For Further Information: 443-8151

Julv. 1997

Awesome '97 continues

Toronto - Friday, August 1, 1997 — The market for existing homes continues to outperform the same period last year, proof that the near-record performance of 1996 is carrying over into 1997, according to the Toronto Real Estate Board (TREB).

Figures show that TREB Members reported 5,024 sales of single-family dwellings in July 1997, representing an almost negligible decrease from the 5,046 sales recorded in June of this year. However, July's totals are an 11 per cent increase over the 4,539 sales recorded in July 1996, marking the 19th consecutive time that sales have bettered year-ago levels.

"Overall, sales levels are strong and no one category dominates the market," says TREB President Jerry England. "Last year we saw a definite resurgence in the resale home market-place and this year we're continuing to build on what is now considered to be the benchmark of the nineties."

Both the average and the median prices declined marginally in July. The average price fell one per cent to \$213,634 from \$215,638 in June and the median price also dropped to \$184,100 from \$185,000 in June. However, when compared to July 1996, both the average and median prices are up 7 per cent from \$199,856 and \$172,500 respectively.

Mr. England pointed out that the real estate

sector has once more become a key part of the region's economic recovery.

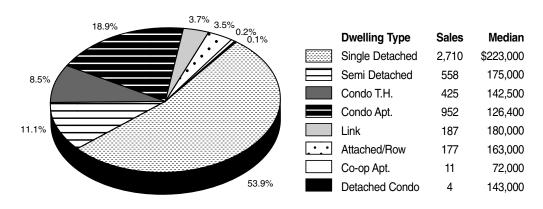
TREB's 5,024 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,073,300,562 and averaged \$213,634. The median price was \$184.100.

Breaking down the total 1,853 sales were reported in TREB's 28 West districts and averaged \$193,184; 796 sales were reported in the 14 Central districts and averaged \$303,834; 952 sales were reported in the 23 North districts and averaged \$237,182; and 1,423 sales were reported in TREB's 21 East districts and averaged \$174,056.

In addition to the sales of single-family dwellings, TREB Members reported 985 sales of properties of other types (P.O.T.) during July moving the total to 6,009. The dollar volume for properties of all types (P.A.T.) was \$1,321,621,647 and the average price was \$219.940.

Please note that TREB has introduced a new MLS district, W-29, which now covers the municipality of Orangeville, (previously included in W-28). Separate figures for the new district appear in this edition of Market Watch. While overall sales and prices will be unaffected, readers will note some changes in W-28 as a result of the new boundaries.

Single-Family Residential Breakdown



Housing Market Indicators

	July 1996	July 1997	% Change
Sales*	4,539	5,024	(+11%)
New Listings*	7,336	7,384	(+1%)
Active Listings**	26,138	21,866	(-16%)

^{*} Single-Family Dwellings Only

	٥٤	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
								L						
				Νu	ımb	er of	Nev	/ ML	S Lis	sting	ıs			
250	000	_												
200	000	L												
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250	000	-												
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May June July Aug Sep Oct Nov Dec

Number of MLS Sales

7000

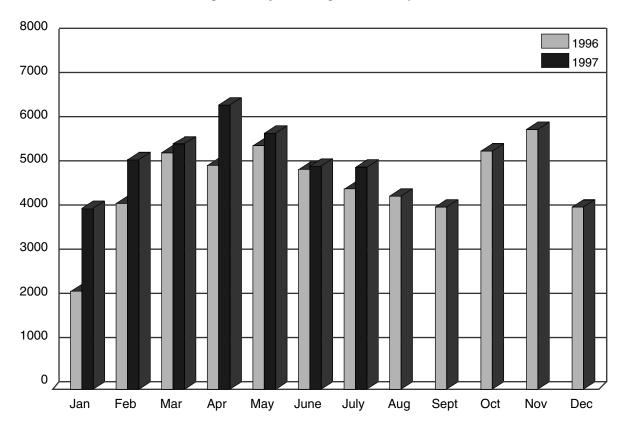
6000

S.F.D

P.O.T.

^{**} Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — July

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ido T.H.
Up	to	\$90,000	221	(4.4)	162	(17.0)	22	(5.2)
90,001	to	110,000	261	(5.2)	159	(16.7)	34	(8.0)
110,001	to	120,000	219	(4.4)	98	(10.3)	37	(8.7)
120,001	to	130,000	258	(5.1)	98	(10.3)	56	(13.2)
130,001	to	140,000	242	(4.8)	74	(7.8)	53	(12.5)
140,001	to	150,000	251	(5.0)	48	(5.1)	54	(12.7)
150,001	to	160,000	321	(6.4)	46	(4.8)	42	(9.9)
160,001	to	170,000	320	(6.4)	44	(4.6)	35	(8.2)
170,001	to	180,000	309	(6.1)	25	(2.6)	22	(5.2)
180,001	to	190,000	324	(6.4)	43	(4.5)	20	(4.7)
190,001	to	200,000	226	(4.5)	23	(2.4)	9	(2.1)
200,001	to	225,000	487	(9.7)	39	(4.1)	14	(3.3)
225,001	to	250,000	431	(8.6)	39	(4.1)	7	(1.7)
250,001	to	300,000	486	(9.7)	33	(3.5)	9	(2.1)
300,001	to	400,000	372	(7.4)	14	(1.5)	9	(2.1)
400,001	to	500,000	154	(3.1)	6	(.6)	1	(.2)
500,001	to	750,000	107	(2.1)	1	(.1)	1	(.2)
750,000	to	1,000,000	24	(.5)	_	(—)	_	(—)
1,000,001	to	1,500,000	9	(.2)	_	(—)	_	(—)
Over		1,500,000	2	(.0)	_	(—)	_	(—)
TOTAL			5,024	100.0	952*	100.0	425**	100.0

^{* 952} condominium apartments sold for \$135,398,789, averaging \$142,225

^{** 425} condominium townhouses sold for \$64,339,957, averaging \$151,388

Single-Family Residential July 1997

Aroo	Listed	Po runo	Salaa	Dollar Voluma	Av Price	Mod Drice
<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
East						
E-1	205	106	71	\$13,473,427	\$189,767	\$173,500
E-2	162	88	55	12,350,000	224,545	206,000
E-3	293	130	102	17,484,500	171,417	174,375
E-4 E-5	150 285	59 118	70 86	10,664,800 16,532,850	152,354 192,242	169,700 193,000
E-6	144	77	46	8,317,505	180,815	161,500
E-7	377	176	108	21,068,785	195,081	182,000
E-8	223	110	70	12,698,000	181,400	170,000
E-9	204	105	54 50	8,887,850	164,590	172,000
E-10 E-11	146 217	73 97	56 69	11,743,219 10,647,400	209,700 154,310	210,000 166,000
E-12	66	27	30	5,171,000	172,367	162,750
E-13	246	106	104	19,599,612	188,458	182,250
E-14	257	123	98	16,592,870	169,315	163,500
E-15	214	96	81	14,439,223	178,262	175,000
E-16 E-17	403 235	162 81	173 79	22,827,500 11,762,640	131,951 148,894	126,000 137,900
E-18	16	10	2	371,000	185,500	185,500
E-19	22	12	10	2,886,000	288,600	286,500
E-20	69	39	22	3,768,550	171,298	163,450
E-21	97	35	37	6,395,060	172,839	163,000
Total	4,031	1,830	1,423	\$247,681,791	\$174,056	\$167,500
West						
W-1	81	33	44	\$11,600,400	\$263,645	\$227,500
W-2	154	76	54	12,247,000	226,796	211,000
W-3 W-4	196 156	110 70	57 53	8,151,650 8,832,200	143,011 166,645	141,000 170,000
W-5	183	70 78	59	9,217,100	156,222	180,000
W-6	170	81	51	10,024,550	196,560	185,000
W-7	83	43	34	8,203,000	241,265	215,000
W-8	230	122	85 30	24,231,113	285,072	245,000
W-9 W-10	132 240	68 123	39 93	7,715,900 13,740,401	197,844 147,746	205,000 145,000
W-12	213	96	75	13,679,800	182,397	160,000
W-13	204	97	74	18,795,625	253,995	204,500
W-14	145	64	50	8,262,400	165,248	162,950
W-15 W-16	233 216	85 80	132 88	18,318,093	138,773	122,750
W-16 W-17	210	89 —	-	18,042,357	205,027	188,250
W-18	82	36	27	4,256,500	157,648	167,000
W-19	260	107	111	22,894,507	206,257	195,000
W-20	333	186	160	32,496,000	203,100	182,750
W-21 W-22	147 4	69 1	57 4	15,024,600 759,000	263,589 189,750	240,100 191,000
W-22 W-23	417	175	212	37,835,600	178,470	172,250
W-24	298	116	143	22,657,090	158,441	154,000
W-25	18	8	5	1,027,400	205,480	184,900
W-26 W-27	6	2	_ 62	- 11 015 150	100 100	177 000
W-27 W-28	112 162	39 68	62 53	11,915,150 13,024,290	192,180 245,741	177,000 237,000
W-29	57	17	31	5,018,050	161,873	150,000
Total	4,532	2,059	1,853	\$357,969,776	\$193,184	\$176,800

July 1997 continued

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
Central						
C-1	283	131	101	\$19,044,085	\$188,555	\$168,888
C-2	170	98	44	16,661,700	378,675	329,500
C-3	136	79	35	13,029,900	372,283	275,000
C-4	189	87	92	33,101,733	359,801	292,750
C-6	57	34	16 57	3,561,718	222,607	225,500
C-7 C-8	148 222	67 113	57 72	13,349,428 13,405,300	234,200 186,185	223,000
C-8 C-9	96	58	72 35	21,277,447	607,927	156,000 466,108
C-10	124	64	61	19,839,450	325,237	290,000
C-11	57	20	25	6,542,150	261,686	269,900
C-12	146	79	33	23,768,290	720,251	478,000
C-13	129	69	55	12,072,426	219,499	194,800
C-14	229	122	76	22,644,650	297,956	267,500
C-15	236	101	94	23,553,730	250,572	233,500
Total	2,222	1,122	796	\$241,852,007	\$303,834	\$244,450
North						
N-1	219	97	62	\$16,283,400	\$262,635	\$225,500
N-2	229	102	85	22,530,100	265,060	245,000
N-3	343	170	100	29,410,618	294,106	247,500
N-4	177	80	46	12,678,480	275,619	277,500
N-5	31	16	4	1,251,165	312,791	282,582
N-6	161	68	59	15,298,800	259,302	238,500
N-7	174	84	83	16,812,200	202,557	205,000
N-8	154	79	51	14,558,800	285,467	270,000
N-10	144	75	50	11,690,575	233,812	216,112
N-11	351 56	210	102	28,653,850	280,920	260,900
N-12 N-13	56 40	24 21	20	5,780,800	289,040 239,067	252,500
N-13 N-14	63	30	9 15	2,151,600 3,998,400	266,560	161,000 235,000
N-14 N-15	83	30	23	4,739,900	206,083	188,000
N-16	73	29	16	3,113,700	194,606	186,000
N-17	220	81	69	11,069,900	160,433	128,000
N-18	87	25	41	7,223,400	176,180	170,000
N-19	123	44	43	7,204,800	167,553	157,500
N-20	38	20	13	2,926,800	225,138	202,300
N-21	17	4	9	1,504,400	167, ¹⁵⁶	150,000
N-22	37	17	14	1,750,600	125,043	123,500
N-23	96	27	28	3,944,200	140,864	143,700
N-24	52	25	10	1,220,500	122,050	119,000
Total	2,968	1,358	952	\$225,796,988	\$237,182	\$216,500
Grand	40.750	0.000	F 00 f	#1 070 000 700	#040 204	0404400
Total	13,753	6,369	5,024	\$1,073,300,562	\$213,634	\$184,100

Listed includes Reruns: East (1,830-45%) West (2,059-45%) Central(1,122-50%) North(1,358-46%)

^{*} Sales to Listings Ratio (SFD only): 36.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	45	97%
WEST	46	96%
CENTRAL	45	96%
NORTH	56	96%
TOTAL	47	96%

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

Seven Month Single-Family January to July 1997

			January to July 1001		
<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
East					
E-1	1,447	481	\$89,420,564	\$185,906	\$171,500
E-2	1,181	484	114,072,621	235,687	212,995
E-3	2,302	840	141,785,630	168,792	167,500
E-4	989	431	66,093,768	153,350	165,000
E-5	1,970	734	138,320,565	188,448	185,000
E-6	952	311	58,971,666	189,620	171,000
E-7 E-8	2,170	808 551	152,574,390	188,830	185,000
E-0 E-9	1,660 1,381	551 403	94,144,123 67,041,969	170,860 166,357	165,000 173,200
E-10	1,071	385	81,183,639	210,867	209,000
E-10	1,457	554	86,550,238	156,228	158,600
E-12	402	196	31,995,070	163,240	158,000
E-13	1,731	680	126,598,808	186,175	182,000
E-14	1,875	822	135,502,184	164,845	164,000
E-15	1,550	714	124,559,162	174,453	170,000
E-16	3,191	1,334	171,495,826	128,558	124,900
E-17	1,524	594	86,560,710	145,725	139,000
E-18	115	23	6,415,000	278,913	245,000
E-19	123	31	7,628,320	246,075	241,765
E-20	405	126	20,537,550	162,996	153,000
E-21	625	221	36,882,759	166,890	158,000
Total	28,121	10,723	\$1,838,334,562	\$171,438	N/A
West					
W-1	696	266	\$59,010,980	\$221,846	\$194,500
W-2	1,171	415	92,644,904	223,241	202,250
W-3	1,435	448	67,264,899	150,145	148,000
W-4	1,006	347	53,895,533	155,319	157,000
W-5	1,401	508	74,458,216	146,571	145,000
W-6	1,179	429	84,216,950	196,310	181,000
W-7	615	235	60,092,057	255,711	245,750
W-8	1,909	723	219,713,841	303,892	252,500
W-9	956 1 661	335	64,276,118	191,869	200,000
W-10	1,661 1,525	615 532	92,914,464	151,080	164,000
W-12 W-13	1,535 1,669	648	111,754,582 154,028,761	210,065 237,699	189,000 207,250
W-14	1,067	398	74,257,646	186,577	184,000
W-15	1,684	836	112,398,752	134,448	120,150
W-16	1,596	753	155,213,551	206,127	192,250
W-17	11	-	-		-
W-18	491	205	30,934,378	150,899	158,000
W-19	2,046	892	180,454,214	202,303	201,500
W-20	2,525	1,133	229,585,871	202,635	183,000
W-21	1,244	587	149,894,759	255,357	231,000
W-22	45	18	3,464,000	192,444	170,000
W-23	3,186	1,555	276,128,912	177,575	171,000
W-24	2,348	1,140	181,758,706	159,437	156,400
W-25	123	48	11,057,066	230,356	169,750
W-26	25	3	804,300	268,100	288,000
W-27	798 1 416	367 486	69,453,893	189,248	178,000
W-28 W-29	1,416 57	486 31	107,889,116 5,018,050	221,994 161,873	208,500 150,000
					•
Total	33,895	13,953	\$2,722,584,519	\$195,125	N/A

Seven Month Single-Family continued January to July 1997

<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	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	1,793 1,261 1,048 1,510 397 1,077 1,413 650 1,040 492 1,048 942 1,769 1,828	622 393 343 602 122 380 476 223 407 226 234 373 499 680	\$119,362,078 127,182,096 130,056,582 227,933,143 34,777,336 92,155,829 88,095,007 122,204,347 144,651,715 54,489,601 143,716,640 82,654,886 151,417,129 156,726,019	\$191,900 323,619 379,174 378,626 285,060 242,515 185,074 548,002 355,410 241,104 614,174 221,595 303,441 230,479	\$166,700 259,000 275,000 339,450 255,000 225,000 157,500 460,000 285,000 250,000 512,500 205,250 255,000
Total	16,268	5,580	\$1,675,422,408	\$300,255	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 Total	1,483 1,605 2,391 1,141 282 1,196 1,398 1,438 1,086 2,396 469 245 529 581 423 1,548 577 758 162 151 265 691 385	435 616 700 347 64 419 607 377 385 723 136 42 148 211 148 530 208 265 39 45 99 206 114	\$115,424,047 158,864,724 196,153,283 93,916,913 20,639,965 107,835,820 123,764,408 103,451,518 91,662,282 206,624,984 34,158,490 11,568,900 42,668,110 44,952,900 29,856,543 72,990,720 35,400,300 43,623,888 8,196,200 7,213,100 13,869,750 28,868,083 14,855,150	\$265,343 257,897 280,219 270,654 322,499 257,365 203,895 274,407 238,084 285,788 251,165 275,450 288,298 213,047 201,733 137,718 170,194 164,618 210,159 160,291 140,098 140,136 130,308	\$251,387 245,000 240,000 257,125 297,500 231,250 203,000 264,000 270,000 270,000 186,500 270,000 195,000 129,500 171,000 154,000 200,000 130,000 139,900 121,500
Grand					
Total	99,484	37,120	\$7,842,901,567	\$211,285	N/A

Includes Re-runs:

East	11,707	West	13,567
Central	7,620	North	9,025

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

Single-Family East Breakdown July 1997

	Sa	Det <u>ales</u>	ached Houses Av. Price	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7		19 19 49 39 31 39 46	204,769 267,553 188,432 190,118 245,510 183,028 247,914	184,500 290,000 178,000 189,000 246,500 157,000 233,716		44 32 29 4 3 5		193,014 211,500 197,040 157,500 186,967 175,880 177,314	176,000 200,000 187,000 160,500 179,900 169,000 179,750
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		41 29 46 23 18 62 71 50 98 37 2 10 20 37	228,043 193,345 227,654 198,087 193,956 219,850 186,635 198,565 148,966 175,478 185,500 288,600 174,928 172,839	193,000 190,000 223,500 185,000 188,700 215,000 174,500 194,750 142,750 157,500 185,500 286,500 170,000 163,000		1 1 9 8 9 3 4 36 7		169,000 155,000 163,611 150,363 162,444 152,000 135,500 116,140 109,200	169,000 155,000 168,000 148,450 157,000 151,000 135,500 118,000
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	ominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-6 E-7 E-8 E-10 E-11 E-13 E-14 E-15 E-17 E-18 E-19 E-19 E-19 E-19 E-19 E-19 E-19 E-19	2 1 1 2 15 8 5 12 6 5 13 15 2 - -	114,200 125,000 162,000 142,500 172,500 172,500 188,338 133,942 136,420 130,000 115,400 125,125 84,207 86,750	114,200 125,000 162,000 142,500 155,000 155,000 135,000 126,250 132,325 133,000 	3 2 22 25 30 2 27 24 12 3 20 3 9 9 4 7	111,333 110,250 102,191 93,408 147,257 150,000 130,888 112,531 130,983 104,167 93,615 95,633 116,715 90,611 122,375 98,000 110,000	102,000 110,250 86,500 97,000 147,750 150,000 125,000 110,500 129,000 105,000 84,750 96,000 119,000 92,000 119,500 69,000	- - - 4 - 8 - - - 8 1 1 3 12 22 - - - - -	205,088 - 183,875 - 181,500 190,000 161,667 159,000 159,552 128,583 139,825 - - 135,000	199,500 - 180,000 - 178,500 190,000 158,750 159,000 130,000 137,950
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartmen Av. Price	ts <u>Med. Price</u>	De <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-10 E-11 E-13 E-14	3 1 - 3 - 8 - - 4 - 5 7	175,933 127,000 178,533 169,891 - 153,125 159,300 152,614	186,500 127,000 179,600 167,750 - 151,750 164,500 152,900	- 1 - - - - - - - - -	153,000 - - - - - - - - - - -	153,000 - - - - - - - - - - -	2	- - - - - - - - - - 133,000	- - - - - - - - - 133,000
E-15 E-16 E-17 E-18 E-19 E-20 E-21	6 5 10 - - -	150,800 111,130 114,590 - - -	152,150 111,000 115,000 - - -	- - - - - -	- - - - -	- - - - - -	-	-	-

Single-Family Central Breakdown July 1997

	<u>S</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Pri	<u>ce</u>	<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-10 C-11 C-12 C-13 C-14 C-15		3 10 28 63 12 22 2 2 22 31 15 27 15 41 37	308,979 516,380 412,036 430,106 243,060 306,498 464,500 792,209 417,098 349,243 826,759 325,055 390,134 340,385	268,200 445,500 359,500 241,000 278,500 464,500 588,000 347,000 490,000 285,925 315,000 326,350		12 17 3 10 2 4 4 16 2 1 12		193,792 359,847 296,667 263,390 195,000 229,000 312,500 320,375 268,819 263,500 236,000 188,683	200,500 335,000 196,000 269,900 195,000 225,500 326,500 261,500 263,500 236,000 189,999
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	dominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	2	153,500	153,500	72	185,106	165,000	-	_	-
C-2	3	337,667	338,000	9	304,833	265,000	-	-	-
C-3 C-4	1	335,250	335,250	3 18	181,000 168,661	187,000 156,200	-	-	-
C-6	-	-	-	2	127,500	127,500	_	- -	_
C-7	11	184,482	183,800	17	176,205	163,000	2	226,594	226,594
C-8	1	330,000	330,000	55	155,415	140,000	-	-	-
C-9 C-10	1 2	275,000 254,500	275,000 254,500	4 12	285,945 174,942	287,500 159,000	-	-	-
C-10	1	108,500	108,500	7	95,429	73,000	-	- -	-
C-12	4	243,700	257,400	1	235,000	235,000	-	-	-
C-13	1	139,000	139,000	27	177,533	161,000	-	-	-
C-14	4	260,500	270,000	31	180,876	168,000	-	-	-
C-15	21	171,090	164,000	24	196,304	182,750	2	236,450	236,450
		Attached/Row		Co-c	p Apartmen	ts		etached Condom	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	12	179,750	163,000	-	-	_	_	_	_
C-2	5	324,800	244,000	-	-	-	-	-	-
C-3	-	-	-	1	59,900	59,900	-	-	-
C-4 C-6	-	-	-	-	-	-	-	-	-
C-6 C-7	1	212.500	212.500	-	-	-	_	-	-
C-8	10	234,850	247,500	-	-	-	_	_	-
C-9	-	-	-	4	287,140	251,779	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11 C-12	<u>-</u>	-	<u>-</u>	<u>-</u>	-	<u>-</u>	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown July 1997

				,	July 1997				
	S	De ⁱ ales	tached Houses Av. Price	Med. Price	!	<u>Sales</u>	Semi-D	etached Houses Av. Price	Med. Price
N-1 N-2		27 44	352,161 320,600	315,000 290,250		- 2		236,000	236,000
N-3 N-4		54 36	397,261 313,683	381,944 302,000		- 4		175,750	176,000
N-5 N-6		4 45	312,791 284,229	282,582 260,000		5		- 184,500	173,500
N-7 N-8		65 45	219,202 298,273	218,500 281,000		4 2		148,625 202,000	150,500 202,000
N-10 N-11		13 72	309,862 313,202	289,000 290,000		1 3		169,500 194,000	169,500 191,000
N-12		19	297,489	255,000		-		-	191,000
N-13 N-14		9 15	239,067 266,560	161,000 235,000		- -		-	-
N-15 N-16		22 14	207,723 199,771	189,750 213,500		-		- -	-
N-17 N-18		66 28	160,983 189,282	126,500 187,450		1 2		118,000 147,000	118,000 147,000
N-19 N-20		30 13	181,927 225,138	168,000 202,300		6		127,583	130,500
N-21		9	167,156	150,000		-		- -	-
N-22 N-23		14 26	125,043 142,162	123,500 147,750		- -		-	-
N-24		10	122,050	119,000		-		-	-
	To <u>Sales</u>	wnhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apari Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1	9	162,222	156,500	16	190,563	188,750	5	238,160	235,000
N-2 N-3 N-4 N-5	6 10 -	220,217 169,550 -	219,750 166,000 -	27 24 6	199,237 154,208 113,817	195,000 157,500 120,500	3 6 -	183,667 230,333 -	185,000 225,000
N-6	4	147,250	145,000	1	245,000	245,000	3	188,667	185,000
N-7 N-8	8 1	145,275 180,000	147,350 180,000	5 -	132,480 -	130,900	-	-	-
N-10 N-11	3	160,000	151,000	6	- 179,167	148,500	36 18	208,135 220,350	206,000 212,500
N-12 N-13	1 -	128,500	128,500	- -	- -	- -	-	-	-
N-14 N-15	-	-	-	-	=	-	-	-	-
N-16	-	100.000	100.000	-	-	- -	-	107.000	107.000
N-17 N-18	1 2	190,000 121,250	190,000 121,250	- -	-	- 	1 9	137,000 154,111	137,000 147,500
N-19 N-20	2	161,500	161,500 -	1 -	90,000	90,000	2	154,750 -	154,750
N-21 N-22	-	-	- -	-	-	-	-	- -	-
N-23 N-24	-	-	-	-	-	-	1	131,000	131,000
14-24									
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2	5 3	215,050 233,333	206,500 245,000	-	-	-	-	- -	-
N-3	6	196,667	192,500	-	-	-	-	-	-
N-4 N-5	- -	-	-	-	-	-	-	-	-
N-6 N-7	1 1	186,000 145,000	186,000 145,000	- -	-	-	-	-	-
N-8 N-10	3	184,167	186,000	- -	-	- -	-	- -	-
N-11 N-12	-	-	-	-	-	-	-	-	-
N-13	-	-	-	-	-	- -	-	-	-
N-14 N-15	1	170,000	170,000	- -	-	- -	-	- -	-
N-16 N-17	2	158,450	158,450 -	-	-	- -	-	- -	-
N-18 N-19	2	129,500	- 129,500	-	-	-	-	- -	-
N-20	-	129,500	-	=	-	- -	-	- -	-
N-21 N-22	-	- -	- -	-	- -	- -	-	-	-
N-23 N-24	1 -	117,000	117,000 -	-	-	-	-		-

Single-Family West Breakdown July 1997

					ouly 1991				
			tached Houses	Med Dries		Calaa		etached Houses	Mad Dries
147.4	Sa	ales	Av. Price	Med. Price		<u>Sales</u>		Av. Price	Med. Price
W-1 W-2		21 26	349,833 281,769	265,000 285,000		10 21		223,090 174,071	220,500 165,000
W-3		32	150,442	142,500		15		149,800	150,000
W-4		36	192,331	180,500		3		177,833	173,500
W-5 W-6		11 29	191,791	205,000		25 4		196,496 181,850	192,500 169,750
W-7		29	188,048 254,931	181,000 225,000		3		171,333	172,000
W-8		54	349,708	320,000		1		190,000	190,000
W-9		18	286,322	274,000		2		177,500	177,500
W-10 W-12		40 34	203,860 241,218	195,250 227,500		4 5		177,250 175,200	175,000 180,000
W-13		43	337,054	264,600		8		167,063	169,000
W-14		12	251,750	237,500		4		197,500	188,000
W-15 W-16		12 38	235,883 266,400	244,500 250,450		11 9		194,082 169,367	185,000 176.000
W-17		-	· -	-		-		-	-
W-18		13	167,192	172,000		11		166,136	165,000
W-19 W-20		54 75	256,328 251,253	244,750 235,000		3 20		195,900 176,895	192,700 176,650
W-21		43	294,795	280,000		2		194,250	194,250
W-22		4	189,750	191,000		-		100.044	150,000
W-23 W-24		125 56	198,892 206,020	186,000 195,500		31 19		162,244 164,189	159,900 163,000
W-25		4	215,100	191,700		-		-	-
W-26		-	-	-		1		-	-
W-27 W-28		41 46	224,006 258,304	200,000 244,500		1 4		93,000 151,600	93,000 150,750
W-29		20	184,435	176,000		9		122,872	124,000
	To	wnhouse Condor			ominium Apar			Link Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1	-	-	-	9	140,444	132,000	-	-	-
W-2 W-3	-	-	-	5 7	194,500 102,786	187,500 82,000	-	-	-
W-4	-	-	-	13	90,377	93,000	-	-	-
W-5	6	115,000	114,500	15	93,467	93,000	-	-	-
W-6 W-7	1	188,000	188,000	17 1	211,544 108,000	190,500 108,000	-		-
W-8	3	366,667	184,000	26	153,265	132,500	-	-	-
W-9	1	260,000	260,000	17	110,653	82,000	-	450 500	450 500
W-10 W-12	11 8	126,673 146,313	125,000 143,250	37 28	89,841 122,568	84,900 109,500	- -	159,500	159,500
W-13	12	128,617	119,500	8	95,063	89,250	-	-	-
W-14	18	134,650	144,250	13	119,669	126,000	2 3	205,000	205,000
W-15 W-16	18 26	136,133 164,802	139,000 151,003	87 13	116,772 131,385	115,000 109,000	2	188,333 201,000	187,000 201,000
W-17	-	-	-	-	-	-	-	-	-
W-18	2 17	86,500	86,500	1	82,500	82,500	-	-	-
W-19 W-20	17 49	156,576 155,882	159,000 143,500	26 5	146,246 104,600	130,100 105,000	3	175,500	171,500
W-21	4	145,225	141,500	5	169,800	113,000	ĭ	179,000	179,000
W-22	- 10	105.005	105.000	-	100.000	100.000	-	- 181.000	101.000
W-23 W-24	13 27	125,985 124,661	125,000 123.000	13 32	122,000 102,003	120,000 93,250	4 2	170,000	181,000 170,000
W-25		-	-	-	-	-	-	-	-
W-26	- 10	100 700	100.000	-	104 222	110,000	-	140 500	140,000
W-27 W-28	12 1	120,700 182,000	120,000 182,000	3	124,333	118,000	3 1	142,500 189,900	140,000 189,900
W-29	1	104,500	104,500	-	-	-	-	-	-
		Attached/Row		Со-ор	Apartments			tached Condomini	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	<u> Àv. Price</u>	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	4 2	189,750	139,500 146,500	-	-	-	-	-	-
W-3	3	146,500 123,667	127,000	-	-	-	-	-	-
W-4	1	199,900	199,900	-	-	.	-	-	-
W-5 W-6	-	247,500	247,500	2	51,500	51,500	-	-	-
W-7	-	247,300	247,300	-	-	-	-	-	-
W-8	-	-	-	1	72,000	72,000	-	-	-
W-9 W-10	-	-	-	1	66,000	66,000	-	-	-
W-10 W-12	-	-	-	-	-	-	-	-	-
W-13	2	148,500	148,500	-	-		1	364,900	364,900
W-14 W-15	- 1	178,000	178,000	1	62,000	62,000	-	-	-
W-16	- '-	170,000	-	-	-	-	-	-	
W-17	-	-	-	-	-	-	-	-	-
W-18 W-19	- 11	181,900	185,000	-	-	-	-	-	-
W-19 W-20	7	182,200	184,000	-	-	-	1	151,000	151,000
W-21	2	175,500	175,500	-	-	-	-	- ,	
W-22 W-23	- 26	153,723	150,500	-	-	- -	<u>-</u> -	<u>-</u>	-
W-24	26 7	147,200	150,500	-	-	-	-	-	-
W-25	1	167,000	167,000	-	-	-	-	-	-
W-26 W-27	2	194,500	194,500	-	-	-	-	-	-
W-28	1	164,000	164,000	-	-	-	-	-	-
W-29	1	119,000	119,000	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885 5.016		73,486,822	15,043	
1957 1958	5,916 7,968		93,072,456 128,163,813	15,732 16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096	* Number of Sales	183,272,930	16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965 1966	14,890 14,883	13,428	281,164,558 326,687,333	18,883 21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972 1973	17,037	14,613	580,579,218	34,078	32,513 40,605
1973	19,561 20,680	16,335 17,318	862,742,566 1,160,586,426	44,105 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 35,434	26,017 29,625	2,478,889,915	80,023 95,201	75,694 90,203
1982	28,936	25,336	3,373,355,403 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 42,435	8,195,016,831	149,503	138,925
1987 1988	51,149 61,441	43,475 49,381	10,287,088,795 15,234,986,682	201,120 249,632	189,105 229,635
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 47,100	44,237	11,516,814,224 9,902,240,806	218,138	208,921
1995	47,100	39,273	9,902,240,606	210,238	203,028
1996	2,648	2,222	561,139,885	211,910	195,169
January February	2,046 4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
July August	5,325 5,104	4,539 4,372	1,103,019,345 1,050,637,385	207,140 205,846	199,856 197,622
Septembe	•	4,372 4,123	976,472,171	205,646	195,486
October	6,281	5,398	1,282,350,382	204,163	199,882
Novembe		5,878	1,424,064,031	204,636	195,801
Decembe	r 5,012	4,127	1,037,995,827	207,102	196,016
TOTAL	65,760	55,779	13,497,191,369	205,249	198,150
1997					
January	4,979	4,080	1,057,416,009	212,375	198,798
February March	6,140 6,545	5,200 5,550	1,287,100,706	209,625	207,221
March April	6,545 7,626	5,550 6,423	1,407,362,108 1,747,789,607	215,028 229,188	210,207 213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
July	6,009	5,024	1,321,621,647	219,940	213,634
TOTAL	44,286	37,120	9,726,197,527	219,622	211,285

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

