Market Vatch For Media Inquiries: 443-8159 For All Other Inquiries: 443-8152

November 2000

4,880 Houses Change Hands in 'Remarkable' November

Toronto – Friday, December 1, 2000 In November, TREB recorded 4,880 houses sold through its MLS system, President Marilyn Baubie reported today. That number was up 18% from the 4,119 sales recorded in November of last year, and up 4% from the 4,696 recorded in October. "Last month was quite remarkable," the President commented. "Generally, the pace of sales slows as we approach Christmas. If people are this intent on shopping for homes so close to the holiday season, that bodes well for next year's Spring market."

Ms. Baubie noted also that prices rose slightly in November, to \$246,154 from October's \$245,321. They were also up 4% from the \$236,214 recorded in November 1999. "Annual increases in the 4-6 per cent range are sustainable over the long term," the President said. "So far, the Toronto housing market has been able to avoid the Boom-and-Bust cycle of the late 80's and early 90's."

Breaking down the total 1,742 sales were reported in TREB's 28 West districts and

averaged \$225,829; 821 sales were reported in the 14 Central districts and averaged \$353,475; 972 sales were reported in the 23 North districts and averaged \$262,436; and 1,345 sales were reported in TREB's 21 East districts and averaged \$195,203.

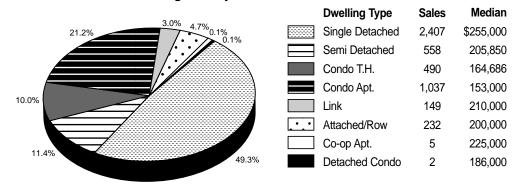
Special Report: Toronto's Rental Market

- The vacancy rate for privately initiated rental apartments was 0.6% in 2000, down from 1999's 0.9%, and well below the Canada-wide average of 1.6%.
- Rents increased in Toronto for all apartment classes. Bachelor units averaged \$683 per month, a 8.8% increase from 1999; one-bedroom units reached \$830 per month, a 7.8% increase; two-bedroom rents climbed 6.9% to \$979 per month; and three or more bedroom units increased 7.7% to \$1,165 per month.

Source: CMHC

Note: the Rent Review Guideline mandates an increase of 2.6% for 2000, and 2.9% for 2001

Single-Family Residential Breakdown

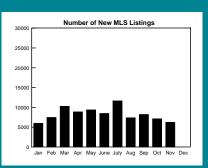


Housing Market Indicators						
	November 1999	November 2000	% Change			
Sales*	4,119	4,880	(+18%)			
Sales (P.O.T.)	967	1,005	(+4%)			
New Listings*	5,083	6,240	(+23%)			
Active Listings**	14,726	17,016	(+15%)			

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

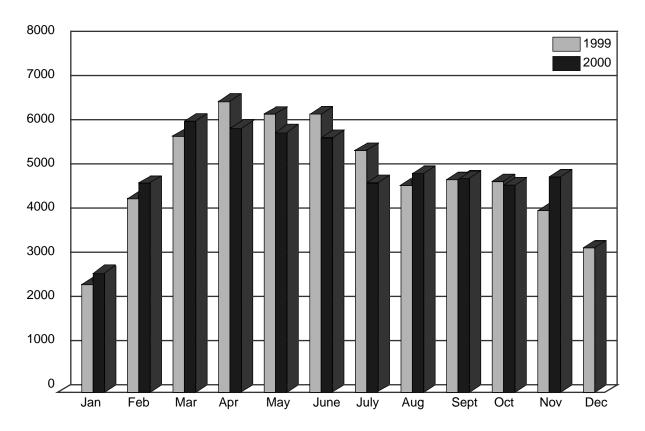








Single-Family Dwelling Sales Comparison



Price Category Breakdown — November

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	do T.H.
Up	to	\$90,000	70	(1.4)	34	(3.3)	16	(3.3)
90,001	to	110,000	141	(2.9)	86	(8.3)	23	(4.7)
110,001	to	120,000	112	(2.3)	62	(6.0)	16	(3.3)
120,001	to	130,000	181	(3.7)	107	(10.3)	27	(5.5)
130,001	to	140,000	237	(4.9)	123	(11.9)	41	(8.4)
140,001	to	150,000	210	(4.3)	92	(8.8)	43	(8.8)
150,001	to	160,000	233	(4.8)	86	(8.3)	54	(11.0)
160,001	to	170,000	253	(5.2)	76	(7.3)	63	(12.9)
170,001	to	180,000	255	(5.2)	51	(4.9)	46	(9.4)
180,001	to	190,000	240	(4.9)	45	(4.3)	35	(7.1)
190,001	to	200,000	267	(5.5)	33	(3.2)	38	(7.7)
200,001	to	225,000	593	(12.2)	69	(6.7)	36	(7.3)
225,001	to	250,000	508	(10.4)	51	(4.9)	20	(4.1)
250,001	to	300,000	630	(12.9)	54	(5.2)	13	(2.6)
300,001	to	400,000	563	(11.5)	49	(4.7)	16	(3.3)
400,001	to	500,000	161	(3.3)	7	(0.7)	1	(0.2)
500,001	to	750,000	149	(3.0)	10	(1.0)	_	(—)
750,000	to	1,000,000	40	(8.0)	1	(0.1)	1	(0.2)
1,000,001	to	1,500,000	25	(0.5)		(—)	1	(0.2)
Over		1,500,000	12	(0.3)	1	(0.1)	_	(—)
Total			4,880	100.0	1,037*	100.0	490**	100.0

- * 1,037 condominium apartments sold for \$183,822,077, averaging \$177,263
- ** 490 condominium townhouses sold for \$85,549,001, averaging \$174,589.



Single-Family Residential November 2000

Aroa	<u>Listed</u>	Po-rune	Salas	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>Area</u>	Listeu	<u>Re-runs</u>	<u>Sales</u>	<u>Donar volume</u>	AV. FIICE	<u>ivied. Frice</u>
<u>East</u>						
E-1 E-2	169	93 129	79 51	\$17,397,002	\$220,215	\$205,000
E-2 E-3	204 265	129	114	13,121,450 21,174,328	257,283 185,740	235,000 183,250
E-4	121	58	64	10,880,138	170,002	174,500
E-5	235	131	97	20,203,150	208,280	197,000
E-6	108	63	34	6,586,100	193,709	185,500
E-7 E-8	222 202	130 123	107 62	22,834,788 12,257,700	213,409 197,705	216,500
E-9	165	92	64	11,655,855	182,123	182,250 186,500
E-10	132	77	57	12,768,225	224,004	215,000
E-11	157	81	59	9,798,300	166,073	157,500
E-12	71	41	26	5,364,000	206,308	190,050
E-13 E-14	264 253	176 148	94 84	19,938,000 16,245,323	212,106 193,397	200,000 184,000
E-15	259	135	71	14,674,026	206,676	197,000
E-16	397	205	155	22,000,750	141,940	134,000
E-17	230	121	75	13,603,399	181,379	167,000
E-18	13	5	5 7	1,535,000	307,000	345,000
E-19 E-20	34 38	22 24	/ 11	1,634,500 1,760,000	233,500 160,000	212,000 176,000
E-21	58	31	29	7,116,250	245,388	183,000
Total	3,597	2,009	1,345	\$262,548,284	\$195,203	\$183,000
West						
W-1	103	67	32	\$8,755,717	\$273,616	\$262,500
W-2	137	79	55	15,660,000	284,727	254,000
W-3	191	124 132	47 51	9,023,800	191,996	187,000
W-4 W-5	211 207	120	51 65	9,833,900 10,035,700	192,822 154,395	192,000 135,000
W-6	222	142	53	12,012,500	226,651	213,000
W-7	84	50	28	8,440,650	301,452	286,250
W-8	264	161	86	26,155,800	304,137	278,500
W-9 W-10	117 336	75 193	34 80	7,106,100 13,985,600	209,003 174,820	201,250
W-10 W-12	191	114	59	13,840,000	234,576	148,750 222,000
W-13	243	158	70	21,907,500	312,964	238,500
W-14	123	69	57	10,960,774	192,294	182,000
W-15	241	138	104	17,201,388	165,398	148,000
W-16 W-17	242 2	133	77	18,806,100	244,235	225,000
W-17 W-18	102	66	21	3,375,900	160,757	144,500
W-19	430	280	135	31,567,878	233,836	220,500
W-20	566	348	154	35,301,688	229,232	218,250
W-21	129	72	30	8,994,870	299,829	247,450
W-22 W-23	1 633	1 378	5 202	1,319,500 41,514,890	263,900 205,519	262,500 194,500
W-24	456	247	148	29,098,635	196,612	186,950
W-25	24	10	3	1,613,000	537,667	318,000
W-26	-	-	-	- · · · · · · -	-	-
W-27	152	88 405	53 57	13,001,400	245,309	211,000
W-28 W-29	171 133	105 63	57 36	17,056,600 6,823,450	299,239 189,540	270,000 168,450
Total	5,711	3,413	1,742	\$393,393,340	\$225,829	\$205,000



Single-Family Residential November 2000

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1	365	197	127	\$31,236,600	\$245,957	\$227,000
C-2	213	145	65	31,684,762	487,458	316,000
C-3	169	95	45	24,496,948	544,377	406,000
C-4	339	213	82	35,984,750	438,838	380,750
C-6	54	35	11	2,874,500	261,318	270,000
C-7	226	143	59	14,566,100	246,883	240,000
C-8	315	189	90	19,000,100	211,112	189,000
C-9	89	57	23	18,091,887	786,604	527,500
C-10	158	90	50	21,801,100	436,022	322,500
C-11	116	66	45 25	15,475,432	343,898	317,500
C-12	132	103	25	20,833,168	833,327	652,500
C-13 C-14	96 178	55 11.4	49 70	13,018,800	265,690	263,000
C-14 C-15	178 242	114 148	70 80	19,677,268 21,461,550	281,104 268,269	257,050 235,500
Total	2,692	1,650	821	\$290,202,965	\$353,475	\$270,000
<u>North</u>						
N-1	221	142	65	\$17,640,000	\$271,385	\$226,000
N-2	342	217	77	21,307,341	276,719	260,500
N-3	393	260	101	29,848,150	295,526	257,000
N-4	271	176	59	17,162,500	290,890	266,500
N-5	68	49	11	3,394,200	308,564	285,000
N-6	218	128	53	15,396,800	290,506	249,800
N-7	195	112	87	20,498,750	235,618	222,000
N-8	356	214	104	30,394,890	292,259	267,450
N-10	176	92	47	12,122,750	257,931	250,000
N-11	355	236	91	28,710,590	315,501	298,200
N-12	87	66	29	10,160,000	350,345	288,100
N-13	40	29	6	2,476,000	412,667	306,500
N-14	97 55	72	14	5,670,650	405,046	368,450
N-15 N-16	55 77	32 55	26 17	6,066,650 3,461,500	233,333	217,250
N-10 N-17	200	102	65	3,461,500 9,785,750	203,618 150,550	197,500 142,000
N-17 N-18	200 56	35	21	3,691,500	175,786	175,000
N-10 N-19	105	65	28	5,413,475	193,338	173,000
N-20	23	16	3	488,000	162,667	158,000
N-21	17	7	8	1,314,500	164,313	171,000
N-22	23	15	15	2,456,200	163,747	154,000
N-23	72	36	27	5,049,650	187,024	163,500
N-24	50	29	18	2,578,100	143,228	132,500
Total	3,497	2,185	972	\$255,087,946	\$262,436	\$236,000
Grand Total	15,497	9,257	4,880	\$1,201,232,535	\$246,154	\$211,450
Listed includes R			Mest (3.413-60%)	Central (1.650-61%)	North (2 185-62%)	

Listed includes Reruns: East (2,009-56%) West (3,413-60%) Central (1,650-61%) North (2,185-62%)

^{*} Sales to Listings Ratio (SFD only): 31%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	39	98%
WEST	45	97%
CENTRAL	42	97%
NORTH	52	97%
TOTAL	44	97%

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



Eleven Month Single-Family January to November 2000

		-	daily to itto to indoi 2000		
<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1	2,181	664	\$148,919,679	\$224,277	\$208,000
E-2	2,182	608	171,347,728	281,822	247,500
E-3	3,611	1,198	238,686,046	199,237	194,000
E-4	1,652	661	115,874,748	175,302	182,500
E-5	2,715	1,011	209,498,351	207,219	196,400
E-6	1,482	419	95,265,392	227,364	194,950
E-7	2,701	1,064	218,529,864	205,385	200,088
E-8	2,562	826	157,943,281	191,215	175,000
E-9	2,116	729	128,360,215	176,077	180,000
E-10	1,835	541	124,425,197	229,991	229,000
E-11	2,326	769	131,123,941	170,512	170,500
E-12	766	243	46,923,093	193,099	183,000
E-13	3,408	1,028	215,952,395	210,070	207,000
E-14	3,357	1,075	208,842,874	194,272	186,000
E-15	3,010	1,001	199,316,806	199,118	190,000
E-16	5,409	1,960	277,329,060	141,494	135,000
E-17	2,783	959	156,648,359	163,346	156,000
E-18	143	32	11,418,500	356,828	309,000
E-19	375 540	101	23,956,157	237,190	222,000
E-20	546 087	158	30,384,010	192,304	175,000
E-21	987	299	59,034,250	197,439	176,000
Total	46,147	15,346	\$2,969,779,946	\$193,521	N/A
West					
W-1	1,238	376	\$105,435,600	\$280,414	\$250,000
W-2	1,988	547	147,897,948	270,380	239,000
W-3	2,459	520	94,023,830	180,815	176,000
W-4	2,368	527	95,060,508	180,380	169,450
W-5	2,619	756	120,054,089	158,802	136,700
W-6	2,338	610	140,563,160	230,431	217,750
W-7	1,073	326	101,650,925	311,813	302,000
W-8	3,492	991	338,708,876	341,785	283,000
W-9	1,753	462	95,605,936	206,939	199,250
W-10	3,827	950	159,255,051	167,637	141,000
W-12	2,410	660	172,815,791	261,842	230,000
W-13	3,051	834	245,516,158	294,384	237,000
W-14	1,962	631	124,055,175	196,601	188,000
W-15	3,586	1,257	196,535,561	156,353	143,500
W-16	3,206	964	228,966,487	237,517	221,750
W-17 W-18	12 1,186	1 257	297,900 42,994,800	297,900 167,205	297,900 166,350
W-18 W-19	5,894	1,660	391,019,405	167,295 235,554	166,250 224,150
W-19 W-20	6,469	1,799	414,321,795	230,307	214,000
W-21	1,762	497	142,426,519	286,572	247,500
W-22	90	25	5,299,650	211,986	194,000
W-23	7,802	2,297	471,515,886	205,275	193,950
W-24	5,904	1,811	339,205,790	187,303	181,250
W-25	281	79	20,587,800	260,605	201,000
W-26	13	1	425,000	425,000	425,000
W-27	1,813	667	149,157,526	223,624	208,000
W-28	2,206	535	148,437,240	277,453	254,000
W-29	1,347	446	79,161,799	177,493	166,000
Total	72,149	20,486	\$4,570,996,205	\$223,128	N/A



Eleven Month Single-Family January to November 2000

<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	4,115 2,536 1,921 3,728 713 2,362 3,107 1,157 2,041 1,302 1,826 1,399 2,444 3,167	1,287 620 459 945 138 615 937 316 604 434 345 467 773 954	\$307,422,671 263,983,474 213,766,336 436,729,074 44,777,361 158,565,706 204,670,201 220,454,356 279,155,428 128,699,058 267,833,724 125,167,763 225,317,350 259,557,174	\$238,868 425,780 465,722 462,147 324,474 257,830 218,431 697,640 462,178 296,542 776,330 268,025 291,484 272,073	\$209,000 315,000 322,611 415,500 301,500 246,500 190,000 505,000 352,500 280,000 651,762 259,500 251,000 248,000
Total	31,818	8,894	\$3,136,099,676	\$352,608	N/A
North					
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	2,772 3,957 4,312 2,827 730 2,311 2,854 4,190 1,756 4,533 955 425 931 901 719 2,405 907 1,300 244 216 425 1,187 693	661 872 1,062 655 114 598 954 928 566 1,117 186 80 177 238 189 739 264 383 61 63 156 367 161	\$189,479,156 256,200,955 320,514,839 196,523,440 39,307,480 168,200,272 222,017,820 268,790,602 149,663,085 350,009,332 61,152,434 31,250,250 67,177,060 56,357,324 46,108,760 115,221,895 48,593,346 70,724,794 17,143,588 10,944,200 24,466,622 58,197,331 24,212,050	\$286,655 293,808 301,803 300,036 344,802 281,271 232,723 289,645 264,422 313,348 328,777 390,628 379,531 236,795 243,962 155,916 184,066 184,660 281,042 173,717 156,837 158,576 150,385	\$265,000 263,000 252,000 290,000 282,990 243,500 220,000 269,250 250,500 290,000 352,000 331,450 219,900 221,000 147,250 178,500 168,000 255,000 146,500 151,000
Total	41,550	10,591	\$2,792,256,635	\$263,644	N/A
Grand Total	191,664	55,317	\$13,469,132,462	\$243,490	N/A

Includes Re-runs:

East	23,453	West	39,732
Central	18,195	North	24,030

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



Single-Family East Breakdown November 2000

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pr	<u>ice</u>	<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		20 19 47 24 29 23 44	\$247,550 302,958 204,060 218,848 278,362 202,709 262,055	\$254,900 293,000 192,500 216,000 278,000 190,000 263,950	0 0 0 0 0 0	42 28 26 4 5 4	!	\$223,874 229,123 215,669 174,000 208,100 201,050 219,175	\$206,500 216,050 204,450 174,500 207,000 199,850 220,750
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		27 30 38 12 21 42 59 47 89 33 5 7 11	252,196 218,922 254,111 240,750 220,905 268,760 210,995 227,649 159,889 218,212 307,000 233,500 160,000 262,010	215,000 216,500 246,000 218,750 197,000 261,000 225,000 145,000 345,000 212,000 176,000	0 0 0 0 0 0 0 0 0 0 0	1 4 3 2 9 4 5 35 4 -		195,000 204,000 193,000 159,750 195,544 174,125 164,200 127,637 137,725	195,000 203,500 185,000 159,750 188,000 174,250 164,000 129,000 137,450
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Con <u>Sales</u>	dominium 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-4 E-5	3 1 1 9	\$192,000 229,900 343,500 165,722 165,214	\$171,000 229,900 343,500 171,000 163,500	5 2 39 27 44	\$149,060 272,450 137,359 127,418 174,322	\$155,000 272,450 130,000 131,500 169,900	- - - - 3	- - - - 234,000	- - - - 239,000
E-6 E-7 E-8 E-9 E-10	5 9 10 6	179,960 147,322 146,570 157,500	182,000 148,500 154,000 151,000	7 30 23 23 6	159,943 147,740 149,630 149,021 124,167	160,000 149,900 133,000 151,900 124,000	14 1 -	218,543 240,000	214,000 240,000
E-11 E-12 E-13 E-14 E-15 E-16 E-17	5 1 19 10 4 18 2	167,000 108,000 149,516 138,722 143,225 90,142 135,000	168,000 108,000 142,000 136,875 136,950 75,500 135,000	26 1 12 6 2 2	122,492 92,000 142,950 139,900 137,950 65,700 185,000	125,000 92,000 139,500 117,500 137,950 65,700 185,000	1 1 4 2 9 7 26	205,000 205,500 205,375 169,750 183,078 148,343 160,465	205,000 205,500 209,000 169,750 176,000 150,000 162,000
E-18 E-19 E-20	-	-	-	-	-	- -	-	-	-
E-21	-	-	-	-	-	-	1	147,000	147,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-c <u>Sales</u>	op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condor <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3	9 1 1	\$191,333 175,000 275,601	\$200,000 175,000 275,601	- - -	- - -	- - -	- - -	- - -	- - -
E-4 E-5 E-6	2	202,500	202,500	-	-	-	-	-	-
E-7 E-8	6 2	193,231 220,500	194,000 220,500	- -	- -	-	-		-
E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16	3 10	202,000 173,350	195,000 170,000	-	-	-	2	186,000	186,000
	8 3 4 4	189,063 178,000 164,250 127,750	184,500 180,000 166,750 121,000	- - -	-	- - -	- - -	- - -	- - -
E-17 E-18 E-19	9 -	136,044 - -	134,000 - -	- - -	- -	- - -	- - -	-	-
E-20 E-21	-	-	-	-	-		-	-	-



Single-Family Central Breakdown November 2000

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	5	\$313,000	\$275,000	15	\$313,933	\$291,000
C-2	17	627,412	325,000	16	436,813	457,500
C-3	31	638,742	550,000	9	314,979	265,500
C-4	55	513,652	490,000	16	333,031	333,000
C-6	7	293,071	285,000	1	308,000	308,000
C-7	21	325,529	315,000	4	253,625	254,250
C-8	-	· -	· -	8	254,500	247,000
C-9	16	1,002,924	823,500	-	· -	· -
C-10	20	698,783	450,200	7	309,571	318,000
C-11	25	477,141	490,000	3	303,333	315,000
C-12	21	903,846	710,000	-	· -	· -
C-13	19	343,184	338,000	6	228,917	223,500
C-14	23	371,881	319,000	1	242,000	242,000
C-15	23	386,280	335,000	11	248,545	248,000

	Townhouse Condominiums Sales Av. Price Med. Price				ndominium A		Link Houses		
	<u>Saies</u>	Av. Price	<u> Mea. Price</u>	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	7	\$251,357	\$230,000	89	\$228,091	\$202,000	_	-	-
C-2	2	1,125,000	1,125,000	23	409,979	267,000	-	-	-
C-3	-	· · · -	-	2	291,568	291,568	-	-	-
C-4	-	-	-	11	218,673	172,000	-	-	-
C-6	-	-	-	3	171,667	173,000	-	-	-
C-7	7	228,143	215,000	26	187,346	186,000	-	-	-
C-8	1	245,000	245,000	70	189,461	169,500	-	-	-
C-9	-	-	· -	5	316,980	330,000	-	-	-
C-10	3	287,183	239,000	19	237,468	221,450	-	-	-
C-11	2	110,500	110,500	11	119,419	113,500	-	-	-
C-12	2	335,000	335,000	2	591,200	591,200	-	-	-
C-13	2	261,500	261,500	21	207,229	179,500	1	250,000	250,000
C-14	6	292,148	286,944	39	224,183	213,000	-	-	-
C-15	20	195,855	190,500	25	225,640	155,000	1	285,000	285,000

		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	11	\$263,909	\$270,500	-	-	-	-	-	-
C-2	7	335,750	175,000	-	-	-	-	-	-
C-3	1	850,000	850,000	2	214,000	214,000	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	247,500	247,500	-	-	-	-	-	-
C-8	10	335,580	358,450	1	101,000	101,000	-	-	-
C-9	-	· -	· -	2	230,100	230,100	-	-	-
C-10	1	285,000	285,000	-	· -	· -	-	-	-
C-11	4	275,575	275,400	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	386,000	386,000	-	-	-	-	-	-
C-15	-	· -	-	-	-	-	-	-	-



Single-Family North Breakdown November 2000

	Sa		iched Houses <u>Av. Price</u>	Med. Price	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5		20 44 51 46 10	\$396,175 327,813 389,117 311,715 319,620	\$343,250 292,500 367,000 311,000 317,500		1 2 3 2	:	\$235,000 221,500 276,667 194,500	\$235,000 221,500 279,000 194,500
N-6 N-7 N-8 N-10 N-11 N-12		44 58 59 12 62 27	310,836 266,987 351,922 301,833 362,347 365,233	258,250 249,250 307,000 293,900 328,250 310,000		2 9 17 1 2		202,000 182,556 225,426 195,000 230,495	202,000 182,500 229,000 195,000 230,495
N-13 N-14 N-15 N-16 N-17 N-18		6 14 25 14 62 15	412,667 405,046 236,906 207,071 151,401 179,233	306,500 368,450 222,500 199,750 148,250 180,000		- - - - - 4		- - - - - 167,500	- - - - - 175,500
N-19 N-20 N-21 N-22 N-23 N-24		22 3 8 11 24 17	206,726 162,667 164,313 185,727 193,152 145,535	181,250 158,000 171,000 168,000 174,500 135,000		1 - - 1 -		94,000	94,000
	To <u>Sales</u>	wnhouse Condom <u>Av. Price</u>	•		ominium 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	12 7 9 1	\$185,483 233,000 190,767 248,000	\$172,200 223,000 180,000 248,000	21 16 24 1	\$214,638 181,763 167,692 99,500	\$184,500 184,350 164,800 99,500	9 7 1	\$253,478 229,484 219,000	\$245,000 236,000 219,000
N-5 N-6 N-7 N-8	2 10 5	171,500 154,350 203,200	171,500 153,750 200,000	- - 4 2	- 146,375 181,500	137,500 181,500	1 - 2	214,000 - 250,250	214,000 - 250,250
N-10 N-11 N-12 N-13	6 2	205,483 149,350	203,000 149,350	- 8 -	198,188	197,000	34 6 -	244,287 227,650	243,500 224,000
N-14	-	-	- -	-	-	-	-	-	-
N-15 N-16	2	179,500	179,500	-	-	-	1	203,500	203,500
N-17 N-18	-			-	-	-	2	166,500	166,500
N-19 N-20	1 -	126,500 -	126,500 -	-	-	- -	2	171,250 -	171,250 -
N-21 N-22	-	- -	-	- -	-	- -	-	- -	-
N-23 N-24	1	104,000	104,000	- -	-	- -	2	142,500	142,500
:	<u>Sales</u>	Attached/Row Av. Price	Med. Price	<u>Sales</u>	Co-op Apartme Av. Price	ents <u>Med. Price</u>	De <u>Sales</u>	etached Condomin Av. Price	iums <u>Med. Price</u>
N-1 N-2	2 1	\$233,500 295,000	\$233,500 295,000	-	- -	- -	-	- -	- -
N-3 N-4	13 9	247,131	245,200	-	=	-	-	-	-
N-5	1	231,900 198,000	235,000 198,000	-	- -	- -	-	-	-
N-6 N-7	4 6	189,750 206,917	191,500 203,500	- -	- -	-	-	-	-
N-8 N-10	19 -	206,302	205,000	-	-	-	-	-	-
N-11	7	228,543	227,500	-	-	-	-	-	-
N-12 N-13	-	- -	- -	- -	-	- -	-	-	- -
N-14 N-15	- 1	- 144,000	144,000	-	-	-	-	-	-
N-16	-	-	· -	-	-	-	-	-	- -
N-17 N-18	3	132,967 -	131,000	-	-	-	-	- -	-
N-19 N-20	2	131,250	131,250	-	-	-	-	- -	-
N-21	-	400 400	-	- -	- -	- -	-	-	-
N-22 N-23 N-24	3 1 -	106,400 129,000 -	113,900 129,000 -	- - -	- - -	- - -	- - -	- - -	- - -



Single-Family West Breakdown November 2000

				140	Overriber 2000				
	Sa	De ales	tached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8	14 34 27 21 10 24 23 44		\$357,957 323,271 188,348 244,900 247,310 210,721 309,267 401,173	\$364,000 302,500 188,000 227,500 236,000 211,000 277,000 326,750		8 17 13 7 12 5	\$248,503 223,753 231,223 237,500 213,042 223,500		\$250,500 204,500 230,000 226,000 210,250 212,500
W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17		15 32 32 37 10 13	297,467 239,022 293,628 440,419 336,940 265,291 297,930	280,000 232,500 300,000 396,000 364,950 269,288 256,000		1 2 7 5 6 10		240,000 191,000 215,571 196,300 221,833 221,690 205,200	240,000 191,000 222,000 195,000 223,000 215,000 205,000
W-18 W-19 W-20 W-21 W-22 W-23		4 55 71 19 4 109	178,500 302,631 270,985 359,972 288,375 233,946	177,000 288,000 254,000 282,900 285,750 222,000		6 9 34 2 - 32		200,333 221,875 207,397 206,750	200,500 225,000 207,000 206,750 - 186,450
W-24 W-25		65 2	247,877 709,000	238,000 709,000		30		188,443	190,750
W-26 W-27 W-28 W-29		39 53 24	280,472 308,153 212,600	244,000 275,000 176,250		2 1 10		165,000 202,500 143,815	165,000 202,500 143,950
	To <u>Sales</u>	wnhouse Condor <u>Av. Price</u>	niniums <u>Med. Price</u>	Cond <u>Sales</u>	ominium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2	2	\$139,650	\$139,650 -	8 2	\$184,625 253,500	\$173,750 253,500	-	- -	:
W-3 W-4 W-5	- 4 20	188,500 124,715	185,000 138,750	7 19 23 22	133,214 119,711 100,513	136,500 117,000 107,000	-	-	-
W-6 W-7	-	134,715 - -	138,750 - -	23 22 2	238,764 242,000	220,900 242,000	-	- - -	-
W-8 W-9 W-10	6 2 10	171,000 214,150 146,800	164,250 214,150 145,500	2 35 16	202,806 123,488 121,540	156,000 107,750 125,000	-	-	-
W-12 W-13	5 24	162,380 165,813	145,500 162,000 147,750	35 14 2	135,643 130,000	138,000 130,000	-	- - -	-
W-14 W-15 W-16	19 10 19	147,995 159,200 191,600	141,000 162,500 177,000	18 71 6	140,526 140,052 185,817	135,000 135,000 163,000	4 - 1	229,750 - 184,500	231,000 - 184,500
W-17 W-18	9	138,544	138,000	2	106,500	106,500	-	· -	-
W-19 W-20 W-21	33 36 3	186,112 190,576 221,333	187,000 183,500 200,000	28 7 1	167,346 122,071 125,000	138,400 130,000 125,000	1	214,900 - -	214,900
W-22 W-23	33	- 161,675	162,000	1 8	166,000 153,875	166,000 141,500	1	199,000	199,000
W-24 W-25 W-26	18 - -	139,292	136,750 - -	29 1	126,469 195,000	123,500 195,000	2	199,450 - -	199,450
W-27 W-28	9 -	145,389	140,000	2	126,750	126,750	1 -	171,000	171,000
W-29	1	129,900 Attached/Row	129,900	- Co.or	- o Apartments	-	1 Do	153,000 tached Condomin	153,000
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	2	179,000	179,000	- -	- - -	- - -	-	-	-
W-4 W-5	-	-	-	-	-	-	-	-	-
W-6 W-7 W-8	2 3 1	292,450 281,167 380,000	292,450 295,500 380,000	-	-	- - -	-	- -	-
W-9 W-10	1	233,000	233,000	- -	- -				
W-12 W-13 W-14	1 2	224,000 195,500	224,000 195,500	-	-	-	-	-	-
W-15 W-16	4	- 197,725	- 197,450	-	-	-	-	-	-
W-17 W-18 W-19	- - 9	209,333	- - 215,000	-	-	- -	-	- - -	-
W-20 W-21	6 5	215,833 190,580	217,000 198,000	-	-	-	-		-
W-22 W-23 W-24	19 4	177,561 189,896	176,000 196,750	- - -	-	-	-	-	-
W-25 W-26	- -	-		:	-	-	-	- -	-
W-27 W-28 W-29	3	174,000 -	175,000	- - -	- - -	- - -	-	- - -	- - -



Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types	5)
1954	3,061		44,835,245	14,647	-
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961 1962	9,264 9,669		151,314,565	16,334 16,742	
1962	11,096	* Number of Sales	161,878,920 183,272,930	16,742	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965	14,890	(emgie i aminy emy)	281,164,558	18,883	(eg.e : a)
1966	14,883	13,428	326,687,333	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 14,613	496,009,054 580,579,218	31,822 34,078	30,426 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 1981	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434 28,936	29,625 25,336	3,373,355,403 2,825,353,787	95,201 97,724	90,203 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 1991	31,652 44,510	26,779 28 144	8,264,140,752 10,606,078,479	261,094 238,285	255,020 234,313
1991	49,113	38,144 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	69,530	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	1,205,185,389	227,651	221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	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 August	6,562 5,573	5,472 4,679	1,500,288,789 1,290,398,886	228,633 231,545	222,102 225,976
September	-	4,818	1,388,000,890	235,374	228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
December	4,115	3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372
2000					
2000	3,282	2 604	786,812,743	220 726	229,758
January February	5,282 5,668	2,694 4,731	1,430,128,309	239,736 252,316	229,758 245,134
March	7,455	6,133	1,873,828,920	252,316 251,352	245,154
April	7,163	5,996	1,799,071,711	251,162	247,303
May	7,118	5,892	1,788,083,289	251,206	247,014
June	6,965	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
September		4,857	1,492,725,419	255,910	248,604
October	5,698	4,696	1,453,498,740	255,089	245,321
November	5,885	4,880	1,496,826,649	254,346	246,154
Total	66,908	55,317	\$16,798,640,997	\$251,071	\$243,490

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



