Sales up 3 per cent from last August

TORONTO - Tuesday, September 1, 1998 — With 4,462 sales of single-family dwellings reported in August, the Toronto real estate market is keeping up the strong pace set in earlier months, said TREB President Jimmy Lee. This is down 11 per cent from July's 5,026 sales, but up 3 per cent from the 4,317 recorded in August of last year.

The average price declined a little under 1 per cent to \$208,617 from the \$210,459 recorded in July. The median declined marginally (about .5 per cent) to \$184,000 from \$185,000. In addition, the average price was down a little over 1 per cent from the \$211,785 recorded in August of last year. The median, however, was up almost 1 per cent from the \$182,500 that same period in 1997.

"The local real estate market continued to perform quite well in August," commented Mr. Lee. "In view of the need to balance our strong economy we do not anticipate any interest rate hikes. We are still staying with our earlier forecasts with respect to the real estate market."

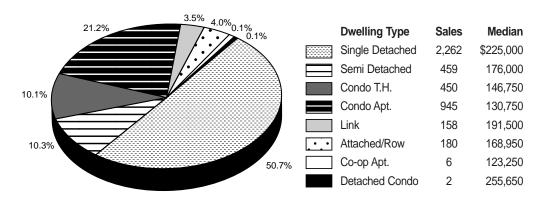
Finally, active listings continued their downward trend in August, falling 7 per cent to 19,126 from the 20,559 recorded in July, and down 11 per cent from the 21,436 recorded last August.

TREB's 4,462 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$930,853,457, and averaged \$208,617. The median price was \$184,000.

Breaking down the total 1,688 sales were reported in TREB's 28 West districts and averaged \$195,734; 632 sales were reported in the 14 Central districts and averaged \$285,995; 843 sales were reported in the 23 North districts and averaged \$232,461; and 1,299 sales were reported in TREB's 21 East districts and averaged \$172,241.

In addition to the sales of single-family dwellings, TREB Members reported 928 sales of properties of other types (P.O.T.) during August moving the total to 5,390. The dollar volume for properties of all types (P.A.T.) was \$1,237,545,608 and the average price was \$229,600.

Single-Family Residential Breakdown



Housing Market Indicators

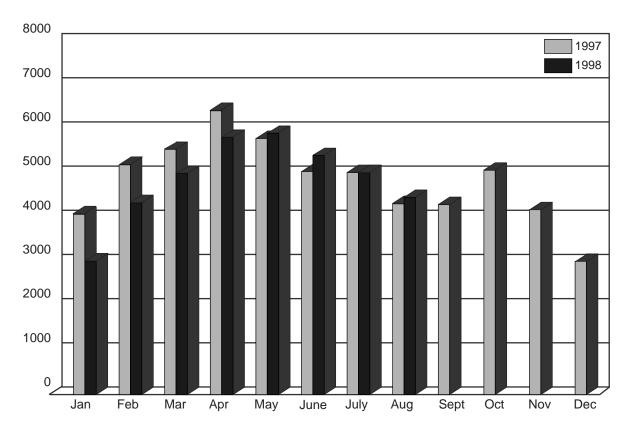
	August 1997	August 1998	% Change
Sales*	4,317	4,462	(+3%)
New Listings*	6,886	6,275	(-9%)
Active Listings**	21,436	19,126	(-11%)

^{*} Single-Family Dwellings Only

2	
Number of MLS Sales 7000 8.F.D P.O.T. 4000	
Jan Feb Mar Apr May June July Aug Sept Oct Nov Dec	4
25000 _	
5000 L 5000 L 0 0 0 0 L	
Jan Feb Mar Apr May June July Aug Sep Oct Nov Dec Number of Active MLS Listings	
25000 - 20000 - 15000 - 5000 -	

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

Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

Pric	ce R	ange	Tota	I S.F.D.	Co	ndo Apt.	Cor	do T.H.
Up	to	\$90,000	180	(4.0)	118	(12.5)	24	(5.3)
90,001	to	110,000	256	(5.7)	161	(17.0)	40	(8.9)
110,001	to	120,000	199	(4.5)	94	(10.0)	32	(7.1)
120,001	to	130,000	228	(5.1)	99	(10.5)	49	(10.9)
130,001	to	140,000	234	(5.2)	86	(9.1)	50	(11.1)
140,001	to	150,000	230	(5.2)	63	(6.7)	51	(11.3)
150,001	to	160,000	255	(5.7)	49	(5.2)	50	(11.1)
160,001	to	170,000	281	(6.3)	49	(5.2)	47	(10.5)
170,001	to	180,000	283	(6.3)	41	(4.3)	26	(5.8)
180,001	to	190,000	288	(6.4)	34	(3.6)	18	(4.0)
190,001	to	200,000	208	(4.7)	15	(1.6)	11	(2.5)
200,001	to	225,000	467	(10.5)	39	(4.1)	31	(6.9)
225,001	to	250,000	376	(8.4)	29	(3.1)	3	(0.7)
250,001	to	300,000	438	(9.8)	29	(3.1)	9	(2.0)
300,001	to	400,000	333	(7.5)	26	(2.7)	6	(1.3)
400,001	to	500,000	98	(2.2)	5	(0.5)	1	(0.2)
500,001	to	750,000	79	(1.8)	6	(0.6)	1	(0.2)
750,000	to	1,000,000	18	(0.4)	_	(—)	1	(0.2)
1,000,001	to	1,500,000	7	(0.2)	_	(—)	_	(—)
Over		1,500,000	4	(0.1)	2	(0.2)	_	(—)
TOTAL			4,462	100.0	945*	100.0	450**	100.0

^{* 945} condominium apartments sold for \$143,357,719, averaging \$151,701

^{** 450} condominium townhouses sold for \$69,473,380, averaging \$154,385.

Single-Family Residential August 1998

			7 10.9 0	36 1000		
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-19	140 109 252 124 289 86 279 173 136 118 181 49 203 220 173 372 215 14 42 46	61 47 130 58 150 40 142 84 51 57 88 23 95 114 74 171 98 7 20 23	51 41 90 56 113 32 111 74 66 37 61 13 84 90 89 162 75 1	\$9,195,200 10,779,000 15,902,900 7,491,079 21,144,387 6,459,900 20,704,470 11,654,450 11,308,450 7,435,600 9,919,900 2,271,150 15,545,899 15,954,649 15,862,250 20,974,850 11,491,890 350,000 2,824,290 2,701,011	\$180,298 262,902 176,699 133,769 187,118 201,872 186,527 157,493 171,340 200,962 162,621 174,704 185,070 177,274 178,228 129,474 153,225 350,000 217,253 168,813	\$160,000 227,000 166,000 119,000 178,000 175,000 184,000 148,250 173,250 203,000 168,000 160,500 172,949 171,900 120,000 141,000 350,000 214,000 155,450
E-21	74	34	24	3,770,000	157,083	151,250
Total <u>West</u>	3,295	1,567	1,299	\$223,741,325	\$172,241	\$166,000
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-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	66 133 137 133 153 124 84 210 89 243 146 193 138 194 185 - 42 345 329 86 7 400 307 28 - 95 117 78	28 64 52 63 67 72 44 101 39 104 61 94 68 83 70 - 20 147 148 46 5 169 125 11	28 55 45 36 62 46 28 75 27 100 51 70 52 101 100 - 19 109 151 30 2 193 164 6 - 57 53 28	\$6,039,600 12,747,290 6,627,700 5,922,350 8,730,950 8,803,900 7,446,400 18,745,075 4,239,950 15,038,335 11,916,100 16,384,200 9,883,500 14,588,926 21,493,600 	\$215,700 231,769 147,282 164,510 140,822 191,389 265,943 249,934 157,035 150,383 233,649 234,060 190,067 144,445 214,936 	\$235,050 230,000 148,500 157,500 116,950 184,750 248,500 217,000 133,500 130,750 200,000 178,250 185,500 134,000 197,000
Total	4,062	1,805	1,688	\$330,398,254	\$195,734	\$180,000

August 1998 continued

<u>Area</u>	Listed	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	282 151 148 208 32 161 196 68 109 57 148 120 210 255	145 86 76 109 19 96 110 38 54 32 87 66 115 120	94 37 40 70 11 60 59 18 38 25 23 38 43 76	\$18,735,600 9,907,700 12,097,418 27,896,650 3,336,875 15,257,288 10,419,598 8,444,500 16,363,600 5,662,300 13,937,700 8,826,150 12,918,398 16,945,150	\$199,315 267,776 302,435 398,524 303,352 254,288 176,603 469,139 430,621 226,492 605,987 232,267 300,428 222,963	\$171,750 207,000 249,000 337,000 230,000 241,000 162,500 357,500 345,000 190,000 484,000 216,000 251,500 185,250
Total	2,145	1,153	632	\$180,748,927	\$285,995	\$230,000
<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	174 204 312 151 35 141 177 213 125 347 38 26 56 61 67 184 59 104 16 13 24 69 55	89 118 174 83 17 555 89 115 54 186 18 16 30 31 38 86 28 56 10 6 10 24 20	53 58 75 34 6 55 82 57 60 94 13 10 10 14 22 58 23 45 6 14 30 18	\$12,785,849 15,253,000 20,696,399 8,778,090 2,173,000 13,573,233 16,761,615 14,751,600 13,359,000 28,971,083 3,323,900 2,073,000 3,570,500 3,351,900 5,584,000 8,637,100 4,199,800 7,621,900 1,435,500 939,700 1,906,300 4,108,882 2,109,600	\$241,242 262,983 275,952 258,179 362,167 246,786 204,410 258,800 222,650 308,203 255,685 207,300 357,050 239,421 253,818 148,916 182,600 169,376 239,250 156,617 136,164 136,963 117,200	\$227,500 250,000 244,000 269,000 310,000 231,000 187,125 247,000 216,000 278,000 212,000 185,000 213,000 234,750 134,250 167,000 158,500 230,250 145,000 136,950 132,041 117,000
Total	2,651	1,353	843	\$195,964,951	\$232,461	\$215,000
Grand Total	12,153	5,878	4,462	\$930,853,457	\$208,617	\$184,000

Listed includes Reruns: East (1,567-47%) West (1,805-44%) Central (1,153-54%) North (1,353-51%)

^{*} Sales to Listings Ratio (SFD only): 36.7%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	49	97%
WEST	46	97%
CENTRAL	48	96%
NORTH	60	96%
TOTAL	50	97%

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

Eight Month Single-Family January to August 1998

<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	1,337 1,401 2,456 1,158 2,640 894 2,459 1,683 1,203 1,171 1,690 450 2,145 2,077 1,671 3,631 1,802 110 217 451 639	448 476 842 440 780 311 806 584 455 377 552 151 825 785 710 1,436 692 19 62 147 236	\$85,745,074 118,288,896 144,839,545 68,396,371 142,937,173 60,522,700 149,569,251 100,011,925 72,903,001 82,378,864 87,617,787 25,925,352 155,801,223 137,368,079 129,732,612 187,373,850 104,264,365 6,132,900 12,909,890 24,012,703 38,887,490	\$191,395 248,506 172,018 155,446 183,253 194,607 185,570 171,253 160,226 218,512 158,728 171,691 188,850 174,991 182,722 130,483 150,671 322,784 208,224 163,352 164,778	\$170,000 224,450 169,500 165,000 175,750 175,000 180,250 165,000 165,900 217,000 159,500 167,500 184,500 170,000 175,900 126,000 145,000 274,000 204,000 155,000 164,000
Total	31,285	11,134	\$1,935,619,051	\$173,848	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	715 1,229 1,421 1,150 1,519 1,318 713 2,025 850 1,938 1,567 1,834 1,213 2,069 1,970 540 2,821 3,266 962 57 3,622 2,779 173 18 903 1,105 707	278 394 463 365 515 455 265 766 297 726 501 616 440 861 783 234 1,031 1,297 409 15 1,645 1,248 52 4 442 376 318	\$63,688,400 91,231,660 71,816,450 60,388,138 75,411,140 92,969,527 69,960,406 226,558,180 54,796,945 109,769,381 112,409,269 156,238,503 82,543,449 124,862,469 168,912,130 	\$229,095 231,552 155,111 165,447 146,429 204,329 264,002 295,768 184,501 151,197 224,370 253,634 187,599 145,020 215,724 	\$215,200 214,500 153,250 160,000 126,500 187,750 255,500 248,000 181,000 134,250 200,000 198,750 185,000 134,000 199,000 206,950 192,000 242,000 230,000 175,000 162,750 185,000 247,500 191,750 239,500 149,000
Total	38,484	14,796	\$2,972,792,460	\$200,919	N/A

Eight Month Single-Family continued January to August 1998

<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	2,439 1,484 1,243 1,887 382 1,515 1,751 662 1,138 596 1,175 959 1,777 2,187	740 426 359 685 97 440 584 185 429 233 228 365 400 678	\$150,459,601 160,180,972 160,585,036 273,835,355 30,280,650 108,493,554 106,189,948 108,556,237 173,489,078 58,415,758 152,972,043 85,500,721 119,722,330 160,013,582	\$203,324 376,012 447,312 399,760 312,172 246,576 181,832 586,790 404,403 250,711 670,930 234,249 299,306 236,008	\$170,000 271,500 289,500 360,500 265,000 237,000 159,000 485,000 259,000 259,000 215,000 265,000 213,000
Total	19,195	5,849	\$1,848,694,865	\$316,070	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 Total	1,699 2,046 2,614 1,414 293 1,263 1,606 1,737 1,312 2,774 498 292 461 519 541 1,768 660 837 137 165 279 736 518	542 561 619 368 58 430 677 482 503 704 134 57 106 196 175 553 199 316 41 55 95 222 115	\$142,640,383 152,670,915 174,951,407 102,031,389 21,189,100 110,925,398 140,687,280 133,353,025 117,006,529 204,141,691 36,639,960 17,017,750 34,722,190 42,681,968 39,992,700 82,573,315 35,575,900 51,622,000 8,293,500 8,234,500 13,469,150 32,928,408 15,067,350	\$263,174 272,141 282,636 277,259 365,329 257,966 207,810 276,666 232,617 289,974 273,433 298,557 327,568 217,765 228,530 149,319 178,773 163,361 202,280 149,718 141,781 148,326 131,020 \$238,404	\$240,000 253,000 245,000 270,000 289,700 234,000 195,000 267,500 220,000 272,500 234,450 231,000 286,625 208,000 214,000 136,500 173,000 150,000 145,500 138,000 144,500 121,000
Grand Total	113,133	38,987	\$8,475,522,184	\$217,394	N/A
	-,	, - 	· - , ,	· ···	•

Includes Re-runs:

East	14,024	West	16,508
Central	9,236	North	11,149

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

Single-Family East Breakdown August 1998

	s	Det	ached Houses Av. Price	Med. Pri	ice	<u>Sales</u>		etached Houses Av. Price	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-17 E-17 E-17 E-19 E-20 E-21	_	14 16 48 17 38 21 42 35 33 24 24 9 44 68 58 93 40 1 11 15 24	209,057 343,556 205,275 188,566 242,716 222,614 235,353 204,097 204,250 239,633 209,663 197,739 211,730 191,227 193,541 145,525 173,630 350,000 225,990 171,534 157,083	197,850 324,450 188,250 192,500 248,500 183,000 228,000 205,000 234,950 211,250 189,500 189,500 139,000 214,990 155,900 151,250		28 22 20 5 6 4 14 2 2 2 7 1 12 2 1 35 6		172,154 209,832 190,025 155,760 186,883 171,125 187,877 166,250 178,250 162,450 165,286 142,500 167,708 152,250 155,000 116,431 109,000	156,250 204,750 169,500 152,900 184,000 165,500 186,500 166,250 178,250 162,450 167,000 142,500 152,250 155,000 116,000
	T <u>Sales</u>	ownhouse Condo	ominiums <u>Med. Price</u>	Con <u>Sales</u>	dominium A _l <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1	4	138,550	128,100	-	-	-	-	-	-
E-2 E-3	-	-	-	- 21	- 101,057	97,000	-	-	-
E-4 E-5	4 20	144,913 168,515	140,750 151,750	30 42	97,567 142,983	95,250 137,000	- 4	- 224.375	- 222,250
E-6	-	· -	-	7	157,214	143,000	-	-	-
E-7 E-8 E-9	10 4 6	162,188 104,375 116,233	157,750 98,750 110,750	29 32 25	125,672 112,377 140,572	124,500 112,450 155,000	8 1 -	193,750 165,000	191,750 165,000 -
E-10 E-11	5 5	127,500 147,600	126,500 143,000	6 17	120,333 94,565	129,000 93,500	3	192,833	191,500
E-12 E-13	1 14	104,000 149,857	104,000 133,750	1 6	114,000 130,500	114,000 124,500	2	- 180,150	180,149
E-14 E-15	6 6	125,250 123,917	124,750 124,750	8 1	116,050 156,000	111,000 156,000	4 11	158,725 162,455	158,450 155,500
E-16	21	85,976	90,000	4	109,875	75,250	7	136,557	140,500
E-17 E-18	3	114,833	120,500	-	-	-	13	147,469	153,000
E-19 E-20 E-21	- - -	-	- - -	-	-	- - -	1 1	182,500 128,000	182,500 128,000
		Attached/Row		Co-d	op Apartmen	te	D	etached Condom	iniume
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2	5 3	178,780 221,933	170,000 222,000	-	-	-	-	-	-
E-3 E-4	1	127,000	127,000	-	-	-	-	-	-
E-5	3	175,600	175,300	-	-	-	-	-	-
E-6 E-7	8	171,625	169,250	-	-	-	-	-	-
E-8 E-9	-	-	-	-	-	-	-	-	-
E-10	-	404.000	450.500	-	-	-	-	-	-
E-11 E-12	5 1	161,380 131,000	159,500 131,000	-	-	-	-	-	-
E-13 E-14	6 2	162,667	164,000	-	-	-	-	-	-
E-15	12	165,950 149,617	165,950 148,450	-	-	-	-	-	-
E-16 E-17	2 13	82,500 125,468	82,500 124,490	-	-	-	-	-	-
E-18	-	-	-	-	-	-	-	-	-
E-19 E-20	1 -	155,900	155,900 -	-	-	-	-	-	-
E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown August 1998

	<u>s</u>	Det <u>ales</u>	ached Houses Av. Price	Med. Pri	<u>ce</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6 C-7 C-8		3 6 22 49 7 26	237,333 320,500 336,746 433,098 354,268 310,015	239,000 309,500 218,250 419,000 315,000 272,500		5 11 7 5 1 5		214,700 193,955 191,571 308,990 215,000 237,180 255,500	205,000 188,000 172,000 315,000 215,000 224,900 260,000
C-9 C-10 C-11 C-12		6 24 7 22	541,250 527,671 427,643 620,577	571,500 449,000 392,000 529,550	 	1 8 5		413,000 289,563 266,200	413,000 256,500 264,000
C-13 C-14		14 18	321,768 403,606	319,200 340,200		3		209,833	208,000
C-15		16	366,363	312,400		9		210,978	207,000
	To <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 Av. Price	Med. Price
C-1 C-2	3 2	196,500 789,400	199,000 789,400	81 13	197,081 221,185	165,000 207,000	-	-	-
C-3 C-4	-	· -	-	10 15	322,150 309,860	317,000 165,000	-	-	-
C-6 C-7	3 4	214,000 208,750	220,000 219,000	23	203,696	190,000	2	- 245,500	- 245,500
C-8	1	255,000	255,000	47	156,151	139,000	-	245,500	245,500
C-9 C-10	3	- 247,667	225,000	8 3	513,625 213,333	274,500 195,000	-	-	-
C-11 C-12	2	97,150 285,000	97,150 285,000	11	103,955	88,500	-	-	-
C-13	3	194,967	162,000	18	172,611	158,750	-	-	-
C-14 C-15	1 27	251,500 176,424	251,500 164,000	22 22	202,682 178,923	183,400 137,650	2	242,400	242,400
		Attached/Row		Co-0	p Apartmen	te.	D	etached Condom	iniume
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1	2	198,500	198,500	-	-	-	-	-	-
C-2 C-3	5 -	279,400	291,000	1	126,500	126,500	-	-	-
C-4 C-6	1	482,000	482,000	-	-	· -	-	-	-
C-7	-		<u> </u>	-	-	-	-	_	-
C-8 C-9	6	258,000	268,000	3	225,000	240.000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11 C-12	-	-	-	-	-	-	-	-	-
C-13 C-14	2	471,500	- 471,500	-	-	-	-	-	-
C-14 C-15	-	- 71,500	- 71,500	-	-	-	-	-	-

Single-Family North Breakdown August 1998

	Sales	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
N-1	17	341,621	330,000	1	185,900	185,900
N-2	30	329,110	290,000	2	221,500	221,500
N-3	46	339,661	320,000	-	=	-
N-4	30	264,736	270,000	1	185,000	185,000
N-5	6	362,167	310,000	-	· -	· -
N-6	44	264,010	244,000	5	178,320	158,200
N-7	55	230,340	225,000	7	159,357	156,000
N-8	40	283,108	278,500	6	209,800	208,950
N-10	13	283,015	281,000	3	178,000	177,500
N-11	68	345,181	320,000	2	187,000	187,000
N-12	12	262,658	213,750	-	· -	· -
N-13	10	207,300	185,000	-	=	-
N-14	10	357,050	312,500	-	-	-
N-15	14	239,421	213,000	-	-	-
N-16	21	261,333	238,000	-	=	-
N-17	54	149,650	134,250	2	124,000	124,000
N-18	17	195,929	190,000	2	144,000	144,000
N-19	31	185,255	170,000	6	126,233	124,750
N-20	6	239,250	230,250	-	· =	· -
N-21	6	156,617	145,000	-	-	-
N-22	14	136,164	136,950	-	=	-
N-23	27	138,925	133,000	-	-	-
N-24	18	117,200	117,000	-	-	-

	Townhouse Condominiums			Condominium Apartments				Link Houses	es	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
N-1	8	171,369	154,750	15	175,797	171,000	8	239,312	244,500	
N-2	5	193,700	190,000	16	183,394	168,500	4	207,100	211,700	
N-3	8	183,187	186,750	16	160,250	164,250	1	212,000	212,000	
N-4	-	-	-		-	-	1	223,000	223,000	
N-5	-	-	-	-	-	-	-	-	-	
N-6	-	-	-	2	184,000	184,000	-	-	-	
N-7	8	149,250	152,500	7	140,486	135,000	1	183,000	183,000	
N-8	4	187,875	189,500	-	· -	· -	-	· -	-	
N-10	-	· -	, <u>-</u>	-	-	-	44	207,859	210,500	
N-11	6	167,167	170,250	6	251,333	242,500	12	217,817	212,400	
N-12	-	, <u>-</u>	, <u>-</u>	-	, <u>-</u>	, <u>-</u>	-	, <u>-</u>	· -	
N-13	-	-	-	-	-	-	-	-	-	
N-14	-	-	-	-	-	-	-	-	-	
N-15	-	-	-	-	-	-	-	-	-	
N-16	-	-	-	1	96,000	96,000	-	-	-	
N-17	-	-	-	-	´ -	· -	2	154,000	154,000	
N-18	1	127,500	127,500	-	-	-	3	151,167	150,000	
N-19	-	´ -	, <u> </u>	1	95,000	95,000	2	147,450	147,450	
N-20	-	-	-	-	´ -	· -	-	, -	· -	
N-21	-	-	-	-	-	-	-	-	-	
N-22	-	-	-	-	-	-	-	-	-	
N-23	-	-	-	-	-	-	-	-	_	
N-24	-	-	-	-	-	-	-	-	-	

	Attached/Row			Co-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
N-1	4	217,500	213,500	_	_	_	_	_	_
N-2	i	205,500	205,500	_	_	_	_	_	_
N-3	4	207,625	214,250	_	_	_	_	_	_
N-4	2	214,000	214,000	_	_	_	_	_	_
N-5	-	211,000		_	_	_	_	_	_
N-6	4	174,300	179,250	_	_	_	_	_	_
N-7	4	154,250	154,500	_	_	_	_	_	_
N-8	ż	202,429	202,000	_	_	_	_	_	_
N-10				_	_	_	_	_	_
N-11	_	-	_	_	_	_	_	_	_
N-12	1	172,000	172,000	-	-	-	-	-	_
N-13		-,,	-	-	-	-	-	-	-
N-14	_	-	-	-	-	-	-	-	_
N-15	_	-	_	_	-	-	-	-	-
N-16	-	_	-	-	-	-	-	-	-
N-17	_	-	_	_	-	-	-	-	-
N-18	-	_	-	-	-	-	-	-	-
N-19	4	124,500	125,500	-	-	-	1	233,700	233,700
N-20	-	· -	, -	-	-	-	-	, -	, -
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	3	119,300	119,000	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown August 1998

	Sa	De ⁱ iles	tached Houses Av. Price	Med. Price		Sales		etached Houses Av. Price	Med. Price
W-1	<u>3a</u>	7	294.643	289,000		<u>Sales</u> 5		236,000	237,000
W-2		28	287,064	283,250		19		172,474	177,000
W-3		23	162,546	164,000		13		145,077	146,000
W-4 W-5		19 12	208,316 197,458	208,000 206,250		3 12		182,000 214,421	183,000 209,000
W-6		25	191,200	190,000		3		176,167	190,000
W-7		23	286,352	262,500		1		235,000	235,000
W-8 W-9		33	369,345	280,000		-		-	-
W-10		8 37	269,550 217,649	245,950 215,000		1		190,000	190,000
W-12		34	268,826	252,500		3		189,167	190,000
W-13		33	341,838	311,000		10		163,540	166,000
W-14 W-15		19 10	272,379 232,420	264,200 232,900		1 4		235,000 181,750	235,000 178,500
W-16		45	264,296	238,000		16		182,863	181,500
W-17 W-18		8	- 195,563	195,500		4		165,450	166,950
W-19		37	280,386	275,000		4		210,125	211,250
W-20		75	261,479	247,000		22		189,636	188,500
W-21 W-22		20	343,290 190,000	279,750 190,000		1		173,000	173,000
W-23		106	209,358	197,500		32		167,489	166,500
W-24 W-25		69	202,897	189,000		25		173,044	171,200
W-26		2	281,000	281,000		-		-	-
W-27		44	215,631	210,000		1		185,000	185,000
W-28 W-29		46 14	302,298 173,714	260,000 168,750		1 7		189,000 130,071	189,000 127,000
0	To	wnhouse Condor			minium Apar	•		Link Houses	, 000
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	300,000	300,000	12	149,708	137,500	-	-	-
W-2 W-3	-	-	-	4 9	215,875 111,461	220,000 100,000	-	-	-
W-4	-	-	-	14	101,311	101,125	-	-	-
W-5	9	113,722	107,000	29	95,341	97,500	-	-	-
W-6 W-7	1	435,000	435,000	16 4	187,775 156,325	169,450 142,500	-	-	-
W-8	7	158,857	131,000	34	158,520	140,450	-	-	
W-9	-	405.740	400,000	19	109,661	90,000	-	470.050	470.050
W-10 W-12	14 6	125,743 169,500	126,000 172,500	46 8	101,631 148,938	99,242 147,000	2	179,950	179,950
W-13	19	133,529	136,000	8 8	116,388	116,850	-	-	-
W-14	19	140,758	139,500	12	133,783	118,500	1	193,500	193,500
W-15 W-16	17 26	146,382 167,158	149,600 162,750	69 5	128,337 156,480	125,000 158,500	6	195,500	195,500
W-17	-	-	-	-	-	, -	-	-	-
W-18 W-19	4 23	124,125 170,691	131,050 167,500	3 32	92,667 144,913	93,000 133,450	2	220,500	220,500
W-20	41	167,739	156,000	6	108,750	112,500	-	-	-
W-21	4	164,375	163,000	2	104,000	104,000	1	187,000	187,000
W-22 W-23	18	138,606	131,500	- 15	133,957	130.000	1 3	190,500 185,133	190,500 178,000
W-24	24	126,653	124,750	31	113,755	112,900	2	172,550	172,550
W-25	3	139,667	145,000	-	-	-	-	-	-
W-26 W-27	10	123,685	122,850	1	83,000	83.000	-	-	-
W-28	1	150,000	150,000	-	-	-	2	195,000	195,000
W-29	4	103,750	104,000	-	-	-	1_	140,000	140,000
	Sales	Attached/Row Av. Price	Med. Price	Co-op Sales	Apartments Av. Price	Med. Price	Sales	tached Condomin Av. Price	iums Med. Price
W-1	3	233,533	233,100	-	-	-	-	-	
W-2	4	142,250	143,500	-	-	-	-	-	-
W-3 W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	-	-	-	1	56,000	56,000	-	-	-
W-7 W-8	-	-	-	1	55,000	55,000	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10 W-12	-	-	-	-	-	-	-	-	-
W-12	-	-		-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15 W-16	1 2	194,000 186,500	194,000 186,500	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	- 005.040	400.000	-	-	-	-	-	-
W-19 W-20	11 7	205,818 179,000	198,000 173,500	-	-	-	-	-	-
W-21	2	204,000	204,000	-	-	-	-	-	-
W-22 W-23	- 19	- 163,574	165,500	-	-	-	-	-	-
W-24	12	156,892	163,950	-	-	-	1	277,600	277,600
W-25 W-26	1	290,000	290,000	-	-	-	-	-	-
W-27	1	167,000	167,000	-	-	-	-	-	-
W-28	3	167,633	168.900	-	-	-	-	-	-
W-29	2	139,450	139,450	-	-	-	-	-	-

Year	* Number of Sales (Property of all types)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1970 1971 1972 1973 1974 1975 1976 1977 1978 1977 1980 1981 1983 1984 1985 1988 1988 1988 1988 1988 1988 1988	2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,890 14,883 14,886 15,570 15,817 13,076 15,587 17,037 19,561 20,680 26,088 22,575 24,335 24,778 27,060 30,977 35,434 28,936 34,896 36,206 51,514 54,815 51,149 61,441 47,447 31,652 44,510 49,113 46,561 52,796 47,100 65,760	* Number of Sales (Single-Family Only) 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	\$ 38,935,130 44,835,245 53,153,433 73,486,822 93,072,456 128,163,813 158,821,137 151,828,112 151,314,565 161,878,920 183,272,930 241,218,500 281,164,558 326,687,333 367,415,993 430,301,604 473,422,285 394,123,765 496,009,054 580,579,218 862,742,566 1,160,586,426 1,517,817,465 1,417,814,546 1,630,809,263 1,707,519,316 2,068,819,999 2,478,889,915 3,373,355,403 2,825,353,787 3,668,093,732 3,845,980,469 5,957,686,711 8,195,016,831 10,287,088,795 15,234,986,682 13,863,276,860 8,264,140,752 10,606,078,479 10,705,964,103 9,885,955,838 11,516,814,224 9,902,240,806 13,497,191,369	\$ 14,424 14,647 14,952 15,043 15,732 16,085 16,615 16,329 16,334 16,742 16,517 17,370 18,883 21,950 24,681 27,637 29,931 30,141 31,822 34,078 44,105 56,121 58,180 62,805 67,015 68,913 73,992 80,023 95,201 97,724 105,115 106,225 115,652 149,503 201,120 249,632 292,185 261,094 238,285 217,986 212,323 218,138 210,238 205,249	*Average Price (Single-Family Only) \$ 21,360
January February March April May June July August Septembe October Novembe Decembe	6,035 r 5,122	4,080 5,200 5,550 6,423 5,797 5,046 5,024 4,317 4,298 5,077 4,185 3,017	1,057,416,009 1,287,100,706 1,407,362,108 1,747,789,607 1,560,456,411 1,344,451,039 1,321,621,647 1,142,782,104 1,135,176,105 1,330,266,221 1,134,135,799 865,690,228	212,375 209,625 215,028 229,188 225,565 221,528 219,940 221,512 220,038 220,425 221,424 229,687	198,798 207,221 210,207 213,107 216,904 215,638 213,634 211,785 213,567 211,791 212,127 205,710
TOTAL	69,530	58,014	15,334,247,984	220,541	211,307
January February March April May June July August	3,583 5,196 6,048 6,954 7,084 6,484 6,084 5,390	3,006 4,341 5,005 5,825 5,912 5,410 5,026 4,462	769,557,270 1,158,307,291 1,372,946,908 1,601,125,236 1,627,867,532 1,515,114,077 1,329,234,855 1,237,545,608	214,780 222,923 227,008 230,245 229,795 233,670 218,480 229,600	206,209 214,577 221,564 222,194 222,148 225,323 210,459 208,617
TOTAL	46,823	38,987	10,611,698,777	226,634	217,394

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

