For Further Information: 443-8151

February, 1996

February sales up 71 per cent over 1995

Toronto - Saturday, March 2, 1996 — The Toronto area real estate market continued to heat up last month with Toronto Real Estate Board members reporting 4,207 sales of single-family dwellings, up 71 per cent from 2,455 in February, 1995.

"It's been a great market to date," commented TREB Director Michael Kavluk. "Sales activity has been mirroring 1994 which was TREB's most active year since 1988."

Commenting further, Mr. Kavluk noted that the single-family residential market is poised at a healthy 27.5 per cent sales-to-listing ratio (See listed p. 3B). "This approaches the threshold point between a buyers market (below 20 per cent) and a sellers market (over 30 per cent). This is the sort of balance we've been looking for."

Mr. Kavluk noted that according to CMHC approximately 30 per cent of renters can today afford the financial commitment of homeownership. "Low vacancy rates, and the potential removal of rent controls, appear to be encouraging them to take a good look at purchasing."

In closing Mr. Kavluk commented: "The projection of low interest rates for an extended period should help to sustain this market

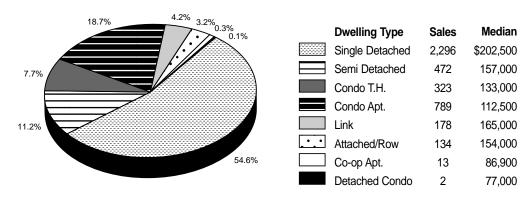
activity. A few warm days in a row won't hurt either."

TREB's 4,207 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$809,453,496, and averaged \$192,406. The median price was \$169,000.

Breaking down the total 1,630 sales were reported in TREB's 27 West districts and averaged \$178,224; 614 sales were reported in the 14 Central districts and averaged \$271,670; 729 sales were reported in the 23 North districts and averaged \$217,802; and 1,234 sales were reported in TREB's 21 East districts and averaged \$156,698. In addition to the sales of single-family dwellings, TREB Members reported 748 sales of properties of other types (P.O.T.) during February moving the total to 4,955. The dollar volume for properties of all types (P.A.T.) was \$976,668,267, and the average price was \$197,108.

Note: TREB is now reporting sales for all Members of the Durham Region Real Estate Board. This has had a small impact on TREB's total February sales. The districts most affected are E-12 to E-21.

Single-Family Residential Breakdown



Housing Market Indicators

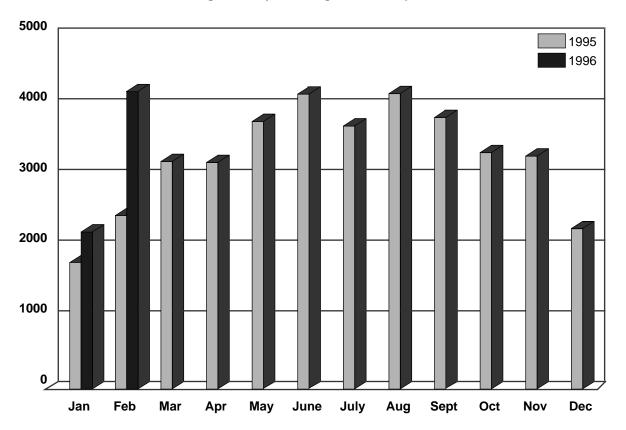
	February 1995	February 1996	% Change
Sales*	2,455	4,207	(+71%)
New Listings*	7,144	8,652	(+21%)
Active Listings**	23,851	23,830	(-1%)

^{*} Single-Family Dwellings Only

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					Nu	mbe	r of	MLS	Sal	es				П
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^{**} Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — February

Prid	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	302	(7.2)	216	(27.4)	23	(7.1)
90,001	to	110,000	303	(7.2)	167	(21.2)	56	(17.3)
110,001	to	120,000	216	(5.1)	79	(10.0)	37	(11.5)
120,001	to	130,000	229	(5.4)	68	(8.6)	32	(9.9)
130,001	to	140,000	251	(6.0)	59	(7.5)	52	(16.1)
140,001	to	150,000	281	(6.7)	37	(4.7)	37	(11.5)
150,001	to	160,000	304	(7.2)	27	(3.4)	28	(8.7)
160,001	to	170,000	291	(6.9)	17	(2.2)	14	(4.3)
170,001	to	180,000	247	(5.9)	18	(2.3)	11	(3.4)
180,001	to	190,000	221	(5.3)	16	(2.0)	11	(3.4)
190,001	to	200,000	192	(4.6)	17	(2.1)	5	(1.6)
200,001	to	225,000	364	(8.7)	15	(1.9)	5	(1.6)
225,001	to	250,000	291	(6.9)	18	(2.3)	6	(1.8)
250,001	to	300,000	304	(7.2)	18	(2.3)	4	(1.2)
300,001	to	400,000	245	(5.8)	14	(1.8)	2	(0.6)
400,001	to	500,000	81	(1.9)	1	(0.1)		(—)
500,001	to	750,000	65	(1.5)	1	(0.1)		(—)
750,000	to	1,000,000	12	(0.3)	1	(0.1)		(—)
1,000,001	to	1,500,000	5	(0.1)		(—)		(—)
Over		1,500,000	3	(0.1)	_	(—)	_	(—)
TOTAL			4,207	100.0	789*	100.0	323**	100.0

^{* 789} condominium apartments sold for \$99,902,308, averaging \$126,618

^{** 323} condominium townhouses sold for \$44,149,675, averaging \$136,686.

Single-Family Residential February 1996

			i chiuc	ily 1990		
<u>Area</u>	<u>Listed</u>	Re-Runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	215	108	57	\$10,023,027	\$175,843	\$168,000
E-2	202	100	47	11,104,050	236,256	210,000
E-3	367	168	113	17,057,075	150,948	148,000
E-4	146	68	48	6,646,200	138,463	146,500
E-5	239	102	62	10,060,150	162,260	150,250
E-6	141	68	34	5,946,250	174,890	153,350
E-7 E-8	295 222	134 106	81 72	13,478,350 10,506,546	166,399 145,924	167,000 142,750
E-9	153	68	52	7,956,800	153,015	142,750 162,500
E-10	157	68	41	7,928,600	193,380	191,000
E-11	193	79	59	8,192,600	138,858	140,000
E-12	75	31	27	4,320,900	160,033	146,000
E-13	305	140	73	13,257,150	181,605	184,000
E-14	309	154	117	17,989,600	153,757	152,000
E-15	302	114	89	14,170,350	159,217	151,900
E-16	454	162	173	20,837,200	120,446	117,000
E-17	221	83 45	51	7,084,151	138,905	128,000
E-18 E-19	21 24	15 11	2 4	1,226,900 716,500	613,450 179,125	613,450 161,250
E-20	77	28	15	2,240,878	149,392	144,500
E-21	86	26	17	2,622,000	154,235	150,000
				, ,		
Total	4,204	1,833	1,234	\$193,365,277	\$156,698	\$149,000
West						
W-1	143	58	36	\$7,171,900	\$199,219	\$179,000
W-2	164	81	43	9,428,400	219,265	196,000
W-3	209	102	51	6,766,200	132,671	133,000
W-4	163	70 70	32	4,430,500	138,453	145,000
W-5	230	76	50 53	6,313,200	126,264	106,500
W-6 W-7	194 83	98 41	53 21	8,702,200 4,014,250	164,192 234,012	155,000 223,000
W-8	301	151	91	4,914,250 22,207,495	244,038	215,000
W-9	137	57	24	4,056,900	169,038	178,500
W-10	223	97	62	8,251,175	133,083	135,000
W-12	214	94	53	9,627,050	181,642	166,500
W-13	309	149	78	15,610,105	200,130	176,000
W-14	154	53	54	8,550,700	158,346	156,375
W-15	278	113	109	12,551,857	115,155	106,000
W-16	277	120	118	21,180,598	179,497	176,000
W-17	1 58	- 16	- 25	- 2 461 200	120 //0	141 000
W-18 W-19	373	156	25 86	3,461,200 16,644,650	138,448 193,542	141,000 193,500
W-20	373	157	140	26,112,009	186,514	175,000
W-21	350	124	144	33,266,205	231,015	216,000
W-22	10	3	2	467,000	233,500	233,500
W-23	497	135	169	28,207,500	166,908	160,000
W-24	297	86	126	18,584,500	147,496	153,250
W-25	17	7	4	534,500	133,625	123,250
W-26	2	-	-	-	-	-
W-27	37	15 56	13	3,065,500	235,808	232,500
W-28	193	56	46	10,399,950	226,086	213,450
Total	5,287	2,115	1,630	\$290,505,544	\$178,224	\$166,000

February 1996 Continued

<u>Area</u>	<u>Listed</u>	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	311 235 214 313 46 185 242 130 180 85 188 130 207 306	147 125 111 166 25 74 126 77 99 41 108 64 99	69 34 36 83 10 51 48 33 42 32 21 49 42 64	\$11,503,100 9,234,300 12,596,160 27,333,118 3,558,400 10,190,188 8,298,730 15,588,300 13,474,850 5,880,800 14,296,000 10,209,250 10,690,360 13,951,650	\$166,712 271,597 349,893 329,315 355,840 199,808 172,890 472,373 320,830 183,775 680,762 208,352 254,532 217,995	\$137,000 228,000 218,500 290,000 297,500 205,000 475,000 277,250 207,500 540,000 190,000 219,000 200,000
Total	2,772	1,399	614	\$166,805,206	\$271,670	\$225,000
<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	212 259 397 148 50 163 173 232 151 335 59 42 83 85 88 151 64 104 22 11 30 90 51	106 130 176 67 24 80 61 99 65 159 27 21 35 29 32 52 14 38 4 1 5	59 63 65 32 5 59 79 42 31 82 14 6 13 22 16 49 20 35 2 3 8 13 11	\$15,035,300 14,692,800 15,968,049 9,396,800 908,500 13,502,833 16,155,950 11,282,300 6,344,100 21,165,787 3,225,250 1,269,500 3,389,500 4,080,400 2,881,000 6,252,500 3,225,500 5,197,800 507,500 442,900 1,087,800 1,600,400 1,165,000	\$254,836 233,219 245,662 293,650 181,700 228,862 204,506 268,626 204,648 258,119 230,375 211,583 260,731 185,473 180,063 127,602 161,275 148,509 253,750 147,633 135,975 123,108 105,909	\$238,000 224,000 207,000 237,750 164,000 194,000 191,000 249,900 183,000 248,950 217,500 149,500 265,000 185,500 187,000 133,000 155,250 144,500 253,750 146,000 130,750 123,000 105,000
Total	3,000	1,264	729	\$158,777,469	\$217,802	\$195,000
Grand Total	15,263	6,611	4,207	\$809,453,496	\$192,406	\$169,000
*Includes Reru	ns: East Central	(1,833-44%) (1,399-50%)	West North	(2,115-40%) (1,264-42%)		
[AVERAGE DAY	S ON MARKET	AVERAGE LIST T	O SALE PRICE RATIO	7
	EAST WEST CENTRAL NORTH TOTAL	50 55 60 5 5	9 6 5		96% 95% 95% 95% 95%	

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

95%

59

TOTAL

Two Month Single-Family January to February 1996

		· ·	idaly to robladiy root		
<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
⊏ 1	201	00	\$15 217 027	¢170 100	¢161 200
E-1	391	90	\$15,317,927	\$170,199	\$161,200
E-2	338	81	17,257,400	213,054	179,000
E-3	677	184	28,484,275	154,806	154,950
E-4	269	74	10,222,300	138,139	147,250
E-5	439	98	16,428,560	167,638	151,250
E-6	256	50	8,355,538	167,111	152,600
E-7	571	131	21,887,130	167,077	165,000
E-8	427	113	15,951,924	141,167	139,750
E-9	272	74	11,368,100	153,623	157,750
E-10	290	55 05	10,297,600	187,229	190,500
E-11	370	85	11,427,600	134,442	136,500
E-12	137	40	6,143,800	153,595	146,000
E-13	568	110	19,869,950	180,636	182,500
E-14	556 534	163	24,990,100	153,313	150,000
E-15	534	122	19,666,950	161,205	156,700
E-16	821	241	28,733,400	119,226	117,000
E-17	401	72	10,312,151	143,224	134,500
E-18	42	3	1,533,900	511,300	307,000
E-19	42	9	1,709,500	189,944	168,500
E-20	152	18	2,720,578	151,143	140,750
E-21	164	28	4,488,800	160,314	157,000
Total	7,717	1,841	\$287,167,483	\$155,985	N/A
<u>West</u>					
W-1	252	62	\$12,014,250	\$193,778	\$178,550
W-2	321	71	14,608,400	205,752	189,500
W-3	430	80	10,534,800	131,685	132,000
W-4	306	50	7,195,700	143,914	147,500
W-5	410	81	10,189,100	125,791	110,000
W-6	366	79	13,582,500	171,930	159,000
W-7	159	32	7,498,350	234,323	224,000
W-8	568	133	32,319,995	243,007	215,000
W-9	271	39	6,093,650	156,247	155,000
W-10	481	110	14,770,775	134,280	136,950
W-12	421	83	15,171,100	182,784	166,500
W-13	563	121	25,134,705	207,725	184,000
W-14	263	81	12,229,300	150,979	153,250
W-15	497	167	19,484,445	116,673	107,500
W-16	528	183	34,461,198	188,313	178,000
W-17	2	-	-	-	-
W-18	122	42	5,751,900	136,950	140,500
W-19	637	141	26,630,240	188,867	185,000
W-20	668	195	36,401,359	186,674	171,500
W-21	698	211	49,750,605	235,785	213,000
W-22	17	3	579,000	193,000	197,000
W-23	858	264	44,426,900	168,284	161,250
W-24	529	182	26,505,899	145,637	149,750
W-25	32	7	916,500	130,929	131,500
W-26	3	-	-	-	-
W-27	63	16	3,723,500	232,719	233,750
W-28	340	77	17,757,850	230,621	215,000
Total	9,805	2,510	\$447,732,021	\$178,379	N/A

Two Month Single-Family continued January to February 1996

<u>Area</u>	<u>Listed</u>	<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	581 411 360 588 87 312 416 231 318 153 315 241 390 538	122 54 54 128 18 83 76 44 58 44 33 63 62 105	\$21,991,100 14,359,000 17,911,780 41,435,968 5,723,300 16,658,988 12,514,930 23,490,300 19,594,350 7,958,700 21,988,800 13,312,250 17,759,560 23,390,800	\$180,255 265,907 331,700 323,719 317,961 200,711 164,670 533,870 337,834 180,880 666,327 211,306 286,445 222,770	\$143,000 204,450 212,500 285,500 284,500 205,000 149,000 501,000 274,500 207,500 512,000 190,000 234,750 200,000
Total	4,941	944	\$258,089,826	\$273,400	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	428 502 694 263 94 297 318 451 267 641 119 79 145 147 153 328 125 181 34 26 53 170 90	90 101 102 51 10 79 116 67 50 127 21 12 20 34 22 80 36 51 3 7 14 23 18	\$24,356,200 24,224,880 26,760,937 14,082,600 1,992,000 17,714,833 23,429,600 18,494,290 11,172,200 32,721,067 5,518,250 2,368,000 5,103,400 6,128,900 3,855,400 10,048,550 5,927,900 7,479,100 778,500 982,900 1,980,800 3,211,900 1,798,500	\$270,624 239,850 262,362 276,129 199,200 224,238 201,979 276,034 223,444 257,646 262,774 197,333 255,170 180,262 175,245 125,607 164,664 146,649 259,500 140,414 141,486 139,648 99,917	\$248,000 226,000 215,500 240,000 176,500 193,000 190,500 249,900 186,500 250,000 220,000 152,000 257,500 175,000 181,450 126,250 155,750 139,500 271,000 145,000 138,000 127,000
Total	5,605	1,134	\$250,130,707	\$220,574	N/A
Grand Total	28,068	6,429	\$1,243,120,037	\$193,361	N/A

Includes Re-runs:

East	3,242	West	3,871
Central	2,492	North	2,323

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

Single-Family East Breakdown February 1996

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Price	<u>2</u>	<u>Sales</u>	Semi-D	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 E-19		15 23 43 26 20 25 26 37 30 36 18 15 52 82 55 98 24 2 4 12	190,000 290,526 193,723 167,113 222,203 182,814 222,835 188,490 182,477 203,801 170,544 191,467 198,931 167,674 176,964 129,003 157,396 613,450 179,125 159,323 155,500	173,000 266,500 182,000 167,950 220,000 167,100 215,900 174,000 165,750 163,000 195,000 175,000 126,950 155,500 613,450 161,250 146,250 152,250		32 21 29 3 2 5 11 3 3 1 11 1 4 2 6 42 5		179,098 182,610 165,490 144,500 172,500 152,180 169,345 141,333 149,667 146,000 149,955 138,500 149,250 148,500 131,333 111,319 97,480	165,950 150,300 155,000 144,000 172,500 149,000 173,500 142,000 148,000 149,000 138,500 150,500 148,500 129,000 112,750 102,000
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>		nium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-7 E-8 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-21	1 2 1 9 7 2 12 8 7 7 8 8 9 -	129,000 195,000 145,000 146,500 149,929 112,250 103,458 113,500 107,464 107,025 111,713 79,722	129,000 195,000 145,000 148,000 145,500 112,250 117,000 109,000 107,850 116,500 85,000	1 39 18 29 4 27 30 7 3 17 1 4 10 3 7	48,000 90,713 95,708 120,641 153,750 112,494 96,130 113,143 91,917 100,929 86,000 155,500 93,050 130,333 92,643	48,000 85,000 86,000 115,000 156,500 109,950 89,500 119,500 96,000 86,000 154,000 93,000 135,000 62,000	1 - 2 - 6 - 1 3 1 4 7 13 14 18 - -	390,150 	390,150
	<u>Sales</u>	Attached/Row Av. Price	Med. Price		Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	D <u>Sales</u>	etached Condor <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-7 E-11 E-13 E-14 E-15 E-17 E-17 E-19 E-20	9 1 4 2 2 2 7 4 3 3 4	145,878 149,000 - - - 167,000 128,450 156,500 141,614 134,750 104,500 113,875	169,900 149,000 - - - 165,500 - 136,000 128,450 156,500 139,000 132,750 105,000 116,500	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	-	- - - - - - - - 1 - - - 1	- - - - - - - 119,000 - - - - 35,000	- - - - - - - 119,000 - - - - - - - - - - - - - - - - - -
	-	-	-	- -	-	-	1 -	35,000 -	

Single-Family Central Breakdown February 1996

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	1	279,500	279,500	10	204,500	228,250
C-2 C-3	7 24	358,357 392,163	299,000 302,250	18	247,989 293.472	194,250 187,000
C-3 C-4	70	354.635	320.500	5	246.240	270,000
C-6	10	355,840	297,500	-	-	-
C-7	20	239,850	241,000	-	-	-
C-8	-	-	-	7	233,557	251,000
C-9	21	563,562	519,800	1	1,281,000	1,281,000
C-10	28	361,339	290,500	13	235,796	230,000
C-11	14	274,650	262,000	2	227,000	227,000
C-12	18	756,722	632,500	1	190,000	190,000
C-13	16	287,594	280,000	8	167,350	158,900
C-14	16	340,800	294,000	-	· -	-
C-15	25	308,744	291,000	5	196,600	195,000

	Townhouse Condominiums		Co	ndominium A	partments				
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	1	142.000	142.000	54	159.502	135.000	_	-	_
C-2	1	255,000	255,000	6	208,667	201,000	-	-	-
C-3	-	´ -	· -	1	158,500	158,500	-	-	-
C-4	-	-	-	8	159,688	141,500	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	5	168,780	163,000	22	169,132	139,000	4	207,097	204,250
C-8	1	190,000	190,000	36	153,134	129,500	-	-	-
C-9	1	394,000	394,000	4	291,375	212,750	-	-	-
C-10	-	· -	· -	1	292,000	292,000	-	-	-
C-11	2	97,750	97,750	14	99,014	97,250	-	-	-
C-12	2	242,500	242,500	-	-	-	-	-	-
C-13	6	171,583	170,000	19	170,497	160,000	-	-	-
C-14	2	239,500	239,500	22	186,639	169,390	-	-	-
C-15	16	161,816	154,250	15	137,300	122,000	3	200,500	200,000

		Attached/Row		Co-	op Apartmen	ts	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	3	141,167	163,000	-	-	-	-	-	-
C-2	2	377,500	377,500	-	-	-	-	-	-
C-3	1	119,500	119,500	1	265,000	265,000	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	4	240,250	233,000	-	-	-	-	-	-
C-9	-	-	· -	6	152,167	146,000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	326,250	326,250	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown February 1996

	<u>s</u>	Det ales	ached Houses <u>Av. Price</u>	Med. Price	<u>)</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5		29 34 38 28 5	322,803 276,950 310,174 313,404 181,700	305,000 249,500 303,000 252,500 164,000		3 1 1 2		215,667 207,500 176,000 165,500	229,000 207,500 176,000 165,500
N-6 N-7 N-8 N-10 N-11 N-12		43 62 36 7 53	253,510 222,261 281,703 295,571 290,673 236,173	212,500 208,250 257,000 258,000 273,000 220,000		3 7 3 1 2		151,333 141,000 199,000 160,000 178,750	153,000 140,000 199,500 160,000 178,750
N-13 N-14		6 13	211,583 260,731	149,500 265,000				<u>-</u> -	-
N-15 N-16 N-17		22 13 48	185,473 187,615 128,906	185,500 205,000 133,500		2		147,500	147,500
N-18 N-19 N-20		12 25 2	175,708 159,712 253,750	167,000 149,900 253,750		3 -		130,167 - -	130,000
N-21 N-22 N-23 N-24		3 7 13 11	147,633 140,114 123,108 105,909	146,000 132,500 123,000 105,000		- - -		- - -	- - -
	Tow <u>Sales</u>	nhouse Condomir <u>Av. Price</u>	niums <u>Med. Price</u>		ominium Apart <u>Av. Price</u>	ments <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 N-13	11 4 6	174,818 184,125 172,500	156,000 182,250 164,000	9 18 16 1	184,556 173,528 136,683 106,500	176,800 164,500 130,211 106,500	5 4 2	201,000 180,125 219,750	189,000 181,000 219,750
	4 5 1	143,850 131,870 159,000	143,250 131,000 159,000	1 3 -	138,000 128,167 -	138,000 128,000	6 2 1 23	183,583 172,450 210,000 178,917	185,250 172,450 210,000 179,900
	6 - -	150,983 - -	146,000 - -	7 - -	225,929 - -	192,000 - -	13 1 -	211,631 155,000	208,000 155,000
N-14 N-15 N-16	- - 1	147,000	147,000	-	-	-	-	-	-
N-17 N-18	1 - 1	129,000	129,000	1	65,000	65,000	- - 4	149,375	150,250
N-19 N-20	<u>i</u>	117,000	117,000	1 -	72,000	72,000	4 -	138,750	137,750
N-21 N-22	-	- -	- -	-	-	-	- 1	107,000	107,000
N-23 N-24	-	- -	- -	- -	- -	-	- -	, - -	, - -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De ^c <u>Sales</u>	tached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2	2 2	219,000 244,250	219,000 244,250	- -	- -	- -	-	-	-
N-2 N-3 N-4 N-5 N-6	2 1	172,000 184,000	172,000 184,000	- -	- -	- -	- -	- -	- -
	2	166,500	166,500	-	-	-	-	-	-
N-7 N-8	- 1	175,000	175,000	-	- -	-	- -		-
N-10 N-11 N-12 N-13	- 1	164,000	164,000	-	- -	-	-	- -	-
	-	· -	· -	-	-	- -	-	-	-
N-14 N-15	-	-	-	-	-	-	-	-	-
N-16 N-17	-	-	-	-	-	- -	-	-	-
N-18 N-19	4	115,250	114,750	-	-	-	-	-	-
N-20	4 -	115,∠5U -	114,/50	-	-	-	-	- -	-
N-21 N-22	-	-	-	-	-	-	- -	-	-
N-23 N-24	-	- -	-	-	-	- -	-	- -	- -

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown February 1996

	S	De ales	etached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9		12 27 30 21 12 31 16 57	296,575 261,700 127,257 158,700 197,867 156,290 257,613 301,235 245,362	274,500 265,000 132,500 156,000 197,000 155,000 226,500 270,000 235,000		8 13 15 2 10 2 2 1		193,063 153,038 148,767 136,750 171,950 161,450 126,000 193,000	204,500 158,000 133,000 136,750 174,000 161,450 126,000 193,000
W-10 W-12 W-13 W-14 W-15 W-16 W-17		29 29 41 18 5	181,345 211,886 261,554 230,703 207,801 216,438	180,000 195,000 245,000 227,500 207,000 210,000		1 8 12 3 6 18		162,750 158,625 151,708 171,967 182,817 162,178	162,750 159,500 154,500 171,000 175,500 162,300
W-18 W-19 W-20 W-21 W-22 W-23		9 43 79 104 2 102	150,944 239,542 216,343 257,742 233,500 187,254	166,000 230,000 203,000 243,000 233,500 179,000		10 3 25 6 -		150,780 163,500 162,960 181,667 - 148,578	146,000 162,500 163,000 170,750 - 147,500
W-24 W-25 W-26		62 1	174,225 178,000	172,500 178,000		16		151,759	151,250
W-27 W-28		11 40	254,500 239,461	250,000 223,500		1 3		129,000 118,833	129,000 118,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5	1 - - - 6	80,000 - - - - 95,833	80,000 - - - 95,500	12 1 6 9 22	140,667 180,000 119,500 91,589 74,741	142,000 180,000 132,750 90,000 74,400	-	:	
W-6 W-7 W-8 W-9	1 8 - 3	163,000 147,113	163,000 141,700	26 2 24 9 27	195,175 188,725 144,258 80,033	172,000 188,725 121,500 64,000	1 - -	176,500 - - -	176,500 - - -
W-10 W-12 W-13 W-14 W-15 W-16	3 4 15 13 8 26	119,142 141,375 131,960 138,396 134,238	114,425 141,750 125,000 153,250 139,950	11 9 17 89 12	84,519 134,486 106,722 89,500 103,170	81,500 118,000 95,000 83,500 103,500	- - 2 - 11	194,500	194,500
W-17 W-18 W-19 W-20 W-21	5 11 22 9	146,288 - 101,180 142,045 138,375 124,267	139,000 106,500 145,500 133,500 122,000	12 1 16 5	129,308 89,000 128,525 89,630 149,050	104,250 - 89,000 123,250 94,900 126,500	- - 4 1	173,753 - - - 171,500 162,000	173,000 - - - 169,500 162,000
W-22 W-23 W-24 W-25 W-26	12 18 2	108,117 118,178 120,750	108,950 109,000 120,750	11 21 -	119,136 89,848	116,500 84,000	9 4 -	159,556 160,625	159,500 161,250
W-27 W-28	1	187,000	187,000		-	-	1 -	137,000	137,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Sales	etached Condomin Av. Price	Med. Price
W-1 W-2 W-3	2 2 -	107,500 96,500	107,500 96,500 -	1 - -	85,500 - -	85,500 - -	-	- - -	- -
W-4 W-5 W-6	- - 1	- - 111,000	- - 111,000	- - 2	- 62,000	- - 62,000	-	-	-
W-7 W-8	'- 1	205,000	205,000	-			-	- - -	-
W-9 W-10 W-12	1	140,000 168,500	140,000 168,500	2 1 -	73,450 50,000	73,450 50,000	- - -	- - -	:
W-13 W-14 W-15 W-16 W-17	1 1 1	126,000 172,500 159,900 173,000	126,000 172,500 159,900 173,000	-	-	- - -	-	-	-
W-18 W-19 W-20 W-21	13 5 14	171,919 153,700 185,726	167,000 148,000 171,000	- - - -	- - - -	- - - -	- - -	- - - -	- - - -
W-22 W-23 W-24 W-25 W-26	17 5 1	140,547 139,580 115,000	142,000 140,000 115,000	:	:	- - - -	-	: : :	-
W-27 W-28	2	139,000	139,000	-	-	- -	-	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
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	(onigic ranning only)	281,164,558	18,883	(onigic raining only)
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
1973	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	52,600 57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335				
1978		20,512	1,630,809,263	67,015	64,559 67,333
1979	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 95,201	75,694 90,203
1982	35,434	29,625	3,373,355,403		
1982	28,936	25,336	2,825,353,787	97,724 105,115	95,496 101,636
1984	34,896	30,046	3,668,093,732	105,115	101,626
	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514 54,815	45,509 53,040	5,957,686,711	115,652	109,094
1986	54,815 54,440	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
400E					
1995	2.240	4 704	460 ECC CC4	207 555	100.750
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April	3,831	3,204	843,090,243	220,071	212,541
May	4,514	3,785	982,479,781	217,652	212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September		3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November	4,060	3,295	838,187,466	206,450	197,999
December	2,823	2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
TOTAL	7,603	6,429	1,537,808,152	202,263	193,361

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

