November sales top for '96

TORONTO - Tuesday, December 3, 1996 — The Toronto Real Estate Board reported 5,878 sales of single-family dwellings in November, up 9 per cent from 5,398 sales in October, and up 78 per cent from the 3,295 recorded in November 1995.

"It's phenomenal," commented TREB President Jerry England. "The low interest rates are clearly motivating potential buyers to make a move. Our sales activity has once again surpassed that of the previous ten years, and if rates stay low, the market will be well positioned heading into 1997."

November sales mark the highest month for 1996.

Looking at prices, Mr. England noted the average price dipped in November to \$195,801 from \$199,882 in October, a decline of two per cent. The month-over-month median price also dipped to \$172,500 from \$173,500.

Active listings continued their downward

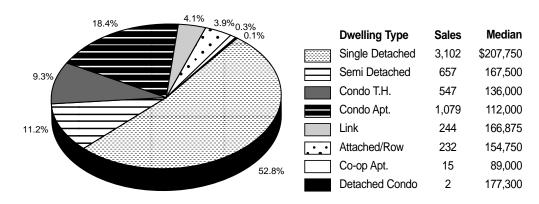
trend, falling 12 per cent to 20,347 from 23.057 in October.

TREB's 5,878 single-family dwelling sales, which were reported throughout the greater Toronto area, totalled \$1,150,918,704, and averaged \$195,801. The median price was \$172,500.

Breaking down the total 2,233 sales were reported in TREB's 27 West districts and averaged \$180,651; 870 sales were reported in the 14 Central districts and averaged \$278,918; 992 sales were reported in the 23 North districts and averaged \$216,519; and 1,783 sales were reported in TREB's 21 East districts and averaged \$162,692.

In addition to the sales of single-family dwellings, TREB Members reported 1,081 sales of properties of other types (P.O.T.) during November moving the total to 6,959. The dollar volume for properties of all types (P.A.T.) was \$1,424,064,031, and the average price was \$204,636.

Single-Family Residential Breakdown



Housing Market Indicators

	November 1995	November 1996	% Change
Sales*	3,295	5,878	(+78%)
New Listings*	5,338	6,432	(+20%)
Active Listings**	23,401	20,347	(-13%)

Single-Family Dwellings Only

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Number of MLS Sales

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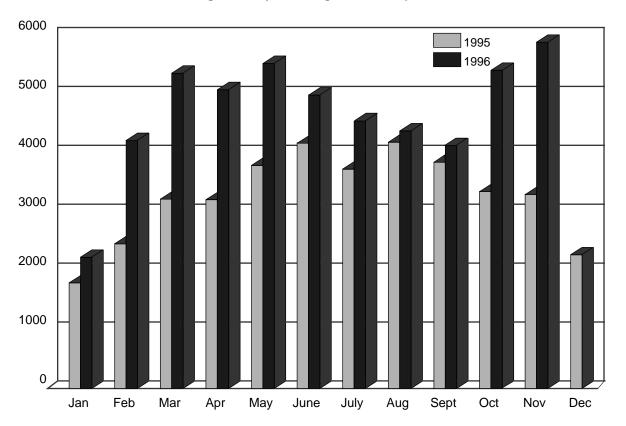
5000

S.F.D

P.O.T.

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — November

Price Range		<u>Tota</u>	Total S.F.D.		ndo Apt.	<u>Cor</u>	Condo T.H.		
Up	to	\$90,000	334	(5.7)	250	(23.2)	24	(4.4)	
90,001	to	110,000	441	(7.5)	267	(24.7)	63	(11.5)	
110,001	to	120,000	311	(5.3)	135	(12.5)	69	(12.6)	
120,001	to	130,000	320	(5.4)	86	(8.0)	74	(13.5)	
130,001	to	140,000	335	(5.7)	66	(6.1)	79	(14.4)	
140,001	to	150,000	345	(5.9)	53	(4.9)	63	(11.5)	
150,001	to	160,000	385	(6.6)	32	(3.0)	59	(10.8)	
160,001	to	170,000	406	(6.9)	30	(2.8)	30	(5.5)	
170,001	to	180,000	393	(6.7)	34	(3.1)	30	(5.5)	
180,001	to	190,000	361	(6.1)	20	(1.8)	17	(3.1)	
190,001	to	200,000	270	(4.6)	14	(1.3)	12	(2.2)	
200,001	to	225,000	526	(9.0)	26	(2.4)	11	(2.0)	
225,001	to	250,000	446	(7.6)	17	(1.6)	8	(1.5)	
250,001	to	300,000	422	(7.2)	19	(1.8)	5	(0.9)	
300,001	to	400,000	345	(5.9)	23	(2.1)	3	(0.6)	
400,001	to	500,000	108	(1.8)	4	(0.4)		(—)	
500,001	to	750,000	96	(1.6)	3	(0.3)		(—)	
750,000	to	1,000,000	24	(0.4)	_	(—)		(—)	
1,000,001	to	1,500,000	8	(0.1)	_	(—)		(—)	
Over		1,500,000	2	(0.0)	_	(—)	_	(—)	
TOTAL			5,878	100.0	1,079*	100.0	547**	100.0	

^{* 1,079} condominium apartments sold for \$137,641,223, averaging \$127,563

^{** 547} condominium townhouses sold for \$77,028,060, averaging \$140,819.

Single-Family Residential November 1996

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1	191	104	91	\$15,635,788	\$171,822	\$155,450
E-2	159	84	71	14,779,370	208,160	195,000
E-3	268	126	144	23,627,080	164,077	165,000
E-4	127	52	71	9,990,088	140,705	148,000
E-5	260	121	119	21,376,850	179,637	176,000
E-6 E-7	96 246	56 120	56 128	10,509,200 22,318,900	187,664 174,366	159,500 178,650
E-8	203	110	108	18,014,800	166,804	159,500
E-9	125	65	66	10,105,580	153,115	156,000
E-10	150	84	67	13,062,300	194,960	191,000
E-11	226	103	94	13,875,989	147,617	147,250
E-12	74	33	34	5,193,733	152,757	146,250
E-13	183	91	124	21,798,034	175,791	177,500
E-14	227	103	121	18,529,950	153,140	155,000
E-15	194	98	121	19,866,500	164,186	159,000
E-16	399 476	191 76	181	22,996,930	127,055	122,000
E-17 E-18	176 9	76 3	111 6	15,789,892 1,791,000	142,251 298,500	135,000 292,000
E-19	5	3	3	678,900	226,300	230,000
E-20	61	30	30	4,870,600	162,353	149,500
E-21	68	27	37	5,268,400	142,389	133,000
Total	3,447	1,680	1,783	\$290,079,884	\$162,692	\$156,000
<u>West</u>						
W-1	97	57	40	\$7,723,500	\$193,088	\$169,000
W-2	137	65	66	13,503,100	204,592	197,500
W-3	192	90	74	10,781,900	145,701	144,000
W-4	187	84	58	8,489,400	146,369	138,000
W-5	178	79	81	11,184,900	138,085	122,000
W-6	156	86	74	14,268,075	192,812	175,000
W-7	72	41	39	7,967,530	204,296	213,500
W-8 W-9	251 117	136	105	27,633,400	263,175 165,483	232,000
W-10	192	62 92	60 91	9,928,901 13,167,200	165,482 144,695	161,450 155,000
W-10 W-12	191	88	88	18,098,600	205,666	180,500
W-13	269	151	89	18,826,850	211,538	191,900
W-14	120	45	59	10,669,310	180,836	177,000
W-15	210	70	151	19,344,357	128,108	115,000
W-16	225	105	127	25,044,600	197,202	180,000
W-17 W-18	- 58	- 24	- 27	3,362,000	- 124,519	- 117,000
W-19	293	119	144	27,754,030	192,736	194,500
W-20	318	135	162	30,760,588	189,880	182,500
W-21	162	72	133	29,443,011	221,376	197,000
W-22	8	5	2	281,460	140,730	140,730
W-23	501	251	250	42,463,505	169,854	165,500
W-24	359	175	174	25,738,055	147,920	147,250
W-25	12	6	2	304,000	152,000	152,000
W-26	2	2	1	280,000	280,000	280,000
W-27	127 206	70 100	62 74	10,932,650	176,333	165,500
W-28	206	100	74	15,442,300	208,680	209,000
Total	4,640	2,210	2,233	\$403,393,222	\$180,651	\$169,990

November 1996 Continued

<u>Area</u>	<u>Listed</u>	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 C-11 C-12 C-13 C-14 C-15	265 151 177 221 37 149 166 73 124 57 175 116 226 230	151 96 100 121 21 71 80 44 77 25 136 52 130 111	111 52 52 114 19 71 73 31 56 40 30 46 48 127	\$20,207,400 15,972,460 19,243,300 37,404,050 4,351,500 14,038,300 13,156,000 19,678,550 21,403,850 8,401,900 17,901,500 9,730,600 14,063,900 27,105,360	\$182,049 307,163 370,063 328,106 229,026 197,723 180,219 634,792 382,212 210,048 596,717 211,535 292,998 213,428	\$169,100 307,000 241,250 316,000 213,000 184,000 510,000 298,750 235,950 551,000 219,000 252,000 187,000
Total	2,167	1,215	870	\$242,658,670	\$278,918	\$225,000
<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 Total	190 214 307 114 40 118 162 182 114 270 62 33 58 70 59 185 72 83 19 10 28 74 40	99 99 166 55 21 68 73 98 48 135 30 18 34 29 29 80 32 37 8 3 9 30 20	66 97 97 48 9 51 78 61 51 109 19 9 17 35 19 88 33 33 9 5 20 26 12	\$15,494,800 21,955,112 23,668,028 12,130,300 2,687,500 11,690,700 16,042,600 15,790,600 10,825,000 28,062,630 5,960,570 2,088,000 5,313,500 7,469,100 3,868,800 11,391,488 5,352,100 5,067,900 1,604,800 855,900 2,501,000 3,560,600 1,405,900	\$234,770 226,341 244,000 252,715 298,611 229,229 205,674 258,862 212,255 257,455 313,714 232,000 312,559 213,403 203,621 129,449 162,185 153,573 178,311 171,180 125,050 136,946 117,158	\$181,000 215,000 208,000 236,000 266,000 189,000 203,700 247,000 197,000 245,000 253,000 148,000 297,500 200,000 125,000 165,000 142,000 184,000 159,000 125,500 135,500 112,450
Grand Total		6,326	5,878	\$214,786,928 \$1,150,918,704	\$216,519 \$195,801	\$195,750 \$172,500
IUlai	12,758	0,320	5,070	Ţ 1,150,916,704	⊅ 193,001	φ1 <i>12</i> ,300

Listed includes Reruns: East (1,680-49%) West (2,210-48%) Central (1,215-56%) North (1,221-49%)

^{*} Sales to Listings Ratio (SFD only): 46.0%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	54	96%
WEST	55	96%
CENTRAL	58	95%
NORTH	62	96%
TOTAL	56	96%

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

Eleven Month Single-Family January to November 1996

		oui	idary to November 1990		
<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>					
E-1	2,392	663	\$113,585,868	\$171,321	\$158,750
E-2	1,903	562	115,419,195	205,372	185,000
E-3	3,785	1,267	197,373,320	155,780	157,000
E-4	1,676	590	84,005,338	142,382	155,000
E-5	3,347	1,024	184,995,657	180,660	173,650
E-6	1,571	441	80,650,810	182,882	160,000
E-7	3,504	1,050	187,258,128	178,341	174,000
E-8	2,695	822	134,282,305	163,360	160,000
E-9 E-10	1,700 1,770	554 505	86,846,798 98,942,369	156,763 195,925	165,000 193,000
E-11	2,327	785	114,297,552	145,602	145,000
E-12	814	298	47,130,283	158,155	151,000
E-13	2,907	977	176,165,842	180,313	176,000
E-14	2,959	1,130	177,890,445	157,425	157,000
E-15	2,759	1,074	177,571,570	165,337	160,000
E-16	4,679	1,799	223,348,423	124,151	120,500
E-17	2,473	779	109,295,585	140,302	133,000
E-18	212	46	14,349,400	311,943	277,200
E-19	195	57	11,343,100	199,002	187,000
E-20	779	200	30,682,578	153,413	145,750
E-21	1,052	304	46,033,978	151,428	145,000
Total	45,499	14,927	\$2,411,468,544	\$161,551	N/A
West					
W-1	1,347	411	¢91 004 363	¢100 500	\$178,000
W-2	1,918	556	\$81,994,363 114,662,144	\$199,500 206,227	188,500
W-3	2,290	547	75,311,280	137,681	137,000
W-4	1,872	532	78,548,750	147,648	147,000
W-5	2,082	670	91,556,150	136,651	134,000
W-6	2,004	619	110,098,312	177,865	165,000
W-7	976	325	75,827,541	233,316	227,000
W-8	3,459	1,021	262,636,509	257,235	222,500
W-9	1,726	461	83,184,480	180,444	179,300
W-10	2,617	839	117,105,798	139,578	151,700
W-12	2,500	736	143,530,108	195,014	177,000
W-13	3,019	852	190,047,232	223,060	188,000
W-14	1,587	575	95,083,660	165,363	164,000
W-15	2,870	1,173	147,058,351	125,369	114,000
W-16	2,906	1,097	209,272,256	190,768	178,000
W-17 W-18	3 845	1 314	249,000 44,454,050	249,000 141,573	249,000 146,500
W-19	3,445	1,188	229,380,244	141,573 193,081	146,500 191,000
W-20	3,840	1,514	285,984,441	188,893	175,000
W-21	3,822	1,556	369,833,977	237,683	220,000
W-22	95	26	4,845,760	186,375	191,000
W-23	5,028	2,117	356,945,610	168,609	162,000
W-24	3,568	1,479	222,872,781	150,692	148,000
W-25	182	51	8,552,000	167,686	155,000
W-26	53	5	1,377,850	275,570	285,000
W-27	1,117	405	73,149,545	180,616	167,000
W-28	2,281	721	152,440,431	211,429	194,000
Total	57,452	19,791	\$3,626,002,623	\$183,215	N/A

Eleven Month Single-Family continued January to November 1996

<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>					
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	3,455 2,301 2,116 3,326 551 1,853 2,235 1,249 1,934 833 1,894 1,450 2,575 3,302	895 521 468 919 157 589 595 304 521 328 283 459 500 981	\$160,064,909 162,093,063 160,696,754 307,323,017 39,702,501 124,984,300 102,973,205 151,523,195 186,911,942 68,443,923 161,482,759 97,291,323 147,968,305 220,307,107	\$178,843 311,119 343,369 334,410 252,882 212,197 173,064 498,432 358,756 208,670 570,610 211,964 295,937 224,574	\$150,000 240,000 240,750 305,000 234,900 204,500 153,250 434,500 285,000 225,000 459,000 202,100 250,000 193,000
Total	29,074	7,520	\$2,091,766,303	\$278,160	N/A
<u>North</u>					
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-9 N-10 N-11 N-12 N-13 N-14 N-15 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	2,612 2,814 4,014 1,678 541 1,784 2,092 2,373	706 864 960 432 102 553 798 488 - 464 1,054 163 75 186 271 220 751 292 383 54 53 146 241 158	\$182,404,578 215,483,456 258,300,314 111,993,585 26,395,000 136,167,208 157,128,353 133,515,840 	\$258,363 249,402 269,063 259,244 258,775 246,234 196,903 273,598 	\$235,000 233,000 221,000 242,250 259,950 215,000 185,925 255,000 254,000 220,000 199,000 255,000 190,500 175,000 129,000 163,500 142,000 190,250 142,000 131,250 132,750 108,250
Total	33,915	9,414	\$2,114,436,712	\$224,606	N/A
Grand Total	165,940	51,652	\$10,243,674,182	\$198,321	N/A
Includes Re-	runs:				
	East Central	21,564 15,932	West 26,180 North 16,157		

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

Single-Family East Breakdown November 1996

	<u>S</u>	Det ales	tached Houses <u>Av. Price</u>	Med. Pr	ice	<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-8		18 36 64 31 39 44 52 54	216,572 240,519 188,816 180,223 239,962 199,948 212,546 216,501	202,50 224,57 174,50 176,00 238,00 175,00 207,25 188,40	5 0 0 0 0 0	55 27 44 9 7 6 10		166,320 180,063 182,185 147,944 181,686 141,500 176,330	153,200 170,500 170,450 148,000 180,000 145,000 178,150
E-9 E-10		31 51	191,103 222,398	183,00 210,10	0	4		153,425	148,900
E-11 E-12 E-13 E-14 E-15		34 21 79 80 74	199,347 170,773 199,873 171,036 180,036	188,25 162,00 189,50 162,70 175,50	0 0 0	8 3 3		148,425 143,667 147,667 143,000	148,700 141,000 150,000 145,000
E-16 E-17 E-18		99 52 6	144,421 161,887 298,500	140,00 155,50 292,00	0 0 0	41 6 -		111,369 107,883	113,000 106,500
E-19 E-20 E-21		3 29 35	226,300 163,521 143,497	230,00 150,00 134,00	0	2		123,000	123,000
		wnhouse Cond			minium Apar		Calaa	Link Houses	Mad Dries
E-1	<u>Sales</u>	Av. Price 131.990	Med. Price 140,000	<u>Sales</u> 1	Av. Price 93,288	Med. Price	<u>Sales</u>	Av. Price	Med. Price
E-1 E-2 E-3	5 3 1	206,667 96,000	200,000 96.000	2 34	89,500 96,050	93,288 89,500 94,000	-	-	-
E-4 E-5	2	141,500 151,988	141,500 139,500	27 43	97,581 139,210	105,000 140,650	3	- 199,933	204,000
E-6 E-7 E-8 E-9	25 2 9 8 11	137,750 152,444 125,875 111,173	137,750 147,000 128,500 118,500	4 31 45 20	146,750 113,287 113,928 117,239	153,500 115,000 100,000 119,000	15 1	184,060 190,000	182,000 190,000
E-10 E-11 E-12 E-13 E-14	9 13 5 16 6	117,778 132,154 114,000 128,194 111,733	118,000 129,000 109,000 115,500 111,500	26 26 2 12 21	83,833 85,696 93,000 111,542 99,014	73,500 88,500 93,000 115,500 93,000	1 4 1 6 5	157,000 173,550 146,500 160,667 158,880	157,000 173,500 146,500 158,250 165,000
E-15 E-16 E-17 E-18	9 12 2	120,667 80,250 91,250	120,000 81,500 91,250	4 7 2	120,750 69,343 128,000	104,000 75,500 128,000	22 20 33	150,632 124,085 135,462	149,750 125,500 134,000
E-19 E-20 E-21	-	- -	-	-	-	-	1	128,500	128,500
L-Z I	-	Attached/Row	-	Co-	op Apartmen	ts.	- De	- etached Condon	- niniums
	<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	12 3	153,054 153,333	148,000 150,000	-	-	-	-	-	-
E-3 E-4	1	165,000	165,000	2	77,000	77,000	-	-	-
E-5 E-6	2	180,500	180,500 -	-	-	-	-	-	-
E-7 E-8	10	165,580	167,000	-	-	-	1 -	202,600	202,600
E-9 E-10	-	-	-	-	-	-	-	-	-
E-11	8	139,813	138,250	-	-	-	1	152,000	152,000
E-12 E-13	2 8	137,000 151,438	137,000 153,500	-	-	-	-	-	-
E-14 E-15	6 12	145,667 138,408	140,500 138,950	-	-	-	-	-	-
E-16 E-17	2 16	101,500 113,481	101,500 112,500	-	-	-	-	- -	-
E-18 E-19	-	-		-	-	-	-	-	-
E-19 E-20 E-21	-	-	- - -	- - -	- -	- -	- -	- -	-
'									

Single-Family Central Breakdown November 1996

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	7	247,143	245,000	17	210,882	220,000
C-2	19	393,289	375,000	13	288,674	270,000
C-3	36	448,689	359,500	10	177,950	152,000
C-4	85	369,075	349,000	12	268,075	257,450
C-6	17	234,618	220,000	1	158,000	158,000
C-7	24	258,346	224,000	6	220,650	220,500
C-8	4	294,500	264,000	10	258,700	255,500
C-9	19	824,539	630,000	3	516,367	554,000
C-10	34	475,694	390,500	13	274,942	235,000
C-11	14	327,536	300,500	8	249,175	253,000
C-12	26	641,231	596,000	-	· -	· -
C-13	20	259,000	247,500	9	197,500	185,000
C-14	27	367,400	287,000	-	· -	· -
C-15	42	319,407	300,000	17	195,286	195,000

	Townhouse Condominiums		miniums	Condo	ominium Apar	tments	Link Houses			
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
C-1	4	159,250	156,500	76	172,558	146,000	_	-	-	
C-2	-	-	-	12	231,208	223,750	-	-	-	
C-3	-	-	-	4	255,625	241,250	-	-	-	
C-4	-	-	-	16	157,953	137,500	-	-	-	
C-6	1	205,000	205,000	-	· -	· -	-	-	-	
C-7	9	175,611	172,000	30	149,887	145,500	2	218,500	218,500	
C-8	2	139,500	139,500	48	146,333	119,000	-	· -	-	
C-9	-	· -	· -	4	343,300	286,000	-	-	-	
C-10	1	274,000	274,000	7	154,786	136,000	-	-	-	
C-11	4	86,000	84,500	13	91,885	81,000	-	-	-	
C-12	3	193,167	180,000	1	650,000	650,000	-	-	-	
C-13	3	196,667	213,000	14	155,936	116,000	-	-	-	
C-14	3	245,000	230,000	18	189,394	178,400	-	-	-	
C-15	40	162,005	156,250	27	137,859	113,000	1	168,000	168,000	

	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	7	163,000	146,500	-	-	-	-	_	-	
C-2	5	334,700	305,000	3	99,733	75,000	-	-	-	
C-3	-	· -	· -	2	144,250	144,250	-	-	-	
C-4	1	288,500	288,500	-	-	-	-	-	-	
C-6	-	-	-	-	-	-	-	-	-	
C-7	-	-	-	-	-	-	-	-	-	
C-8	9	232,000	213,000	-	-	-	-	-	-	
C-9	1	268,000	268,000	4	205,500	207,500	-	-	-	
C-10	1	298,500	298,500	-	-	-	-	-	-	
C-11	1	284,500	284,500	-	-	-	-	-	-	
C-12	-	-	· -	-	-	-	-	-	-	
C-13	-	-	-	-	-	-	-	-	-	
C-14	-	-	-	-	-	-	-	-	-	
C-15	-	-	-	-	-	-	-	-	-	

Single-Family North Breakdown November 1996

	<u>s</u>	Det <u>ales</u>	tached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>	Semi-D	Petached Houses Av. Price	Med. Price
N-1 N-2		22 44	372,945 282,205	305,000 266,500		3 2		204,000 201,000	206,000 201,000
N-3 N-4 N-5		53 40 9	319,613 273,240	288,000 245,500 266,000		3		161,333	161,000
N-6 N-7		32 60	298,611 268,322 224,607	251,450 218,500		2		174,000 149,000	174,000 144,750
N-8 N-10		47 12	280,211 275,917	274,000 272,500		5		193,280	196,500
N-11 N-12		70 17	293,793 328,151	278,500 260,000		- -		- -	-
N-13 N-14		9 17	232,000 312,559	148,000 297,500		-		- -	-
N-15 N-16		35 14	213,403 218,607	200,000 213,000		- -		- -	- -
N-17 N-18 N-19 N-20		83 24 24 9	129,873 170,398 163,358 178,311	125,000 173,250 150,000 184,000		3 1		139,250 134,900	138,500 134,900
N-21 N-22		5 20	171,180 125,050	159,000 125,500		-		<u>-</u>	-
N-23 N-24		23 12	141,048 117,158	138,500 112,450		- -		- -	-
	To Sales	ownhouse Condor Av. Price	miniums Med. Price	Condo Sales	minium Apar Av. Price	tments Med. Price	Sales	Link Houses Av. Price	Med. Price
N-1	20	155,585	149,500	18	156,900	135,250	3	247,367	244,000
N-2 N-3 N-4 N-5 N-6 N-7	11 9 - -	207,927 161,400 -	196,000 152,000 -	24 31 3	155,204 144,788 109,600	150,000 141,000 112,500	13 2 -	192,423 220,000 -	197,000 220,000
	3 7	139,100 133,957	139,800 131,500	2	120,000 128,500	120,000 128,500	2	176,750 159,500	176,750 159,500
N-8 N-10	4	186,600	189,250	1 -	176,000	176,000	39	192,667	192,000
N-11 N-12	11 -	157,409 -	160,000	6	190,317 -	164,000	18 2	214,483 191,000	205,000 191,000
N-13 N-14	-	-	-	- -	-	-	-	-	-
N-15 N-16 N-17	- - -	- -	- -	- - 1	63,000	-	3 2	165,800 149,500	162,500 149,500
N-17 N-18 N-19	2	116,250 107,500	116,250 107,500	- -	-	63,000	4	153,075 141,800	151,150 137,500
N-20 N-21	-	107,300	107,300	-	-	-	-	141,000	137,300
N-22 N-23	-	-	-	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments <u>Av. Price</u>	Med. Price	De <u>Sales</u>	tached Condomin <u>Av. Price</u>	iums <u>Med. Price</u>
N-1 N-2	3	207,500	203,500	-	-	-	-	-	-
N-3 N-4	2 2	173,750 193,950	173,750 193,950	- -	- -	-	-	- -	- -
N-5 N-6	10	- 174,560	170,250	- -	- -		-		-
N-7 N-8	2 4	143,500 182,975	143,500 181,950	-	-	-	-	-	-
N-10 N-11	4	190,750	177,250	-	-	-	-	-	-
N-12 N-13	-	-	-	-	-	-	-	-	-
N-14 N-15	-	-	- -	-	-	-	-	-	-
N-16 N-17	2 2	155,450 125,000	155,450 125,000	-	-	-	- -	-	-
N-18 N-19	3	124,000	125,000	- -	-	-	- -	-	-
N-20 N-21	-	-	-	- -	- -	-	-	-	-
N-22 N-23 N-24	3	105,500	103,000	- - -	- - -	- - -	- - -	- - -	- - -

Single-Family West Breakdown November 1996

	S	De ales	tached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17	14 30 39 33 15 39 31 65 24 48 56 57 17 14 56		263,571 247,002 145,349 182,367 200,560 185,856 217,262 344,368 264,475 186,931 251,061 253,446 262,451 228,411 246,546	212,000 250,000 139,000 172,000 200,000 170,000 215,000 263,000 252,500 178,250 212,500 236,500 236,500 230,000 232,750	212,000 250,000 139,000 172,000 200,000 170,000 215,000 263,000 252,500 178,250 212,500 236,500 257,000		164,350 178,492 161,064 155,325 178,305 168,371 155,500 177,000 178,380 190,000 166,000 159,833 178,833 178,833 186,408		154,000 175,725 165,000 162,500 181,000 175,000 155,500 177,000 187,500 190,000 168,000 161,000 178,500 182,500 168,000
W-18 W-19 W-20 W-21 W-22		7 76 86 80	145,143 233,355 221,635 267,345	127,000 228,500 213,000 244,000		7 9 18 6		154,071 179,044 169,667 167,333	156,000 180,500 170,000 168,750
W-23 W-24 W-25 W-26 W-27 W-28		146 68 1 1 50 62	189,825 180,318 161,000 280,000 189,018	182,050 185,000 161,000 280,000 178,000 222,500		39 27 - - 3 5		149,572 158,211 - - 143,167 121,280	149,000 158,000 - 146,000 121,500
VV-20	To Sales	ownhouse Condo Av. Price	225,039 miniums Med. Price	,	ominium Apar Av. Price	•	Sales	Link Houses Av. Price	Med. Price
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-21 W-23 W-24 W-25 W-25 W-27 W-28	14 1 1 1 9 1 13 8 14 20 20 26 - 7 7 19 48 18 1 15 26 - 7 2	108,793 205,000 273,110 152,944 197,000 114,715 135,988 128,957 148,357 148,705 135,705 142,719 - 110,714 150,171 147,508 137,972 121,500 127,480 116,685	115,000 205,000 273,110 144,000 197,000 115,000 136,500 137,500 142,500 142,500 152,900 136,000 142,500 121,500 120,900 116,450	11 2 9 21 29 25 4 29 30 28 19 5 9 104 9 - 6 31 2 11	148,636 170,400 107,744 88,095 87,610 214,528 117,475 119,793 83,087 84,614 111,647 101,600 106,500 105,858 156,478 82,083 126,690 82,894 120,682 108,625 101,138	120,000 170,400 112,500 88,500 89,900 177,500 120,000 112,000 65,750 85,500 110,500 87,000 107,000 106,000 135,900 - 80,000 114,900 82,894 104,000 109,750 95,500 - 113,000 80,000	- - - - - - - - - - - - - - - - - - -	190,000 	190,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	etached Condomi <u>Av. Price</u>	niums <u>Med. Price</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	5 2 1 1 1 -	151,000 139,000 117,000 - - 136,450 246,000 222,000 - 144,000	139,000 139,000 117,000 - - 136,450 246,000 222,000 - 144,000	2	59,750 	59,750 - - - - 87,900 - - - -	- - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	- - - - - - - - -
W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-23 W-24 W-25	- - - 9 6 10 - 31 14 1	180,778 179,667 185,620 148,616 148,421 143,000	182,500 175,500 175,500 163,150 146,000 148,500 143,000	1	60,000	60,000 - - - - - - - - - -	- - - - - - - - -		- - - - - - - - -
W-26 W-27 W-28	1 2	179,000 145,000	179,000 145,000	- - -	- - -	- - -	- - -	- - -	- - -

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 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1990 1991	2,699 3,061 3,555 4,885 5,916 7,968 9,559 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	* 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	\$ 38,935,130 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	\$ 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	*Average Price (Single-Family Only) \$ 21,360
1994 1995 January February March April May June July August September October November December	46,561 52,796 2,219 2,922 3,857 3,831 4,514 4,920 4,340 4,920 4,560 4,134 4,060 2,823	38,990 44,237 1,791 2,455 3,218 3,204 3,785 4,172 3,721 4,179 3,841 3,344 3,295 2,268	11,516,814,224 460,563,691 640,047,635 816,442,134 843,090,243 982,479,781 1,012,394,725 935,364,497 1,004,199,245 911,915,733 863,942,396 838,187,466 593,613,260	212,323 218,138 207,555 219,044 211,678 220,071 217,652 205,771 215,522 204,106 199,982 208,985 206,450 210,277	206,490 208,921 199,759 208,225 207,556 212,541 212,626 202,297 202,686 198,594 195,099 201,526 197,999 197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996 January February March April May June July August September October November	2,648 4,955 6,288 5,992 6,483 5,865 5,325 5,104 4,848 6,281 6,959	2,222 4,207 5,350 5,070 5,514 4,979 4,539 4,372 4,123 5,398 5,878	561,139,885 976,668,267 1,281,549,739 1,219,439,022 1,335,304,585 1,248,550,730 1,103,019,345 1,050,637,385 976,472,171 1,282,350,382 1,424,064,031	211,910 197,108 203,809 203,511 205,970 212,882 207,140 205,846 201,417 204,163 204,636	195,169 192,406 197,523 198,445 201,847 204,392 199,856 197,622 195,486 199,882 195,801

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

