Market Vatch For Media Inquiries: 443-8150 For All Other Inquiries: 443-8152

Single-Family Residential Breakdown

48 6%

August 2000

Best August Ever

TORONTO - Friday, September 1, 2000 Members of the Toronto Real Estate Board reported 4,961 sales of single-family dwellings in August, the best result for this month in the 34 years the Board has tracked the residential market, TREB President Marilyn Baubie reported today. "Sales were up 5 per cent from July, and up 6 per cent from August 1999," Ms. Baubie said.

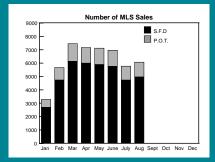
"One reason for this surprisingly healthy performance is an easing in the inventory shortage that has developed over the past several years," the president continued, noting that active listings were up 11 per cent to 19,343 from the 17,419 recorded in August 1999. "More and better product is luring the fence sitters back into the market."

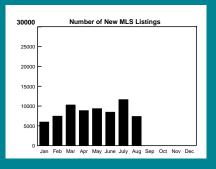
The president went on to note that affordability increased substantially in August, with the average price falling about 3 per cent to \$230,093 from the \$236,526 recorded in July. The median also fell, to \$203,572 from the \$206,000 seen last month, a decline of a little over 1 per cent.

Breaking down the total 1,799 sales were reported in TREB's 28 West districts and averaged \$218,710; 792 sales were reported in the 14 Central districts and averaged \$305,717; 963 sales were reported in the 23 North districts and averaged \$252,694; and 1,407 sales were reported in TREB's 21 East districts and averaged \$186,611.

<u>Neighbourhood Corner</u> Leaside

The residential market in the Leaside area (Between Laird and Bayview, Eglinton and the CN rail line) has shown a marked improvement over August, 1999, with the average price of detached homes rising 21% to \$488,000. In addition, time on market fell to 21 days from last year's 28 and was under half the city-wide average of 46 days.

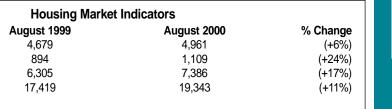






Toronto \

Real Estate Board



Dwelling Type

Single Detached

Semi Detached

Condo T.H.

Condo Apt.

Attached/Row

Detached Condo

Co-op Apt.

Link

Median

\$246,900

194,000

165,000

152,500

210,000

189,900

120.000

152,500

Sales

2,413

469

527

1,139

160

237

8

8

* Single-Family Dwellings Only

10.6%

Sales*

Sales (P.O.T.)

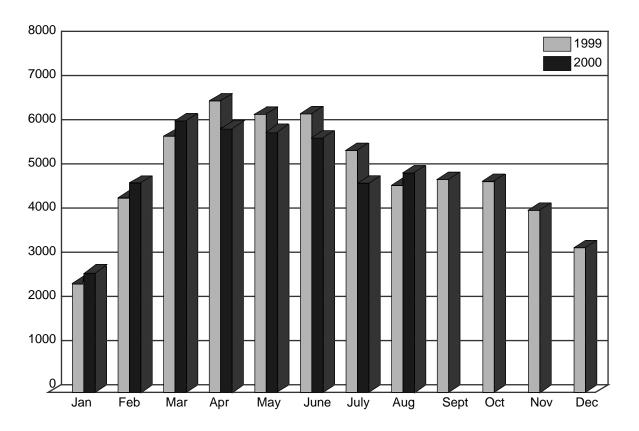
New Listings*

Active Listings**

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



Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	91	(1.8)	52	(4.5)	12	(2.3)
90,001	to	110,000	191	(3.9)	119	(10.4)	30	(5.7)
110,001	to	120,000	119	(2.4)	64	(5.6)	15	(2.9)
120,001	to	130,000	224	(4.5)	125	(11.0)	37	(7.0)
130,001	to	140,000	230	(4.6)	120	(10.5)	38	(7.2)
140,001	to	150,000	222	(4.5)	78	(6.8)	50	(9.5)
150,001	to	160,000	262	(5.3)	98	(8.6)	60	(11.9)
160,001	to	170,000	264	(5.3)	73	(6.4)	54	(10.3)
170,001	to	180,000	283	(5.7)	61	(5.3)	52	(9.9)
180,001	to	190,000	318	(6.4)	70	(6.5)	44	(8.4)
190,001	to	200,000	227	(4.6)	37	(3.3)	31	(5.9)
200,001	to	225,000	606	(12.2)	67	(5.8)	61	(11.7)
225,001	to	250,000	521	(10.5)	54	(4.7)	14	(2.7)
250,001	to	300,000	585	(11.8)	54	(4.7)	18	(3.4)
300,001	to	400,000	503	(10.1)	46	(4.0)	10	(1.0)
400,001	to	500,000	156	(3.1)	10	(0.9)	1	(0.2)
500,001	to	750,000	117	(2.4)	9	(8.0)	_	(—)
750,000	to	1,000,000	24	(0.5)	1	(0.1)	_	(—)
1,000,001	to	1,500,000	13	(0.3)	1	(0.1)	_	(—)
Over		1,500,000	5	(0.1)	_	(—)	_	(—)
Total			4,961	100.0	1,139*	100.0	527**	100.0

- * 1,139 condominium apartments sold for \$194,895,075, averaging \$171,110
- ** 527 condominium townhouses sold for \$89,493,218, averaging \$169,816.



Single-Family Residential August 2000

_		_	- ·			
<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>East</u>						
E-1	166	94	46	\$9,286,900	\$201,889	\$185,000
E-2	146	87	41	10,493,055	255,928	230,000
E-3	280	146	111	20,618,700	185,754	187,000
E-4 E-5	159 259	76 145	68 101	11,938,892 20,912,488	175,572 207,054	183,000 186,000
E-6	140	78	29	5,964,350	205,667	183,000
E-7	288	150	115	23,139,742	201,215	189,300
E-8	252	133	74	12,514,490	169 [°] ,115	165,250
E-9	188	95	82	14,614,640	178,227	184,250
E-10	161	81	45	9,898,600	219,969	222,000
E-11 E-12	224 93	115 46	73 23	12,360,500 4,193,800	169,322 182,339	170,000 185,000
E-12 E-13	290	177	86	18,679,300	217,201	210,500
E-14	305	172	118	24,150,587	204,666	205,500
E-15	255	137	79	15,407,674	195,034	186,000
E-16	459	228	170	23,639,199	139,054	133,450
E-17	232	101	91	14,017,790	154,042	145,800
E-18	11 33	8	6	1 210 400	240.000	223,500
E-19 E-20	35 35	20 17	20	1,319,400 4,446,550	219,900 222,328	187,500
E-21	104	61	29	4,965,200	171,214	168,500
Total	4,080	2,167	1,407	\$262,561,857	\$186,611	\$177,000
West	4,000	2,101	1,101	4202,001,001	ψ100,011	Ψ177,000
W-1	101	57	19	\$4,899,300	\$257,858	\$212,000
W-2 W-3	132 221	66 153	42 31	9,858,088 5,231,500	234,716 168,758	221,250 170,000
W-4	206	116	42	7,024,400	167,248	154,500
W-5	217	100	66	10,793,600	163,539	152,450
W-6	204	112	42	9,339,900	222,379	216,450
W-7	67	34	33	9,197,100	278,700	262,000
W-8	267	139	84	25,727,050	306,274	272,125
W-9 W-10	150	98 227	56 88	12,103,550	216,135	190,000 141,950
W-10 W-12	378 215	127	45	15,317,050 12,629,600	174,057 280,658	215,000
W-13	255	142	72	20,095,550	279,105	192,500
W-14	188	111	60	11,376,600	189,610	187,000
W-15	351	183	115	17,654,478	153,517	143,000
W-16	265	143	88	19,866,925	225,761	218,500
W-17 W-18	3	2	- 25	- 4 262 700	- 170 500	190,000
W-19	105 524	60 289	25 164	4,262,700 37,971,750	170,508 231,535	180,000 220,000
W-20	554	311	178	40,915,595	229,863	214,700
W-21	149	85	49	15,251,200	311,249	249,000
W-22	6	3	4	885,000	221,250	224,000
W-23	679	355	205	41,054,090	200,264	188,900
W-24	555 25	293	130	24,047,300	184,979	175,000 175,000
W-25 W-26	25 3	10	9	2,748,000	305,333	175,000
W-27	168	- 71	- 51	11,673,400	228,890	199,000
W-28	209	122	50	14,387,750	287,755	250,000
W-29	106	53	51	9,148,600	179,384	175,000
Total	6,303	3,462	1,799	\$393,460,076	\$218,710	\$195,500



Single-Family Residential August 2000

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	425	260	133	\$31,162,046	\$234,301	\$196,000
C-2	229	141	52	20,517,750	394,572	324,500
C-3	172	97	40	17,405,722	435,143	281,250
C-4	256	161	79	30,097,350	380,979	335,000
C-6	78	60	9	3,092,900	343,656	286,000
C-7	228	135	57	14,399,800	252,628	228,500
C-8	254	132	86	17,828,730	207,311	185,500
C-9	66	45	19	7,379,586	388,399	312,000
C-10	142	86	38	15,089,450	397,091	324,000
C-11	120	78	37	9,568,562	258,610	160,500
C-12	177	115	31	19,816,000	639,226	589,000
C-13	143	87 121	38	9,491,800	249,784	243,500
C-14 C-15	236 271	121 163	76 97	21,387,413	281,413	247,000
C-15	2/1	103	97	24,890,388	256,602	233,000
Total	2,797	1,681	792	\$242,127,497	\$305,717	\$245,250
<u>North</u>						
N-1	318	220	50	\$13,060,000	\$261,200	\$247,000
N-2	373	254	73	20,358,800	278,888	245,000
N-3	381	230	97	28,815,650	297,069	245,000
N-4	281	158	64	18,426,768	287,918	286,450
N-5	48	32	6	1,759,500	293,250	243,250
N-6	155	75	45	12,279,290	272,873	248,000
N-7	210	96	92	21,331,890	231,868	220,000
N-8	352	217	76	20,661,750	271,865	252,500
N-10	162	92	51	13,910,276	272,751	248,500
N-11	425	249	107	32,831,700	306,838	295,000
N-12	92	66	14	4,809,300	343,521	256,250
N-13	39	23	9	2,862,500	318,056	217,000
N-14	69	40	7	2,493,900	356,271	372,000
N-15	77	45	26	6,070,000	233,462	225,000
N-16	62	33	16	4,312,660	269,541	240,000
N-17	203 73	101	66	9,764,050	147,940	135,000
N-18 N-19	127	41 77	32 40	5,710,500 7,632,145	178,453 190,804	172,500 171,750
N-19 N-20	23	7 <i>7</i> 19	10	3,051,400	305,140	270,000
N-20 N-21	21	12	4	570,750	142,688	155,000
N-21 N-22	20	8	18	3,001,800	166,767	140,500
N-23	127	62	44	6,533,271	148,483	146,450
N-24	66	38	16	3,096,500	193,531	172,500
Total	3,704	2,188	963	\$243,344,400	\$252,694	\$230,000
Grand						
Total	16,884	9,498	4,961	\$1,141,493,830	\$230,093	\$203,572

Listed includes Reruns: East (2,167-53%) West (3,462-55%) Central (1,681-60%) North (2,188-59%)

^{*} Sales to Listings Ratio (SFD only): 29.3%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	43	97%
WEST	48	97%
CENTRAL	43	97%
NORTH	53	97%
TOTAL	46	97%

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



Eight Month Single-Family January to August 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-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	1,597 1,547 2,669 1,206 1,896 1,088 1,913 1,861 1,577 1,349 1,744 551 2,523 2,538 2,225 4,122 2,071 99 267 405 735	480 455 901 481 751 298 756 610 542 390 586 168 772 818 775 1,454 751 21 78 123 206	\$106,797,577 129,293,143 181,831,630 84,768,118 155,396,851 67,936,592 153,491,708 117,721,731 95,700,510 89,690,921 100,342,651 31,792,736 161,452,306 159,291,236 153,383,538 205,295,885 121,047,760 7,051,000 18,343,480 23,909,110 39,201,000	\$222,495 284,161 201,811 176,233 206,920 227,975 203,031 192,986 176,569 229,977 171,233 189,242 209,135 194,733 197,914 141,194 161,182 335,762 235,173 194,383 190,296	\$206,050 248,750 196,000 185,000 194,400 194,900 196,390 177,000 180,000 229,000 172,000 183,000 209,000 186,875 189,000 135,000 153,000 297,000 217,000 172,500 172,500
Total	33,983	11,416	\$2,203,739,483	\$193,040	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 W-29	875 1,442 1,786 1,655 1,962 1,642 779 2,449 1,321 2,788 1,769 2,243 1,496 2,669 2,358 8 888 4,436 4,705 1,306 56 5,641 4,377 213 11 1,267 1,625 986	275 390 370 369 572 444 248 726 351 689 492 601 458 933 731 1 189 1,238 1,344 385 18 1,718 1,358 60 1 501 387 345	\$77,640,308 104,631,103 66,791,330 66,064,558 91,370,338 102,606,960 78,657,975 246,965,694 72,510,036 115,213,951 133,115,828 174,656,845 89,769,630 144,913,898 172,564,437 297,900 31,893,500 290,545,816 307,701,073 109,737,189 3,263,650 351,311,241 252,566,655 15,799,800 425,000 111,281,376 106,858,040 60,547,149	\$282,328 268,285 180,517 179,037 159,738 231,097 317,169 340,173 206,581 167,219 270,561 290,610 196,004 155,320 236,066 297,900 168,749 234,690 228,944 285,032 181,314 204,488 185,984 263,330 425,000 222,119 276,119 175,499	\$249,000 237,500 175,000 167,000 138,250 217,750 308,450 281,500 199,625 140,000 237,500 235,000 143,000 223,000 297,900 175,000 224,000 211,250 247,500 176,000 193,000 180,000 200,000 425,000 206,950 254,000 166,000
Total	52,753	15,194	\$3,379,701,280	\$222,437	N/A



Eight Month Single-Family January to August 2000

<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	3,006 1,785 1,427 2,734 525 1,655 2,245 853 1,493 944 1,315 1,018 1,829 2,293	914 436 344 701 105 445 662 234 439 306 251 341 565 703	\$217,170,902 183,875,257 159,573,888 322,965,290 35,187,461 115,179,466 144,480,061 157,920,369 197,121,333 87,971,032 191,559,901 92,213,930 164,014,955 192,134,068	\$237,605 421,732 463,878 460,721 335,119 258,830 218,248 674,873 449,024 287,487 763,187 270,422 290,292 273,306	\$202,100 317,000 317,500 420,000 315,000 246,000 188,000 499,000 345,000 270,000 641,750 255,000 252,250 250,000
Total	23,122	6,446	\$2,261,367,913	\$350,817	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	1,972 2,875 3,121 2,042 533 1,658 2,165 3,044 1,284 3,353 640 286 620 689 480 1,782 702 946 177 166 301 923 514	490 663 785 477 79 447 708 659 430 835 115 55 126 178 144 551 207 290 42 45 117 272	\$140,760,806 196,554,065 238,451,601 143,377,540 26,845,190 125,031,817 166,693,430 192,898,762 114,204,244 260,534,202 37,110,684 19,750,750 48,842,410 42,726,074 35,079,760 86,340,620 38,459,096 52,905,644 11,639,088 7,839,200 17,958,722 42,245,181 17,343,550	\$287,267 296,462 303,760 300,582 339,813 279,713 235,443 292,714 265,591 312,017 322,702 359,105 387,638 240,034 243,609 156,698 185,793 182,433 277,121 174,204 153,493 155,313 153,483	\$265,500 265,000 252,000 290,500 283,495 243,450 222,000 271,750 249,100 288,500 266,000 343,500 330,000 220,000 224,500 147,250 179,500 168,000 254,888 160,000 145,000 148,700 128,500
Total	30,273	7,828	\$2,063,592,436	\$263,617	N/A
Grand Total	140,131	40,884	\$9,908,401,112	\$242,354	N/A

Includes Re-runs:

East	16,895	West	28,432
Central	12,969	North	17,157

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



Single-Family East Breakdown August 2000

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pric	<u>ce</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-11 E-12 E-13 E-14 E-15 E-17 E-17		12 14 38 36 33 24 36 23 32 32 32 19 15 48 87 53 100 34	182,900 178,5 322,811 309,2 224,405 212,5 217,180 220,0 284,221 276,8 211,890 184,1 278,163 273,5 225,613 222,5 221,747 215,4 247,259 237,0 214,184 215,0 200,087 190,0 261,533 250,0 222,076 220,0 218,355 224,9 156,834 156,5 179,573 175,5			23 21 25 2 2 1 4 8 5 1 8 1 6 6 4 34 4	216,422 216,300 196,564 175,950 231,500 195,000 210,250 183,000 191,000 222,000 175,688 158,000 192,533 177,417 145,500 125,443 116,975		199,000 207,000 204,000 175,950 231,500 195,000 207,000 172,250 190,000 222,000 173,000 158,000 182,600 170,500 141,000 128,750 113,500
E-19 E-20 E-21		5 20 28	226,880 222,328 172,043	235,000 187,500 169,250		- - 1		- 148,000	- 148,000
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	lominium A Av. Price	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	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-18 E-20 E-21	2 1 16 11 7 11 6 10 10 15 4	154,750 174,000 201,500 105,000 168,218 - 181,118 153,357 122,091 150,467 171,613 135,000 143,285 149,167 133,430 92,733 113,875	154,750 174,000 175,000 105,000 163,444 	3 38 29 44 4 48 32 34 5 22 1 12 7 4 12 2	222,967 133,445 126,328 157,430 171,000 146,150 123,072 153,551 126,900 120,536 90,000 135,138 125,071 127,475 92,042 129,000	171,000 120,300 134,000 159,000 159,500 147,750 125,500 159,750 130,000 126,900 90,000 131,450 117,000 132,500 80,500 129,000	6 10 1 3 2 4 3 6 7 26	241,967 - 218,181 - 227,000 207,333 202,250 208,000 170,667 181,025 143,679 151,862	243,900 221,500 227,000 209,000 202,250 207,750 170,000 177,700 142,000
	<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 Condom Av. Price	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9	9 2 6 - - 6 4	200,544 294,250 216,717 - - 182,600 212,400	190,000 294,250 207,700 - - 184,150 204,900	- - - - - - -	- - - - - - -		- - - - - - -	- - - - - - -	- - - - - - -
E-10 E-11 F-12	4	168,125	169,000	- - -	-	-	2	182,500	182,500
E-12 E-13 E-14 E-15 E-16 E-17 E-18	6 6 2 2 21	180,667 176,500 161,250 94,750 132,500	177,500 174,000 161,250 94,750 134,000	- - - - -	- - - -	- - - - -	3	141,333 - - - - -	142,500 - - - -
E-19 E-20 E-21	1 - -	185,000 - -	185,000 - -	- - -	- - -	- - -	- - -	- - -	



Single-Family Central Breakdown August 2000

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	2	242,500	242,500	3	364,333	320,000
C-2	15	477,907	329,000	10	429,620	455,000
C-3	24	522,822	304,861	7	275,286	207,000
C-4	52	448,518	421,000	8	303,412	309,750
C-6	8	362,250	311,000	-	· -	· -
C-7	13	360,846	326,000	3	265,333	243,000
C-8	1	225,000	225,000	7	374,871	374,000
C-9	6	652,667	570,000	-	-	-
C-10	15	542,710	383,000	9	352,000	318,000
C-11	12	488,667	474,000	3	289,867	295,000
C-12	24	730,792	645,000	2	253,500	253,500
C-13	13	329,308	314,000	4	222,375	224,250
C-14	30	389,243	339,499	-	-	-
C-15	32	383,269	349,400	10	247,260	239,000

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Co <u>Sales</u>	ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
C-1	10	200.240	202.450	109	232.350	188.000	_	_	_
Č-2	. 5	374.750	374,750	18	297.081	248.500	_	_	_
Č-3	_	-	-	8	262,625	276,250	-	-	-
Č-4	-	-	_	18	238,646	206,750	-	_	_
C-6	-	-	-	1	194,900	194,900	-	-	-
C-7	11	230,091	206,000	29	211,614	190,000	1	245,000	245,000
C-8	4	253,750	228,000	69	184,317	171,900	-	· -	· -
C-9	-	· -	· -	11	279,235	260,000	-	-	-
C-10	1	224,000	224,000	12	260,500	223,000	-	-	-
C-11	3	121,500	122,000	19	130,024	116,400	-	-	-
C-12	3	261,000	253,000	2	493,500	493,500	-	-	-
C-13	2	192,750	192,750	19	207,147	192,000	-	-	-
C-14	6	272,383	263,400	40	201,896	200,912	-	-	-
C-15	29	176,114	175,000	23	187,043	150,500	3	247,963	247,000

		Attached/Row		Co-	op Apartmen	ts	Detached	d Condominiur	ns
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	9	250,611	247,500	-	-	-	-	-	-
C-2	6	452,667	452,250	1	240,000	240,000	-	-	-
C-3	1	830,000	830,000	-	-	-	-	-	-
C-4	-	-	-	1	51,500	51,500	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	5	249,346	258,500	-	-	-	-	-	-
C-9	-	-	-	2	196,000	196,000	-	-	-
C-10	1	430,800	430,800	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-



Single-Family North Breakdown August 2000

	s	Det ales	ached Houses Av. Price	Med. Price		Sales	Semi-D	etached Houses Av. Price	Med. Price
N-1	_	19	350,216	330,800		3		248,333	220,000
N-2 N-3		33 51	354,036 387,349	315,000 365,000		1 -		210,000	210,000
N-4 N-5		46 5	312,565 313,500	317,500 249,000		4		225,375	225,500
N-6 N-7		28 65	305,964 257,578	276,000 237,000		6 11		209,083 173,355	212,500 174,000
N-8		47	309,734	302,000		6		216,400	217,500
N-10 N-11		18 68	336,360 354,896	315,900 344,000		1 2		220,000 167,000	220,000 167,000
N-12 N-13		13 9	354,946 318,056	275,000 217,000		-		- -	-
N-14 N-15		7 25	356,271 238,000	372,000 225,000		- -		-	-
N-16 N-17		15 61	274,844 149,840	240,000 135,000		- 1		135,000	135,000
N-18 N-19		24 29	184,146 211,026	177,000 182,000		3 1		168,667 124,000	166,000 124,000
N-20		10 4	305,140	270,000		- -		-	124,000
N-21 N-22		14	142,688 179,814	155,000 168,500		-		-	-
N-23 N-24		41 15	151,360 195,433	148,000 180,000		-		-	-
		ownhouse Condon			minium Apart			Link Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1 N-2	9 10	181,100 244,000	177,200 223,750	12 20	181,167 199,830	179,250 195,500	5 7	258,500 225,143	257,000 218,000
N-3 N-4	7 2	203,929 263,250	188,000 263,250	25 2	181,068 151,950	179,000 151,950	1 -	260,250	260,250 -
N-5 N-6	-	288,495	288,495	-	257,500	257,500	- 1	210,000	210,000
N-7 N-8	2 7 6	159,357 208,700	156,000 212,500	2 3	150,467	152,900	<u>i</u>	187,500	187,500
N-10	-	-	· -	-	-	200,000	32	238,619	235,000
N-11 N-12	9	205,167	209,800	6	280,750	290,000	15 1	224,733 195,000	218,000 195,000
N-13 N-14	-	-	-	- -	-	- -	-	-	-
N-15 N-16	-	-	-	1 1	120,000 190,000	120,000 190,000	-	-	-
N-17 N-18	- 1	135,000	135,000	1 -	66,000	66,000	4	- 162,500	- 167,500
N-19 N-20	4	120,975	121,950	2	106,750	106,750	3	161,500	159,000
N-21	-	-	-	-	-	-	-	124 500	121 500
N-22 N-23		-		-	-	- -	1 -	131,500 -	131,500 -
N-24	1	165,000	165,000	-	-	-	-	- 	<u>-</u>
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	Sales	etached Condomir <u>Av. Price</u>	Med. Price
N-1	2 2	282,250	282,250	-	-	-	-	-	-
N-2 N-3	13	226,500 218,954	226,500 218,000	-	-	- -	-	-	-
N-4 N-5	10 1	231,689 192,000	231,500 192,000	<u>-</u>	-	- -	-	- -	-
N-6 N-7	6 5	192,633 185,600	185,000 188,000	-	-	-	-	-	-
N-8	17	209,038	207,000	-	-	- -	-	-	- -
N-10 N-11	7	208,971	209,000	-	-	- -	-	-	- -
N-12 N-13	-	- -	-	-	- -	- -	-	-	- -
N-14 N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	- -	-	-	-	- -	-	-
N-17 N-18	3	140,933	135,900 -	-	-	- -	-	-	-
N-19 N-20	-	-	-	-	-	-	1	206,500	206,500
N-21	-	-	- -	-	-	-	-	-	-
N-22 N-23	3 3	117,633 109,167	115,900 107,000	- -	-	-	-		-
N-24	-	-	, <u>-</u>	-	-	-	-	-	-



Single-Family West Breakdown August 2000

				•	.ugusi =sss				
	<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 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17	9 15 19 15 14 19 21 46 20 34 25 30 16 7		338,778 309,560 172,000 194,333 235,536 215,758 314,129 400,236 311,638 248,049 355,868 453,537 301,300 262,286 271,695	341,000 325,000 173,000 169,000 246,500 214,900 272,000 339,000 293,750 324,000 401,500 280,000 270,000 257,900		2 24 6 3 16 1 2 1 1 1 3 10 3 7		237,400 185,925 190,000 224,000 211,969 165,000 200,700 225,000 175,000 218,000 215,333 188,920 226,333 214,914 196,647	237,400 174,500 187,000 232,000 211,500 165,000 200,700 225,000 175,000 218,000 218,000 188,650 226,500 219,500
W-18 W-19 W-20 W-21 W-22 W-23		8 67 92 38 4 117	209,188 292,654 272,925 349,771 221,250 224,348	218,000 282,000 265,000 283,250 224,000 215,000		9 12 22 1 -		186,200 216,733 207,347 195,500 	182,500 215,000 210,500 195,500 - 175,250
W-24 W-25 W-26		58 4	230,742 484,500	225,500 300,750		22 1		191,164 154,500	192,450 154,500
W-27 W-28 W-29		36 40 35	255,153 311,889 197,991	238,500 261,500 185,000		6 2 8		182,000 195,500 142,925	179,000 195,500 141,450
	To <u>Sales</u>	ownhouse Condoi <u>Av. Price</u>	miniums <u>Med. Price</u>	Cond <u>Sales</u>	ominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	Sales	Link Houses <u>Av. Price</u>	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-15 W-16 W-17 W-18 W-19 W-20 W-20	5 11 2 10 2 10 5 23 21 16 18 4 30 49 5	184,200 136,664 240,000 175,600 237,500 143,060 175,400 153,200 150,705 160,406 173,944 116,100 188,823 180,284 166,000	179,000 144,000 240,000 - 176,500 237,500 144,800 158,500 147,500 164,000 162,250 179,500 - 123,750 188,000 178,000 160,000	8 3 5 17 24 18 6 26 33 43 12 9 18 84 7 4 35 5 3	171,938 250,833 139,100 119,788 106,804 235,583 183,833 193,988 158,206 121,740 184,158 119,628 134,167 137,590 164,775 112,250 166,183 132,900 178,667	168,500 247,500 135,000 122,500 107,000 220,000 153,000 154,250 141,100 125,000 153,000 119,250 135,500 137,000 129,500 110,750 152,500 130,500 163,000	1 - 2 2 1	225,000 226,750 227,500 190,000	225,000 231,000 190,000 193,500
W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	30 24 1 - 6 1 2	160,383 135,483 141,500 - 139,900 195,500 108,000	165,000 135,000 141,500 143,000 195,500 108,000	7 21 - - - 1	137,714 114,155 - - - - 125,000	138,000 115,000 - - - - 125,000	2 - - 1 3 1	183,000 - - 176,000 211,167 185,000	183,000 - - 176,000 206,000 185,000
	Sales	Attached/Row Av. Price	Med. Price	Со-ор <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomir <u>Av. Price</u>	niums <u>Med. Price</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	1 2 - 1 3 1	128,000 240,000 270,000 313,667 291,500	128,000 240,000 270,000 310,000 291,500	- - 1 1 1 - - - - 1	38,000 85,000 155,000 	38,000 85,000 155,000 		- - - - - - - - - -	- - - - - - - - -
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	1 1 18 6 1 - 21 5 3	190,000 193,000 212,611 176,917 204,900 175,157 161,960 171,333	190,000 193,000 - 209,500 174,750 204,900 - 174,000 173,000 171,000		- - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	- - - - 2 - - - - -	152,500 - - - - - - - -	152,500 - - - - - - - - -
W-28 W-29	2 4 4	190,250 173,050 137,375	190,250 174,600 140,750	- - -	- - -	- - -	- -	-	-



Year	* Number of Sales (Property of all types))	* Dollar Volume (Property of all types)	* Average Price (Property of all types	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 1958	5,916 7,968		93,072,456 128,163,813	15,732 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 1965	13,895 14,890	(Single-Family Only)	241,218,500 281,164,558	17,370 18,883	(Single-Family Only)
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	13,076	10,498	394,123,765	30,141	29,492
1971 1972	15,587 17,037	13,085 14,613	496,009,054 580,579,218	31,822 34,078	30,426 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 1979	24,778 27,060	21,184 23,466	1,707,519,316 2,068,819,999	68,913 73,992	67,333 70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984 1985	36,206 51,514	31,905 45,509	3,845,980,469 5,957,686,711	106,225 115,652	102,318 109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991 1992	44,510 49,113	38,144 41,703	10,606,078,479 10,705,964,103	238,285 217,986	234,313 214,971
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 66,876	58,014 55,244	15,334,247,984	220,541	211,307
1998	66,876	55,344	15,050,497,785	225,051	216,815
1999					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March	7,088	5,795 6,594	1,659,424,731	234,117	227,174
April May	7,988 7,663	6,296	1,893,116,564 1,832,929,587	236,995 239,192	233,053 231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
September		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	4,115	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	2,694	786,812,743	239,736	229,758
February	5,668	4,731	1,430,128,309	252,316	245,134
March	7,455	6,133	1,873,828,920	251,352	245,553
April May	7,163 7,118	5,996 5,892	1,799,071,711 1,788,083,289	251,162 251,206	247,303 247,014
June	6,965	5,754	1,783,989,982	256,136	247,014
July	5,771	4,729	1,418,282,236	245,760	236,526
August	6,070	4,961	1,475,392,999	243,063	230,093
Total	49,492	40,884	12,355,590,189	249,648	242,354

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



