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

**June 2001** 

#### 7000 Plus! Best June Ever!

TORONTO — Thursday, July 5, 2001 With 7,176 homes changing hands across the GTA, June 2001 was the best June ever for sales, and the second best monthly sales total in Toronto history, TREB President David Pearce announced today. "To get some idea of the strength of the market, more houses have sold in the past two months (14,661) than in the first six months of the 1990 recession. We're on pace for a record year."

Prices were stable in June, Mr. Pearce went on to note, with the average clocking in at \$258,797, a 1% increase over May's \$255,460 and a 4% increase over June 2000's \$247,929 figure.

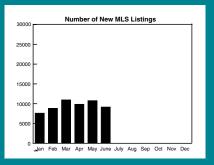
Breaking down the total, 2,721 sales were reported in TREB's 28 West districts and averaged \$235,186; 1,200 sales were reported in the 14 Central districts and averaged \$375,750; 1,389

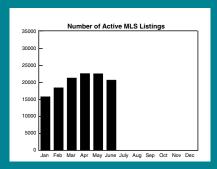
sales were reported in the 23 North districts and averaged \$282,673; and 1,866 sales were reported in TREB's 21 East districts and averaged \$200,243.

# *Neighbourhood Corner*Parkdale

The Parkdale area (from Roncesvalles to Dufferin and Dundas to the Gardiner) saw modest increases between June 2001 and the same month last year. Detached homes sold for an average of \$350,580 on the basis of five sales, up 5% from the \$333,750 recorded in June 2000. In addition, 10 semis changed hands in the area for an average price of \$257,028. This was up 13% from the \$226,416 recorded last June on the basis of 5 sales. The average time-onmarket was 37 days, close to the city-wide average of 42 days.

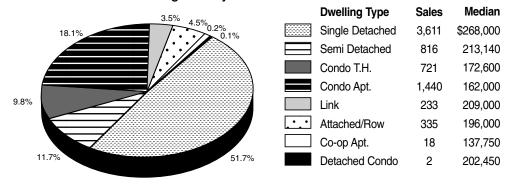
# Number of MLS Sales 9000 8000 7000 6000 4000 Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec







#### Single-Family Residential Breakdown



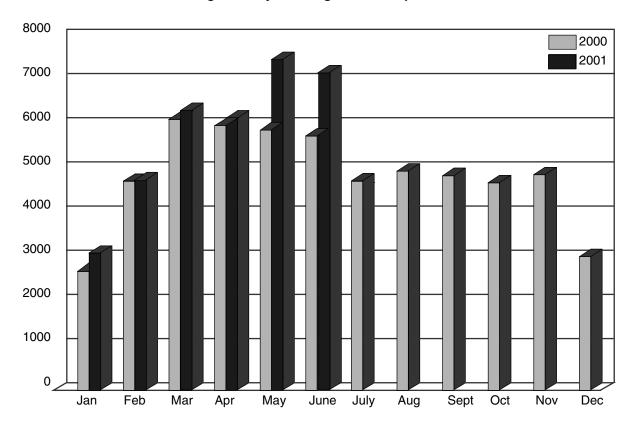
Housing Market Indicators							
	June 2000	June 2001	% Change				
Sales*	5,754	7,176	(+25%)				
Sales (P.O.T.)	1,211	1,158	(-4%)				
New Listings*	8,473	9,171	(+8%)				
Active Listings**	20,856	20,709	(-1%)				

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

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



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



Price Category Breakdown — June

Prid	Price Range		Tota	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	70	(1.0)	36	(2.5)	14	(1.9)	
90,001	to	110,000	141	(2.0)	78	(5.4)	33	(4.6)	
110,001	to	120,000	170	(2.4)	90	(6.3)	27	(3.7)	
120,001	to	130,000	212	(3.0)	128	(8.9)	28	(3.9)	
130,001	to	140,000	235	(3.3)	116	(8.1)	42	(5.8)	
140,001	to	150,000	301	(4.2)	139	(9.7)	74	(10.3)	
150,001	to	160,000	285	(3.9)	117	(8.1)	53	(7.4)	
160,001	to	170,000	342	(4.8)	107	(7.4)	73	(10.12)	
170,001	to	180,000	365	(5.1)	81	(5.6)	79	(10.9)	
180,001	to	190,000	383	(5.3)	73	(5.1)	71	(9.9)	
190,001	to	200,000	369	(5.1)	58	(4.0)	47	(6.5)	
200,001	to	225,000	892	(12.4)	141	(9.8)	87	(12.1)	
225,001	to	250,000	805	(11.2)	89	(6.2)	43	(5.9)	
250,001	to	300,000	1,021	(14.2)	89	(6.2)	30	(4.2)	
300,001	to	400,000	923	(12.9)	64	(4.4)	15	(2.1)	
400,001	to	500,000	283	(3.9)	17	(1.2)	4	(0.6)	
500,001	to	750,000	250	(3.5)	12	(8.0)	1	(0.1)	
750,000	to	1,000,000	65	(0.9)	2	(0.1)	_	(—)	
1,000,001	to	1,500,000	42	(0.6)	2	(0.1)	_	(—)	
Over		1,500,000	22	(0.3)	1	(0.1)	_	(—)	
Total			7,176	100.0	1,440*	100.0	721**	100.0	

<sup>\* 1,440</sup> condominium apartments sold for \$266,704,983, averaging \$185,211

<sup>\*\* 721</sup> condominium townhouses sold for \$128,280,124 averaging \$177,919.



# Single-Family Residential June 2001

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	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	195 219 340 199 336 164 303 217 231 223 273 90 380 411 329 530 278 27 43 62 136	99 123 171 104 161 92 132 112 128 137 139 53 235 226 180 257 151 18 27 37 77	70 85 141 76 137 44 132 89 107 78 98 28 120 122 127 212 108 6 18 32 36	16,618,129 23,569,220 28,527,876 13,702,100 28,982,749 8,958,880 29,151,829 17,760,300 19,572,800 19,374,756 17,183,580 5,698,950 25,207,163 24,960,650 26,825,675 31,004,370 17,738,080 1,935,000 4,075,500 6,109,170 6,696,800	237,402 277,285 202,325 180,291 211,553 203,611 220,847 199,554 182,923 248,394 175,343 203,534 210,060 204,595 211,226 146,247 164,241 322,500 226,417 190,912 186,022	218,500 257,000 196,500 180,750 194,900 197,000 217,000 190,000 189,900 236,500 177,450 197,950 207,000 204,750 197,900 135,950 155,500 200,500 212,500 186,500 173,000
Total	4,986	2,659	1,866	\$373,653,577	\$200,243	\$189,250
<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 W-27 W-28 W-29	157 213 239 190 314 294 111 390 181 384 260 325 188 265 302 - 142 650 825 205 14 853 638 33 4 219 228 165	87 121 144 101 183 196 76 212 99 224 138 191 102 112 157 94 347 496 112 7 444 307 16 3 123 138 95	45 69 79 68 101 89 43 129 61 121 86 105 79 143 119 - 30 226 266 70 1 304 251 19 - 89 75 53	12,999,565 19,270,548 15,488,000 12,689,599 19,213,450 20,920,450 13,117,188 41,306,050 14,349,100 21,584,200 20,249,688 38,400,000 16,827,500 25,090,555 29,152,550 5,401,550 55,305,700 63,311,825 23,906,935 149,000 64,314,628 51,136,210 3,722,400 21,416,551 21,483,500 9,134,350	288,879 279,283 196,051 186,612 190,232 235,061 305,051 320,202 235,231 178,382 235,461 365,714 213,006 175,458 244,979 - 180,052 244,715 238,014 341,528 149,000 211,561 203,730 195,916	285,000 255,200 190,000 181,500 204,000 222,000 289,000 257,000 235,000 155,800 218,300 257,000 211,500 158,000 230,000 - - 185,625 232,500 222,500 263,250 149,000 191,000 198,000 191,000 183,700
Total	7,789	4,325	2,721	\$639,941,092	\$235,186	\$212,000



# Single-Family Residential continued June 2001

<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	490 257 244 363 87 271 366 127 215 89 243 164 331 296	270 166 163 225 55 150 202 87 129 47 166 91 186 164	198 79 63 119 24 81 101 43 91 44 55 64 106 132	48,523,036 29,521,600 37,257,481 61,024,590 7,732,818 22,382,948 22,357,980 33,847,200 47,530,900 12,498,750 42,887,424 17,483,262 31,272,578 36,579,680	245,066 373,691 591,389 512,812 322,201 276,333 221,366 787,144 522,318 284,063 779,771 273,176 295,024 277,119	226,500 290,000 330,000 468,000 295,500 255,612 210,000 650,000 365,200 269,500 593,000 258,750 235,400 251,600
Total	3,543	2,101	1,200	\$450,900,247	\$375,750	\$275,000
<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-19 N-20 N-21 N-22 N-21 N-22 N-23 N-24	245 363 454 90 238 305 537 251 542 81 49 125 89 69 268 67 166 19 26 62 129 97	135 222 263 211 61 132 159 346 130 327 47 32 86 43 42 136 35 95 10 15 36 70 55	80 109 137 113 23 94 116 131 86 173 19 7 22 24 20 86 19 43 6 9 19 39 14	25,889,000 36,446,700 43,835,968 36,749,303 8,009,777 25,484,300 28,324,550 38,353,850 25,030,040 53,243,399 5,935,400 2,874,000 9,676,800 6,235,800 4,556,200 15,655,600 3,830,300 7,795,100 1,616,000 1,541,900 2,707,900 6,707,300 2,133,500	323,613 334,373 319,971 325,215 348,251 271,110 244,177 292,777 291,047 307,765 312,389 410,571 439,855 259,825 227,810 182,042 201,595 181,281 269,333 171,322 142,521 171,982 152,393	311,000 284,300 260,000 303,900 300,000 240,000 225,500 282,500 270,000 290,000 263,500 210,000 407,500 238,000 220,000 162,350 193,500 170,000 272,000 179,900 132,000 165,000 142,750
Total	4,626	2,688	1,389	\$392,632,687	\$282,673	\$255,000
Grand Total	20,944	11,773	7,176	\$1,857,127,603	\$258,797	\$220,000
Listed includes f	Reruns: East (2,	,659-53%)	West (4,325-55%)	Central (2,101-59%)	North (2,688-58%)	

\* Sales to Listings Ratio (SFD only): 34.2%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	35	98%
WEST	43	97%
CENTRAL	39	98%
NORTH	49	97%
TOTAL	42	97%

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



#### Six Month Single-Family January to June 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-20 E-21	1,191 1,368 1,851 1,038 1,768 910 1,506 1,485 1,375 1,113 1,556 437 2,159 2,376 2,137 3,185 1,783 125 296 394 630	390 424 670 392 669 232 599 498 518 346 540 144 650 707 670 1,142 582 20 75 112 183	\$92,045,480 122,436,764 142,096,473 70,790,325 144,581,604 54,846,638 129,496,645 100,538,806 95,500,656 84,731,494 94,798,831 27,450,853 143,196,236 142,731,676 139,661,892 165,932,030 95,089,715 7,098,500 16,571,474 21,756,070 37,821,584	\$236,014 288,766 212,084 180,588 216,116 236,408 216,188 201,885 184,364 244,889 175,553 190,631 220,302 201,884 208,451 145,300 163,384 354,925 220,953 194,251 206,675	\$216,000 260,000 201,000 183,500 199,500 205,033 214,700 190,750 185,950 238,250 173,000 185,000 212,750 193,500 202,995 138,000 157,900 306,000 219,000 185,000
Total	28,683	9,563	\$1,929,173,746	\$201,733	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-25 W-26 W-27 W-28 W-29	934 1,133 1,448 1,260 1,832 1,746 748 2,211 931 2,529 1,513 1,880 1,062 1,809 1,829 10 835 3,978 4,716 1,170 46 5,316 3,855 208 12 1,333 1,454 947	248 314 344 342 496 404 205 599 287 586 417 510 332 749 565 	\$73,044,049 85,785,839 65,126,888 67,319,409 88,196,724 98,827,226 63,870,738 214,113,650 65,914,491 102,622,952 101,588,755 163,463,368 67,634,875 125,048,957 136,636,162 32,320,900 283,325,892 299,157,432 109,775,240 1,335,000 315,866,798 239,882,002 15,235,800 1,373,000 89,934,337 99,967,657 48,045,836	\$294,532 273,203 189,322 196,840 177,816 244,622 311,565 357,452 229,667 175,124 243,618 320,516 203,720 166,955 241,834 - 178,569 244,457 241,256 332,652 222,500 211,000 199,403 241,838 457,667 227,682 287,263 180,623	\$266,500 248,500 182,750 192,500 170,000 225,000 290,000 290,000 220,000 257,125 199,750 151,250 226,000 
Total	46,745	13,089	\$3,055,413,977	\$233,434	N/A



#### Six Month Single-Family continued January to June 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	2,764 1,462 1,238 2,301 465 1,413 1,854 836 1,426 607 1,383 788 1,699 1,793	854 373 292 577 102 393 534 193 391 245 207 302 493 614	\$215,769,751 151,222,298 155,780,543 273,792,321 33,112,024 106,158,848 125,657,129 137,577,515 185,019,629 68,712,740 147,473,371 80,518,780 143,109,677 166,643,971	\$252,658 405,422 533,495 474,510 324,628 270,124 235,313 712,837 473,196 280,460 712,432 266,618 290,283 271,407	\$218,000 305,000 350,200 420,750 291,000 256,500 213,500 565,000 340,000 272,000 568,000 252,000 247,500 249,100					
Total	20,029	5,570	\$1,990,548,597	\$357,370	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-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	1,510 2,117 2,609 1,891 497 1,483 1,815 3,009 1,462 2,933 390 247 644 480 1,529 520 772 112 113 276 679 418	411 513 667 468 89 442 589 683 428 760 96 39 103 141 129 422 171 220 29 37 102 178 77	\$121,186,813 154,555,805 199,207,810 142,918,991 27,930,927 123,537,899 140,517,600 202,409,759 119,695,115 233,659,100 29,803,300 15,586,223 43,544,833 34,137,050 32,976,263 70,471,575 32,910,700 41,409,048 8,120,500 6,725,500 14,391,550 29,462,643 11,945,300	\$294,858 301,278 298,662 305,382 313,831 279,498 238,570 296,354 279,661 307,446 310,451 399,647 422,765 242,107 255,630 166,994 192,460 188,223 280,017 181,770 141,094 165,520 155,134	\$278,000 271,000 256,750 293,500 281,000 241,000 225,000 275,000 268,250 288,000 272,000 319,500 345,000 218,500 237,500 159,900 173,700 279,000 179,900 135,000 165,900 139,900					
Total	25,990	6,794	\$1,837,104,304	\$270,401	N/A					
Grand Total	121,447	35,016	\$8,812,240,624	\$251,663	N/A					
Includes Re-ru	ncludes Re-runs:									

West

North

27,742 13,907

13,265 11,041

East

Central

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



## Single-Family East Breakdown June 2001

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pri	<u>ice</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-5 E-6 E-7 E-8 E-10 E-11 E-12 E-13 E-15 E-16 E-17 E-18 E-20 E-21		12 31 60 31 34 32 56 48 41 56 26 16 65 85 81 127 43 6 16 27 34	284,750 334,713 233,397 233,466 292,909 214,238 280,434 244,748 234,312 271,803 234,385 236,647 245,751 225,942 236,974 165,936 184,228 322,500 230,469 198,025 188,538	302,500 331,000 231,600 239,500 289,000 277,250 235,000 229,800 252,750 223,000 214,000 240,000 158,000 175,000 200,500 193,000 174,000		45 39 34 5 7 8 6 4 6 3 9 5 11 3 7 37 5		237,184 253,570 226,385 196,100 244,800 190,348 227,250 198,750 197,133 217,667 190,278 172,280 191,545 171,333 157,357 125,924 142,760	221,000 255,100 218,750 198,000 241,300 202,000 220,250 183,750 203,600 220,000 190,000 170,000 184,000 155,000 128,000 141,000
	Townho Sales	ouse Condomini <u>Av. Price</u>	ums C <u>Med. Price</u>	ondominium <i>l</i> <u>Sales</u>	Apartments <u>Av. Price</u>	Link Ho <u>Med. Price</u>	ouses <u>Sales</u>	Av. Price	Med. Price
E-1 E-2 E-3 E-5 E-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-21	3 7 4 3 28 8 7 19 11 16 2 15 8 5 23 3	167,667 214,643 144,585 199,333 182,918 - 187,288 158,529 126,600 164,727 173,572 118,950 149,477 145,988 132,300 90,796 152,633	172,000 195,000 138,700 230,000 177,750 - 186,000 158,000 165,000 168,000 145,750 145,250 141,000 87,500	4 5 40 36 59 4 49 28 40 1 35 2 17 14 8 9 2	172,900 240,700 136,343 132,949 169,136 145,125 156,945 131,775 153,770 143,800 125,572 114,450 155,452 131,386 151,875 103,077 91,000	162,900 232,000 129,750 128,000 163,000 141,500 156,000 134,500 152,750 143,800 128,000 114,450 142,900 131,500 144,500 99,900 91,000	7 9 1 1 3 3 6 3 16 11 39	255,507 234,589 230,500 196,000 194,800 191,917 184,967 184,188 143,936 161,287 194,000 152,500 149,500	259,250 - 230,300 - 230,500 195,000 208,400 186,750 187,000 183,500 143,000 156,000 194,000 151,000 149,500
	<u>Sales</u>	Attached/Row Av. Price	C <u>Med. Price</u>	o-op Apartme <u>Sales</u>	nts <u>Av. Price</u>	Do Med. Price	etached Co <u>Sales</u>	ndominiums <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7	6 2 3 - 2 - 4	222,205 230,450 264,967 210,500	215,000 230,450 280,000 - 210,500 - 194,550	1 1 1 -	137,000	137,000 - 100,000 - -	- - - - - -	- - - - - -	-
E-8 E-9 E-10 E-11 E-12 E-13 E-14	2 1 6 8 - 6 8	209,000 227,000 219,083 178,363 - 181,667 183,063	209,000 227,000 218,750 180,450 - 182,500 181,000	- - - - - -	- - - - - -	- - - - - -	- - 1 - - 1	190,000 - 214,900	190,000 - 214,900
E-15 E-16 E-17 E-18 E-19 E-20 E-21	10 5 16 - -	170,578 134,400 135,774 - -	166,887 141,000 136,000	- - - - -	- - - - -	- - - - -	-	- - - -	-
	_	_	-	_	_	_	_	-	_



## Single-Family Central Breakdown June 2001

	<b>Detached Houses</b>	i	Semi-Det	ached Houses			
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
C-1	7	319,286	330,000	14	298,697	283,001	
C-2	15	512,800	495,000	26	391,265	330,000	
C-3	46	671,827	395,750	8	389,668	244,500	
C-4	93	576,857	525,000	10	354,250	328,250	
C-6	24	322,201	295,500	-	· -	-	
C-7	36	331,990	309,750	2	255,750	255,750	
C-8	1	350,000	350,000	4	291,975	242,500	
C-9	21	1,083,305	856,000	4	593,225	546,500	
C-10	44	721,855	500,000	17	353,741	319,900	
C-11	16	463,531	422,000	6	304,625	306,500	
C-12	42	923,270	777,000	1	272,500	272,500	
C-13	21	364,351	329,000	8	252,000	250,500	
C-14	29	482,545	408,500	-	-	-	
C-15	39	406,832	383,000	26	252,137	253,350	

	Townhous	e Condominiu	ıms Co	ndominium	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	24	217,333	206,500	138	232,266	216,500	-	-	_
C-2	-	-	-	28	327,211	239,600	-	-	-
C-3	1	350,200	350,200	5	385,400	328,000	-	-	-
C-4	-	-	-	15	251,229	215,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	9	262,813	222,500	28	207,000	208,000	3	262,167	265,000
C-8	3	240,667	212,000	85	207,380	196,000	-	· -	· -
C-9	1	411,000	411,000	10	531,500	332,250	-	-	-
C-10	4	250,625	233,250	25	337,608	248,000	-	-	-
C-11	4	136,250	137,000	17	140,529	127,000	-	-	-
C-12	6	307,083	297,500	6	332,513	291,540	-	-	-
C-13	6	202,167	196,750	29	227,686	194,000	-	-	-
C-14	5	291,200	329,000	71	215,673	206,000	-	-	-
C-15	34	195,900	194,900	30	220,585	170,000	3	293,167	289,000

	Attached/Row			Co-op Apartments			tached Cond		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	15	322,503	333,800	-	_	-	-	-	-
C-2	9	260,200	185,000	1	153,000	153,000	-	-	-
C-3	1	596,390	596,390	2	181,250	181,250	-	-	-
C-4	-	, <u>-</u>	´ -	1	66,000	66,000	-	-	-
C-6	-	-	-	-	´ -	´ -	-	-	-
C-7	3	324,000	312,500	-	-	-	-	-	-
C-8	8	311,344	298,500	-	-	-	-	-	-
C-9	2	912,500	912,500	5	234,780	226,000	-	-	-
C-10	1	313,000	313,000	-	´ -	´ -	-	-	-
C-11	1	320,500	320,500	-	-	-	-	-	-
C-12	-	, <u>-</u>	´ -	-	-	-	-	-	-
C-13		-	-	-	-	-	-	-	-
C-14		510,000	510,000	-	-	-	-	-	-
C-15		-	_	_	_	_	_	_	_



#### Single-Family North Breakdown June 2001

	Sales	Detached Houses Av. Price	Med. Price	Sales	Semi-Detached Houses <u>Av. Price</u>	Med. Price
N-1	42	414,936	360,400	3	248,717	263,000
N-2	58	410,469	324,500	2	249,500	249,500
N-3	64	443.889	399,250	1	280.500	280,500
N-4	80	360,536	339,750	9	219,944	208,000
N-5	21	363,489	300,800	=	, <u>-</u>	, -
N-6	55	315,796	284,000	11	206.500	208,000
N-7	78	277,369	249,500	16	178,488	181,000
N-8	82	336,057	325,500	19	234,046	240,000
N-10	33	356,342	340,000	4	226,575	226,800
N-11	109	350,900	334,000	12	244,874	246,000
N-12	17	327,376	278,000	-		-,
N-13	7	410,571	210,000	-	-	-
N-14	22	439,855	407,500	-	-	=
N-15	22	270,605	252,500	-	-	-
N-16	18	237,650	225,500	1	120,000	120,000
N-17	82	182,952	164,950	1	148,500	148,500
N-18	14	216,057	206,500	2	144,750	144,750
N-19	22	211.850	196,000	4	144,975	143,500
N-20	6	269,333	272,000	-	-	-
N-21	9	171,322	179,900	-	-	=
N-22	18	143,883	135,000	-	-	-
N-23	39	171,982	165,000	-	-	=
N-24	14	152,393	142,750	-	-	=

	Townhouse Condominiums Condominium Apartments					Lini	k Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	10	217,750	206,400	20	208,953	177,250	3	286,667	286,000
N-2	10	247,350	229,000	29	240,810	226,000	2	234,500	234,500
N-3	16	217,101	202,000	34	182,075	175,500	9	249,656	249,900
N-4	4	244,975	245,000	-	-	-	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	9	220,211	182,000	5	217,200	156,000	3	195,667	200,000
N-7	5	174,820	172,600	4	142,500	142,500	3	182,000	185,000
N-8	8	205,738	206,000	4	225,000	221,000	-	-	-
N-10	1	205,000	205,000	-	-	-	47	253,754	251,000
N-11	14	217,493	214,200	6	218,083	212,500	20	257,738	251,000
N-12	1	152,000	152,000	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	1	118,000	118,000	-	-	-
N-16	-	-	-	-	-	-	-	-	-
N-17	-	-	-	-	-	-	2	178,500	178,500
N-18	-	-	-	-	-	-	3	172,000	169,000
N-19	6	131,750	127,500	-	-	-	6	172,583	173,500
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-

	Attached/Row		Co-op Apartments		Detached Condominiums				
	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	2	249,500	249,500	-	-	-	-	-	-
N-2	8	276,813	277,500	-	-	-	-	-	-
N-3	13	248,885	248,000	-	-	-	-	-	-
N-4	20	247,353	249,500	-	-	-	=	-	-
N-5	2	188,250	188,250	-	-	-	=	-	-
N-6	11	199,009	198,000	-	-	-	=	-	-
N-7	10	184,390	187,450	-	-	-	-	-	-
N-8	18	211,356	207,000	-	-	-	-	-	-
N-10	1	233,000	233,000	-	-	-	-	-	-
N-11	12	212,392	211,500	-	-	-	-	-	-
N-12	1	218,000	218,000	-	-	-	-	-	-
N-13	-			-	-	-	-	-	-
N-14	_	<del>-</del>	_	_	_	_	_	_	_
N-15	1	164,500	164,500	-	-	-	-	-	-
N-16	i	158,500	158,500	-	-	-	=	=	-
N-17	1	148,000	148,000	_	_	_	_	_	_
N-18	-	o,ooo -		_	_	_	_	_	_
N-19	5	145,700	147,000	_	_	_	_	_	_
N-20	-	,	,	_	_	_	_	_	_
N-21	_	=	_	_	_	_	_	_	_
N-22	1	118,000	118,000	_	_	_	_	_	_
N-23	-		-	_	_	_	_	_	_
N-24	_	-	-	-	-	-	=	=	-



#### Single-Family West Breakdown June 2001

					Julie 2001				
	Sa	De <u>ales</u>	tached Houses Av. Price	Med. Price	Semi-I	Detached House <u>Sale</u>		Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-112 W-13 W-14 W-15 W-16 W-17		19 31 51 33 25 43 36 68 28 28 44 62 27 18 53	375,925 343,297 197,506 230,803 276,036 226,409 335,522 439,910 340,286 243,358 300,802 499,011 309,978 286,472 295,269	380,000 340,000 194,500 230,000 270,000 217,000 308,500 342,000 327,250 232,000 275,000 432,000 310,000 283,500 274,000		3 2 2 1	1 4 6 6 0 1 2 4 5 5 4 8 8 3	245,732 234,011 203,890 246,750 231,135 271,100 193,000 251,000 232,375 208,400 218,618 188,314 224,700 238,462 210,375	237,000 231,000 205,000 245,000 230,750 254,750 193,000 251,000 200,000 213,000 190,500 225,550 237,000 214,250
W-18 W-19 W-20 W-21 W-22		12 97 123 52	209,775 315,253 291,089 388,570	216,000 312,000 278,000 315,000		2 5	8 9 3 3	199,344 223,281 209,608 203,633	200,750 225,000 208,000 199,900
W-23 W-24 W-25 W-26		189 108 6	234,436 256,575 242,167	222,000 249,650 235,000		4 4	1 8 2	186,290 192,479 170,750	182,000 191,500 170,750
W-27 W-28 W-29		69 61 33	265,087 309,057 197,158	240,000 272,000 186,900			4 4 8	191,225 181,500 139,250	183,950 181,000 139,000
	To <u>Sales</u>	wnhouse Condor <u>Av. Price</u>	miniums Co <u>Med. Price</u>	ondominium Apartı <u>Sales</u>	ments <u>Av. Price</u>	Med. Price	Link Houses Sales	Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-16 W-19 W-20 W-21 W-22	5 16 2 13 2 15 12 20 26 19 34 6 44 75	180,600 152,656 242,000 187,192 240,000 141,767 198,877 151,054 169,626 191,509 137,983 186,134 180,593 155,800	166,500 155,000 242,000 168,000 240,000 143,000 209,000 151,000 177,500 177,500 177,500 187,250 169,250 161,500	14 2 7 26 32 28 4 46 27 50 25 3 16 92 12 4 41 3 2	212,957 283,250 161,929 122,427 110,083 246,013 145,100 126,356 121,196 141,420 121,333 138,206 146,442 229,125 115,400 167,439 133,967 294,200	187,450 283,250 175,000 119,100 113,250 209,000 150,200 175,500 117,500 123,450 138,500 143,750 143,750 143,500 201,000 152,500 133,900 294,200	1 2 3	285,000 - - - 188,000 - - 260,900 - 225,500 - - - 216,333	285,000 - - - 188,000 - - 260,900 - 209,000 - - - 210,000
W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	1 32 32 4 - 10 - 6	149,000 166,088 137,983 141,925 134,415	149,000 168,200 136,000 143,600 - 137,500	15 42 2 - 2 - 2	157,573 137,181 246,850 - 125,750 - 129,750	161,000 134,000 246,850 - 125,750	4 3 3 - - 3	194,250 212,500 171,833 - 199,667	195,000 216,000 171,000 - 195,000
VV-29		Attached/Row	•	o-op Apartments		etached Condon	niniums Sales	Av. Price	Med. Price
W-1	Sales 3	Av. Price 221,333	231,000	Sales -	-	Med. Price	<u>Jaies</u>	AV. FIICE	wed. Frice
W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9	3 - - 4 - -	230,375	180,000 - - - 232,550 - -	1 - 1 2 2	56,500 - 52,900 90,000 132,500	56,500 - 52,900 90,000 132,500	-	- - - - - -	- - - - -
W-10 W-12 W-13	- - 6	- - 179,250	- - 182,250	-	-	-	-	-	-
W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21	1 - - 15 13 5	200,000 - 213,073 202,531 214,800	200,000 - 208,000 190,000 216,000	1 - - - - -	138,500 - - - - - -	138,500 - - - - - -		- - - - - -	- - - - - -
W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	23 18 2 - 4 7	170,126 187,366 175,500 191,250 186,571 143,313	168,500 187,950 175,500 197,000 182,000 144,125	- - - - - -	-	- - - - -		- - - - -	- - - - -
20	7	1-0,010	177,120	-	_	-	_	_	_



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	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		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		281,164,558	18,883	
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
1971	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	24,335	20,512	1,630,809,263	67,015	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	36,206	31,905	3,845,980,469	106,225	102,318
1985 1986	51,514 54,815	45,509 52,919	5,957,686,711	115,652 149,503	109,094 138,925
1987	51,149	43,475	8,195,016,831 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	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	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530	58,014 55,014	15,334,247,984	220,541	211,307
1998 1999	66,876 71,738	55,344 58,957	15,050,497,785 16,914,637,727	225,051 235,783	216,815 228,372
1999	71,730	36,937	10,914,037,727	233,763	220,372
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	7,163	5,996	1,799,071,711	251,162	247,303
May	7,118	5,892	1,788,083,289	251,206	247,014
June	6,965 5.771	5,754 4,720	1,783,989,982	256,136 245,760	247,929
July August	5,771 6,070	4,729 4,961	1,418,282,236 1,475,392,999	245,760 243,063	236,526 230,093
September		4,857	1,473,392,999	255,910	248,604
October	5,698	4,696	1,453,498,740	255,089	245,321
November	5,885	4,880	1,496,826,649	254,346	246,154
December	3,717	3,026	975,399,972	262,416	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
March	7,379 7,267	6,328	1,883,344,713	254,953 252,786	248,601
April May	7,267 8,775	6,163 7,485	1,844,263,622	253,786 259,504	249,692 255,460
May June	8,775 8,334	7,485 7,176	2,277,149,752 2,235,421,622	259,504 268,229	255,460 258,797
Total	41,139	35,016	10,601,845,765	257,708	251,663

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



