For Media Inquiries: 443-8150 For All Other Inquiries: 443-8152 September, 1999

Prices Inch Upward in September

TORONTO - Thursday, September 30, 1999 — The average price of a home rose 1 per cent in September, to \$228,431 from the \$225,976 recorded in August, and was up almost 7 percent from September '98 price of \$213,917, TREB President Bill Palander announced today. "Prices have risen two months in a row now, showing continued growth in our marketplace.

The President went on to say that last month's 4,818 sales were the best numbers we've ever seen in September. "Barring unforeseen mishaps, we expect the good news to just keep coming."

Number of MLS Sales

Number of New MLS Listings

Number of Active MLS Listings

8000

6000

25000

20000

S.F.D

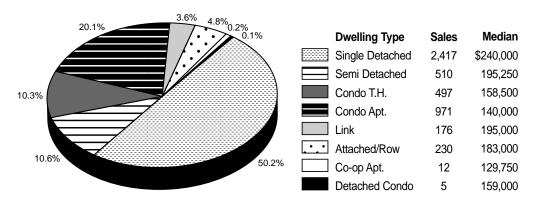
Breaking down the total 1,854 sales were reported in TREB's 28 West districts and averaged \$214,328; 736 sales were reported in the 14 Central districts and averaged \$319,797; 927 sales were reported in the 23

North districts and averaged \$244,869; and 1,301 sales were reported in TREB's 21 East districts and averaged \$185,131.

Neighbourhood Corner Cabbagetown (Don Vale)

The Cabbagetown (Don Vale) market experienced a substantial improvement in September 1999 over the same month last year. The 11 sales of freehold properties (detached, semi-detached, and row-house) was almost triple the number recorded in September '98. At \$429,318, the average price of these homes was up 31%, and the average time-on-market clocked in at 25 days, half last years figure and substantially better than the city-wide average of 44 days.

Single-Family Residential Breakdown



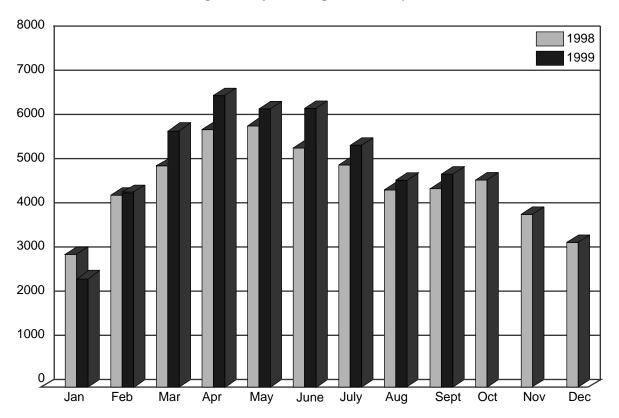
Housing Market Indicators

	September 1998	September 1999	% Change
Sales*	4,492	4,818	(+7%)
Sales (P.O.T.)	937	1,079	(+15%)
New Listings*	7,470	7,217	(-3%)
Active Listings**	19,876	17,280	(-13%)

Single-Family Dwellings Only

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — September

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	Condo T.H.	
Up	to	\$90,000	124	(2.6)	77	(7.9)	14	(2.8)	
90,001	to	110,000	213	(4.4)	140	(14.4)	29	(5.8)	
110,001	to	120,000	158	(3.3)	86	(8.9)	18	(3.6)	
120,001	to	130,000	219	(4.5)	100	(10.3)	45	(9.1)	
130,001	to	140,000	221	(4.6)	94	(9.7)	48	(9.7)	
140,001	to	150,000	219	(4.5)	76	(7.8)	48	(9.7)	
150,001	to	160,000	266	(5.5)	72	(7.4)	62	(12.5)	
160,001	to	170,000	264	(5.5)	54	(5.6)	58	(11.7)	
170,001	to	180,000	250	(5.2)	34	(3.5)	36	(7.2)	
180,001	to	190,000	297	(6.2)	48	(5.0)	37	(7.4)	
190,001	to	200,000	242	(5.0)	28	(2.9)	20	(4.0)	
200,001	to	225,000	549	(11.4)	44	(4.5)	45	(9.1)	
225,001	to	250,000	496	(10.3)	38	(3.9)	12	(2.4)	
250,001	to	300,000	558	(11.6)	39	(4.0)	18	(3.6)	
300,001	to	400,000	424	(8.8)	21	(2.2)	5	(1.0)	
400,001	to	500,000	136	(2.8)	12	(1.2)	1	(0.2)	
500,001	to	750,000	124	(2.6)	4	(0.4)	1	(0.2)	
750,000	to	1,000,000	39	(8.0)	2	(0.4)	_	(—)	
1,000,001	to	1,500,000	14	(0.3)	1	(0.1)	_	(—)	
Over		1,500,000	5	(0.1)	1	(0.1)	_	(—)	
Total			4,818	100.0	971*	100.0	497**	100.0	

- * 971 condominium apartments sold for \$156,713,990, averaging \$161,394
- ** 497 condominium townhouses sold for \$81,911,910, averaging \$164,812.

Single-Family Residential September 1999

			Septem	Dei 1999		
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	191	78	51	\$10,325,278	\$202,456	\$187,000
E-2	188	96	48	12,432,506	259,011	237,500
E-3	321	136	95	16,726,780	176,071	179,000
E-4	126	59	50	7,774,300	155,486	156,000
E-5	271	134	98	18,475,921	188,530	182,522
E-6	158	81	42	8,560,600	203,824	188,250
E-7	254	112	110	22,441,487	204,014	198,000
E-8	189	93	52	10,000,826	192,324	174,500
E-9 E-10	172 134	76 74	64 38	11,247,900	175,748	178,500
E-10 E-11	180	85	66	8,356,300 10,941,300	219,903 165,777	226,500 169,250
E-12	46	27	14	2,587,500	184,821	179,500
E-13	274	156	95	20,924,950	220,263	207,500
E-14	244	117	103	18,602,400	180,606	173,500
E-15	191	90	81	15,215,350	187,844	183,000
E-16	414	190	156	21,769,450	139,548	135,000
E-17	243	118	82	14,076,413	171,664	154,750
E-18	15	8	3	1,184,000	394,667	285,000
E-19	39	25	6	1,125,900	187,650	187,450
E-20	43	22	9	1,448,500	160,944	135,000
E-21	80	47	38	6,637,800	174,679	168,950
Total	3,773	1,824	1,301	\$240,855,461	\$185,131	\$175,000
West						
W-1	125	58	32	\$7,819,000	\$244,344	\$242,750
W-2	201	110	43	11,107,700	258,319	232,000
W-3	187	90	46	8,495,300	184,680	182,750
W-4	188	95	47	8,236,900	175,253	180,000
W-5	203	112	81	12,482,700	154,107	143,000
W-6	198	114	47	10,390,400	221,072	215,000
W-7	66	35	24	6,468,942	269,539	263,000
W-8	251 425	137	78	26,096,200	334,567	279,000
W-9 W-10	125 268	51 152	51 99	10,213,400 15,499,250	200,263 156,558	210,500 140,000
W-10 W-12	232	132	73	17,376,500	238,034	208,000
W-12 W-13	225	122	75 75	19,080,354	254,405	215,000
W-14	171	97	42	7,904,300	188,198	182,750
W-15	246	110	124	18,958,450	152,891	140,400
W-16	230	108	94	21,340,300	227,024	213,250
W-17	6	3	-	, , , <u>-</u>	· -	· -
W-18	97	49	21	3,854,500	183,548	176,900
W-19	494	267	149	34,278,799	230,059	232,000
W-20	409	213	144	32,262,480	224,045	203,750
W-21	116	64	42	15,796,700	376,112	260,000
W-22	1 500	1	4	813,000 45,621,150	203,250	186,500
W-23 W-24	523 425	236 108	226 160	45,621,150 32,541,540	201,863 192,554	186,000 187,000
W-24 W-25	425 19	198 7	169	32,541,549 1,242,490	192,554 155,311	187,000 156,000
W-25 W-26	19	7	8	1,242,490	199,311	130,000
W-27	129	52	62	13,452,249	216,972	204,125
W-28	146	88	40	10,992,050	274,801	259,750
W-29	95	51	33	5,039,450	152,711	149,900
Total	5,377	2,752	1,854	\$397,364,113	\$214,328	\$195,000

Single-Family Residential September 1999 continued

<u>Area</u>	Listed	Re-run	s Sales	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	323 187 171 307 71 178 233 150 180 103 198 123 213 252	160 108 104 176 42 99 127 92 97 53 114 65 124	109 56 39 78 17 48 61 16 59 21 33 48 59	\$23,924,001 18,993,500 13,814,100 33,223,300 4,155,400 12,894,800 13,224,452 8,940,325 24,980,660 5,861,500 24,172,200 11,250,900 18,071,880 21,863,330	\$219,486 339,170 354,208 425,940 244,435 268,642 216,794 558,770 423,401 279,119 732,491 234,394 306,303 237,645	\$192,000 296,500 253,000 362,500 228,000 249,950 175,000 417,900 344,000 282,000 563,000 216,500 263,000 207,500
Total	2,689	1,504	736	\$235,370,348	\$319,797	\$253,500
<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 Total	275 231 321 185 60 159 209 285 135 415 64 43 79 85 81 215 64 109 12 19 22 63 69	167 121 179 95 34 82 104 161 57 258 33 24 55 41 48 120 26 47 10 10 8 27 35	65 58 108 53 8 52 80 57 56 82 12 5 14 23 20 82 27 52 4 6 10 30 23	\$16,513,688 15,549,468 34,589,288 16,055,927 2,581,500 12,625,800 17,163,100 17,943,350 14,923,250 23,297,100 2,432,000 1,267,000 5,100,400 5,666,300 4,643,500 11,784,400 4,565,700 8,815,450 792,400 1,046,300 1,367,350 4,891,400 3,379,300 \$226,993,971	\$254,057 268,094 320,271 302,942 322,688 242,804 214,539 314,796 266,487 284,111 202,667 253,400 364,314 246,361 232,175 143,712 169,100 169,528 198,100 174,383 136,735 163,047 146,926	\$235,000 242,000 254,500 268,000 266,250 216,500 204,500 270,000 242,000 265,950 184,000 212,000 333,200 251,500 212,000 129,950 171,000 157,750 158,700 162,450 118,000 127,000
Grand						
Total	15,039 Reruns: East (1	7,822	4,818 West (2,752-51%)	\$1,100,583,893 Central (1.504-56%)	\$228,431 North (1.742-54%)	\$198,000

Listed includes Reruns: East (1,824-48%) West (2,752-51%) Central (1,504-56%) North (1,742-54%)

^{*} Sales to Listings Ratio (SFD only): 32.0%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	41	97%
WEST	44	97%
CENTRAL	40	97%
NORTH	53	97%
TOTAL	44	97%

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

Nine Month Single-Family January to September 1999

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	1,672 1,573 2,883 1,279 2,492 1,186 2,366 1,964 1,535 1,340 1,794 517 2,716 2,317 2,436 4,428 2,145 138 332 431 812	591 512 1,033 569 934 341 963 675 577 417 641 214 902 914 894 1,633 813 29 86 144 263	\$118,059,520 132,096,048 185,470,407 90,312,274 179,606,104 68,841,997 184,455,318 122,586,151 97,467,983 92,160,760 103,245,811 36,507,425 183,251,049 166,011,840 166,169,098 216,735,274 128,067,253 8,677,400 18,335,950 25,931,950 47,663,550	\$199,762 258,000 179,545 158,721 192,298 201,883 191,542 181,609 168,922 221,009 161,070 170,595 203,161 181,632 185,871 132,722 157,524 299,221 213,209 180,083 181,230	\$183,000 235,050 179,000 165,000 185,000 180,000 173,000 174,135 218,000 163,000 172,250 194,000 175,000 178,000 130,000 148,000 282,500 191,250 165,000 173,250
Total	36,356	13,145	\$2,371,653,162	\$180,422	N/A
<u>West</u>					
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-25 W-26 W-27 W-28 W-29	941 1,567 1,650 1,524 1,929 1,745 750 2,349 1,054 2,630 1,865 2,179 1,538 2,601 2,352 13 787 3,937 4,592 1,314 42 4,922 3,845 204 16 1,159 1,501 864	336 454 498 473 655 535 289 858 397 875 633 721 481 1,046 849 1 225 1,325 1,650 397 20 1,940 1,555 73 4 516 475 348	\$86,854,600 110,663,879 82,557,656 80,530,780 99,656,220 115,588,572 79,094,286 277,576,224 77,518,884 137,550,749 150,323,918 191,939,411 89,141,361 154,922,447 193,966,865 269,900 36,026,870 298,296,299 360,618,876 109,465,280 3,970,300 382,256,852 278,867,614 17,315,137 1,574,000 107,926,599 132,536,300 56,182,171	\$258,496 243,753 165,778 170,255 152,147 216,053 273,683 323,515 195,262 157,201 237,479 266,213 185,325 148,109 228,465 269,900 160,119 225,129 218,557 275,731 198,515 197,040 179,336 237,194 393,500 209,160 279,024 161,443	\$229,500 226,250 162,500 170,000 133,600 199,000 266,250 268,000 193,000 217,500 183,250 137,000 205,000 269,900 165,000 218,000
Total	49,870	17,629	\$3,713,192,050	\$210,630	N/A

Nine Month Single-Family continued January to September 1999

<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	2,830 1,955 1,433 2,655 520 1,616 1,979 952 1,630 736 1,542 1,124 2,209 2,639	928 517 371 747 123 477 694 256 493 274 285 395 579 886	\$197,682,123 204,081,238 164,674,998 317,160,471 35,790,675 119,607,850 143,863,585 166,836,872 216,501,530 76,507,260 189,037,713 94,670,352 170,970,645 217,131,479	\$213,020 394,741 443,868 424,579 290,981 250,750 207,296 651,707 439,151 279,224 663,290 239,672 295,286 245,069	\$185,000 289,000 300,000 380,000 276,500 240,000 185,250 525,000 336,124 275,000 548,400 229,000 253,000 216,500
Total	23,820	7,025	\$2,314,516,791	\$329,469	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	2,275 2,474 3,458 1,797 394 1,931 2,106 3,056 1,377 4,037 614 364 718 727 599 2,160 704 924 142 166 284 897 598	603 715 941 454 85 544 825 675 546 924 163 58 148 237 192 628 257 317 45 50 120 309 165	\$164,650,628 206,444,103 273,910,980 128,320,982 26,662,850 147,000,484 176,926,932 188,870,834 133,622,492 269,499,328 44,637,345 20,559,760 49,940,100 55,970,213 43,743,752 95,299,840 47,212,209 54,746,000 9,808,050 8,359,050 16,878,999 45,380,460 23,995,150	\$273,052 288,733 291,085 282,645 313,681 270,221 214,457 279,809 244,730 291,666 273,849 354,479 337,433 236,161 227,832 151,751 183,705 172,700 217,957 167,181 140,658 146,862 145,425	\$242,650 252,500 245,875 275,000 290,000 234,000 204,000 263,000 273,500 239,000 303,680 311,000 218,500 212,000 143,000 174,000 160,000 195,000 171,000 136,500 144,250 131,000
Total	31,802	9,001	\$2,232,440,541	\$248,021	N/A
Grand Total	141,848	46,800	\$10,631,802,544	\$227,175	N/A

Includes Re-runs:

East	17,477	West	24,487
Central	12,955	North	17,305

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

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family East Breakdown September 1999

	<u>S</u>	Det <u>ales</u>	ached Houses Av. Price	Med. F	Price	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-21		14 17 47 21 22 36 45 22 29 26 16 9 57 64 51 102 41 3 8	221,007 276,888 206,385 202,843 264,057 208,961 263,076 251,702 218,872 260,992 209,363 193,500 259,290 205,169 210,418 152,308 203,270 394,667 195,667 164,813 177,219	195,0 290,0 201,5 205,0 264,5 188,7 243,0 218,5 221,0 237,0 196,5 177,0 251,5 214,0 146,0 185,0 285,0 175,0	00 00 00 50 00 00 00 00 00 00 00 00 00 0	23 27 12 3 3 3 10 2 5 1 12 1 9 2 3 21 4		197,255 257,928 207,325 156,000 218,333 196,667 202,377 179,000 184,900 214,000 173,375 164,500 181,311 161,250 143,667 120,852 129,750	184,000 227,000 193,000 156,000 211,000 164,000 205,000 179,000 214,000 214,000 172,250 164,500 180,000 123,000 123,000 124,750
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Co <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
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-12 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21	3 1 5 17 12 7 3 6 11 10 11 6 14 6	144,167 150,000 142,800 165,647 166,054 138,429 116,167 135,250 148,591 	136,000 150,000 156,000 157,000 157,000 138,500 134,500 146,000 143,450 120,000 127,250 94,500 111,250	1 32 21 47 3 28 19 27 5 16 1 6 10 5 4	68,500 117,466 111,076 153,342 149,333 131,042 145,230 134,356 109,000 111,838 109,500 131,533 113,360 114,840 115,625	68,500 107,000 113,500 149,500 140,000 136,600 138,888 144,000 108,000 112,500 109,500 131,850 103,000 110,000 93,750	8 8 1 - 8 3 7 4 11 11 23 - 2	224,324 201,250 184,000 	226,300 203,500 184,000 184,000 175,500 173,750 182,250 138,000 154,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co <u>Sales</u>	o-op Apartment Av. Price	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4	11 3 3	205,620 230,950 209,967	207,000 212,950 209,900	- - -	- - -	- - -	- - -	- - -	- - -
E-5 E-6 E-7	1 - 7	194,000 - 186,784	194,000 - 184,989	- - -	- - -	- - -	- - -	- - -	- - -
E-8 E-9	1 -	193,000	193,000	-	-	- -	-	-	- -
E-10 E-11 E-12	3	173,700	165,000	-	-	- -	-	- -	- -
	6 11 5 4 8	167,333 166,909 152,680 126,125 116,750	171,500 165,000 153,000 122,750 116,500	-	- - - -	- - - -	1 - - -	143,000	143,000
E-19 E-20	1	150,000	150,000	- -	- - -	- - -	- - -	- - -	-
E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown September 1999

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	4	255,500	265,000	10	263,380	264,500
C-2	15	364,433	347,000	18	378,367	333,500
C-3	23	432,361	290,000	5	185,360	147,000
C-4	55	490,956	420,000	7	304,857	308,000
C-6	13	272,992	255,000	-	· -	· -
C-7	24	330,913	281,250	4	259,600	262,450
C-8	3	428,250	354,000	7	412,500	405,000
C-9	4	772,450	609,400	2	1,222,500	1,222,500
C-10	28	572,284	496,500	16	314,844	296,000
C-11	10	416,300	418,000	2	302,500	302,500
C-12	26	745,723	639,000	-	· -	· -
C-13	16	327,913	315,000	9	218,111	211,500
C-14	29	399,752	336,500	-	· -	-
C-15	25	380,936	320,000	13	222,800	222,000

	Tow <u>Sales</u>	nhouse Condo <u>Av. Price</u>	miniums <u>Med. Price</u>	Co <u>Sales</u>	ondominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
C-1	4	216,750	202,500	79	208,649	169,000	-	-	-
C-2	-	· -	· -	21	280,067	250,000	-	-	-
C-3	-	-	-	6	321,833	305,000	-	-	-
C-4	1	385,000	385,000	15	246,780	189,000	-	-	-
C-6	1	177,500	177,500	3	143,000	148,000	-	-	-
C-7	4	207,750	208,250	16	192,719	186,750	-	-	-
C-8	3	209,333	154,000	43	160,958	156,000	-	-	-
C-9	1	719,000	719,000	5	296,760	240,000	-	-	-
C-10	4	203,625	203,500	10	273,570	270,450	-	-	-
C-11	1	117,000	117,000	8	122,063	106,500	-	-	-
C-12	3	278,633	290,000	4	986,875	661,750	-	-	-
C-13	5	190,300	177,000	18	171,656	145,000	-	-	-
C-14	4	247,100	253,450	25	204,367	192,500	-	-	-
C-15	27	180,566	165,000	26	166,352	143,025	1	243,100	243,100

	Attached/Row Co			o-op Apartments			Detached Condominiums		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	12	243,158	223,250	-	-	-	-	-	-
C-2	2	417,500	417,500	-	-	-	-	-	-
C-3	1	505,000	505,000	4	126,750	129,750	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	5	300,600	309,000	-	-	-	-	-	-
C-9	-	-	-	4	300,681	289,862	-	-	-
C-10	1	369,000	369,000	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	381,500	381,500	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown September 1999

	<u>s</u>	Deta <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
N-1 N-2 N-3 N-4 N-5	28 25 54 39 8 32 50 40 19 52 8 5 14 22 20 70 19 33 4		329,971 325,000 330,584 286,000 445,142 403,750 346,033 300,900 322,688 266,250			1 1 2 2		241,800 215,000 259,250 196,000	241,800 215,000 259,250 196,000
N-6 N-7 N-8 N-10 N-11 N-12			280,781 245,416 357,586 336,474 327,423 218,500	263,500 229,500 304,750 290,000 325,000	263,500 229,500 304,750 290,000		7 182,357 12 167,317 2 225,500 1 198,000 4 221,250		185,000 177,500 225,500 198,000 222,500
N-13 N-14 N-15			253,400 364,314 250,377	212,000 333,200 253,750 212,000 127,500 195,000 167,500 158,700 162,450		1 153,500 3 160,833 5 133,800		:	- - -
N-16 N-17 N-18 N-19 N-20 N-21			232,175 144,937 179,563 185,523 198,100 174,383					160,833	153,500 165,000 130,000
N-22 N-23 N-24		10 28 23	136,735 166,021 146,926	118,000 153,500 127,000		- - -		- - -	- -
	To <u>Sales</u>	wnhouse Condon <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apart Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4	14 9 14 1	180,850 231,356 187,143 251,500	170,450 222,200 175,000 251,500	18 15 24 6	198,044 201,358 173,067 132,483	190,000 183,000 178,700 134,500	4 5 5	234,000 220,660 247,200	234,500 230,000 245,000
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-19 N-20 N-21 N-22 N-22 N-23 N-24	5 6 3	168,700 151,250 219,333	165,000 151,000 225,000	1 3	218,000 141,167 -	218,000 133,500	1 2 1 36	181,300 168,500 233,000 231,451	181,300 168,500 233,000 233,500
	8 2	197,913 141,000	186,250 141,000	4 - -	181,125 - -	171,250 - -	10 1	226,330 219,500	220,500 219,500
	-	-	-	-	- -	-	- -	-	-
	1 2 5	128,000 133,000 126,340	128,000 133,000 122,900	- 1 2	87,000 113,000	87,000 113,000	1 2 4	150,000 159,250 155,750	150,000 159,250 155,000
	-	-	- -	- -	-	-	-	- -	-
	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	etached Condomir <u>Av. Price</u>	niums <u>Med. Price</u>
N-1 N-2	- 3	288,000	300,000	-	-	-	-	-	-
N-2 N-4 N-5 N-6 N-7 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19	9 5	224,833 224,450	227,500 220,000	- -	- -	-	- -	- -	- -
	6	186,917	190,250	- -	- -	-	-	-	-
	7 11	173,786 208,900	173,000 215,000	-	-	-	-	-	-
	4	203,750	204,000	-	-	-	-	-	-
	1 -	182,500	182,500	-	-	-	-	- -	-
	- 1	158,000	- 158,000	-	-	-	-	-	-
	- 9	134,144	135,900	-	-	-	-	-	-
	2	127,500	127,500	- -	- -	-	<u>-</u> 1	288,500	288,500
N-20 N-21	- -			- -	<u>-</u>	-	- -		
N-22 N-23	2	121,400	121,400	<u>-</u>	-	- - -	- -	- -	- -
N-24	-	-	-	-	-	-	-	- -	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown September 1999

	Sa	De <u>ales</u>	etached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1		9	331,333	300,000		13		232,346	229,000
W-2 W-3		19 27	346,047 190,511	335,000 184,500		19 14		182,711 183,143	181,500 179,200
W-4		30	203,167	188,000		1		218,000	218,000
W-5 W-6		13 17	229,646 202,706	235,000 201,000		17 1		218,294 229,000	221,000 229,000
W-7		22	279,361	268,500		-		-	-
W-8 W-9		53 19	416,825 293,658	340,000 272,000		- 2		- 242,550	242,550
W-10		33	214,608	206,250		2 7		193,143	193,000
W-12 W-13		35 35	322,457	206,250 286,000		9		219,500	215,500
W-13		10	363,449 280,290	339,900 264,000		9 5 3		176,000 229,800	180,000 229,900
W-15		13	251,500	245,000		13		205,962	204,000
W-16 W-17		47 -	274,670 -	251,000 -		19 -		195,447 -	195,000
W-18 W-19		10 77	214,070 275,982	233,350 267,000		5 8		190,900 211,375	193,600 209,750
W-20		68	274,860	250,000		24		199,529	196,000
W-21 W-22		25 1	504,764	294,000 310,000		1 1		176,500 175,000	176,500 175,000
W-23		123	310,000 230,943	218.000				177,415	176,500
W-24 W-25		77 1	228,938 225,000	229,500		39 23		186,050	187,000
W-26		-	-	225,000		-		-	-
W-27 W-28		47 35	243,104 288,944	220,000 266,000		2		137,450	137,450
W-29		18	171,692	169,250		7		136,071	137,000
	т	ownhouse Condo	miniums	Condo	minium Apart	monts		Link Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1	-	-	-	10	181,650	154,000	-	-	-
W-2 W-3	-	-	-	3 5	243,333 157,500	239,000 168,500	-	-	-
W-4				14	104 707	111,250	-	-	-
W-5 W-6	16	140,025	146,750	34 23	102,159 229,391	105,000 215,000	-	-	-
W-7	1	155,000	155,000	1	168,000	168,000	-	-	-
W-8 W-9	4 4	179,200 217,375	179,400 211,250	20 26	152,735 126,127	136,000 93,000	-	-	-
W-10	5 6	148,700	155,000	50	113,004	112,000	3	202,333	200,000
W-12 W-13	6 24	170,883 174,956	164,750 155,625	22 9	132,941 106,411	119,500 93,000	-	-	-
W-14	16	149,563	167,000	10	146,500	134,000	2	232,500	232,500
W-15 W-16	14 20	155,550 173,115	158,700 172,500	84 7	128,973 146,000	129,000 142,000	- 1	233,000	233,000
W-17	-	-	· -	, -	-	-	-	-	-
W-18 W-19	6 29	126,550 183,993	132,150 182,000	- 27	159,644	133,900	-	-	-
W-20	42	176,054	166,250	5	107,900	116,000	1	185,000	185,000
W-21 W-22	2 1	151,750 130,000	151,750 130,000	3	117,833	118,000	1	192,500 198,000	192,500 198,000
W-23	25	156,912	156,500	9	139,889	146,000	2	198,500	198,500
W-24 W-25	24 3	141,808 127,667	136,500 121,000	28	156,800	121,000	1	210,000 165,000	210,000 165,000
W-26	-	-	· -	-	-	-	-	· -	
W-27 W-28	9 2	125,617 177,500	127,000 177,500	2	136,500	136,500	1 -	162,900	162,900
W-29	4	116,625	115,750	1	97,500	97,500	2	152,500	152,500
		Attached/Row		Со-ор	Apartments		De	tached Condomir	niums
	<u>Sales</u>	Av. Price	Med. Price	Sales	<u> Av. Price</u>	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1 W-2	2	165,650	165,650	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4 W-5	2	229,000	229,000	- 1	72,500	72,500	-	-	-
W-6	5	269,880	281,000	i	90,000	90,000	-	-	-
W-7 W-8	1	233,000	233,000	-	-	-	-	-	-
W-9	-	,		<u>.</u>	-	-	-	-	-
W-10 W-12	1	165,000	165,000	1 -	64,500	64,500	-	-	-
W-13	2	161,500	161,500	-	-	-	-	-	-
W-14 W-15	-	-	-	1 -	89,000	89,000	-	-	-
W-16	-	-	-	-	-	-	-	-	-
W-17 W-18	-	-	-	-	-	-	-	-	-
W-19	8	211,375	215,000	-	-	-	-	150 167	150,000
W-20 W-21	1 10	190,000 215,160	190,000 198,750	-	-	-	3 -	158,167 -	159,000
W-22	-	-	•	-	-	-	-	-	-
W-23 W-24	28 16	168,471 164,400	165,000 171,500	-	-	-	-	-	-
W-25 W-26	3	156,497	157,000	<u>-</u>	-	-	-	-	-
W-27	1	185,000	185,000	-	-	Ξ.	-	-	-
W-28 W-29	3 1	174,667 127,500	171,000 127,500	-	-	<u>-</u>	-	<u>-</u>	-
v v - 23		121,500	121,500	-	-	-	-	-	-

Year	* Number of Sales (Property of all types	s)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956 1957	4,885 5,916		73,486,822 93,072,456	15,043 15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	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	(emgic running emy)	281,164,558	18,883	(9.0 :)
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	430,301,604 473,422,285	27,637 29,931	26,732 28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974 1975	20,680 26,088	17,318 22,020	1,160,586,426 1,517,817,465	56,121 58,180	52,806 57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980 1981	30,977 35,434	26,017 29,625	2,478,889,915 3,373,355,403	80,023 95,201	75,694 90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986 1987	54,815 51,149	52,919 43,475	8,195,016,831 10,287,088,795	149,503 201,120	138,925 189,105
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	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992 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	47,100	39,273	9,902,240,806	210,238	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 January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
May June	7,084 6,484	5,912 5,410	1,627,867,532	229,795 233,670	222,148 225,323
July	6,084	5,026	1,515,114,077 1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
Septembe	r 5,429	4,492	1,187,538,665	218,740	213,917
October	5,681	4,688	1,274,397,550	224,326	217,908
November December	•	3,905 3,272	1,076,535,860 900,326,933	221,829 220,129	214,465 215,131
Total	66,876	55,344	15,050,497,785	225,051	216,815
1999					
<u>J</u> anuary	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393 5,705	1,205,185,389	227,651	221,354
March April	7,088 7,988	5,795 6,594	1,659,424,731 1,893,116,564	234,117 236,995	227,174 233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August Septembe	5,573 r 5,897	4,679 4,818	1,290,398,886 1,388,000,890	231,545 235,374	225,976 228,431
Total	56,692	46,800	13,243,831,941	233,610	227,175

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

