Hot, Hot, Hot Resale market in July **TREB President**

TORONTO - Friday, August 2, 1996 — The market for existing homes continues to be hot, hot, hot through the summer months, reported Toronto Real Estate Board (TREB) President Jerry England

July sales of 4,539 single-family dwellings represents a 22 per cent increase over the 3,721 recorded in July of 1995. And while July was down nine per cent from the 4,979 recorded last month, it is the best July in nearly a decade.

"The traditional summer slow down has yet to happen," says England, "if mortgage rates stay at these attractive levels and prices continue to remain fairly stable, an extremely active September and October is in the cards."

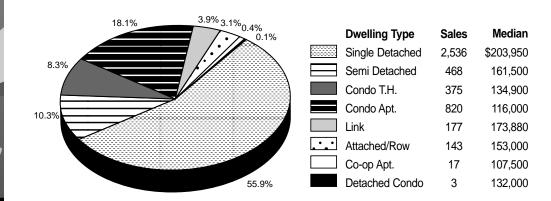
Both the average and the median prices were down marginally in July. The average price fell two per cent to \$199,856 from \$204,392 and the median price dropped one per cent to \$172,500 from \$175,000.

England added that, "the shrewd buyers will be finding their new homes in August." TREB's 4,539 single-family dwelling sales. which were reported throughout the Greater Toronto Area, totalled \$907,147,999 and averaged \$199,856. The median price was \$172.500.

Breaking down the total 1,750 sales were reported in TREB's 27 West districts and averaged \$184,494; 666 sales were reported in the 14 Central districts and averaged \$275,850; 877 sales were reported in the 23 North districts and averaged \$232,574; and 1,246 sales were reported in TREB's 21 East districts and averaged \$157,785.

In addition to the sales of single-family dwellings, TREB Members reported 786 sales of properties of other types (P.O.T.) during July moving the total to 5,325. The dollar volume for properties of all types (P.A.T.) was \$1,103,019,345, and the average price was \$207,140.

Single-Family Residential Breakdown



Housing Market Indicators

	July 1995	July 1996	% Change
Sales*	3,721	4,539	(+22%)
New Listings*	6,617	7,336	(+11%)
Active Listings**	27,610	26,138	(-5%)

Single-Family Dwellings Only

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June July Aug Sep Oct Nov Dec

Number of MLS Sales

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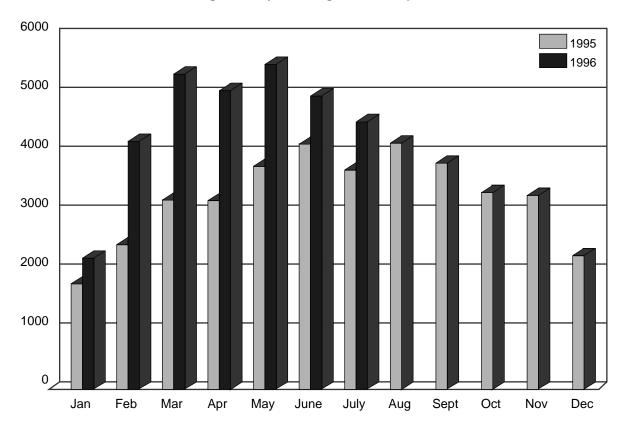
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S.F.D

POT

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — July

Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	266	(5.9)	178	(21.7)	26	(6.9)
90,001	to	110,000	304	(6.7)	174	(21.2)	41	(10.9)
110,001	to	120,000	229	(5.1)	87	(10.6)	47	(12.5)
120,001	to	130,000	223	(4.9)	70	(8.6)	43	(11.5)
130,001	to	140,000	282	(6.2)	57	(7.0)	67	(17.9)
140,001	to	150,000	279	(6.1)	47	(5.7)	40	(10.7)
150,001	to	160,000	304	(6.7)	33	(4.0)	33	(8.8)
160,001	to	170,000	341	(7.5)	28	(3.4)	21	(5.6)
170,001	to	180,000	287	(6.3)	28	(3.4)	13	(3.5)
180,001	to	190,000	258	(5.7)	21	(2.6)	7	(1.9)
190,001	to	200,000	208	(4.6)	10	(1.2)	5	(1.3)
200,001	to	225,000	390	(8.6)	23	(2.8)	10	(2.7)
225,001	to	250,000	332	(7.3)	17	(2.1)	6	(1.6)
250,001	to	300,000	358	(7.9)	26	(3.2)	11	(2.9)
300,001	to	400,000	260	(5.7)	11	(1.3)	4	(1.1)
400,001	to	500,000	94	(2.1)	3	(0.4)	_	(—)
500,001	to	750,000	93	(2.0)	5	(0.6)	1	(0.2)
750,000	to	1,000,000	20	(0.4)	2	(0.2)	_	(—)
1,000,001	to	1,500,000	8	(0.2)	_	(—)	_	(—)
Over		1,500,000	3	(0.1)	_	(—)	_	(—)
TOTAL			4,539	100.0	820*	100.0	375**	100.0

^{* 820} condominium apartments sold for \$110,429,854, averaging \$134,670

^{** 375} condominium townhouses sold for \$53,723,938, averaging \$143,263.

Single-Family Residential July 1996

			July	1550		
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	201	120	48	\$7,707,500	\$160,573	\$158,000
E-2	149	80	33	5,686,490	172,318	165,200
E-3	344	189	106	16,791,949	158,415	165,000
E-4	151	73	46	6,706,700	145,798	149,500
E-5	332	174	94	16,872,568	179,495	170,900
E-6	145	81	31	5,099,600	164,503	155,000
E-7	336	169	100	17,696,830	176,968	176,750
E-8	236	132	65	11,288,950	173,676	163,500
E-9	154	79	46	7,079,880	153,910	161,500
E-10 E-11	179	104	38 71	6,833,300	179,824	187,000
E-12	189 71	86 32	7 i 29	10,392,388 4,565,400	146,372 157,428	147,000 152,900
E-13	217	115	81	13,993,000	172,753	175,000
E-14	246	115	92	14,415,454	156,690	158,000
E-15	208	93	90	14,412,550	160,139	155,500
E-16	404	191	152	18,251,950	120,079	118,000
E-17	243	121	68	9,680,299	142,357	134,300
E-18	20	13	3	921,500	307,167	320,000
E-19	13	3	6	1,097,500	182,917	178,000
E-20	67	36	15	2,345,000	156,333	146,000
E-21	109	50	32	4,761,800	148,806	146,000
Total	4,014	2,056	1,246	\$196,600,608	\$157,785	\$154,965
<u>West</u>						
W-1	102	49	22	\$5,082,000	\$231,000	\$194,750
W-2	174	84	59	11,778,300	199,632	189,000
W-3	208	100	47	6,741,550	143,437	140,000
W-4	152	69	44	6,497,100	147,661	153,500
W-5	181	80	60	8,100,200	135,003	131,500
W-6	183	100	55	9,191,176	167,112	155,000
W-7	98	50	32	7,178,000	224,313	229,000
W-8	335	196	76	19,384,000	255,053	206,000
W-9	165	.94	43	8,581,200	199,563	208,500
W-10	223	107	73	10,549,200	144,510	159,000
W-12	241	130	65	12,555,350	193,159	168,000
W-13	236	132	66 53	13,759,850	208,483	182,500
W-14 W-15	123 270	64 120	97	8,444,950 11,780,600	159,339 121,449	167,000 113,000
W-16	240	127	96	11,780,600 18,886,150	196,731	183,000
W-17	1	127	1	249,000	249,000	249,000
W-18	82	33	24	3,630,400	151,267	144,250
W-19	292	148	90	17,383,937	193,155	184,500
W-20	337	161	134	26,260,938	195,977	175,250
W-21	391	167	151	37,031,501	245,242	227,000
W-22	10	6	3	596,900	198,967	197,000
W-23	424	183	191	32,463,700	169,967	164,000
W-24	320	150	131	19,035,500	145,309	141,000
W-25	16	7	3	435,900	145,300	148,000
W-26	7	3	1	327,000	327,000	327,000
W-27	143	68	59	11,623,600	197,010	172,000
W-28	204	84	74	15,315,950	206,972	187,500
Total	5,157	2,512	1,750	\$322,863,952	\$184,494	\$169,000

July 1996 Continued

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>						
C-1	285	155	85	\$14,416,520	\$169,606	\$148,000
C-2	187	115	39	12,802,000	328,256	282,000
C-3	174	94	36 70	11,456,500	318,236	220,000
C-4 C-6	287 41	176 23	76 20	24,562,775 4,634,400	323,194 231,720	280,500 221,250
C-7	175	92	58	12,754,900	219,912	205,000
C-8	198	92	54	8,153,050	150,982	129,425
C-9	103	73	35	15,445,250	441,293	282,000
C-10	184	114	44	15,886,300	361,052	299,000
C-11	84	34	24	4,386,600	182,775	230,500
C-12	184	119	21	17,403,018	828,715	637,000
C-13	145	78	37	8,376,400	226,389	240,000
C-14	222	118	42	12,692,900	302,212	265,000
C-15	307	163	95	20,745,750	218,376	177,000
Total	2,576	1,446	666	\$183,716,363	\$275,850	\$220,500
<u>North</u>						
N-1	228	126	73	\$19,158,650	\$262,447	\$240,000
N-2	260	133	79	20,520,750	259,756	230,000
N-3	372	189	104	30,679,980	295,000	228,500
N-4	142	62	40	10,346,825	258,671	247,500
N-5	57	33	11	2,656,800	241,527	188,500
N-6	150	75	41	10,410,400	253,912	235,000
N-7	184	69	75	15,235,015	203,134	195,000
N-8 N-10	200	107 67	42 45	12,377,800	294,710	266,500
N-10 N-11	145 409	241	91	9,377,730 25,204,126	208,394 276,968	199,300 265,000
N-12	74	37	19	4,386,550	230,871	217,000
N-13	36	20	5	2,083,350	416,670	471,350
N-14	69	32	16	4,236,500	264,781	220,000
N-15	75	36	26	5,447,050	209,502	198,825
N-16	90	47	23	5,089,000	221,261	200,000
N-17	225	80	69	9,564,600	138,617	121,600
N-18	75	25	26	4,557,200	175,277	170,750
N-19	85	37	33	5,064,200	153,461	141,900
N-20	17	9	4	779,550	194,888	211,500
N-21	12 47	4	4	596,600	149,150	138,800
N-22 N-23	47 107	17 46	9 22	1,069,100	118,789 128,745	106,900 129,500
N-23 N-24	66	30	20	2,832,400 2,292,900	114,645	110,000
Total	3,125	1,522	877	\$203,967,076	\$232,574	\$206,000
Grand	44.070	7 500	4 500	\$007.447.000	\$400.0E0	¢470 500
Total	14,872	7,536	4,539	\$907,147,999	\$199,856	\$172,500

Listed includes Reruns: East (2,056-51%) West (2,512-49%) Central (1,446-56%) North (1,522-49%)

^{*} Sales to Listings Ratio (SFD only): 30.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	53	96%
WEST	55	96%
CENTRAL	60	95%
NORTH	66	95%
TOTAL	57	96%

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

Seven Month Single-Family January to July 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-19 E-20 E-21	1,545 1,259 2,501 1,103 2,158 1,010 2,295 1,707 1,147 1,187 1,510 561 2,011 1,998 1,863 3,106 1,627 151 159 508 684	402 357 784 360 598 260 642 482 352 312 490 185 607 711 682 1,154 447 26 42 106 177	\$69,212,807 73,880,925 122,500,865 50,980,940 108,162,556 48,343,910 114,588,752 77,270,890 55,029,638 60,735,219 70,824,988 29,295,650 111,415,858 112,199,514 112,920,015 142,589,940 62,042,131 8,236,900 8,026,700 15,750,078 27,028,978	\$172,171 206,949 156,251 141,614 180,874 185,938 178,487 160,313 156,334 194,664 144,541 158,355 183,552 157,805 165,572 123,561 138,797 316,804 191,112 148,586 152,706	\$163,000 185,000 155,000 153,000 172,000 162,450 173,250 160,000 193,500 144,000 150,450 180,000 157,500 160,000 121,000 132,500 264,500 142,250 149,000
Total	30,090	9,176	\$1,481,037,254	\$161,403	N/A
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-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 Total	890 1,301 1,547 1,212 1,415 1,344 637 2,381 1,141 1,774 1,684 1,996 1,067 1,954 1,960 3 526 2,278 2,576 2,791 57 3,172 2,210 128 30 589 1,453	256 332 329 319 397 379 207 621 251 510 449 541 369 705 700 1 190 708 968 1,034 17 1,318 908 36 2 177 439	\$52,287,330 69,627,850 44,838,980 47,516,150 52,576,850 66,022,387 49,263,411 163,066,525 44,818,229 70,939,445 86,461,078 117,241,802 60,022,850 87,153,134 133,962,348 249,000 27,263,150 135,721,451 183,070,914 245,860,133 3,231,300 220,623,605 135,864,087 5,684,100 482,850 33,384,450 91,870,731 \$2,229,104,140	\$204,247 209,722 136,289 148,953 132,435 174,202 237,987 262,587 178,559 139,097 192,564 216,713 162,664 123,621 191,375 249,000 143,490 191,697 189,123 237,776 190,076 167,393 149,630 157,892 241,425 188,613 209,273	\$182,000 190,000 137,000 150,000 120,000 161,650 229,000 220,950 177,000 153,250 175,000 185,000 160,250 112,000 179,000 249,000 148,000 148,000 175,000 220,000 197,000 148,500 146,000 241,425 175,000 191,500
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Seven Month Single-Family continued January to July 1996

<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	2,300 1,546 1,362 2,284 377 1,230 1,485 855 1,315 573 1,197 951 1,624 2,187	534 321 293 581 101 369 345 185 311 205 180 294 311 596	\$96,590,036 100,145,098 100,267,303 193,145,169 25,637,751 75,938,688 58,368,130 90,930,400 110,895,450 42,289,150 99,475,971 63,030,573 94,444,595 137,131,338	\$180,880 311,978 342,209 332,436 253,839 205,796 169,183 491,516 356,577 206,289 552,644 214,390 303,680 230,086	\$151,000 235,000 256,000 299,000 235,000 200,000 149,000 434,000 282,500 225,500 450,000 207,250 253,150 198,000
Total	19,286	4,626	\$1,288,289,652	\$278,489	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	1,739 1,949 2,737 1,115 381 1,198 1,395 1,628 996 2,720 490 268 601 563 552 1,486 535 646 134 95 279 685 417	467 534 610 262 71 357 505 322 288 644 97 49 121 176 137 464 172 250 33 32 79 139 107	\$126,485,260 137,092,856 167,022,499 68,001,335 18,265,100 88,790,458 99,259,678 90,287,240 61,328,920 176,445,699 24,569,600 13,580,550 33,165,700 35,419,750 26,069,750 60,646,150 28,347,000 37,179,072 6,889,850 4,516,900 10,529,750 19,172,200 12,299,400	\$270,846 256,728 273,807 259,547 257,255 248,713 196,554 280,395 212,948 273,984 253,295 277,154 274,097 201,249 190,290 130,703 164,808 148,716 208,783 141,153 133,288 137,929 114,948	\$242,500 237,100 223,500 247,750 258,950 215,000 187,000 257,000 195,800 252,000 225,000 199,000 244,000 188,000 176,900 128,250 163,000 140,000 193,000 143,000 128,500 129,000 110,000
Total	22,609	5,916	\$1,345,364,717	\$227,411	N/A
Grand Total	110,101	31,881	\$6,343,795,763	\$198,984	N/A

Includes Re-runs:

East	14,020	West	17,161
Central	10,458	North	10,642

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

Single-Family East Breakdown July 1996

	Si	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Prid	<u>ce</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		14 9 55 25 33 23 37 43 26 26	170,936 187,033 174,631 174,536 242,482 170,287 223,326 203,757 187,188 211,740	154,000 185,000 170,000 179,500 232,000 159,000 208,000 171,500 186,000 205,500		28 21 24 3 2 6 7 1		163,693 169,057 168,794 150,267 175,250 146,667 179,443 138,000 154,500	161,850 165,200 167,000 146,000 175,250 146,000 178,500 138,000 154,500
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19		25 16 51 67 59 96 36 3	185,368 174,900 193,975 170,022 177,230 129,115 157,436 307,167 182,917	170,000 158,800 188,000 169,000 175,000 132,000 157,500 320,000 178,000		7 2 7 3 4 30 6		155,543 135,500 146,286 145,000 136,000 113,968 110,917	151,000 135,500 148,000 145,500 138,500 115,250 107,000
E-20 E-21		14 30	163,929 150,627	148,500 148,500		2		121,500	121,500
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	dominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4	2 1 - 4	127,500 128,000 - 132,700	127,500 128,000 - 137,250	1 2 24 14	67,500 162,495 109,300 97,264	67,500 162,495 89,950 104,950	- - -	- - -	- - -
E-5 E-6 E-7 E-8 E-9 E-10 E-11	18 -	152,216	143,944	36 2	133,452 151,500	105,750 151,500	4 -	200,000	200,000
	8 5 12 8 9	156,988 115,000 117,442 121,519 123,167	141,650 123,000 126,350 119,200 123,500 116,500	30 16 6 4 17	124,558 113,400 82,447 88,975 99,723	126,500 101,300 71,000 84,000 98,000	12 - - 1	187,125 - - 173,000	182,500 - - - 173,000
E-12 E-13 E-14 E-15 E-16 E-17	9 3 6 13	9 102,389 105,000 3 110,167 105,000 6 124,083 125,000	102,389 105,000 3 110,167 105,000 9 124,083 125,000 7	9 7 3	146,667 89,000 94,600 88,667 148,500	145,500 90,500 76,900 76,000 148,500	4 5 8 11 8 23	163,750 166,180 146,500 147,264 120,375 129,852	163,250 164,900 150,750 149,500 119,250 128,000
E-18 E-19	-	-	-	<u>-</u>	-	-		-	-
E-20 E-21	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o <u>Sales</u>	p Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2	3	136,167	148,000	-	-	-	-	-	-
E-3 E-4	3	171,000	180,000	-	-	-	-	-	-
E-5 E-6	1	176,000	176,000	-	-	-	-	-	-
E-7 E-8	6	156,583	160,000	- -	-	- -	-	-	-
E-9 E-10	-	-	-	-	-	-	-	-	-
E-11 E-12	11	141,873	142,500	-	-	-	1	132,000	132,000
E-13 E-14	6	147,317 142,750	145,450 142,750	-	-	-	-	-	-
E-15 E-16	3 2	2 74,000 74,000	127,900 74,000	- -	-	- -	- -	- -	-
E-17 E-18	2	106,000	106,000	-	-	-	-		-
E-19 E-20	-	-	-	-	-	-	- 1	- 50,000	50,000
E-21	-	-	-	-	-	-	-	,	-

Single-Family Central Breakdown July 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	115,350	115,350	9	206,544	180,000
C-2	15	350,033	297,000	9	284,222	276,000
C-3	26	375,119	342,750	6	145,483	125,500
C-4	58	349,327	303,500	8	276,734	244,000
C-6	17	252,876	226,000	1	147,500	147,500
C-7	27	285,215	240,000	4	209,500	205,000
C-8	1	180,000	180,000	5	229,400	230,000
C-9	15	731,600	560,000	4	345,500	268,500
C-10	25	450,800	410,000	16	253,213	242,250
C-11	8	275,750	262,500	6	235,083	242,000
C-12	19	885,896	750,000	-	· -	-
C-13	20	263,245	256,750	1	210,000	210,000
C-14	20	393,795	315,250	-	· -	· -
C-15	29	298,659	282,000	8	191,500	182,000

	Townhouse Condominiums Sales Av. Price Med. Price			Cor <u>Sales</u>	ndominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	2	147.500	147.500	65	167,109	140.000	_	_	_
C-2	1	295,000	295,000	9	286,500	235,000	-	-	-
C-3	-	´ -	· -	2	218,000	218,000	-	-	-
C-4	-	-	-	8	213,994	121,375	-	-	-
C-6	-	-	-	2	94,000	94,000	-	-	-
C-7	3	155,333	146,000	22	150,232	147,000	-	-	-
C-8	3	159,167	152,500	39	126,937	116,000	-	-	-
C-9	-	· -	· -	6	219,125	202,375	-	-	-
C-10	-	-	-	3	188,300	182,000	-	-	-
C-11	-	-	-	10	77,010	67,000	-	-	-
C-12	2	285,500	285,500	-	· -	· -	-	-	-
C-13	6	165,417	154,000	10	190,900	180,500	-	-	-
C-14	5	257,200	247,000	17	207,706	205,000	-	-	-
C-15	29	154,055	149,500	29	209,829	128,000	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	8	160,650	165,000	-	_	_	-	-	-
C-2	5	424,000	395,000	-	-	-	-	-	-
C-3	1	242,500	242,500	1	152,000	152,000	-	-	-
C-4	1	280,000	280,000	1	96,000	96,000	-	-	-
C-6	-	· -	<i>′</i> -	-	<i>'</i> -	· -	-	-	-
C-7	2	222,500	222,500	-	-	-	-	-	-
C-8	6	233,000	226,750	-	-	-	-	-	-
C-9	-	· -	<i>′</i> -	10	177,450	200,000	-	-	-
C-10	-	-	-	-	<i>'</i> -	· -	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14		-	-	-	-	-	-	-	-
C-15		-	_	_	_	-	_	_	_

Single-Family North Breakdown July 1996

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2 N-3	31 44 59 32 11		357,323 312,411 396,979	302,000 265,000 388,000		3		208,667 225,000	224,000 225,000
N-4 N-5			286,207 241,527	263,662 188,500		4		166,500	169,250
N-6 N-7		34 52	274,865 228,770	245,000 220,000		1		175,000 152,750	175,000 155,750
N-8 N-10		39 11	303,649 259,550	270,000 258,000		1 2		222,000 171,500	222,000 171,500
N-11 N-12		67 18	300,815 236,614	280,000 218,500		- -		-	
N-13 N-14		5 16	416,670 264,781	471,350 220,000		- -		- -	-
N-15 N-16		26 18	209,502 241,694	198,825 214,000		-		- -	-
N-17 N-18		64 23	138,401 180,052	121,250 173,500		2		119,450 -	119,450
N-19 N-20		28 4	160,707 194,888	144,500 211,500		- -		- -	-
N-21 N-22		4 9	149,150 118,789	138,800 106,900		-		- -	
N-23 N-24		21 18	129,424 113,911	132,000 110,000		- 1		85,000	85,000
	To <u>Sales</u>	ownhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1	7	186,214	146,500	20	168,788	156,500	10	234,840	238,000
N-2 N-3	4 7	203,750 162,071	195,500 152,000	23 28	184,028 147,436	173,000 147,000	4 5	189,625 208,600	189,750 205,000
N-4 N-5 N-6	- - 1	184,000	- - 184,000	3 - 4	110,733 - 133,500	113,500 - 117,500	1 -	190,000	190,000
N-7 N-8	8 1	149,188 174,000	153,750 174,000	5 1	126,000 139,500	123,000 139,500	1	131,000	131,000
N-10 N-11	3	162,000	156,000	- 7	209,000	200,000	32 14	193,115 221,464	193,400 209,500
N-12 N-13	1	127,500	127,500	- -	203,000	200,000	-	-	209,300
N-14 N-15	-	-	-	<u>-</u>	- -	-	<u>-</u>	- -	-
N-16 N-17	-	-	-	-	- -	-	1 3	163,500 156,017	163,500 159,500
N-18 N-19	1 -	122,000	122,000	2	- 94,250	- 94,250	2 1	147,000 129,900	147,000 129,900
N-20 N-21	-	-	-	- -	, - -	, -	-	, - -	, - -
N-22 N-23	-		- -	- -	- -	-	1	- 114,500	114,500
N-24	1	157,500	157,500	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op . <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condomini <u>Av. Price</u>	iums <u>Med. Price</u>
N-1	2	214,000	214,000	-	-	-	-	-	-
N-2 N-3 N-4 N-5	3 5	247,833 190,500	245,000 186,500	- -	-	-	-	- -	-
	-	- -	- 	- -	- -	-	- -	- -	-
N-6 N-7	1 5	172,000 154,700	172,000 155,500	-	-	-	- -	- -	-
N-8 N-10 N-11 N-12	-	-	-	-	-	-	- -	- -	-
	-	-	- -	-	-	-	-	- -	-
N-13 N-14	-	-	- -	-	-	-	-	- -	-
N-15 N-16	4	143,750	145,000	-	-	-	-	- -	-
N-17 N-18	- - 2	- - 100.000	- - 122.000	-	-	-	-	-	-
N-19 N-20 N-21	2	123,000	123,000 - -	- -	-	-	-	-	-
N-21 N-22 N-23	-	-	- -	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	- -	-

Single-Family West Breakdown July 1996

	S	De ales	tached Houses Av. Price	Med. Price	,	Sales		etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17		10 20 27 25 13 26 26 41 22 32 43 34 17 8	303,650 258,825 148,759 174,268 192,562 173,503 239,415 336,549 249,955 184,922 226,452 273,553 224,347 213,000 237,918	259,250 231,750 141,000 162,500 186,500 161,000 230,750 308,000 250,000 180,000 197,000 238,250 230,000 202,250 212,500		7 37 11 8 17 2 1 3 3 6 5 13 7 5		175,214 168,197 147,073 160,550 182,059 148,700 131,900 189,000 173,833 159,567 175,200 154,977 172,807 175,600 165,864	169,000 167,000 157,000 172,500 182,000 148,700 131,900 185,000 170,000 154,450 182,500 156,000 175,900 152,000 166,000
W-18 W-19 W-20 W-21 W-22 W-23		14 48 69 109 3	167,429 240,270 233,712 283,628 198,967 189,049	173,000 232,750 213,000 250,000 197,000 178,000		6 1 21 2 -		151,567 189,900 166,405 165,250 - 143,269	144,250 189,900 167,000 165,250
W-24 W-25 W-26 W-27 W-28	122 52 1 1 51 67		179,858 179,858 148,000 327,000 208,875 214,499	176,000 177,500 148,000 327,000 189,000 193,000	177,500 148,000 327,000 189,000		26 22 - - 1 2		158,500 - - 133,500 126,000
	To <u>Sales</u>	ownhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apari <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8	- - 5 - 2 11 3	93,080 - 259,900 193,736 205,667	83,900 - 259,900 136,000 215,000	5 1 9 11 24 25 3 19	163,800 184,000 123,028 77,818 82,104 171,108 100,500 145,968 129,580	145,000 184,000 123,750 76,000 72,700 154,500 81,500 119,900	- - - - - -		-
W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18	10 4 10 17 11 18 1 2	121,090 138,750 150,710 119,706 126,773 148,850 249,000 114,750	215,000 116,450 130,500 129,000 100,000 131,000 149,200 249,000 114,750	19 13 8 9 72 10	78,679 106,685 98,656 92,156 106,029 147,710	79,000 107,000 93,750 79,000 101,250 122,500	3 1 9	168,375 - - 185,667 170,000 178,444	167,500 - 190,000 170,000 173,000
W-19 W-20 W-21 W-22	10 30 10	145,720 164,093 138,240	150,000 142,750 131,500	23 9 12	123,726 99,944 108,875	115,000 103,000 99,000	1 3	168,000 182,833	168,000 179,000
W-23 W-24 W-25 W-26	9 25 2	126,167 117,860 143,950	120,000 116,500 143,950	14 24 -	118,021 92,646 -	114,850 87,500 - -	3 - - -	161,933	162,000
W-27 W-28	3 2	108,833 125,250	94,500 125,250	3 -	126,667	130,000	1	131,000 192,000	131,000 192,000
W-1	Sales -	Attached/Row Av. Price	Med. Price	Sales	Apartments Av. Price	Med. Price	Sales	tached Condomin Av. Price	Med. Price
W-2 W-3 W-4 W-5 W-6	1 - - -	194,500 - - -	194,500 - - -	- - 1 2	- - 66,000 52,500	- - - 66,000 52,500	- - - -	- - - -	:
W-7 W-8 W-9	-	-	-	2	57,000	57,000	-		-
W-10 W-12	2	147,500	147,500	-	-	-	-	-	-
W-13 W-14	1 -	148,000	148,000	-	-	-	-	-	-
W-15 W-16 W-17	2	177,500	177,500	- -	- -	-	- - -	-	:
W-18 W-19 W-20 W-21 W-22	8 3 15	169,773 169,333 169,873	173,500 152,500 164,000	- - - -	- - - -	- - - -	- - 1 -	142,000 - -	142,000 -
W-23 W-24 W-25	17 8	141,241 137,063	136,500 135,500	- -	- - -	- - -	-	-	-
W-26 W-27 W-28	- - 2	125,000	125,000	- - -	- - -	- - -	- - -	- - -	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
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 1960	9,559 9,298		158,821,137	16,615 16,330	
1961	9,264		151,828,112 151,314,565	16,329 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	40.400	281,164,558	18,883	A 04 000
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967 1968	14,886 15,570	12,432 12,245	367,415,993 430,301,604	24,681 27,637	24,078 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
1974	20,680	17,318	1,160,586,426	56,121	52,806 57,501
1975 1976	26,088 22,575	22,020 19,025	1,517,817,465 1,417,814,546	58,180 62,805	57,581 61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	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	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983 1984	34,896 36,206	30,046 31,905	3,668,093,732 3,845,980,469	105,115 106,225	101,626 102,318
1985	51,514	45,509	5,957,686,711	115,652	102,316
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	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 1991	31,652	26,779	8,264,140,752	261,094	255,020
1991	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	32,100	,	,,	2.0,.00	_55,6_
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 4,340	4,172 3,721	1,012,394,725	205,771	202,297
July August	4,340 4,920	3,721 4,179	935,364,497 1,004,199,245	215,522 204,106	202,686 198,594
Septembe		3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
Novembe		3,295	838,187,466	206,450	197,999
Decembe	r 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
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865 5,325	4,979 4,530	1,248,550,730	212,882	204,392
July TOTAL	5,325 37,556	4,539 31,881	1,103,019,345 7,725,671,573	207,140 205,711	199,856 198,984
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^{*} Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

