For Further Information: 443-8152

February, 1997

February market bodes well for 1997

TORONTO - Monday, March 3, 1997 — There were 5,200 sales of single-family dwellings reported through the Toronto Real Estate Board's MLS® in February, Jerry England, President, announced today. February sales mark a 27 per cent increase over the 4,080 sales reported in January, and a 24 per cent increase from the 4,207 sales reported during February last year.

Looking at prices, the average rose to \$207,221 in February up four per cent from \$198,798 in January. The median rose almost three per cent to \$179,949 from \$175,000 in January. This compares well to February 1996 when the average price was \$192,406 and the median was \$169,000, and closely mirrors February 1995 when the average price was \$208,225 and the median was \$175,500.

"The results posted so far this year are very encouraging," commented Mr. England. "Housing prices appear to be bottoming out or rising in many areas as the resale market continues to accelerate on the crest of the best affordability conditions in more than a decade. I expect affordability will continue to drive the market into the spring. The only unknown may be the impact of a pending

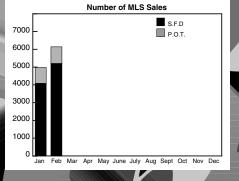
federal election and the uncertainty that can create."

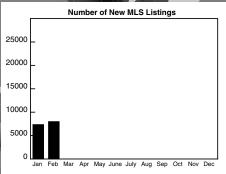
Looking at active inventory, Mr. England noted listings rose nine per cent in February to 18,480 from 16,895 in January. However, even with the rise he said they were still down 22 per cent from 23,830 in February 1996.

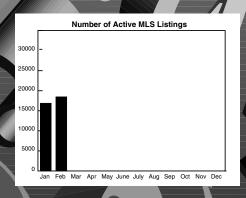
TREB's 5,200 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,077,554,170, and averaged \$207,221. The median price was \$179,949.

Breaking down the total 2,020 sales were reported in TREB's 27 West districts and averaged \$192,238; 795 sales were reported in the 14 Central districts and averaged \$293,266; 925 sales were reported in the 23 North districts and averaged \$227,626; and 1,460 sales were reported in TREB's 21 East districts and averaged \$168,173.

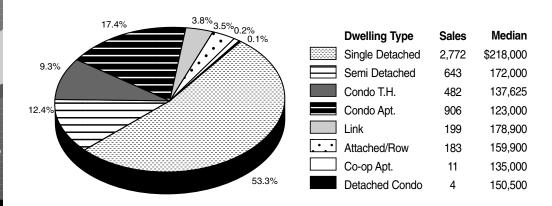
In addition to the sales of single-family dwellings, TREB Members reported 940 sales of properties of other types (P.O.T.) during February moving the total to 6,140. The dollar volume for properties of all types (P.A.T.) was \$1,287,100,706, and the average price was \$209,625







Single-Family Residential Breakdown



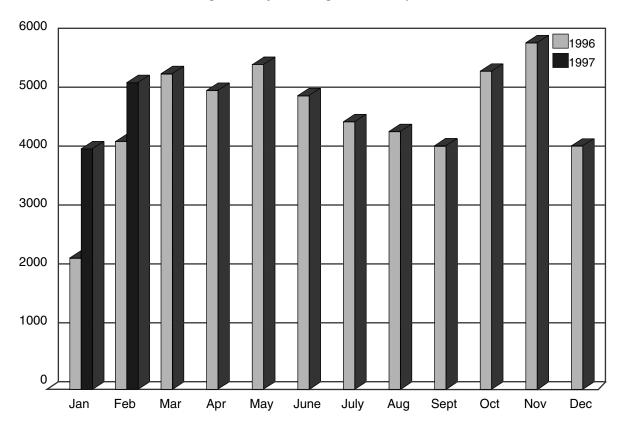
Housing Market Indicators

	February 1996	February 1997	% Change
Sales*	4,207	5,200	(+24%)
New Listings*	8,652	8,010	(-7%)
Active Listings**	23,830	18,480	(-22%)

^{*} Single-Family Dwellings Only

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — February

<u>Pri</u>	ce R	<u>ange</u>	<u>Tota</u>	I S.F.D.	<u>Co</u>	Condo Apt.		Condo T.H.	
Up	to	\$90,000	238	(4.6)	173	(19.1)	22	(4.6)	
90,001	to	110,000	287	(5.5)	151	(16.7)	49	(10.2)	
110,001	to	120,000	235	(4.5)	99	(10.9)	60	(12.5)	
120,001	to	130,000	296	(5.7)	110	(12.1)	65	(13.5)	
130,001	to	140,000	270	(5.2)	66	(7.3)	59	(12.2)	
140,001	to	150,000	315	(6.1)	56	(6.2)	60	(12.5)	
150,001	to	160,000	305	(5.9)	45	(5.0)	52	(10.8)	
160,001	to	170,000	354	(6.8)	34	(3.8)	33	(6.8)	
170,001	to	180,000	336	(6.5)	29	(3.2)	24	(5.0)	
180,001	to	190,000	332	(6.4)	20	(2.2)	17	(3.5)	
190,001	to	200,000	236	(4.5)	16	(1.8)	7	(1.4)	
200,001	to	225,000	532	(10.2)	41	(4.5)	12	(2.5)	
225,001	to	250,000	388	(7.4)	23	(2.5)	11	(2.3)	
250,001	to	300,000	462	(8.9)	20	(2.2)	6	(1.2)	
300,001	to	400,000	354	(6.8)	15	(1.7)	3	(0.6)	
400,001	to	500,000	125	(2.4)	3	(0.3)	_	(—)	
500,001	to	750,000	94	(1.8)	2	(0.2)	2	(0.4)	
750,000	to	1,000,000	26	(0.5)	2	(0.2)	_	(—)	
1,000,001	to	1,500,000	9	(0.2)	1	(0.1)	_	(—)	
Over		1,500,000	6	(0.1)	_	(—)	_	(—)	
TOTAL			5,200	100.0	906*	100.0	482*	* 100.0	

^{* 906} condominium apartments sold for \$125,786,250, averaging \$138,836

^{** 482} condominium townhouses sold for \$69,993,363, averaging \$145,214.

Single-Family Residential February 1997

<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-20 E-21	171 171 323 138 250 93 248 217 149 124 188 65 240 247 209 408 173 15 12 43 63	67 79 128 38 86 35 82 89 56 44 69 15 86 87 71 145 63 7 5 13	71 69 126 69 77 38 93 61 55 42 78 33 89 116 103 189 91 3 3	\$12,646,600 17,213,800 21,583,150 10,619,900 14,124,576 6,538,250 17,156,409 10,281,087 8,748,480 8,672,900 11,885,750 5,603,300 17,359,945 18,633,123 17,829,186 23,917,150 12,674,990 628,000 499,000 2,938,500 5,978,650	\$178,121 249,475 171,295 153,912 183,436 172,059 184,478 168,542 159,063 206,498 152,381 169,797 195,056 160,630 173,099 126,546 139,286 209,333 166,333 163,250 166,074	\$176,000 223,000 168,000 165,000 172,000 166,200 182,000 165,000 205,000 159,000 162,000 189,900 159,450 169,500 122,500 133,200 165,000 166,000 148,500 156,000
Total	3,547	1,284	1,460	\$245,532,746	\$168,173	\$161,000
<u>West</u>						
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20	74 159 187 124 192 181 55 260 136 209 198 238 133 220 241	30 61 66 45 59 75 21 121 59 87 79 94 50 61 94 -	29 65 72 49 77 55 29 111 47 85 63 99 60 107 113 -	\$5,414,000 13,071,550 10,809,600 7,114,000 11,296,800 10,290,300 7,218,150 36,724,500 8,479,550 13,908,200 13,663,155 23,150,200 10,681,400 13,129,805 22,142,538 - 4,375,310 26,043,538 35,998,745	\$186,690 201,101 150,133 145,184 146,712 187,096 248,902 330,851 180,416 163,626 216,875 233,840 178,023 122,708 195,952	\$165,000 188,300 145,000 153,500 158,000 174,000 255,000 240,000 175,500 197,000 200,000 177,750 115,900 182,000 192,000 181,900
W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	344 174 4 414 330 20 6 119 164	107 53 2 93 90 4 1 29 54	174 78 1 263 162 9 - 44 66	35,998,745 18,773,000 186,500 45,887,228 25,671,300 1,857,500 - 8,209,000 14,224,548	206,889 240,679 186,500 174,476 158,465 206,389 - 186,568 215,523	181,900 229,500 186,500 168,500 150,500 192,000 - 177,250 194,950
Total	4,534	1,548	2,020	\$388,320,417	\$192,238	\$174,000

February 1997 continued

<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	207 170 146 211 44 117 158 84 151 55 129 110 202 237	79 72 59 105 17 45 69 45 78 19 69 53 99 91	84 61 53 87 13 58 73 31 55 24 28 63 73 92	\$15,708,205 20,701,700 20,109,100 35,170,537 3,155,900 14,480,450 12,243,230 17,567,400 19,506,618 5,142,200 15,314,900 12,782,600 21,242,100 20,021,588	\$187,002 339,372 379,417 404,259 242,762 249,663 167,715 566,690 354,666 214,258 546,961 202,898 290,988 217,626	\$159,000 259,500 275,000 374,000 225,000 232,450 147,500 500,000 312,500 226,500 473,500 185,000 245,000 198,000
Total	2,021	900	795	\$233,146,528	\$293,266	\$235,500
<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	197 216 302 149 34 154 173 179 124 278 62 29 80 81 44 201 69 107 18 28 35 66 32	97 79 135 58 18 61 55 70 35 112 23 14 38 21 17 65 26 36 10 12 12 15 9	66 78 99 51 11 51 101 52 66 83 22 4 22 23 17 61 28 31 1 5	\$17,606,023 20,596,350 23,931,523 13,453,888 3,531,500 12,139,047 20,060,049 14,715,700 15,047,593 23,568,501 4,799,900 586,000 5,968,500 4,839,700 3,548,200 7,823,355 4,706,150 5,177,900 104,500 838,000 1,715,200 3,888,000 1,908,900	\$266,758 264,056 241,733 263,802 321,045 238,021 198,614 282,994 227,994 283,958 218,177 146,500 271,295 210,422 208,718 128,252 168,077 167,029 104,500 167,600 171,520 138,857 127,260	\$244,000 253,000 211,500 269,500 280,000 223,000 193,000 265,000 216,000 275,000 208,000 148,000 272,750 190,000 204,200 125,000 171,450 154,000 104,500 191,000 157,500 136,000 122,500
Total	2,658	1,018	925	\$210,554,479	\$227,626	\$216,000
Grand Total	12,760	4,750	5,200	\$1,077,554,170	\$207,221	\$179,949

Listed includes Reruns: East (1,284-36%) West (1,548-34%) Central (900-44%) North(1,018-38%)

^{*} Sales to Listings Ratio (SFD only): 40.7%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	38	97%
WEST	40	96%
CENTRAL	45	97%
NORTH	53	96%
TOTAL	43	97%

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

Two Month Single-Family January to February 1997

<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-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-19 E-19 E-20 E-21	317 311 556 241 485 202 477 398 304 241 344 113 411 455 399 806 363 30 23 91	129 130 220 107 191 71 212 122 103 78 154 56 153 207 182 328 143 3 5	\$23,088,550 30,179,990 36,461,810 15,803,680 33,860,094 12,342,550 39,254,489 20,107,987 16,368,580 16,191,970 23,554,900 8,893,700 28,902,707 33,295,773 31,328,717 41,224,625 20,299,690 628,000 797,000 4,668,400 8,171,150	\$178,981 232,154 165,736 147,698 177,278 173,839 185,163 164,820 158,918 207,589 152,954 158,816 188,907 160,849 172,136 125,685 141,956 209,333 159,400 155,613 163,423	\$171,000 198,500 164,500 157,000 175,000 163,000 165,000 205,000 157,000 157,250 186,000 158,500 166,950 122,500 137,500 165,000 166,000 148,000 155,000
Total	6,693	2,674	\$445,424,362	\$166,576	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-15 W-16 W-17 W-18 W-19 W-20	157 291 383 264 365 298 119 482 248 402 371 481 251 391 450 2 128 527 595	61 103 123 93 133 105 53 182 86 161 119 185 98 205 184 - 49 234 297	\$11,275,000 20,714,700 18,131,600 13,520,800 18,847,000 19,724,300 13,041,900 57,212,850 15,465,850 25,180,250 25,263,905 42,818,400 17,061,845 25,393,442 37,287,605 	\$184,836 201,114 147,411 145,385 141,707 187,850 246,074 314,356 179,835 156,399 212,302 231,451 174,100 123,870 202,650	\$165,300 185,000 144,000 153,000 124,500 173,500 245,750 246,750 181,000 170,000 195,000 209,900 177,750 118,000 183,750
W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	595 348 7 763 601 44 8 201 311	297 150 3 455 287 15 - 76 122	60,617,995 37,208,600 428,000 79,332,128 45,456,100 4,132,666 - 14,133,650 25,998,836	204,101 248,057 142,667 174,356 158,384 275,511 - 185,969 213,105	183,000 222,000 125,000 169,500 152,000 192,000 - 177,250 197,250
Total	8,488	3,579	\$681,363,758	\$190,378	N/A



Two Month Single-Family continued January to February 1997

<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	413 308 284 416 87 232 327 165 254 112 244 230 424 448	159 99 85 163 22 101 134 54 91 47 45 100 124 164	\$29,665,588 30,795,700 28,215,500 62,393,537 5,518,900 24,019,600 22,646,108 31,142,900 32,182,418 10,696,350 23,855,850 20,548,850 35,375,530 34,340,987	\$186,576 311,068 331,947 382,782 250,859 237,818 169,001 576,720 353,653 227,582 530,130 205,489 285,287 209,396	\$160,000 239,900 240,000 338,000 230,000 224,050 149,000 500,000 291,200 247,000 467,000 188,000 242,000 186,150
Total	3,944	1,388	\$391,397,818	\$281,987	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	367 399 586 290 76 276 348 326 237 517 113 54 156 151 100 410 141 190 26 53 57 169 77	107 163 174 90 21 86 169 91 105 148 42 7 34 46 38 118 45 51 5 8 20 46 25	\$27,683,773 41,010,818 43,460,422 23,108,213 6,113,000 20,614,197 33,943,749 24,698,880 23,982,231 41,346,811 9,763,800 1,531,500 9,054,500 9,575,300 7,901,100 15,667,295 7,377,750 8,441,338 1,006,400 1,385,000 3,022,200 6,504,533 3,274,300	\$258,727 251,600 249,773 256,758 291,095 239,700 200,851 271,416 228,402 279,370 232,471 218,786 266,309 208,159 207,924 132,774 163,950 165,516 201,280 173,125 151,110 141,403 130,972	\$236,000 245,000 216,000 248,944 278,000 223,250 193,000 256,000 216,000 205,000 170,000 267,750 190,000 186,500 125,500 169,900 153,000 149,900 178,000 135,250 137,950 122,750
Total	5,119	1,639	\$370,467,110	\$226,032	N/A
Grand Total	24,244	9,280	\$1,888,653,048	\$203,519	N/A

Includes Re-runs:

East	2,373	West	2,884
Central	1,700	North	1,906

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

Single-Family East Breakdown February 1997

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pric	<u>.</u>	<u>Sales</u>	Semi-D	etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8		20 29 54 36 22 25 40 31	181,990 316,734 191,919 191,786 258,468 181,438 229,060 218,406 190,717	176,500 290,000 177,500 185,000 250,900 169,000 221,650 195,000		44 36 37 10 3 9 8 5		177,041 209,806 193,966 150,480 176,667 165,978 180,725 163,800	173,000 182,250 185,500 150,500 175,000 166,500 178,000
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20		35 30 19 60 76 65 114 39 3 2	224,254 187,257 207,463 219,450 179,075 191,656 137,052 157,510 209,333 166,500	214,000 177,400 185,000 213,000 173,900 186,000 135,750 156,500 165,000 150,000		8 3 6 7 8 43 7		161,000 152,833 164,500 152,429 143,050 114,784 101,143	166,000 150,000 164,500 158,500 145,500 115,000 97,000
E-21		34 ownhouse Condo			ominium A			117,625 Link Houses	117,625
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10	2 3 2 22	160,500 148,667 134,500 159,299	160,500 172,000 134,500 146,150	2 31 21 24	77,250 111,965 92,467 134,841	77,250 100,000 85,000 127,900	- - - - 5	- - - 197,500	- - - - 202,000
	7 3 10 3	161,571 138,633 120,810 117,667	151,500 130,000 127,250 117,000	3 26 22 16 4	146,500 122,704 103,436 125,599 117,750	122,000 124,605 100,500 119,900 118,500	9 - - -	189,100 - - -	190,000 - - -
E-11 E-12 E-13 E-14 E-15 E-16 E-17	12 7 11 8 8 12 1	131,138 104,857 114,018 119,800 113,375 88,513 88,000	126,000 98,000 115,000 116,500 121,250 91,500 88,000	18 3 2 16 3 3	95,750 99,000 145,375 101,569 126,667 57,667 109,000	101,500 90,000 145,375 96,500 140,000 58,000 109,000	4 1 3 4 11 12 29	183,125 172,000 169,667 163,250 162,627 129,950 138,576	183,750 172,000 171,000 168,000 155,000 133,500 136,000
E-18 E-19 E-20 E-21	- - -	- - -	- - -	- - -	- - -	- - - -	- 1 -	125,000 -	125,000 -
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-or Sales	Apartmen Av. Price	its <u>Med. Price</u>	D <u>Sales</u>	etached Condon Av. Price	niniums Med. Price
E-1	7	173,857	176,000						
E-2 E-3	- 1	125,900	- 125,900	-	-		-	-	-
E-4 E-5 E-6 E-7	1 1 3	180,000 69,000 175,000	180,000 69,000 179,000	- - -	- - -	- - -	- - -	- - -	-
E-8 E-9	-	´ - -	, - -	-	-	-	-	-	-
E-10 E-11 E-12	- 5 -	157,280 -	158,000	- - -	-	-	1	164,000	164,000
E-12 E-13 E-14 E-15 E-16 E-17	7 3 8 5 14	164,571 150,967 143,903 112,600 114,886	168,000 155,000 143,750 107,500 113,750	- - - -	- - - -	- - - -	2 - -	133,500 - - -	133,500 - - -
E-18 E-19 E-20 E-21	1 - -	166,000	166,000	- - - -	- - -	- - -	- - -	- - - -	- - -

Single-Family Central Breakdown February 1997

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	5	228,036	218,000	9	217,644	215,000
C-2	13	463,085	315,500	23	286,870	259,000
C-3	36	442,781	325,000	7	170,443	150,200
C-4	68	438,893	403,000	7	356,329	385,000
C-6	12	245,658	237,500	-	´ -	´ -
C-7	34	295,072	281,200	9	224,400	223,000
C-8	2	231,500	231,500	5	263,200	262,000
C-9	18	679,800	627,050	3	750,667	715,000
C-10	28	470,516	422,350	18	280,787	251,000
C-11	8	344,138	323,500	5	264,600	247,000
C-12	21	648,643	586,500	1	225,000	225,000
C-13	14	300,429	300,000	10	200,550	194,000
C-14	36	363,742	313,500	-	· -	· -
C-15	30	322,833	323,000	16	206,206	209,500

	Towi <u>Sales</u>	nhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Col <u>Sales</u>	ndominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	1	110,000	110,000	65	180,273	149,000	-	-	_
C-2	2	384,000	384,000	17	319,653	245,000	-	-	-
C-3	2	462,500	462,500	6	298,233	292,450	-	-	-
C-4	2	308,500	308,500	10	221,450	218,500	-	-	-
C-6	1	208,000	208,000	-	´ -	· -	-	-	-
C-7	3	178,133	179,500	12	157,833	153,000	-	-	-
C-8	1	151,000	151,000	60	151,554	136,950	-	-	-
C-9	-	´ -	´ -	2	550,500	550,500	-	-	-
C-10	1	208,000	208,000	8	133,750	125,000	-	-	-
C-11	3	98,833	100,000	8	96,200	80,500	-	-	-
C-12	6	244,733	242,450	-	· -	· -	-	-	-
C-13	10	157,770	149,400	29	172,186	158,000	-	-	-
C-14	2	217,350	217,350	32	203,616	206,000	-	-	-
C-15	25	157,672	159,000	21	147,405	126,000	-	-	-

	Attached/Row			Co-	op Apartmen	ts	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	4	195,375	190,250	-	-	_	-	-	-
C-2	6	313,583	269,750	-	-	-	-	-	-
C-3	-	· -	· -	2	130,750	130,750	-	-	-
C-4	-	-	-	-	· -	· -	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	5	244,000	253,000	-	-	-	-	-	-
C-9	3	356,000	350,000	5	182,000	185,000	-	-	-
C-10	-	· -	· -	-	· -	· -	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	3	399,000	368,000	-	-	-	-	-	-
C-15	-	· -	· -	-	-	-	-	-	-

Single-Family North Breakdown February 1997

	<u>s</u>	De ⁱ	tached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2		30 46	367,884 309,382	316,000 288,625		1 1		184,000 210,000	184,000 210,000
N-3 N-4		50 46	309,923 276,563	288,000 271,450		3		173,333	173,500
N-5 N-6		11 36	321,045 275,382	280,000 252,250		- 1		160,000	160,000
N-7 N-8		76 42	214,340 305,660	217,750 279,950		8		154,463 196,000	146,000 191,000
N-10 N-11		19 63	295,663	280,000		- 1		185,000	185,000
N-12 N-13		21 4	312,424 220,948 146,500	304,000 216,000 148,000		i		160,000	160,000
N-13 N-14 N-15		22 23	271,295	272,750		-		-	-
N-16		16	210,422 212,456	190,000 204,700		- - 1		-	105.000
N-17 N-18		57 18	128,945 180,183	126,000 184,000		2		125,000 144,000	125,000 144,000
N-19 N-20		21 1	175,179 104,500	160,000 104,500		1 -		121,250 -	121,250 -
N-21 N-22		5 10	167,600 171,520	191,000 157,500		- -		- -	-
N-23 N-24		27 15	140,667 127,260	137,000 122,500		-		- -	-
	To Sales	ownhouse Condor Av. Price	miniums Med. Price	Condor Sales	minium Apar Av. Price	tments Med. Price	Salas	Link Houses Av. Price	Med. Price
NI 4							<u>Sales</u>		
N-1 N-2 N-3 N-4	13 6 9	161,462 235,333 166,867	155,500 246,500 159,300	10 18 28 2	146,450 176,694 157,680 106,000	147,249 163,500 157,000 106,000	9 4 3 -	231,333 219,525 217,500	226,000 222,500 211,500
N-5 N-6 N-7	6 5	143,483	141,000	4 4	120,225	118,500	3	185,667	175,000
N-8	4	147,500 173,750	142,000 171,000	1	141,500 172,000	144,000 172,000	3 1	163,667 240,000	166,000 240,000
N-10 N-11	1 6	189,880 157,583	189,880 157,500	3	181,304	168,000	46 10	200,872 221,140	200,000 217,525
N-12 N-13	-	-	- -	- -	-	-	-	- -	-
N-14 N-15	-	- -	- -	-	-	-	-	- -	-
N-16 N-17	2	100,500	100,500	-	-	-	1	147,500	147,500
N-18 N-19	3	121,117	121,850 -	-	-	-	5 6	162,300 147,150	169,500 147,450
N-20 N-21	-	-	-	-	- -	-	-	-	-
N-22 N-23	-	-	- -	-	-	-	-		-
N-24	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op / <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2	3 3	246,667 228,067	241,000 232,200	- -	-	- -	-	- -	-
N-3 N-4	9	207,333	202,000	- -	-	- -	-	-	-
N-5 N-6	- 1	166,500	- 166,500	- -	-	- -	-	- -	-
N-7 N-8	5 1	148,000 183,000	145,000 183,000	-	-	-	-	-	-
N-10 N-11	-	-	-	-	-	-	-	-	-
N-12	-	-	- -	-	-	-	-	-	-
N-13 N-14	-	-	- -	- -	-	-	-	- -	-
N-15 N-16	1	148,900	148,900	-	-	-	-	- -	-
N-17 N-18	-	- -	- -	-	- -	-	- -	- -	
N-19 N-20	2	119,000	119,000 -	- -	-	-	1 -	257,000 -	257,000 -
N-21 N-22	-	-	-	-	-	-	-	-	-
N-23 N-24	1 -	90,000	90,000	-	-	-	-	-	-

Single-Family West Breakdown February 1997

		De	tacked Hauses		,		Comi D	-464	
	Sa	<u>ales</u>	tached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9	11 31 42 30 18 33 24 68 22 49		266,145 238,476 153,676 166,823 203,744 180,855 274,277 446,851 255,545 206,959	239,900 220,100 145,500 164,250 202,500 173,000 259,000 325,000 242,500 195,000		5 28 20 5 22 5 1 3 1 2	5 184,580 28 168,500 20 159,010 5 182,700 22 195,593 5 189,800 1 145,000 3 213,667 1 171,500		188,000 167,500 148,750 182,000 191,000 188,000 145,000 216,000 171,500 169,000
W-12 W-13 W-14 W-15 W-16 W-17	44 60 13 5 46 - 11 63 83 49 1		256,254 298,356 253,485 206,100 244,566	285,250 251,000 215,000 225,500	251,000 215,000			159,793 184,688 180,000 172,785	154,500 183,000 179,000 173,000
W-17 W-18 W-19 W-20 W-21 W-22			172,337 243,932 261,910 296,878 186,500	239,500 220,900 274,000				167,011 189,250 176,471 166,833	166,000 188,000 175,000 176,500
W-23 W-24 W-25		146 63 6	197,802 203,201 205,417	190,000 185,000 206,500		37 30		156,350 163,770 -	158,700 163,950 -
W-26 W-27 W-28		36 54	199,303 232,184	186,750 225,000		3 4		145,700 122,175	142,000 123,200
	To <u>Sales</u>	ownhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apari <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4	1	82,000	82,000 - - -	10 3 10 14	124,400 208,267 117,500 85,414	124,250 211,500 137,000 84,250	- - -	- - -	- - -
W-5 W-6 W-7 W-8 W-9	12 - - 5 2 8	114,996 - 163,200 286,450	112,500 - - 181,000 286,450	23 16 4 33 21	80,735 195,569 122,625 142,882 91,817	82,000 163,000 127,250 128,500 77,000	- - - 1	185,000	185,000
W-10 W-12 W-13 W-14	7 13 19	113,863 138,071 132,819 154,789	112,450 138,000 122,000 160,000	23 10 8 14	88,165 111,300 86,338 128,750	84,500 114,250 87,600 133,500	2 - - 5	166,750 - - 198,420	166,750 - - 191,500
W-15 W-16 W-17	13 21 -	138,423 147,224 -	141,000 150,000	85 7 -	112,704 138,343	112,000 140,000	- 9 -	183,722	175,500
W-18 W-19 W-20 W-21 W-22	8 20 53 13	110,563 154,525 146,626 147,946	115,250 157,250 140,100 148,000	1 30 4 8	92,000 128,628 105,750 115,688	92,000 118,950 109,500 107,500	1 1 1	177,000 178,900 169,900	177,000 178,900 169,900
W-23 W-24 W-25 W-26	30 26 1	127,665 117,823 117,000	121,500 118,000 117,000	11 35 1	128,568 104,153 375,000	125,500 104,500 375,000	5 1 -	167,680 182,900 -	171,000 182,900 -
W-27 W-28	4 1	113,000 102,000	118,250 102,000	-		- -	1 2	145,000 171,500	145,000 171,500
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Sales	etached Condomin Av. Price	Med. Price
W-1 W-2 W-3	2 3 -	118,750 112,000 -	118,750 118,000 -	-	- - -	- - -	- - -	- - -	-
W-4 W-5 W-6	- - 1	244,000	- - 244,000	2	44,750	44,750	-	-	-
W-7 W-8	- -			2	83,250	83,250	-	-	-
W-9 W-10	1	157,000	157,000	-	-	- -	-	-	-
W-12 W-13	2 4	154,250 148,600	154,250 145,250	-	-	-	-	Ξ	-
W-14 W-15	1	173,000	173,000	-	-	-	-	-	-
W-16 W-17	2	170,450 -	170,450 -	-	-	-	-	-	-
W-18 W-19 W-20	9 4	184,111 192,375	187,000 196,500	-	-	- -	-	- -	- -
W-21 W-22	4	176,700	176,900	-	-	- -	-	-	-
W-23 W-24	34 7	151,194 152,129	149,250 152,000	-	-	-	-	-	- -
W-25 W-26	1 -	133,000	133,000	-	-	-	-	-	-
W-27 W-28	5	150,580	160,000	Ï	-	-	-	:	-

Year	* Number of Sales (Property of all types)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953 1954 1955 1956 1957 1958	2,699 3,061 3,555 4,885 5,916 7,968		\$ 38,935,130 44,835,245 53,153,433 73,486,822 93,072,456 128,163,813	\$ 14,424 14,647 14,952 15,043 15,732 16,085	
1959 1960 1961 1962 1963	9,559 9,298 9,264 9,669 11,096	* Number of Sales	158,821,137 151,828,112 151,314,565 161,878,920 183,272,930	16,615 16,329 16,334 16,742 16,517	*Average Price
1964 1965 1966 1967	13,895 14,890 14,883 14,886	(Single-Family Only) 13,428 12,432	241,218,500 281,164,558 326,687,333 367,415,993	17,370 18,883 21,950 24,681	(Single-Family Only) \$ 21,360 24,078
1968 1969 1970 1971	15,570 15,817 13,076 15,587	12,245 12,493 10,498 13,085	430,301,604 473,422,285 394,123,765 496,009,054	27,637 29,931 30,141 31,822	26,732 28,929 29,492 30,426
1972 1973 1974 1975 1976	17,037 19,561 20,680 26,088 22,575	14,613 16,335 17,318 22,020 19,025	580,579,218 862,742,566 1,160,586,426 1,517,817,465 1,417,814,546	34,078 44,105 56,121 58,180 62,805	32,513 40,605 52,806 57,581 61,389
1977 1978 1979 1980 1981 1982	24,335 24,778 27,060 30,977 35,434 28,936	20,512 21,184 23,466 26,017 29,625 25,336	1,630,809,263 1,707,519,316 2,068,819,999 2,478,889,915 3,373,355,403 2,825,353,787	67,015 68,913 73,992 80,023 95,201 97,724	64,559 67,333 70,830 75,694 90,203 95,496
1983 1984 1985 1986 1987	26,936 34,896 36,206 51,514 54,815 51,149	25,336 30,046 31,905 45,509 52,919 43,475	2,622,333,767 3,668,093,732 3,845,980,469 5,957,686,711 8,195,016,831 10,287,088,795	105,115 106,225 115,652 149,503 201,120	101,626 102,318 109,094 138,925 189,105
1988 1989 1990 1991 1992 1993	61,441 47,447 31,652 44,510 49,113 46,561	49,381 38,960 26,779 38,144 41,703 38,990	15,234,986,682 13,863,276,860 8,264,140,752 10,606,078,479 10,705,964,103 9,885,955,838	249,632 292,185 261,094 238,285 217,986 212,323	229,635 273,698 255,020 234,313 214,971 206,490
1994 1995	52,796 47,100	44,237 39,273	9,902,240,806 9,902,240,806	218,138 210,238	208,921 203,028
1996 January February March April May June	2,648 4,955 6,288 5,992 6,483 5,865	2,222 4,207 5,350 5,070 5,514 4,979	561,139,885 976,668,267 1,281,549,739 1,219,439,022 1,335,304,585 1,248,550,730	211,910 197,108 203,809 203,511 205,970 212,882	195,169 192,406 197,523 198,445 201,847 204,392
July August Septembe October November December	6,281 r 6,959	4,539 4,372 4,123 5,398 5,878 4,127	1,103,019,345 1,050,637,385 976,472,171 1,282,350,382 1,424,064,031 1,037,995,827	207,140 205,846 201,417 204,163 204,636 207,102	199,856 197,622 195,486 199,882 195,801 196,016
TOTAL	65,760	55,779	13,497,191,369	205,249	198,150
1997 January February	4,979 6,140	4,080 5,200	1,057,416,009 1,287,100,706	212,375 209,625	198,798 207,221
TOTAL	11,119	9,280	2,344,516,715	210,857	203,519

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

