May best month in '98

TORONTO - Tuesday, June 2, 1998 — At 5,912, May sales of single-family dwellings were up just over 1 per cent from the 5,825 recorded in April, making last month the best reported so far this year by the Toronto Real Estate Board, Jimmy Lee, TREB President, announced

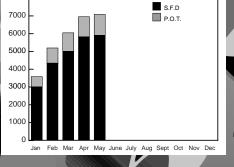
The average price fell modestly in May, down to \$222,148 from \$222,194 in April. The median also fell slightly, to \$188,500 from \$189,000. However, both the average and median were up from May of 1997. The average rose 2 per cent from last year's \$216,904, and the median rose 1 per cent from \$186,500.

Active listings continued their gradual rise in May, to 22,521 from last month's 22,174, an increase of about 2 per cent. However, they were still down 2 per cent from last May's 23,090.

TREB's 5,912 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,313,341,371, and averaged \$222,148. The median price was \$188,500.

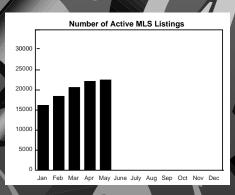
Breaking down the total 2,224 sales were reported in TREB's 28 West districts and averaged \$202,121; 890 sales were reported in the 14 Central districts and averaged \$332,453; 1,116 sales were reported in the 23 North districts and averaged \$242,078; and 1,682 sales were reported in TREB's 21 East districts and averaged \$177,040.

In addition to the sales of single-family dwellings, TREB Members reported 1,172 sales of properties of other types (P.O.T.) during May moving the total to 7,084. The dollar volume for properties of all types (P.A.T.) was \$1,627,867,532, and the average price was \$229,795.

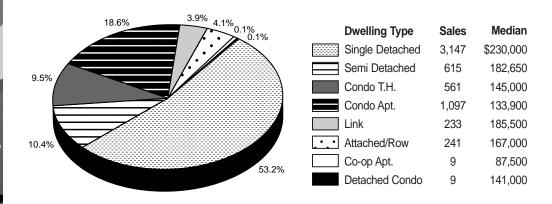


Number of MLS Sales





Single-Family Residential Breakdown



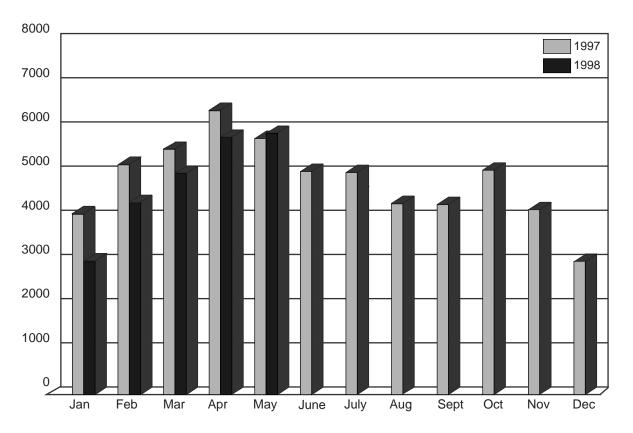
Housing Market Indicators

	May 1997	May 1998	% Change
Sales*	5,797	5,912	(+2%)
New Listings*	8,903	8,551	(-4%)
Active Listings**	23,090	22,521	(-2%)

Single-Family Dwellings Only

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — May

Price Range		Tota	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	216	(3.7)	140	(12.8)	43	(7.7)
90,001	to	110,000	289	(4.9)	170	(15.5)	51	(9.1)
110,001	to	120,000	228	(3.9)	100	(9.1)	31	(5.5)
120,001	to	130,000	267	(4.5)	112	(10.2)	58	(10.3)
130,001	to	140,000	295	(5.0)	96	(8.7)	64	(11.4)
140,001	to	150,000	310	(5.2)	77	(7.0)	79	(14.1)
150,001	to	160,000	320	(5.4)	64	(5.8)	54	(9.6)
160,001	to	170,000	388	(6.6)	67	(6.1)	52	(9.3)
170,001	to	180,000	368	(6.2)	46	(4.2)	44	(7.8)
180,001	to	190,000	360	(6.1)	38	(3.5)	30	(5.4)
190,001	to	200,000	269	(4.6)	23	(2.1)	17	(3.0)
200,001	to	225,000	616	(10.4)	45	(4.1)	18	(3.2)
225,001	to	250,000	493	(8.3)	36	(3.3)	3	(0.5)
250,001	to	300,000	619	(10.5)	35	(3.2)	10	(1.8)
300,001	to	400,000	485	(8.2)	24	(2.2)	6	(1.1)
400,001	to	500,000	175	(3.0)	10	(0.9)	1	(0.2)
500,001	to	750,000	150	(2.5)	11	(1.0)	_	(—)
750,000	to	1,000,000	38	(0.6)	_	(—)	_	(—)
1,000,001	to	1,500,000	18	(0.3)	3	(0.3)	_	(—)
Over		1,500,000	8	(0.1)	_	(—)	_	(—)
TOTAL			5,912	100.0	1,097*	100.0	561**	100.0

^{* 1,097} condominium apartments sold for \$168,835,619, averaging \$153,906

^{** 561} condominium townhouses sold for \$82,925,000, averaging \$147,816.

Single-Family Residential May 1998

	•							
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price		
<u>East</u>								
E-1	210	90	66	\$13,091,500	\$198,356	\$175,000		
E-2	194	96	68	18,069,762	265,732	232,950		
E-3	385	162	125	22,210,670	177,685	175,500		
E-4	174	75 460	77	12,017,653	156,073	162,000		
E-5	365	169	117	21,208,000	181,265	166,900		
E-6 E-7	80 340	35 172	40 107	8,277,000 20,834,058	206,925 194,711	179,500 184,400		
E-8	250	121	107	19,143,100	178,907	170,000		
E-9	159	69	64	10,638,400	166,225	172,750		
E-10	187	99	59	13,934,274	236,174	231,900		
E-11	241	122	82	13,392,825	163,327	161,750		
E-12	57	33	24	3,880,900	161,704	167,000		
E-13	312	161	124	23,851,550	192,351	192,000		
E-14	269	142	123	21,064,800	171,259	167,000		
E-15	225	112	101	18,759,100	185,734	184,000		
E-16	528	249	232	30,475,550	131,360	128,250		
E-17 E-18	253 15	125	99	14,915,460	150,661 373,567	145,500		
E-19	26	9 12	6 4	2,241,400 865,000	216,250	300,700 217,000		
E-20	51	27	17	2,354,500	138,500	137,500		
E-21	82	22	40	6,555,900	163,898	157,500		
				, ,				
Total	4,403	2,102	1,682	\$297,781,402	\$177,040	\$167,500		
<u>West</u>								
W-1	110	59	39	\$8,396,500	\$215,295	\$210,000		
W-2	188	83	59	13,091,920	221,897	199,000		
W-3	197	92	58	9,046,100	155,967	156,250		
W-4	169	79	66	10,846,480	164,341	159,500		
W-5 W-6	223 204	89 118	87 73	12,880,600	148,053 219,873	128,000		
W-7	115	56	73 43	16,050,700 10,812,551	219,673 251,455	187,000 262,500		
W-8	266	129	114	34,804,750	305,305	262,000		
W-9	133	57	44	8,290,000	188,409	195,300		
W-10	272	130	119	18,231,650	153,207	134,000		
W-12	228	116	79	17,803,854	225,365	203,000		
W-13	260	118	97	26,644,400	274,685	223,700		
W-14	180	79	65	12,486,625	192,102	191,000		
W-15	280	139	108	16,028,800	148,415	140,500		
W-16	295	143	118	25,979,028	220,161	199,500		
W-17	-	20	36	- F 393 000	- 146,747	144 450		
W-18 W-19	66 435	28 217	157	5,282,900 33,704,940	214,681	144,450 215,000		
W-20	482	235	188	38,557,273	205,092	190,000		
W-21	127	58	63	14,614,100	231,970	215,000		
W-22	5	3	1	1,550,000	1,550,000	1,550,000		
W-23	535	190	223	41,169,899	184,618	174,700		
W-24	389	153	199	33,998,051	170,844	165,000		
W-25 W-26	37 2	20	6	1,189,000	198,167	204,000		
W-27	123	45	67	13,074,400	195,140	186,000		
W-28	150	67	62	16,899,450	272,572	245,000		
W-29	93	38	53	8,084,000	152,528	146,000		
Total	5,564	2,541	2,224	\$449,517,971	\$202,121	\$184,000		

May 1998 continued

<u>Area</u>	Listed	Re-runs	<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	334 257 202 299 71 243 264 107 160 93 175 139 235 335	164 141 117 148 36 119 115 61 80 34 109 64 111	112 75 47 104 16 70 83 28 51 36 38 52 82	\$22,865,750 29,921,069 27,563,900 41,113,387 4,931,450 16,865,498 15,370,450 19,404,051 22,474,800 9,110,400 27,136,255 13,168,233 24,662,390 21,295,750	\$204,158 398,948 586,466 395,321 308,216 240,936 185,186 693,002 440,682 253,067 714,112 253,235 300,761 221,831	\$170,000 295,000 437,500 356,875 247,500 238,750 174,700 536,750 342,500 249,000 547,500 255,650 287,500 193,250
Total	2,914	1,472	890	\$295,883,383	\$332,453	\$250,000
<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	228 297 369 227 41 161 216 253 193 395 68 46 68 66 82 247 95 112 17 23 36 99 101	114 165 183 115 22 76 95 123 71 227 31 22 33 27 39 111 43 47 5 6 14 39 47	78 87 90 57 6 59 101 88 80 106 24 9 17 30 28 87 29 54 8 8	\$21,908,450 23,506,492 26,220,250 17,047,790 1,876,000 15,952,250 21,743,000 25,453,675 18,476,400 31,291,383 5,931,400 3,168,500 5,126,400 6,266,550 12,441,800 5,487,400 8,783,250 1,527,500 1,196,200 2,688,800 4,129,325 3,309,400	\$280,878 270,190 291,336 299,084 312,667 270,377 215,277 289,246 230,955 295,202 247,142 352,056 301,553 220,880 223,805 143,009 189,221 162,653 190,938 149,525 141,516 142,391 150,427	\$261,000 246,000 277,750 279,000 312,000 245,000 205,000 278,500 221,400 277,500 215,000 259,000 266,500 214,000 190,050 141,000 177,800 149,450 163,500 145,500 138,000 145,000 122,500
Total	3,440	1,655	1,116	\$270,158,615	\$242,078	\$218,000
Grand Total	16,321	7,770	5,912	\$1,313,341,371	\$222,148	\$188,500
Listed includes Reruns: East (2,102-48%)		West (2,541-46%)	Central (1,472-50%)	North (1,655-48%)		

* Sales to Listings Ratio (SFD only): 36.2%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	44	97%
WEST	42	97%
CENTRAL	43	97%
NORTH	53	97%
TOTAL	45	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 1998

<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	835 966 1,538 735 1,638 594 1,536 1,114 747 798 1,139 296 1,460 1,342 1,073 2,337 1,154 77 117 288 388	267 311 524 269 453 202 462 363 261 245 340 97 547 506 443 904 426 16 30 94 154	\$51,793,799 77,368,843 92,891,745 42,680,492 83,168,786 38,579,300 84,555,899 63,605,088 41,495,363 54,170,714 53,904,949 16,468,000 103,591,370 87,984,290 81,192,121 116,826,462 64,541,465 5,376,400 6,122,100 15,303,650 25,443,990	\$193,984 248,774 177,274 158,664 183,596 190,987 183,021 175,221 158,986 221,105 158,544 169,773 189,381 173,882 183,278 129,233 151,506 336,025 204,070 162,805 165,221	\$177,000 225,000 172,000 168,000 174,750 172,500 179,250 169,450 166,000 217,500 158,500 168,500 168,750 179,000 126,000 146,000 275,500 196,000 154,000 166,750
Total	20,172	6,914	\$1,207,064,826	\$174,583	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	449 742 971 739 968 844 438 1,281 544 1,239 1,017 1,178 756 1,318 1,315 - 365 1,794 2,176 675 36 2,345 1,772 108 13 548 704	169 245 302 229 302 287 165 488 198 444 319 387 272 538 476 - 153 641 813 276 8 1,033 738 31 4 256 231	\$40,340,600 58,136,820 46,452,300 37,094,700 44,131,340 59,057,427 43,822,206 146,668,900 36,286,895 65,933,596 71,798,369 100,091,978 51,648,675 77,662,093 103,034,794 	\$238,702 237,293 153,816 161,986 146,130 205,775 265,589 300,551 183,267 148,499 225,073 258,636 189,885 144,353 216,460 - 148,521 210,016 208,477 272,495 438,625 185,547 167,128 220,235 277,125 196,840 262,635	\$219,500 224,000 154,000 156,500 127,000 187,500 255,000 255,000 250,000 180,250 133,000 200,000 207,000 187,000 132,000 200,000
W-29 Total	434 24,769	186 9,191	28,670,950 \$1,850,391,579	154,145 \$201,326	145,950 N/A

Five Month Single-Family continued January to May 1998

<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
Central					
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	1,453 916 767 1,202 255 928 1,118 399 733 358 723 594 1,075 1,367	447 268 219 424 52 259 360 116 277 133 137 228 242 416	\$91,681,101 103,557,550 103,961,447 169,864,786 16,750,950 63,501,628 67,016,940 69,194,585 111,950,549 34,022,480 87,682,293 53,302,421 73,115,828 98,684,632	\$205,103 386,409 474,710 400,624 322,134 245,180 186,158 596,505 404,154 255,808 640,017 233,783 302,132 237,223	\$168,000 287,500 308,500 364,750 264,500 235,000 166,000 503,000 333,589 275,000 530,000 220,500 269,500 215,000
Total	11,888	3,578	\$1,144,287,190	\$319,812	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 Total	1,082 1,290 1,613 917 176 787 1,069 1,119 874 1,732 311 176 287 340 344 1,110 434 505 84 102 178 466 317	340 349 371 236 39 253 435 323 311 426 75 33 63 124 105 321 112 192 27 31 53 124 63	\$92,524,984 96,354,877 107,502,258 66,526,569 14,556,900 66,850,115 91,022,025 72,316,849 122,209,359 20,373,780 11,347,000 21,238,650 26,850,068 23,395,500 46,828,590 19,594,800 31,389,250 5,113,000 4,607,500 7,683,200 18,318,425 8,488,850 \$1,066,153,864	\$272,132 276,088 289,763 281,892 373,254 264,230 209,336 281,802 232,530 286,876 271,650 343,848 337,121 216,533 222,814 145,883 174,954 163,486 189,370 148,629 144,966 147,729 134,744	\$256,900 255,500 245,000 271,750 285,000 236,250 200,000 272,250 218,000 268,000 237,000 260,000 287,000 204,000 203,000 135,750 164,500 149,500 145,100 140,000 145,750 125,000
Grand Total	72,142	24,089	\$5,267,897,459	\$218,685	N/A
	,	,	, -, - ,,	, -,	

Includes Re-runs:

East	8,824	West	10,304
Central	5,440	North	6,754

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

Single-Family East Breakdown May 1998

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. F	Price	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price		
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10		16 30 54 40 32 26 45 62 31 53	242,863 340,922 209,799 193,116 247,939 227,231 244,268 222,273 195,855 248,460	232,2 286,7 191,2 190,0 262,0 195,0 233,0 204,5 190,0 240,1	50 50 00 00 00 00 00 00	35 32 39 3 4 8 10 1		188,101 220,863 191,100 160,833 187,225 186,625 183,540 149,000 172,667	176,000 228,500 186,500 160,000 184,500 171,750 182,500 149,000 175,000		
E-11 E-12		25 16	215,937 181,963	209,9 179,0	00	10		166,890	164,500		
E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		73 78 68 138 43 6 3 16 39	223,868 191,554 202,785 147,884 173,497 373,567 234,000 138,000 164,946	225,0 178,5 201,0 139,5 162,0 300,7 245,0 137,5 160,0	00 00 00 00 00 00 00 00	7 2 2 42 7 - -		164,886 163,500 158,500 113,967 120,057	165,000 163,500 158,500 115,250 118,000		
	T Sales	ownhouse Cond Av. Price			ondominium A Av. Price	partments Med. Price	Sales	Link Houses Av. Price	Med. Price		
E-1	-	-	-	1	102,000	102,000	<u>oaics</u> -	-	-		
E-2 E-3 E-4	2 1 6	119,250 128,000 156,733	119,250 128,000 159,500	2 30 28	107,000 105,188 102,504	107,000 91,500 102,500	-	-	-		
E-5 E-6	32	148,011	146,000	37 5	146,889 151,200	136,000 145,000	8	206,975	209,250		
E-7 E-8	10 11	169,210 137,818	166,250 142,000	27 33	133,999 112,036	129,880 106,000	5	200,200	200,000		
	6 4 11 5 17 10 5 31 8	4 127,97 11 149,63 5 110,80 17 133,19 10 126,67 5 98,84 31 81,92	4 11 5 17 10 5 31	98,317 127,975 149,636 110,800 133,194 126,670 98,840 81,927 115,300	82,500 127,950 153,000 122,000 127,000 122,250 97,800 84,000 105,450	23 1 19 1 9 12 2 10 2	141,826 74,000 104,574 99,500 118,806 111,333 122,500 126,900 106,950	150,000 74,000 98,900 99,500 113,000 106,000 122,500 129,500 106,950	1 1 3 2 7 7 18 10 30	197,000 180,000 178,500 158,000 181,129 158,850 166,583 132,930 146,557	197,000 180,000 180,000 158,000 179,900 157,450 164,500 132,500 146,000
E-19 E-20 E-21	-	-	- - -	- - -	-	-	1 1 -	163,000 146,500	163,000 146,500		
	0-1	Attached/Row	Mad Drive		o-op Apartmen	ts		etached Condon			
E-1	Sales 14	<u>Av. Price</u> 180,013	Med. Price 151,750	<u>Sales</u> -	Av. Price	Med. Price	<u>Sales</u> -	Av. Price	Med. Price		
E-2 E-3	2 1	161,000 145,000	161,000 145,000	-	-	-	-	-	-		
E-4 E-5 E-6	- 4 1	174,500 120.000	171,500 120,000	-	-	-	-	-	-		
E-7 E-8	10	169,550	169,500	-	-	-	-	-	-		
E-9 E-10	-	-		-	-	-	-	-	-		
E-11 E-12	12	152,800	154,750 -	-	-	-	2	161,750	161,750		
E-13 E-14	11 9	159,409 157,167	160,000 156,000	-	-	-	5	133,480	135,500		
E-15 E-16	6 1	152,500 142,900	148,250 142,900	-	-	-	-	-	-		
E-17 E-18	9	120,189 -	117,000	-	-	-	-	-	-		
E-19 E-20	-	-	-	-	-	-	-	-	-		
E-21	-	-	-	-	-	-	-	-	-		

Single-Family Central Breakdown May 1998

	<u>s</u>	Det ales	tached Houses <u>Av. Price</u>	Med. Pri	ce	<u>Sales</u>		etached Houses Av. Price	Med. Price
C-1 C-2 C-3 C-4 C-6		6 24 29 82 13	294,917 511,948 770,876 440,105 341,492	280,000 408,300 560,000 390,000 262,000)))	8 22 10 11		250,438 336,087 243,800 282,555	256,500 246,000 200,500 293,000
C-7 C-8 C-9 C-10 C-11		30 - 15 31 12	305,567 868,927 561,190 395,417	283,750 725,000 525,000 377,500	-))	7 10 4 9 8		244,429 242,430 956,750 270,544 305,500	229,000 225,000 787,500 262,500 305,750
C-12 C-13 C-14		32 21 44	763,608 324,287 375,627	586,500 320,000 315,650)	11		204,600	200,000
C-15		27	330,046	314,000		13		219,962	232,000
	T <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	lominiums <u>Med. Price</u>	Con- <u>Sales</u>	dominium A Av. Price	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
C-1 C-2	3 2	158,333 355,000	175,000 355,000	86 18	195,934 355,772	166,250 227,000	-	-	-
C-3 C-4	-	-		7 11	388,929 174,245	410,000 143,500	-	-	-
C-6 C-7	1 5	220,000 183,600	220,000 180,000	2 27	136,025 180,611	136,025 170,000	-	-	-
C-8	1	200,000	200,000	67	173,114	165,000	-	-	-
C-9 C-10	1 5	409,000 223,700	409,000 197,000	7 4	272,022 243,625	225,151 237,000	-	-	-
C-11 C-12	1	73,000	73,000	15	123,227	85,200	-	-	-
C-12 C-13	4 3	255,200 226,333	250,650 260,000	2 17	840,000 201,682	840,000 167,000	-	-	-
C-14 C-15	4 30	258,875	267,000	33 24	200,888 171,525	170,000 131,500	2	221,000	221 000
C-15	30	165,547	168,250	24	171,525	131,300	2	221,000	221,000
	Sales	Attached/Row Av. Price	Med. Price	Co-c <u>Sales</u>	op Apartmen <u>Av. Price</u>	ts Med. Price	Do Sales	etached Condom Av. Price	iniums Med. Price
				<u>Jaies</u>	AV. FIICE	ivied. Frice	<u>Jaies</u>	AV. FIICE	Wed. File
C-1 C-2	9 8	196,378 356,063	187,000 306,000	- 1	278,000	278,000	-	-	-
C-3	-	-	-	<u>i</u>	48,000	48,000	-	-	-
C-4 C-6	-	-	-	-	-	-	-	-	-
C-7	1	193,000	193,000	-	-	-	-	-	-
C-8 C-9	4	274,375	227,500	1 1	50,000 230,000	50,000 230.000	-	-	-
C-10	2	275,000	275,000	-	230,000	230,000	-	-	-
C-11 C-12	-	-	-	-	-	-	-	-	-
C-12 C-13	-	-	-	-	-	-	-	-	-
C-14	1	470,000	470,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown May 1998

	<u>s</u>	Det sales	ached Houses Av. Price	Med. Price		Sales	Semi-D	etached Houses Av. Price	Med. Price
N-1 N-2		35 40	375,551 340,950	342,000 299,500		5 2		220,760 207,750	225,000 207,750
N-3 N-4		53 51	372,135 313,268	358,000 286,000		2		176,800	176,800
N-5 N-6		6 48	312,667 290,120	312,000 262,500		6		191,500	193,000
N-7 N-8		68 73	245,141 308,834	232,500 299,900		12 3		162,167 216,633	157,500 214,500
N-10 N-11 N-12		20 75 19	296,340 323,023 270,758	280,900 311,300 225,000		1 -		188,500	188,500
N-13 N-14		9 17	352,056 301,553	259,000 266,500		-		- -	-
N-15 N-16		29 24	224,841 234,842	222,000 208,000		-		-	
N-17 N-18 N-19		85 21 38	143,056 205,119 177,401	141,000 202,500 156,400		1 4		147,000 131,500	147,000 131,250
N-20 N-21		8 8	190,938 149,525	163,500 145,500		-		- -	-
N-22 N-23		17 27	146,371 144,831	145,000 145,000		1 -		80,000	80,000
N-24		21	149,714	119,000		-		-	-
	To <u>Sales</u>	ownhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1	9	210,100	194,000	16 32	171,728 194.578	170,950	10	241,730	248,900
N-2 N-3 N-4 N-5	8 -	237,667 174,744 -	250,000 181,250 -	20 2	163,990 133,500	192,500 162,400 133,500	5 1 -	208,800 200,000 -	213,000 200,000
N-6 N-7	1 7	182,500 143,271	182,500 143,000	2 10	147,500 140,600	147,500 144,000	1 2	207,500 178,500	207,500 178,500
N-8 N-10	4	179,250	168,250 -	-	-	-	60	209,160	207,750
N-11 N-12	7 3	174,836 134,667	175,000 131,000	5 -	317,000	249,000	17 1	228,959 198,000	222,800 198,000
N-13 N-14	-	-	-	- -	-	-	-		
N-15 N-16	2	162,675	162,675	1 -	106,000	106,000	- -	-	-
N-17 N-18	1	124,900	124,900	- -		- -	1 6	145,000 151,333	145,000 148,500
N-19 N-20	3 -	108,000	106,000	1 -	91,700	91,700	6	141,717 -	139,500
N-21 N-22	-	-	- -	-	-	-	1	120,500	120,500
N-23 N-24	1	165,400	165,400	-	-	-	-	-	-
		Attack a UD and		0	A		D.		·
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Sales	Apartments Av. Price	Med. Price	<u>Sales</u>	tached Condomin Av. Price	Med. Price
N-1 N-2	3 4	201,500 276,625	207,500 284,500	-	-	-	- 1	362,974	362,974
N-3 N-4	8 2	202,419 225,250	191,000 225,250	- -	-	-	-	-	-
N-5 N-6	1	192,500	192,500	- -	-	-	-	-	-
N-7 N-8	2 8	180,750 192,738	180,750 191,950	- -	-	-	-	-	-
N-10 N-11	- 1	175,000	175,000	-	-	-	-	-	-
N-11 N-12 N-13	1	185,000	185,000	-	-	-	-	-	-
N-13 N-14 N-15	-	-	-	-	-	-	-	- -	-
N-16	2	152,500	152,500	-	-	-	-	-	-
N-17 N-18	1 - 2	137,000	137,000	-	-	-	-	-	-
N-19 N-20	2	125,000	125,000 -	-	-	-	-	-	-
N-21 N-22	-	-		-	-	-	-	-	-
N-23 N-24	2	109,450	109,450 -	-	-	-	-	-	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown May 1998

	6-		tached Houses	Mad Drice		Coloo		etached Houses	Mod Drice
W-1	<u>5a</u>	<u>iles</u> 12	Av. Price 307,742	Med. Price 290.000		Sales 9		Av. Price 216,000	Med. Price 214,000
W-2		25	266,661	275,000		28		198,479	182,000
W-3		28	165,539	157,250		15		171,993	183,000
W-4 W-5		37 19	207,743 212,537	197,000 215,500		1 19		191,000 208,863	191,000 206,000
W-6		38	215,655	188,500		4		176,750	176,500
W-7		36	265,418	266,200		2		211,000	211,000
W-8 W-9		77 17	378,032 268,335	328,000 242,000		1 3		195,000 192,200	195,000 195,600
W-10		44	218,083	215,500		3		202,400	200,000
W-12 W-13		50 61	273,294	243,500 318,000		5 12		193,800 172,254	189,000
W-13 W-14		23	348,055 257,700	243,900		2		209,500	174,250 209,500
W-15		6	268,717	241,150		11		198,409	189,000
W-16 W-17		55	274,002	254,000		20		185,190	183,250
W-18		13	179,331	189,900		8		170,438	170,950
W-19 W-20		76 84	267,556 253,732	265,000 239,500		12 29		202,625 187,309	204,000 188,000
W-21		38	280,168	268,250		2		186,000	186,000
W-22		1	1,550,000	1,550,000		-		405.000	404.000
W-23 W-24		123 92	208,116 207,385	201,000 209,000		27 32		165,230 169,219	164,000 167,000
W-25		5	212,800	223,000		-		-	-
W-26 W-27		49	216,998	205,000		2		150,250	150,250
W-28		59	277,109	253,000		-		-	-
W-29		27	183,300	168,900		12		126,858	126,950
	To Sales	wnhouse Condor Av. Price	miniums Med. Price	Condo Sales	minium Apar Av. Price	tments Med. Price	Sales	Link Houses Av. Price	Med. Price
W-1	-	AV. I TICE	iwed. I fice	<u>5aies</u> 13	143,277	141,000	- Jaies	AV. I IICE	inied. i rice
W-2	-	-	-	-	-	· -	-	-	-
W-3 W-4	2	188,490	188,490	14 26	119,936 99,692	122,500 101,950	-	-	-
W-5	13	117,377	112,000	35	93,831	95,000	-	-	
W-6	-	-	-	29	237,062	185,000	-	-	-
W-7 W-8	9	- 171,222	160,000	4 27	128,875 146,676	133,750 127,500	-	-	
W-9	1	254,500	254,500	22	125,464	105,500	-	-	-
W-10	14	129,957	131,250	55 17	103,362	103,500	2	173,000	173,000
W-12 W-13	7 14	154,200 139,429	147,000 140,500	7	122,985 124,143	117,000 104,000	-	-	-
W-14	21	151,439	168,000	15	136,513	135,000	4	228,150	226,550
W-15 W-16	14 25	156,457 156,980	157,000 158,900	74 13	128,109 181,854	124,000 142,000	2	184,250 185,500	184,250 184,500
W-17	-	130,980	150,900	-	101,054	142,000	-	103,300	104,500
W-18	9	112,489	112,000	6	95,950	97,750	-	-	-
W-19 W-20	23 60	160,261 158,132	164,000 150,500	35 5	145,334 110,380	127,500 117,000	2	174,500	174,500
W-21	9	131,167	117,500	3	133,000	134,000	3	190,300	189,900
W-22 W-23	22	- 142,214	134,000	- 11	- 139,264	141,000	6	177,650	177,250
W-24	32	127,677	125,000	31	113,890	114,000	-	-	-
W-25	1	125,000	125,000	-	-	-	-	-	-
W-26 W-27	11	125,409	120,000	3	122,833	124,000	1	230,000	230,000
W-28	1	159,000	159,000	-	-	-	1	227,000	227,000
W-29	5	99,720	103,000	1	96,000	96,000	2	148,500	148,500
	Sales	Attached/Row Av. Price	Med. Price	Sales	Apartments Av. Price	Med. Price	Sales	etached Condomin Av. Price	Med. Price
W-1	4	199,250	166,000	1	100,000	100,000	-	-	-
W-2	5	156,100	143,500	1	87,500	87,500	-	-	-
W-3 W-4	1	152,000	152,000	-	-	-	-	-	-
W-5	-	-	-	1	64,000	64,000	-	-	-
W-6	1	199,000	199,000	1	75,000	75,000	-	-	-
W-7 W-8	-	320,000	320,000	-	-	-	-	-	
W-9	-		-	1	137,000	137,000	-	-	-
W-10 W-12	1	178,500	178,500	-	-	-	-	-	-
W-13	3	175,000	181,000	-	-	-	-	-	-
W-14 W-15	- 1	105.000	105 000	-	-	-	-	-	-
W-16	2	195,000 180,000	195,000 180,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18 W-19	- 11	196,955	194,000	-	-	-	-	-	-
W-20	7	180,000	179.000	-	-	-	1	163,000	163,000
W-21 W-22	8	180,663	174,250	-	-	-	-	-	-
W-23	34	158,350	160,750	-	-	-	-	-	
W-24	12	157,283	162,000	-	-	-	-	-	-
W-25 W-26	-	-	-	-	-	-	-	-	-
W-27	1	163,000	163,000	-	-	-	-	-	-
W-28 W-29	1 6	164,000 120,167	164,000 118,500	-	-	-	-	-	-
v v - 29	O	120,167	110,000	-	-	-	-	-	-

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	9,559		158,821,137	16,615	
1960 1961	9,298 9,264		151,828,112 151,314,565	16,329 16,334	
1962	9,669		161,878,920	16,742	
1963	11,096	* Number of Sales	183,272,930	16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965	14,890	40.400	281,164,558	18,883	Φ 04 000
1966 1967	14,883 14,886	13,428 12,432	326,687,333 367,415,993	21,950 24,681	\$ 21,360 24,078
1968	15,570	12,432	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	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	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979 1980	27,060 30,977	23,466 26,017	2,068,819,999 2,478,889,915	73,992 80,023	70,830 75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985 1986	51,514 54,815	45,509 52,919	5,957,686,711 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	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					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March April	6,545 7,626	5,550 6,423	1,407,362,108 1,747,789,607	215,028 229,188	210,207 213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
July	6,009	5,024	1,321,621,647	219,940	213,634
August	5,159	4,317	1,142,782,104	221,512	211,785
September October	r 5,159 6,035	4,298 5,077	1,135,176,105 1,330,266,221	220,038 220,425	213,567 211,791
November		4,185	1,134,135,799	221,424	212,127
December		3,017	865,690,228	229,687	205,710
TOTAL	69,530	58,014	15,334,247,984	220,541	211,307
1998					
<u>J</u> anuary	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March April	6,048 6,954	5,005 5,825	1,372,946,908 1,601,125,236	227,008 230,245	221,564 222,194
May	7,084	5,912	1,627,867,532	229,795	222,194
TOTAL	28,865	24,089	6,529,804,237	226,219	218,685

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

