For Further Information: 443-8151

January, 1997

1997 begins with a bang

TORONTO - Monday, February 3, 1997 — The year began with another near-record performance, as Toronto Real Estate Board Members reported 4,080 sales of single-family dwellings in January. This was up a whopping 84 per cent from the 2,222 sales recorded during the same period last year. "Since January is usually one of our slowest months," commented TREB President Jerry England, "these figures are very encouraging." He did note that expectations for the rest of the year will depend largely on whether this momentum is maintained into the spring market.

"We expect 1997 to be initially more of a seller's market," Mr. England continued, "Our inventory is low (under 17,000 active listings), and if the market performs anywhere near the level of 1996, we expect some upward pressure on prices." He went on to note that, at \$175,000 the median price had already risen 1.7 per cent from the \$172,000 recorded in December, and 5.4 per cent from the \$166,000 recorded in January of last year.

The distribution of sales followed the pattern

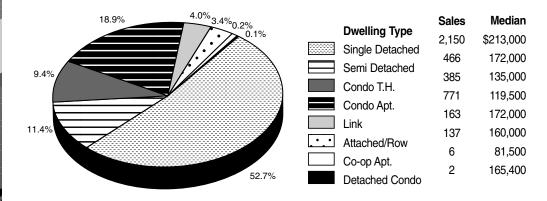
of the past several years, with TREB's Central Area recording only 14 per cent of the total, and the greatest activity being in the Western and Eastern suburbs.

TREB's 4,080 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$811,098,878, and averaged \$198,798. The median price was \$175,000.

Breaking down the total 1,559 sales were reported in TREB's 27 West districts and averaged \$187,969; 593 sales were reported in the 14 Central districts and averaged \$266,866; 714 sales were reported in the 23 North districts and averaged \$223,967; and 1,214 sales were reported in TREB's 21 East districts and averaged \$164,655.

In addition to the sales of single-family dwellings, TREB Members reported 899 sales of properties of other types (P.O.T.) during January moving the total to 4,979. The dollar volume for properties of all types (P.A.T.) was \$1,057,416,009, and the average price was \$212,375.

Single-Family Residential Breakdown



Housing Market Indicators

	January 1996	January 1997	% Change
Sales*	2,222	4,080	(+84%)
New Listings*	7,488	7,371	(-2%)
Active Listings**	21,155	16,895	(-20%)

^{*} Single-Family Dwellings Only

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1	10000													
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Number of MLS Sales

Feb Mar Apr May June July Aug Sept Oct Nov Dec

Number of New MLS Listings

7000

6000

5000

4000

3000

2000

1000

25000

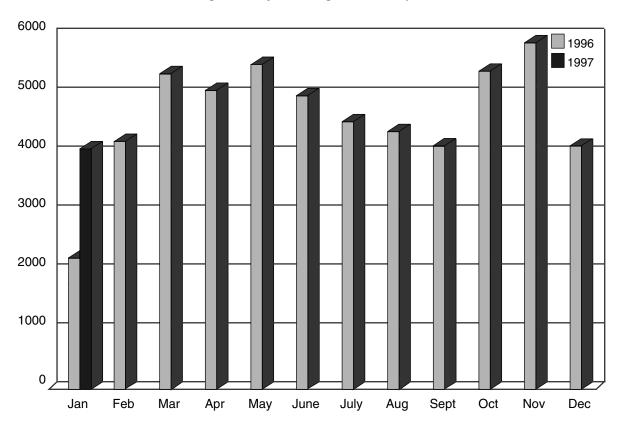
20000

15000

S.F.D

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — January

Prid	ce R	ange	Tota	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	205	(5.0)	150	(19.5)	24	(6.2)
90,001	to	110,000	270	(6.6)	165	(21.4)	45	(11.7)
110,001	to	120,000	202	(5.0)	84	(10.9)	56	(14.5)
120,001	to	130,000	219	(5.4)	70	(9.1)	47	(12.2)
130,001	to	140,000	222	(5.5)	61	(7.9)	53	(13.8)
140,001	to	150,000	232	(5.7)	35	(4.5)	44	(11.4)
150,001	to	160,000	278	(6.8)	47	(6.1)	33	(8.6)
160,001	to	170,000	284	(7.0)	31	(4.0)	33	(8.6)
170,001	to	180,000	261	(6.4)	27	(3.5)	14	(3.6)
180,001	to	190,000	265	(6.5)	17	(2.2)	8	(2.1)
190,001	to	200,000	187	(4.6)	7	(0.9)	9	(2.3)
200,001	to	225,000	381	(9.3)	22	(2.9)	8	(2.1)
225,001	to	250,000	328	(8.0)	17	(2.2)	5	(1.3)
250,001	to	300,000	315	(7.7)	19	(2.5)	3	(8.0)
300,001	to	400,000	234	(5.7)	12	(1.6)	2	(0.5)
400,001	to	500,000	112	(2.8)	5	(0.6)		(—)
500,001	to	750,000	66	(1.6)	2	(0.2)	1	(0.3)
750,000	to	1,000,000	14	(0.3)		(—)		(—)
1,000,001	to	1,500,000	5	(0.1)		(—)		(—)
Over		1,500,000	_	(—)	_	(—)	_	(—)
TOTAL			4,080	100.0	771*	100.0	385**	100.0

⁷⁷¹ condominium apartments sold for \$103,188,943, averaging \$133,837

^{** 385} condominium townhouses sold for \$53,630,525, averaging \$139,300.

Single-Family Residential January 1997

			Juliaui	y 1007		
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	146	47	58	\$10,441,950	\$180,034	\$169,000
E-2	140	51	61	12,966,190	212,560	186,000
E-3	233	75	94	14,878,660	158,284	158,000
E-4	103	35	38	5,183,780	136,415	147,500
E-5	235	89	114	19,735,518	173,119	175,000
E-6	109	43	33	5,804,300	175,888	160,000
E-7 E-8	229 181	78 71	119 61	22,098,080	185,698 161,007	186,000
E-9	155	34	48	9,826,900 7,620,100	161,097 158,752	167,000 165,750
E-10	117	58	36	7,519,070	208,863	206,500
E-11	156	63	76	11,669,150	153,541	154,500
E-12	48	17	23	3,290,400	143,061	142,500
E-13	171	57	64	11,542,762	180,356	181,250
E-14	208	74	91	14,662,650	161,128	156,000
E-15	190	57	79	13,499,531	170,880	165,500
E-16	398	116	139	17,307,475	124,514	122,000
E-17 E-18	190 15	72 5	52 -	7,624,700	146,629	141,750
E-19	11	4	2	298.000	149,000	149,000
E-20	48	22	12	1,729,900	144,158	148,000
E-21	63	21	14	2,192,500	156,607	148,750
Total	3,146	1,089	1,214	\$199,891,616	\$164,655	\$159,250
West						
W-1	83	34	32	\$5,861,000	\$183,156	\$166,650
W-2	132	52	38	7,643,150	201,136	180,750
W-3	196	77	51	7,322,000	143,569	141,000
W-4	140	54	44	6,406,800	145,609	149,000
W-5	173	60	56	7,550,200	134,825	115,000
W-6	117	54	50	9,434,000	188,680	168,250
W-7 W-8	64 222	22 79	24 71	5,823,750	242,656 288,568	243,000
W-9	112	79 32	39	20,488,350 6,986,300	179,136	252,500 180,000
W-10	193	73	76	11,272,050	148,316	163,750
W-12	173	67	56	11,600,750	207,156	194,750
W-13	243	111	86	19,668,200	228,700	213,000
W-14	118	42	38	6,380,445	167,906	177,000
W-15	171	44	98	12,263,637	125,139	119,700
W-16	209	76	71	15,145,067	213,311	185,000
W-17	2	-	-	- 2 772 000	129 640	120 000
W-18 W-19	59 244	18 79	20 101	2,772,988 19,924,500	138,649 197,272	130,000 199,500
W-19 W-20	251	80	123	24,619,250	200,157	185,000
W-21	174	38	72	18,435,600	256,050	219,700
W-22	3	1	2	241,500	120,750	120,750
W-23	349	86	192	33,444,900	174,192	170,000
W-24	271	66	125	19,784,800	158,278	153,000
W-25	24	8	6	2,275,166	379,194	303,750
W-26	2	-	-	- E 004 650	- 10E 14F	170,000
W-27 W-28	82 147	26 57	32 56	5,924,650 11,774,288	185,145 210,255	178,000 197,250
Total	3,954	1,336	1,559	\$293,043,341	\$187,969	\$173,000

January 1997 continued

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	206	88	75	\$13,957,383	\$186,098	\$163,000
C-2	138	71	38	10,094,000	265,632	182,500
C-3	138	72 25	32	8,106,400	253,325	207,250
C-4 C-6	205 43	85 19	76 9	27,223,000	358,197	323,500
C-6 C-7	43 115	53	43	2,363,000 9,539,150	262,556 221,841	230,000 219,000
C-8	169	55	61	10,402,878	170,539	150,000
C-9	81	41	23	13,575,500	590,239	500,000
C-10	103	25	36	12,675,800	352,106	287,600
C-11	57	15	23	5,554,150	241,485	250,000
C-12	115	59	17	8,540,950	502,409	445,000
C-13	120	39	37	7,766,250	209,899	210,000
C-14	222	96	51	14,133,430	277,126	235,000
C-15	211	82	72	14,319,399	198,881	176,500
Total	1,923	800	593	\$158,251,290	\$266,866	\$219,000
<u>North</u>						
N-1	170	84	41	\$10,077,750	\$245,799	\$231,000
N-2	183	65	85	20,414,468	240,170	235,000
N-3	284	114	75	19,528,899	260,385	217,000
N-4	141	50	39	9,654,325	247,547	237,800
N-5	42	17	10	2,581,500	258,150	255,000
N-6	122	37	35	8,475,150	242,147	223,500
N-7	175	62	68	13,883,700	204,172	193,250
N-8	147	52	39	9,983,180	255,979	245,000
N-10 N-11	113 239	38 101	39 65	8,934,638 17,778,310	229,093 273,512	218,388 260,000
N-12	51	21	20	4,963,900	248,195	205,000
N-13	25	4	3	945,500	315,167	275,000
N-14	76	28	12	3,086,000	257,167	247,000
N-15	70	22	23	4,735,600	205,896	176,500
N-16	56	12	21	4,352,900	207,281	179,500
N-17	209	76	57	7,843,940	137,613	128,000
N-18	72	28	17	2,671,600	157,153	156,000
N-19	83	26	20	3,263,438	163,172	147,619
N-20	8	2	4	901,900	225,475	190,950
N-21 N-22	25 22	5 4	3 10	547,000 1,307,000	182,333 130,700	165,000 124,250
N-22 N-23	103	27	18	2,616,533	145,363	147,000
N-24	45	13	10	1,365,400	136,540	125,500
Total	2,461	888	714	\$159,912,631	\$223,967	\$209,500
Grand Total	11,484	4,113	4,080	\$811,098,878	\$198,798	\$175,000
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Listed includes Reruns: East (1,089-35%) West (1,336-34%) Central (800-42%) North (888-36%)

^{*} Sales to Listings Ratio (SFD only): 35.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	48	97%
WEST	51	96%
CENTRAL	50	96%
NORTH	63	96%
TOTAL	52	96%

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

Single-Family East Breakdown January 1997

	<u>S</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pr	<u>ice</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-11 E-12 E-13 E-14		20 25 33 17 29 29 47 34 28 27 29 12 43 60	201,600 266,216 205,045 180,982 237,500 179,559 238,632 200,035 179,943 241,984 193,052 150,592 204,806 183,838	187,500 222,500 185,000 182,400 238,000 160,000 213,000 186,250 182,500 235,000 190,000 151,750 200,000	0 0 0 0 0 0 0 0 0 0 0	32 28 26 3 4 3 15 4 3 1 6 2		169,167 181,243 174,285 141,833 187,625 131,700 185,867 149,250 157,633 155,000 158,817 152,750	159,500 175,000 167,250 140,000 186,500 130,000 186,000 149,000 157,000 155,000 158,950 152,750
E-15 E-16 E-17 E-18		49 84 21	190,035 136,927 175,657	184,000 135,250 170,500	0	2 29 3		144,500 115,205 104,167	144,500 116,300 111,000
E-19 E-20 E-21		2 12 14	149,000 144,158 156,607	149,000 148,000 148,750	0	- - -		- - -	- - -
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Con <u>Sales</u>	dominium A Av. Price	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5	1 2 1 1 28	146,000 116,500 99,000 157,000 145,580	146,000 116,500 99,000 157,000 140,000	3 34 17 40	159,163 102,405 89,681 136,397	142,500 94,000 87,500 133,750	- - - - 11	- - - 200,035	- - - 202,000
E-6 E-7 E-8 E-9 E-10	7 5 8 4	161,521 116,780 123,600 112,500	157,500 107,500 124,250 117,000	1 32 18 9 3	202,000 116,020 102,489 124,444 73,000	202,000 114,500 97,000 125,000 70,000	12 - - 1	185,542 - - 161,500	185,500 - - 161,500
E-11 E-12 E-13 E-14 E-15 E-16 E-17	4 4 15 6 6 15	141,250 121,250 117,013 113,317 119,650 77,147 81,000	138,250 119,000 117,000 112,700 120,500 67,000 81,000	20 2 - 14 5 1	97,745 90,000 94,682 123,080 63,500 95,000	102,000 90,000 - 91,750 133,000 63,500 95,000	3 3 5 14 8 22	177,000 170,933 165,633 145,180 151,729 127,431 137,132	170,000 170,000 169,500 147,000 150,700 125,450 136,750
E-18 E-19 E-20 E-21	-	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-c <u>Sales</u>	op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	De <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3	5 3	170,120 175,167	185,000 178,000	-	-	-	-	-	-
E-4 E-5 E-6	2	182,500	182,500	- - -	- - -	-	- - -	-	- - -
E-7 E-8 E-9	6 - -	170,767 - -	170,900 - -	- - -	- - -	- - -	-	-	- - -
E-10 E-11 E-12 E-13	12 - 3	144,671 - 161,333	145,325 - 158,000	- - -	- - -	- - -	2	165,400	165,400
E-13 E-14 E-15 E-16 E-17	5 3 2 4	153,000 147,100 112,250 107,625	147,000 149,300 112,250 103,750	- - -	- - -	- - -	- - -	- - -	-
E-17 E-18 E-19 E-20 E-21	- - - -	107,023	100,750	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -

Single-Family Central Breakdown January 1997

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	2	169,000	169,000	9	245,139	240,000
C-2	5	431,000	295,000	20	271,575	206,175
C-3	15	288,233	239,000	11	170,945	174,000
C-4	60	386,750	347,000	11	304,136	275,000
C-6	9	262,556	230,000	-	· -	· -
C-7	13	304,550	265,000	5	225,800	224,000
C-8	3	299,667	295,000	6	244,683	268,500
C-9	16	665,406	640,000	2	692,500	692,500
C-10	19	465,237	424,500	12	232,233	229,000
C-11	12	357,958	367,500	2	247,500	247,500
C-12	15	535,397	515,000	-	· -	· -
C-13	12	290,000	293,750	6	194,917	194,000
C-14	22	372,095	324,250	1	223,800	223,800
C-15	17	329,888	300,000	17	195,665	195,000

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	ominium Apaı <u>Av. Price</u>	rtments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	4	171,000	152,500	54	180,188	154,500	_	_	-
C-2	2	187,500	187,500	6	171,833	147,000	-	-	-
C-3	1	700,000	700,000	4	270,375	232,250	-	-	-
C-4	-	´ -	· -	5	134,500	115,000	-	-	-
C-6	-	-	-	-	´ -	· -	-	-	-
C-7	4	153,250	156,000	19	178,784	158,000	2	220,550	220,550
C-8	1	110,000	110,000	45	148,417	133,000	-	,	´ -
C-9	-	´ -	· -	4	362,750	287,500	-	-	-
C-10	2	239,500	239,500	3	190,167	210,500	-	-	-
C-11	1	102,500	102,500	8	82,644	76,750	-	-	-
C-12	1	225,000	225,000	1	285,000	285,000	-	-	-
C-13	2	191,600	191,600	17	160,797	138,500	-	-	-
C-14	1	292,000	292,000	26	186,213	172,900	-	-	-
C-15	28	143,350	147,000	10	137,120	121,950	-	-	-

	0.1	Attached/Row			op Apartmen	ts	Detached Condominiums			
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
C-1	6	166,500	170,500	_	_	-	-	-	-	
C-2	3	291,500	136,500	2	113,500	113,500	-	-	-	
C-3	-	· -	· -	1	121,000	121,000	-	-	-	
C-4	-	-	-	-	-	-	-	-	-	
C-6	-	-	-	-	-	-	-	-	-	
C-7	-	-	-	-	-	-	-	-	-	
C-8	6	207,833	209,500	-	-	-	-	-	-	
C-9	-	-	-	1	93,000	93,000	-	-	-	
C-10	-	-	-	-	-	-	-	-	-	
C-11	-	-	-	-	-	-	-	-	-	
C-12	-	-	-	-	-	-	-	-	-	
C-13	-	-	-	-	-	-	-	-	-	
C-14	1	590,000	590,000	-	-	-	-	-	-	
C-15	-	-	-	-	-	-	-	-	-	

Single-Family North Breakdown January 1997

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
N-1	13	345,538	306,000	4	270,000	263,000
N-2	43	292,116	262,500	1	247,500	247,500
N-3	40	338,547	323,900	=	, <u>-</u>	, -
N-4	32	273,905	251,250	3	165,167	161,000
N-5	10	258,150	255,000	=	· -	· -
N-6	26	268,833	233,875	3	184,833	166,000
N-7	51	222,661	222,500	6	161,833	153,000
N-8	30	275,923	265,500	3	201,833	193,000
N-10	16	283,169	276,000	-	-	-
N-11	47	298,927	287,000	2	189,000	189,000
N-12	17	262,765	212,000	1	183,000	183,000
N-13	3	315,167	275,000	-	-	-
N-14	12	257,167	247,000	=	-	-
N-15	21	210,410	192,500	-	-	-
N-16	16	223,463	191,250	1	147,000	147,000
N-17	54	137,536	124,250	=	, <u>-</u>	, -
N-18	12	164,492	176,050	1	144,000	144,000
N-19	15	175,896	154,500	-	-	-
N-20	4	225,475	190,950	-	-	-
N-21	3	182,333	165,000	-	-	_
N-22	10	130,700	124,250	-	-	-
N-23	17	147,155	149,000	-	-	_
N-24	10	136,540	125,500	-	-	=

	Townhouse Condominiums			Con	dominium Apar	tments	Link Houses			
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
N-1	12	177,746	167,000	8	183,163	186,000	2	247,500	247,500	
N-2	8	189,086	195,000	23	174,474	160,000	8	199,438	201,000	
N-3	9	181,744	176,300	17	150,753	159,000	5	213,400	210,500	
N-4	-	-	-	4	98,469	94,687	-	-	-	
N-5	-	-	-	-	· -	•	-	-	-	
N-6	5	153,200	144,500	-	-	-	-	-	-	
N-7	8	148,438	147,750	3	123,167	123,500	-	-	-	
N-8	2	189,500	189,500	-	· -	´ -	-	-	-	
N-10	-		· -	-	-	-	23	191,476	187,500	
N-11	2	162,500	162,500	3	214,833	163,500	11	216,477	215,000	
N-12	1	135,900	135,900	-	, -	· -	1	178,000	178,000	
N-13	-	· -	, <u>-</u>	-	-	-	-	· -	· -	
N-14	-	-	-	-	-	-	-	-	-	
N-15	-	-	-	-	-	-	-	-	-	
N-16	1	162,500	162,500	-	-	-	2	150,000	150,000	
N-17	_	· -	· -	_	-	_	3	139,000	140,000	
N-18	2	119,500	119,500	_	-	_	2	157,350	157,350	
N-19	1	94,000	94,000	-	-	-	2	141,000	141,000	
N-20	_	-	- ,	=	-	=	_	-	-	
N-21	_	_	=	_	-	_	_	-	-	
N-22	_	_	=	_	-	_	_	-	-	
N-23	_	_	-	=	-	=	_	=	-	
N-24	-	-	-	-	-	-	-	-	-	

	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
N-1	2	206,250	206,250	_	_	_	_	_	_
N-2	2	242,450	242,450	-	-	-	-	-	-
N-3	4	180,375	175,250	_	_	_	_	_	_
N-4	<u>:</u>	-	-	_	_	_	_	_	_
N-5	_	_	_	_	_	_	_	_	_
N-6	1	165,000	165,000	_	_	_	_	_	_
N-7	<u>.</u>	-	-	_	_	_	_	_	_
N-8	4	180,250	175,500	_	_	_	_	_	_
N-10		-	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	_	_	_	_	_	_
N-11	_	_	_	_	_	_	_	_	_
N-12	_	_	_	_	_	_	_	_	_
N-13	_	_	_	_	_	_	_	_	_
N-14	_	_	_	_	_	_	_	_	_
N-15	2	158,500	158,500	_	_	_	_	_	_
N-16	1	168,000	168,000	_	_	_	_	_	_
N-17	<u>'</u>	100,000	100,000	_	_	_	_	_	_
N-18	_	_	_	_	_	_	_	_	_
N-19	2	124,500	124,500						
N-20	_	124,500	124,500	_	_	_	_	_	_
N-21	_	_	_	_	-	_	_	_	_
N-22	_	_	_	_	_	-	_	=	_
N-23	1	114,900	114,900					_	_
N-24	'	114,900	114,900	=	-	-	-	-	-
11-24	-	-	-	-	-	-	-	-	-

Single-Family West Breakdown January 1997

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	Si	De ^c ales	tached 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		14 19 32 24 11 30	221,493 236,397 138,953 180,646 217,827 170,500 254,329	215,500 238,000 138,750 170,750 210,000 166,000 243,000		6 17 16 4 11 3		150,500 168,271 157,063 178,525 190,682 185,833	154,950 170,000 156,500 195,250 190,000 190,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16	21 50 19 36 35 52 11 4 33		350,604 234,921 193,343 242,910 294,308 229,498 243,750 261,376	293,500 227,500 187,000 231,900 276,500 223,000 233,000 228,000	293,500 227,500 187,000 231,900 276,500 223,000 233,000			205,000 174,000 171,225 181,667 159,490 186,500 180,425 173,906	205,000 174,000 173,750 182,000 160,500 186,500 180,250 170,000
W-17 W-18 W-19 W-20 W-21 W-22		6 51 66 43	161,833 242,310 243,292 309,744	156,000 229,000 229,000 255,600		5 4 22 4		168,620 181,875 173,634 162,650	169,900 188,000 172,000 161,800
W-23 W-24 W-25 W-26		126 57 4	192,987 196,236 500,375	185,000 188,000 538,500		20 16 2		150,760 159,831 136,833	149,000 158,000 136,833
W-27 W-28		23 46	201,848 225,695	202,500 218,500		1		250,000 130,167	250,000 133,000
	To <u>Sales</u>	ownhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1	-	-	-	8	130,100	132,750	-	-	-
W-2 W-3 W-4 W-5 W-6	- 1 10	125,000 106,490	125,000 111,000	2 15 23 15	126,250 82,147 85,204 216,433	126,250 85,400 84,900 178,500	- - - -	- - - -	- - - -
W-7 W-8 W-9 W-10 W-12	1 3 2 9 5	253,350 152,333 189,000 130,567 137,700	253,350 160,000 189,000 122,000 135,000	1 17 17 26 13	159,500 135,068 115,929 88,450 143,492	159,500 123,000 115,000 83,500 120,000	- - - -	- - - -	- - - -
W-13 W-14 W-15 W-16	13 11 10 15	110,531 135,173 137,470 167,577	121,000 150,000 135,900 158,000	8 10 80 2	114,113 122,918 114,903 139,500	98,500 113,000 117,500 139,500	2 - 5	196,948 - 188,900	196,947 - 189,500
W-17 W-18 W-19	- 7 17	110,841 151,435	115,000 149,000	2 21	91,500 132,229	91,500 120,000	-	-	
W-20 W-21 W-22	24 8 2	136,792 126,313 120,750	133,500 129,750 120,750	6 7	105,250 189,500	100,500 158,000	1 3	193,000 175,500	193,000 175,500
W-23 W-24 W-25 W-26	10 24	119,310 120,096	120,150 118,450	15 21 -	116,460 101,955 -	119,500 97,000 -	4 2 -	176,625 162,250 -	169,750 162,250 -
W-27 W-28	4	128,350 116,300	129,950 105,400	2	110,250	110,250	2	149,125 204,000	149,125 204,000
	Sales	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	etached Condomii Av. Price	niums <u>Med. Price</u>
W-1 W-2 W-3 W-4	4 2 1	204,075 145,500 110,000	180,150 145,500 110,000	:	:	:	-	:	-
W-5	-	-		1	32,000	32,000	-	-	-
W-6 W-7 W-8	2 - -	257,500 - -	257,500 - -	1	70,000	70,000	-	-	-
W-9 W-10	- 1	152,000	- 152,000	-	-	-	-	-	-
W-12 W-13	3	139,833	138,500	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15 W-16	-	-	-	-	-	-	-	-	-
W-17 W-18	-	-	-	-	-	-	-	-	
W-19 W-20	8 4	186,000 158,625	186,500 158,750	-	-	-	-	-	-
W-21 W-22	7	228,929	190,500	- -	-	-	-		-
W-23 W-24	17 5	145,112 138,840	144,000 130,000	-	-	-	-	-	-
W-25 W-26	-	-	-	- -	-	-	-	-	-
W-26 W-27 W-28	3	149,633	160,000	- -	-	- - -	- -	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1970 1971 1973 1974 1975 1976 1977 1978 1977 1978 1980 1981 1982 1983 1984 1989 1990 1991 1992 1993 1994 1995	3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,880 14,883 14,886 15,570 15,817 13,076 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	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	14,647 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 January February March April May June July August Septembe October Novembe Decembe	6,281 r 6,959	2,222 4,207 5,350 5,070 5,514 4,979 4,539 4,372 4,123 5,398 5,878 4,127	561,139,885 976,668,267 1,281,549,739 1,219,439,022 1,335,304,585 1,248,550,730 1,103,019,345 1,050,637,385 976,472,171 1,282,350,382 1,424,064,031 1,037,995,827	211,910 197,108 203,809 203,511 205,970 212,882 207,140 205,846 201,417 204,163 204,636 207,102	195,169 192,406 197,523 198,445 201,847 204,392 199,856 197,622 195,486 199,882 195,801 196,016
1997 January	4,979	4,080	1,057,416,009	212,375	198,798
TOTAL	4,979 4,979	4,080	1,057,416,009	212,375 212,375	198,798

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

