For Further Information: 443-8151

Mav. 1997

Strong sales continue through May

TORONTO - Wednesday, June 4, 1997 — Members of the Toronto Real Estate Board (TREB) reported 5,797 sales of single-family dwellings during May marking the fourth consecutive month that area sales have surpassed 5,000.

"Resale market activity across the GTA remains strong," TREB Vice President Jimmy Lee said today. He pointed to low interest rates as a key factor supporting current market strength adding: "We hope the new Liberal Government maintains them (low rates)."

He noted the condominium market continues to be an affordable option with 1,045 condominium apartment sales averaging \$143,483 and 494 condominium townhouse sales averaging \$151,851.

TREB's 5,797 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,257,395,571, and averaged \$216,904. The median price was \$186,500.

Breaking down the total 2,117 sales

were reported in TREB's 27 West districts and averaged \$200,135; 873 sales were reported in the 14 Central districts and averaged \$309,272; 1,101 sales were reported in the 23 North districts and averaged \$241,621; and 1,706 sales were reported in TREB's 21 East districts and averaged \$174,496.

In addition to the sales of single-family dwellings, TREB Members reported 1,121 sales of properties of other types (P.O.T.) during May moving the total to 6,918. The dollar volume for properties of all types (P.A.T.) was \$1,560,456,411, and the average price was \$225,565.

Note: Between 100 and 150 sales (approximately two per cent) and 400 to 600 active listings (approximately two per cent) were not available for the May report due to a computer system problem. These numbers will be included in the June data. Caution should be exercised when undertaking historical comparisons.

O00 Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec Number of New MLS Listings

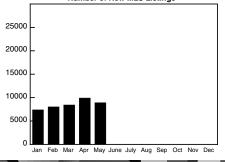
Number of MLS Sales

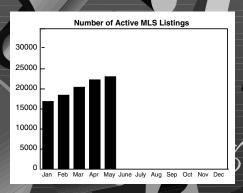
7000

6000

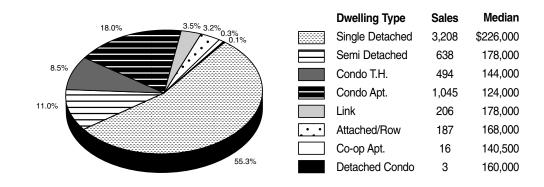
2000

SED





Single-Family Residential Breakdown



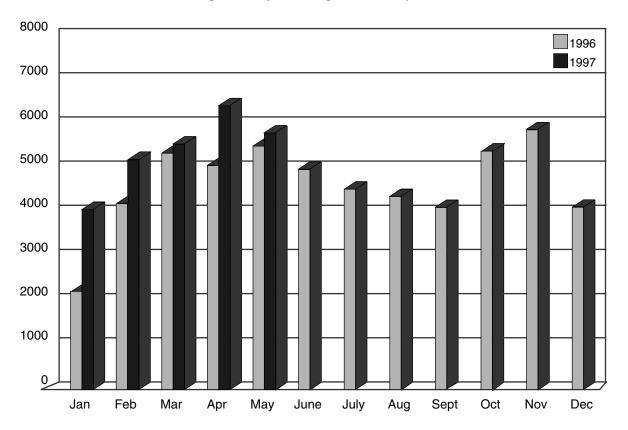
Housing Market Indicators

| | May 1996 | May 1997 | % Change |
|-------------------|----------|----------|----------|
| Sales* | 5,514 | 5,797 | _ |
| New Listings* | 9,256 | 8,903 | _ |
| Active Listings** | 28,024 | 23,090 | _ |

 ^{*} Single-Family Dwellings Only

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — May

| Pric | ce R | ange | <u>Tota</u> | I S.F.D. | Co | ndo Apt. | Cor | ido T.H. |
|-----------|------|-----------|-------------|----------|--------|----------|-------|----------|
| Up | to | \$90,000 | 251 | (4.3) | 181 | (17.3) | 25 | (5.1) |
| 90,001 | to | 110,000 | 312 | (5.4) | 200 | (19.1) | 44 | (8.9) |
| 110,001 | to | 120,000 | 244 | (4.2) | 113 | (10.8) | 46 | (9.3) |
| 120,001 | to | 130,000 | 261 | (4.5) | 92 | (8.8) | 49 | (9.9) |
| 130,001 | to | 140,000 | 281 | (4.9) | 81 | (7.8) | 56 | (11.4) |
| 140,001 | to | 150,000 | 278 | (4.8) | 50 | (4.8) | 65 | (13.2) |
| 150,001 | to | 160,000 | 352 | (6.1) | 46 | (4.4) | 71 | (14.4) |
| 160,001 | to | 170,000 | 363 | (6.3) | 47 | (4.5) | 41 | (8.3) |
| 170,001 | to | 180,000 | 350 | (6.0) | 36 | (3.4) | 24 | (4.9) |
| 180,001 | to | 190,000 | 344 | (5.9) | 33 | (3.2) | 13 | (2.6) |
| 190,001 | to | 200,000 | 264 | (4.5) | 24 | (2.3) | 14 | (2.8) |
| 200,001 | to | 225,000 | 599 | (10.3) | 44 | (4.2) | 17 | (3.4) |
| 225,001 | to | 250,000 | 502 | (8.7) | 32 | (3.1) | 13 | (2.6) |
| 250,001 | to | 300,000 | 529 | (9.1) | 25 | (2.4) | 8 | (1.6) |
| 300,001 | to | 400,000 | 508 | (8.8) | 24 | (2.3) | 4 | (8.0) |
| 400,001 | to | 500,000 | 181 | (3.1) | 13 | (1.2) | 1 | (0.2) |
| 500,001 | to | 750,000 | 127 | (2.2) | 3 | (0.3) | 2 | (0.4) |
| 750,000 | to | 1,000,000 | 28 | (0.5) | _ | (—) | 1 | (0.2) |
| 1,000,001 | to | 1,500,000 | 21 | (0.4) | 1 | (0.1) | _ | (—) |
| Over | | 1,500,000 | 2 | (0.0) | _ | (—) | _ | (—) |
| TOTAL | | | 5,797 | 100.0 | 1,045* | 100.0 | 494** | 100.0 |

- * 1,045 condominium apartments sold for \$149,940,586, averaging \$143,483
- ** 494 condominium townhouses sold for \$75,014,790, averaging \$151,851.

Single-Family Residential May 1997

| <u>Area</u> | Listed | 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 | 257 183 392 147 344 162 333 287 250 178 246 64 280 285 235 492 258 18 14 69 105 | 131 89 183 54 170 92 148 141 122 84 109 27 125 111 98 210 106 10 7 23 47 | 75 77 121 60 92 54 128 89 86 63 80 22 107 129 129 203 117 4 5 | \$14,347,338 16,967,110 21,838,720 8,808,888 17,977,840 11,766,100 25,217,420 15,161,800 14,293,639 13,528,200 12,750,650 3,591,650 20,201,708 21,350,823 22,138,940 26,924,800 17,490,330 920,000 1,255,820 3,263,800 7,895,407 | \$191,298 220,352 180,485 146,815 195,411 217,891 197,011 170,357 166,205 214,733 159,383 163,257 188,801 165,510 171,620 132,634 149,490 230,000 251,164 171,779 171,639 | \$174,900 199,900 170,000 156,775 196,050 187,050 192,000 160,000 170,500 209,000 152,250 153,875 190,000 168,000 169,900 127,500 146,000 220,000 241,765 157,000 162,000 |
| Total | 4,599 | 2,087 | 1,706 | \$297,690,983 | \$174,496 | \$168,000 |
| <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-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 | 110 208 187 152 224 182 124 312 150 272 252 268 175 275 214 8 59 330 382 181 11 531 336 18 | 40 100 92 62 85 86 68 154 80 119 114 132 73 106 92 4 21 129 157 72 5 204 103 5 1 | 43 73 56 54 75 67 37 130 44 95 80 103 68 131 116 27 143 168 90 1 202 165 7 | \$9,827,200 17,193,156 8,488,500 8,170,633 11,345,701 13,414,350 10,839,886 39,764,800 8,477,400 13,702,500 16,891,750 24,996,750 12,695,000 18,056,934 23,217,799 | \$228,540 235,523 151,580 151,308 151,276 200,214 292,970 305,883 192,668 144,237 211,147 242,687 186,691 137,839 200,153 - 153,830 205,261 199,039 264,231 166,500 181,704 156,537 328,357 - 205,371 | \$211,000 224,000 150,000 153,000 162,500 186,000 265,000 249,950 200,000 150,000 183,750 209,000 182,250 128,000 186,750 - 159,900 208,000 179,200 243,750 166,500 174,000 187,000 |
| W-28 | 244 5,329 | 102 2,240 | 89 2,117 | 19,995,490 \$423,685,457 | 224,668 \$200,135 | 215,000 \$180,000 |

May 1997 continued

| <u>Area</u> | <u>Listed</u> | Re-Runs | <u>Sales</u> | <u>Dollar Volume</u> | Av. Price | Med. Price |
|----------------|---------------|-----------|--------------|--------------------------|--------------------|--------------------------|
| <u>Central</u> | | | | | | |
| C-1 | 268 | 112 | 101 | \$20,760,805 | \$205,553 | \$176,000 |
| C-2 | 204 | 107 | 64 | 19,384,950 | 302,890 | 249,500 |
| C-3 | 169 | 80 | 42 | 15,918,668 | 379,016 | 242,384 |
| C-4 | 237 | 103 | 85 | 28,416,888 | 334,316 | 301,000 |
| C-6 | 77 | 41 | 25 | 8,780,018 | 351,201 | 286,000 |
| C-7 | 194 | 83 | 59 60 | 14,841,348 | 251,548 | 237,000 |
| C-8 C-9 | 230 112 | 115 60 | 60 38 | 11,749,600 19,419,300 | 195,827 511,034 | 159,500 469,500 |
| C-9 C-10 | 200 | 105 | 73 | 30,037,150 | 411,468 | 303,000 |
| C-10 C-11 | 95 | 39 | 73 49 | 12,237,000 | 249,735 | 270,100 |
| C-12 | 190 | 104 | 41 | 27,159,300 | 662,422 | 540,000 |
| C-13 | 166 | 107 | 60 | 13,745,900 | 229,098 | 210,000 |
| C-14 | 278 | 149 | 87 | 27,132,188 | 311,864 | 282,000 |
| C-15 | 309 | 155 | 89 | 20,411,588 | 229,344 | 198,000 |
| Total | 2,729 | 1,360 | 873 | \$269,994,703 | \$309,272 | \$250,000 |
| <u>North</u> | | | | | | |
| N-1 | 237 | 120 | 66 | \$17,716,700 | \$268,435 | \$263,000 |
| N-2 | 274 | 118 | 94 | 24,007,920 | 255,403 | 239,900 |
| N-3 | 373 | 197 | 116 | 35,471,200 | 305,786 | 314,400 |
| N-4 | 189 | 94 | 58 | 16,657,540 | 287,199 | 256,125 |
| N-5 | 39 | 20 | 13 | 4,680,800 | 360,062 | 330,000 |
| N-6 | 185 | 74 | 63 | 15,585,300 | 247,386 | 234,000 |
| N-7 | 242 | 107 | 86 | 16,831,500 | 195,715 | 193,250 |
| N-8 | 253 | 133 | 64 | 17,939,388 | 280,303 | 271,250 |
| N-10 | 178 | 85 | 55 | 14,142,900 | 257,144 | 230,000 |
| N-11 | 435 | 212 | 130 | 38,820,505 | 298,619 | 282,000 |
| N-12 | 84 | 44 27 | 25 | 6,983,900 | 279,356 | 245,000 |
| N-13 N-14 | 49 86 | 27 37 | 6 23 | 1,666,900 | 277,817 | 170,500 |
| N-14 N-15 | 86 95 | 46 | 30 | 6,605,900 6,440,400 | 287,213 214,680 | 265,000 206,550 |
| N-16 | 77 | 36 | 25 | 5,239,600 | 209,584 | 192,000 |
| N-17 | 238 | 85 | 99 | 13,865,475 | 140,055 | 132,500 |
| N-18 | 85 | 34 | 29 | 5,117,750 | 176,474 | 179,000 |
| N-19 | 128 | 40 | 39 | 6,483,400 | 166,241 | 164,000 |
| N-20 | 21 | 6 | 6 | 1,304,000 | 217,333 | 230,750 |
| N-21 | 22 | 7 | 5 | 846,000 | 169,200 | 182,000 |
| N-22 | 44 | 13 | 23 | 3,228,050 | 140,350 | 129,500 |
| N-23 | 118 | 38 | 29 | 4,257,500 | 146,810 | 140,500 |
| N-24 | 80 | 26 | 17 | 2,131,800 | 125,400 | 130,000 |
| Total | 3,532 | 1,599 | 1,101 | \$266,024,428 | \$241,621 | \$220,000 |
| Grand | 10 100 | 7.000 | F 707 | φ4 057 065 574 | #040 004 | # 400 F 00 |
| Total | 16,189 | 7,286 | 5,797 | \$1,257,395,571 | \$216,904 | \$186,500 |

Listed includes Reruns: East (2,087-45%) West (2,240-42%) Central(1,360-50%) North(1,599-45%)

^{*} Sales to Listings Ratio (SFD only): 35.8%

| | AVERAGE DAYS ON MARKET | AVERAGE LIST TO SALE PRICE RATIO |
|---------|------------------------|----------------------------------|
| EAST | 39 | 97% |
| WEST | 40 | 97% |
| CENTRAL | 41 | 96% |
| NORTH | 49 | 96% |
| TOTAL | 41 | 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 1997

| <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-20 E-21 | 1,029 852 1,658 688 1,415 671 1,461 1,201 943 757 1,029 280 1,223 1,367 1,122 2,347 1,107 79 69 262 429 | 349 361 623 297 545 231 605 394 296 272 417 142 476 622 552 992 440 13 17 87 149 | \$64,037,664 84,745,319 105,650,930 45,283,668 102,254,365 44,587,861 113,653,205 66,830,973 49,494,419 58,041,770 64,858,988 23,136,370 89,814,282 102,050,264 95,132,582 126,795,826 63,710,120 3,126,000 3,540,320 14,077,500 24,512,207 | \$183,489 234,752 169,584 152,470 187,623 193,021 187,857 169,622 167,211 213,389 155,537 162,932 188,685 164,068 172,342 127,818 144,796 240,462 208,254 161,810 164,511 | \$170,000 210,000 167,000 163,000 183,800 172,000 186,100 165,000 173,400 209,000 157,250 159,000 184,000 164,000 168,000 124,000 139,500 230,000 193,500 149,750 157,000 |
| Total | 19,989 | 7,880 | \$1,345,334,633 | \$170,728 | 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 | 512 857 1,021 703 1,012 821 441 1,416 690 1,190 1,077 1,266 755 1,217 1,191 11 | 189 300 327 253 374 312 168 552 241 442 380 505 286 596 570 | \$40,146,830 65,302,904 49,141,949 38,616,633 54,259,941 61,123,050 43,778,377 169,051,478 45,948,118 66,522,975 82,532,555 118,754,400 54,144,774 79,797,026 116,422,954 | \$212,417 217,676 150,281 152,635 145,080 195,907 260,586 306,253 190,656 150,504 217,191 235,157 189,317 133,888 204,251 | \$187,500 199,000 146,000 154,500 144,500 181,000 251,505 252,500 200,000 165,000 192,750 209,900 185,000 120,000 192,000 |
| W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 | 1,483 1,795 943 34 2,309 1,720 93 16 560 978 | 651 833 451 8 1,149 845 36 1 246 366 | 131,195,761 169,861,921 113,000,392 1,749,000 203,457,624 134,851,816 8,708,666 190,000 46,200,610 79,985,176 | 201,530 203,916 250,555 218,625 177,074 159,588 241,907 190,000 187,807 218,539 | 203,000 184,400 229,500 167,750 170,000 156,000 167,750 190,000 175,500 199,500 |
| Total | 24,462 | 10,239 | \$1,998,138,008 | \$195,150 | N/A |

Five Month Single-Family continued January to May 1997

| <u>Area</u> | Listed | <u>Sales</u> | Dollar Volume | Av. Price | Med. Price |
|--|--|---|--|---|--|
| <u>Central</u> | | | | | |
| C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 | 1,255 911 748 1,099 278 756 974 453 786 363 756 698 1,266 | 437 294 247 438 88 272 330 152 294 162 159 267 346 | \$84,533,093 91,736,621 92,931,627 165,894,137 26,282,218 65,355,521 60,708,807 82,943,600 107,275,918 39,349,451 94,842,000 58,064,780 102,579,380 | \$193,440 312,029 376,241 378,754 298,662 240,278 183,966 545,682 364,884 242,898 596,491 217,471 296,472 | \$167,750 244,500 271,000 339,950 263,000 225,500 159,450 462,500 288,500 255,000 515,000 199,500 250,000 |
| C-15 | 1,329 | 497 | 112,168,001 | 225,690 | 198,000 |
| Total | 11,672 | 3,983 | \$1,184,665,154 | \$297,430 | 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 | 1,058 1,125 1,712 819 214 859 995 1,081 757 1,670 344 166 392 426 286 1,122 406 524 86 117 189 497 277 | 313 443 499 258 53 295 425 285 281 517 101 27 111 157 112 394 141 179 21 30 71 152 83 | \$83,389,047 111,950,524 136,989,435 69,447,283 17,654,800 75,626,720 86,620,408 78,259,268 68,046,039 147,772,734 25,070,700 6,873,400 31,552,450 33,817,500 23,084,990 53,224,320 23,760,750 28,920,338 4,359,900 4,850,700 10,064,750 21,415,633 10,600,750 | \$266,419 252,710 274,528 269,176 333,109 256,362 203,813 274,594 242,157 285,827 248,225 254,570 284,256 215,398 206,116 135,087 168,516 161,566 207,614 161,690 141,757 140,892 127,720 | \$250,000 242,000 234,500 253,250 308,000 230,000 200,000 265,000 271,000 271,750 199,000 173,000 173,000 151,000 220,000 158,500 132,000 139,000 |
| Total | 15,122 | 4,948 | \$1,153,352,439 | \$233,095 | N/A |
| Grand Total | 71,245 | 27,050 | \$5,681,490,234 | \$210,037 | N/A |

Includes Re-runs:

| East | 7,957 | West | 9,231 |
|---------|-------|-------|-------|
| Central | 5.295 | North | 6,164 |

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

Single-Family East Breakdown May 1997

| <u>Sa</u> | | ached Houses <u>Av. Price</u> | Med. P | rice | <u>Sales</u> | | | Med. Price |
|---|--|---|--|--|--|---|---|---|
| | 19 21 51 29 39 43 65 41 42 51 25 12 64 88 86 129 61 4 5 18 46 | 252,158 283,481 229,106 186,455 243,188 231,223 241,968 219,378 194,926 232,875 218,964 203,417 215,292 184,853 189,207 145,206 164,574 230,000 251,164 173,822 171,639 | 250,10 211,00 189,00 236,80 200,00 185,00 193,50 224,00 210,00 184,00 189,45 141,50 164,50 | 00 00 00 00 00 00 00 00 00 00 00 00 00 | 42 47 34 5 3 6 12 5 10 2 11 2 9 7 3 39 4 | | 179,707 199,762 182,794 150,850 193,000 168,000 179,400 157,300 165,800 174,400 167,450 147,875 157,889 151,214 140,333 116,756 117,750 | 168,900 189,000 167,000 154,000 195,000 165,750 178,750 155,000 167,250 174,400 165,000 147,875 159,000 140,000 118,500 |
| To <u>Sales</u> | wnhouse Condo <u>Av. Price</u> | miniums <u>Med. Price</u> | Condo <u>Sales</u> | ominium Apar <u>Av. Price</u> | tments <u>Med. Price</u> | <u>Sales</u> | Link Houses <u>Av. Price</u> | Med. Price |
| 3 4 - 2 17 1 8 8 11 8 11 6 9 9 10 15 5 | 123,667 176,350 - 153,775 164,171 207,000 153,225 131,038 133,841 125,225 130,764 111,233 141,111 115,444 117,090 71,133 114,696 | 132,000 164,250 - 153,775 155,000 207,000 153,900 133,750 136,350 127,000 133,800 110,950 137,000 115,000 122,000 62,000 129,990 | 1 35 23 26 4 31 35 23 1 21 2 17 19 8 4 2 | 130,000 108,781 99,126 144,011 152,125 127,706 123,786 129,413 120,000 100,450 93,750 142,178 106,118 98,500 123,750 97,500 | 130,000 96,900 101,500 130,950 146,000 122,000 115,000 123,000 120,000 103,000 93,750 120,000 94,250 89,500 97,500 | 5 - 7 - 2 - 5 4 17 13 36 - 1 | 206,260 - 188,571 - 179,000 - 168,200 172,500 160,018 134,477 143,200 - - 135,000 | 202,300 - 188,000 - 179,000 - 163,000 173,000 157,000 135,000 139,950 - 135,000 |
| <u>Sales</u> | Attached/Row Av. Price | Med. Price | Co <u>Sales</u> | o-op Apartmer Av. Price | nts <u>Med. Price</u> | De <u>Sales</u> | etached Condon <u>Av. Price</u> | niniums <u>Med. Price</u> |
| 10 4 1 - 2 - 5 | 155,415 197,453 132,000 174,000 166,400 | 161,000 188,125 132,000 - 174,000 - 163,500 | 1 - - 1 - - | 83,500 - - 60,000 - - - - | 83,500 - - 60,000 - - - - | - | - - - - - - | - |
| 1 9 | 181,000 150,750 | 181,000 150,000 | - - - - | - - - | - - - | - - 1 | 172,000 | 172,000 - |
| 3 1 5 3 9 | 158,000 146,000 153,380 109,833 117,406 | 163,000 146,000 150,900 112,500 116,000 | - - - - - - - | - - - - - - - | - - - - - - - - | 1 | 134,000 | 134,000 - - - - - - - |
| | To Sales 3 4 - 2 17 1 8 8 11 6 9 9 10 15 5 1 9 - 3 1 5 3 1 5 3 | 19 | 19 | Sales | Sales Av. Price Med. Price 19 252,158 206,000 211 283,481 250,100 51 229,106 211,000 39 243,188 236,800 43 231,223 200,000 65 241,968 230,000 41 219,378 185,000 42 194,926 193,500 51 232,875 224,000 12 203,417 196,000 64 215,292 210,000 88 184,853 184,000 86 189,207 189,450 129 145,206 141,500 61 164,574 164,000 4 230,000 220,000 5 251,164 241,765 18 173,822 162,500 1 164,171 165,300 4 176,350 164,250 1 130,000 3 123,667 132,000 1 130,000 | Sales Av. Price Med. Price Sales 19 252,158 206,000 42 21 283,481 250,100 47 51 229,106 211,000 34 39 243,188 236,800 3 39 243,188 236,800 3 43 231,223 200,000 65 65 241,968 230,000 12 41 219,378 185,000 15 42 194,926 193,500 10 51 232,875 224,000 2 25 218,964 220,000 10 25 218,964 220,000 11 12 200,417 196,000 2 86 189,207 189,450 3 129 145,206 141,500 39 61 164,574 164,000 4 4 230,000 220,000 - 5 251,164 241,765 | Sales | Sales |

Single-Family Central Breakdown May 1997

| | <u>Sales</u> | Detached Houses <u>Av. Price</u> | Med. Price | <u>Sales</u> | Semi-Detached Houses Av. Price | Med. Price |
|------|--------------|-------------------------------------|------------|--------------|-----------------------------------|------------|
| C-1 | 2 | 331,500 | 331,500 | 13 | 210,115 | 200,000 |
| C-2 | 17 | 390,029 | 327,500 | 18 | 332,325 | 312,500 |
| C-3 | 32 | 410,352 | 246,259 | 6 | 259,900 | 164,700 |
| C-4 | 67 | 364,989 | 335,300 | 6 | 308,917 | 286,050 |
| C-6 | 24 | 357,084 | 293,000 | - | · - | · - |
| C-7 | 29 | 311,281 | 270,000 | 3 | 226,333 | 230,000 |
| C-8 | 1 | 765,000 | 765,000 | 4 | 308,750 | 300,000 |
| C-9 | 20 | 652,093 | 646,000 | 2 | 692,500 | 692,500 |
| C-10 | 41 | 513,712 | 419,800 | 24 | 282,456 | 254,500 |
| C-11 | 24 | 351,092 | 334,500 | 9 | 250,156 | 265,000 |
| C-12 | 33 | 736,842 | 637,500 | 3 | 215,500 | 215,500 |
| C-13 | 23 | 300,435 | 295,000 | 6 | 189,667 | 185,000 |
| C-14 | 54 | 376,317 | 327,650 | - | , <u>-</u> | ´ - |
| C-15 | 23 | 383,617 | 360,000 | 17 | 211,388 | 215,000 |

| | 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 | 2 | 129.250 | 129.250 | 76 | 200.497 | 158.500 | | | |
| C-2 | 1 | 244.000 | 244.000 | 76 17 | 216.565 | 185,000 | _ | _ | _ |
| C-3 | <u>'</u> | 244,000 | 244,000 | 17 | 236,000 | 236,000 | - | - | - |
| C-4 | - | _ | _ | 10 | 188.310 | 157,250 | _ | - | - |
| C-6 | 1 | 210,000 | 210,000 | - | - | - | - | - | - |
| C-7 | 4 | 174,850 | 174,950 | 22 | 190,718 | 173,250 | 1 | 240,000 | 240,000 |
| C-8 | 5 | 176,300 | 163,000 | 44 | 165,286 | 138,500 | - | - | - |
| C-9 | 2 | 645,000 | 645,000 | 5 | 320,980 | 328,000 | - | - | - |
| C-10 | 1 | 203,000 | 203,000 | 3 | 222,000 | 220,000 | - | - | - |
| C-11 | 1 | 103,000 | 103,000 | 15 | 97,093 | 80,500 | - | - | - |
| C-12 | 4 | 239,250 | 226,500 | 1 | 1,240,000 | 1,240,000 | - | - | - |
| C-13 | 4 | 184,625 | 174,000 | 27 | 183,681 | 165,000 | - | - | - |
| C-14 | 6 | 252,333 | 240,000 | 27 | 196,189 | 184,000 | - | - | - |
| C-15 | 20 | 166,290 | 161,900 | 28 | 156,214 | 126,750 | 1 | 295,000 | 295,000 |

| | Attached/Row | | | Co- | op Apartmen | ts | 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 | 8 | 233,750 | 223,000 | - | _ | - | - | - | _ |
| C-2 | 9 | 290,833 | 265,000 | 2 | 114,750 | 114,750 | - | - | - |
| C-3 | 1 | 581,000 | 581,000 | 1 | 175,000 | 175,000 | - | - | - |
| C-4 | - | · - | · - | 2 | 113,000 | 113,000 | - | - | - |
| C-6 | - | - | - | - | - | - | - | - | - |
| C-7 | - | - | - | - | - | - | - | - | - |
| C-8 | 6 | 265,917 | 242,250 | - | - | - | - | - | - |
| C-9 | 1 | 317,500 | 317,500 | 8 | 222,506 | 217,700 | - | - | - |
| C-10 | 4 | 331,750 | 341,500 | - | - | - | - | - | - |
| C-11 | - | - | - | - | - | - | - | - | - |
| C-12 | - | - | - | - | - | - | - | - | - |
| C-13 | - | - | - | - | - | - | - | - | - |
| C-14 | | - | - | - | - | - | - | - | - |
| C-15 | _ | _ | _ | _ | _ | _ | _ | _ | _ |

Single-Family North Breakdown May 1997

| | Detached Houses Sales Av. Price Med. Price | | | | ! | Semi-Detached Houses Sales Av. Price Med. Price | | | |
|---|---|------------------------------------|------------------------------------|-------------------------------|--|---|--------------|---------------------------------|--------------------|
| N-1 N-2 N-3 N-4 N-5 N-6 N-7 | 34 45 77 49 13 48 59 54 25 89 24 6 23 30 20 94 21 28 6 5 23 24 | | 342,629 315, 320,052 294, | | | 2 1 | | 215,000 209,000 | 215,000 209,000 |
| | | | 374,648 310,072 360,062 | 355,000 273,000 330,000 | | 2 | | 174,500 | 174,500 |
| | | | 271,800 216,678 | 247,450 208,000 | | 6 7 | | 180,717 166,643 | 187,200 159,000 |
| N-8 N-10 | | | 297,118 313,032 | 279,500 269.000 | | , 3 1 | | 208,333 176,400 | 207,000 176,400 |
| N-11 N-12 | | | 335,135 318,500 285,625 247,500 | | 500 3 | | | 196,267 | 190,000 |
| N-13 N-14 | | | 277,817 287,213 | 170,500 265,000 | 170,500 265,000 206,550 195,500 | | | - - | - |
| N-15 N-16 | | | 214,680 223,260 | 206,550 | | | | - | - |
| N-17 N-18 | | | 141,889 185,679 | 133,687 182,000 | | 2 | | - 150,500 | 150,500 |
| N-19 N-20 | | | 182,304 217,333 | 171,000 230,750 | 230,750 | | 120,000 | | 120,000 |
| N-21 N-22 | | | 169,200 140,350 | 182,000 129,500 | | - - | | - - | |
| N-23 N-24 | | | 147,339 122,931 | 140,750 129,000 | | | | | |
| | To <u>Sales</u> | wnhouse Condon <u>Av. Price</u> | niniums <u>Med. Price</u> | Condo <u>Sales</u> | minium Apari Av. Price | tments <u>Med. Price</u> | <u>Sales</u> | Link Houses <u>Av. Price</u> | Med. Price |
| N-1 N-2 | 14 5 | 184,600 211,540 | 155,000 198,200 | 9 36 | 164,989 191,122 | 140,000 175,750 | 6 5 | 226,500 202,900 | 219,500 200,000 |
| N-3 N-4 | 9 | 163,667 | 154,000 | 24 3 | 163,179 107,000 | 161,750 106,000 | 3 | 219,333 | 220,000 |
| N-5 N-6 | - 5 | - 151,400 | - 150,000 | - | - | - | - 1 | - 178,500 | - 178,500 |
| N-7 N-8 | 8 2 | 145,338 188,500 | 142,850 188,500 | 8 1 | 131,175 150,000 | 127,750 150,000 | 1 | 158,000 | 158,000 |
| N-10 N-11 | - 4 | 190,225 | 194,450 | - 11 | 217,518 | 195,000 | 29 21 | 211,748 233,029 | 212,000 222,000 |
| N-12 N-13 | 1 - | 128,900 | 128,900 | - - | · - | · - | - | · - | · - |
| N-14 N-15 | - | - - | - - | - | - | - | - | | |
| N-16 N-17 N-18 N-19 | 1 2 | 147,500 137,950 | 147,500 137,950 | 3 | 84,000 | 73,000 | 1 - | 169,000 | 169,000 |
| | 1 1 | 128,000 117,400 | 128,000 117,400 | 1 | 91,000 | 91,000 | 5 4 | 157,900 139,250 | 160,000 142,250 |
| N-20 N-21 | - | - | - - | - | - | - | - | - - | - |
| N-22 N-23 N-24 | - - 1 | 164,900 | - - 164,900 | - | - | - - | 1 | 132,000 | 132,000 |
| 111-24 | ' | Attached/Row | 104,900 | Co-on | - Apartments | - | - De | tached Condomin | iums |
| | <u>Sales</u> | Av. Price | Med. Price | <u>Sales</u> | Av. Price | Med. Price | <u>Sales</u> | Av. Price | Med. Price |
| N-1 N-2 | 1 2 | 209,000 222,000 | 209,000 222,000 | - - | - - | - - | - | - | - |
| N-3 N-4 N-5 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 | 3 4 | 192,000 198,500 | 193,500 195,500 | - - | - - | | - | | - |
| | 3 | 173,033 | 171,600 | - | - | - | - | - | |
| | 3 4 | 170,300 185,750 | 174,900 186,000 | - | - | - | - | - | - |
| | 2 | 178,750 | 178,750 | - - | - - | - - | - | | - |
| | - | - | - | - | - | - | - | - | - |
| | - - 0 | 150,600 | - - 150,000 | - | - | - | - | - | - |
| | 3 - | 152,633 - | 152,000 - | - | - | - | - | - | - |
| | 4 | 123,375 | 122,500 | - | - | - | - | - | - |
| N-20 N-21 | - | - | - | - | - | - | - | - | - |
| N-22 N-23 N-24 | - | - | - | - | - | - | - | - | - |
| IN-24 | - | - | - | - | - | = | - | - | - |

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown May 1997

| | Semi-Detached House Av. Price | <u>Sales</u> | | Med. Price | tached Houses <u>Av. Price</u> | De <u>Sales</u> | <u>s</u> | | |
|---|---|---|--|---|---|---|--|--|--|
| 068 193,500 973 161,000 125 168,500 104 199,000 750 179,000 900 205,900 367 215,000 250 188,000 000 176,000 000 152,000 433 176,500 333 184,000 182 183,000 420 178,950 | 218,773 194,068 159,973 175,125 202,104 182,750 205,900 212,367 186,250 176,000 152,000 170,433 187,333 187,182 178,420 | 11 32 11 4 27 6 1 3 4 2 1 9 13 20 | | 274,800 286,000 150,000 188,000 203,450 191,000 294,450 292,000 327,500 190,000 254,250 298,000 262,000 218,000 230,450 | 326,164 273,422 153,158 190,880 196,063 191,741 311,421 374,614 304,893 196,042 281,914 324,044 264,736 212,427 253,837 | 14 39 40 29 16 33 32 83 14 43 42 59 22 15 46 | | 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 | |
| 714 190,000 508 174,950 017 171,800 - 204 157,000 | 7 157,771 7 188,714 24 179,508 6 172,017 23 157,204 29 165,217 | | 252,500 237,000 267,950 166,500 188,500 193,000 483,750 | | 257,045 254,990 295,788 166,500 199,850 198,008 468,125 | 15 68 73 62 1 131 61 4 | | W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 | |
| 044 128,000 | 126,044 | 9 | | 192,000 235,000 | 221,668 241,301 | 45 75 | | W-26 W-27 W-28 | |
| nk Houses Av. Price Med. Price | Link House Sales Av. Price | tments <u>Med. Price</u> | ominium Apar <u>Av. Price</u> | Condo <u>Sales</u> | miniums <u>Med. Price</u> | ownhouse Condor <u>Av. Price</u> | T <u>Sales</u> | | |
| 166,000 166,000 | - 4 206,00 1 173,00 13 191,26 | 136,500 149,500 121,000 84,250 76,900 187,500 105,750 130,000 78,000 85,400 126,000 101,000 122,000 113,000 110,750 | 147,117 149,500 120,500 85,280 79,916 224,736 105,750 156,656 104,048 87,303 124,491 110,574 112,767 113,892 130,820 | 12 1 5 20 25 25 2 31 21 34 28 17 15 80 10 | 259,000 | 259,000 | 1 - - 7 - 2 12 5 14 7 17 18 22 25 - - | 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 | |
| 205,100 215,000 171,000 171,000 184,680 188,000 | 1 171,00 5 184,68 - 6 172,20 1 174,00 | 130,000 94,000 199,000 - 120,750 106,000 | 140,968 108,850 184,625 - 119,140 103,688 | 31 10 4 - 10 33 | 145,000 167,500 122,000 125,750 | 149,262 164,750 - 122,011 128,807 | 50 6 - 9 30 | W-19 W-20 W-21 W-22 W-23 W-24 W-25 | |
| <u> </u> | - - - | 100,970 | 98,490 - | 3 | 117,250 165,250 | 122,830 165,250 | 5 2 | W-26 W-27 W-28 | |
| ed Condominiums Av. Price Med. Price | | Med. Price | Apartments <u>Av. Price</u> | Co-o _l <u>Sales</u> | Med. Price | Attached/Row Av. Price | <u>Sales</u> | | |
| | - - - - - - - - - - - | 54,000 - - 54,000 - - - - - - | 54,000 - - - - - - - - - - | - - - - 1 - - - - - - | 162,000 170,000 229,000 159,000 244,000 | 166,000 170,000 229,000 159,000 244,000 187,500 164,000 | 5 1 - 1 - 2 - 1 - 2 1 - | 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 | |
| 160,000 160,000 | - - - 1 160,00 - - - - - - - | | - | - - - - - - - - - - - | 192,500 | 192,500 194,075 181,500 251,343 155,887 136,273 | 2 - - 8 9 7 - 23 11 - - 3 | 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 | |
| 17 18 20 17 18 17 17 18 4 ed C Av. | 1 17 13 19 | 122,000 113,000 110,750 | 112,767 113,892 130,820 | 15 80 10 - 3 3 11 10 4 - 10 33 - - 3 | 165,250 143,750 149,000 114,250 157,250 145,000 167,500 122,000 125,750 119,500 117,250 165,250 Med. Price 162,000 170,000 229,000 159,000 159,000 164,000 192,500 187,500 164,000 192,500 187,100 168,500 194,000 157,000 124,000 | 148,294 143,309 151,732 114,250 154,398 149,262 164,750 122,011 128,807 119,500 122,830 165,250 Attached/Row Av. Price 166,000 170,000 229,000 159,000 244,000 187,500 164,000 192,500 194,075 181,500 251,343 155,887 136,273 | 18 22 25 - 2 266 500 6 - 9 30 2 - 5 2 | W-14 W-15 W-16 W-17 W-18 W-29 W-21 W-22 W-23 W-25 W-26 W-27 W-28 W-10 W-12 W-13 W-14 W-15 W-10 W-17 W-18 W-17 W-19 W-20 W-21 W-21 W-22 W-23 W-24 W-25 W-27 W-25 W-26 W-27 W-26 W-27 | |

| 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 | 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 1966 | 14,890 14,883 | 13,428 | 281,164,558 326,687,333 | 18,883 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 1982 | 35,434 | 29,625 25,336 | 3,373,355,403 | 95,201 07,734 | 90,203 |
| 1983 | 28,936 34,896 | 30,046 | 2,825,353,787 3,668,093,732 | 97,724 105,115 | 95,496 101,626 |
| 1984 | 36,206 | 31,905 | 3,845,980,469 | 105,115 | 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 | 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 |
| July | 5,325 | 4,539 | 1,103,019,345 | 207,140 | 199,856 |
| August | 5,104 | 4,372 | 1,050,637,385 | 205,846 | 197,622 |
| Septembe | | 4,123 | 976,472,171 | 201,417 | 195,486 |
| October | 6,281 | 5,398 | 1,282,350,382 | 204,163 | 199,882 |
| November | | 5,878 4 127 | 1,424,064,031 | 204,636 | 195,801 |
| December | • | 4,127 | 1,037,995,827 | 207,102 | 196,016 |
| TOTAL | 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 | 6,545 | 5,550 | 1,407,362,108 | 215,028 | 210,207 |
| April | 7,626 | 6,423 | 1,747,789,607 | 229,188 | 213,107 |
| May | 6,918 | 5,797 | 1,560,456,411 | 225,565 | 216,904 |
| TOTAL | 32,208 | 27,050 | 7,060,124,841 | 219,204 | 210,037 |

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

