# Market Vatch For Media Inquiries: 443-8159 For All Other Inquiries: 443-8152

**December 2000** 

#### **Prices up, Sales Near Record in Y2K**

Toronto — Friday, January 5, 2001 Last year, resale home prices advanced six per cent to \$243,255 from the \$228,372 recorded in 1999, in-coming TREB President David Pearce announced today. "In addition," the President noted, "58,343 residential sales went through the Board's MLS system last year, down a little under 1 per cent from the 1999 figure of 58,957 sales. That makes 2000 the second best year for volume ever recorded."

"I strongly believe that we will see an increase in resale homes in 2001 as a result of the fact that the construction industry is facing challenges offering finished new homes."

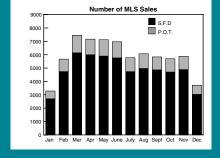
Breaking down the total 1,149 sales were reported in TREB's 28 West districts and averaged \$214,553; 475 sales were reported in the 14 Central districts and averaged \$329,364; 628 sales were reported in the 23 North districts and averaged \$273,342; and 774 sales were

reported in TREB's 21 East districts and averaged \$191,802.

Pearce says for those entering the market, there's no better time to start searching for a home. "I would encourage first time home buyers to start looking for a home right now in order to get the spring and summer closings that many people prefer."

#### <u>Neighbourhood Corner</u> Mississauga

Mississuaga mirrored the GTA market as a whole in 2000, with average prices for single-family-dwellings coming in at \$224,897, a five per cent increase from 1999's \$213,339. In addition, Mississauga recorded 3,390 sales of single-detached properties last year with an average price of \$308,857; this was also up 5 per cent from the \$293,176 recorded in '99.

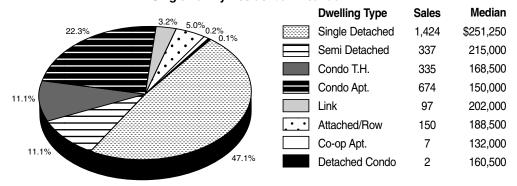








#### Single-Family Residential Breakdown

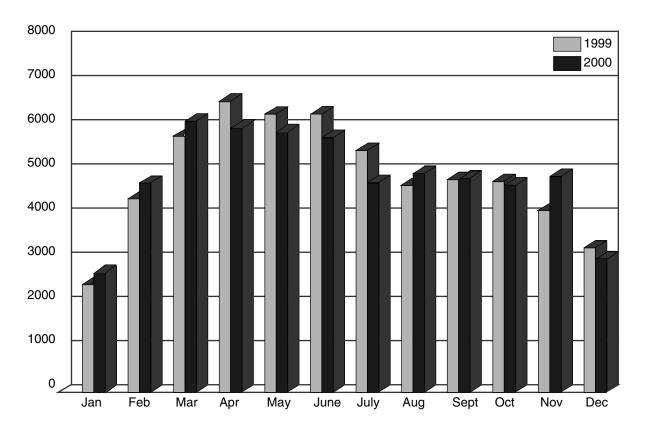


Housing Market Indicators						
	December 1999	December 2000	% Change			
Sales*	3,271	3,026	(-7%)			
Sales (P.O.T.)	844	691	(-18%)			
New Listings*	3,259	3,209	(-2%)			
Active Listings**	12,498	14,342	(+15%)			

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

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

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



**Price Category Breakdown — December** 

Price Range		<u>Tota</u>	Total S.F.D.		Condo Apt.		Condo T.H.	
Up	to	\$90,000	55	(1.8)	32	(4.8)	10	(3.0)
90,001	to	110,000	105	(3.5)	57	(8.5)	20	(6.0)
110,001	to	120,000	86	(2.8)	54	(8.0)	17	(5.1)
120,001	to	130,000	114	(3.8)	66	(9.8)	20	(6.0)
130,001	to	140,000	141	(4.7)	74	(11.0)	34	(10.2)
140,001	to	150,000	137	(4.5)	60	(8.9)	21	(6.3)
150,001	to	160,000	136	(4.5)	61	(9.0)	18	(5.4)
160,001	to	170,000	182	(6.0)	41	(6.1)	40	(11.9)
170,001	to	180,000	146	(4.9)	29	(4.3)	32	(9.6)
180,001	to	190,000	170	(5.6)	29	(4.3)	35	(10.5)
190,001	to	200,000	167	(5.5)	28	(4.2)	31	(9.3)
200,001	to	225,000	344	(11.4)	47	(7.0)	27	(8.1)
225,001	to	250,000	327	(10.8)	22	(3.3)	16	(4.7)
250,001	to	300,000	373	(12.3)	33	(4.9)	9	(2.6)
300,001	to	400,000	324	(10.7)	26	(3.9)	5	(1.4)
400,001	to	500,000	96	(3.2)	6	(0.8)	_	(—)
500,001	to	750,000	79	(2.6)	6	(8.0)	_	(—)
750,000	to	1,000,000	27	(0.9)	2	(0.3)	_	(—)
1,000,001	to	1,500,000	10	(0.3)	_	(—)	_	(—)
Over		1,500,000	7	(0.2)	1	(0.1)	_	(—)
TOTAL			3,026	100.0	674*	100.0	335**	100.0

<sup>\* 674</sup> condominium apartments sold for \$116,702,522, averaging \$173,149

<sup>\*\* 335</sup> condominium townhouses sold for \$56,126,788, averaging \$167,542.



# Single-Family Residential December 2000

<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-15 E-16 E-17 E-18 E-19 E-19 E-19	86 71 100 78 97 53 107 83 82 68 91 29 118 112 134 196 113 8 22 30 47	41 39 51 37 55 32 58 42 45 44 51 16 74 73 71 91 51 6 12 16	39 35 53 29 51 18 43 44 39 25 34 17 50 62 50 101 60 1 8 3	\$8,063,010 10,750,602 10,509,426 5,100,150 9,323,938 3,493,099 9,144,400 8,347,000 6,904,250 5,712,901 6,369,250 3,167,999 11,014,100 12,091,100 9,478,850 14,109,840 9,965,400 285,500 1,747,750 656,900 2,219,500	\$206,744 307,160 198,291 175,867 182,822 194,061 212,660 189,705 177,032 228,516 187,331 186,353 220,282 195,018 189,577 139,701 166,090 285,500 218,469 218,967 184,958	\$194,000 282,000 196,000 179,500 172,888 189,500 208,500 179,750 182,000 231,500 191,000 192,500 194,000 183,750 138,500 156,500 285,500 186,375 250,000 169,000
Total	1,725	927	774	\$148,454,965	\$191,802	\$179,250
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-17 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	36 59 98 98 108 120 44 121 59 175 122 105 51 133 91 2 37 250 218 58 1 294 234 16 3 52 89 47	20 36 46 62 50 73 29 77 32 107 70 60 26 79 48 2 22 144 126 29 - 158 111 10 1 34 53 18	20 26 36 40 53 37 23 55 20 64 34 39 30 64 55 - 23 80 99 24 - 139 110 5 1 31 22 19	\$4,292,400 6,733,100 6,048,250 7,330,400 8,283,450 8,305,100 6,552,050 17,658,300 3,604,150 11,227,300 8,386,450 10,868,500 5,466,800 10,255,000 12,128,225 - 3,767,800 18,625,100 23,683,888 6,757,680 - 28,429,000 19,972,650 910,000 400,000 7,823,300 5,658,500 3,354,000	\$214,620 258,965 168,007 183,260 156,292 224,462 284,872 321,060 180,208 175,427 246,660 278,679 182,227 160,234 220,513 - 163,817 232,814 239,231 281,570 - 204,525 181,570 182,000 400,000 252,365 257,205 176,526	\$179,250 248,000 169,500 171,750 152,000 213,000 265,000 262,500 155,500 154,500 200,500 201,200 160,500 146,750 218,000 215,500 225,000 272,500 192,000 183,500 162,000 400,000 229,900 254,500 170,000
Total	2,721	1,523	1,149	\$246,521,393	\$214,553	\$197,000



## Single-Family Residential December 2000

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	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	238 92 92 142 50 121 181 37 78	141 49 62 101 42 71 122 26 54	77 33 22 49 11 31 55 13	\$18,117,623 13,655,877 10,890,855 19,233,600 3,555,850 7,146,880 12,047,491 8,989,000 13,767,689	\$235,294 413,814 495,039 392,522 323,259 230,545 219,045 691,462 458,923	\$195,000 357,500 305,000 350,000 310,000 224,080 193,000 575,000 360,044
C-11 C-12 C-13 C-14 C-15	39 77 61 117 127	23 47 35 74 75	28 14 21 30 61	7,343,138 13,596,800 5,059,799 7,811,800 15,231,600	262,255 971,200 240,943 260,393 249,698	164,200 870,000 223,999 244,900 218,500
Total	1,452	922	475	\$156,448,002	\$329,364	\$242,500
<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-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	98 148 178 120 38 109 82 205 101 222 49 14 56 41 38 97 20 58 7 6 39 44 25	60 106 118 83 23 72 41 110 68 154 34 6 35 26 23 37 6 35 4 5 39 17	39 52 52 31 5 37 42 96 38 61 8 7 15 10 13 33 17 21 2 1 8 25	\$11,805,200 14,384,400 15,919,400 9,983,075 2,312,000 10,231,550 9,962,700 27,338,050 10,058,400 19,698,050 2,556,500 1,928,000 7,122,000 2,865,750 3,358,000 5,029,950 4,144,500 4,011,000 684,000 146,000 1,592,500 4,204,650 2,322,969	\$302,697 276,623 306,142 322,035 462,400 276,528 237,207 284,771 264,695 322,919 319,563 275,429 474,800 286,575 258,308 152,423 243,794 191,000 342,000 146,000 199,063 168,186 154,865	\$269,000 259,750 249,750 306,475 440,000 230,000 231,000 279,950 253,000 273,800 302,500 205,000 490,000 234,875 245,000 154,000 163,000 342,000 146,000 171,000 133,500
Total	1,795	1,112	628	\$171,658,644	\$273,342	\$245,000
Grand Total	7,693	4,484	3,026	\$723,083,004	\$238,956	\$206,000

Listed includes Reruns: East (927-54%)

\* Sales to Listings Ratio (SFD only): 39%

**AVERAGE DAYS ON MARKET AVERAGE LIST TO SALE PRICE RATIO** 97% **EAST** 44 53 WEST 97% 44 97% **CENTRAL** NORTH 58 97% **TOTAL** 50 97%

Central (922-63%)

North (1,112-62%)

West (1,523-56%)

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



# Twelve Month Single-Family January to December 2000

<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-19 E-19 E-20 E-21	2,267 2,253 3,711 1,730 2,812 1,535 2,808 2,645 2,198 1,903 2,417 795 3,526 3,469 3,144 5,605 2,896 151 397 576 1,034	703 643 1,251 690 1,062 437 1,107 870 768 566 803 260 1,078 1,137 1,051 2,061 1,019 33 109 161 311	\$156,982,689 182,098,330 249,195,472 120,974,898 218,822,289 98,758,491 227,674,264 166,290,281 135,264,465 130,138,098 137,493,191 50,091,092 226,966,495 220,933,974 208,795,656 291,438,900 166,613,759 11,704,000 25,703,907 31,040,910 61,253,750	\$223,304 283,201 199,197 175,326 206,047 225,992 205,668 191,138 176,126 229,926 171,224 192,658 210,544 194,313 198,664 141,407 163,507 354,667 235,816 192,801 196,957	\$206,300 249,900 194,000 182,500 193,750 194,000 200,544 175,000 180,000 229,000 172,000 183,000 207,000 186,000 189,500 135,000 297,000 219,500 176,000 175,500
Total	47,872	16,120	\$3,118,234,911	<b>\$193,439</b>	N/A
West					
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28 W-29	1,274 2,047 2,557 2,466 2,727 2,458 1,117 3,613 1,812 4,002 2,532 3,156 2,013 3,719 3,297 14 1,223 6,144 6,687 1,820 91 8,096 6,138 297 16 1,865 2,295 1,394	396 573 556 567 809 647 349 1,046 482 1,014 694 873 661 1,321 1,019 1 280 1,740 1,898 521 25 2,436 1,921 84 2 698 557 465	\$109,728,000 154,631,048 100,072,080 102,390,908 128,337,539 148,868,260 108,202,975 356,367,176 99,210,086 170,482,351 181,202,241 256,384,658 129,521,975 206,790,561 241,094,712 297,900 46,762,600 409,644,505 438,005,683 149,184,199 5,299,650 499,944,886 359,178,440 21,497,800 825,000 156,980,826 154,095,740 82,515,799	\$277,091 269,862 179,986 180,584 158,637 230,090 310,037 340,695 205,830 168,129 261,098 293,682 195,949 156,541 236,599 297,900 167,009 235,428 230,772 286,342 211,986 205,232 186,975 255,926 412,500 224,901 276,653 177,453	\$248,250 240,000 175,000 169,950 137,500 218,000 300,000 282,900 195,900 141,950 228,000 235,000 186,500 143,500 221,000 297,900 166,250 223,500 214,800 249,990 194,000 193,500 181,500 196,000 412,500 209,000 254,000 167,000
Total	74,870	21,635	\$4,817,517,598	\$222,672	N/A



# Twelve Month Single-Family continued January to December 2000

<u>Area</u>	Listed	<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	4,353 2,628 2,013 3,870 763 2,483 3,288 1,194 2,119 1,341 1,903 1,460 2,561 3,294	1,364 653 481 994 149 646 992 329 634 462 359 488 803 1,015	\$325,540,294 277,639,351 224,657,191 455,962,674 48,333,211 165,712,586 216,717,692 229,443,356 292,923,117 136,042,196 281,430,524 130,227,562 233,129,150 274,788,774	\$238,666 425,175 467,063 458,715 324,384 256,521 218,465 697,396 462,024 294,464 783,929 266,860 290,323 270,728	\$208,000 315,000 321,111 414,000 303,000 245,000 190,000 510,000 352,625 276,000 655,000 256,000 250,050 245,000
Total	33,270	9,369	\$3,292,547,678	\$351,430	N/A
North					
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	2,870 4,105 4,490 2,947 768 2,420 2,936 4,395 1,857 4,755 1,004 439 987 942 757 2,502 927 1,358 251 222 464 1,231 718	700 924 1,114 686 119 635 996 1,024 604 1,178 194 87 192 248 202 772 281 404 63 64 164 392 176	\$201,284,356 270,585,355 336,434,239 206,506,515 41,619,480 178,431,822 231,980,520 296,128,652 159,721,485 369,707,382 63,708,934 33,178,250 74,299,060 59,223,074 49,466,760 120,251,845 52,737,846 74,735,794 17,827,588 11,090,200 26,059,122 62,401,981 26,535,019	\$287,549 292,841 302,006 301,030 349,744 280,995 232,912 289,188 264,440 313,843 328,397 381,359 386,974 238,803 244,885 155,767 187,679 184,990 282,978 173,284 158,897 159,189 150,767	\$265,000 262,500 252,000 290,000 284,500 242,900 220,000 269,950 250,500 346,000 342,000 220,000 222,000 148,000 179,500 168,000 265,000 162,500 148,000 154,000
Total	43,345	11,219	\$2,963,915,279	\$264,187	N/A
Grand Total	199,357	58,343	\$14,192,215,466	\$243,255	N/A

Includes Re-runs:

East	24,380	West	41,255
Central	19,117	North	25,142

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



## Single-Family East Breakdown December 2000

	<u>s</u>	Det ales	ached Houses <u>Av. Price</u>	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-5 E-7 E-10 E-11 E-15 E-16 E-17 E-17 E-18 E-21		10 11 18 13 7 13 17 22 9 16 16 10 23 47 28 63 28 1 5 2	202,926 437,227 235,994 227,038 270,429 199,969 276,747 250,036 232,322 261,150 230,066 206,900 292,322 208,898 209,180 153,244 184,793 285,500 249,650 253,500	162,000 389,000 208,500 220,000 272,000 190,000 248,100 222,000 258,000 231,750 196,000 262,900 212,000 209,000 156,900 182,500 270,000 253,500		24 21 15 1 2 3 6 2 1 2 4 -7 -2 8 3		208,406 259,862 222,942 174,000 220,150 177,667 212,833 174,500 201,000 212,001 190,700 180,143 - 152,000 124,563 123,167	198,500 266,200 230,000 174,000 220,150 170,000 216,100 174,500 201,000 212,000 191,900 - 180,000 123,500 125,000
	To Sales	ownhouse Condo Av. Price	184,958 ominiums Med. Price	169,000 <b>Cond</b> <u>Sales</u>	ominium A Av. Price	partments Med. Price	Sales	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-6 E-7 E-9 E-11 E-12 E-14 E-15 E-17 E-18 E-19 E-19 E-19 E-19 E-19 E-19 E-19 E-19	1	181,000 175,000 151,667 174,182 180,250 181,167 146,875 139,750 150,000 173,833 158,800 139,400 134,000 147,580 96,137 137,000	181,000 175,000 132,000 173,000 180,250 174,000 145,250 137,500 168,500 135,250 134,000 137,500 93,100	1 3 19 12 29 - 15 16 19 1 10 1 4 8 6 3	221,000 161,333 144,337 126,638 161,712 148,813 119,356 162,861 110,000 105,000 154,475 143,438 171,833 151,167	221,000 159,000 136,000 120,625 149,500 152,000 113,900 164,750 110,000 126,000 154,000 154,000 150,000	- - - - - 1 3 1 6 4 20	192,500 - 192,500 - 200,000 187,333 174,000 175,317 155,375 161,085 - 190,000 149,900	192,500 - 200,000 195,000 174,000 170,250 157,500 157,000 - 190,000 149,900
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	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 E-7 E-19 E-112 E-13 E-14 E-15 E-17 E-19 E-19 E-20	3 2 - 2 - 1 1 4 3 4 8 - 2 -	210,000 	205,000	- - - - - - - - - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -			137,000	137,000
E-21	-	-	-	-	-	-	-	-	-



## Single-Family Central Breakdown December 2000

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	1	360,000	360,000	6	341,333	292,000
C-2	6	383,367	304,000	9	378,822	445,000
C-3	14	630,080	319,000	5	204,746	183,500
C-4	29	517,669	436,000	5	341,900	304,000
C-6	7	423,000	326,000	-		´ -
C-7	7	318,543	297,000	2	259,250	259,250
C-8	-	· -	· -	5	335,800	320,000
C-9	4	1,222,500	1,115,000	2	777,500	777,500
C-10	12	686,382	436,000	6	361,333	335,000
C-11	9	493,944	465,000	3	310,700	309,000
C-12	14	971,200	870,000	-	· -	· -
C-13	7	318,428	315,000	1	242,500	242,500
C-14	6	393,833	312,500	-	· -	-
C-15	14	401,036	325,000	13	245,285	242,000

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar <u>Av. Price</u>	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	8	209,150	209,200	59	224,363	188,500	-	_	-
C-2	2	263,750	263,750	12	448,565	371,250	-	-	-
C-3	-	· -		3	348,667	325,000	-	-	-
C-4	-	-	-	13	177,362	166,500	-	-	-
C-6	-	-	-	4	148,713	157,375	-	-	-
C-7	4	194,375	191,750	16	191,724	182,500	1	242,000	242,000
C-8	2	206,000	206,000	43	200,686	176,900	-	· -	· -
C-9	-	· -		4	443,000	307,000	-	-	-
C-10	6	273,617	235,750	6	286,900	232,450	-	-	-
C-11	3	135,033	138,600	13	120,034	105,888	-	-	-
C-12	-	· -	´ <b>-</b>	-	´ -	´ -	-	-	-
C-13	4	214,575	192,650	9	192,222	215,000	-	-	-
C-14	2	226,500	226,500	22	227,082	226,500	-	-	-
C-15	18	183,317	188,000	15	192,613	149,000	1	239,500	239,500

		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	3	266,333	305,000	-	-	-	-	-	-
C-2	4	509,000	561,500	-	-	-	-	-	-
C-3	-	-	-	-	-	-	-	-	-
C-4	1	150,000	150,000	1	56,000	56,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	311,500	311,500	-	-	-	-	-	-
C-8	4	311,500	302,500	1	81,000	81,000	-	-	-
C-9	-	-	-	3	257,333	247,000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-



#### Single-Family North Breakdown December 2000

	<u>Sa</u>	Deta ales	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
N-1		19	409,068	348,000		3		220,000	215,000
N-2 N-3		30 25	310,350 421,560	295,250 410,000		- -		-	-
N-4 N-5		23 5	353,938 462,400	328,800 440,000		1 -		198,000	198,000
N-6 N-7		19 30	339,587 265,980	266,500 256,750		8 1		207,300 167,000	215,000 167,000
N-8 N-10		62 12	323,091 316,033	307,950 308,800		11		235,227	234,100
N-11 N-12		32 7	401,600 344,786	350,700 320,000		3 -		224,167	228,500
N-13 N-14		7 15	275,429 474,800	205,000 490,000		-		-	-
N-15 N-16		9	298,417 282,600	236,000 284,250		-		-	-
N-17		30	157,092	162,500		2		91,100	91,100
N-18 N-19		14 15	259,750 214,733	210,000 201,000		1		157,000 139,000	157,000 139,000
N-20 N-21		2 1	342,000 146,000	342,000 146,000		-		-	-
N-22 N-23		7 24	210,500 170,069	169,000 172,500		-		-	- -
N-24		15	154,865	133,500		-		-	-
	To <u>Sales</u>	wnhouse Condom <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apart <u>Av. Price</u>	ments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
N-1 N-2	6 3	190,833 220,333	177,750 207,000	8 12	185,300 211.117	192,000 216,000	3 2	248,500 240,250	248,500 240,250
N-3 N-4	6	198,583	185,750	14 1	173,214 107,000	172,500 107,000	4	236,725	238,450
N-5	-	164.000	164.000	=	· -	· -	-	- -	<del>-</del>
N-6 N-7	1 5	164,000 156,380	164,000 161,900	1 2	346,500 134,500	346,500 134,500	3	189,800	179,900
N-8 N-10	6 1	208,333 200,000	206,500 200,000	5	186,000	182,000	1 25	277,000 242,640	277,000 244,500
N-11 N-12	8 1	203,963 143,000	195,000 143,000	3 -	311,750 -	357,000 -	9	242,667 -	230,000
N-13 N-14	-	<del>-</del>	- -	- -	<del>-</del>	- -	-	- -	-
N-15 N-16	- 1	- 187,000	- 187,000	- 1	- 188,000	188,000	- -	<del>-</del>	-
N-17 N-18	-	-	-	-	-	-	2	- 175,500	- 175,500
N-19	1	127,000	127,000	1	110,000	110,000	1	139,000	139,000
N-20 N-21	-	- -	-	-	-	-	-	-	-
N-22 N-23	-	<del>-</del>	- -	-	<del>-</del> -	- -	<del>-</del> -	- -	-
N-24	=	-	<del>-</del>	-	=	-	=	-	-
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <i>i</i> <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <sup>s</sup> <u>Sales</u>	tached Condomini Av. Price	iums <u>Med. Price</u>
N-1 N-2	5	279,800	279,000	-	-	- -	-	-	-
N-3 N-4	3 6	272,333 256,250	264,000 257,500	-	<del>-</del>	- -	-	-	
N-5 N-6	8	201,313	197,500	-	- -	-	- -	<del>-</del>	-
N-7 N-8	1 11	196,000 205,627	196,000 210,000	-	=	-	-	-	-
N-10	-	· -	· -	-	=	-	-	-	-
N-11 N-12	6 -	237,233	235,500	-	-	-	-	- -	-
N-13 N-14	-	-	-	-	<del>-</del> -	<del>-</del> -	-	- -	-
N-15 N-16	1 1	180,000 157,000	180,000 157,000	- -	-	-	-	- -	-
N-17 N-18	1 -	135,000	135,000	-	-	- -	-	- -	- -
N-19 N-20	2	137,500	137,500	<u>-</u>	-	-	-	-	-
N-21	-	-	-	-	-	-	-	- -	<del>-</del>
N-22 N-23	1 1	119,000 123,000	119,000 123,000	-	-	-	-	-	- -
N-24	-	-	-	-	-	-	-	-	-



#### Single-Family West Breakdown December 2000

	S	De ales	etached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
W-1 W-2		3 15	296,000 268,700	292,000 250,000		 5 8		234,600 248,825	228,500 255,550
W-3 W-4		15	175,067 226,185	175,000 232,500		11		189,627	202,000
W-5 W-6		20 7 17	219,286 200,118	227,000 201,500		15 2		226,127 205,950	228,900 205,950
W-7 W-8	17 30		325,797 437,183	320,000 376,500		- 2 1		216,000 217,000	216,000 217,000
W-9 W-10		6 24	296,417 238,167	283,750 230,000		3		213,333	218,000
W-12 W-13	18 17		314,458 438,865	281,250 315,000		3 3 4		209,667 189.250	217,000 184,000
W-14 W-15		5 8	310,900 235,250	320,000 249,000		5 5		225,900 214,940	213,000 220,000
W-16 W-17	26 -		268,362	266,250		6		203,667	204,500
W-18 W-19	7 30 49 21		189,143 314,627	208,000 298,200		6 7		196,000 219,043	195,000 219,000
W-20 W-21 W-22			293,269 287,651	270,000 281,000		24		202,583	198,750 - -
W-23 W-24	78 42 1 1		233,245 222,762	217,500 232,000		15 20		182,080 196,375	180,000 199,250
W-25 W-26			282,000 400,000	282,000 400,000		-		· -	- -
W-27 W-28		23 16	281,961 284,125	255,000 266,250		2 2 2		193,700 203,500	193,700 203,500
W-29	т.	14 ownhouse Condo	193,857	175,500	minium Anad			147,000 Link Houses	147,000
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	minium Apart Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	1 -	160,900	160,900	8 2	215,688 256,000	171,000 256,000	-		-
W-3 W-4	5 7	190,080	173,500	9 13	130,817 112,731 97,875	130,000 120,000	-	-	-
W-5 W-6	-	143,936	165,000	24 14	236.514	94,750 237,500	-	-	-
W-7 W-8	1 5	188,000 218,080	188,000 240,000	3 18	131,167 172,411 122,288	136,000 144,000	-	-	-
W-9 W-10 W-12	1 2 4	235,900 153,000 194,300	235,900 153,000 195,000	13 32 9	122,288 122,994 146,667	116,250 124,500 130,000	2	197,250	197,250
W-12 W-13 W-14	12 14	163,283	158,750 123,000	6 6	115.233	109,500	-	-	-
W-15 W-16	9 15	135,321 165,222 166,853	166,000 165,000	42 5	148,050 138,364 154,705	133,650 136,250 146,000	2	232,500	232,500
W-17 W-18	6	139,133	137,150	4	108,250	106,500	-	-	-
W-19 W-20	24 19	184,040 173,878	186,750 176,500	15 3	160,137 131,500	141,000 131,000	-	-	-
W-21 W-22	-			-	-		- -		
W-23 W-24 W-25	18 13	149,694 139,000 138,000	143,500 135,900 138,000	8 22 1	164,363 119,614 190,000	153,750 116,000 190,000	1 2	185,000 197,500	185,000 197,500
W-26 W-27	2 - 3	161,967	136,000	2	154,000	154,000	-	-	-
W-28 W-29	2 1	174,750 108,000	174,750 108,000	1	135,000	135,000	-		
		Attached/Row			Apartments			tached Condomin	
W-1	Sales 2	<b>Av. Price</b> 126,500	Med. Price 126,500	<u>Sales</u> 1	<b>Av. Price</b> 92,000	Med. Price 92,000	<u>Sales</u>	Av. Price	Med. Price
W-2 W-3	1	200,000 159,000	200,000 159,000	-			-		-
W-4 W-5	2	195,400	195,400	-	-		-	- -	-
W-6 W-7	4 -	295,000	295,000	-	-	-	-		
W-8 W-9	-	-	-	1 -	132,000	132,000	-	-	-
W-10 W-12	1 -	235,000	235,000	-	-	- -	-		-
W-13 W-14	-	-	-	-	-	-	-	-	-
W-15 W-16	1	187,500	187,500	-	-	-	-	-	-
W-17 W-18 W-19	- - 4	208,500	210,000	-	-	- -	-	-	-
W-20 W-21	3 3	189,833 239,000	183,000 227,000	-	-	=	1	184,000	184,000
W-22 W-23	- 19	174,226	174,000	-	-	-	-	-	-
W-24 W-25	11 1	168,695 162,000	170,000 162,000	-	-	-	-	-	-
W-26 W-27	1	156,900	156,900	-	-	-	-	-	-
W-28 W-29	2 1	178,000 103,000	178,000 103,000	-	-	-	-	-	-



Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types	s)
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 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	27,637 29,931	26,732 28,929
1970	13,076	10,498	473,422,285 394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972 1973	17,037	14,613	580,579,218	34,078	32,513
1973	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	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	115,652	109,094 138,925
1987	51,149	43,475	8,195,016,831 10,287,088,795	149,503 201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990 1991	31,652 44,510	26,779 38,144	8,264,140,752 10,606,078,479	261,094 238,285	255,020 234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994 1995	52,796 47,100	44,237 39,273	11,516,814,224 9,902,240,806	218,138 210,238	208,921 203,028
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	66,876	55,344	15,050,497,785	225,051	216,815
1999			/-		
January February	3,008 5,294	2,449 4,393	680,696,647 1,205,185,389	226,295 227,651	211,723 221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
May June	7,663 7,619	6,296 6,304	1,832,929,587 1,793,790,458	239,192 235,436	231,908 230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
September October	5,897 5,845	4,818 4,767	1,388,000,890 1,405,935,093	235,374 240,536	228,431 230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
December	4,115	3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372
2000			_		
January	3,282	2,694	786,812,743	239,736	229,758
February March	5,668 7,455	4,731 6,133	1,430,128,309 1,873,828,920	252,316 251,352	245,134 245,553
April	7,163	5,996	1,799,071,711	251,162	247,303
May	7,118	5,892	1,788,083,289	251,206	247,014
June July	6,965 5,771	5,754 4,729	1,783,989,982 1,418,282,236	256,136 245,760	247,929 236,526
August	6,070	4,729	1,475,392,999	243,063	230,093
September	5,833	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	3,717	3,026	975,399,972	254,346 262,416	238,956
Total	70,625	58,343	17,774,041,917	251,667	243,255

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



