# Market Vatch For Media Inquiries: 443-8150 For All Other Inquiries: 443-8152

October 2000

## **Prices Level Off in October**

Toronto – Thursday, November 2, 2000 After climbing 8% in September, average home prices stabilized at \$245,321 in October, down 1% from the previous month but up 6% from the \$230, 864 recorded at the same time last year, TREB President Marilyn Baubie announced today.

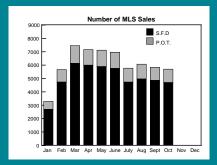
In addition, the President noted that sales were down minimally from both last month and last year when October saw 4,767 sales through the MLS system. "Although the market seems to have slowed modestly, it should be noted that seasonal factors and the fact that we are comparing current statistics to two years of record setting sales have influenced the outcome" Ms. Baubie said. "All indications are that a strong market will continue."

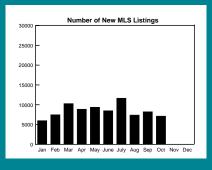
Breaking down the total 1,742 sales were reported in TREB's 28 West districts and averaged \$221,841; 825 sales were reported in the 14 Central districts and averaged

\$355,055; 854 sales were reported in the 23 North districts and averaged \$262,234; and 1,275 sales were reported in TREB's 21 East districts and averaged \$195,069.

## <u>Neighbourhood Corner</u> Deer Park

So far this year the Deer Park area (between Yonge St. and Oriole Parkway, St. Clair Ave. and Chaplin Court) has seen 35 sales of detached homes, for an average price of \$648,177. This price is down about 1% from the \$653,272 recorded in 1999. Condominium prices, on the other hand, have increased 10% to \$346,236 from last year's \$314,047. Finally, average time to sell stood at 30 days, about 28% better than the month's citywide average of 42 days.

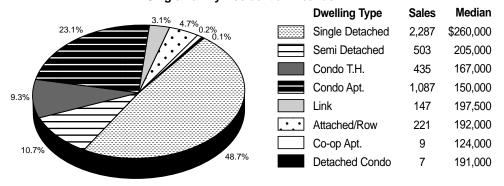








#### Single-Family Residential Breakdown



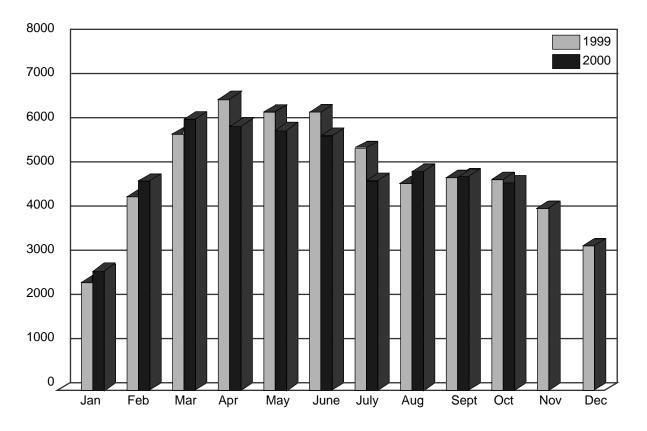
	Housing Market Indicators						
	October 1999	October 2000	% Change				
Sales*	4,767	4,696	(-1%)				
Sales (P.O.T.)	1,078	1,002	(-7%)				
New Listings*	6,319	7,121	(+13%)				
Active Listings**	16,215	18,867	(+14%)				

<sup>\*</sup> Single-Family Dwellings Only

<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.



#### **Single-Family Dwelling Sales Comparison**



Price Category Breakdown — October

<u>Pric</u>	Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	72	(1.5)	52	(4.7)	9	(2.1)	
90,001	to	110,000	147	(3.1)	87	(8.0)	27	(6.2)	
110,001	to	120,000	132	(2.8)	78	(7.2)	21	(4.8)	
120,001	to	130,000	191	(4.1)	120	(11.0)	26	(5.9)	
130,001	to	140,000	214	(4.6)	126	(11.6)	25	(5.7)	
140,001	to	150,000	206	(4.4)	92	(8.5)	44	(10.1)	
150,001	to	160,000	215	(4.6)	69	(6.4)	39	(9.0)	
160,001	to	170,000	251	(5.3)	60	(5.5)	52	(12.0)	
170,001	to	180,000	262	(5.6)	63	(5.8)	42	(9.7)	
180,001	to	190,000	269	(5.7)	53	(4.9)	30	(6.9)	
190,001	to	200,000	218	(4.6)	32	(2.9)	22	(5.1)	
200,001	to	225,000	556	(11.8)	80	(7.4)	50	(11.5)	
225,001	to	250,000	431	(9.2)	49	(4.5)	20	(4.6)	
250,001	to	300,000	630	(13.4)	62	(5.7)	19	(4.4)	
300,001	to	400,000	520	(11.1)	43	(4.0)	7	(1.6)	
400,001	to	500,000	154	(3.3)	10	(0.9)	1	(0.2)	
500,001	to	750,000	140	(3.0)	8	(0.7)	1	(0.2)	
750,000	to	1,000,000	56	(1.2)	2	(0.2)	_	(—)	
1,000,001	to	1,500,000	22	(0.5)	_	(—)	_	(—)	
Over		1,500,000	10	(0.2)	1	(0.1)	_	<u>(—)</u>	
Total			4,696	100.0	1,087*	100.0	435**	100.0	

<sup>\* 1,087</sup> condominium apartments sold for \$188,086,120, averaging \$173,032

<sup>\*\* 435</sup> condominium townhouses sold for \$74,768,775, averaging \$171,882.



## Single-Family Residential October 2000

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>		<u> </u>	<u> </u>			
	205	105	54	\$13,452,200	\$249,115	\$232,000
E-1 E-2	205 219	132	54 54	14,685,100	271,946	\$232,000 247,000
E-3	320	171	99	19,636,888	198,352	190,000
E-4	151	80	56	9,453,250	168,808	170,500
E-5	298	153	90	18,720,250	208,003	211,000
E-6	134	68	37	8,431,200	227,870	193,000
E-7 E-8	275 251	148 145	94 82	20,656,668 14,574,050	219,752 177,732	216,460 168,700
E-9	180	102	58	9,831,900	169,516	176,500
E-10	167	93	51	12,033,301	235,947	233,500
E-11	199	118	64	10,693,990	167,094	169,950
E-12	66	42	19	3,912,157	205,903	179,000
E-13	301	181	80	16,878,390	210,980	195,250
E-14 E-15	304 256	176 144	78 75	15,295,600 14,943,900	196,097 199,252	184,500 187,000
E-16	435	224	162	23,045,925	142,259	136,500
E-17	233	118	70	11,323,100	161,759	158,450
E-18	11	7	1	243,000	243,000	243,000
E-19	35	20	9	2,160,900	240,100	227,500
E-20	52	30	15	2,845,400	189,693	195,000
E-21	110	61	27	5,895,200	218,341	190,000
Total	4,202	2,318	1,275	\$248,712,369	\$195,069	\$180,000
West						
W-1	129	83	29	\$7,608,475	\$262,361	\$238,000
W-2	195	108	54	15,356,953	284,388	265,000
W-3	249	163	44	7,960,900	180,930	170,000
W-4	248	166	66	11,379,050	172,410	160,250
W-5 W-6	229 227	114 143	61 55	9,169,300 11,656,900	150,316 211,944	130,000 215,000
W-7	117	77	26	7,296,900	280,650	281,000
W-8	339	227	82	28,161,125	343,428	277,500
W-9	160	102	35	6,691,050	191,173	194,000
W-10	340	206	96	16,297,800	169,769	146,750
W-12	222	134	54 70	12,944,313	239,710	207,000
W-13 W-14	274 169	169 97	78 55	22,266,200 10,874,550	285,464 197,719	256,500 193,000
W-15	323	183	110	16,910,350	153,730	140,000
W-16	283	184	76	17,877,350	235,228	208,750
W-17	1	1	-	-	-	-
W-18	91	53	23	3,906,100	169,830	169,500
W-19	477 567	287	137	33,089,661	241,530	229,500
W-20 W-21	567 151	346 94	154 44	36,416,409 12,630,380	236,470 287,054	219,750 244,900
W-22	16	13	1	241,500	241,500	241,500
W-23	757	422	181	38,501,405	212,715	196,900
W-24	524	282	141	25,788,500	182,897	179,000
W-25	19	10	8	1,347,500	168,438	161,750
W-26	400	-	-	- 14 774 FFO	240.220	-
W-27 W-28	183 185	101 108	49 47	11,771,550 13,670,600	240,236 290,864	228,000 263,000
W-28 W-29	102	53	36	6,632,400	184,233	167,950
Total	6,577	3,926	1,742	\$386,447,221	\$221,841	\$200,000



## Single-Family Residential October 2000

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	353	198	126	\$30,462,578	\$241,766	\$220,000
C-2	273	160	68	28,041,705	412,378	311,852
C-3	165	106	39	17,629,500	452,038	342,500
C-4	318	196	81	38,505,090	475,371	425,500
C-6	53	35	8	2,309,000	288,625	279,750
C-7	232	146	62	15,737,550	253,831	252,000
C-8	241	141	101	21,415,250	212,032	193,500
C-9 C-10	108	66 103	28 51	23,768,500	848,875	812,500 370,101
C-10 C-11	161 116	102 69	43	25,337,615 14,419,294	496,816 335,332	328,000
C-11 C-12	202	136	30	21,390,600	713,020	641,250
C-13	142	86	42	9,931,200	236,457	230,000
C-14	210	130	67	21,383,850	319,162	280,000
C-15	315	191	79	22,588,676	285,933	263,000
Total	2,889	1,762	825	\$292,920,408	\$355,055	\$270,000
<u>North</u>						
N-1	288	206	52	\$14,488,350	\$278,622	\$271,000
N-2	345	240	65	16,771,299	258,020	261,000
N-3	401	258	75	22,928,900	305,719	257,000
N-4	253	155	59	18,768,800	318,115	300,700
N-5	61	41	10	3,750,400	375,040	287,450
N-6	239	150	50	14,427,965	288,559	239,500
N-7	248	147	72	15,245,700	211,746	196,000
N-8	394	255	81	21,736,470	268,351	238,500
N-10	143	82	41	10,391,390	253,449	247,000
N-11	403	261	89	28,443,350	319,588	292,000
N-12 N-13	112 49	72 33	14 13	5,615,500 6,073,000	401,107 467,154	340,500 390,000
N-13 N-14	107	71	18	5,557,000	308,722	279,750
N-14 N-15	72	47	22	4,890,500	222,295	201,500
N-16	75	36	16	4,324,400	270,275	229,500
N-17	199	114	53	8,250,050	155,661	151,000
N-18	83	39	20	3,598,250	179,913	167,250
N-19	114	51	34	6,041,575	177,693	161,500
N-20	20	7	9	2,680,000	297,778	277,000
N-21	14	10	8	1,374,500	171,813	158,000
N-22	38	14	9	1,329,600	147,733	135,000
N-23	91	33	34	5,696,300	167,538	164,250
N-24	63	31	10	1,564,900	156,490	151,450
Total	3,812	2,353	854	\$223,948,199	\$262,234	\$236,250
Grand						
Total	17,480	10,359	4,696	\$1,152,028,197	\$245,321	\$209,900

Listed includes Reruns: East (2,318-55%) West (3,926-60%) Central (1,762-61%) North (2,353-62%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 26.9%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	38	97%
WEST	43	97%
CENTRAL	39	97%
NORTH	52	97%
TOTAL	42	97%

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.



## Ten Month Single-Family January to October 2000

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<b>Dollar Volume</b>	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-19	2,012 1,978 3,346 1,531 2,480 1,374 2,479 2,360 1,951 1,703 2,169 695 3,144 3,104 2,751 5,012 2,553 130 341 508 929	585 557 1,084 597 914 385 957 764 665 484 710 217 934 991 930 1,805 884 27 94 147 270	\$131,522,677 158,226,278 217,511,718 104,994,610 189,295,201 88,679,292 195,695,076 145,685,581 116,704,360 111,656,972 121,325,641 41,559,093 196,014,395 192,597,551 184,642,780 255,328,310 143,044,960 9,883,500 22,321,657 28,624,010 51,918,000	\$224,825 284,069 200,657 175,870 207,106 230,336 204,488 190,688 175,495 230,696 170,881 191,517 209,866 194,347 198,541 141,456 161,816 366,056 237,464 194,721 192,289	\$208,500 249,000 195,000 183,500 196,000 195,000 199,350 174,500 179,900 230,000 172,000 182,000 208,000 186,000 189,250 135,000 155,000 297,000 225,000 174,000 175,900
Total	42,550	14,001	\$2,707,231,662	\$193,360	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	1,135 1,851 2,268 2,157 2,412 2,116 989 3,228 1,636 3,491 2,219 2,808 1,839 3,345 2,964 10 1,084 5,464 5,903 1,633 89 7,169 5,448 257 13 1,661 2,035 1,214	344 492 473 476 691 557 298 905 428 870 601 764 574 1,153 887 1 236 1,525 1,645 467 20 2,095 1,663 76 1 614 478 410	\$96,679,883 132,237,948 85,000,030 85,226,608 110,018,389 128,550,660 93,210,275 312,553,076 88,499,836 145,269,451 158,975,791 223,608,658 113,094,401 179,334,173 210,160,387 297,900 39,618,900 359,451,527 379,020,107 133,431,649 3,980,150 430,000,996 310,107,155 18,974,800 425,000 136,156,126 131,380,640 72,338,349	\$281,046 268,776 179,704 179,047 159,216 230,791 312,786 345,363 206,775 166,976 264,519 292,681 197,029 155,537 236,934 297,900 167,877 235,706 230,407 285,721 199,008 205,251 186,475 249,668 425,000 221,753 274,855 176,435	\$250,000 237,500 175,000 169,000 136,500 218,000 307,250 285,000 199,250 140,000 237,000 188,750 143,000 221,000 297,900 169,900 213,000 247,500 181,000 193,500 180,500 199,000 425,000 208,000 251,000 166,000
Total	66,438	18,744	\$4,177,602,865	\$222,877	N/A



## Ten Month Single-Family continued January to October 2000

<u>Area</u>	Listed	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>					
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	3,750 2,323 1,752 3,389 659 2,136 2,792 1,068 1,883 1,186 1,694 1,303 2,266 2,925	1,160 555 414 863 127 556 847 293 554 389 320 418 703 874	\$276,186,071 232,298,712 189,269,388 400,744,324 41,902,861 143,999,606 185,670,101 202,362,469 257,354,328 113,223,626 247,000,556 112,148,963 205,640,082 238,095,624	\$238,091 418,556 457,172 464,362 329,944 258,992 219,209 690,657 464,538 291,063 771,877 268,299 292,518 272,421	\$206,800 315,000 316,250 420,250 310,000 247,250 190,000 500,000 356,500 272,000 651,025 256,000 251,500 249,000
Total	29,126	8,073	\$2,845,896,711	\$352,520	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-21 N-22 N-23 N-24	2,551 3,615 3,919 2,556 662 2,093 2,659 3,834 1,580 4,178 868 385 834 846 642 2,205 851 1,195 221 199 402 1,115 643	596 795 961 596 103 545 867 824 519 1,026 157 74 163 212 172 674 243 355 58 55 141 340 143	\$171,839,156 234,893,614 290,666,689 179,360,940 35,913,280 152,803,472 201,519,070 238,395,712 137,540,335 321,298,742 50,992,434 28,774,250 61,506,410 50,290,674 42,647,260 105,436,145 44,901,846 65,311,319 16,655,588 9,629,700 22,010,422 53,147,681 21,633,950	\$288,321 295,464 302,463 300,941 348,673 280,373 232,433 289,315 265,010 313,157 324,793 388,841 377,340 237,220 247,949 156,433 184,781 183,976 287,165 175,085 156,102 156,317 151,286	\$268,500 263,000 251,000 290,500 282,495 241,500 220,000 269,250 250,500 288,000 259,000 355,000 330,000 219,900 225,000 147,500 179,000 168,000 265,750 165,000 145,000 129,000
Total	38,053	9,619	\$2,537,168,689	\$263,766	N/A
Grand Total	176,167	50,437	\$12,267,899,927	\$243,232	N/A

Includes Re-runs:

East	21,444	West	36,319
Central	16,545	North	21,845

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.



## Single-Family East Breakdown October 2000

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10		16 20 43 22 27 32 39 36 20	307,275 335,010 229,970 214,236 274,165 236,866 282,613 230,131 212,335 257,498	294,250 332,000 199,000 217,000 275,100 194,250 260,000 218,250 207,750 251,250		32 31 17 5 5 2 9 1		232,784 240,771 212,852 171,930 222,960 168,750 219,813 222,000 188,000	229,500 227,500 214,000 172,450 223,800 168,750 219,600 222,000 188,000
E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20		17 11 40 47 47 87 30 1 6	223,894 259,810 267,018 220,027 218,747 160,234 179,893 243,000 274,500 189,693	213,000 244,000 241,000 211,900 214,500 160,000 175,000 243,000 262,000 195,000		7 2 7 3 2 38 2		189,500 183,250 175,357 171,633 161,250 127,932 126,500	189,000 183,250 177,000 171,000 161,250 127,500 126,500
E-21	_	27	218,341	190,000	! ! <b>A</b>	-		-	-
	Sales	ownhouse Cond <u>Av. Price</u>	Med. Price	Sales	ominium A <u>Av. Price</u>	Med. Price	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5	- - - 4 14	- - - 207,500 163,357	203,750 162,500	1 2 36 25 37	112,500 170,000 149,314 122,016 171,670	112,500 170,000 130,200 123,000 160,000	- - - 4	- - - - 234,425	- - - 239,850
E-5 E-6 E-7 E-8 E-9 E-10	- 8 9 11 8	183,750 159,789 130,309 158,250	177,500 169,900 115,000 156,250	3 28 36 25 2	171,333 150,698 128,590 150,312 124,450	164,000 152,500 125,250 150,500 124,450	3 - -	216,667 - -	218,000
E-11 E-12 E-13 E-14 E-15 E-16	8 2 10 6 5 18	187,313 135,125 134,490 149,875 128,000 96,456	198,500 135,125 134,000 150,250 130,000 100,750	27 4 11 6 2 6	117,407 104,375 136,226 136,333 142,500 119,500	122,000 106,500 133,500 125,000 142,500 106,000	1 5 4 15 11	207,900 183,500 177,475 184,353 145,409	207,900 - 184,500 170,000 185,500 145,000
E-17 E-18 E-19 E-20 E-21	6 - - -	126,167 - - - -	127,000 - - - -	1 - - - -	134,000 - - - -	134,000 - - - - -	22 - 2 -	164,105 - 184,950 - -	160,450 - 184,950 - -
	Calaa	Attached/Row	Mad Dries		Apartmen	ts Mod Brice		etached Condom	
E-1	Sales 5	<b>Av. Price</b> 194,840	Med. Price 200,000	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-2 E-3	1 3	181,000 251,467	181,000 230,000	-	-	- -	- -		
E-4 E-5	3	208,833	209,000	-	-	-	-	-	-
E-6 E-7	7	188,129	185,000	-	-	-	-	-	-
E-8 E-9 E-10 E-11	1 1 4	206,000 218,500 171,225	206,000 218,500 171,450	- - -	-	- - -	- - -	- - -	- - -
E-11 E-12 E-13 E-14 E-15 E-16 E-17	7 9 4 2 9	172,757 173,867 162,500 95,750 130,222	170,000 172,000 163,000 95,750 128,000	- - - - -	- - - -	- - - - -	3	149,167 - - - -	148,000 - - -
E-18 E-19 E-20 E-21	1 -	144,000	144,000	- - -	- - -	- - -	- - -	: :	- - -



### Single-Family Central Breakdown October 2000

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	4	301,750	290,000	13	293,515	299,000
C-2	13	390,170	305,000	25	492,384	390,000
C-3	25	525,340	425,000	8	224,125	187,750
C-4	59	545,913	480,000	5	326,980	323,000
C-6	6	318,500	303,000	-	· -	· -
C-7	21	318,645	300,000	4	262,500	264,000
C-8	-	· -	· -	5	316,680	322,500
C-9	14	1,244,357	1,013,000	3	853,333	825,000
C-10	27	663,467	447,014	16	333,219	313,000
C-11	21	530,828	550,000	3	326,667	328,000
C-12	25	807,520	747,000	1	235,000	235,000
C-13	15	302,147	288,700	2	211,250	211,250
C-14	28	446,118	369,500	1	319,000	319,000
C-15	27	402,299	360,000	6	254,333	264,500

	<b>Townhouse Condominiums</b>			Co	ndominium A	partments	Link Houses		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	9	228,406	234,900	94	233,928	210,900	_	_	-
C-2	1	455,000	455,000	21	317,710	233,000	-	-	-
C-3	-	· -	· -	5	370,600	390,000	-	-	-
C-4	-	-	-	15	289,789	216,500	-	-	-
C-6	-	-	-	2	199,000	199,000	-	-	-
C-7	5	220,300	205,000	29	210,034	207,000	2	253,250	253,250
C-8	2	253,500	253,500	83	194,438	176,000	-	· -	· -
C-9	1	678,000	678,000	5	413,000	340,000	-	-	-
C-10	1	229,000	229,000	7	266,214	235,500	-	-	-
C-11	-	· -	· -	19	120,626	110,000	-	-	-
C-12	-	-	-	4	241,900	236,900	-	-	-
C-13	3	203,000	205,000	21	197,024	180,000	1	230,000	230,000
C-14	4	261,500	253,000	32	207,361	203,000	-	· -	· -
C-15	17	179.829	184.000	29	246.328	174,000	-	-	-

	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	-op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Deta <u>Sales</u>	ached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
0.4	0	000 500	000.050						
C-1	6	232,500	238,250	-	-	-	-	-	-
C-2	8	441,625	460,750	-	-	-	-	-	-
C-3	1	850,000	850,000	-	-	-	-	-	-
C-4	1	156,500	156,500	1	158,000	158,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	297,000	297,000	-	-	-	-	-	-
C-8	11	289,682	290,000	-	-	-	-	-	-
C-9	-	-	-	5	208,900	185,000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	_	-	-	-	-	-	-	-	-
C-14	2	446,000	446,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-



#### Single-Family North Breakdown October 2000

	<u>s</u>	Det ales	ached Houses <u>Av. Price</u>	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		18 29 36 47 10	391,533 310,872 408,719 342,243 375,040	346,000 298,000 366,500 318,000 287,450		2 1 1 2		236,000 246,500 274,500 191,500	236,000 246,500 274,500 191,500
N-6 N-7 N-8 N-10		27 49 47 10	370,702 234,571 311,661 313,139	320,000 236,000 288,000 310,000		9 7 15		194,500 181,786 207,399	197,000 181,000 202,900
N-11 N-12 N-13		54 13 13	376,429 414,154 467,154	328,500 345,000 390,000		3 1 -		223,667 231,500	219,000 231,500
N-14 N-15 N-16 N-17		18 21 16 51	308,722 225,929 270,275 156,121	279,750 206,000 229,500 151,000		- - -		- - - -	- - -
N-18 N-19 N-20 N-21 N-22		13 18 9 8 9	192,692 203,626 297,778 171,813 147,733	175,000 190,887 277,000 158,000 135,000		- 3 - -		130,667 - - -	133,000 - - -
N-23 N-24		30 10	174,543 156,490	170,950 151,450		-		- -	- -
	Tow <u>Sales</u>	nhouse Condomir <u>Av. Price</u>	niums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apart 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 N-6 N-7 N-8 N-10 N-11 N-12	11 7 8 -	208,636 235,571 235,375	191,500 225,000 236,750	14 23 19 1	201,357 203,717 183,184 153,000	173,250 189,500 185,000 153,000	5 3 3	274,150 226,333 260,333	280,000 221,500 261,000
	3 9 4	176,333 153,489 203,250	167,000 153,000 204,500	- - 5 2	151,780 230,000	154,000 230,000	2	199,250 172,900	199,250 172,900
	1 9 -	180,000 232,767	180,000 210,800	6	224,133	215,400	30 9 -	236,000 250,889	240,400 239,000
N-13 N-14 N-15	-	- -	- -	-	- -	-	-	-	-
N-16 N-17	-	-	- -	- -	- - -	-	- - 1	152,000	152,000
N-18 N-19	2 1	133,875 109,000	133,875 109,000	1	86,000	86,000	5 8	165,100 158,975	166,000 157,500
N-20 N-21	-	-	- -	- -	-	-	-	- -	-
N-22 N-23 N-24	-	- -	- - -	- - -	- -	- - -	- -	- -	- -
		Attached/Row		Со-ор	Apartments		De	tached Condomin	iums
N. 4	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1 N-2 N-3 N-4	2 2 8 9	242,000 248,000 224,500 238,600	242,000 248,000 226,500 229,000	- - -	- - -	- - -	- - -	- - -	- - -
N-5 N-6 N-7 N-8 N-10	9 1	193,444 166,000	194,000 166,000	- - -	- - -	- - -	- - -	- - -	- - -
	13	208,031	205,000	<del>-</del>	- -	<del>-</del> -	<del>-</del> -	<del>-</del>	-
N-11 N-12	8 -	218,438	216,250	-	-	-	-	- -	-
N-13 N-14 N-15	- - 1	146,000	146,000	-	-	-	-	-	-
N-16 N-17	- 1	135,900	135,900	-	-	-	-	- -	-
N-18	-	-	-	-	- -	-	- - 1		- - 252 500
N-19 N-20	2	132,500	132,500	-	-	-	1 -	252,500 -	252,500 -
N-21 N-22	-	-	-	-	-	-	-	- -	-
N-23 N-24	4	115,000 -	116,500 -	<del>-</del> -	-	<del>-</del> -	-	<del>-</del> -	-



#### Single-Family West Breakdown October 2000

					octobel 2000				
	s	De <sup>a</sup>	tached Houses Av. Price	Med. Price		<u>Sales</u>		tached Houses	Med. Price
W-1		9	348,278	308,000		7		255,429	226,000
W-2 W-3		27 23	348,565 186,413	340,000 183,000		22 10		221,745 204,200	207,000 176,000
W-4 W-5		30 8	210,510 247,163	199,000 251,500		4 11		207,125 218,273	215,750 219,000
W-6		34	215,526	219,000		-		· -	· -
W-7 W-8		19 47	308,789 453,640	308,000 330,000		1 2		245,000 239,000	245,000 239,000
W-9		12	281,875	268,750		1		194,000	194,000
W-10 W-12		41 28	225,212 311,311	223,000 283,000		6		219,667	212,000
W-13 W-14		47 17	355,349 300,212	320,000 272,000		9		187,889 210,467	185,000 214,000
W-15		5	312,200	268,000		3 7		208,286	203,000
W-16 W-17		31	316,618 -	271,000		11		200,855	197,000
W-18 W-19		8 62	205,438 315,600	204,500 307,500		7 18		182,643 218,646	182,000 220,250
W-20		79	284,129	265,000		25		202,147	200,000
W-21 W-22		29 1	334,737 241,500	265,000 241,500		3 -		199,000	196,000
W-23 W-24		103 55	243,717 219,709	224,000 219,500		22 26		186,425 192,415	185,500 190,200
W-25 W-26		3	221,000	205,000				-	-
W-27		40	259,039	249,950		2		189,000	189,000
W-28 W-29		37 28	320,095 199,696	273,000 190,250		2 4		195,000 140,225	195,000 137,750
	To	ownhouse Condor	miniums		lominium Apar	rtments		Link Houses	,
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	1 -	300,000	300,000	9 4	199,497 229,125	180,100 237,500	-	-	-
W-3 W-4	- 5	- 169,780	- 157,500	10 25	146,640 116,774	153,000 125,000	-	-	-
W-5	14	133,414	125,750	28	104,400	101,500	-	-	-
W-6 W-7	1	133,000	133,000	17 4	221,447 141,500	198,000 132,000	-	-	-
W-8 W-9	3 4	222,967 228,125	245,000 212,500	28 18	190,243 122,336	150,000 85,250	-	-	-
W-10	6	139,983	137,250	48	125,463	125,500	1	202,000	202,000
W-12 W-13	6 12	171,021 161,150	166,000 145,000	13 7	128,422 149,286	128,000 140,000	-	-	-
W-14 W-15	19 15	162,447 157,960	166,000 154,500	15 82	118,543 138,048	119,000 136,500	1	274,900 202,000	274,900 202,000
W-16	23	180,730	171,000	7	130,286	126,000	2	192,000	192,000
W-17 W-18	4	140,775	141,500	4	105,250	104,000	-	-	-
W-19 W-20	18 41	183,583 183,843	183,500 180,000	32 4	146,550 115,750	142,000 115,000	1	238,000	238,000
W-21	6	191,833	197,500	1	203,000	203,000	-	-	-
W-22 W-23	20	157,685	162,950	10	144,540	144,500	1	205,000	205,000
W-24 W-25	21 4	137,162 138,625	136,000 138,750	26 1	130,862 130,000	127,000 130,000	2	191,500	191,500
W-26	-	· -	· -	-	, <u>-</u>	, <b>-</b>	-	-	-
W-27 W-28	4	141,250 -	124,000	3	155,667 -	148,000	1	197,500	197,500
W-29	1	104,500	104,500	2	108,750	108,750	-	-	-
	Sales	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Det <u>Sales</u>	tached Condomini Av. Price	ums <u>Med. Price</u>
W-1	3	196,833	220,000	<u>-</u>	-	-	<u>-</u>	-	<u></u>
W-2 W-3	1	150,800 165,000	150,800 165,000	-	-	-	-	-	-
W-4	2	233,500	233,500	-	_	-	-	-	-
W-5 W-6	1	290,000	290,000	2	70,700	70,700	-	-	-
W-7 W-8	2	309,450 265,000	309,450 265,000	-	101,325	101,325	-	-	-
W-9	-	203,000	203,000	-	101,323	101,325	-	-	-
W-10 W-12	- 1	214,000	214,000	-	-	-	-	-	-
W-13 W-14	2	181,500	181,500	-	-	-	1	532,000	532,000
W-15				-	-	-	-	-	-
W-16 W-17	2	200,000	200,000	-	-	-	-	-	-
W-18 W-19	6	225,783	222,500	-	-	-	-	-	-
W-20	4	181,250	183,250	-	-	-	1	191,000	191,000
W-21 W-22	5	194,400 -	201,000	-	-	-	-	-	-
W-23 W-24	25 10	179,724 169,600	178,500 175,500	-	-	-	- 1	339,900	339,900
W-25	-	-	-	-	-	-	-	-	-
W-26 W-27	-	-	-	-	-	-	-	-	-
W-28 W-29	7 1	177,086 158,000	183,000 158,000	-	-	-	-	-	-
v v - ∠ 3	'	130,000	100,000	•	-	-	-	-	-



Year	* Number of Sales (Property of all types)	)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1953	2,699		\$ 38,935,130	\$ 14,424	
1954 1955	3,061 3,555		44,835,245 53,153,433	14,647 14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958 1959	7,968 9,559		128,163,813 158,821,137	16,085 16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962 1963	9,669 11,096	* Number of Sales	161,878,920 183,272,930	16,742 16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965 1966	14,890	42.420	281,164,558	18,883	¢ 24.260
1966	14,883 14,886	13,428 12,432	326,687,333 367,415,993	21,950 24,681	\$ 21,360 24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969 1970	15,817 13,076	12,493 10,498	473,422,285 394,123,765	29,931 30,141	28,929 29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973 1974	19,561 20,680	16,335 17,318	862,742,566 1,160,586,426	44,105 56,121	40,605 52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977 1978	24,335 24,778	20,512 21,184	1,630,809,263 1,707,519,316	67,015 68,913	64,559 67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980 1981	30,977 35,434	26,017 29,625	2,478,889,915 3,373,355,403	80,023 95,201	75,694 90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984 1985	36,206 51,514	31,905 45,509	3,845,980,469 5,957,686,711	106,225 115,652	102,318 109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988 1989	61,441 47,447	49,381 38,960	15,234,986,682 13,863,276,860	249,632 292,185	229,635 273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991 1992	44,510 49,113	38,144 41,703	10,606,078,479 10,705,964,103	238,285 217,986	234,313 214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995 1996	47,100 65,760	39,273 55,779	9,902,240,806 13,497,191,369	210,238 205,249	203,028 198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998	66,876	55,344	15,050,497,785	225,051	216,815
1999	2.000	0.440	000 000 047	220 205	044.700
January February	3,008 5,294	2,449 4,393	680,696,647 1,205,185,389	226,295 227,651	211,723 221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April May	7,988 7,663	6,594 6,296	1,893,116,564 1,832,929,587	236,995 239,192	233,053 231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August Septembe	5,573 r 5,897	4,679 4,818	1,290,398,886 1,388,000,890	231,545 235,374	225,976 228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November		4,119	1,259,526,840	247,646	236,214
December Total	4,115 <b>71,738</b>	3,271 <b>58,957</b>	1,005,343,853 <b>16,914,637,727</b>	244,312 <b>235,783</b>	231,992 <b>228,372</b>
	71,730	30,337	10,914,037,727	255,765	220,372
<b>2000</b> January	3,282	2,694	786,812,743	239,736	229,758
February	5,668	4,731	1,430,128,309	252,316	245,134
March April	7,455 7,163	6,133 5,996	1,873,828,920 1,799,071,711	251,352 251,162	245,553 247,303
May	7,118	5,892	1,788,083,289	251,206	247,014
June	6,965 5,771	5,754	1,783,989,982	256,136 245,760	247,929
July August	5,771 6,070	4,729 4,961	1,418,282,236 1,475,392,999	245,760 243,063	236,526 230,093
Septembe	r 5,833	4,857	1,492,725,419	255,910	248,604
October <b>Total</b>	5,698 <b>61,023</b>	4,696 <b>50,437</b>	1,453,498,740 <b>\$15,301,814,348</b>	255,089 <b>\$250,755</b>	245,321 <b>\$243,232</b>

<sup>\*</sup> Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.



