For Further Information: 443-8151

March. 1997

Sales and prices up again — TREB

TORONTO - Tuesday, April 1, 1997 — "A healthy Winter market is good news for the resale housing industry as we head into Spring," Jerry England, President of the Toronto Real Estate Board, said today while releasing market statistics for March.

There were 5,550 sales of single-family dwellings last month, up seven per cent from 5,200 in February and up four per cent from 5,350 in March of 1996. This marks the 15th consecutive monthly year-over-year increase in sales activity reported by Members of TREB.

Prices were also on the rise again as the average moved up almost 1.5 per cent to \$210,207 from \$207,221 in February. Compared to March 1996, this year's average was up six per cent from \$197,523. The median price also rose last month moving two per cent to \$183,650 from \$179,949 in February. The March median is up seven per cent from \$171,000 in March of 1996.

"Greater affordability, increasing consumer confidence and low interest rates have all had a hand in driving the market growth that we've been experiencing lately," commented Mr. England. "If the Bank of Canada maintains reasonably low interest rates, I believe we're heading into a very exciting Spring market."

Pointing to active listings, Mr. England noted the inventory stood at 20,459 at the end of March, up 11 per cent from 18,480 in February, and down 21 per cent from 25,934 in March of last year.

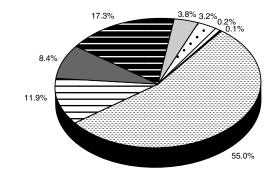
To potential sellers Mr. England's message was simple: "List, list, list. The inventory is currently down and we have lots of potential buyers eagerly awaiting their dream homes!"

TREB's 5,550 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,166,652,974, and averaged \$210,207. The median price was \$183,650.

Breaking down the total 2,162 sales were reported in TREB's 27 West districts and a veraged \$195,759; 806 sales were reported in the 14 Central districts and averaged \$298,405; 1,019 sales were reported in the 23 North districts and averaged \$231,604; and 1,563 sales were reported in TREB's 21 East districts and averaged \$170,764.

In addition to the sales of single-family dwellings, TREB Members reported 995 sales of properties of other types (P.O.T.) during March moving the total to 6,545. The dollar volume for properties of all types (P.A.T.) was \$1,407,362,108, and the average price was \$215,028.

Single-Family Residential Breakdown



	Dwelling Type	Sales	wedian
***********	Single Detached	3,053	\$220,000
	Semi Detached	662	173,950
	Condo T.H.	468	141,744
	Condo Apt.	962	122,400
	Link	211	184,900
• •	Attached/Row	176	165,000
	Co-op Apt.	13	111,500
	Detached Condo	5	180,000

Housing Market Indicators

	March 1996	March 1997	% Change
Sales*	5,350	5,550	(+4%)
New Listings*	9,038	8,416	(-7%)
Active Listings**	25,934	20,459	(-21%)

^{*} Single-Family Dwellings Only

/		Ja	n Fe	b Mar	Apr	Ma	y Jun	e Jul	y Au	g Se	р Ос	t No	v Dec	•
4									Y				1	
				Nun	ber	of A	Activ	e M	LS L	istin	gs			
	30000	_												
4	25000	L												
7	20000	ŀ												
	15000													-
	10000	lack												
1(//	5000	-												
	0	Jan	Feb	Mar	Apr I	May	June	July	Aug	Sep	Oct	Nov	Dec	
			7										-	

Number of MLS Sales

Feb Mar Apr May June July Aug Sept

Number of New MLS Listings

7000

6000

5000

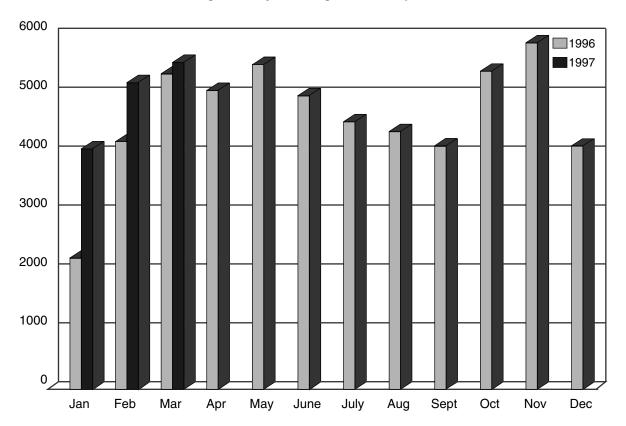
4000

3000

25000 20000 15000 S.F.D

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — March

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	256	(4.6)	187	(19.5)	28	(6.0)
90,001	to	110,000	303	(5.5)	191	(19.9)	42	(9.0)
110,001	to	120,000	245	(4.4)	88	(9.2)	50	(10.7)
120,001	to	130,000	272	(4.9)	99	(10.3)	61	(13.0)
130,001	to	140,000	237	(4.3)	61	(6.3)	48	(10.3)
140,001	to	150,000	294	(5.3)	58	(6.0)	67	(14.3)
150,001	to	160,000	332	(6.0)	49	(5.1)	51	(10.9)
160,001	to	170,000	361	(6.5)	30	(3.1)	37	(7.9)
170,001	to	180,000	395	(7.1)	35	(3.6)	21	(4.5)
180,001	to	190,000	316	(5.7)	28	(2.9)	13	(2.8)
190,001	to	200,000	278	(5.0)	29	(3.0)	8	(1.7)
200,001	to	225,000	589	(10.6)	31	(3.2)	19	(4.0)
225,001	to	250,000	428	(7.7)	27	(2.8)	8	(1.7)
250,001	to	300,000	540	(9.7)	21	(2.2)	13	(2.8)
300,001	to	400,000	410	(7.4)	20	(2.1)	1	(0.2)
400,001	to	500,000	129	(2.3)	3	(0.3)		(—)
500,001	to	750,000	133	(2.4)	3	(0.3)	1	(0.2)
750,000	to	1,000,000	22	(0.4)	1	(0.1)		(—)
1,000,001	to	1,500,000	8	(0.1)	1	(0.1)		(—)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			5,550	100.0	962*	100.0	468**	100.0

- 962 condominium apartments sold for \$133,727,178, averaging \$139,009
- ** 468 condominium townhouses sold for \$68,343,059, averaging \$146,032.

Single-Family Residential March 1997

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med Price
<u>East</u>						
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-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	179 140 323 146 273 125 273 229 174 145 219 50 222 285 237 458 223 15 14 48 84	65 63 128 61 93 49 108 113 66 55 84 20 99 113 89 168 77 6 5 15 32	61 72 144 54 117 39 118 82 43 57 84 26 94 134 112 210 72 2 4 20 18	\$11,020,201 17,444,749 23,218,500 8,577,300 22,391,868 8,173,911 22,101,150 14,725,750 7,463,600 12,140,150 12,911,688 4,253,070 17,614,150 21,884,553 19,359,025 26,183,601 10,301,000 400,000 903,500 3,156,000 2,680,050	\$180,659 242,288 161,240 158,839 191,383 209,587 187,298 179,582 173,572 212,985 153,711 163,580 187,385 163,318 172,848 124,684 143,069 200,000 225,875 157,800 148,892	\$161,000 225,000 160,250 172,750 183,000 176,500 184,000 180,000 208,000 157,500 160,000 179,900 165,000 168,500 122,000 135,000 200,000 234,250 151,500 144,500
Total	3,862	1,509	1,563	\$266,903,816	\$170,764	\$164,900
<u>West</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 W-17	108 162 199 134 195 134 89 283 139 230 202 235 131 231 262	51 67 84 54 60 52 29 131 58 86 73 93 56 73	30 63 75 51 79 54 35 111 58 91 79 94 55 123 128	\$7,616,330 13,167,413 11,283,099 8,033,400 10,737,190 10,950,200 9,017,721 32,600,628 11,636,118 13,592,600 18,047,000 22,812,700 11,488,099 16,433,750 26,467,900	\$253,878 209,007 150,441 157,518 135,914 202,781 257,649 293,699 200,623 149,369 228,443 242,688 208,875 133,608 206,780	\$180,000 189,000 145,900 155,000 115,000 236,000 265,000 214,944 163,000 212,250 213,000 118,000 191,550
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	86 280 388 193 8 475 367 14 4 122	33 97 149 68 1 141 108 7 2 44 63	46 136 188 99 2 237 188 8 1 60	6,737,680 27,742,118 37,696,100 24,918,240 714,000 41,704,602 30,287,400 1,245,000 190,000 11,240,790 16,870,250	146,471 203,986 200,511 251,699 357,000 175,969 161,103 155,625 190,000 187,347 237,609	157,500 211,000 185,000 239,800 357,000 169,500 159,000 165,750 190,000 174,000 200,500
Total	4,862	1,782	2,162	\$423,230,328	\$195,759	\$179,000

March 1997 continued

<u>Area</u>	Listed	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	251 169 126 190 53 120 186 79 146 62 136 110 249 285	88 83 66 94 26 42 73 41 72 24 78 48 101 109	84 70 58 86 24 38 61 27 60 28 30 46 71 123	\$14,153,600 23,053,100 21,175,184 34,100,018 7,319,800 8,371,277 11,186,699 14,221,000 21,536,800 7,100,100 15,468,100 10,563,900 21,382,900 30,881,688	\$168,495 329,330 365,089 396,512 304,992 220,297 183,389 526,704 358,947 253,575 515,603 229,650 301,168 251,071	\$160,000 255,000 244,500 355,100 292,000 218,000 163,500 465,000 287,250 258,800 494,500 203,750 241,000 213,500
Total	2,162	945	806	\$240,514,166	\$298,405	\$243,950
<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	216 220 348 143 49 203 189 242 144 315 67 27 68 89 52 190 80 79 15 21 33 93 55	116 96 143 51 15 87 72 93 42 154 31 11 27 38 17 57 31 30 1 12 5 26 17	68 86 107 53 5 66 71 57 68 111 17 6 24 40 25 83 26 44 4 3 9 31 15	\$18,969,299 20,657,486 27,542,073 14,368,950 1,455,000 17,095,548 14,630,870 15,104,200 16,399,708 31,846,380 3,536,500 1,974,500 6,997,800 8,907,300 5,454,400 11,403,300 4,188,450 6,908,500 810,000 449,500 1,124,500 4,469,000 1,711,400	\$278,960 240,203 257,403 271,112 291,000 259,023 206,069 264,986 241,172 286,904 208,029 329,083 291,575 222,683 218,176 137,389 161,094 157,011 202,500 149,833 124,944 144,161 114,093	\$271,500 228,500 221,000 270,000 305,000 238,750 203,000 260,000 226,400 269,500 203,000 261,500 280,500 187,000 183,000 131,000 160,250 149,950 209,500 150,000 124,000 147,500 105,000
Total	2,938	1,172	1,019	\$236,004,664	\$231,604	\$211,000
Grand Total	13,824	5,408	5,550	\$1,166,652,974	\$210,207	\$183,650

Listed includes Reruns: East (1,509-39%) West (1,782-36%) Central (945-44%) North (1,172-40%)

^{*} Sales to Listings Ratio (SFD only): 40.1%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	37	97%
WEST	38	97%
CENTRAL	43	97%
NORTH	48	96%
TOTAL	40	97%

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

Three Month Single-Family January to March 1997

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	496 451 879 387 758 327 750 627 478 386 563 163 633 740 636 1,264 586 45 37 139 210	190 202 364 161 308 110 330 204 146 135 238 82 247 341 294 538 215 5 9 50 68	\$34,108,751 47,624,739 59,680,310 24,380,980 56,251,962 20,516,461 61,355,639 34,833,737 23,832,180 28,332,120 36,466,588 13,146,770 46,516,857 55,180,326 50,687,742 67,408,226 30,600,690 1,028,000 1,700,500 7,824,400 10,851,200	\$179,520 235,766 163,957 151,435 182,636 186,513 185,926 170,754 163,234 209,868 153,221 160,326 188,327 161,819 172,407 125,294 142,329 205,600 188,944 156,488 159,576	\$169,000 212,995 163,150 162,500 176,900 168,250 185,000 167,500 170,000 208,000 157,000 159,000 161,000 167,950 122,500 136,000 165,000 179,000 148,000 151,000
Total	10,555	4,237	\$712,328,178	\$168,121	N/A
<u>West</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 W-17	265 453 582 398 560 432 208 765 387 632 573 716 382 622 712	91 166 198 144 212 159 88 293 144 252 198 279 153 328 312	\$18,891,330 33,882,113 29,414,699 21,554,200 29,584,190 30,674,500 22,059,621 89,813,478 27,101,968 38,772,850 43,310,905 65,631,100 28,549,944 41,827,192 63,755,505	\$207,597 204,109 148,559 149,682 139,548 192,921 250,678 306,531 188,208 153,861 218,742 235,237 186,601 127,522 204,345	\$170,000 188,000 144,750 153,250 121,000 175,000 245,100 250,000 201,500 168,000 211,000 211,000 185,550 118,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	2 214 807 983 541 15 1,238 968 58 12 323 502	95 370 485 249 5 692 475 23 1 136 193	13,885,978 73,710,156 98,314,095 62,126,840 1,142,000 121,036,730 75,743,500 5,377,666 190,000 25,374,440 42,869,086	146,168 199,217 202,709 249,505 228,400 174,909 159,460 233,812 190,000 186,577 222,120	155,300 200,000 184,400 226,500 169,000 169,500 156,000 166,000 190,000 175,500 200,000
Total	13,350	5,741	\$1,104,594,086	\$192,404	N/A



Three Month Single-Family continued January to March 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	664 477 410 606 140 352 513 244 400 174 380 340 673 733	243 169 143 249 46 139 195 81 151 75 75 146 195 287	\$43,819,188 53,848,800 49,390,684 96,493,555 12,838,700 32,390,877 33,832,807 45,363,900 53,719,218 17,796,450 39,323,950 31,112,750 56,758,430 65,222,675	\$180,326 318,632 345,389 387,524 279,102 233,028 173,502 560,048 355,756 237,286 524,319 213,101 291,069 227,257	\$160,000 245,000 244,000 345,000 261,850 223,500 156,325 495,000 287,500 249,500 480,000 197,000 241,500 195,000
Total	6,106	2,194	\$631,911,984	\$288,018	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-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	583 619 934 433 125 479 537 568 381 832 180 81 224 240 152 600 221 269 41 74 90 262 132	175 249 281 143 26 152 240 148 173 259 59 13 58 86 63 201 71 95 9 11 29 77 40	\$46,653,072 61,668,304 71,002,495 37,477,163 7,568,000 37,709,745 48,574,619 39,803,080 40,381,939 73,193,191 13,300,300 3,506,000 16,052,300 18,482,600 13,355,500 27,070,595 11,566,200 15,349,838 1,816,400 1,834,500 4,146,700 10,973,533 4,985,700	\$266,589 247,664 252,678 262,078 291,077 248,090 202,394 268,940 233,422 282,599 225,429 269,692 276,764 214,914 211,992 134,680 162,904 161,577 201,822 166,773 142,990 142,513 124,643	\$249,000 235,500 218,000 253,000 280,000 197,000 258,500 218,388 269,000 203,000 175,000 274,000 186,000 128,000 169,500 150,000 165,000 130,000 141,500 117,000
Total	8,057	2,658	\$606,471,774	\$228,168	N/A
Grand Total	38,068	14,830	\$3,055,306,022	\$206,022	N/A
Includes Re-re	uns:				
	East Central	3,882 2,645	West 4,666 North 3,078		

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

Single-Family East Breakdown March 1997

	S	Det ales	ached Houses <u>Av. Price</u>	Med. Pric	<u>ce</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-5 E-6 E-7 E-8 E-10 E-11 E-13 E-14 E-15 E-17 E-18 E-19 E-19 E-19 E-19		17 20 65 33 45 29 51 42 29 46 33 15 55 100 75 126 31 2 4 19 18	197,600 315,878 198,342 187,248 253,620 225,428 237,400 228,087 197,893 235,541 194,364 177,578 213,642 176,001 189,512 135,007 167,645 200,000 225,875 159,895 148,892	162,000 269,750 186,500 187,000 256,000 181,000 210,000 190,000 225,600 180,000 172,000 213,000 174,500 188,900 133,500 165,000 200,000 234,250 156,000 144,500		37 44 36 5 3 7 9 5 1 1 10 4 11 2 4 44 6		172,922 220,911 178,829 155,420 180,333 158,214 183,611 159,480 171,500 170,000 161,500 155,875 164,036 152,500 145,500 116,443 118,833	160,000 224,575 174,500 156,800 181,000 161,000 159,000 171,500 170,000 166,000 155,250 164,000 152,500 147,750 115,000
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condom <u>Sales</u>	ninium Apar Av. Price	tments <u>Med. Price</u>	Li <u>Sales</u>	nk Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-7 E-10 E-11 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-12 E-12	1 2 27 1 8 4 2 5 9 4 8 6 8 17 1	200,250 152,000 154,750 151,396 145,000 158,838 116,375 125,250 121,850 138,044 129,250 118,500 115,292 108,925 82,135 113,000	200,250 152,000 154,750 149,500 145,000 157,900 114,500 125,250 120,250 140,000 111,500 115,375 113,700 89,000 113,000	5 41 14 34 2 36 30 11 4 25 1 5 14 7 9 3	179,020 86,595 93,679 140,529 192,000 127,951 123,273 118,427 87,000 98,212 89,900 124,500 100,814 131,286 88,111 89,500	160,000 88,000 90,750 128,000 192,000 126,500 108,500 118,000 82,500 99,500 89,900 133,500 95,000 75,000 90,000	6 - 5 1 - 1 3 2 9 4 13 11 19 - 1 - 1 - 1	202,717 - 185,900 185,000 171,200 171,228 169,475 157,108 135,627 135,921 - 118,000	205,750 183,000 185,000 178,000 179,500 171,000 171,150 155,000 134,000 134,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o _l <u>Sales</u>	p Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-10 E-11 E-12 E-13	7 -1 -2 -9 2 -6	180,414 186,000 178,000 170,533 - 154,500 157,983	170,000 186,000 178,000 169,500 - 154,500 160,450	- 1 - - - - - - -	- 111,500 - - - - - - - - -	- 111,500 - - - - - - - - -	- - - - - - 2	163,500	163,500
E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	7 5 3 12 - -	154,129 154,129 146,160 122,667 118,917	150,100 138,500 118,000 118,500	- - - - - - -	- - - - - - -	-	1	119,500 - - - - - - - -	119,500 - - - - - - - -

Single-Family Central Breakdown March 1997

		Detached Houses		-	Semi-Detached House	-
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	3	187,667	156,500	11	194,909	182,500
C-2	21	398,043	285,000	20	304,243	260,000
C-3	33	449,980	396,000	17	240,726	177,000
C-4	73	428,370	375,000	3	266,500	257,300
C-6	22	314,309	296,000	1	200,000	200,000
C-7	15	280,765	256,777	3	213,667	216,000
C-8	3	240,333	234,000	10	252,400	226,500
C-9	18	696,472	535,500	-	· -	-
C-10	30	407,310	360,950	22	346,341	265,000
C-11	13	362,777	345,000	6	260,167	260,550
C-12	24	587,063	537,500	1	226,000	226,000
C-13	17	320,229	320,000	5	198,900	195,000
C-14	34	397,479	297,250	-	, <u>-</u>	-
C-15	45	369,196	350,000	17	203,235	207,500

	Towi <u>Sales</u>	nhouse Condo Av. Price	ominiums Med. Price	Condo Sales	Condominium Apartments Sales Av. Price Med. Price				Med. Price
	<u>Jaies</u>	AV. FIICE	WEU. FIICE	Sales	AV. FIICE	WEU. FIICE	<u>Sales</u>	AV. FIICE	<u> Meu. Flice</u>
C-1	3	197,083	202,000	58	159,741	151,500	_	-	-
C-2	-	´ -	´ -	20	297,125	193.500	-	-	-
C-3	1	660.000	660.000	5	262,200	245,000	-	_	-
C-4	-	-	-	9	217,722	169,500	-	-	-
C-6	1	205.000	205,000	-	´ -	-	-	_	-
C-7	7	172,614	162,000	12	172,708	144,000	1	238,000	238,000
C-8	4	231,750	225,000	41	146,188	140,700	-	-	-
C-9	-	- ,	-	3	224,667	208,000	-	_	-
C-10	1	289,000	289,000	6	185,333	177,000	-	-	-
C-11	1	94,000	94,000	8	91,125	80,500	-	_	-
C-12	5	230,520	208,000	-	- , -	-	-	_	-
C-13	3	164,167	170,000	21	173,000	180.000	-	_	-
C-14	-	232,200	227,500	32	202,963	193,400	_	_	_
C-15		158,100	149,000	30	197,060	153,500	_	_	_

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	9	176,711	179,900	-	_	_	-	-	-
C-2	8	312,856	304,675	1	164,000	164,000	-	-	-
C-3	1	115,000	115,000	1	147,500	147,500	-	-	-
C-4	-	· -	· -	1	70,000	70,000	-	-	-
C-6	-	-	-	-	· -	· -	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	3	340,333	314,000	-	-	-	-	-	-
C-9	-	· -	· -	6	168,417	188,500	-	-	-
C-10	1	297,000	297,000	-	· -	· -	-	-	-
C-11	-	· -	· -	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	445,000	445,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown March 1997

warch 1997									
	<u>S</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Price	!	<u>Sales</u>	Semi-D	etached Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5		35 39 54 46 5	365,349 302,536 340,258 290,392 291,000	326,600 272,000 325,500 278,850 305,000		2 3 1 2		208,500 225,000 210,000 171,550	208,500 230,000 210,000 171,550
N-6 N-7 N-8 N-10 N-11		58 51 45 23 80	270,339 226,608 284,804 300,913 319,345	243,000 215,000 275,000 278,000 301,900		1 6 5 1 3		148,000 157,058 194,700 172,800 180,000	148,000 151,875 194,500 172,800 173,000
N-12 N-13 N-14 N-15 N-16		16 6 24 40 23	212,531 329,083 291,575 222,683 226,104	207,000 261,500 280,500 187,000 189,000		- - - -		- - - -	- - -
N-17 N-18 N-19 N-20		77 17 31 4 3	139,192 176,621 169,187 202,500	131,000 183,000 162,100 209,500		2 2 4		132,000 118,450 124,800	132,000 118,450 125,500
N-21 N-22 N-23 N-24		7 29 15	149,833 127,643 146,052 114,093	150,000 127,000 148,000 105,000		- - -		- - - -	- - -
	Tow Sales	nhouse Condomi <u>Av. Price</u>	niums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5	17 4 17	159,153 208,975 165,676	150,000 197,950 159,500	8 29 22 4	188,563 173,389 153,560 112,700	188,750 170,000 153,700 112,200	6 8 7 1	258,500 202,050 223,357 217,000	255,500 193,250 223,500 217,000
N-6 N-7 N-8 N-10 N-11	8 1 3	153,500 165,000 193,603 167,000	156,000 165,000 195,464 173,000	2 3 2 - 4	139,500 141,833 188,500 - 179,250	139,500 137,500 188,500 - 161,000	4 1 1 41 18	200,725 184,000 208,500 212,807 217,722	195,000 184,000 208,500 215,000 206,000
N-12 N-13 N-14	1 - -	136,000 - -	136,000 - -	- - -	- - -	- - -	- - -	- - -	- - -
N-15 N-16 N-17	1	159,000	159,000	- 1 3	95,000 84,667	95,000 83,500	- - 1	- - 167,500	- 167,500
N-18 N-19 N-20	1 -	119,000 - -	119,000 - -	1 1 -	85,000 78,500	85,000 78,500	5 6	149,000 141,667	147,500 142,250
N-21 N-22 N-23	- - -	- - -	- - -	- - -	- - -	- - -	2 1	115,500 128,500	115,500 128,500
N-24	-	-	-	-	-	-	-	· -	-
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condomin Av. Price	iums <u>Med. Price</u>
N-1 N-2 N-3	3 5	234,333 198,360	243,000 200,000	- - -	- - -	- - -	- - 1	- - 208,000	208,000
N-4 N-5	-	-	-	-	<u>-</u>	-	· -	-	-
N-6	1	186,000	186,000	- -	-	-	-	-	-
N-7 N-8	2 3	147,000 188,000	147,000 190,500	-	-	- -	-	- -	-
N-10 N-11	3	- 207,267	183,800	-	-	- -	-	- -	-
N-12	-	-	-	-	-	-	-	-	-
N-13 N-14	-	-	- -	- -	-	- -	-	-	-
N-15 N-16	-	-	- -	- -	-	- -	-	-	-
N-17	-	-	-	-	-	-	-	-	-
N-18 N-19	2	118,000	118,000	- -	-	- -	-	-	-
N-20 N-21	-	-	- -	- -	-	-	-	-	-
N-22	- -	405.000	105.000	-	- -	-	-	- -	-
N-23 N-24	1 -	105,000	105,000 -	-	-	-	-	- -	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown March 1997

	Sa	De <u>ales</u>	etached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1		10	423,000	334,250		8		187,281	177,500
W-2 W-3		26 48	252,447 153,387	217,750 146,500		27 17		182,619 167,559	170,000 157,000
W-4		27	189,817	175,500		10		148,150	152,750
W-5 W-6		9 34	222,333 181,056	212,500 175,000		24 2		197,925 194,000	195,000 194,000
W-7		27	268,737	230,000		1		162,000	162,000
W-8 W-9		75 31	365,059 252,872	345,000 247,500		4		212,875 190,250	215,000 190,250
W-10		42	200,143	194,000		2 3		167,933	168,900
W-12 W-13		51 58	274,849 305,807	235,000 262,500		4 12		186,125 168,783	184,750 168,750
W-14 W-15		26 7	260,688 229,550	252,500 245,000		4 13		177,475 186,608	180,250 185,000
W-16 W-17		62	254,674	228,350		24		175,579	175,500
W-18		11	171,182	187,000		21		163,394	165,000
W-19 W-20		74 100	245,867 237,795	237,500 225,750		6 33		190,625 176,305	186,500 177,500
W-21 W-22		67 2	286,712 357,000	270,000 357,000		5		172,400	175,000
W-23		138	197,767	188,250		26		155,587	152,500
W-24 W-25		82 6	195,691 170,000	192,750 167,750		34		164,468	166,000
W-26		1	190,000	190,000		-		-	-
W-27 W-28		45 60	206,167 258,229	195,000 217,250		5		128,800	123,500
	Town Sales	house Condomin Av. Price	iums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apari Av. Price	tments Med. Price	Sales	Link Houses Av. Price	Med. Price
W-1		-		11	153,098	138,000	-	-	-
W-2	-	-	-	6	184,850	185,150	-	-	-
W-3 W-4	-	-	-	9 14	104,278 101,918	97,000 97,400	-	-	-
W-5 W-6	11	111,891	113,500	35 17	78,720 255,253	76,000 199,900	-	-	-
W-7	5	242,167	253,110	1	146,000	146,000	-	-	-
W-8 W-9	5 4	168,500 216,550	189,000 215,000	27 20	130,637 123,020	128,000 77,500	-	-	-
W-10	14	120,446	119,725	31	90.760	88,000	1	183,000	183,000
W-12 W-13	9 16	142,589 132,169	141,000 135,000	15 8 7	133,460 116,975	128,000 103,950	-	-	
W-14 W-15	9 14	144,333 150,757	163,500 142,000	7 87	116,343 114,229	95,000 111,000	8 2	213,612 176,250	216,000 176,250
W-16	24	149,858	152,000	9	138,267	116,000	6	187,733	181,950
W-17 W-18	10	109,300	116,000	4	82,600	81,950	-	-	-
W-19 W-20	13 43	151,119 143,316	154,000 139,500	35 2	141,121 109,500	125,000 109,500	1 2	185,000 172,000	185,000 172,000
W-21	11	145,864	152,000	8	170,163	160,750	1	187,000	187,000
W-22 W-23	16	120,938	- 118,500	13	121,408	125,500	8	171,250	170,000
W-24 W-25	29 2	125,117 112,500	121,000 112,500	33	105,215	98,000	2	170,000	170,000
W-26 W-27	- 8	, -	126,200	- 4	100 705	- 124,950	2	-	141.050
W-28	3	130,174 93,667	87,000	-	120,725	124,950	-	141,250 -	141,250 -
	Sales	Attached/Row Av. Price		Co-op Apartment Sales Av. Price		Med. Price	Detached Condomin Sales Av. Price		iums Med. Price
W-1	1	204,000	204,000	-	-		-	-	-
W-2 W-3	3 1	159,667 133,500	170,000 133,500	1 -	85,000 -	85,000 -	-	-	-
W-4 W-5	-	-	-	-	-	-	-	-	-
W-6	-	-	-	1	67,000	67,000	-	-	-
W-7 W-8	- 1	243,000	243,000	-	-	-	-	-	-
W-9 W-10	-	-	-	1	90,000	90,000	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13 W-14	1	178,000	178,000	-	-	-	-	-	-
W-15 W-16	3	- 165,600	167,000	-	-	-	-	-	-
W-17	-	-	-	- -	-	- -	-	- -	-
W-18 W-19	7	- 187,914	182,500	-	-	-	-	-	-
W-20 W-21	7 7	170,429 241,964	168,500 180,000	-	-	-	1	180,000	180,000
W-22	-	· -	-	-	-	-	-	-	-
W-23 W-24	36 8	152,338 151,038	153,250 158,950	-	-	-	-	-	-
W-25 W-26	-	-	-	-	-	-	-	-	-
W-27 W-28	1 3	156,500 150,500	156,500 158,000	-	-	-	-	-	-
VV-20	3	150,500	130,000	-	-	-	-	-	-

Year	* Number of Sales (Property of all types)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1970 1971 1972 1973 1974 1975 1976 1977 1978 1977 1978 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1993 1994 1995	2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,890 14,883 14,886 15,570 15,817 13,076 15,587 17,037 19,561 20,680 26,088 22,575 24,335 24,778 27,060 30,977 35,434 28,936 34,896 36,206 51,514 54,815 51,149 61,441 47,447 31,652 44,510 49,113 46,561 52,796 47,100	* Number of Sales (Single-Family Only) 13,428 12,432 12,245 12,493 10,498 13,085 14,613 16,335 17,318 22,020 19,025 20,512 21,184 23,466 26,017 29,625 25,336 30,046 31,905 45,509 52,919 43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237 39,273	\$ 38,935,130 44,835,245 53,153,433 73,486,822 93,072,456 128,163,813 158,821,137 151,828,112 151,314,565 161,878,920 183,272,930 241,218,500 281,164,558 326,687,333 367,415,993 430,301,604 473,422,285 394,123,765 496,009,054 580,579,218 862,742,566 1,160,586,426 1,517,817,465 1,417,814,546 1,630,809,263 1,707,519,316 2,068,819,999 2,478,889,915 3,373,355,403 2,825,353,787 3,668,093,732 3,845,980,469 5,957,686,711 8,195,016,831 10,287,088,795 15,234,986,682 13,863,276,860 8,264,140,752 10,606,078,479 10,705,964,103 9,885,955,838 11,516,814,224 9,902,240,806	\$ 14,424 14,647 14,952 15,043 15,732 16,085 16,615 16,329 16,334 16,742 16,517 17,370 18,883 21,950 24,681 27,637 29,931 30,141 31,822 34,078 44,105 56,121 58,180 62,805 67,015 68,913 73,992 80,023 95,201 97,724 105,115 106,225 115,652 149,503 201,120 249,632 292,185 261,094 238,285 217,986 212,323 218,138 210,238	*Average Price (Single-Family Only) \$ 21,360
1996 January February March April May June July August Septembe October November December	6,281 6,959	2,222 4,207 5,350 5,070 5,514 4,979 4,539 4,372 4,123 5,398 5,878 4,127	561,139,885 976,668,267 1,281,549,739 1,219,439,022 1,335,304,585 1,248,550,730 1,103,019,345 1,050,637,385 976,472,171 1,282,350,382 1,424,064,031 1,037,995,827	211,910 197,108 203,809 203,511 205,970 212,882 207,140 205,846 201,417 204,163 204,636 207,102	195,169 192,406 197,523 198,445 201,847 204,392 199,856 197,622 195,486 199,882 195,801 196,016
TOTAL	65,760	55,779	13,497,191,369	205,249	198,150
1997 January February March	4,979 6,140 6,545	4,080 5,200 5,550	1,057,416,009 1,287,100,706 1,407,362,108	212,375 209,625 215,028	198,798 207,221 210,207
TOTAL	17,664	14,830	3,751,878,823	212,402	206,022

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

