March, 1996

### March sales hit 5,350 - TREB

TORONTO - Tuesday, April 2, 1996 — Members of the Toronto Real Estate Board reported 5,350 sales of single-family dwellings in March, up 66 per cent from, 3,218 sales in March of 1995, and up 27 per cent from the 4,207 sales recorded in February.

"In spite of the mid-month mortgage rate increase, the residential market continued to gain momentum in March" commented TREB President Jerry England. "And while sales did not match 1994 levels (6,008) we were still thrilled with the results."

Mr. England noted there was some upward movement in prices with the average rising 3 per cent to \$197,523 from \$192,406 in February. The median price rose one per cent to \$171,000 from \$169,000.

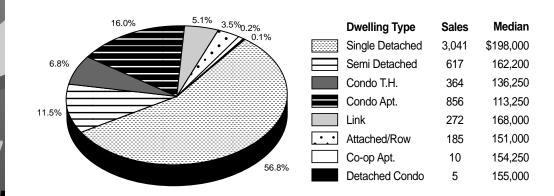
"There has been some encouraging price movement in the market as indicated in the average and median price increases. However, it will take another month before we can begin to establish if a real estate recovery is sustainable."

TREB's 5,350 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,056,750,769, and averaged \$197,523. The median price was \$171,000.

Breaking down the total 1,987 sales were reported in TREB's 27 West districts and averaged \$182,620; 762 sales were reported in the 14 Central districts and averaged \$286,437; 987 sales were reported in the 23 North districts and averaged \$220,190; and 1,614 sales were reported in TREB's 21 East districts and averaged \$160,033.

In addition to the sales of single-family dwellings, TREB Members reported 938 sales of properties of other types (P.O.T.) during March moving the total to 6,288. The dollar volume for properties of all types (P.A.T.) was \$1,281,549,739, and the average price was \$203,809.

#### Single-Family Residential Breakdown



#### **Housing Market Indicators**

	March 1995	March1996	% Change
Sales*	3,218	5,350	(+66%)
New Listings*	8,841	9,038	(+2%)
Active Listings**	27,960	25,934	(-7%)

<sup>\*</sup> Single-Family Dwellings Only

7	25000	-												
	20000	-												
	15000	-												
	10000	-		_										
	5000	-												
	0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
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	25000 20000			Nu	mbe	rora	ACTIV	re IVI	LSL	istin	igs_			
	25000 20000 15000			Nu	mbe	r or A	ACTIV	е м	LSL	istin	igs_			
	25000 20000 15000 10000													
	25000 20000 15000 10000 5000		Feb			May						Nov	Dec	

Jan Feb Mar Apr May June July Aug Sept

Number of New MLS Listings

Number of MLS Sales

7000

6000

5000

4000

3000

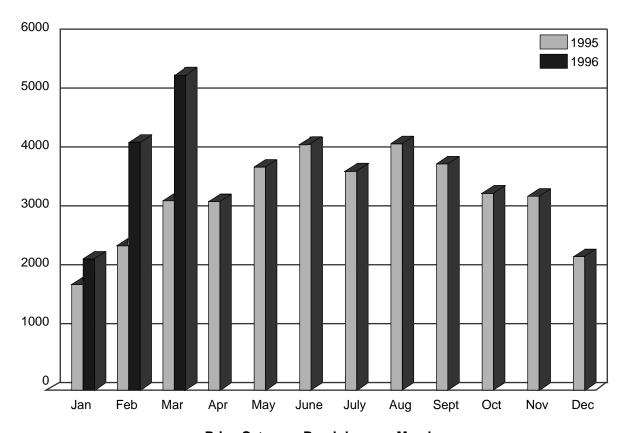
2000

S.F.D

P.O.T.

<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.

#### **Single-Family Dwelling Sales Comparison**



Price Category Breakdown — March

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ido T.H.
Up	to	\$90,000	296	(5.5)	207	(24.2)	32	(8.8)
90,001	to	110,000	365	(6.8)	205	(24.0)	36	(9.9)
110,001	to	120,000	258	(4.8)	85	(9.9)	45	(12.3)
120,001	to	130,000	268	(5.0)	70	(8.2)	40	(11.0)
130,001	to	140,000	306	(5.7)	53	(6.2)	58	(15.9)
140,001	to	150,000	340	(6.4)	39	(4.6)	50	(13.7)
150,001	to	160,000	394	(7.4)	33	(3.9)	29	(8.0)
160,001	to	170,000	442	(8.3)	29	(3.4)	24	(6.6)
170,001	to	180,000	370	(6.9)	25	(2.9)	13	(3.6)
180,001	to	190,000	298	(5.6)	21	(2.4)	8	(2.2)
190,001	to	200,000	231	(4.3)	10	(1.2)	5	(1.4)
200,001	to	225,000	488	(9.1)	21	(2.4)	5	(1.4)
225,001	to	250,000	347	(6.5)	18	(2.1)	4	(1.1)
250,001	to	300,000	395	(7.4)	15	(1.7)	11	(3.0)
300,001	to	400,000	300	(5.6)	17	(2.0)	1	(0.3)
400,001	to	500,000	129	(2.4)	2	(0.2)	1	(0.3)
500,001	to	750,000	89	(1.7)	4	(0.5)	2	(0.5)
750,000	to	1,000,000	22	(0.3)	1	(0.1)	_	(—)
1,000,001	to	1,500,000	10	(0.2)	1	(0.1)	_	(—)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			5,350	100.0	856*	100.0	364**	100.0

<sup>\* 856</sup> condominium apartments sold for \$111,812,938, averaging \$130,622

<sup>\*\* 364</sup> condominium townhouses sold for \$51,875,693, averaging \$142,515.

### Single-Family Residential March 1996

			War O	11000		
<u>Area</u>	<u>Listed</u>	Re-Runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>East</u>						
E-1	233	109	83	\$14,482,400	\$174,487	\$158,000
E-2	207	108	70	14,357,885	205,113	189,500
E-3	367	176	117	18,390,975	157,188	157,000
E-4	183	81	66	9,302,300	140,944	157,450
E-5	355	152	93	15,917,690	171,158	168,000
E-6	146	74	47	8,495,700	180,760	168,000
E-7	339	153	121	21,386,950	176,752	173,000
E-8	243	123	71	11,940,800	168,180	162,500
E-9	172	76	59	8,961,400	151,888	160,000
E-10	183	94	58	11,348,600	195,666	195,000
E-11	261	96	88	13,077,000	148,602	145,625
E-12	91	45	30	4,653,400	155,113	151,000
E-13	342	163	106	19,853,150	187,294	180,000
E-14 E-15	341 268	145 134	127 127	20,545,400	161,775 162,976	163,500
E-15 E-16	489	195	220	20,697,950	121,105	159,000 120,000
E-10 E-17	248	97	79	26,643,000 10,590,350	134,055	131,000
E-18	21	8	5	1,267,500	253,500	198,500
E-19	38	16	5	902,400	180,480	168,000
E-20	71	30	20	2,680,900	134,045	138,950
E-21	84	38	22	2,797,300	127,150	135,000
Total	4,682	2,113	1,614	\$258,293,050	\$160,033	\$155,000
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<u>West</u>						
W-1	133	59	36	\$8,210,000	\$228,056	\$197,500
W-2	192	88	62	13,085,200	211,052	196,000
W-3	230	115	55	7,518,850	136,706	132,000
W-4	194	87	61	9,293,400	152,351	151,700
W-5	228	89 106	63 67	8,526,800	135,346	134,450
W-6 W-7	215 80	106 38	67 36	11,773,250 8,333,250	175,720 231,479	164,000 224,000
W-8	345	192	95	25,544,500	268,889	233,000
W-9	160	94	43	7,748,100	180,188	182,000
W-10	314	146	80	11,785,530	147,319	163,950
W-12	274	135	83	16,669,350	200,836	180,000
W-13	308	150	92	19,683,750	213,954	184,500
W-14	192	74	54	9,686,800	179,385	172,750
W-15	329	121	110	13,556,500	123,241	109,250
W-16	334	162	97	17,957,468	185,129	175,000
W-17	-	-	-	-	-	-
W-18	82	27	24	3,501,100	145,879	153,500
W-19	402	210	132	24,964,488	189,125	187,000
W-20	433	195	163	30,166,350	185,070	172,000
W-21	422	148	160	36,852,250	230,327	203,250
W-22	5	3	-	-	-	-
W-23	481	181	232	38,202,825	164,667	161,000
W-24	337	106	152	22,555,450	148,391	147,850
W-25	15 1	5	2	343,000	171,500	171,500
W-26 W-27	1 36	- 12	10	1,788,500	178,850	180,000
W-27 W-28	203	90	78	15,118,950	193,833	178,500
Total	5,945	2,633	1,987	\$362,865,661	\$182,620	\$169,000

#### March 1996 Continued

<u>Area</u>	<u>Listed</u>	Re-Runs	<u>Sales</u>	<b>Dollar Volume</b>	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	362 227 216 366 62 191 220 124 196 96 165 124 264 327	193 137 112 207 33 80 122 67 118 51 110 67 129 180	75 63 58 94 18 65 60 21 47 29 37 40 52 103	\$14,034,900 15,937,698 19,870,400 31,967,225 4,339,151 13,812,600 10,541,900 9,819,500 16,854,200 5,919,100 22,396,103 8,703,500 19,628,900 24,439,750	\$187,132 252,979 342,593 340,077 241,064 212,502 175,698 467,595 358,600 204,107 605,300 217,588 377,479 237,279	\$159,000 206,000 228,500 310,000 218,000 191,000 158,000 445,000 289,500 219,000 420,000 219,000 288,750 207,000
Total	2,940	1,606	762	\$218,264,927	\$286,437	\$230,000
<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-17 N-18 N-19 N-20 N-21 N-22 N-21 N-22 N-23 N-24	234 308 423 182 70 168 215 262 161 399 63 36 85 87 78 238 78 111 23 13 37 100 47	129 167 224 95 33 75 99 125 73 198 26 16 37 38 35 89 25 36 12 7 8 32 16	74 91 95 41 16 49 70 60 51 108 14 8 16 35 31 87 20 53 4 3 12 25 24	\$20,587,466 24,242,438 24,963,026 9,241,100 4,066,900 12,064,700 13,357,625 16,382,400 10,760,300 27,450,188 3,213,100 2,304,500 4,802,600 7,162,000 5,658,400 11,072,300 3,117,650 7,670,238 865,500 406,000 1,688,900 3,376,800 2,873,000	\$278,209 266,400 262,769 225,393 254,181 246,218 190,823 273,040 210,986 254,168 229,507 288,063 300,163 204,629 182,529 127,268 155,883 144,721 216,375 135,333 140,742 135,072 119,708	\$233,500 245,000 210,000 228,000 254,000 222,000 182,700 256,250 202,000 230,000 205,300 270,500 215,450 191,000 175,000 129,000 138,000 183,750 131,000 144,750 124,900 122,500
Total	3,418	1,595	987	\$217,327,131	\$220,190	\$195,000
Grand Total	16,985*	7,947	5,350	\$1,056,750,769	\$197,523	\$171,000

Listed includes Reruns: East (2,113-45%) West (2,633-44%) Central (1,606-55%) North (1,595-47%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 31.7%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	50	96%
WEST	54	96%
CENTRAL	58	95%
NORTH	62	96%
TOTAL	55	96%

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

#### Three Month Single-Family January to March 1996

<u>Area</u>	Listed	<u>Sales</u>	<u>Dollar Volume</u>	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	624 545 1,044 452 794 402 910 670 444 473 631 228 910 897 802 1,310 649 63 80 223 248	173 151 301 140 191 97 252 184 133 113 173 70 216 290 249 461 151 8 14 38 50	\$29,800,327 31,615,285 46,875,250 19,524,600 32,346,250 16,851,238 43,274,080 27,892,724 20,329,500 21,646,200 24,504,600 10,797,200 39,723,100 45,535,500 40,364,900 55,376,400 20,902,501 2,801,400 2,611,900 5,401,478 7,286,100	\$172,256 209,373 155,732 139,461 169,352 173,724 171,723 151,591 152,853 191,559 141,645 154,246 183,903 157,019 162,108 120,122 138,427 350,175 186,564 142,144 145,722	\$158,450 185,000 155,000 155,000 151,000 162,000 159,500 169,690 150,000 143,000 143,000 149,000 155,000 155,000 158,000 118,000 133,000 245,450 168,250 139,500 148,500
Total	12,399	3, <b>455</b>	\$545,460,533	\$157,876	N/A
<u>West</u>					
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24	385 513 660 500 638 581 239 913 431 795 695 871 455 826 862 2 204 1,039 1,101 1,120 22 1,339 866	98 133 135 111 144 146 68 228 82 190 166 213 135 277 280 66 273 358 371 3 496 334	\$20,224,250 27,693,600 18,053,650 16,489,100 18,715,900 25,355,750 15,831,600 57,864,495 13,841,750 26,556,305 31,840,450 44,818,455 21,916,100 33,040,945 52,418,666 9,253,000 51,594,728 66,567,709 86,602,855 579,000 82,629,725 49,061,349	\$206,370 208,223 133,731 148,550 129,972 173,670 232,818 253,792 168,802 139,770 191,810 210,415 162,341 119,281 187,210 	\$190,000 190,000 132,000 150,000 118,500 160,500 224,000 218,000 173,500 154,900 171,625 184,000 159,500 107,500 178,000 147,000 186,000 172,000 210,000 197,000 161,000 149,000
W-25 W-26 W-27 W-28	47 4 99 543	9 - 26 155	1,259,500 - 5,512,000 32,876,800	139,944 - 212,000 212,108	137,000 - 207,500 195,500
Total	15,750	4,497	\$810,597,682	\$180,253	N/A

#### Three Month Single-Family continued January to March 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<b>Dollar Volume</b>	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	943 638 576 954 149 503 636 355 514 249 480 365 654 865	197 117 112 222 36 148 136 65 105 73 70 103 114 208	\$36,026,000 30,296,698 37,782,180 73,403,193 10,062,451 30,471,588 23,056,830 33,309,800 36,448,550 13,877,800 44,384,903 22,015,750 37,388,460 47,830,550	\$182,873 258,946 337,341 330,645 279,513 205,889 169,536 512,458 347,129 190,107 634,070 213,745 327,969 229,955	\$148,000 205,900 223,250 301,000 253,000 197,750 149,000 479,000 279,500 215,000 452,500 203,500 250,000 202,250
Total	7,881	1,706	\$476,354,753	\$279,223	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	662 810 1,117 445 164 465 533 713 428 1,040 182 115 230 234 231 566 203 292 57 39 90 270 137	164 192 197 92 26 128 186 127 101 235 35 20 36 69 53 167 56 104 7 10 26 48 42	\$44,943,666 48,467,318 51,723,963 23,323,700 6,058,900 29,779,533 36,787,225 34,876,690 21,932,500 60,171,255 8,731,350 4,672,500 9,906,000 13,290,900 9,513,800 21,120,850 9,045,550 15,149,338 1,644,000 1,388,900 3,669,700 6,588,700 4,671,500	\$274,047 252,434 262,558 253,518 233,035 232,653 197,781 274,620 217,153 256,048 249,467 233,625 275,167 192,622 179,506 126,472 161,528 145,667 234,857 138,890 141,142 137,265 111,226	\$242,000 236,000 214,500 236,500 248,750 209,000 186,450 252,100 196,000 237,000 215,000 184,750 235,000 176,900 126,750 156,750 138,500 198,500 143,000 141,400 125,500
Total	9,023	2,121	\$467,457,838	\$220,395	N/A
Grand Total	45,053	11,779	\$2,299,870,806	\$195,252	N/A
Includes Re-ru	ns:				
	East Central	5,355 4,098	West 6,504 North 3,918		

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

### Single-Family East Breakdown March 1996

	S	Det <u>ales</u>	ached Houses Av. Price	Med. F	Price	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
<b>-</b> 4	<u> </u>								
E-1 E-2		18 27	198,400 237,967	192,5 210,0		57 40		170,030 186,270	158,000 175,000
E-3 E-4		62 36	182,709	167,7		22		166,850 143,500	163,500 143,750
E-5		25	174,575 231,604	170,0 235,0		4 6		174,500	169,500
E-6 E-7		41 45	184,934 226,944	180,0 215,0		3 10		153,967 172,670	158,000 170,750
E-8		47	198,617	173,0	000	6		149,850	153,500
E-9 E-10		34 45	180,056 218,527	175,7 215,0	750 100	4 3		149,000 166,500	151,000 167,000
E-11		39	182,138	169,5	00	10		147,065	145,125
E-12 E-13		20 67	164,295 209,690	168,5 203,0	100 100	3 10		140,333 153,630	139,000 155,000
E-14		99 84	173,962	171,0	000	2		135,000	135,000
E-15 E-16		142	175,961 129,344	173,5 127,2		2 2 42		131,450 112,715	131,450 112,500
E-17 E-18		39 5	140,763 253,500	143,0 198,5	100 100	4		111,950	114,900
E-19		5	180,480	168,0	000	-		-	-
E-20 E-21		17 20	135,529 126,040	142,0 130,0		2		- 138,250	138,250
	To	ownhouse Condo	ominiums	Co	ondominium A <sub>l</sub>			Link Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2	1 1	132,000 200,000	132,000 200,000	-	-	-	-	-	-
E-3	4	184,250	190,000	28	90,189	82,500	-	-	-
E-4 E-5 E-6	3 11 -	132,000 137,545	131,000 137,000 -	23 40 3	89,026 138,315 150,500	85,000 129,000 156,500	9	188,556 -	190,000
E-7 E-8	8	150,475	141,900	33 12	113,700 89,358	108,000 83,000	20	184,143	181,500
E-9	8 6 9 6 8 3 5 7	105,733 112,833	106,200 118,000	12	102,333	86,500	-	-	-
E-10 E-11	6 8	117,567 123,031	124,000 123,000	4 19	77,500 95,005	66,500 94,500	2	- 166,250	- 166,250
E-12	3	122,500	135,000	1	110,000	110,000	2 3 9 2	156,333	160,000
E-13 E-14	5 7	131,700 124,450	140,000 117,750	6 10	148,067 93,350	144,950 92,500	9 2	156,600 135,500	153,000 135,500
E-15 E-16	6 11	114,925 68,727	118,950 70,000	3 6	107,333 80,317	116,000 78,000	26 15	146,896 123,680	141,950 126,000
E-17	-	-	70,000	-	-	78,000	30	132,877	132,000
E-18 E-19	-	-	-	-	-	-	-	-	-
E-20 E-21	-	-	-	-	-	-	3	125,633	127,000
L-Z I	_	Attached/Row	_	C	o-op Apartmen	te	D	etached Condor	niniume
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1	7	155,357	140,000	-	-	-	-	-	-
E-2 E-3	2 1	141,000 130,000	141,000 130,000	-	-	-	-	-	-
E-4 E-5	2	- 169,000	169,000	-	-	-	-	-	-
E-6 E-7	-	161,800	-	-	-	-	-	-	-
E-8	5 -	161,800	164,000 -	-	-	-	-	-	-
E-9 E-10	-	-	-	-	-	-	-	-	-
E-11	8	135,138	137,000	-	-	-	2	150,000	150,000
E-12 E-13	9	145,706	- 146,900	-	-	-	-	-	-
E-14	7	139,643	138,000	-	-	-	-	-	-
E-15 E-16	6 4	137,250 112,250	137,000 112,500	-	-	-	-	-	-
E-17 E-18	6	111,083	110,250	-	-	-	-	-	-
E-19	-	- -	-	-	-	-	-	-	-
E-20 E-21	-	-	- -	-	-	-	-	-	-

### Single-Family Central Breakdown March 1996

	Det <u>Sales</u>	ached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1 C-2 C-3	3 11 40	210,500 302,945 396.878	219,500 241,000 287,000	13 30 13	176,115 259,937 207.762	167,000 204,000 153,000
C-4 C-6	80 15	358,925 262,210	320,550 225,900	5 -	281,700	248,000
C-7 C-8 C-9	26 5 11	269,485 244,800 517.682	231,650 250,000 465,000	6 7 3	208,083 237,571 639.000	207,500 216,000 685.000
C-10 C-11	29 13	428,069 295,808	322,500 300,000	16 4	241,619 236,900	236,500 237,000
C-12 C-13 C-14	31 15 34	670,839 276,067 471,724	434,000 257,000 498,500	10	183,400	181,000
C-15	43	328,622	310,000	9	202,667	203,000

	Town <u>Sales</u>	nhouse Condo <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
C-1	4	130,425	126,350	51	193,020	145,500	-	_	-
C-2	2	430,000	430,000	16	184,231	179,000	-	-	-
C-3	1	655,000	655,000	2	216,000	216,000	-	-	-
C-4	-	· -	· -	8	192,463	185,600	-	-	-
C-6	-	-	-	3	135,333	132,500	-	-	-
C-7	9	169,278	174,600	22	166,273	159,250	1	191,000	191,000
C-8	2	177,450	177,450	38	149,468	127,750	-	· -	-
C-9	-	· -	· -	1	1,000,000	1,000,000	-	-	-
C-10	-	-	-	-	· · · · · -	· · · · -	-	-	-
C-11	5	89,200	87,500	7	97,143	75,000	-	-	-
C-12	6	266,684	276,500	-	· -	· -	-	-	-
C-13	2	139,750	139,750	13	188,385	185,000	-	-	-
C-14	1	235,000	235,000	15	166,987	148,000	-	-	-
C-15	26	151,858	144,500	25	181,468	127,000	-	-	-

		Attached/Row		Co-	op Apartmen	ts	<b>Detached Condominiums</b>		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	4	187,050	199,100	-	_	-	-	-	-
C-2	4	249,875	208,250	-	-	-	-	-	-
C-3	-	· -	· -	2	103,700	103,700	-	-	-
C-4	1	305,000	305,000	-	, -	· -	-	-	-
C-6	-	· -	, <u>-</u>	-	-	-	-	-	-
C-7	1	185,000	185,000	-	-	-	-	-	-
C-8	8	202,525	204,000	-	-	-	-	-	-
C-9	-	· -	, <u>-</u>	6	201,333	165,500	-	-	-
C-10	2	287,150	287,150	-	, -	· -	-	-	-
C-11	-	· -	, <u>-</u>	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	425,250	425,250	-	-	-	-	-	-
C 15		-,	-,						

### Single-Family North Breakdown March 1996

	<u>s</u>	Det ales	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2 N-3		29 59 51	409,955 310,808 353,759	343,000 265,000 350,000		2 2		185,600 227,500	185,600 227,500
N-4 N-5		32 16	254,191 254,181	243,950 254,000		3		162,000	165,000
N-6 N-7	40 53		262,333 203,936	234,000 233,250 194,025		3 7		155,333 145,143	158,000 144,000
N-8 N-10		48 14	292,748 254,486	263,250 257,000 263,250 210,000 270,500		7 -		205,429	192,000
N-10 N-11 N-12 N-13		66 13 8	290,065 234,123 288,063			3 1		188,967 169,500	183,000 169,500
N-14 N-15		16 33	300,163 211,000	215,450 207,000		- - -		- - -	-
N-16 N-17		26 82	185,996 128,010	175,000 129,000		1		121,500	121,500
N-18 N-19 N-20		11 39 4	159,500 149,945 216,375	173,500 140,000 183,750		1 3 -		130,000 122,867	130,000 120,600
N-21 N-22		3 12	135,333 140,742	131,000 144,750				- -	-
N-23 N-24		25 20	135,072 126,930	124,900 125,000		2		49,500	49,500
	To Sales	ownhouse Condor Av. Price	miniums Med. Price	Condo <u>Sales</u>	minium Apar Av. Price	tments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
N-1	18	166,038	153,000	16	204,993	170,044	6	233.833	230,500
N-2 N-3	1 7	171,500 163,557	171,500 163,000	17 29	176,794 141,272	163,000 139,500	8 7	185,531 212,500	182,000 210,000
N-4 N-5	-	- - -	- -	6 -	103,500	102,000	-	- -	-
N-6 N-7	3 1	193,467 135,500	149,900 135,500	1 5 1	134,000 137,000	134,000 130,000	2 2	195,500 170,750	195,500 170,750
N-8 N-10 N-11	2 - 3	204,500 - 166,333	204,500 - 157,000	- 8	135,000 - 188,888	135,000 - 178,300	37 26	194,527 207,476	196,000 202,100
N-12 N-13	- -	-	-	- -	-		-	201,410	
N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23	-	- -	- -	2	99,500	99,500	-	- -	-
	3 1	164,667 58,000	179,000 58,000	- -	- -	, - -	2	140,500	- 140,500
	1	118,000	118,000	-	-	-	8 8	154,144 139,600	156,750 140,450
	-		- -	- -	-	-	-	- -	-
	-			-	<del>-</del> -	- -	-	-	-
N-24	2	117,700	117,700	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	Det <u>Sales</u>	ached Condomini <u>Av. Price</u>	ums <u>Med. Price</u>
N-1 N-2	3 4	218,667 197,125	204,000 186,500	<u>-</u>	-	-	-	<u>-</u> -	-
N-3 N-4	<u>i</u>	192,000	192,000	<u>-</u> -	-	-	-	- -	-
N-4 N-5 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17	-	-	-	-	-	-	-	-	-
	2	185,500 174,250	185,500 174,250	-	- -	- -	-	-	- -
	2	167,250	167,250	-	- -	- -	- -	- -	-
	-	-		- -	- -	<del>-</del>	- -	-	-
	-	- -	- -	-	-	-	-	- -	-
	2 1	164,250 115,000	164,250 115,000	-	- -	- -	- -	- -	-
N-18 N-19	2	109,500	109,500	-	-	-	-		-
N-20 N-21	-	-	-	-	-	-	-		-
N-21 N-22 N-23	-	-	- -	- -	- -	- -	-	-	-
N-24	-	-	-	-	-	-	-	-	-

#### Single-Family West Breakdown March 1996

		D-	tacked Hauses				Cami D	ataahad Hawaaa	
	<u>s</u>	<u>ales</u>	tached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1		21	272,095	250,000		8		159,188	169,000
W-2 W-3		37 28	242,568 144,713	229,100 133,500		20 11		161,785 163,636	165,500 167,000
W-4		41	177,205	173,000		3		185,300	174,000
W-5 W-6		17 41	203,618 166,445	197,500 160,000		14 9		189,929 176,444	183,000 167,000
W-7		34	237,390	230,500		1		118,000	118,000
W-8 W-9		59 20	337,678 233,088	307,000 222,025		5 5		179,400 154,800	180,000 150,000
W-10 W-12		45 56	186,652 231.874	181,000 201.250		- 7		- 177,857	- 178,500
W-13		54	275,600	261,250		10		157,500	157,500
W-14 W-15		15 9	266,033 224,056	262,000 224,500		8 8		179,538 176,963	173,500 167,250
W-16 W-17		39	230,981	207,000		16		167,431	168,250
W-18		_9	158,211	165,000		12		150,567	150,500
W-19 W-20		71 90	230,473 215,665	219,000 208,750		6 26		170,000 165,362	170,750 166,000
W-21 W-22		108	259,833	249,250		3		161,500	152,500
W-23		139	181,857	173,500		25		149,740	150,000
W-24 W-25		63 2	180,426 171,500	178,000 171,500		30		154,052 -	154,500 -
W-26 W-27		- 8	196,000	189.500		-		-	-
W-28		62	208,554	195,000		9		134,956	125,000
		ownhouse Condo			minium Apart			Link Houses	
10/ 4	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	-	-	-	6 2	172,667 192,500	134,000 192,500	-	-	-
W-3 W-4	-	-	-	15 17	102,560 86,594	110,000 85,000	-	-	-
W-5	6	102,658	107,250	26	68,860	71,500	-	-	-
W-6 W-7	1	148,000	148,000	16 1	200,813 144,000	171,500 144,000	-	-	
W-8 W-9	7 2	238,786 193,250	187,000 193,250	22 16	132,477 120,366	115,000 109,375	-	-	-
W-10	8	114,550	114,750	25	84,932	80,900	2	173,250	173,250
W-12 W-13	3 15	132,833 117,727	125,000 123,500	16 9	118,494 97,939	112,000 83,500	1	229,000	229,000
W-14 W-15	9 17	126,222 131,253	142,000 136,000	14 76	115,536 103,855	119,500 99,000	7	190,929	180,000
W-16	19	144,932	140,000	7	107,514	106,900	11	174,591	175,000
W-17 W-18	1	102,900	102,900	2	83,750	83,750	-	-	-
W-19 W-20	13 26	153,408 136,950	159,900 134,500	33 8	120,003 102,188	108,000 103,500	1 3	184,000 160,800	184,000 155,500
W-21	17	139,191	139,750	9	135,744	131,900	10	164,665	163,500
W-22 W-23	10	- 118,120	113,250	- 15	116,160	115,500	8	- 159,613	159,950
W-24 W-25	17	122,450	118,000	35	100,440	96,500	2	164,500	164,500
W-26	-	-	-	-	-	-	-	-	-
W-27 W-28	2 2	110,250 111,000	110,250 111,000	-	-	-	1	188,000	188,000
		Attached/Row		Со-ор	Apartments		De	etached Condomini	ums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	<u> Āv. Price</u>	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	1 2	186,500 114,750	186,500 114,750	-	-	-	- 1	260,000	260,000
W-3	1	128,500	128,500	-	-	-	-	-	-
W-4 W-5	-	-	-	-	-	-	-	-	-
W-6 W-7	-	-	-	-	-	-	-	-	
W-8	-	-	-	2	69,250	69,250	-	-	-
W-9 W-10	-	-	-	-	-	-	-	-	-
W-12 W-13	1 3	145,000 116,667	145,000 116,000	-	-	-	-	-	-
W-14	1	170,000	170,000	-	-	-	-	-	-
W-15 W-16	5	168,700	168,500	-	-	-	-	-	-
W-17 W-18	-	· -	· -	<u>-</u>	-	-	-	-	-
W-19	8	180,313	178,500	-	-	-	-		
W-20 W-21	8 13	160,438 236,246	159,000 171,900	-	-	-	2	156,500 -	156,500
W-22 W-23	35	142,304	140,000	<u>-</u>	-	<u>-</u>	-	-	-
W-24	5 5	128,200	118,000	-	-	-	-	-	-
W-25 W-26	-	-	-	-	-	-	-	-	-
W-27 W-28	- 4	141,000	- 154,000	-	-	-	-	-	-
vv-∠0	4	141,000	134,000	-	-	-	-	-	-

Year	* Number of Sales (Property of all types)	)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
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 1959	7,968 9,559		128,163,813 158,821,137	16,085 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	40.400	281,164,558	18,883	Φ 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
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976 1977	22,575 24,335	19,025 20,512	1,417,814,546 1,630,809,263	62,805 67,015	61,389 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 1985	36,206 51,514	31,905	3,845,980,469	106,225	102,318
1986	51,514 54,815	45,509 52,919	5,957,686,711 8,195,016,831	115,652 149,503	109,094 138,925
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 1994	46,561 52,796	38,990 44,237	9,885,955,838 11,516,814,224	212,323 218,138	206,490 208,921
1994	52,790	44,237	11,510,614,224	210,130	200,921
1995	0.040	4.704	400 500 004	007.555	400.750
January	2,219 2,922	1,791 2.455	460,563,691 640,047,635	207,555 219,044	199,759 208,225
February March	2,922 3,857	2,455 3,218	640,047,635 816,442,134	219,0 <del>44</del> 211,678	206,225
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 November	4,134 4,060	3,344	863,942,396 838 187 466	208,985 206,450	201,526
December		3,295 2,268	838,187,466 593,613,260	206,450 210,277	197,999 197,119
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
TOTAL	13,891	11,779	2,819,357,891	202,963	195,252

<sup>\*</sup> Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

