 Riverview \$361,950 Riverview \$159,900 Sackville \$125,000 Saint-Antoine \$219,900 Saint-Antoine \$219,000 Saint-Antoine \$219,000 |
| Drummond \$227,444 Edmundston \$127,400 Fredericton \$262,450 Grand Barachois \$232,150 Grand Falls \$179,000 Grande-Anse \$129,450 Hampton \$179,900 Mernamook \$152,000 Minamichi \$84,900 Moncton \$199,000 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Saint-Iohn \$136,388 Saint-Antoine \$219,900 Saint-Anno-De- \$100,500 |
| Edmundston \$127,400 Fredericton \$262,450 Grand Barachois \$223,150 Grand Falls \$179,000 Grande-Anse \$129,450 Hampton \$179,900 Memramcook \$125,000 Moncton \$199,900 Moncton \$199,900 Richibucto \$361,950 Riverview \$159,900 Sackville \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$100,500 |
| Fredericton \$262,450 Grand Barachois \$223,150 Grand Falls \$179,000 Grande-Anse \$129,450 Hampton \$179,900 Miramichi \$84,900 Miramichi \$84,900 Miramichi \$364,900 Richibucto \$361,950 Riverview \$159,900 Saint John \$136,388 Saint-Antoine \$219,900 Saint-John \$136,388 Saint-Anno-De- Saint Son, \$100,500 Sinte Son, \$100,500 Sinte Son, \$100,500 Sinte Son, \$100,500 Saint Son |
| Grand Barachois \$223,150 Grand Falls \$179,000 Grande-Anse \$129,450 Hampton \$179,900 Miramichi \$84,900 Moncton \$199,000 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,000 Saint John \$136,388 Saint-Antoine \$219,900 |
| Grand Falls 5179,000 Grande-Anse 5129,450 Hampton 5179,900 Memramcook 5125,000 Miramichi \$84,900 Miramichi \$84,900 Moncton 5199,900 Quispamsis 5364,900 Richribucto 5361,950 Riverview 5159,900 Saint John 5136,388 Saint-Antoine 5219,900 Saint 5216,388 |
| Grande-Anse \$129,450 Hampton \$179,900 Hampton \$179,900 Miramichi \$84,900 Miramichi \$84,900 Miramichi \$364,900 Richibucto \$361,950 Riverview \$159,900 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- Sainte-Sno- |
| Hampton \$179,900 Memramcook \$125,000 Miramichi \$84,900 Moncton \$199,900 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Sackville \$125,000 Saint John \$116,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$100,500 |
| Memramcook \$125,000 Miramichi \$84,900 Moncton \$199,900 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Sackville \$125,000 Saint John \$136,388 Saint Antoine \$219,900 Sainte-Anno-De- \$100,500 |
| Miramichi \$84,900 Moncton \$199,900 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Saidwille \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$100,500 |
| Moncton \$199,900 Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Sackville \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anno-De- \$100,500 |
| Quispamsis \$364,900 Richibucto \$361,950 Riverview \$159,900 Sackville \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$100,500 |
| Richibucto \$361,950 Riverview \$159,900 Sackville \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$104,500 |
| Riverview \$159,900 Sackville \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$104,500 |
| Sackville \$125,000 Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$104,500 |
| Saint John \$136,388 Saint-Antoine \$219,900 Sainte-Anne-De- \$104,500 |
| Saint-Antoine \$219,900 Sainte-Anne-De- \$104,500 |
| Sainte-Anne-De- \$104 500 |
| |
| Madawaska |
| |
| Saint-Isidore \$185,000 |
| Salisbury \$110,700 |
| Shediac \$194,900 |
| St. Stephen \$129,900 |
| Sussex \$137,400 |
| Woodstock \$93,500 |

| L | |
|---------------------|-----------|
| NEWFOUNDLAND | |
| | |
| Bay Roberts | \$198,750 |
| Corner Brook | \$274,450 |
| Grand Falls-Windsor | \$186,900 |
| Labrador City | \$599,700 |
| Paradise | \$298,750 |
| Placentia | \$249,450 |
| St. John's | \$349,900 |
| Stephenville | \$249,000 |
| Wabush | \$749,450 |
| | |
| | |
| NOVA SCOTIA | |
| | |

| Amherst | \$95,900 |
|-----------------|-----------|
| Annapolis Royal | \$350,000 |
| Ardoise | \$455,450 |
| Bedford | \$292,400 |
| Bridgetown | \$147,900 |
| Bridgewater | \$159,000 |
| Cambridge | \$148,500 |
| Canning | \$184,450 |
| Chester Basin | \$529,900 |
| Clayton Park | \$254,900 |
| Coldbrook | \$198,500 |
| Dartmouth | \$344,900 |
| Deep Cove | \$294,000 |
| Digby | \$225,000 |
| Dominion | \$119,000 |
| Fairview | \$324,950 |
| Glace Bay | \$149,250 |
| | |

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|-----------------|-------------|--|
| LOCATION | MEDIAN | |
| Halifax | \$424,900 | |
| Kentville | \$163,900 | |
| Lake Echo | \$324,950 | |
| Linacy | \$270,000 | |
| Liverpool | \$204,900 | |
| Lower Sackville | \$419,450 | |
| Lunenburg | \$349,000 | |
| Mahone Bay | \$564,450 | |
| Middleton | \$187,450 | |
| New Glasgow | \$89,900 | |
| New Minas | \$189,000 | |
| North Kentville | \$190,000 | |
| North Sydney | \$64,900 | |
| Pictou | \$66,500 | |
| Reserve Mines | \$223,450 | |
| Riverport | \$321,250 | |
| Sandy Point | \$144,900 | |
| Shelburne | \$114,450 | |
| Spryfield | \$288,450 | |
| St. Peter's | \$360,000 | |
| Stellarton | \$106,750 | |
| Stewiacke | \$174,900 | |
| Sydney | \$159,900 | |
| Trenton | \$136,750 | |
| Truro | \$189,450 | |
| Truro Heights | \$808,250 | |
| Valley | \$432,000 | |
| Waverley | \$319,900 | |
| Westphal | \$1,799,000 | |
| Windsor | \$207,450 | |
| Wolfville | \$399,000 | |
| Yarmouth | \$134,450 | |
| Idinioudi | 31. | |

| Alliston | \$329,900 |
|--------------------------------|-----------|
| Almonte | \$414,900 |
| Alnwick/Haldimand | \$769,500 |
| Amherstburg | \$269,900 |
| Ancaster | \$376,150 |
| Arnprior | \$244,450 |
| Arthur | \$234,900 |
| Aurora | \$589,500 |
| Ayr | \$395,400 |
| Barrie | \$419,900 |
| Baysville | \$69,000 |
| Beamsville | \$589,000 |
| Belleville | \$419,900 |
| Bowmanville | \$362,400 |
| Bracebridge | \$299,450 |
| Bradford West Gwil- limbury | \$360,000 |
| Brampton | \$425,990 |
| Brantford | \$346,900 |
| Brockville | \$225,000 |
| Burlington | \$486,950 |
| Caledonia | \$489,450 |
| Cambridge | \$349,000 |
| Carleton Place | \$322,450 |
| Casselman | \$222,400 |
| Centre Wellington | \$591,394 |
| Charing Cross | \$314,900 |
| Chatham | \$179,450 |
| Chatham-Kent | \$74,900 |
| Clarington | \$398,800 |
| Cobalt | \$178,000 |
| Cobourg | \$315,000 |
| Cochrane | \$139,900 |
| Collingwood | \$350,000 |
| Cornwall | \$189,900 |
| Deep River | \$144,300 |
| Delhi | \$244,950 |
| | |

| LOCATION | MEDIAN |
|--------------------------|------------------------|
| Dunnville | \$457,450 |
| Durham | \$239,900 |
| Elliot Lake | \$41,250 |
| Elora | \$429,900 |
| Embrun | \$437,400 |
| Englehart | \$252,000 |
| Essa | \$685,000 |
| Exeter Exeter | \$488,000 \$415,000 |
| Fergus | \$344,999 |
| Fonthill | \$398,900 |
| Fort Erie | \$341,500 |
| Fort Frances | \$262,500 |
| Gananoque | \$549,900 |
| Georgina | \$713,500 |
| Glencoe | \$399,900 |
| Gloucester Goderich | \$258,450 |
| Gravenhurst | \$399,900 \$399,900 |
| Grimsby | \$465,000 |
| Guelph | \$399,900 |
| Hagersville | \$324,900 |
| Halton | \$532,450 |
| Halton Hills | \$509,900 |
| Hamilton | \$427,450 |
| Hanover | \$399,900 |
| Havelock | \$194,500 |
| Hawkesbury | \$169,000 |
| Huntsville | \$377,900 |
| Ingersoll | \$249,900 |
| Innisfil | \$478,888 |
| Iroquois Falls Kanata | \$99,900 \$339,000 |
| Kapuskasing | \$136,000 |
| Kawartha Lakes | \$489,999 |
| Kemptville | \$149,900 |
| Kenora | \$309,000 |
| King Kingston | \$718,450 \$329,900 |
| Kingsville | \$478,516 |
| Kirkland Lake | \$148,950 |
| Kitchener | \$409,000 |
| Larder Lake | \$179,000 |
| Lasalle | \$283,950 |
| Leamington | \$234,450 |
| Lefaivre | \$134,500 |
| Limoges | \$409,900 |
| Lincoln | \$368,700 |
| Lindsay | \$449,900 |
| London Long Point | \$349,900 |
| L'Orignal | \$449,950 \$224,900 |
| Lucan | \$304,900 |
| Manitouwadge | \$67,500 |
| Markham | \$540,000 |
| Marmora And Lake | \$239,450 |
| Maxville | \$160,000 |
| Meaford | \$359,750 |
| Midland | \$434,900 |
| Milton | \$498,500 |
| Minett | \$167,500 |
| Mississauga | \$499,900 |
| Mitchell | \$184,900 |
| Mount Forest | \$294,900 |
| Muskoka Lakes | \$98,950 |
| Napanee | \$237,500 |
| Nepean | \$377,400 |
| New Tecumseth | \$454,950 |
| Newmarket | \$439,450 |
| Niagara Falls | \$483,495 \$222,900 |
| North Bay Oakville | \$222,900 \$579,394 |
| Orangeville | \$379,394 \$313,950 |
| Orillia | \$499,900 |
| Orléans | \$428,400 |
| Oro-Medonte | \$379,000 |
| Oshawa | \$369,900 |
| Ottawa | \$389,500 |
| Owen Sound | \$399,900 |
| Parry Sound | \$204,000 |
| Pelham | \$1,399,450 |
| Pembroke | \$222,900 |
| Ponotanguichono | \$369 900 |

\$555,000

| LOCATION | MEDIAN |
|---------------------------|------------------------|
| Perth | \$298,250 |
| Peterborough | \$374,900 |
| Pickering Picton | \$449,500 |
| Plantagenet | \$872,188 \$119,900 |
| Port Colborne | \$409,900 |
| Port Dover | \$543,000 |
| Port Elgin | \$899,000 |
| Port Hope Port Stanley | \$364,900 \$712,450 |
| Prescott | \$239,900 |
| Prince Edward County | \$567,100 |
| Quinte West | \$539,500 |
| Ramara | \$734,900 |
| Renfrew | \$235,000 |
| Richmond Hill Rockland | \$539,000 \$359,950 |
| Russell | \$292,450 |
| Sarnia | \$223,400 |
| Sault Ste. Marie | \$152,000 |
| Schreiber | \$1,495,000 |
| Simcoe | \$329,900 |
| Smiths Falls | \$224,900 |
| South Bruce Peninsula | \$419,450 |
| South-West Oxford | \$169,900 \$241,900 |
| St. Catharines | \$412,990 |
| St. Thomas | \$279,900 |
| Stoney Creek | \$374,900 |
| Stratford | \$424,900 |
| Sturgeon Falls | \$279,900 |
| Sudbury | \$284,700 |
| Tay Tecumseh | \$574,900 \$309,900 |
| Temiskaming Shores | \$172,400 |
| Thamesville | \$528,900 |
| The Blue Mountains | \$369,450 |
| Thessalon | \$139,950 |
| Thornbury | \$569,000 \$599,900 |
| Thornhill Thorold | \$424,500 |
| Thunder Bay | \$314,900 |
| Tillsonburg | \$250,000 |
| Timmins | \$189,900 |
| Tiny | \$474,900 |
| Toronto | \$629,000 |
| Trenton Uxbridge | \$369,900 \$469,000 |
| Vaughan | \$579,900 |
| Vineland | \$352,450 |
| Walkerton | \$399,900 |
| Wallaceburg | \$96,900 |
| Wasaga Beach | \$455,950 |
| Waterdown | \$399,450 |
| Waterloo Welland | \$369,900 \$399,000 |
| Wellington | \$445,200 |
| West Nipissing | \$169,900 |
| Wheatley | \$649,000 |
| Whitby | \$487,500 |
| Whitchurch-Stouffville | \$565,900 |
| Winchester | \$289,200 |
| Windham Centre | \$319,900 |
| Windsor | \$289,900 |
| Woodstock | \$365,900 |

| PEI MULTI- | |
|----------------|-----------|
| Alberton | \$142,000 |
| Charlottetown | \$419,500 |
| Cornwall | \$515,000 |
| East Royalty | \$342,400 |
| North Rustico | \$274,900 |
| Stanley Bridge | \$197,900 |
| Stratford | \$267,000 |
| Summerside | \$199,900 |
| Tryon | \$179,900 |
| West Royalty | \$184,900 |
| | |

| QUEBEC | |
|-----------------|-----------|
| MULTI-FAM | |
| Acton Vale | \$165,000 |
| Alma | \$165,000 |
| Amherst | \$964,000 |
| Amos | \$232,500 |
| Amqui | \$148,750 |
| Ange-Gardien | \$151,950 |
| Anjou | \$379,450 |
| Armagh | \$188,250 |
| Asbestos | \$114,000 |
| Auteuil | \$214,950 |
| Ayer's Cliff | \$268,000 |
| Aylmer | \$238,900 |
| Baie-Comeau | \$194,950 |
| Baie-Du-Febvre | \$114,000 |
| Baie-D'Urfé | \$277,000 |
| Baie-Saint-Paul | \$277,000 |
| Barraute | \$199,000 |
| Beaconsfield | \$260,000 |
| Beauceville | \$119,900 |
| Beauharnois | \$236,248 |
| | |

| Beaular-Garthby \$272,000 Beaupret \$209,000 Beaupret \$131,950 Beaupret \$131,950 Beaupret \$131,950 Beaupret \$131,950 Beaupret \$131,950 Bedford \$137,000 Berthierville \$174,999 Blainwille \$268,000 Bolsbriand \$339,249 Boischatel \$179,450 Boischatel \$279,000 Bromator \$259,000 Bromator \$259,000 Bromston \$259,000 Bromsbrug-Chatham \$133,450 Browsburg-Chatham \$133,450 Browsburg-Chatham \$133,450 Garcial \$249,900 Bromsburg-Chatham \$133,450 Carolia \$249,900 Campbell'S Bay \$94,900 Cap-Chat \$184,500 Caplan \$222,000 Cap-Sante \$179,900 Carlonal \$222,000 Cap-Sante \$179,900 Carlonal \$222,000 Cap-Sante \$179,900 Carlonal \$222,000 Cap-Sante \$179,900 Carlonal \$239,000 Chambly \$239,000 Chambly \$239,000 Chambler \$259,500 Chambler \$259,500 Chambler \$259,500 Chambler \$115,000 Charlesbourg \$115,250 Chateau-Richer \$119,000 Charlesbourg \$118,250 Charlesbourg \$185,250 Chicoutlini \$192,000 Charlesbourg \$199,000 Charlesbourg \$299,250 Chicoutlini \$192,000 Charlesbourg \$148,200 Chomedo \$219,000 Controco \$234,000 Compton \$219,000 Controco \$234,000 Compton \$219,000 Controco \$234,000 Compton \$219,000 Contercour \$174,900 Contercour \$174,900 Contercour \$174,900 Controco \$234,000 Compton \$219,000 Contercour \$174,900 Contercour \$174,900 Controcour \$174,900 Controcour \$174,900 Controcour \$190,000 Contercour \$174,900 Contercour \$174,900 Contercour \$174,900 Controcour \$190,000 Controcour \$190,000 Controcour \$190,000 Controcour \$174,900 Controcour \$174,900 Controcour \$174,900 Controcour \$174,900 Controcour \$174,900 Controcour \$190,000 Controcour \$190,000 Controcour \$190,000 Contr | LOCATION | MEDIAN |
|--|--------------------------|------------------------|
| Beaupret \$209,000 Beaupré \$181,950 Becancou \$136,950 Bedrord \$197,000 Bedjin \$104,500 Beloin \$104,500 Beloil \$269,000 Bornarell \$269,000 Bornarell \$279,000 Boischatel \$177,9450 Bois-Des-Filion \$210,000 Bonaventure \$297,000 Bromstord \$259,000 Bromstord \$259,000 Bromsbrowille \$249,000 Brossard \$259,000 Brownsburg-Chatham \$133,450 Brownsburg-Chatham \$133,450 Gardiac \$249,900 Canolac \$249,900 Canolac \$249,900 Canolac \$249,900 Canolac \$249,900 Candlac \$249,900 Candlac \$249,900 Candlac \$249,900 Candlac \$249,900 Candlac \$249,900 Candlac <th>Beaulac-Garthby</th> <th>\$272,000</th> | Beaulac-Garthby | \$272,000 |
| Bécancour \$136,950 Bedird \$197,000 Bégin \$104,500 Beloel \$269,000 Beloel \$269,000 Berthierville \$174,999 Blainville \$268,000 Bois-Des-Fillon \$310,000 Bois-Des-Fillon \$210,000 Bonaventure \$297,000 Bromater \$229,000 Bromptonville \$249,000 Bromptonville \$249,000 Brossard \$259,000 Brownsburg-Chatham \$239,350 Carouna \$259,000 Camplell's Bay \$94,900 Candiac \$249,900 Canton-Termblay \$177,000 Cap-Chat \$184,500 Caplan \$222,000 Cap-Fant-Ignace \$359,000 Cap-Sante \$179,000 Carignan \$323,450 Carignan \$323,450 Charder \$311,500 Chambly \$239,000 Charder \$311,500 <tr< td=""><td>Beauport</td><td>\$209,000</td></tr<> | Beauport | \$209,000 |
| Bedford 5197,000 Bedoil 5269,000 Berbierville \$269,000 Bertherville \$269,000 Bertherville \$268,000 Boishard \$339,249 Boischatel \$179,450 Bois-Des-Fillon \$210,000 Bonaventure \$297,000 Bromptomille \$249,000 Bromsont \$259,000 Bromstand \$333,450 Brossard \$259,000 Brownsburg-Chatham \$133,450 Buckingham \$239,350 Carouna \$259,000 Cambell'S Bay \$94,900 Canflac \$249,900 Carlota \$111,100 Carlo | | \$181,950 \$136,950 |
| Beloel \$269,000 Berthierville \$174,999 Blainville \$268,000 Boisbriand \$339,249 Boischatel \$179,450 Bois-Des-Fillon \$210,000 Bois-Des-Fillon \$210,000 Browneture \$279,000 Broment \$259,000 Bromstand \$259,000 Brownsburg-Chatham \$133,450 Brownsburg-Chatham \$133,450 Brownsburg-Chatham \$239,300 Carpbell's Bay \$249,900 Candica \$249,900 Candica \$249,900 Canton-I-remblay \$177,000 Cap-Chat \$184,500 Cap-Ina \$222,000 Cap-Sante \$179,900 Carjana \$232,450 Carjana \$232,450 Carjana \$232,450 Causapscal \$115,000 Chandler \$259,500 Chap-Sante \$179,900 Charder \$311,500 Charder \$180,000 | | |
| Berthierville | Bégin | \$104,500 |
| Blainville \$268,000 | | |
| Boisbriand \$339,249 Boischatel \$179,450 Bois-Des-Filion \$210,000 Bois-Des-Filion \$210,000 Bonaventure \$229,000 Bromoth \$229,000 Bromptonville \$249,000 Bromptonville \$249,000 Bromsburg-Chatham \$133,450 Brownsburg-Chatham \$133,450 Cacouna \$259,000 Campbell's Bay \$94,900 Candlac \$249,900 Candlac \$249,900 Candlac \$249,900 Candral \$184,500 Cap-Chat \$1184,500 Cap-Sante \$179,900 Carjann \$222,000 Cap-Sante \$179,900 Carjann \$232,450 Causapscal \$115,000 Chambly \$239,000 Charden \$349,000 Charden \$349,000 Charden \$349,000 Charden \$359,000 Chambly \$239,000 | Blainville | \$268,000 |
| Bois-Des-Fillon \$210,000 Bonaventure \$279,000 Bonaventure \$279,000 Bounderville \$279,000 Bromnont \$259,000 Bromptomille \$248,000 Bromptomille \$248,000 Bromsburg-Chatham \$133,450 Brownsburg-Chatham \$133,450 Brownsburg-Chatham \$239,300 Carolia \$249,900 Candiac \$249,900 Candiac \$249,900 Canton-Iremblay \$177,000 Cap-Chat \$184,500 Caplan \$222,000 Cap-Saint-Ignace \$359,000 Cap-Saint-Ignace \$319,900 Carignan \$232,450 Carignan \$232,450 Chandler \$259,500 Chanaler \$239,000 Chandler \$259,500 Chandler \$259,500 Chapais \$119,700 Charder \$314,900 Charder \$314,900 Charder \$314,900 <td>Boisbriand</td> <td></td> | Boisbriand | |
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| Bromont \$259,000 Bromptonville \$249,000 Browshury (Sport) \$249,000 Browsburg-Chatham \$133,450 Browsburg-Chatham \$239,300 Carouna \$259,000 Camball \$249,900 Camball \$249,900 Candlac \$249,900 Candlac \$249,900 Cap-Chat \$1184,500 Cap-Lat \$1184,500 Cap-Sante \$179,900 Carjann \$222,000 Cap-Sante \$179,900 Carjann \$232,459 Causapscal \$115,000 Chambly \$239,000 Charden \$349,000 Charden \$349,000 Charden \$329,000 Charden \$329,000 Charden \$319,000 Charden \$319,000 Charden \$319,000 Charden \$319,000 Charden \$319,000 Charden \$319,000 Charden | Bonaventure | \$297,000 |
| Bromptonville \$249,000 Brossard \$259,000 Brownsburg-Chatham \$133,450 Brownsburg-Chatham \$133,450 Brownsburg-Chatham \$133,450 Buckingham \$229,000 Cancouna \$259,000 Camphal \$229,900 Canton-Termibaly \$177,000 Cap-Chat \$184,500 Cap-Saint-Ignace \$359,000 Cap-Saint-Ignace \$359,000 Carjognan \$232,450 Causapscal \$115,000 Chambil \$384,000 Champlain \$384,000 Champlain \$384,000 Chargen \$115,000 Charlesbourg \$185,250 Charlesbourg \$188,250 Chateau-Richer \$117,000 Charlesbourg \$188,250 Chateau-Richer \$177,000 Chertesey \$214,000 Chiousuma \$223,250 Chie-Dea Nelges \$111,750 Chertesey \$214,000 Chomedey< | | <u> </u> |
| Brossard \$259,000 Brownsbury-Chatham \$133,450 Brownsbury-Chatham \$133,450 Brownsbury-Chatham \$133,450 Brownsbury-Chatham \$239,350 Carouna \$259,000 Campbell's Bay \$94,900 Cambell's Bay \$94,900 Candia \$249,900 Candham \$184,500 Cap-Chat \$184,500 Cap-Saint-Ingace \$359,000 Carjana \$322,450 Carignan \$323,2450 Chambly \$239,000 Chambly \$239,000 Chamblain \$384,000 Chandler \$259,500 Chapais \$119,700 Charlemagne \$314,900 Charlemagne \$314,900 Charlemagne \$314,900 Charlemagne \$319,500 Chateau-Richer \$197,000 Chateau-Richer \$197,000 Chiecau-Richer \$197,000 Chiecte-Saint-Lu \$349,000 Chomodes | | |
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| Cacouna \$259,000 Campbell's Bay \$494,900 Campbell's Bay \$249,900 Candiac \$249,900 Candiac \$249,900 Candral \$184,500 Cap-Chat \$184,500 Caphan \$222,000 Cap-Sante \$179,900 Carignan \$232,450 Carignan \$232,450 Charby \$239,000 Chambly \$239,000 Chambly \$239,000 Chandler \$259,500 Chapals \$119,700 Charder \$115,000 Charlemagne \$314,900 Charlemagne \$314,900 Charlemagne \$314,900 Charlemagne \$314,900 Charlemane \$29,200 Charleau-Richer \$197,000 Charleau-Richer \$197,000 Chertsey \$214,000 Charleau-Richer \$197,000 Chertsey \$224,000 Churale Aux-Outardes \$111,750 | Brownsburg-Chatham | |
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| Gap-Santé \$179,900 Carignan \$222,450 Causapscal \$115,000 Chambly \$239,000 Chambly \$239,000 Chamblain \$384,000 Chamblain \$384,000 Chamblain \$384,000 Chaplais \$119,700 Charlesbourg \$185,250 Charlesbourg \$185,250 Charlesbourg \$185,250 Chateauguay \$229,000 Charlesbourg \$185,250 Chateau-Richer \$197,000 Chibougamau \$223,250 Chibougamau \$223,250 Chute-Aux-Outardes \$111,750 Chomedey \$299,250 Chute-Aux-Outardes \$111,750 Chornecour \$174,900 Contractook \$234,000 Compton \$219,000 Contractook \$234,000 Cote-Davilla \$341,500 Gote-Des, Neiges, District \$431,500 Gote-Des, Neiges, District \$431,500 Gote | Caplan | \$222,000 |
| Garignan \$222,450 Causapscal \$115,000 Chambly \$239,000 Chambley \$239,000 Chambles \$119,700 Chapals \$119,700 Chapals \$119,700 Charlemagne \$314,900 Charlesbourg \$185,250 Chateabourg \$185,250 Chateau-Richer \$197,000 Chetsey \$214,000 Chibougmau \$222,250 Chicutimi \$192,000 Chomedey \$299,250 Chute-Aux-Outardes \$111,750 Clermont \$169,000 Compton \$219,000 Condicioo \$234,000 Compton \$343,500 Cote-Des-Neiges, District Bectoral De-Gote-Bes-Neiges, District Bestoral De-Gote-Bestoral De-Gote-Bestoral De-Gote-Bestoral De-Gote-Bestoral De-Gote-Bestoral De-Gote-Bestoral De-Gote-Bestoral De-Go | | |
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| Chateau-Richer \$197,000 Chertsey \$214,000 Chibougamau \$223,250 Chicoutimi \$192,000 Chibougamau \$223,250 Chomedey \$299,250 Chute-Aux-Outardes \$111,750 Clemont \$169,000 Coaticook \$234,000 Compton \$219,000 Cookchire-Laton \$309,000 Cookchire-Laton \$341,500 Coteau-Du-Lac \$435,100 Gite-Des-Neiges, District Biectoral De \$435,100 Gite-Bes-Neiges, District Biectoral De \$224,450 Corbartee \$223,750 Dawillle \$164,700 Daveluyville \$164,700 Deseles \$119,000 Despels \$119,000 Despelse \$119,000 Desbiens \$102,000 Desheines \$197,500 Grondines \$197,500 Grondines \$197,500 Despardinsville \$224,900 DesarAmbault-Grondinsville \$224,900 | Châteauguay | \$229,000 |
| Chibougamau \$223,250 Chicoudimi \$192,000 Chomedey \$299,250 Chute-Aux-Outardes \$111,750 Chute-Aux-Outardes \$111,750 Compton \$219,000 Controor \$234,000 Compton \$219,000 Controor \$340,000 Cookshre-Eaton \$309,000 Cote-Be-Nelges, District Betast Flectoral De \$429,000 Cowansville \$224,450 Crabtree \$223,750 Danville \$164,700 Daville \$164,700 Deslors \$102,000 Deslors \$102,000 Deshens \$102,000 Deshens \$102,000 Deshens \$102,000 Deshens \$241,000 Disraeli \$27,000 Desw-Montagnes \$241,000 Disraeli \$37,800 Dollard-Des Ormeaux \$369,500 Donnacona \$178,900 Dornacona \$178,900 </td <td>Château-Richer</td> <td></td> | Château-Richer | |
| Chicouttini 5192,000 Chomedey 529,250 Chute-Aux-Outardes 5111,750 Clermont 519,000 Conterior 5214,000 Condition 5234,000 Compton 5219,000 Contreceur 5174,900 Cookshire-Eaton 3309,000 Cote-Des-Neiges, District Bectoral De 5435,100 Gite-Bes-Neiges, District Bectoral De 5435,100 Gite-Saint-Luc 5429,000 Cowanswille 5224,450 Crabtree 5223,750 Danwille 5164,700 Daveluyville 5100,000 Despels 5119,000 Desbiens 5102,000 Deschambault- 5197,500 Grondines 5224,000 Deschambault- 5197,500 Grondines 524,000 Desvarbinsville 5224,000 Desvarbinsville 5224,000 Desvarbinsville 5224,000 Desvarbinsville 5224,000 Despardinsville 5224,000 | Chibougamau | \$223,250 |
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| Cookshire-Eaton \$309,000 Coteau-Du-Lac \$341,500 Côte-Des-Neiges, District Bectoral De \$435,100 Gôte-Des-Neiges, District Bectoral De \$435,100 Gôte-Saint-Luc \$429,000 Comanywille \$254,450 Crabtree \$223,750 Dawille \$164,700 Daveluyville \$100,000 Despels \$119,000 Desbiens \$100,000 Desbiens \$100,000 Desshers \$100,000 Destambault-Grondines \$197,500 Grondines \$241,000 Disraell \$87,400 Dolbeau-Mistassini \$154,250 Dolmar-Des Ormeaux \$369,500 Donracona \$312,444 Drummondville \$225,000 Duvernay \$250,000 East Rougus \$159,450 East Broughton \$260,000 Eastbam \$50,902 Femra-Neuve \$159,900 Femra-Neuve \$159,900 Femra-Neuve \$159,900 | | |
| September Sept | Cookshire-Eaton | |
| Bectoral De | Coteau-Du-Lac | \$341,500 |
| Cowanoville \$254,450 Cowanoville \$223,750 Darwille \$164,700 Darwille \$164,700 Daveluyville \$120,000 Degels \$119,000 Desbens \$102,000 Deshers \$102,000 Deshers \$102,000 Deshers \$102,000 Desardinsville \$224,900 Desardinsville \$224,900 Delsear-Mistassini \$154,250 Dolbeau-Mistassini \$154,250 Donacona \$178,900 Dorval \$312,444 Drummondville \$225,000 Drummondville \$225,000 Drummondville \$225,000 East Broughton \$520,000 East Broughton \$520,000 Easterie \$251,750 Fabreville \$352,000 Ferme-Neuve \$159,900 Ferme-Neuve \$159,900 Ferme-Neuve \$159,900 Freilpsburg \$237,000 Gaspé \$249,000 | Électoral De | |
| Crabtree \$223,750 Danville \$164,700 Dareluyville \$120,000 Degelis \$119,000 Deslon \$361,450 Deslon \$361,450 Deslon \$361,450 Deshers \$102,000 Deshardinsville \$224,900 Desyardinsville \$224,900 Desyardinsville \$224,900 Deux-Montagnes \$241,000 Disraeli \$87,400 Disraeli \$87,400 Dollard-Des Ormeaux \$369,500 Donnacona \$312,444 Drummondville \$225,000 Davernay \$259,000 East Broughton \$260,000 East Broughton \$260,000 East Broughton \$260,000 Farsham \$169,900 Ferm-New \$159,900 Ferm-Revielle \$255,000 Fort-Coulonge \$70,000 Franklin \$209,500 Frelighsburg \$237,000 Gracefield \$136,950 </td <td></td> <td></td> | | |
| Danville 5164,700 Daveluyville 5120,000 Degels 5119,000 Dejesles 5119,000 Desbiens 5102,000 Desbiens 5102,000 Desthers 5102,000 Destresses 5197,500 Grondines 5197,500 Desardinsville 5224,900 Deux-Montagnes 524,000 Discarel 587,400 Dollard-Des Ormeaux 3369,500 Donnacona 5178,900 Dorval 5312,444 Drumonodville 5225,000 Duvernay 525,900 East Roughton 5260,000 East Roughton 5260,000 East Resulption 5260,000 East Rama 5129,900 Ferme-Neuve 5159,900 Ferme-Neuve 5159,900 Ferme-Neuve 5159,900 Frestville 5302,459 Gaspé 5249,000 Gaspé 5249,000 Gracefield 513,950 | | |
| Dégelis \$119,000 Desbon \$361,450 Desbens \$102,000 Desbens \$102,000 Desbens \$102,000 Desbens \$197,500 Grondines \$224,900 Desparlinsville \$224,900 Deux-Montagnes \$241,000 Disraell \$87,400 Dolbeau-Mistassini \$154,250 Donnacona \$312,444 Drumnondulle \$225,000 Dawernay \$250,000 East Angus \$159,450 East Roughton \$200,000 East Bare Seppens \$221,750 Farmham \$169,900 Ferme-Neuve \$159,900 Ferme-Neuve \$159,900 Fore-Sville \$302,450 Fore-Coulonge \$70,000 Freilgheburg \$337,000 Gaspé \$249,000 Garande-Rivère \$152,000 Grande-Rivère \$152,000 Grande-Rivère \$152,000 Grande-Rivère \$152,000< | Danville | \$164,700 |
| Delson \$361,450 Desbiens \$102,000 Deshers \$197,500 Grondines \$197,500 Grondines \$224,900 Desardinsville \$224,900 Dolteau-Mistassini \$154,250 Dolbeau-Mistassini \$154,250 Dollard-Des Ormeaux \$369,500 Donnacona \$178,900 Dorval \$312,444 Drummondville \$225,000 Duremay \$250,900 East Roughton \$260,000 East Broughton \$250,000 East Broughton \$250,000 Feme-Newe \$159,900 Ferme-Newe \$159,900 Feme-Newe \$159,900 Feme-Newe \$159,900 Freal-Statin \$299,500 Freal-Statin \$299,500 Freal-Statin \$299,500 Frendeld \$136,950 Gaspé \$249,000 Gaspé \$249,000 Grander Statin \$172,000 Grenville \$174,4 | | |
| Deschambault- Grondines 5197,500 Desjardinsville 5224,900 Designatinsville 5224,900 Disrael 524,000 Disrael 587,400 Dollard-Des Ormeaux 389,500 Donnacona 5178,900 Dornal 5312,444 Drumnondville 5225,000 East Angus 5159,450 East Roughton 5260,000 East Angus 5159,450 East Angus 5159,500 Farsham 5169,900 Feme-Neuve 5159,900 Ferme-Neuve 5159,900 Ferme-Neuve 5159,900 Forestville 520,500 Forestville 520,500 Forestville 520,500 Forestville 520,500 Forestville 520,000 Forestville 520,000 Forestville 520,000 Forestville 520,000 Forestville 527,000 Forestville 5127,000 Grande-Rivière 5152,000 Grande-Rivière 5152,000 Grande-Rivière 5152,000 Grande-Rivière 5152,000 Grande-Rivière 517,000 Grande-Rivière 517,000 Grande-Rivière 517,000 Grenville 517,450 Grenville 517,450 Grenville 517,000 Hemmigford 5279,900 Hemmigford 5279,900 Hemmigdon 5169,000 Hemmigdon 5169,000 Howick 5482,000 Howick 5482,000 Howick 5482,000 La Baile 5189,000 La Baile 5189,000 La Patrie 5280,000 La Patrie 554,000 La Patrie 5280,000 La Patrie 5187,400 La Patrie 5180,000 La Patrie 5187,400 La Patrie 5180,000 La Pa | | \$361,450 |
| Grondines 577,000 Grondines 5224,900 DeusrAndragnes 5241,000 Disraeli \$87,400 Dolbau-Mistassini \$154,250 Dollard-Des Ormeaux \$369,500 Donnacona \$178,900 Dorval \$312,444 Drummondville \$225,000 Duvernay \$250,900 East Broughton \$260,000 East Broughton \$260,000 East Broughton \$250,900 Fasteriel \$231,750 Fabreville \$255,000 Farmam \$169,900 Ferme-Neuve \$159,900 Frenchille \$302,450 Foret-Ville \$300,450 Foret-Ville \$300,450 Foret-Stille \$300,450 Frelighsburg \$237,000 Gaspé \$249,000 Gaspé \$249,000 Garacefield \$136,950 Grande-Rivier \$152,000 Grenefield Park \$217,000 Grenefield Park | Deschambault- | \$102,000 |
| Deux-Montagnes \$241,000 Disraell \$87,400 Dolbrad-Des Ormeaux \$154,250 Dollard-Des Ormeaux \$369,500 Dornad \$312,444 Drummondville \$225,000 Duvernay \$250,900 East Broughton \$260,000 East Broughton \$260,000 East Broughton \$260,000 East Broughton \$255,000 Fabreville \$255,000 Farnham \$169,900 Ferme-Neuve \$159,900 Fleurimont \$255,000 Forestville \$302,450 Foretville \$300,450 Foretville \$300,450 Foretville \$300,450 Frelighsburg \$237,000 Gaspé \$249,000 Gaspé \$249,000 Grande-Rivier \$152,000 Grande-Rivier \$152,000 Greneffield Park \$217,000 Greneffield Park \$217,000 Grenville \$174,450 Grenville <td>Grondines</td> <td></td> | Grondines | |
| Disraeli \$87,400 Dolbeau-Mistassini \$154,250 Dollard-Des Ormeaux \$369,500 Donrad \$312,444 Dornad \$312,444 Drumanona \$225,000 Dawernay \$250,000 East Rogus \$159,450 East Braughton \$260,000 East Braughton \$200,000 East Braughton \$250,000 Farberellle \$255,000 Farmham \$169,900 Ferme-Neuve \$159,900 Freurhont \$255,000 Forestville \$302,450 Fore-Coulonge \$70,000 Freilgheburg \$237,000 Gaspé \$249,000 Gaineau \$255,000 Grander Rivère \$152,000 Grander Rivère \$152,000 Grander Rivère \$152,000 Grenville \$174,450 Grenville \$279,900 Hemmingford \$279,900 Hemmingford \$279,900 Howick \$482,0 | | \$224,900 \$241.000 |
| Dollard-Des Ormeaux \$369,500 Donnacona \$178,900 Dorval \$312,444 Drummondville \$225,000 Dovernay \$259,000 East Broughton \$260,000 East Broughton \$260,000 East Broughton \$260,000 East Broughton \$255,000 Farberellie \$255,000 Farmam \$169,900 Ferme-Neue \$159,900 Fleurimont \$255,000 Forestville \$302,450 Fort-Coulong \$70,000 Frellighburg \$237,000 Gaspé \$249,000 Gairacefield \$136,690 Grande-Rivère \$152,000 Grande-Rivère \$127,000 Grenville \$217,000 Grenville \$174,450 Grenville \$174,450 Grenville \$279,900 Hemmingford \$279,900 Hemmingford \$279,900 Hovick \$482,000 Huttlingdon \$169 | Disraeli | \$87,400 |
| Donnacona 5178,900 Dorval 5312,444 Dorumondville 5225,000 Duvernay 5250,900 East Angus 5159,450 East Broughton 5260,000 East Broughton 5260,000 East Broughton 5250,000 East Broughton 525,2500 Fabreville 525,5000 Ferme-Neuve 5159,900 Fleurimont 5255,000 Foot-Coulonge 570,000 Fror-Coulonge 570,000 Frelighsburg 5237,000 Gaspé 5249,000 Gaspé 5249,000 Grander-Rivère 5152,000 Grander-Rivère 5152,000 Grander-Rivère 5152,000 Grander-Rivère 5170,000 Grenville - Sur-La-Rouge 5174,450 Grenville-Sur-La-Rouge 5174,450 Hennyille - Sur-La-Rouge 5179,000 Hemmingford 5279,900 Hemmingford 5279,900 Howick 5482,000 | | |
| Dorval \$312,444 Drummondville \$22,500 Drummondville \$22,500 Drummondville \$22,500 Drummondville \$250,900 East Angus \$159,450 East Brughton \$260,000 East Brughton \$250,902 Estérée \$251,750 Farbareille \$255,000 Farnham \$169,900 Fleurimont \$255,000 Forestville \$302,450 Fort-Coulonge \$70,000 Franklin \$209,500 Franklin \$237,000 Gaspé \$249,000 Gaspé \$249,000 Grardefield \$136,950 Grande-Rivière \$152,000 Greenfield Park \$217,000 Greenfield Park \$217,000 Hemmingford \$229,000 Hemmingford \$279,000 Howick \$482,000 Hull \$226,750 Hull \$226,750 Hull \$226,750 | | |
| Duvernay \$250,000 East Angus \$159,450 East Broughton \$260,000 East Broughton \$260,000 Eastman \$520,982 Estérel \$251,750 Fabreville \$255,000 Farnham \$169,900 Ferme-Neuve \$159,900 Ferme-Neuve \$302,450 Fort-Coulonge \$70,000 Franklin \$209,500 Frelighsburg \$237,000 Gaspé \$249,000 Gathneau \$255,000 Gracefield \$136,950 Grandy \$199,900 Grande-Rivière \$152,000 Grande-Rivière \$172,000 Grenville \$174,450 Grenville-Sur-La-Rouge \$174,450 Grenville-Sur-La-Rouge \$179,000 Hemmingford \$279,900 Hemmingford \$287,000 Howick \$482,000 Howick \$482,000 Howick \$482,000 Howick \$482,000 | Dorval | \$312,444 |
| East Angus 5159,450 East Broughton \$26,000 Eastman \$520,982 Estérel \$251,750 Fabreville \$255,000 Farnham \$169,900 Ferme-Neuve \$159,900 Fleurimont \$255,000 Forestville \$302,450 Fort-Coulong \$70,000 Franklin \$209,500 Frellghsburg \$237,000 Gaspe \$249,000 Gaspe \$249,000 Gaspe \$249,000 Gaspe \$249,000 Gatineau \$255,000 Gracefield \$136,690 Grande-Riviter \$152,000 Greenfield Park \$217,000 Greenfield Park \$217,000 Greenfield Park \$127,000 Hummingford \$174,450 Greenfield Park \$217,000 Hemmingford \$279,000 Hemmingford \$279,000 Hemmingford \$279,000 Hummingford \$279,000 Hummingford \$279,000 Howick \$482,000 Hull \$226,750 Hull \$226,750 Hull \$226,750 Jonquière \$180,950 La Baie \$189,000 La Baie \$189,000 La Baie \$189,000 La Patrie \$54,000 La Patrie \$54,000 La Pétrle \$280,000 La Pétrle \$280,000 La Pétrle \$54,000 | Duworpay | \$250,900 |
| East Broughton \$260,000 East Braun \$220,982 Estérél \$251,750 Fabreville \$255,000 Farnham \$169,900 Ferme-Neuve \$159,900 Fleurimont \$255,000 Forestville \$302,459 Fort-Coulonge \$70,000 Frealkilm \$209,500 Frelighsburg \$237,000 Gaspé \$249,000 Gatneau \$255,000 Gracefield \$136,950 Grandy \$139,900 Grande-Rivère \$152,000 Grenefield Park \$217,000 Grenville-Sur-La-Rouge \$174,450 Hennyille \$287,000 Hemmingford \$279,900 Howick \$482,000 Howick \$482,000 Huntingdon \$169,000 Jonquière \$180,950 La Baie \$180,950 La Baie \$189,000 La Baie \$189,000 La Baie \$189,000 | East Angus | \$159,450 |
| Estérel \$251,750 Farbareville \$255,000 Farmham \$169,900 Farmham \$169,900 Farmham \$159,900 Farmham \$159,900 Freurimont \$255,000 Forestville \$302,450 Fort-Coulonge \$70,000 Franklin \$209,500 Frelighsburg \$237,000 Gaspé \$249,000 Gatineau \$255,000 Gracefield \$136,650 Grandpeld \$136,650 Grandpeld \$136,650 Grandpeld \$136,650 Grandpeld \$132,000 Grande-Rivier \$152,000 Grande-Rivier \$152,000 Grenville \$174,450 Grenville \$174,450 Grenville \$174,450 Grenville \$174,450 Grenville \$174,450 Huntingford \$279,900 Hemmingford \$279,900 Hemmingford \$279,900 Howick \$482,000 Hull \$226,750 Huntingdon \$169,000 Jonquière \$180,950 Jonquière \$180,950 La Baie \$180,950 La Baie \$189,000 La Baie \$189,000 La Patrie \$54,000 La Patrie \$54,000 La Pétrhe \$280,000 La Pátrie \$54,000 La Pátrie \$54,000 La Pátrie \$54,000 | East Broughton | \$260,000 |
| Fabreville \$255,000 Farnham \$169,900 Ferme-Neuve \$159,900 Fleurimont \$255,000 Fleurimont \$255,000 Forestville \$302,450 Fort-Coulonge \$70,000 Franklin \$209,500 Frelighsburg \$237,000 Gaspé \$248,000 Gatineau \$255,000 Gracefield \$136,950 Grande-Rivière \$152,000 Grenefield Park \$217,000 Grenville \$174,450 Grenville \$129,000 Haver Saint-Pierre \$950,000 Hemmingford \$279,000 Howick \$482,000 Hull \$226,750 Hull \$226,750 Huntingdon \$169,000 Jonquière \$180,950 Kamouraska \$519,000 La Bale \$189,000 La Patrie \$54,000 La Patrie \$52,000 La Patrie \$52,000 | Estérel | |
| Ferme-Neuve \$159,900 Fleurimont \$255,000 Forestville \$302,450 Fort-Coulonge \$70,000 Fort-Coulonge \$70,000 Frelighsburg \$237,000 Gaspé \$249,000 Gatineau \$255,000 Gracefield \$136,950 Granby \$199,900 Grander-Rivère \$152,000 Grenville \$174,450 Grenville-Sur-La-Rouge \$129,000 Hemmingford \$279,900 Hemmingford \$279,900 Howick \$482,000 Hull \$226,750 Huntingdon \$169,000 Jonquière \$180,950 La Baie \$180,000 La Jaques-Cartier \$239,500 La Patrie \$54,000 La Péche \$280,000 La Péche \$280,000 La Péche \$280,000 | Fabreville | \$255,000 |
| Fleurimont \$255,000 | | |
| Forestville \$302,450 Fort-Coulonge \$70,000 Franklin \$209,500 Frelighsburg \$237,000 Gaspé \$249,000 Gaspé \$249,000 Gatineau \$255,000 Gracefield \$136,659 Grandy \$199,900 Grande Rivière \$121,000 Greenfield Park \$217,000 Grenville \$174,450 Grenville Sur-La-Rouge \$129,000 Havier-Saint-Pierre \$950,000 Hemmingford \$279,900 Howick \$482,000 Huberdeau \$119,000 Hull \$226,750 Jonquière \$180,950 La Baie \$189,000 La Jacques-Cartier \$239,500 La Patrie \$54,000 La Péthe \$280,000 La Péthe \$280,000 La Péthe \$280,000 | Fleurimont | \$255,000 |
| Franklin \$209,500 Freilghsburg \$237,000 Gaspé \$249,000 Gatheau \$255,000 Gracefield \$136,950 Gracefield \$136,950 Grande-Rivite \$152,000 Greenfield Park \$217,000 Greenfield Park \$217,4450 Grenville \$174,450 Grenville Sur-La-Rouge \$129,000 Hawmingford \$229,000 Hemmingford \$287,000 Howick \$482,000 Huberdeau \$119,000 Hull \$226,750 Hull \$226,750 Hull \$226,900 Jonquière \$180,900 Joliette \$279,000 Jonquière \$180,900 La Baie \$189,000 La Baie \$189,000 La Patrie \$54,000 La Patrie \$54,000 La Péthe \$280,000 La Plaine \$187,400 | Forestville | |
| Frelighsburg 5237,000 Gaspé 5249,000 Gatineau 5255,000 Gatineau 5255,000 Granchy 5199,000 Grande-Rivière 5192,000 Grande-Rivière 5192,000 Grendiel Park 5217,000 Grenville 5174,450 Grenville-Sur-La-Rouge 5129,000 Hemmingford 5174,950 Hemmyille 5287,000 Hemwille 5287,000 Howick 5482,000 Huberdeau 5119,000 Huberdeau 5119,000 Huberdeau 5119,000 Jonquière 5180,950 Jonquière 5180,950 La Baie 5189,000 La Baie 5189,000 La Jacques-Cartier 5239,500 La Mabbaie 5169,000 La Patrie 554,000 La Pètrie 554,000 La Pètrie 5280,000 La Pètrie 554,000 La Pètrie 554,000 La Pètrie 5187,400 | Franklin | |
| Gatineau \$255,000 Gratefield \$136,690 Gracefield \$136,690 Gracefield \$136,690 Grande-Rivitre \$152,000 Greenfield Park \$217,000 Greenfield Park \$217,000 Greenfield Park \$217,4450 Greenfield Park \$174,450 Greenfield Park \$174,450 Greenfield \$172,000 Hawrica \$129,000 Hawrica \$129,000 Hemmingford \$279,000 Hemmingford \$279,000 Howick \$482,000 Howick \$482,000 Hull \$226,750 Hull \$226,750 Hull \$226,750 Hull \$226,750 Jonquière \$180,950 La Baie \$189,000 La Baie \$189,000 La Baie \$189,000 La Baie \$189,000 La Patrie \$239,500 La Malbaie \$169,900 La Patrie \$54,000 La Pétrie \$54,000 La Pétrie \$54,000 La Pétrie \$5280,000 La Pétrie \$5280,000 La Pétrie \$540,000 | Frelighsburg | \$237,000 |
| Gracefield 5136,950 Grandy 5199,900 Grande-Rivière 5152,000 Greenfield Park 5217,000 Greenfield Park 5217,000 Greenfield Park 5217,000 Greenfield Fark 5217,000 Greenville 5124,450 Grenville-Sur-La-Rouge 5129,000 Havre-Saint-Pierre 5950,000 Hawre-Saint-Pierre 5950,000 Hemmingford 5279,900 Howick 5482,000 Hull 5226,750 Hull 5226,750 Hull 5226,750 Hull 5226,750 Hull 5226,750 Jonquière 5180,950 La Baie 5189,000 La Baie 5189,000 La Jacques-Cartier 5239,500 La Malbaie 5169,900 La Patrie 554,000 La Petrie 5220,000 La Petrie 5220,000 La Plaine 5187,400 | Gaspé | |
| Grande-Rivière 515,2000 Greenfield Park 5217,000 Grenville Sur-La-Rouge 5129,000 Havre-Saint-Pièrre 5950,000 Hemmingford 5279,900 Hemyville 5287,000 Howick 5482,000 Huberdeau 5119,000 Hull 5226,750 Huntingdon 5169,000 Jonguière 5180,950 Kamouraska 5519,000 La Baie 5189,000 La Jacques-Cartier 5239,500 La Patrie 554,000 La Pèche 280,000 La Plaine 5187,400 | Gracefield | \$136,950 |
| Greenfield Park 5217,000 Grenville 5174,450 Grenville 5174,450 Grenville-Sur-La-Rouge 1229,000 Havre-Saint-Pierre 5950,000 Hemmingford 5279,900 Hemmingford 5287,000 Howick 5482,000 Hull 5226,750 Hull 5226,750 Hull 5226,750 Huntingdon 5169,000 Joliette 5279,000 Joliette 5279,000 Joliette 5180,950 Kamouraska 5519,000 La Baie 5189,000 La Jacques-Cartier 5239,500 La Malbaie 5169,900 La Patrie 554,000 La Péthe 5280,000 La Péthe 5280,000 La Pilaine 5187,400 | Granby Grande-Rivière | |
| Grenville \$174,450 Gernville \$129,000 Havre-Saint-Piere \$950,000 Hemmingford \$279,900 Howick \$482,000 Howick \$482,000 Huberdeau \$119,000 Hullingdon \$169,000 Jonquière \$180,950 Kamouraska \$519,000 La Baie \$189,000 La Jacques-Cartier \$239,500 La Patrie \$54,000 La Péche \$280,000 La Péche \$280,000 La Plaine \$187,400 | | |
| Havre-Saint-Pierre \$950,000 Hemmingford \$279,900 Hemrylle \$287,000 Howick \$482,000 Howick \$482,000 Hull \$226,750 Hull \$226,750 Huntingdon \$169,000 Joliette \$279,000 Jonquière \$180,950 Kamouraska \$519,000 La Bale \$189,000 La Jacques-Cartier \$239,500 La Malbaie \$169,900 La Patrie \$54,000 La Pèthe \$280,000 La Plaine \$187,400 | Grenville | \$174,450 |
| Hemmingford \$279,900 Henryville \$287,000 Howick \$482,000 Howerdeau \$119,000 Hull \$226,750 Huntingdon \$169,000 Joliette \$279,000 Jonquière \$180,950 Kamouraska \$519,000 La Baie \$139,000 La Jacques-Cartier \$239,500 La Patrie \$54,000 La Péthe \$280,000 La Pèthe \$187,400 | | |
| Henrywille | Hemmingford | \$279,900 |
| Huberdeau \$119,000 Hull \$226,750 Huntingdon \$159,000 Joliette \$229,000 Jonquière \$180,950 Kamouraska \$519,000 La Baie \$189,000 La Jacques-Cartier \$239,500 La Patrie \$54,000 La Péthe \$280,000 La Plaine \$187,400 | Henryville | |
| Hull \$226,750 Huntingdon \$169,000 Joliette \$279,000 Jonquière \$180,950 Kamouraska \$519,000 La Baie \$189,000 La Jacques-Cartier \$239,500 La Malbaie \$169,900 La Patrie \$54,000 La Péthe \$280,000 La Plaine \$187,400 | | |
| Joliette \$279,000 Jonquière \$180,950 Kamouraska \$519,000 La Baie \$189,000 La Jacques-Cartier \$239,500 La Malbaie \$169,900 La Patrie \$54,000 La Péche \$280,000 La Plaine \$187,400 | Hull | \$226,750 |
| Jonquière \$180,950 Kamouraska \$519,000 La Baie \$189,000 La Jacques-Cartier \$239,500 La Mabhaie \$169,900 La Patrie \$54,000 La Pèche \$280,000 La Plaine \$187,400 | | |
| La Baie \$189,000 La Jacques-Cartier \$239,500 La Malbaie \$169,900 La Patrie \$54,000 La Pèche \$280,000 La Plaine \$187,400 | Jonquière | \$180,950 |
| La Jacques-Cartier \$239,500 La Malbaie \$169,900 La Patrie \$54,000 La Pèche \$280,000 La Plaine \$187,400 | Kamouraska La Raie | \$519,000 |
| La Malbaie \$169,900 La Patrie \$54,000 La Pêche \$280,000 La Plaine \$187,400 | | |
| La Pêche \$280,000 La Plaine \$187,400 | La Malbaie | \$169,900 |
| La Plaine \$187,400 | | |
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| LOCATION | 2 Z |
| La Prairie La Sarre | \$258,987 \$251,500 |
| La Tuque Lac-Aux-Sables | \$119,700 \$97,000 |
| Lac-Beauport | \$294,900 |
| Lac-Brome | \$271,500 \$135,000 |
| Lac-Etchemin Lachenaie | \$229,700 \$358,900 |
| Lachine Lachute | \$358,900 \$254,900 |
| Lac-Kénogami Lac-Mégantic | \$257,750 \$202,500 |
| Larolle | \$199,900 |
| Lac-Sainte-Marie Lac-Supérieur | \$224,900 \$259,000 |
| Lac-Supérieur Lambton L'Ancienne-Lorette L'Ange-Gardien | \$199,900 \$211,950 |
| | \$216,950 \$336,900 |
| Lanoraie Larouche | \$119,900 |
| Lasalle L'Ascension | \$429,000 \$95,000 |
| L'Ascension-De-Notre- | \$139,900 |
| Seigneur L'Assomption | \$246,950 |
| Laterrière | \$209,000 \$120,000 |
| Laurier-Station Laval-Des-Rapides | \$258,846 |
| Laval-Ouest Laval-Sur-Le-Lac | \$289,900 \$889,000 |
| Lavaltrie | \$229,900 |
| Le Gardeur Le Vieux-Vaudreuil | \$174,900 \$314,900 |
| Lennoxville | 4570.000 |
| L'Épiphanie Les Cèdres | \$239,950 \$183,900 |
| Les Coteaux Les Îles-De-La- | \$189,000 |
| Madeleine | \$218,000 |
| Les Rivières L'Île-Bizard | \$219,700 \$375,000 |
| L'Île-Bizard L'Île-Perrot L'Islet | \$339,000 |
| Lorraine | \$228,000 \$369,350 |
| Lorrainville Lotbinière | \$168,500 \$291,500 |
| Louiseville | \$175,000 |
| Magog Malartic | \$219,000 \$185,000 |
| Maniwaki Maria | \$124,900 \$205,000 |
| Marieville | \$229,000 |
| Martinville Mascouche | \$178,000 \$204,900 |
| Maskinongé Masson-Angers | \$422,000 \$217,400 |
| Massueville | \$129,900 |
| Matane Mcmasterville | \$169,000 \$259,450 |
| Mercier | \$199,500 |
| Métabetchouan- -Lac-À-La-Croix | \$139,900 |
| Mirabel Mont-Bellevue | \$289,900 \$259,000 |
| Montebello | \$252,450 |
| Mont-Joli Mont-Laurier | \$149,000 \$175,000 |
| Montmagny Montpellier | \$145,000 \$156,950 |
| Montréal-Est | \$434,900 |
| Montréal-Nord Montréal-Ouest | \$422,000 \$595,000 |
| Mont-Royal Mont-Saint-Hilaire | \$439,737 \$199,000 |
| Mont-Tremblant | \$219,000 |
| Napierville Neuville | \$229,000 \$222,450 |
| New Carlisle | \$175,000 |
| Nicolet Nominingue | \$175,000 \$303,500 \$183,500 |
| Notre-Dame- De-Lourdes | \$169,900 |
| Notre-Dame-Des-Pins | \$228,500 |
| Notre-Dame- Des-Prairies | \$259,900 |
| Oka Orford | \$648,000 \$149,000 |
| Ormstown | \$233,000 |
| Otterburn Park Outremont | \$219,900 \$529,450 |
| Papineauville | \$159,950 \$139,950 |
| Parisville Paspébiac | \$325,000 |
| Percé Petite-Rivière-Saint- | \$294,500 |
| François | \$379,000 |
| Piedmont Pierreville | \$219,450 \$151,450 |
| Pincourt | \$151,450 \$216,500 \$514,905 |
| Piopolis Plateau-Mont-Royal, | \$514,995 \$495,000 |
| District Électoral Du Plessisville | \$495,000 \$149,500 |
| Pohénégamook | \$148,000 |
| Pointe-Claire | \$336,345 |

| LOCATION | MEDIA | LOCATION | MEDIA |
|---|------------------------|---|----------------------|
| Pontiac | \$232,400 | Sainte-Marcelline-De- Kildare | \$249,90 |
| Pont-Rouge Pont-Viau | \$164,500 \$498,000 | Sainte-Marguerite-Du- Lac-Masson | \$226,75 |
| Portneuf | \$139,900 | Sainte-Marie | \$147,40 |
| Potton Prévost | \$169,000 \$234,200 | Sainte-Marthe-Sur- Le-Lac | \$194,45 |
| Price | \$115,000 | Sainte-Martine | \$169,00 |
| Princeville Rawdon | \$238,500 \$259,000 | Sainte-Mélanie Sainte-Monique | \$374,95 \$96,95 |
| Repentigny | \$229,900 | Saint-Éphrem-De- | \$225,00 |
| Richelieu | \$438,700 | Beauce Sainte-Rose | \$384,50 |
| Richmond Rigaud | \$219,000 \$309,950 | Sainte-Sophie | \$292,45 |
| Rimouski | \$177,000 | Saint-Esprit | \$399,70 |
| Ripon | \$184,900 | Sainte-Thècle Sainte-Thérèse | \$149,00 \$219,25 |
| Rivière-Bleue Rivière-Des-Prairies | \$109,000 \$225,000 | Sainte-Ursule | \$435,00 |
| Rivière-Du-Loup | \$247,450 | Saint-Eustache | \$269,90 |
| Rivière-Rouge Roberval | \$164,500 \$194,000 | Saint-Fabien Saint-Fabien-De-Panet | \$156,95 \$90,95 |
| ock Forest | \$282,200 | Saint-FaustinLac-Carré | \$219,45 |
| Rosemère Rosemont, District | \$299,978 | Saint-Félicien | \$179,45 |
| lectoral De | \$439,000 | Saint-Félix-De-Kingsey | \$216,95 |
| Rougemont | \$499,900 | Saint-Félix-De-Valois Saint-Ferdinand | \$259,00 |
| Rouyn-Noranda Roxton Falls | \$276,950 \$269,950 | Saint-Ferréol-Les-Neiges | \$137,20 |
| Roxton Pond | \$197,450 | Saint-François | \$330,00 |
| aint-Adelphe aint-Adolphe- | \$117,450 | Saint-François-Du-Lac Saint-François-Xavier- | \$149,50 \$289,90 |
|)'Howard | \$224,900 \$116,500 | De-Brompton Saint-Gabriel | \$139,80 |
| aint-Agapit aint-Aimé-Des-Lacs | \$116,500 | Saint-Gédéon-De- | \$130,95 |
| aint-Alexandre | \$212,000 | Beauce Saint-Georges | \$169,90 |
| aint-Alexis-Des-Monts aint-Alphonse- | \$130,000 | Saint-Georges-De- Clarenceville | \$274,50 |
| odriguez aint-Amable | \$77,500 \$173,900 | Saint-Gervais | \$249,00 |
| aint-Ambroise | \$144,900 | Saint-Gilles | \$109,00 |
| aint-Ambroise-De- | \$183,950 | Saint-Henri Saint-Hippolyte | \$166,50 \$299,90 |
| ildare aint-Anaclet-De- | | Saint-Honoré | \$246,00 |
| ssard | \$249,000 | Saint-Honoré-De- Shenley | \$99,90 |
| Saint-André-Avellin Saint-Anselme | \$385,000 \$154,995 | Saint-Hubert | \$235,50 |
| Saint-Apollinaire | \$159,000 | Saint-Hugues Saint-Hyacinthe | \$267,40 \$274,00 |
| aint-Augustin-De- esmaures | \$339,000 | Saint-Isidore | \$649,00 |
| aint-Barthélemy | \$109,900 | Saint-Jacques | \$289,00 |
| aint-Basile aint-Basile-Le-Grand | \$202,000 \$215,000 | Saint-Jean-Baptiste Saint-Jean-De-Dieu | \$429,00 \$94,90 |
| aint-Benoît-Labre | \$677,000 | Saint-Jean-De-Matha | \$259,90 |
| aint-Bruno aint-Bruno-De- | \$139,000 | Saint-Jean-Sur-Richelieu | \$261,81 |
| ontarville int-Calixte | \$334,000 | Saint-Jérôme Saint-Joachim | \$199,00 \$235,00 |
| aint-Casimir | \$129,900 \$98,250 | Saint-Joseph-De-Beauce | \$126,00 |
| aint-Césaire | \$329,000 | Saint-Joseph-De- Coleraine Saint-Joseph-De- | \$290,00 |
| aint-Charles-Borromée | \$269,900 | Kamouraska | \$131,90 |
| aint-Charles-De- ellechasse | \$199,250 | Saint-Joseph-De-Sorel | \$149,90 |
| aint-Christophe- | \$266,950 | Saint-Joseph-Du-Lac Saint-Jude | \$309,45 \$199,70 |
| D'Arthabaska Saint-Chrysostome | \$254,000 | Saint-Lambert | \$299,00 |
| aint-Colomban aint-Côme | \$424,900 \$249,000 | Saint-Lambert-De- Lauzon | \$491,00 |
| aint-Constant | \$239,900 | Saint-Laurent | \$390,00 |
| Saint-Cuthbert | \$304,500 | Saint-Lazare Saint-Léonard | \$207,45 |
| Saint-Cyrille- De-Lessard | \$149,250 | Saint-Léonard-D'Aston | \$435,00 |
| Saint-Damien | \$229,000 | Saint-Léonard-De- Portneuf | \$166,00 |
| Saint-Damien-De- Buckland | \$188,950 | Saint-Liboire | \$254,45 |
| aint-David-De- | \$214,950 | Saint-LinLaurentides | \$382,45 |
| alardeau aint-Denis-Sur- | | Saint-Louis-De- Blandford Saint-Louis-De- | \$275,00 |
| ichelieu | \$244,000 | Saint-Louis-De- Gonzague | \$189,00 |
| aint-Donat ainte-Adèle | \$220,000 \$212,500 | Saint-Marc-Des-Carrières | \$209,45 |
| ainte-Agathe-Des- | \$275,000 | Saint-Martin | \$112,50 |
| Nonts ainte-Angèle-De-Mérici | \$139,000 | Saint-Mathieu-De- Beloeil | \$309,45 |
| ainte-Anne-De- | \$165,950 | Saint-Maurice | \$334,50 |
| Beaupré iainte-Anne-De- | \$599,000 | Saint-Michel-Des-Saints Saint-Narcisse-De- | \$224,50 |
| Bellevue ainte-Anne-De-La- | \$114,000 | Rimouski | \$109,95 |
| rade inte-Anne-Des-Lacs | \$114,000 \$389,450 | Saint-Pacôme | \$199,00 |
| ainte-Anne-Des-Monts | \$137,000 | Saint-Pascal | \$534,50 |
| ainte-Anne-De-Sorel | \$279,000 | Saint-Paul Saint-Paul-De-Montminy | \$176,75 |
| ainte-Anne-Des-Plaines ainte-Anne-Du-Lac | \$232,445 \$99,900 | Saint-Paulin | \$108,95 |
| ainte-Brigitte-De-Laval | \$154,000 | Saint-Philémon | \$259,00 |
| ainte-Catherine ainte-Catherine-De- | \$198,000 | Saint-Philippe | \$209,00 |
| lainte-Catherine-De- latley lainte-Catherine-De-La- | \$369,000 | Saint-Pie | \$274,90 |
| Sainte-Catherine-De-La- lacques-Cartier | \$189,990 | Saint-Pierre-De-L'Île- D'Orléans | \$209,90 |
| Sainte-Croix | | Saint-Pierre-Les- Becquets | \$249,00 |
| ainte-Dorothée aint-Édouard-De-Fabre | \$352,350 \$167.450 | Saint-Placide | \$509,95 |
| aint-Édouard-De- | \$167,450 \$174,250 | Saint-Polycarpe Saint-Raphaël | \$239,00 \$356,95 |
| otbinière | | Saint-Raphael Saint-Raymond | \$356,95 |
| Sainte-Félicité | \$227,450 | Saint-Rémi | \$174,90 |
| ainte-Foy ainte-Hedwidge | \$249,000 \$99,500 | | \$60,65 |
| ainte-Hélène-De-Bagot | \$749,300 | Saint-Roch- De-L'Achigan | \$339,00 |
| ainte-Julie | \$229,000 | Saint-Roch-De-Richelieu | \$544,00 |
| Sainte-Julienne | \$382,000 | Saint-Sauveur Saint-Siméon | \$330,00 |
| Saint-Elphège | \$147,500 | Saint-Stanislas-De- | \$125,50 |

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| LOCATION | MEDIA! PRICE |
| Saint-Sulpice | \$175,950 |
| Saint-Sylvestre | \$161,000 |
| Saint-Tite | \$135,000 |
| Saint-Tite-Des-Caps | \$354,500 |
| Saint-Valérien-De-Milton | |
| Saint-Vincent-De-Paul | \$379,000 |
| Saint-Zotique | \$479,000 |
| Salaberry-De-Valleyfield | \$249,000 |
| Sayabec Senneterre | \$99,000 \$145,000 |
| Sept-Îles | \$295,000 |
| Shannon | \$304,950 |
| Shawinigan | \$146,750 |
| Shefford | \$262,000 |
| Sorel-Tracy | \$189,000 |
| Stanstead Stoneham-Et- | \$132,000 |
| Tewkesbury | \$235,000 |
| Sutton | \$199,450 |
| Témiscaming | \$199,000 |
| Témiscouata- Sur-Le-Lac | \$239,900 |
| Terrasse-Vaudreuil | \$407,000 |
| Terrebonne | \$272,400 |
| Thetford Mines | \$109,000 |
| Thurso Trois-Pistoles | \$201,450 \$161,650 |
| Trois-Rivières | \$169,950 |
| Val-Alain | \$156,000 |
| Val-Brillant | \$79,500 |
| Valcourt | \$244,500 |
| Val-David | \$395,000 |
| Val-Des-Lacs Val-Des-Monts | \$239,000 \$315,000 |
| Val-D'Or | \$239,000 |
| Vallée-Jonction | \$133,000 |
| Val-Morin | \$261,750 |
| Varennes | \$249,000 |
| Vaudreuil-Dorion | \$239,500 |
| Venise-En-Québec Verchères | \$329,900 \$414,900 |
| Verdun | \$459,000 |
| Victoriaville | \$195,500 |
| Ville-Marie | \$474,474 |
| Vimont | \$215,000 |
| Warwick | \$174,700 |
| Waterloo | \$219,000 |
| Waterville Weedon | \$219,000 \$134,950 |
| Wendake | \$134,930 |
| Westmount | \$648,500 |
| Windsor | \$219,000 |
| Wotton | \$334,950 |
| Yamachiche | \$114,000 |
| Yamaska | \$299,000 |

| SASKATCH | EWAN |
|------------------|-----------|
| | |
| Assiniboia | \$260,450 |
| Battleford | \$209,450 |
| Birch Hills | \$222,400 |
| Canora | \$364,500 |
| Carnduff | \$165,000 |
| Elbow | \$369,000 |
| Estevan | \$174,900 |
| Foam Lake | \$97,500 |
| Fort Qu'Appelle | \$264,900 |
| Hudson Bay | \$514,500 |
| Humboldt | \$164,000 |
| Indian Head | \$309,500 |
| Kenaston | \$187,400 |
| Kindersley | \$227,000 |
| La Ronge | \$364,950 |
| Martensville | \$225,555 |
| Meadow Lake | \$239,000 |
| Melfort | \$139,000 |
| Moose Jaw | \$249,900 |
| Nipawin | \$164,000 |
| North Battleford | \$202,900 |
| Prince Albert | \$192,400 |
| Regina | \$225,000 |
| Regina Beach | \$229,900 |
| Rosthern | \$214,950 |
| Saskatoon | \$204,900 |
| Shaunavon | \$237,500 |
| Swift Current | \$215,000 |
| Tisdale | \$129,900 |
| Unity | \$239,500 |
| Wadena | \$189,900 |
| Warman | \$214,900 |
| Watrous | \$224,900 |
| Watson | \$234,999 |
| Weyburn | \$198,500 |
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