Market Vatch For Media Inquiries: 443-8159 For All Other Inquiries: 443-8152

February 2001

Prices at Ten Year High

TORONTO — Friday, March 2, 2001 In February, the price of homes sold through the TREB MLS system rose 7 per cent over the previous month, 3 per cent over February 2000 and, at \$252,072, reached its highest level in 10 years, Toronto Real Estate Board President David Pearce announced today. "Clearly we are in a seller's market," the President said. "However, our inventory of listings is over 20% higher than it was at the same last year. More product means a moderating influence on price increases over the short and medium term."

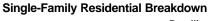
The president went on to note that, with 4,761 home sales in February, the local real estate market seemed to be defying predictions of an economic slowdown. This figure was up about 1% from the 4,731 recorded last February.

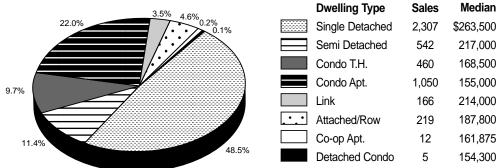
Breaking down the total 1,752 sales were reported in TREB's 28 West districts and averaged \$231,272; 772 sales were

reported in the 14 Central districts and averaged \$364,731; 890 sales were reported in the 23 North districts and averaged \$271,451; and 1,347 sales were reported in TREB's 21 East districts and averaged \$201,756.

<u>Neighbourhood Corner</u> West Hill

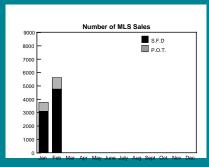
The West Hill area of Scarborough (within areas E-8 and E-10) remained an island of affordability into the new year, with an average price of \$204,929 in February, 19% less than the city-wide average of \$252,072. In addition, detached homes in West Hill averaged \$234,936, 25% below the Toronto average of \$313,795. Not surprisingly, homes moved fast in the area, with average time-to-sell being 28 days, considerably less than the city-wide figure of 40 days.

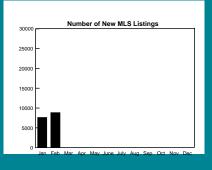




Housing Market Indicators						
	February 2000	February 2001	% Change			
Sales*	4,731	4,761	(+1%)			
Sales (P.O.T.)	937	863	(-8%)			
New Listings*	7,465	8,853	(+18%)			
Active Listings**	14,917	18,424	(+23%)			

^{*} Single-Family Dwellings Only





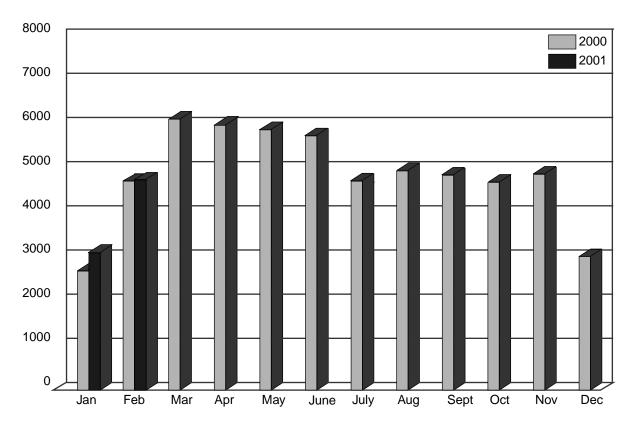




^{**} Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — February

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	Condo T.H.	
Up	to	\$90,000	59	(1.2)	32	(3.1)	13	(2.8)	
90,001	to	110,000	131	(2.8)	88	(8.4)	23	(5.0)	
110,001	to	120,000	104	(2.2)	58	(5.6)	15	(3.3)	
120,001	to	130,000	189	(4.0)	117	(11.1)	33	(7.2)	
130,001	to	140,000	187	(3.9)	104	(9.9)	37	(8.0)	
140,001	to	150,000	216	(4.5)	93	(8.9)	46	(10.0)	
150,001	to	160,000	181	(3.8)	68	(6.5)	30	(6.5)	
160,001	to	170,000	236	(5.0)	80	(7.6)	47	(10.2)	
170,001	to	180,000	231	(4.8)	61	(5.8)	44	(9.6)	
180,001	to	190,000	225	(4.7)	45	(4.3)	34	(7.4)	
190,001	to	200,000	237	(5.0)	35	(3.3)	30	(6.5)	
200,001	to	225,000	610	(12.8)	90	(8.6)	56	(12.2)	
225,001	to	250,000	541	(11.4)	57	(5.4)	24	(5.2)	
250,001	to	300,000	657	(13.8)	57	(5.4)	16	(3.5)	
300,001	to	400,000	567	(11.9)	43	(4.1)	7	(1.5)	
400,001	to	500,000	146	(3.0)	7	(0.6)	4	(0.9)	
500,001	to	750,000	165	(3.5)	12	(1.1)	1	(0.2)	
750,000	to	1,000,000	39	(8.0)	1	(0.1)	_	(—)	
1,000,001	to	1,500,000	28	(0.6)	1	(0.1)	_	(—)	
Over		1,500,000	12	(0.3)	1	(0.1)	_	(—)	
TOTAL			4,761	100.0	1,050*	100.0	460**	100.0	

^{* 1,050} condominium apartments sold for \$187,840,450, averaging \$178,895

^{** 460} condominium townhouses sold for \$79,829,348, averaging \$173,542.



Single-Family Residential February 2001

<u>Area</u>	<u>Listed</u>	Re-runs	<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	186 171 252 133 235 138 160 250 191 157 241 70 309 348 333 499 264 23 47 51 85	96 74 104 54 113 69 55 116 91 80 108 39 150 191 171 214 114 13 20 25 36	56 60 86 52 95 30 76 87 82 47 82 16 97 106 106 157 68 3 11 7	14,351,635 16,247,900 21,266,305 8,863,700 19,869,400 7,807,300 16,605,950 16,875,806 14,660,050 11,430,300 13,828,000 3,134,502 20,523,652 21,227,763 21,746,607 23,101,990 10,416,765 912,000 2,409,555 1,618,400 4,867,900	256,279 270,798 247,283 170,456 209,152 260,243 218,499 193,975 178,781 243,198 168,634 195,906 211,584 200,262 205,157 147,146 153,188 304,000 219,050 231,200 211,648	222,000 247,050 217,500 178,250 192,000 236,750 217,250 179,000 175,500 240,000 167,250 159,750 199,000 193,500 202,000 141,900 153,000 338,000 222,000 221,000 192,700
Total	4,143	1,933	1,347	\$271,765,480	\$201,756	\$189,000
West						
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-18 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25	128 129 213 191 268 242 98 292 125 411 232 242 172 290 294 1 129 654 695 188 1 794 641 28	63 63 117 91 141 134 44 158 61 230 131 119 84 118 146 1 58 331 356 77	35 40 48 44 53 65 30 80 35 73 59 70 39 113 73 - 20 177 164 44 - 195 151 9	10,669,300 11,996,900 8,738,050 9,279,500 8,220,800 15,121,400 8,324,500 27,352,300 9,114,450 13,174,351 13,469,300 21,436,150 7,827,400 19,312,251 17,051,200 - 3,567,500 42,044,790 38,093,300 15,340,333 - 40,336,100 29,796,500 4,304,500	304,837 299,923 182,043 210,898 155,109 232,637 277,483 341,904 260,413 180,471 228,293 306,231 200,703 170,905 233,578 - 178,375 237,541 232,276 348,644 - 206,852 197,328 478,278	275,000 258,500 176,000 206,500 138,000 217,000 270,700 282,500 237,650 152,500 221,500 252,625 190,000 154,000 213,000 225,500 222,750 252,950 195,000 194,000 272,500 272,500
W-26 W-27 W-28 W-29	1 202 211 110 6,982	1 94 119 46 3,474	2 47 41 45 1,752	793,000 9,974,200 11,614,767 8,236,000 \$405,188,842	396,500 212,217 283,287 183,022 \$231,272	396,500 196,000 246,000 150,000
iotai	0,302	3,474	1,732	Ψ403,100,04 2	ΦΖ31,Ζ1 Ζ	φ ∠ UO, ∠ 3U



Single-Family Residential continued February 2001

<u>Area</u>	<u>Listed</u>	Re-runs	<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	402 198 154 356 62 183 247 157 203 103 223 104 220 217	189 101 81 194 32 97 120 93 112 41 136 51 104	104 55 35 92 19 66 79 36 39 41 21 41 61 83	27,491,300 21,239,373 23,804,500 44,991,909 7,517,010 18,085,450 19,035,455 24,066,100 19,406,500 11,723,111 14,297,700 10,612,900 17,678,223 21,623,001	264,339 386,170 680,129 489,042 395,632 274,022 240,955 668,503 497,603 285,930 680,843 258,851 289,807 260,518	213,000 262,000 322,500 429,250 318,000 259,000 604,000 354,000 275,000 512,000 230,000 250,000 226,000
Total	2,829	1,455	772	\$281,572,532	\$364,731	\$270,750
<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	230 326 387 244 62 223 255 415 193 414 65 26 97 56 67 204 79 80 19 12 42 93 48	129 179 204 124 32 116 119 221 93 219 41 18 61 25 35 92 41 31 11 5 25 33 22	53 71 93 54 9 63 76 96 53 93 15 2 13 25 16 43 24 29 5 7	15,641,500 20,623,600 27,347,500 16,211,605 2,876,000 18,019,599 18,631,900 28,388,300 14,354,954 28,423,958 5,246,000 2,065,000 5,421,500 5,721,000 4,511,100 6,881,220 4,373,300 5,808,400 1,472,400 1,570,400 2,589,650 3,917,290 1,495,500	295,123 290,473 294,059 300,215 319,556 286,025 245,157 295,711 270,848 305,634 349,733 1,032,500 417,038 228,840 281,944 160,028 182,221 200,290 294,480 224,343 152,332 163,220 166,167	283,000 266,000 243,000 297,000 275,000 235,500 235,500 250,450 260,500 287,000 284,000 1,032,500 385,000 209,000 278,750 157,500 176,000 181,500 280,400 189,900 143,850 171,700 153,000
Total Grand	3,637	1,876	890	\$241,591,676	\$271,451	\$244,950
Total	17,591	8,738	4,761	\$1,200,118,530	\$252,072	\$217,000
Listed includes R	eruns: East (1	.933-47%)	West (3.474-50%)	Central (1.455-51%)	North (1.876-52%)	

Listed includes Reruns: East (1,933-47%) West (3,474-50%) Central (1,455-51%) North (1,876-52%)

^{*} Sales to Listings Ratio (SFD only): 27%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	33	98%
WEST	41	97%
CENTRAL	37	98%
NORTH	50	97%
TOTAL	40	97%

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



Two Month Single-Family January to February 2001

<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-19 E-20 E-21	322 311 431 241 424 233 288 443 364 269 440 105 562 604 589 893 506 40 82 95 165	89 99 161 89 148 46 120 128 125 69 133 29 159 165 156 263 125 4 18 17 40	\$21,141,768 28,254,200 35,765,155 14,599,400 30,455,800 10,857,450 26,056,730 24,772,456 21,801,950 16,524,700 21,683,501 5,397,402 34,289,229 33,079,363 31,910,507 37,887,640 19,389,965 1,088,000 3,831,055 3,223,900 8,529,584	\$237,548 285,396 222,144 164,038 205,782 236,032 217,139 193,535 174,416 239,488 163,034 186,117 215,656 200,481 204,555 144,059 155,120 272,000 212,836 189,641 213,240	\$205,000 260,000 199,900 147,000 189,000 223,375 211,900 178,500 169,000 238,500 165,000 174,500 206,000 192,000 200,500 138,000 153,000 286,000 220,500 180,000 191,850
Total	7,407	2,183	\$430,539,755	\$197,224	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-26	219 228 409 333 485 447 161 539 238 725 433 474 271 546 499 5 224 1,140 1,240 317 4 1,442 1,139 58 3	56 62 98 83 92 100 38 129 63 122 98 112 62 191 127 - 35 300 266 67 - 328 270 13	\$17,272,234 17,129,628 17,793,750 15,700,710 14,525,100 22,840,001 10,459,900 45,970,350 14,668,650 21,063,751 21,682,160 35,174,670 11,931,475 32,596,401 31,006,300 	\$308,433 276,284 181,569 189,165 157,882 228,400 275,261 356,359 232,836 172,654 221,247 314,060 192,443 170,662 244,144 - 177,429 240,587 236,516 332,745 - 210,730 198,620 384,492 396,500 314,087	\$260,750 252,500 180,250 179,500 136,750 217,000 262,700 292,500 205,000 146,250 215,000 265,000 164,450 154,000 225,000 - 195,000 229,900 221,500 273,000 - 196,000 196,325 200,000 396,500
W-27 W-28 W-29	353 406 227 12,565	73 62 74 2,923	15,628,350 18,047,067 13,736,136 \$669,357,835	214,087 291,082 185,623 \$228,997	203,500 246,950 165,000 N/A



Two Month Single-Family continued January to February 2001

<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	751 337 271 628 138 369 531 265 351 173 364 191 369 428	185 72 53 130 24 104 138 48 70 63 36 65 110	\$49,797,700 29,179,248 31,878,818 59,580,160 8,956,510 27,464,650 32,631,507 31,017,100 31,102,100 16,604,611 23,992,569 16,666,998 30,074,423 37,638,201	\$269,177 405,267 601,487 458,309 373,188 264,083 236,460 646,190 444,316 263,565 666,460 256,415 273,404 247,620	\$211,000 281,500 306,000 410,000 299,500 255,000 223,250 544,500 327,000 248,990 512,000 232,000 234,000 220,000
Total	5,166	1,250	\$426,584,595	\$341,268	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	405 578 672 478 112 456 503 794 356 721 133 49 169 143 160 371 147 150 30 27 71 181 101	80 114 143 87 18 109 131 163 84 161 26 6 20 40 28 87 48 55 5 10 31 45	\$22,936,500 32,891,500 42,221,315 26,204,405 5,827,500 31,990,089 31,477,800 48,661,800 22,484,844 47,614,246 8,302,550 4,040,000 10,180,500 9,365,150 7,873,400 14,459,220 9,212,000 10,265,533 1,472,400 2,045,400 4,515,550 7,554,978 2,907,000	\$286,706 288,522 295,254 301,200 323,750 293,487 240,289 298,539 267,677 295,741 319,329 673,333 509,025 234,129 281,193 166,198 191,917 186,646 294,480 204,540 145,663 167,888 171,000	\$275,250 259,750 253,800 298,000 278,500 245,000 230,000 256,000 260,250 274,000 280,000 616,500 387,500 208,500 263,750 165,200 178,500 177,000 280,400 181,500 137,000 174,900 151,000
Total	6,807	1,508	\$404,503,680	\$268,239	N/A
Grand Total	31,945	7,864	\$1,930,985,865	\$245,548	N/A

Includes Re-runs:

East	3,336	West	6,003
Central	2,652	North	3,477

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



Single-Family East Breakdown February 2001

				•	00. aa. y 2 00.				
	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pr	rice	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-5 E-7 E-8 E-10 E-11 E-12 E-14 E-15 E-17 E-17 E-19 E-19 E-19 E-19 E-19 E-19 E-19 E-19		5 18 48 20 25 26 26 38 33 32 17 7 52 74 72 95 21 3 9 6 23	428,200 327,861 288,723 212,145 283,016 263,656 276,923 254,853 222,979 278,341 230,288 274,500 251,229 221,592 222,911 166,970 172,982 304,000 228,122 244,733 211,648	285,00 341,25 245,00 207,50 277,00 232,25 273,15 248,50 266,15 232,00 269,55 240,75 216,50 218,75 163,50 161,00 338,00 229,15 243,75 192,70	50 50 50 50 50 50 50 50 50 50	38 32 14 4 3 2 5 5 5 1 7 4 3 24 -		256,731 253,906 277,114 177,600 252,300 227,000 222,500 182,100 200,500 235,900 175,160 174,500 188,843 173,975 150,667 128,804	234,000 240,500 235,500 178,250 243,800 227,000 216,500 170,000 202,000 235,900 178,900 174,500 186,900 174,075 145,000
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-5 E-6 E-7 E-10 E-11 E-13 E-14 E-15 E-16 E-17 E-19 E-21	6 12 2 7 6 11 8 15 7 11 6 7 20 1	287,500 190,417 177,500 249,125 195,429 166,567 122,491 152,875 181,407 131,643 149,136 144,983 137,414 90,815 89,000	287,500 	4 7 21 21 48 - 24 38 34 2 28 1 16 11 10 - -	147,825 216,986 129,676 127,281 170,740 - 157,669 138,987 151,349 122,500 120,079 117,000 154,784 125,814 99,500 118,149	162,900 225,000 121,000 128,000 149,800 154,800 129,500 148,000 122,500 123,450 117,000 142,250 127,500 99,500 103,250	5 - 11 - - 4 3 16 7 28	262,320 232,409 196,000 191,750 176,667 187,694 146,821 152,430 186,500 150,000	249,800 227,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	op Apartmen Av. Price	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7	9 1 3 - 2 - 3	207,062 127,500 268,267 - 200,000 - 194,967	167,560 127,500 215,000 - 200,000 - 190,000	- - 1 -	95,000 - -	95,000	:	- - - - -	- - - -
E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18	3 1 3 17	207,000 207,833 173,765	207,000 212,500 169,000	- - - -	- - -	-	- - - -	- - - -	- - - -
	7 6 7 1 18	179,114 174,733 168,645 123,000 134,839	185,000 176,450 168,000 123,000 132,850	- - - - -	- - - - -	-	2 - - -	150,900 - - - - -	150,900 - - - -
E-19 E-20 E-21	1 -	169,955 - -	169,955 - -	- - -	-	- - -	- - -	- - -	- - -



Single-Family Central Breakdown February 2001

		Detached Houses			Semi-Detached Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	2	371,000	371,000	9	319,222	310,000
C-2	11	311,925	299,000	22	442,332	310,950
C-3	25	841,660	602,000	4	274,375	277,750
C-4	68	553,122	485,000	6	328,767	318,750
C-6	15	446,074	349,000	1	230,000	230,000
C-7	24	361,250	313,500	2	245,500	245,500
C-8	1	329,000	329,000	6	306,000	304,500
C-9	20	946,775	866,250	2	507,000	507,000
C-10	21	706,952	550,000	8	309,313	310,300
C-11	14	480,009	498,867	7	302,284	278,990
C-12	15	860,767	719,000	1	275,000	275,000
C-13	11	393,818	362,500	8	227,875	228,250
C-14	19	412,974	363,000	-	· -	-
C-15	20	396,989	385,000	12	256,442	262,800

	Townhouse Condominiums		Co	Condominium Apartments			Link Houses		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	5	245,480	228,000	81	255,641	202,500	-	_	-
C-2	2	375,000	375,000	15	283,460	222,000	-	-	-
C-3	-	· -	-	3	304,833	300,000	-	-	-
C-4	-	-	-	18	300,388	207,500	-	-	-
C-6	1	232,000	232,000	2	181,950	181,950	-	-	-
C-7	7	214,143	216,000	31	221,402	205,500	2	281,000	281,000
C-8	2	270,000	270,000	68	234,123	222,500	-	· -	-
C-9	-	· -	· -	12	285,550	292,500	-	-	-
C-10	1	245,000	245,000	9	204,556	174,900	-	-	-
C-11	1	125,000	125,000	17	133,529	125,000	-	-	-
C-12	2	241,500	241,500	3	209,400	212,000	-	-	-
C-13	4	252,750	259,500	18	191,494	201,450	-	-	-
C-14	4	297,834	277,500	38	227,379	222,500	-	-	-
C-15	23	188,753	190,105	28	223,736	154,000	-	-	-

		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	7	277,429	279,000	-	-	-	_	-	-
C-2	4	726,250	714,000	1	170,000	170,000	-	-	-
C-3	-	· -	· -	3	250,333	265,000	-	-	-
C-4	-	-	-	-	· -	· -	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	1	330,100	330,100	1	80,000	80,000	-	-	-
C-9	-	· -	· -	2	345,000	345,000	-	-	-
C-10	-	-	-	-	· -	· -	-	-	-
C-11	2	245,995	245,995	-	-	-	-	-	-
C-12	-	· -	· -	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	-	-	-	_	-	-	_	-	-



Single-Family North Breakdown February 2001

	Sa	Deta ales_	ached Houses Av. Price	Med. Price	<u>. </u>	Sales		tached Houses	Med. Price
N-1 N-2 N-3 N-4		27 41 46 41	382,444 331,876 390,509 318,554	374,000 295,500 346,000 324,900		3 1 1 2	2 2 2	49,333 35,000 75,000	245,000 235,000 275,000 227,627
N-5 N-6 N-7 N-8	9 40 60 50		319,556 339,962 264,532 365,788	275,000 276,000 249,500 317,000		5 5 18	2	207,180 78,500 228,844	203,000 192,000 227,450
N-10 N-11 N-12 N-13		16 55 15 2	330,753 355,790 349,733 1,032,500	314,500 325,000 284,000 1,032,500		6 - -	2	- 237,483 - -	236,000
N-14 N-15 N-16 N-17		13 24 15 42	417,038 233,250 290,273 160,458	385,000 210,250 285,000 160,750		- - -		- - -	:
N-18 N-19 N-20	13 22 5		200,346 215,905 294,480	214,000 206,450 280,400		4 - -		157,075	158,700 - -
N-21 N-22 N-23 N-24		7 15 24 8	224,343 156,850 163,220 165,938	189,900 145,000 171,700 152,000		- - -		- - - -	-
	To <u>Sales</u>	wnhouse Condom <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4	5 6 5 3	201,100 243,217 205,260 264,967	195,000 234,200 196,300 231,900	15 14 29	187,367 213,179 180,347	165,500 204,250 180,000	3 5 5	250,500 222,200 245,750	265,000 217,000 250,750
N-5 N-6 N-7 N-8	7 3 4	166,071 173,167 213,225	162,000 175,000 221,500	2	129,000	129,000	4 2	208,175 173,000	213,350 173,000
N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20	1 8 -	188,500 216,663 -	188,500 205,400 -	6	207,833	210,000	36 15 -	246,511 250,153 -	244,188 235,900 -
	- - -	- - -	- - -	- - 1	- - 123,000	- - 123,000	- - -	- - -	- - -
	-		-	- -	-	-	- -	-	- -
	1 2 -	129,000 121,500 -	129,000 121,500 -	- - -	- - -	- -	6 2 -	168,583 160,750 -	169,750 160,750 -
N-21 N-22	-	-	-	-	- -	- -	-	-	-
N-23 N-24	1	168,000	168,000	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Deta <u>Sales</u>	nched Condomini <u>Av. Price</u>	ums <u>Med. Price</u>
N-1 N-2 N-3 N-4	3 7 8	287,300 232,000 237,594	309,000 234,000 231,000	- - - -	- - -	- - - -	- 1 -	365,000 - -	365,000 - -
N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13	7 4 24	198,571 186,000 213,617	201,000 192,000 214,000	- - -	- - - -	- - -	- - -	- - - -	- - -
	3	232,667	235,000	- - -	- - -	- - - -	- - -	- - -	- - -
N-14 N-15	-	-	-	-	-	-	-	- -	-
N-16 N-17	1 1	157,000 142,000	157,000 142,000	-	-	- -	-	-	-
N-18 N-19 N-20	2	136,000	136,000	- - -	- - -	- - -	1 -	222,000	222,000
N-21 N-22 N-23	2	118,450	118,450 -	- - -	- -	- - -	- - -	- -	- -
N-24	-	-	- -	-	- -	-	- -	-	-



Single-Family West Breakdown February 2001

				F	ebruary 200 i				
W-1	<u>s</u>	<u>Sales</u> 13	tached Houses Av. Price 451,115	Med. Price 355,000		<u>Sales</u>		etached Houses Av. Price 266,080	Med. Price 270,750
W-2 W-3 W-4 W-5 W-6		19 25 24 9 29	408,189 175,570 257,888 240,722 221,931	341,300 176,000 241,450 230,000 220,000		16 16 3 12 7		204,019 209,144 233,333 215,125 254,871	199,000 199,500 210,000 213,500 219,100
W-7 W-8 W-9 W-10 W-12		21 47 16 30 26	329,545 454,533 409,366 240,997 283,129	295,000 360,000 330,900 228,750 256,000		3 1 2 6		238,333 241,250 218,500 224,917	240,000 241,250 218,500 228,750
W-12 W-13 W-14 W-15 W-16 W-17		35 10 17 29	436,316 322,500 258,816 306,552	402,000 309,250 254,750 283,000		7 4 15 14		203,429 232,375 229,560 206,136	210,000 235,500 236,000 205,000
W-18 W-19 W-20 W-21		7 75 72 30	207,986 308,449 284,692 422,234	222,000 288,000 272,000 304,100		6 21 38 1		196,000 224,598 216,187 183,500	196,500 225,000 217,500 183,500
W-22 W-23 W-24 W-25 W-26		101 65 6 2	237,239 254,458 647,250 396,500	230,000 236,000 329,000 396,500		37 26 1		184,143 198,548 200,000	183,000 197,000 200,000
W-27 W-28 W-29	_	37 33 23	224,789 305,660 229,991	205,000 254,500 189,500		2 3 7		177,750 192,000 144,929	177,750 189,000 146,500
	T <u>Sales</u>	ownhouse Condor Av. Price	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart Av. Price	ments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
W-1 W-2 W-3	1	164,000	164,000	8 4 7	179,875 226,500 143,214	174,250 227,000 138,000	-	-	-
W-4 W-5	4 5	188,375 131,300	190,250 130,000	13 27	125,900 104,307	123,000 101,500	-	-	-
W-6 W-7	- 1	197,500	197,500	26 7	238,435 150,400	205,250 136,000	-	-	-
W-8 W-9	6 1	179,483 470,000	165,500 470,000	23 17	165,961 109,021	145,000 100,000	-	-	-
W-10 W-12 W-13	9 9 20	144,722 191,411 170,050	150,000 190,000 161,750	30 18 8	129,465 168,653 167,513	130,500 146,000 163,850	1 - -	228,000	228,000
W-14 W-15	12 9	149,408 166,389	146,000 168,500	12 71	137,917 137,866	142,000 135,500	1 -	225,000	225,000
W-16 W-17	17 -	187,694 -	172,000	11 -	143,955	136,000	2	250,500	250,500
W-18 W-19	4 31	151,500 190,655	136,500 197,000	3 44	109,867 159,518	107,000 152,000	-	-	-
W-20 W-21 W-22	47 3	176,572 165,967	168,500 150,000	3 4	110,333 187,500	108,000 186,500	2	217,500	217,500
W-23 W-24	21 27	160,376 139,302	165,000 135,500	12 23	163,500 117,809	168,500 117,000	2	188,250	188,250
W-25 W-26	1	135,000	135,000	1 -	86,000	86,000	-	-	-
W-27 W-28	6	158,167 -	148,500	1 -	136,000	136,000	-	-	
W-29	7	120,843 Attached/Row	119,500		130,000 Apartments	130,000		150,000 tached Condomi	
W-1	Sales 3	<u>Av. Price</u> 180,333	Med. Price 153,000	<u>Sales</u> -	Av. Price -	Med. Price -	<u>Sales</u> -	Av. Price	Med. Price
W-2 W-3	-	· -	, - -	1 -	71,000	71,000	-	-	-
W-4 W-5	-	-	-	-	-	-	-	-	-
W-6 W-7	2	314,500	314,500	1 1	73,000 153,750	73,000 153,750	-	-	-
W-8 W-9	1 -	380,250	380,250	-	-	-	-	-	
W-10 W-12	-	-	-	1 -	93,000	93,000	-	-	-
W-13 W-14	-	-	-	-	-	-	-	-	-
W-15 W-16	1	183,000	183,000	-	-	-	-	-	-
W-17 W-18	-	-	-	-	-	-	-	-	-
W-19 W-20	6 3	210,917 200,167	215,250 192,000	-	-	-	- 1	150,000	150,000
W-21 W-22	4	201,725	196,000	-	-	-	-	-	-
W-23 W-24	22 10	175,241 162,370	172,500 158,000	-	-	-	-	-	
W-25 W-26	- -		- -	-	-	-	-	-	-
W-27 W-28 W-29	1 5 6	216,500 190,400 134,300	216,500 184,000 130,000	- - -	- - -	- - -	- - -	:	- - -



Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959 1960	9,559 9,298		158,821,137 151,828,112	16,615 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	* • • • • • • • • • • • • • • • • • • •
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 1976	26,088	22,020 19,025	1,517,817,465	58,180 62,805	57,581 61,380
1976	22,575 24,335	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 45,509	3,845,980,469 5,957,686,711	106,225 115,652	102,318 109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992 1993	49,113 46,561	41,703 38,990	10,705,964,103 9,885,955,838	217,986 212,323	214,971 206,490
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	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998	66,876	55,344	15,050,497,785	225,051	216,815
1999	71,738	58,957	16,914,637,727	235,783	228,372
2000					
January	3,282	2,694	786,812,743	239,736	229,758
February	5,668	4,731	1,430,128,309	252,316	245,134
March	7,455	6,133	1,873,828,920	251,352	245,553
April May	7,163 7,118	5,996 5,892	1,799,071,711 1,788,083,289	251,162 251,206	247,303 247,014
May June	7,118 6,965	5,892 5,754	1,788,083,289	251,206 256,136	247,014 247,929
July	5,771	4,729	1,418,282,236	245,760	236,526
August	6,070	4,961	1,475,392,999	243,063	230,093
September	5,833	4,857	1,492,725,419	255,910	248,604
October	5,698 5,885	4,696	1,453,498,740	255,089 254,346	245,321
November December	5,885 3,717	4,880 3,026	1,496,826,649 975,399,972	254,346 262,416	246,154 238,956
Total	70,625	58,343	17,774,041,917	251,667	243,255
2001					
January	3,760	3,103	913,966,272	243,076	235,535
February	5,624	4,761	1,447,699,784	257,414	252,072
Total	9,384	7,864	2,361,666,756	251,669	245,548

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



