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

October 2002

Market Maintains Torrid Pace in Record Setting October

TORONTO — Tuesday, November 5, 2002.

The Toronto Real Estate Market sizzled last month, with 6,455 single-family-dwellings changing hands in the best October ever recorded, TREB President Ann Bosley reported today. "October sales were up a whopping 19% from the 2001 figure of 5,402, sales, which was our previous best-ever October. They were also up 10% from September 2002, which indicates that the residential market is powering up from its summertime level."

Prices eased slightly in October, the President went on to note. "The average came in at \$279,771, down one per cent from the \$282,765 recorded last month," Mrs. Bosley said. "But that's still up 11% from the same time last year. Homeownership remains a great investment."

Breaking down the total, 2,437 sales were reported in TREB's 28 West districts and averaged \$255,345; 1,107 sales were

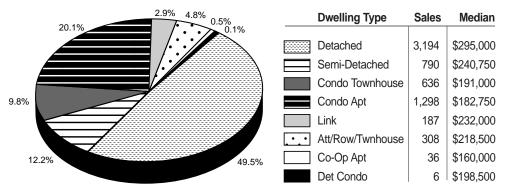
reported in the 14 Central districts and averaged \$373,746; 1,260 sales were reported in the 23 North districts and averaged \$311,978; and 1,651 sales were reported in TREB's 21 East districts and averaged \$228,236. ■

NEIGHBOURHOOD CORNER Whitby

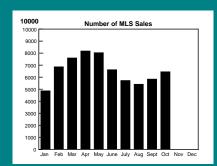
Average prices in Whitby rose about 6 per cent over all to \$223,524 from the \$210,604 recorded in October of 2001. Breaking down the total:

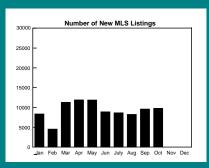
- •71 detached homes sold for an average of \$252,523. This is up 8 per cent from the \$234,459 recorded last October.
- 20 link homes sold for an average of \$201,368, a 7 per cent increase over the \$187,287 recorded during the same In time period last year.
- 12 condo-townhouses sold for an average of \$164,292, up 4 per cent from October 2001's figure of \$158,100. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN



Housing Market Indicators										
	October 2001	October 2002	% Change							
Sales*	5,402	6,455	(+19%)							
New Listings*	8,665	9,790	(+13%)							
Active Listings*	N/A	16,110	N/A							



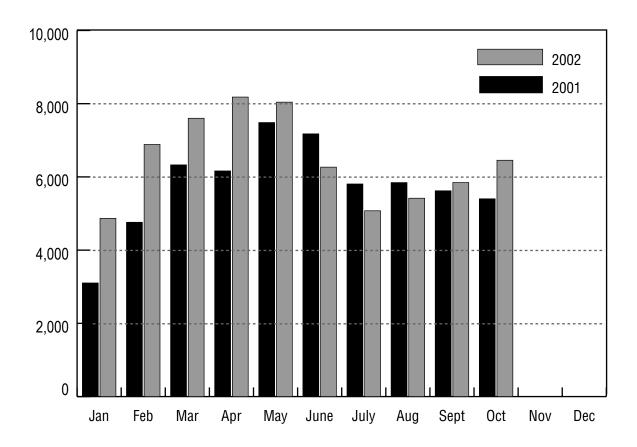








SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — OCTOBER

Price	R	ange	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
-	-	\$90,000	42	0.7	17	1.3	9	1.4
\$90,001	-	\$100,000	25	0.4	19	1.5	3	0.5
\$100,001	-	\$110,000	45	0.7	26	2.0	7	1.1
\$110,001	-	\$120,000	73	1.1	40	3.1	9	1.4
\$120,001	-	\$130,000	98	1.5	48	3.7	24	3.8
\$130,001	-	\$140,000	151	2.3	87	6.7	23	3.6
\$140,001	-	\$150,000	193	3.0	107	8.2	31	4.9
\$150,001	-	\$160,000	226	3.5	97	7.5	53	8.3
\$160,001	-	\$170,000	232	3.6	103	7.9	42	6.6
\$170,001	-	\$180,000	250	3.9	89	6.9	53	8.3
\$180,001	-	\$190,000	278	4.3	85	6.6	63	9.9
\$190,001	-	\$200,000	273	4.2	64	4.9	46	7.2
\$200,001	-	\$225,000	753	11.7	157	12.2	131	20.6
\$225,001	-	\$250,000	805	12.5	117	9.0	80	12.6
\$250,001	-	\$300,000	1,162	18.0	115	8.9	38	6.0
\$300,001	-	\$400,000	1,104	17.0	77	5.9	20	3.1
\$400,001	-	\$500,000	357	5.5	20	1.5	2	0.3
\$500,001	-	\$750,000	262	4.1	17	1.3	1	0.2
\$750,001	-	\$1,000,000	77	1.2	7	0.5	1	0.2
\$1,000,001	-	\$1,500,000	32	0.5	5	0.4	-	-
\$1,500,000	-	-	17	0.3	-	-	-	-
Total:			-	100	-	100	-	100



SINGLE-FAMILY RESIDENTIAL - OCTOBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>								
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	113 114 219 110 168 66 150 147 140 86 150 29 159 165 174 244 115 2 17 20 52	138 106 293 163 284 108 275 229 251 129 286 43 237 232 263 349 164 16 29 59 115	98 75 126 74 128 42 120 76 82 50 94 17 102 103 126 188 75 3 18 20 34	\$25,412,559 \$26,663,212 \$30,346,550 \$14,468,350 \$30,771,294 \$11,456,386 \$28,025,749 \$17,539,950 \$17,081,450 \$13,130,750 \$19,324,688 \$3,647,150 \$24,109,298 \$23,676,139 \$28,163,970 \$30,414,840 \$14,031,150 \$1,021,000 \$4,977,100 \$4,842,250 \$7,714,480	\$259,312 \$355,509 \$240,846 \$195,518 \$240,401 \$272,771 \$233,548 \$230,789 \$208,310 \$262,615 \$205,582 \$214,538 \$236,366 \$229,865 \$223,524 \$161,781 \$187,082 \$340,333 \$276,506 \$242,113 \$226,896	\$249,000 \$306,000 \$234,000 \$190,000 \$222,750 \$234,250 \$225,900 \$227,500 \$216,000 \$254,000 \$200,450 \$210,000 \$232,000 \$214,250 \$154,500 \$169,900 \$440,000 \$275,500 \$247,500 \$223,450	25 15 90 35 41 29 37 33 35 27 45 37 35 34 39 82 46 46 37	99 100 99 97 97 97 97 96 97 98 97 98 98 98 97 98 97
Total	2,440	3,769	1,651	\$376,818,315	\$228,236	\$218,000	39	98
West								
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17	57 106 107 113 147 139 64 159 69 199 130 118 83 199 109	80 169 184 207 280 232 83 252 140 350 217 239 148 359 173	42 49 70 79 84 89 38 110 46 83 80 79 48 138 83	\$12,408,400 \$14,587,500 \$14,568,000 \$17,540,900 \$16,404,150 \$26,053,607 \$14,307,580 \$39,776,972 \$10,610,750 \$16,421,800 \$22,200,300 \$25,407,100 \$11,053,350 \$26,096,150 \$22,341,500	\$295,438 \$297,704 \$208,114 \$222,037 \$195,288 \$292,737 \$376,515 \$361,609 \$230,668 \$197,853 \$277,504 \$321,609 \$230,278 \$189,103 \$269,175	\$274,000 \$275,000 \$203,000 \$224,000 \$204,450 \$260,000 \$353,500 \$315,500 \$247,500 \$210,000 \$232,700 \$242,000 \$27,000 \$175,000 \$244,900	26 25 44 36 53 31 22 34 34 40 35 35 36 39 27	99 99 96 96 97 98 98 98 97 97 97 97
W19 W20 W21 W22 W23 W24 W25 W26 W27 W28 W29	323 279 125 14 493 315 30 2 75 92 80	521 401 212 25 663 467 48 8 131 188 109 6,009	234 200 65 15 312 236 12 3 74 71 58	\$63,139,604 \$55,039,349 \$20,153,951 \$3,613,500 \$73,033,897 \$54,268,180 \$2,444,300 \$1,250,000 \$17,473,500 \$22,779,900 \$11,247,200 \$622,275,340	\$269,827 \$275,197 \$310,061 \$240,900 \$234,083 \$229,950 \$203,692 \$416,667 \$236,128 \$320,844 \$193,917	\$262,000 \$249,250 \$282,000 \$250,000 \$221,000 \$219,000 \$203,000 \$628,000 \$230,000 \$184,750 \$235,000	35 42 36 30 30 33 63 36 50 33	97 98 98 97 98 97 98 96 97 98
ioldi	3,030	0,009	2,431	φυ ∠∠,∠ 13,340	φ∠33,343	φ ∠ 35,000	32	91



SINGLE-FAMILY RESIDENTIAL CONTINUED - OCTOBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>Central</u>								
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	365 133 95 153 37 104 154 63 111 60 54 80 230 153	615 184 131 185 43 182 279 118 120 99 157 130 400 257	200 69 54 109 23 69 104 30 72 38 27 55 138 119	\$56,533,200 \$28,990,500 \$31,139,518 \$55,455,068 \$9,744,400 \$21,289,800 \$27,590,800 \$19,816,100 \$37,876,383 \$15,106,201 \$19,767,000 \$15,900,040 \$40,190,628 \$34,337,486	\$282,666 \$420,152 \$576,658 \$508,762 \$423,670 \$308,548 \$265,296 \$660,537 \$526,061 \$397,532 \$732,111 \$289,092 \$291,236 \$288,550	\$236,750 \$346,100 \$467,500 \$436,000 \$362,000 \$295,000 \$225,000 \$540,000 \$393,750 \$348,500 \$670,000 \$287,100 \$250,000 \$258,000	34 24 18 32 30 29 34 31 17 17 43 33 33 32	98 99 97 103 98 97 98 99 100 93 98 99
Total	1,792	2,900	1,107	\$413,737,124	\$373,746	\$292,000	30	99
<u>North</u>								
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	110 117 196 148 51 101 118 254 116 211 24 20 37 19 28 117 41 44 6 6 14 65 17	145 238 349 232 103 138 168 445 158 356 61 43 86 58 96 228 82 135 30 34 46 127 74	70 89 122 73 29 73 83 184 93 135 28 9 14 18 23 76 25 28 7 7 19 45	\$27,764,400 \$30,179,495 \$43,230,607 \$27,747,688 \$10,230,400 \$21,278,300 \$22,994,020 \$58,610,745 \$30,468,950 \$46,752,180 \$9,062,800 \$2,725,200 \$7,453,500 \$4,869,400 \$5,914,300 \$15,414,020 \$5,813,400 \$5,956,150 \$2,085,500 \$1,419,900 \$3,218,950 \$8,147,100 \$1,754,800	\$396,634 \$339,095 \$354,349 \$380,105 \$352,772 \$291,484 \$277,036 \$318,537 \$327,623 \$346,312 \$323,671 \$302,800 \$532,393 \$270,522 \$257,143 \$202,816 \$232,536 \$212,720 \$297,929 \$202,843 \$169,418 \$181,047 \$175,480	\$352,500 \$302,000 \$299,000 \$357,500 \$330,000 \$250,000 \$259,000 \$315,000 \$315,000 \$286,250 \$294,500 \$499,000 \$216,500 \$292,000 \$175,850 \$320,000 \$175,850 \$320,000 \$174,900 \$174,900 \$181,500 \$156,000	37 42 39 36 30 33 29 39 34 42 58 33 46 52 55 41 51 57 81 71 67 41 33	96 97 97 98 98 98 97 97 98 95 96 98 97 98 97 98 99 95
Total	1,860	3,432	1,260	\$393,091,805	\$311,978	\$285,000	40	97
Grand Total	9,790	16,110	6,455	\$1,805,922,584	\$279,771	\$245,000	35	98



FOUR MONTH SINGLE-FAMILY - JULY TO OCTOBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>							
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	1,166 1,045 2,017 1,062 1,709 734 1,734 1,352 1,287 811 1,520 327 1,558 1,769 1,834 2,638 1,203 91 210 306 531	289 245 471 286 423 160 453 299 326 189 324 64 366 407 442 716 287 12 49 77 115	\$75,875,813 \$84,813,076 \$112,102,232 \$58,511,050 \$104,309,804 \$42,210,693 \$110,013,298 \$68,923,855 \$68,526,476 \$49,949,288 \$65,535,524 \$13,577,950 \$86,807,248 \$92,342,538 \$97,340,735 \$114,357,650 \$52,571,205 \$52,571,205 \$5,275,000 \$12,941,063 \$16,687,850 \$23,838,630	\$262,546 \$346,176 \$238,009 \$204,584 \$246,595 \$263,817 \$242,855 \$230,515 \$210,204 \$264,282 \$202,270 \$212,155 \$237,178 \$226,886 \$220,228 \$159,717 \$183,175 \$439,583 \$264,103 \$216,725 \$207,292	\$245,000 \$300,000 \$230,000 \$210,500 \$235,000 \$235,000 \$242,000 \$227,500 \$215,500 \$250,000 \$195,850 \$205,500 \$235,250 \$215,000 \$212,000 \$153,950 \$174,000 \$383,500 \$260,000 \$197,000 \$200,000	25 20 45 33 53 29 39 35 38 40 41 34 40 33 37 34 36 76 42 42 42	99 99 98 97 97 97 97 96 97 97 100 98 98 97 98 97 98
Total	24,904	6,000	\$1,356,510,978	\$226,085	\$215,000	37	98
<u>West</u>							
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24	611 960 1,109 1,089 1,404 1,265 531 1,599 757 1,711 1,249 1,366 870 2,078 1,425 5 625 3,452 3,204 2,607 347 4,571 3,217	148 214 241 253 319 279 131 348 163 392 288 302 188 496 352 - 155 795 790 222 39 1,182 839	\$47,711,573 \$63,188,054 \$50,653,300 \$56,824,090 \$64,779,738 \$77,188,556 \$46,233,980 \$132,368,113 \$37,499,200 \$78,664,199 \$85,116,050 \$103,850,884 \$42,610,920 \$92,476,098 \$95,670,363 \$31,496,200 \$214,772,465 \$205,029,561 \$73,197,951 \$10,144,200 \$273,494,794 \$190,192,114	\$322,375 \$295,271 \$210,180 \$224,601 \$203,071 \$276,661 \$352,931 \$380,368 \$230,056 \$200,674 \$295,542 \$343,877 \$226,654 \$186,444 \$271,791 - \$203,201 \$270,154 \$259,531 \$329,721 \$260,108 \$231,383 \$226,689	\$284,500 \$265,000 \$205,000 \$225,000 \$223,000 \$250,000 \$341,000 \$316,500 \$245,000 \$256,000 \$254,750 \$216,750 \$173,000 \$247,500 \$218,000 \$259,000 \$259,000 \$278,950 \$233,000 \$220,000 \$217,900	25 32 42 39 42 35 28 34 36 19 38 34 40 31 - 28 35 21 38 38 40 39	99 98 96 97 97 98 98 96 97 97 97 97 97 97 97 97 97 97
W25 W26 W27 W28 W29	407 41 909 976 704 39,089	49 4 259 255 181 8,884	\$11,047,800 \$1,462,000 \$64,101,400 \$81,701,285 \$35,698,450 \$2,267,173,338	\$225,465 \$365,500 \$247,496 \$320,397 \$197,229 \$255,197	\$211,000 \$311,000 \$232,000 \$282,000 \$184,500 \$234,000	47 63 36 47 37	98 98 97 100 98



FOUR MONTH SINGLE-FAMILY CONTINUED - JULY TO OCTOBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Centra	<u>I</u>						
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	3,157 1,078 784 1,454 295 1,078 1,598 488 915 632 721 733 1,854 1,621	729 234 160 329 72 261 360 81 216 143 124 171 456 402	\$195,481,129 \$96,235,722 \$90,899,388 \$169,393,123 \$27,858,800 \$77,556,618 \$92,425,826 \$57,131,700 \$104,421,135 \$47,001,125 \$100,728,690 \$49,397,709 \$147,095,713 \$122,715,578	\$268,150 \$411,264 \$568,121 \$514,873 \$386,928 \$297,152 \$256,738 \$705,330 \$483,431 \$328,679 \$812,328 \$288,875 \$322,578 \$305,263	\$237,000 \$329,000 \$350,000 \$460,000 \$343,000 \$282,000 \$220,000 \$599,000 \$383,300 \$320,000 \$670,000 \$283,000 \$265,000 \$264,150	36 31 30 34 30 33 33 32 22 28 40 33 38 54	98 98 97 100 97 97 100 98 100 99 94 98 98
Total	16,408	3,738	\$1,378,342,256	\$368,738	\$287,175	36	98
<u>North</u>							
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	990 1,358 2,105 1,390 437 982 1,287 2,546 1,277 2,259 293 170 349 315 334 1,202 481 566 96 120 237 642 313	242 321 488 304 106 251 348 619 332 547 71 34 62 76 76 300 127 129 18 25 58 155 73	\$88,349,159 \$108,900,684 \$168,910,267 \$108,067,331 \$36,310,600 \$76,778,613 \$89,602,600 \$201,489,675 \$106,170,007 \$184,922,612 \$24,348,700 \$14,998,100 \$31,769,400 \$20,547,350 \$20,483,900 \$57,157,525 \$27,447,078 \$25,815,250 \$5,490,500 \$5,227,300 \$10,642,950 \$28,374,990 \$12,524,400	\$365,079 \$339,254 \$346,128 \$355,485 \$342,553 \$305,891 \$257,479 \$325,508 \$319,789 \$338,067 \$342,939 \$441,121 \$512,410 \$270,360 \$269,525 \$190,525 \$216,119 \$200,118 \$305,028 \$209,092 \$183,499 \$183,064 \$171,567	\$310,500 \$310,000 \$288,900 \$339,500 \$325,000 \$259,900 \$239,745 \$312,000 \$302,000 \$310,000 \$296,000 \$377,500 \$440,000 \$227,500 \$254,750 \$172,000 \$200,000 \$182,000 \$279,500 \$279,500 \$279,500 \$166,700 \$177,000 \$159,000	36 37 41 38 35 34 29 37 37 44 49 48 50 47 58 41 58 48 76 68 59 47 67	96 97 97 98 98 98 99 97 98 96 96 96 97 97 97 97 97 97 97
Total	19,749	4,762	\$1,454,328,991	\$305,403	\$276,500	41	97
Grand Total	100,150	23,384	\$6,456,355,563	\$276,101	\$240,000	37	98



SINGLE-FAMILY EAST BREAKDOWN - OCTOBER 2002

	Detached Houses			Semi-Detached Houses				Condo	Apt.	Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
E01	22	\$310,302	\$268,000	54	\$260,063	\$253,000	6	\$227,250	\$232,500	-	-	-
E02	28	\$460,338	\$400,000	36	\$306,532	\$274,500	3	\$263,700	\$335,000	-	-	-
E03	52	\$304,646	\$269,450	29	\$257,412	\$244,000	38	\$151,089	\$145,000	-	-	-
E04	29	\$256,531	\$250,000	7	\$196,929	\$197,500	34	\$145,543	\$148,000	-	-	-
E05	38	\$327,268	\$321,250	7	\$246,286	\$249,000	51	\$191,814	\$180,000	5	\$273,500	\$268,000
E06	32	\$289,275	\$244,500	7	\$218,371	\$220,000	2	\$235,500	\$235,500	-	-	-
E07	39	\$306,481	\$307,000	13	\$246,638	\$243,000	41	\$167,641	\$163,800	5	\$232,420	\$238,000
E08	43	\$275,197	\$260,000	3	\$210,667	\$237,000	25	\$163,260	\$152,000	1	\$233,000	\$233,000
E09	36	\$250,228	\$249,500	1	\$230,000	\$230,000	35	\$176,607	\$180,000	-	-	-
E10	35	\$289,164	\$271,500	1	\$239,000	\$239,000	3	\$124,333	\$133,000	1	\$215,000	\$215,000
E11	27	\$270,963	\$271,000	11	\$213,509	\$222,000	29	\$142,772	\$154,000	4	\$224,375	\$227,250
E12	10	\$243,490	\$220,250	1	\$182,750	\$182,750	-	-	_	1	\$193,000	\$193,000
E13	57	\$274,565	\$267,000	9	\$223,289	\$232,000	13	\$179,577	\$168,000	1	\$248,000	\$248,000
E14	70	\$253,186	\$242,250	3	\$206,333	\$236,000	7	\$157,071	\$153,000	3	\$203,833	\$212,000
E15	71	\$252,523	\$253,000	4	\$186,725	\$184,250	5	\$197,180	\$227,000	20	\$201,368	\$198,000
E16	123	\$182,665	\$178,000	23	\$136,387	\$135,000	9	\$100,044	\$92,000	9	\$166,000	\$163,000
E17	32	\$226,666	\$212,000	5	\$136,300	\$120,500	-	-	_	23	\$167,690	\$167,000
E18	3	\$340,333	\$440,000	-	-	-	-	-	-	-	-	-
E19	14	\$298,964	\$281,250	-	-	-	-	-	-	2	\$216,850	\$216,850
E20	18	\$251,875	\$251,500	-	-	-	-	-	-	2	\$154,250	\$154,250
E21	33	\$229,378	\$225,000	1	\$145,000	\$145,000	-	-	-	-	-	-

	Condo Townhouse					do	Co-op Apt			Att/Row/Twnhouse			
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
E01	6	\$172,800	\$174,400	_	_	_	_	_	_	10	\$214,220	\$197,500	
E02	3	\$227,000	\$280,000	_	_	_	2	\$185,500	\$185,500	3	\$298,500	\$346,000	
E03	1	\$215,000	\$215,000	-	-	-	4	\$126,150	\$127,300	2	\$289,500	\$289,500	
E04	4	\$175,500	\$178,500	-	-	-	_	-	-	-	_	-	
E05	23	\$200,439	\$201,800	-	-	-	1	\$160,000	\$160,000	3	\$230,333	\$245,000	
E06	1	\$200,000	\$200,000	-	-	-	_	-	-	-	-	-	
E07	17	\$217,665	\$212,000	-	-	-	_	-	-	5	\$226,200	\$220,000	
E08	2	\$156,000	\$156,000	1	\$223,000	\$223,000	_	-	-	1	\$225,000	\$225,000	
E09	10	\$166,200	\$172,000	-	_	-	_	-	-	-	-	-	
E10	4	\$188,500	\$197,500	-	-	-	_	-	-	6	\$238,167	\$236,000	
E11	14	\$206,429	\$225,500	-	-	-	1	\$160,000	\$160,000	8	\$196,525	\$189,500	
E12	5	\$167,300	\$140,000	-	-	-	_	-	-	-	-	-	
E13	14	\$167,214	\$160,000	-	-	-	_	_	_	8	\$190,750	\$193,000	
E14	8	\$166,375	\$156,250	3	\$170,417	\$174,000	_	_	_	9	\$197,878	\$198,000	
E15	12	\$164,292	\$164,000	-	_	-	1	\$108,000	\$108,000	13	\$184,246	\$185,000	
E16	20	\$96,420	\$96,250	-	-	-	1	\$114,500	\$114,500	3	\$124,297	\$181,900	
E17	5	\$149,800	\$154,000	-	-	-	_	-	-	10	\$149,047	\$148,250	
E18	-	-	-	-	-	-	_	-	-	-	-	-	
E19	-	-	-	-	-	-	_	-	-	2	\$178,950	\$178,950	
E20	-	-	-	-	-	-	_	-	-	-	-	-	
E21	-	_	_	_	_	_	_	_	_	_	_	_	



SINGLE-FAMILY WEST BREAKDOWN - OCTOBER 2002

	Detached Houses			Sei	mi-Detache	d Houses	Condo Apt.				Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
W01	13	\$430,115	\$405,000	11	\$279,327	\$280,000	13	\$200,946	\$185,000	_	-	_	
W02	24	\$353,313	\$340,500	16	\$261,813	\$258,000	2	\$215,000	\$215,000	-	-	-	
W03	41	\$215,963	\$208,000	18	\$222,639	\$221,250	11	\$155,091	\$170,000	-	-	-	
W04	42	\$280,955	\$262,500	4	\$230,000	\$254,000	26	\$128,054	\$129,250	-	-	-	
W05	21	\$279,583	\$277,000	20	\$253,440	\$256,500	29	\$111,545	\$106,000	-	-	-	
W06	52	\$279,180	\$260,000	7	\$270,986	\$260,000	23	\$327,560	\$257,000	-	-	-	
W07	32	\$395,643	\$371,500	2	\$225,000	\$225,000	4	\$299,250	\$238,500	-	-	-	
W08	62	\$477,666	\$406,500	1	\$267,500	\$267,500	37	\$207,653	\$179,500	-	-	-	
W09	15	\$353,700	\$350,500	3	\$254,000	\$267,000	23	\$140,185	\$116,000	1	\$263,000	\$263,000	
W10	38	\$260,242	\$249,700	4	\$215,000	\$214,000	35	\$133,760	\$140,000	-	-	-	
W12	40	\$347,315	\$312,500	5	\$235,980	\$249,900	25	\$170,780	\$164,000	-	-	-	
W13	31	\$526,477	\$425,000	9	\$225,389	\$217,000	11	\$160,982	\$166,000	-	-	-	
W14	15	\$339,200	\$314,000	5	\$257,100	\$247,500	13	\$150,265	\$144,000	2	\$262,500	\$262,500	
W15	11	\$329,318	\$338,000	12	\$253,942	\$257,950	84	\$161,449	\$154,950	-	-	-	
W16	36	\$319,913	\$286,250	14	\$235,132	\$234,250	9	\$298,300	\$195,000	3	\$257,533	\$268,500	
W17	-	-	-	-	-	-	-	-	-	-	-	-	
W18	12	\$241,958	\$246,000	13	\$229,169	\$232,000	6	\$121,917	\$122,500	-	-	-	
W19	104	\$331,417	\$319,250	38	\$252,142	\$256,000	40	\$197,622	\$175,250	3	\$256,333	\$260,000	
W20	95	\$342,769	\$310,000	38	\$240,539	\$244,000	6	\$177,000	\$179,000	2	\$235,200	\$235,200	
W21	39	\$360,978	\$333,000	1	\$215,000	\$215,000	7	\$245,000	\$250,000	4	\$225,825	\$227,150	
W22	10	\$273,950	\$271,000	-	-	-	-	-	-	-	-	-	
W23	191	\$262,363	\$255,000	45	\$206,840	\$205,000	7	\$151,000	\$156,000	2	\$217,000	\$217,000	
W24	105	\$278,670	\$261,000	69	\$217,284	\$219,000	21	\$148,338	\$146,000	-	-	-	
W25	6	\$245,133	\$239,950	1	\$163,000	\$163,000	2	\$166,500	\$166,500	1	\$188,000	\$188,000	
W26	3	\$416,667	\$628,000	-	-	-	-	-	-	-	-	-	
W27	55	\$261,851	\$240,000	4	\$170,225	\$175,000	1	\$160,000	\$160,000	1	\$189,500	\$189,500	
W28	55	\$352,487	\$310,000	7	\$214,929	\$220,000	-	-	-	1	\$209,000	\$209,000	
W29	36	\$224,028	\$212,500	10	\$150,400	\$150,750	-	-	-	1	\$186,000	\$186,000	

	Condo Townhouse				Det Condo			Со-ор	Apt	Att/Row/Twnhouse			
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
W01 W02 W03	2 3	\$180,500 \$196,000	\$180,500 \$225,000	-	-	-	- -		- -	3 4	\$257,000 \$225,250	\$308,000 \$219,000	
W04 W05 W06 W07	6 12 2	\$215,567 \$173,142 \$447,500	\$223,250 \$173,000 \$447,500	- - -	- - -	- - -	1 2 2	\$198,000 \$75,800 \$203,750	\$198,000 \$75,800 \$203,750	3	\$267,667	\$350,000	
W08 W09 W10 W12 W13	8 3 5 9 26	\$211,250 \$306,667 \$186,700 \$302,256 \$189,135	\$214,500 \$375,000 \$169,000 \$220,000 \$170,000	- - -	-	- - - -	- 1 1 1	\$136,000 \$57,500 \$138,000	\$136,000 \$57,500 \$138,000	2 - - 2	\$260,500 - - - \$184,750	\$260,500 - - - - \$184,750	
W14 W15 W16 W17 W18	12 30 18 - 8	\$163,367 \$190,153 \$192,361 \$179,963	\$152,450 \$186,750 \$196,500 \$176.000	- - -	- - - -	- - -	1 - -	\$160,000 - -	\$160,000 - -	1 - 3 -	\$241,000 \$204,333	\$241,000 \$226,500	
W19 W20 W21 W22 W23 W24 W25 W26	43 50 4 3 38 27 2	\$206,244 \$197,008 \$216,400 \$154,667 \$174,495 \$154,311 \$144,750	\$214,000 \$189,500 \$192,300 \$173,000 \$180,250 \$147,000 \$144,750	1	\$238,000 - - - - - - -	\$238,000 - - - - - -	- - - 1 1	\$167,000 \$180,000	\$167,000 \$180,000	6 8 10 2 28 13	\$258,083 \$214,375 \$237,690 \$205,000 \$190,214 \$196,438	\$258,500 \$209,500 \$221,500 \$205,000 \$190,000 \$199,900	
W27 W28 W29	10 - 6	\$141,530 - \$124,983	\$146,500 - \$126,500	- - -	- - -	-	- - 1	\$140,000	- - \$140,000	3 8 4	\$208,667 \$209,950 \$150,575	\$237,000 \$211,500 \$155,900	



SINGLE-FAMILY CENTRAL BREAKDOWN - OCTOBER 2002

	Detached Houses				Semi-Detached Houses			Condo	Apt.	Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	6	\$352,767	\$371,500	22	\$383,091	\$377,000	134	\$265,164	\$222,400	_	-	-
C02	11	\$543,445	\$518,000	29	\$393,624	\$350,000	24	\$366,688	\$288,000	-	-	-
C03	37	\$697,446	\$528,000	11	\$256,682	\$253,000	5	\$480,100	\$482,500	-	-	-
C04	76	\$578,731	\$518,500	9	\$378,856	\$369,900	22	\$343,672	\$259,745	-	-	-
C06	20	\$456,545	\$367,000	1	\$236,500	\$236,500	2	\$188,500	\$188,500	-	-	-
C07	35	\$368,471	\$341,500	2	\$294,000	\$294,000	23	\$242,230	\$229,000	1	\$298,000	\$298,000
C08	1	\$395,000	\$395,000	8	\$516,900	\$526,250	88	\$240,317	\$216,000	-	-	-
C09	13	\$965,538	\$775,000	2	\$433,550	\$433,550	9	\$489,778	\$320,000	-	-	-
C10	32	\$780,992	\$573,125	15	\$420,393	\$395,500	22	\$260,125	\$251,750	-	-	-
C11	19	\$588,563	\$625,000	4	\$312,625	\$309,750	10	\$157,910	\$167,000	-	-	-
C12	19	\$795,079	\$749,000	1	\$306,500	\$306,500	4	\$800,500	\$752,500	-	-	-
C13	17	\$375,635	\$338,700	10	\$286,035	\$285,550	19	\$225,231	\$210,500	-	-	-
C14	35	\$448,111	\$399,900	-	-	-	91	\$236,722	\$225,000	-	-	-
C15	42	\$408,497	\$405,750	11	\$289,373	\$293,300	27	\$203,346	\$176,000	2	\$265,000	\$265,000

	Condo Townhouse				Det Condo				Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price		
C01	26	\$231,588	\$238,500	-	-	-	-	_	-	12	\$369,608	\$323,000		
C02	1	\$209,000	\$209,000	-	-	-	1	\$260,000	\$260,000	3	\$776,000	\$869,000		
C03	-	-	-	-	-	-	1	\$110,000	\$110,000	-	-	-		
C04	1	\$380,000	\$380,000	-	-	-	1	\$121,000	\$121,000	-	-	-		
C06	-	-	-	-	-	-	-	-	-	-	-	-		
C07	5	\$238,200	\$232,000	1	\$232,000	\$232,000	1	\$168,000	\$168,000	1	\$345,000	\$345,000		
C08	3	\$228,967	\$369,900	-	-	-	-	-	-	4	\$306,450	\$289,400		
C09	-	-	-	-	-	-	5	\$311,400	\$330,000	1	\$432,000	\$432,000		
C10	2	\$268,000	\$268,000	-	-	-	-	-	-	1	\$320,000	\$320,000		
C11	1	\$146,000	\$146,000	-	-	-	1	\$113,000	\$113,000	3	\$278,300	\$279,900		
C12	3	\$384,000	\$430,000	-	-	-	-	-	-	-	-	-		
C13	9	\$263,833	\$283,000	-	-	-	-	-	-	-	-	-		
C14	10	\$228,900	\$219,000	-	-	-	1	\$196,000	\$196,000	1	\$480,000	\$480,000		
C15	36	\$212,754	\$207,750	-	-		-	_	_	1	\$318,000	\$318,000		



SINGLE-FAMILY NORTH BREAKDOWN - OCTOBER 2002

Detached Houses			Semi-Detached Houses			Condo Apt.			Link			
Area Sa	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N02 2 N03 N04 S N04 S N05 N06 N07 S N08 N10 N11 S N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22	42 48 60 58 20 38 59 114 38 90 26 9 13 15 19 67 17 21 7	\$493,343 \$385,910 \$478,432 \$413,705 \$398,905 \$349,105 \$307,903 \$357,179 \$409,104 \$389,970 \$331,377 \$302,800 \$557,423 \$292,460 \$270,121 \$208,575 \$255,706 \$229,969 \$297,929 \$202,843 \$174,597 \$184,210	\$403,750 \$340,000 \$442,040 \$390,750 \$350,000 \$317,550 \$289,000 \$342,500 \$369,000 \$357,450 \$293,250 \$294,500 \$510,000 \$280,000 \$309,000 \$182,500 \$207,000 \$197,000 \$320,000 \$174,950 \$174,950 \$183,500	17 7 34 3 11 - 1 - 2	\$266,750 \$277,125 \$319,667 \$237,750 \$252,983 \$237,135 \$213,996 \$269,191 \$243,000 \$264,116 - - \$207,000 - - \$165,750 \$193,500 \$144,000	\$266,750 \$277,125 \$370,000 \$237,750 \$253,000 \$233,500 \$218,990 \$269,400 \$255,000 \$266,000 - \$207,000 - \$165,750 \$193,500 \$144,000	11 22 33 3 	\$245,091 \$275,882 \$211,353 \$159,600 \$200,000 \$243,214 \$135,500 \$150,000 \$173,500	\$227,000 \$234,000 \$207,000 \$178,800 \$200,000 \$260,000 \$135,500 \$150,000 \$173,500	4 6 3 - 2 1 47 10 1 - 2 2 6 1	\$283,250 \$268,733 \$287,667 \$199,500 \$295,000 \$278,323 \$292,550 \$220,000 \$176,500 \$176,500 \$188,817 \$175,800 \$181,500	\$270,000 \$272,500 \$293,500 \$293,500 \$295,000 \$275,000 \$274,000 \$220,000 \$176,500 \$176,500 \$175,800 \$175,800

Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse			
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	8	\$226,313	\$222,500	-	-	-	-	-	_	3	\$290,333	\$352,500
N02	7	\$276,107	\$266,000	-	-	-	1	\$212,000	\$212,000	3	\$425,000	\$510,000
N03	11	\$230,136	\$255,000	-	-	-	1	\$192,500	\$192,500	11	\$273,091	\$275,500
N04	1	\$292,600	\$292,600	-	-	-	-	-	-	9	\$278,433	\$278,000
N05	-	-	-	-	-	-	-	-	-	3	\$244,800	\$269,900
N06	8	\$220,625	\$204,250	-	-	-	-	-	-	10	\$221,600	\$216,250
N07	6	\$171,333	\$172,000	-	-	-	-	-	-	9	\$211,417	\$216,000
N08	9	\$245,644	\$247,000	-	-	-	-	-	-	24	\$243,086	\$245,750
N10	4	\$221,200	\$220,750	-	-	-	-	-	-	1	\$228,000	\$228,000
N11	6	\$235,383	\$239,900	-	-	-	-	-	-	11	\$246,300	\$249,900
N12	-	-	-	-	-	-	-	-	-	1	\$227,000	\$227,000
N13	-	-	-	-	-	-	-	-	-	_	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	_
N15	-	-	-	-	-	-	-	-	-	2	\$173,500	\$173,500
N16	2	\$187,500	\$187,500	-	-	-	-	_	_	_	-	-
N17	-	-	-	-	-	-	-	_	-	4	\$151,250	\$151,500
N18	1	\$140,000	\$140,000	-	-	-	-	_	_	_	-	-
N19	-	-	-	-	-	-	1	\$169,000	\$169,000	1	\$147,000	\$147,000
N20	-	-	-	-	-	-	_	-	-	_	-	-
N21	-	-	-	-	-	-	-	_	_	_	_	_
N22	-	-	-	-	-	-	-	_	-	3	\$141,800	\$165,900
N23	-	-	-	_	_	-	_	_	_	3	\$137,667	\$150,000
N24	-	-	-	-	-	-	-	-	-	-	-	-



Year	(Single-Fam * Number of Sales	ily Only) *Average Price	Year	(Single-Family Only) * Number of Sales *Average Pr		
1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 January February March April May June July August September October November December Total	13,428 12,432 12,245 12,493 10,498 13,085 14,613 16,335 17,318 22,020 19,025 20,512 21,184 23,466 26,017 29,625 25,336 30,046 31,905 45,509 52,919 43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237 39,273 55,779 58,014 55,344 55,344 58,957 58,343	\$ 21,360 24,078 26,732 28,929 29,492 30,426 32,513 40,605 52,806 57,581 61,389 64,559 67,333 70,830 75,694 90,203 95,496 101,626 102,318 109,094 138,925 189,105 229,635 273,698 255,020 234,313 214,971 206,490 208,921 203,028 198,150 211,307 216,815 228,372 243,255 235,535 252,072 248,601 249,692 255,460 258,797 250,095 247,472 245,530 251,479 257,947 255,584	undertaking historic ate maps. ** On June 30th, Ti to TorontoMLS. Mir	4,869 6,866 7,602 8,181 8,042 6,627 5,727 5,418 5,846 6,455 65,613 Visions, caution should be cal comparisons. Please researched from the older discrepancies may occur in the old system.	refer to appropride Trebnet system cur between the	



