For All Other Inquiries: 443-8152

The Records Keep Falling

TORONTO - Tuesday, August 3, 1999 — With 5,472 sales pouring through the TREB MLS system, last month set a new record as the busiest July ever for the Toronto resale home market, beating July '98's 5,026 figure by nearly 9%. "This is extremely good news," commented Toronto Real Estate Board President Bill Palander. "5,400 sales recorded during the middle of summer is an indication of an economy firing on all cylinders."

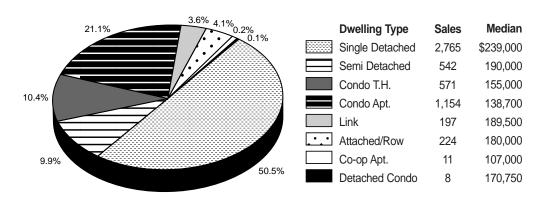
Despite the frenzied sales pace, prices moderated in July, with the average down 4% to \$222,102 from \$230,692, and the median down about 3% to \$193,000 from \$198,150. "This is a perfectly normal seasonal development," Palander noted. "Unless you're in a full-fledged, 80's-style boom, prices just aren't going to go up every month. The lesson for potential sellers is to set a reasonable listing price. The days are gone when you could ask for something ridiculous and wait for the market to catch up with your price."

Breaking down the total, 2,008 sales were reported in TREB's 28 West districts and averaged \$208,581; 812 sales were reported in the 14 Central districts and averaged \$304.319: 1.077 sales were reported in the 23 North districts and averaged \$247,098; and 1,575 sales were reported in TREB's 21 East districts and averaged \$179,861.

Neighbourhood Corner **High Park/Bloor West**

In July, the average price of homes sold in the High Park/Bloor West Village area rose 14% from the same month last year to \$307,629, reflecting a more active upper-end (\$300,000 +) market. Average time-on-market was 51 days, up 54% from the 33 days of July '98, reflecting the fact that more expensive homes generally take longer to sell.

Single-Family Residential Breakdown



Housing Market Indicators

	July 1998	July 1999	% Change
Sales*	5,026	5,472	(+9%)
Sales (P.O.T.)	1,058	1,090	(+3%)
New Listings*	7,564	6,949	(-8%)
Active Listings**	20,559	18,327	(-11%)

Single-Family Dwellings Only

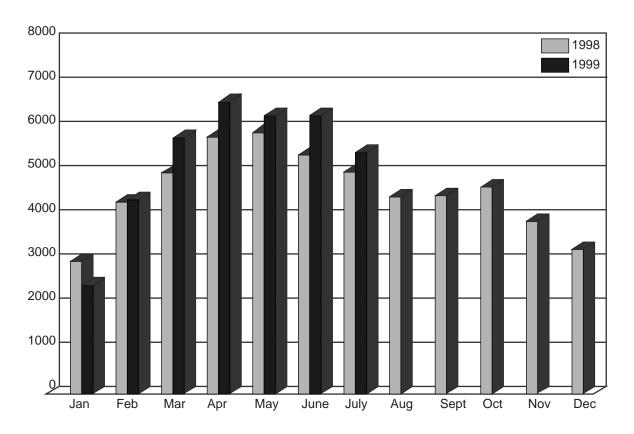
Mark
4 9 9
2
46
9
Number of MLS Sales
8000 - S.F.D
P.O.1.
7000
6000
5000
4000
3000
2000
1000
Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec
Number of New MI C Lietings
Number of New MLS Listings
25000 -
20000
15000
5000
Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec
Number of Active MLS Listings
30000 -
25000 -
20000
15000
10000 -
5000

Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec

Properties All Types including Single-Family Dwellings.

1

Single-Family Dwelling Sales Comparison



Price Category Breakdown — July

Pric	ce R	<u>ange</u>	<u>Tota</u>	I S.F.D.	Co	Condo Apt.		do T.H.
Up	to	\$90,000	152	(2.8)	89	(7.7)	32	(5.6)
90,001	to	110,000	247	(4.5)	161	(14.0)	41	(7.2)
110,001	to	120,000	184	(3.4)	96	(8.3)	30	(5.3)
120,001	to	130,000	259	(4.7)	140	(12.1)	41	(7.2)
130,001	to	140,000	254	(4.6)	117	(10.1)	53	(9.3)
140,001	to	150,000	285	(5.2)	98	(8.5)	60	(10.5)
150,001	to	160,000	309	(5.7)	76	(6.6)	76	(13.3)
160,001	to	170,000	321	(5.9)	73	(6.3)	57	(10.0)
170,001	to	180,000	316	(5.8)	46	(4.0)	38	(6.6)
180,001	to	190,000	331	(6.1)	39	(3.4)	39	(6.8)
190,001	to	200,000	275	(5.0)	31	(2.7)	29	(5.1)
200,001	to	225,000	600	(11.0)	53	(4.6)	37	(6.5)
225,001	to	250,000	515	(9.4)	49	(4.2)	15	(2.6)
250,001	to	300,000	610	(11.1)	40	(3.5)	14	(2.4)
300,001	to	400,000	489	(8.9)	35	(3.0)	5	(0.9)
400,001	to	500,000	143	(2.6)	3	(0.3)	2	(0.3)
500,001	to	750,000	127	(2.3)	4	(0.3)	1	(0.2)
750,000	to	1,000,000	39	(0.7)	3	(0.3)	_	(—)
1,000,001	to	1,500,000	14	(0.2)	1	(0.1)	1	(0.2)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			5,472	100.0	1,154*	100.0	571**	100.0

^{* 1,154} condominium apartments sold for \$180,382,992, averaging \$156,311

^{** 571} condominium townhouses sold for \$91,792,044, averaging \$160,756.

Single-Family Residential July 1999

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
East	<u>=:0:00</u>	110 101110	<u> </u>			
	4 ===	400	70	0.40,000,000	# 400.044	0.477.500
E-1 E-2	177 150	103	76 55	\$13,969,600	\$183,811	\$177,500
E-2 E-3	268	84 141	106	13,954,050 19,975,950	253,710 188,452	230,000 185,400
E-4	141	50	69	10,779,438	156,224	162,000
E-5	297	143	117	23,412,884	200,110	202,000
E-6	143	70	42	8,601,100	204,788	191,500
E-7	296	140	131	24,210,806	184,815	177,500
E-8	201	106	79 70	14,441,200	182,800	183,000
E-9 E-10	180 139	93 75	76 44	12,268,000 9,635,450	161,421 218,988	162,000 216,550
E-11	193	105	80	12,953,000	161,913	166,850
E-12	48	21	31	5,731,700	184,894	182,500
E-13	302	174	98	20,109,800	205,202	195,500
E-14	224	112	108	19,782,500	183,171	175,000
E-15	250	128	114	20,560,800	180,358	174,500
E-16 E-17	446 250	231 146	188 96	24,576,500 15,541,810	130,726 161,894	128,250 148,000
E-18	13	8	3	687,000	229,000	240,000
E-19	32	20	9	1,722,500	191,389	167,500
E-20	46	26	18	3,666,450	203,692	189,750
E-21	103	51	35	6,700,500	191,443	187,000
Total	3,899	2,027	1,575	\$283,281,038	\$179,861	\$173,000
West						
W-1	85	50	32	\$8,352,800	\$261,025	\$227,500
W-2	144	82	54	12,939,350	239,618	214,500
W-3	151	91	50	8,384,500	167,690	161,500
W-4 W-5	140 205	57 93	55 69	9,056,250	164,659 161,100	154,500 133,700
W-6	194	107	68	11,115,900 15,986,550	235,096	195,000
W-7	63	40	29	7,923,519	273,225	270,500
W-8	233	114	104	31,528,500	303,159	246,000
W-9	113	57	53	10,199,400	192,442	176,000
W-10	276	164	106	17,199,713	162,261	147,500
W-12 W-13	239 216	121 121	72 84	15,190,513 21,864,812	210,979 260,295	186,000 205,500
W-13 W-14	172	99	58	9,833,201	169,538	163,500
W-15	301	153	132	20,214,692	153,142	142,150
W-16	244	132	102	22,250,305	218,140	196,500
W-17	1	-	1	269,900	269,900	269,900
W-18	91	48	26	4,392,320	168,935	169,185
W-19 W-20	459 416	232 215	153 184	33,209,331 40,074,490	217,054 217,796	209,000 205,000
W-21	143	77	61	16,688,750	273,586	248,500
W-22	4	2	2	412,500	206,250	206,250
W-23	516	240	184	37,224,090	202,305	190,000
W-24	416	184	171	30,691,650	179,483	171,000
W-25	20	8	7	1,597,400	228,200	189,000
W-26 W-27	4 132	3 64	- 61	- 11,871,100	194,608	- 185,000
W-28	150	76	54	14,501,250	268,542	245,450
W-29	109	54	36	5,857,450	162,707	158,000
Total	5,236	2,684	2,008	\$418,830,236	\$208,581	\$190,000

July 1999 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	320 176 125 226 45 165 216 59 129 57 143 119 255 293	171 111 74 133 18 90 131 30 68 28 94 66 155 156	123 62 29 94 7 53 72 22 51 30 31 46 85 107	\$23,855,000 21,971,750 11,980,100 36,456,275 1,472,300 13,592,050 15,062,233 10,780,000 24,758,400 8,121,833 16,878,025 11,665,400 25,915,400 24,598,080	\$193,943 354,383 413,107 387,833 210,329 256,454 209,198 490,000 485,459 270,728 544,452 253,596 304,887 229,889	\$178,000 286,050 281,100 319,500 235,000 248,000 179,200 442,000 342,000 303,750 509,000 251,250 245,000 215,000
Total	2,328	1,325	812	\$247,106,846	\$304,319	\$245,750
<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	271 264 370 200 39 210 227 283 189 425 66 33 78 98 50 265 77 88 18 20 21 110 75	188 161 217 106 26 123 114 172 85 266 37 23 45 47 24 136 33 44 9 10 9 39 41	74 73 122 51 6 77 106 84 75 97 23 7 15 28 19 80 25 10 6 11 43 20	\$19,085,280 20,136,950 35,264,700 13,876,350 1,976,000 19,105,219 22,003,300 23,965,850 18,744,188 30,337,000 7,102,300 2,878,000 5,279,400 7,054,840 4,421,777 12,054,450 4,705,600 4,068,600 2,188,900 883,400 1,647,400 6,452,350 2,892,500	\$257,909 275,849 289,055 272,085 329,333 248,120 207,578 285,308 249,923 312,753 308,796 411,143 351,960 251,959 232,725 150,681 188,224 162,744 218,890 147,233 149,764 150,055 144,625	\$259,000 250,000 224,500 273,000 286,750 232,000 197,750 275,500 230,000 285,000 275,000 312,000 232,500 210,000 144,000 179,000 160,000 211,000 160,000 148,000 152,000 140,000
Total	3,477	1,955	1,077	\$266,124,354	\$247,098	\$224,000
Grand Total	14,940	7,991	5,472	\$1,215,342,474	\$222,102	\$193,000

Listed includes Reruns: East (2,027-52%) West (2,684-51%) Central (1,325-57%) North (1,955-56%)

^{*} Sales to Listings Ratio (SFD only): 36.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	43	97%
WEST	44	97%
CENTRAL	39	97%
NORTH	54	97%
TOTAL	45	97%

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

Seven Month Single-Family January to July 1999

<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	1,335 1,251 2,327 998 1,940 937 1,875 1,611 1,211 1,110 1,458 436 2,176 1,859 2,022 3,627 1,684 116 265 348 652	490 422 851 454 735 269 754 545 445 354 518 182 723 735 734 1,308 650 25 64 121 196	\$98,235,309 109,610,017 153,089,327 72,454,674 141,894,915 54,607,697 142,780,931 98,182,525 74,509,302 78,690,260 83,589,883 31,109,075 146,175,750 133,461,717 135,983,983 172,373,375 101,236,740 7,198,400 12,925,900 21,799,050 35,316,250	\$200,480 259,739 179,893 159,592 193,054 203,003 189,365 180,151 167,437 222,289 161,370 170,929 202,179 181,581 185,264 131,784 155,749 287,936 201,967 180,157 180,185	\$185,000 235,100 178,950 167,000 186,000 180,000 186,250 172,250 172,500 220,000 162,500 170,250 193,500 175,000 177,250 130,000 147,500 278,500 186,000 165,000 171,000
Total	29,238	10,575	\$1,905,225,080	\$180,163	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	765 1,247 1,326 1,199 1,534 1,395 624 1,876 838 2,113 1,431 1,752 1,215 2,110 1,917 7 617 3,042 3,789 1,100 36 3,904 3,034 174 12 894 1,196 689	275 374 402 390 503 431 239 701 309 684 490 566 398 823 678 1 178 1,042 1,339 313 14 1,522 1,241 55 3 396 385 262	\$71,633,500 91,411,665 65,480,356 66,702,630 76,639,970 93,127,750 65,156,144 220,542,924 59,612,484 108,506,974 117,635,368 153,382,057 74,073,511 121,388,675 155,652,365 269,900 28,342,170 234,611,200 289,572,526 83,312,280 2,748,300 297,472,802 220,186,465 13,687,647 900,000 82,960,050 107,244,100 41,880,871	\$260,485 244,416 162,886 171,032 152,366 216,074 272,620 314,612 192,921 158,636 240,072 270,993 186,114 147,495 229,576 269,900 159,226 225,155 216,260 266,173 196,307 195,449 177,427 248,866 300,000 209,495 278,556 159,851	\$230,000 230,000 160,000 170,000 133,350 198,500 265,000 194,000 143,750 203,750 220,000 184,000 205,000 269,900 165,000 216,250 199,000 236,500 178,950 185,000 169,850 175,750 305,000 195,000 254,500
Total	39,836	14,014	\$2,944,134,684	\$210,085	N/A

Seven Month Single-Family continued January to July 1999

<u>Area</u>	Listed	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Central</u>					
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	2,241 1,628 1,128 2,107 407 1,254 1,519 738 1,316 577 1,215 883 1,786 2,111	740 416 300 608 103 386 549 220 386 230 223 310 465 714	\$154,991,822 167,623,138 136,099,591 257,546,471 31,115,275 97,348,050 113,276,333 148,357,247 169,384,928 64,994,142 146,179,613 74,446,552 135,714,465 176,057,249	\$209,448 402,940 453,665 423,596 302,090 252,197 206,332 674,351 438,821 282,583 655,514 240,150 291,859 246,579	\$183,000 292,250 317,250 387,750 279,000 240,050 186,000 540,000 337,504 275,000 530,000 228,500 250,000 220,000
Total	18,910	5,650	\$1,873,134,876	\$331,528	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-19 N-20 N-21 N-22 N-23 N-24	1,793 2,028 2,860 1,442 301 1,648 1,717 2,532 1,129 3,307 507 287 565 589 464 1,730 589 708 109 124 235 755 465	472 576 736 355 61 441 656 547 428 727 134 47 115 185 148 468 203 231 38 36 94 242 124	\$130,463,390 169,107,310 210,587,812 98,774,865 19,124,200 118,771,114 140,984,532 151,538,284 103,382,942 210,690,936 37,437,345 17,548,760 38,365,700 43,356,513 33,571,902 69,981,268 37,390,309 40,006,450 8,322,150 6,077,550 13,147,749 35,025,860 17,722,200	\$276,405 293,589 286,125 278,239 313,511 269,322 214,915 277,035 241,549 289,809 279,383 373,378 333,615 234,360 226,837 149,533 184,189 173,188 219,004 168,821 139,870 144,735 142,921	\$245,000 257,000 240,500 273,750 287,000 234,000 205,000 265,000 230,000 273,000 239,950 310,000 217,500 213,750 144,250 172,000 162,000 196,000 174,000 138,000 143,000 129,000
Total	25,884	7,064	\$1,751,379,141	\$247,930	N/A
Grand Total	113,868	37,303	\$8,473,873,781	\$227,163	N/A
Includes Re-r	uns:				
	East Central	13,996 10,260	West 19,444 North 14,066		

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

Single-Family East Breakdown July 1999

	<u>s</u>	Det ales	ached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8		10 22 45 29 39 37 45	196,630 320,691 217,158 205,293 265,163 204,465 246,000 226,488	159,500 286,500 199,900 200,000 265,000 190,000 235,000 208,500		51 23 27 6 3 4 7		184,812 208,541 219,437 167,250 203,000 196,500 193,636	183,500 210,000 200,000 165,500 200,000 205,500 194,500
E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21		29 32 30 21 57 74 69 99 49 3 5 16 34	208,652 248,166 200,568 202,557 241,347 201,423 199,849 152,684 184,263 229,000 209,600 211,997 192,750	206,000 238,450 194,000 189,900 238,000 190,500 198,000 150,000 240,000 195,000 213,500 187,500		2 1 7 3 11 2 7 35 3		185,000 216,100 169,086 150,500 179,509 165,000 141,500 122,974 106,667	185,000 216,100 172,500 152,000 181,500 165,000 143,000 121,500 116,000
	To <u>Sales</u>	ownhouse Condo Av. Price		Condo	minium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5	3 4 - 3 15	151,500 221,850 - 169,463 165,017	145,000 217,450 166,888 162,000	3 4 31 31 48	132,833 184,625 114,660 106,905 152,523	150,000 174,250 104,000 107,500 146,000	- - - - 10	- - - - 225,920	- - - - 223,750
E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15	10 4 12 8 7 3 17 9 7	166,880 123,000 127,808 133,381 161,186 125,167 144,018 131,500 132,343	165,750 121,000 134,250 135,000 145,000 131,000 133,000 131,000	52 29 32 2 21 1 4 12	131,615 124,316 129,044 99,500 103,683 100,000 130,825 137,983 113,875	130,000 113,900 124,000 99,500 104,000 100,000 129,650 114,450 115,500	9 1 1 1 3 4 4 18	202,889 185,000 212,000 190,500 183,667 161,600 159,875 165,542	193,000 185,000 212,000 190,500 184,000 162,450 160,000 166,250
E-13 E-16 E-17 E-18 E-19 E-20 E-21	35 4 - - -	76,903 113,500	72,000 111,000 - - -	4 - - - - -	113,873 122,125 - - - -	95,250 - - - - -	11 29 - 2 2	142,095 153,473 - 183,750 137,250	139,250 151,000 - 183,750 137,250
	<u>Sales</u>	Attached/Row Av. Price	Med. Price		Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	D <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4	9 2 3 - 2	191,656 238,250 241,533	180,000 238,250 288,000	- - - -	- - - -	- - -	- - -	- - -	- - -
E-5 E-6 E-7 E-8 E-9	8 1 1	203,500 - 180,825 193,600 184,000	203,500 - 180,800 193,600 184,000	- - - -	-	- - - -	1 - - -	249,900 - - -	249,900 - - -
E-10 E-11 E-12 E-13	12 - 5	159,433 - 152,080	160,250 - 150,000	- - -	-	-	2	171,500 -	171,500
E-13 E-14 E-15 E-16 E-17 E-18	5 9 4 11	152,060 163,180 157,678 103,375 117,109	150,000 162,500 157,000 117,500 118,000	-	-	-	2 - - -	126,250 - - -	126,250 - - -
E-19 E-20 E-21	2 -	153,500	153,500	- - -	-	- - -	-	- - -	- - -

Single-Family Central Breakdown July 1999

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	3	290,400	288,000	7	258,429	232,000
C-2	11	504,027	555,000	13	375,985	287,300
C-3	19	508,400	448,000	5	223,200	179,000
C-4	63	468,217	418,500	12	268,925	266,750
C-6	3	260,167	245,500	-	· -	_
C-7	25	308,236	275,000	4	249,250	246,500
C-8	-	, <u>-</u>	· -	6	372,333	367,500
C-9	7	692,286	625,000	3	522,833	425,000
C-10	30	607,350	435,950	13	338,800	305,000
C-11	17	385,284	360,000	1	281,000	281,000
C-12	22	614,227	542.500	1	233,000	233,000
C-13	19	330,663	291,000	6	223,083	219,500
C-14	38	419.808	335,000	-	-	-
C-15	34	350,444	339,000	14	231,857	228,500

	Townhouse Condominiums Sales Av. Price Med. Price			Condo <u>Sales</u>	ominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
C-1	1	198.000	198.000	104	181.760	165.500	_	_	_
C-2	2	875.000	875.000	124	237.777	206.750	_	_	_
C-3	-	-	-	3	280,167	250,000	-	-	-
C-4	-	-	-	16	218,719	150,000	-	-	-
C-6	1	182,500	182,500	3	169,767	136,400	-	-	-
C-7	7	192,129	190,000	16	205,453	193,000	1	257,000	257,000
C-8	1	201,500	201,500	60	189,342	168,000	-	-	-
C-9	2	509,250	509,250	8	304,000	265,750	-	-	-
C-10	2	268,000	268,000	5	254,000	164,000	-	-	-
C-11	2	107,500	107,500	10	107,600	90,500	-	-	-
C-12	6	238,521	226,000	2	850,450	850,450	-	-	-
C-13	7	194,186	179,500	14	191,786	164,250	-	-	-
C-14	4	275,525	249,500	41	193,063	187,000	-	-	-
C-15	30	165.583	173,000	28	150.268	129,250	1	262,000	262,000

		Attached/Row		Co	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	8	259,225	231,000	_	_	_	-	-	-
C-2	12	340,250	300,000	-	-	-	-	-	-
C-3	-	· -	´ -	2	182,000	182,000	-	-	-
C-4	-	-	-	3	77,333	70,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	5	253,240	250,000	-	-	-	-	-	-
C-9	-	-	-	2	457,500	457,500	-	-	-
C-10	1	327,500	327,500	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	472,500	472,500	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown July 1999

	Detached Houses			Semi-Detached Houses					
	<u>S</u>	<u>ales</u>	Av. Price	Med. Pric	<u>e</u>	<u>Sales</u>		Av. Price	Med. Price
N-1 N-2	36 34		322,181 346,894	312,000 285,875		1 -		193,800	193,800
N-3 N-4		57 41	414,567 297,088	376,000 289,900	376,000			197,000 182,000	197,000 182,000
N-5 N-6		6 52	329,333 282,113	286,750 261,000		- 13		181,794	188,900
N-7 N-8		76 60	224,831 320,702	219,250 289,500		11 5		161,636 213,800	160,000 208,000
N-9 N-10		- 27	307,059	300,000		3		189,133	189,500
N-11 N-12		76 23	335,021 308,796	300,500 258,000		-		, - -	, - -
N-13 N-14		7 15	411,143 351,960	275,000 312,000		-		- -	-
N-15 N-16		24 18	267,910 234,988	261,500 210,000		- 1		192,000	192,000
N-17 N-18		74 151,847 20 197,680		148,000 193,000		1 3	130,000 152,333		130,000 144,000
N-19 N-20		18 10	164,922 218,890	163,500 211,000		2		136,000	136,000
N-21 N-22	6 147,233 11 149,764		160,000 148,000	160,000		- -		-	
N-23 N-24		39 19	153,035 144,079	153,000 135,000		-		- -	-
	Townhouse Condon			niums Condominium Apar				Link Houses	
NI 4	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1 N-2	16 7	179,275 205,571	162,250 208,000	13 19	181,712 202,174	179,500 189,900	8	257,791 213,028	264,940 215,000
N-3 N-4	19 1	171,789 255,000	155,000 255,000	32 5	164,553 132,050	160,500 126,500	1 -	222,000	222,000
N-5 N-6	7	156,286	151,000	-	-	-	1	192,000	192,000
N-7 N-8	7 3	147,714 186,667	145,000 174,000	3 4	150,667 163,750	158,000 163,000	2	196,625 -	196,625 -
N-9 N-10	-			-	-	-	45	219,693	220,800
N-11 N-12	4	180,875 -	182,000	8 -	251,688 -	233,000	7	243,486	235,000
N-13 N-14	-	-	-	-	-	-	-	-	-
N-15 N-16	-	-	-	-	-	-	-		-
N-17 N-18	1	120,000 131,500	120,000 131,500	- - 4	- 04 500		2	148,000 163,500	148,000 163,500
N-19 N-20	1 -	108,500	108,500	1 -	81,500 -	81,500 -	2	166,500 -	166,500 -
N-21 N-22	-	-	-	-	-	-	- -	-	-
N-23 N-24	1	155,000	155,000	-	-	-	1 -	134,500	134,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De Sales	etached Condomir Av. Price	niums Med. Price
N-1	_	-	-	-	-	-	-	-	-
N-2 N-3	4 11	286,250 226,245	290,500 224,000	-	-		-		-
N-4 N-5	3	199,500	179,500	-	-		-	-	-
N-6 N-7	4 7	196,500 179,843	205,500 182,000	-	-		-	-	-
N-8 N-9	12	203,313	197,500 -	-	-	-	-	-	
N-10 N-11	2	217,000	217,000	-	-	-	-	-	
N-12 N-13	-	-	-	-	-		-	-	-
N-14 N-15	4	156,250	157,000	-	-	-	-	- -	-
N-16 N-17	2	135,900	135,900	-	-	-	-	-	-
N-18 N-19	-	-	-	-	-	-	1	305,000	305,000
N-20 N-21	-	-	-	-	-	-	-	-	-
N-22 N-23	3	116,500	115,000	-	-		-	- -	-
N-24	-	-	-	-	-	-	-	-	-

Single-Family	West	Breakdowi
Ju	ly 1999	

					July 1999				
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	<u>S</u> .	ales 14 23 26 29 14 29 23 57 24 47 35 42 8	tached Houses Av. Price 379,679 293,370 163,173 205,048 242,429 188,345 292,718 428,386 288,954 217,002 268,095 360,483 298,625	Med. Price 390,250 285,000 164,250 196,000 234,000 183,000 280,000 325,000 265,000 213,000 239,000 325,000 288,500	July 1999	Sales 2 26 18 2 18 7 - 2 - 3 5 10 3 7	A	tached Houses <u>v. Price</u> 257,250 199,994 181,883 176,000 210,583 190,643 244,500 	Med. Price 257,250 192,250 167,500 176,000 209,000 191,000 244,500 190,000 204,900 173,750 220,000
W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24	13 40 1 12 64 82 40 1 125		278,475 252,500 269,900 269,900 188,233 189,900 281,623 270,500 266,548 245,000 315,074 280,000 287,500 287,500 217,788 213,000 223,098 225,000		270,000 252,500 269,900 189,900 270,500 245,000 280,000 287,500 213,000 225,000		7 205,571 14 189,179 8 180,784 10 209,450 25 198,616 1 180,000 19 176,858 31 189,397		206,500 189,000 181,000 210,500 200,000 180,000 174,900 190,000
W-25 W-26 W-27 W-28 W-29	4 - 44 49 21		293,750 285,500 - 214,020 204,750 277,966 259,000 190,257 189,900			- - 5 - 5		155,660 129,580	160,000 129,900
VV 25									129,900
	Sales	ownhouse Condoi <u>Av. Price</u>	miniums <u>Med. Price</u>	Sales	ominium Apart Av. Price	ments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
W-1 W-2 W-3	1 -	101,300	101,300	12 3 5	153,708 215,667 147,420	163,250 212,000 157,000	-	- - -	-
W-4 W-5 W-6	3 7 2	171,000 117,714 363,500	172,000 110,500 363,500	20 27 29	100,993 97,274 289,416	99,250 99,900 238,000	1 -	251,000	251,000
W-7 W-8 W-9	1 7 -	342,500 147,000	342,500 138,000	4 37 27	147,625 144,959 112,670	147,500 135,000 96,500	-	- -	-
W-10 W-12 W-13	12 8 19	131,942 164,938 171,032	134,250 155,500 165,000	44 22 11	110,041 138,305 125,855	106,500 127,450 110,000	- - -	- - -	-
W-14 W-15 W-16	27 22 28	152,922 151,291 168,984	164,500 152,250 166,000	17 90 12	116,794 134,114 181,171	119,000 133,250 170,777	3 - 5	216,933 - 197,400	213,000 - 196,000
W-17 W-18	4	122,875	123,250	2	97,875	97,875	-	-	-
W-19 W-20 W-21	31 63 5	176,809 175,710 166,660	177,000 158,500 152,500	39 6 7	146,869 113,917 161,557	138,000 125,000 155,000	1 - 2	197,000 - 177,500	197,000 - 177,500
W-22 W-23 W-24	1 13 29	125,000 151,227 128,955	125,000 152,000 129,000	7 32	172,500 124,684	170,000 126,250	3 3	179,833 186,667	176,000 186,000
W-25 W-26	2 - 7	137,200 -	137,200	-	· -	´ - -	-	, <u>-</u>	· -
W-27 W-28 W-29	2 3	124,271 181,250 115,633	108,000 181,250 116,500	2 - 2	135,750 - 91,750	135,750 - 91,750	2 - 1	164,750 - 165,500	164,750 - 165,500
		Attached/Row		Со-ор	Apartments		Det	ached Condominio	ums
W-1	Sales 3	Av. Price 192,333	Med. Price 200,000	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-2 W-3	2 1	172,500 131,000	172,500 131,000	-	-	-	-	-	-
W-4 W-5 W-6	1 - -	225,000	225,000	- 2 1	115,000 70,000	115,000 70,000	-	-	-
W-7 W-8 W-9	1 1 1	258,000 229,000 129,900	258,000 229,000 129,900	- - 1	92,500	92,500	- -	-	-
W-10 W-12	2	208,000	208,000	<u>-</u> -			-	-	-
W-13 W-14 W-15	2 -	179,000 - -	179,000 - -	-	-	- - -	- -	-	:
W-16 W-17 W-18	3	190,067	176,000	-	-	-	-	-	-
W-19 W-20	8	210,625 193,567	207,000 188,200	- -	- -	- - -	2	168,750	168,750
W-21 W-22 W-23	6 - 17	264,433 - 172,200	268,350 - 171,000	-	-	-	- - -	-	-
W-24 W-25	7	162,429 148,000	167,500 148,000	-	-	-	:	:	-
W-26 W-27 W-28 W-29	1 3 4	205,000 172,800 129,563	205,000 177,000 129,625	- - -	- - -	- - -	- - -	- - -	- - -

Year	* Number of Sales (Property of all types)	* Dollar Volume (Property of all types)	* Average Price (Property of all types	s)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1988 1988 1988 1989 1990 1991 1992	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	* 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	\$ 38,935,130 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	\$ 14,424 14,647 14,952 15,043 15,732 16,085 16,615 16,329 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	*Average Price (Single-Family Only) \$ 21,360
1993 1994 1995 1996 1997	46,561 52,796 47,100 65,760 69,530	38,990 44,237 39,273 55,779 58,014	9,885,955,838 11,516,814,224 9,902,240,806 13,497,191,369 15,334,247,984	212,323 218,138 210,238 205,249 220,541	206,490 208,921 203,028 198,150 211,307
1998 January February March April May June July August Septembe October November December	5,681 4,853	3,006 4,341 5,005 5,825 5,912 5,410 5,026 4,462 4,492 4,688 3,905 3,272	769,557,270 1,158,307,291 1,372,946,908 1,601,125,236 1,627,867,532 1,515,114,077 1,329,234,855 1,237,545,608 1,187,538,665 1,274,397,550 1,076,535,860 900,326,933	214,780 222,923 227,008 230,245 229,795 233,670 218,480 229,600 218,740 224,326 221,829 220,129	206,209 214,577 221,564 222,194 222,148 225,323 210,459 208,617 213,917 217,908 214,465 215,131
Total	66,876	55,344	15,050,497,785	225,051	216,815
1999 January February March April May June July	3,008 5,294 7,088 7,988 7,663 7,619 6,562	2,449 4,393 5,795 6,594 6,296 6,304 5,472	680,696,647 1,205,185,389 1,659,424,731 1,893,116,564 1,832,929,587 1,793,790,458 1,500,288,789	226,295 227,651 234,117 236,995 239,192 235,436 228,633	211,723 221,354 227,174 233,053 231,908 230,692 222,102
Total	45,222	37,303	10,565,432,165	233,635	227,163

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

