on: 443-8150 April, 1999

### Home Prices Break \$230,000 Mark

TORONTO -Friday, April 30, 1999 — "The Toronto area average resale home price reached \$233,053 in April," TREB President Bill Palander reported today, "that's the highest level in nearly eight years, and good news for potential sellers."

The \$233,053 figure was a 2 per cent increase from the \$227,174 recorded in March, and up 5 per cent from last April's \$222,194. Palander went on to note that the year-to-date average was \$225,893, an increase of only 4 per cent from the first four months of 1998. "This is certainly a healthy advance, though nothing like the unsustainable 20 and 30 per cent increases that were routine through the late 80's real estate boom. Both buyers and sellers are being more careful this cycle, which is good for the long term health of the market."

Meanwhile, a near-record 6,594 single-family dwellings changed hands, up 14 per cent from the 5,795 recorded in March, and up 13 per cent from the 5,825 seen in April of

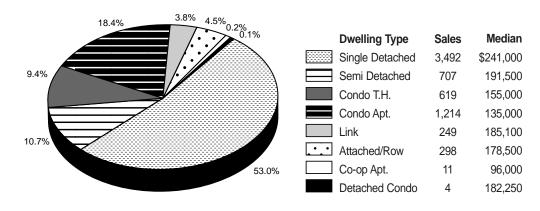
'98. The median price also rose, to \$198,000 from March's \$192,000.

Breaking down the total 2,457 sales were reported in TREB's 28 West districts and averaged \$213,622; 991 sales were reported in the 14 Central districts and averaged \$351,540; 1,259 sales were reported in the 23 North districts and averaged \$251,344; and 1,887 sales were reported in TREB's 21 East districts and averaged \$183,925.

### Neighbourhood Corner The Annex

Spring has been good to the Annex this year. With 21 free-hold transactions recorded (detached, semi-detached and row), the sales pace was nearly triple that of 1998. The average price was \$515,419, and the time-on-market only 20 days, just over half the city-wide figure. Fully a third of the homes sold for more than their asking price.

### Single-Family Residential Breakdown



#### **Housing Market Indicators**

	April 1998	April 1999	% Change
Sales*	5,825	6,594	(+13%)
Sales (P.O.T.)	1,129	1,394	(+23%)
New Listings*	9,447	9,951	(+5%)
Active Listings**	22,174	20,599	(-7%)

 <sup>\*</sup> Single-Family Dwellings Only

15000	-											
10000	-	_										
5000												
U	Jan	Feb	Mar	Apr	May J	une Jul	y Aug	Sep	Oct	Nov	Dec	1
							7				7	
			Nur	nber	r of Ac	tive N	ILS L	istin	gs			
30000	_											
25000	┝											
20000	┝											
15000												
10000												
5000												
0	Jan	Feb	Mar	Apr	May Ju	ine July	Aug	Sep	Oct	Nov	Dec	
	F											

**Number of MLS Sales** 

**Number of New MLS Listings** 

8000

6000

4000

25000

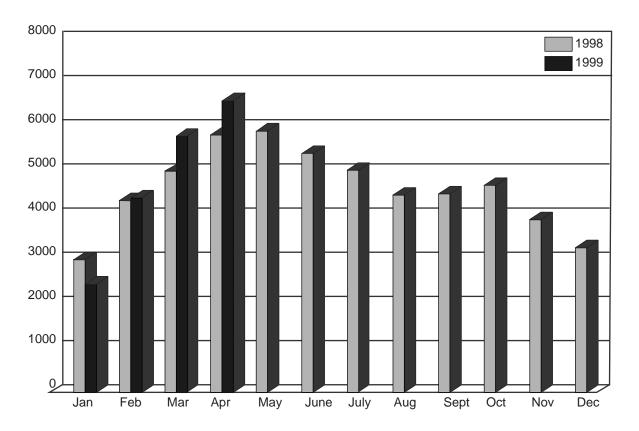
S.F.D

May June July Aug Sept Oct Nov Dec

<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.

1

#### **Single-Family Dwelling Sales Comparison**



Price Category Breakdown — April

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ido T.H.
Up	to	\$90,000	185	(2.8)	124	(10.2)	24	(3.9)
90,001	to	110,000	285	(4.3)	176	(14.5)	32	(5.2)
110,001	to	120,000	218	(3.3)	123	(10.1)	32	(5.2)
120,001	to	130,000	281	(4.3)	140	(11.5)	47	(7.6)
130,001	to	140,000	308	(4.7)	110	(9.1)	82	(13.2)
140,001	to	150,000	286	(4.3)	91	(7.5)	65	(10.5)
150,001	to	160,000	333	(5.1)	58	(4.8)	79	(12.8)
160,001	to	170,000	380	(5.8)	55	(4.5)	68	(11.0)
170,001	to	180,000	363	(5.5)	52	(4.3)	46	(7.4)
180,001	to	190,000	405	(6.1)	49	(4.1)	40	(6.5)
190,001	to	200,000	330	(5.0)	35	(2.9)	24	(3.9)
200,001	to	225,000	720	(10.9)	45	(3.7)	38	(6.1)
225,001	to	250,000	632	(9.6)	52	(4.3)	15	(2.4)
250,001	to	300,000	765	(11.6)	49	(4.0)	16	(2.6)
300,001	to	400,000	597	(9.1)	26	(2.1)	8	(1.3)
400,001	to	500,000	227	(3.4)	16	(1.3)	1	(0.1)
500,001	to	750,000	190	(2.9)	9	(0.7)	2	(0.3)
750,000	to	1,000,000	49	(0.7)	2	(0.2)	_	(—)
1,000,001	to	1,500,000	31	(0.5)	_	(—)	_	(—)
Over		1,500,000	9	(0.1)	2	(0.2)	_	(—)
TOTAL			6,594	100.0	1,214*	100.0	619**	100.0

<sup>\* 1,214</sup> condominium apartments sold for \$193,864,213, averaging \$159,690

<sup>\*\* 619</sup> condominium townhouses sold for \$99,511,210, averaging \$160,761.

#### Single-Family Residential April 1999

			Дрін	1000		
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>East</u>						
E-1	216	82	87	\$18,467,149	\$212,266	\$190,000
E-2	216	92	73	20,172,550	276,336	244,000
E-3	408	177	175	30,739,822	175,656	170,000
E-4	183	69	88	14,665,509	166,654	176,250
E-5	373	185	148	29,000,450	195,949	177,500
E-6	174	83	42	8,815,600	209,895	183,750
E-7	320	145	135	25,997,948	192,577	190,000
E-8	321	151	88	16,977,300	192,924	188,500
E-9	220	94	81	13,530,280	167,040	174,500
E-10	192	99	67	14,611,890	218,088	213,000
E-11	251	122	76	12,793,590	168,337	166,450
E-12	77	39	27	4,557,625	168,801	168,000
E-13 E-14	383 298	193 144	139 99	28,897,893 18,128,000	207,899 183,111	195,000
E-14 E-15	366	170	130	24,217,450	186,288	176,000 175,000
E-16	627	307	229	30,970,481	135,242	131,000
E-17	266	108	125	19,767,960	158,144	145,000
E-18	26	12	5	1,483,400	296,680	290,000
E-19	49	30	13	2,358,500	181,423	164,000
E-20	55	18	23	4,138,400	179,930	163,500
E-21	111	48	37	6,774,050	183,082	164,000
Total	5,132	2,368	1,887	\$347,065,847	\$183,925	\$173,000
<u>West</u>						
W-1	122	64	43	\$10,907,500	\$253,663	\$215,000
W-2	244	131	76	19,335,110	254,409	247,500
W-3	231	108	74	11,552,588	156,116	155,000
W-4	222	109	66	11,754,900	178,105	175,500
W-5	232	89	83	11,954,300	144,028	122,500
W-6	236	116	77	16,260,800	211,179	204,500
W-7	121	60	43	11,383,100	264,723	260,000
W-8 W-9	301 124	152 57	126 54	37,212,700	295,339	261,000
W-10	327	167	123	10,436,588 19,383,451	193,270 157,589	189,500 138,000
W-12	228	98	88	23,467,000	266,670	231,500
W-13	310	162	95	29,270,755	308,113	244,800
W-14	203	95	76	14,085,300	185,333	187,000
W-15	348	157	132	19,972,830	151,309	136,000
W-16	324	164	110	27,560,650	250,551	219,000
W-17	-	-	-	-	-	-
W-18	116	60	23	3,706,400	161,148	158,700
W-19	490	218	188	43,800,266	232,980	225,500
W-20	671	338	256	56,038,738	218,901	205,500
W-21	187	103	60	16,370,400	272,840	232,450
W-22	6 672	3	1	205,000	205,000	205,000
W-23	673	305	261 221	50,873,950	194,919	185,000
W-24 W-25	524 28	222 16	221 8	38,121,214 1,804,900	172,494 225,613	170,000 170,750
W-26	20 1	-	8	1,004,900	223,013	170,750
W-27	149	48	61	13,548,150	222,101	205,250
W-28	216	102	65	18,340,500	282,162	253,000
W-29	113	48	47	7,521,371	160,029	155,000
Total	6,747	3,192	2,457	\$524,868,461	\$213,622	\$194,000

#### **April 1999 continued**

<u>Area</u>	Listed	Re-runs	Sales	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>Central</u>						
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	388 257 174 374 61 198 241 125 220 114 220 142 311 373	190 132 92 199 34 108 114 77 127 61 128 69 162 185	131 71 48 104 20 62 83 49 56 50 48 63 77 129	\$27,270,888 32,279,207 25,629,801 46,132,003 6,716,275 15,017,200 19,671,750 32,558,200 22,811,708 14,288,550 35,202,900 15,534,788 20,968,761 34,294,550	\$208,175 454,637 533,954 443,577 335,814 242,213 237,009 664,453 407,352 285,771 733,394 246,584 272,322 265,849	\$186,000 325,000 392,000 407,650 295,000 239,500 197,000 575,000 332,500 282,450 610,500 263,500 247,500 240,000
Total	3,198	1,678	991	\$348,376,581	\$351,540	\$271,000
<u>North</u>						
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	347 332 491 257 40 268 272 486 198 610 105 52 88 102 66 285 93 132 18 14 56 157 87	190 174 281 155 26 158 123 291 92 360 59 36 46 62 33 138 44 60 5 2 21 52 36	89 103 124 68 9 65 118 101 63 142 26 10 20 34 28 84 40 42 6 6 21 35 25	\$23,793,907 32,307,200 39,420,450 19,050,790 3,051,300 18,297,800 25,746,599 28,283,377 14,892,888 39,569,350 6,824,290 3,741,500 7,284,500 7,137,800 6,921,000 12,437,680 7,054,000 7,100,550 1,375,250 869,350 2,926,299 5,077,290 3,279,000	\$267,347 313,662 317,907 280,159 339,033 281,505 218,192 280,033 236,395 278,657 262,473 374,150 364,225 209,935 247,179 148,068 176,350 169,061 229,208 144,892 139,348 145,065 131,160	\$257,000 273,000 270,000 274,250 278,800 239,900 209,500 275,000 232,500 268,000 227,000 323,000 342,500 194,750 237,000 139,450 172,000 150,700 206,625 145,000 140,000 143,000 125,000
Total	4,556	2,444	1,259	\$316,442,170	\$251,344	\$228,000
Grand Total	19,633	9,682	6,594	\$1,536,753,059	\$233,053	\$198,000

Listed includes Reruns: East (2,368-46%) West (3,192-47%) Central (1,678-52%) North (2,444-54%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 33.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	36	97%
WEST	38	97%
CENTRAL	36	98%
NORTH	48	97%
TOTAL	<b>39</b>	<b>97%</b>

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

#### Four Month Single-Family January to April 1999

<u>Area</u>	Listed	Sales	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	691 625 1,271 547 1,088 500 999 924 667 635 781 226 1,194 1,025 1,094 1,996 908 69 151 173 340	254 218 453 233 390 130 363 265 214 194 264 87 395 376 360 695 374 12 29 55	\$52,051,498 55,403,279 79,153,381 37,131,636 74,333,543 25,537,506 67,749,661 48,716,200 35,076,730 42,978,940 42,319,040 14,282,725 78,648,853 67,558,479 66,605,290 92,217,485 57,620,610 3,784,400 5,730,700 9,306,700 16,717,050	\$204,927 254,143 174,732 159,363 190,599 196,442 186,638 183,835 163,910 221,541 160,299 164,169 199,111 179,677 185,015 132,687 154,066 315,367 197,610 169,213 177,841	\$187,750 233,000 175,000 167,000 183,000 177,250 185,500 172,900 168,000 217,000 161,750 168,000 190,000 175,000 175,000 130,000 146,000 289,000 178,900 159,000 166,500
Total	15,904	5,455	\$972,923,706	\$178,354	N/A
West					
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	414 732 729 639 849 733 353 1,021 421 1,116 742 997 638 1,116 1,011 4 308 1,619 2,209 594 22 2,156 1,664 98 2 493 683 335	140 197 207 203 267 222 126 354 147 348 268 288 204 410 343 - 86 554 730 151 7 804 672 31 3 227 195 131	\$35,175,950 49,441,415 33,136,476 34,197,030 39,435,400 47,358,100 32,840,175 106,288,006 26,769,026 53,490,161 66,990,600 79,357,305 38,234,577 59,598,949 81,452,410 - 12,945,350 125,332,749 157,253,474 37,982,836 1,268,400 154,031,264 116,839,943 7,217,747 900,000 48,056,050 54,096,601 20,630,721	\$251,257 250,972 160,080 168,458 147,698 213,325 260,636 300,249 182,102 153,707 249,965 275,546 187,424 145,363 237,471 - 150,527 226,232 215,416 251,542 181,200 191,581 173,869 232,831 300,000 211,701 277,418 157,486	\$226,000 240,010 157,000 168,000 125,500 195,000 252,937 257,000 165,000 136,750 212,000 220,000 184,550 134,500 206,000  143,750 218,500 198,000 223,500 182,900 183,250 167,250 178,702 305,000 195,000 254,000 152,700
Total	21,698	7,315	\$1,520,320,715	\$207,836	N/A

## Four Month Single-Family continued January to April 1999

<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>					
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	1,191 857 602 1,118 224 689 810 426 743 325 647 474 950 1,118	379 194 154 313 62 202 292 129 212 133 115 155 205 361	\$80,051,984 78,001,624 69,068,522 135,819,138 19,900,475 50,219,300 58,214,396 85,366,797 88,501,726 36,821,550 83,258,788 35,859,483 59,186,889 90,710,330	\$211,219 402,070 448,497 433,927 320,975 248,610 199,364 661,758 417,461 276,854 723,989 231,352 288,717 251,275	\$184,000 286,500 326,500 398,000 285,500 239,500 180,000 545,000 336,062 256,000 577,500 215,000 253,000 217,500
Total	10,174	2,906	\$970,981,002	\$334,130	N/A
<u>North</u>					
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	913 1,122 1,602 795 165 957 949 1,458 575 1,860 287 176 304 309 261 937 352 397 50 63 148 410 245	228 312 391 190 33 218 345 256 209 368 58 29 56 90 78 218 120 118 17 16 44 99 62	\$60,618,857 93,215,518 111,061,936 53,579,740 10,627,700 61,410,175 74,647,119 68,613,584 49,645,814 103,868,959 15,845,845 10,223,260 19,345,500 20,753,778 18,444,500 31,881,468 21,111,059 20,158,650 3,539,750 2,456,950 6,157,049 13,992,090 8,728,000	\$265,872 298,768 284,046 281,999 322,052 281,698 216,368 268,022 237,540 282,253 273,204 352,526 345,455 230,598 236,468 146,245 175,925 170,836 208,221 153,559 139,933 141,334 140,774	\$228,000 260,000 242,500 280,000 283,000 235,000 260,650 228,000 268,500 235,000 305,000 315,000 215,000 230,500 142,115 170,500 158,000 197,000 151,250 136,500 136,500
Total	14,335	3,555	\$879,927,301	\$247,518	N/A
Grand Total	62,111	19,231	\$4,344,152,724	\$225,893	N/A

Includes Re-runs:

East	7,187	West	10,059
Central	5,277	North	7,484

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

#### Single-Family East Breakdown April 1999

	<u>S</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Pri	<u>ce</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-11 E-12 E-13 E-14 E-15 E-17 E-18 E-19 E-20 E-21		20 26 73 46 48 34 58 51 40 51 23 15 85 64 82 146 52 5 7 23 37	237,850 343,046 223,724 200,848 258,914 214,821 244,598 233,206 204,350 237,757 227,452 181,275 238,254 202,554 206,180 148,032 191,731 296,680 203,286 179,930 183,082	199,000 312,950 213,750 197,500 254,500 187,500 239,250 210,000 229,900 204,000 173,000 230,000 195,250 197,500 143,500 245,000 215,000 163,500 164,000		49 42 30 7 5 4 9 1 3 5 7 3 4 4 13 37 10		213,523 245,582 205,873 171,200 194,500 203,925 194,461 179,000 177,500 189,360 174,714 150,167 180,375 173,725 149,077 117,816 119,150	190,000 228,750 207,450 167,000 196,500 180,000 179,000 176,000 175,000 151,000 182,250 167,450 148,000 119,750
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	dominium A <sub>l</sub> <u>Av. Price</u>	oartments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21	7 31 11 7 11 5 11 2 16 5 6 20 6	145,500 148,967 - 173,057 162,423 257,500 158,564 155,500 130,764 137,400 150,600 122,500 157,179 122,500 123,650 80,030 104,917	139,000 139,900 	1 65 28 56 3 39 28 27 4 21 - 11 10 5 10	227,000 107,823 107,739 156,557 146,167 126,264 129,582 125,384 122,000 108,505 - 136,727 127,115 122,880 133,050 62,000	227,000 101,000 113,400 146,000 138,000 126,000 115,250 127,900 129,500 113,500 120,500 117,500 109,500 62,000	12 1 1 2 5 11 6 16 13 40	224,725 - 196,650 188,000 179,500 210,000 176,800 179,400 157,500 173,525 138,615 149,103	227,900 192,000 188,000 179,500 210,000 168,000 178,200 156,750 171,750 139,000 149,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o <u>Sales</u>	p Apartment Av. Price	ts <u>Med. Price</u>	De <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-10 E-11 E-12 E-13 E-13 E-14	11 1 7 - 6 - 1 11 2 12 9 8	202,636 265,000 174,757 - 172,133 - 185,000 164,273 129,500 161,042 169,000 155,000	212,000 265,000 204,900 - - 171,500 - 185,000 164,900 129,500 156,500 167,000 155,250		- - - - - - - - - -	- - - - - - - - - - -	- - - - - - 1	177,000	177,000
E-16 E-17 E-18 E-19	3 16 - 5	88,500 121,929 - 154,300	86,500 124,930 - 156,500	- - -	- - -	- - -	- - -	- - -	- - -
E-20 E-21	-	-	-	-	-	-	-	-	-

#### Single-Family Central Breakdown April 1999

	Sale	Detached I	Houses Av. Price	Med. Pr	<u>ice</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6	1 3 8	3 7 1 7 8	201,333 668,942 657,977 469,241 351,876	180,00 495,00 611,50 430,01 322,50	0 0 8	10 26 8 8		206,010 335,085 306,563 360,305	188,000 253,850 258,750 345,969
C-0 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	3 3 1 4 3 2	0 5 3 0 3 9 0 1 9 9	298,916 541,333 850,117 498,985 450,903 824,145 308,929 382,505 368,690	275,00 475,00 455,00 707,75 440,00 430,00 709,50 295,00 323,00 356,00	0 0 0 0 0 0 0 0	5 15 4 17 12 2 6 1		259,960 315,190 502,450 292,836 279,667 245,250 214,583 268,000 239,379	257,000 290,000 477,500 296,100 282,450 245,250 213,000 268,000 234,000
	Towi <u>Sales</u>	nhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1 C-2	8 1	197,738 295,000	200,500 295,000	04 22	209,091 465,568	181,500 302,500	-	-	-
C-3 C-4	1	389,000	389,000	7 6	360,000 254,117	290,000 172,000	-	-	-
C-6 C-7	1 6	227,500 204,000	227,500 208,000	1 22	155,000 181,705	155,000 172,500	4	255,750	257,000
C-8 C-9	3 2	289,267 532,750	328,000 532,750	53 11	187,030 328,764	180,000 250,000	-	-	-
C-10 C-11	1 4	310,000 111,125	310,000 111,250	5 14	211,400 115,850	248,500 103,500	-	-	-
C-12	5	258,420	266,000	1	454,500	454,500	-	-	-
C-13 C-14	7 5	209,071 280,424	190,500 299,000	19 40	168,789 187,237	140,000 174,000	-	-	-
C-14 C-15	39	169,465	167,000	27	232,159	148,000	-	-	-
		ttached/Row			op Apartmen			etached Condom	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	6	213,231	220,694	-	-	-	-	-	-
C-2 C-3	5 -	331,500	265,000	2	130,000	130,000	_	-	-
C-4	1	425,000	425,000	1	86,900	86,900	-	-	-
C-6 C-7	-	-	-	-	-	-	-	-	-
C-8	9	282,167	275,000	-	-	-	-	-	-
C-9 C-10	-	-	-	2	181,500	181,500	-	-	-
C-11	1	299,000	299,000	-	-	-	-	-	-
C-12 C-13	-	-	-	-	-	-	-	-	-
C-13	2	358,250	358,250	-	-	-	-	-	-
C-15	-	· -	· -	-	-	-	-	-	-

#### Single-Family North Breakdown April 1999

					April 1999				
	<u>s</u>	Deta <u>ales</u>	ached Houses Av. Price	Med. Price		Sales		tached Houses Av. Price	Med. Price
N-1 N-2		42 63	342,301 368,695	329,450 300,000		4		242,750	197,500
N-3 N-4		80 53	396,664 310,496	364,500 303,900	)	- 4		- 183,125	- 182,500
N-5 N-6		9 44	339,033 323,368	278,800 258,950	)	- 5		228,520	239,900
N-7 N-8		86 77	240,515 304,733	228,400 286,000	)	9		166,933 219,125	162,900 214,000
N-9 N-10		18	290,722	280,000		1		189,500	189,500
N-11 N-12		94 23 10	313,563 275,578	292,900 235,000	)	6 1		189,783 156,500	197,500 156,500
N-13 N-14 N-15		20 33	374,150 364,225 211,358	323,000 342,500 195,000	)	- -		- - -	- -
N-16 N-17		27 74	250,222 150,742	237,000 139,900	)	<u>-</u> 1		132,500	- 132,500
N-18 N-19		23 29	194,900 185,557	193,000 165,000	)	3		143,933 124,667	143,800 127,000
N-20 N-21		6 6	229,208 144,892	206,625 145,000		- -		- -	- -
N-22 N-23		21 31	139,348 149,606	140,000 147,500	)	-		-	-
N-24	Tow	23 nhouse Condomir	129,609	125,000	lominium Apaı	- tmonte		- Link Houses	-
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1 N-2	13 9	184,115 217,833	167,000 219,500	16 23	171,875 217,739	154,500 192,000	10 2	240,100 220,950	231,500 220,950
N-3 N-4	12	164,113	164,500 -	24 4	162,708 128,625	163,750 130,000	2	229,000	229,000
N-5 N-6	4	162,875	159,500	- - 7	- - 450.000	-	2	205,500	205,500
N-7 N-8 N-9	10 5	145,840 188,700	147,500 180,000	7 2	152,286 177,950	155,000 177,950	1	260,000	260,000
N-10 N-11	1 13	188,800 178,254	188,800 185,000	- - 5	221,280	227,000	43 23	215,851 230,309	217,000 222,500
N-12 N-13	1	126,500	126,500	-	-	-	1	203,000	203,000
N-14 N-15	-	- -	-	-	-	-	-	- -	-
N-16 N-17	-	-	-	3	- 97,917	- 115,250	2	- 155,950	- 155,950
N-18 N-19	1 4	123,000 126,875	123,000 115,750	-	-	-, - -	13 4	155,115 147,850	154,000 146,450
N-20 N-21	-	-	-	-	-	-	-	-	-
N-22 N-23	-	-	-	-	-	-	-	Ī	-
N-24	2	149,000	149,000	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-օր <u>Sales</u>	p Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condominiu <u>Av. Price</u>	ims <u>Med. Price</u>
N-1 N-2	4 5	225,438 259,800	225,000 265,000	-	-	-	- 1	370,000	370,000
N-3 N-4	6 7	225,833 192,500	225,500 194,800	-	-	-	-	´ - -	, - -
N-5 N-6	10	186,450	185,000	-	-	-	-	- -	-
N-7 N-8	6 12	172,583 198,583	170,500 195,250	-	-	-	-	-	-
N-9 N-10	- -	-	-	-	-	-	-	-	-
N-11 N-12	1 -	234,900	234,900	-	-	- -	-	- -	-
N-13 N-14	-	-	-	-		-	-	-	-
N-15 N-16	1 1	163,000 165,000	163,000 165,000	-		-	-	-	-
N-17 N-18	4	136,158	135,200	-	-	-	-	-	-
N-19	2	123,250	123,250	-	-	<del>-</del>	-	<del>-</del>	-
N-20 N-21	-	-	-	-	-	-	-	- -	-
N-22 N-23 N-24	4	109,875	109,750	- - -	- -	- -	<u>-</u> -	- - -	- -
11 4	-	-	_	-	_	-	=	-	-

#### Single-Family West Breakdown April 1999

	<u>S</u>	Det ales	tached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7	14 36 45 33 12 39 34		389,321 300,299 160,158 224,000 232,367 201,718 280,562	338,000 295,000 165,000 212,000 218,950 201,000 270,000		15 31 18 2 18 4		211,133 215,339 159,667 148,000 205,500 191,500	215,000 215,000 157,500 148,000 203,000 192,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17	71 20 48 53 62 20 13		391,300 288,658 219,748 340,325 387,231 258,270 279,523 301,023	332,000 262,250 215,000 287,000 312,000 267,000 256,000 244,900		2 4 2 7 11 8 7 23		230,100 197,500 194,500 200,500 182,869 203,188 194,143 191,726	230,100 197,500 194,500 200,000 178,000 207,500 185,000 194,500
W-17 W-18 W-19 W-20 W-21 W-22	7 93 124 38 1		216,429 285,633 267,133 297,950 205,000	213,000 268,000 253,400 269,000 205,000		5 14 48 2		173,340 210,429 193,565 221,750	175,000 214,000 194,000 221,750
W-23 W-24 W-25	148 82 5		218,543 215,870 276,600	210,500 209,500 181,500		36 35 1		171,931 181,386 150,900	170,500 183,000 150,900
W-26 W-27 W-28 W-29		50 59 29	238,493 290,508 184,041	217,500 265,000 166,500		2 1 9		161,750 191,500 135,267	161,750 191,500 136,000
	<u>Sales</u>	Townhou <u>Av. Price</u>	use Condominiums Med. Price	Cond <u>Sales</u>	ominium Apar Av. Price	tments Med. Price	<u>Sales</u>	Link Houses Av. Price	Med. Price
W-1	2	184,000	184,000	11	161,727	175,000	-	-	-
W-2 W-3	-	-	-	6 10	220,167 134,250	211,000 132,000	-	-	-
W-4 W-5	16	120,556	120,250	25 35	112,440 93,114	120,000 94,000	-	-	-
W-6 W-7	1 2	545,000 255,500	545,000 255,500	30 4	219,330 179,000	207,500 144,500	-	-	-
W-8 W-9	7 -	178,486 -	185,000	43 30	166,251 129,115	145,500 98,500	-	-	-
W-10 W-12	14 6	140,557 172,917	137,500 175,750	57 21	107,285 133,038	109,000 134,900	-	-	-
W-13 W-14	16 24	164,400 162,017	145,000 168,250	5 23	94,100 139,391	93,500 122,000	- 1	200,000	200,000
W-15 W-16	19 13	151,002 161,692	150,000 154,000	91 7	128,823 177,929	126,000 145,000	3	210,667	213,000
W-17 W-18	7	132,943	130,000	- 4	98,525	96,000	-		
W-19 W-20	31 69	176,477 159,946	172,000 153,000	27 4	150,015 114,000	138,000 123,000	3	224,333 179.900	231,000 179,900
W-21	8	171,875	179,000	-	-	-	4	211,500	201,000
W-22 W-23	23	146,537	137,000	11	142,318	138,000	10	184,450	185,250
W-24 W-25	38 2	135,279 135,500	133,400 135,500	43	118,167 -	113,500	1 -	196,100	196,100
W-26 W-27	7	145,857	140,000	1	106,000	106,000	-	-	-
W-28 W-29	7	108,539	109,500	1	70,000	70,000	3 -	223,333	225,000
		Attached/Row		Со-ор	Apartments		De	tached Condomi	
\A/ 1	Sales 1	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	1	143,000 175,950	143,000 176,850	-	-	-	-	-	-
W-3 W-4	1 6	129,000 209,317	129,000 210,000	- -			-	-	-
W-5 W-6	1 2	209,000 212,700	209,000 212,700	1 1	70,000 77,500	70,000 77,500	-	-	-
W-7 W-8	1 2	405,000 239,000	405,000 239,000	2 1	106,000 94,000	106,000 94,000	-	-	-
W-9 W-10	2	- 181,750	- 181,750	-	-	-	-	-	-
W-12 W-13	1 1	195,000 150,000	195,000 150,000	-	-	-	-	-	-
W-14 W-15	2	194,050	194,050	-	-	-	-	-	-
W-16 W-17	1	207,000	207,000	-	-	-	-	-	-
W-18	-	204 910	207.450	-	-	-	-	-	-
W-19 W-20	20 9	204,810 195,944	207,450 185,000	-	-	-	1	187,500	187,500
W-21 W-22	8 -	297,975	193,000	-	-	-	-	-	-
W-23 W-24	33 21	168,476 169,405	165,000 168,500	1	96,000	96,000	-	-	-
W-25 W-26		-	-	-	-	-	-	-	-
W-27 W-28	1 2	173,000 169,500	173,000 169,500	-	-	-	-	-	-
W-29	1	137,000	137,000	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1953 1954	2,699 3,061	•	\$ 38,935,130 44,835,245	\$ 14,424 14,647	-
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960 1961	9,298 9,264		151,828,112 151,314,565	16,329 16,334	
1962	9,669		161,878,920	16,742	
1963	11,096	* Number of Sales	183,272,930	16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965	14,890	42.420	281,164,558	18,883	Ф 04 OCO
1966 1967	14,883 14,886	13,428 12,432	326,687,333 367,415,993	21,950 24,681	\$ 21,360 24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426 32.513
1972 1973	17,037 19,561	14,613 16,335	580,579,218 862,742,566	34,078 44,105	32,513 40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978 1979	24,778 27,060	21,184 23,466	1,707,519,316 2,068,819,999	68,913 73,992	67,333 70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983 1984	34,896	30,046 31,905	3,668,093,732	105,115 106,225	101,626
1985	36,206 51,514	45,509	3,845,980,469 5,957,686,711	115,652	102,318 109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989 1990	47,447 31,652	38,960 26,779	13,863,276,860 8,264,140,752	292,185 261,094	273,698 255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994 1995	52,796 47,100	44,237	11,516,814,224 9,902,240,806	218,138	208,921
1995	47,100 65,760	39,273 55,779	13,497,191,369	210,238 205,249	203,028 198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
	•	·		,	,
1998					
January	3,583	3,006	769,557,270	214,780	206.209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
May June	7,084 6,484	5,912 5,410	1,627,867,532 1,515,114,077	229,795 233.670	222,148 225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
Septembe		4,492	1,187,538,665	218,740	213,917
October November	5,681	4,688	1,274,397,550	224,326	217,908
December		3,905 3,272	1,076,535,860 900,326,933	221,829 220,129	214,465 215,131
Total	66,876	55,344	15,050,497,785	225,051	216,815
1999					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March	7,088	5,795 6,504	1,659,424,731	234,117	227,174
April <b>Total</b>	7,988 <b>23,378</b>	6,594 <b>19,231</b>	1,893,116,564 <b>5,438,423,331</b>	236,995 <b>232,630</b>	233,053 <b>225,893</b>
iotai	20,010	10,201	0,700,720,001	202,000	220,033

<sup>\*</sup> Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

