June sales break 1994 psychological barrier

TORONTO - Thursday, July 4, 1996 — Members of the Toronto Real Estate Board reported 4,979 sales of single-family dwellings, down slightly from 5,514 sales in May, but up 19 per cent over the 4,172 sales in June 1995 and 29 per cent over the 3,848 recorded in June 1994.

"The residential market continues to gain momentum," commented TREB President Jerry England, "And while the build-up of equity is slower compared with the 1980's, it is readily apparent that we have broken through the psychological barrier of 1994."

England pointed out that to date, sales stand at 27,342 with a dollar volume \$5.4 billion, an increase of 47 per cent over the 18,625 sales recorded in the first six months of last year, and up three per cent from the 26,437 recorded in the first six months of 1994.

In June the median price dropped slightly to \$175,000, while the average price rose to

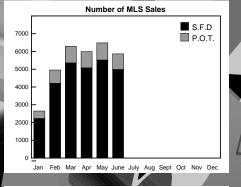
England added, "Owning a house as a principal residence still represents a major non-tax-

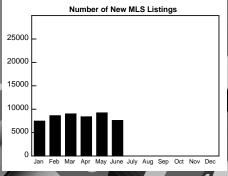
able, wealth-building opportunity and the biggest advantage of residential property as an investment is that you can live in it."

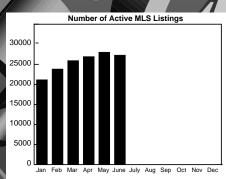
TREB's 4,979 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,017,669,551 and averaged \$204,392. The median price was \$175,000.

Breaking down the total 1,948 sales were reported in TREB's 27 West districts and averaged \$185,497; 735 sales were reported in the 14 Central districts and averaged \$292,467; 935 sales were reported in the 23 North districts and averaged \$234,387; and 1,361sales were reported in TREB's 21 East districts and averaged \$163,268.

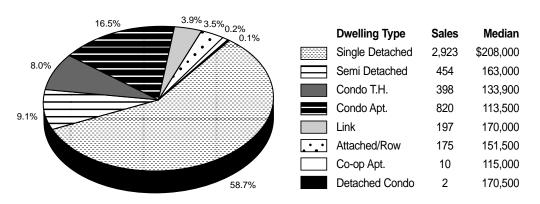
In addition to the sales of single-family dwellings, TREB Members reported 886 sales of properties of other types (P.O.T.) during June moving the total to 5.865. The dollar volume for properties of all types (P.A.T.) was \$1,248,550,730, and the average price was \$212,882.







Single-Family Residential Breakdown



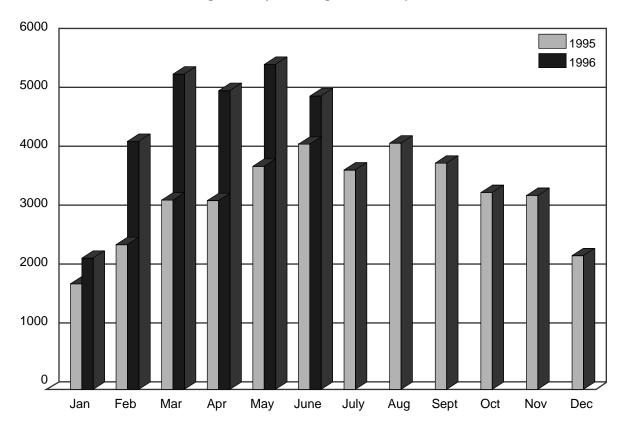
Housing Market Indicators

	June 1995	June 1996	% Change
Sales*	4,172	4,979	(+19%)
New Listings*	7,405	7,630	(+3%)
Active Listings**	29,745	27,294	(-8%)

Single-Family Dwellings Only

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — June

<u>Prio</u>	ce R	ange	Total S.F.D. Co		Co	ndo Apt.	Con	do T.H.
Up	to	\$90,000	292	(5.9)	207	(25.3)	27	(6.8)
90,001	to	110,000	330	(6.6)	183	(22.3)	44	(11.1)
110,001	to	120,000	217	(4.4)	78	(9.5)	54	(13.6)
120,001	to	130,000	245	(4.9)	58	(7.1)	59	(14.8)
130,001	to	140,000	275	(5.5)	46	(5.6)	61	(15.3)
140,001	to	150,000	279	(5.6)	37	(4.5)	36	(9.0)
150,001	to	160,000	352	(7.1)	49	(6.0)	29	(7.3)
160,001	to	170,000	351	(7.1)	18	(2.2)	21	(5.3)
170,001	to	180,000	340	(6.8)	24	(2.9)	13	(3.3)
180,001	to	190,000	266	(5.3)	15	(1.8)	11	(2.8)
190,001	to	200,000	192	(3.9)	16	(2.0)	4	(1.0)
200,001	to	225,000	458	(9.2)	27	(3.3)	11	(2.8)
225,001	to	250,000	374	(7.5)	17	(2.1)	7	(1.7)
250,001	to	300,000	402	(8.1)	16	(1.9)	11	(2.8)
300,001	to	400,000	353	(7.1)	18	(2.2)	9	(2.2)
400,001	to	500,000	120	(2.4)	4	(0.5)	1	(0.2)
500,001	to	750,000	95	(1.9)	6	(0.7)	_	(—)
750,000	to	1,000,000	22	(0.4)	_	(—)	_	(—)
1,000,001	to	1,500,000	10	(0.2)	1	(0.1)	_	(—)
Over		1,500,000	6	(0.1)	_	(—)	_	(—)
TOTAL			4,979	100.0	820*	100.0	398**	100.0

^{* 820} condominium apartments sold for \$109,454,684, averaging \$133,481

^{** 398} condominium townhouses sold for \$57,648,454, averaging \$144,845.

Single-Family Residential June 1996

<u>Area</u>	<u>Listed</u>	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-19 E-19	239 151 350 150 326 144 345 248 165 157 202 91 276 277 265 444 247 21 19 89	122 90 181 59 160 79 172 136 76 90 107 43 146 152 127 195 121 14 10 36	52 57 100 66 97 46 85 66 53 53 66 25 91 87 113 182 69 3 7	\$9,253,330 11,177,800 15,658,950 9,663,440 18,135,038 8,176,388 15,193,618 10,610,138 8,392,150 11,105,250 9,687,950 4,170,100 17,243,318 13,536,800 18,776,815 23,071,400 9,484,900 915,000 1,560,900 2,676,000	\$177,949 196,102 156,590 146,416 186,959 177,748 178,748 160,760 158,342 209,533 146,787 166,804 189,487 155,595 166,167 126,766 137,462 305,000 222,986 148,667	\$169,500 174,000 154,000 153,000 173,000 166,250 175,000 154,000 169,900 195,000 143,750 148,700 180,000 156,000 156,000 123,500 129,000 264,000 259,000 130,000
E-21	108	50	25	3,717,900	148,716	137,200
Total <u>West</u>	4,314	2,166	1,361	\$222,207,185	\$163,268	\$157,000
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	127 218 204 177 190 200 101 364 182 218 230 281 145 272 255 1 68 267	76 124 102 77 84 98 61 216 96 122 126 145 67 142 132 - 30 127	36 47 48 40 70 61 33 97 44 75 90 98 60 96 112	\$8,658,050 9,690,300 6,548,200 6,028,500 8,947,000 10,535,700 7,762,000 28,765,250 8,227,429 10,197,400 16,116,640 19,148,350 9,420,850 11,985,789 21,678,650	\$240,501 206,177 136,421 150,713 127,814 172,716 235,212 296,549 186,987 135,965 179,074 195,391 157,014 124,852 193,559	\$207,750 180,000 140,000 145,000 121,500 155,500 225,000 240,000 209,500 132,000 181,000 167,500 158,500 112,745 177,500
W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	351 418 6 444 337 24 8 144 266	173 183 1 186 149 13 5 56 135	139 177 7 212 138 12 1 63 67	26,569,878 41,529,166 1,378,400 36,065,080 21,662,500 2,292,500 155,850 11,045,950 14,011,800	191,150 234,628 196,914 170,118 156,975 191,042 155,850 175,333 209,131	178,000 210,000 214,000 162,000 150,000 163,500 155,850 172,500 177,500

June 1996 Continued

<u>Area</u>	<u>Listed</u>	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	354 217 195 335 53 189 212 126 195 74 153 146 228 319	193 132 124 199 33 93 126 80 124 39 105 81 119	81 58 48 100 14 50 50 24 60 26 32 45 49 98	\$15,283,967 19,858,600 18,554,400 33,984,900 3,418,800 10,237,100 8,839,100 11,378,800 24,809,650 6,208,500 12,789,900 9,797,800 14,164,169 25,637,400	\$188,691 342,390 386,550 339,849 244,200 204,742 176,782 474,117 413,494 238,788 399,684 217,729 289,065 261,606	\$155,000 263,500 392,000 312,500 235,000 211,000 149,500 377,950 288,750 235,300 371,500 196,000 248,000 228,000
Total	2,796	1,627	735	\$214,963,086	\$292,467	\$239,100
<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	257 258 351 170 50 173 187 209 121 408 79 31 96 87 66 201 57 84 16 15 46 99 73	142 138 190 90 22 89 91 121 49 235 42 17 48 44 32 80 28 34 10 7 20 40 24	86 78 92 41 7 67 72 51 43 104 16 10 24 28 26 72 26 39 4 10 23 12	\$22,632,006 19,167,788 25,045,638 11,098,960 1,766,000 18,295,400 13,878,600 15,590,050 8,937,600 30,799,762 4,943,500 1,851,400 6,649,800 6,357,500 4,740,050 9,720,700 4,583,500 6,051,300 718,400 524,400 1,374,250 3,100,500 1,324,500	\$263,163 245,741 272,235 270,706 252,286 273,066 192,758 305,687 207,851 296,152 308,969 185,140 277,075 227,054 182,310 135,010 176,288 155,162 179,600 131,100 137,425 134,804 110,375	\$238,750 226,000 229,250 258,000 267,000 230,000 184,950 259,900 188,500 261,000 247,500 161,500 258,000 204,000 169,750 135,750 162,750 151,000 181,950 143,250 122,200 125,000 103,250
Total	3,134	1,593	935	\$219,151,604	\$234,387	\$208,000
Grand Total	15,742	8,112	4,979	\$1,017,669,551	\$204,392	\$175,000

Listed includes Reruns: East (2,166-50%) West (2,726-49%) Central (1,627-58%) North (1,593-51%)

^{*} Sales to Listings Ratio (SFD only): 31.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	50	96%
WEST	56	96%
CENTRAL	55	95%
NORTH	66	95%
TOTAL	56	96%

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

Six Month Single-Family January to June 1996

<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-19 E-19 E-20 E-21	1,344 1,110 2,157 952 1,826 865 1,959 1,471 993 1,008 1,321 490 1,794 1,752 1,655 2,702 1,384 131 146 441 575	354 324 678 314 504 229 542 417 306 274 419 156 526 619 592 1,002 379 23 36 91 145	\$61,505,307 68,194,435 105,708,916 44,274,240 91,289,988 43,244,310 96,891,922 65,981,940 47,949,758 53,901,919 60,432,600 24,730,250 97,422,858 97,784,060 98,507,465 124,337,990 52,361,832 7,315,400 6,929,200 13,405,078 22,267,178	\$173,744 210,477 155,913 141,001 181,131 188,840 178,767 158,230 156,699 196,722 144,231 158,527 185,215 157,971 166,398 124,090 138,158 318,061 192,478 147,309 153,567	\$164,950 185,500 154,100 154,000 172,000 164,000 173,000 158,750 165,000 194,000 144,000 149,000 157,000 161,000 121,900 132,000 259,000 142,000 150,000
Total	26,076	7,930	\$1,284,436,646	\$161,972	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-15 W-16 W-17 W-18	788 1,127 1,339 1,060 1,234 1,161 539 2,046 976 1,551 1,443 1,760 944 1,684 1,720 3 444	234 273 282 275 337 324 175 545 208 437 384 475 316 608 604	\$47,205,330 57,849,550 38,097,430 41,019,050 44,476,650 56,831,211 42,085,411 143,682,525 36,237,029 60,390,245 73,905,728 103,481,952 51,577,900 75,372,534 115,076,198	\$201,732 211,903 135,097 149,160 131,978 175,405 240,488 263,638 174,216 138,193 192,463 217,857 163,221 123,968 190,524	\$180,500 190,000 135,000 148,000 120,000 162,650 230,900 224,000 173,500 151,750 175,000 185,000 160,000 112,000 178,000
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	444 1,986 2,239 2,400 47 2,748 1,890 112 23 446 1,249	166 618 834 883 14 1,127 777 33 1 118 365	23,632,750 118,337,514 156,809,976 208,828,632 2,634,400 188,159,905 116,828,587 5,248,200 155,850 21,760,850 76,554,781	142,366 191,485 188,022 236,499 188,171 166,956 150,359 159,036 155,850 184,414 209,739	148,950 189,500 175,000 220,000 186,000 161,000 149,000 145,000 155,850 175,000
Total	32,959	10,413	\$1,906,240,188	\$183,063	N/A

Six Month Single-Family continued January to June 1996

<u>Area</u>	Listed	<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 C-14 C-15	2,015 1,359 1,188 1,997 336 1,055 1,287 752 1,131 489 1,013 806 1,402 1,880	449 282 257 505 81 311 291 150 267 181 159 257 269 501	\$82,173,516 87,343,098 88,810,803 168,582,394 21,003,351 63,183,788 50,215,080 75,485,150 95,009,150 37,902,550 82,072,953 54,654,173 81,751,695 116,385,588	\$183,015 309,727 345,567 333,827 259,301 203,163 172,560 503,234 355,840 209,406 516,182 212,662 303,910 232,307	\$153,000 228,250 260,000 300,000 238,000 200,000 156,000 450,000 282,500 225,000 433,500 195,000 251,000 200,500
Total	16,710	3,960	\$1,104,573,289	\$278,933	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	1,511 1,689 2,365 973 324 1,048 1,211 1,428 851 2,311 416 232 532 488 462 1,261 460 561 117 83 232 578 351	394 455 506 222 60 316 430 280 243 553 78 44 105 150 114 395 146 217 29 28 70 117 87	\$107,326,610 116,572,106 136,342,519 57,654,510 15,608,300 78,380,058 84,024,663 77,909,440 51,951,190 151,241,573 20,183,050 11,497,200 28,929,200 29,972,700 20,980,750 51,081,550 23,789,800 32,114,872 6,110,300 3,920,300 9,460,650 16,339,800 10,006,500	\$272,403 256,202 269,452 259,705 260,138 248,038 195,406 278,248 213,791 273,493 258,757 261,300 275,516 199,818 184,042 129,320 162,944 147,995 210,700 140,011 135,152 139,656 115,017	\$242,500 238,000 223,400 248,000 260,000 212,500 186,000 255,000 255,500 250,000 225,500 195,500 249,000 175,000 130,000 159,450 140,000 193,000 143,000 132,750 129,000 112,000
Total Grand	19,484	5,039	\$1,141,397,641	\$226,513	N/A
Total	95,229	27,342	\$5,436,647,764	\$198,839	N/A

Includes Re-runs:

East 11,964 West 14,649 Central 9,012 North 9,120

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

Single-Family East Breakdown June 1996

	<u>S</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pr	<u>ice</u>	<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		23 23 52 40 31 40 31 35 36 45	176,906 230,235 186,142 169,699 256,800 181,287 230,471 218,527 181,954 224,344	160,000 190,000 164,000 170,000 239,000 168,750 222,000 175,000 174,950	0 0 0 0 0 0 0	23 29 16 7 4 6 7 2		186,130 177,790 176,031 148,857 168,322 154,150 178,500 142,750 156,500	179,000 170,000 167,250 145,000 169,144 157,000 178,000 142,750 156,500
E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21		21 19 67 57 79 125 37 3 7 18 25	196,824 174,826 206,947 171,514 184,585 135,697 151,992 305,000 222,986 148,667 148,716	189,000 155,000 197,000 168,500 185,000 130,000 264,000 259,000 130,000	0 0 0 0 0 0 0 0 0	4 3 4 3 4 30 4 -		145,375 134,800 158,125 153,387 131,100 110,273 105,250	146,500 135,500 154,750 153,000 130,750 113,400 105,000
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Con <u>Sales</u>	ndominium 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	2 2 - 1	127,000 208,000 - 120,500	127,000 208,000 - 120,500	2 30 18	97,500 93,818 95,166	97,500 88,750 87,750	- - -	- - -	- - -
E-5 E-6	13 -	137,377	139,500	41 -	153,135 -	132,500	3	193,667	197,000
E-7 E-8 E-9 E-10	11 7 5	151,044 115,729 98,200	149,980 122,500 108,000	23 21 10	124,556 80,528 103,780	126,000 81,000 98,000	7 1 -	180,571 175,000	178,500 175,000
E-10 E-11 E-12 E-13 E-14 E-15 E-16	5 5 5 1 8 4 6 11	124,450 124,400 132,500 119,688 110,075 102,917 79,073	122,500 126,000 132,500 116,250 108,900 105,750 79,000	2 19 - 2 9 10 3	112,750 93,939 154,000 96,822 103,480 121,800	112,750 94,000 - 154,000 92,500 96,000 95,900	1 7 2 5 8 11 9	162,000 166,357 155,750 149,680 140,580 145,364 126,667	162,000 167,000 155,750 150,500 137,445 140,000 132,000
E-17 E-18	-	-	-	1 -	95,000	95,000	17 -	130,312	132,000
E-19 E-20 E-21	- - -	- - -	- - -	- - -	- -	- - -	- - -	- - -	-
	0-1-	Attached/Ro			op Apartmen	ts Mad Briss		etached Condom	
E-1	Sale 4	Av. Price 162,375	Med. Price 168,750	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-2 E-3 E-4	1 2	115,500 174,250	115,500 174,250	-	-	- - -	- - -	- - -	-
E-5 E-6	5	171,100	170,500	-	-	-	-	-	-
E-7 E-8	6	168,208	168,500	- -	- -	-	- -	-	-
E-9 E-10	-	-	-	-	-	- -	-	-	-
E-11 E-12	10	140,180	143,000	- -	- -	- -	- -	-	- -
E-13 E-14	5 5	146,300 147,000	151,000 145,000	-	-	-	- 1	129,000	129,000
E-15 E-16	3	139,633 106,475	137,000 108,000	-	-	-	-	-	-
E-17 E-18	10	112,990	109,250	-	-	- -	-	-	-
E-19 E-20	-	-	- -	- -	<u>-</u>	- -	-	- -	-
E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown June 1996

	Sa	Det ales	ached Houses <u>Av. Price</u>	Med. Pr	<u>ice</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6		2 18 33 84 13	208,500 493,761 415,194 365,143 250,615	208,50 311,50 405,00 326,75 235,00	0 0 0	10 22 8 8		200,950 326,345 356,250 264,375	168,750 300,000 294,250 257,500
C-7 C-8 C-9 C-10 C-11		20 1 8 42 17	270,783 247,000 806,313 488,604 316,182	243,50 247,00 647,50 352,75 296,00	0 0 0 0	4 8 1 11		224,563 301,400 740,000 238,864	218,125 297,000 740,000 241,500
C-12 C-13 C-14 C-15		22 17 25 43	486,109 296,588 369,040 327,716	440,75 285,00 286,00 319,50	0 0 0	2 10 1 9		199,500 174,890 201,000 194,778	199,500 176,000 201,000 193,000
	To <u>Sales</u>	wnhouse Condo <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	3 2	192,500 270,000	207,500 270,000	55 11	186,290 211,936	147,500 180,000	-	-	-
C-3	-	270,000	270,000	6	310,500	323,000	-	-	-
C-4 C-6	- 1	160,800	160,800	7	155,486	133,000	-	-	-
C-7	4	150,625	147,500	21	147,414	147,000	1	225,000	225,000
C-8	-	405.000	-	36	134,581	114,000	-	-	-
C-9 C-10	4 1	405,200 270,000	385,950 270,000	4 4	359,875 150,200	314,750 145,900	-	-	-
C-11	1	89,900	89,900	8	92,938	72,500	-	-	-
C-12	7	219,500	228,000	1	160,000	160,000	-	-	-
C-13 C-14	3 8	143,000 271,600	140,000 241,500	15 14	171,860 152,184	159,500 155,835	_	-	-
C-15	20	155,325	150,500	23	264,396	172,500	3	201,667	198,000
		Attached/Ro		Co-	op Apartmen	te	D	etached Condom	iniume
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	11	184.909	176.000	_	_	_	_	_	_
C-2	5	184,000	210,000	-	-	-	-	-	-
C-3	-	-	-	1	140,000	140,000	-	-	-
C-4 C-6	1	109,500	109,500	-	-	-	-	-	_
C-7	-	-	-	-	_	-	_	-	_
C-8	5	267,200	264,000	-	-	-	-	-	-
C-9	1	356,000	356,000	6	128,667	126,500	-	-	-
C-10 C-11	2	395,000	395,000	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-13	-		-	-	-	-	-	-	-
C-14 C-15	1	433,800	433,800	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown June 1996

		Detached Houses			Semi-Detached Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	38	361,867	327,500	1	190,000	190,000
N-2	48	284,677	250,000	2	193,500	193,500
N-3	53	355,054	342,000	1	175,000	175,000
N-4	38	279,328	267,500	2	154,750	154,750
N-5	7	252,286	267,000	=	· =	· -
N-6	61	284,189	237,000	1	149,000	149,000
N-7	54	207,770	198,000	6	150,417	152,500
N-8	47	314,948	260,500	2	219,250	219,250
N-10	4	404,375	327,250	-	· =	· -
N-11	73	337,845	295,000	2	168,500	168,500
N-12	16	308,969	247,500	-	, <u>-</u>	´ -
N-13	10	185,140	161,500	-	-	-
N-14	23	284,339	260,000	1	110,000	110,000
N-15	28	227,054	204,000	-	, <u>-</u>	· -
N-16	25	184,486	170,000	-	-	-
N-17	68	138,143	138,750	-	-	-
N-18	18	193,000	182,000	1	127,500	127,500
N-19	29	161,053	157,000	2	124,875	124,875
N-20	4	179,600	181,950	-	, <u>-</u>	, -
N-21	4	131,100	143,250	-	-	-
N-22	10	137,425	122,200	-	-	-
N-23	22	135,750	127,700	-	-	-
N-24	12	110,375	103,250	=	-	_
		•	•			

	Townhouse Condominiums		Co	ndominium Apa	rtments	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	18	182,225	170,000	20	171,850	169,900	8	224,000	230,500
N-2	1	250,000	250,000	20	172,534	170,500	6	194,283	183,500
N-3	10	171,000	165,250	22	142,025	146,000	4	196,875	195,250
N-4	-		-			,	-	-	-
N-5	_	_	_	_	_	_	_	_	_
N-6	1	137,000	137,000	2	149,450	149,450	1	190,000	190,000
N-7	5	146,600	150,000	1	127,000	127,000		-	-
N-8	-	1 10,000	100,000		121,000	121,000	_	_	_
N-10	_	_	_	_	_	_	39	187,695	185,500
N-11	8	160,225	155,500	4	241,125	247,500	16	211,706	202,500
N-12	U	100,220	100,000	7	241,120	241,500	10	211,700	202,000
N-12	-	-	-	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	-	-		CF 000	-	-	-
N-17	1	80,000	80,000	3	82,333	65,000	-	-	4.45.050
N-18	1	116,000	116,000	-	-	-	6	144,333	145,250
N-19	2	138,500	138,500	1	80,000	80,000	3	148,333	147,000
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	-	_	_	-	_	_	_	_	_

		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
N-1	1	182,000	182,000	-	-	_	_	-	-
N-2	1	249,900	249,900	_	-	-	-	-	-
N-3	2	215,350	215,350	-	-	-	-	-	-
N-4	1	175,000	175,000	_	-	-	-	-	-
N-5	-	-	-,	-	-	-	-	-	-
N-6	1	185,000	185,000	-	-	-	-	-	-
N-7	6	149,417	146,500	-	-	-	-	-	-
N-8	2	174,500	174,500	-	-	-	-	-	-
N-10	-	, -	, -	-	-	-	-	-	-
N-11	1	166,500	166,500	-	-	-	-	-	-
N-12	-	, -	, -	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	1	127,900	127,900	-	-	-	-	-	-
N-17	-	· -	· -	-	-	-	-	-	-
N-18	-	-	-	-	-	-	-	-	-
N-19	1	117,000	117,000	-	-	-	1	212,000	212,000
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	1	114,000	114,000	-	-	-	-	-	-
N-24	-	, <u>-</u>	, -	-	-	-	-	-	-

Single-Family West Breakdown June 1996

		Detac	hed Houses	_			Semi-De	tached Houses	
	Sales	<u>.</u>	Av. Price	Med. Price		Sales		Av. Price	Med. Price
W-1 W-2	15 20		347,237 264,830	257,000 242,000		7 23		191,786 164,691	198,000 175,000
W-3	28	}	142,893	145,500		12		143,358	136,500
W-4 W-5	25 13		178,756 197,292	162,000 200,000		1 18		215,000 182,044	215,000 183,000
W-6	39		161,633	153,000		-		-	-
W-7 W-8	32 68	3	236,156 360,044	225,000 289,000		1		204,000	204,000
W-9	25 35	,	233,941	230,000		3 1		195,000	170,000
W-10 W-12	59)	184,431 211,513	178,000 210,000		6		135,000 170,250	135,000 175,750
W-13 W-14	49 18		265,127 229,250	232,900 228,500		10 5		151,370 177,000	151,500 178,000
W-15	9)	204,822	208,900		9		166,000	164,000
W-16 W-17	49) -	241,330	218,000		19 -		163,600	164,000
W-18 W-19	12 54	•	154,658 231,501 227,159			7 2		156,571 174,000	154,000 174,000
W-20	74					17		166,506	164,000
W-21 W-22	125 5		265,146 228,080	248,000 219,000		7		170,571	163,000
W-23	136	;	187,236	175,000		23		146,339	145,000
W-24 W-25	71 8		192,693 201,250	180,000 171,000		14		149,107	149,000
W-26 W-27	1 46		155,850 193,324	155,850 183,500		2		123,250	123,250
W-28	56		224,086	208,000		4		130,625	119,750
	Townh Sales	nouse Condomini Av. Price	um Med. Price	Condo Sales	minium Apart Av. Price	ment Med. Price	Sales	Link Houses Av. Price	Med. Price
W-1	<u> </u>	84,500	84,500	<u>3aies</u> 9	161,056	143,000	<u>Jaies</u>	AV. FIICE	-
W-2	1	122,000	122,000	2	166,900	166,900	-	-	-
W-3 W-4	-	-	-	8 14	103,363 96,043	99,950 100,000	-	-	-
W-5	8	112,906	116,500	29	73,316	72,000	-	-	-
W-6 W-7	1 -	387,500	387,500	17 1	205,559 205,000	176,500 205,000	-	-	-
W-8	9	141,417	129,000	19	147,658	135,900	-	-	-
W-9 W-10	1 11	352,400 111,436	352,400 112,500	15 27	96,100 82,167	104,000 83,000	1	163,000	163,000
W-12	3	131,667	137,000	22 14	100,950	93,000	-	-	, -
W-13 W-14	23 20	127,824 126,825	123,500 128,000	13	100,571 85,427	92,000 81,000	3	197,833	198,000
W-15	14	131,414	134,000	63	105,247	103,350	1 7	178,000	178,000
W-16 W-17	25 -	142,756	135,500	9	156,500	135,000 -	-	182,243 -	182,000
W-18 W-19	5 5	116,630 155,800	116,750 158,000	2 23	89,500 125,888	89,500 107,500	2	- 184.750	194.750
W-19 W-20	37	147,800	130,000	6	104,750	107,500	-	104,730	184,750 -
W-21 W-22	10 2	138,612 119.000	141,300 119.000	15	116,193	110,000	7	183,720	187,500
W-23	8	120,663	116,950	13	114,977	116,000	14	156,507	157,000
W-24 W-25	20 1	114,320 312,000	113,500 312,000	24 2	100,675 111,750	95,750 111,750	=	-	_
W-26	-	· -	-	-	-	· -	-	-	-
W-27 W-28	9 2	108,506 126,500	115,000 126,500	3	102,667	98,000	1 3	129,500 152,000	129,500 166,000
		Attached/Row	·	Со-ор	Apartments		Det	ached Condominiu	ıms
14/ 4	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	4 1	143,250 150,000	134,000 150,000	-	-	-	-	-	
W-3 W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	2	38,000	38,000	-	-	-
W-6 W-7	3	93,333	105,000	1 -	70,000 -	70,000	-	-	-
W-8 W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12 W-13	2	147,750	147,750	-	-	-	-	-	-
W-14 W-15	1	168,800	168,800	-	-	-	-	-	-
W-16	3	164,000	165,000	-	-	-	-	-	-
W-17 W-18	-	-	-	-	-	-	-	-	-
W-19 W-20	13 5	178,415 166,480	176,000 158,600	-	-	- -	-	-	-
W-21	13	213,608	173,000	-	-	-	-	-	-
W-22 W-23	- 18	- 143,564	142,000	-	-	-	-	-	-
W-24 W-25	9	132,356 147,000	128,700 147,000	-	-	<u>-</u> -	-	<u>-</u>	-
W-26	-	-		-	-	- -	-	-	-
W-27 W-28	1 2	162,500 115,750	162,500 115,750	-	-	-	-	-	

Year	* Number of Sales (Property of all type		* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
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	5,916		93,072,456	15,732	
1958	7,968		128,163,813	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	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965	14,890	(emgic i aminy emy)	281,164,558	18,883	(eg.e : a, e,
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	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	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	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	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	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	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	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	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	0.040	4.704	400 500 004	007.555	400.750
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April May	3,831 4,514	3,204 3,785	843,090,243 982,479,781	220,071 217,652	212,541 212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,920 4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
Septembe		3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November		3,295	838,187,466	206,450	197,999
December		2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
TOTAL	32,231	27,342	6,622,652,228	205,475	198,839

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

