For Further Information: 443-8152

September, 1997

### Strong market momentum maintained

TORONTO - Wednesday, October 1, 1997 — The Fall market is off to a good start with Members of the Toronto Real Estate Board reporting 4,298 sales of single-family dwellings in September, up four per cent from 4,123 during the same month last year, Jerry England, TREB President, announced today.

Month over month, September's results had 19 fewer sales than the 4,317 reported in August. The average price, however, rose about one per cent in September to \$213,5678 from \$211,785 in August. The median also rose slightly in September to \$183,000 from \$182,000.

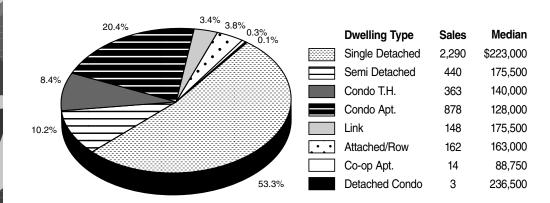
"We're continuing to see a healthy real estate market in the Toronto area," commented Mr. England. "With a solid inventory of listings still available and today's affordable mortgage rates, I expect this should continue through the Fall."

TREB's 4,298 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$917,914,504, and averaged \$213,567. The median price was \$183,000.

Breaking down the total 1,625 sales were reported in TREB's 28 West districts and averaged \$201,262; 706 sales were reported in the 14 Central districts and averaged \$292,235; 759 sales were reported in the 23 North districts and averaged \$236,506; and 1,208 sales were reported in TREB's 21 East districts and averaged \$169,734.

In addition to the sales of single-family dwellings, TREB Members reported 861 sales of properties of other types (P.O.T.) during September moving the total to 5,159. The dollar volume for properties of all types (P.A.T.) was \$1,135,176,105, and the average price was \$220,038.

#### Single-Family Residential Breakdown



#### **Housing Market Indicators**

	September 1996	September 1997	% Change
Sales*	4,123	4,298	(+4%)
New Listings*	7,414	6,930	(-6%)
Active Listings**	24,701	21,060	(-15%)

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

10000 5000	-												٠
0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
			•				4				•		
	_		Nur	nbe	r of A	Activ	e Mi	LS L	istin	gs			
30000	-												
25000	L												
20000	L												
15000													
10000	-												
 5000													
0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	

Number of MLS Sales

**Number of New MLS Listings** 

7000

6000

4000

25000

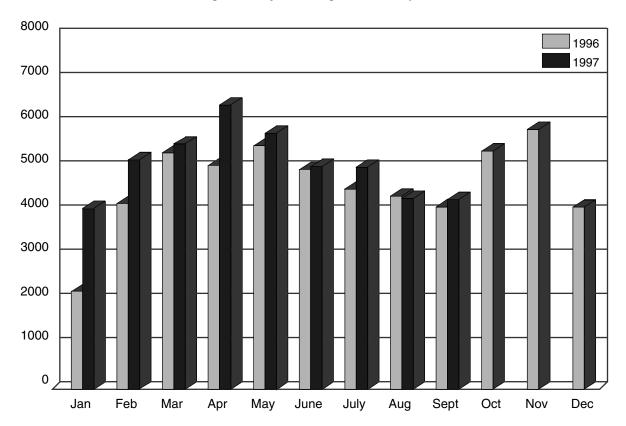
20000

15000

S.F.D

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

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



Price Category Breakdown — September

Price Range		<u>Tota</u>	Total S.F.D.		ndo Apt.	<u>Cor</u>	Condo T.H.		
Up	to	\$90,000	199	(4.6)	141	(16.1)	26	(7.2)	
90,001	to	110,000	234	(5.4)	155	(17.6)	27	(7.4)	
110,001	to	120,000	166	(3.9)	84	(9.6)	29	(8.0)	
120,001	to	130,000	214	(5.0)	85	(9.7)	38	(10.5)	
130,001	to	140,000	252	(5.9)	75	(8.5)	62	(17.1)	
140,001	to	150,000	240	(5.6)	68	(7.7)	44	(12.1)	
150,001	to	160,000	254	(5.9)	49	(5.6)	34	(9.4)	
160,001	to	170,000	257	(6.0)	27	(3.1)	21	(5.8)	
170,001	to	180,000	274	(6.4)	34	(3.9)	26	(7.1)	
180,001	to	190,000	254	(5.9)	23	(2.6)	13	(3.6)	
190,001	to	200,000	195	(4.5)	27	(3.1)	8	(2.2)	
200,001	to	225,000	437	(10.2)	34	(3.9)	13	(3.6)	
225,001	to	250,000	353	(8.2)	20	(2.3)	11	(3.0)	
250,001	to	300,000	404	(9.4)	19	(2.2)	7	(1.9)	
300,001	to	400,000	324	(7.5)	23	(2.6)	3	(8.0)	
400,001	to	500,000	113	(2.6)	10	(1.1)	1	(0.3)	
500,001	to	750,000	85	(2.0)	4	(0.4)		(—)	
750,000	to	1,000,000	27	(0.6)		(—)		(—)	
1,000,001	to	1,500,000	9	(0.2)		(—)		(—)	
Over		1,500,000	7	(0.2)		(—)		(—)	
TOTAL			4,298	100.0	878*	100.0	363**	100.0	

<sup>\* 878</sup> condominium apartments sold for \$126,743,707, averaging \$144,355

<sup>\*\* 363</sup> condominium townhouses sold for \$53,760,325, averaging \$148,100.

### Single-Family Residential September 1997

			Coptoni	ochember 1007			
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price	
<u>East</u>							
E-1	185	101	51	\$9,310,557	\$182,560	\$165,000	
E-2	162	90	42	9,587,825	228,282	220,000	
E-3	350	163	106	17,115,500	161,467	162,500	
E-4	115	50	47	6,926,400	147,370	150,000	
E-5	320	183	89	17,201,120	193,271	197,000	
E-6	148	79	33	6,212,700	188,264	159,500	
E-7	324	151	98	17,507,700	178,650	171,500	
E-8	233	124	65	10,780,030	165,847	155,000	
E-9	182	104	48	8,251,215	171,900	172,250	
E-10	125	60	40	7,837,500	195,938	195,500	
E-11	177	80	61	9,591,188	157,233	162,000	
E-12 E-13	52 275	26 140	18 73	3,077,400	170,967 191,099	168,000 187,500	
E-13 E-14	275 247	126	73 86	13,950,240 14,398,925	167,429	165,000	
E-15	198	97	79	14,401,650	182,299	180,000	
E-16	403	180	155	19,361,705	124,914	124,900	
E-17	177	75	74	11,376,250	153,733	136,750	
E-18	12	7	2	760,000	380,000	380,000	
E-19	14	4	6	1,473,000	245,500	230,000	
E-20	57	28	13	2,158,100	166,008	155,000	
E-21	67	34	22	3,759,300	170,877	156,500	
Total	3,823	1,902	1,208	\$205,038,305	\$169,734	\$163,000	
<u>West</u>							
W-1	92	47	34	\$6,890,700	\$202,668	\$208,500	
W-2	154	76	42	9,081,661	216,230	208,500	
W-3	186	87	39	5,895,700	151,172	153,500	
W-4	148	68	37	6,093,550	164,691	165,000	
W-5	154	55	54	7,844,550	145,269	140,250	
W-6	196	89	67	13,991,000	208,821	184,000	
W-7 W-8	97	49 146	30	8,262,600	275,420	286,000 250,000	
W-9	292 110	146 61	89 31	27,135,550 6,619,184	304,894 213,522	193,000	
W-10	217	117	65	10,645,550	163,778	175,000	
W-12	202	105	70	14,911,600	213,023	181,150	
W-13	233	119	71	20,552,962	289,478	217,000	
W-14	142	75	59	10,937,750	185,386	192,500	
W-15	244	87	111	15,298,107	137,821	134,000	
W-16	244	135	86	18,791,252	218,503	200,500	
W-17	2	2	-	-	-	-	
W-18	67	27	20	3,146,400	157,320	156,500	
W-19	295	122	115	23,751,600	206,536	210,000	
W-20	293	121	153	31,598,050	206,523	186,000	
W-21	134	56	60	15,992,250	266,538	238,000	
W-22 W-23	7 423	4 165	3 158	632,000	210,667 176,805	220,000	
W-23 W-24	322	122	126	27,935,149 19,606,400	155,606	169,799 140,500	
W-25	14	4	5	1,221,000	244,200	250,000	
W-25 W-26	2	-	-	-	,200	-	
W-27	111	48	42	7,650,500	182,155	170,000	
W-28	151	72	36	9,523,800	264,550	244,000	
W-29	56	28	22	3,041,400	138,245	138,000	
Total	4,588	2,087	1,625	\$327,050,265	\$201,262	\$179,900	

#### September 1997 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	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	256 196 168 189 48 168 210 98 158 66 144 151 200 272	115 99 85 94 19 80 106 52 77 28 89 87 104 155	93 48 40 61 12 55 68 30 47 35 30 48 69 70	\$17,249,599 14,154,300 14,525,418 23,343,730 3,481,450 13,336,600 11,636,156 20,152,400 14,900,588 8,095,444 21,052,066 10,570,583 18,186,500 15,632,750	\$185,480 294,881 363,135 382,684 290,121 242,484 171,120 671,747 317,034 231,298 701,736 220,220 263,572 223,325	\$160,000 217,000 244,250 341,500 263,500 230,000 149,500 525,000 275,000 219,000 606,300 216,944 237,000 184,000
Total	2,324	1,190	706	\$206,317,584	\$292,235	\$233,250
<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	174 187 317 163 39 135 197 166 169 301 42 46 55 88 60 204 83 91 25 19 25 79 48	92 90 165 80 17 65 96 89 78 161 27 32 30 36 33 91 29 47 13 8 10 31 19	46 59 76 39 5 48 64 46 49 75 17 4 18 20 18 68 21 29 9 8 12 18 10	\$13,159,100 14,516,018 21,177,774 10,860,300 1,765,000 13,031,000 13,067,550 13,399,500 10,759,388 21,221,500 4,615,000 1,024,900 5,707,300 4,481,200 4,201,820 9,329,150 3,675,200 4,646,400 1,698,500 1,254,400 1,774,000 2,758,650 1,384,700	\$286,067 246,034 278,655 278,469 353,000 271,479 204,180 291,293 219,579 282,953 271,471 256,225 317,072 224,060 233,434 137,193 175,010 160,221 188,722 156,800 147,833 153,258 138,470	\$272,000 234,000 251,000 240,000 362,000 243,000 205,000 261,500 267,000 231,000 252,500 307,500 226,000 245,000 131,750 177,000 153,000 154,950 154,250 141,750 121,600
Total	2,713	1,339	759	\$179,508,350	\$236,506	\$211,000
Grand Total	13,448	6,518	4,298	\$917,914,504	\$213,567	\$183,000

Listed includes Reruns: East (1,902-50%) West (2,087-45%) Central (1,190-51%) North (1,339-49%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 31.9%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	48	97%
WEST	46	96%
CENTRAL	47	96%
NORTH	61	96%
TOTAL	50	96%

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

### Nine Month Single-Family January to September 1997

<u>Area</u>	<u>Listed</u>	<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-20 E-21	1,807 1,456 2,936 1,240 2,630 1,221 2,825 2,123 1,745 1,326 1,813 498 2,265 2,356 1,930 3,998 1,885 138 157 516 788	584 582 1,048 531 893 378 1,012 679 487 460 668 231 821 992 876 1,623 750 27 44 155 278	\$107,707,021 135,468,896 175,188,146 80,873,718 168,647,685 71,997,566 190,207,278 114,726,326 81,342,284 96,762,339 104,765,026 37,926,120 153,402,295 164,142,659 153,034,362 208,562,581 109,994,960 7,625,500 10,984,220 25,234,150 45,781,359	\$184,430 232,764 167,164 152,305 188,855 190,470 187,952 168,964 167,027 210,353 156,834 164,182 186,848 165,466 174,697 128,504 146,660 282,426 249,641 162,801 164,681	\$170,000 211,000 167,000 164,750 185,000 169,950 183,800 165,000 172,000 206,000 158,600 160,000 183,500 164,250 170,000 125,000 138,000 245,000 235,882 154,950 155,500
Total	35,653	13,119	\$2,244,374,491	\$171,078	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 W-25 W-24 W-25 W-26 W-27 W-28 W-29	878 1,454 1,810 1,296 1,712 1,538 782 2,427 1,175 2,118 1,929 2,085 1,356 2,113 2,054 17 628 2,616 3,117 1,497 60 4,019 2,952 158 28 1,019 1,710 159	331 497 542 431 619 555 296 894 412 764 689 784 502 1,056 919 1 250 1,119 1,407 706 24 1,879 1,382 56 4 464 572 75	\$72,689,668 109,946,665 81,393,299 67,554,783 89,735,416 109,558,700 76,151,157 273,448,441 78,801,902 116,093,714 145,023,832 191,236,673 93,326,726 142,732,084 190,469,503 380,000 37,988,178 227,441,813 283,989,021 182,315,409 4,764,500 334,738,202 219,245,031 13,123,066 1,373,300 87,526,143 129,587,416 11,675,650	\$219,606 221,221 150,172 156,740 144,968 197,403 257,267 305,871 191,267 151,955 210,485 243,924 185,910 135,163 207,257 380,000 151,953 203,255 201,840 258,237 198,521 178,147 158,643 234,340 343,325 188,634 226,551 155,675	\$199,000 201,000 148,000 157,950 139,500 181,000 246,750 251,000 197,000 165,000 183,750 122,000 192,000 380,000 157,000 204,000 183,000 231,000 175,000 176,500 307,150 176,000 214,900 145,000
Total	42,707	17,230	\$3,372,310,292	\$1 <b>9</b> 5, <b>723</b>	N/A

#### Nine Month Single-Family continued January to September 1997

<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	2,263 1,620 1,346 1,857 488 1,393 1,817 821 1,296 608 1,309 1,230 2,182 2,361	792 492 415 714 144 484 612 273 499 281 289 465 632 821	\$150,668,465 159,532,296 157,402,010 268,572,173 40,904,404 117,033,449 110,341,063 154,200,547 177,161,103 66,397,945 184,786,206 103,150,854 189,306,829 189,075,457	\$190,238 324,253 379,282 376,152 284,058 241,805 180,296 564,837 355,032 236,292 639,399 221,830 299,536 230,299	\$164,250 258,000 275,000 339,000 255,000 227,500 154,500 477,000 287,750 249,500 528,750 206,500 252,500 204,900
Total	20,591	6,913	\$2,068,532,801	\$299,224	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	1,825 1,999 3,004 1,444 363 1,464 1,766 1,785 1,413 2,985 570 325 659 730 553 1,980 717 952 210 191 324 865 493	529 737 868 451 74 502 726 462 488 902 169 52 181 253 186 668 253 333 56 58 128 251 146	\$141,645,347 191,541,830 246,429,232 122,051,313 24,036,465 130,200,020 147,222,008 127,738,518 114,995,458 258,219,239 42,525,990 14,492,300 52,404,310 54,427,750 37,897,513 92,104,515 43,560,050 55,118,788 11,840,200 9,143,400 17,994,650 35,492,533 18,794,250	\$267,761 259,894 283,905 270,624 324,817 259,363 202,785 276,490 235,646 286,274 251,633 278,698 289,527 215,129 203,750 137,881 172,174 165,522 211,432 157,645 140,583 141,405 128,728	\$251,000 245,000 245,000 256,125 302,500 234,000 200,000 264,000 270,000 270,000 245,000 273,000 198,000 186,450 130,000 173,000 154,000 197,750 151,000 131,750 139,000
Total	26,617	8,473	\$1,989,875,679	\$234,849	N/A
Grand Total	125,568	45,735	\$9,675,093,263	\$211,547	N/A

Includes Re-runs:

East	15,265	West	17,483
Central	9,786	North	11,653

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

#### Single-Family East Breakdown September 1997

	Sa	Det ales	tached Houses <u>Av. Price</u>	Med. Pric	: <u>e</u>	<u>Sales</u>	Semi-D	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-10		18 16 51 20 29 26 37 33 29	196,906 264,369 188,539 189,265 252,145 199,873 241,384 203,094 194,242	186,500 236,500 181,000 188,500 251,800 173,500 225,000 187,500		27 21 19 5 6 3 5 2 2		179,857 213,001 195,395 152,400 175,842 155,500 181,100 148,900 170,750	160,000 220,000 186,000 150,000 176,500 152,500 180,000 148,900 170,750
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19		30 24 10 40 59 50 94 34	218,303 209,862 207,840 221,090 183,395 204,228 140,061 186,843 380,000	205,200 204,250 182,000 216,250 176,500 202,950 135,250 156,350 380,000		6 2 8 4 5 25 5		168,250 151,750 164,538 142,250 146,000 118,800 109,500	171,000 151,750 164,950 143,000 149,000 118,000 109,500
E-19 E-20 E-21		6 13 20	245,500 166,008 174,890	230,000 155,000 162,900		2		130,750	130,750
E-1	To <u>Sales</u> -	ownhouse Cond <u>Av. Price</u> -	lominiums <u>Med. Price</u> -	Cond <u>Sales</u> 1	ominium A Av. Price 79,000	partments <u>Med. Price</u> 79,000	Sales -	Link Houses <u>Av. Price</u>	Med. Price
E-2 E-3	4 1	191,225 163,000	192,500 163,000	- 32	97,469	90.500	-	-	-
E-3 E-4 E-5 E-6	3 15 1	154,167 163,800 136,000	150,000 150,000 152,000 136,000	19 29 3	100,874 154,098 137,833	108,000 137,000 138,000	- - 5 -	208,204 -	202,020
E-7 E-8 E-9	4 7 4	143,500 129,429 116,725	145,500 137,000 120,500	40 21 13	124,238 118,816 139,215	124,500 110,000 140,000	7 2 -	185,143 189,500 -	182,000 189,500
E-10 E-11 E-12	4 6 4	123,375 139,750 124,875	124,750 136,500 122,750	3 19 2	94,633 92,395 98,000	95,000 91,500 98,000	2 2 -	162,500 176,500 -	162,500 176,500
E-13 E-14 E-15 E-16 E-17 E-18	6 2 1 21 3	130,167 117,000 120,000 75,857 87,833	131,500 117,000 120,000 72,900 87,500	6 11 4 6 -	136,240 110,682 108,875 83,833	119,654 102,000 107,000 77,500	7 5 11 6 24	176,414 160,180 157,523 133,833 137,092	179,900 158,000 158,000 139,500 134,450
E-19	-	-	-	-	-	-	-	-	-
E-20 E-21	-	-	-	-	-	-	-	-	-
		Attached/Row		Co-or	o Apartmen	ts		ed Condominium	
	<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 E-3	5 1 3	166,221 120,000 168,500	158,000 120,000 171,500	- - -	- - -	- - -	- - -	- - -	- - -
E-4 E-5	- 5	173,400	177,000	-	-	-	-	-	-
E-6 E-7	- 5	166,300	168,500	-	-	-	-	-	-
E-8	-	-	-	-	-	-	-	-	-
E-9 E-10	1	186,000	186,000	-	-	-	-	-	-
E-11 E-12	4	149,500	148,500 -	-	-	-	-	-	-
E-13 E-14	6 4	159,500 154,875	161,500 153,500	-	-	-	- 1	- 137,700	- 137,700
E-15	8	146,500	140,500	-	-	-	-	-	-
E-16 E-17	3 8	109,000 115,300	112,000 117,250	-	-	-	-	-	-
E-18 E-19	-	-		-	-	- -	-	-	-
E-20	-	-	-	-	-	-	-	-	-
E-21	-	-	-	-	-	-	-	-	-

#### Single-Family Central Breakdown September 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	217,500	217,499	15	232,183	220,000
C-2	9	357,433	289,900	13	271,608	179,900
C-3	23	487,544	315,000	7	249,929	196,000
C-4	46	420,907	368,750	7	296,500	272,000
C-6	12	290,121	263,500	-	· -	· -
C-7	25	316,608	278,500	4	226,500	227,500
C-8	3	392,500	380,000	9	219,889	198,000
C-9	16	819,375	690,000	4	886,250	935,000
C-10	24	394,029	353,050	16	247,681	250,000
C-11	15	381,100	394,400	3	256,333	255,000
C-12	25	798,003	666,400	-	· -	· -
C-13	19	287,126	278,000	5	202,100	199,000
C-14	29	352,641	278,000	-	, <u>-</u>	· -
C-15	25	341,580	340,000	9	215,000	212,000

	Townhouse Condominiums		miniums	Condo	ominium Apar	tments	Link		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	2	156,500	156,500	71	176,139	153,000	-	-	-
C-2	1	343,000	343,000	16	280,406	207,500	-	-	-
C-3	-	-	-	3	290,333	270,000	-	-	-
C-4	1	300,000	300,000	7	229,500	208,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	183,000	183,000	23	171,452	160,000	-	-	-
C-8	1	180,000	180,000	52	144,378	132,500	-	-	-
C-9	2	374,950	374,950	6	392,250	351,500	-	-	-
C-10	3	223,000	212,000	3	202,333	195,000	-	-	-
C-11	1	105,000	105,000	16	94,059	83,000	-	-	-
C-12	5	220,400	231,000	-	-	-	-	-	-
C-13	2	189,400	189,400	22	169,359	144,250	-	-	-
C-14	4	251,250	245,000	36	193,192	177,500	-	-	-
C-15	22	152,852	146,000	13	121,038	126,000	1	222,000	222,000

	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	3	171,000	160,000	-	-	-	-	-	-
C-2	9	286,333	222,500	-	-	-	-	-	-
C-3	-	-	-	7	98,771	92,500	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	2	194,500	194,500	-	-	-	-	-	-
C-8	3	264,000	282,000	-	-	-	-	-	-
C-9	-	-	-	2	197,000	197,000	-	-	-
C-10	1	205,000	205,000	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

#### Single-Family North Breakdown September 1997

	9	Det Sales	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>	Semi-I	Detached Houses Av. Price	Med. Price
N-1 N-2		24 27	367,404 307,226	318,500 275,000		2 1		229,500 193,000	229,500 193,000
N-3 N-4		45 33	352,889 299,964	350,888 285,000		3		189,667	182,500
N-5 N-6 N-7 N-8		5 37 46 34	353,000 287,946 223,702 326,197	362,000 246,000 225,000 287,500		6 5 2		185,083 160,900 204,250	188,000 161,500 204,250
N-9 N-10		12	279,417	281,500		7		172,786	175,000
N-11 N-12		51 16	314,076 279,563	304,000 233,000		-		-	-
N-13 N-14		4 18	256,225 317,072	252,500 307,500		- -		-	
N-15 N-16		20 15	224,060 255,933	226,000 255,000		-		- -	-
N-17 N-18 N-19 N-20		65 17 20 9	136,318 181,612 164,000 188,722	131,500 183,000 165,000 154,000		1 1 1		138,000 131,000 120,000	138,000 131,000 120,000
N-21 N-22		8 12	156,800 147,833	154,950 154,250		-		-	-
N-23 N-24		18 10	153,258 138,470	141,750 121,600		-		-	-
	To <u>Sales</u>	ownhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <u>Av. Price</u>	rtments <u>Med. Price</u>	Sales	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2	7 5	181,486 220,804	155,000 234,000	11 21	193,545 185,638	188,000 185,000	2	241,500 209,000	241,500 212,000
N-3 N-4	4	157,575	148,000	20 2	155,682 97,000	153,500 97,000	- -		
N-5 N-6	- 1	- 147,000	147,000	3 2	315,500	325,000	-	-	-
N-7 N-8	8 5	148,844 183,660	142,000 180,000	2	136,500	136,500	3 -	169,667 -	175,000
N-9 N-10	3	194,000	196,000	-	-		26	208,919	203,250
N-11 N-12	6 1	177,283 142,000	176,750 142,000	4 -	229,125 -	200,250	11 -	236,318 -	216,000
N-13 N-14	-	- -	-	-	-	-	-	- -	-
N-15 N-16	-		-	2	91,750	91,750	1	179,320	179,320
N-17 N-18	1 -	203,000	203,000	1 -	127,500 -	127,500 -	3 6	152,267 146,217	153,900
N-19 N-20	-	-	-	-	-	-	-	146,317 -	146,500
N-21 N-22	-	-	- -	- -	-	-	-	-	-
N-23 N-24	-	- -	<del>-</del> -	-	-	<del>-</del> -	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	etached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2	- 2	- 199,250	- 199,250	-	-	-		-	-
N-3 N-4	2 7 1	221,979 198,500	207,000 198,500	-	-		-	- -	-
N-5 N-6	- 1	173,000	173,000	-	-	-	-	- -	-
N-7 N-8	- 5	196,400	194,000	-	<del>-</del>	-	- -	- -	-
N-9 N-10	- 1	183,000	183,000	-	- -	- -	- -	- -	-
N-11 N-12	3	207,967	186,000 -	-	-		- -	- -	-
N-13 N-14	-	-	-	<del>-</del>			-	<del>-</del>	-
N-15 N-16	-	-	<del>-</del>	<del>-</del>	-	-	-	- -	-
N-17 N-18	-	-	-	-	-	-	-	-	-
N-19 N-20	1 -	132,000	132,000	-	-		1 -	236,500 -	236,500
N-21 N-22	-		-	-	-	-	- -	- -	-
N-23 N-24	-	-	- -	<del>-</del> -	- -	<del>-</del> -	- -	<del>-</del> -	-

#### Single-Family West Breakdown September 1997

					30	eptember 1991				
W-1		Sa	De ales		Med. Price		Sales			Med. Price
W-8	W-2 W-3 W-4 W-5 W-6	_	16 18 20 20 16 32 27	233,175 271,625 162,060 191,850 216,125 190,344	224,750 257,500 155,500 197,000 218,750		8 20 9 3 11		198,088 183,571 168,889 187,333 184,455	209,500 183,500 165,500 210,000 178,000
W-19	W-9 W-10 W-12 W-13 W-14 W-15 W-16		56 17 35 40 44 22 11	269,317 201,670 282,528 375,940 250,341 220,718	322,250 252,000 195,000 252,350 335,500 231,750 217,000		7 5		173,875 173,433 164,357 196,071 190,600	169,250 177,300 170,000 197,000 180,000
W-25	W-18 W-19 W-20 W-21 W-22 W-23		11 62 73 39 2 100	254,354 254,758 310,712 238,500 192,994	240,000 237,000 270,000 238,500 186,500		4 23 3 - 17		190,750 180,683 181,833 - 157,094	191,500 180,000 178,000
W-29	W-25									
Sales	W-27 W-28		35	267,351	248,000		- - - 4		- - 126,125	125,000
W-2								<u>Sales</u>		Med. Price
W-4	W-2	- 1	- 117 000	- 117 000		150,275 175,000		-	-	-
W+6 8 119,581 128,500 19 73,732 74,000	W-3 W-4	-			10	113,450 94,241	110,750		-	-
W-10   6	W-5	8	119,581	128,200	19	73,732	74,000	-	- -	-
W-10   6	W-7				2 25	128,250	128,250	-	-	-
W-12	W-9	3	198,833	185,000	10 17	125,380	124,500	- 2	- 164 450	- 164 450
W-14	W-12	3	137,333	141,500	24	111,592	108,500	-	-	-
W-17	W-14	16	140,656	134,750	12	114,979	100,000	2		
W-18	W-16	13		150,000	2		135,500			
W-20	W-18		111,475	117,450		85,000	85,000 110,000	-	-	-
W-24   W-25   T21,496   T16,500   T16,500   T16,000   W-25   T21,496   T16,500   T16,000   W-26   T21,496   T16,500   T26,000   T26,000   W-28   T21,496   T28,582   T26,500   T28,500	W-20	46	154,504	145,750	3	91,633	88,000	2	180,750	180,750
W-24	W-21 W-22	-	· -	, -	1	155,000	155,000	-	176,000	176,000
W-26	W-24							2	176,000	176,000
W-28	W-26	-	-	-	-	-	-	-	-	-
W-1         2         186,500         186,500         -	W-28	-	· -	· -	-	-	-	-	· -	160,000
Sales         Av. Price         Med. Price         Sales         Áv. Price         Med. Price         Sales         Av. Price         Med. Price           W-1         2         186,500         186,500         -	W-29	2	98,500	98,500	1	85,000	85,000	•		
W-2         1         125,000         125,000         1         104,000         104,000         -<		<u>Sales</u>		Med. Price			Med. Price			
W-3 W-4 3 219,300 229,000	W-1	2			-	104.000	104 000	-	-	-
W-5 W-6 W-7 W-7 W-8 1 W-8 1 W-10 W-10 1 154,900 154,900  - W-12 W-14 - W-14 - W-15 - W-16 2 179,500 179,500  17	W-3	-	-		-	104,000	104,000	-	-	-
W-7 W-8 1 W-8 1 1 241,000 241,000 1 79,900 79,900 W-10 1 154,900 154,900 W-12	W-5	-	219,300	229,000	-			-	-	-
W-9 W-10 1 154,900 154,900 154,900	W-7		<u></u>	<del>-</del>	-	-	-	-	-	-
W-12	W-9	1 -	· -	· -	1 -	79,900 -	79,900	-	-	-
W-14	W-12	1 -	154,900	154,900	-	-	-	-	-	-
W-16 2 179,500 179,500	W-14	3	138,733	135,000	-	-	-	1 -	455,662 -	455,662 -
W-17		2	- 179.500	- 179.500	-	-	- -	-	-	
W-19 7 194,000 195,000	W-17	-	-	-	-	-	- -	-	-	-
W-21 7 234,000 181,000	W-19				-	-	-	-	-	-
W-23     27     154,443     157,000     - </td <td>W-21</td> <td></td> <td></td> <td></td> <td>-</td> <td>- -</td> <td>- -</td> <td>-</td> <td>- -</td> <td>-</td>	W-21				-	- -	- -	-	- -	-
W-25	W-23				- -	- -	- -	- -	- - -	-
W-27 1 164,000 164,000 W-28 1 166,500 166,500	W-25	-	140,375	140,930	-	-	-	-	-	-
	W-27	1			-	-	-	-	-	-
		-	-	- 100,300	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986	(Property of all types  2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,890 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	* 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	\$ 38,935,130 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	\$ 14,424 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	*Average Price (Single-Family Only)  \$ 21,360
1987 1988 1989 1990 1991 1992 1993 1994 1995	51,149 61,441 47,447 31,652 44,510 49,113 46,561 52,796 47,100	43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237 39,273	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	201,120 249,632 292,185 261,094 238,285 217,986 212,323 218,138 210,238	189,105 229,635 273,698 255,020 234,313 214,971 206,490 208,921 203,028
1996 January February March April May June July August Septembe October November December	6,281 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
TOTAL	65,760	55,779	13,497,191,369	205,249	198,150
1997 January February March April May June July August Septembe	4,979 6,140 6,545 7,626 6,918 6,069 6,009 5,159 5,159	4,080 5,200 5,550 6,423 5,797 5,046 5,024 4,317 4,298	1,057,416,009 1,287,100,706 1,407,362,108 1,747,789,607 1,560,456,411 1,344,451,039 1,321,621,647 1,142,782,104 1,135,176,105	212,375 209,625 215,028 229,188 225,565 221,528 219,940 221,512 220,038	198,798 207,221 210,207 213,107 216,904 215,638 213,634 211,785 213,567
TOTAL	54,604	45,735	12,004,155,736	219,840	211,547

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

