February 2003

February Deep Freeze Fails to Chill Housing Market

TORONTO — Wednesday, March 5, 2003.

REB Members reported 5,965 sales of single-family dwellings in February, TREB President Ann Bosley reported today. "While not a record for the month (the figure is down 13 per cent from February 2002's best ever figure of 6,866 sales), this is still a very healthy result given the extreme cold and snowfall that the GTA has experienced over the past several weeks."

Prices continued their upward march in February, with the average moving to \$289,954, up almost three per cent over December's figure of \$281,292, and up seven per cent over February 2002. The median also increased, to \$248,300, up two per cent from last month.

Breaking down the total, 2,316 sales were reported in TREB's 28 West districts and averaged \$267,972; 970 sales were

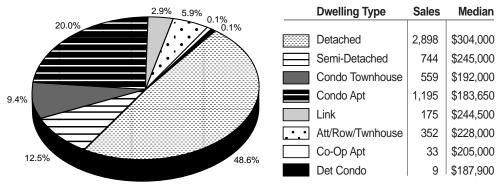
reported in the 14 Central districts and averaged \$401,663; 1,143 sales were reported in the 23 North districts and averaged \$309,742; and 1,536 sales were reported in TREB's 21 East districts and averaged \$237,829. ■

NEIGHBOURHOOD CORNER

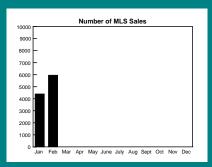
Unionville

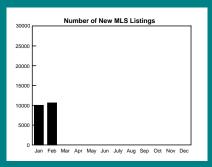
In the Unionville area (the Western portion of N-11), sales in 2003 have been tilted heavily towards singledetached homes. The average price for these is \$406,778, and the median \$370,000, with the most expensive sale of the year at around \$540,000. Average Time-on-Market is 17 days, much less than the city-wide average of 32 days, and average yearly taxes are \$3,809. ■

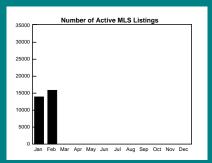
SINGLE-FAMILY RESIDENTIAL BREAKDOWN



Housing Market Indicators										
	February 2002	February 2003	% Change							
Sales*	6,866	5,965	(-13%)							
New Listings*	9,552	10,631	(+11%)							
Active Listings*	N/A	15,873	N/A							



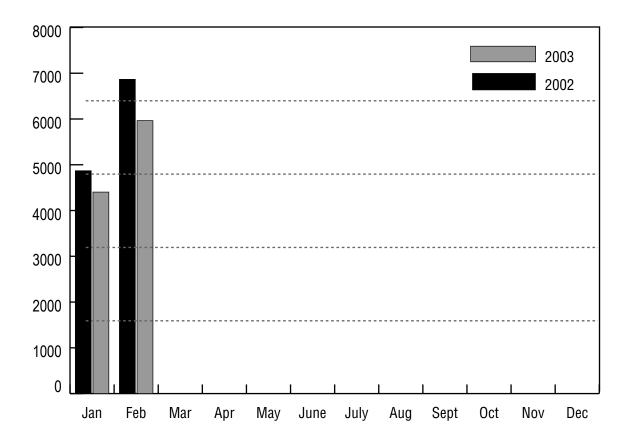








SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — FEBRUARY

Price	e R	ange	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
-	-	\$90,000	20	0.3	4	0.3	11	2.0
\$90,001	-	\$100,000	15	0.3	13	1.1	1	0.2
\$100,001	-	\$110,000	25	0.4	15	1.3	3	0.5
\$110,001	-	\$120,000	54	0.9	35	2.9	7	1.3
\$120,001	-	\$130,000	86	1.4	49	4.1	20	3.6
\$130,001	-	\$140,000	123	2.1	67	5.6	25	4.5
\$140,001	-	\$150,000	132	2.2	80	6.7	17	3.0
\$150,001	-	\$160,000	230	3.9	111	9.3	51	9.1
\$160,001	-	\$170,000	237	4.0	114	9.5	51	9.1
\$170,001	-	\$180,000	226	3.8	86	7.2	41	7.3
\$180,001	-	\$190,000	236	4.0	78	6.5	50	8.9
\$190,001	-	\$200,000	253	4.2	65	5.4	46	8.2
\$200,001	-	\$225,000	688	11.5	119	10.0	112	20.0
\$225,001	-	\$250,000	717	12.0	116	9.7	68	12.2
\$250,001	-	\$300,000	1,097	18.4	121	10.1	36	6.4
\$300,001	-	\$400,000	1,062	17.8	77	6.4	13	2.3
\$400,001	-	\$500,000	324	5.4	20	1.7	6	1.1
\$500,001	-	\$750,000	305	5.1	18	1.5	1	0.2
\$750,001	-	\$1,000,000	75	1.3	3	0.3	-	-
\$1,000,001	-	\$1,500,000	41	0.7	4	0.3	-	-
\$1,500,000	-	-	19	0.3	-	-	-	-
Total:	-	-	5,965	100	1,195	100	559	100



SINGLE-FAMILY RESIDENTIAL - FEBRUARY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	125 122 225 103 149 83 165 140 158 90 155 32 181 202 203 266 130 7 31 25 52	141 106 238 153 222 86 218 202 262 130 232 40 241 268 285 367 196 17 43 62 104	70 65 125 48 102 52 102 69 90 50 90 14 101 117 124 168 89 1 16 11 32	\$18,671,677 \$25,080,811 \$31,517,112 \$10,609,200 \$25,154,180 \$13,335,100 \$24,764,315 \$15,522,700 \$19,475,518 \$13,917,000 \$18,910,120 \$2,675,400 \$26,977,550 \$27,094,712 \$28,826,890 \$29,723,613 \$18,258,700 \$390,000 \$4,085,900 \$2,999,500 \$7,315,307	\$266,738 \$385,859 \$252,137 \$221,025 \$246,610 \$256,444 \$242,787 \$224,967 \$216,395 \$278,340 \$210,112 \$191,100 \$267,104 \$231,579 \$232,475 \$176,926 \$205,154 \$390,000 \$255,369 \$272,682 \$228,603	\$254,950 \$315,750 \$249,000 \$230,000 \$231,000 \$240,000 \$185,000 \$220,250 \$279,000 \$205,500 \$196,750 \$260,000 \$222,000 \$230,000 \$166,500 \$192,900 \$390,000 \$253,500 \$262,000 \$218,750	22 12 21 26 38 18 30 35 27 34 39 27 29 28 30 32 35 48 29 55 47	102 101 100 97 97 98 98 98 98 98 98 98 98 98 98 98 98 98
Total	2,644	3,613	1,536	\$365,305,305	\$237,829	\$227,000	30	98
West								
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26 W27 W28 W29	60 105 109 110 151 128 45 156 75 152 110 145 97 169 152 84 342 339 140 34 532 350 26 4 95 114 91	67 135 204 218 281 211 64 232 116 330 187 245 128 265 189 1 153 473 430 215 49 744 503 50 6 132 206 135	33 52 60 50 74 90 26 105 39 86 82 48 136 81 7 33 225 213 57 11 308 224 19 2 68 55 50	\$12,994,250 \$18,959,334 \$12,612,200 \$10,540,950 \$16,414,524 \$24,360,540 \$9,384,514 \$52,713,419 \$9,444,600 \$17,219,177 \$24,095,450 \$32,489,887 \$9,808,500 \$26,059,550 \$21,867,348 \$1,893,940 \$6,870,300 \$63,158,632 \$55,487,568 \$16,786,350 \$3,027,707 \$72,635,477 \$48,665,300 \$6,558,500 \$874,000 \$17,617,200 \$18,142,200 \$9,941,750	\$393,765 \$364,603 \$210,203 \$210,819 \$221,818 \$270,673 \$360,943 \$502,033 \$242,169 \$200,223 \$293,847 \$396,218 \$204,344 \$191,614 \$269,967 \$270,563 \$208,191 \$280,705 \$260,505 \$294,497 \$275,246 \$235,829 \$217,256 \$345,184 \$437,000 \$259,076 \$329,858 \$198,835	\$365,000 \$315,000 \$211,500 \$195,400 \$227,500 \$257,500 \$348,000 \$370,000 \$233,500 \$173,500 \$236,500 \$168,000 \$170,450 \$263,000 \$266,990 \$215,000 \$270,000 \$270,000 \$248,000 \$280,000 \$280,000 \$280,000 \$248,000 \$250,500 \$270,000 \$27	14 27 29 42 38 32 26 24 45 33 38 34 35 23 39 42 32 25 38 31 30 35 33 33 35 33 35 35 36 37 38 37 38 38 38 38 38 38 38 38 38 38 38 38 38	101 101 96 96 108 98 100 100 97 97 96 97 98 97 100 97 98 98 98 98 98 98 98
Total	3,915	5,969	2,316	\$620,623,167	\$267,972	\$237,000	32	98



SINGLE-FAMILY RESIDENTIAL CONTINUED - FEBRUARY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>Centra</u>	<u>l</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	408 121 87 175 49 116 188 90 112 53 73 95 206 180	686 202 147 193 55 188 303 147 144 69 145 119 359 208	182 52 50 96 23 51 99 33 67 35 30 49 107 96	\$50,713,434 \$26,161,161 \$30,491,050 \$53,125,701 \$9,761,600 \$16,602,050 \$27,041,301 \$22,461,385 \$32,199,269 \$13,076,300 \$27,613,000 \$16,024,352 \$34,424,128 \$29,917,950	\$278,645 \$503,099 \$609,821 \$553,393 \$424,417 \$325,530 \$273,144 \$680,648 \$480,586 \$373,609 \$920,433 \$327,028 \$321,721 \$311,645	\$250,000 \$394,050 \$465,750 \$492,500 \$395,000 \$300,000 \$241,250 \$539,000 \$386,000 \$285,000 \$326,000 \$275,000 \$278,250	36 29 23 18 22 36 36 22 20 28 31 29 47 35	98 99 99 100 99 98 98 101 101 101 98 99 98
Total	1,953	2,965	970	\$389,612,681	\$401,663	\$309,050	32	99
North						.		
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	96 179 189 164 61 119 159 289 131 220 36 10 35 38 31 113 53 62 10 17 28 62 17	139 241 294 245 93 142 203 482 160 321 62 32 86 57 84 208 82 94 26 27 41 140 67	46 85 109 73 21 68 110 155 78 108 19 8 17 18 22 68 23 42 4 7 9 41 12	\$15,264,100 \$28,812,900 \$36,875,889 \$26,569,788 \$6,615,600 \$20,159,000 \$28,538,590 \$54,477,180 \$24,998,850 \$38,566,688 \$7,909,850 \$4,318,800 \$7,475,000 \$5,253,100 \$6,681,800 \$13,310,700 \$5,130,900 \$9,095,300 \$1,516,000 \$1,482,500 \$1,729,000 \$7,440,250 \$1,813,600	\$331,828 \$338,975 \$338,311 \$363,970 \$315,029 \$296,456 \$259,442 \$351,466 \$320,498 \$357,099 \$416,308 \$539,850 \$439,706 \$291,839 \$303,718 \$195,746 \$223,083 \$216,555 \$379,000 \$211,786 \$192,111 \$181,470 \$151,133	\$299,750 \$317,000 \$288,000 \$364,000 \$300,500 \$255,000 \$240,000 \$330,000 \$335,500 \$352,500 \$595,650 \$420,000 \$270,500 \$275,500 \$181,750 \$215,500 \$195,000 \$423,000 \$120,000 \$174,500 \$152,000	43 33 37 26 41 27 28 36 30 37 40 40 55 36 53 55 86 32 32 76 46	97 98 97 98 98 98 98 98 97 97 97 98 95 97 99 97 99
Total	2,119	3,326	1,143	\$354,035,385	\$309,742	\$287,500	38	98
Grand Total	10,631	15,873	5,965	\$1,729,576,538	\$289,954	\$248,500	32	98



JANUARY TO FEBRUARY 2003

East E01	Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E02 222 114 \$41,214,711 \$361,533 \$299,500 15 100 E04 206 99 \$22,001,300 \$222,235 \$230,500 36 100 E04 206 99 \$22,001,300 \$222,235 \$230,000 32 98 E05 292 163 \$40,338,280 \$247,474 \$234,000 40 97 E06 147 76 \$21,128,838 \$278,011 \$240,000 22 98 E07 305 176 \$42,531,501 \$241,656 \$235,150 32 97 E08 265 129 \$29,981,300 \$232,413 \$214,500 35 98 E09 333 160 \$4665,568 \$216,660 \$22,750 36 97 E10 173 87 \$23,157,900 \$266,183 \$270,000 45 98 E11 291 162 \$340,09,475 \$209,935 \$200,000 42 97 E12 62 30 \$6,353,800 \$211,793 \$200,000 27 98 E13 362 188 \$49,516,566 \$263,381 \$255,500 31 98 E14 362 193 \$44,536,212 \$230,758 \$221,000 36 98 E16 365 204 \$48,172,811 \$236,141 \$231,000 36 98 E16 529 324 \$54,425,354 \$167,979 \$159,400 38 98 E16 529 372 \$786,600 \$393,000 \$393,000 \$4 98 E18 15 2 \$786,000 \$393,000 \$393,000 \$4 98 E19 53 27 \$6,890,400 \$258,533 \$221,000 \$49 96 E21 102 50 \$11,666,007 \$233,320 \$221,000 \$49 96 E21 102 50 \$11,666,007 \$233,320 \$221,000 \$49 96 E21 102 50 \$11,666,007 \$233,320 \$221,000 \$49 96 E21 102 \$50 \$11,666,007 \$233,320 \$221,000 \$49 96 E21 102 \$50 \$11,666,007 \$233,320 \$221,000 \$49 97 E03 \$24 \$31 \$28,249,524 \$21,5645 \$237,500 \$46 95 E21 102 \$50 \$11,666,007 \$233,320 \$221,000 \$49 97 E04 \$24 \$13 \$28,249,524 \$21,5645 \$237,500 \$49 98 E05 \$24 \$13 \$28,249,524 \$21,5645 \$237,500 \$49 98 E05 \$24 \$13 \$28,249,524 \$21,5645 \$237,000 \$44 99 E05 \$24 \$31 \$28,249,524 \$21,5645 \$237,000 \$49 96 E05 \$24 \$31 \$28,249,524 \$21,5645 \$245,500 \$3 99 E06 \$24 \$31 \$28,249,524 \$21,5645 \$245,500 \$3 99 E07 \$24 \$31 \$28,249,524 \$21,5645 \$237,000 \$49 96 E07 \$24 \$31 \$28,249,524 \$21,5645 \$237,000 \$44 98 E07 \$24 \$31 \$28,249,524 \$21,5645 \$245,500 \$39 99 E08 \$36 \$173 \$79,490,495 \$459,483 \$356,000 \$39 97 E07 \$24 \$4 \$44,498,1144 \$340,480 \$340,000 \$31 99 E07 \$24 \$31 \$28,249,524 \$21,265 \$24,260 \$24,265 \$24,260 \$24,265 \$24,260 \$24,265 \$24,260 \$24,265 \$24,260 \$24,265 \$24,260 \$24,265 \$24,260 \$24,265 \$24,260 \$24	<u>East</u>							
West W01 101 56 \$20,870,550 \$372,688 \$310,000 22 101 W02 193 103 \$34,050,984 \$330,592 \$298,150 33 100 W03 217 85 \$18,075,700 \$212,655 \$212,000 32 97 W04 218 99 \$22,006,850 \$222,291 \$215,000 42 97 W05 294 131 \$28,249,524 \$215,645 \$237,000 44 103 W06 274 152 \$40,438,840 \$266,045 \$245,500 36 98 W07 92 44 \$14,981,114 \$340,480 \$340,000 31 99 W08 336 173 \$79,490,495 \$459,483 \$358,000 28 100 W09 133 67 \$16,233,102 \$242,285 \$245,000 39 97 W10 341 153 \$28,860,977 \$188,634 \$155,000 41	E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20	222 398 206 292 147 305 265 333 173 291 62 362 382 365 529 272 15 53 52	114 202 99 163 76 176 129 160 87 162 30 188 193 204 324 178 2 27	\$41,214,711 \$48,969,445 \$22,001,300 \$40,338,280 \$21,128,838 \$42,531,501 \$29,981,300 \$34,665,568 \$23,157,900 \$34,009,475 \$6,353,800 \$49,515,586 \$44,536,212 \$48,172,811 \$54,425,354 \$35,007,680 \$786,000 \$6,980,400 \$4,353,400	\$361,533 \$242,423 \$222,235 \$247,474 \$278,011 \$241,656 \$232,413 \$216,660 \$266,183 \$209,935 \$211,793 \$263,381 \$230,758 \$230,758 \$236,141 \$167,979 \$196,672 \$393,000 \$258,533 \$229,126	\$299,500 \$235,500 \$230,000 \$234,000 \$240,000 \$245,150 \$214,500 \$222,750 \$270,000 \$205,000 \$205,000 \$255,500 \$221,900 \$231,000 \$159,400 \$186,000 \$393,000 \$255,000 \$237,500	15 36 32 40 22 32 35 36 45 42 27 31 30 36 38 34 54 31 46	100 100 98 97 98 97 98 97 98 97 98 98 98 98 98 98 98
W01 101 56 \$20,870,550 \$372,688 \$310,000 22 101 W02 193 103 \$34,050,984 \$330,592 \$298,150 33 100 W03 217 85 \$18,075,700 \$212,6655 \$212,000 32 97 W04 218 99 \$22,006,850 \$222,291 \$215,000 42 97 W05 294 131 \$28,249,524 \$215,645 \$237,000 44 103 W06 274 152 \$40,438,840 \$266,045 \$245,500 36 98 W07 92 44 \$14,981,114 \$340,480 \$340,000 31 99 W08 336 173 \$79,490,495 \$459,483 \$358,000 28 100 W09 133 67 \$16,233,102 \$242,286 \$245,000 39 97 W10 341 153 \$28,860,977 \$188,634 \$155,000 41 97	Total	5,043	2,699	\$630,746,558	\$233,696	\$222,200	34	98
W02 193 103 \$34,050,984 \$330,592 \$298,150 33 100 W03 217 85 \$18,075,700 \$212,655 \$212,000 32 97 W04 218 99 \$22,006,850 \$222,291 \$215,600 42 97 W05 294 131 \$28,249,524 \$215,645 \$237,000 44 103 W06 274 152 \$40,438,840 \$266,045 \$245,500 36 98 W07 92 44 \$14,981,114 \$340,480 \$340,000 31 99 W08 336 173 \$79,490,495 \$459,483 \$358,000 28 100 W09 133 67 \$16,233,102 \$242,285 \$245,000 39 97 W10 341 153 \$28,860,977 \$188,634 \$155,000 41 97 W12 238 122 \$35,704,050 \$292,656 \$240,000 40 97	<u>West</u>							
10tal 1,001 0,010 ψ1,070,000,010 φ202,170 φ203,000 30 90	W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26 W27 W28	193 217 218 294 274 92 336 133 341 238 295 168 375 275 7 165 680 673 243 52 1,010 655 56 7 182 219	103 85 99 131 152 44 173 67 153 122 147 92 253 140 9 62 416 384 88 18 485 366 33 2 105 98	\$34,050,984 \$18,075,700 \$22,006,850 \$28,249,524 \$40,438,840 \$14,981,114 \$79,490,495 \$16,233,102 \$28,860,977 \$35,704,050 \$54,079,787 \$20,036,600 \$47,374,750 \$38,161,798 \$2,511,940 \$12,631,600 \$115,198,362 \$100,937,973 \$27,446,350 \$4,549,207 \$113,318,727 \$82,594,440 \$11,437,000 \$874,000 \$26,480,050 \$29,666,800	\$330,592 \$212,655 \$222,291 \$215,645 \$266,045 \$340,480 \$459,483 \$242,285 \$188,634 \$292,656 \$367,890 \$217,789 \$187,252 \$272,584 \$279,104 \$203,735 \$276,919 \$262,859 \$311,890 \$252,734 \$233,647 \$233,647 \$225,668 \$346,576 \$437,000 \$252,191 \$302,722	\$298,150 \$212,000 \$215,000 \$237,000 \$245,500 \$340,000 \$358,000 \$155,000 \$240,000 \$270,000 \$170,000 \$170,000 \$259,950 \$266,990 \$220,000 \$244,750 \$282,750 \$216,500 \$225,000 \$225,000 \$225,000 \$274,000 \$437,000 \$232,000 \$232,000 \$232,000	33 32 42 44 36 31 28 39 41 40 43 35 43 30 40 36 34 28 41 28 33 39 33 63 45 40	100 97 97 103 98 99 100 97 97 97 97 97 99 97 98 98 98 98 98 98 98 98



JANUARY TO FEBRUARY 2003 (CONTINUED)

Area	Listed	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	772 226 183 306 75 225 366 170 228 102 140 167 400 326	299 89 90 150 32 100 160 60 104 60 56 87 193 156	\$82,281,794 \$45,873,736 \$51,129,712 \$80,738,902 \$12,898,100 \$31,787,550 \$45,930,631 \$37,896,085 \$51,569,329 \$21,215,250 \$56,929,600 \$28,490,279 \$60,377,916 \$47,812,468	\$275,190 \$515,435 \$568,108 \$538,259 \$403,066 \$317,876 \$287,066 \$631,601 \$495,859 \$353,588 \$1,016,600 \$327,474 \$312,839 \$306,490	\$246,500 \$370,000 \$397,051 \$490,000 \$351,750 \$287,500 \$247,000 \$466,438 \$390,625 \$281,250 \$707,000 \$330,000 \$270,000 \$273,750	41 35 25 24 28 39 38 32 24 29 39 30 51 37	98 98 99 100 99 97 98 100 100 101 97 98 98
Total	3,686	1,636	\$654,931,352	\$400,325	\$305,550	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	165 317 379 308 104 200 311 573 235 389 61 25 67 57 86 228 84 103 18 27 41 133 41	89 138 225 137 45 110 172 292 122 209 29 10 28 32 36 123 40 78 7 11 21 71	\$30,919,177 \$46,268,700 \$77,414,808 \$49,231,728 \$14,652,833 \$32,996,850 \$44,925,279 \$101,437,130 \$38,961,921 \$72,431,387 \$10,904,750 \$5,172,800 \$14,479,500 \$9,331,100 \$10,504,800 \$23,496,200 \$8,533,400 \$16,660,200 \$2,433,000 \$2,173,000 \$4,212,950 \$13,536,450 \$2,953,190	\$347,406 \$335,280 \$344,066 \$359,356 \$325,619 \$299,971 \$261,193 \$347,387 \$319,360 \$346,562 \$376,026 \$517,125 \$291,597 \$291,800 \$191,026 \$213,335 \$213,592 \$347,571 \$197,545 \$200,617 \$190,654 \$155,431	\$319,400 \$316,000 \$280,000 \$359,990 \$318,000 \$255,000 \$240,000 \$324,750 \$303,500 \$327,000 \$298,000 \$585,200 \$432,500 \$265,500 \$265,500 \$260,000 \$180,000 \$195,000 \$195,000 \$140,000 \$177,500 \$158,000	41 32 40 32 47 32 32 37 32 38 46 58 41 46 51 43 47 58 111 54 40 64 48	97 98 97 98 98 98 98 97 98 97 97 97 97 97 97 98 97 97
Total	3,952	2,044	\$633,631,153	\$309,996	\$283,000	40	98
Grand Total	20,338	10,352	\$2,963,195,733	\$286,244	\$246,000	36	98



SINGLE-FAMILY EAST BREAKDOWN - FEBRUARY 2003

	Deta	ched Hous	es	Sei	mi-Detached	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
E01	14	\$293,652	\$297,750	43	\$267,750	\$268,000	3	\$236,933	\$299,900	-	-	-
E02	29	\$493,600	\$510,000	27	\$312,904	\$290,000	5	\$193,700	\$220,000	-	-	-
E03	52	\$299,288	\$274,000	32	\$284,426	\$274,622	33	\$153,276	\$144,000	-	-	-
E04	24	\$261,971	\$260,500	2	\$231,000	\$231,000	14	\$152,750	\$156,250	-	-	-
E05	24	\$369,525	\$365,750	7	\$271,457	\$291,000	43	\$188,453	\$183,500	6	\$274,683	\$264,650
E06	37	\$262,865	\$236,000	13	\$240,315	\$253,800	2	\$242,500	\$242,500	-	-	-
E07	34	\$315,073	\$305,500	10	\$256,730	\$245,750	35	\$170,889	\$177,000	10	\$256,550	\$251,500
E08	28	\$310,571	\$266,250	3	\$218,933	\$260,000	29	\$156,441	\$156,800	-	-	-
E09	35	\$264,470	\$260,000	5	\$233,900	\$230,000	41	\$187,797	\$177,000	-	-	-
E10	40	\$300,030	\$290,600	1	\$273,000	\$273,000	3	\$146,000	\$153,000	-	-	-
E11	24	\$267,821	\$270,000	15	\$229,275	\$230,000	21	\$143,762	\$138,000	5	\$257,200	\$259,000
E12	5	\$225,900	\$229,000	1	\$164,000	\$164,000	2	\$130,750	\$130,750	2	\$220,750	\$220,750
E13	64	\$305,268	\$287,250	9	\$221,511	\$222,000	7	\$173,614	\$166,000	3	\$222,500	\$256,000
E14	81	\$251,540	\$245,000	7	\$208,593	\$205,000	4	\$169,250	\$168,500	-	-	-
E15	75	\$258,054	\$252,000	3	\$198,167	\$208,000	3	\$165,700	\$220,000	23	\$212,380	\$218,000
E16	102	\$205,498	\$186,250	30	\$143,420	\$148,500	1	\$135,500	\$135,500	9	\$176,157	\$176,500
E17	46	\$241,139	\$226,000	7	\$142,271	\$149,000	-	-	-	22	\$184,286	\$186,250
E18	1	\$390,000	\$390,000	-	-	-	-	-	-	-	-	-
E19	14	\$265,850	\$263,500	-	-	-	-	-	-	-	-	-
E20	10	\$280,500	\$260,000	-	-	-	-	-	-	1	\$194,500	\$194,500
E21	31	\$228,171	\$221,000	-	-	-	-	-	-	1 1	\$242,000	\$242,000

	Cond	do Townhou	ıse		Det Con	do		Co-op	Apt	A	tt/Row/Twr	house
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
E01	2	\$173,750	\$173,750	_	_	_	_	_	_	8	\$248,625	\$242,000
E02	-	-	-	_	_	_	_	_	_	4	\$337,375	\$370,750
E03	2	\$178,500	\$178,500	_	_	_	1	\$162,000	\$162,000	5	\$255,082	\$249,000
E04	8	\$215,175	\$210,000	_	-	_		ψ.σ <u>Σ</u> ,σσσ	φ.σ <u>2</u> ,σσσ	_	-	·
E05	20	\$208,700	\$207,500	_	-	_	1	\$236,000	\$236,000	1	\$223,800	\$223,800
E06	-	_	_	_	-	_		φ <u>2</u> σσ,σσσ	-	_	-	·
E07	8	\$215,269	\$211,000	_	-	_	_	_	_	5	\$243,160	\$232,000
E08	7	\$188,300	\$192,000	_	-	_	1	\$135,000	\$135,000	1	\$180,000	\$180,000
E09	9	\$149,989	\$155,000	_	-	_		ψ.σο,σσσ -	φ.οο,οοο -	_	-	·
E10	4	\$178,475	\$170,500	_	-	_	_	_	_	2	\$245,450	\$245,450
E11	15	\$184,987	\$182,500	_	-	_	1	\$153,000	\$153,000	9	\$201,167	\$203,000
E12	4	\$169,725	\$170,500	_	_	_		φ.οο,οοο -	ψ.σο,σσσ -	_		-
E13	11	\$196,909	\$206,000	_	-	_	1	\$174,000	\$174,000	6	\$204,000	\$204,500
E14	11	\$178,155	\$183,300	4	\$161,125	\$162,250		ψ,σσσ -	φ,σσσ -	10	\$197,860	\$196,000
E15	9	\$158,667	\$162,000	_	-	-	_	_	_	11	\$188,045	\$195,000
E16	20	\$96,345	\$88,000	_	-	_	1	\$142,000	\$142,000	5	\$134,080	\$140,000
E17	5	\$138,920	\$134,600	_	-	_		ψ <u>_</u> ,σσσ	φ: . <u>_</u> ,σσσ	9	\$157,944	\$159,000
E18	-	-	-	_	-	_	_	_	_	_	-	·
E19	-	-	-	_	-	_	_	_	_	2	\$182,000	\$182,000
E20	-	-	-	_	-	_	_	_	_	_	-	-
E21	-	-	_	_	_	_	_	_	_	_	_	_



SINGLE-FAMILY WEST BREAKDOWN - FEBRUARY 2003

	Deta	ached Hous	es	Sei	mi-Detached	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	12	\$615,125	\$578,000	8	\$353,781	\$362,500	11	\$201.818	\$195,000	_	-	_
W02	26	\$458,594	\$482,500	17	\$290,729	\$264,000	2	\$354,500	\$354,500	-	-	-
W03	36	\$217,775	\$221,000	12	\$217,958	\$210,500	9	\$167,544	\$167,500	-	-	-
W04	24	\$258,600	\$249,000	2	\$217,900	\$217,900	18	\$136,986	\$136,000	1	\$343,000	\$343,000
W05	16	\$291,861	\$278,000	22	\$256,232	\$260,050	24	\$169,277	\$134,750	-	-	-
W06	38	\$266,229	\$252,500	4	\$304,750	\$302,000	36	\$260,532	\$235,495	-	-	-
W07	18	\$375,673	\$357,000	1	\$299,900	\$299,900	1	\$259,000	\$259,000	-	-	-
W08	69	\$640,204	\$503,000	2	\$326,500	\$326,500	29	\$236,081	\$189,900	-	-	-
W09	15	\$360,933	\$342,100	1	\$225,000	\$225,000	20	\$150,765	\$122,000	-	-	-
W10	31	\$277,626	\$268,500	4	\$239,725	\$237,500	39	\$139,205	\$141,500	1	\$219,900	\$219,900
W12	43	\$393,457	\$324,000	3	\$248,997	\$256,000	27	\$151,385	\$147,500	-	-	-
W13	43	\$567,515	\$453,000	18	\$225,890	\$226,250	3	\$131,833	\$148,000	1	\$328,000	\$328,000
W14	11	\$333,273	\$365,000	1	\$250,000	\$250,000	13	\$156,208	\$147,600	1	\$290,000	\$290,000
W15	9	\$331,689	\$325,000	15	\$263,850	\$273,000	92	\$164,708	\$160,000	-	-	-
W16	38	\$331,147	\$304,950	16	\$243,453	\$239,375	9	\$183,644	\$168,900	1	\$263,000	\$263,000
W17	1	\$352,990	\$352,990	6	\$256,825	\$260,990	-	-	-	-	-	-
W18	9	\$242,778	\$244,000	14	\$228,536	\$232,000	4	\$134,875	\$134,250	-	-	-
W19	97	\$342,932	\$332,000	40	\$256,223	\$257,750	35	\$220,536	\$193,000	2	\$276,500	\$276,500
W20	88	\$329,949	\$315,000	42	\$247,457	\$249,393	11	\$168,573	\$159,900	-	-	-
W21	31	\$362,489	\$339,900	3	\$264,967	\$289,900	3	\$180,833	\$242,000	1	\$228,000	\$228,000
W22	5	\$351,000	\$373,000	3	\$213,269	\$213,907	-	-	-	-	-	-
W23	160	\$264,621	\$256,200	65	\$222,642	\$222,000	11	\$175,991	\$168,000	1	\$210,000	\$210,000
W24	100	\$259,690	\$262,000	45	\$221,609	\$218,000	27	\$142,996	\$143,000	3	\$249,833	\$270,000
W25	13	\$391,269	\$283,000	-	-	-	2	\$342,000	\$342,000	-	-	-
W26	2	\$437,000	\$437,000	-	-	-	-	-	-	-	-	-
W27	50	\$284,614	\$266,050	3	\$206,500	\$215,500	2	\$163,250	\$163,250	1	\$195,000	\$195,000
W28	39	\$376,672	\$324,000	6	\$220,333	\$221,000	-	-	-	1	\$238,000	\$238,000
W29	36	\$219,054	\$202,950	5	\$157,380	\$156,000	2	\$121,000	\$121,000	1	\$163,500	\$163,500

	Cond	do Townhou	ıse		Det Con	do		Со-ор	Apt	Α	tt/Row/Twn	house
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01 W02 W03	1	\$430,000 \$255,000	\$430,000 \$255,000	-	-	-	1	\$132,500 -	\$132,500 -	- 6 3	\$188,250 \$216,300	\$183,750 \$279,900
W04 W05	5 12	\$218,000 \$170,417	\$228,000 \$165,250	-	-	-	-	-	-	-	-	φ273,300 - -
W06 W07	5 1	\$327,760 \$248,000	\$359,900 \$248,000	-	-	-	2	\$114,950 -	\$114,950 -	5 5	\$355,400 \$363,100	\$365,000 \$359,000
W08 W09	5 2	\$208,000 \$340,000	\$205,000 \$340,000	-	-	-	- 1	\$110,300	\$110,300	0	-	-
W10 W12 W13	7 7 16	\$176,000 \$212,057 \$197,325	\$177,000 \$229,000 \$177,500	1	\$570,000	\$570,000	1	\$150,000	\$150,000	3 1	\$207,667 \$288,000	\$215,000 \$288,000
W14 W15	22 18	\$162,355 \$199.917	\$177,500 \$143,000 \$188.000	-	-	-	1 -	\$140,000	\$140,000 - \$183,500	-	-	-
W16 W17	17	\$204,276	\$202,000	-	-	-	2	\$182,500	\$182,500 -	-	-	-
W18 W19	6 37	\$157,717 \$211,032	\$158,500 \$219,000	-	-	-	-	-	-	- 14	- \$254,671	- \$257,000
W20 W21 W22	55 11 -	\$191,148 \$210,627	\$186,000 \$206,000	1 -	\$187,900 - -	\$187,900 - -	1	\$142,000	\$142,000	16 7 3	\$218,968 \$217,843 \$210,967	\$218,250 \$231,000 \$223,000
W23 W24 W25	34 32 2	\$180,818 \$151,581 \$170.000	\$189,250 \$149,700 \$170,000	-	-	-	1 -	\$299,900	\$299,900	36 17 2	\$200,854 \$191,935	\$203,500 \$196,000
W26 W27	- 4	\$170,000	\$170,000 - \$124,000	-	-	- -	- -	-	-	- 8	\$224,000 \$215,313	\$224,000 - \$212,750
W28 W29	3 3	\$213,000 \$132,833	\$254,000 \$135,000	-	-	-	- -	-	- -	6	\$208,833 \$154,967	\$205,500 \$170,000

Market Watch

SINGLE-FAMILY CENTRAL BREAKDOWN - FEBRUARY 2003

	Det	tached Hous	es	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
C01	7	\$444,129	\$488,000	16	\$353,169	\$340,650	123	\$257,496	\$233,000	-	-	-
C02	9	\$512,333	\$441,000	22	\$519,869	\$413,300	16	\$451,588	\$324,000	-	-	-
C03	31	\$741,250	\$600,000	8	\$340,050	\$265,500	10	\$450,290	\$430,000	-	-	-
C04	68	\$633,018	\$577,500	9	\$480,833	\$409,000	18	\$269,333	\$260,750	-	-	-
C06	21	\$448,790	\$395,000	-	-	-	2	\$168,500	\$168,500	-	-	-
C07	23	\$426,928	\$398,000	3	\$297,500	\$305,000	21	\$232,048	\$223,000	-	-	-
C08	1	\$380,000	\$380,000	4	\$412,000	\$412,500	80	\$245,314	\$232,950	-	-	-
C09	13	\$1,110,985	\$1,195,000	2	\$639,500	\$639,500	11	\$379,500	\$389,000	-	-	-
C10	27	\$689,772	\$535,000	15	\$400,521	\$410,000	21	\$254,229	\$247,000	-	-	-
C11	13	\$690,638	\$661,800	2	\$373,750	\$373,750	16	\$154,781	\$146,750	-	-	-
C12	25	\$1,023,720	\$689,000	1	\$295,000	\$295,000	3	\$438,333	\$475,000	-	-	-
C13	20	\$431,053	\$382,000	9	\$299,611	\$287,000	16	\$222,400	\$197,000	-	-	-
C14	30	\$495,471	\$430,000	-	-	-	71	\$249,040	\$241,500	-	-	-
C15	35	\$438,314	\$399,000	11	\$283,227	\$278,500	25	\$232,262	\$183,000	-	-	-

	Con	do Townhou	ıse		Det Con	do		Со-ор	Apt	A	Att/Row/Twr	house
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	20	\$256,715	\$242,500	_	-	_	_	_	-	16	\$321,719	\$311,750
C02	-	-	-	-	-	-	-	-	-	5	\$577,530	\$649,000
C03	-	-	-	-	-	-	1	\$289,000	\$289,000	-	-	-
C04	-	-	-	-	-	-	1	\$905,000	\$905,000	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	3	\$259,067	\$265,200	-	-	-	-	-	-	1	\$240,000	\$240,000
C08	2	\$223,950	\$223,950	-	-	-	1	\$215,000	\$215,000	11	\$429,573	\$444,000
C09	1	\$581,000	\$581,000	-	-	-	6	\$330,681	\$308,000	-	-	-
C10	1	\$495,000	\$495,000	-	-	-	-	-	-	3	\$577,933	\$756,800
C11	3	\$196,333	\$277,500	-	-	-	-	-	-	1	\$285,000	\$285,000
C12	1	\$410,000	\$410,000	_	_	_	-	-	-	-	_	_
C13	2	\$231,700	\$231,700	-	-	-	2	\$342,500	\$342,500	-	-	-
C14	4	\$297,563	\$318,125	_	_	_	1	\$289,900	\$289,900	1	\$398,000	\$398,000
C15	24	\$228 663	\$208 250	_	_	_	1	\$167,000	\$167,000	l _	· _	· _

Market Watch

SINGLE-FAMILY NORTH BREAKDOWN - FEBRUARY 2003

	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	
N01	20	\$468,935	\$411,000	-	-	-	15	\$207,960	\$195,500	2	\$302,500	\$302,500	
N02	46	\$414,950	\$366,750	3	\$275,667	\$280,000	20	\$234,670	\$235,450	6	\$295,133	\$291,000	
N03	44	\$481,341	\$443,500	4	\$329,000	\$326,500	26	\$203,273	\$194,250	2	\$274,500	\$274,500	
N04	57	\$389,407	\$382,500	-	-	-	2	\$168,100	\$168,100	-	-	-	
N05	17	\$329,412	\$308,000	1	\$253,000	\$253,000	-	-	-	1	\$246,000	\$246,000	
N06	37	\$361,278	\$317,000	8	\$217,725	\$210,750	3	\$236,667	\$265,000	1	\$203,500	\$203,500	
N07	68	\$294,087	\$284,300	20	\$210,020	\$211,500	4	\$170,250	\$162,000	-	_	_	
N08	104	\$392,987	\$361,000	17	\$286,518	\$285,000	3	\$229,000	\$240,000	1	\$300,000	\$300,000	
N10	31	\$379,981	\$368,000	-	-	-	-	-	-	44	\$284,067	\$280,650	
N11	71	\$404,725	\$373,000	8	\$275,913	\$278,000	10	\$247,000	\$215,000	7	\$293,957	\$293,000	
N12	19	\$416,308	\$352,500	-	-	-	-	-	-	-	-	-	
N13	8	\$539,850	\$595,650	-	-	-	-	-	-	-	-	-	
N14	17	\$439,706	\$420,000	-	-	-	-	-	-	-	-	-	
N15	16	\$310,956	\$293,750	-	-	-	2	\$138,900	\$138,900	-	-	-	
N16	20	\$311,715	\$280,000	1	\$217,500	\$217,500	-	-	-	1	\$230,000	\$230,000	
N17	60	\$198,928	\$186,500	2	\$188,500	\$188,500	-	-	-	1	\$178,000	\$178,000	
N18	12	\$257,708	\$236,000	4	\$199,350	\$196,000	1	\$112,500	\$112,500	6	\$188,083	\$198,000	
N19	29	\$227,997	\$201,000	-	-	-	-	-	-	4	\$170,500	\$171,000	
N20	4	\$379,000	\$423,000	-	-	-	-	-	-	-	-	-	
N21	6	\$225,167	\$217,500	1	\$131,500	\$131,500	-	-	-	-	-	-	
N22	9	\$192,111	\$180,000	-	-	-	-	-	-	-	-	-	
N23	38	\$184,625	\$177,125	-	-	-	-	-	-	2	\$147,250	\$147,250	
N24	12	\$151,133	\$152,000	-	-	-	-	-	-	- ا	-	-	

	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	\$237,313	\$217,500	-	-	-	-	-	-	1	\$262,500	\$262,500
N02	9	\$239,111	\$245,000	-	-	-	-	-	-	1	\$282,000	\$282,000
N03	11	\$220,500	\$220,000	-	-	-	4	\$205,000	\$202,500	18	\$294,517	\$289,500
N04	1	\$345,000	\$345,000	-	-	-	-	-	-	13	\$284,030	\$283,500
N05	-	-	-	-	-	-	-	-	-	2	\$258,300	\$258,300
N06	8	\$202,188	\$199,500	-	-	-	-	-	-	11	\$228,991	\$245,000
N07	7	\$180,357	\$193,500	-	-	-	-	-	-	11	\$217,891	\$219,000
N08	4	\$233,750	\$232,500	-	-	-	-	-	-	26	\$262,065	\$262,500
N10	1	\$242,500	\$242,500	-	-	-	-	-	-	2	\$239,000	\$239,000
N11	5	\$232,200	\$227,000	-	-	-	-	-	-	7	\$276,457	\$275,000
N12	-	-	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-	-	-
N16	-	-	-	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	5	\$164,000	\$160,000
N18	-	-	-	-	-	-	-	-	-	-	-	-
N19	3	\$140,633	\$165,000	3	\$305,000	\$380,000	-	-	-	3	\$154,833	\$170,000
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	1	\$130,000	\$130,000
N24	-	-	-	-	-	-	-	-	-	-	-	-



Year	(Single-Fam * Number of Sales	nily Only) *Average Price	Year	(Single-Family Only) * Number of Sales *Average Price				
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	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 55,345 55,779 58,014 55,346 56,163 7,485 7,176 5,807 5,845 5,021 5,402 5,759 4,762	\$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	2002 January February March April May June July August September October November December Total** 2003 January February Total** * Due to District rev undertaking historic ate maps. ** On June 30th, The to TorontoMLS. Mine	4,869 6,866 7,602 8,181 8,042 6,627 5,727 5,418 5,846 6,455 5,537 3,589 74,759 4,403 5,965 10,352 visions, caution should be cal comparisons. Please response may occur on the old systems of the second of the old systems	\$262,919 270,883 274,874 277,664 278,323 278,698 274,348 266,154 282,765 279,771 285,323 275,002 \$275,371 281,292 289,954 \$286,244 exercised when efer to appropri- d Trebnet system cur between the			
iotai	0.,012	Ψ=0.,000						



