For Further Information: 443-8152

January, 1996

Resale market heats up in January

TORONTO - Friday, February 2, 1996— The Toronto resale housing market kicked off the year with sales up 24 per cent from 1995, Jerry England, President of the Toronto Real Estate Board (TREB), announced today.

"It's been a fabulous start to 1996," commented Mr. England. "Interest rates are at their lowest levels in two years. And we currently have more than 21,000 residential properties listed for sale across the Toronto area. Without a doubt — it's a good time to buy."

Mr. England noted there were 2,222 sales of single-family dwellings last month, compared to 1,791 sales in January 1995. "At this rate, the indicators are pointing to a good February and March market."

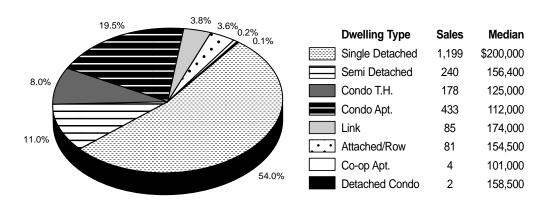
TREB's 2,222 single-family dwelling

sales, which were reported throughout the Greater Toronto Area, totalled \$433,666,541, and averaged \$195,169. The median price was \$166,000.

Breaking down the total 880 sales were reported in TREB's 27 West districts and averaged \$178,666; 330 sales were reported in the 14 Central districts and averaged \$276,620; 405 sales were reported in the 23 North districts and averaged \$225,564; and 607 sales were reported in TREB's 21 East districts and averaged \$154,534.

In addition to the sales of single-family dwellings, TREB Members reported 426 sales of properties of other types (P.O.T.) during January moving the total to 2,648. The dollar volume for properties of all types (P.A.T.) was \$561,139,885, and the average price was \$211,910.

Single-Family Residential Breakdown



Housing Market Indicators

	January 1995	January 1996	% Change
Sales*	1,791	2,222	(+24%)
New Listings*	6,778	7,488	(+10%)
Active Listings**	20,576	21,155	(+2%)

^{*} Single-Family Dwellings Only

			Nu	ımb	er of	New	/ ML	S Lis	sting	ıs			
25000	_												
20000	L												
15000	-												
10000	_												1
5000													
0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
								7				7	d
			Nu	mbe	r of	Activ	/e M	LS L	istin	gs			
30000	-												
25000	ŀ												
20000													
15000													1
10000													
5000													
0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
	-/-	/ 									T		

Number of MLS Sales

Apr May June July

7000

6000

5000

4000

3000

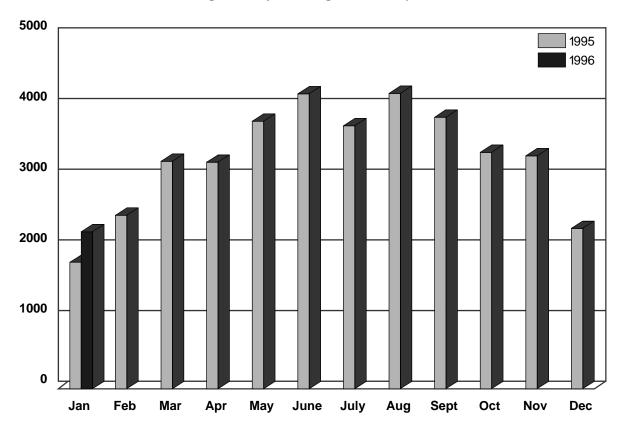
2000

1000

S.F.D

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — January

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	do T.H.
Up	to	\$90,000	169	(7.6)	117	(27.0)	17	(9.5)
90,001	to	110,000	173	(7.8)	96	(22.2)	27	(15.2)
110,001	to	120,000	132	(6.0)	49	(11.3)	30	(16.9)
120,001	to	130,000	113	(5.1)	31	(7.2)	30	(16.9)
130,001	to	140,000	133	(6.0)	29	(6.7)	20	(11.2)
140,001	to	150,000	125	(5.6)	20	(4.6)	20	(11.2)
150,001	to	160,000	185	(8.3)	18	(4.2)	14	(7.9)
160,001	to	170,000	153	(6.9)	16	(3.7)	3	(1.7)
170,001	to	180,000	128	(5.8)	9	(2.1)	4	(2.2)
180,001	to	190,000	123	(5.5)	10	(2.3)	4	(2.2)
190,001	to	200,000	87	(3.9)	1	(0.2)	_	(—)
200,001	to	225,000	169	(7.6)	8	(1.9)	1	(0.6)
225,001	to	250,000	125	(5.6)	9	(2.1)	5	(2.8)
250,001	to	300,000	159	(7.2)	8	(1.8)	2	(1.1)
300,001	to	400,000	145	(6.5)	7	(1.6)	_	(—)
400,001	to	500,000	47	(2.1)	1	(0.2)	_	(—)
500,001	to	750,000	37	(1.7)	3	(0.7)	1	(0.6)
750,000	to	1,000,000	12	(0.5)	1	(0.2)	_	(—)
1,000,001	to	1,500,000	5	(0.2)		(—)	_	(—)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			2,222	100.0	433*	100.0	178**	100.0

^{* 433} condominium apartments sold for \$55,335,387, averaging \$127,795

^{** 178} condominium townhouses sold for \$23,584,600, averaging \$132,497.

Single-Family Residential January 1996

<u>Area</u>	Listed	Re-Runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>East</u>	<u> </u>	<u>ito itano</u>	<u> </u>	<u>Bonar Volumo</u>	<u> </u>	<u> </u>
E-1	176	77	33	\$5,294,900	\$160,452	\$153,000
E-2	136	69	34	6,153,350	180,981	163,750
E-3	310	154	71 20	11,427,200	160,946	160,000
E-4 E-5	123 200	50	26 36	3,576,100	137,542	151,000
E-6	200 115	69 55	36 16	6,368,410 2,409,288	176,900 150,581	166,875 143,000
E-7	276	129	50	8,408,780	168,176	161,250
E-8	205	94	41	5,445,378	132,814	130,000
E-9	119	46	22	3,411,300	155,059	154,000
E-10	133	45	14	2,369,000	169,214	176,750
E-11	177	69	26	3,235,000	124,423	116,250
E-12	62	28	13	1,822,900	140,223	138,000
E-13	263	136	37	6,612,800	178,724	181,500
E-14	247	101	46	7,000,500	152,185	148,000
E-15	232	85	33	5,496,600	166,564	161,000
E-16	367	117	68 24	7,896,200	116,121	115,500
E-17 E-18	180 21	48 11	21 1	3,228,000 307,000	153,714 307,000	140,000 307,000
E-19	18	5	5	993,000	198,600	184,000
E-20	75	14	3	479,700	159,900	129,800
E-21	78	7	11	1,866,800	169,709	161,000
Total	3,513	1,409	607	\$93,802,206	\$154,534	\$150,000
West						
11001						
W-1	109	48	26	\$4,842,350	\$186,244	\$170,300
W-2	157	61	28	5,180,000	185,000	165,500
W-3	221	92	29	3,768,600	129,952	128,500
W-4	143	57 70	18	2,765,200	153,622	151,500
W-5	180	70	31	3,875,900	125,029	123,000
W-6 W-7	172 76	85 32	26 11	4,880,300 2,584,100	187,704 234,918	163,750 228,800
W-8	267	145	42	10,112,500	240,774	212,500
W-9	134	57	15	2,036,750	135,783	130,000
W-10	258	111	48	6,519,600	135,825	136,950
W-12	207	79	30	5,544,050	184,802	170,000
W-13	254	125	43	9,524,600	221,502	190,000
W-14	109	44	27	3,678,600	136,244	133,000
W-15	219	79	58	6,932,588	119,527	112,875
W-16	251	94	65	13,280,600	204,317	188,500
W-17	1	-	-	-	-	400.000
W-18	64	22	17 55	2,290,700	134,747	139,000
W-19 W-20	264 295	103 118	55 55	9,985,590	181,556 187,079	174,000 166,700
W-21	348	122	67	10,289,350 16,484,400	246,036	199,500
W-21 W-22	7	5	1	112,000	112,000	112,000
W-23	361	82	95	16,219,400	170,731	163,000
W-24	232	61	56	7,921,399	141,454	144,750
W-25	15	2	3	382,000	127,333	137,000
W-26	1	-	-	-	· -	· -
W-27	26	11	3	658,000	219,333	235,000
W-28	147	51	31	7,357,900	237,352	220,000
Total	4,518	1,756	880	\$157,226,477	\$178,666	\$161,500

January 1996 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 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	270 176 146 275 41 127 174 101 138 68 127 111 183 232	131 98 78 154 20 55 92 63 66 28 71 57 63 117	53 20 18 45 8 32 28 11 16 12 12 14 20 41	\$10,488,000 5,124,700 5,315,620 14,102,850 2,164,900 6,468,800 4,216,200 7,902,000 6,119,500 2,077,900 7,692,800 3,103,000 7,069,200 9,439,150	\$197,887 256,235 295,312 313,397 270,613 202,150 150,579 718,364 382,469 173,158 641,067 221,643 353,460 230,223	\$161,500 194,400 158,000 264,000 269,500 202,500 140,500 620,000 258,500 174,000 495,900 197,500 286,500 201,500
Total	2,169	1,093	330	\$91,284,620	\$276,620	\$210,250
<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	216 243 297 115 44 134 145 219 116 306 60 37 62 62 65 177 61 77 12 15 23	109 109 144 47 19 53 49 111 46 134 26 10 25 25 20 40 14 26 3 8 4 23	31 38 37 19 5 20 37 25 19 45 7 6 7 12 6 31 16 16 16	\$9,320,900 9,532,080 10,792,888 4,685,800 1,083,500 4,212,000 7,273,650 7,211,990 4,828,100 11,555,280 2,293,000 1,098,500 1,713,900 2,048,500 974,400 3,796,050 2,702,400 2,281,300 271,000 540,000 893,000 1,611,500	\$300,674 250,844 291,700 246,621 216,700 210,600 196,585 288,480 254,111 256,784 327,571 183,083 244,843 170,708 162,400 122,453 168,900 142,581 271,000 135,000 148,833 161,150	\$260,000 241,500 230,000 249,000 190,000 178,000 190,000 242,000 193,800 254,000 278,000 161,250 195,000 162,750 157,450 114,000 158,750 128,700 271,000 140,000 146,000
N-24	39	14	7	633,500	90,500	83,000
Total	2,605	1,059	405	\$91,353,238	\$225,564	\$195,000
Grand Total	12,805	5,317	2,222	\$433,666,541	\$195,169	\$166,000
*Includes Rerun	s: East Central	(1,409-40%) (1,093-50%)	West North	(1,756-38%) (1,059-40%)		_
		AVERAGE DAY	S ON MARKET	AVERAGE LIST TO	SALE PRICE RATIO]
	EAST WEST CENTRAL NORTH	6: 6: 6: 6:	8 9 8	9 9 9	5% 5% 4% 5% 5%	

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

95%

67

TOTAL

Single-Family East Breakdown January 1996

	<u>S</u> :	Det <u>ales</u>	ached Houses Av. Price	Med. Price	•	<u>Sales</u>		etached Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4		7 8 31 15	176,271 224,250 205,455	153,000 234,000 177,000		20 22 18		161,325 168,273 157,617	158,500 163,000 159,000
E-4 E-5 E-6 E-7 E-8 E-9 E-10		15 14 10 21 18 10	164,987 245,991 155,839 215,814 186,749 204,430 185,727	163,000 238,500 148,500 203,900 179,500 180,900 190,500		2 1 3 2 1		167,375 137,000 164,127 138,500 160,000	167,375 137,000 165,000 138,500 160,000
E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19		5 7 24 33 23 41 13 1	182,400 167,771 205,046 163,988 177,557 125,371 172,615 307,000 198,600	190,000 170,000 197,900 156,000 175,000 122,000 159,000 307,000 184,000 230,000		2 1 1 3 1 14 1		149,100 138,000 119,500 136,500 140,000 103,157 122,000	149,100 138,000 119,500 139,500 140,000 105,150 122,000
E-20 E-21		1 10	230,000 168,500	160,500		-		-	-
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>		minium 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-5 E-6 E-7 E-10 E-11 E-13 E-14 E-15 E-17 E-17 E-18 E-20 E-21	2 1 1 6 1 6 5 4 1 4 3 5 3 7	204,250 115,000 112,000 139,250 136,900 142,833 106,700 97,500 113,000 115,375 116,333 102,800 114,333	204,250 115,000 112,000 139,250 136,900 141,750 105,000 96,000 116,250 119,000 105,000 119,500	2 21 10 13 3 15 16 7 2 11 2 2 3 1	124,425 100,286 98,930 119,675 144,667 114,193 79,587 116,714 106,500 88,800 80,750 152,250 94,833 101,500	124,425 90,000 108,500 100,000 156,000 110,000 74,000 119,000 88,900 88,900 80,750 152,250 97,000 101,500	1 1 2 1 2 2 6 5 6 - 2 -	198,500 143,000 181,300 181,300 - - 160,000 131,750 145,133 126,580 125,833 - - 124,850	198,500 143,000 181,300 181,300 160,000 131,750 145,450 125,500 128,500 124,850
	<u>Sales</u>	Attached/Rov Av. Price	w <u>Med. Price</u>		Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-11 E-11 E-13 E-14	6 	139,083 - - - 150,600 - 133,250 - 142,167 144,200	132,250 - - - - 153,800 - - 133,250 - 139,500 144,200	- - - - - - - - - - - -	-	-	- - - - - - - 1	160,000	160,000
E-15 E-16 E-17 E-18 E-19 E-20 E-21	2 1 1 - -	150,250 118,000 107,000	150,250 118,000 107,000 - - -	- - - - - -	- - - - - -	- - - - -	- - - - -	- - - - -	- - - - - -

Single-Family Central Breakdown January 1996

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses <u>Av. Price</u>	Med. Price
C-1	3	331,333	291,500	7	220,643	219,000
C-2	7	377,200	431,500	7	156,986	168,000
C-3	11	387,375	329,018	5	170,100	155,000
C-4	37	336,916	295,000	2	187,250	187,250
C-6	8	270,613	269,500	-	· -	-
C-7	15	235,653	233,500	5	192,500	195,000
C-8	2	136,000	136,000	3	273,500	214,000
C-9	7	841,429	800,000	1	485,000	485,000
C-10	9	512,333	461,000	7	215,500	200,000
C-11	4	298,500	292,000	2	241,500	241,500
C-12	11	686,527	510,000	-	· -	-
C-13	6	301,250	275,000	3	167,667	168,000
C-14	16	385,075	291,950	-	· -	-
C-15	14	338,629	329,500	8	205,025	206,750

	Tow <u>Sales</u>	Townhouse Condominiums <u>Sales Av. Price Med. Price</u>			ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	-	_	-	38	180,829	140,000	-	_	-
C-2	-	-	-	3	187,800	205,900	-	-	-
C-3	-	-	-	-	-	-	-	-	-
C-4	-	-	-	6	210,408	152,350	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	2	165,500	165,500	9	158,889	147,500	1	210,500	210,500
C-8	2	110,000	110,000	20	132,585	140,000	-	-	-
C-9	-	-	· -	1	800,000	800,000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	6	66,817	63,650	-	-	-
C-12	-	-	-	1	141,000	141,000	-	-	-
C-13	1	240,000	240,000	4	138,125	143,750	-	-	-
C-14	-	-	· -	4	227,000	224,000	-	-	-
C-15	8	141,113	140,950	11	175,386	128,000	-	-	-

	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	5	215,600	202,000	-	-	-	-	-	-	
C-2	3	274,000	152,000	-	-	-	-	-	-	
C-3	-	· -	· -	2	102,000	102,000	-	-	-	
C-4	-	-	-	-	· -	· -	-	-	-	
C-6	-	-	-	-	-	-	-	-	-	
C-7	-	-	-	-	-	-	-	-	-	
C-8	1	252,000	252,000	-	-	-	-	-	-	
C-9	1	620,000	620,000	1	107,000	107,000	-	-	-	
C-10	-	· -	· -	-	· -	· -	-	-	-	
C-11	-	-	-	-	-	-	-	-	-	
C-12	-	-	-	-	-	-	-	-	-	
C-13	-	-	-	-	-	-	-	-	-	
C-14	-	-	-	-	-	-	-	-	-	
C-15	-	-	-	_	_	-	-	-	-	

Single-Family North Breakdown January 1996

	Sa		ched Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5 N-6		16 21 20 18 5	413,475 305,881 405,009 248,183 216,700 201,563	333,400 270,000 382,000 250,500 190,000 187,500		- - 1 - -		152,000 - - -	152,000 - - -
N-7 N-8 N-10 N-11 N-12 N-13		31 22 5 27 7 6	207,279 303,409 431,200 308,307 327,571 183,083	195,000 257,000 303,000 282,000 278,000 161,250		4 - - - -		143,375 - - - - -	143,750 - - - - -
N-14 N-15 N-16 N-17 N-18 N-19 N-20		7 12 6 28 9 14	244,843 170,708 162,400 119,814 197,544 146,164 271,000	195,000 162,750 157,450 108,250 175,000 134,200 271,000		- - 1 4 -		129,000 131,375	129,000 131,250
N-21 N-22 N-23 N-24		4 6 8 7	135,000 148,833 174,250 90,500	140,000 157,000 151,000 83,000		- - -		- - -	- - -
	To <u>Sales</u>	wnhouse Condomii <u>Av. Price</u>	niums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1 N-2 N-3 N-4 N-5	3 4 1	139,667 205,250 230,000	141,000 213,000 230,000	6 7 13	159,800 171,369 145,977	126,000 162,080 140,000	5 5 1 -	230,000 172,900 220,000	215,000 176,500 220,000
N-6 N-7 N-8 N-10	4 1 -	246,750 145,000 -	162,500 145,000	- 1 - -	129,500	129,500	- - 1 14	242,000 190,864	242,000 186,250
N-11 N-12 N-13 N-14 N-15	4 - - -	145,250 - - - - -	142,000 - - - -	4 - - -	155,500 - - - -	153,000 - - - -	10 - - - -	202,800 - - - - -	200,500
N-16 N-17 N-18 N-19 N-20	- 2 -	- - 118,250 - -	118,250 - -	- - - -	- - - -	- - - -	2 1 -	156,125 162,500 -	156,125 162,500
N-21 N-22 N-23 N-24	- - -	- - - -	- - - -	- - -	- - -	- - - -	- - - -	- - -	- - - -
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-c <u>Sales</u>	op Apartment <u>Av. Price</u>	ts <u>Med. Price</u>	Det <u>Sales</u>	tached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2 N-3 N-4 N-5	1 1 1 1	177,500 223,500 193,000 218,500	177,500 223,500 193,000 218,500	- - -	- - - -	- - - -	- - - -	:	- - -
N-6 N-7 N-8	2	147,500	147,500	- - -	- - -	- - -	- - -	- - -	- - -
N-10 N-11 N-12 N-13	- - -	- - -	- - -	- - - -	- - - -	- - - -	- - - -	- - -	- - - -
N-14 N-15 N-16 N-17	- - -	: :	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -
N-18 N-19 N-20 N-21	2	117,500 - -	117,500 - -	- - -	- - - -	- - -	- - - -	- - -	- - - -
N-22 N-23 N-24	2	108,750	108,750	- - -	- - -	- - -	- - -	- - -	- - -

Single-Family West Breakdown January 1996

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-20 W-21 W-22 W-23 W-24 W-25 W-25 W-25		es 8 15 19 10 6 15 8 26 2 22 19 26 4 6 36 6 25 30 43 - 58 26 2 - 3	ched Houses Av. Price 282,263 211,867 131,926 194,240 186,083 173,120 257,288 308,904 202,375 182,555 212,574 275,654 220,625 190,250 240,436	Med. Price 275,750 205,000 138,000 177,500 181,500 163,000 236,900 290,500 202,375 170,000 200,000 248,250 219,000 187,000 220,250		Sales 6 7 8 1 8 1 2 3 4 1 2 12 - 3 2 8 5 - 7 8		149,000 146,429 136,750 166,688 164,000 159,500 159,500 158,333 145,125 187,000 160,250 157,317 149,033 166,250 163,613 159,560	Med. Price 143,750 140,000 134,250 187,500 165,000 159,500 156,000 143,500 187,000 160,250 159,400 153,000 166,250 164,500 166,250 164,500 166,250 164,500 175,000
W-28		30 vnhouse Condomi	241,800	222,000	ominium Apart	- monte		- Link Houses	-
\ \\ 4	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1 W-2 W-3	-	-	-	12 4 1	140,854 177,000 80,000	118,500 168,750 80,000	-	-	-
W-4	-	400.000	104.000	7	90,757	95,000	-		-
W-5 W-6	5 1	108,600 300,000	104,000 300,000	12 9	73,575 213,167	74,500 164,500	-	-	-
W-7 W-8	1 4	125,000 128,375	125,000 115,000	1 12	155,800 130,625	155,800 111,250	-	-	-
W-9 W-10	2 5	190,250 112,900	190,250 115,000	9 19	99,944 85,258	114,000 82,500	1	188,000	188,000
W-12 W-13	2 8	135,375 131,200	135,375 117,500	6 3	126,567 113,500	122,500 115,000	<u>-</u> 1	-	227.000
W-14	9	128,333	148,000	10	94,690	85,950	2	227,000 166,100	227,000 166,100
W-15 W-16	9 9	125,739 138,589	129,000 132,900	41 3	105,828 222,267	106,000 268,000	5	164,600	159,000
W-17 W-18	- 8	107,325	103,300	-	-	-	-	-	-
W-19 W-20	3 13	137,500 141,938	143,000 134,000	19 2	120,679 85,000	108,500 85,000	- 1	- 155,000	155,000
W-21 W-22	3 1	125,233 112,000	127,000 112,000	3	103,833	90,000	4	164,725	160,450
W-23	6	115,817	114,000	7	121,357	119,000	3	161,667	163,000
W-24 W-25	6	108,333 -	102,750 -	10 1	92,400 80,000	90,000 80,000	-	-	-
W-26 W-27	-	-		-	-	-	-	-	-
W-28	1	103,900	103,900	-	-	-	-	-	-
	Sales	Attached/Row Av. Price	Med. Price	Co-	op Apartments Av. Price	Med. Price	De Sales	tached Condomini Av. Price	ums Med. Price
W-1	-	-		-	•	-	-	-	-
W-2 W-3	2 1	134,500 88,000	134,500 88,000	-	-	-	-	-	-
W-4 W-5	-	-		-	-	-	-	-	-
W-6 W-7	- 1	245,000	- 245,000	1	65,000	65,000	-	-	-
W-8 W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-		-	-	-	-	
W-12 W-13	1	160,000	160,000	-	-	-	-	-	-
W-14 W-15	1 -	175,000 -	175,000 -	-	-	-	-	-	-
W-16 W-17	-	-	-	-	-	-	-	-	-
W-18 W-19	- 6	165.250	169 500	-	-	- -	-	-	-
W-20	-	165,250	168,500	-	-	-	1	157,000	157,000
W-21 W-22	9	181,500 -	169,000	-	-	-	-	-	-
W-23 W-24	14 6	142,036 139,500	140,250 141,500	-	-	-	-	-	-
W-25 W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	- -	- -	-	- -	-	-	-
W-28	-	-	-	-	-	-	-	-	-

Year	* Number of Sales (Property of all types)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1986 1987 1988 1989 1980 1991 1992 1993	(Property of all types 2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,890 14,883 14,886 15,570 15,817 13,076 15,587 17,037 19,561 20,680 26,088 22,575 24,335 24,778 27,060 30,977 35,434 28,936 34,896 36,206 51,514 54,815 51,149 61,441 47,447 31,652 44,510 49,113 46,561	* Number of Sales (Single-Family Only) 13,428 12,432 12,245 12,493 10,498 13,085 14,613 16,335 17,318 22,020 19,025 20,512 21,184 23,466 26,017 29,625 25,336 30,046 31,905 45,509 52,919 43,475 49,381 38,960 26,779 38,144 41,703 38,990	\$38,935,130 44,835,245 53,153,433 73,486,822 93,072,456 128,163,813 158,821,137 151,828,112 151,314,565 161,878,920 183,272,930 241,218,500 281,164,558 326,687,333 367,415,993 430,301,604 473,422,285 394,123,765 496,009,054 580,579,218 862,742,566 1,160,586,426 1,517,817,465 1,417,814,546 1,630,809,263 1,707,519,316 2,068,819,999 2,478,889,915 3,373,355,403 2,825,353,787 3,668,093,732 3,845,980,469 5,957,686,711 8,195,016,831 10,287,088,795 15,234,986,682 13,863,276,860 8,264,140,752 10,606,078,479 10,705,964,103 9,885,955,838	\$ 14,424 14,647 14,952 15,043 15,732 16,085 16,615 16,334 16,742 16,517 17,370 18,883 21,950 24,681 27,637 29,931 30,141 31,822 34,078 44,105 56,121 58,180 62,805 67,015 68,913 73,992 80,023 95,201 97,724 105,115 106,225 115,652 149,503 201,120 249,632 292,185 261,094 238,285 217,986 212,323	*Average Price (Single-Family Only) \$ 21,360
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995 January February March April May June July August Septembe October November December	4,134 4,060	1,791 2,455 3,218 3,204 3,785 4,172 3,721 4,179 3,841 3,344 3,295 2,268 39,273	460,563,691 640,047,635 816,442,134 843,090,243 982,479,781 1,012,394,725 935,364,497 1,004,199,245 911,915,733 863,942,396 838,187,466 593,613,260 9,902,240,806	207,555 219,044 211,678 220,071 217,652 205,771 215,522 204,106 199,982 208,985 206,450 210,277	199,759 208,225 207,556 212,541 212,626 202,297 202,686 198,594 195,099 201,526 197,999 197,119 203,028
	·	·		,	
1996 January	2,648	2,222	561,139,885	211,910	195,169
TOTAL	2,648	2,222	561,139,885	211,910	195,169

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

