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

October 2001

Sales and Prices Both Up in Sixth Consecutive Record Breaking Month

TORONTO — Friday, Nov.2, 2001.

Sales broke a record for the 6th straight month, and prices rose to just over \$250,000 in October, TREB President David Pearce reported today. "Toronto Realtors sold 5,402 single family dwellings in October," the President said. "That is a 8% increase from the 5,021 recorded in September, a 15% increase from the 4,696 recorded in October 2000, and up just a bit from the previous best October ever recorded by the Board, which was in 1997 when we had 5,398 sales through our MLS system."

Prices also rebounded in October, Mr. Pearce noted, up 2% to \$251,479 from last month's figure of \$245,530. "This kind of modest price increase should lure potential move-up buyers into the market, but with inventory levels, (19,150 active listings) up from last year, we don't expect any big price run-ups over the course of the next several months."

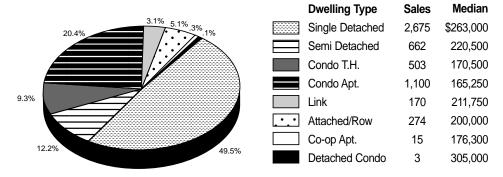
Breaking down the total, 2,017 sales were reported in TREB's 28 West districts and averaged \$232,891; 843 sales were reported in the 14 Central districts and averaged \$341,615; 1,071 sales were reported in the 23 North districts and averaged \$273,962; and 1,471 sales were reported in TREB's 21 East districts and averaged \$208,944.

<u>Neighbourhood Corner</u> Whitby

With overall average prices at \$210,604, Whitby (E-15) saw a 6% price increase over October 2000. Breaking down this total:

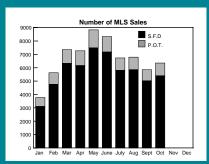
- Detached homes, at \$234,459, were up 7% from the \$218,747 recorded during the same month last year.
- Link houses were up 1% to \$187,287 from last October's \$184,353.
- Condominium Townhouses were up 23% to \$158,100 from October 2000's figure of \$128,000.

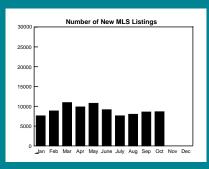
Single-Family Residential Breakdown

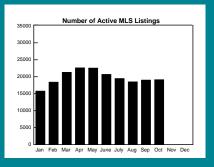


	Housing Market	Indicators		
	October 2000	October 2001	% Change	
Sales*	4,696	5,402	(+15%)	
Sales (P.O.T.)	1,002	950	(-5%)	
New Listings*	7,121	8,665	(+22%)	
Active Listings**	18,867	19,150	(+1%)	

* Single-Family Dwellings Only





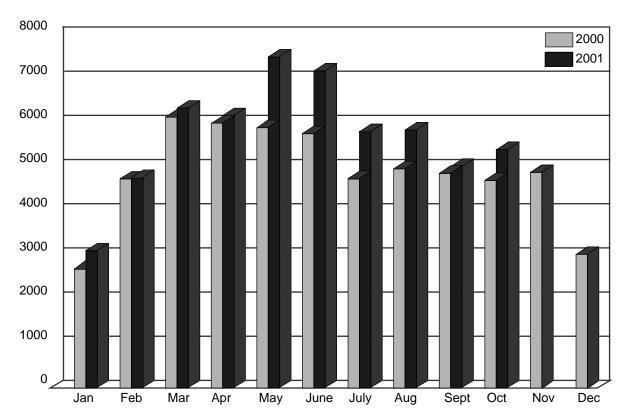




^{**} Properties All Types including Single-Family Dwellings.







Price Category Breakdown — October

<u>Pri</u>	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	<u>Coi</u>	ndo T.H.
Up	to	\$90,000	49	(0.9)	21	(1.9)	10	(2.0)
90,001	to	110,000	108	(2.0)	68	(6.2)	18	(3.4)
110,001	to	120,000	113	(2.1)	59	(5.4)	21	(4.2)
120,001	to	130,000	140	(2.6)	75	(6.8)	19	(3.8)
130,001	to	140,000	201	(3.7)	103	(9.4)	36	(7.2)
140,001	to	150,000	229	(4.2)	103	(9.4)	44	(8.6)
150,001	to	160,000	229	(4.2)	76	(6.9)	45	(9.0)
160,001	to	170,000	278	(5.2)	98	(8.9)	58	(11.6)
170,001	to	180,000	261	(4.8)	60	(5.5)	50	(10.0)
180,001	to	190,000	265	(4.9)	63	(5.7)	36	(7.2)
190,001	to	200,000	265	(4.9)	52	(4.7)	42	(8.4)
200,001	to	225,000	660	(12.2)	92	(8.4)	59	(11.8)
225,001	to	250,000	707	(13.1)	86	(7.8)	38	(7.4)
250,001	to	300,000	740	(13.7)	74	(6.7)	18	(3.6)
300,001	to	400,000	694	(12.8)	49	(4.4)	3	(0.6)
400,001	to	500,000	209	(3.9)	8	(0.7)	4	(8.0)
500,001	to	750,000	188	(3.5)	10	(0.9)	2	(0.4)
750,000	to	1,000,000	49	(0.9)	2	(0.2)	_	(—)
1,000,001	to	1,500,000	9	(0.2)	1	(0.1)	_	(—)
Over		1,500,000	8	(0.2)	_	(—)	_	(—)
Total			5,402	100.0	1,100*	100.0	503**	100.0

- * 1,100 condominium apartments sold for \$203,729,357, averaging \$185,208
- ** 503 condominium townhouses sold for \$89,833,700 averaging \$177,999.



Single-Family Residential October 2001

<u>Area</u>	Listed	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-20 E-21	204 229 311 161 319 176 288 236 222 179 255 93 358 329 355 524 267 14 48 57 83	95 119 141 81 166 96 138 120 110 113 138 60 207 183 198 275 141 9 33 31 47	78 72 106 72 98 46 83 75 54 40 75 20 98 104 99 202 89 2 11 11	19,296,800 22,339,255 23,294,900 14,261,851 20,731,205 10,360,200 17,293,976 18,489,488 10,379,200 9,534,950 13,358,800 4,099,700 21,794,898 22,234,588 20,849,839 29,713,541 15,870,350 992,000 2,687,500 2,264,000 7,509,900	247,395 310,267 219,763 198,081 211,543 225,222 208,361 246,527 192,207 238,374 178,117 204,985 222,397 213,794 210,604 147,097 178,319 496,000 244,318 205,818 208,608	234,950 285,000 220,000 218,075 196,600 203,000 195,000 210,000 183,650 230,000 179,000 185,000 217,750 207,000 196,000 145,000 172,500 496,000 237,500 181,000 200,500
Total	4,708	2,501	1,471	\$307,356,941	\$208,944	\$196,000
<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	147 252 222 174 265 289 96 371 157 415 213 283 131 279 241 - 131 714 751 209 13 731 569 26 4 196 226	86 139 133 102 134 167 54 222 97 259 113 173 75 130 130 - 62 408 432 110 8 345 286 14 3 122 140	42 76 63 55 87 69 30 91 51 109 55 69 48 105 63 - 27 151 170 46 4 239 193 10 - 62 53	11,993,750 24,191,250 12,432,150 11,444,800 15,462,700 16,363,200 10,545,672 32,128,700 11,332,500 20,203,439 15,051,400 18,922,762 9,163,350 18,259,720 14,827,700 4,794,500 38,648,888 39,725,149 14,547,950 1,191,500 50,404,550 37,089,850 2,487,500 15,098,250 15,000,650	285,565 318,306 197,336 208,087 177,732 237,148 351,522 353,063 222,206 185,353 273,662 274,243 190,903 173,902 235,360 - 177,574 255,953 233,677 316,260 297,875 210,898 192,175 248,750 - 243,520 283,031	276,750 276,750 191,300 214,200 147,000 225,000 335,000 291,000 219,000 266,000 226,000 169,250 157,000 229,900
W-29	136 7,241	65 4,009	49 2,017	8,428,650 \$469,740,530	172,013 \$232,891	165,000 \$214,000



Single-Family Residential continued October 2001

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>						
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13	492 247 238 437 78 248 408 127 219 122 216 138	286 150 144 271 46 138 259 76 149 64 134 71	113 44 49 90 18 66 99 29 61 33 22 48	26,024,988 18,191,510 24,176,613 40,483,293 6,171,000 18,971,550 24,409,500 17,458,400 24,022,829 10,561,700 14,735,000 13,650,900	230,310 413,443 493,400 449,814 342,833 287,448 246,561 602,014 393,817 320,052 669,773 284,394	210,000 311,000 316,000 388,600 322,000 254,300 219,900 372,000 327,500 343,000 601,500 266,450
C-14 C-15	295 324	159 187	95 76	28,394,718 20,729,500	298,892 272,757	253,000 240,000
Total	3,589	2,134	843	\$287,981,501	\$341,615	\$272,000
<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-23 N-24	256 381 461 272 87 225 245 535 278 495 64 32 120 73 82 261 75 110 23 16 45 123 91	159 229 275 165 56 136 149 296 169 321 34 20 85 38 48 141 39 71 13 10 25 57 43	56 67 105 64 16 67 69 124 79 116 19 10 26 20 25 69 34 29 7 6 7 40 16	18,295,700 20,253,936 30,182,836 19,129,326 4,232,300 19,248,289 15,587,255 37,947,290 22,834,490 38,609,611 5,663,175 2,903,500 10,055,500 5,426,800 5,756,400 11,527,899 6,811,100 5,004,400 1,960,500 1,065,125 1,235,000 6,893,800 2,789,000	326,709 302,298 287,456 298,896 264,519 287,288 225,902 306,027 289,044 332,841 298,062 290,350 386,750 271,340 230,256 167,071 200,326 172,566 280,071 177,521 176,429 172,345 174,313	298,700 281,000 246,000 288,500 241,500 261,000 219,900 286,995 279,000 297,000 297,000 252,000 200,500 343,000 217,500 225,000 168,000 168,000 163,800 152,000 164,500 148,750
Total	4,350	2,579	1,071	\$293,413,232	\$273,962	\$250,000
Grand Total	19,888	11,223	5,402	\$1,358,492,204	\$251,479	\$222,000

Listed includes Reruns: East (2,501-53%) West (4,009-55%) Central (2,134-59%) North (2,579-59%)

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

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST WEST CENTRAL NORTH	36 39 36 44	98% 97% 98% 97%

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



Ten Month Single-Family January to October 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	1,974 2,086 2,997 1,731 2,983 1,439 2,585 2,351 2,155 1,777 2,489 756 3,345 3,645 3,441 5,142 2,819 209 493 603 1,039	645 655 1,094 680 1,110 408 1,010 796 793 518 865 227 994 1,146 1,079 1,879 952 32 120 169 313	\$153,676,028 191,231,254 230,893,093 125,299,658 242,947,519 96,880,344 218,300,048 163,066,973 149,097,900 126,127,944 154,624,299 44,593,353 217,615,141 232,772,515 226,536,911 273,036,656 159,517,221 10,830,000 28,729,124 32,437,670 63,355,834	\$238,257 291,956 211,054 184,264 218,872 237,452 216,139 204,858 188,018 243,490 178,756 196,446 218,929 203,117 209,951 145,310 167,560 338,438 239,409 191,939 202,415	\$224,125 261,300 205,000 189,000 205,000 210,000 1212,000 187,000 191,500 237,000 175,000 186,000 212,000 194,000 201,750 138,000 160,700 313,500 223,250 185,000
Total	46,059	15,485	\$3,141,569,485	\$202,878	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 W-27 W-28	1,420 1,867 2,271 2,057 2,816 2,756 1,096 3,540 1,586 4,016 2,338 2,902 1,634 2,817 2,815 11 1,226 6,432 7,455 1,901 90 8,135 6,056 322 27 2,076 2,324	375 513 566 577 826 639 306 978 471 987 651 806 543 1,192 906 - 313 1,861 2,016 533 21 2,475 1,969 100 569 562	\$108,662,389 142,223,589 106,698,288 113,903,191 147,516,937 161,824,006 96,306,010 345,917,000 105,831,779 176,075,853 160,568,143 248,923,491 109,411,480 201,090,465 219,438,742 	\$289,766 277,239 188,513 197,406 178,592 253,246 314,726 353,698 224,696 178,395 246,648 308,838 201,494 168,700 242,206 	\$265,000 250,000 182,500 195,000 170,000 227,000 297,000 290,000 214,000 223,000 249,500 197,750 154,000 225,000
W-29 Total	1,461 73,447	451 21,311	80,744,671 \$4,952,629,184	179,035 \$232,398	168,500 N/A



Ten Month Single-Family continued January to October 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	4,595 2,287 2,012 3,583 730 2,281 3,195 1,225 2,134 955 2,181 1,312 2,918 2,990	1,370 567 463 861 170 656 922 283 582 369 331 485 906 991	\$342,368,497 224,720,638 232,295,956 398,005,872 53,894,734 178,894,536 219,441,559 192,988,267 266,927,821 99,572,190 248,754,171 131,525,010 262,930,087 269,547,541	\$249,904 396,333 501,719 462,260 317,028 272,705 238,006 681,937 458,639 269,843 751,523 271,186 290,210 271,996	\$219,800 303,200 316,000 410,000 284,000 257,000 214,950 530,000 336,629 215,000 588,000 252,500 249,800 250,000
Total	32,398	8,956	\$3,121,866,879	\$348,578	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	2,398 3,385 4,349 2,810 766 2,291 2,726 4,751 2,490 4,773 641 427 1,041 776 804 2,495 898 1,240 204 447 1,181 750	663 806 1,112 773 158 687 942 1,144 749 1,278 157 80 178 226 220 743 272 378 53 60 158 350 152	\$195,244,663 244,943,620 336,210,829 241,839,426 49,093,667 194,793,738 224,825,005 343,694,307 212,755,341 400,161,687 47,914,315 30,156,473 73,914,751 55,370,450 55,358,163 123,825,288 52,101,630 69,889,998 14,959,800 11,148,325 24,143,250 60,032,526 23,879,200	\$294,487 303,900 302,348 312,858 310,719 283,543 238,668 300,432 284,053 313,116 305,187 376,956 415,251 245,002 251,628 166,656 191,550 184,894 282,260 185,805 152,805 171,522 157,100	\$270,000 273,900 256,500 295,000 275,000 242,000 224,000 280,250 270,000 293,888 264,250 326,500 342,500 221,000 233,000 158,250 181,000 172,250 268,950 184,750 138,500 165,900 142,000
Total	41,847	11,339	\$3,086,256,452	\$272,181	N/A
Grand Total	193,751	57,091	\$14,302,322,000	\$250,518	N/A

Includes Re-runs:

East	22,303	West	41,535
Central	17,695	North	22,462

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



Single-Family East Breakdown October 2001

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Prid	<u>ce</u>	<u>Sales</u>		etached Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4		20 279,460 33 378,770 45 262,673 37 239,728 19 299,242 38 230,605 30 277,000 41 325,093 23 238,122		251,850 352,000 243,500 233,000		42 34 23 4		243,193 260,190 241,278 193,875	233,950 239,650 237,000 188,000
E-5 E-6 E-7 E-8 E-9				38 230,605 203,000 30 277,000 250,000 41 325,093 247,000 23 238,122 240,000		8 4 4 3		249,688 217,300 229,500 207,667	241,500 220,500 229,500 208,500
E-10 E-11 E-12 E-13 E-14 E-15		25 19 12 53 79 62	279,382 234,697 225,942 267,406 227,294 234,459	265,000 227,750 189,250 260,000 224,000 225,000		3 9 2 7 5	205,333 197,989 194,500 201,643 182,500 164,250		198,000 196,500 194,500 206,000 179,000 164,500
E-16 E-17 E-18 E-19 E-20		115 49 2 10 9	165,957 202,544 496,000 252,650 219,167	161,000 193,500 496,000 242,750 187,000		35 9 - - -		128,366 129,833 - - -	131,500 129,000 - - -
E-21		35	210,597	204,000		1		139,000	139,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	dominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3	3	170,167 -	174,000	3 3 29	248,333 169,467 129,379	232,000 172,500 128,500	- -	- -	- -
E-4 E-5	5 24 1	220,100 184,646	230,000 179,500	26 42 3	135,227 176,827	133,750 164,000	4	237,722	235,444
E-6 E-7 E-8	6 7	234,500 186,917 147,029	234,500 189,500 144,000	37 24	164,500 152,683 146,187	165,000 149,500 141,500	2	232,444	232,444
E-9 E-10 E-11 E-12 E-13	4 2 13 3 17	145,125 179,500 182,831 148,167 158,759	154,000 179,500 179,000 138,500 150,000	27 7 25 1	160,070 134,629 126,502 125,000 139,955	161,500 140,000 135,000 125,000 140,000	1 2 2 5	195,500 206,900 214,950 205,200	195,500 206,900 214,950 203,000
E-14 E-15 E-16 E-17 E-18	7 7 20 2	161,486 158,100 94,080 146,500	155,000 157,000 93,000 146,500	2 2 5 -	133,500 113,500 89,040 -	133,500 113,499 90,000 - -	5 15 19 20	183,400 187,287 148,658 161,665	185,000 188,000 149,000 164,000
E-19 E-20 E-21	- - -	- - -	- - -	- - -	- - -	- - -	2	145,750	145,750 -
		Attached/Row		Co o	n Anartman	4-	De	etached Condom	Inluma
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	p Apartmen <u>Av. Price</u>	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2 E-3	10 2 9	223,800 242,500 241,467	234,750 242,500 229,900	- - -	-	- - -	- - -	- - -	- - -
E-4 E-5 E-6	1	239,000	239,000	- - -	- -	- - -	- -	- - -	- - -
E-7 E-8	4 -	207,575 -	207,750	-		- -	- -		
E-9 E-10 E-11	2 7	218,750 166,357	218,750 171,000	- - -	- - -	- - -	- - -	- - -	- - -
E-12 E-13 E-14	5 6	189,300 175,250	191,500 171,000	- - -	- - -	- - -	- - -	- -	- - -
E-15 E-16 E-17	9 8 9	168,154 123,049 138,989	169,900 131,745 141,000	- - -	- -	- - -	- - -	- -	- - -
E-18 E-19	1	161,000	161,000	- - -	-	- -	- - -	- -	- -
E-20 E-21	-	-	-	-	-	-	-	- -	-



Single-Family Central Breakdown October 2001

	<u>s</u>	Detached Houses Sales Av. Price Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price		
C-1 C-2 C-3 C-4		1 13 35 57	510,000 526,662 572,875 526,470		510,000 419,000 451,600 449,900			277,967 382,314 288,400 429,522	
C-6 C-7 C-8 C-9		16 25 2	364,250 388,924 258,750 1,176,625	344,00 328,00 258,75 877,50	0 0 0	14 1 3 7 4		208,000 275,167 420,129 694,750	383,100 208,000 272,000 441,000 654,500
C-10 C-11 C-12 C-13		27 15 20 19	493,926 483,073 709,975 356,621	442,50 480,00 616,50 331,00	0	9 2 - 11		327,725 341,750 235,955	327,500 341,750 232,000
C-14 C-15		28 25	432,625 392,436	359,00 363,00	0	8		264,750	264,500
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1 C-2	5 1	196,100 567,000	165,000 567,000	93 12	222,851 353,333	205,000 222,000	-		-
C-3 C-4 C-6	-	-	- -	3 17 1	334,333 253,364 135,000	355,000 218,000 135,000	-	-	-
C-7 C-8	4 4	212,625 194,700	214,250 186,450	32 80	217,733 225,304	211,375 199,875	-		-
C-9 C-10	1 2	468,000 361,000	468,000 361,000	9 22	289,178 302,286	287,000 262,500	-		
C-11 C-12 C-13	1 1	241,000 163,800	241,000 163,800	15 1 17	152,473 294,500 242,106	164,000 294,500	-	-	-
C-13 C-14 C-15	4 25	282,950 201,384	278,400 196,000	60 18	228,740 209,222	232,000 221,500 167,750	-	- -	- - -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- Sales	op Apartmen Av. Price	nts Detached Condominiums Med. Price Sales Av. Price Med. Price			
C-1	8	267,688	232,250	<u>54.55</u>		<u></u>	<u> </u>	<u> </u>	
C-2 C-3	3	336,667	206,000	1 1	175,500 239,000	175,500 239,000	-	-	-
C-4 C-6	-	-	- -	2	77,000	77,000	-	-	-
C-7 C-8	2 6	302,500 358,000	302,500 372,000	-	-	-	-	-	-
C-9 C-10	1	365,000	365,000	7 -	313,686 -	225,000	-		
C-11 C-12	1 -	345,000	345,000	-	-	-	-	-	-
C-13 C-14 C-15	3	475,000	490,000	-	- - -	- - -	- - -	-	- - -

176,000

176,000



161,000

132,900

4

N-19 N-20 N-21 N-22 N-23

N-24

162,000

132,900

Single-Family North Breakdown October 2001

				٠ (October 2001				
	Sa		iched Houses <u>Av. Price</u>	Med. Pric	ce_	<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8		28 33 37 47 11 39 42 72	415,643 360,467 429,375 321,734 281,591 336,995 261,677 362,953	376,500 331,500 395,000 320,000 310,000 315,000 252,500 331,500)))))	2 4 6 3 8 7 21		369,400 268,850 222,017 236,433 208,750 193,571 242,595	369,400 273,250 219,500 233,600 218,500 194,500 240,900
N-10 N-11 N-12 N-13 N-14		31 75 18 10 26	339,455 381,663 306,843 290,350 386,750	329,990 345,000 257,250 200,500 343,000)))	- 8 - -		238,474 - - -	238,500
N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22		17 21 64 22 19 7 6 6	292,676 237,519 167,805 220,459 182,468 280,071 177,521 189,833	230,000 240,000 168,000 207,750 175,000 265,000 163,800 173,500)))))	- 1 1 4 4 - - 1		211,000 169,900 171,000 136,625	211,000 169,900 174,000 140,000
N-23 N-24		39 15	173,356 171,600	167,000 145,000)	-		- -	- -
	To <u>Sales</u>	wnhouse Condom <u>Av. Price</u>	iniums <u>Med. Price</u>	Cond <u>Sales</u>	dominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1 N-2 N-3 N-4	8 7 16 2	209,063 283,257 200,516 252,500	190,500 278,000 195,000 252,500	13 14 35 1	216,546 217,164 194,943 165,000	200,000 207,650 188,000 165,000	4 6 1 1	291,575 232,000 225,000 308,500	295,650 231,500 225,000 308,500
N-5 N-6 N-7 N-8 N-10	3 8 7	314,000 161,738 210,143	206,000 158,950 215,000	5 8 5	212,900 154,800 200,100	167,000 157,200 197,000	2 1 1 46	223,250 200,000 268,000 258,487	223,250 200,000 268,000 257,250
N-11 N-12 N-13 N-14	11 1 - -	215,073 140,000 -	220,000 140,000 - -	9 - - -	253,333	230,000	10 - - -	270,730 - - -	252,500 - - -
N-15 N-16 N-17 N-18 N-19	- - 1 1	132,500 138,000	132,500 138,000	1 - - 1	124,300 - - 100,000	124,300 - - 100,000	1 1 6 1	206,000 198,500 173,167 171,000	206,000 198,500 173,750 171,000
N-20 N-21 N-22 N-23	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - - -	
N-24	1	215,000	215,000	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-o <u>Sales</u>	p Apartments <u>Av. Price</u>	Med. Price	Deta <u>Sales</u>	ached Condomini <u>Av. Price</u>	ums <u>Med. Price</u>
N-1 N-2 N-3 N-4 N-5 N-6 N-7	1 7 12 7 2 10 3	265,000 277,634 247,025 242,464 212,750 198,250 169,843	265,000 288,036 248,250 248,000 212,750 198,000 167,200	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
N-8 N-10 N-11 N-12 N-13 N-14	18 2 3 -	221,150 210,500 241,333 -	220,000 210,500 242,000	:	- - - -	- - - - -	- - - -	- - - -	- - - -
N-15 N-16 N-17 N-18	2 2 2	163,500 175,750 143,750	163,500 175,750 143,750	- - - -	- - - -	- - - -	- - - -	-	-



	Single-Family West Breakdown October 2001									
	<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		17 32 41 33 16 33 28	387,368 404,809 198,250 234,212 267,469 232,588 363,417	349,000 349,500 183,500 225,000 243,000 225,000 344,000		8 31 18 6 19 3		271,188 250,802 213,161 239,250 240,553 230,667	284,000 243,000 211,250 228,500 238,000 235,000	
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16		58 24 46 35 37 9 12 22	435,483 321,188 237,903 328,900 378,538 329,311 284,583 282,995		349,000 300,000 237,000 296,000 345,000 331,000 271,000 258,500		1 247,000 3 227,333 4 198,125 5 225,560 4 191,250 4 233,975 7 228,714 18 215,356		247,000 219,000 194,500 229,000 193,500 235,000 222,000 214,000	
W-17 W-18 W-19 W-20 W-21 W-22 W-23		64 62 30 3 125	213,625 316,180 306,173 360,223 326,000 242,886	206,500 306,950 284,000 302,100 328,000 235,000		7 26 44 3 - 39 38		201,643 231,688 212,548 209,000	203,000 231,500 210,000 214,500	
W-24 W-25 W-26		81 7 -	231,973 301,857	240,000 297,000		- -		200,776	203,000	
W-27 W-28 W-29		52 38 30	262,543 319,914 196,050	238,000 274,500 184,250		1 7 10		187,000 193,200 143,615	187,000 185,000 145,200	
	To <u>Sales</u>	ownhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Cond <u>Sales</u>	lominium 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	- - 3 12 2	186,000 152,317 291,450	- - 175,000 150,250 291,450	16 4 3 12 40 28	185,344 240,250 134,000 130,442 119,623 244,568	189,250 229,250 117,000 135,750 121,250 220,500	- - - - -	- - - -	-	
W-7 W-8 W-9 W-10 W-12 W-13 W-14	6 2 18 3 22 18	191,733 198,000 173,322 176,667 151,157 152,258	173,200 198,000 155,000 170,000 145,750 143,750	28 2 23 22 40 12 5	185,000 201,078 115,727 128,215 156,842 122,580	185,000 162,000 100,000 132,600 147,500 120,000 133,250	- - - - -	-	- - - - -	
W-15 W-16 W-17 W-18	12 17 - 6	166,608 202,494 - 167,300	165,000 188,400 - 157,500	74 2 - 6	151,952 150,000 - 111,700	152,000 150,000 - 107,250	3	262,667	258,000	
W-19 W-20 W-21 W-22	24 52 1	190,933 179,901 165,000	193,000 171,000 165,000	27 4 5	204,937 117,250 245,950	166,000 112,250 215,000	- 1 -	182,000	182,000	
W-22 W-23 W-24 W-25	33 29	159,306 141,103	159,000 138,000	6 29	160,083 120,504	174,050 117,700	1 4 1	213,500 191,725 207,500	213,500 190,950 207,500	
W-26 W-27 W-28 W-29	6 1 1	136,500 165,000 118,000	136,000 165,000 118,000	2 - 3	131,750 - 105,333	131,750 91,000	- - 1	241,000 159,000	- 241,000 159,000	
VV 23	<u>Sales</u>	Attached/Row Av. Price	Med. Price		p Apartments Av. Price	Med. Price	De <u>Sales</u>	etached Condomir Av. Price		
W-1 W-2 W-3 W-4	1 8 1	273,500 262,063 65,000 157,000	273,500 162,000 65,000 157,000	- - - -	- - - -	- - -	1 - -	405,000	405,000	
W-5 W-6	2	240,000	240,000	1	85,000	85,000	-	-	-	
W-7 W-8	2	360,750	360,750	1	127,000	127,000	-	-	-	
W-9 W-10 W-12	1	219,000	219,000	-	-	-	-	-	-	
W-12 W-13 W-14	1	213,500	213,500	- - 1	89,700	89,700	-	-	-	
W-15 W-16 W-17	1	195,000	195,000	- - -			-	- - -	- - -	
W-18 W-19 W-20 W-21	10 7 7	227,380 197,786 245,643	229,950 190,000 212,000	- - -	- - - -	- - -	- - - -	: :	- - - -	
W-22 W-23 W-24 W-25	32 14 2	178,902 183,671 152,250	175,750 186,000 152,250	- - - 1	70,000	- - 70,000	- - 1	305,000	305,000	
W-26 W-27 W-28 W-29	1 6 4	176,500 180,917 129,500	176,500 175,000 129,000	- - - -	-	· .	-	:	- - -	



Year	* Number of Sales (Property of all types))	* Dollar Volume (Property of all types)	* Average Price (Property of all types	s)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1996 1997 1998 1999	2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,883 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 47,100 65,760 69,530 66,876 71,738	* 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 39,273 55,779 58,014 55,344 58,957	\$ 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 9,902,240,806 13,497,191,369 15,334,247,984 15,050,497,785 16,914,637,727	\$ 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 97,724 105,115 106,225 115,652 149,503 201,120 249,632 292,185 261,094 238,285 217,986 212,323 218,138 210,238 205,249 220,541 225,051 235,783	*Average Price (Single-Family Only) \$ 21,360
January February March April May June July August September October November December	3,282 5,668 7,455 7,163 7,118 6,965 5,771 6,070 5,833 5,698 5,885 3,717	2,694 4,731 6,133 5,996 5,892 5,754 4,729 4,961 4,857 4,696 4,880 3,026	786,812,743 1,430,128,309 1,873,828,920 1,799,071,711 1,788,083,289 1,783,989,982 1,418,282,236 1,475,392,999 1,492,725,419 1,453,498,740 1,496,826,649 975,399,972	239,736 252,316 251,352 251,162 251,206 256,136 245,760 243,063 255,910 255,089 254,346 262,416	229,758 245,134 245,553 247,303 247,014 247,929 236,526 230,093 248,604 245,321 246,154 238,956
Total	70,625	58,343	17,774,041,917	251,667	243,255
2001 January February March April May June July August September October	3,760 5,624 7,379 7,267 8,775 8,334 6,733 6,792 5,853 6,352 66,869	3,103 4,761 6,328 6,163 7,485 7,176 5,807 5,845 5,021 5,402	913,966,272 1,447,699,784 1,883,344,713 1,844,263,622 2,277,149,752 2,235,421,622 1,730,865,830 1,734,968,171 1,472,023,463 1,626,692,262	243,076 257,414 254,953 253,786 259,504 268,229 257,072 255,442 251,498 256,091	235,535 252,072 248,601 249,692 255,460 258,797 250,095 247,472 245,530 251,479

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



