**July 2001** 

# **July is Another Record Month**

TORONTO — Thursday, August 2, 2001. July 2001 was another record month, with 5807 sales passing through TREB's MLS system, TREB President David Pearce reported today.

This was up a whopping 23% from the 4,729 sales recorded in July 2000, and up 6% from the previous record of 5,472 seen in July 1999.

"We are on course for a record year," Mr. Pearce continued, "In the first seven months our MLS system recorded 40,823 sales. This is up 9% from the 37,303 recorded during the same time period in 1999, our previous best performance.

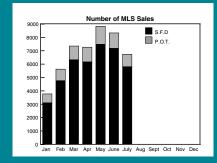
The president went on to note that the average price was up 6% from the \$236,526 recorded in July 2000.

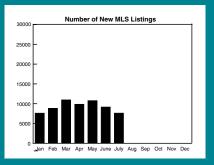
Breaking down the total, 2,125 sales were reported in TREB's 28 West districts and averaged \$234,795; 904 sales were reported in the 14 Central

districts and averaged \$336,397; 1,206 sales were reported in the 23 North districts and averaged \$274,255; and 1,572 sales were reported in TREB's 21 East districts and averaged \$202,614.

#### <u>Neighbourhood Corner</u> Kingsway

Prices for detached homes in The Kingsway (from Prince Edward to Islington and from Bloor to about Leland) averaged \$405,596 for the three-month period between May 1st and July 31st, up marginally from the \$404,191 recorded during the same period in 2000. Prices ranged from about \$270,000 to \$650,000, and average time-on-market was 32 days. Nearly 20% of these houses sold for more than their asking price.

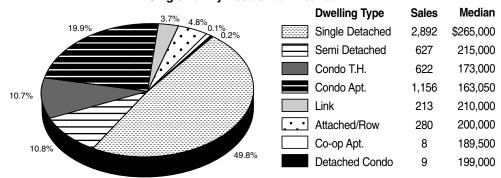








#### Single-Family Residential Breakdown



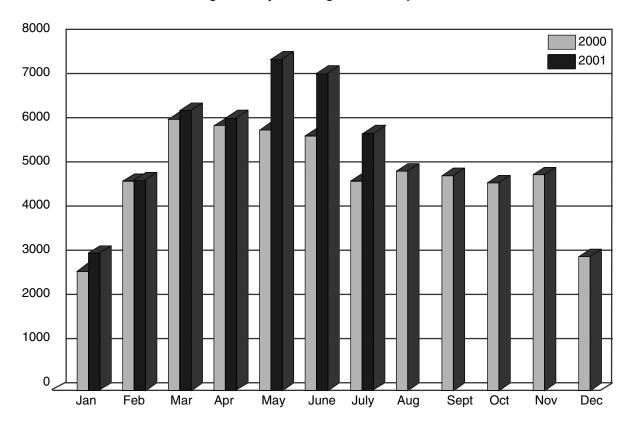
	Housing Market	Indicators	
	July 2000	July 2001	% Change
Sales*	4,729	5,807	(+23%)
Sales (P.O.T.)	1,042	926	(-11%)
New Listings*	11,648	7,633	(-34%)
Active Listings**	19,924	19,484	(-2%)

<sup>\*</sup> Single-Family Dwellings Only

<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.



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



Price Category Breakdown — July

Price Range		<u>Tota</u>	I S.F.D.	Co	ndo Apt.	<u>Cor</u>	ndo T.H.	
Up	to	\$90,000	58	(1.0)	22	(1.9)	14	(2.3)
90,001	to	110,000	116	(2.0)	68	(5.9)	23	(3.7)
110,001	to	120,000	109	(1.9)	61	(5.3)	13	(2.1)
120,001	to	130,000	157	(2.7)	93	(8.0)	20	(3.2)
130,001	to	140,000	211	(3.6)	100	(8.7)	45	(7.2)
140,001	to	150,000	252	(4.3)	127	(10.9)	52	(8.4)
150,001	to	160,000	262	(4.5)	92	(8.0)	56	(9.0)
160,001	to	170,000	299	(5.2)	90	(7.8)	65	(10.5)
170,001	to	180,000	321	(5.5)	61	(5.3)	75	(12.1)
180,001	to	190,000	294	(5.1)	61	(5.3)	55	(8.8)
190,001	to	200,000	277	(4.8)	38	(3.3)	46	(7.4)
200,001	to	225,000	744	(12.8)	103	(8.9)	75	(12.1)
225,001	to	250,000	647	(11.1)	74	(6.4)	48	(7.7)
250,001	to	300,000	854	(14.7)	81	(7.0)	27	(4.3)
300,001	to	400,000	726	(12.5)	62	(5.4)	5	(8.0)
400,001	to	500,000	241	(4.2)	13	(1.1)	2	(0.3)
500,001	to	750,000	175	(3.0)	9	(8.0)	_	(—)
750,000	to	1,000,000	39	(0.7)	1	(0.0)	_	(—)
1,000,001	to	1,500,000	12	(0.2)	_	(—)	1	(0.1)
Over		1,500,000	13	(0.2)	_	(—)	_	(—)
Total			5,807	100.0	1,156*	100.0	622**	100.0

- \* 1,156 condominium apartments sold for \$213,637,893, averaging \$184,807
- \*\* 622 condominium townhouses sold for \$111,483,075 averaging \$179,233.



# Single-Family Residential July 2001

<u>Area</u>	<u>Listed</u>	Re-runs	<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-19 E-19	177 161 302 159 286 107 262 192 184 154 241 62 284 297 347 464 253 19 38 50 106	96 92 161 76 128 63 127 102 88 89 119 43 172 175 205 241 140 13 21 27 60	65 54 116 72 141 50 121 76 71 44 85 21 91 126 103 190 87 2 15 14 28	15,583,350 15,789,591 24,454,500 13,457,900 31,603,538 12,127,550 26,823,700 14,300,017 13,173,095 9,953,400 15,873,170 4,718,900 20,087,575 24,550,408 21,981,205 27,037,707 15,081,756 492,000 3,856,050 2,292,900 5,270,400	239,744 292,400 210,815 186,915 224,139 242,551 221,683 188,158 185,537 226,214 186,743 224,710 220,743 194,845 213,410 142,304 173,354 246,000 257,070 163,779 188,229	229,900 257,500 215,000 210,950 216,000 221,000 222,000 182,100 182,000 229,250 178,000 210,000 208,000 188,500 199,000 136,750 158,000 246,000 221,000 162,500 185,500
Total	4,145	2,238	1,572	\$318,508,712	\$202,614	\$190,000
<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	113 144 205 202 254 227 87 324 158 336 195 249 148 241 248 - 90 513 615 167 9 683 500 20 5 165 205	68 79 115 111 132 126 49 198 87 177 103 142 73 110 131 - 41 271 364 94 7 344 226 9 4 75 105 53	30 48 49 53 73 55 28 103 47 92 65 75 59 113 101 - 42 185 204 50 4 265 197 8 2 85 55 37	\$9,572,250 13,088,800 8,283,100 10,808,300 13,199,538 15,702,700 9,573,535 34,921,450 9,410,500 17,074,600 16,449,438 23,884,450 11,644,900 19,471,600 23,705,000  7,832,800 44,692,625 49,151,948 15,578,930 1,574,900 57,864,570 39,452,269 1,473,200 765,000 19,944,400 17,247,100	319,075 272,683 169,043 203,930 180,816 285,504 341,912 339,043 200,223 185,593 253,068 318,459 197,371 172,315 234,703 - 186,495 241,582 240,941 311,579 393,725 218,357 200,265 184,150 382,500 234,640 313,584 417,582	241,500 258,000 169,000 198,000 169,900 249,900 321,500 270,000 165,900 170,000 224,000 255,000 189,000 220,000 224,750 229,000 224,750 270,000 295,000 295,000 179,750 382,500 209,000
Total	122 <b>6,225</b>	<b>3,294</b>	2,125	6,572,385 <b>\$498,940,288</b>	177,632 <b>\$234,795</b>	169,000 <b>\$212,000</b>



### Single-Family Residential continued July 2001

<u>Area</u>	Listed	Re-runs	<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 C-15	412 198 153 245 59 229 293 73 153 67 198 115 327 300	216 127 97 156 29 142 155 39 94 30 128 62 166 152	143 53 44 75 19 67 101 21 45 28 37 53 107 111	34,553,158 18,993,350 18,729,500 31,869,625 5,606,500 17,454,388 25,139,900 11,897,000 20,215,149 6,804,900 34,023,600 15,002,900 32,381,735 31,430,820	241,630 358,365 425,670 424,928 295,079 260,513 248,910 566,524 449,226 243,032 919,557 283,074 302,633 283,161	225,000 298,000 274,500 390,000 274,000 254,000 336,500 166,000 684,000 270,000 249,900 268,000
Total	2,822	1,593	904	\$304,102,525	\$336,397	\$267,250
<u>North</u>						
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	223 257 388 196 68 169 228 377 251 452 58 57 81 66 85 230 83 114 31 24 39 136 75	129 167 243 114 37 99 121 221 134 281 38 37 46 41 51 128 33 63 12 12 21 61 33	75 79 110 96 19 60 90 133 78 138 13 11 20 19 23 88 25 41 8 2 20 40 18	20,051,900 23,402,021 35,155,639 31,655,700 6,011,500 18,075,300 21,930,500 39,685,390 22,691,918 42,412,678 4,003,300 3,864,750 8,104,500 4,618,500 5,962,000 14,558,150 4,688,400 6,919,500 2,590,400 464,000 3,859,200 6,846,301 3,200,400	267,359 296,228 319,597 329,747 316,395 301,255 243,672 298,386 290,922 307,338 307,946 351,341 405,225 243,079 259,217 165,434 187,536 168,768 323,800 232,000 192,960 171,158 177,800	240,000 270,000 274,250 297,150 291,000 258,750 231,700 281,000 274,000 279,000 319,000 255,000 243,000 153,400 165,000 278,450 232,000 169,750 163,750 144,500
Total	3,688	2,122	1,206	\$330,751,947	\$274,255	\$251,650
Grand Total	16,880	9,247	5,807	\$1,452,303,472	\$250,095	\$220,000

Listed includes Reruns: East (2,238-54%)
\* Sales to Listings Ratio (SFD only): 34.4%

**AVERAGE DAYS ON MARKET AVERAGE LIST TO SALE PRICE RATIO** 97% **EAST** 39 44 WEST 97% 98% 97% 38 **CENTRAL** 48 NORTH **TOTAL** 42 97%

Central (1,593-56%)

North (2,122-57%)

West (3,294-63%)

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



### Seven Month Single-Family January to July 2001

East	<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
E-2 1,529 478 138,226,355 289,176 260,000 E-3 2,153 786 166,550,973 211,897 204,000 E-4 1,197 464 84,248,225 181,569 185,000 E-6 1,017 282 66,974,188 237,497 208,000 E-7 1,768 720 156,320,345 217,112 215,000 E-8 1,677 574 114,838,823 200,068 188,000 E-9 1,559 589 108,673,751 184,506 188,000 E-10 1,267 390 94,684,894 242,782 237,000 E-11 1,797 625 110,672,001 177,075 175,000 E-12 499 165 32,169,753 194,968 185,500 E-13 2,443 741 163,283,811 220,356 212,000 E-14 2,673 833 167,282,084 200,819 192,000 E-15 3,484 773 161,643,097 209,111 202,745 E-16 3,649 1,332 192,969,737 144,872 138,000 E-18 144 22 7,590,500 345,023 298,500 E-19 334 90 20,427,524 226,972 220,000 E-18 144 22 7,590,500 345,023 298,500 E-19 334 90 20,427,524 226,972 220,000 E-20 444 126 24,048,970 190,865 184,900 E-21 736 211 43,091,984 204,227 185,000 W-2 1,277 362 38,874,839 273,134 250,000 W-3 1,653 393 73,499,988 186,794 218,000 W-4 1,277 362 398,874,839 273,134 250,000 W-4 1,277 362 398,874,839 273,134 250,000 W-4 1,277 362 398,874,839 273,134 250,000 W-5 2,466 395 11,35 \$2,247,682,458 \$201,857 N/A   West  W-1 1,047 278 \$82,616,299 \$297,181 \$265,750 W-2 1,277 362 398,874,839 273,134 250,000 W-3 1,653 393 73,499,988 186,794 218,000 W-4 1,277 362 398,874,839 273,134 250,000 W-4 1,277 362 398,874,839 273,134 250,000 W-4 1,277 362 398,874,839 273,154 226,972 W-7 855 33 73,444,273 315,211 224,000 W-8 2,555 702 249,035,100 354,751 285,500 W-6 1,973 454,874,273 315,211 224,000 W-8 2,555 702 249,035,100 354,751 285,500 W-9 1,089 334 73,499,988 186,792 186,550 W-10 2,865 678 178,377,878 320,278 217,881 320,255,200 W-10 2,865 678 178,377,777 222,49,035,100 354,751 285,500 W-10 2,865 678 178,377,378 320 249,035,100 354,751 285,500 W-10 2,865 678 178,377,378 329,999 225,500 W-10 2,865 678 178,377,378 320 249,035,100 354,751 285,500 W-10 2,865 678 178,377,378 320,389,380 241,211 225,0	<u>East</u>					
West           W-1         1,047         278         \$82,616,299         \$297,181         \$265,750           W-2         1,277         362         98,874,639         273,134         250,000           W-3         1,653         393         73,409,988         186,794         180,500           W-4         1,462         395         78,127,709         197,792         194,000           W-5         2,086         569         101,396,262         178,201         169,950           W-6         1,973         459         114,529,926         249,521         228,000           W-7         835         233         73,444,273         315,211         294,000           W-8         2,535         702         249,035,100         354,751         285,500           W-9         1,089         334         75,324,991         225,524         212,700           W-10         2,865         678         119,697,552         176,545         150,000           W-12         1,708         482         118,038,193         244,893         222,000           W-13         2,129         585         187,347,818         320,253         255,000           W-14         1,210<	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	1,529 2,153 1,197 2,054 1,017 1,768 1,677 1,559 1,267 1,797 499 2,443 2,673 2,484 3,649 2,036 144 334 444	478 786 464 810 282 720 574 589 390 625 165 741 833 773 1,332 669 22 90 126	138,226,355 166,550,973 84,248,225 176,185,142 66,974,188 156,320,345 114,838,823 108,673,751 94,684,894 110,672,001 32,169,753 163,283,811 167,282,084 161,643,097 192,969,737 110,171,471 7,590,500 20,427,524 24,048,970	289,176 211,897 181,569 217,513 237,497 217,112 200,068 184,506 242,782 177,075 194,968 220,356 200,819 209,111 144,872 164,681 345,023 226,972 190,865	260,000 204,000 185,000 202,500 208,000 215,000 185,900 237,000 175,000 185,500 212,000 192,000 202,745 138,000 158,000 298,500 220,000 184,900
W-1         1,047         278         \$82,616,299         \$297,181         \$265,750           W-2         1,277         362         98,874,639         273,134         250,000           W-3         1,653         393         73,409,988         186,794         180,500           W-4         1,462         395         78,127,709         197,792         194,000           W-5         2,086         569         101,396,262         178,201         169,950           W-6         1,973         459         114,529,926         249,521         228,000           W-7         835         233         73,444,273         315,211         294,000           W-8         2,535         702         249,035,100         354,751         285,500           W-9         1,089         334         75,324,991         225,524         212,700           W-10         2,865         678         119,697,552         176,545         150,000           W-12         1,708         482         118,038,193         244,893         222,000           W-13         2,129         585         187,347,818         320,253         255,000           W-14         1,210         391         79,	TOTAL	32,828	11,135	\$2,247,682,458	\$201,857	N/A
W-2         1,277         362         98,874,639         273,134         250,000           W-3         1,653         393         73,409,988         186,794         180,500           W-4         1,462         395         78,127,709         197,792         194,000           W-5         2,086         569         101,396,262         178,201         169,950           W-6         1,973         459         114,529,926         249,521         228,000           W-7         835         233         73,444,273         315,211         294,000           W-8         2,535         702         249,035,100         354,751         285,500           W-9         1,089         334         75,324,991         225,524         212,700           W-10         2,865         678         119,697,552         176,545         150,000           W-12         1,708         482         118,038,193         244,893         222,000           W-13         2,129         585         187,347,818         320,253         255,000           W-14         1,210         391         79,279,775         202,762         198,600           W-15         2,050         862         144,5	<u>West</u>					
	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-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	1,277 1,653 1,462 2,086 1,973 835 2,535 1,089 2,865 1,708 2,129 1,210 2,050 2,077 10 925 4,491 5,331 1,337 55 5,999 4,355 228 17 1,498 1,659	362 393 395 569 459 233 702 334 678 482 585 391 862 666 - 223 1,344 1,444 380 10 1,762 1,400 71 5 480 403	98,874,639 73,409,988 78,127,709 101,396,262 114,529,926 73,444,273 249,035,100 75,324,991 119,697,552 118,038,193 187,347,818 79,279,775 144,520,557 160,341,162 - 40,153,700 328,018,517 348,309,380 125,354,170 2,909,900 373,731,368 279,334,271 16,709,000 2,138,000 109,878,737 117,214,757	273,134 186,794 197,792 178,201 249,521 315,211 354,751 225,524 176,545 244,893 320,253 202,762 167,657 240,752 - 180,061 244,061 241,211 329,879 290,990 212,106 199,524 235,338 427,600 228,914 290,855	250,000 180,500 194,000 169,950 228,000 294,000 285,500 212,700 150,000 222,000 255,000 198,600 151,500 225,250  184,000 230,500 225,000 265,000 217,000 199,000 194,250 184,000 400,000 216,000 263,500



### Seven Month Single-Family continued January to July 2001

<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	3,176 1,660 1,391 2,546 524 1,642 2,147 909 1,579 674 1,581 903 2,026 2,093	997 426 336 652 121 460 635 214 436 273 244 355 600 725	\$250,322,909 170,215,648 174,510,043 305,661,946 38,718,524 123,613,236 150,797,029 149,474,515 205,234,778 75,517,640 181,496,971 95,521,680 175,491,412 198,074,791	\$251,076 399,567 519,375 468,807 319,988 268,724 237,476 698,479 470,722 276,621 743,840 269,075 292,486 273,207	\$220,000 305,000 327,500 419,000 283,000 255,806 214,450 557,000 340,000 265,000 590,000 252,000 248,000 250,000
TOTAL	22,851	6,474	\$2,294,651,122	\$354,441	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	1,733 2,374 2,997 2,087 565 1,652 2,043 3,386 1,713 3,385 448 304 725 550 565 1,759 603 886 143 137 315 815 493	486 592 777 564 108 502 679 816 506 898 109 50 123 160 152 510 196 261 37 39 122 218 95	\$141,238,713 177,957,826 234,363,449 174,574,691 33,942,427 141,613,199 162,448,100 242,095,149 142,387,033 276,071,778 33,806,600 19,450,973 51,649,333 38,755,550 38,938,263 85,029,725 37,599,100 48,328,548 10,710,900 7,189,500 18,250,750 36,308,944 15,145,700	\$290,615 300,604 301,626 309,530 314,282 282,098 239,246 296,685 281,397 307,430 310,152 389,019 419,913 242,222 256,173 166,725 191,832 185,167 289,484 184,346 149,596 166,555 159,428	\$268,750 271,000 258,500 294,000 281,500 242,950 225,000 276,500 269,000 288,000 272,000 319,250 345,000 219,250 238,500 158,750 182,000 171,000 279,000 180,000 165,900 140,000
Total	29,678	8,000	\$2,167,856,251	\$270,982	N/A
Grand Total	138,327	40,823	\$10,264,544,096	\$251,440	N/A
Includes Re-ru					
	East Central	15,503 12,634	West 31,036 North 16,029		

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



## Single-Family East Breakdown July 2001

					outy 2001				
	<u>s</u>	Det <u>ales</u>	tached Houses <u>Av. Price</u>	Med. Pı	<u>rice</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		16 18 52 37 38 43	275,497 347,139 249,258 231,292 302,775 247,327 283,528	238,75 291,75 233,00 230,00 293,00 223,00 280,00	0 0 0 0 0 0 0	34 24 28 5 4 6		230,415 278,350 234,764 182,800 224,875 220,083 239,462	220,050 257,000 225,000 187,000 223,650 216,000 240,800
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		33 31 26 27 17 51 78 67 101 42 2 12	235,161 227,174 264,615 240,562 242,612 261,038 217,930 237,543 162,722 203,507 246,000 273,525 166,627 189,459	227,50 227,50 253,25 220,00 215,00 250,00 211,50 228,17 160,00 179,90 246,00 227,45 168,00	0 0 0 0 0 0 0 5 0 0 0 0 0 0 0 0 0 0 0 0	1 2 8 1 5 7 5 41 5 -		175,000 229,750 186,613 170,000 193,100 173,929 166,780 127,754 126,480	175,000 229,750 183,450 170,000 191,000 171,500 173,000 129,000 123,000
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	lominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium Ap <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1	2	221,950	221,950	2	259,450	259,450	-	-	-
E-2 E-3	2 2	231,750 152,000	231,750 152,000	3 34	194,133 135,756	220,500 122,000	-		-
E-4 E-5	4 37	199,275 187,580	199,500 182,500	26 53	122,654 188,340	126,000 165,000	8	256,413	252,500
E-6 E-7 E-8	8 13	196,756 165,915	192,150 169,000	1 41 28	172,000 161,554 141,207	172,000 160,000 141,500	- 8 -	231,063	230,500
E-9 E-10 E-11	12 3 15	138,450 150,467 175,413	150,500 151,400 165,000	27 8 25	159,048 134,125 131,276	151,000 129,500 139,000	1 3	207,000 239,167	207,000 240,500
E-12 E-13 E-14 E-15 E-16 E-17	2 14 7 8 22 4	152,250 154,068 144,500 146,506 88,391 130,725	152,250 154,500 139,000 145,000 79,500 126,700	1 7 16 1 5	120,000 133,171 134,494 129,000 83,700 70,000	120,000 131,000 131,000 129,000 89,000 70,000	8 10 19 15 24	200,938 180,300 180,679 142,400 158,323	199,500 176,000 180,000 147,000 159,500
E-18 E-19	-	-	-	-	-	-	2	208,625	208,625
E-20 E-21	-	-		-	-		3 -	153,333	145,000
		Attached/Row		Co	op Apartmen	<b>.</b>	ъ.	etached Condom	laluma
	<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	11 5	216,227 281,160	215,000 194,900	2	204,500	204,500	-	-	-
E-3 E-4	-	-	-	-	-	-	-	-	-
E-5 E-6	1	224,800	224,800	-	-	-	-	-	-
E-7	10	203,980	205,500	-	-	-	-	-	-
E-8 E-9	2	214,500	214,500	-	-	-	-	-	-
E-10 E-11	4 5	220,625 176,100	219,800 176,000	-	-	-	2	- 187,000	- 187,000
E-12 E-13	6	185,417	183,250	-	-	-	-	-	-
E-14 E-15	6 3	178,500 166,000	175,250 167,000	-	-	-	2	148,500	148,500
E-16	6	144,300	145,700	-	-	-	-	-	-
E-17 E-18	11	137,218	135,000	-	-	-	-	- -	-
E-19	1	156,500	156,500	-	-	- -	-	- -	-
E-20 E-21	-	-	-	-	-	-	-	-	-



### Single-Family Central Breakdown July 2001

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. P	rice	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
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	1 212,550 13 457,135 28 533,054 55 486,002 16 306,125 26 331,231 2 550,000 10 716,200 21 620,395 5 498,500 26 1,180,638 20 375,050 35 437,773 43 380,960		212,550 298,000 335,000 442,500 281,750 308,750 550,000 642,500 455,000 351,100 907,500 323,750 375,000		16 387 12 237 8 326 2 254 3 259 10 399 2 497 6 340 6 330 1 296		325,040 387,469 237,000 326,125 254,250 259,000 399,350 491,000 340,833 333,500 295,000 226,460	303,500 321,500 219,500 328,500 254,250 257,500 407,500 491,000 334,000 321,750 295,000 228,700	
;	T <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium Ap <u>Av. Price</u>	oartments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-11 C-12 C-13 C-14 C-15	15 1 	215,293 281,000 - - 209,762 163,450 1,420,000 253,200 - 245,667 244,550 273,143 191,990	205,000 281,000 - - 210,500 163,450 1,420,000 234,500 - 250,000 244,550 273,000 189,650	102 18 2 10 1 24 76 7 14 16 7 21 64 33	236,214 262,806 279,000 197,950 200,000 211,145 212,572 293,500 294,932 128,900 327,857 226,105 230,245 222,689	220,500 229,500 279,000 190,000 200,000 203,400 201,500 297,000 243,375 117,950 330,000 190,000 215,000 167,000	1 2	271,000 - - 271,000 - - - - 270,000	271,000 - - 271,000 - - - - 270,000
<u> </u>	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	op Apartment <u>Av. Price</u>	ts <u>Med. Price</u>	De <u>Sales</u>	tached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
C-1 C-2 C-3 C-4 C-6	15 5 - 2	251,133 367,920 - 275,500	249,000 347,500 - 275,500	- - 2 -	201,000 - -	201,000 - -	- - - -	- - - -	: : :
C-7 C-8 C-9 C-10	9	354,556 278,500	310,000 278,500	2	186,500 - -	186,500 -	- - -	-	- - -
C-11 C-12 C-13	1 -	249,000	249,000 - -	- - -	- - -	- - -	- - -	- - -	- - -
C-14 C-15 C-15	1 - -	412,000 - -	412,000 - -	- - -	- - -	- - -	- - -	- - -	- - -



### Single-Family North Breakdown July 2001

	Sales	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
N-1	25	366,512	347,000	4	244,325	237,500
N-2	41	359,000	325,000	3	242,300	242,000
N-3	52	434,129	428,500	6	281,250	280,450
N-4	71	366,675	331,000	4	237,950	238,400
N-5	15	342,367	349,000	2	230,500	230,500
N-6	40	347,085	282,500	6	188,667	195,000
N-7	60	278,543	260,500	8	179,988	185,000
N-8	83	344,630	320,000	18	235,838	233,995
N-10	34	342,114	327,245	2	237,500	237,500
N-11	86	343,991	325,750	15	230,833	226,000
N-12	13	307,946	272,000	-	<del>-</del>	-
N-13	11	351,341	319,000	-	_	-
N-14	20	405,225	351,000	-	_	-
N-15	18	248,250	230,000	-	-	-
N-16	20	272,400	250,000	-	_	-
N-17	78	169,056	163,250	4	144,975	143,500
N-18	16	200,431	199,000	2	153,750	153,750
N-19	23	175,478	170,000	3	139,667	139,000
N-20	8	323,800	278,450	-	-	-
N-21	2	232,000	232,000	=	-	-
N-22	18	200,750	185,000	-	-	-
N-23	37	173,832	172,500	-	-	-
N-24	17	174,788	144,000	-	-	-

	<b>Townhouse Condominiums</b>			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	13	217,608	200,000	23	200,678	205,000	6	258,883	252,400
N-2	9	233,998	229,000	18	219,274	209,500	8	237,902	237,744
N-3	17	211,844	209,000	24	188,983	187,200	1	246,000	246,000
N-4	2	250,250	250,250	5	149,100	150,000	-	· -	, -
N-5	-	· -	´ -	-	· -	´ -	-	-	-
N-6	3	187,000	187,000	3	286,167	295,000	1	195,400	195,400
N-7	8	161,375	160,000	6	155,083	154,750	2	175,500	175,500
N-8	7	211,643	210,000	1	195,000	195,000	1	250,000	250,000
N-10	_	-	-,	_	-	-	42	252,025	255,500
N-11	13	243,073	225,000	7	283,000	220,000	11	252,045	252,000
N-12	-	,	,	-	,	<del>_</del>	-	,	,
N-13	_	_	-	_	_	_	_	-	_
N-14	_	_	-	_	_	_	_	-	_
N-15	-	=	-	-	=	_	-	-	-
N-16	_	_	_	_	_	_	_	_	_
N-17	2	91,500	91,500	_	_	_	2	153,550	153,550
N-18	1	138,500	138,500	_	_	_	- 6	172,583	166,500
N-19	3	129,167	123,500	_	_	_	5	159,800	158,000
N-20	-	-	-	_	_	_	-	-	-
N-21	_	_	_	_	_	_	_	-	_
N-22	_	_	_	_	_	_	_	_	_
N-23	_	_	_	_	_	_	2	149,750	149,750
N-24	1	229,000	229,000	_	_	_	_	140,700	1-10,700
11-24		229,000	223,000	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			<b>Detached Condominiums</b>		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	4	228,500	227,000	-	-	-	-	-	-
N-2	-	-	-	-	-	-	-	-	-
N-3	9	251,000	251,000	-	-	-	1	251,500	251,500
N-4	14	244,571	247,500	-	-	-	-	· -	
N-5	2	207,500	207,500	-	-	-	-	-	-
N-6	7	206,429	205,500	-	-	-	-	-	-
N-7	6	200,917	205,500	-	-	-	-	-	-
N-8	23	213,457	207,000	_	-	-	-	=	_
N-10		,	,	_	-	-	-	=	_
N-11	6	242,250	232,500	_	-	-	-	=	_
N-12	-	_ :_,	,	_	-	_	-	_	_
N-13	_	=	_	_	-	_	-	_	_
N-14	_	=	_	_	-	_	-	_	_
N-15	1	150,000	150,000	_	_	_	_	_	_
N-16	3	171,333	180,000	_	_	_	_	_	_
N-17	2	150,900	150,900	_	_	_	_	_	_
N-18	_	100,000	100,000	_	_	_	_	_	_
N-19	3	142,333	146,000	_	_	_	4	212,750	201,500
N-20	-	142,000	140,000				-	212,730	201,300
N-21	_	_	_	_	_	_	-	_	_
N-21	2	122,850	122,850	-	-	-	=	-	-
N-23				-	-	-	-	=	-
	ļ	115,000	115,000	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-



### Single-Family West Breakdown July 2001

		Det	ached Houses		ou.y 2001		Semi-De	etached Houses	
	Sa	les	Av. Price	Med. Price		<u>Sales</u>		Av. Price	Med. Price
W-1 W-2 W-3		14 20 28 30	458,104 336,620 179,675	389,750 308,250 174,000		6 25 10		202,633 225,556 174,420	202,500 212,000 175,750 278,500
W-4 W-5		18	247,150 267,299 257,132	240,000 264,000 222,000		1 16		278,500 224,244 244,000	278,500 224,250 244,000
W-6 W-7 W-8		25 23 61 18 39 32 41 13	350,675 438.818	320,000 340,000		1 1 3		244,000 275,000 239,667	275,000 237,000
W-9 W-10 W-12		18 39 32	297,067 242,515 330,791	271,950 230,000 310,000		- - 4		- 215.972	223.500
W-13 W-14		41 13	432,467 303,981 308,790	399,900 295,000		11 7 8 15		215,972 191,773 238,214	223,500 195,000 235,500 216,500
W-15 W-16 W-17		44	290,452 -	303,450 275,000		-		238,214 218,250 208,600	209,000
W-18 W-19 W-20		21 72 96 34 3	200,762 321,290 298,439	213,000 300,500 270,000		10 25 35 2 1		188,440 225,747 212,034	180,950 227,500 210,000
W-21 W-22 W-23		34		303.375		1		200,500 174.900	200,500 174,900 185,000
W-24 W-25	l	65 77 4	243,212 252,945 206,325	300,000 227,000 241,000 227,500		26 45 1		189,250 199,202 167,900	205,000 167,900
W-26 W-27 W-28	1	2 69 49	302,331 466,667 243,212 252,945 206,325 382,500 250,316 329,318 197,955	382,500 228,000 288,000		- 4 1		185,500 182,000	187,500 182,000
W-29		25	197,955	185,000		З		141,333	142,500
	To <u>Sales</u>	wnhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
W-1 W-2	1 -	126,000	126,000	8 2	209,000 275,250	216,000 275,250	-	-	:
W-2 W-3 W-4 W-5	2 12	173,750 144,788	173,750 138,125	10 19 26	136,850 132,937 114,877	119,250 144,000 118,500	-	-	-
W-6 W-7	-	, <u>-</u>	, <u>-</u> -	28 1	311,979	287,750 200,000	-	-	-
W-8 W-9 W-10	5 2 12	179,860 225,000 147,542	159,900 225,000 152,000	33 26 36	190,265 133,781	160,000 127,500 135,000 147,500	- - 1	220,000	220,000
W-12 W-13	12 19	186,646 188.753	183,750 176,500	16 4	190,065 133,781 132,278 156,594 114,375 125,350 148,207	105,000	<u>.</u> -	, - -	· -
W-14 W-15 W-16	27 21 28	158,413 174,781 185,939	171,000 172,500 172,750	10 74 8	125,350 148,207 160,038	121,500 146,000 152,500	2 - 4	247,500 - 226,875	247,500 - 228,500
W-17 W-18	11	157,491 183,589	146,500 192,250	-	· -	-	<u>:</u> -	-	
W-19 W-20 W-21 W-22	38 61 3	183,589 180,239 160,900	192,250 172,000 155,700	42 6 2	171,076 138,417 183,000	154,000 132,500 183,000	2 3	237,000 228,083	237,000 230,000
W-22 W-23 W-24	22 28	166,520 144,582	170,000 140,350	12 32	- 167,250 129,741	168,500 128,700	1 3	222,000 221,333	222,000 225,000
W-25 W-26 W-27	1 - 9	120,500	120,500 - 146,100	-	- -	-	- 2	193,500	- 193,500
W-28 W-29	2 4	177,500 112,000	177,500 108,250	-	-	-	2	193,000 160,750	193,000 160,750
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Со-ор <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	etached Condomi <u>Av. Price</u>	niums <u>Med. Price</u>
W-1 W-2	1	145,000 167,000	145,000 167,000	-	-		-		-
W-3 W-4 W-5	1	139,500 242,000	139,500 242,000	- - 1	- - 76,000	- - 76,000	-	-	-
W-6 W-7	1 3	295,000 344,333	295,000 333,000	-	-	-	-	-	-
W-8 W-9 W-10	1 - 4	256,500 - 216,000	256,500 - 220,000	1	135,000	135,000	-	-	-
W-12 W-13 W-14	1 -	255,000	255,000 -	-	-	-	-	-	-
W-15 W-16	- - 2	201,000	201,000	-	-	-	-	-	-
W-17 W-18	- - 0	· -	· -	-	-	-	-	-	-
W-19 W-20 W-21	8 4 6	219,313 195,375 219,708	218,500 186,750 188,625	-	-	- -	-	-	-
W-22 W-23 W-24	39 12	177,478 178,950	176,000 175,000	-	-	-	-	-	-
W-25 W-26	2	179,750	179,750	- -	- -	-	- -	-	-
W-27 W-28 W-29	1 1 3	172,000 187,500 143,333	172,000 187,500 145,000	:	-	-	- - -	:	:



Year	* Number of Sales (Property of all types)	)	* Dollar Volume (Property of all types)	* Average Price (Property of all types	s)
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	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960 1961	9,298 9,264		151,828,112 151,314,565	16,329 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	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967 1968	14,886	12,432	367,415,993	24,681	24,078
1969	15,570 15,817	12,245 12,493	430,301,604 473,422,285	27,637 29,931	26,732 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 22,575	22,020 19,025	1,517,817,465	58,180 62,805	57,581 61,380
1976 1977	24,335	20,512	1,417,814,546 1,630,809,263	62,805 67,015	61,389 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 1984	34,896	30,046	3,668,093,732	105,115	101,626
1985	36,206 51,514	31,905 45,509	3,845,980,469 5,957,686,711	106,225 115,652	102,318 109,094
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	26,779	8,264,140,752	261,094	255,020
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 66,976	58,014 55,244	15,334,247,984 15,050,497,785	220,541	211,307
1998 1999	66,876 71,738	55,344 58,957	16,914,637,727	225,051 235,783	216,815 228,372
.000	7 1,7 00	33,337	10,011,007,727	200,700	220,072
2000					
January	3,282	2,694	786,812,743	239,736	229,758
February March	5,668	4,731	1,430,128,309	252,316	245,134
March April	7,455 7,163	6,133 5,996	1,873,828,920 1,799,071,711	251,352 251,162	245,553 247,303
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 September	6,070 5,833	4,961 4,857	1,475,392,999	243,063 255,910	230,093 248,604
October	5,698	4,696	1,492,725,419 1,453,498,740	255,089	245,321
November	5,885	4,880	1,496,826,649	254,346	246,154
December	3,717	3,026	975,399,972	262,416	238,956
Total	70,625	58,343	17,774,041,917	251,667	243,255
2001					
January	3,760	3,103	913,966,272	243,076	235,535
February March	5,624 7,270	4,761	1,447,699,784	257,414	252,072
March April	7,379 7,267	6,328 6,163	1,883,344,713 1,844,263,622	254,953 253,786	248,601 249,692
May	8,775	7,485	2,277,149,752	259,504	255,460
June	8,334	7,176	2,235,421,622	268,229	258,797
July	6,733	5,807	1,730,865,830	257,072	250,095
Total	47,872	40,823	12,332,711,595	257,618	251,440

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



