For Further Information: 443-8152

Low interest rates and strong economy drive September sales

Toronto - Thursday, October 1, 1998 — The fall market is off to a strong start with 4,492 sales of single-family dwellings reported in September, said TREB President Jimmy Lee. This is up approximately 1 per cent from the 4,462 recorded in August, and up 5 per cent from the 4,298 recorded in September of last year.

Looking at prices, Mr. Lee noted the average price increased 2 per cent to \$213,917 from the \$208,617 recorded in August. It was also up marginally from the \$213,567 recorded in September of 1997. The median rose as well, to \$185,350 from \$184,000 in August, an increase of about 1 per cent. This also represents an increase of approximately 1 per cent from the \$183,000 recorded in September of last year.

"As we predicted last month, the interest rate hike was only temporary," said Mr. Lee. "The rates have moved to a lower level and people are no longer concerned about interest hikes."

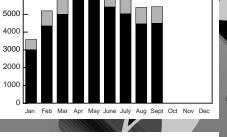
Active listings recovered from their summer dip to rise to 19,876 in September, an increase of 4 per cent from the 19,126 of

August. However, they remained well below (off 6 per cent) the 21,060 recorded last September. "Our market has been very busy lately and this has reduced the inventory of available listings," commented Mr. Lee.

TREB's 4,492 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$960,916,079, and averaged \$213,917. The median price was \$185,350.

Breaking down the total 1,636 sales were reported in TREB's 28 West districts and averaged \$202,238; 695 sales were reported in the 14 Central districts and averaged \$285,383; 879 sales were reported in the 23 North districts and averaged \$239,236; and 1,282 sales were reported in TREB's 21 East districts and averaged \$172,718.

In addition to the sales of single-family dwellings, TREB Members reported 937 sales of properties of other types (P.O.T.) during September moving the total to 5,429. The dollar volume for properties of all types (P.A.T.) was \$1,187,538,665, and the average price was \$218,740.

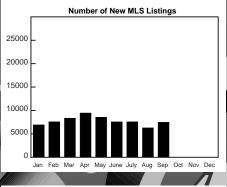


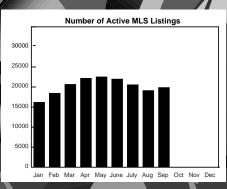
Number of MLS Sales

7000

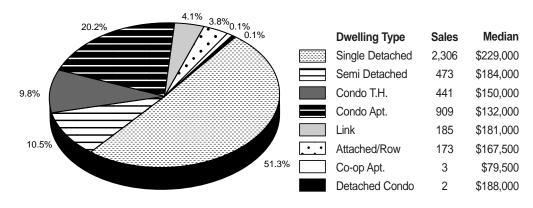
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Single-Family Residential Breakdown



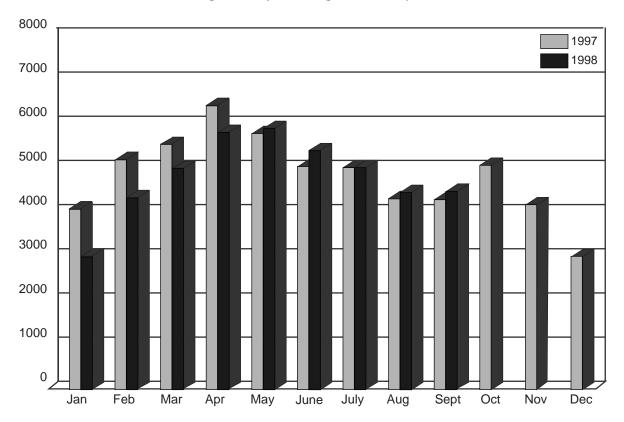
Housing Market Indicators

	September 1997	September 1998	% Change
Sales*	4,298	4,492	(+5%)
New Listings*	6,930	7,470	(+8%)
Active Listings**	21,060	19,876	(-6%)

Single-Family Dwellings Only

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — September

Pric	Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	176	(3.9)	113	(12.5)	24	(5.4)	
90,001	to	110,000	231	(5.1)	157	(17.3)	29	(6.6)	
110,001	to	120,000	164	(3.7)	80	(8.8)	23	(5.2)	
120,001	to	130,000	226	(5.0)	98	(10.8)	46	(10.4)	
130,001	to	140,000	243	(5.4)	92	(10.1)	50	(11.3)	
140,001	to	150,000	240	(5.3)	60	(6.6)	51	(11.6)	
150,001	to	160,000	268	(6.0)	63	(7.0)	59	(13.4)	
160,001	to	170,000	281	(6.3)	43	(4.7)	54	(12.2)	
170,001	to	180,000	277	(6.2)	32	(3.5)	32	(7.3)	
180,001	to	190,000	278	(6.2)	30	(3.3)	19	(4.3)	
190,001	to	200,000	212	(4.7)	21	(2.3)	13	(3.0)	
200,001	to	225,000	461	(10.3)	39	(4.3)	18	(4.1)	
225,001	to	250,000	379	(8.4)	23	(2.5)	2	(0.5)	
250,001	to	300,000	465	(10.3)	34	(3.7)	16	(3.6)	
300,001	to	400,000	343	(7.6)	12	(1.3)	4	(0.9)	
400,001	to	500,000	117	(2.6)	10	(1.1)	1	(0.2)	
500,001	to	750,000	93	(2.1)	2	(0.2)	_	(—)	
750,000	to	1,000,000	26	(0.6)		(—)	_	(—)	
1,000,001	to	1,500,000	10	(0.2)		(—)	_	(—)	
Over		1,500,000	2	(0.1)	_	(—)	_	(—)	
TOTAL			4,492	100.0	909*	100.0	441**	100.0	

^{* 909} condominium apartments sold for \$132,691,483, averaging \$145,975

^{** 441} condominium townhouses sold for \$67,840,158, averaging \$153,832

Single-Family Residential September 1998

			Copton	ibei 1000		
<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	202 223 383 151 363 146 293 241 145 150 195 55 229 274 175 423 226 13 36 55	94 93 209 61 198 73 160 119 66 79 119 32 112 128 91 191 107 7	52 39 107 54 97 33 96 68 57 37 72 20 78 95 74 172 72 4 3	\$9,774,140 9,230,000 20,302,075 8,056,500 17,730,400 5,929,000 18,225,992 10,634,650 9,273,625 7,834,400 11,207,900 3,428,300 15,523,150 16,758,050 13,194,725 22,234,500 11,038,190 1,249,250 608,000 2,794,000	\$187,964 236,667 189,739 149,194 182,788 179,667 189,854 156,392 162,695 211,741 155,665 171,415 199,015 176,401 178,307 129,270 153,308 312,313 202,667 174,625	\$168,500 223,500 178,000 159,500 179,500 168,000 184,250 135,000 167,500 210,000 159,000 163,700 193,950 170,000 173,487 128,250 144,500 275,000 179,000 147,500
E-21	88	40	36	6,397,300	177,703	173,250
Total	4,066	2,030	1,282	\$221,424,147	\$172,718	\$165,000
<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	95 153 178 120 248 170 103 308 117 280 226 206 122 264 262	48 75 86 57 131 84 52 168 62 141 121 103 65 130 137	35 39 63 45 46 40 32 94 43 85 64 69 54 99	\$6,871,600 8,830,700 10,003,600 6,820,600 7,633,300 9,325,188 8,238,400 27,510,752 8,882,075 13,101,650 14,188,700 17,850,030 9,215,400 13,961,275 17,017,850	\$196,331 226,428 158,787 151,569 165,941 233,130 257,450 292,668 206,560 154,137 221,698 258,696 170,656 141,023 210,097	\$180,000 203,000 157,500 145,000 142,500 202,500 257,500 242,500 215,500 138,500 211,500 201,000 167,500 130,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26	69 436 444 111 11 480 392 14	35 252 217 47 2 216 178 6	18 117 152 31 6 172 131 8	2,674,900 24,363,450 32,360,440 7,749,400 1,081,300 34,088,151 22,656,950 1,589,000	148,606 208,235 212,898 249,981 180,217 198,187 172,954 198,625	154,500 198,000 196,500 216,000 181,650 187,000 165,000
W-27 W-28 W-29	120 163 81	47 87 40	37 44 31	7,744,150 12,486,500 4,616,350	209,301 283,784 148,915	185,000 250,000 137,500
Total	5,173	2,587	1,636	\$330,861,711	\$202,238	\$184,500

September 1998 continued

<u>Area</u>	Listed	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	332 226 162 276 72 188 274 129 221 102 166 152 271 294	186 126 96 132 34 113 137 72 114 55 105 76 157 164	99 44 37 74 19 46 65 26 52 22 23 52 58 78	\$18,663,756 11,822,200 13,739,700 28,030,650 5,376,500 9,766,600 13,029,100 13,498,500 20,975,950 5,372,600 13,252,800 12,030,100 15,727,500 17,055,550	\$188,523 268,686 371,343 378,793 282,974 212,317 200,448 519,173 403,384 244,209 576,209 231,348 271,164 218,661	\$160,000 226,000 239,000 322,500 257,000 203,000 169,900 459,000 330,025 233,500 450,000 219,000 232,250 185,500
Total	2,865	1,567	695	\$198,341,506	\$285,383	\$227,000
<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	229 321 413 230 51 190 213 281 158 443 83 38 84 63 86 218 78 101 29 22 30 99 78	139 187 256 137 35 104 99 184 74 249 46 21 38 30 46 126 41 57 12 16 14 45 32	58 83 75 51 9 56 77 51 64 74 17 9 20 18 13 63 21 42 8 6 14 28 22	\$17,967,050 19,578,277 19,561,750 13,918,300 2,713,000 14,634,850 16,830,400 13,929,800 14,498,700 22,183,250 4,113,000 4,440,000 7,003,000 3,815,300 2,510,000 9,597,213 3,778,800 7,011,950 1,974,000 780,750 2,271,650 3,728,000 3,449,675	\$309,777 235,883 260,823 272,908 301,444 261,337 218,577 273,133 226,542 299,774 241,941 493,333 350,150 211,961 193,077 152,337 179,943 166,951 246,750 130,125 162,261 133,143 156,803	\$245,600 225,500 235,000 271,000 312,000 233,000 214,000 260,000 215,000 284,750 239,500 565,000 296,000 205,000 177,000 145,000 170,000 154,950 244,000 125,125 147,950 129,750 131,000
Total Grand	3,538	1,988	879	\$210,288,715	\$239,236	\$217,000
Total	15,642	8,172	4,492	\$960,916,079	\$213,917	\$185,350
	Reruns: East (,	Vest (2,587-50%)	Central (1,567-55%)	North (1,988-56%)	

* Sales to Listings Ratio (SFD only): 28.7%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	48	97%
WEST	46	97%
CENTRAL	47	96%
NORTH	60	96%
TOTAL	49	97%

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

Nine Month Single-Family January to September 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	1,539 1,624 2,839 1,309 3,003 1,040 2,752 1,924 1,348 1,321 1,885 505 2,374 2,351 1,846 4,054 2,028 123 253 506 727	500 515 949 494 877 344 902 652 512 414 624 171 903 880 784 1,608 764 23 65 163 272	\$95,519,214 127,518,896 165,141,620 76,452,871 160,667,573 66,451,700 167,795,243 110,646,575 82,176,626 90,213,264 98,825,687 29,353,652 171,324,373 154,126,129 142,927,337 209,608,350 115,302,555 7,382,150 13,517,890 26,806,703 45,284,790	\$191,038 247,610 174,016 154,763 183,201 193,174 186,026 169,703 160,501 217,906 158,374 171,659 189,728 175,143 182,305 130,353 150,920 320,963 207,968 164,458 166,488	\$170,000 223,900 170,000 163,500 177,000 175,000 180,944 163,750 165,900 216,500 159,500 167,500 170,000 175,000 175,000 126,000 145,000 274,000 202,000 155,000 165,450
Total	35,351	12,416	\$2,157,043,198	\$173,731	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-24 W-25 W-26 W-27 W-28 W-29	810 1,382 1,599 1,270 1,767 1,488 816 2,333 967 2,218 1,793 2,040 1,335 2,333 2,232 609 3,257 3,710 1,073 68 4,102 3,171 187 18 1,023 1,268 788	313 433 526 410 561 495 297 860 340 811 565 685 494 960 864 252 1,148 1,449 440 21 1,817 1,379 60 4 479 420 349	\$70,560,000 100,062,360 81,820,050 67,208,738 83,044,440 102,294,715 78,198,806 254,068,932 63,679,020 122,871,031 126,597,969 174,088,533 91,758,849 138,823,744 185,929,980 	\$225,431 231,091 155,551 163,924 148,029 206,656 263,296 295,429 187,291 151,506 224,067 254,144 185,747 144,608 215,197 - 152,036 211,826 210,247 276,423 305,276 186,406 167,954 211,978 277,125 201,026 271,452 154,836	\$210,000 212,600 154,500 157,500 128,500 189,000 255,500 248,000 182,750 134,700 200,250 199,500 183,000 198,500
Total	43,657	16,432	\$3,303,654,171	\$201,050	N/A

Nine Month Single-Family continued January to September 1998

<u>Area</u>	<u>Listed</u>	<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	2,771 1,710 1,405 2,163 454 1,703 2,025 791 1,359 698 1,341 1,111 2,048 2,481	839 470 396 759 116 486 649 211 481 255 251 417 458 756	\$169,123,357 172,003,172 174,324,736 301,866,005 35,657,150 118,260,154 119,219,048 122,054,737 194,465,028 63,788,358 166,224,843 97,530,821 135,449,830 177,069,132	\$201,577 365,964 440,214 397,715 307,389 243,334 183,697 578,458 404,293 250,150 662,250 233,887 295,742 234,218	\$169,000 267,750 281,600 360,000 264,500 234,000 160,000 475,000 325,250 255,000 533,000 216,000 258,000
Total	22,060	6,544	\$2,047,036,371	\$312,811	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	1,928 2,367 3,027 1,644 344 1,453 1,819 2,018 1,470 3,217 581 330 545 582 627 1,986 738 938 166 187 309 835 596	600 644 694 419 67 486 754 533 567 778 151 66 126 214 188 616 220 358 49 61 109 250 137	\$160,607,433 172,249,192 194,513,157 115,949,689 23,902,100 125,560,248 157,517,680 147,282,825 131,505,229 226,324,941 40,752,960 21,457,750 41,725,190 46,497,268 42,502,700 92,170,528 39,354,700 58,633,950 10,267,500 9,015,250 15,740,800 36,656,408 18,517,025	\$267,679 267,468 280,278 276,730 356,748 258,354 208,909 276,328 231,932 290,906 269,887 325,117 331,152 217,277 226,078 149,627 178,885 163,782 209,541 147,791 144,411 146,626 135,161	\$240,500 250,500 244,000 270,000 298,750 234,000 198,000 266,000 219,000 273,000 234,450 239,000 207,000 205,750 136,700 171,500 150,000 196,000 144,750 139,500 142,700
Total Grand	27,707	8,087	\$1,928,704,523	\$238,494	N/A
Total	128,775	43,479	\$9,436,438,263	\$217,034	N/A

Includes Re-runs:

East	16,054	West	19,095
Central	10,803	North	13,137

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

Single-Family East Breakdown September 1998

	<u>s</u>	Det ales	ached Houses Av. Price	Med. Price	<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 E-8		16 15 52 25 33 25 37	211,365 281,407 229,551 188,784 246,380 184,340 248,973 218,359	189,000 287,000 196,500 185,000 243,000 169,000 232,000 203,000		29 22 29 5 4 5 8		186,872 212,959 197,633 165,000 186,375 184,400 190,063	169,000 216,000 186,500 163,000 185,750 168,000 191,500
E-9 E-10		29 28	202,062	200,000 223,750		2		149,000	149,000
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		26 24 9 50 68 48 89 33 4 2 16 36	237,946 189,875 195,489 223,712 192,099 194,266 147,831 175,257 312,313 224,500 174,625 177,703	223,750 174,000 170,000 206,750 182,300 187,750 145,500 275,000 275,000 224,500 147,500 173,250		4 2 5 5 3 34 3		159,750 198,450 155,760 157,940 134,833 121,576 122,333	160,500 198,450 148,300 165,000 126,000 122,750 127,000
	T <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condo <u>Sales</u>	ominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2	1	118,000	118,000	-	-	-	-	-	-
E-3 E-4 E-5	2 19	159,000 150,842	159,000 151,000	20 22 37	90,628 99,723 140,577	87,750 101,250 132,000	- - 3	- - - 201,667	208,000
E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17	9 5 9	154,978 120,380 120,722	380 102,500 722 130,000	3 29 34 17	132,833 127,401 110,051 119,372	126,000 123,800 106,000 124,000	9 2	192,876 197,650	188,000 197,650
	4 9 5 10 3 4 21 4	4 139,000 133,000 9 142,611 137,000 5 123,800 126,000 10 135,825 122,750 3 149,333 160,000 4 132,750 133,750 21 74,905 73,900	133,000 137,000 126,000 122,750 160,000 133,750 73,900	7 9 5 8	90,800 107,655 163,857 98,889 145,120 101,063	134,000 95,000 120,500 83,000	1 7 3 2 4 9 13 26	176,000 187,471 168,667 172,500 161,525 159,042 136,485 143,112	176,000 184,000 175,000 172,500 158,750 157,000 138,500 143,500
E-18 E-19 E-20	-	-	-	-	-	-	-	-	-
E-21	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price		Apartmen <u>Av. Price</u>	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	6 2 6	142,500 161,900 136,917	128,750 161,900 129,750	- - -	- - -	- - -	- - -	-	- - -
E-4 E-5	1	182,000	182,000	-	-	-	-	-	-
E-6 E-7	4	167,050	167,850	-	-	-	-	-	-
E-8 E-9	-	-	-	-	-	-	-	-	-
E-10 E-11	1 8	167,500 157,875	167,500 157,500	-	-	-	-	-	-
E-12 E-13	1 4	147,000 177,125	147,000 179,500	-	-	-	-	-	-
E-14 E-15	5 5	157,600 155,500	158,000 160,000	-	-	-	1 -	133,500	133,500
E-16 E-17	7 6	112,586 116,467	118,500 114,150	-	-	-	-	-	-
E-18 E-19	1	159,000	159,000	-	-	-	-	-	-
E-20 E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown September 1998

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Pri	<u>ice</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6		2 9 22 49 17	367,000 265,056 478,686 457,006 291,882	367,000 279,000 375,050 395,000 265,000)))	8 17 9 10		272,938 283,288 167,344 296,630	252,000 207,000 159,000 281,600
C-7 C-8 C-9 C-10 C-11		13 2 13 27 10	289,523 460,000 606,000 519,598 376,910	260,000 460,000 549,000 445,000 350,000))))	3 8 3 14 2		225,500 233,438 801,667 295,886 274,500	231,000 228,750 879,000 277,000 274,500
C-12 C-13		19 21	644,963 327,914	525,000 316,500)	9		203,822	200,000
C-14 C-15		26 19	357,808 341,637	310,500 320,000		15		211,653	214,000
	T <u>Sales</u>	ownhouse Cond <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 Av. Price	Med. Price
C-1 C-2	4 1	165,750 180,000	173,000 180,000	78 15	174,780 245,920	154,000 230,000	-	-	-
C-3 C-4	-	-	-	4 14	236,250 185,432	240,000 170,500	-	-	-
Č-6	2 5	207,250	207,250	-	-	-			
C-7 C-8	5 4	188,800 217,250	195,000 220,500	22 47	166,741 169,949	159,000 152,000	1 -	228,000	228,000
C-9	2	404,000	404,000	7	332,571	385,000	-	-	-
C-10 C-11	5 1	258,100 95,000	221,000 95,000	5 9	227,780 106,611	166,000 91,500	-	-	-
C-12	3	266,167	283,500	1	200,000	200,000	-	-	-
C-13 C-14	3 4	184,667 216,125	176,000 217,250	19 28	145,026 198,571	146,000 186,500	-	-	-
C-15	24	157,479	160,000	18	176,675	135,700	2	215,000	215,000
		Attached/Row		Co-c	op Apartmen	ts	De	etached Condom	iniums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	7	207,197	180,000	-	-	-	-	-	-
C-2 C-3	2 1	376,000 627,500	376,000 627,500	- 1	130,000	130.000	-	-	-
C-4	-	-	-	i	75,000	75,000	-	-	-
C-6 C-7	2	243,000	243,000	-	-	-	-	-	-
C-8	4	346,250	352,000	-		_	-	-	-
C-9 C-10	- 1	375,000	375,000	1	79,500	79,500	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12 C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown September 1998

		Detached Houses		0.1	Semi-Detached Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	28	432,430	321,000	3	214,167	212,000
N-2	35	281,929	265,000	-	-	-
N-3	39	339,183	320,000	-	-	-
N-4	38	312,537	293,000	5	175,580	177,000
N-5	9	301,444	312,000	-	-	-
N-6	43	288,863	268,000	2	203,875	203,875
N-7	53	243,613	226,000	8	166,250	161,500
N-8	38	297,879	280,000	4	212,500	214,000
N-10	19	283,253	285,500	3	174,500	174,500
N-11	59	324,101	309,000	2	191,500	191,500
N-12	14	261,929	251,500	-	-	-
N-13	9	493,333	565,000	-	-	-
N-14	20	350,150	296,000	-	-	-
N-15	17	215,047	205,000	-	-	-
N-16	11	196,364	177,000	1	182,000	182,000
N-17	58	152,394	145,000	-	-	-
N-18	16	187,081	212,750	1	148,000	148,000
N-19	29	179,312	169,900	3	133,133	134,500
N-20	8	246,750	244,000	-	-	-
N-21	6	130,125	125,125	-	-	-
N-22	14	162,261	147,950	-	-	-
N-23	25	134,768	135,000	-	-	-
N-24	22	156,803	131,000	-	-	-

	Town	house Condom	iniums	Con	dominium Apai	partments Link Hou		Link Houses	Houses		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price		
N-1	5	155,840	151,000	12	168,217	161,500	10	241,870	244,000		
N-2	7	238,757	251,800	32	189,781	183,000	4	212,000	210,500		
N-3	15	163,287	163,500	11	160,673	162,500	3	213,467	212,000		
N-4	-	, <u>-</u>	· -	6	123,000	127,000	-	· -	· -		
N-5	-	-	-	-	· -	· -	-	-	-		
N-6	3	153,667	148,000	4	147,750	148,000	2	193,250	193,250		
N-7	5	155,560	156,000	3	131,167	128,500	1	164,000	164,000		
N-8	4	189,225	179,950	-	· -	· -	1	209,000	209,000		
N-10	-	, <u>-</u>	· -	-	-	-	42	204,605	199,250		
N-11	5	164,200	165,000	1	259,000	259,000	7	228,329	218,500		
N-12	2	130,500	130,500	-	· -	· -	-	· -	-		
N-13	-	, <u>-</u>	· -	-	-	-	-	-	-		
N-14	-	-	-	-	-	-	-	-	-		
N-15	-	-	-	-	-	-	-	-	-		
N-16	-	-	-	-	-	-	1	168,000	168,000		
N-17	1	206,500	206,500	1	115,500	115,500	1	159,900	159,900		
N-18	-	· -	· -	-	· -	· -	4	159,375	159,750		
N-19	1	100,000	100,000	1	105,500	105,500	5	141,500	148,000		
N-20	-	· -	· -	-	· -	· -	-	· -	· -		
N-21	-	-	-	-	-	-	-	-	-		
N-22	-	-	-	-	-	-	-	-	-		
N-23	-	-	-	-	-	-	-	-	-		
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
NI 4									
N-1	-	-	-	-	-	-	-	-	-
N-2	5	223,700	225,000	-	-	-	-	-	-
N-3	7	210,929	201,000	-	-	-	-	-	-
N-4	2	213,000	213,000	-	-	-	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	2	183,750	183,750	-	-	-	-	-	-
N-7	7	179,086	190,000	-	-	-	-	-	-
N-8	4	198,625	194,000	_	-	-	-	-	-
N-10		-	-	_	-	_	-	-	_
N-11	_	_	_	_	_	_	_	_	_
N-12	1	185,000	185,000	_	_	_	_	_	_
N-13		100,000	100,000	_	_	_	_	_	_
N-14	_	_	_	_	_	_	_	_	_
N-15	1	159,500	159,500	=	=	_	_	_	_
N-16	1	139,300	139,300	-	-	-	-	-	-
	-	420.220	400.007	-	-	-	-	-	-
N-17	2	138,238	138,237	-	-	-	-	-	-
N-18	-	400 500	400 500	-	-	-	-		
N-19	2	128,500	128,500	-	-	-	1	242,500	242,500
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	3	119,600	118,000	-	-	-	-	-	-
N-24	-	· -	· -	-	-	-	-	-	-

Single-Family West Breakdown September 1998

				Sep	tember 199	b			
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-15 W-17	Sales 5 17 44 22 15 16 25 53 20 34 36 35 11 8 37		236,520 280,347 160,107 176,841 255,567 236,375 270,576 395,142 277,690 214,490 285,356 366,499 265,300 257,238 259,465	Med. Price 219,000 313,000 158,500 166,500 250,500 202,500 264,000 350,000 257,500 206,000 272,500 309,560 239,800 243,000 235,000		Sales 14 17 12 3 7 2 - 5 1 3 5 8 2 3 18	Semi-D	etached Houses Av. Price 200,321 183,759 165,742 213,500 206,929 197,250 220,260 182,000 174,967 181,100 173,563 210,100 177,833 183,706	Med. Price 195,250 178,000 166,250 212,000 196,000 197,250
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26		8 51 69 16 3 12 55	163,750 267,429 263,340 316,063 198,333 217,036 216,689 288,167	157,500 258,000 246,000 284,500 218,000 204,700 219,000 200,000		3 7 27 2 - 22 14		185,167 196,129 193,000 190,250 - 174,392 175,921	194,000 193,500 192,000 190,250 - 177,500 174,500
W-27 W-28 W-29		30 41 15	228,558 291,805 182,993	209,500 260,000 162,000		- - 8		- - 128,206	- - 129,825
	To	wnhouse Condon		Condo	minium Apart	ments		Link Houses	
W-1 W-2 W-3 W-4	Sales - - -	Av. Price 165,750	Med. Price	<u>Sales</u> 15 3 6 16	Av. Price 184,300 215,000 140,000 93,913	Med. Price 157,000 203,000 153,750 94,000	<u>Sales</u> - - -	Av. Price	Med. Price - - -
W-5 W-6 W-7 W-8 W-9	2 7 1 3 12 2 7	111,429 187,000 251,167 155,367 287,500	95,000 187,000 290,000 148,500 287,500	17 18 3 23 20	92,429 238,094 145,167 146,478 128,564	94,000 94,000 218,950 156,000 130,000 111,000	-		-
W-10 W-12 W-13 W-14 W-15	7 8 20 17 8	126,071 154,688 152,090 144,206 150,688	129,000 149,500 139,500 135,000 152,000	37 15 5 22 80	100,746 118,193 90,250 135,977 127,055	97,500 122,000 88,000 121,250 125,750	1 - - 2	165,000 - - 216,950	165,000 - - 216,950
W-16	16	157,016	156,000	6	134,283	125,350	4	198,250	199,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25	4 24 47 1 1 13 25 3	132,350 165,750 163,108 163,000 123,000 152,154 133,195 146,167	128,950 167,700 155,000 163,000 123,000 155,000 156,500 150,000	26 4 4 4 6 23 2	93,333 138,252 111,225 145,250 144,333 117,139 143,000	96,000 132,000 119,000 129,500 141,250 105,000 143,000	1 4 2 2 4	175,000 193,475 181,650 170,250 190,000	175,000 194,500 181,650 170,250 189,000
W-26 W-27 W-28	4 1	121,125 171,500	124,250 171,500	1	86,000	86,000	1	165,900	165,900
W-29	4 Sales	97,350 Attached/Row Av. Price	98,450 Med. Price	2	94,950 Apartments Av. Price	94,950 Med. Price	1 D <u>Sales</u>	148,000 etached Condom Av. Price	148,000 iiniums Med. Price
W-1	1	120,000	120,000			_		-	
W-2 W-3 W-4	2 1 2	147,950 130,000 227,750	147,950 130,000 227,750	-	-	- - -	-	-	-
W-5 W-6 W-7 W-8	3 1 1	225,333 285,000 233,551	187,000 285,000 233,551	:	:	- - -	-	- - -	- - -
W-9 W-10	3	169,667	170,000	-	-	-	-		
W-12 W-13 W-14	1	141,000	141,000	-	-	-	-	-	-
W-15 W-16	-	-	-	- -	-	- -	-	-	-
W-17 W-18	-	<u>-</u>	<u>-</u>	-	<u>-</u>	<u>-</u> -	-	-	-
W-19 W-20	9	197,678 173,250	195,000 172,500	-	-	-	-	-	:
W-21 W-22	4	198,500	202,500	-	-	-	-	-	-
W-23 W-24	17 10	162,291 149,210	165,000 150,950	-	-	-	-	-	
W-25 W-26	-	· -	· -	-	-	-	-	-	-
W-27 W-28 W-29	1 2 1	151,000 175,500 118,500	151,000 175,500 118,500	- - -	-	- - -	:	- - -	-

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 1956	3,555 4,885		53,153,433 73,486,822	14,952 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	9,264		151,314,565	16,334	
1962 1963	9,669 11,096	* Number of Sales	161,878,920 183,272,930	16,742 16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500		(Single-Family Only)
1965	14,890	(Gingle Lanny Giny)	281,164,558	18,883	(omigio i amm) omy,
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 1969	15,570	12,245	430,301,604	27,637	26,732
1969	15,817 13,076	12,493 10,498	473,422,285 394,123,765	29,931 30,141	28,929 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 1976	26,088 22,575	22,020 19,025	1,517,817,465	58,180 62,805	57,581 61,389
1977	24,335	20,512	1,417,814,546 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 1983	28,936 34,896	25,336 30,046	2,825,353,787 3,668,093,732	97,724 105,115	95,496 101,626
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 1989	61,441 47,447	49,381 38,960	15,234,986,682	249,632 292,185	229,635 273,698
1990	31,652	26,779	13,863,276,860 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 1995	52,796 47,100	44,237 39,273	11,516,814,224	218,138	208,921 203,028
1996	65,760	55,779	9,902,240,806 13,497,191,369	210,238 205,249	198,150
1997	00,700	55,775	10,407,101,000	200,240	100,100
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
April May	7,626 6,918	6,423 5,797	1,747,789,607 1,560,456,411	229,188 225,565	213,107 216,904
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
August	5,159	4,317	1,142,782,104	221,512	211,785
September		4,298	1,135,176,105	220,038	213,567
October November	6,035 5,122	5,077 4,185	1,330,266,221 1,134,135,799	220,425 221,424	211,791 212,127
December		3,017	865,690,228	229,687	205,710
TOTAL	69,530	58,014	15,334,247,984	220,541	211,307
1998					
<u>J</u> anuary	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March April	6,048 6,954	5,005 5,825	1,372,946,908 1,601,125,236	227,008 230,245	221,564 222,194
May	7,084	5,912	1,627,867,532	229,795	222,194
June	6,484	5,410	1,515,114,077	233,670	225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
September	·	4,492	1,187,538,665	218,740	213,917
TOTAL	52,252	43,479	11,799,237,442	225,814	217,034

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

