For All Other Inquiries: 443-8152

Best May Ever

TORONTO - Monday, May 31, 1999 -Toronto Real Estate Board Members reported 6,296 sales in May, the best figure ever recorded for that month, TREB President Bill Palander said today. During the same period the average price of houses declined marginally, from the \$233,053 recorded in April to \$231,908.

"Though both prices and volume fell slightly in May (sales were down 5% from the 6,594 recorded in April), this is natural for the time of year, and we expect to see a further easing as the weather heats up. Nevertheless, a record result for May indicates an unusually active summer market."

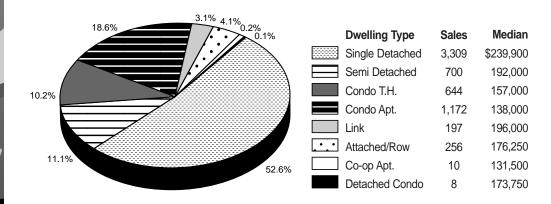
Breaking down the total 2,388 sales were reported in TREB's 28 West districts and averaged \$213,787; 954 sales were reported in the 14 Central districts and averaged \$347,310; 1,198 sales were

reported in the 23 North districts and averaged \$246,640; and 1,756 sales were reported in TREB's 21 East districts and averaged \$183,806.

Neighbourhood Corner The Beaches

Real Estate in The Beaches (the area running from Kingston Rd. to Lake Ontario, and from Woodbine Ave. to Victoria Park Ave.) showed a marked improvement over May 1998. The average price rose 13% from \$331,395 to \$375,081 and houses took a mere 16 days on average to sell, less than half the city-wide total of 39 days.

Single-Family Residential Breakdown



Housing Market Indicators

	May 1998	May 1999	% Change
Sales*	5,912	6,296	(+6%)
Sales (P.O.T.)	1,172	1,367	(+17%)
New Listings*	8,551	8,932	(+4%)
Active Listings**	22,521	21,209	(-6%)

Single-Family Dwellings Only

	0 1	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
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	10000	-	_											
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	25000 20000 15000 10000	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
	25000 20000 15000 10000 5000	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	

Number of MLS Sales

8000

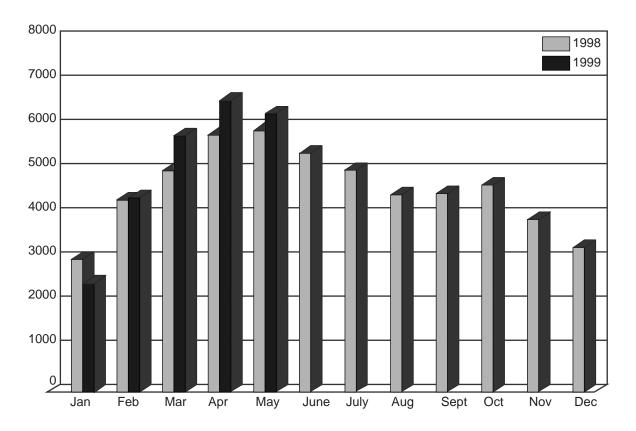
6000

S.F.D

Properties All Types including Single-Family Dwellings.

1

Single-Family Dwelling Sales Comparison



Price Category Breakdown — May

Price Range		<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	do T.H.	
Up	to	\$90,000	151	(2.4)	88	(7.5)	20	(3.1)
90,001	to	110,000	251	(4.0)	156	(13.3)	43	(6.7)
110,001 120,001	to	120,000	205 280	(3.3) (4.4)	120 142	(10.2) (12.1)	34 53	(5.3)
130,001	to to	130,000 140,000	298	(4.4)	111	(9.5)	69	(8.2) (10.7)
140,001	to	150,000	300	(4.7)	96	(8.2)	60	(9.3)
150,001	to	160,000	319	(5.1)	76	(6.5)	73	(11.3)
160,001	to	170,000	394	(6.3)	61	(5.2)	80	(12.4)
170,001	to	180,000	357	(5.7)	45	(3.8)	62	(9.6)
180,001	to	190,000	364	(5.8)	39	(3.3)	38	(5.9)
190,001	to	200,000	330	(5.2)	24	(2.1)	26	(4.0)
200,001	to	225,000	679	(10.8)	70	(6.0)	38	(5.9)
225,001	to	250,000	634	(10.1)	54	(4.6)	25	(3.9)
250,001	to	300,000	720	(11.4)	31	(2.7)	13	(2.0)
300,001	to	400,000	556	(8.8)	34	(2.9)	7	(1.1)
400,001	to	500,000	199	(3.2)	14	(1.2)	1	(0.2)
500,001	to	750,000	169	(2.7)	7	(0.6)	1	(0.2)
750,000	to	1,000,000	57	(0.9)	3	(0.2)	_	(—)
1,000,001	to	1,500,000	25	(0.4)	1	(0.1)	1	(0.2)
Over		1,500,000	8	(0.1)	_	(—)	_	(—)
Total			6,296	100.0	1,172*	100.0	644**	100.0

^{* 1,172} condominium apartments sold for \$187,474,020, averaging \$159,960

^{** 644} condominium townhouses sold for \$104,939,220, averaging \$162,949.

Single-Family Residential May 1999

<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	254 239 370 149 294 153 285 249 180 179 245 76 346 315 343 620 259 16 39 74	113 108 172 63 159 86 111 121 93 100 120 34 185 138 191 314 132 9 19 33 52	86 74 149 77 113 49 131 109 76 57 88 32 117 128 114 210 71 4 14 24 33	\$17,679,910 20,179,325 28,286,296 12,580,500 21,676,200 10,402,991 24,741,050 18,295,825 13,489,400 13,477,970 14,569,819 5,685,200 23,988,173 22,899,588 22,125,791 27,182,440 10,824,100 1,173,000 3,113,200 4,154,700 6,237,900	\$205,580 272,694 189,841 163,383 191,825 212,306 188,863 167,852 177,492 236,456 165,566 177,663 205,027 178,903 194,086 129,440 152,452 293,250 222,371 173,113 189,027	\$180,950 239,500 185,000 180,000 188,000 193,000 165,000 175,750 232,000 164,500 180,500 198,000 172,500 184,950 129,500 146,000 298,000 208,250 161,500 173,500
Total	4,793	2,353	1,756	\$322,763,378	\$183,806	\$173,750
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-17 W-18 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	132 200 222 223 253 255 114 310 149 339 198 278 195 324 355 3 119 487 653 192 4 629 465 26 4 135 188	61 100 111 134 118 141 69 156 66 178 90 143 91 150 193 - 65 257 355 103 1 299 200 8 1 62 102	52 66 70 61 78 73 49 126 52 120 85 99 70 147 115 - 29 174 217 54 2 269 206 9	\$15,045,650 14,372,100 11,756,700 10,687,500 11,802,400 15,616,700 14,064,950 43,858,118 11,398,800 19,545,100 18,926,500 24,087,650 13,913,100 21,882,950 25,547,900 	\$289,339 217,759 167,953 175,205 151,313 213,927 287,040 348,080 219,208 162,876 222,665 243,310 198,759 148,864 222,156 	\$239,250 192,000 165,450 173,000 139,250 205,000 275,000 285,000 219,250 201,000 210,000 195,000 207,000 - 171,900 225,750 205,000 231,950 169,000 173,500 157,100
W-29 Total	134 6,586	52 3,306	44 2,388	7,170,200 \$510,522,526	162,959 \$213,787	161,000 \$192,000

May 1999 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>						
C-1	363	184	114	\$24,278,400	\$212,968	\$180,000
C-2	279	144	75	34,529,919	460,399	359,000
C-3	208	120	68	32,232,250	474,004	345,500
C-4	381	224	102	44,400,225	435,296	403,459
C-6 C-7	76 191	37 86	19 61	5,471,500	287,974 255,511	281,000 224,500
C-7 C-8	244	117	97	15,586,150 20,418,348	210,498	203,500
C-9	123	79	39	33,549,850	860,253	580,000
C-10	213	141	56	22,708,171	405,503	341,320
C-11	91	44	38	11,637,700	306,255	283,500
C-12	198	126	36	19,838,000	551,056	467,500
C-13	117	58	46	11,549,800	251,083	230,550
C-14	280	151	90	26,636,788	295,964	250,000
C-15	337	183	113	28,496,900	252,185	237,000
Total	3,101	1,694	954	\$331,334,001	\$347,310	\$264,500
<u>North</u>						
N-1	294	172	84	\$26,437,978	\$314,738	\$274,500
N-2	303	169	104	29,267,342	281,417	248,150
N-3	403	231	99	27,501,150	277,789	234,000
N-4	231	145	48	13,827,825	288,080	271,000
N-5	48	26	14	4,050,500	289,321	284,000
N-6	236	132	61	15,756,670	258,306	245,000
N-7	284	132	97	20,648,675	212,873	200,000
N-8	382	228	103	28,662,050	278,272	260,000
N-10	190	88	71	17,322,706	243,982	234,000
N-11	514	329	124	36,062,353	290,825	280,000
N-12 N-13	85 47	44 27	35	9,604,200	274,406 370,278	236,000
N-13 N-14	84	42	9 18	3,332,500 5,402,900	370,278	317,500 285,000
N-14 N-15	95	54	36	8,348,195	231,894	217,250
N-16	87	49	21	4,529,325	215,682	176,900
N-17	282	144	88	13,858,000	157,477	147,000
N-18	86	36	34	6,351,900	186,821	171,000
N-19	112	57	41	7,675,600	187,210	180,000
N-20	20	9	10	2,148,500	214,850	190,000
N-21	21	11	2	433,900	216,950	216,950
N-22	37	19	22	3,068,700	139,486	140,750
N-23	124	58	51	7,301,570	143,168	145,000
N-24	75	33	26	3,882,200	149,315	130,500
Total	4,040	2,235	1,198	\$295,474,739	\$246,640	\$225,000
Grand	40 500	0.500	0.000	* 400 00 1 0 1 1	0004 000	A 40
Total	18,520	9,588	6,296	\$1,460,094,644	\$231,908	\$197,700

Listed includes Reruns: East (2,353-49%) West (3,306-50%) Central (1,694-55%) North (2,235-55%)

^{*} Sales to Listings Ratio (SFD only): 33.9%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	36	97%
WEST	37	97%
CENTRAL	38	97%
NORTH	51	97%
TOTAL	39	97%

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

Five Month Single-Family January to May 1999

<u>Area</u>	Listed	<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	945 864 1,641 696 1,382 653 1,284 1,173 847 814 1,026 302 1,540 1,340 1,437 2,616 1,167 85 190 247 448	340 292 602 310 503 179 494 374 290 251 352 119 512 504 474 905 445 16 43 79	\$69,731,408 75,582,604 107,439,677 49,712,136 96,009,743 35,940,497 92,490,711 67,012,025 48,566,130 56,456,910 56,888,859 19,967,925 102,637,026 90,458,067 88,731,081 119,399,925 68,444,710 4,957,400 8,843,900 13,461,400 22,954,950	\$205,092 258,845 178,471 160,362 190,874 200,785 187,228 179,177 167,469 224,928 161,616 167,798 200,463 179,480 187,196 131,934 153,808 309,838 205,672 170,397 180,748	\$187,000 237,000 178,000 171,000 184,000 186,000 169,700 172,000 220,750 162,500 169,900 191,500 174,900 177,950 130,000 146,000 289,000 159,000 170,250
Total	20,697	7,211	\$1,295,687,084	\$179,682	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-24 W-25 W-26 W-27 W-28 W-29	546 932 951 862 1,102 988 467 1,331 570 1,455 940 1,275 833 1,440 1,366 7 427 2,106 2,862 786 26 2,785 2,129 124 6 628 871 469	192 263 277 264 345 295 175 480 199 468 353 387 274 557 458 - 115 728 947 205 9 1,073 878 40 3 282 261 175	\$50,221,600 63,813,515 44,893,176 44,884,530 51,237,800 62,974,800 46,905,125 150,146,124 38,167,826 73,035,261 85,917,100 103,444,955 52,147,677 81,481,899 107,000,310 	\$261,571 242,637 162,069 170,017 148,515 213,474 268,029 312,804 191,798 156,058 243,391 267,300 190,320 146,287 233,625 	\$227,000 230,000 160,000 169,450 128,500 199,000 261,000 263,000 139,000 210,000 217,500 187,000 135,000 206,400
Total	28,284	9,703	\$2,030,843,241	\$209,301	N/A

Five Month Single-Family continued January to May 1999

<u>Area</u>	Listed	<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	1,554 1,136 810 1,499 300 880 1,054 549 956 416 845 591 1,230 1,455	493 269 222 415 81 263 389 168 268 171 151 201 295 474	\$104,330,384 112,531,543 101,300,772 180,219,363 25,371,975 65,805,450 78,632,744 118,916,647 111,209,897 48,459,250 103,096,788 47,409,283 85,823,677 119,207,230	\$211,623 418,333 456,310 434,264 313,234 250,211 202,141 707,837 414,962 283,387 682,760 235,867 290,928 251,492	\$183,000 297,500 335,000 399,000 281,000 233,580 184,000 550,000 336,562 268,000 565,000 215,000 250,125 224,000
Total	13,275	3,860	\$1,302,315,003	\$337,387	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	1,207 1,425 2,005 1,026 213 1,193 1,233 1,840 765 2,374 372 223 388 404 348 1,219 438 509 70 84 185 534 320	312 416 490 238 47 279 442 359 280 492 93 38 74 126 99 306 154 159 27 18 66 150 88	\$87,056,835 122,482,860 138,563,086 67,407,565 14,678,200 77,166,845 95,295,794 97,275,634 66,968,520 139,931,312 25,450,045 13,555,760 24,748,400 29,101,973 22,973,825 45,739,468 27,462,959 27,834,250 5,688,250 2,890,850 9,225,749 21,293,660 12,610,200	\$279,028 294,430 282,782 283,225 312,302 276,584 215,601 270,963 239,173 284,413 273,656 356,731 334,438 230,968 232,059 149,475 178,331 175,058 210,676 160,603 139,784 141,958 143,298	\$240,000 257,200 240,000 279,000 283,000 237,000 260,300 229,700 270,000 235,000 307,500 313,750 216,000 218,000 143,000 170,500 162,500 195,000 168,700 139,950 139,900 127,500
Total	18,375	4,753	\$1,175,402,040	\$247,297	N/A
Grand Total	80,631	25,527	\$5,804,247,368	\$227,377	N/A

Includes Re-runs:

East	9,540	West	13,365
Central	6,971	North	9,719

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

Single-Family East Breakdown May 1999

	<u>_</u> S	Det <u>ales</u>	ached Houses Av. Price	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-19 E-20 E-21		22 25 68 40 36 44 58 49 37 49 20 20 68 80 82 130 35 4 8 23 33	248,711 352,860 218,438 206,915 256,656 216,500 238,208 217,227 218,716 250,685 218,409 201,260 243,424 202,558 211,651 137,957 172,079 293,250 256,438 174,987 189,027	225,750 337,000 205,500 201,250 261,250 195,250 239,450 205,000 213,000 238,000 216,000 195,500 227,436 196,950 212,750 138,500 165,000 298,000 252,000 165,000		55 42 38 4 6 3 7 1 1 2 1 9 3 11 4 2 36 3		195,376 235,808 213,874 170,875 190,733 200,000 188,029 160,000 187,500 208,000 175,833 155,333 174,145 156,919 138,250 121,471 107,000	172,000 220,000 212,000 172,250 191,200 193,000 191,000 160,000 187,500 208,000 173,000 148,000 156,750 138,250 120,000 117,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condom <u>Sales</u>	inium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4	2 1 1 4	122,400 247,500 116,000 173,575	122,400 247,500 116,000 169,700	1 5 40 29	136,000 203,680 116,333 100,900	136,000 234,900 107,500 98,300	- - - -		
E-5 E-6 E-7 E-8 E-9 E-11 E-12 E-13 E-14 E-15 E-16 E-17	22 - 11 12 10	170,423 - 167,164 148,783 124,280	161,000 165,000 152,750 138,250	44 2 43 46 27	146,475 138,500 126,963 119,877 139,967	150,450 138,500 125,500 115,000 142,500	4 - 5 1 -	227,500 209,200 192,000	227,500 203,000 192,000
	4 12 7 12 8 5 27 6	4 144,600 12 152,432 7 125,786 12 121,704 8 139,594 5 141,280 27 97,598	143,450 145,250 121,000 120,000 132,875 142,000 98,000 108,500	2 23 9 18 7 3	121,500 112,550 130,922 114,778 116,429 70,997	121,500 115,500 121,000 113,000 114,500 58,000	6 1 10 5 13 12 18	210,500 178,500 179,650 169,800 171,654 144,200 151,219	210,000 178,500 180,500 170,000 173,000 143,750 149,525
E-18 E-19 E-20 E-21	-	- - -	- - -	- - -	- - -	- - -	4	185,750 130,000	183,500 130,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	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	6 1 2	180,300 188,000 268,000	176,000 188,000 268,000	- - -	- - -	:	- - -	- - -	
E-5 E-6	1	188,000	188,000	-	-	-	-	-	-
E-7 E-8	7	180,657	180,800	-	-	-	-	-	-
E-9 E-10	- 1	165,000	- 165,000	-	-	-	-	-	-
E-11 E-12 E-13	15 1 7	163,220 135,000 154,929	164,000 135,000 155,000	- - -	- - -	- - -	3 - -	163,333 - -	165,000 - -
E-14 E-15	12 5	158,625 148,200	159,500 145,000	-	-	-	1 -	132,000	132,000
E-16 E-17	2 9	148,250 125,432	148,250 124,990	-	-	-	-	-	-
E-18 E-19	2	159,350	159,350	-	-	-	-	-	-
E-20 E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown May 1999

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Hous <u>Av. Price</u>	es <u>Med. Price</u>
C-1	5	325,540	293,700	12	287,150	252,250
C-2	18	580,617	418,350	25	392,740	350,500
C-3	40	586,231	454,700	8	316,313	270,000
C-4	79	484,078	442,000	12	324,558	337,200
C-6	16	304,813	311,250	-	, <u>-</u>	, <u>-</u>
C-7	25	334,906	300,000	5	249,000	245,000
C-8	5	342,200	287,000	7	325,571	317,500
C-9	22	1,204,311	918,000	3	528,667	450,000
C-10	21	610,888	545,000	22	311,474	287,050
C-11	18	484,911	472,500	3	281,333	272,000
C-12	26	667,654	687,500	3	248,667	250,000
C-13	19	356,421	301,000	5	226,200	215,000
C-14	37	424,317	382,000	-	, <u>-</u>	, <u>-</u>
C-15	45	351,716	335,000	9	230,150	231,000
	Townhous	e Condominiums	Condominium Apa	artments	Link Houses	;

	Townhouse Condominiums		miniums	Condo	ominium Apar	tments		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	4	240,700	208,950	85	193,966	162,000	-	_	_
C-2	3	770,000	715,000	24	414,605	274,250	-	-	-
C-3	-	· -	· -	17	345,418	359,900	-	-	-
C-4	-	-	-	8	230,300	184,450	-	-	-
C-6	1	210,000	210,000	2	192,250	192,250	-	-	-
C-7	8	187,188	180,000	22	191,864	183,000	1	250,000	250,000
C-8	5	197,860	194,800	69	176,251	161,200	-	-	-
C-9	1	355,000	355,000	10	316,900	289,300	-	-	-
C-10	3	190,400	176,200	9	231,544	229,900	-	-	-
C-11	2	112,000	112,000	14	114,379	129,000	-	-	-
C-12	5	235,600	235,000	2	277,500	277,500	-	-	-
C-13	3	159,667	160,000	19	166,726	165,000	-	-	-
C-14	8	263,048	250,000	43	187,039	180,000	-	-	-
C-15	36	178.504	180.500	23	181.400	149,000	-	-	_

	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	8	219,375	210,000	-	-	-	-	-	_
C-2	5	399,960	325,000	-	-	-	-	-	-
C-3	-	-	-	3	126,800	143,000	-	-	-
C-4	1	221,000	221,000	2	100,000	100,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	11	297,973	307,500	-	-	-	-	-	-
C-9	2	855,000	855,000	1	235,000	235,000	-	-	-
C-10	1	372,000	372,000	-	-	-	-	-	-
C-11	1	240,000	240,000	-	-	-	-	-	-
C-12		-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	395,000	395,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown May 1999

	<u>s</u>	Det sales	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2 N-3		47 47 50	405,917 348,846 372,278	356,000 292,000 345,750		3 2		221,000 211,500	213,000 211,500
N-3 N-4 N-5 N-6 N-7 N-8 N-10	37 13 41 65 67 25 90 32 9 18 33 18 83 24 30 10 2 22 48 25		318,476 296,962 285,153 238,720 323,489 287,282	296,962 295,000 285,153 264,000 238,720 230,100 323,489 282,500		4 1 9 14 6 2		172,388 190,000 184,444 159,595 205,150 186,000	170,400 190,000 181,000 159,750 200,450 186,000
N-11 N-12 N-13			283,756			1		155,000	155,000
N-14 N-15			300,161 238,218	285,000 236,000		-		- -	- -
N-16 N-17 N-18 N-19 N-20 N-21			228,796 159,160 199,683 205,257 214,850 216,950	195,625 149,900 186,000 195,450 190,000 216,950 140,750 147,000		1 4 2 -		132,000 148,250 131,750	132,000 145,000 131,750
N-22 N-23 N-24			139,486 144,720 151,688			- - 1		- - 90,000	90,000
11 24									00,000
	Sales	ownhouse Condon <u>Av. Price</u>	Med. Price	Sales	minium Apar Av. Price	Med. Price	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5	14 13 12 -	192,885 215,746 187,417	189,250 205,000 190,500	14 25 30 2	182,214 212,708 166,412 118,688	170,495 205,000 166,500 118,687	5 10 4 -	246,500 221,970 237,750	235,500 218,000 241,250
N-6 N-7 N-8 N-10	5 6 10	224,800 146,400 190,350	158,000 147,450 175,500	2 5 2	292,500 158,500 152,500	292,500 160,000 152,500	1 4 1 44	187,000 177,288 225,000 222,015	187,000 177,500 225,000 221,750
N-10 N-11 N-12 N-13	13 1	194,069 153,000	187,000 153,000	5 - -	233,378	248,000 - -	13 1	236,788 216,000	227,000 216,000
N-14 N-15	-	-	-	-	-	-	-	-	-
N-16 N-17 N-18	2	158,000 85,000	158,000 85,000	1 -	95,000 - -	95,000 - -	- 1 6	155,000 161,083	155,000 162,500
N-19 N-20	3	109,833	118,500	- -	-	-	1	147,900	147,900
N-21 N-22	-	-	-	-	-	-	-	-	-
N-22 N-23 N-24	-	-	- -	- -	-	-	1 -	138,000 -	138,000 -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De ^s	tached Condomin	iums <u>Med. Price</u>
N-1	1	213,000	213,000	-	-	-	-	-	276.250
N-2 N-3	5 3	270,800 231,633	274,000 239,900	-	-	-	2 -	376,250 -	376,250 -
N-4 N-5	5 -	223,460	219,000	-	-	-	-	-	-
N-6 N-7 N-8	3 3 17	169,800 172,500 195,524	165,400 181,500 193,000	- - -	- - -	- - -	- - -	- - -	- - -
N-10 N-11	3	- 193,997	184,000	-	-	-	-	-	-
N-12 N-13	-	-	- ,	-	-	-	-	-	-
N-14	-	400,000	405.000	-	-	-	-	-	-
N-15 N-16	3	162,333	165,000 -	-	-	-	-	-	-
N-17 N-18	2	137,850	137,850 -	-	-	-	-		-
N-19 N-20	4	133,500	133,250	-	-	-	1	243,000	243,000
N-21 N-22	-	-	-	<u>-</u>	-	-	-	-	-
N-23 N-24	2	108,500	108,500	- - -	- - -	- - -	-	- - -	-

Single-Family West Breakdown May 1999

	<u>S</u>	De <u>ales</u>	tached Houses Av. Price	Med. Price	,	<u>Sales</u>		etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7		18 22 44 38 9 34	443,178 259,391 169,309 205,884 203,111 229,106 298,885	377,500 270,500 169,250 199,250 215,000 207,500 283,500		11 31 19 2 21 5		233,323 195,506 173,089 201,250 214,548 176,200	240,000 191,500 167,000 201,250 207,000 176,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15	93 29 51 39 45 23 10 50		411,738 279,645 213,846 302,646 339,886 283,830 270,850 274,086	385,000 253,000 208,000 267,500 320,000 268,000 266,000 244,000		4 4 3 5 12 8 4 23		231,180 205,250 188,833 205,980 174,733 221,825 205,250 194,415	232,750 202,500 193,500 201,000 176,200 215,750 195,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23		8 87 110 30 1	174,738 283,443 264,492 397,363 130,000 218,983	171,950 268,500 250,450 296,000 130,000 207,000		14 7 47 6 -		185,221 212,557 193,164 203,270	181,000 214,900 193,500 191,500
W-24 W-25		86 4	216,963 223,005 440,750	210,500 250,000		39 1		171,973 185,712 150,900	186,000 150,900
W-26 W-27 W-28 W-29		41 63 27	225,283 274,912 185,822	210,000 259,900 180,000		2 - 10		171,250 - 136,120	171,250 - 135,400
	To Sales	ownhouse Condo Av. Price	miniums Med. Price	Cond Sales	ominium Apar Av. Price	tments Med. Price	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 W-10 W-12 W-13 W-14 W-15 W-16	1 - - 19 2 1	202,500 - - - 132,974 192,000 295,000	202,500 - - - 136,000 192,000 295,000	15 6 7 19 28 27 2	189,460 229,833 145,486 108,237 97,514 208,433 113,500	157,600 228,500 157,500 114,000 94,750 205,000 113,500	- - - - -	- - - - -	- - - - - -
	5 2 16 5 30 22 31 26	166,000 221,250 142,838 155,500 163,763 153,432 154,735 165,829	155,000 221,250 138,500 155,500 147,500 162,500 158,000 157,000	22 17 49 33 9 13 101	151,718 119,153 114,348 144,679 141,800 106,338 132,303 182,444	132,750 95,000 115,500 140,000 118,000 106,000 127,200 155,000	- 1 - 4 1 5	184,000 - 213,125 194,000 208,700	184,000 - 213,250 194,000 212,000
W-17 W-18 W-19 W-20 W-21 W-22	5 38 49 4	129,580 174,321 162,618 160,125	128,000 174,750 157,000 136,750	2 31 3 6	108,050 148,548 108,167 132,583	108,050 140,000 123,000 123,250	- - 3 2	188,300 202,500 208,000	189,900 202,500 208,000
W-23 W-24 W-25 W-26	34 37 2	152,344 130,520 123,000	159,200 130,000 123,000	12 27 -	145,650 118,000 -	141,949 116,000 - -	2 1 1	181,500 192,500 157,100	181,500 192,500 157,100
W-27 W-28 W-29	9 - 3	134,089 - 109,167	135,000 - 111,000	1 -	152,000 - 96,000	152,000 - 96,000	2 1	148,250 196,000	148,250 196,000
W-23		Attached/Row			o Apartments			tached Condomi	
W-1	<u>Sales</u> 6	<u>Av. Price</u> 227,250	Med. Price 214,250	<u>Sales</u> 1	Av. Price 94,000	Med. Price 94,000	<u>Sales</u> -	Av. Price	Med. Price
W-2 W-3 W-4	7 - 2	175,114 - 202,450	170,500 - 202,450	-	-	-	-	-	-
W-5 W-6 W-7 W-8 W-9	1 4 1 1	212,000 213,625 263,000 340,000	212,000 227,250 263,000 340,000	1 1 1	79,900 129,000 134,000	79,900 129,000 134,000	-	:	-
W-10 W-12 W-13 W-14	3 3	180,500 168,967	166,500 168,000	- - -	- - - -	- - - -	-	-	- - -
W-15 W-16 W-17	2	187,500	187,500	:	- - -	-	-	- - -	:
W-18 W-19 W-20 W-21	11 4 6	205,982 196,375 252,983	209,000 189,250 224,500	- - -	- - -	- - -	- - 1 -	170,000 -	170,000 -
W-22 W-23 W-24 W-25 W-26	30 16 1	170,013 161,075 147,000	170,500 162,000 147,000	- - - -	- - - -	- - - -	- - - - -	- - -	- - - -
W-27 W-28 W-29	2 3	173,000 122,767	173,000 123,000	- - -	- - -	:	:	:	-

Year	* Number of Sales (Property of all types))	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
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 1987 1988 1989 1990 1991 1992 1993 1994	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 51,149 61,441 47,447 31,652 44,510 49,113 46,561 52,796	* 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 43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237	\$ 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 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	\$ 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 97,724 105,115 106,225 115,652 149,503 201,120 249,632 292,185 261,094 238,285 217,986 212,323 218,138	*Average Price (Single-Family Only) \$ 21,360
1995 1996 1997	47,100 65,760 69,530	39,273 55,779 58,014	9,902,240,806 13,497,191,369 15,334,247,984	210,238 205,249 220,541	203,028 198,150 211,307
1998 January February March April May June July August Septembe October November December	5,681 4,853 4,090	3,006 4,341 5,005 5,825 5,912 5,410 5,026 4,462 4,492 4,688 3,905 3,272	769,557,270 1,158,307,291 1,372,946,908 1,601,125,236 1,627,867,532 1,515,114,077 1,329,234,855 1,237,545,608 1,187,538,665 1,274,397,550 1,076,535,860 900,326,933	214,780 222,923 227,008 230,245 229,795 233,670 218,480 229,600 218,740 224,326 221,829 220,129	206,209 214,577 221,564 222,194 222,148 225,323 210,459 208,617 213,917 217,908 214,465 215,131
Total	66,876	55,344	15,050,497,785	225,051	216,815
1999 January February March April May	3,008 5,294 7,088 7,988 7,663	2,449 4,393 5,795 6,594 6,296	680,696,647 1,205,185,389 1,659,424,731 1,893,116,564 1,832,929,587	226,295 227,651 234,117 236,995 239,192	211,723 221,354 227,174 233,053 231,908
Total	31,041	25,527	7,271,352,918	234,250	227,377

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

