### June sales break 5,400

TORONTO - Friday, July 3, 1998 — For the fourth month in a row, sales of single-family dwellings in the Toronto area have broken the 5,000 mark, Jimmy Lee, President of the Toronto Real Estate Board, announced today.

TREB Members reported 5,410 sales in June, up seven per cent from 5,046 in June of last year, although down eight per cent from May of this year.

The average price rose one per cent to \$225,323 from \$222,148 in May, and was up four per cent from \$215,638 in June of last year. The median price fell marginally to \$188,000 from \$188,500 in May, and was up roughly two per cent from \$185,000 during the same month last year.

"There is still a lot of interest in our local resale market," says Mr. Lee. "If current economic conditions remain stable and consumer confidence remains strong, we

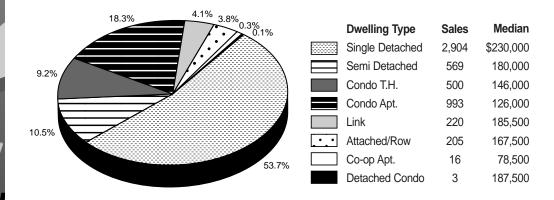
should see a solid summer market."

TREB's 5,410 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,219,002,089, and averaged \$225,323. The median price was \$188,000.

Breaking down the total 2,035 sales were reported in TREB's 28 West districts and averaged \$208,476; 878 sales were reported in the 14 Central districts and averaged \$342,709; 1,022 sales were reported in the 23 North districts and averaged \$232,180; and 1,475 sales were reported in TREB's 21 East districts and averaged \$173,943.

In addition to the sales of single-family dwellings, TREB Members reported 1,074 sales of properties of other types (P.O.T.) during June moving the total to 6,484. The dollar volume for properties of all types (P.A.T.) was \$1,515,114,077, and the average price was \$233,670.

#### Single-Family Residential Breakdown



#### **Housing Market Indicators**

	June 1997	June 1998	% Change
Sales*	5,046	5,410	(+7%)
New Listings*	7,583	7,557	(-3%)
Active Listings**	23,026	21,988	(-4%)

Single-Family Dwellings Only

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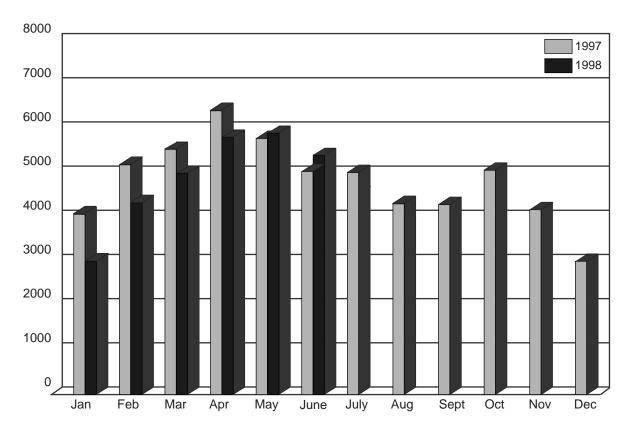
June July Aug Sep Oct Nov Dec

**Number of Active MLS Listings** 

20000

Properties All Types including Single-Family Dwellings.

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



Price Category Breakdown — June

Prid	Price Range		Tota	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	185	(3.4)	119	(12.0)	26	(5.2)	
90,001	to	110,000	286	(5.3)	187	(18.9)	31	(6.2)	
110,001	to	120,000	210	(3.9)	105	(10.6)	31	(6.2)	
120,001	to	130,000	277	(5.1)	124	(12.5)	54	(10.8)	
130,001	to	140,000	257	(4.7)	73	(7.4)	68	(13.6)	
140,001	to	150,000	286	(5.3)	68	(6.9)	68	(13.6)	
150,001	to	160,000	292	(5.4)	45	(4.5)	65	(13.0)	
160,001	to	170,000	317	(5.9)	42	(4.2)	42	(8.4)	
170,001	to	180,000	341	(6.3)	40	(4.0)	36	(7.2)	
180,001	to	190,000	333	(6.2)	34	(3.4)	25	(5.0)	
190,001	to	200,000	274	(5.1)	21	(2.1)	13	(2.6)	
200,001	to	225,000	543	(10.0)	32	(3.2)	18	(3.6)	
225,001	to	250,000	469	(8.7)	28	(2.8)	9	(1.8)	
250,001	to	300,000	535	(9.9)	31	(3.1)	9	(1.8)	
300,001	to	400,000	418	(7.7)	19	(1.9)	5	(1.0)	
400,001	to	500,000	177	(3.3)	13	(1.3)	_	(—)	
500,001	to	750,000	142	(2.6)	7	(0.7)	_	(—)	
750,000	to	1,000,000	27	(0.5)	2	(0.2)	_	(—)	
1,000,001	to	1,500,000	28	(0.5)	3	(0.3)	_	(—)	
Over		1,500,000	13	(0.2)	_	(—)	_	(—)	
TOTAL			5,410	100.0	993*	100.0	500**	100.0	

<sup>\* 993</sup> condominium apartments sold for \$150,811,923, averaging \$151,875

<sup>\*\* 500</sup> condominium townhouses sold for \$75,256,873, averaging \$150,513.

### Single-Family Residential June 1998

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>East</u>						
E-1	177	87	63	\$11,872,725	\$188,456	\$166,000
E-2	187	94	64	15,847,653	247,620	221,150
E-3 E-4	332	155	122	18,616,300	152,593	157,000
E-4 E-5	146 344	71 179	56 103	8,694,100 18,327,899	155,252 177,941	160,100 176,000
E-6	110	49	32	6,693,000	209,156	178,500
E-7	322	140	112	21,051,106	187,956	180,000
E-8	200	83	78	13,644,287	174,927	162,250
E-9	167	71	56	9,192,588	164,153	164,750
E-10 E-11	132	72 97	52 84	11,519,200	221,523	235,000
E-12	189 61	27	19	13,310,388 3,408,900	158,457 179,416	159,000 171,500
E-13	257	131	85	16,434,206	193,344	188,000
E-14	251	127	98	17,534,050	178,919	175,500
E-15	206	102	90	16,932,600	188,140	181,000
E-16	490	242	200	27,332,827	136,664	126,950
E-17 E-18	227 11	111	97	14,944,390 240,000	154,066 240,000	142,000 240,000
E-19	25	6 10	1 11	2,320,500	210,955	205,000
E-20	62	23	21	3,541,542	168,645	164,000
E-21	85	39	31	5,108,400	164,787	152,000
Total	3,981	1,916	1,475	\$256,566,661	\$173,943	\$166,000
West						
W-1	101	48	43	\$10,181,600	\$236,781	\$227,000
W-2	196	110	57	12,725,850	223,261	205,000
W-3	170	99	61	9,838,600	161,289	158,500
W-4	147	67	45	7,639,488	169,766	175,900
W-5 W-6	217 177	99	69 55	10,193,550	147,733	132,000
W-7	96	102 55	32	10,594,800 8,439,100	192,633 263,722	183,000 265,250
W-8	305	151	113	36,805,111	325,709	267,500
W-9	121	56	34	6,877,600	202,282	204,500
W-10	216	103	88	14,558,850	165,441	162,950
W-12	227	112	77	17,333,850	225,115	203,000
W-13 W-14	235	106	82	22,212,700	270,887	195,000
W-14 W-15	164 292	76 123	60 109	10,647,174 16,355,800	177,453 150,053	179,000 132,000
W-16	245	117	114	24,333,436	213,451	192,750
W-17	-	-	-	-	, <u>-</u>	· -
W-18	64	22	32	5,108,500	159,641	169,250
W-19	383	180	146	32,415,890	222,027	217,950
W-20 W-21	388 108	181 57	168 65	36,851,478 20,862,425	219,354 320,960	194,500 236,000
W-22	10	5	5	1,440,000	288,000	230,000
W-23	429	179	214	39,450,650	184,349	173,500
W-24	368	147	192	32,177,600	167,592	157,250
W-25 W-26	16 2	7	9	1,967,400	218,600	196,000
W-27	142	- 55	- 76	15,837,765	208,392	193,500
W-28	135	61	49	12,770,300	260,618	242,500
W-29	85	36	40	6,629,950	165,749	156,500
Total	5,039	2,354	2,035	\$424,249,467	\$208,476	\$185,000

#### June 1998 continued

<u>Area</u>	<u>Listed</u> 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	359 237 174 274 47 220 253 112 168 87 175 128 239 270	185 131 98 139 25 99 120 68 85 41 107 57 118 139	101 68 47 108 19 57 100 30 59 35 36 53 65 100	\$19,832,200 28,641,672 27,548,750 44,631,519 6,069,050 14,468,588 17,384,110 17,984,752 26,064,548 9,138,153 31,432,550 12,774,650 20,638,800 24,288,800	\$196,358 421,201 586,144 413,255 319,424 253,835 173,841 599,492 441,772 261,090 873,126 241,031 317,520 242,888	\$180,500 294,250 385,000 365,000 275,000 240,000 139,400 512,500 323,623 280,000 610,000 228,000 275,000 215,875
Total	2,743	1,412	878	\$300,898,142	\$342,709	\$257,750
<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	225 295 327 180 49 166 172 202 138 352 72 42 59 66 65 207 80 107 15 20 41 89 66	120 160 166 104 29 72 81 112 67 214 40 26 28 26 32 102 34 47 6 6 20 38 29	83 75 96 53 5 65 80 55 62 101 24 7 16 27 27 93 33 43 4 7 16 32 18	\$21,388,100 19,432,050 25,809,900 14,190,190 1,624,200 17,357,650 16,098,550 14,673,350 14,343,000 29,122,299 6,243,890 1,681,250 4,503,540 5,464,200 6,549,800 14,607,600 6,278,250 6,826,700 908,500 1,138,000 2,045,900 4,490,300 2,510,600	\$257,688 259,094 268,853 267,739 324,840 267,041 201,232 266,788 231,339 288,340 260,162 240,179 281,471 202,378 242,585 157,071 190,250 158,760 227,125 162,571 127,869 140,322 139,478	\$222,000 240,000 239,000 264,500 289,700 238,000 184,500 255,000 275,000 235,000 277,120 205,500 222,000 134,900 152,000 219,250 156,000 128,500 128,500
Total	3,035	1,559	1,022	\$237,287,819	\$232,180	\$212,750
Grand Total	14,798	7,241	5,410	\$1,219,002,089	\$225,323	\$188,000
Listed includes Reruns: East (1,916-48%)			West (2,354-47%)	Central (1,412-51%)	North (1,559-51%)	

\* Sales to Listings Ratio (SFD only): 36.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	45	97%
WEST	43	97%
CENTRAL	42	97%
NORTH	55	97%
TOTAL	46	97%

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

#### Six Month Single-Family January to June 1998

<u>Area</u>	<u>Listed</u>	<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	1,012 1,153 1,870 881 1,982 704 1,858 1,314 914 930 1,328 357 1,717 1,593 1,279 2,827 1,381 88 142 350 473	330 375 646 325 556 234 574 441 317 297 424 116 632 604 533 1,104 523 17 41 115 185	\$63,666,524 93,216,496 111,508,045 51,374,592 101,496,685 45,272,300 105,607,005 77,249,375 50,687,951 65,689,914 67,215,337 19,876,900 120,025,576 105,518,340 98,124,721 144,159,289 79,485,855 5,616,400 8,442,600 18,845,192 30,552,390	\$192,929 248,577 172,613 158,076 182,548 193,471 183,984 175,169 159,899 221,178 158,527 171,353 189,914 174,699 184,099 130,579 151,981 330,376 205,917 163,871 165,148	\$174,000 223,900 170,250 166,000 175,000 174,500 179,900 167,450 166,500 219,000 159,000 168,750 186,000 169,900 179,000 126,000 145,000 274,000 202,500 155,000
Total	24,153	8,389	\$1,463,631,487	\$174,470	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	550 938 1,141 886 1,185 1,021 534 1,586 665 1,455 1,244 1,413 920 1,610 1,560 - 429 2,177 2,564 783 46 2,774 2,140 124 15 690 839	212 302 363 274 371 342 197 601 232 532 396 469 332 647 590 - 185 787 981 341 13 1,247 930 40 4 4 332 280	\$50,522,200 70,862,670 56,290,900 44,734,188 54,324,890 69,652,227 52,261,306 183,474,011 43,164,495 80,492,446 89,132,219 122,304,678 62,295,849 94,017,893 127,368,230 27,832,188 167,036,267 206,343,596 96,071,000 4,949,000 231,121,000 155,517,978 8,794,700 1,108,500 66,228,715 73,439,000	\$238,312 234,645 155,071 163,263 146,428 203,661 265,286 305,281 186,054 151,302 225,081 260,778 187,638 145,314 215,878 - 150,444 212,244 210,340 281,733 380,692 185,342 167,224 219,868 277,125 199,484 262,282	\$220,000 218,250 155,000 160,500 128,000 256,000 252,500 182,197 134,700 200,000 205,000 187,000 132,000 200,000 208,000 192,000 245,000 269,000 175,000 160,500 247,500 192,000 235,250
W-29 <b>Total</b>	519 <b>29,808</b>	226 <b>11,226</b>	35,300,900 <b>\$2,274,641,046</b>	156,199 <b>\$202,623</b>	148,000 <b>N/A</b>

### Six Month Single-Family continued January to June 1998

<u>Area</u>	Listed	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
Central					
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	1,812 1,153 941 1,476 302 1,148 1,371 511 901 445 898 722 1,314 1,637	548 336 266 532 71 316 460 146 336 168 173 281 307 516	\$111,513,301 132,199,222 131,510,197 214,496,305 22,820,000 77,970,216 84,401,050 87,179,337 138,015,097 43,160,633 119,114,843 66,077,071 93,754,628 122,973,432	\$203,491 393,450 494,399 403,189 321,408 246,741 183,481 597,119 410,759 256,909 688,525 235,150 305,390 238,321	\$170,000 292,500 332,500 365,000 275,000 238,000 161,500 503,000 332,750 275,000 540,000 222,888 270,000 215,125
Total	14,631	4,456	\$1,445,185,332	\$324,323	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-21 N-22 N-23 N-24	1,307 1,585 1,940 1,097 225 953 1,241 1,321 1,012 2,084 383 218 346 406 409 1,317 514 612 99 122 219 555 383	423 424 467 289 44 318 515 378 373 527 99 40 79 151 132 414 145 235 31 38 69 156 81	\$113,913,084 115,786,927 133,312,158 80,716,759 16,181,100 84,207,765 107,159,865 105,695,375 86,659,849 151,331,658 26,617,670 13,028,250 25,742,190 32,314,268 29,945,300 61,436,190 25,873,050 38,215,950 6,021,500 5,745,500 9,729,100 22,808,725 10,999,450	\$269,298 273,082 285,465 279,297 367,752 264,804 208,077 279,617 232,332 287,157 268,865 325,706 325,851 214,002 226,858 148,397 178,435 162,621 194,242 151,197 141,001 146,210 135,796	\$250,500 252,500 245,000 271,000 287,350 238,000 196,000 269,750 220,000 270,000 237,000 259,500 287,000 205,250 211,250 135,000 173,000 150,000 145,900 145,900 125,000
Total	18,348	5,428	\$1,303,441,683	\$240,133	N/A
Grand Total	86,940	29,499	\$6,486,899,548	\$219,902	N/A

Includes Re-runs:

East 10,740 West 12,658 Central 6,852 North 8,313

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

### Single-Family East Breakdown June 1998

	c.		ached Houses	Mod D	urio o	Salas		etached Houses	
<b>-</b> 4	<u>58</u>	ales	Av. Price	Med. P		Sales		Av. Price	Med. Price
E-1 E-2		16 31	237,314 296,640	229,31 244,00		37 27		183,668 206,889	172,000 205.000
E-3		43	188,440	188,00	00	26		183,592	179,000
E-4 E-5		27 30	190,985	191,00		4 4		157,975 190,900	154,450 190,900
E-6		29	234,023 212,690	232,00 179,00		2		171,750	171,750
E-7		53	235,466	231,00		10		185,439	184,000
E-8 E-9		36 24	226,350 201,158	206,15 201,50		4 4		159,375 183,250	158,500 183,750
E-10		44	237,914	240,50		-		· -	· -
E-11 E-12		28 10	202,164	185,50		10		167,330 139.000	163,500
E-12		52	216,290 221,462	204,00 210,00		2 5		167,700	139,000 163,500
E-14		72	197,062	187,87		3		160,267	161,800
E-15 E-16		62 109	211,106 153,139	209,50 145,70		4 55		141,875 116,314	142,250 117,900
E-17		48	180,123	162,75	50	3		117,333	121,000
E-18 E-19		1 9	240,000 223,444	240,00 218,00		-		-	-
E-20		21	168,645	164,00		-		-	-
E-21		30	165,547	154,00	00	1		142,000	142,000
		ownhouse Cond		Co	ndominium A <sub>l</sub>			Link Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2	3 2	124,333 189,900	132,000 189,900	- 4	171,500	186,500	-	-	-
E-3	-	-	-	50	104,870	98,000	-	-	-
E-4 E-5	7 19	146,100 146,016	142,500 144,500	18 39	104,606 141,444	110,000 143,000	9	211,000	210,000
E-6	-	140,010	144,500	1	181,500	181,500	-	211,000	210,000
E-7	4	157,875	158,500	30	115,971	118,500	6	186,667	181,000
E-8 E-9	7 8	125,486 117,500	123,000 124,000	28 20	121,028 134,589	120,993 135,694	3	197,000	195,000
E-10	3	129,000	127,000	3	95,667	90,000	1	205,000	205,000
E-11 E-12	7 3	147,857 115,500	141,000 109,000	27 1	108,488 96,000	108,000 96,000	5 3 7	181,380 175,167	180,000 171,500
E-13	10	132,140	122,950	7	137,143	124,000		162,271	156,000
E-14 E-15	5 11	124,060 125,732	126,000 131,000	11 2	104,345 76,500	103,900 76,500	3 9	153,567 161,222	153,000 161,000
E-16	11	79,045	72,500	3	174,967	224,000	15	132,007	129,000
E-17	8	101,188	90,000	5	108,780	108,000	29	142,624	141,000
E-18 E-19	-	-	-	-	-	-	-	-	-
E-20	-	-	-	-	-	-	-	-	-
E-21	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	-op Apartmen Av. Price	ts <u>Med. Price</u>	De <u>Sales</u>	etached Condon Av. Price	niniums <u>Med. Price</u>
E-1	<u>3aies</u> 7	129,571	142,000	<u>Jaies</u>	AV. FIICE	wed. Frice	<u>Jaies</u>	AV. PIICE	ivied. Frice
E-2	-	-	· -	-	-	-	-	-	-
E-3 E-4	3	165,500	174,500	-	-	-	-	-	-
E-5	2	177,000	177,000	-	-	-	-	-	-
E-6	-	-	<u>-</u>	-	-	-	-	-	-
E-7 E-8	9	165,156	163,000	-	-	-	-	-	-
E-9	-			-	-	-	-	-	-
E-10 E-11	1 6	172,000 152,983	172,000 152,750	-	-	-	- 1	- 187,500	187,500
E-12	-	-	-	-	-	-	-	-	-
E-13 E-14	4 4	165,600 159,000	163,000 160,500	-	-	-	-	-	-
E-14 E-15	2	144,750	144,750	-	-	-	-	-	-
E-16	7	124,129	123,500	-	-	-	-	-	-
E-17 E-18	4	114,250	117,000	-	-	-	-	-	-
E-19	2	154,750	154,750	-	-	-	-	-	-
E-20 E-21	-	-	-	-	-	-	-	-	-

### Single-Family Central Breakdown June 1998

<u>Sales</u>	etached Houses Av. Price	Med. Price		<u>Sales</u>			Med. Price
5 19 38 81	246,280 470,332 666,601 459,766	228,100 292,000 411,500 399,900		16 20 3 8		259,188 412,049 224,467 313,450	268,750 297,750 198,500 292,450
24 2 16 37 13 30 19 29 38	324,129 372,944 755,635 552,297 407,954 972,185 315,779 428,634 353,847	297,000 372,944 652,500 450,000 411,000 651,000 282,000 375,000 336,250		6 7 2 12 9 2 11 1 13		238,917 266,943 414,000 293,333 280,495 363,500 211,711 215,000 210,638	240,000 272,000 414,000 276,750 295,000 363,500 213,000 215,000 216,500
				partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
2 230,00 - 1 190,00 9 191,16 1 130,00 - 214,80 3 98,50 3 250,00 4 191,50	0 230,000 	68 20 3 19 1 16 80 5 9 1 19 24	176,976 394,470 419,000 256,992 140,000 194,594 152,564 659,200 207,115 105,367 790,000 193,686 193,796	153,500 256,000 420,000 210,000 140,000 187,250 134,250 735,000 208,000 78,000 790,000 159,000 187,400	1	235,000 - - - - - - - -	235,000
Attached/Rov	v	Со-ор	Apartmen	,		•	208,000 iniums Med. Price
7 445,00 - 1 187,00 0 243,45 	0 418,000 	- 3 - - - - 7 - - - - 1	95,833 - - - 252,943 - - - 84,000	54,000 - - - 237,100 - - - - 84,000		66,500	66,500
	Sales  5 19 38 81 17 24 2 16 37 13 30 19 29 38  Townhouse Cois Av. Price 2 183,000 2 230,000 1 190,000 191,16 11 130,000 191,16 11 130,000 191,16 11 130,000 191,16 11 130,000 191,16 11 130,000 191,16 11 130,000 191,500 191	5 246,280 19 470,332 38 666,601 81 459,766 17 337,591 24 324,129 2 372,944 16 755,635 37 552,297 13 407,954 30 972,185 19 315,779 29 428,634 38 353,847   Townhouse Condominiums S Av. Price Med. Price 2 183,000 183,000 2 230,000 230,000	Sales         Av. Price         Med. Price           5         246,280         228,100           19         470,332         292,000           38         666,601         411,500           81         459,766         399,900           17         337,591         287,800           24         324,129         297,000           2         372,944         372,944           16         755,635         652,500           37         552,297         450,000           30         972,185         651,000           30         972,185         651,000           38         353,847         336,250           Townhouse Condominiums         Condo           5         Av. Price         Med. Price         Sales           2         183,000         183,000         68           2         230,000         230,000         20           -         -         -         3           1         190,000         190,000         1           1         190,000         190,000         16           1         130,000         30         250,000         20	Sales         Av. Price         Med. Price           5         246,280         228,100           19         470,332         292,000           38         666,601         411,500           81         459,766         399,900           17         337,591         287,800           24         324,129         297,000           2         372,944         372,944           16         755,635         652,500           37         552,297         450,000           30         972,185         651,000           30         972,185         651,000           30         972,185         651,000           38         353,847         336,250           Townhouse Condominiums         Sales         Av. Price           29         428,634         375,000           38         353,847         336,250           37         19,000         20           20         183,000         68         176,976           22         183,000         183,000         68         176,976           22         183,000         190,000         1         140,000           2	Sales         Av. Price         Med. Price         Sales           5         246,280         228,100         16           19         470,332         292,000         20           38         666,601         411,500         3           81         459,766         399,900         8           17         337,591         287,800         -           24         324,129         297,000         6           2         372,944         372,944         7           16         755,635         652,500         2           37         552,297         450,000         12           13         407,954         411,000         9           30         972,185         651,000         2           19         315,779         282,000         11           29         428,634         375,000         1           38         353,847         336,250         13    **Townhouse Condominiums standard and standard	Sales         Av. Price         Med. Price         Sales           5         246,280         228,100         16           19         470,332         292,000         20           38         666,601         411,500         3           81         459,766         399,900         8           177         337,591         287,800         -           24         324,129         297,000         6           2         372,944         7         16           16         755,635         652,500         2           37         552,297         450,000         12           13         407,954         411,000         9           30         972,185         651,000         2           19         315,779         282,000         11           29         428,634         375,000         1           2         133,000         183,000         68         176,976         153,500           2         230,000         230,447         256,000         -           2         193,000         183,000         68         176,976         153,500           2         230,000         20	Sales

### Single-Family North Breakdown June 1998

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>)</u>	<u>Sales</u>		ched Houses Price	Med. Price
N-1	31	369,273	367,500		1	19	08,000	198,000
N-2	34	323,765	302,250		2		20,500	220,500
N-3	55	340.833	340,000		1	17	77,500	177,500
N-4	45	285,849	274,000		-		-	-
N-5	5	324,840	289,700		-		-	-
N-6	47	300,269	270,000		5	20	2,580	196,000
N-7	56	220,935	219,950		5 6	15	58,317	151,950
N-8	40	291,086	278,500		5	20	9,600	205,000
N-10	16	293,656	282,000		-		, -	, <u>-</u>
N-11	73	320,505	304,500		3	20	08,533	188,600
N-12	21	269,952	247,000		-		· -	-
N-13	7	240,179	155,000		-		-	-
N-14	16	281,471	277,120		-		-	-
N-15	25	210,068	206,000		-		-	-
N-16	25	248,472	224,000		-		-	-
N-17	86	159,358	139,000		2	13	33,450	133,450
N-18	26	202,058	197,250		1	14	10,000	140,000
N-19	31	171,861	163,000		1	12	28,000	128,000
N-20	4	227,125	219,250		-		-	· -
N-21	7	162,571	156,000		-		-	-
N-22	13	128,915	139,500		-		-	-
N-23	31	140,703	144,500		-		-	-
N-24	18	139,478	126,500		-		-	-
	Townhouse	e Condominiums	Condo	minium Apar	tments		Link Houses	
		v. Price Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1		180,158 168,000	20	171,370	147,500	9	250,028	257,000
N-2		210,429 214,000	23	199,980	187,500	6	216,667	208,250
N-3	11	163,173 155,000	20	161,260	163,450	4	218,750	218,250

	Townhouse Condominiums			Con	dominium Apai	tments	Link Houses		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	19	180,158	168,000	20	171,370	147,500	9	250,028	257,000
N-2	7	210,429	214,000	23	199,980	187,500	6	216,667	208,250
N-3	11	163,173	155,000	20	161,260	163,450	4	218,750	218,250
N-4	-	-	-	3	118,000	124,000	-	-	-
N-5	-	-	_	-	-	, -	-	-	-
N-6	5	155,200	150,000	3	167,667	150,000	1	189,700	189,700
N-7	10	147,640	141,750	1	124,000	124,000	2	170,000	170,000
N-8	4	192,225	186,500	-	· -	· -	1	229,000	229,000
N-10	-	´ -	· -	-	-	-	46	209,663	211,500
N-11	6	175,542	178,500	5	218,400	198,000	13	209,008	209,000
N-12	-	· -	· -	-	· -	· -	2	195,450	195,450
N-13	-	-	-	-	-	-	-	· -	´ -
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	2	106,250	106,250	-	-	-
N-16	-	-	-	1	158,000	158,000	1	180,000	180,000
N-17	2	136,000	136,000	2	114,700	114,700	-	-	-
N-18	1	116,500	116,500	-	-	-	5	153,650	151,000
N-19	1	119,500	119,500	2	91,500	91,500	2	148,500	148,500
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	3	123,333	125,000
N-23	-	-	-	-	-	-	1	128,500	128,500
N-24	-	_	_	-	_	_	-	-	_

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	3	214,000	214,000	-	-	-	-	-	-
N-2	3	203,500	206,500	-	-	-	-	-	-
N-3	5	198,300	207,000	-	-	-	-	-	-
N-4	5	194,600	192,000	-	-	-	-	-	-
N-5	-	, <u> </u>	, -	-	-	-	-	-	-
N-6	4	190,850	185,700	-	-	-	-	-	-
N-7	5	167,180	163,500	-	-	-	-	-	-
N-8	5	196,800	197,500	-	-	-	-	-	-
N-10	-	-	-	-	-	-	-	-	-
N-11	1	237,500	237,500	_	-	-	-	-	-
N-12	1	183,990	183,990	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	_	-	-	-	-	-	-	_
N-15	-	_	-	-	-	-	-	-	_
N-16	-	_	-	-	-	-	-	-	-
N-17	1	134,500	134,500	_	-	-	-	-	-
N-18	-	-	-	-	-	-	-	-	-
N-19	5	116,300	124,000	-	-	-	1	190,000	190,000
N-20	-	-	· -	-	-	-	-	· -	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-

### Single-Family West Breakdown June 1998

				J	une 1998				
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	23 26 37 29 14 36 27 69 12 41 41 44 23 19		290,004 266,790 164,381 186,048 227,429 192,681 293,393 430,093 295,300 225,146 288,840 378,989 247,343 237,679	Med. Price 300,000 249,250 156,000 178,000 223,750 186,000 269,000 362,000 265,000 212,600 253,000 321,750 266,000 235,000		Sales         Av.           8         1°           25         1°           18         1°           4         2°           16         1°           2         2           3         1°           5         1°           9         1°           3         1°           3         1°           3         1°		Detached Houses  Av. Price  178,688 189,840 170,250 206,750 199,900 173,475  211,900 195,833 180,875 197,920 168,500 193,333 194,300	Med. Price  180,250 188,000 164,750 208,500 199,000 168,500 211,900 202,000 180,875 197,000 172,500 193,000 206,000
W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25	1	54 - 12 79 83 45 4 08 82 6	262,727 187,283 270,958 271,506 386,231 313,750 212,463 209,488 251,400	232,000 196,000 266,000 240,000 285,000 317,500 198,750 202,500 212,950		8 9 23 3 3 - 37 26		177,779 183,800 199,711 182,904 185,500 - 168,168 172,638	180,000 - 184,750 201,000 185,000 179,000 - 167,000 168,750
W-26 W-27 W-28 W-29		61 47 27	226,186 264,913 187,178	210,000 244,000 181,500		3 1 5		127,833 185,500 129,680	135,000 185,500 132,000
	Tov Sales	vnhouse Condon Av. Price	niniums Med. Price	Condo Sales	minium Apart Av. Price	tments Med. Price	Sales	Link Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6	1 1 1 - 1 13	107,000 130,000 125,000 116,154	107,000 130,000 125,000 112,500	7 3 6 9 26 13	178,500 201,667 115,333 94,732 88,506 211,492	128,000 210,000 106,000 99,000 92,300 173,500			
W-7 W-8 W-9 W-10 W-12 W-13	3 1 7 7 18 20	180,000 198,000 130,243 156,557 149,072 136,364	187,000 198,000 128,900 159,000 143,000 146,750	4 39 17 36 23 7	113,125 158,074 136,971 103,053 139,170 103,343 122,115	118,000 132,000 92,000 97,000 126,000 108,500 114,000	- 1 1 - -	220,000 189,500 -	220,000 189,500 -
W-15 W-16 W-17	19 27	146,658 163,748	151,000 164,000	67 8	123,784 133,913	123,500 126,900	10	197,280	191,400
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26	8 24 45 4	132,525 165,913 159,531 142,750	131,750 171,500 146,000 135,000	4 26 3 3	82,625 138,554 121,633 108,875	83,750 126,500 123,000 111,000	3 5 5 1	212,500 190,700 203,680 185,000	216,500 192,000 213,000 185,000
	24 34 -	139,608 128,656 -	130,000 127,600 -	8 41 1	129,863 114,445 238,500	134,500 115,500 238,500	3 1 -	166,417 192,000	165,000 192,000 -
W-27 W-28 W-29	6 1 2	120,917 133,900 104,000	113,250 133,900 104,000	3 - 2	138,667 - 119,250	147,000 - 119,250	1	155,900	155,900
0	_	Attached/Row	,		Apartments	,200		Detached Condom	iniums
W/ 4	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2 W-3	4 1 -	181,375 242,800	171,250 242,800	1 -	65,500	65,500	-	-	-
W-4 W-5	2	219,750	219,750 -	-	-	-	-	-	-
W-6 W-7 W-8 W-9	1 - -	145,000 - - -	145,000 - - -	1 1 -	70,000 65,000 -	70,000 65,000 -	:	-	-
W-10 W-12	1 1	155,000	155,000 205,000	-	-	-	-	-	-
W-13	4	205,000 153,500	152,000	-	-	-	-	-	-
W-14 W-15	- 1	177,000	177,000	1	63,500	63,500	-	-	-
W-16	i	192,000	192,000	-	-	-	-	-	-
W-17 W-18	-	-	-	-	-	-	-	-	-
W-19 W-20	5 9	198,200 179,156	198,000 182,000	-	-	-	-	-	-
W-21	5	201,900	225,000	-	-	-	-	-	-
W-22 W-23	34	158,638	160,000	-	-	-	-	-	-
W-24	8	156,550	161,250	-	- 50 500	- F0 F00	-	-	-
W-25 W-26	1 -	162,000	162,000	-	58,500 -	58,500 -	-	-	-
W-27 W-28	2	179,750	179,750	-	-	<u>-</u> -	-	-	-
W-29	4	120,313	122,375	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1953 1954 1955 1956 1957 1958 1959	2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298		\$ 38,935,130 44,835,245 53,153,433 73,486,822 93,072,456 128,163,813 158,821,137 151,828,112	\$ 14,424 14,647 14,952 15,043 15,732 16,085 16,615 16,329	
1961 1962 1963 1964 1965 1966 1967	9,264 9,669 11,096 13,895 14,890 14,883 14,886	* Number of Sales (Single-Family Only) 13,428 12,432	151,326,112 151,314,565 161,878,920 183,272,930 241,218,500 281,164,558 326,687,333 367,415,993	16,323 16,742 16,517 17,370 18,883 21,950 24,681	*Average Price (Single-Family Only) \$ 21,360 24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	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	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	31,905	3,845,980,469	106,225	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	65,760	55,779	13,497,191,369	205,249	198,150
1997 January February March April May June July August	4,979	4,080	1,057,416,009	212,375	198,798
	6,140	5,200	1,287,100,706	209,625	207,221
	6,545	5,550	1,407,362,108	215,028	210,207
	7,626	6,423	1,747,789,607	229,188	213,107
	6,918	5,797	1,560,456,411	225,565	216,904
	6,069	5,046	1,344,451,039	221,528	215,638
	6,009	5,024	1,321,621,647	219,940	213,634
	5,159	4,317	1,142,782,104	221,512	211,785
Septembe	5,159	4,298	1,135,176,105	220,038	213,567
October	6,035	5,077	1,330,266,221	220,425	211,791
November	5,122	4,185	1,134,135,799	221,424	212,127
December	3,769	3,017	865,690,228	229,687	205,710
TOTAL	69,530	58,014	15,334,247,984	220,541	211,307
1998 January February March April May June	3,583	3,006	769,557,270	214,780	206,209
	5,196	4,341	1,158,307,291	222,923	214,577
	6,048	5,005	1,372,946,908	227,008	221,564
	6,954	5,825	1,601,125,236	230,245	222,194
	7,084	5,912	1,627,867,532	229,795	222,148
	6,484	5,410	1,515,114,077	233,670	225,323
TOTAL	35,349	29,499	8,044,918,314	227,585	219,902

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

