May 2002

### A Record May as Sales Break 8,000 for Second Straight Month

TORONTO — Tuesday, June 4, 2002.

With 8,042 sales recorded last month, the Toronto Real Estate Board had its best May ever (up 7% from May 2001), and breached the 8,000 sales level for only the second time in its 82 year history, TREB President David Pearce announced today.

The President also noted that prices climbed in May to \$278,323, a marginal increase over last Month's \$277,664, and a 9% increase over the \$255,460 recorded in May 2001.

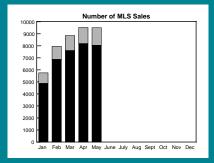
"The first five months of 2002 have been outstanding," the President said, "On a year-over-year basis, our total sales figure of 35,560 is up 28% from the same time in 2001, which was our best year ever for sales."

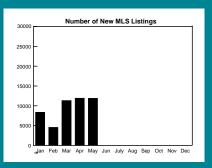
Breaking down the total, 3,082 sales were reported in TREB's 28 West districts and averaged \$254,530; 1,254 sales

were reported in the 14 Central districts and averaged \$389,231; 1,686 sales were reported in the 23 North districts and averaged \$299,595; and 2,020 sales were reported in TREB's 21 East districts and averaged \$228,021.

#### <u>Neighbourhood Corner</u> Ajax

In May, the overall average price in Ajax (E-14) was \$229,488, up 11% from the \$206,547 figure recorded in May 2001. For the single-detached catagory, prices stood at \$254,529 on the basis of 119 sales, up 13% from the \$224,571 recorded in May of last year. Also, 15 condo apartments sold last month for an average price of \$157,553, which represents a 14% increase over the \$137,646 of the same month a year ago.

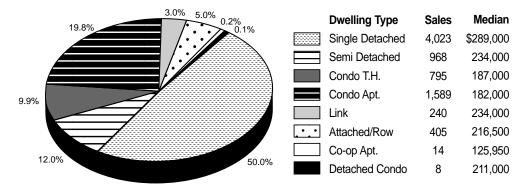








#### Single-Family Residential Breakdown



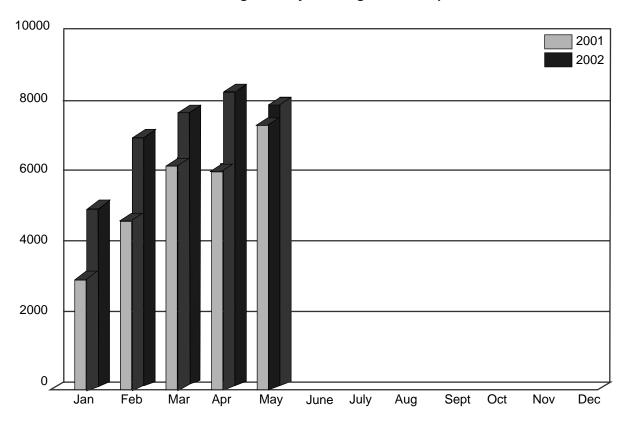
	Housing Market	Indicators	
	May 2001	May 2002	% Change
Sales*	7,485	8,042	(+7%)
Sales (P.O.T.)	1,290	1,461	(+13%)
New Listings*	10,789	11,894	(+10%)
Active Listings**	22,590	21,165	(-6%)

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

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



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



Price Category Breakdown — May

<u>Pri</u>	ce R	<u>ange</u>	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	<u>Co</u>	ndo T.H.
Up	to	\$90,000	44	(0.6)	13	(0.8)	9	(1.1)
90,001	to	110,000	73	(0.9)	36	(2.3)	15	(1.9)
110,001	to	120,000	108	(1.3)	59	(3.7)	15	(1.9)
120,001	to	130,000	167	(2.1)	92	(5.8)	29	(3.7)
130,001	to	140,000	210	(2.6)	104	(6.5)	39	(4.9)
140,001	to	150,000	258	(3.2)	135	(8.5)	47	(5.9)
150,001	to	160,000	287	(3.6)	131	(8.2)	60	(7.6)
160,001	to	170,000	308	(3.8)	107	(6.7)	71	(8.9)
170,001	to	180,000	341	(4.2)	112	(7.1)	70	(8.8)
180,001	to	190,000	388	(4.8)	112	(7.1)	71	(8.9)
190,001	to	200,000	335	(4.2)	87	(5.5)	51	(6.4)
200,001	to	225,000	929	(11.5)	177	(11.1)	121	(15.1)
225,001	to	250,000	1,034	(12.9)	118	(7.4)	96	(12.1)
250,001	to	300,000	1,284	(16.0)	140	(8.8)	55	(6.9)
300,001	to	400,000	1,309	(16.3)	102	(6.4)	33	(4.2)
400,001	to	500,000	450	(5.6)	30	(1.9)	8	(1.1)
500,001	to	750,000	354	(4.4)	23	(1.5)	3	(0.4)
750,001	to	1,000,000	90	(1.1)	5	(0.3)	1	(0.1)
1,000,001	to	1,500,000	57	(0.7)	5	(0.3)	1	(0.1)
Over		1,500,000	16	(0.2)	1	(0.1)	_	(—)
Total			8,042	100.0	1,589*	100.0	795**	100.0

- \* 1,589 condominium apartments sold for \$329,759,169, averaging \$207,526
- \*\* 795 condominium townhouses sold for \$158,554,245 averaging \$199,439.



# Single-Family Residential May 2002

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	Av. Price	Med. Price
<u>East</u>						
E-1	315	179	95	24,695,849	259,956	248,000
E-2 E-3	265 502	141 258	73 147	24,900,982 36,597,467	341,109 248,962	310,000 240,000
E-4	278	136	93	19,468,793	209,342	228,000
E-5	496	260	136	32,639,621	239,997	229,500
E-6	212	113	63	16,945,200	268,971	232,100
E-7	498	236	141	33,126,388	234,939	230,000
E-8 E-9	287 316	147 174	100 93	23,295,788 19,694,200	232,958 211,766	219,450 216,000
E-10	220	126	62	15,867,900	255,934	249,750
E-11	367	172	96	19,808,988	206,344	204,400
E-12	109	61	36	8,672,050	240,890	227,000
E-13	378	216	118	29,439,899	249,491	235,000
E-14	527	308	174	39,930,950	229,488	212,500
E-15 E-16	517 593	271 281	171 240	39,386,985 38,014,050	230,333 158,392	217,500 149,950
E-17	238	114	101	18,096,400	179,172	169,900
E-18	36	19	5	2,618,000	523,600	398,000
E-19	47	23	18	4,711,800	261,767	272,250
E-20	72	38	20	4,147,400	207,370	182,000
E-21	123	55	38	8,544,640	224,859	203,000
Total	6,396	3,328	2,020	\$460,603,350	\$228,021	\$216,000
<u>West</u>						
W-1	194	96	59	21,441,410	363,414	349,500
W-2	277	158	71	25,132,050	353,973	299,000
W-3	272	135	66 70	13,927,790	211,027	210,000
W-4 W-5	268 317	143 172	79 123	17,784,658 23,248,349	225,122 189,011	215,000 168,000
W-6	321	168	103	28,270,201	274,468	254,500
W-7	143	84	47	16,682,250	354,941	310,500
W-8	442	255	145	52,489,299	361,995	310,000
W-9	192	95	49	12,018,300	245,271	256,000
W-10 W-12	474 295	279 160	138 96	25,796,730 26,084,201	186,933 271,710	158,450 240,495
W-13	366	211	102	34,438,824	337,636	239,500
W-14	227	131	70	14,817,201	211,674	178,500
W-15	451	219	175	32,720,416	186,974	173,000
W-16	417	229	115	29,738,276	258,594	234,000
W-17	- 1 1 E	-	1	325,990	325,990	325,990
W-18 W-19	145 889	69 490	54 261	10,891,750 71,452,907	201,699 273,766	213,750 262,500
W-20	786	435	314	79,324,869	252,627	228,000
W-21	274	145	92	31,468,238	342,046	295,000
W-22	35	17	6	1,401,400	233,567	203,950
W-23	1,022	485	391	89,790,305	229,643	216,000
W-24 W-25	726 63	350 33	283 17	61,520,578 5,562,700	217,387 327,218	215,000
w-25 W-26	63 5	33 1	17 -	5,562,700	327,218	259,000
W-27	189	87	98	23,899,750	243,875	228,500
W-28	257	146	71	23,840,600	335,783	285,000
W-29	124	57	56	10,392,100	185,573	183,000
Total	9,171	4,850	3,082	\$784,461,142	\$254,530	\$228,000



# Single-Family Residential continued May 2002

<u>Area</u>	<u>Listed</u>	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	853 376 271 531 74 360 474 158 249 159 249 193 470 472	429 214 168 311 43 212 252 108 139 89 160 101 234 263	236 77 72 121 23 95 119 39 67 62 45 49 127	64,584,060 39,653,400 38,342,094 68,110,367 9,580,385 29,453,250 32,720,849 27,208,400 27,842,685 20,797,488 39,217,900 15,457,373 37,941,228 37,186,614	273,661 514,979 532,529 562,896 416,538 310,034 274,965 697,651 415,562 335,443 871,509 315,457 298,750 304,808	236,500 430,000 401,750 510,000 390,000 295,000 237,000 595,000 375,000 320,250 852,500 315,000 264,000 278,000
Total	4,889	2,723	1,254	\$488,096,093	\$389,231	\$306,050
<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	334 387 649 406 133 275 273 683 347 712 87 47 107 82 79 336 105 129 25 37 44 111 77	204 231 379 239 77 152 137 418 184 419 59 26 68 44 48 184 56 57 12 19 18 45 50	74 121 184 112 33 86 118 185 100 198 30 10 27 28 33 110 54 55 7 11 25 61 24	25,749,200 39,993,090 63,223,880 39,707,700 11,356,800 27,320,976 29,523,460 55,907,619 30,951,490 69,286,488 10,515,500 4,375,031 13,382,000 8,148,900 9,803,400 19,576,800 11,244,151 11,652,900 2,038,000 2,409,800 4,477,300 10,507,800 3,965,700	347,962 330,521 343,608 354,533 344,145 317,686 250,199 302,203 309,515 349,932 350,517 437,503 495,630 291,032 297,073 177,971 208,225 211,871 291,143 219,073 179,092 172,259 165,238	324,500 300,000 287,750 350,000 326,000 288,500 231,000 285,000 306,900 324,000 273,250 405,000 397,500 264,950 267,000 164,900 192,000 185,000 282,000 205,000 175,500 166,000 144,250
Total	5,465	3,126	1,686	\$505,117,985	\$299,595	\$272,850
Grand Total	25,921	14,027	8,042	\$2,238,278,570	\$278,323	\$240,000

Listed includes Reruns: East (3,068-48%) West (4,321-47%) Central (2,166-44%) North (2,339-43%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 31%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	29	98%
WEST	34	98%
CENTRAL	29	99%
NORTH	40	98%
TOTAL	33	98%

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



#### Five Month Single-Family January to May 2002

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	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-17 E-18 E-19 E-19	1,216 1,181 1,861 1,018 1,612 783 1,596 1,321 1,175 902 1,408 395 1,713 2,121 2,097 2,629 1,281 120 244 311 472	383 388 686 407 598 247 555 480 442 307 486 146 572 704 757 1,084 571 21 85 93 177	\$99,600,970 126,084,300 163,721,815 81,462,191 138,956,366 63,500,205 126,035,718 105,880,537 91,280,134 80,005,387 96,683,776 32,328,317 137,830,539 155,989,890 167,876,042 168,701,297 104,351,245 9,991,000 22,646,400 18,186,799 38,683,225	\$260,055 324,960 238,662 200,153 232,369 257,086 227,091 220,584 206,516 260,604 198,938 221,427 240,962 221,577 221,765 155,629 182,752 475,762 266,428 195,557 218,549	\$243,000 290,000 233,000 205,000 217,000 232,800 218,500 215,000 210,000 255,000 195,100 212,000 232,000 211,000 211,000 212,500 148,000 171,000 348,000 249,000 179,000 203,000
Total	25,456	9,189	\$2,029,796,153	\$220,894	N/A
<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-25 W-26 W-27 W-28 W-29	661 1,046 1,212 1,087 1,523 1,327 564 1,985 828 1,923 1,261 1,484 889 1,875 1,535 6 547 3,908 3,762 1,097 113 4,433 3,177 202 17 805 1,051 694	217 312 351 384 500 462 201 621 244 599 425 471 303 740 548 6 202 1,272 1,346 372 29 1,689 1,237 67 4 381 325 290	\$71,840,559 100,744,734 71,966,390 80,572,178 97,007,402 121,975,514 71,674,380 248,381,592 59,729,338 112,448,005 114,639,840 155,598,010 66,235,778 137,549,459 143,322,047 1,515,940 39,939,313 330,466,528 344,430,674 118,964,080 6,560,200 379,876,760 262,912,562 17,948,700 1,720,500 92,576,600 101,072,440 54,337,748	\$331,062 322,900 205,032 209,823 194,015 264,016 356,589 399,970 244,792 187,726 269,741 330,357 218,600 185,878 261,537 252,657 197,719 259,801 255,892 319,796 226,214 224,912 212,540 267,891 430,125 242,983 310,992 187,372	\$297,000 282,500 204,500 204,500 183,500 248,000 330,000 319,500 249,750 163,500 245,000 257,000 212,000 173,000 237,250 227,990 208,000 245,000 235,000 275,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000 212,000
Total	39,012	13,598	\$3,406,007,271	\$250,479	N/A



#### Five Month Single-Family continued January to May 2002

<u>Area</u>	<u>Listed</u>	<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	2,947 1,372 1,059 1,782 316 1,206 1,676 597 968 657 1,007 750 1,633 1,644	1,022 361 288 535 99 365 583 174 351 237 228 269 562 543	\$273,267,780 171,259,605 150,525,044 289,856,094 38,697,257 109,884,205 154,095,495 133,516,094 165,879,428 80,595,692 192,522,950 77,186,574 180,773,151 167,944,451	\$267,385 474,403 522,656 541,787 390,881 301,053 264,315 767,334 472,591 340,066 844,399 286,939 321,660 309,290	\$235,000 350,000 358,500 479,000 348,254 285,000 231,000 643,000 375,000 322,500 694,950 264,000 275,000 278,500
Total	17,614	5,617	\$2,186,003,820	\$389,176	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	1,179 1,562 2,402 1,647 458 1,075 1,308 3,036 1,407 2,632 349 220 526 363 400 1,242 515 514 98 141 230 542 333	362 501 767 503 114 397 573 867 488 764 101 40 102 114 128 429 216 232 19 40 104 207 88	\$130,030,454 165,399,660 258,694,394 171,315,215 38,214,500 122,497,645 150,061,131 263,492,467 148,734,542 253,646,668 33,948,188 15,521,131 44,916,300 31,934,100 36,346,080 76,118,949 45,086,876 46,035,141 5,509,800 8,607,599 19,122,200 38,815,543 13,631,200	\$359,200 330,139 337,281 340,587 335,215 308,558 261,887 303,913 304,784 331,998 336,121 388,028 440,356 280,124 283,954 177,433 208,736 198,427 289,989 215,190 183,867 187,515 154,900	\$316,500 298,000 282,900 330,000 313,000 250,000 242,000 279,900 310,000 277,000 339,000 380,750 247,000 251,500 167,500 194,000 176,000 282,000 214,250 165,800 169,900 138,750
Total	22,179	7,156	\$2,117,679,783	\$295,931	N/A
Grand Total	104,261	35,560	\$9,739,487,027	\$273,889	N/A

Includes Re-runs:

East	11,746	West	18,344
Central	8,436	North	10,536

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



## Single-Family East Breakdown May 2002

	S	Deta ales	ached Houses Av. Price	Med. P	rice	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-5 E-7 E-9 E-11 E-12 E-14 E-17 E-18 E-17 E-19 E-20 E-21		14 29 74 48 35 50 49 50 45 41 30 28 66 119 112 150 46 5 16 19 35	280,195 440,536 286,598 252,759 331,215 285,502 302,873 295,480 250,282 285,890 260,620 266,127 303,323 254,529 255,491 174,325 207,759 523,600 272,306 210,153 228,761	237,50 412,00 274,50 251,25 335,00 242,80 257,00 248,00 295,30 247,50 240,00 236,00 247,50 168,00 199,50 398,00 275,00 184,00	00 00 00 00 00 00 00 00 00 00 00 00 00	61 33 38 4 10 7 9 4 2 7 15 2 6 6 5 39 6		262,633 279,983 251,744 196,625 251,200 220,657 243,022 208,750 228,000 231,714 220,820 182,000 206,800 189,317 176,700 141,476 130,000	251,500 289,000 243,250 200,750 245,000 215,000 247,000 227,500 228,000 227,500 220,900 182,000 207,000 185,000 141,900 134,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Coi <u>Sales</u>	ndominium A <sub>l</sub> <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-5 E-6 E-7 E-10 E-11 E-13 E-14 E-15 E-16 E-17 E-18 E-120 E-21	4 2 2 11 28 8 12 9 8 15 4 23 15 14 27 3	165,750 282,550 164,250 213,227 212,503 212,625 189,158 180,000 174,313 192,807 145,000 170,202 170,713 153,064 100,781 112,667	164,000 282,550 164,250 225,000 199,500 	1 5 31 29 55 6 55 32 37 3 26 2 9 15 2 3 3	180,000 296,180 162,819 142,133 191,354 187,583 173,369 153,872 171,770 137,667 141,430 138,250 172,500 157,553 219,000 145,333 134,533	180,000 275,000 154,000 145,000 170,000 179,500 173,000 161,194 171,000 135,000 142,044 138,250 149,000 145,000 219,000 124,000	7 9 1 - 4 4 22 11 33	260,714 257,511 245,000 233,750 210,000 184,288 198,895 159,536 168,245 205,000 154,500 222,000	259,500 262,000 245,000 234,500 185,750 198,750 162,500 168,000 154,500 222,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	op Apartmen Av. Price	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8	15 3 2 - 1 - 11 11	260,633 227,000 223,500 - 235,500 - 231,318 248,000	250,000 246,000 223,500 - 235,500 - 228,000 248,000	- 1 - 1 - -	159,000 - 82,500 - -	159,000 - 82,500 - -	- - - - -	- - - - -	-
E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17	1 3 6 10 13 16 10	248,000 - 238,967 195,633 - 187,260 194,000 183,244 143,580 146,580	244,000 190,750 193,500 189,500 183,950 138,500 148,450	- - - - - - -	- - - - - -	- - - - - - -	2	161,500	161,500
E-17 E-18 E-19 E-20 E-21	10 - 1 - -	149,900	149,900	- - - -	- - -	- - -	- - -	-	- - -



## Single-Family Central Breakdown May 2002

	_		ached Houses				Semi-Do	etached Houses	
	<u>S</u>	<u>ales</u>	Av. Price	Med. P	<u>rice</u>	<u>Sales</u>	4	Av. Price	Med. Price
C-1		5	354,300	350,00		18		371,695	357,000
C-2		20	656,450	524,50	0	25		472,632	350,000
C-3 C-4		50 87	611,442 638,893	497,50 574,00		11 15		387,091 437,213	255,000 385,000
C-4 C-6		07 19	461,239	432,65		10		431,213	305,000
C-7		34	392,956	360,50		12		293,242	298,700
C-8		1	286,500	286,50	0	8		410,125	385,000
C-9		19	893,421	849,00		3	1	,089,333	1,037,000
C-10 C-11		21 23	614,724	489,00		18 7		379,818	359,250
C-11		23 37	549,100 927,943	530,00 929,00		,		352,055	349,000
C-13		22	388,636	370,00		6		304,017	259,050
C-14		27	460,451	389,88	8	-		-	· -
C-15		36	448,079	439,00	0	21		301,309	303,000
		ownhouse Cond		Cor	ndominium A			<b>Link Houses</b>	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	30	256,042	243,250	168	259,608	217,500	-	-	-
C-2 C-3	3	524,000	462,000	25 4	442,808	335,000	-	-	-
C-3 C-4	1	390,000	390,000	17	395,000 299,912	407,500 250,000	-	-	-
Č-6	-	-	-	4	204,209	194,167	-	-	-
C-7	8	270,175	243,500	40	247,436	225,000	-	-	-
C-8	8 2 2 5	291,400	291,400	98	249,470	224,500	-	-	-
C-9 C-10	2	1,017,500 315,200	1,017,500 266,000	13 20	333,877 253,788	320,000 243,625	-	-	-
C-10	1	261,000	261,000	28	152,261	136,750	_	-	-
C-12	3	350,333	356,000	5	766,600	470,000	-	-	-
C-13	1	228,000	228,000	20	242,764	225,250	-	-	-
C-14	12	358,042	352,500	87	238,937	237,000	-	-	-
C-15	33	219,027	215,000	32	234,388	204,500	-	-	-
		Attached/Row			op Apartmen			etached Condon	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	15	321,779	315,000	-	-	-	-	-	-
C-2	4	516,600	561,000	-	400 400	405.000	-	-	-
C-3 C-4	2 1	620,550 480,000	620,550 480,000	5	138,180	135,000	-	-	-
C-4 C-6	-	400,000	400,000	_	_	_	-	-	-
C-7	1	515,000	515,000	-	-	-	-	-	-
C-8	10	412,250	439,750	-	-		-	-	-
C-9 C-10	- 2	- 401 667	495,000	2	295,000	295,000	-	-	-
C-10 C-11	3 3	481,667 393,167	485,000 349,000	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	425,000	425,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-



## Single-Family North Breakdown May 2002

		Dots	ached Houses				Somi-D	etached Houses	
	<u>S</u>	ales_	Av. Price	Med. Price	<u> </u>	<u>Sales</u>		Av. Price	Med. Price
N-1		37	405,851	385,000		1		248,000	248,000
N-2 N-3		66 86	396,015 459,307	370,000 429,700		13		282,254	288,300
N-4		85	392,379	369,800		7		243,857	232,500
N-5		27	364,607	335,000		4		256,625	256,500
N-6 N-7		54 73	379,884 291,118	348,250 268,000		8 12		226,094 193,567	227,500 184,950
N-8		104	344,120	332,500		42		257,590	258,995
N-10 N-11		42 127	356,145 399,296	348,000 380.000		3 9		237,300 247,711	239,900
N-11 N-12		27	368,870	286,000		2		198,000	254,000 198,000
N-13		10	437,503	405,000		-		-	-
N-14		27 24	495,630	397,500		-		-	-
N-15 N-16		30	312,038 310,413	283,750 269,000		1		165,000	165,000
N-17		102	177,941	164,900		- 10		177 000	100.050
N-18 N-19		36 36	223,874 232,608	220,950 210,500		10		177,880	180,250 -
N-20		7	291,143	282,000		-		-	-
N-21 N-22		10 22	229,780 186,018	220,000 177,750		1 1		112,000 113,000	112,000 113,000
N-23		57	174,891	168,500		-		· <u>-</u>	113,000
N-24		21	170,271	143,500		2		111,500	111,500
	To <u>Sales</u>	wnhouse Condom <u>Av. Price</u>	iniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1	7	247,171	224,000	20	307,805	239,550	8	296,050	288,950
N-2	9	264,500	264,000	36	246,919	228,000	8	252,625	248,750
N-3 N-4	12 3	261,825 269,600	271,950 269,000	47 5	205,547 145,960	202,000 145,000	3 2	276,667 257,500	277,000 257,500
N-5	-	· -	-	-	-	-	1	269,900	269,900
N-6	10	216,820	188,500	-	470.000	470.500	1	211,000	211,000
N-7 N-8	19 5	170,542 234,000	163,900 235,000	5 4	173,200 207,875	173,500 204,500	2 1	202,500 290,000	202,500 290,000
N-10	-	-	· -	-	-	-	53	279,755	275,000
N-11	20	255,085	234,900	5	286,300	236,000	21	272,418	258,880
N-12 N-13	1 -	160,000 -	160,000	-	-	-	-	-	-
N-14	-	-	-	<del>-</del>	-	-	-	-	-
N-15 N-16	-	-	-	1 1	128,000 120,000	128,000 120,000	1	206,000	206,000
N-17	1	320,000	320,000	-	120,000	120,000	2	174,750	174,750
N-18	1	144,000	144,000	-	=	-	7	180,271	178,000
N-19 N-20	3	149,667	147,000	-	-	-	6	169,400	170,950
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	1	142,000	142,000
N-23 N-24	1	167,000	167,000	-	-	-	2	139,000	139,000
		Attached/Row		Co-on	Apartments		Det	ached Condomini	iums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1	1	230,000	230,000	-	-	-	-	-	-
N-2 N-3	2 23	282,750 279,200	282,750 276,800	-	-	-	-	-	-
N-4	10	259,490	258,500	-	-	-	-	- -	-
N-5	1	216,000	216,000	-	-	-	-	-	-
N-6 N-7	13 7	201,485 205,393	207,000 198,500	<u>-</u>	<del>-</del>	-	<del>-</del>	<del>-</del>	-
N-8	29	241,685	240,000	-	-	-	-	- -	_
N-10	1	219,500	219,500	-	=	-	1	235,000	235,000
N-11 N-12	16 -	255,781	253,500	- -	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	- 177 222	- 176 000	-	-	-	-	-	-
N-15 N-16	3 -	177,333	176,000 -	-	-	-	-	<del>-</del>	-
N-17	5	151,460	154,900	-	-	-	-	-	-
N-18 N-19	7	- 148,957	151,500	-	- -	- -	3	256,967	276,000
N-20	-		-	-	-	-	-		
N-21 N-22	-	129,900	129,900	-	-	-	-	-	-
N-22 N-23	1 2	130,500	130,500	-	-	-	-	-	-
N-24	-	-	,	-	-	-	-	-	-



Single-Family West Breakdown
May 2002

May 2002										
	<u>S</u>	De <u>ales</u>	etached Houses <u>Av. Price</u>	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 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18	28 32 38 46 22 36 37 83 21 54 49 47 22 13 46 1 12 124 127 61 2 234 130 15		469,925 472,958 216,061 263,522 283,864 261,878 384,784 479,319 348,371 250,705 342,003 500,058 322,914 330,816 342,145 325,990 242,417	432,500 423,125 215,500 235,950 269,950 243,000 349,900 382,500 329,900 245,000 305,500 430,000 312,000 290,000 331,000 325,990 235,500		15 31 20 5 29 6 1 1 1 5 6 22 4 11 25		311,867 253,855 223,100 260,800 251,272 234,283 267,000 244,000 262,000 219,800 231,417 207,064 279,250 249,718 229,088	314,000 245,000 217,500 257,500 252,500 245,850 267,000 244,000 262,000 214,000 238,250 213,500 271,000 250,000 227,000	
W-19 W-20 W-21			334,422 331,266 396,495	305,000	326,890 305,000 335,000 341,000 245,000 256,500 284,900			246,876 228,960 222,438	245,000 228,000 220,375	
W-22 W-23 W-24 W-25			341,000 259,168 262,327 351,387	341,000 245,000 256,500				198,631 216,179	197,500 220,000	
W-26 W-27 W-28 W-29	71 58 42		266,577 252,000 366,384 306,650 197,771 190,500			5 6 7		209,530 200,467 149,186	218,400 198,400 149,900	
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price	
W-1 W-2	1 2	170,000 227,450	170,000 227,450	12 3	208,542 257,667	197,050 235,000	-	-	-	
W-3 W-4 W-5	7 26	198,414 157,888	217,000 150,500	8 20 42	156,938 136,738 118,651	148,750 142,750 126,500	-	- -	-	
W-6 W-7 W-8	3 - 14	390,667 - 218,600	257,000 - 230,000	52 8 46	282,306 235,969 194,922	262,000 212,500 167,250	- - -	- - -	-	
W-9 W-10 W-12	2 16 8	349,950 140,931 214,688	349,950 139,500	24 59 31	150,171 134,767	118,000 135,000 163,000	-	-	-	
W-13 W-14	24 17	188,488 165,659	222,000 156,500 165,201	6 26	186,388 142,000 135,888	137,000 128,000	1	246,800	246,800	
W-15 W-16 W-17	26 24 -	185,025 187,121	180,750 183,000	23 11	165,982 150,955	161,900 140,000	8	237,250	237,500	
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25	13 52 91 9 2 34 30 1	169,573 207,875 184,613 234,778 152,250 170,118 147,663 99,000	154,000 209,500 177,000 191,000 152,250 172,500 145,500 99,000	6 35 18 6 - 15 37 1	118,542 195,223 157,328 180,083 - 161,653 136,046 192,900	119,000 165,000 152,000 148,500 - 159,000 129,000 192,900	2 3 2 1 1	264,750 213,500 220,250 220,000 212,000 231,000	264,750 208,500 220,250 220,000 212,000 231,000	
W-26 W-27 W-28	13	158,431	158,000	1	225,000	225,000	2 1	194,750	194,750	
W-29	2	127,000 Attached/Row	127,000	- - -	Apartments	-	1	209,000 177,900 tached Condomin	209,000 177,900	
W-1	Sales 3	Av. Price	Med. Price	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
W-2 W-3	3 -	311,000 300,000	290,000 283,000	- - -	- - -	- - -	-	- - -	-	
W-4 W-5 W-6 W-7 W-8	1 2 4 1	235,000 252,500 353,000 290,500 435,000	235,000 252,500 337,500 290,500 435,000	2 2 -	61,500 86,500	61,500 86,500	- - - -	:	- - - -	
W-9 W-10	4	238,375	245,500	1 -	136,500	136,500	-	-	-	
W-12 W-13 W-14	2 2 -	221,000 217,500 -	221,000 217,500 -	-	-	-	1	570,000	570,000	
W-15 W-16 W-17	2 1	223,250 223,000	223,250 223,000	-	-	-	-	-	-	
W-18 W-19	11	243,491 245,504	231,500	-	-	-	- -	-	-	
W-20 W-21 W-22	11 10 1	215,591 275,830 194,900	217,500 222,250 194,900	- - -	-	-	1 - -	186,000 - -	186,000 - -	
W-23 W-24 W-25	41 26	185,723 191,112	184,000 189,500	- - -	-	-	-	-	-	
W-26 W-27 W-28 W-29	6 6 4	208,500 196,417 152,375	214,250 195,500 150,250	- - -	- - -	- - -	- - -	- - -	- - -	



Year	* Number of Sales (Property of all types)	)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	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 1957	4,885 5,916		73,486,822 93,072,456	15,043 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 1965	13,895 14,890	(Single-Family Only)	241,218,500 281,164,558	17,370 18,883	(Single-Family Only)
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 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 1973	17,037 19,561	14,613 16,335	580,579,218 862,742,566	34,078 44,105	32,513 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 1977	22,575 24,335	19,025 20,512	1,417,814,546 1,630,809,263	62,805 67,015	61,389 64,550
1978	24,333	21,184	1,707,519,316	68,913	64,559 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
1982	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 1986	51,514 54,815	45,509 52,919	5,957,686,711 8,195,016,831	115,652 149,503	109,094 138,925
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 1990	47,447 31,652	38,960 26,779	13,863,276,860 8,264,140,752	292,185 261,094	273,698 255,020
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 1994	46,561 52,796	38,990 44,237	9,885,955,838 11,516,814,224	212,323 218,138	206,490 208,921
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 1998	69,530 66,876	58,014 55,344	15,334,247,984 15,050,497,785	220,541 225,051	211,307 216,815
1999	71,738	58,957	16,914,637,727	235,783	228,372
2000	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 7,379	4,761 6,328	1,447,699,784 1,883,344,713	257,414 254,953	252,072 248,601
April	7,267	6,163	1,844,263,622	253,786	249,692
May	8,775	7,485	2,277,149,752	259,504	255,460
June July	8,334 6,733	7,176 5,807	2,235,421,622 1,730,865,830	268,229 257,072	258,797 250,095
August	6,792	5,845	1,734,968,171	255,442	247,472
September	5,853	5,021	1,472,023,463	251,498	245,530
October November	6,352 6,674	5,402 5,759	1,626,692,262 1,754,916,288	256,091 262,949	251,479 257,947
December	5,538	4,762	1,464,243,453	264,399	255,584
Total	79,081	67,612	20,385,555,232	257,781	251,508
2002					
January	5,750 7,051	4,869	1,537,086,491	267,319	262,919
February March	7,951 8,850	6,866 7,602	2,187,666,939 2,486,632,146	275,144 280,975	270,883 274,874
April	9,517	8,181	2,711,655,063	284,927	277,664
May	9,503	8,042	2,698,780,078	283,992	278,323
Total	41,571	35,560	11,621,820,726	279,565	273,889

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



