For Media Inquiries: 443-8150 For All Other Inquiries: 443-8152 August, 1999

August is Fourth Consecutive Record Month

TORONTO - Tuesday, August 31, 1999 — With 4,679 homes changing hands this month, the Toronto resale home market experienced its best August in history, and extended its record streak to four consecutive months, TREB President Bill Palander commented today. "Sales are up 5 per cent from last August, and up 7 per cent from 1998 year-to-date" the President said. "It looks like 1999 will be our busiest year ever."

The President noted that prices rose in August, jumping almost two per cent to \$225,976 from July's \$222,102. The median remained steady at \$193,000.

Breaking down the total 1,761 sales were reported in TREB's 28 West districts and averaged \$211,069; 639 sales were reported in the 14 Central districts and averaged \$322,397; 1,010 sales were reported in the 23 North districts and averaged \$251,552;

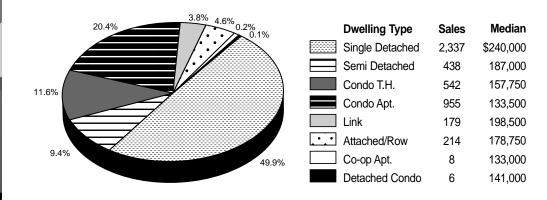
and 1,269 sales were reported in TREB's 21 East districts and averaged \$177,756.

Neighbourhood Corner Pickering

Average Detached home prices have risen a modest 5 per cent in Pickering (E-12 & E-13) over the first eight months of this year, to \$228,069 from the \$218,224, recorded in January--August 1998.

Townhouses have risen a similarly modest 4 per cent, to \$136,169 from \$130,566, over that same time period. Meanwhile, average time on market for all residential sales in Pickering was 42 days in August, a little less than the city-wide average of 46 days.

Single-Family Residential Breakdown



Housing Market Indicators

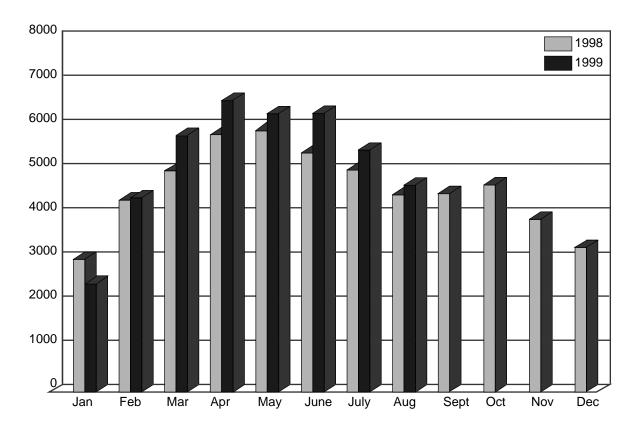
	August 1998	August 1999	% Change
Sales*	4,462	4,679	(+5%)
Sales (P.O.T.)	928	894	(-4%)
New Listings*	6,275	6,305	(—)
Active Listings**	19,126	17,419	(-9%)

 ^{*} Single-Family Dwellings Only

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

Price Range		<u>Tota</u>	Total S.F.D.		ndo Apt.	Cor	Condo T.H.	
Up	to	\$90,000	121	(2.6)	84	(8.8)	20	(3.7)
90,001	to	110,000	227	(4.9)	149	(15.6)	38	(7.0)
110,001	to	120,000	150	(3.2)	80	(8.4)	23	(4.3)
120,001	to	130,000	230	(4.9)	123	(12.9)	43	(7.9)
130,001	to	140,000	236	(5.0)	93	(9.7)	53	(9.8)
140,001	to	150,000	218	(4.7)	71	(7.4)	50	(9.2)
150,001	to	160,000	249	(5.3)	67	(7.0)	64	(11.8)
160,001	to	170,000	284	(6.1)	55	(5.8)	56	(10.3)
170,001	to	180,000	257	(5.5)	33	(3.5)	48	(8.9)
180,001	to	190,000	305	(6.5)	35	(3.7)	43	(7.9)
190,001	to	200,000	251	(5.4)	23	(2.4)	32	(5.9)
200,001	to	225,000	509	(10.9)	36	(3.8)	43	(7.9)
225,001	to	250,000	427	(9.1)	31	(3.2)	12	(2.2)
250,001	to	300,000	535	(11.4)	37	(3.9)	12	(2.2)
300,001	to	400,000	368	(7.9)	25	(2.6)	3	(0.6)
400,001	to	500,000	140	(3.0)	4	(0.4)	1	(0.2)
500,001	to	750,000	104	(2.2)	7	(0.7)		(—)
750,000	to	1,000,000	42	(0.9)	1	(0.1)	1	(0.2)
1,000,001	to	1,500,000	19	(0.4)	1	(0.1)		(—)
Over		1,500,000	7	(0.1)	_	(—)	_	(—)
TOTAL			4,679	100.0	955*	100.0	542**	100.0

⁹⁵⁵ condominium apartments sold for \$147,069,415, averaging \$153,999

^{** 542} condominium townhouses sold for \$87,472,782, averaging \$161,388.

Single-Family Residential August 1999

A	l lata I	D	0-1	Dallan Valores	A. D. L.	Maria Dalas
<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	146	64	50	\$9,498,933	\$189,979	\$172,000
E-2	134	73 120	42	10,053,525	239,370	235,100
E-3 E-4	235 155	129 80	87 65	15,654,300 10,083,300	179,934 155,128	179,000 150,000
E-5	281	137	101	19,235,268	190,448	185,000
E-6	91	49	30	5,673,700	189,123	162,500
E-7	237	115	99	19,232,900	194,272	190,000
E-8	164	76	78	14,402,800	184,651	179,250
E-9	152	65	68	11,710,781	172,217	182,000
E-10	96 450	46 70	25 57	5,114,200	204,568	210,000
E-11 E-12	156 35	78 18	57 18	8,714,628 2,810,850	152,888 156,158	153,600 171,950
E-13	266	141	84	16,150,349	192,266	188,500
E-14	214	105	76	13,947,723	183,523	176,000
E-15	223	113	79	14,969,765	189,491	181,500
E-16	387	196	169	22,592,449	133,683	129,900
E-17	218	99	81	12,754,100	157,458	145,000
E-18	7	3	1	295,000	295,000	295,000
E-19 E-20	28 40	14 19	16 14	4,284,150 2,684,400	267,759 191,743	227,500 177,000
E-20 E-21	80	37	29	5,709,500	196,879	185,900
Total	3,345	1,657	1,269	\$225,572,621	\$177,756	\$169,000
West						
W-1	51	18	29	\$7,402,100	\$255,245	\$193,500
W-2	119	57	37	8,144,514	220,122	205,000
W-3	137	55 77	50	8,582,000	171,640	168,750
W-4 W-5	137 192	77 79	36 71	5,591,250 10,533,550	155,313 148,360	138,950 123,000
W-6	152	82	57	12,070,422	211,762	196,000
W-7	60	32	26	7,469,200	287,277	269,750
W-8	222	124	79	30,937,100	391,609	267,000
W-9	91	41	37	7,693,000	207,919	178,000
W-10	249	133	92	13,544,525	147,223	126,500
W-12 W-13	202 202	98 105	70 80	15,312,050 19,477,000	218,744 243,463	200,000 200,150
W-14	152	85	41	7,163,550	174,721	183,500
W-15	245	117	99	14,575,322	147,225	141,125
W-16	205	111	77	16,974,200	220,444	207,000
W-17	-	-	-	-	-	-
W-18	73 404	37	26 124	3,830,200	147,315	158,950
W-19 W-20	401 394	200 185	134 167	29,406,300 38,783,870	219,450 232,239	207,250 210,000
W-21	98	46	42	10,356,300	246,579	237,250
W-22	5	1	2	409,000	204,500	204,500
W-23	495	244	192	39,162,900	203,973	187,200
W-24	386	176	145	26,139,600	180,273	175,000
W-25	11	3	10	2,385,000	238,500	193,250
W-26 W-27	3 136	2 58	1 58	674,000 11,514,300	674,000 198,522	674,000 190,500
W-27 W-28	159	89	50	14,300,150	286,003	245,000
W-29	80	36	53	9,261,850	174,752	168,000
Total	4,657	2,291	1,761	\$371,693,253	\$211,069	\$188,250

Single-Family Residential continued August 1999

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	266	126	79	\$18,766,300	\$237,548	\$218,000
C-2	140	74	45	17,464,600	388,102	269,000
C-3	134	80	32	14,761,307	461,291	268,250
C-4	241	131	61	26,390,700	432,634	370,000
C-6	42	23	3	520,000	173,333	118,000
C-7 C-8	184 227	93	43 84	9,365,000	217,791	192,000
C-8 C-9	64	118 42	20	17,362,800 9,539,300	206,700 476,965	178,250 304,500
C-10	134	74	48	22,135,942	461,165	320,000
C-10	56	23	23	5,651,618	245,723	299,000
C-12	129	78	29	18,685,900	644,341	568,000
C-13	118	64	37	8,972,900	242,511	257,500
C-14	210	119	55	17,184,300	312,442	252,000
C-15	276	146	80	19,210,900	240,136	210,500
Total	2,221	1,191	639	\$206,011,567	\$322,397	\$249,900
<u>North</u>						
N-1	207	126	66	\$17,673,550	\$267,781	\$245,000
N-2	215	126	81	21,787,325	268,979	243,900
N-3	277	163	97	28,733,880	296,226	257,000
N-4	170	102	46	13,490,190	293,265	278,095
N-5	33	21	16	4,957,150	309,822	306,000
N-6	124	66	51	15,603,570	305,952	249,000
N-7	180	85	89	18,779,300	211,003	196,000
N-8 N-10	239 113	137 52	71 62	19,389,200	273,087	226,900
N-10 N-11	315	201	115	15,316,300 35,511,292	247,037 308,794	236,000 280,000
N-12	43	22	17	4,768,000	280,471	240,000
N-12 N-13	34	16	6	1,744,000	290,667	239,500
N-14	74	43	19	6,474,000	340,737	295,000
N-15	53	29	29	6,947,400	239,566	218,000
N-16	54	29	24	5,528,350	230,348	195,250
N-17	215	105	78	13,534,172	173,515	153,400
N-18	51	21	27	5,256,200	194,674	203,000
N-19	107	55	34	5,924,100	174,238	163,250
N-20	21	13	3	693,500	231,167	200,000
N-21	23	15	8	1,235,200	154,400	152,500
N-22	27	10	16	2,363,900	147,744	136,000
N-23	79	23	37	5,463,200	147,654	139,000
N-24	64	37	18	2,893,650	160,758	149,825
Total	2,718	1,497	1,010	\$254,067,429	\$251,552	\$229,000
Grand Total	12,941	6,636	4,679	\$1,057,344,870	\$225,976	\$193,000

Listed includes Reruns: East (1,657-49%) West (2,291-49%) Central (1,191-54%) North (1,497-55%)

^{*} Sales to Listings Ratio (SFD only): 36.1%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	42	97%
WEST	43	97%
CENTRAL	45	97%
NORTH	57	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 1999

<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-20 E-21	1,481 1,385 2,562 1,153 2,221 1,028 2,112 1,775 1,363 1,206 1,614 471 2,442 2,073 2,245 4,014 1,902 123 293 388 732	540 464 938 519 836 299 853 623 513 379 575 200 807 811 813 1,477 731 26 80 135 225	\$107,734,242 119,663,542 168,743,627 82,537,974 161,130,183 60,281,397 162,013,831 112,585,325 86,220,083 83,804,460 92,304,511 33,919,925 162,326,099 147,409,440 150,953,748 194,965,824 113,990,840 7,493,400 17,210,050 24,483,450 41,025,750	\$199,508 257,896 179,897 159,033 192,739 201,610 189,934 180,715 168,070 221,120 160,530 169,600 201,148 181,763 185,675 132,001 155,938 288,208 215,126 181,359 182,337	\$182,000 235,050 179,000 166,694 186,000 180,000 173,000 174,000 218,000 170,250 193,000 175,000 177,900 130,000 147,200 280,500 191,250 165,000 173,250
Total	32,583	11,844	\$2,130,797,701	\$179,905	N/A
West					
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-24 W-25 W-26 W-27 W-28 W-29	816 1,366 1,463 1,336 1,726 1,547 684 2,098 929 2,362 1,633 1,954 1,367 2,355 2,122 7 690 3,443 4,183 1,198 41 4,399 3,420 185 15 1,030 1,355 769	304 411 452 426 574 488 265 780 346 776 560 646 439 922 755 1 204 1,176 1,506 355 16 1,714 1,386 65 4 454 435 315	\$79,035,600 99,556,179 74,062,356 72,293,880 87,173,520 105,198,172 72,625,344 251,480,024 67,305,484 122,051,499 132,947,418 172,859,057 81,237,061 135,963,997 172,626,565 269,900 32,172,370 264,017,500 328,356,396 93,668,580 3,157,300 336,635,702 246,326,065 16,072,647 1,574,000 94,474,350 121,544,250 51,142,721	\$259,986 242,229 163,855 169,704 151,870 215,570 274,058 322,410 194,525 157,283 237,406 267,584 185,050 147,466 228,644 269,900 157,708 224,505 218,032 263,855 197,331 196,404 177,724 247,271 393,500 208,093 279,412 162,358	\$227,500 225,000 160,300 169,450 133,000 197,250 266,250 265,500 192,500 140,000 202,750 217,750 183,750 136,500 205,000 269,900 164,950 215,000 200,000 236,500 190,950 185,000 170,000 178,702 327,500 194,750 253,500 157,000
Total	44,493	15,775	\$3,315,827,937	\$210,195	N/A



Eight Month Single-Family continued January to August 1999

<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	2,507 1,768 1,262 2,348 449 1,438 1,746 802 1,450 633 1,344 1,001 1,996 2,387	819 461 332 669 106 429 633 240 434 253 252 347 520 794	\$173,758,122 185,087,738 150,860,898 283,937,171 31,635,275 106,713,050 130,639,133 157,896,547 191,520,870 70,645,760 164,865,513 83,419,452 152,898,765 195,268,149	\$212,159 401,492 454,400 424,420 298,446 248,748 206,381 657,902 441,292 279,232 654,228 240,402 294,036 245,930	\$184,000 289,000 314,450 385,000 278,500 235,000 185,500 525,000 336,062 275,000 536,000 230,000 250,125 218,000
Total	21,131	6,289	\$2,079,146,443	\$330,600	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	2,000 2,243 3,137 1,612 334 1,772 1,897 2,771 1,242 3,622 550 321 639 642 518 1,945 640 815 130 147 262 834 529	538 657 833 401 77 492 745 618 490 842 151 53 134 214 172 546 230 265 41 44 110 279 142	\$148,136,940 190,894,635 239,321,692 112,265,055 24,081,350 134,374,684 159,763,832 170,927,484 118,699,242 246,202,228 42,205,345 19,292,760 44,839,700 50,303,913 39,100,252 83,515,440 42,646,509 45,930,550 9,015,650 7,312,750 15,511,649 40,489,060 20,615,850	\$275,347 290,555 287,301 279,963 312,745 273,119 214,448 276,582 242,243 292,402 279,506 364,014 334,625 235,065 227,327 152,959 185,420 173,323 219,894 166,199 141,015 145,122 145,182	\$245,000 255,000 243,000 275,000 290,000 235,000 204,000 275,000 240,000 310,000 311,000 218,000 211,000 145,000 174,250 162,000 197,000 171,000 137,500 142,000
Total	28,602	8,074	\$2,005,446,570	\$248,383	N/A
Grand Total	126,809	41,982	\$9,531,218,651	\$227,031	N/A

Includes Re-runs:

East	15,653	West	21,735
Central	11,451	North	15,563

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

Single-Family East Breakdown August 1999

	<u>S</u> :	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Price	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-6 E-7 E-9 E-11 E-12 E-14 E-17 E-17 E-17 E-19 E-121		12 13 41 27 28 21 39 43 34 17 10 8 46 50 50 96 39 1 14 13 29	192,658 277,231 208,463 199,243 253,127 210,962 249,233 228,577 209,155 227,735 223,613 195,794 227,891 205,850 211,402 152,783 180,369 295,000 280,875 195,262 196,879	175,000 243,000 198,000 198,000 253,200 180,000 245,000 210,000 208,750 216,000 223,650 196,750 223,500 198,250 214,950 149,500 168,000 295,000 240,000 179,000 185,900		30 22 19 1 2 3 5 3 2 3 6 1 5 1 2 26 4		197,158 226,624 185,321 165,000 195,500 159,167 189,700 172,667 187,500 190,667 187,000 187,700 212,000 134,000 118,894 124,375	173,250 231,062 183,000 165,000 195,500 154,000 166,000 187,500 185,000 172,000 187,500 212,000 212,000 123,000
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>		ominium 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 E-4 E-5 E-7 E-10 E-112 E-13 E-14 E-15 E-17 E-17 E-17 E-19 E-21	3 2 2 4 20 9 9 6 4 6 6 18 3 6 6 - -	133,633 197,900 164,750 185,675 166,010 - 170,644 150,222 117,700 133,675 155,900 109,167 139,936 133,500 137,000 85,700 116,467	138,000 197,900 164,750 186,650 164,500 - 168,000 159,000 125,150 132,850 110,500 135,500 122,500 127,750 90,500 113,950	1 22 33 45 6 32 22 26 1 24 2 10 8 4 5 2	75,000 119,409 115,032 157,753 127,667 134,006 114,500 135,319 136,000 131,250 115,925 116,875 76,800 131,750	75,000 114,000 115,000 149,800 122,500 133,250 115,250 130,000 136,000 114,500 108,000 123,250 113,750 70,000 131,750	- - - - - - - - - - - - - - - - - - -	222,933 - 207,563 185,000 - 193,250 186,500 191,250 159,500 174,550 146,404 149,357 - 189,900 146,000	221,800 - 213,000 185,000 - 193,250 186,500 191,250 159,500 172,000 150,500 145,000 - 189,900 146,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price		Apartmen Av. Price	ts <u>Med. Price</u>	De <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-10 E-11 E-13 E-14	5 4 3 - - 6 - 7 - 3 8 7	174,280 248,250 209,900 - - 179,967 - - 166,143 - 171,667 154,725	168,000 257,000 209,900 - - 178,000 - - 166,500 173,000 154,950	- - - - - - - - - -	- - - - - - - - - - -	- - - - - - - - - - - -	- - - - - - - 2 - 4	- - - - - - 182,950 - - 139,625	182,950 -139,250
E-15 E-16 E-17 E-18 E-19 E-20 E-21	7 4 9 - 1 -	156,664 116,250 124,822 - 162,000	154,500 110,000 124,900 - 162,000	- - - - - -	- - - - -	- - - - - -	-		-

Single-Family Central Breakdown August 1999

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	1	302,000	302,000	4	247,500	250,500
C-2	9	563,322	305,000	12	460,471	399,075
C-3	24	514,700	444,000	7	311,929	162,000
C-4	46	494,730	427,550	5	298,620	303,000
C-6	1	290,000	290,000	_	· -	<u>-</u>
C-7	9	347,944	290,250	3	255,000	255,000
C-8	4	319,750	282,000	10	308,950	336,000
C-9	6	939,117	850,000	-	· -	-
C-10	28	620,398	433,821	8	295,538	299,250
C-11	8	408,777	424,109	3	307,333	309,000
C-12	22	761,955	631,000	1	246,000	246,000
C-13	19	295,900	282,000	3	204,667	215,000
C-14	22	451,405	400,050	_	· -	<u>-</u>
C-15	23	389,161	385,000	7	227,214	230,000

	Townhouse Condominiums Sales Av. Price Med. Price			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	5	217.380	184.000	65	238,929	195.000	_	_	_
Č-2	-		-	18	266,750	189,250	-	-	-
C-3	-	-	-	-		,	-	-	-
C-4	1	355,000	355,000	7	233,071	240,000	_	-	-
C-6	-	-	-	2	115,000	115,000	_	-	-
C-7	8	194.375	191,250	22	168,114	165,500	_	-	-
C-8	1	345,000	345,000	63	178,830	168,000	-	-	-
C-9	-	-	-	12	286,800	255,500	-	-	-
C-10	2	213,000	213,000	8	195,563	187,000	-	-	-
C-11	2	120,000	120,000	9	100,600	90,000	-	-	-
C-12	5	254,800	245,000	1	402,900	402,900	-	-	-
C-13	1	194,500	194,500	14	181,593	158,750	-	-	-
C-14	3	260,333	252,000	27	193,422	186,000	-	-	-
C-15	27	173,381	175,000	23	173,409	142,000	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	4	214,250	214,750	-	-	_	-	_	-
C-2	5	388,310	441,000	1	126,000	126,000	-	-	-
C-3	-	-	-	1	225,000	225,000	-	_	_
C-4	-	-	-	2	76,750	76,750	-	-	-
C-6	-	-	-	-	,	, -	-	-	-
C-7	1	215,000	215,000	-	-	-	-	-	-
C-8	6	230,500	230,750	-	-	-	-	-	-
C-9	-	, <u>-</u>	, <u>-</u>	2	231,500	231,500	-	-	-
C-10	1	270,000	270,000	1	140,000	140,000	-	-	-
C-11	1	314,000	314,000	-	,	, -	-	-	-
C-12	-	, <u>-</u>	, <u>-</u>	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	3	416,667	400,000	-	-	-	-	-	-
C-15	_	· _	, <u> </u>	_	_	_	_	_	_

Single-Family North Breakdown August 1999

	<u>S</u> :	Det ales	tached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price	
N-1 N-2 N-3 N-4 N-5 N-6 N-7		28 37	378,671 329,463	358,000 295,000		2		216,500	- 216,500	
	54 41 16 37 49		386,421 307,834	369,900 288,000		2		227,000	227,000	
			309,822	306,000		- 8		· -	· -	
			339,234 248,098	269,000 239,900		12		199,063 180,483	202,500 187,450	
N-8 N-10		36 22	347,064 292,718	288,500 279,000		5 1		217,660 192,000	219,000 192,000	
N-11 N-12	85 16 6 19 28 21		341,162 286,438 290,667 340,737 243,300 237,826	316,000 242,500 239,500 295,000		2		184,950 -	184,950 -	
N-13 N-14						- -		- -	-	
N-15 N-16				227,000 212,000		- -		- -	-	
N-17 N-18		65 20	183,729 209,035	162,000 218,750 190,000 200,000 152,500 136,000 146,000		1 3		139,900 144,000	139,900 143,500	
N-19 N-20		21 3	199,600 231,167			4		134,375	134,500	
N-21		8	154,400			- -		-	-	
N-22 N-23		16 31	147,744 152,765			1		114,000	114,000	
N-24	17		158,450	146,650	146,650			-	-	
	To <u>Sales</u>	wnhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apart Av. Price	ments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price	
N-1 N-2	13 12	180,323 218,333	165,500 220,000	17 19	163,826 212,942	165,750 199,900	5 8	250,200 221,663	250,000 219,000	
N-3 N-4	14 -	173,086 -	168,000	19 2	165,389 106,000	164,000 106,000	5 -	229,750	228,000	
N-5 N-6	1	500,000	500,000	1	140,000	140,000	-	-	-	
N-7 N-8	13 8	151,077 206,225	150,000 220,000	8 1	148,775 183,000	146,100 183,000	2	200,000	200,000	
N-10 N-11 N-12	11	185,445	178,000	3	243,000	266,000	39 13	222,679 242,900	226,700 230,000	
N-13 N-14	-	-	<u>-</u>	-	-	<u>-</u>	-	-	-	
N-15 N-16	2	170,000	170,000	- -	-	-	<u>-</u> 1	194,000	194,000	
N-17	3	130,000	94,000	3	84,167	67,500	1	168,500	168,500	
N-18 N-19	1	107,000	107,000	1	90,000	90,000	4 4	160,875 151,000	162,000 148,250	
N-20 N-21	-	-	- -	-	-	-	-	- -	-	
N-22 N-23	-	-	- -	-	-	- -	- 1	- 135,000	135,000	
N-24	1	200,000	200,000	-	-	-	-	-	, <u>-</u>	
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Det <u>Sales</u>	ached Condomini <u>Av. Price</u>	ums <u>Med. Price</u>	
N-1 N-2	3 3	230,167 241,667	238,000 241,000	-	-	-	-	- -	-	
N-3	5 1	230,560	232,000	-	-	-	-	-	-	
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	-	203,000	203,000	-	-	- -	-	- -	-	
	4 5	204,850 180,500	203,700 182,000	-	- -	- -	- -	-	-	
	21 -	189,229 -	187,500	- -	-	- -	-	-	-	
	1 1	216,000 185,000	216,000 185,000	- -	-	- -	-	- -	-	
	<u>-</u> -	-	- -	-	- -	-	-	- -	- -	
	1	135,000	135,000	-	-	-	-	-	-	
	5	128,173	129,990	- -	-	-	-	-	-	
N-18 N-19	3	131,333	132,000	-	-	-	-	-	-	
N-20 N-21 N-22 N-23	-	-	- -	-	-	-	-	-		
	4	119,625	120,500	-	-	-	-	- -	-	
N-24	-	-	-,	-	-	-	-	-	-	

Single-Family West Breakdown August 1999

		Do	tached Houses				Somi-Do	tached Houses	
	Sa	ales	Av. Price	Med. Price		<u>Sales</u>		Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7		10 12 34 16 12 29 22	383,600 291,351 176,165 202,222 239,000 203,256 309,645	313,500 244,605 170,500 200,500 227,500 200,000 295,450		8 18 13 3 17 1		166,438 187,856 171,223 161,667 210,212 146,000	167,250 182,500 169,500 138,000 213,000 146,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17		49 13 27 33 38 7 5 33	522,810 311,654 215,752 287,486 353,484 285,857 254,100 280,023	354,000 310,000 212,000 249,900 310,250 295,000 254,000 256,250		1 1 6 7 3 5		228,000 185,000 214,333 179,614 213,167 195,180 194,490	228,000 185,000 217,500 185,000 213,500 185,000 190,950
W-18 W-19 W-20 W-21 W-22		5 55 82 26 2	164,700 281,605 292,918 293,950 204,500	170,500 283,000 262,500 283,500 204,500		10 9 21 2		179,290 216,111 199,783 231,000	178,750 216,000 199,500 231,000
W-23 W-24 W-25 W-26		107 65 8 1	231,359 224,165 266,875 674,000	214,000 224,000 196,750 674,000		28 20 -		181,696 179,595 -	181,000 180,500 -
W-27 W-28 W-29		40 42 35	222,295 303,992 195,737	216,000 257,000 184,000		4 3 9		143,750 187,333 131,683	145,000 193,000 130,500
	To <u>Sales</u>	wnhouse Condon Av. Price	niniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart Av. Price	ments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6	- - 1 9 2	197,000 125,544 183,500	197,000 110,000 183,500	4 2 3 16 33 23	199,875 245,500 122,167 104,606 89,759 227,565	192,250 245,500 106,500 108,200 93,000 186,000	- - - - -	- - - - -	- - - - -
W-7 W-8 W-9 W-10 W-12 W-13	8 3 10 11 23	258,813 211,500 132,900 175,455 147,257	199,750 191,000 137,500 189,000 140,000	4 21 20 52 19 10	164,250 143,852 138,250 112,437 125,737 108,690	155,000 136,500 89,500 113,000 125,000 107,950	- 1 1 -	242,000 183,500 -	242,000 183,500
W-14 W-15 W-16 W-17	18 17 21	155,472 152,143 174,383	165,000 153,000 175,000	11 72 7 -	114,550 135,312 140,357	106,000 131,500 127,500	2 - 4 -	232,250 - 198,500 -	232,250 - 196,500 -
W-18 W-19 W-20 W-21 W-22	5 31 51 7	126,520 176,473 161,946 163,171	122,100 175,000 160,000 155,000	6 24 4 4	96,867 141,169 117,975 124,975	94,500 137,250 125,950 120,000	1 3 3	244,000 207,000 203,167	244,000 205,000 205,000
W-23 W-24 W-25 W-26	26 24 2	159,900 134,315 125,000	160,000 133,150 125,000	4 24 - -	149,125 115,656 -	151,750 110,750 -	4 2 -	183,225 204,150 -	185,450 204,150 -
W-27 W-28 W-29	8 - 1	130,250 - 110,000	134,200 - 110,000	2 - 2	129,500 - 109,500	129,500 - 109,500	2 3 3	162,750 214,667 167,633	162,750 224,000 170,000
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Det <u>Sales</u>	ached Condominium Av. Price	s <u>Med. Price</u>
W-1 W-2	7 4	205,014 176,500	180,000 186,500	<u>.</u> 1	69,900	69,900	-	-	-
W-3 W-4	-	-	- -	-	-	- -	-	-	-
W-5 W-6	2	214,500	214,500	-	-	-	-		-
W-7 W-8	-	-	-	-	-	-	-	- -	-
W-9 W-10	1	175,000	175,000	-	-	-	-	-	-
W-12 W-13	1 2	220,000 156,750	220,000 156,750	-	-	-	-	-	-
W-14 W-15 W-16 W-17	2	175,000 -	175,000 -	:	- - -	- - -	- - -	- - -	- - -
W-18 W-19 W-20 W-21 W-22	14 6 -	205,021 202,833	205,000 196,500	- - -	- - -	- - - -	- - -	- - -	- - - -
W-22 W-23 W-24 W-25 W-26	23 10 -	166,661 156,940 -	166,000 164,000	- - -	- - -	- - -	- - -	- - -	- - -
W-26 W-27 W-28 W-29	2 2 3	210,500 163,250 131,333	210,500 163,250 133,000	: : :	- - -	- - -	- - -	- - -	- - -

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	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962 1963	9,669 11,096	* Number of Sales	161,878,920 183,272,930	16,742 16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967 1968	14,886 15,570	12,432 12,245	367,415,993 430,301,604	24,681 27,637	24,078 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 1974	19,561 20,680	16,335 17,318	862,742,566 1,160,586,426	44,105 56,121	40,605 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 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 1990	47,447 21,652	38,960	13,863,276,860	292,185	273,698
1990	31,652 44,510	26,779 38,144	8,264,140,752 10,606,078,479	261,094 238,285	255,020 234,313
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 1996	47,100 65,760	39,273 55,779	9,902,240,806 13,497,191,369	210,238 205,249	203,028 198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998	52,525	,	,,,	,	,
January	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	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954 7,084	5,825 5,912	1,601,125,236 1,627,867,532	230,245 229,795	222,194 222,148
May June	6,484	5,410	1,515,114,077	233,670	225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
Septembe		4,492	1,187,538,665	218,740	213,917
October November	5,681 4,853	4,688 3,905	1,274,397,550 1,076,535,860	224,326 221,829	217,908 214,465
December		3,272	900,326,933	220,129	215,131
Total	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	1,659,424,731	234,117	227,174
April May	7,988 7,663	6,594 6,296	1,893,116,564 1,832,929,587	236,995 239,192	233,053 231,908
June	7,603 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
Total	50,795	41,982	11,855,831,051	233,405	227,031

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

