For Further Information: 443-8151

June, 1997

Hot market continues through June

TORONTO - Thursday, July 3, 1997 — The Toronto real estate market continued to ride a heat wave in June with Toronto Real Estate Board (TREB) Members reporting 5,046 sales of single-family dwellings.

Looking at the first half of 1997, June's sales bring the six-month total to 32,096, up 17 per cent from 27,342 for the same period in 1996. This marks the strongest six-month showing for the 1990s.

"We've certainly had a flourishing real estate market so far in 1997," commented TREB President Jerry England. "Low interest rates appear to be the driving factor sustaining this period of strong market activity. Of course, we are now heading into our traditionally slower summer season. However, with the overall economic picture remaining bright and a recent dip in mortgage rates, I expect we will continue to see solid market performance for the immediate future."

Mr. England added that prices were relatively stable in June with slight dips in the overall average to \$215,638 and median to \$185,000.

He pointed to the condominium market as an attractive option with 938 apartments averaging \$145,162 in June and 443 townhouses averaging \$148,924.

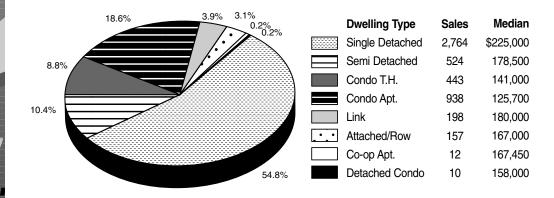
TREB's 5,046 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,088,110,771, and averaged \$215,638. The median price was \$185,000.

Breaking down the total 1,861 sales were reported in TREB's 27 West districts and averaged \$196,925; 801 sales were reported in the 14 Central districts and averaged \$310,743; 964 sales were reported in the 23 North districts and averaged \$235,903; and 1,420 sales were reported in TREB's 21 East districts and averaged \$172,759.

In addition to the sales of single-family dwellings, TREB Members reported 1,023 sales of properties of other types (P.O.T.) during June moving the total to 6,069. The dollar volume for properties of all types (P.A.T.) was \$1,344,451,039, and the average price was \$221,528.

Note: Between 100 and 150 sales (approximately three per cent) and 400 to 600 active listings (approximately two per cent) that were not available for the May report were rolled into the June data. Caution should be exercised when undertaking historical comparisons.

Single-Family Residential Breakdown



Housing Market Indicators

	June 1996	June 1997	% Change
Sales*	4,979	5,046	_
New Listings*	7,630	7,583	_
Active Listings**	27,294	23,026	_

 ^{*} Single-Family Dwellings Only

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	10000	L			_		1							
	5000	-												
	0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
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	5000	-												
	0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
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Number of MLS Sales

Number of New MLS Listings

7000

6000

5000

4000

25000

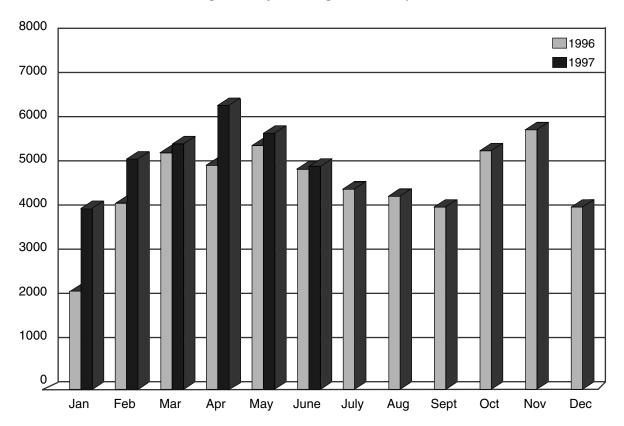
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S.F.D

POT

^{**} Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — June

Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.		
Up	to	\$90,000	234	(4.6)	161	(17.2)	28	(6.3)	
90,001	to	110,000	262	(5.2)	166	(17.6)	36	(8.1)	
110,001	to	120,000	200	(4.0)	92	(9.8)	53	(12.0)	
120,001	to	130,000	246	(4.9)	87	(9.3)	50	(11.3)	
130,001	to	140,000	250	(5.0)	84	(9.0)	51	(11.5)	
140,001	to	150,000	260	(5.1)	55	(5.9)	58	(13.1)	
150,001	to	160,000	287	(5.7)	48	(5.1)	41	(9.3)	
160,001	to	170,000	299	(5.9)	35	(3.7)	37	(8.3)	
170,001	to	180,000	369	(7.3)	27	(2.9)	30	(6.8)	
180,001	to	190,000	289	(5.7)	23	(2.5)	22	(5.0)	
190,001	to	200,000	226	(4.5)	24	(2.6)	3	(0.7)	
200,001	to	225,000	493	(9.8)	46	(4.9)	12	(2.7)	
225,001	to	250,000	443	(8.8)	22	(2.3)	5	(1.1)	
250,001	to	300,000	479	(9.5)	30	(3.2)	11	(2.5)	
300,001	to	400,000	382	(7.6)	24	(2.6)	3	(0.7)	
400,001	to	500,000	150	(3.0)	7	(0.7)	1	(0.2)	
500,001	to	750,000	134	(2.6)	7	(0.7)	1	(0.2)	
750,000	to	1,000,000	33	(0.6)		(—)		(—)	
1,000,001	to	1,500,000	10	(0.2)	_	(—)	1	(0.2)	
Over		1,500,000	_	(—)	_	(—)	_	(—)	
TOTAL			5,046	100.0	938*	100.0	443**	100.0	

^{* 938} condominium apartments sold for \$136,162,089, averaging \$145,162

^{** 443} condominium townhouses sold for \$65,973,473, averaging \$148,924.

Single-Family Residential June 1997

<u>Area</u>	<u>Listed</u>	Re-runs	Sales	Dollar Volume	Av. Price	Med. Price
East						
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-19 E-20 E-21	213 167 351 151 270 137 332 236 234 168 211 56 262 251 214 441 182 20 32 74 99	108 79 155 64 120 74 146 114 111 78 102 20 134 122 89 206 91 11 17 32 47	61 68 115 64 103 34 95 87 53 57 68 24 100 102 81 169 75 8 4 17 35	\$11,909,473 16,977,302 18,650,200 10,145,300 19,533,350 6,066,300 17,852,400 14,615,150 8,659,700 11,398,650 11,043,850 3,687,700 17,184,914 16,859,050 14,987,357 21,872,500 11,087,950 2,918,000 1,202,000 2,691,500 5,975,492	\$195,237 249,666 162,176 158,520 189,644 178,421 187,920 167,990 163,391 199,976 162,410 153,654 171,849 165,285 185,029 129,423 147,839 364,750 300,500 158,324 170,728	\$172,500 226,500 162,500 168,000 178,000 170,750 178,900 166,000 205,000 168,500 152,500 172,000 163,500 190,000 127,000 144,900 344,000 301,500 144,500 162,500
Total	4,101	1,920	1,420	\$245,318,138	\$172,759	\$165,000
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	103 160 218 147 206 188 91 263 134 231 245 199 167 234 189	58 83 114 63 91 86 47 144 62 116 123 104 90 88 76	33 61 64 41 75 66 33 86 55 80 77 69 62 108 95	\$7,263,750 15,095,000 9,971,300 6,446,700 10,981,175 13,069,350 8,110,680 26,431,250 10,612,100 12,651,088 15,542,227 16,478,736 11,850,472 14,283,633 20,748,240	\$220,114 247,459 155,802 157,237 146,416 198,020 245,778 307,340 192,947 158,139 201,847 238,822 191,137 132,256 218,403	\$197,500 215,000 155,000 150,000 135,000 180,000 235,000 260,000 198,000 170,000 200,000 196,500 189,500 125,250 202,750
W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	303 397 154 7 460 330 12 3 126 276	156 187 71 2 187 137 4 1 54	130 140 79 6 194 152 7 2 59	26,363,946 27,227,950 21,869,767 956,000 34,835,688 24,249,800 1,321,000 614,300 11,338,133 14,879,650	202,800 194,485 276,832 159,333 179,565 159,538 188,714 307,150 192,172 222,084	195,500 180,300 245,000 165,500 175,000 162,200 165,500 307,150 181,500 214,000
Total	4,901	2,277	1,861	\$366,476,735	\$196,925	\$180,000

June 1997 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>						
C-1	255	130	84	\$15,784,900	\$187,915	\$156,500
C-2	180	100	55	18,783,775	341,523	300,000
C-3	164	86	61	24,095,055	395,001	350,100
C-4	222	107	72	28,937,273	401,907	367,750
C-6	62	33	18	4,933,400	274,078	220,000
C-7	173	83	51	13,450,880	263,743	230,500
C-8	217	93	74	13,980,900	188,931	151,450
C-9	101	57	36	17,983,300	499,536	430,000
C-10	130	75	52	17,536,347	337,237	272,650
C-11	72	35	39	8,598,000	220,462	147,500
C-12	146	83	42	25,106,350	597,770	571,500
C-13	115	.55	<u>51</u>	12,517,680	245,445	247,000
C-14	274	137	77	26,193,099	340,170	279,000
C-15	263	129	89	21,004,288	236,003	211,000
Total	2,374	1,203	801	\$248,905,247	\$310,743	\$249,900
<u>North</u>						
N-1	206	103	60	\$15,751,600	\$262,527	\$265,000
N-2	251	135	88	24,384,100	277,092	253,000
N-3	336	172	101	29,753,230	294,586	258,500
N-4	145	66	43	11,791,150	274,213	262,000
N-5	37	16	7	1,734,000	247,714	258,500
N-6	176	89	65	16,910,300	260,158	215,000
N-7	229	106	99	20,331,800	205,372	200,000
N-8	203	88	41	10,633,450	259,352	250,000
N-10	185	85	54	11,925,668	220,846	215,000
N-11	375	212	104	30,198,400	290,369	280,000
N-12	69	35	15	3,306,990	220,466	205,000
N-13	39	16	6	2,543,900	423,983	447,500
N-14	74	40	22	7,117,260	323,512	263,500
N-15	72	34	31	6,395,500	206,306	195,000
N-16	64	27	20	3,657,853	182,893	170,000
N-17	206	95	67	8,696,500	129,799	133,000
N-18	84	38	26	4,416,150	169,852	171,250
N-19	111	57	43	7,498,750	174,390	160,000
N-20	38	17	5	909,500	181,900	190,000
N-21	17	4	6	858,000	143,000	139,000
N-22	39	15	14	2,054,400	146,743	133,450
N-23	98	32	26	3,508,250	134,933	140,575
N-24	56	21	21	3,033,900	144,471	125,000
Total	3,110	1,503	964	\$227,410,651	\$235,903	\$214,000
Grand Total	14,486	6,903	5,046	\$1,088,110,771	\$215,638	\$185,000
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Listed includes Reruns: East (1,920-47%) West (2,277-46%) Central(1,203-51%) North(1,503-48%)

^{*} Sales to Listings Ratio (SFD only): 34.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	41	97%
WEST	42	97%
CENTRAL	45	96%
NORTH	51	96%
TOTAL	44	97%

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

Six Month Single-Family January to June 1997

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1	1,242	410	\$75,947,137	\$185,237	\$171,000
E-2	1,019	429	101,722,621	237,116	214,000
E-3	2,009	738	124,301,130	168,430	166,000
E-4	839	361	55,428,968	153,543	164,500
E-5	1,685	648	121,787,715	187,944	183,000
E-6	808	265	50,654,161	191,148	172,000
E-7	1,793	700	131,505,605	187,865	186,000
E-8 E-9	1,437 1,177	481 349	81,446,123 58,154,110	169,327 166,631	165,000
E-10	925	349 329	58,154,119 69,440,420	211,065	174,200 208,000
E-10 E-11	1,240	485	75,902,838	156,501	158,250
E-12	336	166	26,824,070	161,591	157,950
E-13	1,485	576	106,999,196	185,762	181,500
E-14	1,618	724	118,909,314	164,239	164,000
E-15	1,336	633	110,119,939	173,965	169,900
E-16	2,788	1,161	148,668,326	128,052	124,500
E-17	1,289	515	74,798,070	145,239	140,000
E-18	99	21	6,044,000	287,810	245,000
E-19	101	21	4,742,320	225,825	208,000
E-20	336	104	16,769,000	161,240	149,500
E-21	528	184	30,487,699	165,694	158,000
Total	24,090	9,300	\$1,590,652,771	\$171,038	N/A
West					
W-1	615	222	\$47,410,580	\$213,561	\$189,450
W-2	1,017	361	80,397,904	222,709	200,000
W-3	1,239	391	59,113,249	151,185	148,750
W-4	850	294	45,063,333	153,277	154,000
W-5	1,218	449	65,241,116	145,303	137,750
W-6	1,009	378	74,192,400	196,276	180,500
W-7	532	201	51,889,057	258,155	250,000
W-8	1,679	638	195,482,728	306,399	254,000
W-9	824	296	56,560,218	191,082	199,000
W-10	1,421	522	79,174,063	151,674	167,900
W-12	1,322	457	98,074,782	214,606	194,750
W-13	1,465	574	135,233,136	235,598	207,750
W-14	922	348	65,995,246	189,642	185,100
W-15 W-16	1,451 1,380	704 665	94,080,659	133,637 206,272	120,000 193,000
W-17	1,360	000	137,171,194	200,272	193,000
W-17 W-18	409	178	26,677,878	149,876	157,000
W-19	1,786	781	157,559,707	201,741	202,000
W-20	2,192	973	197,089,871	202,559	183,500
W-21	1,097	530	134,870,159	254,472	230,000
W-22	41	14	2,705,000	193,214	167,750
W-23	2,769	1,343	238,293,312	177,434	171,000
W-24	2,050	997	159,101,616	159,580	157,000
W-25	105	43	10,029,666	233,248	166,000
W-26	19	3	804,300	268,100	288,000
W-27	686	305	57,538,743	188,652	178,000
W-28	1,254	433	94,864,826	219,087	200,750
Total	29,363	12,100	\$2,364,614,743	\$195,423	N/A



Six Month Single-Family continued January to June 1997

<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	1,510 1,091 912 1,321 340 929 1,191 554 916 435 902 813 1,540 1,592	521 349 308 510 106 323 404 188 346 201 201 318 423 586	\$100,317,993 110,520,396 117,026,682 194,831,410 31,215,618 78,806,401 74,689,707 100,926,900 124,812,265 47,947,451 119,948,350 70,582,460 128,772,479	\$192,549 316,677 379,957 382,022 294,487 243,983 184,876 536,845 360,729 238,545 596,758 221,957 304,427	\$166,000 250,500 277,000 345,000 261,850 228,000 158,000 455,000 284,500 250,000 530,000 207,500 255,000
Total	14,046	4,784	133,172,289 \$1,433,570,401	227,256 \$299,659	198,000 N/A
North	,0 .0	.,. • .	4 1,100,010,101	4 200,000	.471
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	1,264 1,376 2,048 964 251 1,035 1,224 1,284 942 2,045 413 205 466 498 350 1,328 490 635 124 134 228 595 333	373 531 600 301 60 360 524 326 335 621 116 33 133 188 132 461 167 222 26 36 85 178 104	\$99,140,647 136,334,624 166,742,665 81,238,433 19,388,800 92,537,020 106,952,208 88,892,718 79,971,707 177,971,134 28,377,690 9,417,300 38,669,710 40,213,000 26,742,843 61,920,820 28,176,900 36,419,088 5,269,400 5,708,700 12,119,150 24,923,883 13,634,650	\$265,793 256,751 277,904 269,895 323,147 257,047 204,107 272,677 238,722 286,588 244,635 285,373 290,750 213,899 202,597 134,318 168,724 164,050 202,669 158,575 142,578 140,022 131,102	\$254,750 243,125 239,800 255,000 297,500 230,000 200,000 262,250 222,000 271,000 216,000 189,000 271,750 197,100 184,000 129,750 173,000 153,000 195,750 156,350 132,000 139,900 122,250
Grand					
Total	85,731	32,096	\$6,769,601,005	\$210,917	N/A

Includes Re-runs:

East	9,877	West	11,508
Central	6.498	North	7.667

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

Single-Family East Breakdown June 1997

	<u>s</u>	Det ales	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		14 30 54 38 36 28 37 44 28	210,409 307,750 195,265 188,063 251,422 179,104 248,911 210,507 195,314 224,044	165,250 278,500 183,500 185,750 252,500 164,500 240,000 189,400 192,900 216,000		37 34 22 6 2 4 9 1		197,762 218,588 190,018 155,083 193,950 189,375 181,544 150,000 145,000	177,900 211,750 186,000 152,750 193,950 175,500 178,900 150,000 145,000
E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20		29 8 48 64 62 102 38 8 4	205,641 176,625 216,402 185,387 199,319 143,013 165,717 364,750 300,500 158,324	197,000 181,250 215,500 180,000 205,000 141,000 157,250 344,000 301,500 144,500		7 3 8 4 2 34 3 -		164,929 143,600 165,813 150,550 145,500 116,682 113,167	168,000 144,900 168,250 152,550 145,500 117,700 116,500
E-21	Te	34 ownhouse Condo	171,691 ominiums	163,250 Condom	ninium Apar	1 tments		138,000 Link Houses	138,000
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5	3 - - 3 22	141,433 - - 125,667 147,377	135,000 - - 150,000 145,250	3 38 17 34	64,300 100,611 99,494 144,246	63,900 87,750 90,000 141,750	- - - 7	- - - - 226,514	- - - 227,200
E-6 E-7 E-8 E-9	10 8 7	166,840 123,225 103,343	160,000 128,950 115,000	2 28 33 17	146,950 118,950 122,486 136,618	146,950 119,000 115,000 146,500	- 6 1	192,417 175,000	189,000 175,000
E-10 E-11 E-12 E-13 E-14 E-15 E-16	8 6 7 18 9 3 17	117,775 121,458 117,214 122,278 123,539 129,600 75,529	120,500 124,375 116,000 115,000 120,000 129,900 76,500	4 15 - 18 12 6 4	105,500 96,100 - 108,895 112,771 118,400 109,250	111,000 94,000 - 106,134 103,500 128,950 99,500	1 4 6 4 6 7 11	176,500 168,625 170,567 164,750 149,167 157,071 136,091	176,500 170,750 172,750 173,000 148,750 156,500 137,500
E-17 E-18 E-19 E-20	2 -	81,250 - -	81,250 - -	1 - -	92,000	92,000 - -	25 - -	140,288 - -	136,500
E-21	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o <u>Sales</u>	p Apartmer <u>Av. Price</u>	nts <u>Med. Price</u>	D <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2	7	174,607	174,000	<u>.</u> 1	- 119,900	- 119,900	-	-	-
E-3 E-4	1	102,300	102,300	· -	-		-	-	-
E-5 E-6	2	181,000	181,000	-	-	-	-	-	-
E-7 E-8	5	171,060	168,000	-	-	-	-	-	-
E-9	-	-	-	-	-	-	-	-	-
E-10 E-11 F-12	3	150,667	155,000	-	-	-	4	157,250 -	158,000
E-12 E-13 E-14 E-15 E-16 E-17	4 4 1 1 6	162,750 155,875 139,900 100,000	166,300 156,500 139,900 100,000	- - - -	- - -	:	3 -	136,167	137,000
E-18	-	114,917 -	116,750 -	-	-	-	-	-	-
E-19 E-20 E-21	- - -	-	- - -	- - -	- -	- - -	- -	- - -	- - -

Single-Family Central Breakdown June 1997

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses <u>Av. Price</u>	Med. Price
C-1	3	243,833	286,000	7	210,629	222,000
C-2	17	517,329	565,000	17	303,000	289,000
C-3	42	419,257	372,500	7	364,229	322,500
C-4	58	441,013	402,500	3	317,333	305,000
C-6	16	286,181	235,250	1	164,500	164,500
C-7	29	330,314	315,000	1	235,000	235,000
C-8	3	344,667	312,000	10	277,020	311,000
C-9	16	650,813	540,500	4	627,750	637,500
C-10	25	438,260	373,000	17	257,762	260,250
C-11	13	404,592	396,000	6	250,500	249,000
C-12	36	664,426	641,500	2	209,500	209,500
C-13	27	298,930	278,000	6	183,833	184,000
C-14	45	418,362	360,000	-	· -	· -
C-15	32	349,503	337,944	16	209,706	211,650

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	ominiums <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	3	145.500	148.500	66	184.114	146.500	_	_	_
C-2	1	157,800	157,800	15	241,392	177,750	_	-	-
C-3	-	-	-	11	349,244	300,180	-	-	-
C-4	-	-	-	10	232,950	180,500	-	-	-
C-6	1	190,000	190,000	-	´ -	´ -	-	-	-
C-7	4	174,220	179,440	14	161,143	155,000	2	244,450	244,450
C-8	2	227,750	227,750	54	159,061	138,000	-	, <u>-</u>	, <u>-</u>
C-9	2	726,250	726,250	6	287,167	315,000	-	-	-
C-10	1	204,200	204,200	8	212,838	209,500	-	-	-
C-11	2	101,000	101,000	18	90,739	80,000	-	-	-
C-12	3	203,000	199,000	1	159,000	159,000	-	-	-
C-13	2	195,940	195,940	16	184,481	166,000	-	-	-
C-14	5	266,020	265,000	26	214,142	202,250	-	-	-
C-15	26	150,612	144,500	13	161,392	130,000	2	225,450	225,450

	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	198,200	200,000	-	_	-	-	-	-
C-2	5	211,900	157,000	-	-	-	-	-	-
C-3	-	-	-	1	95,000	95,000	-	-	-
C-4	-	-	-	1	77,000	77,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	195,000	195,000	-	-	-	-	-	-
C-8	5	226,380	229,900	-	-	-	-	-	-
C-9	1	345,500	345,500	7	219,757	235,200	-	-	-
C-10	1	291,000	291,000	-	· -	· -	-	-	-
C-11	-	· -	· -	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	469,000	469,000	-	-	-	-	-	-
C-15	-	· -	· -	-	-	-	-	-	-

Single-Family North Breakdown June 1997

	Detached Houses Sales Av. Price		Med. Price		<u>Sales</u>	Semi-D	Semi-Detached Houses <u>Av. Price</u>			
N-1 N-2		26 50	324,285 336,844	314,500 298,900		2		276,200	276,200	
N-3 N-4 N-5	63 33 7 41 71		374,995 305,977 247,714	345,000 304,000 258,500		5		181,300	171,000	
N-6 N-7			283,500 228,304	247,500 215,000		7 8		181,843 154,875	175,000 152,500	
N-8		32	278,298	258,500		5 2		194,900	185,000	
N-10 N-11		9 75	293,333 322,853	260,000 309,000		2 3		176,875 187,833	176,875 187,000	
N-12 N-13		13 6	226,307 423,983	205,000 447,500		1		160,000	160,000	
N-14 N-15		22 31	323,512 206,306	263,500 195,000		-		-	-	
N-16		14	191,825	178,576		-		-	-	
N-17 N-18		62 20	131,379 177,483	135,000 175,950		1		138,000	138,000	
N-19 N-20		26 5	192,613 181,900	170,875 190,000		4		129,125	127,500	
N-21 N-22		6 14	143,000 146,743	139,000 133,450		-		-	-	
N-23 N-24		25	136,130	141,250		-		-	-	
IN-24	20		147,520	·	128,750			-	-	
	Sales	nhouse Condomir <u>Av. Price</u>	Med. Price	Sales	minium Apart Av. Price	Med. Price	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price	
N-1 N-2	14 4	179,393 240,175	165,000 253,850	11 24	223,818 187,579	230,000 172,250	6 9	267,692 205,256	255,000 206,000	
N-3	11	159,409	157,000	23	151,615	155,000	3	228,293	237,000	
N-4 N-5		- 	- -	2	99,950	99,950	- -	- -		
N-6 N-7	9 6	264,111 139,967	170,000 150,900	3 7	257,667 138,643	260,000 137,000	1 1	172,000 160,000	172,000 160,000	
N-8 N-10	1 2	166,000 185,690	166,000 185,690	-	-	- -	- 41	208,794	212,350	
N-11 N-12	4	159,375	152,500	4	189,000	186,500	15 1	224,260 205,000	219,900 205,000	
N-13 N-14	-	-	-	-	-	-	-	-	-	
N-15		-	-	- -	-	-	-	-	-	
N-16 N-17	1 3	185,000 98,667	185,000 85,000	1 1	144,900 113,000	144,900 113,000	1	142,000	142,000	
N-18 N-19	1 -	126,000	126,000 -	- 1	91,000	91,000	3 4	155,167 142,975	149,000 144,000	
N-20 N-21	-	-	-	-	-	-	-	,	-	
N-22	-	-	-	-	-	-	=	-	-	
N-23 N-24	1	83,500	83,500	-	-	-	-	-	-	
	Sales	Attached/Row Av. Price	Med. Price	Co-op Sales	Apartments Av. Price	Med. Price	De Sales	etached Condomin Av. Price	iums Med. Price	
N-1	1	188,150	188,150		_			_		
N-2	i	232,000	232,000	-	-	-	-	-	-	
N-3 N-4	1 3	203,000 195,833	203,000 200,000	-	-	-	-	-	-	
N-5 N-6	4	- 172,975	172,500	-	-	-	-	-	-	
N-7 N-8	6 3	152,150 195,800	148,200 193,900	-	-	- -	-	- -	-	
N-10	-	-	· -	-	-	-	-	-	-	
N-11 N-12	3 -	221,167 -	240,000	-	-	-	-	-	-	
N-13 N-14	-	-	-	-	-	-	-	- -	-	
N-15 N-16	4	160.600	- 157.950	-	-	- -	-	- -	-	
N-17 N-18	1	137,000	137,000	-	-	-	-	-	-	
N-19	5	126,400	123,000	-	-	-	3	226,467	226,900	
N-20 N-21	-	-	- -	- -	-	- -	-	- -	-	
N-22 N-23	- 1	- 105,000	- 105,000	-	-	- -	-	- -	-	
N-24	-	-	-	-	-	-	-	-	-	

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown June 1997

	S	ales	Av. Price	Med. Price		<u>Sales</u>	Semi-D	etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8	14 32 33 22 15 35 27 61		267,857 301,025 160,558 199,127 221,700 185,256 263,747 374,466	272,500 284,500 156,000 181,750 218,500 179,000 250,000 313,000		10 22 20 2 18 4		211,825 174,850 169,855 164,250 193,615 195,850	197,500 172,750 167,500 164,250 191,500 196,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17		23 39 48 37 20 8 46	246,878 207,774 233,707 323,009 269,880 203,313 268,918	243,000 197,000 221,500 288,000 261,500 200,500 238,495		2 4 9 12 7 8 11		190,250 197,125 191,444 169,417 198,714 181,100 184,155	190,250 185,750 189,000 167,875 193,000 177,750 184,500
W-18 W-19 W-20 W-21 W-22		7 59 69 55 3	198,929 254,412 233,784 319,341 178,667	208,000 245,000 234,000 262,000 171,000		6 9 18 3		167,750 194,192 179,150 166,833	162,000 193,500 180,750 164,000
W-23 W-24 W-25 W-26		123 73 4 2	197,912 190,817 231,625 307,150	187,000 185,000 183,000 307,150		20 22 1		161,645 167,689 160,000	158,250 168,000 160,000
W-27 W-28		48 61	203,951 227,627	198,250 219,000		2 1		118,000 124,500	118,000 124,500
	To <u>Sales</u>	ownhouse Condor Av. Price	miniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apart Av. Price	ments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5	1 - - 14	266,000 - - - - 118,414	266,000 - - - - 119,000	6 3 11 16 28	133,250 242,167 115,982 97,088 89,743	134,500 265,000 124,000 94,000 93,750	- - -	- - -	:
W-6 W-7 W-8 W-9	1 7 4	188,500 154,629 205,275	188,500 172,000 198,550	27 4 17 24	214,889 138,625 142,024 144,183	195,000 116,750 129,000 128,500	- - - 1	198,000	198,000
W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	9 8 7 13 12 26	126,333 158,163 139,643 144,269 136,653 160,442	129,000 158,000 135,000 163,000 140,750 149,750	26 12 11 17 79 8	87,596 111,333 112,082 121,904 119,038 174,875	86,250 109,500 104,000 133,000 116,000	2 - 5 1 3	172,450 - - 222,800 164,500 200,600	172,450 - 220,000 164,500
	5 18 37 5 2 11 23	121,160 156,261 151,484 142,300 120,000 131,945 126,883	123,500 159,500 148,000 131,000 120,000 125,000 124,000	1 29 7 6 - 13 25	85,000 139,166 107,179 198,250 122,462 97,184	166,250 85,000 126,500 110,000 150,000 122,000 90,500	1 1 3 3 1 5	195,000 204,500 172,333 181,667 180,000 167,800	190,100 - 195,000 204,500 169,500 175,000 180,000 167,000
	2 - 5 1	117,250 - 149,600 153,000	117,250 - 143,000 153,000	- - 1	118,000	118,000	- 2 3	140,750 200,333	140,750 214,000
	Sales	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomin Av. Price	iums Med. Price
W-1 W-2	2 4	165,000 222,250	165,000 165,500	-	-	-	-	-	-
W-3 W-4	1	184,000	184,000	-	-	-	-	-	-
W-5 W-6	-			-	-	- -	-	-	-
W-7 W-8 W-9	1 - -	246,500 - -	246,500 - -	1 1	92,000 73,900	92,000 73,900	-	- -	-
W-10 W-12	-			- -	-	-	-	-	
W-13 W-14	2	142,000	142,000	-	-	-	-	-	-
W-15 W-16 W-17	1	180,000	180,000	- - -	- - -	- - -	- - -	- - -	- -
W-18 W-19 W-20 W-21	14 6 7	182,350 166,667 194,214	178,500 166,250 203,000	- - -	- - -	- - -	- - -	- - -	- - -
W-22 W-23 W-24 W-25	22 9	152,819 142,567	151,000 125,700	- - -	- - -	- - -	- - -	- - -	- - -
W-26 W-27 W-28	1 1	165,000 115,900	165,000 115,900	- - -	- - -	- - -	- - -		- - -

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	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	9,298		151,828,112	16,329	
1961	9,264		151,314,565	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	(omgre ranning omy)	281,164,558	18,883	(emgle running emy)
1966	14,883	13,428	326,687,333	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	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
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	1,417,814,546	62,805	61,389
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
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
1985	51,514	45,509	5,957,686,711	115,652	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	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	47,100	39,273	9,902,240,806	210,238	203,028
1996	0.040	0.000	F01 100 00F	044 040	105 100
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288 5,002	5,350 5,070	1,281,549,739	203,809	197,523
April	5,992 6,483	5,070 5,514	1,219,439,022 1,335,304,585	203,511	198,445
May		5,514		205,970	201,847
June	5,865 5,325	4,979 4 530	1,248,550,730 1,103,019,345	212,882	204,392
July	5,325 5,104	4,539 4,372		207,140 205,846	199,856
August Septembe		4,372 4,123	1,050,637,385 976,472,171	205,846 201.417	197,622 195,486
				- ,	
October Novembe	6,281 r 6,959	5,398 5,878	1,282,350,382 1,424,064,031	204,163 204,636	199,882 195,801
Decembe		5,676 4,127	1,037,995,827	204,036	196,016
	,	•	13,497,191,369	,	
TOTAL	65,760	55,779	13,437,131,303	205,249	198,150
1997	4.070	4.000	1.057.410.000	040.0==	100 700
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
April	7,626	6,423	1,747,789,607	229,188	213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
TOTAL	38,277	32,096	8,404,575,880	219,572	210,917

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

