June 2002

Prices Stable, Sales Ease in June

TORONTO — Thursday, July 4, 2002.

Average prices climbed moderately in June, to \$278,638 from May's \$278,323, President Ann Bosley announced today. "As the summer market progresses, we are seeing typical signs of a slower pace. Purchasers willing to house hunt over the summer may find less competition and therefore, opportunities to purchase for the asking price or even less, as opposed to the bidding frenzy of the Spring market."

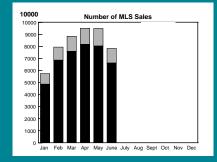
The pace of sales also became more moderate in June, with Single-Family dwelling sales recorded through the TREB MLS system coming in at 6,627 units. This was down a moderate eight per cent from the 7,176 figure recorded in June 2001.

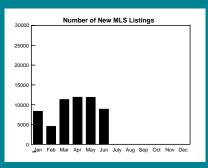
Breaking down the total, 2,461 sales were reported in TREB's 28 West districts and averaged \$257,095; 1,145 sales were reported in the 14 Central districts

and averaged \$383,451; 1,370 sales were reported in the 23 North districts and averaged \$296,238; and 1,651 sales were reported in TREB's 21 East districts and averaged \$223,458.

<u>Neighbourhood Corner</u> Newmarket

Prices in Newmarket (N07) have increased. Overall, the average stood at \$253,915 in June, a one per cent increase over May and up four per cent from June 2001. Breaking down this total, detached homes averaged \$294,761, up six per cent from the same month last year. Eleven semi-detached homes also sold in Newmarket, for an average of \$203,655; this is a 14 per cent increase from the same month in 2001.

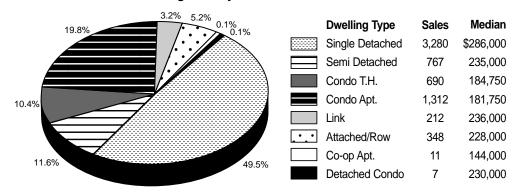








Single-Family Residential Breakdown



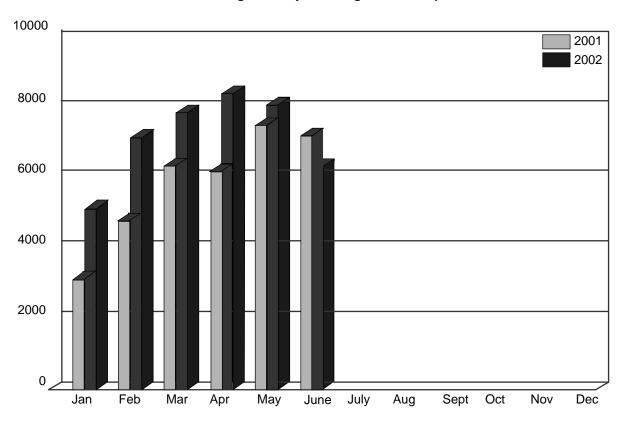
	Housing Market Indicators							
	June 2001	June 2002	% Change					
Sales*	7,176	6,627	(-8%)					
Sales (P.O.T.)	1,158	1,214	(+5%)					
New Listings*	9,171	8,909	(-3%)					
Active Listings**	20,856	21,129	(+1%)					

^{*} Single-Family Dwellings Only

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



Single-Family Dwelling Sales Comparison



Price Category Breakdown — June

Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	31	(0.5)	12	(0.9)	8	(1.2)
90,001	to	110,000	64	(1.0)	36	(2.7)	12	(1.7)
110,001	to	120,000	89	(1.3)	50	(3.8)	9	(1.3)
120,001	to	130,000	125	(1.9)	68	(5.2)	23	(3.3)
130,001	to	140,000	163	(2.5)	82	(6.3)	27	(3.9)
140,001	to	150,000	209	(3.1)	98	(7.5)	55	(8.0)
150,001	to	160,000	248	(3.7)	105	(8.0)	49	(7.1)
160,001	to	170,000	291	(3.9)	89	(6.8)	66	(9.6)
170,001	to	180,000	308	(4.7)	110	(8.4)	69	(10.0)
180,001	to	190,000	311	(4.7)	85	(6.5)	58	(8.4)
190,001	to	200,000	286	(4.3)	75	(5.7)	42	(6.1)
200,001	to	225,000	750	(11.3)	144	(10.9)	104	(15.1)
225,001	to	250,000	853	(12.9)	119	(9.1)	90	(13.0)
250,001	to	300,000	1,114	(16.8)	120	(9.2)	44	(6.4)
300,001	to	400,000	1,031	(15.6)	73	(5.6)	25	(3.6)
400,001	to	500,000	369	(5.6)	24	(1.8)	9	(1.3)
500,001	to	750,000	278	(4.2)	16	(1.2)	_	(—)
750,001	to	1,000,000	79	(1.2)	3	(0.2)	_	(—)
1,000,001	to	1,500,000	36	(0.5)	3	(0.2)	_	(—)
Over		1,500,000	22	(0.3)	_	(—)	_	(—)
Total			6,627	100.0	1,312*	100.0	690**	100.0

^{* 1,312} condominium apartments sold for \$268,920,956, averaging \$204,970

^{** 690} condominium townhouses sold for \$135,042,781 averaging \$195,714.



Single-Family Residential June 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 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	246 212 416 200 370 183 403 269 270 198 311 75 294 408 379 458 214 24 40 81 102	134 127 211 105 209 108 224 148 138 126 160 46 174 258 244 234 115 13 22 49 59	72 68 125 77 106 51 106 88 82 51 98 23 85 135 113 221 87 4 15 12 32	19,457,019 23,009,460 29,280,920 16,115,200 24,861,200 12,821,600 25,298,150 20,706,100 16,515,388 12,863,600 20,098,650 4,710,200 21,100,002 30,413,327 25,276,268 35,332,788 15,799,690 1,446,900 4,154,000 2,432,000 7,236,400	270,236 338,374 234,247 209,288 234,540 251,404 238,662 235,297 201,407 252,227 205,088 204,791 248,235 225,284 223,684 159,877 181,606 361,725 276,933 202,667 226,138	250,000 292,500 217,000 221,500 216,350 225,000 235,500 210,000 248,500 204,000 202,000 242,000 210,000 214,000 157,000 175,990 404,950 255,000 155,000 227,500
Total	5,153	2,904	1,651	\$368,928,862	\$223,458	\$208,000
<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 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	116 238 232 216 246 257 118 330 137 342 258 302 181 357 312 - 106 733 575 222 40 819 558 48 8 175 256 117	64 122 133 112 133 152 70 192 79 202 133 183 106 175 180 56 412 292 129 18 420 297 26 4 78 153 56	50 57 64 76 78 58 31 115 50 111 85 100 63 125 113 - 41 232 219 64 11 292 225 18 3 73 66 41	16,806,573 17,994,700 13,472,550 15,889,050 15,952,050 15,186,450 10,723,900 48,823,357 10,717,130 21,459,663 22,972,280 34,446,830 14,510,780 23,389,900 29,843,350 8,204,100 62,390,685 57,952,149 20,938,308 2,133,900 65,366,710 47,072,951 4,912,800 1,460,000 17,741,900 23,759,700 8,589,475	336,131 315,696 210,509 209,066 204,513 261,835 345,932 424,551 214,343 193,330 270,262 344,468 230,330 187,119 264,100 200,100 268,925 264,622 327,161 193,991 223,859 209,213 272,933 486,667 243,040 359,995 209,499	310,000 310,000 205,000 181,500 224,000 246,200 329,000 216,500 163,000 223,000 261,000 225,000 172,000 249,900
Total	7,299	3,977	2,461	\$632,711,241	\$257,095	\$230,000



Single-Family Residential continued June 2002

<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	599 263 212 384 64 237 309 107 195 134 177 153 339 432	299 172 149 241 35 137 179 70 115 64 118 97 183 245	249 63 49 115 18 79 118 31 72 42 44 50 100 115	67,889,390 29,540,100 24,865,000 62,179,696 6,402,000 23,728,645 31,236,600 24,038,780 37,614,826 14,915,500 33,687,500 15,426,500 32,963,529 34,563,280	272,648 468,890 507,449 540,693 355,667 300,363 264,717 775,445 522,428 355,131 765,625 308,530 329,635 300,550	245,000 352,600 350,000 479,000 342,000 292,500 231,500 459,000 415,000 333,500 622,250 278,500 257,500
Total	3,605	2,104	1,145	\$439,051,346	\$383,451	\$300,000
<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	264 317 531 317 127 162 204 563 334 618 72 40 75 50 70 232 76 100 28 20 44 112 74	173 192 303 203 79 85 103 343 205 379 33 28 40 20 44 132 36 46 18 12 17 57 45	82 95 135 79 31 70 98 170 82 160 18 7 18 31 15 101 29 44 6 10 20 44 25	25,804,378 30,636,650 45,066,340 26,524,655 9,549,200 21,002,927 24,883,625 53,459,150 26,377,740 54,460,754 6,265,300 2,520,000 12,104,900 7,795,400 4,513,500 17,985,050 6,635,200 9,431,600 2,258,000 1,720,500 3,953,000 8,808,100 4,090,250	314,688 322,491 333,825 335,755 308,039 300,042 253,915 314,466 321,680 340,380 348,072 360,000 672,494 251,465 300,900 178,070 228,800 214,355 376,333 172,050 197,650 200,184 163,610	259,950 310,000 291,000 309,500 285,000 263,250 226,350 279,250 288,375 311,250 308,500 285,000 444,250 230,000 262,500 165,000 189,500 181,500 352,500 163,000 182,750 179,250 148,000
Total	4,430	2,593	1,370	\$405,846,219	\$296,238	\$268,000
Grand Total	20,487	11,578	6,627	\$1,846,537,668	\$278,638	\$239,000

Listed includes Reruns: East (2,904-56%) West (3,977-54%) Central (2,104-58%) North (2,593-58%)

^{*} Sales to Listings Ratio (SFD only): 32.3%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	98%	32
WEST	98%	36
CENTRAL	99%	32
NORTH	98%	41
TOTAL	98%	36

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



Six Month Single-Family January to June 2002

E-2 1,393 456 149,093,760 326,960 2 E-3 2,277 811 193,002,735 237,981 2 E-4 1,218 484 97,577,391 201,606 2 E-5 1,982 704 163,817,566 226,695 2 E-6 966 298 76,321,805 256,113 2 E-7 1,999 661 151,333,868 228,947 2 E-8 1,590 661 151,333,868 228,947 2 E-8 1,590 661 170,795,522 205,717 2 E-9 1,445 524 107,795,522 205,717 2 E-10 1,100 358 9,2663,87 293,411 2 E-11 1,719 584 116,782,426 199,970 1 E-12 470 169 37,038,517 219,163 2 E-13 2,007 657 158,930,541 241,903 2 E-14 2,529 839 186,403,217 222,173 2 E-15 2,476 870 193,152,310 222,014 2 E-16 3,087 1,305 204,034,085 156,348 1 E-17 1,495 658 120,150,935 182,600 1 E-18 144 25 11,437,900 457,516 3 E-19 284 100 26,800,400 268,004 2 E-19 284 100 26,800,400 268,004 2 E-20 392 105 20,618,799 196,370 1 E-21 574 209 45,919,625 219,711 2 Total 30,609 10,840 \$2,398,725,015 \$221,285 West W-1 777 267 \$88,647,132 \$332,012 \$2 W-2 1,284 369 118,739,434 321,787 22 W-3 1,444 415 85,439,940 205,877 2 W-4 1,303 460 96,461,228 209,688 2 W-5 1,769 578 112,959,452 195,432 1 W-7 682 232 82,398,280 355,165 3 W-6 1,584 520 137,161,964 263,773 2 W-7 682 232 82,398,280 355,165 3 W-7 682 232 82,398,280 355,165 3 W-8 2,315 736 297,204,949 403,811 3 W-9 965 294 70,446,468 239,614 2 W-10 1,766 571 10,104,404 332,828 2 W-10 1,766 571 10,104,404 332,828 2 W-10 1,766 571 10,104,404 332,828 2 W-10 1,766 571 10,044,404 332,828 2 W-11 1,776 661 173,165,397 261,975 2 W-12 1,519 510 137,615,210 269,828 2 W-13 1,766 571 10,044,404 332,828 2 W-14 1,070 366 80,746,558 220,619 2 W-15 1,769 578 112,959,452 195,432 1 W-10 2,265 7710 133,907,688 188,602 1 W-10 1,766 571 19,044,404 332,828 2 W-10 1,319 436 139,902,388 32,0177 2 W-2 1,244 369 139,903,389 32,614 2 W-10 2,265 7710 133,907,688 188,602 1 W-10 2,265 7710 133,907,688 188,602 1 W-10 3,437 1,565 402,382,382 32,511 3 W-10 4,441 1,070 366 80,746,558 220,619 2 W-10 4,441 1,070 366 80,746,558 220,619 2 W-10 4,441 1,504 392,857,213 261,975 2 W-26 57 7 3,180,900 2,382,933 2,577 2 W-27 980 4454 110,318,500 242,992 2 W-26 57 7 3,180,900 244,992 2 W-27 980 4454	<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
E-2 1,393 456 149,093,760 326,960 2 E-3 2,277 811 193,002,735 237,981 2 E-4 1,218 484 97,577,391 201,606 2 E-5 1,982 704 163,817,566 232,695 2 E-6 966 298 76,321,805 256,113 2 E-7 1,999 661 151,333,868 228,947 2 E-8 1,590 568 126,586,637 222,864 2 E-9 1,445 524 107,795,522 205,717 2 E-10 1,100 358 9,2689,877 29,411 2 E-11 1,719 584 116,782,426 199,970 1 E-12 470 169 37,038,517 219,163 2 E-13 2,007 657 158,930,541 241,903 2 E-14 2,529 839 186,403,217 222,173 2 E-15 2,476 870 193,152,310 222,173 2 E-16 3,087 1,305 204,034,085 156,348 1 E-17 1,495 658 120,150,935 182,600 1 E-18 144 25 11,437,900 457,516 3 E-19 284 100 26,800,400 268,004 2 E-19 284 100 26,800,400 268,004 2 E-20 392 105 20,618,799 196,370 1 E-21 574 209 45,919,625 219,711 2 Total 30,609 10,840 \$2,398,725,015 \$221,285 West W-1 777 267 \$88,647,132 \$332,012 \$2 W-2 1,284 369 118,739,434 321,787 2 W-3 1,444 415 85,438,940 205,877 2 W-4 1,303 460 96,61,228 209,689 2 W-5 1,769 578 112,959,452 195,432 1 W-7 682 232 82,398,280 355,165 3 W-6 1,584 520 137,161,964 263,773 2 W-7 682 232 82,398,280 355,165 3 W-7 682 232 82,398,280 355,165 3 W-7 682 232 82,398,280 355,165 3 W-9 965 294 70,446,468 239,614 2 W-10 1,766 571 190,044,840 328,282 2 W-11 1,776 67 10 133,076,68 188,602 1 W-12 1,519 510 137,619,24 20 269,888 2 W-13 1,766 571 190,044,840 328,282 2 W-14 1,070 366 80,746,558 220,619 40,91 40,811 3 W-9 965 294 70,446,468 239,614 2 W-10 1,766 571 190,044,840 328,282 2 W-14 1,070 366 80,746,558 220,619 40,91 4	<u>East</u>					
West W-1 777 267 \$88,647,132 \$332,012 \$2 W-2 1,284 369 118,739,434 321,787 2 W-3 1,444 415 85,438,940 205,877 2 W-4 1,303 460 96,461,228 209,698 2 W-5 1,769 578 112,959,452 195,432 1 W-6 1,584 520 137,161,964 263,773 2 W-7 682 232 82,398,280 355,165 3 W-8 2,315 736 297,204,949 403,811 3 W-9 965 294 70,446,468 239,614 2 W-10 2,265 710 133,907,668 188,602 1 W-12 1,519 510 137,612,120 269,828 2 W-13 1,786 571 190,044,840 332,828 2 W-14 1,070 366 80,746,558 220,619 </td <td>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</td> <td>1,393 2,277 1,218 1,982 966 1,999 1,590 1,445 1,100 1,719 470 2,007 2,529 2,476 3,087 1,495 144 284 392</td> <td>456 811 484 704 298 661 568 524 358 584 169 657 839 870 1,305 658 25 100 105</td> <td>149,093,760 193,002,735 97,577,391 163,817,566 76,321,805 151,333,868 126,586,637 107,795,522 92,868,987 116,782,426 37,038,517 158,930,541 186,403,217 193,152,310 204,034,085 120,150,935 11,437,900 26,800,400 20,618,799</td> <td>326,960 237,981 201,606 232,695 256,113 228,947 222,864 205,717 259,411 199,970 219,163 241,903 222,173 222,014 156,348 182,600 457,516 268,004 196,370</td> <td>\$245,000 290,000 231,000 208,000 217,000 231,250 222,800 213,600 208,250 255,000 196,000 211,450 233,250 210,000 213,272 149,000 172,000 389,900 249,450 178,000 204,000</td>	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	1,393 2,277 1,218 1,982 966 1,999 1,590 1,445 1,100 1,719 470 2,007 2,529 2,476 3,087 1,495 144 284 392	456 811 484 704 298 661 568 524 358 584 169 657 839 870 1,305 658 25 100 105	149,093,760 193,002,735 97,577,391 163,817,566 76,321,805 151,333,868 126,586,637 107,795,522 92,868,987 116,782,426 37,038,517 158,930,541 186,403,217 193,152,310 204,034,085 120,150,935 11,437,900 26,800,400 20,618,799	326,960 237,981 201,606 232,695 256,113 228,947 222,864 205,717 259,411 199,970 219,163 241,903 222,173 222,014 156,348 182,600 457,516 268,004 196,370	\$245,000 290,000 231,000 208,000 217,000 231,250 222,800 213,600 208,250 255,000 196,000 211,450 233,250 210,000 213,272 149,000 172,000 389,900 249,450 178,000 204,000
W-1 777 267 \$88,647,132 \$332,012 \$2 W-2 1,284 369 118,739,434 321,787 2 W-3 1,444 415 85,438,940 205,877 2 W-4 1,303 460 96,461,228 209,698 2 W-5 1,769 578 112,959,452 195,432 1 W-6 1,584 520 137,161,964 263,773 2 W-7 682 232 82,398,280 355,165 3 W-8 2,315 736 297,204,949 403,811 3 W-9 965 294 70,446,468 239,614 2 W-10 2,265 710 133,907,668 188,602 1 W-12 1,519 510 137,612,120 269,828 2 W-13 1,786 571 190,044,840 332,828 2 W-14 1,070 366 80,746,558 220,619 2	Total	30,609	10,840	\$2,398,725,015	\$221,285	N/A
W-2 1,284 369 118,739,434 321,787 2 W-3 1,444 415 85,438,940 205,877 2 W-4 1,303 460 96,461,228 209,698 2 W-5 1,769 578 112,959,452 195,432 1 W-6 1,584 520 137,161,964 263,773 2 W-7 682 232 82,398,280 355,165 3 W-8 2,315 736 297,204,949 403,811 3 W-9 965 294 70,446,468 239,614 2 W-10 2,265 710 133,907,668 188,602 1 W-12 1,519 510 137,612,120 269,828 2 W-13 1,786 571 190,044,840 332,828 2 W-14 1,070 366 80,746,558 220,619 2 W-15 2,232 865 160,933,359 186,057 1 <tr< th=""><th>West</th><th></th><th></th><th></th><th></th><th></th></tr<>	West					
Total 46,311 16,059 \$4,038,718,512 \$251,493	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	1,284 1,444 1,303 1,769 1,584 682 2,315 965 2,265 1,519 1,786 1,070 2,232 1,847 6 653 4,641 4,337 1,319 153 5,252 3,735 250 25 980 1,307 811	369 415 460 578 520 232 736 294 710 510 571 366 865 661 6 243 1,504 1,565 436 40 1,981 1,462 85 7 454 391 331	118,739,434 85,438,940 96,461,228 112,959,452 137,161,964 82,398,280 297,204,949 70,446,468 133,907,668 137,612,120 190,044,840 80,746,558 160,939,359 173,165,397 1,515,940 48,143,413 392,857,213 402,382,823 139,902,388 8,694,100 445,243,470 309,985,513 22,861,500 3,180,500 110,318,500 124,832,140 62,927,223	321,787 205,877 209,698 195,432 263,773 355,165 403,811 239,614 188,602 269,828 332,828 220,619 186,057 261,975 252,657 198,121 261,208 257,114 320,877 217,353 224,757 212,028 268,959 454,357 242,992 319,264 190,112	\$299,000 285,000 205,000 202,000 192,900 248,000 329,500 320,000 239,900 240,000 258,500 215,000 173,000 239,900 227,990 208,000 246,000 235,000 275,000 207,500 212,500 209,000 227,000 349,000 227,000 349,000 279,000 180,506



Six Month Single-Family continued January to June 2002

<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	3,546 1,635 1,271 2,166 380 1,443 1,985 704 1,163 791 1,184 903 1,972 2,076	1,271 424 337 650 117 444 701 205 423 279 272 319 662 658	\$341,157,170 200,799,705 175,390,044 352,035,790 45,099,257 133,612,850 185,332,095 157,554,874 203,494,254 95,511,192 226,210,450 92,613,074 213,736,680 202,507,731	\$268,416 473,584 520,445 541,594 385,464 300,930 264,382 768,560 481,074 342,334 831,656 290,323 322,865 307,763	\$236,000 351,550 358,000 479,500 348,050 287,000 231,000 590,000 382,000 325,750 690,000 265,000 274,500
Total	21,219	6,762	\$2,625,055,166	\$388,207	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	1,443 1,879 2,933 1,964 585 1,237 1,512 3,599 1,741 3,250 421 260 601 413 470 1,474 591 614 126 161 274 654 407	444 596 902 582 145 467 671 1,037 570 924 119 47 120 145 143 530 245 276 25 50 124 251 113	\$155,834,832 196,036,310 303,760,734 197,839,870 47,763,700 143,500,572 174,944,756 316,951,617 175,112,282 308,107,422 40,213,488 18,041,131 57,021,200 39,729,500 40,859,580 94,103,999 51,722,076 55,466,741 7,767,800 10,328,099 23,075,200 47,623,643 17,721,450	\$350,979 328,920 336,764 339,931 329,405 307,282 260,722 305,643 307,215 333,450 337,928 383,854 475,177 273,997 285,731 177,555 211,111 200,966 310,712 206,562 186,090 189,736 156,827	\$308,300 298,000 283,000 326,800 312,000 251,500 238,850 279,900 285,000 310,000 396,250 242,000 253,000 167,250 193,100 177,500 293,000 198,000 167,750 171,250 143,500
Total	26,609	8,526	\$2,523,526,002	\$295,980	N/A
Grand Total	124,748	42,187	\$11,586,024,695	\$274,635	N/A

Includes Re-runs:

East	14,650	West	22,321
Central	10,540	North	13,129

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



Single-Family East Breakdown June 2002

	<u>s</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pri	<u>ce</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-5 E-6 E-7 E-8 E-10 E-11 E-12 E-14 E-15 E-17 E-18 E-19 E-20 E-21		17 23 63 41 27 45 44 42 30 30 36 14 47 95 68 141 41 41 4 12 12	319,592 476,722 274,866 256,168 331,889 256,558 297,761 308,824 246,733 292,540 253,768 233,086 296,804 242,552 250,268 175,432 204,298 361,725 299,625 202,667 226,819	310,000 369,000 244,000 255,000 330,000 228,000 256,750 250,750 271,750 237,500 226,450 287,000 243,000 172,000 189,000 404,950 281,000 228,000		36 34 28 6 8 5 9 1 4 3 11 2 13 6 7 33 3		256,963 279,340 242,083 204,000 265,613 222,700 240,311 218,500 222,725 237,000 214,136 201,000 212,254 175,917 182,586 142,442 138,633	242,700 249,500 233,500 205,500 264,650 217,000 241,800 221,500 245,000 217,000 201,000 212,000 177,000 179,000 139,900
	T <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cond <u>Sales</u>	dominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-13 E-14 E-15 E-17 E-17 E-19 E-20 E-21	4 52 22 19 11 10 9 16 7 12 11 9 18 2	189,125 253,980 194,250 228,400 199,847 216,000 169,136 163,778 191,341 149,286 174,533 166,318 145,767 100,083 114,000	193,750 227,000 194,250 228,400 198,000 	3 3 31 28 45 1 34 33 37 2 26 - 6 12 3 7	222,667 208,833 149,276 140,411 184,338 163,000 168,400 163,470 170,405 145,500 140,200 - 156,583 197,450 177,167 101,286	225,000 207,500 147,000 145,000 180,000 163,000 172,000 158,000 158,000 145,500 153,400 	- - - 2 - 7 - 1 - 4 - 3 4 16 14 29 - 1	262,500 241,679 286,000 244,963 194,000 197,375 211,425 158,993 173,572 192,500 205,000	262,500 235,000 286,000 242,475 190,000 198,250 214,500 158,500 173,000 192,500
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-o <u>Sales</u>	p Apartmen Av. Price	ts <u>Med. Price</u>	De <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5	12 3 1 - 5	279,067 216,967 170,000 - 231,600	293,500 253,000 170,000 - 235,000	- - - -	- - - -	: : :	- - - -	- - - -	- - - -
E-6 E-7 E-8	3 1	224,167 262,000	225,000 262,000	- -	-	- - -	- - -	- - -	- - -
E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17	7 4	230,200 183,000	224,000 178,500	- - -	- - -	- - -	- - 1 -	- - 189,000 -	189,000 -
	4 6 10 8 12	193,750 193,338 175,373 144,988 145,500	195,000 197,000 173,000 138,950 143,750	:	- - - -	:	1 - -	167,000 - - -	167,000 - - -
E-18 E-19 E-20 E-21	2 -	183,000 - -	183,000 - -	- - - -	-	- - -	- - -	- - -	-



Single-Family Central Breakdown June 2002

	S	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. P	<u>rice</u>	<u>Sales</u>		tached Houses v. Price	Med. Price
C-1 C-2 C-3 C-4 C-6		8 22 33 89 14	403,688 625,905 591,682 586,297 385,500	394,50 422,00 367,00 515,00 376,50	0 0 0	18 17 8 14	2	308,722 400,294 297,313 386,386	322,750 314,500 249,500 386,050
C-7 C-8 C-9 C-10 C-11		31 2 9 32 17	379,860 747,500 1,561,111 747,441 581,324	353,00 747,50 1,100,00 630,00 569,00	0 0 0 0 0	5 5 3 20 6	2 (2	299,400 401,200 973,333 406,975 858,767	304,000 375,000 1,210,000 403,000 357,750
C-12 C-13 C-14		20 34	1,017,096 394,325 459,990	967,50 369,95 403,75	0 0	3		297,833 -	282,000
C-15		32	466,038	442,50	0	19	2	289,104	280,500
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
C-1 C-2 C-3 C-4	30 1 -	275,843 218,000 -	281,250 218,000 -	179 17 6	258,923 308,606 379,500	225,000 270,000 370,000	- - -	- - -	- - -
C-6 C-7 C-8	2 3 3 2 3 2 5	245,000 282,333 228,500	245,000 256,500 202,500	11 1 33 98	372,718 210,000 225,515 242,659	269,000 210,000 220,000 218,500	1 4 -	305,000 304,750	305,000 309,500
C-9 C-10 C-11 C-12	2 3 2 5	384,500 300,333 145,350 348,400	384,500 255,000 145,350 349,000	12 17 16 13	350,182 273,894 152,981 423,154	344,500 268,000 143,500 332,000	- - -	- - -	- - -
C-13 C-14 C-15	3 7 34	236,000 381,429 222,321	237,000 375,000 224,000	24 55 29	247,438 235,191 216,834	217,500 230,000 194,500	- - 1	310,000	-
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co- <u>Sales</u>	op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	Det <u>Sales</u>	ached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
C-1 C-2 C-3 C-4	14 6 1 1	320,021 583,483 566,000 490,000	287,500 485,500 566,000 490,000	- - 1 -	- - 118,000 -	- - 118,000 -	- - - -	- - - -	- - -
C-6 C-7 C-8 C-9	3 10 1	316,000 326,950 825,000	322,000 325,000 825,000	- - - 4	318,150	281,500	- - -	- - -	:
C-10 C-11 C-12 C-13	-			1	142,000	142,000	-	-	- - -
C-14 C-15	4	429,600	416,250	-	-	- -	- -	- -	-



Single-Family North Breakdown June 2002

				•	Julie 2002				
	Sa	De ^s	tached Houses <u>Av. Price</u>	Med. Price	<u>e_</u>	<u>Sales</u>	Semi-I	Detached Houses Av. Price	Med. Price
N-1		29	451,803	389,000		6		265,417	265,000
N-2 N-3		48 66	388,524 441,732	350,000 409.000		7		307.929	303,000
N-4		55	369,215	343,000		5		223,320	226,000
N-5 N-6		23 40	329,139 367,433	339,900 311,500		3 12		253,333 216,515	250,000 229,750
N-7		61	294,761	274,000		11		203,655	218,000
N-8 N-10		91 32	371,448 398,305	345,000 366,500		25 1		263,768 246,000	265,000 246,000
N-11		101	387,375	362,000		9		250,333	253,500
N-12 N-13		17 7	354,665 360,000	320,000 285,000		-		-	-
N-14 N-15		18 29	672,494 259,031	444,250 234,000		-		-	-
N-16		13	314,485	288,000		-		-	-
N-17 N-18		92 18	180,919 262,744	168,500 225,700		2 3		177,500 177,633	177,500 176,000
N-19		27	230,448	198,000		2		151,750	151,750
N-20 N-21		6 10	376,333 172,050	352,500 163,000		-		-	-
N-22		19	202,316	184,000		1		109,000	109,000
N-23 N-24		41 21	205,185 167,060	185,000 148,000		- -		- -	-
	_		,	•					
	Sales	wnhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1	14	225,921	213,500	25	229,288	225,000	6	286,233	286,500
N-2	5	240,780	237,000	23	236,530	229,000	15	275,360	270,000
N-3 N-4	18 2	223,333 262,000	205,750 262,000	31 1	201,361 191,000	195,000 191,000	3	278,667	275,000
N-5	-	· -	· -	- -	-	-	1	271,000	271,000
N-6 N-7	5 12	182,380 161,292	182,000 161,000	3	158,333	157,500	3 3	220,050 197,333	205,250 205,000
N-8	8 3	227,563	227,000	7	237,429	231,000	1	270,000	270,000
N-10 N-11	12	240,333 220,092	241,500 230,000	11	312,818	238,000	45 15	275,911 263,360	270,000 258,500
N-12 N-13	-	-	-	-	-	-	-	-	-
N-13 N-14	-	- -	<u>-</u>	- -	- -	-	-	- -	-
N-15 N-16	-	-	-	1	123,500	123,500	2	212,600	212,600
N-17	3	131,833	146,000	-	-	-	-	, <u>-</u>	· -
N-18 N-19	1 4	150,000 136,250	150,000 131,250	- -	-	-	5 5	179,980 170,200	178,000 175,000
N-20	-	-	-	-	-	-	-	-	-
N-21 N-22	-	-	-	-	-	-	-	-	-
N-23 N-24	2	150,000	- 150,000	-	-	-	-	-	-
IN-24	2	,	150,000	-		-	_		<u>-</u>
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Sales	Apartments Av. Price	Med. Price	Sales	etached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1	2	248,550	248,550	_	_	_	_	-	-
N-2	4	303,250	305,500	-	-	-	-	-	-
N-3 N-4	10 16	265,830 274,138	263,750 269,400	-	-	-	-	-	-
N-5	4	237,000	239,500	-	-	-	-	-	-
N-6	10	213,540	214,000	-	-	-	-	-	-
N-7 N-8	8 38	207,563 245,018	211,250 244,500	-	-	-	-	-	-
N-10	1	249,000	249,000	-	-	-	-	-	-
N-11 N-12	12	254,200	244,500	-	-	-	-	-	-
N-12 N-13	1 -	236,000	236,000	-	-	-	-	-	-
N-14	-		-	-	-	-	-	-	-
N-15 N-16	1	160,000	160,000	-	-	-	-	-	-
N-17	4	147,500	147,000	-	-	-	-	-	-
N-18	2	161,500	161,500	-	-	-	- E	269 600	225 000
N-19 N-20	- -	167,000	167,000	-	-	-	5	268,600	235,000
N-21	-	-	-	-	-	-	-	-	-
N-22 N-23	3	131,833	127,000	-	-	-	-	-	<u>-</u>
N-24	2	141,000	141,000	-	-	-	-	-	-

Semi-Detached Houses



Detached Houses

Single-Family West Breakdown June 2002

	<u>S</u>	ales	tached Houses Av. Price	Med. Price		<u>Sales</u>	Semi-De	etached Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7		15 22 38 33 18 27	491,000 380,114 221,821 272,362 281,861 247,119 365,111	412,000 385,500 223,000 260,000 274,500 240,000 347,000		15 29 18 6 23 3		309,835 287,269 208,306 243,983 252,554 295,833	331,500 292,000 202,250 243,450 250,000 319,000
W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17		70 16 44 40 54 20 11	555,772 341,958 254,640 365,460 477,393 330,080 316,682 310,872	425,500 323,665 249,000 301,500 415,893 306,000 323,000 278,750		3 5 3 4 11 3 9		266,333 251,680 219,833 228,750 211,082 249,833 257,144 231,211	276,000 239,900 222,000 223,500 206,000 241,000 267,500 230,000
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26		13 99 99 45 3 169 102 10 3	242,185 342,003 329,581 371,929 229,833 249,756 253,797 344,900 486,667	247,000 327,500 305,000 355,000 243,000 242,000 248,900 292,000 460,000		15 24 45 7 2 56 44		213,460 250,633 230,992 236,643 219,750 201,857 213,473	216,000 253,500 232,000 235,500 219,750 200,900 214,450
W-27 W-28 W-29	_	51 59 34	273,886 377,780 222,353	245,000 325,000 198,000		2 3 4		201,200 225,167 153,300	201,200 227,000 153,600
	Sales	ownhouse Condor <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	Sales	Link 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 W-10	1 - 9 14 2 1 13 2 21	180,500 - 192,544 149,914 316,500 245,000 215,846 324,000 151,329	180,500 - 177,000 147,950 316,500 245,000 191,000 324,000 152,500	11 4 7 27 22 22 2 2 26 26 39	202,168 233,900 164,836 133,030 123,068 270,148 145,950 194,435 122,900 135,977	194,000 234,800 175,000 134,900 127,250 243,000 145,950 172,200 109,000 135,000	- - - 1 - - -	263,500 - - - - - - -	263,500 - - - - -
W-12 W-13 W-14 W-15 W-16 W-17	11 23 26 23 24	220,673 198,652 183,795 184,848 189,121	235,000 168,500 203,500 182,000 182,000	30 10 12 81 3	167,049 136,170 153,250 162,044 173,667	165,750 129,000 141,500 160,000 176,000	1 2 1 3	225,000 271,000 215,000 232,167	225,000 271,000 215,000 233,000
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25	9 43 58 2 5 33 27 3	150,333 206,550 200,568 179,000 158,580 164,115 151,222 178,667	149,000 205,000 188,550 179,000 159,900 162,000 147,500 170,000	4 49 10 2 - 4 34 3	125,200 195,972 164,600 210,250 - 170,750 128,968 173,633	123,750 169,000 146,500 210,250 - 167,250 126,000 192,000	1 - 2 - 1	259,000 225,000 219,500	259,000 225,000 219,500
W-26 W-27	9	150,700	144,000	-			7	188,286	190,000
W-28 W-29	1	108,362	108,362	-	-	-	1	179,900	179,900
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condomin Av. Price	iums <u>Med. Price</u>
W-1 W-2	8 2	298,713 182,900	293,000 182,900	-	-	-	-	-	-
W-3 W-4	1 -	140,000	140,000	1	112,500	112,500	-	-	-
W-5 W-6 W-7 W-8	3 1 3	325,667 329,000 419,667	342,000 329,000 465,000	1 - -	73,500	73,500	-	- - -	-
W-9 W-10	2	227,500	227,500	1 2	144,000 330,000	144,000 330,000	-	-	-
W-12 W-13	1	190,000	190,000	-	-	-	-	-	-
W-14 W-15 W-16 W-17	2	209,950	209,950	- - -	- - -	- - -	- - -	- - -	- - -
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27	16 7 6 1 29 18 2	235,869 235,714 219,417 212,000 190,883 184,717 203,450	231,500 229,000 212,750 212,000 194,000 185,000 203,450	- - - - - - - -	- - - - - - - -	- - - - - - -		- - - - - - - -	-
W-28 W-29	4 1	198,800 128,000	196,100 128,000	-	-	-	-	-	-



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 1955	3,061 3,555		44,835,245 53,153,433	14,647 14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958 1959	7,968 9,559		128,163,813 158,821,137	16,085 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	17,370	(Single-Family Only)
1965	14,890	40.400	281,164,558	18,883	
1966 1967	14,883 14,886	13,428 12,432	326,687,333 367,415,993	21,950 24,681	\$ 21,360 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 1974	19,561 20,680	16,335 17,318	862,742,566 1,160,586,426	44,105 56,121	40,605 52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977 1978	24,335 24,778	20,512 21,184	1,630,809,263 1,707,519,316	67,015 68,913	64,559 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 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 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 1989	61,441 47,447	49,381 38,960	15,234,986,682 13,863,276,860	249,632 292,185	229,635 273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991 1992	44,510 40,413	38,144	10,606,078,479	238,285	234,313
1993	49,113 46,561	41,703 38,990	10,705,964,103 9,885,955,838	217,986 212,323	214,971 206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995 1996	47,100 65,760	39,273 55,779	9,902,240,806 13,497,191,369	210,238 205,249	203,028 198,150
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
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	5,624	4,761	1,447,699,784	257,414	252,072
March April	7,379 7,267	6,328 6,163	1,883,344,713 1,844,263,622	254,953 253,786	248,601 249,692
May	8,775	7,485	2,277,149,752	259,504	255,460
June	8,334	7,176 5,807	2,235,421,622	268,229	258,797
July August	6,733 6,792	5,807 5,845	1,730,865,830 1,734,968,171	257,072 255,442	250,095 247,472
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 6.866	1,537,086,491	267,319 275,144	262,919 270,883
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 June	9,503 7,841	8,042 6,627	2,698,780,078 2,230,722,719	283,992 284,494	278,323 278,638
Total	49,412	42,187	13,852,543,445	280,348	274,635

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



