March 2002

#### Just Another All Time Record

TORONTO — Wednesday, April 3, 2002.

At 7,602 transactions, sales for March were the highest ever recorded in the 82 year history of the Toronto Real Estate Board, TREB President David Pearce announced today. "We eclipsed the previous record of 7,485 sales, set just last May, by about 2%, and we are up 20% over the 6,328 sales recorded in March of 2001."

The President went on to note that average prices rose 1% in March, to \$274,874 from February's \$270,883, and were up 11% from March 2001. "While prices continued to rise, the rate of increase slowed markedly last month. For this reason, we predict relative price stability over the course of 2002, not a late-80's style run-up."

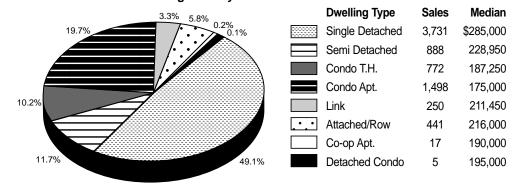
Breaking down the total, 2,932 sales were reported in TREB's 28 West

districts and averaged \$249,155; 1,221 sales were reported in the 14 Central districts and averaged \$390,999; 1,482 sales were reported in the 23 North districts and averaged \$298,675; and 1,967 sales were reported in TREB's 21 East districts and averaged \$23,194.

#### <u>Neighbourhood Corner</u> The Downtown Condo Market

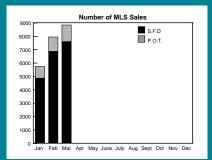
The Downtown Condo Market (C-1) was extremely active in the 1st quarter of 2002, with 415 apartment sales recorded, up 55% from the same three-month period last year. The average price remained stable at \$250,330. However, the median price rose 11% to \$227,011 over 2001's \$204,000 figure.

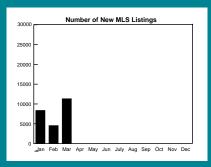


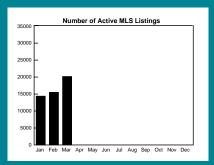


Housing Market Indicators							
	March 2001	March 2002	% Change				
Sales*	6,328	7,602	(+20%)				
Sales (P.O.T.)	1,051	1,248	(+19%)				
New Listings*	10,966	11,330	(+3%)				
Active Listings**	21,311	20,180	(-6%)				

\* Single-Family Dwellings Only





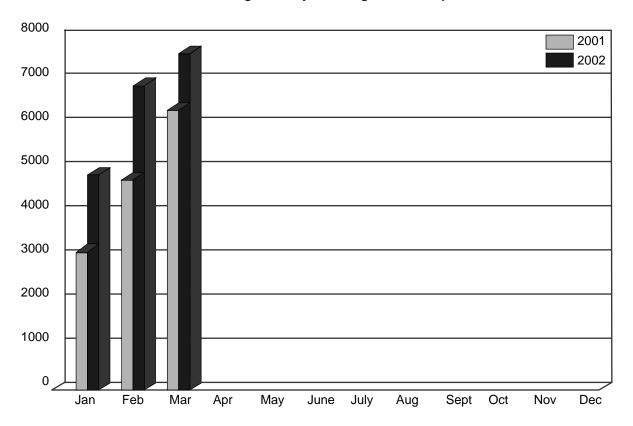




<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.



#### **Single-Family Dwelling Sales Comparison**



Price Category Breakdown — March

Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	41	(0.5)	14	(0.9)	11	(1.4)
90,001	to	110,000	71	(0.9)	38	(2.6)	14	(1.8)
110,001	to	120,000	100	(1.3)	57	(3.8)	23	(3.0)
120,001	to	130,000	154	(2.0)	93	(6.2)	25	(3.2)
130,001	to	140,000	226	(3.0)	126	(8.4)	41	(5.3)
140,001	to	150,000	278	(3.7)	152	(10.2)	45	(5.8)
150,001	to	160,000	269	(3.5)	107	(7.1)	59	(7.6)
160,001	to	170,000	308	(4.1)	120	(8.0)	65	(8.4)
170,001	to	180,000	342	(4.5)	113	(7.5)	60	(7.8)
180,001	to	190,000	333	(4.4)	83	(5.5)	63	(8.2)
190,001	to	200,000	320	(4.2)	65	(4.3)	51	(6.6)
200,001	to	225,000	920	(12.1)	143	(9.6)	142	(18.4)
225,001	to	250,000	984	(13.0)	127	(8.5)	87	(11.3)
250,001	to	300,000	1,215	(16.0)	122	(8.1)	52	(6.8)
300,001	to	400,000	1,179	(15.5)	88	(5.9)	27	(3.5)
400,001	to	500,000	397	(5.2)	26	(1.8)	5	(0.7)
500,001	to	750,000	323	(4.3)	20	(1.3)	1	(0.1)
750,001	to	1,000,000	83	(1.1)	1	(0.1)	1	(0.1)
1,000,001	to	1,500,000	41	(0.5)	3	(0.2)	_	(—)
Over		1,500,000	18	(0.2)	_	(—)	_	(—)
Total			7,602	100.0	1,498*	100.0	772**	100.0

- \* 1,498 condominium apartments sold for \$298,764,691, averaging \$199,442
- \*\* 772 condominium townhouses sold for \$150,248,028 averaging \$194,621.



## Single-Family Residential March 2002

<u>Area</u>	<u>Listed</u>	Re-runs	<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-20 E-21	255 255 377 209 306 162 329 278 237 165 305 81 398 454 467 527 262 25 45 61 98	118 128 149 78 121 75 132 121 96 80 118 39 187 217 240 242 108 13 27 32 42	85 99 158 98 110 53 100 109 85 66 124 33 138 123 173 214 123 6 16 18 36	22,726,733 32,704,426 37,881,128 19,385,950 26,574,154 14,420,705 22,364,788 23,937,319 16,156,349 17,670,288 24,293,300 7,569,077 33,695,900 26,816,991 38,460,396 33,792,700 22,559,600 2,648,000 4,322,400 3,225,400 7,817,100	267,373 330,348 239,754 197,816 241,583 272,089 223,648 219,608 190,075 267,732 195,914 229,366 244,173 218,024 222,314 157,910 183,411 441,333 270,150 179,189 217,142	240,000 285,000 237,000 192,750 230,000 239,000 207,750 217,200 176,000 258,500 191,000 211,900 236,000 209,000 221,500 150,000 170,000 428,750 259,750 164,000 191,500
Total	5,296	2,363	1,967	\$439,022,704	\$223,194	\$209,000
<u>West</u>						
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-14	113 237 262 216 319 275 121 461 163 395 258 307 188 393 304	57 106 142 101 144 129 62 242 75 191 122 143 88 155 132	42 69 80 85 118 111 46 125 54 127 89 112 52 157 126	13,417,850 24,735,062 16,199,300 17,370,110 22,814,908 29,318,311 15,795,250 51,300,700 13,110,138 24,600,891 22,810,621 34,924,595 11,762,200 29,917,312 32,513,551	319,473 358,479 202,491 204,354 193,347 264,129 343,375 410,406 242,780 193,708 256,299 311,827 226,196 190,556 258,044	282,250 290,000 197,100 200,000 166,500 247,000 335,500 336,000 244,500 161,000 242,000 253,750 216,500 172,500 234,250
W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	810 807 232 22 985 727 41 4 175 206	415 434 125 9 434 325 14 2 73 103 68	299 273 79 6 360 260 15 2 72 65	76,747,130 76,747,130 70,599,956 23,841,087 1,356,000 79,033,319 55,860,599 3,585,900 1,039,000 17,789,550 19,708,700 11,393,000	256,679 258,608 301,786 226,000 219,537 214,848 239,060 519,500 247,077 303,211 186,770	245,000 240,000 270,000 207,500 210,250 205,000 195,000 519,500 218,250 268,000 179,500
Total	8,258	3,924	2,932	\$730,523,740	\$249,155	\$225,000



## Single-Family Residential continued March 2002

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>Central</u>						
C-1	563	257	208	56,029,687	269,373	235,500
C-2	276	151	90	36,277,100	403,079	305,750
C-3 C-4	206 315	117 169	62 127	36,334,100 64,819,814	586,034 510,392	365,500 450,000
C-4 C-6	66	38	24	9,606,654	400,277	349,127
C-7	199	98	79	23,564,025	298,279	289,000
C-8	351	165	121	31,937,842	263,949	238,500
C-9	122	72	39	31,940,666	818,991	485,366
C-10	186	97	68	31,247,449	459,521	403,500
C-11 C-12	114	48	61	21,526,363	352,891	315,000
C-12 C-13	194 146	117 67	49 61	44,532,100 16,474,600	908,818 270,075	817,500 260,000
C-14	321	130	118	36,726,029	311,238	264,000
C-15	335	156	114	36,393,887	319,245	284,750
Total	3,394	1,682	1,221	\$477,410,316	\$390,999	\$299,500
<u>North</u>						
N-1	233	104	81	29,162,083	360,026	325,000
N-2	317	160	97	29,632,110	305,486	290,000
N-3	482	233	159	54,754,450	344,368	273,000
N-4	319	141	97	33,761,388	348,056	336,000
N-5 N-6	89 280	47 143	22 84	7,474,400 26,355,000	339,745 313,750	318,750 279,450
N-7	303	134	117	30,965,900	264,666	248,000
N-8	624	316	188	57,675,238	306,783	280,000
N-10	274	115	89	27,980,370	314,386	296,000
N-11	562	303	165	54,048,886	327,569	300,000
N-12	52	25	1 <u>8</u>	5,820,250	323,347	257,250
N-13 N-14	46	25 70	7	2,990,500	427,214	472,000
N-14 N-15	113 91	73 43	30 28	12,826,400 8,332,400	427,547 297,586	395,000 260,500
N-16	87	47	30	7,434,390	247,813	244,450
N-17	226	108	79	14,295,150	180,951	178,000
N-18	118	53	49	10,930,800	223,078	212,500
N-19	87	43	56	11,983,700	213,995	175,000
N-20	13	7	3	716,400	238,800	242,400
N-21 N-22	24 49	13 22	8 24	1,812,300	226,538	230,000
N-22 N-23	49 116	22 33	24 37	5,003,500 6,439,200	208,479 174,032	186,750 176,000
N-24	63	29	14	2,241,500	160,107	146,250
Total	4,568	2,217	1,482	\$442,636,315	\$298,675	\$270,000
Grand Total	21,516	10,186	7,602	\$2,089,593,075	\$274,874	\$237,000

Listed includes Reruns: East (2,363-45%) West (3,924-47%) Central (1,682-49%) North (2,217-48%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 35.3%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	28	99%
WEST	33	98%
CENTRAL	30	100%
NORTH	36	98%
TOTAL	32	98%

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.



# Three Month Single-Family January to March 2002

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>East</u>					
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-19 E-20 E-21	581 639 874 497 715 371 728 666 603 474 715 209 935 1,084 1,151 1,433 748 64 154 162 242	205 227 384 227 308 130 288 259 247 175 277 77 313 371 407 582 334 14 57 52 92	\$52,328,068 74,234,176 88,985,542 44,280,600 70,353,044 32,603,405 64,161,792 56,183,199 49,327,637 45,628,087 54,180,588 16,666,377 75,568,600 81,247,440 88,280,507 89,216,797 60,164,070 6,108,000 15,364,200 9,705,900 20,216,185	\$255,259 327,023 231,733 195,069 228,419 250,795 222,784 216,924 199,707 260,732 195,598 216,446 241,433 218,996 216,905 153,293 180,132 436,286 269,547 186,652 219,741	\$238,000 286,100 225,900 191,000 212,000 229,000 214,082 211,000 203,888 250,000 193,000 205,000 235,000 210,000 212,000 146,250 169,000 335,000 245,000 175,000 196,450
Total	13,045	5,026	\$1,094,804,214	\$217,828	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	316 527 646 586 870 690 288 1,060 443 1,005 644 752 451 986 767 6 281 2,188 2,110 599 57 2,495 1,765 96 10 441 554 428	105 171 200 232 267 255 111 327 132 340 233 262 156 406 298 5 115 723 737 184 14 912 641 33 4 201 178 154	\$33,114,165 54,044,370 40,502,850 47,062,410 52,038,308 66,818,113 39,594,530 133,459,955 32,629,438 62,156,525 61,489,511 83,729,687 34,517,200 74,680,613 76,514,195 1,189,950 22,397,299 184,943,034 187,489,256 58,530,567 3,083,000 201,702,726 135,605,294 8,539,200 1,720,500 48,248,650 53,981,340 28,211,848	\$315,373 316,049 202,514 202,855 194,900 262,032 356,707 408,134 247,193 182,813 263,903 319,579 221,264 183,942 256,759 237,990 194,759 255,799 254,395 318,101 220,214 221,165 211,553 258,764 430,125 240,043 303,266 183,194	\$287,000 267,500 199,000 189,000 246,000 332,500 324,500 240,500 153,000 240,250 256,000 214,000 170,500 233,000 221,990 205,000 242,500 235,000 242,500 235,000 240,000 270,000 270,000 270,000 175,000
Total	21,061	7,396	\$1,827,994,534	\$247,160	N/A



## Three Month Single-Family continued January to March 2002

<u>Area</u>	Listed	<u>Sales</u>	<b>Dollar Volume</b>	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	1,446 661 530 859 173 549 846 318 491 328 506 366 818 766	537 204 150 287 51 205 324 93 201 125 122 157 318 289	\$140,694,336 89,976,213 79,556,250 150,597,199 19,838,772 59,645,275 85,199,558 70,950,468 98,241,756 43,477,498 104,395,500 43,400,150 103,254,673 89,395,849	\$262,001 441,060 530,375 524,729 388,996 290,953 262,962 762,908 488,765 347,820 855,701 276,434 324,700 309,328	\$233,000 334,500 355,000 471,100 345,000 285,000 231,500 550,000 390,000 316,000 718,500 255,000 280,000 277,750
Total	8,657	3,063	\$1,178,623,497	\$384,794	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	549 828 1,189 822 223 569 737 1,653 697 1,302 170 130 310 203 242 626 291 265 41 65 134 299 175	202 275 420 270 58 219 324 472 275 400 49 17 60 57 69 206 118 134 6 22 47 102 50	\$72,100,623 89,714,650 141,064,961 90,354,515 19,565,300 67,031,369 84,990,371 142,106,858 82,290,468 129,820,625 16,182,788 5,674,200 24,471,400 15,680,200 19,621,390 35,657,699 24,622,625 26,065,891 1,552,400 4,697,800 9,109,700 18,489,216 7,349,500	\$356,934 326,235 335,869 334,646 337,333 306,079 262,316 301,074 299,238 324,552 330,261 333,776 407,857 275,091 284,368 173,096 208,666 194,522 258,733 213,536 193,823 181,267 146,990	\$310,750 293,000 277,000 322,875 321,500 256,500 245,000 270,000 280,000 277,000 289,000 367,500 254,000 250,000 163,750 192,000 175,000 258,700 214,250 163,000 172,450 138,000
Total Grand Total	11,520 54,283	3,852 19,337	\$1,128,214,549 \$5,229,636,794	\$292,891 \$270,447	N/A N/A
	•	•	•	•	

Includes Re-runs:

East	5,732	West	9,618
Central	4,207	North	5,475

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.



### Single-Family East Breakdown March 2002

	<u>S</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. P	<u>Price</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-10 E-11 E-12 E-13 E-14 E-15 E-17 E-18 E-19 E-20 E-21		18 38 79 37 30 41 33 53 22 41 37 24 80 80 107 129 47 6 16 16 16 36	277,175 408,013 284,849 259,547 336,113 282,689 299,258 279,574 257,457 302,395 252,395 251,532 283,316 241,622 252,580 176,938 220,887 441,333 270,150 181,244 217,142	242,00 397,00 262,00 252,00 323,00 240,00 257,50 279,00 233,00 227,73 274,20 233,00 249,00 428,73 202,00 428,73 259,73 171,55	00 00 00 00 00 00 00 00 00 00 00 00 00	47 48 38 8 5 9 4 5 3 16 3 6 34 7		269,610 286,663 249,355 198,063 252,900 259,328 243,775 207,840 229,000 255,817 202,500 181,967 214,894 179,500 173,150 132,738 129,914	238,000 260,450 258,500 201,250 253,500 210,000 239,500 253,500 253,500 201,500 182,900 211,950 181,500 171,500 135,000
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Co <u>Sales</u>	ndominium A <sub>l</sub> <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-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-17 E-18 E-19 E-20 E-21	1 3 1 5 21 7 13 12 19 2 20 12 10 20 6	155,000 255,633 273,000 228,900 200,481 - 208,729 174,263 150,400 178,650 200,037 151,000 172,065 166,217 136,490 95,993 135,250	155,000 277,000 273,000 223,500 195,000 - 206,500 173,900 163,500 184,250 193,000 151,000 165,750 164,000 144,250 97,500 146,500	4 40 47 46 3 43 36 48 1 43 1 5 12 5 1	224,725 271,525 140,740 144,409 194,836 165,500 163,209 146,928 166,677 135,000 140,593 142,500 148,100 162,769 128,500	207,500 272,550 135,694 142,000 185,400 175,000 164,500 145,000 135,000 146,500 142,500 141,250 116,000 112,000	3 - 4 2 - 1 7 1 9 2 27 21 42 - -	298,463 - 266,525 262,950 - 250,000 230,929 211,900 203,972 174,500 193,141 155,533 178,271	290,000 - 263,250 262,950 250,000 236,500 211,900 199,500 174,500 194,000 174,950
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co <u>Sales</u>	-op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
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	155 - 15 - 9 57282189	267,467 288,420 - 266,500 231,660 - 218,778 - 241,680 181,357 165,000 196,844 194,075 176,289 128,500	280,000 259,000 - 266,500 235,000 - 218,500 - - 238,500 185,000 165,000 204,175 187,500 177,100 128,000	1	145,000 - - - - - - - - - - -	145,000	2	200,000	200,000
E-10 E-17 E-18 E-19 E-20 E-21	21 - - - -	141,410 - - - -	140,000 	- - - -	-		-	- - - -	-



### Single-Family Central Breakdown March 2002

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. P	rice	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6		8 29 40 97 20	331,500 533,103 716,853 567,184 434,708	351,50 350,00 494,50 501,65	0 0 0	14 21 14 14		379,143 373,952 282,500 392,750	355,250 306,500 232,500 392,000
C-7 C-8 C-9 C-10 C-11		33 1 16 29 26	364,281 340,000 1,475,344 655,190 587,460	343,00 340,00 967,50 556,50 575,00	365,500 343,000 340,000 967,500 556,500 575,000			286,203 424,875 649,667 364,881 357,260	285,000 416,500 715,000 357,000 365,000
C-12 C-13 C-14 C-15		39 19 23 44	1,017,446 375,063 506,810 452,368	850,00 360,00 455,00 428,50	0 0	6 - 17		267,633 - 294,099	266,550 - 286,000
	T <u>Sales</u>	ownhouse Cond <u>Av. Price</u>			ndominium A <sub>l</sub> Av. Price		<u>Sales</u>	Link Houses Av. Price	Med. Price
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	19 5 1 3 9 3 5 5 3 5 15 23	242,332 455,000 315,000 237,500 236,661 288,000 - 141,980 385,333 241,100 335,693 219,404 Attached/Row	234,000 370,000 315,000 230,000 226,250 255,000 		259,235 255,924 452,500 269,031 200,000 245,185 241,928 329,470 260,484 150,248 527,957 205,597 244,410 214,790	230,000 213,000 475,000 206,000 200,000 232,000 224,000 300,000 249,900 143,000 426,800 184,500 231,400 171,249		299,000 - - 299,000 - - - - - - -	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1 C-2 C-3 C-4	6 9 2 -	288,100 460,667 725,000	295,050 445,000 725,000	1 1 -	145,000 130,000	145,000 130,000	- - - -	- - -	- - -
C-6 C-7 C-8 C-9 C-10 C-11 C-12	9 1 1 -	349,111 445,000 365,000	311,000 445,000 365,000	- - 8 -	289,625 -	247,000	- - - -	- - - - -	- - - -
C-12 C-13 C-14 C-15	1 2 -	369,200 485,000	369,200 485,000	- - -	-	-	- - -	- - -	-



#### Single-Family North Breakdown March 2002

	March 2002									
	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>!</u>	<u>Sales</u>		ached Houses <u>/. Price</u>	Med. Price		
N-1	40	447,064	392,925		4	2	97,000	294,000		
N-2	49	361,333	330,100		1	2	36,000	236,000		
N-3	72	474,250	428,500		5	2	91,500	287,500		
N-4	71	386,156	365,000		4	2	38,750	229,000		
N-5	15	385,133	330,000		4		48,475	247,950		
N-6	59	357,356	318,000		6		21,833	219,750		
N-7	74	312,018	291,750		11	1	90,300	185,000		
N-8	103	362,709	340,000		28	2	58,104	260,000		
N-10	35	377,591	364,900		-		-	-		
N-11	91	390,911	358,000		13	2	53,515	260,000		
N-12	1 <u>6</u>	335,234	261,250		-		-	-		
N-13	7	427,214	472,000		-		-	-		
N-14	30	427,547	395,000		-		-	-		
N-15	28	297,586	260,500		-		-	-		
N-16	27	254,681	245,000		=		-	-		
N-17	69	185,796	184,500		-		-	-		
N-18	34	243,386	227,250		4		73,000	169,000		
N-19	36	244,878	218,750		5	1	49,100	145,000		
N-20	3	238,800	242,400		-		-	-		
N-21	8	226,538	230,000		-		-	-		
N-22 N-23	22 33	215,300 180,494	200,000 180,000		-		-	-		
N-23 N-24	13				-		-	-		
IN-24	13	165,346	152,500		-		-	-		
	Townhous	e Condominiums	Condo	Condominium Apartments			Link Houses			
		Av. Price Med. Price	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price		
N-1	15	211,722 209,000	17	319,253	225,000	4	304,850	318,750		
N-2	15	257,680 241,000	22	233,796	222,500	8	265,888	259,000		
N-3	21	230,214 235,000	34	211,787	212,000	3	270,667	265,000		

	Townhouse Condominiums			Con	Condominium Apartments			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	15	211,722	209,000	17	319,253	225,000	4	304,850	318,750
N-2	15	257,680	241,000	22	233,796	222,500	8	265,888	259,000
N-3	21	230,214	235,000	34	211,787	212,000	3	270,667	265,000
N-4	3	266,833	254,500	3	143,333	137,000	-	•	· -
N-5	-	, <u>-</u>	· -	-	· -	· -	1	244,000	244,000
N-6	6	232,167	200,500	3	164,333	163,000	2	219,000	219,000
N-7	13	162,146	162,000	3	175,333	178,000	3	203,333	210,000
N-8	9	221,722	232,500	11	217,909	215,000	-	· -	, -
N-10	2	223,900	223,900	-	· -	· -	51	276,429	276,000
N-11	19	221,663	227,000	8	293,938	278,500	13	275,085	260,000
N-12	-	, <u>-</u>	· -	-	, -	· -	-	· -	, -
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	1	170,000	170,000	-	-	-	2	193,995	193,995
N-17	1	80,000	80,000	-	-	-	1	159,000	159,000
N-18	2	142,500	142,500	-	-	-	8	188,572	184,200
N-19	3	138,533	131,000	-	-	-	6	161,917	161,250
N-20	-	· -	· -	-	-	-	-	· -	· -
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	1	139,000	139,000
N-23	-	-	-	-	-	-	-	· -	· -
N-24	1	92,000	92,000	-	-	-	-	-	-

		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	
N-1	1	269,000	269,000	_	_	_	-	_	_	
N-2	2	277,500	277,500	_	-	_	_	_	_	
N-3	24	262,654	264,000	_	-	_	_	_	_	
N-4	16	259,925	257,500	-	-	=	=	=	_	
N-5	2	229,750	229,750	-	-	=	=	=	_	
N-6	8	202,000	200,000	-	-	=	=	=	_	
N-7	13	195,338	188,500	-	-	-	-	-	_	
N-8	37	235,048	238,000	_	-	_	_	_	_	
N-10	1	219,000	219,000	-	-	=	=	=	_	
N-11	21	240,052	240,000	-	-	-	-	-	_	
N-12	2	228,250	228,250	_	-	_	_	_	_	
N-13	-			-	-	=	=	=	_	
N-14	-	-	-	-	-	-	-	-	_	
N-15	-	_	-	-	-	=	=	=	_	
N-16	-	_	-	-	-	=	=	=	_	
N-17	8	154,525	156,750	-	-	-	-	-	_	
N-18	1	170,100	170,100	_	-	_	_	_	_	
N-19	5	148,100	151,000	-	-	=	1	295,000	295,000	
N-20	-	-	-	-	-	-	-	,	,	
N-21	-	_	-	-	-	=	=	=	_	
N-22	1	127,900	127,900	-	-	=	=	=	_	
N-23	4	120,725	117,950	-	-	-	-	-	-	
N-24	-	-	-	-	-	-	-	-	-	



Single-Family West Breakdown	
March 2002	

March 2002									
	<u>S</u> :	Det ales	ached Houses Av. Price	Med. Price		<u>Sales</u>		tached Houses <u>\v. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7	15 35 52 37 25 52 38 81 25 50 46 55 10 18 57 16 129 133 50 4 206 109 8 2 48 56 45		440,233 461,389 210,369 249,027 294,480 265,691 348,807	415,000 380,000 203,500 245,000 280,000 247,500 328,000		17 2 29 2		302,418 254,752 209,441 204,500 247,638 250,000	311,100 246,800 215,000 204,500 246,000 250,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17			509,869 343,689 265,817 322,518 445,705 389,300 304,956 319,486	425,730 336,000 253,075 316,550 415,000 366,000 299,000 297,500		2 1 4 3 18 5 18 30		267,450 239,000 234,250 237,333 218,639 268,040 239,378 220,040	267,450 239,000 231,500 246,000 215,000 250,000 238,450 219,000
W-18 W-19 W-20 W-21 W-22			213,675 321,177 311,641 344,134 241,625	220,750 319,000 293,000 320,500 233,750 236,000 251,000 259,750 519,500 269,750 292,500 187,000		16 41 54 5		198,525 235,346 228,137 213,580	200,700 237,000 228,000 215,000
W-23 W-24 W-25 W-26			244,696 267,221 314,375 519,500			66 57		200,158 211,426	199,500 212,000 -
W-27 W-28 W-29			291,293 318,914 201,864			7 2 8		192,214 226,500 149,675	197,500 226,500 148,000
	To <u>Sales</u>	ownhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6	1 13 18 4	219,000 - 210,547 152,525 291,500	219,000 - 215,490 147,250 279,500	13 1 10 27 45 44	210,173 307,000 152,960 134,389 121,321 263,645	215,000 307,000 140,750 135,000 124,000 232,750	- - - -	- - - -	- - - - -
W-7 W-8 W-9 W-10 W-12	1 8 4 23 16	241,100 225,388 300,800 147,930	241,100 217,550 254,000 151,000	3 34 23 48 23 14	260,500 225,391 129,248 136,347 165,417 142,529	139,000 179,950 123,000 137,625 162,000	- - - 1	216,500	216,500
W-12 W-13 W-14 W-15 W-16	23 17 20 27	206,263 178,387 165,224 188,105 194,917	210,500 154,000 170,000 180,250 188,000	14 13 100 7	163,417 142,529 139,215 161,452 190,571	136,000 136,000 140,000 158,000 152,000	- 7 - 4	272,914 - 222,225	274,500 217,000
W-17 W-18 W-19 W-20 W-21 W-22	11 60 63 4	175,991 200,847 197,160 197,375	154,900 206,500 192,000 209,500	4 46 9 5	111,900 182,933 146,628 230,200	113,500 167,000 135,500 195,000	1 2	260,000 225,500 219,000	260,000 225,500 219,000
W-22 W-23 W-24 W-25 W-26	34 37 4	169,335 149,885 147,475	173,000 143,000 142,000	15 32 3	161,900 140,088 160,333	161,500 135,000 148,000	1 3 -	196,000 253,000 219,300 -	196,000 253,000 216,000
W-27 W-28	11 3	135,818 206,000	138,500 224,000	2	121,500	121,500	2	165,000	165,000
W-29	4	125,950 Attached/Row	119,900	1 <b>Co-o</b> n	125,500 Apartments	125,500	2 <b>De</b>	162,700 tached Condomin	162,700 iums
W-1	Sales	<u>Av. Price</u> 251,833	Med. Price 249,500	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-2 W-3 W-4	3 6 1 6	239,483 170,000 230,250	227,750 170,000 230,000	- - - 1	- - - 66,500	- - - 66,500	-	- - -	-
W-5 W-6 W-7 W-8	7 4 -	300,286 379,500	291,000 343,500	2 - -	67,000 - -	67,000 - -	- -	- -	- -
W-9 W-10 W-12	1	209,500	209,500	1 - 1	103,000 - 158,000	103,000 - 158,000	-	-	-
W-13 W-14	2	188,500	188,500	- -			-	-	-
W-15 W-16	1 1	212,000 216,000	212,000 216,000	-	-	-	-	-	-
W-17 W-18	-	-			-		-	Ξ.	-
W-19 W-20 W-21	21 12 14	226,212 220,042 243,357	223,000 214,000 231,000	1 -	190,000	190,000	-	-	-
W-21 W-22 W-23	1 38	193,500 183,592	193,500 181,750	- -	- -	- - -	- - -	- - -	-
W-24 W-25	22	181,627	182,500	-	-	-	-	-	:
W-26 W-27	2	197,500	197,500	-	-	-	-	-	-
W-28 W-29	4 1	194,625 157,000	196,250 157,000	-	Ξ.	-	-	-	-



Year	* Number of Sales (Property of all types)	)	* 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 1957	4,885 5,916		73,486,822 93,072,456	15,043 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 1962	9,264 9,669		151,314,565 161,878,920	16,334 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	Ф 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	12,245	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 1976	26,088	22,020	1,517,817,465	58,180 62,805	57,581 61,380
1976	22,575 24,335	19,025 20,512	1,417,814,546 1,630,809,263	62,805 67,015	61,389 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 1981	30,977 35,434	26,017 29,625	2,478,889,915 3,373,355,403	80,023 95,201	75,694 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 51,514	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 1990	47,447 31,652	38,960 26,779	13,863,276,860 8,264,140,752	292,185 261,094	273,698 255,020
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 1994	46,561 52,706	38,990	9,885,955,838	212,323	206,490
1994	52,796 47,100	44,237 39,273	11,516,814,224 9,902,240,806	218,138 210,238	208,921 203,028
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998 1999	66,876 71,738	55,344 58,957	15,050,497,785 16,914,637,727	225,051 235,783	216,815 228,372
2000	71,736 70,625	58,343	17,774,041,917	251,667	243,255
	•	•	, , ,	,	,
<b>2001</b> January	3,760	3,103	913,966,272	243,076	235,535
February	5,624	4,761	1,447,699,784	257,414	252,072
March	7,379	6,328	1,883,344,713	254,953	248,601
April	7,267	6,163	1,844,263,622	253,786	249,692
May June	8,775 8,334	7,485 7,176	2,277,149,752 2,235,421,622	259,504 268,229	255,460 258,797
July	6,733	5,807	1,730,865,830	257,072	250,095
August	6,792	5,845	1,734,968,171	255,442	247,472
September October	r 5,853 6,352	5,021 5,402	1,472,023,463 1,626,692,262	251,498 256,091	245,530 251,479
November		5,759	1,754,916,288	262,949	257,947
December		4,762	1,464,243,453	264,399	255,584
Total	79,081	67,612	20,385,555,232	257,781	251,508
2002			4 <b>===</b> === := :		
January February	5,750 7,951	4,869 6,866	1,537,086,491 2,187,666,939	267,319 275,144	262,919 270,883
March	8,850	7,602	2,486,632,146	280,975	270,863
Total	22,551	19,337	6,211,385,576	275,437	270,447

<sup>\*</sup> Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.



