## Market Watch For Media Inquiries: 443-8150 For All Other Inquiries: 443-8152

September 2000

## **Prices Up 8 per cent in September**

TORONTO - Tuesday, October 3, 2000 Prices rose 8 per cent over August to \$248,604, reaching their highest level since 1990, TREB President Marilyn Baubie reported today. They were also up 9 per cent from September of 1999. "After a summer lull, we're back into a seller's market," the President said.

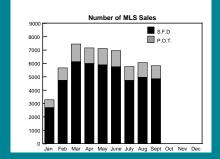
The surprising price increase was driven by a September-record 4,857 sales, up 1 per cent from the 4,818 recorded in September 1999. However, Ms. Baubie went on to note that sales were off slightly (2 per cent) from the August figure of 4,961.

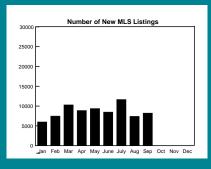
Breaking down the total 1,808 sales were reported in TREB's 28 West districts and averaged \$227,574; 802 sales were reported in the 14 Central districts and averaged \$363,601; 937 sales were reported in the 23 North districts and averaged \$266,412; and 1,310 sales were reported

in TREB's 21 East districts and averaged \$194,488.

### **Neighbourhood Corner** Rosedale

The upper-end Rosedale Market continued to strengthen in the past four months as compared to the summer of 1999. Based on 20 sales, the average price for detached homes increased 39% to \$1,449,915 from \$1,044,550. Meanwhile average time-on-market fell 18% to 42 days from last years 51.



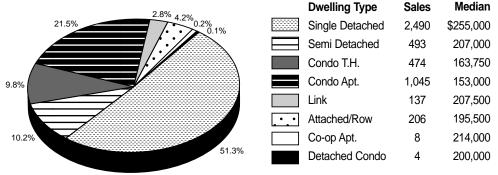












Housing Market Indicators							
	September 1999	September 2000	% Change				
Sales*	4,818	4,857	(+1%)				
Sales (P.O.T.)	1,079	976	(-10%)				
New Listings*	7,217	8,215	( <del>+</del> 14%)				
Active Listings**	17,280	19,647	(+14%)				

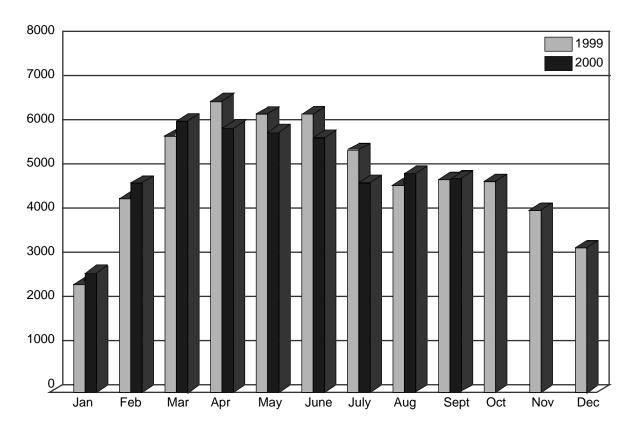
Single-Family Dwellings Only

\*\* Properties All Types including Single-Family Dwellings.





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



Price Category Breakdown — September

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	Condo T.H.	
Up	to	\$90,000	82	(1.7)	43	(4.1)	19	(4.0)	
90,001	to	110,000	169	(3.5)	96	(9.2)	28	(5.9)	
110,001	to	120,000	118	(2.4)	58	(5.6)	19	(4.0)	
120,001	to	130,000	185	(3.8)	103	(9.9)	31	(6.5)	
130,001	to	140,000	214	(4.4)	114	(10.9)	37	(7.8)	
140,001	to	150,000	208	(4.3)	93	(8.9)	45	(9.5)	
150,001	to	160,000	242	(5.0)	86	(8.2)	45	(9.5)	
160,001	to	170,000	222	(4.6)	62	(5.9)	53	(11.2)	
170,001	to	180,000	242	(5.0)	51	(4.9)	42	(8.9)	
180,001	to	190,000	274	(5.6)	48	(4.6)	45	(9.5)	
190,001	to	200,000	245	(5.0)	36	(3.4)	26	(5.5)	
200,001	to	225,000	574	(11.8)	73	(7.0)	44	(9.3)	
225,001	to	250,000	505	(10.4)	58	(5.6)	17	(3.6)	
250,001	to	300,000	607	(12.5)	46	(4.4)	13	(2.7)	
300,001	to	400,000	537	(11.1)	47	(4.5)	7	(1.5)	
400,001	to	500,000	180	(3.7)	13	(1.2)	3	(0.6)	
500,001	to	750,000	159	(3.3)	11	(1.0)	_	(—)	
750,000	to	1,000,000	51	(1.0)	5	(0.5)	_	(—)	
1,000,001	to	1,500,000	30	(0.6)	1	(0.1)	_	(—)	
Over		1,500,000	13	(0.3)	1	(0.1)	_	(—)	
Total			4,857	100.0	1,045*	100.0	474**	100.0	

- \* 1,045 condominium apartments sold for \$187,720,547, averaging \$179,636
- \*\* 474 condominium townhouses sold for \$79,133,787, averaging \$166,948.



# Single-Family Residential September 2000

<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-20 E-21	210 212 357 174 286 152 291 248 194 187 226 78 320 262 270 455 249 20 39 51 84	106 108 196 84 146 84 141 121 94 116 118 47 166 144 135 203 119 11 21 23 48	51 48 84 60 73 50 107 72 65 43 60 30 82 95 80 189 63 5 7 9	\$11,272,900 14,248,035 16,043,200 10,773,242 15,178,100 12,311,500 21,546,700 13,389,800 11,171,950 9,932,750 10,289,000 5,854,200 17,683,699 18,010,715 16,315,342 26,986,500 10,674,100 2,589,500 1,817,277 1,869,500 6,821,800	\$221,037 296,834 190,990 179,554 207,919 246,230 201,371 185,969 171,876 230,994 171,483 195,140 215,655 189,586 203,942 142,786 169,430 517,900 259,611 207,722 184,373	\$201,500 263,350 184,500 186,445 200,000 209,050 202,500 167,500 159,000 234,250 177,950 179,950 205,500 184,750 199,000 139,500 161,900 474,000 254,777 179,500 174,500
Total	4,365	2,231	1,310	\$254,779,810	\$194,488	\$180,000
<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-24 W-25 W-26 W-27 W-28 W-29	131 214 233 254 221 247 93 440 155 363 228 291 174 353 323 1 105 551 631 176 17 771 547 25 2 211 225 126	68 120 115 167 123 139 48 276 94 216 133 156 94 192 164 - 57 304 362 90 12 410 309 10 2 103 133 64	40 48 59 41 58 58 24 97 42 85 55 85 61 110 80 - 24 150 147 38 1 196 164 8	\$11,431,100 12,249,892 10,247,800 7,783,000 9,478,751 14,286,800 7,255,400 37,426,257 9,298,750 13,757,700 12,915,650 26,685,613 12,450,221 17,509,925 19,718,600 - 3,819,300 35,816,050 34,902,625 11,064,080 475,000 40,188,350 31,752,000 1,827,500 - 13,103,200 10,852,000 5,158,800	\$285,778 255,206 173,692 189,829 163,427 246,324 302,308 385,838 221,399 161,855 234,830 313,948 204,102 159,181 246,483	\$262,500 229,250 178,000 188,000 133,500 218,500 299,000 332,900 208,375 139,000 202,000 244,000 196,000 147,000 219,750 
Total	7,108	3,961	1,808	\$411,454,364	\$227,574	\$ <b>204,500</b>



# Single-Family Residential September 2000

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
Central						
C-1	391	212	120	\$28,552,591	\$237,938	\$208,000
C-2	265	177	51	20,381,750	399,642	309,000
C-3	160	96	31	12,066,000	389,226	215,000
C-4	337	192	81	39,273,944	484,864	422,500
C-6	81	.53	14	4,406,400	314,743	292,500
C-7	249	158	49	13,082,590	266,992	255,000
C-8	306	176	84	19,774,790	235,414	208,000
C-9	107	52	31	20,673,600	666,890	489,000
C-10	229	133	64	34,895,380	545,240	421,500
C-11 C-12	126 177	78 107	40 39	10,833,300	270,833	195,000
C-12 C-13	143	85	35	34,050,055 10,003,833	873,078 285,824	750,000 285,000
C-13 C-14	227	117	71	20,241,277	285,088	239,889
C-14 C-15	317	178	92	23,372,880	254,053	228,000
Total	3,115	1,814	802	\$291,608,390	\$363,601	\$274,650
North						
N-1	291	204	54	\$16,590,000	\$307,222	\$286,500
N-2	395	258	67	21,568,250	321,914	252,000
N-3	397	231	101	29,286,188	289,962	245,800
N-4	261	162	60	17,214,600	286,910	286,500
N-5	68	32	14	5,317,690	379,835	262,500
N-6	196	107	48	13,343,690	277,994	245,000
N-7	246	144	87	19,579,940	225,057	215,000
N-8	396	226	84	23,760,480	282,863	269,450
N-10	153	82	48	12,944,701	269,681	263,242
N-11	422	252	102	32,321,190	316,874	280,400
N-12	116	79	28	8,266,250	295,223	236,000
N-13	50	27	6	2,950,500	491,750	550,000
N-14	107	61 50	19	7,107,000	374,053	375,000
N-15 N-16	85 97	50	12	2,674,100	222,842 270,258	189,600
N-16 N-17	87 224	45 108	12 70	3,243,100 10,845,475		247,500
N-17 N-18	66	41	76 16	10,845,475 2,844,500	154,935 177,781	142,500 183,250
N-19	135	81	31	6,364,100	205,294	178,900
N-20	24	10	7	2,336,500	333,786	265,000
N-21	19	14	2	416,000	208,000	208,000
N-22	63	41	15	2,722,100	181,473	156,900
N-23	101	47	34	5,206,200	153,124	149,500
N-24	66	33	20	2,725,500	136,275	120,750
Total	3,968	2,335	937	\$249,628,054	\$266,412	\$240,000
Grand	40.550	40.044	4.655	<b>*4 007 (70 040</b>	<b>#0.40.004</b>	<b>#</b> 040.000
Total	18,556	10,341	4,857	\$1,207,470,618	\$248,604	\$212,000

Listed includes Reruns: East (2,231-51%) West (3,961-56%) Central (1,814-58%) North (2,335-59%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 26.1%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	39	97%
WEST	44	97%
CENTRAL	40	98%
NORTH	53	97%
TOTAL	44	97%

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



# Eight Month Single-Family January to September 2000

<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	1,807 1,759 3,026 1,380 2,182 1,240 2,204 2,109 1,771 1,536 1,970 629 2,843 2,800 2,495 4,577 2,320 119 306 456 819	531 503 985 541 824 348 863 682 607 433 646 198 854 913 855 1,643 814 26 85 132 243	\$118,070,477 143,541,178 197,874,830 95,541,360 170,574,951 80,248,092 175,038,408 131,111,531 106,872,460 99,623,671 110,631,651 37,646,936 179,136,005 177,301,951 169,698,880 232,282,385 131,721,860 9,640,500 20,160,757 25,778,610 46,022,800	\$222,355 285,370 200,888 176,601 207,008 230,598 202,826 192,246 176,067 230,078 171,256 190,136 209,761 194,197 198,478 141,377 161,820 370,788 237,185 195,293 189,394	\$206,050 249,000 195,000 185,000 195,000 195,000 197,250 175,000 179,900 230,000 172,000 183,000 209,000 186,375 189,500 135,000 154,000 309,000 224,500 173,250 173,750
Total	38,348	12,726	\$2,458,519,293	<b>\$193,189</b>	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	1,006 1,656 2,019 1,909 2,183 1,889 872 2,889 1,476 3,151 1,997 2,534 1,670 3,022 2,681 9 993 4,987 5,336 1,482 73 6,412 4,924 238 13 1,478 1,850 1,112	315 438 429 410 630 502 272 823 393 774 547 686 519 1,043 811 1 213 1,388 1,491 423 19 1,914 1,522 68 1 565 431 374	\$89,071,408 116,880,995 77,039,130 73,847,558 100,849,089 116,893,760 85,913,375 284,391,951 81,808,786 128,971,651 146,031,478 201,342,458 102,219,851 162,423,823 192,283,037 297,900 35,712,800 326,361,866 342,603,698 120,801,269 3,738,650 391,499,591 284,318,655 17,627,300 425,000 124,384,576 117,710,040 65,705,949	\$282,766 266,852 179,578 180,116 160,078 232,856 315,858 345,555 208,165 166,630 266,968 293,502 196,955 155,728 237,094 297,900 167,666 235,131 229,781 285,582 196,771 204,545 186,806 259,225 425,000 220,150 273,109 175,684	\$253,900 236,500 175,050 170,000 138,000 218,000 307,700 285,000 199,625 140,000 233,250 235,000 188,500 143,500 223,000 297,900 169,950 224,500 212,000 249,000 177,000 193,000 180,750 202,000 425,000 250,000 166,000
Total	59,861	17,002	\$3,791,155,644	\$222,983	N/A



### Year To Date Residential January to September 2000

<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	3,397 2,050 1,587 3,071 606 1,904 2,551 960 1,722 1,070 1,492 1,161 2,056 2,610	1,034 487 375 782 119 494 746 265 503 346 290 376 636 795	\$245,723,493 204,257,007 171,639,888 362,239,234 39,593,861 128,262,056 164,254,851 178,593,969 232,016,713 98,804,332 225,609,956 102,217,763 184,256,232 215,506,948	\$237,644 419,419 457,706 463,222 332,722 259,640 220,181 673,940 461,266 285,562 777,965 271,856 289,711 271,078	\$203,000 315,000 316,000 420,000 315,000 246,500 190,000 499,000 352,500 269,950 655,000 260,000 250,000 248,000
Total	26,237	7,248	\$2,552,976,303	\$352,232	N/A
<u>North</u>					
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	2,263 3,270 3,518 2,303 601 1,854 2,411 3,440 1,437 3,775 756 336 727 774 567 2,006 768 1,081 201 185 364 1,024 580	544 730 886 537 93 495 795 743 478 937 143 61 145 190 156 621 223 321 49 47 132 306 133	\$157,350,806 218,122,315 267,737,789 160,592,140 32,162,880 138,375,507 186,273,370 216,659,242 127,148,945 292,855,392 45,376,934 22,701,250 55,949,410 45,400,174 38,322,860 97,186,095 41,303,596 59,269,744 13,975,588 8,255,200 20,680,822 47,451,381 20,069,050	\$289,248 298,798 302,187 299,054 345,837 279,546 234,306 291,601 266,002 312,546 317,321 372,152 385,858 238,948 245,659 156,499 185,218 184,641 285,216 175,643 156,673 155,070 150,895	\$268,000 263,000 250,300 290,000 281,000 243,450 221,000 270,750 250,500 288,000 346,000 341,000 220,000 225,000 147,000 179,900 169,450 254,944 165,000 148,700 128,000
Total	34,241	8,765	\$2,313,220,490	\$263,916	N/A
Grand Total	158,687	45,741	\$11,115,871,730	\$243,018	N/A

Includes Re-runs:

East	19,126	West	32,393
Central	14,783	North	19,492

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



#### Single-Family East Breakdown September 2000

	<u>s</u>	Det Sales	ached Houses <u>Av. Price</u>	Med. Pr	i <u>ce</u>	<u>Sales</u>	Semi-l	Detached Houses Av. Price	Med. Price
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		16 14 32 31 23 38 40 32 27 32 16 19 42 61 53 118 30 5 7 9 36	218,938 423,536 223,513 225,174 287,700 274,226 266,795 237,713 220,326 259,183 224,894 215,621 264,590 210,157 228,074 158,703 195,297 517,900 259,611 207,722 185,397	219,00 434,00 207,00 215,50 282,00 234,00 254,00 259,50 223,00 187,00 250,50 195,00 229,50 154,95 192,90 474,00 254,77 179,50	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	31 29 16 4 3 8 9 2 1 1 11 3 8 4 5 34 2		224,694 239,812 238,056 178,375 206,600 163,625 215,600 170,500 198,000 189,000 189,300 169,000 180,050 184,938 145,200 124,271 106,500	201,000 239,000 231,750 175,000 215,000 161,500 214,900 170,500 198,000 187,000 169,000 177,250 174,125 164,500 126,500 106,500
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A <sub>l</sub> <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 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-20 E-21	2 6 8 12 9 4 7 5 14 9 1 20 4	161,000 162,133 170,425 201,550 152,833 134,000 155,250 171,786 133,400 153,300 141,211 129,000 80,265 108,500	161,000 174,900 172,000 172,000 157,000 139,000 155,000 173,000 128,000 140,999 139,000 76,700 106,000	3 33 19 34 4 46 26 28 4 19 - 9 10 8 4 -	212,667 132,727 110,871 162,806 145,475 138,843 138,769 136,398 112,225 111,705 139,033 125,570 131,813 130,475	255,000 128,000 113,000 162,250 146,950 139,300 134,500 136,900 111,500 105,000 	3 5 2 3 5 8 10 19	216,633 234,100 211,000 194,467 209,600 170,983 187,488 148,535 164,653	209,800 235,000 235,000 199,900 206,000 170,000 190,500 147,500 162,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	<u>Sales</u>	Co-op Apartr Av. Price	ments <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5	4 2 1 - 2	201,100 363,000 379,900 - 196,250	167,200 363,000 379,900 - 196,250	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -
E-6 E-7 F-8	3	190,333	189,000	-	-	- - -	-	- - -	-
E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18	2 4	190,000 166,875	190,000 167,500	- - -	- - -	- - -	- - 1 -	194,000 -	194,000
	4 5 5 3 8	171,250 184,700 163,600 140,600 129,975	169,000 186,000 163,000 144,900 130,450	- - - -	- - - -	- - - - -	1 - - -	146,400 - - - -	146,400 - - - -
E-19 E-20 E-21	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -



## Single-Family Central Breakdown September 2000

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	2	295,250	295,250	8	322,625	341,000
C-2	11	620,873	488,000	14	391,982	284,625
C-3	24	441,813	330,000	5	239,500	209,000
C-4	63	529,870	465,000	5	336,224	327,000
C-6	12	324,283	292,500	-	· -	· -
C-7	19	337,400	313,500	2	274,500	274,500
C-8	1	535,000	535,000	4	403,250	372,000
C-9	13	1,098,346	827,500	2	611,000	611,000
C-10	44	640,789	475,000	10	379,465	351,325
C-11	12	500,275	503,250	4	315,750	319,000
C-12	34	890,355	751,000	1	245,000	245,000
C-13	15	374,756	345,000	5	237,740	230,000
C-14	22	422,218	356,500	-	· -	-
C-15	24	406,021	377,500	14	250,620	255,000

	Towr Sales	nhouse Condo Av. Price	miniums Med. Price	Co Sales	ndominium A Av. Price	partments Med. Price	Sales	Link Houses Av. Price	Med. Price
	<u>Ouioo</u>	<u> </u>	<u> </u>	<u>ouioo</u>	744.1.1100	<u> </u>	<u>Juico</u>	<u> </u>	<u> </u>
C-1	5	218,000	230,000	101	232,105	198,000	_	-	-
C-2	2	254,000	254,000	21	318,186	273,500	-	-	-
C-3	-	· -	,	-	´ -	· -	-	-	-
C-4	1	128,000	128,000	11	337,091	265,000	-	-	-
C-6	-	· -	,	2	257,500	257,500	-	-	-
C-7	5	253,700	246,500	21	210,452	216,990	-	-	-
C-8	3	233,667	181,500	64	208,080	188,500	-	-	-
C-9	-	· -	,	12	341,658	327,700	-	-	-
C-10	2	301,500	301,500	7	293,857	255,000	-	-	-
C-11	2	122,250	122,250	20	133,025	116,500	-	-	-
C-12	2	217,500	217,500	2	1,549,000	1,549,000	-	-	-
C-13	1	166,000	166,000	14	216,271	166,750	-	-	-
C-14	5	258,600	266,000	41	208,451	213,500	-	-	-
C-15	19	182,589	176,000	32	183,734	152,750	3	257,000	253,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	4	212,125	214,250	-	_	-	-	-	-
C-2	3	291,500	223,000	-	-	-	-	-	-
C-3	-	· -	-	2	132,500	132,500	-	-	-
C-4	1	375,000	375,000	-	· -	· -	-	-	-
C-6	-	· -	<i>'</i> -	-	-	-	-	-	-
C-7	2	217,500	217,500	-	-	-	-	-	-
C-8	12	300,725	301,400	-	-	-	-	-	-
C-9	-	, <u>-</u>	, <u>-</u>	4	268,300	245,600	-	-	-
C-10	1	246,000	246,000	_	-	-	_	-	_
C-11	2	331,000	331,000	_	-	-	_	-	_
C-12	-	-	-	_	-	-	_	-	_
C-13	-	-	-	_	_	-	_	-	_
C-14	3	371,000	366,000	_	_	-	_	-	_
C-15	-	-	-	-	-	-	-	-	-



### Single-Family North Breakdown September 2000

	<u>Sale</u>		ached Houses Av. Price	Med. Price	!	<u>Sales</u>	Semi-D	etached Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5 N-6	3	28 34 50 46 14 34	383,968 414,694 380,844 312,557 379,835 301,215	352,750 289,250 363,000 309,000 262,500 271,500		3 2 2 1 - 3		239,000 240,000 270,500 217,500 - 209,500	245,000 240,000 270,500 217,500
N-7 N-8 N-9	5	54 53 -	254,187 320,673 -	250,900 305,000 -		8 15 -		185,550 222,987 -	184,750 223,500 -
N-10 N-11 N-12	6	17 67 25	320,392 370,004 310,930	320,000 322,000 245,000		5 -		214,780	215,000
N-13 N-14 N-15	•	6 19 11	491,750 374,053 227,645	550,000 375,000 192,500		- - -		- - -	- - -
N-16 N-17 N-18	6	11 66 11	278,318 155,880 183,973	270,000 147,000 206,000		- - 1		- - 157,000	157,000
N-19 N-20 N-21		24 7 2	223,358 333,786 208,000	189,500 265,000 208,000		1 - -		145,000 - -	145,000 - -
N-22 N-23 N-24	3	12 33 19	198,108 154,021 138,816	170,000 155,000 123,000		- - -		- - -	- - -
	Townh <u>Sales</u>	nouse Condomir <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 <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5	8 4 14 1	201,063 245,250 189,057 249,000	199,750 252,000 186,000 249,000	11 22 20 4	223,764 216,757 184,195 120,250	193,600 194,250 181,500 124,250	3 3 2	259,000 228,333 242,150	260,000 229,000 242,150
N-6 N-7 N-8	6 9 4	249,398 164,883 196,750	185,500 165,000 198,500	1 6 2	167,000 163,417 268,000	167,000 154,250 268,000	1 2	224,500 175,750	224,500 175,750
N-10 N-11 N-12	1 13 2	200,000 216,354 146,500	200,000 212,600 146,500	- 7 -	200,829	199,000	30 9 -	243,268 224,289 -	245,000 218,000
N-13 N-14	-	, - -	- -	-	-	-	-		
N-15 N-16	-	-	<del>-</del>	-	-	-	1	181,600	181,600
N-17 N-18 N-19	1 -	129,400	129,400	- - -	- - -	- - -	3 3	178,133 150,167	181,500 152,000
N-20 N-21 N-22	-	-	-	-	-	-	-	- -	-
N-23 N-24	1	88,000	88,000	-	- -	- -	- -	- -	- -
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	<u>Sales</u>	Co-op Apartr <u>Av. Price</u>	nents <u>Med. Price</u>	De <u>Sales</u>	etached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2 N-3	1 2 12	275,000 277,000 220,183	275,000 277,000 216,000	- - -	- - -	- - -	- - 1	- - 245,800	- - 245,800
N-4 N-5	8	236,188	236,500	- -	-	- -	- -		
N-6 N-7 N-8	3 8 10	195,333 194,188 209,700	187,500 196,500 209,000	- - -	- - -	- - -	- - -	- - -	- - -
N-10 N-11	1	220,000	220,000	-	-	-	-	-	-
N-12 N-13 N-14	1 -	200,000	200,000	-	-	-	-	-	-
N-14 N-15 N-16	1	170,000	170,000	- - -	- -	- - -	-	- - -	- - -
N-17 N-18	4	139,356	137,212	-	=	-	-	-	-
N-18 N-19 N-20	3	136,000	136,500	- - -	- - -	- - -	- - -	- - -	- - -
N-21 N-22 N-23	3 1	114,933 123,500	115,900 123,500	- -	-	- -	- -	- -	-
N-23 N-24	-	123,300	123,300	-	-	-	-	-	-



#### Single-Family West Breakdown September 2000

				_					
	9:	De <sup>s</sup>	tached Houses Av. Price	Med. Price	_	Sales	Semi-I	Detached Houses Av. Price	Med. Price
W-1	<u> </u>	18	372,189	340,000	ž	<u>5ales</u> 12		239,808	254,950
W-2		23	309,826	320,000		22		202,313	195,000
W-3 W-4		35 23	184,686 216,652	183,000 206,500		14 2		184,493 243,000	181,500 243,000
W-5		12	263,625	249,000		11		220,864	229,000
W-6 W-7		26 22	220,188 310,400	218,500 305,500		3		264,500	248,500
W-8		67	468,782	405,000		1		240,000	240,000
W-9 W-10		16 25	333,234 230,036	313,500 225,000		3		204,467	209,500
W-12		25 25	310,208	279,900		7		207,964	205,000
W-13 W-14		49 21	426,911 284,024	378,500 280,000		5 3		193,480 229,107	196,000 228,000
W-15		8	272,375	275,000		3 7		242,429	246,000
W-16 W-17		33	320,479 -	265,000		8 -		207,250	207,500
W-18 W-19		11 56	178,727 306,441	192,000 293,750		3 17		197,500 221,465	195,000 218,000
W-20		76	285,072	272,000		22		208,550	210,000
W-21 W-22		28 1	323,021 475,000	280,995 475,000		2		192,000	192,000
W-23		19	226,214	216,000		25		185,516	182,000
W-24 W-25		71 5	242,130 280,600	228,000 255,000		32 1		194,094 183,000	192,000 183,000
W-26		-	· -	· -		-		· -	
W-27 W-28		49 32	224,806 271,359	212,000 250,000		1 1		180,000 190,000	180,000 190,000
W-29		19	205,937	193,500		4		129,750	138,000
	To	wnhouse Condon		Cond	dominium Apaı	tments		Link House	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	-	-	-	7 3	188,286 224,333	187,000 232,000	-	-	-
W-3	-	-	-	10	120,090	117,500	-	-	-
W-4 W-5	2 12	196,000 128,917	196,000 122,500	12 22	123,917 103,625	141,000 105,500	-	-	-
W-6	-	-	-	28	270,300	218,750	-	-	-
W-7 W-8	4	160,975	161,000	1 23	129,600 188,084	129,600 156,000	-	-	-
W-9 W-10	3 10	307,833 142,450	236,000 139,000	22 46	128,250 125,107	111,250 129,000	1	222,000	222,000
W-12	7	181,986	169,000	14	141,707	148,000	-	-	-
W-13 W-14	23 21	157,784 150,519	157,000 161,000	7 14	140,649 158,893	143,000 155,500	- 1	226,000	226,000
W-15	15	161,767	166,000	79	139,334	135,000	1	200,000	200,000
W-16 W-17	23	185,665	174,000	10	200,600	172,500	3	198,667	186,000
W-18	7	132,543	136,100	3	111,000	109,000	-		
W-19 W-20	29 38	182,103 178,527	185,000 178,500	32 4	193,584 113,250	154,000 117,000	2	226,750	226,750
W-21	3	147,667	159,000	1	220,000	220,000	2	224,500	224,500
W-22 W-23	22	156,668	162,500	6	163,400	155,950	2	207,000	207,000
W-24 W-25	23 1	136,157 147,500	136,000 147,500	30	126,227	126,750	-	-	-
W-26	-	· -		-	-	-	-	-	-
W-27 W-28	9 2	138,500 160,500	133,000 160,500	3	113,100	112,800	2 2	160,950 202,300	160,950 202,300
W-29	4	112,750	114,000	-	-	-	1	152,000	152,000
		Attached/Row			Co-op Apartme	ents		Detached Condon	niniums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	3	178,667	179,000	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4 W-5	2	217,500	217,500	- 1	59,000	59,000	-	-	-
W-6	1	200,000	200,000	-	-	-	-	-	-
W-7 W-8	1 2	297,000 404,000	297,000 404,000	-	-	-	-	-	-
W-9	-	, <u>-</u>	-	-	-	-	-	-	-
W-10 W-12	1 2	214,000 223,450	214,000 223,450	-	-	-	-	-	-
W-13 W-14	1 1	186,000	186,000	-	-	-	-	-	-
W-15	-	187,000	187,000	-	-	-	-	-	-
W-16 W-17	3	204,167	208,000	-	-	-	-	-	-
W-18		<del>_</del>		-	-	-	-	-	-
W-19 W-20	14 6	211,518 201,000	214,500 203,500	-	-	-	- 1	206,000	206,000
W-21	2	261,750	261,750	-	-	-	-	-	-
W-22 W-23	22	172,268	173,750	-	-	-	-	-	-
W-24	8	178,925	176,550	-	-	-	-	-	-
W-25 W-26	-	-	-	1 -	94,000	94,000	-	-	-
W-27 W-28	- 7	- 178,986	180,000	-	-	-	-	-	-
W-29	1	124,000	124,000	-	-	-	-	-	-



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	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958 1959	7,968 9,559		128,163,813 158,821,137	16,085 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 1972	15,587 17,037	13,085	496,009,054	31,822 34,079	30,426
1972	17,037 19,561	14,613 16,335	580,579,218 862,742,566	34,078 44,105	32,513 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 1979	24,778 27,060	21,184 23,466	1,707,519,316 2,068,819,999	68,913 73,992	67,333 70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	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	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 1992	44,510 49,113	38,144 41,703	10,606,078,479 10,705,964,103	238,285 217,986	234,313 214,971
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	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530 66,876	58,014	15,334,247,984	220,541	211,307
1998	66,876	55,344	15,050,497,785	225,051	216,815
1999					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393 5,705	1,205,185,389	227,651 234,117	221,354
March April	7,088 7,988	5,795 6,594	1,659,424,731 1,893,116,564	236,995	227,174 233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August	5,573	4,679	1,290,398,886 1,388,000,890	231,545	225,976
Septembe October	r 5,897 5,845	4,818 4,767	1,405,935,093	235,374 240,536	228,431 230,864
November		4,119	1,259,526,840	247,646	236,214
December		3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372
2000					
January	3,282	2,694	786,812,743	239,736	229,758
February	5,668	4,731	1,430,128,309	252,316	245,134
March	7,455	6,133	1,873,828,920	251,352	245,553
April May	7,163 7,118	5,996 5,892	1,799,071,711 1,788,083,289	251,162 251,206	247,303 247,014
June	6,965	5,692 5,754	1,783,989,982	256,136	247,929
July	5,771	4,729	1,418,282,236	245,760	236,526
August	6,070	4,961	1,475,392,999	243,063	230,093
Septembe		4,857	1,492,725,419	255,910	248,604
Total	55,325	45,741	\$13,848,315,608	\$250,308	\$243,018

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



