For Further Information: 443-8152

August, 1997

Market Remains Strong in August

TORONTO - Wednesday, September 3, 1997 —With 4,317 sales of single-family dwellings reported in August, the Toronto real estate market kept up the strong pace set earlier in the year, said TREB President Jerry England. "Although sales were down marginally (one per cent) from last August (4,372), they are still at near-record levels for a summer market and, barring any bad economic news, we expect strong sales to continue into the Fall."

Mr. England noted that year-to-date sales now stand at 41,437, up 14 per cent from 36,253 recorded in the first eight months of last year.

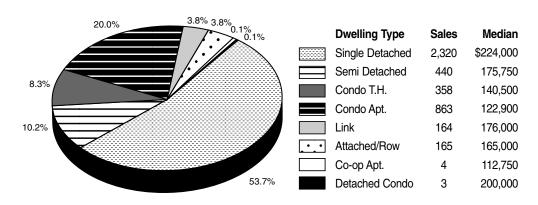
Prices edged downwards in August with the average falling about one per cent, to \$211,785 from \$213,634 in July; the median also fell one per cent, to \$182,500, from \$184,100 in July. However, England noted that this kind of softening is normal in the summer months, and emphasized that prices are still up from last August when the average was \$197,622, and the median was \$173,000.

TREB's 4,317 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$914,277,192, and averaged \$211,785. The median price was \$182,500.

Breaking down the total 1,652 sales were reported in TREB's 28 West districts and averaged \$195,324; 627 sales were reported in the 14 Central districts and averaged \$297,915; 850 sales were reported in the 23 North districts and averaged \$239,773; and 1,188 sales were reported in TREB's 21 East districts and averaged \$169,193.

In addition to the sales of single-family dwellings, TREB Members reported 842 sales of properties of other types (P.O.T.) during August moving the total to 5,159. The dollar volume for properties of all types (P.A.T.) was \$1,142,782,104, and the average price was \$221,512.

Single-Family Residential Breakdown



Housing Market Indicators

	August 1996	August 1997	% Change
Sales*	4,372	4,317	(-1%)
New Listings*	7,031	6,886	(-2%)
Active Listings**	25,044	21,436	(-14%)

^{*} Single-Family Dwellings Only

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May June July Aug Sep Oct Nov Dec

Number of MLS Sales

Number of New MLS Listings

7000

6000

5000

3000

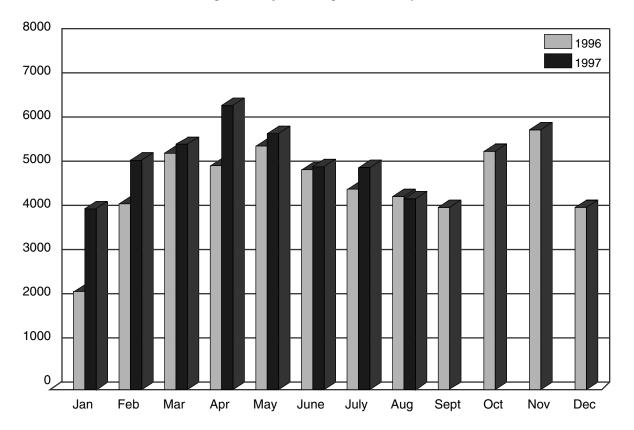
25000

S.F.D

P.O.T.

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

Prid	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	215	(5.0)	150	(17.4)	28	(7.8)
90,001	to	110,000	274	(6.3)	177	(20.5)	32	(9.0)
110,001	to	120,000	187	(4.3)	89	(10.3)	30	(8.4)
120,001	to	130,000	216	(5.0)	84	(9.7)	47	(13.1)
130,001	to	140,000	215	(5.0)	59	(6.8)	42	(11.7)
140,001	to	150,000	236	(5.5)	52	(6.0)	37	(10.3)
150,001	to	160,000	236	(5.5)	39	(4.5)	37	(10.3)
160,001	to	170,000	269	(6.2)	46	(5.3)	34	(9.5)
170,001	to	180,000	271	(6.3)	20	(2.3)	24	(6.7)
180,001	to	190,000	275	(6.4)	33	(3.8)	16	(4.5)
190,001	to	200,000	195	(4.5)	12	(1.4)	6	(1.7)
200,001	to	225,000	411	(9.5)	36	(4.2)	11	(3.1)
225,001	to	250,000	353	(8.2)	18	(2.1)	5	(1.4)
250,001	to	300,000	415	(9.6)	22	(2.6)	9	(2.5)
300,001	to	400,000	314	(7.3)	16	(1.9)		(—)
400,001	to	500,000	112	(2.6)	5	(0.6)		(—)
500,001	to	750,000	89	(2.1)	4	(0.5)		(—)
750,000	to	1,000,000	15	(0.3)	1	(0.1)		(—)
1,000,001	to	1,500,000	14	(0.3)		(—)		(—)
Over		1,500,000	5	(0.1)	_	(—)	_	(—)
TOTAL			4,317	100.0	863*	100.0	358**	100.0

- * 863 condominium apartments sold for \$120,524,878, averaging \$139,658
- ** 358 condominium townhouses sold for \$51,721,929, averaging \$144,474.

Single-Family Residential August 1997

		August 1997				
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	175	76	52	\$8,975,900	\$172,613	\$171,250
E-2	113	51	56	11,808,450	210,865	205,000
E-3 E-4	284 136	127 52	102 53	16,287,016 7,853,550	159,677 148,180	162,750 160,000
E-5	340	156	70	13,126,000	187,514	179,750
E-6	121	58	34	6,813,200	200,388	162,000
E-7	331	163	106	20,125,188	189,860	185,375
E-8	230	111	63	9,802,173	155,590	165,000
E-9	182	80	36	6,049,100	168,031	161,750
E-10	130	71	35 53	7,741,200	221,177	208,000
E-11 E-12	179 44	84 23	53 17	8,623,600 2,853,650	162,709 167,862	159,000 164,000
E-13	259	115	68	12,853,247	189,018	189,500
E-14	234	102	84	14,241,550	169,542	166,250
E-15	182	83	83	14,073,550	169,561	162,000
E-16	404	134	134	17,705,050	132,127	131,250
E-17	184	93	82	12,058,000	147,049	138,500
E-18	11	5	2 7	450,500	225,250	225,250
E-19 E-20	20 54	6 24	7 16	1,882,900 2,538,500	268,986 158,656	215,000 159,500
E-21	96	42	35	5,139,300	146,837	145,000
					·	·
Total	3,709	1,656	1,188	\$201,001,624	\$169,193	\$162,500
<u>West</u>						
W-1	90	41	31	\$6,787,988	\$218,967	\$220,000
W-2	129	66	40	8,220,100	205,503	184,750
W-3	189	87	55	8,232,700	149,685	142,000
W-4	142	64	47 57	7,565,700	160,972	170,000
W-5 W-6	157 163	83 78	57 59	7,432,650 11,350,750	130,397 192,386	105,000 175,500
W-7	70	76 32	31	7,796,500	251,500	235,000
W-8	226	100	82	26,599,050	324,379	234,500
W-9	109	55	46	7,906,600	171,883	168,500
W-10	240	100	84	12,533,700	149,211	154,500
W-12	192	96	87	18,357,650	211,007	185,000
W-13 W-14	183 147	90 71	65 45	16,654,950 8,131,330	256,230 180,696	204,000 182,500
W-15	185	59	109	15,035,225	137,938	125,000
W-16	214	92	80	16,464,700	205,809	183,500
W-17	4	2	1	380,000	380,000	380,000
W-18	70	25	25	3,907,400	156,296	155,000
W-19	275	118	112	23,235,999	207,464	209,500
W-20 W-21	299 119	123 55	121 59	22,805,100 16,428,400	188,472 278,447	178,000 234,000
W-21 W-22	8	2	3	668,500	222,833	185,000
W-23	410	151	166	30,674,141	184,784	177,750
W-24	282	103	116	17,879,925	154,137	146,250
W-25	21	6	3	845,000	281,667	220,000
W-26	1	-	1	569,000	569,000	569,000
W-27	110	43 72	55 50	10,421,750	189,486	170,000
W-28 W-29	143 46	72 15	50 22	12,174,500 3,616,200	243,490 164,373	226,750 150,250
Total	4,224	1,829	1,652	\$322,675,508	\$195,324	\$176,250

August 1997 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>						
C-1	214	91	77	\$14,056,788	\$182,556	\$152,000
C-2	163	81	51	18,195,900	356,782	265,000
C-3	130	57	32	12,820,010	400,625	316,000
C-4	158	86	51	17,295,300	339,124	336,000
C-6	43	24	10	2,645,618	264,562	252,500
C-7 C-8	148 194	62 95	49 68	11,541,020 10,609,900	235,531 156,028	232,000 142,250
C-8 C-9	73	39	20	11,843,800	592,190	605,550
C-10	98	41	45	17,608,800	391,307	345,000
C-11	50	21	20	3,812,900	190,645	100,250
C-12	117	72	25	20,017,500	800,700	540,000
C-13	137	81	44	9,925,385	225,577	205,500
C-14	213	105	64	19,703,200	307,863	255,900
C-15	261	121	71	16,716,688	235,446	203,000
Total	1,999	976	627	\$186,792,809	\$297,915	\$233,000
<u>North</u>						
N-1	168	93	48	\$13,062,200	\$272,129	\$242,000
N-2	207	99	62	18,161,088	292,921	263,750
N-3	296	146	92	29,098,175	316,285	272,000
N-4	140	67	65	17,274,100	265,755	255,000
N-5	42	21	5	1,631,500	326,300	320,000
N-6	133	66	35	9,333,200	266,663	252,000
N-7	171	80	55	10,390,050	188,910	179,500
N-8	181	90	39	10,887,500	279,167	268,000
N-10	158	69	54	12,573,788	232,848	222,500
N-11	288	149	104	30,372,755	292,046	270,900
N-12 N-13	59 34	28 21	16	3,752,500 1,898,500	234,531 316,417	216,500
N-13 N-14	75	40	6 15	4,028,900	268,593	305,750 275,000
N-14 N-15	61	24	22	4,993,650	226,984	212,250
N-16	70	32	20	3,839,150	191,958	185,500
N-17	228	96	70	9,784,645	139,781	127,750
N-18	57	22	24	4,484,550	186,856	173,550
N-19	103	51	39	6,848,500	175,603	160,000
N-20	23	11	8	1,945,500	243,188	225,000
N-21	21	11	5	675,900	135,180	140,000
N-22	34	12	17	2,350,900	138,288	125,900
N-23	95	40	27	3,865,800	143,178	126,000
N-24	60	21	22	2,554,400	116,109	120,500
Total	2,704	1,289	850	\$203,807,251	\$239,773	\$221,500
Grand	40.000		4.04=	00440 100	***	4400 70 5
Total	12,636	5,750	4,317	\$914,277,192	\$211,785	\$182,500

Listed includes Reruns: East (1,656-45%) West (1,829-43%) Central (976-49%) North (1,289-48%)

^{*} Sales to Listings Ratio (SFD only): 34.1%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	49	97%
WEST	48	96%
CENTRAL	50	96%
NORTH	58	96%
TOTAL	50	96%

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

Eight Month Single-Family January to August 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	1,622	533	\$98,396,464	\$184,609	\$171,500
E-2	1,294	540	125,881,071	233,113	210,000
E-3	2,586	942	158,072,646	167,805	167,000
E-4	1,125	484	73,947,318	152,784	165,000
E-5	2,310	804	151,446,565	188,366	184,450
E-6	1,073	345	65,784,866	190,681	170,000
E-7	2,501	914	172,699,578	188,949	185,000
E-8	1,890	614	103,946,296	169,294	165,000
E-9 E-10	1,563 1,201	439 420	73,091,069 88,924,839	166,494 211,726	172,000 209,000
E-11	1,636	607	95,173,838	156,794	158,500
E-12	446	213	34,848,720	163,609	159,500
E-13	1,990	748	139,452,055	186,433	182,800
E-14	2,109	906	149,743,734	165,280	164,000
E-15	1,732	797	138,632,712	173,943	169,000
E-16	3,595	1,468	189,200,876	128,883	125,000
E-17	1,708	676	98,618,710	145,886	139,000
E-18	126	25	6,865,500	274,620	245,000
E-19	143	38	9,511,220	250,295	235,882
E-20	459	142	23,076,050	162,507	154,900
E-21	721	256	42,022,059	164,149	155,500
Total	31,830	11,911	\$2,039,336,186	\$171,215	N/A
<u>West</u>					
W-1	786	297	\$65,798,968	\$221,545	\$196,000
W-2	1,300	455	100,865,004	221,681	200,000
W-3	1,624	503	75,497,599	150,095	147,000
W-4	1,148	394	61,461,233	155,993	157,500
W-5	1,558	565	81,890,866	144,940	139,500
W-6	1,342	488	95,567,700	195,835	180,000
W-7	685	266	67,888,557	255,220	245,050
W-8	2,135	805	246,312,891	305,979	251,000
W-9	1,065	381	72,182,718	189,456	198,000
W-10	1,901	699	105,448,164	150,856	163,000
W-12	1,727	619	130,112,232	210,197	188,500
W-13 W-14	1,852 1,214	713 443	170,683,711	239,388	207,250 183,250
W-14 W-15	1,869	945	82,388,976 127,433,977	185,980 134,851	121,000
W-16	1,810	833	171,678,251	206,096	191,000
W-17	15	1	380,000	380,000	380,000
W-18	561	230	34,841,778	151,486	157,000
W-19	2,321	1,004	203,690,213	202,879	203,000
W-20	2,824	1,254	252,390,971	201,269	182,650
W-21	1,363	646	166,323,159	257,466	231,000
W-22	53	21	4,132,500	196,786	171,000
W-23	3,596	1,721	306,803,053	178,270	172,000
W-24	2,630	1,256	199,638,631	158,948	156,000
W-25	144	51	11,902,066	233,374	171,000
W-26	26	4	1,373,300	343,325	307,150
W-27	908	422	79,875,643	189,279	177,000
W-28	1,559	536	120,063,616	223,999	210,000
W-29	103	53	8,634,250	162,910	150,000
Total	38,119	15,605	\$3,045,260,027	\$195,146	N/A



Eight Month Single-Family continued January to August 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	2,007 1,424 1,178 1,668 440 1,225 1,607 723 1,138 542 1,165 1,079 1,982 2,089	699 444 375 653 132 429 544 243 452 246 259 417 563 751	\$133,418,866 145,377,996 142,876,592 245,228,443 37,422,954 103,696,849 98,704,907 134,048,147 162,260,515 58,302,501 163,734,140 92,580,271 171,120,329 173,442,707	\$190,871 327,428 381,004 375,541 283,507 241,718 181,443 551,638 358,983 237,002 632,178 222,015 303,944 230,949	\$165,000 259,500 279,000 338,950 255,000 227,000 155,000 472,500 289,000 249,750 525,000 205,250 255,000
Total	18,267	6,207	\$1,862,215,217	\$300,019	N/A
<u>North</u>					
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	1,651 1,812 2,687 1,281 324 1,329 1,569 1,619 1,244 2,684 528 279 604 642 493 1,776 634 861 185 172 299 786 445	483 678 792 412 69 454 662 416 439 827 152 48 163 233 168 600 232 304 47 50 116 233 136	\$128,486,247 177,025,812 225,251,458 111,191,013 22,271,465 117,169,020 134,154,458 114,339,018 104,236,070 236,997,739 37,910,990 13,467,400 46,697,010 49,946,550 33,695,693 82,775,365 39,884,850 50,472,388 10,141,700 7,889,000 16,220,650 32,733,883 17,409,550	\$266,017 261,100 284,408 269,881 322,775 258,082 202,650 274,853 237,440 286,575 249,414 280,571 286,485 214,363 200,570 137,959 171,917 166,028 215,781 157,780 139,833 140,489 128,011	\$250,000 247,000 243,995 256,250 300,000 233,000 200,000 264,000 270,000 222,500 224,500 271,750 195,100 184,500 129,000 173,000 154,000 202,300 150,000 130,000 138,250 121,500
Total	23,904	7,714	\$1,810,367,329	\$234,686	N/A
Grand Total	112,120	41,437	\$8,757,178,759	\$211,337	N/A

Includes Re-runs:

East	13,363	West	15,396
Central	8,596	North	10,314

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

Single-Family East Breakdown August 1997

	<u>S</u>	Det ales	ached Houses <u>Av. Price</u>	Med. Prid	<u>ce</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-7 E-8 E-11 E-13 E-14 E-15 E-17 E-17 E-18 E-20 E-21		8 22 49 26 23 25 44 31 17 27 17 11 38 59 45 76 38 2 7	194,925 248,150 192,256 185,019 243,272 220,364 243,593 197,399 210,835 250,530 221,718 183,286 222,626 186,181 193,554 150,043 166,253 225,250 268,986 160,700 146,837	210,000 228,500 178,500 184,000 243,000 165,000 235,000 191,000 246,800 210,000 178,000 178,000 148,250 152,350 225,250 215,000 160,000 145,000		37 25 14 3 3 4 10 1 1 1 6 2 8 1 4 23 4		172,243 189,086 185,014 164,333 212,833 155,100 182,510 147,000 168,800 168,000 168,833 151,000 160,125 149,000 144,375 113,474 125,750	170,000 173,000 174,500 163,500 229,000 157,900 186,550 147,000 168,800 169,000 151,000 149,000 143,500 116,500
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	lominium 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 E-7 E-8 E-9 E-11 E-13 E-14 E-15 E-16 E-17 E-18 E-21	1 2 4 15 7 4 3 3 5 3 3 2 10 18 1	99,000 187,250 124,750 127,350 160,727 - 171,379 108,975 119,333 138,333 142,700 129,167 114,833 126,000 127,240 82,361 105,000	99,000 187,250 124,750 122,700 148,000	3 36 20 23 5 31 27 15 4 17 - 11 10 6 6 3	194,667 106,269 102,033 147,341 136,740 123,510 114,811 129,207 98,475 103,729 	231,500 94,250 103,500 148,000 131,900 125,000 106,500 130,800 96,000 108,000 	- - - 3 - 8 - - 5 1 4 8 9 7 25 - - 1	193,833 - 191,256 - 183,500 148,000 183,250 158,425 160,656 141,486 140,856 - 128,000	185,000 190,500 190,500 185,500 148,000 179,000 159,250 158,500 139,900 141,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o <u>Sales</u>	p Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Detach Sales	ed Condominiur <u>Av. Price</u>	ns <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-10 E-11 E-12	6 3 1 - 3 - 6 3 -	157,417 185,333 201,100 170,333 - 170,583 - - - 149,000	154,500 154,000 201,100 163,000 - 168,250 - 152,000	- 1 - - - - - - -	- 107,500 - - - - - - - - -	107,500 - - - - - - - -		- - - - - - - - -	-
E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	4 4 9 4 11 - -	165,950 149,750 152,433 114,375 118,127	163,950 150,750 150,000 113,500 117,000	- - - - - - -	- - - - - - - -	- - - - - -	-	- - - - - - -	-



Single-Family Central Breakdown August 1997

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Pı	rice	<u>Sales</u>		tached Houses vv. Price	Med. Price
C-1 C-2 C-3 C-4 C-6		1 18 23 38 8	140,000 498,272 448,283 381,982 284,452	140,00 367,50 325,00 368,25 261,50	0 0 0	8 14 8 2	:	275,375 283,714 266,813 410,050	254,750 229,750 198,250 410,050
C-7 C-8 C-9 C-10 C-11 C-12		23 13 29 6 24	294,065 - 699,446 442,517 397,317 822,896	278,00 683,60 361,30 403,00 542,50	- 00 00	4 9 1 12 1		210,250 229,589 809,000 320,275 265,000	214,050 235,000 809,000 267,650 265,000
C-12 C-13 C-14 C-15		13 34 26	316,954 388,494 348,690	282,50 319,25 343,06	0	7 1 8	2	206,571 231,000 203,600	199,000 231,000 201,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <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
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	3 - - 1 1 3 1 4 6 17	149,000 - - 205,000 - - 208,500 93,500 268,000 186,875 266,233 159,547	160,000 - - 205,000 - - 208,500 93,500 268,000 172,000 280,400 159,500	59 15 1 11 1 20 55 2 2 10 - 20 23 20	169,301 287,800 375,000 178,173 165,000 174,025 136,738 473,000 200,750 88,350 - 180,574 202,870 165,483	141,000 242,500 375,000 180,000 165,000 166,000 133,000 473,000 200,750 72,000 	- - - 2 - - - - -	- - - 228,010 - - - - - - -	228,010 - - - - - - - - -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	De ^r <u>Sales</u>	tached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11	6 4 4 2 1	213,000 234,500 - - - 255,750 334,000 322,500	211,500 260,500 - - - 217,500 334,000 322,500	- - - - - 2	164,000	164,000	- - - - - -	- - - - - - -	- - - - - - -
C-12 C-13 C-14 C-15	- - -	- - -	- - - -	- - - -	-	- - -	- - -	- - - -	- - -

Single-Family North Breakdown August 1997

	9	De [.] Sales	tached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>	Semi-D	Detached Houses Av. Price	Med. Price
N-1 N-2		21 41	352,710 331,490	303,000 288,000		2 1		235,500 228,000	235,500 228,000
N-3 N-4		56 5 <u>5</u>	402,605 284,220	389,450 268,000		5		174,600	177,000
N-5 N-6		5 27	326,300 290,996	320,000 272,000		2		191,000	191,000
N-7 N-8		31 32	217,208 296,641	216,000 276,750		7 4		158,814 200,250	146,000 202,000
N-10 N-11		15 76	297,373 321,435	277,000 297,500		3 2		174,833 188,500	170,000 188,500
N-12 N-13		16 6	234,531 316,417	216,500 305,750		- -		-	-
N-14 N-15		15 22	268,593 226,984	275,000 212,250		-		-	<u>-</u>
N-16		16	201,134	203,750		-		-	-
N-17 N-18		67 18	140,644 200,764	128,000 186,500		2		136,650	136,650
N-19 N-20		28 8	188,786 243,188	169,000 225,000		1 -		134,000 -	134,000 -
N-21 N-22		5 16	135,180 141,681	140,000 127,950		1		84,000	84,000
N-23 N-24		26 22	144,877 116,109	128,000 120,500		-		- -	-
	Sales	ownhouse Condor Av. Price	miniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2	6 5	156,967 219,500	149,150 210,000	9 12	220,667 208,792	184,500 188,000	6	237,000	240,500
N-3 N-4	6 1	157,667 222,000	144,000 222,000	17 3	175,994 118,000	181,000 118,000	5 -	214,975 -	216,500 -
N-5 N-6	2	169,750	169,750	<u>-</u> 1	216,900	216,900	1	174,000	174,000
N-7 N-8	6	146,000	146,250	4 -	137,850 -	139,500	3 1	165,333 226,000	168,000 226,000
N-10 N-11	- 8	- 170,938	- 169,250	- 5	- 259,400	223,000	36 12	210,797 220,700	212,750 214,000
N-12 N-13	-			-	-	-	-		
N-14 N-15	-	-	-	-	-	-	-	-	-
N-16	1	184,000	184,000	- -	-	-	1	148,000	148,000
N-17 N-18	1	126,000	126,000	2	107,000	107,000 -	1 3	147,500 157,167	147,500 154,500
N-19 N-20	2	112,000	112,000	- -	-	- -	5 -	147,800 -	148,000
N-21 N-22	-	-	-	-	-	-	-	-	-
N-23 N-24	-	-	-	-	-	-	-	-	-
11-24	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomir <u>Av. Price</u>	niums <u>Med. Price</u>
N-1 N-2	4 3	208,625 246,333	201,750 257,000	- -	-	-	-	-	-
N-3 N-4	8 1	192,438	185,500	-	-	-	-	-	-
N-5	-	193,000	193,000	- -	-	-	-	-	-
N-6 N-7	2 4	181,950 155,375	181,950 154,750	- -	-	-	-	-	-
N-8 N-10	2	184,000	184,000	-	-	-	-	-	-
N-11 N-12	1	253,800	253,800	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14 N-15	-	-	- -	- -	-	- -	-	- -	-
N-16 N-17	2	144,500 -	144,500	-	-	-	-	-	-
N-18 N-19	2	132,750	- 132,750	-	- -	-	- 1	200,000	200,000
N-20	-	102,730	-	-	-	-	-	-	-
N-21 N-22	- -	- -	-	-	-	-	- -	-	-
N-23 N-24	1 -	99,000	99,000	- -	-	-	-	-	-

Single-Family West Breakdown August 1997

				•	august 1557				
	Sale		ached Houses Av. Price	Med. Price		<u>Sales</u>		tached Houses <u>lv. Price</u>	Med. Price
W-1 W-2 W-3 W-4	1 3 2	3 7 88 84	269,177 262,112 152,224 191,017	235,000 242,500 142,750 197,500		7 15 10 4		189,471 168,580 164,350 202,875	205,000 171,500 152,000 204,750
W-5 W-6 W-7 W-8	3	8 11 14 11	212,000 173,419 283,213 431,963	199,050 172,000 266,500 296,000		14 6 1		193,429 175,917 172,000 192,500	191,500 175,250 172,000 192,500
W-9 W-10 W-12	2	60 66 66	241,980 202,400 265,525	235,550 190,750 247,250		1 5 17		194,000 177,780 182,647	194,000 179,000 180,500
W-13 W-14 W-15 W-16 W-17	1 1 3	44 7 3 60	360,038 260,924 233,385 276,060	281,000 257,000 220,000 248,500		7 5 5 18		160,429 186,900 184,800 176,889	163,000 183,000 175,000 175,500
W-18 W-19 W-20 W-21 W-22	5 5 4	1 9 6 6 2 2	163,545 247,451 220,330 329,902 272,500	156,000 240,000 213,250 262,000 272,500		9 6 16 2		167,989 193,667 176,944 188,500	171,900 197,500 177,250 188,500
W-23 W-24 W-25	9 4	9 8 3	209,304 186,551 281,667	194,000 177,750 220,000		19 13		159,184 166,838	160,000 166,000
W-26 W-27 W-28	N-26 1 N-27 40 N-28 47		569,000 213,406 248,447		569,000 200,500 239,900		- 2 - 5		139,000
W-29			181,253	179,900		-		129,680	126,900
	Towi Sales	nhouse Condomi <u>Av. Price</u>	Med. Price	<u>Sales</u>	ominium Apart Av. Price	Med. Price	<u>Sales</u>	Link Houses Av. Price	Med. Price
W-1 W-2 W-3	- - -	- -	- - -	9 3 7	168,599 177,167 114,957	151,000 182,000 120,000	- - -	- -	- -
W-4 W-5 W-6	- 8 -	101,100	93,500	15 27 22	91,347 82,217 223,602	90,000 82,000 193,000	- - -	- - -	- - -
W-7 W-8 W-9	3	181,000	175,000	5 27 24	120,100 141,980 115,917	110,000 121,000 106,000	- - -	- - -	- - -
W-10 W-12 W-13	10 5 14	127,680 161,400 134,261	119,450 170,000 138,500	32 19 8	91,144 117,447 108,888	88,250 120,000 95,000	- - -	- - -	- - -
W-14 W-15 W-16 W-17 W-18	13 17 22 - 5	129,202 143,403 149,393	136,000 150,000 154,900	10 72 4 1	108,150 114,630 115,250 380,000	101,000 112,500 114,250 380,000	2 4 -	193,000 224,563	193,000 224,000
W-18 W-19 W-20 W-21	14 39 5	119,300 149,393 155,687 166,200	123,000 158,000 157,000 161,000	22 4 7	147,055 113,300 103,071	131,000 109,600 107,000	1	180,500	180,500
W-22 W-23 W-24 W-25	1 11 24	123,500 132,582 131,671	123,500 128,500 124,000	10 24	117,090 105,538	120,500 106,000	8 - -	177,125 - -	178,000 - -
W-26 W-27 W-28 W-29	9 1 -	121,222 179,000	126,000 179,000	2 -	109,500	109,500 - -	2 - -	148,750 - -	148,750 - -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Det <u>Sales</u>	ached Condominiu <u>Av. Price</u>	ms <u>Med. Price</u>
W-1 W-2 W-3	2 5	222,500 140,800	222,500 132,000	- -	-	- -	-	-	
W-4 W-5	4	199,900	199,900	- - -	-	- - -	- - -	- - -	-
W-6 W-7 W-8	1	226,900	226,900	- - -	-		- - -	- - -	- - -
W-9 W-10 W-12	1	165,000	165,000	- -	91,000 - -	91,000 - -	- - -	-	-
W-13 W-14 W-15	1 - -	145,000	145,000 - -	- - -	- - -	- - -	1 - -	394,900 - -	394,900 - -
W-16 W-17 W-18	2 - -	176,500 - -	176,500 - -	- - -	-	- - -	- - -	- - -	-
W-19 W-20 W-21	11 4 3	195,245 191,250 214,333	197,900 181,500 168,000	- - -	-	- - -	1	165,000	165,000
W-22 W-23 W-24	19 7	151,695 151,943	148,000 155,200	- - -	-	- - -	- - -	- - -	- -
W-25 W-26 W-27	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	-
W-28 W-29	2 2	159,250 124,500	159,250 124,500	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	3)	* 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 1957	4,885 5,916		73,486,822 93,072,456	15,043 15,732	
1957	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	* N	161,878,920	16,742	t A
1963 1964	11,096 13,895	* Number of Sales	183,272,930 241,218,500	16,517 17,370	*Average Price (Single-Family Only)
1965	14,890	(Single-Family Only)	281,164,558	18,883	(Single-Failing Only)
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 1971	13,076 15,587	10,498 13,085	394,123,765 496,009,054	30,141 31,822	29,492 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 1978	24,335 24,778	20,512 21,184	1,630,809,263 1,707,519,316	67,015 68,913	64,559 67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983 1984	34,896 36,206	30,046 31,905	3,668,093,732 3,845,980,469	105,115 106,225	101,626 102,318
1985	51,514	45,509	5,957,686,711	115,652	102,316
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990 1991	31,652 44,510	26,779 38,144	8,264,140,752 10,606,078,479	261,094 238,285	255,020 234,313
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	2,648	2,222	561,139,885	211,910	195,169
January 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 July	5,865 5,325	4,979 4,539	1,248,550,730 1,103,019,345	212,882 207,140	204,392 199,856
August	5,104	4,372	1,050,637,385	205,846	197,622
Septembe	er 4,848	4,123	976,472,171	201,417	195,486
October	6,281	5,398	1,282,350,382	204,163	199,882
Novembe		5,878	1,424,064,031	204,636	195,801
Decembe	,	4,127 55 770	1,037,995,827	207,102	196,016
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 April	6,545 7,626	5,550 6,423	1,407,362,108 1,747,789,607	215,028 229,188	210,207 213,107
May	6,918	5,423 5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
July	6,009	5,024	1,321,621,647	219,940	213,634
August	5,159	4,317	1,142,782,104	221,512	211,785
TOTAL	49,445	41,437	10,868,979,631	219,819	211,337

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

