VVatch Warke

For Further Information: 443-8152

October resales best in decade – TREB

TORONTO - Friday, November 1, 1996 — TREB Members reported 5,398 sales of single-family dwellings for the month of October, up 61 per cent from the 3,344 sales reported in October 1995, and up 31 per cent from the 4,123 reported in September of this year. This marks the best October since 1986 when 4,614 sales were reported.

"With just two months remaining, the 1996 real estate market continues to show phenomenal strength," says TREB President Jerry England. "Our year-to-date total is 45,774 - already surpassing the 39,273 sales recorded for all of 1995, and the 44,237 total sales recorded in 1994.

"Clearly, Toronto's resale housing market has been experiencing an exceptional 1996, says TREB President Jerry England. "It's been the best year of the '90s — at times even rivaling the activity of the 'boom' years."

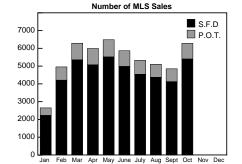
The latest round of interest rate cuts are certain to help maintain this momentum, adds Mr. England, noting potential buyers are eager to

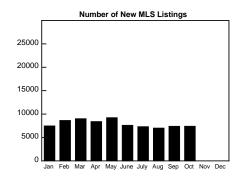
cash in on the lowest mortgage rates since the 1960s.

TREB's 5,398 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,078,965,635, and averaged \$199,882. The median price was \$173,500.

Breaking down the total 2,095 sales were reported in TREB's 27 West districts and averaged \$184,185; 816 sales were reported in the 14 Central districts and averaged \$290,648; 914 sales were reported in the 23 North districts and averaged \$219,788; and 1,573 sales were reported in TREB's 21 East districts and averaged \$162,137.

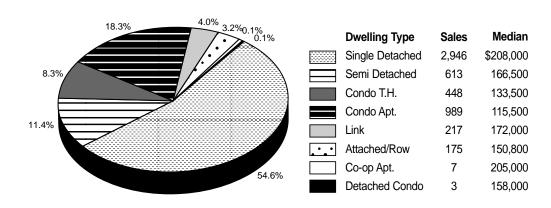
In addition to the sales of single-family dwellings, TREB Members reported 883 sales of properties of other types (P.O.T.) during October moving the total to 6,281. The dollar volume for properties of all types (P.A.T.) was \$1,282,350,382, and the average price was \$204,163.







Single-Family Residential Breakdown



Housing Market Indicators October 1995 October 1996 % Change 3,344 5,398 (+61%)6,305 7,428 (+18%)Active Listings** 24,900 23,057 (-7%)

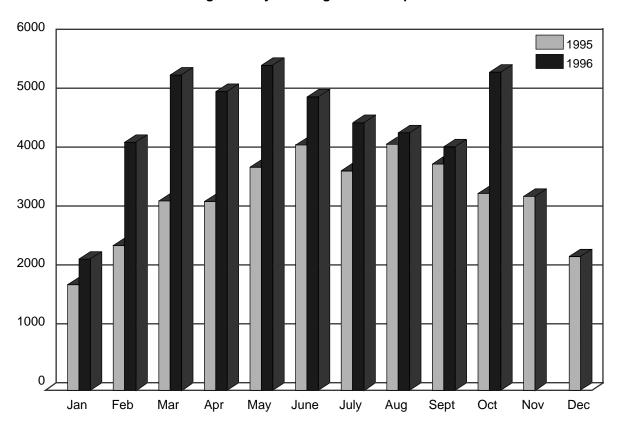
Single-Family Dwellings Only

Sales*

New Listings*

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — October

Prid	ce R	<u>ange</u>	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	324	(6.0)	231	(23.4)	35	(7.8)
90,001	to	110,000	347	(6.4)	203	(20.6)	56	(12.5)
110,001	to	120,000	298	(5.5)	118	(11.9)	64	(14.3)
120,001	to	130,000	267	(5.0)	76	(7.7)	50	(11.2)
130,001	to	140,000	322	(6.0)	63	(6.4)	76	(17.0)
140,001	to	150,000	302	(5.6)	46	(4.7)	51	(11.4)
150,001	to	160,000	369	(6.8)	43	(4.4)	30	(6.7)
160,001	to	170,000	382	(7.1)	31	(3.1)	32	(7.1)
170,001	to	180,000	360	(6.7)	29	(2.9)	13	(2.9)
180,001	to	190,000	305	(5.7)	25	(2.5)	9	(2.0)
190,001	to	200,000	224	(4.1)	24	(2.4)	1	(0.2)
200,001	to	225,000	488	(9.0)	26	(2.6)	9	(2.0)
225,001	to	250,000	390	(7.2)	24	(2.4)	8	(1.8)
250,001	to	300,000	435	(8.1)	26	(2.6)	8	(1.8)
300,001	to	400,000	331	(6.1)	12	(1.2)	4	(0.9)
400,001	to	500,000	117	(2.2)	6	(0.6)	1	(0.2)
500,001	to	750,000	102	(1.9)	6	(0.6)	1	(0.2)
750,000	to	1,000,000	22	(0.3)		(—)		(—)
1,000,001	to	1,500,000	11	(0.2)		(—)		(—)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			5,398	100.0	989*	100.0	448**	100.0

^{* 989} condominium apartments sold for \$131,418,874, averaging \$132,880

^{** 448} condominium townhouses sold for \$62,250,168, averaging \$138,951.

Single-Family Residential October 1996

			COLOD	C1 1000		
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	237	134	78	\$12,812,773	\$164,266	\$155,000
E-2	178	91	57	11,535,700	202,381	186,000
E-3	364	204	130	19,771,025	152,085	158,750
E-4	142	72	68	10,052,300	147,828	158,250
E-5	304	159	124	22,443,034	180,992	178,650
E-6	154	84	43	7,283,500	169,384	155,000
E-7 E-8	309 303	166 153	120 99	21,567,600 16,856,150	179,730 170,264	171,250 166,000
E-9	154	69	46	7,365,080	160,110	165,000
E-10	155	82	44	8,428,300	191,552	184,700
E-11	210	118	85	13,155,000	154,765	156,000
E-12	66	29	20	2,899,300	144,965	138,500
E-13	241	120	98	17,116,800	174,661	170,500
E-14	271	134	118	19,148,501	162,275	162,450
E-15	265	110	115	18,635,950	162,052	152,800
E-16 E-17	410 231	169 110	181 84	22,656,000 12,465,890	125,171 148,403	120,000 134,500
E-17 E-18	231 17	110	6	1,798,000	299,667	291,250
E-19	11	3	3	882,500	294,167	285,000
E-20	69	34	23	3,397,700	147,726	149,900
E-21	89	42	31	4,770,500	153,887	153,000
Total	4,180	2,094	1,573	\$255,041,603	\$162,137	\$157,500
VA / 4						
<u>West</u>						
W-1	142	84	53	\$10,240,700	\$193,221	\$175,500
W-2	168	80	60	12,364,340	206,072	184,000
W-3	193	99	62	8,678,000	139,968	138,000
W-4 W-5	166	89 53	68 76	9,963,200	146,518	135,500
w-5 W-6	154 196	52 87	76 62	11,663,900 11,700,800	153,472 188,723	165,750 178,000
W-7	86	46	28	6,634,600	236,950	242,450
W-8	274	160	119	28,745,300	241,557	219,000
W-9	157	77	64	11,560,600	180,634	186,050
W-10	233	110	85	12,060,600	141,889	155,400
W-12	226	114	72	13,897,450	193,020	185,500
W-13	251	146	92	22,377,599	243,235	191,250
W-14	128	65 86	52	7,794,100	149,887	144,500
W-15 W-16	230 242	86 113	118 98	15,769,970 17,077,030	133,644 174,255	119,450 166,075
W-17	Z4Z -	-	-	17,077,030	174,255	100,073
W-18	90	37	45	6,417,700	142,616	143,000
W-19	314	148	125	23,633,135	189,065	190,000
W-20	352	160	157	29,200,651	185,991	172,000
W-21	263	133	133	33,429,260	251,348	235,000
W-22	9	6	1	104,000	104,000	104,000
W-23	467	163	229	39,615,450	172,993 157,160	162,000
W-24 W-25	324 10	114 5	148 7	23,259,651 1,341,500	157,160 191,643	146,500 161,000
W-26	9	5 5	1	285,000	285,000	285,000
W-27	135	51	65	11,166,350	171,790	164,900
W-28	203	106	75	16,887,600	225,168	215,000
Total	5,022	2,336	2,095	\$385,868,486	\$184,185	\$169,000

October 1996 continued

<u>Area</u>	<u>Listed</u>	Re-runs	<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	291 199 206 337 62 186 194 122 186 86 209 126 239 297	168 123 144 205 24 94 98 87 118 33 134 66 123 172	86 67 61 99 12 50 83 33 60 35 29 46 59 96	\$16,423,799 21,567,000 22,777,301 34,358,467 3,199,500 12,241,212 15,382,900 14,270,845 24,200,019 8,538,050 17,962,400 9,618,050 16,368,880 20,260,738	\$190,974 321,896 373,398 347,055 266,625 244,824 185,336 432,450 403,334 243,944 619,393 209,088 277,439 211,049	\$147,000 248,000 246,000 315,000 242,250 222,250 170,000 385,000 306,609 240,000 527,500 208,550 233,000 187,500
Total	2,740	1,589	816	\$237,169,161	\$290,648	\$235,000
<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	240 221 351 171 42 156 206 210 126 355 82 29 83 85 71 251 97 102 25 21 39 87 69	142 101 192 88 22 80 101 115 50 218 49 20 51 43 40 99 48 46 17 8 15 39 30	67 85 93 53 8 48 81 37 43 108 19 6 13 23 21 77 35 39 5 4 13 28 8	\$15,543,270 20,307,488 24,217,400 13,766,700 1,637,900 11,683,000 15,677,925 10,468,000 9,217,068 29,457,308 4,262,400 1,326,000 4,428,000 4,689,900 3,719,200 9,867,300 6,064,250 6,394,735 1,010,000 543,000 1,815,500 3,925,541 864,500	\$231,989 238,912 260,402 259,749 204,738 243,396 193,555 282,919 214,350 272,753 224,337 221,000 340,615 203,909 177,105 128,147 173,264 163,968 202,000 135,750 139,654 140,198 108,063	\$232,000 223,800 211,000 233,500 214,500 223,500 174,900 250,000 195,500 215,000 156,500 280,000 187,000 155,000 123,000 154,000 148,000 220,000 136,500 130,500 136,250 101,250
Total	3,119	1,614	914	\$200,886,385	\$219,788	\$199,500
Grand Total	15,061	7,633	5,398	\$1,078,965,635	\$199,882	\$173,500

Listed includes Reruns: East (2,094-50%) West (2,336-46%) Central (1,589-58%) North (1,614-52%)

^{*} Sales to Listings Ratio (SFD only): 35.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	53	96%
WEST	56	96%
CENTRAL	55	95%
NORTH	60	96%
TOTAL	56	96%

^{*} Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Ten Month Single-Family January to October 1996

E-2 1,744 491 100,639,825 204,969 185 E-4 1,549 519 74,015,250 142,611 155 E-6 3,087 905 183,618,807 180,794 172 E-6 1,475 385 70,141,610 182,186 160 E-7 3,258 922 164,393,228 178,893 173 E-8 2,492 714 116,267,505 162,840 160 E-9 1,575 488 76,741,218 157,257 165 E-10 1,620 438 85,880,069 196,073 193 E-11 2,101 691 100,421,663 145,328 145 E-12 740 264 41,936,550 158,851 151 E-13 2,724 853 154,367,808 180,970 176 E-15 2,565 953 157,705,070 165,483 160 E-16 4,288 1,618 200,351,493 123,827 120 E-17 2,297 668 93,505,693 139,979 133 E-18 203 40 12,558,400 313,960 277 E-19 190 54 10,664,200 197,485 187 E-20 718 170 25,811,978 151,835 145 E-21 984 267 40,765,578 152,680 148 W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 E-21 984 267 40,765,578 152,680 148 W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 E-21 984 267 40,765,578 152,680 148 W-4 1,685 474 70,059,350 177,835 167 W-5 1,904 589 80,371,250 316,464 134 W-6 1,848 545 95,830,237 175,835 164 W-7 904 286 67,860,011 277,73,292 W-8 3,208 916 235,003,109 256,554 220 W-8 3,208 916 235,003,109 266,554 220 W-9 1,609 401 73,255,579 12,682 181 W-10 2,425 748 103,938,598 139,999 126,622 W-8 3,208 916 235,003,109 266,554 220 W-9 1,609 401 73,255,579 12,682 181 W-10 2,425 748 103,938,598 139,955 157 W-1 1,250 763 171,200,338,598 139,955 157 W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 W-7 904 286 67,860,011 237,273 229 W-8 3,208 916 235,003,109 256,554 220 W-9 1,609 401 73,255,579 12,682 181 W-10 2,425 748 103,938,598 138,955 151 W-10 2,426 748 103,938,598 138,955 151 W-10 2,426 748 103,938,598 138,955 151 W-10 2,426 748 103,938,598 138,955 151 W-10 2,427 790 63 13,050 197,134,726 151,061 148 W-16 2,681 970 144,200,00 143,178 148 W-16 2,681 970 144,20	<u>Area</u>	Listed	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
E-2 1,744 491 100,639,825 204,969 185 E-3 3,517 1,123 173,746,240 154,716 155 E-4 1,549 519 74,015,250 142,611 155 E-5 3,087 905 163,618,807 180,794 172 E-6 1,475 385 70,141,610 182,186 160 E-7 3,258 922 164,393,228 178,893 173 E-8 2,492 714 116,257,505 162,840 160 E-9 1,575 488 76,741,218 157,257 165 E-10 1,520 438 85,880,069 196,073 193 E-11 2,101 691 100,421,563 145,328 145 E-12 740 264 41,936,550 158,861 151 E-13 2,724 264 41,936,550 158,861 151 E-14 2,732 1,009 159,360,495 157,939 157 E-15 2,565 953 157,705,070 165,483 160,870 E-16 4,280 1,618 200,351,493 123,827 120 E-17 2,297 668 93,505,693 139,979 133 E-8 203 40 12,558,400 131,990 277 E-19 190 54 10,664,200 197,485 167 E-20 718 170 25,811,978 151,835 145 E-21 984 267 40,765,578 152,680 148 W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 E-21 984 267 40,765,578 152,680 148 W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 W-3 1,781 490 101,159,044 206,447 186 W-4 1,685 474 70,059,350 147,805 W-4 1,685 474 70,059,350 147,805 W-4 1,686 474 70,059,350 147,805 147 W-2 1,781 490 101,159,044 206,447 186 W-7 904 286 67,860,011 277,835 164 W-7 904 286 67,860,011 277,273 299 W-8 3,208 916 235,003,109 266,554 220 W-9 1,609 401 73,255,579 12,682 181 W-10 2,425 748 103,938,598 139,955 157 W-1 1,250 68 916 235,003,109 266,554 220 W-9 1,609 401 73,255,579 12,682 181 W-10 2,425 748 103,938,598 139,955 157 W-1 1,2660 1,022 127,713,994 124,404 186 W-14 1,467 516 84,444,350 163,554 19,855 157 W-15 1,609 401 73,255,579 126,82 181 W-10 2,425 748 103,938,598 139,595 157 W-14 1,467 516 84,444,350 163,554 19,955 176 W-13 2,750 763 171,220,382 224,404 W-16 2,681 970 184,227,686 189,925 178 W-17 3 1 249,000 249,000 249,000 249 W-18 787 247 443 340,000 144,350 163,557 76 W-13 2,750 763 171,444 201,626,241 193,129 190 W-20 3,522 1,352 255,223,853 188,775 177 W-21 3,660 1,423 340,309,996 239,207 224 W-22 87 24 4,564,300 190,179 197 W-24 3,209 343 662,216,895 181,390 168	<u>East</u>					
West W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 W-3 2,098 473 64,529,380 136,426 135 W-4 1,685 474 70,059,350 147,805 147 W-5 1,904 589 80,371,250 136,454 134 W-6 1,848 545 95,830,237 175,835 164 W-7 904 286 67,860,011 237,273 229 W-8 3,208 916 235,003,109 256,554 220 W-9 1,609 401 73,255,579 182,682 181 W-10 2,425 748 103,938,598 138,955 151 W-12 2,309 648 125,431,508 193,567 176 W-13 2,750 763 171,220,382 224,404 186 W-14 1,467 516 84,414,350<	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-19	1,744 3,517 1,549 3,087 1,475 3,258 2,492 1,575 1,620 2,101 740 2,724 2,732 2,565 4,280 2,297 203 190 718	491 1,123 519 905 385 922 714 488 438 691 264 853 1,009 953 1,618 668 40 54 170	100,639,825 173,746,240 74,015,250 163,618,807 70,141,610 164,939,228 116,267,505 76,741,218 85,880,069 100,421,563 41,936,550 154,367,808 159,360,495 157,705,070 200,351,493 93,505,693 12,558,400 10,664,200 25,811,978	204,969 154,716 142,611 180,794 182,186 178,893 162,840 157,257 196,073 145,328 158,851 180,970 157,939 165,483 123,827 139,979 313,960 197,485 151,835	\$160,000 185,000 155,000 155,250 172,000 160,000 173,400 165,000 193,500 145,000 151,000 157,300 160,000 157,300 160,000 120,250 133,000 277,200 187,000 145,000 145,000
W-1 1,250 371 \$74,270,863 \$200,191 \$179 W-2 1,781 490 101,159,044 206,447 186 W-3 2,098 473 64,529,380 136,426 135 W-4 1,685 474 70,059,350 147,805 147 W-5 1,904 589 80,371,250 136,454 134 W-6 1,848 545 95,830,237 175,835 164 W-7 904 286 67,860,011 237,273 229 W-8 3,208 916 235,003,109 256,554 220 W-9 1,609 401 73,255,579 182,682 181 W-10 2,425 748 103,938,598 138,955 151 W-12 2,309 648 125,431,508 193,567 176 W-13 2,750 763 171,220,382 224,404 186 W-15 2,660 1,022 127,713,994 124,965	Total	42,052	13,144	\$2,121,388,660	\$161,396	N/A
W-2 1,781 490 101,159,044 206,447 186 W-3 2,098 473 64,529,380 136,426 135 W-4 1,685 474 70,059,350 147,805 147 W-5 1,904 589 80,371,250 136,454 134 W-6 1,848 545 95,830,237 175,835 164 W-7 904 286 67,860,011 237,273 229 W-8 3,208 916 235,003,109 256,554 220 W-9 1,609 401 73,255,579 182,682 181 W-10 2,425 748 103,938,598 138,955 151 W-12 2,309 648 125,431,508 193,567 176 W-13 2,750 763 171,220,382 224,404 186 W-14 1,467 516 84,144,350 163,594 162 W-15 2,660 1,022 127,713,994 124,965 <t< th=""><th><u>West</u></th><th></th><th></th><th></th><th></th><th></th></t<>	<u>West</u>					
Total 52,812 17,558 \$3,222,609,401 \$183,541	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	1,781 2,098 1,685 1,904 1,848 904 3,208 1,609 2,425 2,309 2,750 1,467 2,660 2,681 3 787 3,152 3,522 3,660 87 4,527 3,209 170 51 990 2,075	490 473 474 589 545 286 916 401 748 648 763 516 1,022 970 1 287 1,044 1,352 1,423 24 1,867 1,305 49 4 343 647	101,159,044 64,529,380 70,059,350 80,371,250 95,830,237 67,860,011 235,003,109 73,255,579 103,938,598 125,431,508 171,220,382 84,414,350 127,713,994 184,227,656 249,000 41,092,050 201,626,214 255,223,853 340,390,966 4,564,300 314,482,105 197,134,726 8,248,000 1,097,850 62,216,895 136,998,131	206,447 136,426 147,805 136,454 175,835 237,273 256,554 182,682 138,955 193,567 224,404 163,594 124,965 189,925 249,000 143,178 193,129 188,775 239,207 190,179 168,442 151,061 168,327 274,463 181,390 211,744	\$179,000 186,000 135,750 147,000 134,225 164,500 229,000 220,000 181,750 151,000 176,500 186,750 162,000 114,000 249,000 174,000 249,000 174,000 224,000 197,000 161,750 148,000 155,000 306,000 193,000

Ten Month Single-Family continued January to October 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	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	3,190 2,150 1,939 3,105 514 1,704 2,069 1,176 1,810 776 1,719 1,334 2,349 3,072	784 469 416 805 138 518 522 273 465 288 253 413 452 854	\$139,857,509 146,120,603 141,453,454 269,918,967 35,351,001 110,946,000 89,817,205 131,844,645 165,508,092 60,042,023 143,581,259 87,560,723 133,904,405 193,201,747	\$178,390 311,558 340,032 335,303 256,167 214,181 172,064 482,947 355,931 208,479 567,515 212,011 296,249 226,232	\$148,000 234,000 240,750 302,500 236,750 205,000 151,000 421,000 282,500 220,000 456,250 199,000 250,000 194,000
Total	26,907	6,650	\$1,849,107,633	\$278,061	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	2,422 2,600 3,707 1,564 501 1,666 1,930 2,191 1,363 3,795 713 368 873 788 746 2,164 783 931 205 159 397 961 584	640 767 863 384 93 502 720 427 413 945 144 66 169 236 201 663 259 350 45 48 126 215 146	\$166,909,778 193,528,344 234,632,286 99,863,285 23,707,500 124,476,508 141,085,753 117,725,240 88,332,435 259,817,607 35,882,500 17,677,550 47,622,800 47,017,850 38,193,700 87,791,300 43,236,650 52,366,207 9,385,850 6,628,400 17,076,150 30,098,241 16,593,850	\$260,797 252,319 271,880 260,061 254,919 247,961 195,952 275,703 213,880 274,939 249,184 267,842 281,792 199,228 190,018 132,415 166,937 149,618 208,574 138,092 135,525 139,992 113,657	\$236,000 235,250 223,000 245,000 259,900 217,000 185,000 255,000 218,750 200,500 251,000 188,000 175,000 130,000 142,000 193,000 140,000 132,000 108,000
Total	31,411	8,422	\$1,899,649,784	\$225,558	N/A
Grand Total	153,182	45,774	\$9,092,755,478	\$198,645	N/A

Includes Re-runs:

East	19,884	West	23,970
Central	14,717	North	14,936

^{*} Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Single-Family East Breakdown October 1996

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pric	<u>e</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-8 E-9 E-10 E-11 E-12		22 26 56 40 45 31 48 54 27 36 33 11	182,173 235,496 172,262 175,171 246,607 184,016 229,029 220,194 181,789 205,189 200,373 163,582	165,000 228,500 163,500 174,500 229,000 176,500 228,500 184,500 177,000 195,450 197,500 158,000		45 26 29 5 4 5 11 4 4 3 5		162,988 172,131 177,531 144,600 169,750 126,600 173,900 156,850 162,725 167,333 156,600	155,000 168,000 169,500 149,000 166,500 126,000 171,000 155,950 161,750 167,500
E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		55 96 73 110 48 6 3 19	207,089 173,149 179,255 140,555 167,961 299,667 294,167 150,911 153,887	197,000 170,000 169,000 135,250 159,950 291,250 285,000 156,000 153,000		8 1 5 35 3 - -		155,613 165,900 138,260 109,860 114,500 - -	154,950 165,900 135,000 110,500 115,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condom <u>Sales</u>	inium Apar <u>Av. Price</u>	tments <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-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	4 4 5 20 15 7 5 4 4 4 10 5 9 17 2	125,000 188,600 - 129,800 148,075 137,000 146,460 121,900 108,540 107,625 127,250 133,850 116,640 106,600 107,822 71,406 85,375	127,000 211,450 - 130,000 135,750 137,000 149,500 126,000 115,000 133,700 115,000 113,000 109,000 65,000 85,375	- 44 18 44 6 34 32 10 1 21 3 12 10 7 9 - -	105,977 92,969 129,750 134,833 120,138 97,031 126,318 109,000 92,810 92,000 110,892 96,415 114,986 96,128	97,000 94,750 122,250 134,000 124,150 97,000 125,000 109,000 92,000 92,000 101,400 93,750 132,000 75,250	- - - 7 - 15 2 - - 8 2 7 3 13 10 23 - - - 4	189,471 178,727 190,000 171,188 144,250 156,143 143,033 150,992 127,080 131,687 132,600 13etached Condom	185,000 174,500 190,000 190,000 144,250 163,000 149,000 123,950 131,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Sales	Apartmen Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8	7 1 1 - 4 - 7	138,643 183,000 313,000 - 167,475 - 166,200	125,000 183,000 313,000 - 167,500 - 161,100	- - - - - -	- - - - - -	-	- - - - - -	-	-
E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17	-	-	-	- -	-	-	- -		-
	13 - 6 3 8 - 8	137,477 - 148,650 144,667 140,100 - 107,588	135,500 151,000 145,000 142,500 111,750	- - - - -	- - - -		- - - -	145,000 - - - - - - -	145,000
E-18 E-19 E-20 E-21	-	- - -	- - -	- - -	-	- - -	- - -	- - -	- - -

Single-Family Central Breakdown October 1996

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	9	258,989	232,000	8	210,638	212,500
C-2	20	431,950	322,500	18	326,089	256,500
C-3	45	421,353	298,000	12	220,458	160,000
C-4	78	372,320	343,000	11	298,465	252,000
C-6	12	266,625	242,250	-	· -	-
C-7	31	291,426	255,000	3	243,833	252,500
C-8	1	350,000	350,000	13	239,062	202,000
C-9	20	555,392	560,000	3	347,333	357,000
C-10	40	474,677	380,750	17	263,821	245,000
C-11	15	362,207	380,000	7	235,107	240,000
C-12	24	688,875	529,500	-	-	-
C-13	23	264,413	250,000	8	190,044	184,625
C-14	25	393,956	281,000	-	-	-
C-15	29	303,669	295,000	18	192,625	187,000

	Townhouse Condominiums				ndominium A				
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	3	142.033	135.000	57	183.214	136,600	_	_	-
Č-2	-	-	-	21	243,310	199,000	_	-	-
C-3	1	645,000	645,000	3	175,300	195,000	_	-	-
C-4	-	· -	· -	9	197,711	125,000	-	-	-
C-6	-	-	-	-	· -	· -	-	-	-
C-7	3	158,333	163,000	12	149,625	136,250	1	205,000	205,000
C-8	3	236,833	250,000	55	159,531	137,500	-	· -	· -
C-9	-	· -	· -	3	246,000	240,000	-	-	-
C-10	-	-	-	2	211,500	211,500	-	-	-
C-11	2	78,900	78,900	11	118,309	124,000	-	-	-
C-12	3	215,833	235,000	2	390,950	390,950	-	-	-
C-13	1	145,000	145,000	14	133,657	132,250	-	-	-
C-14	3	309,333	318,000	30	172,533	173,500	-	-	-
C-15	25	147,436	150,000	22	175,964	115,000	2	215,000	215,000

		Attached/Row		Co-	op Apartmen	ts	Det	ached Condon	niniums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	9	170,944	197,500	-	-	_	-	-	-
C-2	8	243,613	200,700	-	-	-	-	-	-
C-3	-	-	-	-	-	-	-	-	-
C-4	1	255,000	255,000	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	11	221,855	205,000	-	-	-	-	-	-
C-9	1	230,000	230,000	6	192,167	206,500	-	-	-
C-10	1	305,000	305,000	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	416,000	416,000	-	-	-	-	-	-
C-15	-	· -	- · · · -	-	-	-	-	-	-

Single-Family North Breakdown October 1996

				- (October 1996				
	<u>S</u> :	Deta ales	ached Houses Av. Price	Med. Prid	<u>ce</u>	<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2		28 39	291,055 296,902	295,000 277,000)	3 3		221,000 215,333	219,000 218,000
N-3 N-4		48 47	349,625 274,591	353,500 245,000)	2		161,950	161,950
N-5 N-6 N-7 N-8 N-10 N-11		8 36 57 31 7 69	204,738 266,257 215,033 301,613 330,671 311,489 224,337	214,500 239,250 205,500 274,500 265,000 274,000 215,000)))))	1 9 2 1 2		166,000 148,889 177,500 167,000 187,750	166,000 149,000 177,500 167,000 187,750
N-13 N-14		6 13	221,000 340,615	156,500 280,000)	-		- -	-
N-15 N-16 N-17 N-18 N-19 N-20		21 16 71 22 31 5	207,857 188,744 128,273 191,950 171,508 202,000	197,000 164,500 122,500 180,500 150,000 220,000)))	2 4 3		130,450 134,000 118,333	130,450 134,250 118,000
N-21 N-22 N-23 N-24		4 13 27 7	135,750 139,654 141,690 99,786	136,500 130,500 137,500 89,000)))	- - - -		- - - -	- - - -
	To <u>Sales</u>	wnhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Cond <u>Sales</u>	dominium Apart <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4	10 2 7	183,980 216,500 164,500	151,250 216,500 149,500	17 24 26 3	165,466 179,992 151,400 110,000	150,000 162,250 153,000 117,000	7 13 10 1	224,000 190,154 199,550 207,000	225,000 188,500 201,000 207,000
N-5 N-6 N-7 N-8	5 10 2	164,900 143,105 204,000	162,000 142,950 204,000	4 5	185,313 130,000	157,875 133,000	1	193,000	193,000
N-10 N-11 N-12	1 9 -	189,880 160,667	189,880 168,500	- 7 -	226,000	180,000	34 21	192,514 217,195	192,650 204,888
N-13 N-14	-	-	- -	-	- -	- -	-	- -	-
N-15 N-16	- -		-	- 1	- 88,000	- 88,000	<u>-</u> 1	172.000	172,000
N-17 N-18 N-19	2 2	118,975 158,500	118,975 158,500	2 - -	86,500 - -	86,500 - -	2 7 2	163,000 152,486 141,500	163,000 154,000 141,500
N-20 N-21	-	-	- -	-	- -	-	-	- -	-
N-22 N-23	-	-	- -	-	-	-	-	-	-
N-24	1	166,000	166,000	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o <u>Sales</u>	p Apartments <u>Av. Price</u>	Med. Price	Det <u>Sales</u>	ached Condomini <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2	2 4	255,000 214,375	255,000 213,500	- -	- -	-	-	- -	-
N-3 N-4	2	176,000	176,000	- -	-	-	-	- -	-
N-5 N-6	- 1	173,000	173,000	-	-	-	-	-	-
N-7	<u>-</u> 2	-	-	-	- -	-	-	- -	-
N-8 N-10 N-11	- -	177,500 - -	177,500 - -	- - -	- - -	- - -	- - -	- - -	- - -
N-12 N-13	-	-	-	-	-	-	-	- -	-
N-14 N-15	2	- 162,450	- 162,450	-	- -	-	-	- -	
N-16 N-17	3	146,433	150,800	-	-	-	-	- -	
N-18 N-19	- 1	123,000	123,000	-	-	-	-	-	-
N-20	-	123,000	-	-	- -	-	-	- -	-
N-21 N-22	-	-	-	-	-	-	-	-	-
N-23 N-24	1 -	99,900	99,900	-	- -	-	-	-	- -

Single-Family West Breakdown October 1996

	e,		tached Houses Av. Price	Med. Price		Sales		etached Houses Av. Price	Med. Price
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-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24	Sales 16 25 38 39 17 33 21 72 30 41 38 55 13 15 33 - 18 64 78 98 - 152		240,013 264,040 144,889 176,138 216,994 177,239 254,190 315,958 245,630 186,812 243,700 327,118 230,469 223,140 226,057 166,722 231,268 221,107 280,998	224,500 251,000 145,000 174,500 207,000 175,000 260,000 275,450 222,500 175,000 216,250 285,000 233,600 230,000 214,000 214,000 212,750 251,500		20 27 17 6 29 4 1 1 4 3 7 10 8 11 17 - 14 8 26 5		187,950 161,735 148,471 171,817 176,341 185,750 125,000 169,000 169,000 169,475 161,833 171,200 158,660 185,050 172,518 163,921 151,729 178,513 167,165 152,000	175,250 164,500 135,000 1384,000 176,000 186,000 169,000 169,950 162,000 171,000 176,750 172,000 164,000 179,550 164,000
W-25 W-26 W-27 W-28	66 5 1 46 65		212,900 285,000 192,588 240,978	225,000 285,000 183,800 223,000		- - 2 6		117,000 117,750	117,000 116,000
	To <u>Sales</u>	ownhouse Condo Av. Price	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
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	10 - 3 9 4 11 7 15 14	111,230 - 261,567 154,878 314,450 116,045 149,343 112,567 124,136	112,000 259,900 160,000 313,950 116,000 150,000 112,000 131,500	13 3 7 23 20 23 3 3 37 26 29 20 10	141,654 224,667 92,600 89,691 87,440 209,778 128,967 119,822 86,769 85,700 119,653 81,200 92,924	115,000 229,000 80,000 92,000 88,750 193,000 127,000 114,000 78,100 82,500 116,950 79,500 83,700	- - - - - - - - - - - -		- - - - - - - - - -
W-15 W-16 W-17 W-18 W-19	17 27 - 11 18	138,076 143,207 - 103,795 151,786	141,250 144,000 - 105,000 149,500	74 14 - 2 28	108,350 128,536 - 75,375 123,155	106,000 129,000 - 75,375 110,775	- 4 - - 1	164,375 - 179,000	169,800 - 179,000
W-20 W-21 W-22 W-23 W-24 W-25	35 9 1 11 34 1	144,534 144,589 104,000 117,936 112,684 130,000	136,500 138,500 104,000 118,000 112,375 130,000	6 11 - 15 20 1	107,067 153,364 - 114,800 108,020 147,000	106,950 128,000 - 115,000 112,750 147,000	2 - 9 2	171,500 - 155,889 173,700	171,500 - 155,000 173,700
W-26 W-27 W-28	8 2	118,788 133,750	116,700 133,750	6	111,167 -	108,000	2 1	148,000 140,000	148,000 140,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	etached Condomi <u>Av. Price</u>	niums <u>Med. Price</u>
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	4 5 1 - 2 - 1 3	200,000 144,500 - - 219,000 - - 154,000 - 149,500 - 160,000 168,967	160,000 143,500 - - 219,000 - - 154,000 149,500 160,000 169,000	- - - - 1 - - - - - -	65,000 - - - - - - - - - - -	65,000 - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -		- - - - - - - - - - - - - - - - - - -
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26	- 6 10 8 - 19 5	174,067 158,140 225,019 141,179 129,580	177,250 149,750 171,700 138,000 116,900	-	-		2	162,750 - - - - - - -	162,750 - - - - - - - -
W-27 W-28	1 1	160,000 110,000	160,000 110,000	- -	-	-	-	-	- -

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953	2,699		\$ 38,935,130	\$ 14,424	-
1954 1955	3,061 3,555		44,835,245 53,153,433	14,647 14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958 1959	7,968 9,559		128,163,813 158,821,137	16,085 16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962 1963	9,669 11,096	* Number of Sales	161,878,920 183,272,930	16,742 16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965 1966	14,890 14,883	13,428	281,164,558 326,687,333	18,883 21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969 1970	15,817 13,076	12,493 10,498	473,422,285 394,123,765	29,931 30,141	28,929 29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973 1974	19,561 20,680	16,335 17,318	862,742,566 1,160,586,426	44,105 56,121	40,605 52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976 1977	22,575 24,335	19,025 20,512	1,417,814,546	62,805 67,015	61,389 64.550
1978	24,333 24,778	21,184	1,630,809,263 1,707,519,316	68,913	64,559 67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980 1981	30,977 35,434	26,017 29,625	2,478,889,915 3,373,355,403	80,023 95,201	75,694 90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984 1985	36,206 51,514	31,905 45,509	3,845,980,469 5,957,686,711	106,225 115,652	102,318 109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987 1988	51,149 61,441	43,475 49,381	10,287,088,795 15,234,986,682	201,120 249,632	189,105 229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991 1992	44,510 49,113	38,144 41,703	10,606,078,479 10,705,964,103	238,285 217,986	234,313 214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995 January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March April	3,857 3,831	3,218 3,204	816,442,134 843,090,243	211,678 220,071	207,556 212,541
May	4,514	3,785	982,479,781	217,652	212,626
June July	4,920 4,340	4,172 3,721	1,012,394,725 935,364,497	205,771 215,522	202,297 202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September	r 4,560	3,841	911,915,733	199,982	195,099
October November	4,134 4,060	3,344 3,295	863,942,396 838,187,466	208,985 206,450	201,526 197,999
December		2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996	0.040	0.000	504 400 005	044.040	405 400
January February	2,648 4,955	2,222 4,207	561,139,885 976,668,267	211,910 197,108	195,169 192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May June	6,483 5,865	5,514 4,979	1,335,304,585 1,248,550,730	205,970 212,882	201,847 204,392
July	5,325	4,539	1,103,019,345	207,140	199,856
August	5,104 r 4,848	4,372	1,050,637,385	205,846	197,622
September October	r 4,848 6,281	4,123 5,398	976,472,171 1,282,350,382	201,417 204,163	195,486 199,882
TOTAL	53,789	45,774	11,035,131,511	205,156	198,645

^{*} Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

