For Further Information: 443-8151

October, 1997

October sales surpass 5,000

TORONTO— Monday, November 3, 1997 - Monthly sales of single-family dwellings reported through the Toronto Real Estate Board reached 5,077 in October, TREB President Jerry England announced today.

"That's up 18 per cent from the 4,298 reported in September, although down six per cent from the 5,398 recorded in October 1996."

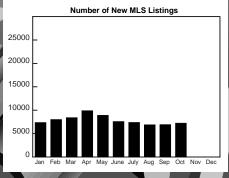
Looking at prices, the median rose marginally to \$184,000 from \$183,000 in September, while the average dipped almost one percent to \$211,791 from \$213,567 the previous month. Looking at active listings, there was a five per cent decline to 19,889 from 21,060 in September.

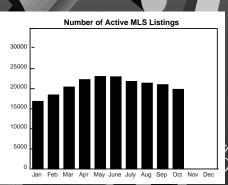
"We're continuing to experience a pretty healthy market in the GTA," commented Mr. England. "We are certainly hopeful that the Bank of Canada maintains low interest rates as we head into the final two months of 1997." TREB's 5,077 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,075,263,900, and averaged \$211,791. The median price was \$184,000.

Breaking down the total 1,938 sales were reported in TREB's 28 West districts and averaged \$192,525; 779 sales were reported in the 14 Central districts and averaged \$307,375; 892 sales were reported in the 23 North districts and averaged \$234,686; and 1,468 sales were reported in TREB's 21 East districts and averaged \$172,592.

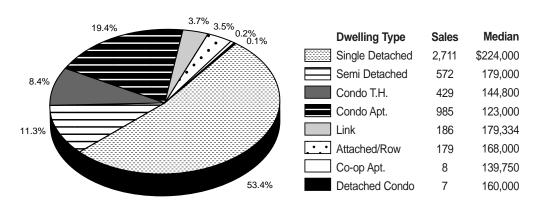
In addition to the sales of single-family dwellings, TREB Members reported 958 sales of properties of other types (P.O.T.) during October moving the total to 6,035. The dollar volume for properties of all types (P.A.T.) was \$1,330,266,221, and the average price was \$220,425.

Number of MLS Sales 7000 6000 5000 4000 3000 2000 1000 Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec





Single-Family Residential Breakdown



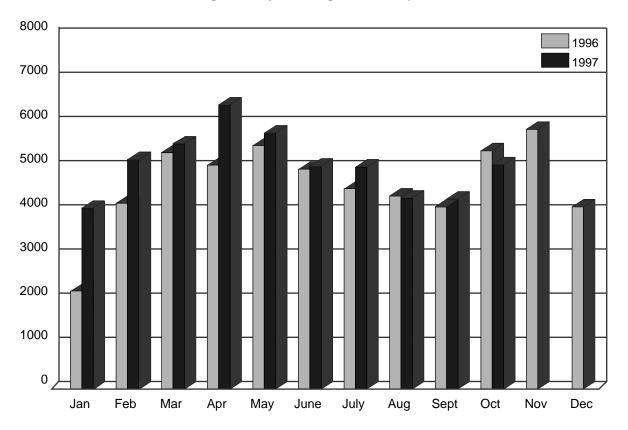
Housing Market Indicators

	October 1996	October 1997	% Change
Sales*	5,398	5,077	(-6%)
New Listings*	7,428	7,238	(-2%)
Active Listings**	23,057	19,889	(-14%)

^{*} Single-Family Dwellings Only

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — October

Pric	ce R	<u>ange</u>	Tota	I S.F.D.	Co	ndo Apt.	Cor	Condo T.H.	
Up	to	\$90,000	204	(4.0)	145	(14.7)	26	(6.1)	
90,001	to	110,000	305	(6.0)	202	(20.5)	45	(10.5)	
110,001	to	120,000	227	(4.5)	120	(12.2)	31	(7.2)	
120,001	to	130,000	269	(5.3)	116	(11.8)	47	(11.0)	
130,001	to	140,000	223	(4.4)	55	(5.6)	51	(11.9)	
140,001	to	150,000	273	(5.4)	62	(6.3)	52	(12.1)	
150,001	to	160,000	314	(6.2)	40	(4.1)	48	(11.2)	
160,001	to	170,000	320	(6.3)	40	(4.1)	32	(7.5)	
170,001	to	180,000	295	(5.8)	25	(2.5)	26	(6.0)	
180,001	to	190,000	327	(6.4)	31	(3.2)	17	(4.0)	
190,001	to	200,000	222	(4.4)	17	(1.7)	12	(2.8)	
200,001	to	225,000	490	(9.7)	42	(4.3)	11	(2.5)	
225,001	to	250,000	435	(8.5)	29	(2.9)	5	(1.2)	
250,001	to	300,000	513	(10.1)	27	(2.7)	14	(3.3)	
300,001	to	400,000	391	(7.7)	16	(1.6)	7	(1.6)	
400,001	to	500,000	125	(2.4)	6	(0.6)	4	(0.9)	
500,001	to	750,000	106	(2.1)	9	(1.0)	1	(0.2)	
750,000	to	1,000,000	21	(0.4)	1	(0.1)	_	(—)	
1,000,001	to	1,500,000	14	(0.3)	2	(0.2)	_	(—)	
Over		1,500,000	3	(0.1)	_	(—)	_	(—)	
TOTAL			5,077	100.0	985*	100.0	429**	100.0	

^{* 985} condominium apartments sold for \$142,856,726, averaging \$145,032

^{** 429} condominium townhouses sold for \$65,317,314, averaging \$152,254.

Single-Family Residential October 1997

<u>Area</u>	Listed	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-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	171 184 382 170 329 126 330 252 216 128 180 54 296 312 203 490 183 12 13 65 80	75 96 192 72 174 73 180 140 106 63 96 34 133 174 89 245 70 9 4 35 36	62 69 137 60 108 47 113 80 65 40 80 16 102 97 86 158 89 1	\$10,814,788 16,327,150 23,463,600 9,401,500 20,095,050 8,623,660 20,719,663 13,466,300 10,455,750 8,852,300 12,212,600 2,674,900 19,361,066 16,015,550 15,581,160 20,345,421 14,078,933 380,000 3,172,500 4,589,400 2,734,000	\$174,432 236,625 171,267 156,692 186,065 183,482 183,360 168,329 160,858 221,308 152,658 167,181 189,814 165,109 181,176 128,768 158,190 380,000 264,375 163,907	\$165,000 219,000 159,800 170,250 179,750 162,500 184,000 166,800 230,750 149,750 162,500 186,500 167,000 174,500 124,700 146,000 380,000 246,250 148,000
			18	2,734,000 \$253,365,291	151,889	142,000
Total <u>West</u>	4,176	2,096	1,468	\$253,365,291	\$172,592	\$165,000
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	124 186 223 168 182 174 90 280 123 266 196 201 124 256 184 70 318 306 149 6 521 345 24 98 160	66 95 101 94 76 95 42 157 67 131 105 52 92 92 28 138 131 64 1 214 149 10 2 41 78	31 50 58 51 70 60 43 105 40 101 79 53 137 94 27 149 155 64 2 185 162 10 172 36	\$6,458,977 10,928,200 9,109,900 8,672,800 10,456,200 11,444,800 11,568,350 28,022,827 6,515,800 15,178,200 15,711,625 19,494,800 10,031,300 18,681,360 18,976,700 3,973,936 31,275,933 32,072,828 14,902,300 324,500 33,365,850 25,852,412 1,901,500 449,000 13,878,750 9,792,490	\$208,354 218,564 157,067 170,055 149,374 190,747 269,031 266,884 162,895 150,279 198,881 246,770 189,270 136,360 201,880 	\$185,000 205,500 158,500 162,000 148,750 180,500 265,000 245,000 169,950 158,000 210,000 194,500 124,000 195,000 212,000 212,000 184,000 202,500 162,250 171,000 156,500 158,000 449,000 168,500 246,945
W-29 Total	52 4,828	15 2,227	24 1,938	4,072,000 \$373,113,338	169,667 \$192,525	157,750 \$178,000

October 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	251 209 157 197 50 123 194 89 146 63 150 118 184 256	118 111 81 96 27 68 95 54 70 19 87 65 84	80 64 57 71 18 45 74 29 75 30 31 57 65 83	\$15,820,780 21,733,100 25,411,900 27,074,010 5,559,500 10,121,400 13,764,270 18,461,500 25,836,300 7,639,618 17,540,500 14,120,868 17,425,250 18,936,500	\$197,760 339,580 445,823 381,324 308,861 224,920 186,004 636,603 344,484 254,654 565,823 247,735 268,081 228,151	\$169,500 288,250 296,500 326,500 272,000 200,000 157,350 495,000 294,500 282,250 510,000 253,000 254,750 214,900
Total	2,187	1,093	779	\$239,445,496	\$307,375	\$254,000
<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	182 200 301 161 30 155 188 206 186 356 51 37 74 66 84 213 89 93 25 18 27 102 54	87 106 141 82 20 79 94 107 103 187 26 23 42 26 42 88 43 36 14 8 13 39 29	48 89 91 56 12 70 78 45 46 87 12 10 15 34 20 62 19 33 2 7 9 29 18	\$12,341,600 22,360,564 24,579,975 15,210,788 3,310,000 18,198,200 15,570,550 13,006,700 10,873,988 24,718,550 2,788,100 3,135,300 4,307,000 7,818,300 4,252,610 8,714,200 3,772,400 5,313,500 562,500 1,175,100 1,261,000 3,888,500 2,180,350	\$257,117 251,242 270,110 271,621 275,833 259,974 199,622 289,038 236,391 284,121 232,342 313,530 287,133 229,950 212,631 140,552 198,547 161,015 281,250 167,871 140,111 134,086 121,131	\$232,500 242,500 215,000 264,350 292,500 228,000 200,000 280,000 223,500 250,600 221,500 261,150 280,000 205,250 208,555 132,750 185,000 153,000 281,250 156,500 139,500 131,000 124,250
Total	2,898	1,435	892	\$209,339,775	\$234,686	\$217,000
Grand Total	14,089	6,851	5,077	\$1,075,263,900	\$211,791	\$184,000

Listed includes Reruns: East (2,096-50%) West (2,227-46%) Central (1,093-50%) North (1,435-49%)

^{*} Sales to Listings Ratio (SFD only): 36.0%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	47	96%
WEST	45	97%
CENTRAL	42	97%
NORTH	58	96%
TOTAL	48	97%

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

Ten Month Single-Family January to October 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-19 E-20 E-21	1,978 1,640 3,318 1,410 2,959 1,347 3,155 2,375 1,961 1,454 1,993 552 2,561 2,668 2,133 4,488 2,068 150 170 581 868	646 651 1,185 591 1,001 425 1,125 759 552 500 748 247 923 1,089 962 1,781 839 28 56 183 296	\$118,521,809 151,796,046 198,651,746 90,275,218 188,742,735 80,621,226 210,926,941 128,192,626 91,798,034 105,614,639 116,977,626 40,601,020 172,763,361 180,158,209 168,615,522 228,908,002 124,073,893 8,005,500 14,156,720 29,823,550 48,515,359	\$183,470 233,174 167,639 152,750 188,554 189,697 187,491 168,897 166,301 211,229 156,387 164,377 187,176 165,435 175,276 128,528 147,883 285,911 252,799 162,970 163,903	\$169,500 213,990 166,000 165,000 185,000 189,000 184,000 171,900 209,000 157,750 160,000 184,000 164,800 170,000 124,950 139,000 245,000 240,882 153,000
Total	39,829	14,587	\$2,497,739,782	\$171,231	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 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-25 W-26 W-27 W-28 W-29	1,002 1,640 2,033 1,464 1,894 1,712 872 2,707 1,298 2,384 2,125 2,286 1,480 2,369 2,238 17 698 2,934 3,423 1,646 66 4,540 3,297 182 30 1,117 1,870 211	362 547 600 482 689 615 339 999 452 865 768 863 555 1,193 1,013 1,277 1,268 1,562 770 26 2,064 1,544 66 5 536 608 99	\$79,148,645 120,874,865 90,503,199 76,227,583 100,191,616 121,003,500 87,719,507 301,471,268 85,317,702 131,271,914 160,735,457 210,731,473 103,358,026 161,413,444 209,446,203 380,000 41,962,114 258,717,746 316,061,849 197,217,709 5,089,000 368,104,052 245,097,443 15,024,566 1,822,300 101,404,893 139,379,906 15,747,650	\$218,643 220,978 150,839 158,149 145,416 196,754 258,760 301,773 188,756 151,759 209,291 244,185 186,231 135,300 206,758 380,000 151,488 204,036 202,344 256,127 195,731 178,345 158,742 227,645 364,460 189,188 229,243 159,067	\$196,500 202,000 149,000 160,000 141,900 181,000 250,000 195,750 164,000 187,000 210,000 184,000 122,387 193,000 380,000 157,000 205,000 171,750 171,500 175,000 172,250 326,300 176,000 215,000
Total	47,535	19,168	\$3,745,423,630	\$195,400	N/A

Ten Month Single-Family continued January to October, 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	2,514 1,829 1,503 2,054 538 1,516 2,011 910 1,442 671 1,459 1,348 2,366 2,617	872 556 472 785 162 529 686 302 574 311 320 522 697 904	\$166,489,245 181,265,396 182,813,910 295,646,183 46,463,904 127,154,849 124,105,333 172,662,047 202,997,403 74,037,563 202,326,706 117,271,722 206,732,079 208,011,957	\$190,928 326,017 387,318 376,619 286,814 240,368 180,912 571,729 353,654 238,063 632,271 224,658 296,603 230,102	\$164,700 260,000 275,000 338,700 255,750 226,000 155,000 483,000 290,000 250,000 210,000 252,500 205,000
Total	22,778	7,692	\$2,307,978,297	\$300,049	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	2,007 2,199 3,305 1,605 393 1,619 1,954 1,991 1,599 3,341 621 362 733 796 637 2,193 806 1,045 235 209 351 967 547	577 826 959 507 86 572 804 507 534 989 181 62 196 287 206 730 272 366 58 65 137 280 164	\$153,986,947 213,902,394 271,009,207 137,262,101 27,346,465 148,398,220 162,792,558 140,745,218 125,869,446 282,937,789 45,314,090 17,627,600 56,711,310 62,246,050 42,150,123 100,818,715 47,332,450 60,432,288 12,402,700 10,318,500 19,255,650 39,381,033 20,974,600	\$266,875 258,962 282,596 270,734 317,982 259,437 202,478 277,604 235,711 286,085 250,354 284,316 289,343 216,885 204,612 138,108 174,016 165,116 213,840 158,746 140,552 140,647 127,894	\$250,000 245,000 240,000 259,500 302,500 234,000 200,000 265,000 220,000 252,500 273,000 200,000 188,000 130,000 154,000 199,500 132,000 138,700 132,250
Total	29,515	9,365	\$2,199,215,454	\$234,833	N/A
Grand Total	139,657	50,812	\$10,750,357,163	\$211,571	N/A

Includes Re-runs:

East	17,361	West	19,710
Central	10,879	North	13,088

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

Single-Family East Breakdown October 1997

	Sa	Det <u>iles</u>	ached Houses Av. Price	Med. Pric	<u>ce</u>	<u>Sales</u>	Semi-D	etached Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		17 31 71 38 30 41 48 41 35 32 29 9 63 76 64 89 43 1 10 24 18	170,441 286,223 202,945 181,897 253,503 182,858 224,121 213,683 188,067 245,775 199,979 195,878 222,992 178,224 191,231 144,881 184,105 380,000 285,950 171,100 151,889	167,000 285,000 188,000 180,000 255,000 162,000 221,444 186,000 184,900 242,250 195,000 214,900 176,950 195,050 137,000 166,000 380,000 268,750 154,500 142,000		34 37 31 3 8 4 10 5 3 1 4 3 7 2 1 28 3		184,020 193,291 167,797 157,000 188,875 202,750 187,530 166,400 168,000 182,000 159,625 148,333 160,029 163,500 136,500 116,536 121,383	171,944 189,000 159,800 158,000 188,000 194,000 165,000 172,000 182,000 150,000 157,900 163,500 136,500 118,250 120,650
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	lominium A Av. Price	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-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21	2 1 20 10 4 10 5 7 2 9 1 1 19 2	110,900 154,450 141,500 150,543 161,320 129,050 119,340 123,600 136,414 107,500 140,100 113,000 81,605 110,850	110,900 154,450 141,500 148,000 - 155,250 134,100 127,350 124,500 133,000 107,500 128,500 113,000 87,500 110,850	31 18 40 2 27 30 17 2 25 1 15 13 3 9 1	105,126 104,272 148,500 157,750 124,030 111,903 128,000 93,750 97,796 97,000 109,431 99,538 133,153 108,278 100,000	100,500 108,300 141,000 157,750 122,000 106,750 127,000 93,750 97,000 110,000 110,000 114,460 95,000 100,000	8 - 11 - 2 1 6 1 13 10 31 - 1 4	210,200 179,324 - 189,000 155,000 163,917 159,000 160,031 133,860 141,942 165,000 120,750	211,000 179,000 179,000 155,000 160,500 159,000 159,000 129,700 140,000 165,000 119,500
	<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>	D <u>Sales</u>	etached Condon Av. Price	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8	9 1 2 - 2 - 7 -	159,867 302,500 142,500 - 173,250 - 164,571	155,000 302,500 142,500 - 173,250 - 162,000	- - - - - - -	- - - - - - -	- - - - - - -	- - - - - - -	- - - - - - -	- - - - - - -
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	10 - 2 4 4 3 9 - 1	148,890 153,250 144,375 147,500 108,133 119,594	151,250 - 153,250 143,500 146,000 106,500 117,500 - 148,000	- - - - - - - - - -	- - - - - - - - -	- - - - - - - - -	3	169,333 - - - - - - - - -	162,000 - - - - - - - - -

Single-Family Central Breakdown October 1997

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	1	199,000	199,000	9	238,389	236,000
C-2	12	405,875	354,500	21	316,310	263,000
C-3	33	562,561	415,000	13	289,492	175,000
C-4	51	418,169	385,000	8	276,675	262,500
C-6	17	319,382	274,000	-	· -	· -
C-7	17	293,453	268,500	3	221,167	218,500
C-8	3	351,683	270,000	9	286,944	312,000
C-9	15	843,733	800,000	2	593,250	593,250
C-10	36	433,767	376,250	24	282,829	285,500
C-11	13	378,928	362,000	6	271,550	282,250
C-12	25	641,820	550,000	1	217,000	217,000
C-13	27	316,717	324,000	6	197,500	198,500
C-14	28	350,320	301,500	-	-	-
C-15	27	335,000	319,000	14	210,993	217,450

	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	_	_	_	64	192.161	154.000	_	_	_
C-2	1	410.000	410.000	22	284,823	235,600	-	-	-
C-3	1	256,500	256,500	7	351,714	308,000	-	-	-
C-4	-	-	-	11	288,364	166,000	-	-	-
C-6	-	-	-	1	130,000	130,000	-	-	-
C-7	4	179,375	177,500	20	175,675	169,000	1	238,200	238,200
C-8	2	283,450	283,450	54	150,849	137,250	-	, <u> </u>	´ -
C-9	-	, <u> </u>	´ -	5	615,000	495,000	-	-	-
C-10	6	210,817	198,700	5	216,980	220,000	-	-	-
C-11	1	95,000	95,000	9	73,250	74,500	-	-	-
C-12	5	255,600	230,000	-	· -	· -	-	-	-
C-13	3	226,333	272,000	21	176,452	150,000	-	-	-
C-14	4	285,250	276,000	33	196,221	188,000	-	-	-
C-15	19	163,037	163,200	22	163,177	132,500	-	-	-

	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	6	196,333	192,500	-	-	-	-	-	-
C-2	8	443,000	495,000	-	-	-	-	-	-
C-3	1	150,000	150,000	2	107,750	107,750	-	-	-
C-4	1	362,000	362,000	-	· -	· -	-	-	-
C-6	-	· -	· -	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	6	235,667	263,250	-	-	-	-	-	-
C-9	2	312,500	312,500	5	183,800	195,000	-	-	-
C-10	4	270,750	278,500	-	· -	· -	-	-	-
C-11	1	330,000	330,000	-	-	-	-	-	-
C-12	-	· -	· -	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	1	250,000	250,000	-	-	-	-	-	-

Single-Family North Breakdown October 1997

	<u>s</u>	Det ales	ached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2 N-3 N-4 N-5	15 44 43 47 12 51 51 36 15 61 12		382,133 303,151 384,351 292,815 275,833	315,000 292,500 354,500 278,200 292,500		1 2 5		230,000 209,500 183,600	230,000 209,500 171,000
N-6 N-7 N-8 N-10			268,637 224,189 311,442 296,160	242,000 217,000 290,000 285,000		5 8 5		191,500 165,250 212,580	167,500 145,500 205,000
N-11 N-12			308,153 232,342	278,000 278,000 221,500 261,150		1 -		223,000	223,000
N-13 N-14 N-15 N-16		15 34 15	313,530 287,133 229,950 237,474	280,000 205,250 225,000		- - -		- - -	- -
N-17 N-18 N-19		61 17 23	140,315 205,147 175,461	132,500 186,000		- - 2		- - 124,200	124,200
N-20 N-21 N-22		23 2 7 7	281,250 167,871 154,571	158,000 281,250 156,500 145,000		- -		124,200 - -	124,200
N-23 N-24		25 18	135,480 121,131	132,000 124,250		1 -		184,000	184,000
	To <u>Sales</u>	ownhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condoi <u>Sales</u>	minium Apari <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1 N-2 N-3 N-4 N-5	12 6 9	186,125 198,717 156,944	158,750 200,000 158,000	13 28 29 3	187,777 194,545 156,237 102,833	193,800 184,500 154,475 105,000	5 6 5	242,400 202,167 211,200	247,000 206,000 213,500
N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17	4 10 1	383,500 148,100 189,000	431,000 150,000 189,000	5 5	217,200 133,200	205,500 130,000	2 2	196,500 166,450	196,500 166,450
	5	198,400	192,000	4	297,500	171,000	31 16 -	207,471 219,763	211,200 218,750
	-	-	-	-	-	-	-	-	-
	2	145,000	145,000	- 1 -	85,000	85,000	1 1	179,000 155,000	179,000 155,000
N-18 N-19	2	112,750	112,750	1 1	125,000 91,000	125,000 91,000	1 4	159,900 148,250	159,900 150,500
N-20 N-21	-	-	-	-	-	-	-	-	-
N-22 N-23	-	-	-	-	-	- -	-	- -	-
N-24	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <i>i</i> <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condomini Av. Price	ums <u>Med. Price</u>
N-1 N-2	3 4	241,000 234,845	215,000 234,500	- -	-	- -	-	-	-
N-3 N-4	3 1	211,500 222,000	220,000 222,000	-	-	-	-	-	-
N-5 N-6	3	175,733	- 175,000	-	-	- -	-	-	-
N-7 N-8	2	167,500 180,967	167,500 184,000	- -	-	- -	-	- -	-
N-10 N-11	-	-	-	-	-	-	-	-	-
N-12 N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	- -	-	-	-
N-15 N-16	1	136,500	136,500	-	-	-	-	-	-
N-17 N-18	-	-	-	-	-	-	-	- -	-
N-19 N-20	1 -	120,000	120,000	-	-	-	-	-	
N-21 N-22	2	89,500	- 89,500	-	-	-	-	-	-
N-23 N-24	3	105,833	108,500	-	-	-	-	-	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown October 1997

	Sa	De l <u>les</u>	tached Houses Av. Price	Med. Price		Sales		etached Houses Av. Price	Med. Price
W-1		8	269,188	277,500		12		194,215	187,500
W-2 W-3		24	258,638	267,500		24 9		181,079	167,750
W-4		44 25	159,659 207,780	163,000 197,000		6		157,778 152,917	156,000 166,000
W-5		17	203,912	190,000		17		201,729	198,000
W-6 W-7		43 34	186,137 297,393	179,900 276,550		7 1		182,500 216,000	183,000 216,000
W-8		62	356,052	297,000		3		198,833	199,500
W-9 W-10		14 43	241,971 201,872	241,550 195,000		- 8		- 171,163	168,500
W-12		41	256,572	245,000		6		173,750	169,000
W-13		50	312,664	267,500		8 6		163,425	163,700
W-14 W-15		22 9	256,509 234,167	259,450 230,000		11		190,250 190,773	193,500 188,000
W-16		45	237,688	228,500		18		177,575	174,500
W-17 W-18		11	173,059	171,000		7		161,786	165,000
W-19		82	250,407	240,750		7		192,186	190,800
W-20 W-21		68 39	261,456 275,246	251,000 267,000		26 5		181,069 180,300	181,500 187,500
W-22		1	172,500	172,500		1		152,000	152,000
W-23 W-24		108 70	203,890 195,574	191,000 187,500		29 26		161,507 164,951	158,900 165,950
W-25		4	287,375	284,250		-		, -	· -
W-26 W-27		1 57	449,000 210,145	449,000 195,000		3		132,833	140,000
W-28		34 19	278,706	248,950		2		131,750	121.750
W-29	To	าย wnhouse Condoi	182,184	175,000	minium Apar			Link Houses	131,750
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	10	172,500	150,000	-	-	-
W-2 W-3	1	195,000	195,000	4	133,725	138,000	-	-	-
W-4		-	-	15	98,267	99,500	-	-	-
W-5 W-6	14 1	115,700 415,000	118,500 415,000	22 8	88,205 208,688	92,000 180,500	-	-	-
W-7	1	285,000	285,000	6	116,167	109,000	-	-	-
W-8 W-9	8 5	140,713 240,960	135,750 184,000	32 21	132,044 91,590	121,000 72,000	-	-	-
W-10	9	122,756	122,000	38	93,003	89,000	2	169,000	169,000
W-12 W-13	7 9	157,986 124,033	150,000 132,500	25 8	121,751 98,988	115,000 94,450	-	-	-
W-14	14	131,614	147,000	9	111,278	122,500	2	201,250	201,250
W-15 W-16	16 18	146,634 159,514	148,250 160,250	100 5	119,582 137,900	117,000 106,000	- 7	192,664	194,000
W-17	-	-	-	-	-	· -	-	-	-
W-18 W-19	5 18	120,757 171,078	119,000 160,000	4 30	83,500 131,801	83,500 119,500	1	203,000	203,000
W-20	43	156,930	145,900	5	122,000	125,000	1	188,500	188,500
W-21 W-22	6	126,917	124,500	1	113,500	113,500	3	190,000	197,000
W-23	19	130,211	129,000	10	114,540	117,500	4	168,475	167,950
W-24 W-25	29 4	122,075 114,125	122,000 103,250	29 1	102,976 117,000	98,000 117,000	1 -	181,000	181,000
W-26	-	-	-	-	-	-	<u>.</u>	-	-
W-27 W-28	7 1	132,643 159,000	128,000 159,000	4	106,875	106,750	1 -	146,000	146,000
W-29	2	101,000	101,000	-	-	-	1	145,000	145,000
	Sales	Attached/Row Av. Price	Med. Price		Apartments Av. Price	Med. Price		etached Condomin Av. Price	niums Med. Price
W-1	<u>3aies</u> 1	249,900	249,900	<u>Sales</u>	AV. FIICE	weu. Frice	<u>Sales</u>	AV. FIICE	weu. Frice
W-2	1	180,000	180,000	-	-	-	-	-	-
W-3 W-4	1 5	130,000 217,360	130,000 229,000	-	-	-	-	-	-
W-5	-	,		-	-	-	-	-	-
W-6 W-7	1	259,000	259,000	1 -	78,900 -	78,900	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9 W-10	1	151,500	151,500	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13 W-14	4	161,500	166,500 -	-	-	-	-	-	-
W-15	1	171,000	171,000	-	-	-	-	-	-
W-16 W-17	1 -	175,000	175,000	-	-	-	-	-	-
W-18	-	400 407	400.500	-	-	-	-	-	-
W-19 W-20	11 8	196,437 175,625	196,500 166,500	-	-	-	4	- 158,625	156,500
W-21	10	182,120	173,600	-	-	-	-	-	-
W-22 W-23	15	- 157,913	158,200	-	-	-	-	-	-
W-24	7	166,571	160,000	-	-	-	-	-	-
W-25 W-26	1 -	178,500 -	178,500 -	-	-	-	-	-	-
W-27 W-28	- 1	157,500	157 500	-	-	-	-	-	-
W-29	-	137,300	157,500 -	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986	(Property of all types 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	* 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	\$ 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	\$ 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	*Average Price (Single-Family Only) \$ 21,360 24,078 26,732 28,929 29,492 30,426 32,513 40,605 52,806 57,581 61,389 64,559 67,333 70,830 75,694 90,203 95,496 101,626 102,318 109,094 138,925
1987 1988 1989 1990 1991 1992 1993 1994 1995	51,149 61,441 47,447 31,652 44,510 49,113 46,561 52,796 47,100	43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237 39,273	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	201,120 249,632 292,185 261,094 238,285 217,986 212,323 218,138 210,238	189,105 229,635 273,698 255,020 234,313 214,971 206,490 208,921 203,028
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 4,539 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 April May June July August Septembel October	4,979 6,140 6,545 7,626 6,918 6,069 6,009 5,159 r 5,159 6,035	4,080 5,200 5,550 6,423 5,797 5,046 5,024 4,317 4,298 5,077	1,057,416,009 1,287,100,706 1,407,362,108 1,747,789,607 1,560,456,411 1,344,451,039 1,321,621,647 1,142,782,104 1,135,176,105 1,330,266,221	212,375 209,625 215,028 229,188 225,565 221,528 219,940 221,512 220,038 220,425 219,898	198,798 207,221 210,207 213,107 216,904 215,638 213,634 211,785 213,567 211,791

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

