August posts best monthly sales since 1986

TORONTO - Wednesday, September 4, 1996— TREB Members reported 4,372 sales of single-family dwellings last month, up 5 per cent from the 4,179 recorded in August 1995, announced Toronto Real Estate Board (TREB) President Jerry England.

"This is the best August since 1986 and proof that the resale housing market is finally back on track," says TREB President Jerry England. "There is definitely a "feel-good" factor out there among REALTORS."

England predicts that the combination of extremely competitively priced properties with a resurgence of first-time buyers to the marketplace, should make for a hot September and October resale market.

The apparent absence of many high-end move-up buyers caused average prices to decline slightly in August to \$197,622 from \$199,856, which in turn is attracting more serious potential first-time buyers. While the median price rose marginally to \$173,000 from \$172,500.

"Buyer representation has become more prevalent in the residential sales market and could be boosting buyers' confidence in making their purchases," says England. "Renewed

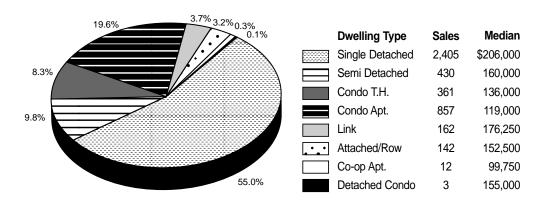
uncertainty with proposed provincial rent control legislation is yet another reason for the continued impetus. Add these factors to attractive mortgage rates and renewed consumer confidence and you have a market that is sizzling."

TREB's 4,372 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$864,005,200, and averaged \$197,622. The median price was \$173,000.

Breaking down the total 1,704 sales were reported in TREB's 27 West districts and averaged \$185,131; 621 sales were reported in the 14 Central districts and averaged \$272,141; 821 sales were reported in the 23 North districts and averaged \$221,217; and 1,226 sales were reported in TREB's 21 East districts and averaged \$161,438.

In addition to the sales of single-family dwellings, TREB Members reported 732 sales of properties of other types (P.O.T.) during August moving the total to 5,104. The dollar volume for properties of all types (P.A.T.) was \$1,050,637,385, and the average price was \$205,846.

Single-Family Residential Breakdown



Housing Market Indicators

	August 1995	August 1996	% Change
Sales*	4,179	4,372	(+5%)
New Listings*	7,105	7,031	(-1%)
Active Listings**	26.452	25.044	(-5%)

Single-Family Dwellings Only

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Number of Active MLS Listings

June July Aug Sep Oct Nov Dec

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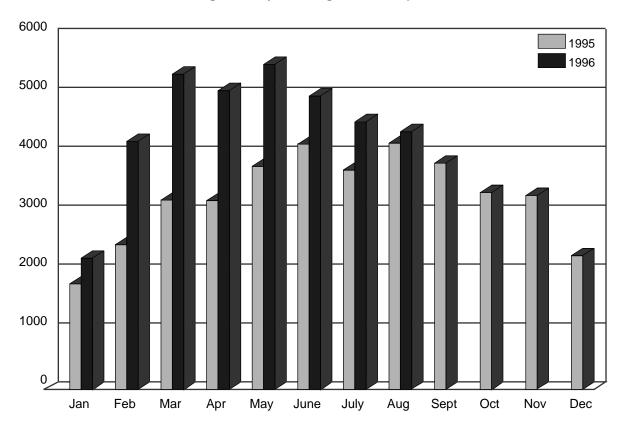
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Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

<u>Price Range</u>		<u>Tota</u>	I S.F.D.	<u>Co</u>	Condo Apt.			
l lm	4.	#00.000	270	(C 0)	404	(04.5)	20	(40.0)
Up	to	\$90,000	270	(6.2)	184	(21.5)	36	(10.0)
90,001	to	110,000	304	(7.0)	173	(20.2)	36	(10.0)
110,001	to	120,000	211	(4.8)	87	(10.1)	30	(8.3)
120,001	to	130,000	241	(5.5)	78	(9.1)	54	(15.0)
130,001	to	140,000	269	(6.1)	65	(7.6)	53	(14.7)
140,001	to	150,000	262	(6.0)	51	(5.9)	45	(12.5)
150,001	to	160,000	297	(6.8)	44	(5.1)	26	(7.2)
160,001	to	170,000	279	(6.4)	36	(4.2)	23	(6.4)
170,001	to	180,000	284	(6.5)	23	(2.7)	15	(4.2)
180,001	to	190,000	242	(5.5)	26	(3.0)	7	(1.9)
190,001	to	200,000	171	(3.9)	11	(1.3)	6	(1.6)
200,001	to	225,000	415	(9.5)	25	(2.9)	7	(1.9)
225,001	to	250,000	320	(7.3)	10	(1.2)	11	(3.0)
250,001	to	300,000	367	(8.4)	24	(2.8)	7	(1.9)
300,001	to	400,000	252	(5.8)	10	(1.2)	4	(1.1)
400,001	to	500,000	95	(2.2)	5	(0.6)	1	(0.3)
500,001	to	750,000	64	(1.5)	4	(0.5)		(—)
750,000	to	1,000,000	19	(0.4)		(—)		(—)
1,000,001	to	1,500,000	6	(0.1)	1	(0.1)		(—)
Over		1,500,000	4	(0.1)	_	(—)	_	(—)
TOTAL			4,372	100.0	857*	100.0	361**	100.0

^{* 857} condominium apartments sold for \$114,248,992, averaging \$133,312

^{** 361} condominium townhouses sold for \$51,143,114, averaging \$141,670.

Single-Family Residential August 1996

	August 1999					
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	191	105	44	\$7,199,400	\$163,623	\$138,750
E-2	142	75	47	9,763,900	207,743	187,500
E-3	316	154	103	15,044,400	146,062	149,000
E-4	138	68	46	6,645,210	144,461	159,500
E-5	300	142	101	18,191,067	180,110	168,000
E-6	162	90	38	6,803,700	179,045	156,000
E-7	321	175	85	15,084,326	177,463	169,500
E-8	233	127	66	11,440,115	173,335	165,457
E-9	118	53	52	8,122,200	156,196	164,000
E-10 E-11	138	83	46 65	9,594,500	208,576	203,500
E-11 E-12	170 60	73 34	65 27	9,225,275 4,688,050	141,927 173,631	140,000 154,000
E-13	222	88	75	13,080,400	174,405	167,500
E-14	248	115	88	13,477,000	153,148	153,500
E-15	193	84	81	13,670,250	168,769	165,000
E-16	359	148	141	16,918,053	119,986	117,000
E-17	223	96	66	9,182,822	139,134	126,500
E-18	17	8	2	786,000	393,000	393,000
E-19	9	6	5	858,000	171,600	183,000
E-20	77	41	21	3,660,000	174,286	163,000
E-21	104	58	27	4,488,500	166,241	148,000
Total	3,741	1,823	1,226	\$197,923,168	\$161,438	\$154,500
<u>West</u>						
W-1	102	52	40	\$7,841,633	\$196,041	\$177,750
W-2	157	81	48	9,412,900	196,102	184,500
W-3	158	76	41	5,647,900	137,754	135,000
W-4	150	70	47	6,677,400	142,072	150,000
W-5	160	67	64	9,000,300	140,630	136,000
W-6	166	84	50	8,806,750	176,135	164,750
W-7	91	45	23	5,413,100	235,352	218,000
W-8	258	148	96	25,187,101	262,366	227,100
W-9	127	64	37	6,151,350	166,253	173,000
W-10	222	98	92	12,352,553	134,267	122,250
W-12	185	96	71	13,603,700	191,601	188,000
W-13	253	129	66	16,476,231	249,640	217,500
W-14	130	55	51	9,574,650	187,738	185,000
W-15	246	102	108	13,430,252	124,354	115,250
W-16 W-17	228	99 -	91 -	18,017,050 -	197,990 -	185,000
W-18	82	32	24	3,532,400	147,183	153,500
W-19	269	110	115	22,727,121	197,627	200,000
W-20	306	142	120	22,810,850	190,090	172,000
W-21	323	158	142	33,260,573	234,229	226,000
W-22	10	7	2	369,000	184,500	184,500
W-23	461	199	156	26,770,800	171,608	166,000
W-24	341	153	116	17,563,150	151,406	145,650
W-25	13	8	3	617,500	205,833	185,000
W-26	8	3	1	330,000	330,000	330,000
W-27 W-28	130 225	55 107	40 60	6,971,400 12,917,400	174,285 215,290	157,750 192,500
Total		2,240			\$185,131	\$168,950
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August 1996 Continued

<u>Area</u>	Listed	Re-runs	<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	301 188 160 220 43 143 172 96 145 68 136 113 233 294	162 116 96 126 15 75 73 52 83 36 86 69 130 158	85 45 30 62 18 63 46 27 53 21 25 25 33 88	\$13,803,900 14,497,150 7,764,150 18,896,968 4,518,750 15,256,300 8,024,750 12,650,400 18,274,123 3,638,623 16,945,388 4,576,800 10,812,400 19,339,921	\$162,399 322,159 258,805 304,790 251,042 242,163 174,451 468,533 344,795 173,268 677,816 183,072 327,648 219,772	\$145,000 229,000 169,375 278,500 238,750 220,000 137,500 410,000 279,900 178,000 499,500 160,000 263,000 183,500
Total	2,312	1,277	621	\$168,999,623	\$272,141	\$218,000
<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	229 225 309 138 44 167 157 169 138 355 66 39 93 71 59 206 70 92 24 28 43 100 55	117 121 136 73 25 83 62 90 67 212 31 17 39 24 27 74 28 42 14 5 19 34 20	59 89 81 39 8 54 63 35 53 91 15 5 17 15 19 63 27 22 2 3 17 28 16	\$14,092,448 21,515,200 22,318,100 10,530,200 2,167,500 12,605,700 11,835,900 8,336,100 11,608,147 25,270,800 3,632,000 1,027,000 4,685,500 3,087,700 3,948,500 8,752,650 4,455,100 3,158,300 258,000 295,000 2,331,900 4,018,600 1,689,000	\$238,855 241,744 275,532 270,005 270,938 233,439 187,871 238,174 219,022 277,701 242,133 205,400 275,618 205,847 207,816 138,931 165,004 143,559 129,000 98,333 137,171 143,521 105,563	\$218,000 235,000 213,800 248,750 267,750 223,500 171,000 237,500 260,000 216,500 172,000 275,000 222,000 190,000 134,000 175,000 142,250 129,000 90,000 137,000 133,000 97,500
Total	2,877	1,360	821	\$181,619,345	\$221,217	\$201,000
Grand Total	13,731	6,700	4,372	\$864,005,200	\$197,622	\$173,000

Listed includes Reruns: East (1,823-49%) West (2,240-47%) Central (1,277-55%) North (1,360-47%)

^{*} Sales to Listings Ratio (SFD only): 31.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	55	96%
WEST	58	96%
CENTRAL	61	95%
NORTH	67	95%
TOTAL	59	95%

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

Eight Month Single-Family January to August 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>	<u> </u>	<u> </u>	<u> </u>	7.W.T.1100	<u></u>
E-1	1,736	446	\$76,412,207	\$171,328	\$160,000
E-2	1,401	404	83,644,825	207,042	185,000
E-3	2,817	887	137,545,265	155,068	154,200
E-4	1,241	406	57,626,150	141,936	154,500
E-5 E-6	2,458 1,172	699 298	126,353,623 55,147,610	180,763 185,059	170,500 161,500
E-7	2,616	727	129,673,078	178,367	173,000
E-8	1,940	548	88,711,005	161,881	160,000
E-9	1,265	404	63,151,838	156,316	165,000
E-10	1,325	358	70,329,719	196,452	194,250
E-11 E-12	1,680 621	555 212	80,050,263 33,983,700	144,235 160,300	144,000 152,000
E-13	2,233	682	124,496,258	182,546	177,250
E-14	2,246	799	125,676,514	157,292	156,600
E-15	2,056	763	126,590,265	165,911	161,000
E-16	3,465	1,295	159,507,993	123,172	120,000
E-17 E-18	1,850 168	513 28	71,224,953 9,022,900	138,840 322,246	132,000 270,950
E-19	168	47	8,884,700	189,036	184,000
E-20	585	127	19,410,078	152,835	145,000
E-21	788	204	31,517,478	154,497	148,000
Total	33,831	10,402	\$1,678,960,422	\$161,407	N/A
<u>West</u>					
W-1	992	296	\$60,128,963	\$203,138	\$180,500
W-2	1,458	380	79,040,750	208,002	189,750
W-3 W-4	1,705 1,362	370 366	50,486,880 54,193,550	136,451 148,070	137,000 150,000
W-5	1,575	461	61,577,150	133,573	123,000
W-6	1,510	429	74,829,137	174,427	162,000
W-7	728	230	54,676,511	237,724	229,000
W-8 W-9	2,639 1,268	717 288	188,253,626	262,557 176,978	222,500 176,375
W-10	1,200	602	50,969,579 83,291,998	138,359	151,000
W-12	1,869	520	100,064,778	192,432	175,750
W-13	2,249	607	133,718,033	220,293	185,500
W-14	1,197	420	69,597,500	165,708	162,500
W-15 W-16	2,200 2,188	813 791	100,583,386 151,979,398	123,719 192,136	112,500 179,000
W-17 W-17	3	1	249,000	249,000	249,000
W-18	608	214	30,795,550	143,904	150,000
W-19	2,547	823	158,448,572	192,526	190,000
W-20	2,882	1,088	205,881,764	189,230	174,950
W-21 W-22	3,114 67	1,176 19	279,120,706 3,600,300	237,348 189,489	220,250 197,000
W-23	3,633	1,474	247,394,405	167,839	162,000
W-24	2,551	1,024	153,427,237	149,831	148,000
W-25	141	39	6,301,600	161,579	147,000
W-26 W-27	38 719	3 217	812,850 40,355,850	270,950 185,972	327,000 171,000
W-28	1,678	499	104,788,131	209,996	192,000
Total	42,917	13,867	\$2,544,567,204	\$183,498	N/A

Eight Month Single-Family continued January to August 1996

<u>Area</u>	<u>Listed</u>	<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	2,601 1,734 1,522 2,504 420 1,373 1,657 951 1,460 641 1,333 1,064 1,857 2,481	619 366 323 643 119 432 391 212 364 226 205 319 344 684	\$110,393,936 114,642,248 108,031,453 212,042,137 30,156,501 91,194,988 66,392,880 103,580,800 129,169,573 45,927,773 116,421,359 67,607,373 105,256,995 156,471,259	\$178,342 313,230 334,463 329,770 253,416 211,100 169,803 488,589 354,861 203,220 567,909 211,935 305,980 228,759	\$150,000 234,500 239,000 297,000 236,000 203,500 148,000 423,000 282,500 220,000 450,000 200,000 253,800 195,000
Total	21,598	5,247	\$1,457,289,275	\$277,738	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 Total	1,968 2,174 3,046 1,253 425 1,365 1,552 1,797 1,134 3,075 556 307 694 634 611 1,692 605 738 158 123 322 785 472	526 623 691 301 79 411 568 357 341 735 112 54 138 191 156 527 199 272 35 35 96 167 123	\$140,577,708 158,608,056 189,340,599 78,531,535 20,432,600 101,396,158 111,095,578 98,623,340 72,937,067 201,716,499 28,201,600 14,607,550 37,851,200 38,507,450 30,018,250 69,398,800 32,802,100 40,337,372 7,147,850 4,811,900 12,861,650 23,190,800 13,988,400	\$267,258 254,588 274,010 260,902 258,641 246,706 195,591 276,256 213,892 274,444 251,800 270,510 274,284 201,610 192,425 131,687 164,835 148,299 204,224 137,483 133,976 138,867 113,727	\$240,000 237,000 223,000 248,500 259,950 215,500 186,000 255,000 198,500 254,000 223,000 191,000 248,000 190,500 177,500 129,250 163,500 140,000 193,000 139,000 139,750 129,750 108,500
Grand	·				
Total	123,832	36,253	\$7,207,800,963	\$198,819	N/A

Includes Re-runs:

East	15,843	West	19,401
Central	11,753	North	12,002

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

Single-Family East Breakdown August 1996

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-3 E-4 E-5 E-6 E-7 E-11 E-13 E-14 E-15 E-17 E-18		8 20 53 26 30 25 28 38 30 40 19 19 47 64 62 88 35 2	228,163 253,405 165,477 181,694 244,500 198,044 230,118 206,829 181,377 219,295 192,684 189,753 197,143 166,383 180,323 129,928 160,198 393,000	194,400 237,500 165,000 175,500 236,000 168,000 227,000 178,250 175,250 212,950 174,000 179,900 186,000 158,000 176,875 127,150 147,000		25 24 21 3 4 9 6 1 4 2 3 4 6 2		162,562 179,183 164,571 149,833 167,950 148,067 172,717 143,700 146,500 164,950 152,667 139,188 145,750 144,750	149,000 177,250 155,000 148,500 168,400 144,500 174,000 143,700 164,950 153,500 138,875 148,750 144,750
E-19 E-20 E-21		5 19 27	171,600 180,632 166,241	183,000 168,000 148,000		-		- - -	-
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	,	•	ominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-7 E-8 E-10 E-11 E-12 E-14 E-15 E-17 E-18 E-19 E-19 E-120 E-21	4 1 21 5 2 9 4 7 2 8 3 2 15 3	122,888 158,000 - 145,575 - 137,460 129,000 106,767 123,200 120,329 114,000 107,900 105,233 120,450 72,170 78,833	122,775 158,000 - 140,000 - 136,500 129,000 117,500 125,650 124,800 114,000 110,250 108,000 120,450 73,900 80,000	1 1 29 17 39 4 25 24 9 - 19 - 4 11 5 2 2	138,000 129,900 97,176 86,568 149,672 130,000 128,536 125,204 126,000 91,214 - 146,375 96,082 104,760 154,250 92,500	138,000 129,900 86,000 87,880 132,000 118,000 129,800 119,250 122,000 96,000 155,500 94,000 109,900 154,250 92,500	13 1 1 2 3 4 8 7 13	198,250 187,684 174,000 169,500 149,000 155,000 148,350 146,563 128,486 127,692	201,500 182,500 174,000 168,500 149,000 154,500 153,450 145,500 126,900 124,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartmen <u>Av. Price</u>	its <u>Med. Price</u>	Do <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-19 E-11 E-13 E-14 E-17 E-18 E-19	6 3 - 8	113,417 - - 165,667 - 158,019 - - 140,536 - 146,643 143,250 138,250 103,000 116,271	110,750 - - - 168,500 156,625 - - 140,000 144,500 138,000 103,000 114,000	-	107,500	- 107,500 - - - - - - - - - - - - - - - -	2	153,500	153,500 - - - 153,500 - - - -
E-20 E-21	-	-	- -	-	-	-	-	-	-

Single-Family Central Breakdown August 1996

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses <u>Av. Price</u>	Med. Price
C-1	3	231,667	250,000	16	197,906	190,000
C-2 C-3	9 18	440,056 308.508	270,000 169,375	12	329,013 184,800	261,250 177,500
C-3 C-4	47	324,312	311,500	5 7	295,786	265,000
Č-6	18	251,042	238,750	-	-	-
C-7	34	301,874	260,500	5	212,540	220,000
C-8	1	415,000	415,000	3	364,333	335,000
C-9	16	591,906	493,500	3	432,000	425,000
C-10	35	409,315	335,000	11	233,736	239,000
C-11	9	255,625	250,000	2	228,250	228,250
C-12	18	842,605	656,350	-	-	-
C-13	6	284,500	264,750	2	177,000	177,000
C-14	16	437,744	373,500	-	-	-
C-15	28	319,443	301,000	10	198,354	195,000

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Co <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	2	147.000	147.000	59	149,075	135.500	_	_	_
C-2	2	217,750	217.750	15	257.433	162,500	_	_	_
Č-3	1	255.000	255,000	4	201,625	189,750	-	-	-
C-4	-	,		7	215,971	156,000	-	-	_
C-6	-	-	-	-	-	-	-	-	-
C-7	3	164,500	168,000	19	164,179	142,000	1	225,000	225,000
C-8	-	, <u> </u>	, <u>-</u>	36	147,007	133,000	-	· -	´ -
C-9	1	259,900	259,900	4	239,250	263,000	-	-	-
C-10	1	197,000	197,000	3	219,967	215,000	-	-	-
C-11	1	81,000	81,000	9	88,944	73,000	-	-	-
C-12	5	283,500	250,000	2	180,500	180,500	-	-	-
C-13	1	215,000	215,000	16	143,800	129,500	-	-	-
C-14	5	246,460	244,000	10	193,670	176,000	-	-	-
C-15	28	153,806	152,500	19	180,626	125,000	2	214,250	214,250

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	5	170,600	145,000	-	_	-	-	-	-
C-2	6	366,917	289,500	1	90,000	90,000	-	-	-
C-3	-	-	· -	2	112,750	112,750	-	-	-
C-4	-	-	-	1	72,000	72,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	1	92,000	92,000	-	-	-
C-8	6	204,083	221,750	-	-	-	-	-	-
C-9	-	-	· -	3	222,333	185,000	-	-	-
C-10	2	204,000	204,000	1	112,100	112,100	-	-	-
C-11	-	-	· -	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	319,750	319,750	-	-	-	-	-	-
C-15	1	245,000	245,000	-	-	-	-	-	-

Single-Family North Breakdown August 1996

				A	ugust 1996				
	<u>s</u>	Deta ales	ached Houses Av. Price	Med. Price	<u> </u>	<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2		26 38	306,442 306,839	297,500 265,750		1 3		190,000 199,667	190,000 197,500
N-3 N-4 N-5		43 34 8	373,152 286,763 270,938	336,800 255,000 267,750		4		163,688	160,250
N-6 N-7 N-8		41 46 29	257,602 205,609 249,659	236,000 200,500 248,500		5 6 2		147,100 142,817 216,000	147,000 142,500 216,000
N-10 N-11		12 62	305,283 316,404	286,450 290,750		- -		- -	-
N-12 N-13 N-14		14 5 16	244,929 205,400 274,094	218,250 172,000 265,000		- - -		- - -	- - -
N-15 N-16 N-17		15 17 58	205,847 212,618 139,770	222,000 205,000 138,450		- 1 1	165,000 128,000		165,000 128,000
N-18 N-19 N-20		23 17 2	168,787 141,076 129,000	175,000 144,500 129,000		1		122,000	122,000
N-21 N-22 N-23	21 3 98,333 22 15 145,460 23 28 143,521		98,333 145,460 143,521	129,000 90,000 142,000 133,000		2	75,000 -		75,000
N-24		16	105,563	97,500		-		-	-
	Tow <u>Sales</u>	nhouse Condomir <u>Av. Price</u>	niums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <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	12 10 5	177,473 200,370 159,400	159,740 195,250 162,500	15 29 26 1	177,659 185,745 154,413 125,500	165,000 171,000 156,000 125,500	5 5 3	228,076 184,500 193,333	234,380 189,000 191,000
N-5 N-6 N-7 N-8	3 2	135,333 144,500	135,000 144,500	5 5 1	180,500 129,700 152,000	152,500 128,000 152,000	- - -	- - -	- - -
N-10 N-11 N-12	1 7 -	189,880 151,421 -	189,880 149,000 -	7	234,071	168,500	40 14 1	193,872 198,521 203,000	202,000 197,500 203,000
N-13 N-14 N-15	-	- - -	- - -	- - -	- - -	- - -	- - -	- - -	-
N-16 N-17 N-18	-	-	- - -	1 1	- 115,000 119,500	115,000 119,500	1 2 3	169,000 135,500 151,167	169,000 135,500 151,000
N-19 N-20 N-21	-	-	- -	- -	-	-	2	142,250 -	142,250
N-21 N-22 N-23	- - -	- -	- - -	- - -	- -	- - -	- - -	- - -	- - -
N-24	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Det <u>Sales</u>	ached Condomini Av. Price	ums <u>Med. Price</u>
N-1 N-2 N-3	- 4 4	235,875 220,200	250,750 202,900	-	- - -	-	-	- - -	-
N-4 N-5	-			<u>-</u> -	-	-	-		-
N-6 N-7	4	145,875	145,250	-	-		-		-
N-8 N-10 N-11	3 - 1	170,667 - 176,000	173,000 - 176,000	- -	- -	- -	- -	- -	-
N-12 N-13	-		170,000 - -	- - -	- -	- - -	- -	- - -	-
N-14 N-15	1	300,000	300,000	- -	-	- -	-	-	-
N-16 N-17 N-18	1	132,000	132,000	- - -	- -	- - -	- - -	- - -	- - -
N-19 N-20	1 -	103,500	103,500	- -	- -	-	1 -	250,000	250,000
N-21 N-22	-	-	-	- -	-	- -	-		-

Single-Family West Breakdown August 1996

				,	August 1996				
	Sa	Det <u>les</u>	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7		18 21 21 24 17 25 19	255,431 234,929 140,638 179,213 211,882 172,454 237,126	237,000 205,000 145,000 170,350 190,000 165,000 215,000		7 22 12 5 12 2		175,600 166,268 150,208 177,200 188,258 154,500	173,000 168,750 146,500 175,000 176,750 154,500
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16		60 16 37 48 42 21 11	333,692 238,531 185,984 225,717 315,446 274,255 204,400 241,155	282,500 225,000 181,000 218,450 302,500 250,000 190,000 210,250		3 2 4 3 10 3 4 12		180,333 172,500 187,225 163,167 150,750 185,000 172,250 168,442	180,000 172,500 181,000 165,500 151,500 189,000 161,500 163,000
W-17 W-18 W-19 W-20 W-21 W-22		- 10 67 58 96 2	162,290 236,262 235,972 269,103 184,500	163,500 230,000 212,750 249,950 184,500		10 2 19 8		153,850 168,750 161,668 172,938	153,500 168,750 160,000 163,250
W-23 W-24 W-25 W-26 W-27		94 62 2 1 28	193,511 178,190 249,500 330,000 196,821	180,450 174,750 249,500 330,000 176,000		21 13 - - 2		147,843 154,185 - - 135,750	148,000 153,000 - - 135,750
W-28		50	231,270	202,000		4		121,100	121,700
	To <u>Sales</u>	wnhouse Condom <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
W-1 W-2 W-3	-	-	- - -	11 2 8	133,608 186,750 111,500	130,000 186,750 127,750	- - -	- - -	- - -
W-4 W-5	10	- 111,020	- 110,750	18 25 22	82,794 81,160	75,750 85,000	-	-	-
W-6 W-7	3	259,900	259,900	1	187,950 128,000	164,750 128,000	-	-	-
W-8 W-9	4 1	161,750 373,900	171,750 373,900	28 17	134,557 91,174	114,500 72,000	-	-	-
W-10 W-12	14 6	109,443 139,000	100,950 134,000	36 14	84,821 103,271	82,000 104,250	-	-	-
W-13 W-14	7 13	114,786 130,715	117,000 158,000	6 10	128,250 82,800	132,750 76,000	4	- 183,250	- 186,250
W-15 W-16 W-17	16 24 -	135,841 149,985 -	138,003 138,500	76 8 -	107,032 155,425	103,550 133,000	1 3 -	185,000 180,633	185,000 185,900
W-18 W-19 W-20 W-21	2 10 34 11	114,250 151,900 142,188 136,455	114,250 150,500 134,250 133,000	2 28 3 17	71,250 130,575 80,800 148,309	71,250 130,750 75,000 129,000	1 3 3	185,000 163,167 186,967	185,000 166,000 193,000
W-22 W-23 W-24	8 14	126,394 116,214	117,700 116,200	14 23	117,086 99,224	115,950 94,200	4 1	165,375 162,500	163,750 162,500
W-25 W-26	- - -	-		1	118,500	118,500	-	-	-
W-27 W-28	7 1	113,700 96,000	105,000 96,000	1 -	75,000	75,000 -	2	166,500	166,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomini <u>Av. Price</u>	iums <u>Med. Price</u>
W-1 W-2	4 3	136,250 149,333	135,000 135,000	-	-	-	-	-	-
W-3 W-4	-	- -	- -	-	-	- -	-		-
W-5 W-6	-	-		- 1	51,500	- 51,500	-		-
W-7 W-8	- 1	210,000	210,000	-	-	- -	-		-
W-9 W-10	- 1	136,500	136,500	1 -	66,000	66,000	-	-	-
W-12 W-13	- 1	147,000	147,000	- -	-	- -	-		
W-14 W-15	-	- -	- -	- -	-	-	-	- -	-
W-16 W-17	-	-	-	- -	-	- -	-	-	-
W-18 W-19	- 7	- 171,429	- 171,200	-	-	-	-		-
W-20 W-21	3 7	162,167 208,571	167,000 166,000	-	-	-	-	-	-
W-22 W-23	15	144,280	142,000	-	-	-	-	-	-
W-24 W-25	3	146,433	146,300	-	-	-	-	-	-
W-26 W-27 W-28	2 3	159,000 146,833	159,000 154,000	- - -	- - -	- - -	- - -	- - -	- - -

1953	Year	* Number of Sales (Property of all type		* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)	
1954 3,061							
1966							
1957 5,916 93,072,456 15,732 1988 7,968 1993 9,559 158,813 16,085 1893 9,559 158,821,137 16,015 16,085 1993 9,559 158,821,137 16,015 16,023 1982 9,669 16,1878,920 16,742 1982 9,669 16,1878,920 16,742 1982 1983 11,096 *Number of Sales 183,272,930 16,517 (Single-Family Only) 241,218,500 17,370 (Single-Family Only) 241,218,500							
1958 7,968 128,163,813 16,065 1959 9,559 158,821,137 16,015 16,015 1960 9,259 158,821,137 16,015 16,0							
1958							
1960					16,615		
1961				151,828,112	16,329		
1963		9,264		151,314,565	16,334		
1986			***	161,878,920	16,742		
1986				183,272,930	16,517		
1986			(Single-Family Only)			(Single-ramily Only)	
1986			13.428			\$ 21.360	
1968 15,570 12,245 430,301,604 27,637 26,732 1980 15,817 12,493 473,422,285 29,931 29,929 1970 13,076 10,488 34,123,765 30,141 29,492 1970 13,076 10,488 34,123,765 30,141 29,492 1971 15,585 13,085 496,000,054 31,822 30,425 1972 11,961 14,813 896,772,18 41,05 32,695 1973 19,691 19,6			12,432				
1970 13,076 10,488 394,123,765 30,141 29,492 1971 15,587 13,085 496,009,054 31,822 30,426 1972 17,037 14,613 580,679,218 34,078 32,513 1973 19,561 16,335 862,742,566 44,105 40,605 1974 20,688 22,020 1,517,817,465 58,180 57,581 1976 22,575 19,025 1,417,817,465 58,180 57,581 1976 22,575 19,025 1,417,817,465 68,180 57,581 1976 22,575 19,025 1,417,817,465 68,180 57,581 1976 22,577 19,025 1,417,817,465 68,180 57,581 1977 24,375 22,514 1,630,808,266 67,013 69,539 1979 27,060 23,466 2,068,819,999 73,992 70,839 1979 27,060 23,466 2,068,819,999 73,992 70,839 1989 1989 20,977 26,017 2,478,889,915 80,023 75,694 1981 35,434 29,625 33,373,355,403 95,201 90,203 1981 35,434 29,625 33,373,355,403 95,201 90,203 1982 28,936 25,336 2,825,353,787 9,724 95,496 1983 34,896 30,046 3,688,933,732 105,115 101,626 1984 36,206 31,905 3,845,990,469 106,225 102,318 1985 51,514 45,509 5,957,686,711 115,665 109,044 1986 54,815 52,919 8,195,016,331 149,503 138,925 1987 51,149 43,475 10,287,088,795 201,120 189,105 1988 61,441 49,881 52,249,896 24,865 225,855 89 47,447 38,960 13,863,276,860 225,152,318 1986 54,815 52,919 8,195,016,331 149,503 138,925 1988 61,441 49,881 15,234,986,682 249,632 229,635 1989 47,447 38,960 13,863,276,860 225,152,389 1989 47,447 38,960 13,863,276,860 225,152,389 1999 44,513 34,476 10,287,988,995 201,120 189,105 1989 47,447 38,960 13,863,276,860 225,152,389 1999 44,513 34,1703 10,606,964 103 28,986 24,963 225,858 1999 44,514 3,785 39,486,80 24,49,752 211,1678 207,556 199,759 1994 45,514 3,785 39,486,80 24,49,752 211,1678 207,556 199,759 1994 45,514 33,900 44,237 11,516,814,224 218,138 206,921 1995 244,514 3,785 39,486,80 24,49,752 211,50 24,49,71 29,22 2,455 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,044 208,225 24,655 640,047,635 219,0	1968						
1971							
1972 17,037 14,613 580,579,218 34,078 32,513 1973 19,561 16,335 862,742,566 44,105 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 1,417,817,465 58,180 57,581 1976 22,575 19,025 1,417,814,464 62,805 61,389 1977 24,335 20,512 1,630,809,263 67,015 64,559 1977 24,335 20,512 1,630,809,263 67,015 64,559 1977 24,778 21,184 1,707,518,316 68,913 67,333 1977 24,910 19,203 19,810 19,81							
1973 19,561 16,335 862,742,566 44,105 40,605 1975 26,088 17,318 1,160,586,426 56,121 52,806 1975 26,088 22,020 1,577,817,485 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 19778 27,060 23,466 2,068,819,999 73,992 70,830 1978 27,060 23,466 2,068,819,999 73,992 70,830 19880 30,977 26,017 2,478,889,915 80,023 75,694 1981 35,434 29,628 3,373,355,403 95,201 90,203 1981 35,434 29,628 3,373,355,403 95,201 90,203 1981 35,434 29,628 3,373,355,403 95,201 90,203 1981 35,434 29,628 3,373,355,403 95,201 90,203 1983 36,806 30,005 3,865,980,489 106,225 102,318 1984 36,806 30,005 3,865,980,489 106,225 102,318 1986 54,815 52,919 8,195,016,831 149,503 139,925 1988 61,441 49,3875 10,287,087,087,087 59 20,1120 189,105 1988 61,441 49,381 15,234,986,682 249,632 229,635 1990 31,652 26,779 8,264,107,522 261,094 255,000 1991 44,510 38,144 10,606,078,479 238,285 224,313 1992 49,113 41,703 10,705,964,103 217,966 214,971 1994 52,796 44,237 11,516,814,224 218,138 208,921 1994 52,796 44,237 11,516,814,224 218,138 208,921 1994 52,796 44,237 11,516,814,224 218,138 208,921 1995 49,113 41,703 10,705,964,103 217,986 214,971 1994 52,796 44,237 11,516,814,224 218,138 208,921 1995 49,113 41,703 10,705,964,103 217,966 214,971 1994 52,796 44,237 11,516,814,224 218,138 208,921 1995 49,113 41,703 10,705,964,103 217,966 214,971 1994 52,796 44,237 11,516,814,224 218,138 208,921 1995 49,113 41,703 10,705,964,103 217,966 214,971 1994 52,796 44,237 11,516,814,224 218,138 208,921 1994 4,514 3,345 98,247,376 127,765 22,126,268 4,900 4							
1974 20,680 17,318 1,160,586,426 56,121 52,806 1976 22,575 19,025 1,471,814,546 58,180 57,581 1976 22,575 19,025 1,471,814,546 62,805 61,389 1977 24,335 20,512 1,630,809,263 67,015 64,559 1977 24,335 20,512 1,630,809,263 67,015 64,559 1978 24,778 21,184 1,707,519,316 68,913 67,333 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 22,936 25,336 2,825,353,787 97,724 95,496 1982 22,936 25,336 2,825,353,787 97,724 95,496 1984 36,206 31,905 3,845,980,469 106,225 102,318 1984 36,206 31,905 3,845,980,469 106,225 102,318 1985 51,514 45,509 5,957,686,711 115,663 109,944 1986 54,815 52,915 81,925 149,503 189,225 199,33 44,547 44,548 10,287,885,55 22,632 22,632 22,632 189,198 31,447 44,836 10,287,885,55 22,632 22,632 22,632 189,199 44,510 38,144 40,361 38,363,680 22,2185 22,636 199,191 44,510 38,144 10,666,078,479 238,285 224,531 1999 44,510 38,144 10,666,078,479 238,285 224,531 299,191 44,510 38,144 10,666,078,479 238,285 224,313 1999 44,514 38,990 9,885,955,838 212,223 206,490 1994 52,796 44,237 11,516,814,224 218,138 206,221 1995 13,044 3,363 38,577 32,18 816,442,134 211,678 207,556 49,11 34,340 3,721 395,364,497 215,522 205,640 1999 44,514 3,785 99,02,479 238,285 224,313 206,490 1994 52,796 44,237 11,516,814,224 218,138 206,921 1995 144,514 3,785 99,02,479,781 217,652 212,626 10,44 208,225 10,44 3,340 3,721 395,364,497 215,522 205,666 199,999 10,44 30,40 3,721 395,364,497 215,522 205,666 199,999 10,44 30,							
1975		20.680	17.318				
1976	1975	26,088	22,020	1,517,817,465	58,180	57,581	
1978 24,778 21,184 1,707,519,316 68,913 67,333 1979 27,060 23,466 2,068,819,999 73,992 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 34,896 30,046 3,668,093,732 105,115 101,626 1984 36,206 31,905 3,845,980,469 106,225 102,318 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 1998 47,447 38,960 13,863,276,860 22,185 273,688 1990 31,652 26,779 8,264,140,752 261,094 255,020 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 1994 52,796 44,237 11,516,814,224 218,138 208,921 1996 3,831 3,204 843,090,243 212,323 206,490 1994 52,796 44,237 11,516,814,224 218,138 208,921 1995 3,831 3,204 843,090,243 220,071 212,541 40,404 3,721 3,785 982,479,781 217,652 212,626 3,791 3,831 3,204 843,090,243 220,071 212,541 40,406 3,857 3,218 816,442,134 211,678 207,555 199,759 1,791 4,540 3,785 982,479,781 217,652 212,626 3,791 3,831 3,204 843,090,243 220,071 212,541 40,406 3,857 3,218 816,442,134 211,678 207,555 199,759 3,781 3,785 982,479,781 217,652 212,626 3,791 3		22,575				61,389	
1979 27,060 23,466 2,068,819,999 73,992 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 34,896 30,046 3,668,093,732 105,115 101,626 1984 36,206 31,905 3,845,990,469 106,225 102,318 1985 51,514 45,509 5,967,686,711 115,662 109,094 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 1988 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 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 52,796 44,237 11,516,814,224 218,138 208,921 1995 144,510 38,144 94,237 11,516,814,224 218,138 208,921 1995 144,510 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 52,796 44,237 11,516,814,224 218,138 208,921 1995 144,510 38,144 19,14,510 19,14,					67,015		
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^{*} Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

