Sales continue to surpass 5,000

TORONTO - Tuesday, August 4, 1998 — TREB Members reported 5,026 sales of single-family dwellings in July, marking the fifth month in a row that activity has surpassed the 5,000 mark, Jimmy Lee, President of the Toronto Real Estate Board. reported today.

"These are very good numbers for July," commented Mr. Lee. "In fact, this is only the second time this decade that sales have surpassed 5,000 in July."

In July, TREB Members reported 5,026 sales of single-family dwellings. This was down seven per cent from the 5,410 sales reported in June, but up marginally from 5.024 reported last July.

Number of MLS Sales

Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec

Number of New MLS Listings

Number of Active MLS Listings

7000

6000

2000

25000

20000

15000

10000

30000

20000

S.F.D

P.O.T

Aug Sep Oct Nov Dec

"It is not unusual for activity to dip slightly in July because this is such a big vacation month," said Mr. Lee.

The overall median and average prices for single-family dwellings across the Toronto area declined in July. The median price dipped just over one per cent to \$185,000 from \$188,000. Meanwhile the average dipped around six per cent to \$210,459 from \$225,323.

Active listings fell in July, down

six per cent to 20,559 from the 21,988 observed in June, and also down six per cent from the 21,866 recorded last July.

"We are facing a very active market," added Mr. Lee. "This is bringing inventory down as listings are moving quickly."

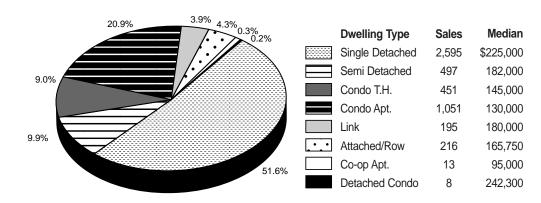
TREB's 5,026 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,057,769,179, and averaged \$210,459. The median price was \$185,000.

Breaking down the total 1,882 sales were reported in TREB's 28 West districts and averaged \$195,406; 761 sales were reported in the 14 Central districts and averaged \$292,721; 937 sales were reported in the 23 North districts and averaged \$233.734; and 1.446 sales were reported in TREB's 21 East districts and averaged \$171.678.

In addition to the sales of single-family dwellings. TREB Members reported 1.058 sales of properties of other types (P.O.T.) age price was \$218,480.

during July moving the total to 6,084. The dollar volume for properties of all types (P.A.T.) was \$1,329,234,855, and the aver-

Single-Family Residential Breakdown



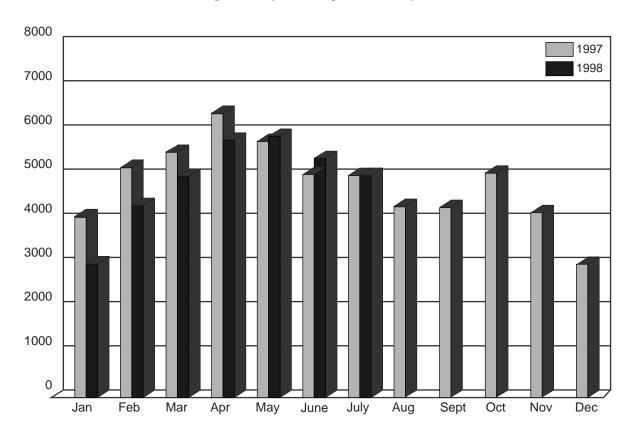
Housing Market Indicators

| | J | | |
|-------------------|-----------|-----------|----------|
| | July 1997 | July 1998 | % Change |
| Sales* | 5,024 | 5,026 | (—%) |
| New Listings* | 7,384 | 7,564 | (+2%) |
| Active Listings** | 21,866 | 20,559 | (-6%) |

Single-Family Dwellings Only

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — July

| Prid | ce R | <u>ange</u> | Tota | I S.F.D. | Co | ndo Apt. | Cor | ndo T.H. |
|-----------|------|-------------|-------|----------|--------|----------|-------|----------|
| Up | to | \$90,000 | 183 | (3.6) | 129 | (12.3) | 21 | (4.7) |
| 90,001 | to | 110,000 | 293 | (5.8) | 192 | (18.3) | 44 | (9.8) |
| 110,001 | to | 120,000 | 185 | (3.7) | 106 | (10.1) | 25 | (5.5) |
| 120,001 | to | 130,000 | 261 | (5.2) | 106 | (10.1) | 58 | (12.9) |
| 130,001 | to | 140,000 | 262 | (5.2) | 78 | (7.4) | 62 | (13.7) |
| 140,001 | to | 150,000 | 293 | (5.8) | 83 | (7.9) | 58 | (12.9) |
| 150,001 | to | 160,000 | 301 | (6.0) | 71 | (6.7) | 41 | (9.1) |
| 160,001 | to | 170,000 | 324 | (6.5) | 58 | (5.5) | 37 | (8.2) |
| 170,001 | to | 180,000 | 309 | (6.2) | 48 | (4.6) | 27 | (6.0) |
| 180,001 | to | 190,000 | 307 | (6.1) | 23 | (2.2) | 21 | (4.7) |
| 190,001 | to | 200,000 | 248 | (4.9) | 24 | (2.3) | 17 | (3.8) |
| 200,001 | to | 225,000 | 502 | (10.0) | 29 | (2.7) | 16 | (3.5) |
| 225,001 | to | 250,000 | 414 | (8.2) | 26 | (2.5) | 7 | (1.5) |
| 250,001 | to | 300,000 | 502 | (10.0) | 31 | (2.9) | 11 | (2.4) |
| 300,001 | to | 400,000 | 388 | (7.7) | 27 | (2.6) | 6 | (1.3) |
| 400,001 | to | 500,000 | 135 | (2.7) | 10 | (0.9) | _ | (—) |
| 500,001 | to | 750,000 | 81 | (1.6) | 5 | (0.5) | _ | (—) |
| 750,000 | to | 1,000,000 | 24 | (0.5) | 2 | (0.2) | _ | (—) |
| 1,000,001 | to | 1,500,000 | 14 | (0.3) | 3 | (0.3) | _ | (—) |
| Over | | 1,500,000 | _ | (—) | _ | (—) | _ | (—) |
| TOTAL | | | 5,026 | 100.0 | 1,051* | 100.0 | 451** | 100.0 |

^{* 1,051} condominium apartments sold for \$158,711,920, averaging \$151,010

^{** 451} condominium townhouses sold for \$67,685,840, averaging \$150,079.

Single-Family Residential July 1998

| Aroa | Listed | Re-runs | <u>Sales</u> | Dollar Volume | Av. Price | Med. Price |
|---|---|--|--|--|---|--|
| <u>Area</u> | Listeu | <u>Re-ruris</u> | <u>Sales</u> | Donai Volume | AV. FIICE | <u>ivied. Frice</u> |
| <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-18 | 185 139 334 153 369 104 322 196 153 123 181 44 225 264 219 432 206 8 | 73 70 141 66 165 46 163 89 57 63 66 25 111 125 93 177 102 2 | 67 60 106 59 111 45 121 69 72 43 67 22 109 91 88 170 94 1 | \$12,883,350 14,293,400 17,428,600 9,530,700 20,296,101 8,790,500 23,257,776 11,108,100 10,906,600 9,253,350 10,482,550 3,777,302 20,229,748 15,895,090 15,745,641 22,239,711 13,286,620 166,500 1,643,000 | \$192,289 238,223 164,421 161,537 182,848 195,344 192,213 160,987 151,481 215,194 156,456 171,696 185,594 174,671 178,928 130,822 141,347 166,500 205,375 | \$165,000 216,500 165,250 175,000 180,000 182,000 185,000 150,500 215,000 156,000 162,450 175,000 174,000 169,250 127,700 140,000 166,500 199,000 |
| E-20 E-21 | 55 92 | 23 41 | 16 27 | 2,466,500 4,565,100 | 154,156 169,078 | 150,500 173,500 |
| Total | 3,837 | 1,717 | 1,446 | \$248,246,239 | \$171,678 | \$164,600 |
| West | | | | | | |
| W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-15 W-16 W-17 W-18 W-19 W-20 W-20 W-21 | 99 158 143 131 181 173 95 229 96 240 177 228 155 265 225 - 69 299 373 93 | 48 88 56 49 73 98 52 118 43 84 100 124 68 104 101 - 30 129 174 37 | 38 37 55 55 82 67 40 90 38 94 54 77 56 113 93 - 30 135 165 38 | \$7,126,600 7,621,700 8,897,850 9,731,600 12,355,300 14,513,400 10,252,700 24,339,094 7,392,500 14,238,600 11,360,950 17,549,625 10,364,100 16,255,650 20,050,300 - 4,805,300 29,293,130 33,377,680 9,306,600 | \$187,542 205,992 161,779 176,938 150,674 216,618 256,318 270,434 194,539 151,474 210,388 227,917 185,073 143,855 215,595 | \$164,500 187,500 151,000 154,900 139,450 200,000 253,000 236,746 199,000 138,500 203,125 189,000 173,500 137,500 198,000 |
| W-22 W-23 W-24 W-25 W-26 | 4 448 332 21 3 | 1 171 128 6 | 205 154 6 | 37,770,599 26,036,283 1,064,000 | 184,247 169,067 177,333 | 176,000 164,500 162,750 |
| W-27 W-28 W-29 | 118 149 110 | 54 71 38 | 53 43 64 | 11,158,950 12,946,700 9,943,949 | 210,546 301,086 155,374 | 192,000 284,000 152,500 |
| Total | 4,614 | 2,045 | 1,882 | \$367,753,160 | \$195,406 | \$180,000 |

July 1998 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 | 345 180 154 203 48 206 184 83 128 94 129 117 253 295 | 180 83 83 104 28 107 88 46 67 44 73 50 136 142 | 98 53 53 83 15 64 65 21 55 40 32 46 50 86 | \$20,210,700 18,074,050 16,977,421 31,442,400 4,123,775 15,266,050 11,369,300 12,932,400 19,110,381 9,592,825 19,919,500 10,597,500 13,049,304 20,095,000 | \$206,232 341,020 320,329 378,824 274,918 238,532 174,912 615,829 347,461 239,821 622,484 230,380 260,986 233,663 | \$172,500 244,000 252,000 349,900 245,000 231,000 145,000 460,000 299,000 268,000 530,000 196,500 248,000 215,000 |
| Total | 2,419 | 1,231 | 761 | \$222,760,606 | \$292,721 | \$238,500 |
| <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 | 218 257 362 166 33 169 188 203 175 343 77 48 59 52 65 267 87 121 22 30 36 112 80 | 110 128 180 71 16 84 85 89 65 184 49 27 26 18 26 114 36 61 10 16 15 35 38 | 66 79 77 45 8 57 80 47 70 83 22 7 17 31 21 81 31 36 4 11 12 36 16 | \$15,941,450 21,630,988 20,942,850 12,536,540 2,835,000 13,144,400 16,765,800 12,906,050 16,987,680 23,838,950 6,698,390 1,916,500 5,409,500 7,015,800 4,463,400 12,500,025 5,503,050 5,784,150 836,500 1,549,300 1,833,750 6,010,801 1,958,300 | \$241,537 273,810 271,985 278,590 354,375 230,604 209,573 274,597 242,681 287,216 304,472 273,786 318,206 226,316 212,543 154,321 177,518 160,671 209,125 140,845 152,813 166,967 122,394 | \$197,700 257,000 253,000 275,000 303,000 207,000 198,000 262,000 225,250 278,000 235,250 231,000 275,000 218,000 203,500 143,500 173,900 148,000 201,250 145,000 135,375 152,250 112,250 |
| Total Grand | 3,170 | 1,483 | 937 | \$219,009,174 | \$233,734 | \$215,000 |
| Total | 14,040 | 6,476 | 5,026 | \$1,057,769,179 | \$210,459 | \$185,000 |
| Listed includes | Reruns: East (| 1,717-45%) | West (2,045-44%) | Central (1,231-51%) | North (1,483-47%) | |

* Sales to Listings Ratio (SFD only): 35.8%

| | AVERAGE DAYS ON MARKET | AVERAGE LIST TO SALE PRICE RATIO |
|---------|------------------------|----------------------------------|
| EAST | 45 | 97% |
| WEST | 45 | 97% |
| CENTRAL | 43 | 97% |
| NORTH | 59 | 96% |
| TOTAL | 47 | 97% |

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

Seven Month Single-Family January to July 1998

| <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 | 1,197 1,292 2,204 1,034 2,351 808 2,180 1,510 1,067 1,053 1,509 401 1,942 1,857 1,498 3,259 1,587 96 175 405 565 | 397 435 752 384 667 279 695 510 389 340 491 138 741 695 621 1,274 617 18 49 131 212 | \$76,549,874 107,509,896 128,936,645 60,905,292 121,792,786 54,062,800 128,864,781 88,357,475 61,594,551 74,943,264 77,697,887 23,654,202 140,255,324 121,413,430 113,870,362 166,399,000 92,772,475 5,782,900 10,085,600 21,311,692 35,117,490 | \$192,821 247,149 171,458 158,608 182,598 193,773 185,417 173,250 158,341 220,421 158,244 171,407 189,278 174,696 183,366 130,611 150,361 321,272 205,829 162,685 165,649 | \$171,500 222,000 170,000 168,000 175,500 175,000 180,000 165,000 163,000 217,500 159,000 167,750 185,000 170,000 177,000 126,500 145,000 264,500 202,000 153,000 |
| Total | 27,990 | 9,835 | \$1,711,877,726 | \$174,060 | 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-24 W-25 W-26 W-27 W-28 W-29 | 649 1,096 1,284 1,017 1,366 1,194 629 1,815 761 1,695 1,421 1,641 1,075 1,875 1,785 498 2,476 2,937 876 50 3,222 2,472 145 18 808 988 629 | 250 339 418 329 453 409 237 691 270 626 450 546 388 760 683 - 215 922 1,146 379 13 1,452 1,084 46 4 385 323 290 | \$57,648,800 78,484,370 65,188,750 54,465,788 66,680,190 84,165,627 62,514,006 207,813,105 50,556,995 94,731,046 100,493,169 139,854,303 72,659,949 110,273,543 147,418,530 32,637,488 196,329,397 239,721,276 105,377,600 4,949,000 268,891,599 181,554,261 9,858,700 1,108,500 77,387,665 86,385,700 45,244,849 | \$230,595 231,517 155,954 165,550 147,197 205,784 263,772 300,743 187,248 151,328 223,318 256,143 187,268 145,097 215,840 | \$214,000 214,000 154,500 160,000 129,450 188,450 256,000 252,000 183,750 134,950 200,000 201,000 184,320 133,500 199,700 - 160,000 208,000 192,000 242,000 269,000 175,000 163,000 185,000 247,500 192,000 239,000 149,000 |
| Total | 34,422 | 13,108 | \$2,642,394,206 | \$201,586 | N/A |

Seven Month Single-Family continued January to July 1998

| <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 | 2,157 1,333 1,095 1,679 350 1,354 1,555 594 1,029 539 1,027 839 1,567 1,932 | 646 389 319 615 86 380 525 167 391 208 205 327 357 602 | \$131,724,001 150,273,272 148,487,618 245,938,705 26,943,775 93,236,266 95,770,350 100,111,737 157,125,478 52,753,458 139,034,343 76,674,571 106,803,932 143,068,432 | \$203,907 386,307 465,478 399,900 313,300 245,359 182,420 599,471 401,855 253,622 678,216 234,479 299,171 237,655 | \$170,000 285,000 302,500 364,000 266,500 235,000 157,950 501,000 325,000 274,500 535,000 215,000 215,000 |
| Total | 17,050 | 5,217 | \$1,667,945,938 | \$319,714 | NA |
| <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 | 1,525 1,842 2,302 1,263 258 1,122 1,429 1,524 1,187 2,427 460 266 405 458 474 1,584 601 733 121 152 255 667 463 | 489 503 544 334 52 375 595 425 443 610 121 47 96 182 153 495 176 271 35 49 81 192 97 | \$129,854,534 137,417,915 154,255,008 93,253,299 19,016,100 97,352,165 123,925,665 118,601,425 103,647,529 175,170,608 33,316,060 14,944,750 31,151,690 39,330,068 34,408,700 73,936,215 31,376,100 44,000,100 6,858,000 7,294,800 11,562,850 28,819,526 12,957,750 | \$265,551 273,197 283,557 279,201 365,694 259,606 208,278 279,062 233,967 287,165 275,339 317,973 324,497 216,099 224,893 149,366 178,273 162,362 195,943 148,873 142,751 150,102 133,585 | \$241,000 254,500 246,500 271,250 287,000 234,000 196,000 269,250 220,000 270,000 237,000 259,000 286,625 206,000 209,500 136,500 173,450 149,500 145,750 122,250 |
| Total Grand | 21,518 | 6,365 | \$1,522,450,857 | \$239,191 | N/A |
| Total | 100,980 | 34,525 | \$7,544,668,727 | \$218,528 | N/A |

Includes Re-runs:

| East | 12,457 | West | 14,703 |
|---------|--------|-------|--------|
| Central | 8,083 | North | 9,796 |

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

Single-Family East Breakdown July 1998

| | <u>s</u> | Det <u>ales</u> | ached Houses Av. Price | Med. F | Price | <u>Sales</u> | | etached Houses Av. Price | Med. Price |
|---|-------------------------|---|---|---|---|--|-------------------------|--|--|
| E-1 E-2 E-3 E-4 E-5 E-6 E-7 | | 19 25 53 33 39 36 54 | 195,895 285,144 195,544 191,591 242,533 203,583 243,866 215,735 | 158,5 283,0 185,0 190,0 239,9 187,6 238,2 195,0 | 100 100 100 100 150 150 | 39 26 19 4 8 5 4 2 | | 199,740 205,550 186,684 154,500 193,413 183,700 184,250 160,000 | 175,000 192,000 183,000 157,500 185,000 182,000 180,000 |
| 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 | | 31 32 18 10 52 73 53 106 34 1 6 | 197,319 241,608 211,683 220,720 228,309 185,940 198,120 144,225 154,144 166,500 214,500 154,156 169,078 | 190,0 223,0 211,5 184,5 218,0 198,0 143,2 156,0 166,5 220,7 150,5 | 000 000 000 000 000 000 050 000 000 | 2 8 6 13 1 3 32 2 | | 182,500 166,375 152,350 174,446 137,500 155,000 117,057 120,750 | 182,500 166,500 154,351 169,000 137,500 155,000 118,500 120,750 |
| | T <u>Sales</u> | ownhouse Cond <u>Av. Price</u> | ominiums <u>Med. Price</u> | Co <u>Sales</u> | ondominium A <u>Av. Price</u> | partments <u>Med. Price</u> | <u>Sales</u> | Link Houses Av. Price | Med. Price |
| E-1 E-2 E-3 E-4 E-5 | 3 4 1 3 20 | 134,833 182,625 113,300 175,600 147,433 | 122,000 186,500 113,300 159,900 147,500 | 2 33 18 31 | 251,500 103,165 100,411 123,560 | 251,500 95,000 101,000 115,500 | - - - - 8 | - - - - 202,250 | 203,000 |
| E-6 E-7 E-8 | 6 6 | 158,167 135,000 | 150,250 130,000 | 3 35 29 | 128,000 125,879 106,907 | 110,000 128,750 105,000 | 12 1 | 189,396 190,000 | 192,500 190,000 |
| E-9 E-10 E-11 E-12 | 13 6 8 4 | 110,531 128,150 137,306 106,375 | 126,000 124,950 135,500 100,250 | 28 2 20 2 | 119,743 105,000 101,770 115,250 | 114,500 105,000 107,500 115,250 | 1 7 | 178,000 179,557 | 178,000 180,000 |
| E-13 E-14 E-15 E-16 E-17 E-18 | 12 5 2 16 7 | 136,775 115,200 92,750 88,931 113,627 | 124,500 114,000 92,750 91,250 111,990 | 18 6 10 5 8 | 120,255 109,750 145,900 70,780 133,193 | 115,170 111,250 135,500 61,000 143,500 | 4 1 15 7 32 | 174,500 153,000 156,920 136,200 143,543 | 174,000 153,000 150,500 140,000 143,000 |
| E-19 E-20 | - | - | - - - | - | - - | - - - | 2 | 178,000 | 178,000 |
| E-21 | - | - | - | - | - | - | - | - | |
| | Sales | Attached/Row Av. Price | Med. Price | <u>Sales</u> | o-op Apartmen <u>Av. Price</u> | Med. Price | <u>Sales</u> | etached Condon <u>Av. Price</u> | Med. Price |
| E-1 E-2 E-3 | 6 2 | 161,167 225,000 | 149,500 225,000 | 1 | 137,000 | 137,000 | - | - | - |
| E-4 E-5 E-6 E-7 | 1 5 1 10 | 256,000 178,600 159,000 172,450 | 256,000 180,000 159,000 168,750 | - - - | - - - | - - - | - - - | - - - | - - - |
| E-8 E-9 | - | - | - | - | - | - | - | - | - |
| E-10 E-11 | 5 | 152,500 | 149,000 | - | - | - | 1 | 188,000 | 188,000 |
| E-12 E-13 E-14 E-15 E-16 E-17 | 10 5 5 4 11 | 158,600 159,300 156,400 118,950 122,718 | 162,000 160,000 162,000 115,950 119,000 | - - - - | - - - - | - - - - - | - - - - | - - - - | - - - - |
| E-18 E-19 E-20 | - | - | - | - | - | - | - | - | - |
| E-20 E-21 | - | - | - | - | - | - | - | - | - |

Single-Family Central Breakdown July 1998

| | <u>S</u> | Det <u>ales</u> | ached Houses Av. Price | Med. Pr | <u>ice</u> | <u>Sales</u> | | etached Houses <u>Av. Price</u> | Med. Price |
|---|--------------------|-----------------------------------|---|---|---|----------------------------------|--------------|---|---|
| C-1 C-2 C-3 C-4 C-6 | | 2 11 31 59 13 | 284,000 429,318 361,154 430,776 287,115 | 284,000 252,000 273,000 395,000 246,000 | 0 0 0 | 12 17 7 10 | | 270,500 311,147 254,286 279,085 | 250,000 231,000 189,000 284,750 |
| C-7 C-8 C-9 C-10 C-11 C-12 C-13 | | 32 1 11 29 16 27 | 281,439 516,000 814,364 439,776 392,219 653,463 286,450 | 262,500 516,000 722,000 380,000 392,950 545,000 266,500 | 0 0 0 0 0 0 | 1 3 2 10 5 1 7 | | 232,000 305,667 350,000 280,410 294,620 235,000 202,357 | 232,000 325,000 350,000 276,500 292,000 235,000 198,500 |
| C-14 C-15 | | 15 29 | 363,653 346,172 | 305,000 328,800 | | 17 | | 216,647 | 215,000 |
| | To <u>Sales</u> | ownhouse Cond <u>Av. Price</u> | ominiums <u>Med. Price</u> | Con <u>Sales</u> | dominium A _l <u>Av. Price</u> | partments <u>Med. Price</u> | <u>Sales</u> | Link Houses <u>Av. Price</u> | Med. Price |
| C-1 C-2 | 1 | 122,000 | 122,000 | 80 19 | 194,816 342,913 | 163,500 183,000 | - | - | - |
| C-3 | 1 | 330,000 | 330,000 | 6 | 250,139 | 250,500 | - | - | - |
| C-4 C-6 | 2 | 195,638 | - 195,637 | 12 | 247,979 | 154,750 | - | - | - |
| C-7 | 4 | 222,875 | 192,000 | 27 | 190,241 | 182,000 | - | - | - |
| C-8 C-9 | 2 1 | 241,500 318,000 | 241,500 | 51 3 | 151,849 576,667 | 135,000 270,000 | - | - | - |
| C-10 | 1 | 205,700 | 318,000 205,700 | 12 | 203,548 | 170,775 | - | - | - |
| C-11 | - | - | - | 19 | 97,064 | 86,000 | - | - | - |
| C-12 C-13 | 3 6 | 260,333 170,250 | 219,000 169,250 | 1 21 | 1,260,000 224,862 | 1,260,000 170,800 | - | - | - |
| C-14 | 8 | 276,788 | 277,500 | 25 | 188,208 | 175,000 | - | - | - |
| C-15 | 22 | 170,041 | 162,500 | 16 | 135,069 | 119,050 | 2 | 235,500 | 235,500 |
| | | A 11 = a la a a 1/D = | | 0- | A | 4- | | -111-01 | |
| | <u>Sales</u> | Attached/Row Av. Price | Med. Price | Sales | op Apartmen <u>Av. Price</u> | ts <u>Med. Price</u> | Sales | etached Condom <u>Av. Price</u> | Med. Price |
| C-1 | 3 | 229,800 | 180,000 | _ | _ | _ | _ | _ | _ |
| C-2 | 6 | 257,783 | 170,350 | - | - | - | - | - | - |
| C-3 C-4 | 3 1 | 597,667 152,000 | 550,000 152,000 | 5 1 | 75,560 108,000 | 69,000 108,000 | - | - | - |
| C-4 C-6 | - | 152,000 | 152,000 | - | 100,000 | 100,000 | - | - | - |
| C-7 | - | - | - | - | - | - | - | - | - |
| C-8 C-9 | 8 | 213,625 352,000 | 193,500 352,000 | 2 | 261,200 | - 261,200 | - | - | - |
| C-10 | 2 | 301,500 | 312,000 | - | - | - | - | - | - |
| C-11 C-12 | - | - | - | - | - | - | - | - | - |
| C-12 C-13 | - | - | - | - | - | - | - | - | - |
| C-14 | 2 | 337,500 | 337,500 | - | - | - | - | - | - |
| C-15 | - | - | - | - | - | - | - | - | - |

Single-Family North Breakdown July 1998

| | <u>s</u> | Det ales | ached Houses Av. Price | Med. Price | | <u>Sales</u> | Semi-D | Detached Houses Av. Price | Med. Price |
|--------------|--------------------|-------------------------------------|------------------------------|-----------------------|--------------------------|-----------------------------|--------------------|------------------------------|---------------------------|
| N-1 N-2 | | 22 42 | 350,420 329,607 | 335,000 290,500 | | 1 | | 187,000 | 187,000 |
| N-3 N-4 | | 48 42 | 329,689 286,024 | 330,000 276,500 | | - - 1 | | 219,000 | 219,000 |
| N-5 | | 8 | 354,375 | 303,000 | | 12 | | · - | · - |
| N-6 N-7 | | 35 60 | 263,643 228,115 | 255,000 219,500 | | 6 | | 185,208 168,650 | 189,000 164,500 |
| N-8 N-10 | | 34 23 | 303,369 311,987 | 274,950 284,000 | | 3 1 | | 217,667 177,000 | 224,000 177,000 |
| N-11 N-12 | | 62 20 | 311,712 316,870 | 293,125 245,495 | | 1 | | 179,000 | 179,000 |
| N-13 N-14 | | 7 17 | 273,786 318,206 | 231,000 275,000 | | - | | - | - |
| N-15 N-16 | | 30 19 | 230,343 220,416 | 220,000 225,000 | | - | | - - | - |
| N-17 N-18 | | 72 22 | 158,227 195,909 | 150,950 186,750 | | 1 2 | | 122,000 122,000 | 122,000 122,000 |
| N-19 N-20 | | 25 4 | 173,850 209,125 | 165,000 201,250 | | 4 - | | 132,500 | 135,000 |
| N-21 N-22 | | 11 12 | 140,845 152,813 | 145,000 135,375 | | - | | - - | - |
| N-23 N-24 | | 33 15 | 170,321 125,360 | 155,500 114,000 | | - | | - - | - |
| | | | , | · | | | | | |
| | To <u>Sales</u> | ownhouse Condor <u>Av. Price</u> | miniums <u>Med. Price</u> | Condo <u>Sales</u> | minium Apar Av. Price | tments <u>Med. Price</u> | <u>Sales</u> | Link Houses Av. Price | Med. Price |
| N-1 N-2 | 14 6 | 168,154 214,667 | 171,250 211,500 | 22 26 | 181,400 198,057 | 177,450 179,500 | 5 2 | 243,450 202,000 | 248,250 202,000 |
| N-3 N-4 | 5 | 180,500 | 180,000 | 19 1 | 162,895 125,550 | 151,000 125,550 | 2 | 231,750 | 231,750 |
| N-5 N-6 | - 3 | - 154,467 | - 149,900 | - | 178,000 | 175,000 | - 1 | 164,000 | 164,000 |
| N-7 N-8 | 3 5 3 | 151,900 204,500 | 156,000 215,000 | 3 5 1 | 134,400 170,000 | 134,000 170,000 | 1 | 183,000 | 183,000 |
| N-10 N-11 | 3 | 188,333 | 200,000 | <u>-</u> 7 | 214,214 | 194,000 | 46 10 | 209,456 227,330 | 211,000 197,900 |
| N-12 | - | 100,333 | 200,000 | - | - | 194,000 | - | - | 197,900 |
| N-13 N-14 | - | - | - | - | - | - | - | - | - |
| N-15 N-16 | - | - | | 1 | 105,500 91,500 | 105,500 91,500 | 1 | 184,000 | 184,000 |
| N-17 N-18 | 2 4 | 109,600 123,538 | 109,600 123,575 | 2 | 90,000 | 90,000 | 4 3 | 146,625 151,633 | 150,000 142,000 |
| N-19 N-20 | - | - | - | 1 - | 90,000 | 90,000 | 3 - | 146,333 - | 148,000 |
| N-21 N-22 | - | - | - | - | - | - | - | - | - |
| N-23 N-24 | 1 | 77,900 | 77,900 | - | - | - | 1 - | 144,500 - | 144,500 |
| | | | | | | | | | |
| | Sales | Attached/Row Av. Price | Med. Price | Co-op <u>Sales</u> | Apartments Av. Price | Med. Price | De <u>Sales</u> | tached Condomin Av. Price | iums <u>Med. Price</u> |
| N-1 N-2 | 2 2 | 241,500 291,500 | 241,500 291,500 | - | - | - | - 1 | 363,000 | 363,000 |
| N-3 N-4 | 3 1 | 218,933 179,000 | 219,800 179,000 | - | - | - | - | - | - |
| N-5 N-6 | 3 | 177,667 | 182,500 | - | - | - - | - | - - | - |
| N-7 N-8 | 3 | 150,833 192,500 | 150,500 187,750 | - - | - | - | - | - | - |
| N-10 N-11 | - 1 | 175.000 | 175,000 | - | - | | - | - | - |
| N-12 N-13 | 1 | 182,000 | 182,000 | - | - | - | - | - | - |
| N-14 N-15 | - | - | - | - | - | - | - | - | - |
| N-16 | - | - | - | - | - | - | - | - | - |
| N-17 N-18 | - | - | | - | - | - | - | - | - |
| N-19 N-20 | 3 - | 126,300 | 125,900 - | - | - | - | - | - | - |
| N-21 N-22 | - | - | | - | - | - | - | - | - |
| N-23 N-24 | 2 | 122,850 | 122,850 - | - | - | - | - | - | - |

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown July 1998

| | 0. | | tached Houses Av. Price | Med. Price | | Sales | | etached Houses | Med. Price |
|--|--|--|--|---|------------------------------|----------------------------|--------------|---------------------------|------------------------|
| W-1 | 3 | ales 9 | 268,556 | 258,000 | | <u>Sales</u> 8 | 4 | Av. Price 204,200 | 206,250 |
| W-2 | | 17 | 248,700 | 230,000 | | 17 | | 175,076 | 176,000 |
| W-3 | | 38 | 170,167 | 151,000 | | 5 | | 144,700 | 135,000 |
| W-4 | | 29 21 | 224,759 | 185,000 | | 6 19 | | 181,317 | 189,500 |
| W-5 W-6 | | 34 | 215,448 197,997 | 215,600 186,000 | | 2 | | 197,105 193,000 | 200,000 193,000 |
| W-7 | | 31 | 281,523 | 276,000 | | 2 | | 186,500 | 186,500 |
| W-8 | | 48 | 363,225 | 315,125 | | 2 2 | | 202,500 | 202,500 |
| W-9 W-10 | | 19 40 | 272,921 205,880 | 259,000 202,500 | | 2 1 | | 181,750 186,000 | 181,750 186,000 |
| W-10 | | 32 | 257,705 | 244,000 | | 4 | | 188,500 | 188,000 |
| W-13 | | 39 | 313,551 | 265,000 | | 12 | | 169,950 | 170,000 |
| W-14 | | 18 | 271,528 | 271,250 | | 2 | | 222,750 | 222,750 |
| W-15 W-16 | | 12 41 | 236,183 279,307 | 239,750 239,000 | | 5 18 | | 188,720 185,806 | 189,900 184,500 |
| W-17 | | - | - | 233,000 | | - | | - | - |
| W-18 | | 11 | 181,818 | 196,000 | | 10 | | 178,440 | 180,000 |
| W-19 W-20 | | 64 74 | 272,318 243,225 | 260,000 234,450 | | 5 23 | | 195,800 193,469 | 200,000 192,000 |
| W-21 | | 18 | 313,100 | 293,500 | | 1 | | 195,000 | 195,000 |
| W-22 | | - | - | - | | - | | - | - |
| W-23 W-24 | | 10 70 | 211,059 198,436 | 201,000 194,500 | | 25 14 | | 164,356 170,600 | 161,200 164,000 |
| W-25 | | 3 | 224,333 | 182,500 | | - | | - | 104,000 |
| W-26 | | - | · - | - | | . | | | |
| W-27 W-28 | | 43 37 | 228,664 322.465 | 219,000 295,000 | | 1 3 | | 159,000 168,000 | 159,000 178,000 |
| W-29 | | 37 | 176,666 | 165,000 | | 12 | | 135,200 | 130,950 |
| | To | ownhouse Condo | | | minium Apart | | | Link Houses | , |
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | <u>Sales</u> | Av. Price | Med. Price |
| W-1 | 1 | 97,000 | 97,000 | 16 | 140,313 | 144,750 | - | | |
| W-2 W-3 | - | - | - | - 11 | 140,773 | - 151,500 | 1 | 195,000 | 195,000 |
| W-4 | - | - | - | 19 | 100,616 | 103,500 | _ | - | |
| W-5 | 12 | 114,842 | 119,000 | 30 | 90,260 | 96,000 | - | - | - |
| W-6 | 1 | 260,000 | 260,000 | 27 | 253,833 | 230,000 | - | - | - |
| W-7 W-8 | 2 5 | 236,000 165,280 | 236,000 134,000 | 4 34 | 132,125 155,674 | 131,750 129,000 | - | - | |
| W-9 | 1 | 135,000 | 135,000 | 15 | 107,567 | 85,000 | - | - | - |
| W-10 | 10 | 131,205 | 132,000 | 43 | 104,776 | 101,900 | - | - | - |
| W-12 W-13 | 1 15 | 150,000 133,003 | 150,000 138,000 | 16 9 | 124,713 106,244 | 109,450 94,500 | - | - | - |
| W-14 | 12 | 140,558 | 153,000 | 21 | 128,305 | 131,500 | 3 | 216,667 | 228,000 |
| W-15 | 19 | 146,679 | 145,000 | 77 | 125,856 | 123,000 | - | - | - |
| W-16 W-17 | 17 | 150,965 | 149,800 | 10 | 128,640 | 121,450 | 6 | 199,400 | 206,450 |
| W-17 W-18 | 6 | 126,567 | 126,950 | 3 | 87,167 | 85,000 | - | - | |
| W-19 | 21 | 167,024 | 167,000 | 32 | 149,617 | 137,000 | 1 | 210,500 | 210,500 |
| W-20 W-21 | 52 6 | 161,840 140,000 | 156,750 139,000 | 5 4 | 123,600 243,850 | 109,500 218,450 | 2 | 180,000 | 180,000 |
| W-21 W-22 | - | 140,000 | 139,000 | - | 243,650 | 210,430 | - | 160,000 | 160,000 |
| W-23 | 20 | 137,410 | 130,500 | 12 | 134,175 | 136,150 | 5 | 173,800 | 176,000 |
| W-24 W-25 | 24 1 | 135,104 75,000 | 130,000 75,000 | 29 1 | 113,279 165,000 | 109,900 165,000 | 2 1 | 198,500 151,000 | 198,500 151,000 |
| W-26 | - | 75,000 | 75,000 | - | 105,000 | 105,000 | - | 151,000 | 151,000 |
| W-27 | 7 | 120,200 | 120,500 | - | - | - | 1 | 140,000 | 140,000 |
| W-28 W-29 | 5 | 104,100 | 105,000 | 2 | - | - | 1 | 177,500 | 177,500 150,000 |
| VV-29 | 5 | | 105,000 | | | 02.450 | | 150 000 | |
| | | | | | 93,450 | 93,450 | i | 150,000 | |
| | Sales | Attached/Row Av. Price | Med. Price | | Apartments | | i De | tached Condomir | iums |
| W-1 | Sales 4 | Av. Price | Med. Price 192 500 | Со-ор | | 93,450 Med. Price | i | | |
| W-1 W-2 | 4 2 | Av. Price 183,500 111,250 | 192,500 111,250 | Со-ор | Apartments | | i De | tached Condomir | iums |
| W-2 W-3 | 4 2 1 | Av. Price 183,500 111,250 159,500 | 192,500 111,250 159,500 | Со-ор | Apartments | | i De | tached Condomir | iums |
| W-2 W-3 W-4 | 4 2 | Av. Price 183,500 111,250 | 192,500 111,250 | Со-ор | Apartments | | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 | 4 2 1 | Av. Price 183,500 111,250 159,500 | 192,500 111,250 159,500 | Co-op <u>Sales</u> 2 | Apartments Av. Price 51,500 | Med. Price | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 | 4 2 1 | Av. Price 183,500 111,250 159,500 214,000 | 192,500 111,250 159,500 214,000 | Co-op Sales - - - - - | Apartments Av. Price | Med. Price | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 | 4 2 1 | Av. Price 183,500 111,250 159,500 214,000 | 192,500 111,250 159,500 214,000 | Co-op <u>Sales</u> 2 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 | 192,500 111,250 159,500 214,000 - 179,000 - 380,000 | Co-op Sales 2 1 | Apartments Av. Price 51,500 | Med. Price | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 - 215,000 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 | 192,500 111,250 159,500 214,000 - 179,000 - 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| 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 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 - 215,000 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| 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 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 - 215,000 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-10 W-12 W-13 W-14 W-15 W-16 W-17 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 - 215,000 165,250 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| 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 | 4 2 1 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 - 215,000 165,250 | 192,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | Med. Price Med. Price |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-12 W-13 W-14 W-15 W-15 W-17 W-18 W-17 W-18 W-19 W-20 | 4 2 1 1 1 - 1 2 - 1 1 2 - 1 1 2 | Av. Price 183,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 198,333 175,305 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir | iums |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 | 4 2 1 1 1 - 1 1 2 - 1 1 2 | Av. Price 183,500 111,250 159,500 214,000 - 179,000 - 380,000 - 215,000 165,250 - 205,000 - 198,333 | 192,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir Av. Price | Med. Price Med. Price |
| 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 | 4 2 1 1 1 - 1 2 - 1 1 2 - 1 1 2 | Av. Price 183,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 198,333 175,305 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir Av. Price | Med. Price Med. Price |
| W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-17 W-18 W-20 W-21 W-22 W-23 W-24 | 4 2 1 1 1 - 1 1 2 - 1 1 2 - 1 1 2 - 1 1 - 1 1 - 1 1 - 1 - | Av. Price 183,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 198,333 175,305 185,771 | 192,500 111,250 159,500 214,000 179,000 380,000 - 215,000 165,250 - 205,000 173,450 187,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | i De | tached Condomir Av. Price | Med. Price Med. Price |
| 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 | 4 2 1 1 1 - 1 1 2 - 1 1 2 - 1 1 - 1 2 - 1 1 - 1 1 - 1 1 - 1 1 - 1 1 - 1 1 - 1 1 - 1 1 - 1 | Av. Price 183,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 198,333 175,305 185,771 158,118 | 192,500 111,250 159,500 214,000 179,000 380,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | 1 De Sales | tached Condomir | Med. Price |
| 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-17 W-20 W-21 W-22 W-22 W-23 W-24 W-25 W-27 | 4 2 1 1 1 - 1 1 2 - - 1 1 2 1 1 7 - 1 1 7 - 1 1 1 1 1 1 1 1 1 1 1 1 | Av. Price 183,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 198,333 175,305 185,771 158,118 | 192,500 111,250 159,500 214,000 179,000 380,000 165,250 205,000 173,450 187,000 157,000 162,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | 1 De Sales | tached Condomir | Med. Price |
| 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 | 4 2 1 1 1 - 1 1 2 - 1 1 2 1 10 7 7 7 3 3 10 10 10 10 10 10 10 10 10 10 10 10 10 | Av. Price 183,500 111,250 159,500 214,000 179,000 380,000 165,250 205,000 198,333 175,305 185,771 158,118 155,850 | 192,500 111,250 159,500 214,000 179,000 380,000 215,000 165,250 205,000 173,450 187,000 162,000 | Co-op Sales 2 1 | Apartments | Med. Price 51,500 152,000 | 1 Dee Sales | tached Condomir | Med. Price |

| Year | * Number of Sales (Property of all types | 5) | * 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 1988 1989 1990 1991 1992 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 15,587 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 1997 January February March April May June July August Septembe October Novembe | 6,035 r 5,122 | 55,779 4,080 5,200 5,550 6,423 5,797 5,046 5,024 4,317 4,298 5,077 4,185 3,017 | 13,497,191,369 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 1,134,135,799 865,690,228 | 205,249 212,375 209,625 215,028 229,188 225,565 221,528 219,940 221,512 220,038 220,425 221,424 229,687 | 198,150 198,798 207,221 210,207 213,107 216,904 215,638 213,634 211,785 213,567 211,791 212,127 205,710 |
| TOTAL | 69,530 | 58,014 | 15,334,247,984 | 220,541 | 211,307 |
| 1998 January February March April May June July | 3,583 5,196 6,048 6,954 7,084 6,484 6,084 | 3,006 4,341 5,005 5,825 5,912 5,410 5,026 | 769,557,270 1,158,307,291 1,372,946,908 1,601,125,236 1,627,867,532 1,515,114,077 1,329,234,855 | 214,780 222,923 227,008 230,245 229,795 233,670 218,480 | 206,209 214,577 221,564 222,194 222,148 225,323 210,459 |
| IUIAL | 41,433 | 34,525 | 9,374,153,169 | 226,248 | 218,528 |

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

