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

April 2001

April Remains Solid

TORONTO — Thursday, May 3, 2001 In April, TREB Member's reported 6,163 sales of single family dwellings throughout the Greater Toronto Area, down about 3% from the 6,328 sales recorded in March, but up 3% from the 5,996 recorded in April 2000, TREB President David Pearce said today.

"Right now sales are setting a strong, if not record breaking pace, and average prices have stabilized at about \$250,000 (\$249,692)," the President noted. "In addition, we are expecting further interest rates cuts over the next few weeks, and this should act as a spur to the late Spring market."

"However," the president concluded, "because inventory is at its highest level since 1998, we expect only moderate price increases over the remainder of the year. The Toronto market, after having been tilted towards sellers for the past several years, is now coming into balance."

Breaking down the total, 2,332 sales were reported in TREB's 28 West districts

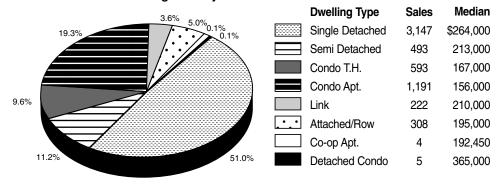
and averaged \$232,057; 906 sales were reported in the 14 Central districts and averaged \$361,045; 1,188 sales were reported in the 23 North districts and averaged \$265,113; and 1,737 sales were reported in TREB's 21 East districts and averaged \$204,743.

Neighbourhood Corner Forest Hill

Detached homes prices in Forest Hill (from S. Clair to Eglinton and Bathurst to Avenue) showed a modest increase over the same time last year, with the average rising about 7% to \$1,194,622 from last April's \$1,119,418.

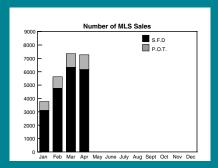
In addition, year-to-date figures for condominium apartments in the area show a 9% increase to \$456,944 from 2000's \$420,271. The combined time-on-market for condos and detached homes was 40 days in April, a little higher than the city-wide figure of 37 days.

Single-Family Residential Breakdown

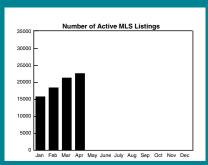


Housing Market Indicators					
	April 2000	April 2001	% Change		
Sales*	5,996	6,163	(+3%)		
Sales (P.O.T.)	1,167	1,104	(-5%)		
New Listings*	8,872	9,870	(+11%)		
Active Listings**	19,304	22,626	(+17%)		

* Single-Family Dwellings Only





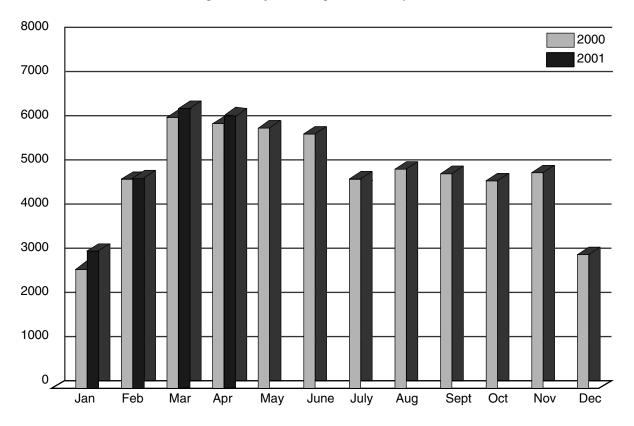




^{**} Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — April

<u>Pric</u>	ce R	<u>ange</u>	<u>Tota</u>	I S.F.D.	Co	Condo Apt.		Condo T.H.	
Up	to	\$90,000	69	(1.1)	39	(3.3)	17	(2.9)	
90,001	to	110,000	143	(2.3)	92	(7.7)	25	(4.2)	
110,001	to	120,000	141	(2.3)	65	(5.5)	33	(5.6)	
120,001	to	130,000	199	(3.2)	114	(9.6)	28	(4.7)	
130,001	to	140,000	228	(3.7)	114	(9.6)	48	(8.1)	
140,001	to	150,000	245	(4.0)	120	(10.1)	44	(7.4)	
150,001	to	160,000	253	(4.1)	85	(7.1)	55	(9.3)	
160,001	to	170,000	312	(5.1)	78	(6.6)	67	(11.3)	
170,001	to	180,000	314	(5.1)	76	(6.4)	62	(10.4)	
180,001	to	190,000	306	(4.9)	54	(4.5)	38	(6.4)	
190,001	to	200,000	287	(4.7)	42	(3.5)	29	(4.9)	
200,001	to	225,000	757	(12.3)	90	(7.6)	69	(11.6)	
225,001	to	250,000	705	(11.4)	66	(5.5)	34	(5.7)	
250,001	to	300,000	947	(15.4)	76	(6.4)	28	(4.7)	
300,001	to	400,000	792	(12.9)	52	(4.3)	14	(2.4)	
400,001	to	500,000	212	(3.4)	14	(1.1)	1	(0.2)	
500,001	to	750,000	175	(2.8)	12	(1.0)	1	(0.2)	
750,000	to	1,000,000	46	(8.0)	1	(0.1)	_	(—)	
1,000,001	to	1,500,000	20	(0.3)	1	(0.1)	_	(—)	
Over		1,500,000	12	(0.2)	_	(—)	_	(—)	
Total			6,163	100.0	1,191*	100.0	593**	100.0	

- * 1,191 condominium apartments sold for \$214,070,010, averaging \$179,739
- ** 593 condominium townhouses sold for \$103,198,364, averaging \$174,027.



Single-Family Residential April 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-20 E-21	207 270 324 174 325 157 312 230 226 217 255 80 389 494 378 556 296 20 44 67 112	98 145 151 73 154 84 127 112 108 126 122 42 200 275 202 285 145 12 30 34 53	72 75 113 68 124 45 113 92 87 60 87 32 122 113 134 219 107 4 12 23 35	16,798,736 22,885,150 23,973,268 13,032,650 27,633,895 10,293,800 24,740,380 19,604,700 16,236,227 15,020,988 15,915,250 6,030,800 27,713,349 22,617,465 28,351,640 31,341,070 17,436,169 1,388,500 2,773,900 4,341,300 7,509,800	233,316 305,135 212,153 191,657 222,854 228,751 218,941 213,095 186,623 250,350 182,934 188,463 227,159 200,155 211,579 143,110 162,955 347,125 231,158 188,752 214,566	224,500 264,000 197,250 216,500 200,000 219,000 197,250 190,000 250,194 176,000 180,950 223,000 189,900 213,250 136,900 159,000 372,500 230,250 195,000 177,000
Total	5,133	2,578	1,737	\$355,639,037	\$204,743	\$191,700
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-18 W-17 W-18 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	184 188 237 256 328 290 161 420 147 442 283 349 187 327 313 2 141 713 800 218 14 922 626 42 1 232 240 190	114 99 123 136 163 161 96 253 74 274 149 202 114 153 170 2 82 368 437 120 6 485 323 20 1 109 133 96	52 55 53 59 91 69 42 100 59 119 75 77 57 129 94 - 41 174 221 63 2 268 216 12 - 64 86 54	14,563,700 14,521,103 10,496,150 12,279,850 16,565,060 17,897,500 13,033,500 37,548,100 12,217,000 21,006,850 18,826,550 22,012,350 11,355,100 20,968,750 21,417,387 -7,368,450 43,513,363 53,381,307 18,261,973 572,000 57,594,000 43,797,680 2,676,500 -14,809,200 24,771,250 9,701,100	280,071 264,020 198,041 208,133 182,034 259,384 310,321 375,481 207,068 176,528 251,021 285,875 199,212 162,548 227,845 - 179,718 250,077 241,544 289,873 286,000 214,903 202,767 223,042 - 231,394 288,038 179,650	262,000 246,550 190,000 214,000 167,900 233,300 302,500 307,000 175,000 153,250 240,000 241,000 193,000 146,800 217,250
Total	8,253	4,463	2,332	\$541,155,773	\$232,057	\$215,000



Single-Family Residential continued April 2001

<u>Area</u>	<u>Listed</u>	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	468 278 230 422 70 236 295 129 265 102 232 124 332 312	244 169 144 258 35 138 161 89 159 55 160 63 176 170	144 56 51 94 11 53 84 32 76 32 32 51 93 97	35,956,312 27,570,600 24,894,695 39,683,426 3,480,058 14,696,200 20,000,450 24,649,700 36,018,965 7,998,300 25,024,288 13,839,975 26,454,300 26,839,909	249,697 492,332 488,131 422,164 316,369 277,287 238,101 770,303 473,934 249,947 782,009 271,372 284,455 276,700	223,500 387,000 387,000 357,000 295,000 269,500 211,450 537,000 339,500 184,100 612,500 275,000 258,800 252,000
Total	3,495	2,021	906	\$327,107,178	\$361,045	\$281,000
<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	292 355 483 355 93 245 324 495 278 510 67 50 98 85 75 299 99 167 27 19 60 93 75	185 206 296 190 58 140 182 285 153 302 37 27 61 47 33 134 49 78 19 9 32 35 35	65 90 107 71 17 69 84 116 85 145 16 7 20 32 22 92 34 44 4 3 15 37 13	19,813,933 26,011,978 31,105,000 20,306,700 4,192,500 20,288,175 19,811,150 36,085,051 22,940,300 45,003,732 4,316,500 2,459,000 7,876,033 7,199,900 5,727,863 14,518,289 6,581,500 8,528,300 1,420,000 404,900 2,051,500 6,083,475 2,228,400	304,830 289,022 290,701 286,010 246,618 294,032 235,847 311,078 269,886 310,371 269,781 351,286 393,802 224,997 260,357 157,807 193,574 193,825 355,000 134,967 136,767 164,418 171,415	292,133 270,250 250,000 271,500 242,000 259,000 214,000 280,500 266,000 254,000 250,000 310,250 212,000 265,000 154,500 181,500 174,450 387,500 129,900 123,000 161,500 168,000
Total	4,644	2,593	1,188	\$314,954,179	\$265,113	\$245,000
Grand Total	21,525	11,655	6,163	\$1,538,856,167	\$249,692	\$220,000

Listed includes Reruns: East (2,578-50%) West (4,463-54%) Central (2,021-58%) North (2,593-56%)

^{*} Sales to Listings Ratio (SFD only): 28.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	33	98%
WEST	39	97%
CENTRAL	33	98%
NORTH	44	97%
TOTAL	37	97%

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



Two Month Single-Family January to April 2001

<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	747 841 1,063 634 1,060 566 866 972 849 685 987 261 1,382 1,533 1,375 2,067 1,124 82 178 245 373	233 250 392 226 390 140 327 319 306 189 327 92 404 411 400 678 354 11 43 56 101	\$54,232,967 72,657,333 84,058,298 40,633,975 83,869,975 33,857,150 70,272,728 64,589,306 55,836,277 46,575,038 56,857,151 17,148,303 89,982,974 81,831,828 82,741,577 98,055,310 56,692,984 3,353,500 9,395,974 10,673,200 21,344,884	\$232,760 290,629 214,434 179,796 215,051 241,837 214,901 202,474 182,471 246,429 173,875 186,395 222,730 199,104 206,854 144,624 160,150 304,864 218,511 190,593 211,335	\$215,000 262,000 199,400 184,400 198,600 212,500 210,000 188,000 241,500 170,000 178,500 215,000 190,000 205,250 138,625 157,000 322,000 222,000 188,500
Total	17,890	5,649	\$1,134,660,732	\$200,860	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	604 630 902 824 1,162 1,059 479 1,413 549 1,680 986 1,200 665 1,205 1,171 9 532 2,587 2,933 758 23 3,461 2,525	157 171 207 203 276 252 118 339 165 352 245 280 186 458 323 - 113 712 705 192 2 860 710	\$46,907,234 46,230,782 38,933,500 39,908,710 47,759,449 61,649,301 36,121,800 127,624,400 38,246,891 60,295,152 59,772,417 83,121,608 36,814,625 75,662,816 77,885,462 20,291,650 174,252,824 168,324,174 60,205,242 572,000 180,892,219 141 433 427	\$298,772 270,355 188,085 196,595 173,041 244,640 306,117 376,473 231,799 171,293 243,969 296,863 197,928 165,203 241,131 - 179,572 244,737 238,758 313,569 286,000 210,340 199,202	\$266,500 242,500 183,000 197,000 158,500 224,500 285,250 304,000 210,000 145,000 221,500 248,000 188,250 151,250 225,500
W-24 W-25 W-26 W-27 W-28 W-29	2,525 130 4 837 923 609 29,860	710 31 2 213 216 161 7,649	141,433,427 8,848,400 793,000 47,394,300 62,662,607 29,327,286 \$1,771,931,276	199,202 285,432 396,500 222,508 290,105 182,157 \$231,655	195,000 192,000 396,500 215,000 264,000 173,000



Two Month Single-Family continued January to April 2001

<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	1,761 893 732 1,483 278 848 1,165 560 907 387 839 463 1,042 1,094	489 201 165 325 56 228 339 117 210 146 99 175 280 347	\$125,031,315 84,959,548 86,517,913 147,871,880 18,812,656 60,208,800 80,614,107 77,570,815 96,038,590 39,840,062 67,529,245 46,576,673 79,922,623 90,906,848	\$255,688 422,684 524,351 454,990 335,940 264,074 237,800 662,998 457,327 272,877 682,114 266,152 285,438 261,979	\$216,950 332,000 325,000 399,000 286,500 253,400 217,000 529,000 339,000 256,995 562,000 255,500 251,000 235,350
Total	12,452	3,177	\$1,102,401,075	\$346,994	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-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	993 1,355 1,664 1,171 286 960 1,164 1,858 898 1,816 254 143 378 314 307 921 354 437 78 59 153 389 240	229 299 385 240 48 258 326 417 234 415 59 21 55 87 79 248 111 131 16 15 58 108 41	\$66,686,033 85,987,505 112,588,393 71,895,580 13,754,500 72,738,564 77,027,950 124,829,131 63,923,787 126,509,211 17,709,350 8,988,500 23,328,533 20,470,450 20,980,263 40,270,409 21,309,000 25,345,548 4,537,750 2,726,300 8,215,250 17,620,893 6,556,300	\$291,205 287,584 292,437 299,565 286,552 281,932 236,282 299,350 273,179 304,841 300,158 428,024 424,155 235,293 265,573 162,381 191,973 193,477 283,609 181,753 141,642 163,156 159,910	\$281,000 266,500 255,000 291,000 274,250 242,950 275,000 265,500 282,000 272,000 319,000 325,000 250,000 155,000 181,000 175,000 279,175 165,000 135,000 140,000
Total	16,192	3,880	\$1,033,999,200	\$266,495	N/A
Grand Total	76,394	20,355	\$5,042,992,283	\$247,752	N/A

Includes Re-runs:

East	7,643	West	15,304
Central	6,655	North	8,260

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



Single-Family East Breakdown April 2001

	Si	Det <u>ales</u>	ached Houses Av. Price	Med. Price		<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 E-10 E-11 E-12 E-13 E-14 E-15 E-17 E-18 E-19 E-20 E-21		14 28 49 32 38 35 45 47 33 44 29 21 78 80 86 101 47 4 10 22 34	269,174 415,577 251,955 233,353 297,537 241,011 283,862 274,126 228,349 278,083 240,221 215,467 260,361 217,471 238,597 170,223 183,736 347,125 238,090 191,741 216,376	267,450 343,250 235,430 234,500 293,250 225,000 267,500 242,000 271,200 222,000 200,000 248,125 213,500 235,800 165,000 177,000 372,500 246,000 195,000 180,500		46 36 29 5 5 6 10 3 2 5 6 3 3 5 2 5 6 8 - - - - - - - - - - - - - - - - - -		226,052 246,617 233,621 183,300 233,900 182,917 221,850 215,167 188,500 223,180 184,833 171,667 186,000 174,300 146,750 127,081 122,575	217,900 227,500 220,000 185,500 234,500 182,500 223,850 210,000 188,500 223,000 174,000 175,000 171,000 146,750 129,000 124,000
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>		minium A Av. Price	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21	25 - 10 28 1 5 7 5 6 15 3 14 5 12 3 14	150,500 215,980 	150,500 201,000 - 175,500 180,500 230,000 189,000 174,000 145,375 165,000 147,500 140,000 142,500 82,600 113,500	1 4 34 20 50 3 43 33 45 2 25 5 10 11 4 14 1	97,500 170,725 134,719 131,008 183,122 176,967 151,311 137,585 158,727 102,150 126,404 113,800 149,190 130,673 142,500 120,037 134,000	97,500 169,200 129,000 123,250 172,000 174,000 151,000 156,500 102,150 131,000 138,000 129,000 139,000 91,950 134,000	- - 2 - 7 1 - 2 - 6 6 21 13 34 - 1	244,400 - 238,300 195,000 - 210,000 - 205,600 183,817 181,971 150,569 161,779 - 226,500 123,000	244,400 239,000 195,000 210,000 185,500 182,500 150,000 159,999 226,500 123,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price		Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5	9 2 1 1	248,156 304,000 272,000 240,000 205,000	260,000 304,000 272,000 240,000 205,000	- - - -	- - - -	- - - -	- - - -	- - - -	- - - -
E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17	3 1 2 3 10	213,267 227,000 205,250 199,967 175,185	208,000 227,000 205,250 199,900 177,250	: : :	- - - - -	- - - -	- - - - -	- - - -	- - - - -
	11 6 9 4 13	182,536 181,333 161,333 151,998 134,846	184,000 175,000 162,000 150,500 129,500	- - - - -	- - - -	- - - -	-	- - - -	- - - - -
E-18 E-19 E-20 E-21	1 - -	166,500 - -	166,500 - -	- - - -	- - -	- - -	- - -	- - -	- - - -



Single-Family Central Breakdown April 2001

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses <u>Av. Price</u>	s <u>Med. Price</u>
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10	2 16 36 62 8 23 3 14 35	215,000 601,750 553,244 497,601 362,631 346,309 556,333 1,140,729 682,938	215,000 455,000 541,500 426,050 299,000 310,000 519,000 892,500 510,000	8 18 10 9 - 1 7 7	350,513 493,306 236,300 374,361 292,000 311,000 670,857 325,639	384,200 402,500 201,500 349,000 292,000 320,000 529,000 322,000
C-11 C-12 C-13 C-14 C-15	10 23 25 28 34	444,800 976,104 322,495 388,421 400,803	417,500 705,000 301,500 342,500 370,500	2 - 6 - 15	323,000 - 231,683 - 269,541	323,000 230,500 270,000

	Townhouse Condominiums			Co	Condominium Apartments			Link Houses		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
C-1	20	228,010	220,000	104	243,987	206,000	_	-	-	
C-2	1	225,000	225,000	11	387,273	334,000	-	-	-	
C-3	-	· -	· -	4	603,750	612,500	-	-	-	
C-4	-	-	-	22	241,222	199,745	-	-	-	
C-6	1	232,008	232,008	2	173,500	173,500	-	-	-	
C-7	5	241,000	213,000	20	211,240	201,500	3	256,433	250,000	
C-8	1	197,500	197,500	64	209,607	193,900	-	· -	· <u>-</u>	
C-9	-	´ -	· -	8	324,188	336,250	-	-	-	
C-10	5	336,580	241,000	17	249,771	245,000	-	-	-	
C-11	1	128,000	128,000	18	139,072	123,500	-	-	-	
C-12	5	280,800	281,000	4	292,475	298,200	-	-	-	
C-13	3	220,333	215,000	17	219,206	195,000	-	-	-	
C-14	6	268,250	266,000	58	233,457	229,500	-	-	-	
C-15	24	188,185	192,500	24	193,877	152,000	-	=	=	

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	10	278,740	306,250	-	-	-	-	-	-
C-2	10	457,810	479,450	-	-	-	-	-	-
C-3	-		, <u>-</u>	1	199,900	199,900	-	-	-
C-4	1	156,000	156,000	_		,	=	-	-
C-6	_	-	,	-	-	-	=	_	-
C-7	1	240,000	240,000	_	-	=	=	-	-
C-8	9	282,456	285,000	_	-	=	=	-	-
C-9	1	980,000	980,000	2	205,000	205,000	=	_	-
C-10	_	-	-	_	-		=	-	-
C-11	1	273,000	273,000	_	-	=	=	-	-
C-12	_	-, <u>-</u>	-	-	-	-	-	-	-
C-13	_	_	-	-	-	-	-	-	-
C-14	1	428,500	428,500	-	-	-	=	_	-
C-15	-	-	-	-	-	-	=	-	-



Single-Family North Breakdown April 2001

	Calaa		ched Houses	Mad Drice		Calaa		etached Houses	Mad Dries
	<u>Sales</u>		Av. Price	Med. Price	_	<u>Sales</u>		Av. Price	Med. Price
N-1 N-2	33 54		374,324 318,346	350,000 295,500		2 2		270,917 245,750	270,916 245,750
N-3	49		390,369	380,000		1		295,000	295,000
N-4 N-5	45 11		320,616	305,500 285,000		5 3		203,760	210,000
N-6	50		263,727 326,201	278,750 278,750		3 4		224,833 203,250	225,000 204,500
N-7	52 76		270,404	251,250		11 14		184,400	180,000
N-8 N-9	-		360,101	310,000		-		229,993	226,500
N-10 N-11	24 94		320,079 351,448	322,500 329,500		7		- 227,127	233,000
N-12 N-13	14 7		287,107 351.286	266,500 250,000		-		· -	-
N-13 N-14	20		393,802	310,250		-		-	-
N-15 N-16	26 20		238,938 271,500	222,500 271,500		-		-	-
N-17	83		162,335	161,000		-		-	-
N-18 N-19	23 34		209,283 207,262	196,000 177,450		5		167,500	165,000
N-20	4		355,000	387,500		-		-	-
N-21 N-22	3 9		134,967 147,833	129,900 138,500		-		-	-
N-23	33		168,563	165,000		-		-	-
N-24	11		177,227	168,000		-		-	-
	Townh <u>Sales</u>	nouse Condomi Av. Price	iniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
N-1	10	226,610	207,050	11	216,509	220,000	6	257,283	263,500
N-2 N-3	5 16	249,000 214,375	243,000 198,000	16 24	223,494 180,829	214,250 171,500	9 1	240,211 228,000	245,000 228,000
N-4	3	260,000	265,000	3	151,000	145,500	-	•	-
N-5 N-6	- 5	159,680	163,500	3	309,917	285,000	1 2	227,000 220,000	227,000 220,000
N-7	6 4	161,292	155,500	4	149,500	150,000	2	192,050	192,050
N-8 N-10	2	206,000 217,000	205,500 217,000	2	216,000	216,000	- 58	251,560	250,000
N-11	11 2	228,891	220,000	7	222,143	225,000	16	238,964	231,000
N-12 N-13	-	148,500 -	148,500 -	-	-	-	-	-	-
N-14 N-15	-	-	-	-	-	-	-	-	-
N-16	1	187,000	187,000	1	110,863	110,863	-	-	-
N-17 N-18	1 2	148,000 136,250	148,000 136,250	3	72,333	70,000	2 4	143,500 164,500	143,500 161,000
N-19	1	129,000	129,000	2	105,500	105,500	4	163,375	160,500
N-20 N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	1	134,000	134,000
N-23 N-24	2	- 139,450	139,450	-	-	-	1 -	155,000	155,000
	Δι	ttached/Row		Co-on	Apartments		Det	tached Condomini	iume
	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1 N-2	3 3	242,667 281,667	215,000 288,000	-	-	-	1	502,000	502,000
N-3	16	230,250	229,250	-	-	-	-	-	-
N-4 N-5	15 2	241,813 195,000	231,000 195,000	-	-	-	-	-	-
N-6	5	199,400	193,000	-	-	-	-	-	-
N-7 N-8	9 20	196,878 212,075	198,000 215,750	-	-	-	-	-	-
N-10	1	233,900	233,900	-	-	-	-	- 265 000	265.000
N-11 N-12	9	235,167 -	233,000	-	-		-	365,000	365,000 -
N-13 N-14	-	-	-	-	-	-	-	-	-
N-15	6	164,583	167,500	-	-	-	-	-	-
N-16 N-17	3	130,833	130,000	-	-	-	-	-	<u>-</u>
N-18	-	· -	-	-	-	-	-		
N-19 N-20	2	138,950	138,950	- -	-	-	1 -	210,000	210,000
N-21	<u>:</u>	-	-	-	-	-	-	-	-
N-22 N-23	5 3	117,400 121,967	118,000 125,000	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-



Single-Family West Breakdown April 2001

					April 2001				
	<u>Sa</u>	De ales	tached Houses Av. Price	Med. Price		Sales		etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-10 W-12 W-13 W-14 W-15 W-16		15 25 32 31 22 31 37 69 20 50 42 37 14 9	385,780 310,196 201,259 242,313 260,000 272,900 320,949 457,698 320,000 235,398 319,262 399,803 297,964 297,489 284,117	321,100 300,000 188,250 224,500 245,500 245,000 304,000 400,000 290,000 230,000 302,500 377,500 295,000 277,000 273,750		15 26 15 8 20 5 1 1 1 6 6 6 10 14		281,667 238,700 213,500 243,813 239,158 233,780 170,000 246,500 248,000 229,000 234,900 183,333 229,167 226,250 213,179	277,500 239,650 210,000 245,000 239,750 225,000 170,000 246,500 248,000 229,000 224,750 186,500 233,000 229,500 216,000
W-17 W-18 W-19 W-20 W-21 W-22 W-23		13 79 131 46 1 164 101	219,335 307,360 278,607 328,382 425,000 240,352 247,370	227,000 304,500 267,500 282,000 425,000 231,500 242,500		14 17 35 3 - 34 50		192,707 229,176 215,794 212,000 185,579 197,069	187,500 227,500 213,000 204,000 185,000 198,750
W-24 W-25 W-26		6	247,370 289,500 -	242,500 270,000 -		1 -		183,000	183,000
W-27 W-28 W-29		51 76 32	249,388 300,720 207,450	233,000 270,000 184,450		3 3 10		193,000 205,667 143,440	185,000 210,000 139,000
	To <u>Sales</u>	wnhouse Condoi Av. Price	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	Sales	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2	1	118,000	118,000	18	201,556	181,000	-	-	-
W-3 W-4 W-5 W-6 W-7	5 20 3	192,130 139,945 254,667	179,900 129,000 241,000	4 13 28 28 2	142,088 108,154 112,429 250,446 162,250	155,175 108,500 118,500 211,000 162,250	1	234,000	234,000 - - -
W-8 W-9 W-10 W-12 W-13	4 2 14 8 21	175,038 254,450 140,829 185,969 186,317	159,950 254,450 136,500 167,875 158,000 175,500	13 28 28 2 2 22 36 52 19 10 18	162,250 179,923 140,558 126,374 132,653 126,800	158,250 118,250 128,000 132,000 126,750 150,500	1	227,000	227,000
W-14 W-15 W-16	18 17 27	162,878 171,097 174,696	175,500 169,500 165,000	18 93 10	147,878 141,077 151,719	150,500 136,500 136,000	1 - 1	215,000 - 266,000	215,000 266,000
W-17 W-18 W-19 W-20 W-21 W-22	11 33 44 4	135,836 189,530 170,071 184,500 147,000	139,000 188,000 164,200 155,000 147,000	3 35 3 7	108,333 198,512 98,167 179,414	103,000 152,500 98,500 156,000	- - 1 1	210,000 210,000	210,000 210,000
W-23 W-24 W-25	24 26 2	157,338 141,746 131,000	151,950 140,250 131,000	6 28 -	171,983 124,371 -	174,450 120,000 -	6 - 1	193,150 - 167,000	195,750 167,000
W-26 W-27 W-28	6	137,150	138,500	2	141,500	141,500	2 1	202,750 212,500	202,750 212,500
W-29	6	115,067	117,450	-	-	-	2	185,950	185,950
	Sales	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomi <u>Av. Price</u>	iniums <u>Med. Price</u>
W-1 W-2 W-3	3 4 2	268,667 140,000 142,500	285,000 139,000 142,500	- - -		- - -	-	- - -	- - -
W-4 W-5	1	217,000 - 246,100	217,000	-	-	-	1	115,000	115,000
W-6 W-7 W-8	2 2 2	331,950 349,250	246,100 331,950 349,250	1	117,000	117,000	-	-	-
W-9 W-10 W-12	1	237,900	237,900		-	-	-	-	-
W-13 W-14	2	219,500	219,500	-	-	- -	1	500,000	500,000
W-15 W-16	-		- -	-	-	- -	-	-	
W-17 W-18	-	-	-	-	-	-	-	-	-
W-19 W-20 W-21	10 7 2	213,350 191,914 158,250	215,500 179,000 158,250	- - -	-	- - -	-	-	-
W-22 W-23 W-24	- 34 11	173,521 162,914	172,500 152,500	-	-	-	-	- -	-
W-25 W-26	2	162,914 163,750	163,750 -	-		-	-		
W-27 W-28 W-29	6 4	181,167 141,500	174,000 137,000	= =	- - -	-	- - -	-	- -



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 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 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 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 1971	13,076 15,587	10,498 13,085	394,123,765 496,009,054	30,141 31,822	29,492 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 1975	20,680 26,088	17,318 22,020	1,160,586,426	56,121 58,180	52,806 57,581
1975	22,575	19,025	1,517,817,465 1,417,814,546	62,805	57,581 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 1980	27,060 30,977	23,466 26,017	2,068,819,999 2,478,889,915	73,992 80,023	70,830 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	34,896	30,046	3,668,093,732	105,115	101,626
1984 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 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	210,138	203,028
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998 1999	66,876 71,738	55,344 58,957	15,050,497,785 16,914,637,727	225,051 235,783	216,815 228,372
1000	71,700	30,337	10,014,007,727	200,700	220,072
2000	0.000	0.004	700 040 740	202 722	202 752
January February	3,282 5,668	2,694 4,731	786,812,743 1,430,128,309	239,736 252,316	229,758 245,134
March	7,455	6,133	1,873,828,920	251,352	245,553
April	7,163	5,996	1,799,071,711	251,162	247,303
May	7,118 6,965	5,892 5,754	1,788,083,289 1,783,989,982	251,206 256,136	247,014 247,929
June July	5,771	4,729	1,418,282,236	245,760	236,526
August	6,070	4,961	1,475,392,999	243,063	230,093
September		4,857	1,492,725,419	255,910	248,604
October November	5,698 5,885	4,696 4,880	1,453,498,740 1,496,826,649	255,089 254,346	245,321 246,154
December		3,026	975,399,972	262,416	238,956
Total	70,625	58,343	17,774,041,917	251,667	243,255
2001	0	0.455	0.40 6.55 5.75	0.45 5-5	005
January February	3,760 5,624	3,103 4,761	913,966,272 1,447,699,784	243,076 257,414	235,535 252,072
March	5,624 7,379	4,761 6,328	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
Total	24,030	20,355	6,089,275,091	253,403	247,752

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



