

RECREATIONAL PROPERTY REPORT 2016



NATIONAL SUMMARY



AS REAL ESTATE PRICES RISE, MANY CANADIANS ARE LOOKING FOR ALTERNATIVE WAYS TO FINANCE THEIR DREAMS OF COTTAGE OR CABIN OWNERSHIP.

In a recent survey of RE/MAX agents and brokers, more than half reported seeing an increase in buyers who planned to rent out their property full- or part-time. In a separate survey of Canadians, conducted by Leger, nearly 60 per cent agreed that due to the emergence of popular, user-driven vacation rental websites, it is easier for an owner to rent out an investment property today versus five years ago.

The Leger survey also found that millennials were most likely to have spent time at a cottage or cabin in the past year, demonstrating that young Canadians are sustaining demand for access to recreational properties. This provides an opportunity for buyers to finance their second homes, most notably in high demand areas such as Grand Bend, Ontario, Tofino, B.C., and Quebec's Eastern Townships.

In most of the regions that reported an increase in buyers planning to rent out their properties, demand is driven primarily by families and retirees, rather than investors. Retirees were reported as being key drivers of demand in 83 per cent of regions surveyed, and 53 per cent of regions reported an increase in retiree buyers this year compared to last year.

As the large demographic of Baby Boomers retires, sellers who benefitted from significant price appreciation in cities like Vancouver and Toronto are putting that equity into recreational markets, which is causing prices to increase in those regions. Some buyers who may still be five or 10 years away from retirement are taking the opportunity to enter those markets now, renting out their property until they are ready to retire.

This effect has been especially pronounced in British Columbia, where significant price increases in the Lower Mainland are encouraging buyers to invest in regions such as the Okanagan and the Gulf Islands.

The low Canadian dollar is having a positive effect on Canada's recreational property markets. Canadians, mainly Baby Boomers, who bought properties in the U.S. when U.S. real estate prices were comparably low are selling them at a profit and investing in Canadian recreational markets. The low dollar is also encouraging Canadians to vacation within the country rather than going abroad, putting their money into vacation rentals closer to home.

Some regions, particularly established recreational destinations with international reputations such as Whistler, the Muskokas and Mont Tremblant, are seeing foreign buyers, primarily from the U.S., return to those markets. Cape Breton Island, which recently made international news when a website "Cape Breton If Donald Trump Wins" gained the attention of high-profile news media, has seen increased interest from prospective U.S. buyers this year due to the publicity boost, combined with favourable exchange rates.



81%
OF CANADIANS HAVE
SPENT TIME AT A
COTTAGE OR CABIN



58%
OF CANADIANS AGREE
THAT ONLINE VACATION
RENTAL SERVICES HAVE
MADE IT EASIER TO RENT
OUT AN INVESTMENT
PROPERTY VERSUS FIVE
YEARS AGO



94%
OF CANADIANS RATED A
QUIET ATMOSPHERE AS
AN IMPORTANT FEATURE
OF A COTTAGE OR CABIN

FEATURED LOCATIONS



TOFINO AND UCLUELET

BC

RECREATIONAL PROPERTY BUYERS ARE ATTRACTED TO THE COMMUNITIES of Tofino and Ucluelet, situated 40 kilometres apart on Vancouver Island's west coast, for the rugged natural scenery. The region is known for surfing, whale watching, kayaking, fishing, hiking, camping, beaches and the ancient rainforest that connects the two communities.

The temperate climate on the coast allows for year-round access and the two communities provide magnificent vistas of the Pacific Ocean during storm-watching season in the winter. The Long Beach unit connects Tofino and Ucluelet year-round and serves as a beautiful destination within the heart of the Pacific Rim National Park Reserve.

Inventory for both recreational and year-round properties is low, especially in Ucluelet, where millennial buyers are increasingly driving demand. Despite the proximity of the two communities, the median sale price for a waterfront property is approximately \$700,000 in Ucluelet compared with \$1.5 million in Tofino, offering young couples and families greater access to the market.

SQUAMISH

BC

WHETHER YOU PREFER CLIMBING THE STEEP CLIFFS OF the Stawamus Chief or fishing in the Howe Sound, Squamish is ideal for recreational property buyers in search of adventure. From boating and hiking to attending one of the many festivals hosted in the region, there is a lot to do in Squamish, making it an ideal location for young couples and families.

Conveniently located halfway between Vancouver and Whistler along the Sea-to-Sky Highway, Squamish offers younger buyers more affordable options than its higher-priced neighbours. With a number of new developments under construction, there are good opportunities for buyers to enter the recreational property market.

Rising prices in Vancouver have resulted in an increase in buyers looking to relocate to Squamish this year. Buyers are attracted to the active outdoor lifestyle the area offers combined with the proximity to Vancouver.

WHISTLER

BC

LOCATED IN THE COAST MOUNTAINS TWO HOURS NORTH OF VANCOUVER, Whistler is a well-established year-round recreational region. Though best known as a ski destination, Whistler is also a great place for summer biking, hiking and golfing. The pedestrian-only Whistler Village, located at the base of both Whistler and Blackcomb mountains, offers a number of shopping and dining destinations.

Buyers are drawn to the majestic mountain landscape, outdoor activities, amenities and recreational property options. Condos near Whistler Village are the most popular among buyers, especially those looking to walk from their living room straight to the mountain for skiing. Townhouses and chalets are also popular among recreational buyers in the region.

The median sale price declined year over year in 2016 due to a rebound in Whistler's fractional and shared ownership market, which typically have a lower price point. Average prices have increased across all property types; the average price for a detached home rose approximately 13 per cent and the average condo price rose approximately 16 per cent. The higher U.S. dollar relative to the Canadian dollar has also resulted in increased demand from American buyers this year.

FEATURED LOCATIONS



THE OKANAGAN AND SHUSWAP

BC

LOCATED IN SOUTHERN BRITISH COLUMBIA, THE OKANAGAN VALLEY is one of the warmest regions in Canada. With over a hundred lakes within driving distance, the North Okanagan is a popular destination for watersports, including boating, swimming, scuba diving, fishing, or just spending the day in the sun.

The South Okanagan region, including the City of Penticton and Summerland, is prized for its beautiful lakes, world-class wineries and orchards, framed by a backdrop of mountains and forests. This region offers many options for recreational property buyers, from budget-conscious to ultra-luxurious.

The Shuswap, just over an hour's drive from Kamloops, is well known for its lake and watersports, vibrant music festivals, luxurious houseboats, golf courses and farmer's markets. A popular attraction is the annual Salmon Arm Roots & Blues Festival, held each August, which draws more than 30,000 people every year.

Rising prices on the Lower Mainland are driving more buyers into the interior. Soon-to-be retirees are purchasing their future homes now in order to take advantage of today's prices and renting them out until they are ready to settle into retirement.

CANMORE

AB

LOCATED NEAR THE SOUTHEAST BOUNDARY OF BANFF NATIONAL PARK, just over 80 kilometres west of Calgary, Canmore offers a rocky mountain playground to recreational property buyers. Climbing, hiking, skiing and golf are just a few of the many outdoor activities that draw recreational property buyers to this vibrant mountain community year-round.

Retirees seeking an active lifestyle are an important driver of demand in Canmore's recreational property market. The town's amenities, along with its proximity to an international airport and good healthcare services, make it an attractive option for these buyers.

The most expensive recreational property sold in Canmore this year was a \$3 million mountain retreat perched above the town in the prestigious Silvertip golf community. The home looks out over the Bow Valley, offering magnificent views stretching from the Three Sisters to the Rundle Range.

LAKES WEST OF EDMONTON

AB

TO THE WEST OF ALBERTA'S CAPITAL ARE SEVERAL COMMUNITIES that provide city-dwellers with all-season recreational fun. Outdoor activities such as fishing, boating and swimming on the area's many lakes in the summer, as well as snowmobiling and skiing in the winter, draw buyers to the region. Properties on Isle Lake, Lac Ste Anne and Wabamun are in demand among buyers looking for waterfront properties. Young couples, families and retirees drive demand for recreational property in the region.

The decline in oil prices and layoffs in the oil industry have had a dampening effect on the recreational property market in the area, as some owners have had to sell their second home, while prospective buyers have been hesitant to enter the market. The most expensive property sold to date was a two-storey, three bedroom home on Lake Wabamun, which sold for \$1.1 million.

FEATURED LOCATIONS



SYLVAN LAKE

AB

SITUATED HALFWAY BETWEEN CALGARY AND EDMONTON, Sylvan Lake is very popular for recreational property owners as well as tourists. Less than a two hour drive from Alberta's two largest cities, city dwellers can escape to one of Canada's top 10 beaches and enjoy the northern lights.

Sylvan Lake is the perfect location for those who are looking for a four season property near lots of amenities and activities. This luxury region offers fabulous restaurants, lake cruises, water activities, and golf as well as ice fishing and snowmobiling. Boating enthusiasts will enjoy the Sylvan Lake Sailing Club's weekly races across the lake.

There is a good selection of properties on the market this year and prices have softened somewhat with the downturn in Alberta's economy. The demographics of the region are shifting as the primary driver of demand transitions from older baby boomers to younger families. The most expensive property sold this year was a \$1.3 million, four-bedroom waterfront property on the sunny side of the lake.

QU'APPELLE VALLEY

SK

THE QU'APPELLE VALLEY ATTRACTS THOUSANDS OF tourists and seasonal residents each year looking to spend time in one of Saskatchewan's most picturesque regions. The natural beauty of the area is further enhanced by the abundance of cultural events and landmarks inspired by the Qu' Appelle Valley's deep First Nations and Metis roots.

Only a 45 minute drive from Regina, the Valley's Calling Lakes offer recreational property buyers fantastic access to a wide range of outdoor activities, from boating and fishing in the summer, to snowmobiling and skiing in the winter. The recreational property market is driven by families and retirees in search of an active, outdoor lifestyle in close proximity to the province's capital city.

There is renewed optimism in Qu' Appelle Valley's recreational property market following a slight recovery in Saskatchewan's resource sector in recent months. New water security regulations introduced by the provincial government following heavy flooding in 2011, which are now being implemented by municipalities, have led to increased confidence in the region's real estate market.

LAKE WINNIPEG

MB

LESS THAN AN HOUR FROM WINNIPEG IS LAKE WINNIPEG - Canada's sixth largest freshwater lake. With pristine boreal forests and rivers that are being promoted as a potential United Nations World Heritage Park, locals enjoy beautiful remote sandy beaches, stunning limestone cliffs and even bat caves for the more adventurous.

In the winter, snowmobiling is extremely popular with numerous well-groomed trails in the region. This includes 23 kilometres of trails that cross the lake, which comes to life in the winter with the snowmobiling community. These year-round recreational activities attract a younger crowd. Other activities that draw people to the local communities include the Gimli Motorsports Park Dragway for car racing enthusiasts, Winnipeg Beach Boardwalk Days and the annual Teulon International Truck & Tractor Pull.

Lake Winnipeg is relatively affordable, allowing buyers to enter the market at lower price points compared with other established Canadian recreational property markets.

FEATURED LOCATIONS



MANITOULIN ISLAND AND FRENCH RIVER

ON

MANITOULIN ISLAND AND THE FRENCH RIVER ARE TWO OF Northern Ontario's most popular areas for recreational properties – known as camps in this part of the country. Buyers are drawn to the area's natural beauty and good availability of affordable waterfront properties.

The French River, which flows from Lake Nipissing to Georgian Bay, appeals primarily to young families looking for a base from which to enjoy outdoor activities like boating, fishing and hiking.

Recreational property on the French River has seen a ripple effect from rising prices further south. Buyers priced out of the Muskokas look to Parry Sound, while those looking at Parry Sound go farther north to the French River.

Manitoulin Island, the largest freshwater island in the world, draws recreational property buyers from Southern Ontario, who can access the island by ferry from Tobermory. The area is popular for all types of boating and sailing, and boaters enjoy being able to travel from southern Ontario over to the upper peninsula of Michigan. Manitoulin is also popular with Americans, and interest from U.S. buyers is expected to pick up due to a favourable exchange rate.

LAKE HURON

ON

THE RECREATIONAL AREAS AROUND LAKE HURON ARE POPULAR cottage country destinations for Southern Ontarians. Grand Bend, located on the southeast shores of Lake Huron, is best known for its 30 miles of continuous beaches. The town, a one-hour drive from London and three hours from Toronto, draws people from around the region to swim, sunbathe and then stay for the area's nightlife.

The Bruce Peninsula, located between Georgian Bay and Lake Huron, is a picturesque region that attracts buyers looking for beautiful beaches and historic national parks. Tobermory, at the tip of the peninsula, draws divers to "Canada's Scuba Diving and Snorkeling Capital."

Port Elgin and Southampton are charming communities within the town of Saugeen Shores, just south of the Bruce Peninsula. The area is known for swimming, boating and fishing in the summer, and cross-country skiing and snowmobiling in the winter.

The past few years have seen increased demand from retirees, particularly in and around Grand Bend. The most expensive property sold this year to date was a four-bedroom lakefront home in Southcott Pines with a private beach, which sold for \$2.3 million.

GEORGIAN BAY

ON

OVER 30,000 ISLANDS AND 2,000 KILOMETRES OF SHORELINE MAKE Georgian Bay one of the most breathtaking regions in Ontario. The blend of natural beauty and year-round activity options attract retirees and families seeking an outdoor lifestyle.

Collingwood, located on the southern tip of Georgian Bay, allows residents to hit Blue Mountain's slopes in the winter and get out on the water during the summer. The Collingwood Trails offer 60 kilometres of tree-lined, recreational trails for hikers, cyclists, joggers, snowshoers and snowmobilers.

Lying on the southeastern shores of Georgian Bay, the port communities of Honey Harbour and Port Severn offer a variety of recreational property options for buyers and fantastic access to the water.

The active lifestyle promised by Georgian Bay and its proximity to Toronto has led to increased demand by retirees for both recreational and year-round properties.

FEATURED LOCATIONS



LAKE SIMCOE

ON

LOCATED LESS THAN TWO HOURS NORTH OF TORONTO, LAKE SIMCOE is a popular year-round recreational region for Southern Ontarians. Residents in the region enjoy swimming, boating and fishing in the summer, and skiing and snowmobiling during the winter.

Bordering Lake Simcoe and Lake Couchiching on the spectacular Trent-Severn waterway, Orillia attracts recreational property buyers looking to make use of the accessible natural beauty. Cultural attractions such as the annual Mariposa Folk Festival and Casino Rama also draw buyers and visitors to the region.

Keswick, a picturesque town on Cook's Bay at the southern end of Lake Simcoe, has seen increased popularity following the recent extension of Highway 404. Keswick's waterfront location and proximity to Toronto make it a popular destination for recreational property buyers.

Aside from the larger Lake Simcoe and Lake Couchiching, the region has many smaller lakes and rivers that offer waterfront properties at a variety of price points. The recreational property market is driven by families with young children and retirees and has remained fairly stable for the past decade.

MUSKOKA AND HALIBURTON

ON

CANADA'S OLDEST AND BEST-KNOWN COTTAGE COUNTRY REGION continues to be popular with vacationers who enjoy watersports, high-end dining, or just sitting on the dock, soaking up the sun.

A two-hour drive north of Toronto, Muskoka extends from Georgian Bay in the west, to Lake Couchiching in the south, to Algonquin Park in the east. The most populated area is the Muskoka Lakes Township, where Lake Muskoka, Lake Rosseau and Lake Joseph are located. Cottages on these lakes tend to be upper-end properties, and the closer a property is to Port Carling, known as the hub of the Muskoka Lakes, the more expensive it will likely be.

Haliburton, just south of Algonquin Park, attracts young families and retirees with its small-town feel and relative affordability. Haliburton features numerous lakes, rivers and natural springs, and hiking trails.

This year, low inventory of waterfront properties has resulted in higher than normal demand for water access properties. The low Canadian dollar is drawing foreign buyers, particularly to the upscale Muskoka Lakes. The most expensive property sold this year was a \$12.5 million six-bedroom property on Lake Joseph, featuring a fitness centre, two-storey boathouse and 744 feet of waterfront.

PETERBOROUGH AND THE KAWARTHAS

ON

LOCATED A 90-MINUTE DRIVE NORTHEAST OF TORONTO, Peterborough and the Kawarthas is a popular destination for recreational property buyers, particularly from the Greater Toronto Area. The area features many picturesque communities, including Lakefield, Bridgenorth and Buckhorn, among scenic lakes, rivers, wilderness and farmland.

Buyers are attracted to the Kawarthas for the region's classic Ontario cottage country feel, and relative affordability compared to the Muskokas. Many recreational properties in this area are winterized, allowing cottagers to enjoy year-round activities, including swimming, boating and hiking in the summer, and skiing, snowmobiling and ice fishing in the winter. Cultural festivals, agricultural fairs, art studio tours and antique stores draw people to the region throughout the year.

The expansion of Highway 407, which will shorten the drive from the GTA, has increased demand for cottages in the region. While the area's popularity has increased in recent years, there are still good opportunities for buyers looking to enter the recreational property market.

FEATURED LOCATIONS



LAURENTIANS

QC

LOCATED A SHORT DRIVE NORTH OF MONTREAL, THE LAURENTIANS ARE a popular weekend getaway destination. Buyers are attracted to the area for its four-season appeal: lakes for swimming and water sports in the summer, and mountains, including the well-known St-Sauveur Village and Mont Tremblant, for skiing in the winter. The P'tit train du Nord, a 200 kilometre trail that runs through the region, is popular for cycling in the summer and cross-country skiing in the winter.

Small, classic chalets priced under \$300,000 make up most of the recreational property market. Properties with lakefront or near one of the ski hills are in highest demand, appealing primarily to families.

Recently, the low dollar has attracted more American buyers to the recreational market, particularly in Mont Tremblant. There has also been an increase in retiree buyers, many of whom bought property in Florida during the downturn in the U.S. real estate market and are now selling it to buy in Quebec.

EASTERN TOWNSHIPS

QC

QUEBEC'S EASTERN TOWNSHIPS, A SHORT DRIVE FROM MONTREAL, are located in the southeastern corner of the province bordering the United States. The region features many charming small towns, beautiful countryside, lakes and mountains. In addition to the many outdoor activities the region offers, the Eastern Townships are also a gastronomic destination. Several wineries offer tours and tastings, and there are a growing number of small, local producers specializing in cheese, craft beer and specialty foods.

Retirees, soon-to-be retirees and families with children, primarily from Montreal, Ontario and New England, drive the recreational property market in the Eastern Townships. The most in-demand properties are located in the Bromont, Lac Brome and Sutton areas. There is high demand for condos, as well as properties above \$500,000 located either very close to recreational activities, or on larger, more secluded plots.

After a slow 2015, the recreational property market in the Eastern Townships has picked up this year. Both sales and property values have increased and days on market have gone down.

CHARLEVOIX

QC

THE CHARLEVOIX REGION IN EASTERN QUEBEC INCLUDES PARTS OF THE north shore of the Saint Lawrence River and the Laurentian Mountains region of the Canadian Shield. Known for its beautiful scenery, the region encompasses two national parks, Parc national des Grands-Jardins - renowned for trout fishing - and Parc national des Hautes-Gorges-de-la-Rivière-Malbaie. Le Massif de Charlevoix, the highest peak in Canada east of the Rockies, draws skiers in the wintertime. The region was designated a World Biosphere Reserve by UNESCO in 1989.

Couples, families with children and retirees drive the recreational property market in Charlevoix. This year, the most expensive recreational property sold was a newly-built single-family chalet with ski-in access to Le Massif, which sold for \$680,000.

FEATURED LOCATIONS



CAPE BRETON

NS

CAPE BRETON ISLAND, LOCATED ON THE NORTHEASTERN TIP OF NOVA SCOTIA, is a popular vacation destination for Canadians and international visitors. Recreational property buyers are drawn to the island's beautiful and varied landscape, featuring sandy beaches, rugged coastline, mountains and rolling farmland. Families and retirees drive demand for recreational properties on Cape Breton, with retirees becoming an increasingly important demographic.

Already well-known for its golf courses, Cape Breton is quickly becoming a world-famous destination for the sport. A new golf course in Inverness is developing a landing strip and hotels, and increasing the demand for recreational properties in the area.

This year, Cape Breton made international news when a website "Cape Breton If Donald Trump Wins," which promoted the island as an attractive, affordable option for Americans, gained the attention of high-profile news media. The publicity boost – combined with favourable exchange rates – has resulted in increased interest from prospective U.S. buyers.

PRINCE EDWARD ISLAND

PEI

PRIMARILY A SUMMER DESTINATION, PRINCE EDWARD ISLAND is popular with visitors and recreational property buyers who love to swim, boat, bike and golf in the warmer months of the year. Famous as the home to Anne of Green Gables, the island is also known for its red sand beaches, small town lifestyle, restaurants featuring local seafood, excellent golf courses and cultural festivals and events. Many recreational buyers tend to be from outside of the province and are seeking a quiet place to live during the summer months.

PEI's recreational property market is unique in that provincial regulations restrict how much land and waterfront non-island residents are permitted to own. This year, new legislation that increases the time a property owner has to live on the island before becoming a resident, which has implications for property taxes, is affecting the recreational real estate market. The most expensive property sold to date was a three-bedroom home on a 20-acre lot with 427 feet of waterfront on New London Bay.

NEWFOUNDLAND'S EAST COAST

NF

THE EASTERN PART OF NEWFOUNDLAND AND LABRADOR INCLUDES the capital city, St. John's, City of Mount Pearl and smaller towns such as Conception Bay South, Paradise and Portugal Cove-St. Philip's, among others. The East Coast area stretches from John Cabot's historical 1497 landing place on the Bonavista Peninsula to the French islands of St. Pierre et Miquelon, a short ferry ride away. Scenic driving routes and hiking trails, as well as parks such as the Salmonier Nature Park and the Avalon Wilderness reserve draw hikers, campers and nature-lovers to the region.

The most desirable cottages are those with pond frontage or an ocean view, located within an hour's drive from urban centres such as St. John's. Buyers are often looking for year-round cottages so they can enjoy activities such as skiing and snowmobiling in the winter, and hunting, swimming and camping in the spring and summer.

The low Canadian dollar is having a positive impact on the region's recreational property market. Retirees who had properties in the U.S. are trading them in for something closer to home, while families are choosing to vacation locally, putting their money into recreational properties in the province.

PRICES AND FEATURES



REGION NAME	TYPE	2016 MEDIAN PRICE*																
			BEACHES	BOATING	CLIMBING	FESTIVALS	FISHING	HIKING	HISTORIC/ CULTURAL SITES	HORSEBACK RIDING	HUNTING	RESTAURANTS	SCUBA DIVING	SNOWMOBILE TRAILS	SKIING	SURFING		
Tofino, BC	Waterfront	\$1,500,000																
	Water Access	\$600,000	•	•		•	•	•	•			•	•					•
	Non-Waterfront	\$550,000																
Ucluelet, BC	Waterfront	\$700,000																
	Water Access	\$90,000	•	•		•	•	•	•			•	•					•
	Non-Waterfront	\$350,000																
Vancouver Island - Comox Valley/ Mt. Washington, BC	Waterfront	\$385,000																
	Water Access	\$174,195	•	•		•	•	•	•			•	•					•
	Ski-in	\$160,200																
Salt Spring Island, BC	Waterfront	\$953,440	•	•	•	•	•	•	•	•	•	•	•					
	All property types	\$593,572																
Squamish, BC	Non-Waterfront	\$499,000	•	•	•	•	•	•	•			•		•				
Whistler, BC	Non-Waterfront	\$825,984																
	Ski-in	\$405,000	•	•	•	•	•	•	•	•	•	•	•					
100 Mile House, BC	Waterfront	\$345,000																
	Non-Waterfront	\$216,000	•	•	•	•	•	•			•	•			•	•		
Sun Peaks, BC	Ski-in	\$262,000																
Shuswap, BC	Waterfront	\$640,000																
	Water access	\$265,000	•	•		•	•	•				•			•			

* MEDIAN PRICE (MAY 2015-APRIL 2016)

PRICES AND FEATURES



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			BEACHES	BOATING	CLIMBING	FESTIVALS	FISHING	HIKING	HISTORIC/ CULTURAL SITES	HORSEBACK RIDING	HUNTING	RESTAURANTS	SCUBA DIVING	SNOWMOBILE TRAILS	SKIING	SURFING			
South Okanagan, BC	Waterfront	\$382,283																	
	Water Access	\$426,000	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Ski-in	\$515,000																	
Canmore, AB	Non-Waterfront	\$533,090			•	•	•	•			•		•					•	
Lakes West of Edmonton, AB	Waterfront	\$497,000	•	•	•	•	•	•	•	•			•	•					
	Non-Waterfront	\$220,000																	
Sylvan Lake, AB	Waterfront	\$689,000	•	•		•	•	•					•	•	•	•	•	•	•
	Non-Waterfront	\$340,000																	
Qu'Appelle Valley, SK	Waterfront	\$395,000	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$211,000																	
Thunder Bay and Surrounding Area, ON	Waterfront	\$400,000																	
	Non-Waterfront	\$325,000		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Grand Beach and the East Shore of Lake Winnipeg, MB	Waterfront	\$225,000																	
	Non-Waterfront	\$140,000		•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
Manitoulin Island, ON	Waterfront	\$161,421		•			•	•				•					•		
French River, ON	Waterfront	\$225,611		•			•	•				•					•		
Grand Bend, ON	Waterfront	\$730,000																	
	Non-Waterfront	\$375,000	•	•		•	•	•	•				•						
Muskoka Lakes, ON	Waterfront	\$375,000																	
	Water Access	\$340,000	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$220,000																	

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Parry Sound, ON	Waterfront	\$400,000																	
	Water Access	\$325,000	•	•		•	•	•				•	•	•	•				
	Non-Waterfront	\$260,000																	
Collingwood, ON	Waterfront	\$575,000	•	•	•	•	•	•		•	•	•			•	•	•		
	Non-Waterfront	\$350,000																	
Southeast Georgian Bay, ON	Waterfront	\$800,000																	
	Water Access	\$450,000	•	•			•	•				•	•			•			
	Non-Waterfront	\$300,000																	
Lake Simcoe, ON	Waterfront	\$945,000																	
	Water Access	\$295,000	•	•		•	•	•		•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$365,000																	
Orillia, ON	Waterfront	\$365,000	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$280,000																	
Keswick, ON	Waterfront	\$721,000	•	•			•				•		•		•				
	Non-Waterfront	\$701,000																	
Lagoon City, ON	Waterfront	\$263,284	•	•			•	•				•							
Peterborough and Kawarthas (East), ON	Waterfront	\$385,000																	
	Water Access	\$317,500	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$258,000																	
Prince Edward County, ON	Waterfront	\$300,000	•	•		•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$65,000																	

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Mont Tremblant, QC	Waterfront	\$380,000																
	Non-Waterfront	\$278,000	•	•	•	•	•	•		•	•	•		•	•			
	Ski-in	\$1,100,000																
Morin-Heights, QC	Waterfront	\$365,000																
	Non-Waterfront	\$250,000			•		•	•		•	•	•				•		
Ste-Adèle - Estérel, QC	Waterfront	\$1,000,000	•	•														
	Non-Waterfront	\$900,000								•	•	•			•	•		
St-Sauveur/Sainte-Anne-des-Lacs, QC	Waterfront	\$285,000																
	Non-Waterfront	\$246,000			•	•	•	•				•			•	•		
Val-David, QC	Waterfront	\$240,000																
	Non-Waterfront	\$117,000		•	•	•	•	•		•	•	•			•	•		
Lanauadières/ St. Donat, QC	Waterfront	\$405,000	•	•	•													
	Non-Waterfront	\$226,000																
Sutton, QC	Non-Waterfront	\$265,000			•	•												
Bromont/ Lac-Brome, QC	Waterfront	\$595,000																
	Non-Waterfront	\$250,000	•	•	•	•	•	•		•	•	•			•	•		
	Ski-in	\$500,000																
Charlevoix, QC	Waterfront	\$150,000																
	Non-Waterfront	\$180,000	•	•	•	•	•	•		•	•	•			•	•		
	Ski-in	\$300,000																

* MEDIAN PRICE (MAY 2015-APRIL 2016)

PRICES AND FEATURES



REGION NAME	TYPE	2016 MEDIAN PRICE*	BEACHES	BOATING	CLIMBING	FESTIVALS	FISHING	HIKING	HISTORIC/ CULTURAL SITES	HORSEBACK RIDING	HUNTING	RESTAURANTS	SCUBA DIVING	SNOWMOBILE TRAILS	SKIING	SURFING
Shediac, NB	Waterfront	\$364,500														
	Water Access	\$350,000	•	•		•	•	•	•	•	•	•	•			
	Non-Waterfront	\$389,500														
Prince Edward Island	Waterfront	\$199,832	•	•	•	•	•	•	•	•	•	•	•	•	•	•
	Non-Waterfront	\$106,863														
Newfoundland's East Coast	Waterfront	\$163,000	•	•		•	•			•	•		•			
	Non-Waterfront	\$106,500														

* MEDIAN PRICE (MAY 2015-APRIL 2016)

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ABOUT LEGER: Leger is the largest Canadian-owned full-service market research firm. An online survey of 1576 Canadians was conducted between May 24 and May 26, 2016, using LegerWeb. Leger's online panel has more than 475,000 members nationally — with between 10,000 and 20,000 new members added each month, and has a retention rate of 90%. A probability sample of the same size would yield a margin of error of +/- 2.5%, 19 times out of 20.

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