For Further Information: 443-8151

April, 1997

April market breaks 6,400

TORONTO - Thursday, May 1, 1997— The spring market is heating up with Members of the Toronto Real Estate Board (TREB) reporting 6,423 sales of single-family dwellings last month. April's sales are up 16 per cent from 5,550 in March, and up 27 per cent from 5,070 recorded in April, 1996.

Looking at prices, the average rose one per cent to \$213,107 from \$210,207 in March, and the median rose slightly to \$185,000 from \$183,650. Compared to April last year, the average was up seven per cent from \$198,445 and the median also rose seven per cent from \$173,000.

Commenting on April's outstanding performance, TREB President Jerry England simply said "I think the market speaks for itself."

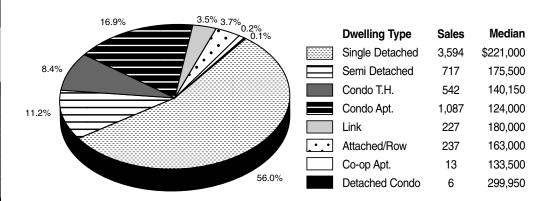
TREB's 1997 inventory continued to rise in April with 22,311 active listings at months' end, up nine per cent from 20,459 in March.

TREB's 6,423 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,368,788,641 and averaged \$213,107. The median price was \$185,000.

Breaking down the total 2,381 sales were reported in TREB's 27 West districts and averaged \$197,337; 916 sales were reported in the 14 Central districts and averaged \$308,688; 1,189 sales were reported in the 23 North districts and averaged \$236,212; and 1,937 sales were reported in TREB's 21 East districts and averaged \$173,111.

In addition to the sales of single-family dwellings, TREB Members reported 1,203 sales of properties of other types (P.O.T.) during April moving the total to 7,626. The dollar volume for properties of all types (P.A.T.) was \$1,747,789,607, and the average price was \$229,188.

Single-Family Residential Breakdown



Housing Market Indicators

	April 1996	April 1997	% Change
Sales*	5,070	6,423	(+27%)
New Listings*	8,420	9,898	(+17%)
Active Listings**	26,931	22,311	(-17%)

^{*} Single-Family Dwellings Only

	Jan	Feb	Ма	r Apr	Ma	y Jun	e Jul	y Au	g Sep	Oc	t Nov	De
								Y				1
			Nur	nber	of A	Activ	e Mi	LS L	istin	gs		
30000	_											
25000												
20000												
15000												
10000												
5000												

Number of MLS Sales

Mar Apr May June July Aug Sept

Number of New MLS Listings

7000

6000

5000

4000

3000

25000

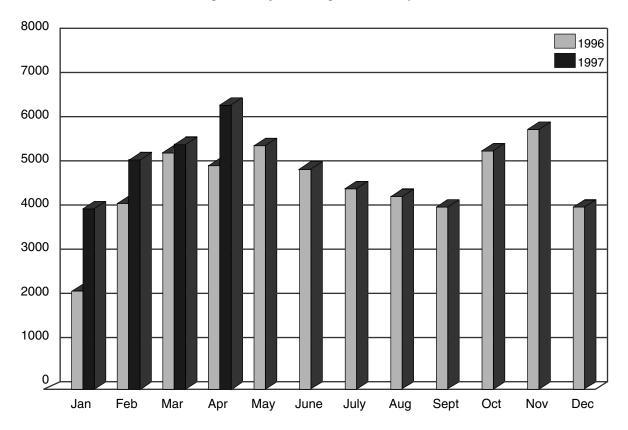
20000

10000

S.F.D

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — April

Pric	Price Range			I S.F.D.	Co	ndo Apt.	Cor	Condo T.H.		
Up	to	\$90,000	282	(4.4)	188	(17.3)	33	(6.1)		
90,001	to	110,000	356	(5.5)	207	(19.0)	50	(9.2)		
110,001	to	120,000	277	(4.3)	124	(11.4)	57	(10.5)		
120,001	to	130,000	280	(4.4)	84	(7.7)	73	(13.5)		
130,001	to	140,000	294	(4.6)	73	(6.7)	58	(10.7)		
140,001	to	150,000	352	(5.5)	61	(5.6)	62	(11.4)		
150,001	to	160,000	392	(6.1)	51	(4.7)	60	(11.1)		
160,001	to	170,000	379	(5.9)	32	(3.0)	43	(7.9)		
170,001	to	180,000	392	(6.1)	31	(2.9)	27	(5.0)		
180,001	to	190,000	421	(6.6)	42	(3.9)	15	(2.8)		
190,001	to	200,000	317	(4.9)	28	(2.6)	16	(3.0)		
200,001	to	225,000	648	(10.1)	63	(5.8)	19	(3.5)		
225,001	to	250,000	529	(8.2)	34	(3.1)	11	(2.0)		
250,001	to	300,000	656	(10.2)	21	(1.9)	14	(2.6)		
300,001	to	400,000	494	(7.7)	33	(3.0)	3	(0.5)		
400,001	to	500,000	180	(2.8)	6	(0.6)	_	(—)		
500,001	to	750,000	126	(2.0)	7	(0.6)	1	(0.2)		
750,000	to	1,000,000	28	(0.4)	1	(0.1)	_	(—)		
1,000,001	to	1,500,000	14	(0.2)	1	(0.1)	_	(—)		
Over		1,500,000	6	(0.1)	_	(—)	_	(—)		
TOTAL			6,423	100.0	1,087*	100.0	542**	100.0		

^{* 1,087} condominium apartments sold for \$158,971,277, averaging \$146,247

^{** 542} condominium townhouses sold for \$79,656,370, averaging \$146,967.

Single-Family Residential April 1997

			Aprii	April 1007			
<u>Area</u>	<u>Listed</u>	Re-Runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price	
<u>East</u>							
E-1	276	130	84	\$15,581,575	\$185,495	\$178,000	
E-2	218	85	82	20,153,470	245,774	222,500	
E-3	387	175	138	24,131,900	174,869	174,500	
E-4	154	58	76	12,093,800	159,129	167,500	
E-5	313	122	145	28,024,563	193,273	192,000	
E-6	182	89	67	12,305,300	183,661	172,000	
E-7	378	139	147	27,080,146	184,219	186,800	
E-8	287	131	101	16,835,436	166,687	153,000	
E-9	215	87	64	11,368,600	177,634	181,250	
E-10	193	81	74	16,181,450	218,668	211,500	
E-11	220	99	99	15,641,750	157,997	160,000	
E-12	53	16	38	6,397,950	168,367	162,000	
E-13	310	125	122	23,095,717	189,309	180,000	
E-14	342	115	152	25,519,115	167,889	163,000	
E-15	251 501	102	129	22,305,900	172,914	168,000	
E-16	591	253	251	32,462,800	129,334	124,000	
E-17 E-18	263	109	108	15,619,100 1,178,000	144,621	142,000	
E-19	16 18	9 9	4 3	584,000	294,500 194,667	260,500 164,000	
E-20	54	17	18	2,989,300	166,072	147,250	
E-21	114	37	35	5,765,600	164,731	158,000	
L-Z I	114	37	33	3,703,000	104,731	130,000	
Total	4,835	1,988	1,937	\$335,315,472	\$173,111	\$166,000	
<u>West</u>							
W-1	137	51	55	\$11,428,300	\$207,787	\$190,000	
W-2	196	89	61	14,227,635	233,240	212,000	
W-3	252	98	73	11,238,750	153,955	150,000	
W-4	153	57	55	8,891,800	161,669	160,000	
W-5	228	89	87	13,330,050	153,219	169,900	
W-6	207	91	86	17,034,200	198,072	185,000	
W-7	109	47	43	10,878,870	252,997	250,000	
W-8	339	169	129	39,473,200	305,994	260,000	
W-9	153	76	53	10,368,750	195,637	196,000	
W-10	286	116	95	14,047,625	147,870	165,000	
W-12	252 282	106 128	102	22,329,900	218,921	182,500	
W-13 W-14	202 198	78	123 65	28,126,550 12,899,830	228,671 198,459	205,000 190,000	
W-15	320	116	137	19,912,900	145,350	126,500	
W-16	265	100	142	29,449,650	207,392	203,950	
W-17	1	-	-	23,443,636	207,002	200,000	
W-18	78	30	36	5,353,700	148,714	157,250	
W-19	346	139	138	28,133,278	203,864	205,000	
W-20	430	193	180	38,109,240	211,718	189,000	
W-21	221	88	112	27,092,802	241,900	212,500	
W-22	8	4	2	440,500	220,250	220,250	
W-23	540	177	255	45,716,685	179,281	171,000	
W-24	416	145	205	33,279,650	162,340	158,000	
W-25	17	7	6	1,032,500	172,083	165,500	
W-26	1	1	-	-	-	-	
W-27	116	49	57	9,941,500	174,412	170,000	
W-28	232	81	84	17,120,600	203,817	194,500	
Total	5,783	2,325	2,381	\$469,858,465	\$197,337	\$182,000	

April 1997 continued

<u>Area</u>	Listed	Re-Runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>						
C-1	323	120	93	\$19,953,100	\$214,549	\$187,500
C-2	230	103	61	18,502,871	303,326	228,000
C-3	169	81	62	27,622,275	445,521	367,500
C-4	256	103	104	40,983,694	394,074	374,500
C-6	61	31 07	17	4,663,500	274,324	263,000
C-7 C-8	210 231	97 105	74 75	18,123,296 15,126,400	244,909	224,750 172,000
C-8 C-9	231 97	53	33	18,160,400	201,685 550,315	385,000
C-10	186	91	70	23,519,550	335,994	275,550
C-11	94	38	38	9,316,001	245,158	252,500
C-12	186	107	43	28,358,750	659,506	565,500
C-13	192	97	61	13,206,130	216,494	201,000
C-14	315	141	64	18,688,762	292,012	248,000
C-15	287	123	121	26,533,738	219,287	205,000
Total	2,837	1,290	916	\$282,758,467	\$308,688	\$249,450
<u>North</u>						
N-1	238	106	72	\$19,019,275	\$264,157	\$239,500
N-2	232	91	100	26,274,300	262,743	250,000
N-3	405	177	102	30,515,740	299,174	283,500
N-4	197	80	57	15,312,580	268,642	243,000
N-5	50	19	14	5,406,000	386,143	326,750
N-6	195	94	80	22,331,675	279,146	230,500
N-7	216	88	99	21,214,289	214,286	212,000
N-8	260	127	73	20,516,800	281,052	269,500
N-10	198	85 107	53	13,521,200	255,117	235,000
N-11	403	197	128 17	35,759,038	279,367	269,000
N-12 N-13	80 36	36 15	8	4,786,500 1,700,500	281,559 212,563	250,000 163,000
N-13 N-14	82	35	30	8,894,250	296,475	269,000
N-15	91	40	41	8,894,500	216,939	209,000
N-16	57	22	24	4,489,890	187,079	187,950
N-17	284	98	94	12,288,250	130,726	127,500
N-18	100	33	41	7,076,800	172,605	175,000
N-19	127	50	45	7,087,100	157,491	150,000
N-20	24	11	6	1,239,500	206,583	198,500
N-21	21	10	14	2,170,200	155,014	153,850
N-22	55	15	19	2,690,000	141,579	134,000
N-23	117	40	46	6,184,600	134,448	131,500
N-24	65	18	26	3,483,250	133,971	121,000
Total	3,533	1,487	1,189	\$280,856,237	\$236,212	\$219,000
Grand Total	16,988	7,090	6,423	\$1,368,788,641	\$213,107	\$185,000
iotai	10,300	1,090	0,723	ψ1,000,100,0 4 1	Ψ 2 13, 10 <i>1</i>	Ψ105,000

Listed includes Reruns: East (1,988-41%) West (2,325-40%) Central(1,290-45%) North(1,487-42%)

^{*} Sales to Listings Ratio (SFD only): 37.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	38	97%
WEST	37	97%
CENTRAL	38	97%
NORTH	51	96%
TOTAL	40	97%

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

Four Month Single-Family January to April 1997

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<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1	772	274	\$49,690,326	\$181,352	\$170,000
E-2	669	284	67,778,209	238,656	215,000
E-3	1,266	502	83,812,210	166,957	166,000
E-4	541	237	36,474,780	153,902	165,000
E-5	1,071	453	84,276,525	186,041	182,750
E-6	509	177	32,821,761	185,434	169,900
E-7	1,128	477	88,435,785	185,400	185,000
E-8	914	305	51,669,173	169,407	165,000
E-9	693	210	35,200,780	167,623	175,000
E-10	579 700	209	44,513,570	212,984	208,000
E-11	783	337	52,108,338	154,624	158,000
E-12	216	120	19,544,720	162,873	160,000
E-13 E-14	943	369 403	69,612,574	188,652	182,250
E-14 E-15	1,082 887	493 423	80,699,441	163,691	162,000
E-15 E-16	1,855	789	72,993,642 99,871,026	172,562 126,579	168,000 122,750
E-10 E-17	849	323	46,219,790	143,095	137,000
E-17 E-18	61	323 9	2,206,000	245,111	245,000
E-19	55	12	2,284,500	190,375	172,500
E-20	193	68	10,813,700	159,025	148,000
E-21	324	103	16,616,800	161,328	155,000
L Z I	OZH	100	10,010,000	101,020	133,000
Total	15,390	6,174	\$1,047,643,650	\$169,686	N/A
West					
W-1	402	146	\$30,319,630	\$207,669	\$180,000
W-2	649	227	48,109,748	211,937	192,500
W-3	834	271	40,653,449	150,013	145,900
W-4	551	199	30,446,000	152,995	155,000
W-5	788	299	42,914,240	143,526	129,400
W-6	639	245	47,708,700	194,729	178,000
W-7	317	131	32,938,491	251,439	245,425
W-8	1,104	422	129,286,678	306,367	255,000
W-9	540	197	37,470,718	190,207	198,000
W-10	918	347	52,820,475	152,220	168,000
W-12	825	300	65,640,805	218,803	195,000
W-13	998	402	93,757,650	233,228	209,900
W-14	580	218	41,449,774	190,137	186,000
W-15	942	465	61,740,092	132,774	119,000
W-16	977	454	93,205,155	205,298	193,000
W-17	3	-	10 000 670	146.060	157,000
W-18 W-19	292	131	19,239,678	146,868	157,000
W-19 W-20	1,153	508 665	101,843,434	200,479 205,148	202,000 185,000
W-20 W-21	1,413 762	665 361	136,423,335 89,219,642	205,148 247,146	223,000
W-21 W-22	762 23	7	89,219,642 1,582,500	247,146 226,071	169,000
W-23	1,778	947	166,753,415	176,086	169,900
W-23 W-24	1,776	680	109,023,150	160,328	156,400
W-25	75	29	6,410,166	221,040	166,000
W-26	13	1	190,000	190,000	190,000
W-27	439	193	35,315,940	182,984	174,000
W-28	734	277	59,989,686	216,569	196,000
Total	19,133	8,122	\$1,574,452,551	\$193,850	N/A

Four Month Single-Family continued January to April 1997

<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	987 707 579 862 201 562 744 341 586 268 566 532 988 1,020	336 230 205 353 63 213 270 114 221 113 118 207 259 408	\$63,772,288 72,351,671 77,012,959 137,477,249 17,502,200 50,514,173 48,959,207 63,524,300 77,238,768 27,112,451 67,682,700 44,318,880 75,447,192 91,756,413	\$189,798 314,572 375,673 389,454 277,813 237,156 181,330 557,231 349,497 239,933 573,582 214,101 291,302 224,893	\$167,000 243,750 271,500 355,000 262,000 224,050 158,950 462,500 280,000 250,000 512,500 197,000 245,000 197,750
Total	8,943	3,110	\$914,670,451	\$294,106	N/A
North 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	821 851 1,339 630 175 674 753 828 579 1,235 260 117 306 331 209 884 321 396 65 95 145 379 197	247 349 383 200 40 232 339 221 226 387 76 21 88 127 87 295 112 140 15 25 48 123 66	\$65,672,347 87,942,604 101,518,235 52,789,743 12,974,000 60,041,420 69,788,908 60,319,880 53,903,139 108,952,229 18,086,800 5,206,500 24,946,550 27,377,100 17,845,390 39,358,845 18,643,000 22,436,938 3,055,900 4,004,700 6,836,700 17,158,133 8,468,950	\$265,880 251,985 265,061 263,949 324,350 258,799 205,867 272,941 238,509 281,530 237,984 247,929 283,484 215,568 205,119 133,420 166,455 160,264 203,727 160,188 142,431 139,497 128,317	\$246,000 243,000 230,000 252,500 288,000 230,000 264,000 264,000 213,500 170,000 273,000 195,200 186,900 127,750 169,900 150,000 157,000 132,750 138,700 120,000
Total	11,590	3,847	\$887,328,011	\$230,655	N/A
Grand Total	55,056	21,253	\$4,424,094,663	\$208,163	N/A

Includes Re-runs:

East	5,870	West	6,991
Central	3,935	North	4,565

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

Single-Family East Breakdown April 1997

	Sales		ached Houses Av. Price	Med. P	rica	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1	<u>Sales</u> 18		198.950	187,00		<u>5ales</u> 58		182,613	176,500
E-2	37	7	296,718	283,00	00	33		208,808	196,000
E-3 E-4	67 45	5	198,331 192,347	185,10 185,50		37 4		197,630 151,975	185,000 148,950
E-5 E-6	48 49	3	255,633	255,10	00	13 10		192,608 171,900	190,000 170,000
E-7	58	3	189,965 233,818	172,00 227,50	00	16		186,156	186,900
E-8 E-9	44 43		199,133 198,705	184,95 195.00		5 3		154,560 186,600	153,800 180.000
E-10	62	<u>)</u>	238,323	218,50	00	1		166,000	166,000
E-11 E-12	33 16	3	203,897 203,869	195,00 178,00		12 5		162,000 146,850	162,500 147,000
E-13 E-14	67 99	7)	225,036 185,746	217,00 186,00		8 12		164,250 151,817	163,000 155,500
E-15	84	1	188,673	184,00	00	2		127,000	127,000
E-16 E-17	15 ⁻ 5 ⁻	1 1	142,243 165,891	140,00 163,75		50 14		114,179 109,654	114,500 114,250
E-18 E-19	2	1	294,500 214,500	260,50 214,50	00	-		- -	-
E-20	16	3	169,963	151,25	50	-		-	-
E-21	35 -		164,731	158,00					-
!	lowr <u>Sales</u>	house Conde Av. Price	Med. Price	Sales	ndominium A _l <u>Av. Price</u>	Med. Price	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1	1	107,000	107,000	-	-	-	-	-	-
E-2 E-3	2	195,500	195,500 -	2 32	124,500 99,544	124,500 93,500	-	-	-
E-4 E-5	3 26	150,550 158,738	151,900 154,500	24 45	99,110 145,799	102,750 148,000	- 9	206,900	205,000
E-6 E-7	-	-	-	8	159,750	170,000	-	-	-
E-8	13 9	161,069 123,761	156,000 124,000	41 41	121,085 141,670	119,000 108,000	10 2	192,760 189,250	189,650 189,250
E-9 E-10	8 7	111,188 121,986	97,500 121,900	10 4	137,500 96,375	145,750 94,500	-	-	-
E-11 E-12	15	128,910	122,900	20	95,395	97,000	8	177,000	181,500
E-13	10 21	127,350 129,362	133,750 128,500	1 12	92,000 132,034	92,000 121,750	6 8	172,717 168,313	169,000 172,500
E-14 E-15	6 8	118,583 121,738	118,250 124,500	16 7	102,781 109,200	99,250 86,500	9 17	161,491 164,465	162,800 165,000
E-16	22	80,477	84,500	7	119,786	113,500	16	129,250	135,000
E-17 E-18	2	87,500 -	87,500 -	-	-	-	23	139,883 -	142,000
E-19 E-20	-	-	- -	-	-	-	- 1	130,000	130,000
E-21	-	-	-	-	-	-	-	-	, -
;	<u>Sales</u>	Attached <u>Av. Price</u>	d/Row <u>Med. Price</u>	Co- <u>Sales</u>	-op Apartmen <u>Av. Price</u>	ts _ <u>Med. Price</u> _	Detach Sales	ed Condominium Av. Price	ns <u>Med. Price</u>
E-1	7	185,986	189,000		-	-	-	-	-
E-2 E-3	8 2	205,531 173,000	194,125 173,000	-	-	-	-	-	-
E-4 E-5	-	-	-	-	-	-	-	-	-
E-6	4 -	175,000 -	175,000 -	-	-	-	-	-	-
E-7 E-8	9 -	172,689	172,000	-	-	-	-	-	-
E-9 E-10	-	-	-	-	-	-	-	-	-
E-11	10	155,160	157,600	-	-	-	1	160,000	160,000
E-12 E-13	6	176,133	166,000	-	-	-	-	-	-
E-14 E-15	10 11	149,900 151,745	151,750 147,900	-	-	-	-	-	-
E-16 E-17	5 15	119,640 115,570	120,000 113,500	-	-	-	-	-	-
E-18	-	-	-	-	-	-	-	-	-
E-19 E-20	1 1	155,000 139,900	155,000 139,900	-	-	-	-	-	-
E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown April 1997

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses <u>Av. Price</u>	Med. Price
C-1	5	290,800	279,000	12	219,367	220,150
C-2	12	349,104	239,000	23	316,274	259,000
C-3 C-4	51 87	479,564 427.939	393,000 410.094	8	223,071 286.063	197,000 290,500
C- 4 C-6	16	280,344	269,750	8 -	200,003	290,300
C-7	32	313.086	275,000	5	229.928	230.641
C-8	2	338,750	338,750	5	253,980	235,000
C-9	14	869,321	699,250	3	555,333	508,000
C-10	37	397,707	318,000	20	298,470	262,400
C-11	19	375,374	375,000	1	279,900	279,900
C-12	37	719,723	590,000	2	215,000	215,000
C-13	20	289,843	270,625	11	213,227	196,000
C-14	32	380,549	310,500	-	-	-
C-15	36	331,709	322,500	17	214,706	214,000

	Townhouse Condominiums			Co	Condominium Apartments			Link Houses		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
C-1	2	166,500	166,500	66	206,758	179,750	_	-	-	
C-2	3	232,000	226,000	17	287,489	240,000	-	-	-	
C-3	-	· -	· -	3	482,667	518,000	-	-	-	
C-4	1	316,000	316,000	7	145,000	142,000	-	-	-	
C-6	1	178,000	178,000	-	· -	· -	-	-	-	
C-7	4	187,925	180,850	30	185,307	188,000	2	233,500	233,500	
C-8	1	147,000	147,000	59	184,305	160,000	-	· -	· -	
C-9	-	· -	· -	10	309,850	331,500	-	-	-	
C-10	2	196,500	196,500	10	207,700	208,750	-	-	-	
C-11	1	100,000	100,000	17	106,118	78,000	-	-	-	
C-12	3	304,667	305,000	1	385,000	385,000	-	-	-	
C-13	5	170,980	158,000	25	168,355	141,800	-	-	-	
C-14	5	262,500	255,000	27	192,544	193,000	-	-	-	
C-15	31	161,229	160,000	33	153,548	123,000	4	219,250	220,500	

	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	235,963	217,250	-	-	-	-	-	-
C-2	6	242,667	190,250	-	-	-	-	-	-
C-3	-	-	-	1	155,000	155,000	-	-	-
C-4	-	-	-	1	133,500	133,500	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	177,000	177,000	-	-	-	-	-	-
C-8	8	269,750	291,000	-	-	-	-	-	-
C-9	-	-	· -	6	204,233	204,000	-	-	-
C-10	1	365,000	365,000	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14		-	-	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown April 1997

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5		33 55 68 44 14	354,384 307,422 362,656 301,109	305,000 286,500 342,950 280,000		2 1 2 3		278,950 210,000 186,450 174,833	278,950 210,000 186,450 175,500
N-6 N-7 N-8 N-10		62 76 55 23	386,143 309,795 233,118 309,751 307,457	326,750 255,000 228,500 280,000 298,000		5 12 5		187,800 152,375 216,200	187,000 154,500 217,000
N-11 N-12 N-13 N-14		88 17 8 30	308,039 281,559 212,563 296,475	292,675 250,000 163,000 269,000		- - - -		- - - -	- - -
N-15 N-16 N-17 N-18 N-19 N-20 N-21		41 21 91 29 33 6 14	216,939 194,186 130,349 183,979 166,145 206,583 155,014	209,000 205,000 127,500 180,000 155,000 198,500 153,850		1 5 3		126,500 141,800 125,300	126,500 142,000 130,900
N-22 N-23 N-24		18 42 26	142,889 136,743 133,971	135,000 137,000 121,000		- - -		- - -	- - -
	To <u>Sales</u>	ownhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Aparl <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5	14 9 8 1	165,479 213,778 189,931 215,000	156,250 198,000 179,750 215,000	18 21 17 5	180,056 200,195 143,194 109,160	176,000 190,000 140,000 102,500	2 11 4	259,500 205,409 235,500	259,500 204,500 231,500
N-6 N-7 N-8	2 7 3	173,750 154,129 199,500	173,750 155,000 198,000	7 2 1	161,057 134,450 160,000	138,900 134,450 160,000	1 1	176,000 168,000	176,000 168,000
N-10 N-11 N-12	1 4 -	195,000 172,000	195,000 169,750 -	10	203,200	182,500	29 23 -	215,679 234,960 -	220,000 224,500 -
N-13 N-14	-	-	-	-	-	-	-	-	-
N-15 N-16 N-17	1	172,500	172,500	1	90,000	90,000	2	150,000	150,000
N-17 N-18 N-19 N-20	2 3	124,750 112,500	124,750 117,000	- - -	- - -	- - -	5 2	156,580 150,000	160,000 150,000
N-21 N-22	-	- -	- -	-	-	-	- 1	- 118,000	118,000
N-23 N-24	-	-	-	-	-	-	-	´ - -	, - -
N-1	Sales 3	Attached/Row Av. Price 230,000	Med. Price 212,000	Co-op Sales	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condomini <u>Av. Price</u>	ums <u>Med. Price</u>
N-2 N-3	3	256,167 188,750	254,500 188,750	-	-	-	- 1	209,000	209,000
N-4 N-5	4	194,625	191,250	- -	-	- -	-	, - -	, - -
N-6 N-7 N-8	3 1 9	178,167 153,000 182,333	180,500 153,000 183,000	- - -	- - -	- - -	- - -	- - -	- - -
N-10 N-11	3	- 175,833	- 176,500	- -	-	-	-	- -	-
N-12 N-13	-		-	-	-	-	-	- -	
N-14 N-15	-	-	- -	-	-	-	-	- -	-
N-16 N-17	1 -	149,490 -	149,490	- -	-	- -	- -	- -	-
N-18 N-19	3	- 121,967	120,900	-	-	-	- 1	- 225,000	225,000
N-20 N-21	-	· -	· -	- -	-	- -	-	· -	· -
N-22 N-23	<u>-</u> 4	- 110,350	- 111,700	- -	-	- -	- -	- -	-
N-24	-	-	-	-	-	-	-	-	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown April 1997

	S	De <u>ales</u>	etached Houses Av. Price	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		26 32 50 37 18 51 38	247,335 277,732 155,554 182,078 223,133 179,848 257,254	235,000 285,000 148,750 179,000 217,500 175,000 249,500		12 27 13 5 28 5		200,633 184,082 174,258 180,300 200,818 184,000	206,500 165,000 168,500 184,500 201,500 187,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17		90 30 42 54 65 25 24 73	368,450 253,267 204,124 291,010 297,175 283,512 238,525 244,550	288,250 244,000 199,500 254,500 278,500 270,000 218,750 228,500		2 1 5 11 15 9 6 17		209,900 189,900 180,700 191,195 167,283 187,089 188,167 176,553	209,900 189,900 183,500 181,000 172,000 190,000 184,000 174,000
W-18 W-19 W-20 W-21 W-22		13 68 105 69 1	162,415 253,346 248,442 288,649 282,500	165,000 243,250 223,000 258,000 282,500		14 5 25 3		165,243 195,100 176,388 184,000	162,000 190,000 176,000 191,000
W-23 W-24 W-25 W-26		155 88 3	199,045 200,474 220,667	190,000 192,500 174,000		32 38 -		159,264 166,243 -	157,450 164,500 -
W-27 W-28		42 69	193,121 219,162	182,000 205,000		1 7		156,500 127,486	156,500 126,900
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	Med. Price	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4	-	-	-	16 1 9 12	152,494 238,000 116,189 87,792	142,750 238,000 142,900 85,750	- - -	- - -	- - -
W-5 W-6 W-7 W-8	9 1 2 8	108,278 232,000 273,110 215,500	105,000 232,000 273,110 136,000	30 28 2 28	86,042 237,855 153,500 145,604	88,000 219,000 153,500 126,250	- - - -	-	
W-9 W-10 W-12 W-13	3 13 7 26	196,133 117,523 146,400 130,154	185,000 117,000 140,900 127,750	18 34 30 12	98,469 84,532 116,247 121,275	70,500 83,000 113,500 108,000	1 1 - -	220,000 169,000 - -	220,000 169,000 - -
W-14 W-15 W-16 W-17	17 18 27	137,732 145,567 168,211	154,500 148,500 163,000	10 89 13	109,270 117,293 131,454	117,250 113,000 125,000	3 - 11	215,360 - 194,773	221,000 - 193,000
W-18 W-19 W-20 W-21	8 19 40 14	107,613 154,968 154,883 141,746	117,000 156,000 146,750 143,500	1 27 5 9	68,000 124,333 111,780 148,111	68,000 110,000 112,500 158,000	- 2 - 4	193,000 - 179,975	193,000 - 178,700
W-22 W-23 W-24 W-25	15 29 2	132,703 125,652 132,500	128,000 124,500 132,500	12 41 1	122,450 103,779 105,500	123,000 106,000 105,500	1 4 3	158,000 167,225 178,600	158,000 165,450 179,900
W-26 W-27 W-28	13 4	119,762 122,625	119,900 104,000	1 1	117,000 86,000	117,000 86,000	- - 1	- 210,000	- 210,000
	Sales	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomii Av. Price	niums <u>Med. Price</u>
W-1 W-2	1	150,100 132,000	150,100 132,000	-	-	-	-	-	-
W-3 W-4	i 1	150,000 199,900	150,000 199,900	- -	-	-	-	-	
W-5 W-6	-	-	-	2 1	67,500 50,000	67,500 50,000	-	-	-
W-7 W-8	1 -	250,000	250,000	1	92,000	92,000	-	-	-
W-9 W-10	-	-	-	-	-	-	-	-	-
W-12 W-13	2	145,950	- 145,950	-	-	-	3	389,900	379,900
W-14 W-15	-	-	-	1 -	48,000 -	48,000	-	-	-
W-16 W-17 W-18	1 -	203,000	203,000	-	-	-	-	-	-
W-16 W-19 W-20	17 5	190,756 171,780	189,900 174,000	-	-	-	-	-	-
W-20 W-21 W-22	13	171,780 198,973	174,900 174,000	- -	-	-	-	-	-
W-22 W-23 W-24	37 6	152,416 147,667	152,000 151,750	-	-	- -	-	-	- -
W-25 W-26	-	177,007 - -	-	-	- -	-	-	-	- -
W-27 W-28	2	159,750	159,750	-	-	-	-	- -	-

Year	* Number of Sales (Property of all type		* 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	47,100	39,273	9,902,240,806	210,238	203,028
1996	0.040	0.000	FO1 100 00F	044 040	105 100
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 5,335	4,979	1,248,550,730	212,882	204,392
July	5,325 5,104	4,539	1,103,019,345	207,140	199,856
August	5,104	4,372	1,050,637,385	205,846	197,622
Septembe		4,123	976,472,171	201,417	195,486
October	6,281	5,398 5,979	1,282,350,382	204,163 204,636	199,882
Novembei Decembei		5,878 4,127	1,424,064,031 1,037,995,827	204,636	195,801 196,016
	,	ŕ	, , ,	•	,
TOTAL	65,760	55,779	13,497,191,369	205,249	198,150
1997					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
April	7,626	6,423	1,747,789,607	229,188	213,107
TOTAL	25,290	21,253	5,499,668,430	217,464	208,163

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

