

**Comparison of Robson Land Area Average Values**

Area	2017 Average Land Values	2012 -2017
	Per Acre	% Increase
Midtown	\$ 3,450,000	130%
Uptown Core	\$ 2,633,333	111%
Kerr Village	\$ 5,750,000	130%
Palermo Village	\$ 2,366,667	158%
Bronte Village	\$ 4,500,000	100%
North Oakville (north of Dundas) (unserviced)	\$ 1,683,333	339%
North Oakville (north of Dundas) (serviced)	\$ 2,900,000	16%
South Oakville	\$ 2,900,000	16%

\*Values are based on the method below

2012 Robson Values (Indexed)	2012 Robson Values (Unindexed)
Per Acre	Per Acre
\$ 1,625,200	\$ 1,500,000
\$ 1,354,300	\$ 1,250,000
\$ 2,708,700	\$ 2,500,000
\$ 993,200	\$ 916,667
\$ 2,437,800	\$ 2,250,000
\$ 415,300	\$ 383,333
\$ 2,708,700	\$ 2,500,000
\$ 2,708,700	\$ 2,500,000

**\$/Acre Based on Density**

Area	Low Density	Medium Density	High Density	Method
Midtown	\$ 1,900,000	\$ -	\$ 5,000,000	Average values
Uptown Core	\$ 1,500,000	\$ 2,900,000	\$ 3,500,000	Average values
Kerr Village	\$ -	\$ 5,500,000	\$ 6,000,000	Average values
Palermo Village	\$ 1,500,000	\$ 2,500,000	\$ 3,100,000	Average values
Bronte Village	\$ 3,000,000	\$ 4,500,000	\$ 6,000,000	Average values
North Oakville (north of Dundas) (unserviced)	\$ 1,500,000	\$ 1,750,000	\$ 1,800,000	Average values
North Oakville (north of Dundas) (serviced)	\$ -	\$ 2,000,000	\$ 2,900,000	Used High Density as 2012 study is 2.5 million
South Oakville	\$ -	\$ -	\$ -	using North Oakville serviced