May, 1996

May sales mark best month of May in a decade

Toronto - Tuesday, June 4, 1996 — Members of the Toronto Real Estate Board reported 5,514 sales of single-family dwellings in May, rising 46 per cent from 3,785 sales in May of 1995, and up 9 per cent from the 5,070 sales recorded in April.

"The resale housing market has been steadily gaining momentum, and May's sales figures mark the best month to date, and the best month of May since 5,780 properties sold in May 1986," says Toronto Real Estate Board President Jerry England. "We are experiencing a healthy market, finely balanced by the realistic expectations of both buyers and sellers. This bodes well for the remainder of 1996."

England noted that average prices rose slightly to \$201,847 from \$198,445 recorded in April. Median prices also inched upward, rising 2 per cent to \$176,000 from \$173,000 recorded in April.

England also pointed out that today's market, sustained by affordability and low interest rates, appears to be in a recovery mode. "We expect to see a strong summer market and could see sales surpass 1994

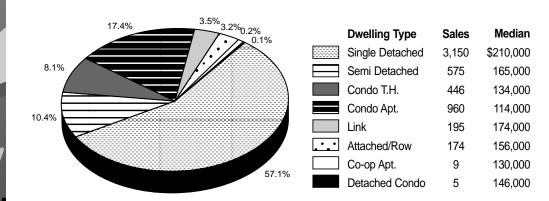
levels by the end of the year." He added that the number of active listings jumped 4 per cent in May to 28,024 from the 26,931 recorded in April.

TREB's 5,514 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,112,988,217, and averaged \$201,847. The median price was \$176,000.

Breaking down the total 2,077 sales were reported in TREB's 27 West districts and averaged \$186,518; 804 sales were reported in the 14 Central districts and averaged \$271,133; 1,086 sales were reported in the 23 North districts and averaged \$230,005; and 1,547 sales were reported in TREB's 21 East districts and averaged \$166,654.

In addition to the sales of single-family dwellings, TREB Members reported 969 sales of properties of other types (P.O.T.) during May moving the total to 6,483. The dollar volume for properties of all types (P.A.T.) was \$1,335,304,585, and the average price was \$205,970.

Single-Family Residential Breakdown



Housing Market Indicators

	May 1995	May 1996	% Change
Sales*	3,785	5,514	(+46%)
New Listings*	7,990	9,256	(+16%)
Active Listings**	30,557	28,024	(-8%)

^{*} Single-Family Dwellings Only

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	10000	Jan	Feh	Mar	Apr	May	June	.lulv	Aug	Sen	Oct	Nov	Dec	

Number of MLS Sales

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

Number of New MLS Listings

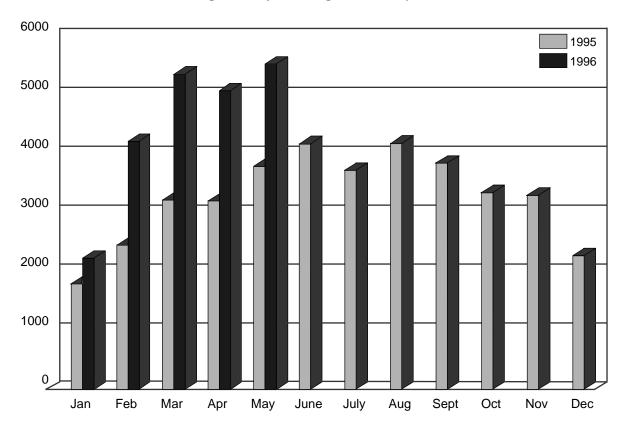
6000

S.F.D

POT

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — May

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	do T.H.
Up	to	\$90,000	336	(6.1)	245	(25.5)	28	(6.3)
90,001	to	110,000	344	(6.2)	206	(21.5)	57	(12.8)
110,001	to	120,000	238	(4.3)	86	(9.0)	61	(13.7)
120,001	to	130,000	282	(5.1)	90	(9.4)	55	(12.3)
130,001	to	140,000	285	(5.2)	52	(5.4)	62	(13.9)
140,001	to	150,000	322	(5.8)	46	(4.8)	44	(9.9)
150,001	to	160,000	341	(6.2)	34	(3.5)	51	(11.4)
160,001	to	170,000	389	(7.0)	34	(3.5)	24	(5.4)
170,001	to	180,000	381	(6.9)	28	(2.9)	18	(4.0)
180,001	to	190,000	319	(5.8)	24	(2.5)	11	(2.5)
190,001	to	200,000	221	(4.0)	12	(1.3)	4	(0.9)
200,001	to	225,000	536	(9.7)	31	(3.2)	12	(2.7)
225,001	to	250,000	394	(7.1)	20	(2.1)	8	(1.8)
250,001	to	300,000	485	(8.8)	20	(2.1)	9	(2.0)
300,001	to	400,000	369	(6.7)	17	(1.8)	_	(—)
400,001	to	500,000	148	(2.7)	7	(0.7)	1	(0.2)
500,001	to	750,000	97	(1.8)	6	(0.6)	1	(0.2)
750,000	to	1,000,000	20	(0.4)	2	(0.2)	_	(—)
1,000,001	to	1,500,000	5	(0.1)	_	(—)	_	(—)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			5,514	100.0	960*	100.0	446**	100.0

^{* 960} condominium apartments sold for \$127,539,116, averaging \$132,853

^{** 446} condominium townhouses sold for \$62,752,131, averaging \$140,699.

Single-Family Residential May 1996

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-14 E-15 E-16 E-17 E-18 E-19	236 228 424 193 384 163 396 287 196 197 239 92 295 319 315 482 260 22 21 73	131 127 204 88 188 84 178 141 95 112 123 52 155 149 139 203 123 15 12	66 59 137 61 107 46 103 84 66 56 85 28 100 111 122 175 78 7	\$11,343,300 13,551,800 21,170,566 8,486,400 20,166,200 10,420,484 18,639,548 14,062,300 10,416,715 10,636,231 12,061,450 4,658,450 17,979,750 17,897,435 21,084,950 22,479,490 10,889,730 2,144,000 1,742,500 2,262,000	\$171,868 229,692 154,530 139,121 188,469 226,532 180,966 167,408 157,829 189,933 141,899 166,373 179,798 161,238 172,827 128,454 139,612 306,286 193,611 161,571	\$169,700 205,000 151,750 158,000 175,000 165,250 176,000 164,500 171,800 189,550 146,000 151,000 189,000 159,000 162,500 125,000 212,500 212,500
E-21 Total	125 4,947	46 2,397	33 1,547	5,720,278 \$257,813,577	173,342 \$166,654	174,378 \$159,000
West	7,0	_,	- , -	4,	, ,	¥ 123,232
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	134 208 256 202 211 199 105 425 198 264 286 329 178 296 308	76 105 138 108 90 115 54 234 104 138 143 193 80 130 158	45 49 45 71 71 66 40 130 42 78 72 88 60 125 100	\$9,232,150 11,335,650 6,261,900 10,306,750 9,488,900 11,882,661 9,987,000 33,218,492 6,840,250 10,485,557 13,609,750 19,875,547 10,423,750 16,505,950 19,466,513	\$205,159 231,340 139,153 145,165 133,646 180,040 249,675 255,527 162,863 134,430 189,024 225,858 173,729 132,048 194,665	\$185,000 209,000 144,000 142,000 111,900 168,730 254,450 218,450 144,500 175,250 195,500 162,500 117,000 182,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	89 355 410 461 13 513 381 25 11 172 243	32 170 180 202 3 193 131 7 1 21	36 114 182 203 2 211 147 6 - 21 73	5,249,400 21,682,797 34,668,638 49,517,900 340,000 35,394,300 22,343,800 878,700	145,817 190,200 190,487 243,931 170,000 167,745 151,999 146,450	148,450 187,000 178,000 230,000 170,000 163,000 149,000 128,100
Total	6,272	2,914	2,077	\$387,397,845	\$186,518	\$171,000

May 1996 Continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	363	183	99	\$18,152,900	\$183,363	\$157,000
C-2	287	174	49	17,111,000	349,204	268,000
C-3	239	142	57	17,715,223	310,793	218,500
C-4	404	225	96	30,766,913	320,489	287,500
C-6	78	38	17	4,484,600	263,800	265,000
C-7	192	106	59	12,109,600	205,247	205,000
C-8	227	117	55	9,054,150	164,621	160,000
C-9	133	87	29	16,446,300	567,114	485,000
C-10	223	135	57	18,766,550	329,238	277,000
C-11	92	39	43	10,632,450	247,266	233,000
C-12	211	132	30	12,842,450	428,082	440,000
C-13	167	86	57	11,986,125	210,283	191,000
C-14	260	150	55	15,650,788	284,560	255,000
C-15	374	194	101	22,271,988	220,515	193,500
Total	3,250	1,808	804	\$217,991,037	\$271,133	\$227,500
<u>North</u>						
N-1	337	173	79	\$22,617,750	\$286,301	\$247,000
N-2	317	164	106	28,660,900	270,386	255,000
N-3	474	245	116	31,611,765	272,515	237,250
N-4	173	105	50	13,347,000	266,940	256,000
N-5	41	22	14	3,550,900	253,636	273,950
N-6	237	123	76	19,768,275	260,109	222,750
N-7	230	116	100	19,317,388	193,174	189,000
N-8	261	144	45	11,842,100	263,158	250,000
N-10	159	82	58	12,424,190	214,210	203,500
N-11	444	247	113	31,242,156	276,479	254,000
N-12	82	45	10	2,453,900	245,390	212,000
N-13	48	24	10	3,309,800	330,980	226,500
N-14	96	50	29	8,011,900	276,272	250,000
N-15	87	40	19	3,900,200	205,274	206,000
N-16	85	44	16	2,901,400	181,338	168,750
N-17	262	108	81	10,483,800	129,430	129,500
N-18	107	48	40	6,293,600	157,340	163,850
N-19	99	36	40	5,971,934	149,298	135,000
N-20	25	12	9	2,131,400	236,822	232,000
N-21	18	7	10	1,391,200	139,120	129,950
N-22	54	17	21	2,714,700	129,271	129,000
N-23 N-24	118 72	42 26	21 23	3,067,500 2,772,000	146,071 120,522	135,000 118,500
Total	3,826	1,920	1,086	\$249,785,758	\$230,005	\$205,375
Grand						
Total	18,295	9,039	5,514	\$1,112,988,217	\$201,847	\$176,000

Listed includes Reruns: East (2,397-48%)

West (2,914-46%) Central (1,808-56%) North (1,920-50%)

^{*} Sales to Listings Ratio (SFD only): 30.1%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	49	96%
WEST	54	96%
CENTRAL	57	95%
NORTH	64	96%
TOTAL	55	96%

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

Five Month Single-Family January to May 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-19	1,105 959 1,807 802 1,500 721 1,614 1,223 828 851 1,119 399 1,518 1,475 1,390 2,258 1,137 110 127 352	302 267 578 248 407 183 457 351 253 221 353 131 435 532 479 820 310 20 29 73	\$52,251,977 57,016,635 90,049,966 34,610,800 73,154,950 35,067,922 81,698,304 55,371,802 39,557,608 42,796,669 50,744,650 20,560,150 80,179,540 84,247,260 79,730,650 101,266,590 42,876,932 6,400,400 5,368,300 10,729,078	\$173,020 213,545 155,796 139,560 179,742 191,628 178,771 157,754 156,354 193,650 143,753 156,948 184,321 158,360 166,452 123,496 138,313 320,020 185,114 146,974	\$164,000 190,000 154,950 154,500 171,500 163,000 173,000 159,950 165,000 192,625 144,000 150,000 180,000 157,250 160,000 120,750 132,250 257,000 168,500 142,500
E-21	467	120	18,549,278	154,577	150,000
Total	21,762	6,569	\$1,062,229,461	\$161,703	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	661 909 1,135 883 1,044 961 438 1,682 794 1,333 1,213 1,479 799 1,412 1,465	198 226 234 235 267 263 142 448 164 362 294 377 256 512 492	\$38,547,280 48,159,250 31,549,230 34,990,550 35,529,650 46,295,511 34,323,411 114,917,275 28,009,600 50,192,845 57,789,088 84,333,602 42,157,050 63,386,745 93,397,548	\$194,683 213,094 134,826 148,896 133,070 176,029 241,714 256,512 170,790 138,654 196,562 223,697 164,676 123,802 189,832	\$178,500 193,500 135,000 148,000 120,000 163,500 236,250 221,900 166,750 153,000 174,500 190,000 161,000 112,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	2 376 1,719 1,888 1,982 41 2,304 1,553 88 15 302 983	140 519 695 706 7 915 639 21 - 55	19,918,700 99,125,120 130,240,098 167,299,466 1,256,000 152,094,825 95,166,087 2,955,700 10,714,900 62,542,981	142,276 190,993 187,396 236,968 179,429 166,224 148,930 140,748	148,000 188,000 174,750 222,250 175,000 161,000 149,000 135,200
Total	27,461	8,465	\$1,544,892,512	\$182,504	N/A

Five Month Single-Family continued January to May 1996

<u>Area</u>	Listed	<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	1,661 1,142 993 1,662 283 866 1,075 626 936 415 860 660 1,174 1,561	368 224 209 405 67 261 241 126 207 155 127 212 220 403	\$66,889,549 67,484,498 70,256,403 134,597,494 17,584,551 52,946,688 41,375,980 64,106,350 70,199,500 31,694,050 69,283,053 44,856,373 67,587,526 90,748,188	\$181,765 301,270 336,155 332,339 262,456 202,861 171,685 508,781 339,128 204,478 545,536 211,587 307,216 225,182	\$150,000 208,250 236,500 300,000 244,000 200,000 157,000 457,500 279,750 220,000 450,000 193,250 255,000 195,000
Total	13,914	3,225	\$889,610,203	\$275,848	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	1,254 1,431 2,014 803 274 875 1,024 1,219 730 1,903 337 201 436 401 396 1,060 403 477 101 68 186 479 278	308 377 414 181 53 249 358 229 200 449 62 34 81 122 88 323 120 178 25 24 60 94 75	\$84,694,604 97,404,318 111,296,881 46,555,550 13,842,300 60,084,658 70,146,063 62,319,390 43,013,590 120,441,811 15,239,550 9,645,800 22,279,400 23,615,200 16,240,700 41,360,850 19,206,300 26,063,572 5,391,900 3,395,900 8,086,400 13,239,300 8,682,000	\$274,982 258,367 268,833 257,213 261,175 241,304 195,939 272,137 215,068 268,245 245,799 283,700 275,054 193,567 184,553 128,052 160,053 146,425 215,676 141,496 134,773 140,844 115,760	\$243,500 240,750 223,200 240,900 259,900 210,500 186,450 255,000 198,250 250,000 223,000 204,500 247,750 185,000 176,950 129,000 137,450 198,500 143,000 134,000 129,250 115,000
Total	16,350	4,104	\$922,246,037	\$224,719	N/A
Grand Total	79,487	22,363	\$4,418,978,213	\$197,602	N/A

Includes Re-runs:

East	9,798	West	11,923
Central	7,385	North	7,527

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

Single-Family East Breakdown May 1996

	Sa	Det ales	ached Houses Av. Price	Med. P	<u>rice</u>	<u>Sales</u>		etached 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-17 E-18 E-19 E-20 E-21		10 19 60 33 45 41 37 51 39 44 26 17 64 79 74 18 49 7 9 13	180,170 310,821 188,823 177,480 242,618 237,768 239,995 199,778 186,091 206,664 179,858 192,665 202,259 174,100 195,339 140,847 150,463 306,286 193,611 163,538 175,622	181,50 295,00 173,25 171,00 239,80 174,90 215,00 182,70 205,75 170,25 168,00 201,25 172,00 182,75 137,25 155,50 255,00 212,50 175,00	50 50 50 50 50 50 50 50 50 50 50 50 50 5	51 35 36 3 10 2 15 3 4 2 11 3 4 7 5 29 4		173,249 195,691 172,805 139,333 169,230 151,500 178,173 152,333 161,400 165,500 152,355 133,150 155,625 136,286 131,200 110,266 106,625	169,900 200,000 167,450 137,000 167,400 151,500 177,000 161,000 164,800 153,000 132,000 134,250 137,000 109,000
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Co <u>Sales</u>	ndominium A _l <u>Av. Price</u>	oartments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-5 E-6 E-7 E-10 E-11 E-12 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	2 4 - 3 16 1 8 4 7 5 10 4 11 5 6 12 	118,000 150,750 - 123,300 156,344 135,000 146,550 122,425 104,795 125,900 131,700 107,825 117,991 103,780 112,542 85,125	118,000 148,500 - 123,000 143,250 135,000 144,500 129,950 115,900 114,000 134,000 110,150 116,000 106,000 118,125 85,750	1 41 22 31 2 27 25 16 4 21 1 8 6 12 5	194,000 88,298 83,711 132,004 117,000 114,065 109,336 111,250 102,125 90,262 85,000 155,438 94,731 130,654 73,300	194,000 78,000 83,500 114,000 117,000 105,000 105,000 100,750 89,000 85,000 147,750 93,475 135,625 78,000	3 7 1 2 3 4 6 17 8 18	216,333 189,911 193,500 174,000 185,000 155,800 138,725 157,708 153,700 126,250 129,197	220,000 - 193,880 193,500 - 174,000 185,000 158,900 138,450 160,750 153,000 131,750 130,500 - - 136,000 139,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	-op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10	3 2 - 9	156,633 - - - 156,750 - 167,289	165,000 - - 156,750 - 168,500	- - - - - - -	- - - - - -		-	- - - - - - -	-
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	11 9 7 8 3 7 -	138,795 - 146,267 146,571 139,738 87,933 109,284	141,000 145,900 139,000 137,750 104,900 115,000	- - - - - - - - -	- - - - - - - -		4 - - 1 - - - -	150,000	148,000 - 130,000 - - - - -

Single-Family Central Breakdown May 1996

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pr	rice	<u>Sales</u>		etached Houses Av. Price	Med. Price
C-1 C-2 C-3 C-4 C-6		4 10 38 78 16	236,500 519,450 352,403 343,079 272,006	238,00 350,00 329,91 309,00 273,00	0 1 0	20 19 8 5		202,915 282,132 212,750 283,880	195,000 218,000 154,000 232,500
C-7 C-8 C-9 C-10 C-11		31 2 14 38 25	243,376 378,750 797,821 378,526 321,890	228,00 378,75 690,00 364,00 330,00	0 0 0 0 0	1 4 3 12 6		205,000 240,375 647,667 247,792 261,783	205,000 236,000 598,000 242,000 244,100
C-12 C-13		24 20	480,352 300,636	457,50 271,00	0	11		196,636	185,000
C-14 C-15		27 37	367,903 331,886	285,00 295,00		14		198,779	195,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <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
C-1	2	157,500	157,500	67	175,710	133,000	-	-	-
C-2 C-3	-	-	-	15 7	334,267 260,771	200,000 260,000	-	-	-
C-4 C-6	-	-	-	13 1	199,024 132,500	170,500 132,500	-	-	-
C-7	4	153,738	146,750	22	160,609	142,750	1	211,600	211,600
C-8 C-9	3	198,400 -	185,000 -	41 8	139,950 333,725	136,000 257,500	-	-	-
C-10	2	262,500	262,500	4	147,513	129,450	-	-	-
C-11 C-12	5 2	220,400	225,000	12 1	84,542 212,000	75,000 212,000	-	-	-
C-13	2	150,000	150,000	24	146,267	140,000	-	-	-
C-14 C-15	3 29	233,000 146,528	229,000 153,300	22 20	184,814 138,324	185,500 121,800	1	193,500	193,500
		Attached/Row		Co-	op Apartmen	ts	De	etached Condom	iniums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	6	176,833	162,500	_	-	_	_	_	_
C-2	5 2	308,400	320,000	-	106.750	106.750	-	-	-
C-3 C-4	-	291,500	291,500 -	2	106,750 -	106,750 -	-	-	-
C-6 C-7	-	-	-	-	-	-	-	-	-
C-7 C-8	5	200,400	200,000	-	-	-	-	-	-
C-8 C-9	-	· -	· -	4	166,000	169,500	-	-	-
C-10 C-11	1	294,000	294,000	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13 C-14	3	317,500	292,500	-	-	-	-	-	-
C-15	-	-		-	-	-	-	-	-

Single-Family North Breakdown May 1996

	<u>s</u>	Def ales	tached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2		39 72	384,783 306,798	331,000 285,500		2		- 211,750	211,750
N-3 N-4		72 41	338,557 291,846	333,000 272,000		4		161,625	161,250
N-5 N-6		14 58	253,636 281,444	273,950 244,500		-		155,167	158,500
N-7 N-8		76 40	210,741 273,003	201,500 255,000		3 5 2		138,700 187,750	142,500 187,750
N-10		15	274,800	275,000		1		167,000	167,000
N-11 N-12		74 10	312,755 245,390	284,000 212,000		3 -		180,667 -	180,000
N-13 N-14 N-15		10 28 18	330,980 282,211 211,122	226,500 258,000 211,000		1		110,000	110,000
N-16 N-17		13 77	189,146 129,186	174,000 125,000		1		133,500	133,500
N-18 N-19		27 32	168,163 157,389	173,000 153,450		4 3		128,750 118,833	127,500 120,500
N-20 N-21		9 10	236,822 139,120	232,000 129,950		-		- -	-
N-22 N-23		19 21	133,353 146,071	133,000 135,000		- -		- -	-
N-24		23	120,522	118,500		-		-	-
	To <u>Sales</u>	wnhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apari <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1	12	174,450	149,500	17 16	176,165	167,000	10	229,500	229,750
N-2 N-3 N-4 N-5	6 11 -	209,417 184,616 -	201,000 198,000 -	21 3	180,244 136,828 112,500	168,950 137,500 121,000	8 5 -	191,069 203,700 -	185,000 205,000 -
N-6	5	250,900	158,000	4	160,150	167,800	3	181,133	186,500
N-7 N-8	11	136,241	130,000	5 1	131,780 200,000	128,000 200,000	1	157,000	157,000
N-10 N-11	3 3	177,880 170,667	174,880 170,000	- 13	227,231	205,000	39 20	194,912 204,515	195,000 192,250
N-12 N-13	-	-	-	-	-	-	-	-	-
N-14 N-15	-	-	- -	<u>-</u> 1	100,000	100,000	-	- -	-
N-16 N-17	1 1	135,000 130,000	135,000 130,000	1	113,000	113,000	1 1	167,500 160,000	167,500 160,000
N-18 N-19	2 2	124,250	124,250	1	84,000	84,000	6	150,950	150,500
N-20	-	109,000	109,000	-	-	-	-	- -	-
N-21 N-22	-	-	-	-	-	-	1	116,000	116,000
N-23 N-24	-		-	-	-	-	-	- -	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op Sales	Apartments Av. Price	Med. Price	De Sales	tached Condomini Av. Price	ums Med. Price
N-1	1	228,000	228,000		_	_		-	
N-2 N-3	2 7	239,500 187,571	239,500 182,000	-	-	-	-	-	-
N-4 N-5	2	198,650	198,650	-	-	-	-	-	-
N-6	3	180,167	178,000	-	-	-	-	-	-
N-7 N-8	2 2	146,500 173,250	146,500 173,250	-	-	- -	-	- -	-
N-10 N-11	-	-	-	-	-	-	-	-	-
N-12 N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15 N-16	1	140,000	140,000	-	-	-	-	-	-
N-17 N-18	-		-	-	-	-	-	- -	-
N-19 N-20	3	120,333	119,000	-	-	- -	-	- -	-
N-21 N-22	- 1	65,000	- 65,000	-	-	-	-	-	-
N-23	-	05,000 -	65,000	-	-	- -	-	- -	-
N-24	-	-	-	-	-	-	-	-	-

Single-Family West Breakdown May 1996

	Sa	Def ules	tached Houses <u>Av. Price</u>	Med. Price	.,	<u>Sales</u>		etached Houses Av. Price	Med. Price
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	18 26 28 37 17 42 33 85 14 36 44 51 23 24		264,444 283,475 140,964 184,626 215,241 173,799 260,182 313,545 246,393 178,782 227,631 296,674 247,170 206,604 237,409	227,000 282,000 144,000 166,500 213,000 265,000 265,000 236,250 172,750 214,000 265,000 235,000 235,000 223,000		12 15 11 7 16 2 2 1 1 1 5 12 3 6 19		183,475 174,820 158,227 185,071 174,244 156,000 174,000 197,000 155,800 177,500 173,800 151,833 183,333 177,233 167,547	177,000 160,000 170,000 190,000 175,500 156,000 174,000 197,000 155,800 177,500 174,000 151,498 173,000 169,750 166,000
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25	12 61 104 153 1 123 63 2		166,958 235,122 223,538 268,933 230,000 190,306 186,887 217,000	175,500 223,000 209,000 253,500 230,000 179,000 217,000	223,000 209,000 253,500 230,000 179,000 177,000			153,160 182,167 165,940 169,914 150,230 154,690	150,500 185,000 164,500 167,000 150,000
W-26 W-27 W-28	18 62		193,550 211,082	173,250 193,500		- 3 117		117,333	117,000
	To <u>Sales</u>	wnhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar <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 W-9 W-10 W-12 W-13 W-14 W-15 W-17 W-18 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-25 W-25 W-27 W-28	1 - 1 9 -	259,900 - - 118,000 88,033 -	18,000 118,000	12 3 6 26 29 21 5	144,046 188,333 95,733 79,312 77,572 195,100 210,600	120,650 161,000 92,000 76,750 75,000 178,000 205,000	- - - - 1	- - - - 174,000	- - - - 174,000
	11 4 12 7 19 13 18 23	155,591 238,100 118,417 138,786 122,911 135,069 136,967 147,398	155,000 192,000 115,750 130,000 128,000 143,000 136,000 146,750	32 22 29 16 6 16 76	142,959 101,093 84,514 109,594 97,983 89,153 103,384 173,314	122,550 78,250 82,000 104,500 89,450 76,250 102,500 138,500	- - - - 5 1 4	201,300 161,500 167,875	201,000 161,500 165,000
	8 14 46 9 1 18 18	108,125 151,271 138,917 148,722 110,000 122,350 113,025	111,000 150,750 129,750 154,000 110,000 118,250 107,950	1 25 4 13 - 18 31	83,500 110,122 97,225 128,942 	83,500 105,000 81,450 117,000 	- - 1 5 - 8 1	162,000 168,300 158,956 163,000	162,000 167,000 157,000 163,000
	3 2	111,175 - 115,833 142,250	119,750 - 115,000 142,250	- - -	- - -	- - -	- - -	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomini <u>Av. Price</u>	ums <u>Med. Price</u>
W-1 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 W-21 W-23 W-24	2 4 - - - -	141,000 170,750 - - - - -	141,000 131,500 - - - - -	- 1 - - - - 1	95,000 - - - - - 84,000	95,000 - - - - - - 84,000	- - - - - -	-	-
	- - - - - 2	- - - - 162,425	162,425	1 - - - - -	58,500 - - - - - -	58,500 - - - - - - -	- - - - -	: : :	:
	11 3 16 - 22 3	174,818 165,667 207,844 142,441 138,000	173,000 169,000 180,500 139,750 147,000	- - - - - -	- - - - -	: : : :	- - - - -	- - - - - -	-
W-25 W-26 W-27 W-28	- - 6	141,083	143,000	- - -	- -	- - -	-	- - -	:

Year	* Number of Sales (Property of all types)	* 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	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		281,164,558	18,883	
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
1974	20,680	17,318	1,160,586,426	56,121	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	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	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	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	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
1995					
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		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
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
TOTAL	26,366	22,363	5,374,101,498	203,827	197,602

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

