April 2000

Prices Up In April

Toronto — Monday, May 1, 2000 Prices continued on their slow climb in April, rising nearly 1 per cent to \$247,303 from the March figure of \$245,553, TREB President Marilyn Baubie reported today. The President also noted that prices were up 6 per cent from April 1999.

"One piece of very good news this month is the increase in active listings, which are up 8 per cent to 19,304 from the March figure of 17,929," Ms. Baubie said. "While this is still down (6 per cent) from 1999, we are very happy to see any rise in available inventory. This ought to help put a damper on unsustainable price increases over the course of the near future."

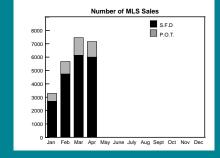
Finally, TREB Members reported 5,996 sales in April, down 9 per cent from the near-record 6,594 sales recorded last year, and down 2 per cent from the near-record 6,133 sales seen in March.

Breaking down the total 2,243 sales were reported in TREB's 28 West districts

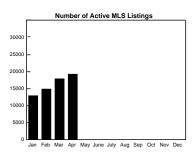
and averaged \$224,414; 935 sales were reported in the 14 Central districts and averaged \$376,761; 1,116 sales were reported in the 23 North districts and averaged \$262,006; and 1,702 sales were reported in TREB's 21 East districts and averaged \$196,711.

Neighbourhood Corner The Kingsway

April was good to The Kingsway this year (from Bloor to Dundas and Montgomery to the Humber). On a total of 9 detached home sales, the average price was \$624,511, up 18 per cent from the \$530,882 recorded in April of 1999. Also, there were five sales of condominium apartments in the area last month, averaging \$344,000. Time-on-market for all recorded transactions was 43 days.

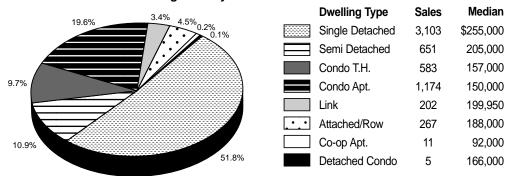












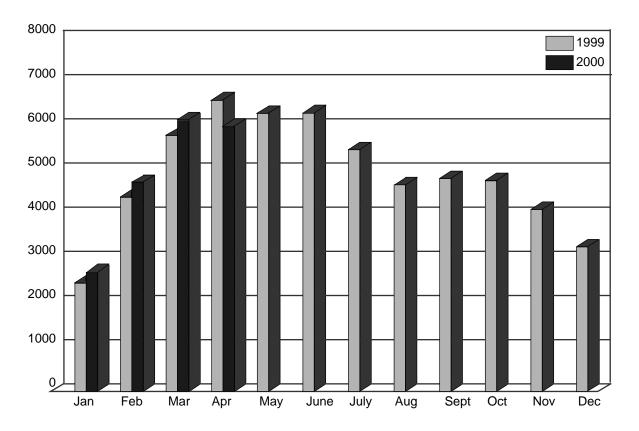
Housing Market Indicators						
	April 1999	April 2000	% Change			
Sales*	6,594	5,996	(-9%)			
Sales (P.O.T.)	1,394	1,167	(-16%)			
New Listings*	9,951	8,872	(-11%)			
Active Listings**	20,599	19,304	(-6%)			

Single-Family Dwellings Only

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



Single-Family Dwelling Sales Comparison



Price Category Breakdown — April

Prid	ce R	<u>ange</u>	Tota	I S.F.D.	Co	Condo Apt.		Condo T.H.	
Up	to	\$90,000	99	(1.6)	51	(4.3)	26	(4.5)	
90,001	to	110,000	179	(3.0)	104	(8.9)	39	(6.7)	
110,001	to	120,000	174	(2.9)	93	(7.9)	28	(4.8)	
120,001	to	130,000	247	(4.1)	132	(11.2)	35	(6.0)	
130,001	to	140,000	282	(4.7)	121	(10.3)	64	(11.0)	
140,001	to	150,000	251	(4.2)	89	(7.6)	68	(11.7)	
150,001	to	160,000	261	(4.4)	83	(7.0)	53	(9.1)	
160,001	to	170,000	319	(5.3)	96	(8.2)	59	(10.1)	
170,001	to	180,000	309	(5.2)	52	(4.4)	57	(9.8)	
180,001	to	190,000	338	(5.6)	53	(4.5)	35	(6.0)	
190,001	to	200,000	277	(4.6)	36	(3.1)	34	(5.8)	
200,001	to	225,000	720	(12.0)	81	(6.9)	38	(6.5)	
225,001	to	250,000	609	(10.2)	55	(4.7)	24	(4.1)	
250,001	to	300,000	720	(12.0)	55	(4.7)	15	(2.6)	
300,001	to	400,000	653	(10.9)	48	(4.1)	7	(1.2)	
400,001	to	500,000	223	(3.7)	16	(1.4)	_	(—)	
500,001	to	750,000	237	(4.0)	5	(0.4)	1	(0.1)	
750,000	to	1,000,000	61	(1.0)	2	(0.2)	_	(—)	
1,000,001	to	1,500,000	23	(0.4)	2	(0.2)	_	(—)	
Over		1,500,000	14	(0.2)	_	(—)	_	(—)	
Total			5.996	100.0	1,174*	100.0	583**	100.0	

^{* 1,174} condominium apartments sold for \$202,226,636, averaging \$172,254

^{** 583} condominium townhouses sold for \$94,165,504, averaging \$161,518.



Single-Family Residential April 2000

			7.10.	000		
<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	237	121	68	\$15,237,330	\$224,078	\$220,500
E-2	236	127	76	22,368,650	294,324	278,950
E-3	344	170	136	29,866,800	219,609	210,000
E-4	166	81	64	11,739,758	183,434	200,000
E-5	232	103	116	23,531,729	202,860	193,750
E-6	155	78	38	10,068,150	264,951	202,500
E-7	241	101	90	18,309,264	203,436	201,000
E-8	230	114	90 97	18,009,100	185,661	175,000
E-9	229	106	81	14,566,168	179,829	181,500
E-10	194	109	59	14,106,453	239,092	232,500
E-11	252	124	91	14,826,500	162,929	166,000
E-11	66	34	20	4,252,485	212,624	192,600
E-13	358	187	124	26,743,188	215,671	212,250
E-14	371	200	125	23,724,899	189,799	183,000
E-15	344	185	114	23,740,070	208,246	204,500
E-16	544	271	227	31,966,952	140,824	136,000
E-17	269	123	115	18,870,000	164,087	159,000
E-17 E-18	19	7	3	863,000	287,667	252,000
E-19	40	24	13	3,058,180	235,245	225,000
E-19 E-20	50	26 26	17	3,244,250	190,838	
E-20 E-21	105	20 44	28			172,500 164,500
⊏- ∠1	105	44		5,709,100	203,896	•
Total	4,682	2,335	1,702	\$334,802,026	\$196,711	\$185,000
West						
W-1	126	70	46	\$13,125,057	\$285,327	\$236,500
W-2	221	120	53	13,664,950	257,829	230,100
W-3	257	143	57	10,372,900	181,981	175,000
W-4	264	162	58	10,391,746	179,168	175,000
W-5	256	141	78	12,688,750	162,676	141,500
W-6	236	115	71	15,397,800	216,870	202,000
W-7	117	67	51	16,937,800	332,114	310,000
W-8	344	189	116	41,096,300	354,278	276,000
W-9	165	104	61	13,100,200	214,757	203,500
W-10	330	187	104	17,765,550	170,823	144,100
W-12	254	141	78	18,609,335	238,581	220,600
W-13	298	157	84	26,914,650	320,413	263,000
W-14	201	97	61	11,242,900	184,310	165,000
W-15	355	162	149	23,798,100	159,719	142,000
W-16	330	168	109	26,167,800	240,072	228,000
W-17	-	-	-	-	-	· -
W-18	131	78	24	4,145,400	172,725	178,000
W-19	604	328	159	38,645,770	243,055	240,000
W-20	672	351	180	41,738,200	231,879	214,500
W-21	210	110	53	13,703,713	258,561	226,000
W-22	6	2	4	695,250	173,813	154,500
W-23	794	402	267	53,853,488	201,698	195,000
W-24	593	296	196	36,525,000	186,352	174,750
W-25	21	7	8	3,436,000	429,500	262,000
W-26	3	1	-	· -		-
W-27	156	76	85	18,858,900	221,869	204,000
W-28	218	121	50	13,405,000	268,100	261,250
W-29	125	54	41	7,079,000	172,659	171,500
Total	7,287	3,849	2,243	\$503,359,559	\$224,414	\$200,000



Single-Family Residential April 2000 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	359	191	114	\$26,995,655	\$236,804	\$208,000
C-2	212	119	60	25,085,800	418,097	319,500
C-3	169	108	53	24,254,950	457,641	291,000
C-4	412	253	106	49,562,150	467,567	420,750
C-6	75	49	20	7,541,000	377,050	315,000
C-7	204	107	57	16,895,325	296,409	282,000
C-8	272	132	93	20,902,763	224,761	192,000
C-9	115	65	32	22,041,600	688,800	627,000
C-10	246	145	71	35,724,886	503,167	392,500
C-11	143	71	52	17,417,340	334,949	330,950
C-12	188	118	48	38,611,099	804,398	616,500
C-13	134	61	43	12,725,300	295,937	293,000
C-14	221	105	90	27,158,475	301,761	253,500
C-15	309	161	96	27,355,088	284,949	256,100
Total	3,059	1,685	935	\$352,271,431	\$376,761	\$297,000
<u>North</u>						
N-1	216	115	69	\$21,030,863	\$304,795	\$275,000
N-2	360	237	78	23,998,990	307,679	283,500
N-3	408	238	112	33,256,327	296,931	247,000
N-4	267	169	76	22,645,388	297,966	290,250
N-5	91	64	13	4,420,500	340,038	282,000
N-6	249	147	72	21,013,575	291,855	264,500
N-7	330	184	97	22,044,200	227,260	222,000
N-8	361	220	88	24,881,851	282,748	271,450
N-10	175	92	59	15,849,638	268,638	244,388
N-11	512	321	109	35,019,869	321,283	300,000
N-12	79	55	14	4,041,400	288,671	264,500
N-13	39	24	6	2,951,000	491,833	341,000
N-14	87	46	24	9,548,800	397,867	342,250
N-15	109	68	29	6,797,325	234,391	219,900
N-16	78 200	48	26 70	6,266,550	241,021	214,000
N-17	269	127	76	10,719,250	141,043	129,450
N-18	111	59	29 47	5,104,496	176,017	178,000
N-19 N-20	112 23	55 13	47 2	8,190,300 590,000	174,262 295,000	170,000 295,000
N-20 N-21	23 24	14	8	1,291,900	161,488	153,450
N-21 N-22	32	6	0 11	1,656,900	150,627	150,000
N-22 N-23	32 111	54	55	8,354,500	151,900	148,500
N-24	57	31	16	2,724,750	170,297	123,000
Total	4,100	2,387	1,116	\$292,398,372	\$262,006	\$236,250
Grand						
Total	19,128	10,256	5,996	\$1,482,831,388	\$247,303	\$210,300

Listed includes Reruns: East (2,335-50%) West (3,849-53%) Central (1,685-55%) North (2,387-58%)

^{*} Sales to Listings Ratio (SFD only): 31.3%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	30	98%
WEST	37	97%
CENTRAL	33	98%
NORTH	43	97%
TOTAL	35	98%

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



Four Month Single-Family January to April 2000

<u>Area</u>	<u>Listed</u>	<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-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-19 E-19 E-19	785 755 1,234 533 821 539 792 851 699 631 831 226 1,271 1,159 1,147 2,065 1,055 54 126 187 287	253 224 434 217 347 149 360 286 243 198 279 71 409 389 367 738 391 10 38 59 87	\$57,108,377 64,197,150 89,046,217 38,462,574 70,084,164 33,984,950 70,898,366 55,561,441 41,675,156 45,329,196 46,961,751 14,293,386 85,081,507 75,441,875 72,807,720 105,371,489 63,935,300 3,244,000 8,495,380 11,457,900 16,414,700	\$225,725 286,594 205,176 177,247 201,972 228,087 196,940 194,271 171,503 228,935 168,322 201,315 208,023 193,938 198,386 142,780 163,517 324,400 223,563 194,202 188,675	\$209,000 263,750 198,000 186,500 185,000 194,900 174,000 172,500 230,000 170,000 188,500 208,000 186,000 189,750 136,000 297,000 214,990 176,000 167,750
Total	16,048	5,549	\$1,069,852,599	\$192,801	N/A
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-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	447 708 827 742 940 759 365 1,126 624 1,250 860 1,003 676 1,199 1,069 1 431 2,067 2,144 601 21 2,716 2,109 88 4 645 714	160 178 192 174 255 207 117 357 168 324 258 278 230 453 345 1 89 583 626 166 5 836 643 27	\$43,342,475 47,039,300 35,208,850 30,641,646 40,682,913 49,073,460 38,533,325 123,610,900 35,381,406 53,508,150 69,009,217 79,364,295 44,020,200 70,551,540 83,767,401 297,900 15,128,500 137,410,317 143,277,702 47,674,269 904,750 171,075,641 118,826,659 7,372,300 - 57,009,501 43,275,500	\$270,890 264,266 183,379 176,101 159,541 237,070 329,345 346,249 210,604 165,149 267,478 285,483 191,392 155,743 242,804 297,900 169,983 235,695 228,878 287,194 180,950 204,636 184,800 273,048	\$235,000 233,000 178,500 164,400 136,500 217,500 315,000 285,000 203,500 138,000 244,750 180,000 141,500 228,750 297,900 175,000 225,000 212,000 252,500 159,000 193,500 179,000
W-29 Total	451 24,587	156 7,250	26,279,649 \$1,612,267,766	168,459 \$222,382	157,500 N/A



Four Month Single-Family continued January to April 2000

<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	1,290 804 652 1,322 238 692 1,052 411 743 410 611 458 795 1,022	404 210 161 355 59 208 313 118 223 155 136 155 268 327	\$98,328,830 87,079,750 76,876,377 170,936,377 19,922,636 54,721,626 67,479,513 79,004,933 107,399,096 44,400,795 105,390,076 43,656,600 78,968,954 91,203,219	\$243,388 414,665 477,493 481,511 337,672 263,085 215,589 669,533 481,610 286,457 774,927 281,655 294,660 278,909	\$208,000 312,000 323,000 440,000 311,500 249,000 183,000 551,550 375,000 270,000 672,500 263,000 256,000 258,750
Total	10,500	3,092	\$1,125,368,782	\$363,961	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	837 1,276 1,369 942 256 855 1,053 1,419 606 1,567 307 124 308 349 249 841 332 435 67 80 144 424 200	247 319 348 247 37 208 335 321 185 366 51 25 69 80 77 250 92 145 12 22 48 132 47	\$72,114,813 94,182,205 105,661,326 74,152,586 11,458,400 59,907,525 78,284,900 93,471,562 48,598,388 111,469,631 15,300,800 10,025,750 25,969,100 19,236,424 18,316,300 38,021,654 17,678,696 25,111,100 3,201,000 3,602,650 6,893,400 20,604,803 6,754,750	\$291,963 295,242 303,625 300,213 309,686 288,017 233,686 291,189 262,694 304,562 300,016 401,030 376,364 240,455 237,874 152,087 192,160 173,180 266,750 163,757 143,613 156,097 143,718	\$267,250 269,950 250,650 290,000 275,000 249,500 212,500 268,000 245,500 283,300 260,000 352,000 325,000 224,750 213,000 140,000 184,750 163,500 264,000 148,750 140,000 151,500 127,500
Total	14,040	3,663	\$960,017,763	\$262,085	N/A
Grand Total	65,175	19,554	\$4,767,506,910	\$243,812	N/A

Includes Re-runs:

East	7,431	West	12,180
Central	5,492	North	7,468

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



Single-Family East Breakdown April 2000

	<u>S</u>	Det ales_	ached Houses Av. Price	Med. Pri	ce_	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6		18 30 62 32 32 29 29	234,535 360,310 263,655 217,055 278,512 291,083 266,517	228,750 369,000 240,500 213,700 283,000 220,000 257,000))))	39 40 34 5 4 5 7		224,662 257,507 229,874 185,300 231,825 173,600 208,800	220,000 247,500 224,000 175,500 234,150 178,000 202,000
E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-19 E-20 E-21		43 36 50 25 12 66 85 80 136 49 3 11 15 26	241,721 220,520 249,341 205,780 257,608 260,276 210,119 229,042 156,877 189,833 287,667 244,898 195,550 208,650	229,000 219,250 235,500 200,000 211,450 249,950 200,000 154,125 179,500 252,000 196,000 183,000		2 2 9 2 9 2 2 46 11		184,750 221,450 180,667 180,750 191,833 178,000 146,250 129,070 129,036	184,750 221,450 185,000 180,750 195,000 178,000 146,250 131,000 130,000
	To Sales	ownhouse Cond Av. Price	ominiums	·	dominium A	partments	<u>Sales</u>	Link Houses Av. Price	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-19 E-21	2 1 1 9 26 15 18 15 3 12 2 17 7 9 32 5	144,500 145,000 164,000 190,811 174,920 231,500 179,900 154,389 127,583 162,167 155,192 116,750 151,900 141,571 142,878 86,969 111,020	144,500 145,000 164,000 189,500 170,000 231,500 174,500 152,500 138,000 147,000 152,750 116,750 142,000 138,500 138,000 88,500	37 18 46 3 27 35 28 1 32 2 15 15 6 2	185,700 140,230 119,456 160,680 175,750 142,973 132,174 155,150 97,000 119,838 104,998 137,993 120,513 142,083 155,500 62,000	207,500 126,500 121,100 157,500 168,000 139,500 128,800 166,000 97,000 126,250 104,997 137,000 150,000 155,500 62,000	5 8 1 - 3 2 10 7 13 11 35 - 2	232,860 222,550 210,000 192,833 178,100 193,750 173,429 180,606 145,500 162,246 182,150 155,500	230,000 - 217,750 210,000 - 193,000 178,100 198,500 175,000 177,000 152,000 162,500 - 182,150 155,500
	<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>	Do <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6	9 1 2 - 3	218,322 371,280 176,000 - 196,167	220,000 371,280 176,000 196,000	- - - -	- - - -	- - - - -	- - - -	- - - -	-
E-7 E-8	4	194,875	195,000	-	-	-	-	-	-
E-8 E-9 E-10 E-11 E-12	3 8	204,333 178,238	195,000 176,500	:	- - -	- - -	- - 2 -	177,250 -	177,250 -
E-13 E-14 E-15 E-16	7 7 4	178,398 172,229 159,475	170,000 170,000 163,000	:	-	- - -	2	145,250 - -	145,250 - -
E-17 E-18	14 -	132,364	131,000	- - -	-	- - -	-	-	-
E-19 E-20 E-21	-	- - -	- - -	- - -	- - -	- - -	-	- - -	- - -



Single-Family Central Breakdown April 2000

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	5	437,800	480,000	11	297,845	295,000
C-2	16	488,763	299,500	18	424,911	357,250
C-3	40	509,249	299,000	6	328,250	213,250
C-4	74	544,249	505,500	10	336,610	337,900
C-6	17	403,500	315,000	1	235,000	235,000
C-7	30	358,450	326,500	4	265,456	257,500
C-8	3	504,857	435,000	7	324,214	335,000
C-9	21	838,767	780,000	3	608,333	570,000
C-10	41	650,191	489,000	14	349,468	323,700
C-11	26	499,502	505,000	5	297,220	318,000
C-12	43	839,156	630,000	3	231,500	235,500
C-13	20	375,090	349,000	7	239,414	236,000
C-14	36	416,969	390,500	1	250,000	250,000
C-15	35	400,483	375,000	22	241,322	238,500

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Co <u>Sales</u>	ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	5	220,880	212,500	88	216,080	191,000	-	-	_
C-2	-	, -	, -	17	394,953	328,000	-	-	-
C-3	-	-	-	5	338,200	327,000	-	-	-
C-4	1	345,000	345,000	20	275,758	227,500	-	-	-
C-6	-	· -	· -	1	129,500	129,500	-	-	-
C-7	8	208,938	208,250	12	203,917	196,500	2	286,250	286,250
C-8	-	· -	· -	76	198,259	181,500	-	· -	· -
C-9	-	-	-	6	381,517	419,650	-	-	-
C-10	-	-	-	15	238,493	220,000	-	-	-
C-11	2	112,100	112,100	18	148,111	126,250	-	-	-
C-12	-	· -	· -	2	916,450	916,450	-	-	-
C-13	4	195,025	184,050	12	230,625	223,500	-	-	-
C-14	4	303,200	310,400	47	210,809	201,000	-	-	-
C-15	18	192,544	183,500	21	217,300	155,500	-	-	-

		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	5	282,180	273,000	-	-	_	-	-	-
C-2	8	351,375	305,000	1	92,000	92,000	-	-	-
C-3	-	-	-	2	112,250	112,250	-	-	-
C-4	-	-	-	1	61,500	61,500	-	-	-
C-6	1	317,000	317,000	-	-	· -	-	-	-
C-7	1	389,000	389,000	-	-	-	-	-	-
C-8	7	293,000	281,000	-	-	-	-	-	-
C-9	-	-	-	2	156,700	156,700	-	-	-
C-10	1	597,100	597,100	-	-	· -	-	-	-
C-11	-	-	-	1	54,000	54,000	-	-	-
C-12	-	-	-	-	-	· -	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	388,400	388,400	-	-	-	-	-	-
C-15	-	· -	-	-	-	-	-	-	-



Single-Family North Breakdown April 2000

	<u>Sa</u>		ched Houses Av. Price	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
N-1		29	422,462	342,000		2		246,000	246,000
N-2 N-3		44 47	363,493 421,448	326,500 388,050		- 1		249,500	249,500
N-4 N-5	55 13 51 66 54		327,911 320 340,038 282			5 - 8		220,780	209,500
N-6 N-7 N-8			326,881 253,556	298,500 245,000 305,000		12 9		200,019 191,917	199,125 191,500
N-10 N-11		20 79	329,692 334,448 360,674	312,000 335,000		9 - 2		220,278 - 206,500	216,500 - 206,500
N-12 N-13	79 12 6 24 28 22 74 22 34 2		307,367 491,833	268,000 268,000 341,000 342,250 222,562 226,000 128,000 182,250 176,000 295,000 153,450		-		-	176,900 130,750
N-14 N-15			397,867 237,154			- - -		-	
N-16 N-17			250,207 140,991			<u>-</u>		<u>-</u> -	
N-18 N-19			182,405 184,556			3 2		166,133 130,750	
N-20 N-21			295,000 161,488			- - -		-	
N-22 N-23		10 49	154,100 154,980	152,500 153,000		-		- -	
N-24		15	174,983	123,000		1		100,000	100,000
	Town <u>Sales</u>	nhouse Condomini <u>Av. Price</u>	ums <u>Med. Price</u>	Cond <u>Sales</u>	ominium Apart <u>Av. Price</u>	ments Med. Price	Sales	Link Houses Av. Price	Med. Price
N-1 N-2	10 10	196,135 248,200	174,500 232,000	22 17	211,188 231,899	195,500 211,900	6 5	280,000 228,100	277,500 233,000
N-3 N-4	17	208,471	217,000	23 2	179,525 125,750	178,900 125,750	6 1	241,417 239,000	235,500 239,000
N-5 N-6	3	- 280,500	169,000	- 2 7	139,250	139,250	2	218,000	218,000
N-7 N-8	6 5	152,917 207,600	160,000 222,000	7 1	145,643 158,000	142,000 158,000	1 -	180,000	180,000
N-10 N-11	8	- 180,474	- 186,750	4	228,475	227,500	39 12	234,889 239,658	238,500 234,000
N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21	1 -	149,000	149,000 -	-	-	-	-	-	
	-	- -	-	-	- -	-	-	- -	
	1 -	187,500	187,500	-	-	-	2 1	202,500 156,000	202,500 156,000
	2 4	132,500 119,250	132,500 121,000	1	139,900	139,900	2 5	164,098 163,400	164,098 158,000
	-	-	-	-	-	-	-	- -	-
N-22 N-23	-	- -	-	-	-	-	1	140,000	140,000
N-24	-	- Attached/Row	-	- Co-or	Apartments	-	- Do	- tached Condomini	- ume
	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1 N-2	2	220,250	220,250	-	-	-	-	-	-
N-3 N-4	18 13	226,511 231,991	215,000 222,000	-	-	-	-	-	-
N-5 N-6	6 5	197,750	196,000	-	-	-	-	-	-
N-7 N-8	19	177,900 205,263	169,500 204,000	-	- -	-	-	-	-
N-10 N-11	4 1	220,000 204,000	194,750 204,000	-	-	-	-	- -	-
N-12 N-13 N-14 N-15 N-16 N-17 N-18	-	204,000	204,000	-	- -	-	-	- - -	-
	1	157,000 169,500	157,000 169,500	-	- -	-	-	-	-
	1	129,900	129,900	-	-	-	-	=	-
N-19 N-20	- - -	- - -	- -	- -	- -	- -	1	220,000	220,000
N-21 N-22	- 1	115,900	115,900	- -	- -	- -	-	<u>-</u>	- -
N-23 N-24	5	124,100	125,000	- -	- -	- -	- -	- -	- - -

Semi-Detached Houses



Detached Houses

Single-Family West Breakdown April 2000

	Si	De <u>ales</u>	etached Houses Av. Price	Med. Price		<u>Sales</u>		Detached Houses Av. Price	Med. Price
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	17 23 32 25 14 39 41 60 24 41 50 51 16 16 59		432,112 329,900 187,791 224,670 257,107 209,656 361,949 490,930 333,517 236,026 285,439 428,569 295,375 271,644 282,407	330,000 325,000 171,200 211,000 262,500 197,000 335,000 447,050 315,000 225,000 264,250 390,000 291,750 263,500		11 23 15 2 18 2 2 2 6 6 2 4 4 4 8 8 4 11 20		256,977 200,274 182,933 262,000 227,611 174,500 205,000 252,967 228,500 197,000 207,288 191,113 237,475 208,682 201,385	232,000 187,000 175,000 262,000 228,250 174,500 205,000 258,650 228,500 199,500 210,450 185,000 236,450 210,000 201,750
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26		8 79 80 31 1 147 77	196,125 302,539 294,332 328,919 254,500 228,650 231,416 465,000	204,750 288,000 272,750 300,000 254,500 220,000 217,000 292,000		9 13 34 1 1 30 39		193,667 217,654 207,356 247,500 159,000 183,797 187,679 181,000	187,000 221,000 206,000 247,500 159,000 181,500 189,000 181,000
W-27 W-28 W-29	_	61 40 24	249,526 287,863 198,358	229,900 281,500 186,250		4 2 7		156,300 202,000 145,629	146,750 202,000 146,000
	Sales	wnhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>		ninium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9	1 - - 2 12 1 - 10	262,500 - 214,000 142,596 227,500 - 179,780 205,000	262,500 - 214,000 143,500 227,500 - 163,250 205,000	16 4 9 23 34 24 4 39 32	159,619 245,250 160,500 111,404 96,503 232,446 177,500 206,408 127,244	155,503 255,500 167,500 115,000 97,050 202,950 182,500 185,000	- - - - - - 1	- - - - - - 277,000	- - - - - - 277,000
W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18	14 5 18 27 19 19	134,729 175,572 145,208 133,981 156,474 179,195	129,250 156,500 138,000 112,000 158,000 175,000	44 19 5 14 103 7	119,166 138,442 111,800 139,250 137,702 170,214	119,250 132,000 105,000 141,250 133,000 169,000	- - - 3 3	226,633	232,000
W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26	30 49 7 2 33 32	186,711 165,605 134,214 140,875 154,057 142,425	181,000 155,000 128,000 140,875 150,000 137,750	29 6 9 - 16 37	157,925 139,400 153,526 - 161,813 132,151	147,000 134,000 157,000 - 160,250 130,000	1 3 1 - 5 1	185,000 208,667 200,000 - 187,400 216,000	185,000 187,500 200,000 - 187,000 216,000
W-27 W-28 W-29	9 1 2	130,878 176,000 114,250 Attached/Row	131,000 176,000 114,250	6 - 1	149,800 113,000	156,250 113,000	2 1 -	173,000 227,500 - Detached Condom	173,000 227,500 -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price		partments <u>Av. Price</u>	Med. Price	Sales	Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5	1 2 1 6	136,000 199,950 175,100 210,117	136,000 199,950 175,100 224,900	1 - - -	90,050	90,050	- - - -	- - - -	- - - -
W-6 W-7 W-8 W-9	4 3 1	231,500 304,300 275,000	245,500 307,900 275,000	1 1 - 1	140,000 65,000 85,000	140,000 65,000 85,000	- - -	- - -	- - -
W-10 W-12 W-13	1 - 2	171,000 - 178,000	171,000 - 178,000	-	-	-	-	-	-
W-14 W-15	-			-	-	-	-	-	-
W-16 W-17	1 -	202,000	202,000	-	-	-	-	-	-
W-18 W-19	7	221,357	217,500	-	-	-	-	-	-
W-20 W-21 W-22	8	195,563 184,625	192,250 175,500		-	-	-	-	-
W-23 W-24 W-25	36 10	169,950 172,330	169,000 176,000	- - -	- - -	- - -	- - -	- - -	- - -
W-26 W-27 W-28 W-29	3 6 7	196,633 180,500 136,786	196,000 176,000 134,500	- - - -	- - -	- - - -	- - -	- - -	- - - -



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 1956	3,555 4,885		53,153,433 73,486,822	14,952 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 1964	11,096 13,895	* Number of Sales (Single-Family Only)	183,272,930 241,218,500	16,517 17,370	*Average Price (Single-Family Only)
1965	14,890	(Single-Laining Only)	281,164,558	18,883	(Single-Laining Only)
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 1973	17,037 19,561	14,613 16,335	580,579,218 862,742,566	34,078 44,105	32,513 40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976 1977	22,575 24,335	19,025 20,512	1,417,814,546 1,630,809,263	62,805 67,015	61,389 64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980 1981	30,977 35,434	26,017 29,625	2,478,889,915 3,373,355,403	80,023 95,201	75,694 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 8,195,016,831	115,652 149,503	109,094 138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989 1990	47,447 31,652	38,960 26,779	13,863,276,860 8,264,140,752	292,185 261,094	273,698 255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993 1994	46,561 52,796	38,990 44,237	9,885,955,838 11,516,814,224	212,323 218,138	206,490 208,921
1995	47,100	39,273	9,902,240,806	210,130	203,028
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997 1998	69,530 66,876	58,014 55,344	15,334,247,984 15,050,497,785	220,541 225,051	211,307 216,815
1990	00,070	33,344	13,030,491,703	223,031	210,013
1999					
January February	3,008 5,294	2,449 4,393	680,696,647 1,205,185,389	226,295 227,651	211,723 221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
May	7,663 7,619	6,296 6,304	1,832,929,587	239,192	231,908
June July	6,562	5,472	1,793,790,458 1,500,288,789	235,436 228,633	230,692 222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
Septembe		4,818	1,388,000,890	235,374	228,431
October November	5,845 5,086	4,767 4,119	1,405,935,093 1,259,526,840	240,536 247,646	230,864 236,214
December		3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372
2000					
January	3,282 5,668	2,694 4.731	786,812,743	239,736	229,758
February March	5,668 7,455	4,731 6,133	1,430,128,309 1,873,828,920	252,316 251,352	245,134 245,553
April	7,163	5,996	1,799,071,711	251,162	247,303
TOTAL	23,568	19,554	5,889,841,683	249,908	243,812

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



