April, 1996

### Strong market sustained in April

TORONTO - Wednesday, May 1, 1996 — The single-family resale market remained steady in April, with Toronto Real Estate Board (TREB) Members reporting 5,070 sales during a 30 day period. This was down slightly from the 5,350 sales recorded over a 31 day period in March, but up 58 per cent over April 1995.

April also saw another slight increase in prices as the average rose from \$197,523 in March to \$198,445 in April. The median price was also up slightly to \$173,000 from \$171,000.

"Low interest rates, affordable prices and continued buyer demand are powering the market's momentum," says TREB President Jerry England. "With the eventual arrival of real Spring weather and a market place finely balanced between buyers and sellers, all the indicators are in place for a strong second quarter."

England pointed out that the stability of the market place is reflected in the average time a property remained on the market, which fell from 55 to 54 days. Homes sold on average at 96 per cent of the listing price in April. England also noted that his beginning of the year prediction of a two per cent increase in the median sale price for 1996 has already been met.

n sale price for 1996 has already been met. Compared to the same four month period, sales of single-family dwellings were up 58 per cent from 1995 and down nine per cent from 1994.

The only major threat TREB President England currently sees on the real estate market's horizon, would be any move to harmonize the GST/ PST. The Provincial government has recently assured the real estate industry that this is not on their agenda.

TREB's 5,070 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,006,119,190, and averaged \$198,445. The median price was \$173,000.

Breaking down the total 1,891 sales were reported in TREB's 27 West districts and averaged \$183,446; 715 sales were reported in the 14 Central districts and averaged \$273,097; 897 sales were reported in the 23 North districts and averaged \$228,542; and 1,567 sales were reported in TREB's 21 East districts and averaged \$165,255.

In addition to the sales of single-family dwellings, TREB Members reported 922 sales of properties of other types (P.O.T.) during April moving the total to 5,992. The dollar volume for properties of all types (P.A.T.) was \$1,219,439,022, and the average price was \$203,511.

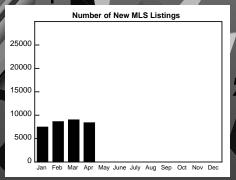
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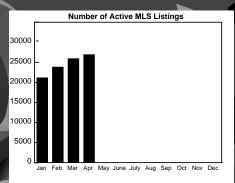
Number of MLS Sales

6000

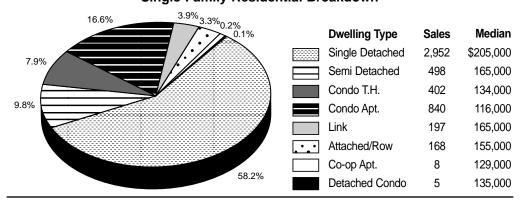
S.F.D

POT





#### Single-Family Residential Breakdown



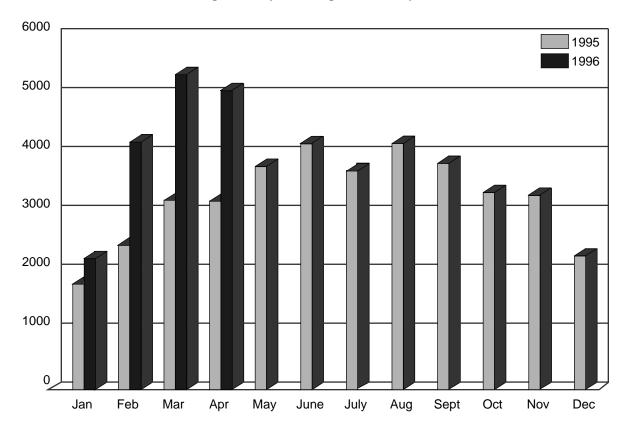
#### Housing Market Indicators

	April 1995	April 1996	% Change
Sales*	3,204	5,070	(+58%)
New Listings*	7,774	8,420	(+8%)
Active Listings**	29.897	26.931	(-10%)

- \* Single-Family Dwellings Only
- \*\* Properties All Types including Single-Family Dwellings.

House Prices may vary widely within individual MLS districts. Contact a REALTOR for more information.

#### **Single-Family Dwelling Sales Comparison**



Price Category Breakdown — April

<u>Pri</u>	ce R	<u>ange</u>	<u>Tota</u>	I S.F.D.	<u>Co</u>	ondo Apt.		Condo T.H.	
Up	to	\$90,000	269	(5.3)	203	(24.2)	22	(5.5)	
90,001	to	110,000	331	(6.5)	180	(21.4)	49	(12.2)	
110,001	to	120,000	238	(4.7)	84	(10.0)	61	(15.2)	
120,001		130,000	248	` ,	73	` ,	46	(13.2)	
•	to	•		(4.9)		(8.7)		` ,	
130,001	to	140,000	294	(5.8)	59	(7.0)	60	(14.9)	
140,001	to	150,000	333	(6.6)	44	(5.3)	49	(12.2)	
150,001	to	160,000	353	(7.0)	46	(5.5)	34	(8.5)	
160,001	to	170,000	393	(7.8)	32	(3.8)	20	(5.0)	
170,001	to	180,000	354	(7.0)	17	(2.0)	24	(6.0)	
180,001	to	190,000	289	(5.7)	22	(2.6)	12	(3.0)	
190,001	to	200,000	221	(4.3)	12	(1.4)	9	(2.2)	
200,001	to	225,000	428	(8.4)	18	(2.1)	7	(1.7)	
225,001	to	250,000	392	(7.7)	15	(1.8)	3	(0.8)	
250,001	to	300,000	364	(7.2)	18	(2.1)	1	(0.2)	
300,001	to	400,000	325	(6.4)	10	(1.2)	2	(0.5)	
400,001	to	500,000	124	(2.4)	3	(0.4)	_	(—)	
500,001	to	750,000	90	(1.8)	3	(0.4)	3	(0.7)	
750,000	to	1,000,000	18	(0.4)	_	(—)		(—)	
1,000,001	to	1,500,000	5	(0.1)	1	(0.1)		(—)	
Over		1,500,000	1	(0.0)	_	(—)	_	(—)	
TOTAL			5,070	100.0	840*	100.0	402**	100.0	

<sup>\* 840</sup> condominium apartments sold for \$108,895,726, averaging \$129,637

<sup>\*\* 402</sup> condominium townhouses sold for \$56,575,130, averaging \$140,734.

#### Single-Family Residential April 1996

E-2 186 109 57 11,849,550 207,887 E-3 339 162 140 22,004,150 157,173 E-4 157 65 47 6,599,800 140,421 E-5 322 149 109 20,642,500 189,381 E-6 156 83 40 7,796,200 194,905 E-7 308 125 102 19,784,676 193,967 E-8 266 117 83 13,416,778 161,648 E-9 188 89 54 8,811,393 163,174 E-10 181 93 52 10,514,283 202,197 E-11 249 120 95 14,178,600 149,248 E-12 79 31 33 5,104,500 149,248 E-13 313,164 119 22,476,690 188,880 E-14 259 117 131 20,814,325 158,888 E-15 273 109 108 18,280,800 169,267 E-16 466 191 184 23,410,700 127,232 E-17 228 107 81 11,084,701 136,848 E-19 26 15 6 1,013,900 166,983 E-20 56 26 21 3,065,600 149,808 E-21 94 32 37 5,542,900 149,808 E-21 94 32 37 5,542,900 149,808 E-21 94 32 37 5,542,900 149,808 E-21 94 40 34 850,481 250,442 80 80 80 80 80 80 80 80 80 80 80 80 80	a <u>Li</u>	isted Re-Runs	Sales	<b>Dollar Volume</b>	Av. Price	Med. Price
E-2 186 109 57 11,849,550 207,887 E-3 339 162 140 22,004,150 157,173 E-4 157 65 47 6,599,800 140,421 E-5 322 149 109 20,642,500 189,381 E-6 156 83 40 7,796,200 194,905 E-7 308 125 102 19,784,676 193,967 E-8 266 117 83 14,416,778 161,648 E-9 188 89 54 8,811,393 163,174 E-10 181 93 52 10,514,288 202,197 E-11 249 120 95 14,178,600 149,248 E-12 79 31 33 5,104,500 154,682 E-13 313 164 119 22,476,690 188,880 E-15 273 109 108 18,280,800 169,267 E-16 466 191 184 23,410,700 127,232 E-17 228 107 81 11,084,701 136,848 E-19 26 15 6 1,013,900 168,983 E-20 56 26 21 3,066,600 149,808 E-21 94 32 37 5,542,900 149,808 E-21 94 34 34 189 90 23,834,288 264,825 W-9 165 78 40 34 199 101 54 7,233,680 133,957 W-4 181 98 51 9,057,100 177,590 W-7 94 40 34 8,504,811 250,142 W-8 344 189 90 23,834,288 264,825 W-9 165 78 40 77 181 130,983,888 264,825 W-9 165 78 40 77 181 130,983,888 264,825 W-9 165 78 40 7,327,600 183,190 W-10 274 131 94 13,150,983 133,904 W-12 232 124 56 19,339,800 126,813 139,904 W-15 299 110 155 78 40 7,327,600 183,190 W-15 299 110 124 131 94 13,150,983 13,190 W-15 299 110 124 131 94 13,150,983 13,190 W-15 299 110 124 131 94 13,150,983 13,190 W-16 274 131 94 13,150,983 13,190 W-17 222 124 56 12,338,888 203,337 W-13 279 160 76 19,839,808 203,337 W-13 279 160 76 19,839,809 125,817 W-16 295 140 112 215,12,369 192,075 W-17 1 222 212 4 56 12,338,888 204,825 W-9 165 78 40 7,327,600 183,190 W-10 274 131 94 13,150,983 133,904 W-15 290 134 110 13,839,850 125,817 W-16 295 140 112 215,12,369 192,075 W-17 1 223 144 56 12,338,888 204,825 W-9 166 76 61 9,817,200 160,938 W-15 290 134 110 13,839,850 125,817 W-19 325 161 132 25,847,595 195,815 195,815 W-20 377,000 183,000 185,000 185,000 185,000 185,000 185,000 185,000 185,000 185,000 185,000 185,	<u>st</u>					
E-21         94         32         37         5,542,900         149,808           Total         4,416         2,046         1,567         \$258,955,351         \$165,255         \$           West         W-1         142         70         55         \$9,090,880         \$165,289         \$           W-2         188         106         44         9,130,000         207,500         W-3           W-3         219         101         54         7,233,680         133,957           W-4         181         89         53         8,194,700         154,617           W-5         195         102         52         7,324,850         140,863           W-6         181         98         51         9,057,100         177,590           W-7         94         40         34         8,504,811         250,142           W-8         344         188         90         23,834,288         264,825           W-9         165         78         40         7,327,600         183,190           W-12         232         124         56         12,338,888         220,337           W-13         279         160	0 1 1 2 3 4 5 6 7 8	186       109         339       162         157       65         322       149         156       83         308       125         266       117         188       89         181       93         249       120         79       31         313       164         259       117         273       109         466       191         228       107         25       14         26       15	57 140 47 109 40 102 83 54 52 95 33 119 131 108 184 81	11,849,550 22,004,150 6,599,800 20,642,500 7,796,200 19,784,676 13,416,778 8,811,393 10,514,238 14,178,600 5,104,500 22,476,690 20,814,325 18,280,800 23,410,700 11,084,701 1,455,000 1,013,900	207,887 157,173 140,421 189,381 194,905 193,967 161,648 163,174 202,197 149,248 154,682 188,880 158,888 169,267 127,232 136,848 291,000 168,983	\$163,000 188,000 154,100 158,000 185,000 166,500 163,500 167,500 196,500 144,000 147,000 182,000 157,500 165,000 122,950 130,000 259,000 163,500
West           W-1         142         70         55         \$9,090,880         \$165,289         \$9,090,880         \$165,289         \$1,000,000						149,900 152,000
W-1         142         70         55         \$9,090,880         \$165,289         \$9,090,880         \$165,289         \$1,000 <th>al 4,4</th> <th>,416 2,046</th> <th>1,567</th> <th>\$258,955,351</th> <th>\$165,255</th> <th>\$159,000</th>	al 4,4	,416 2,046	1,567	\$258,955,351	\$165,255	\$159,000
W-2         188         106         44         9,130,000         207,500           W-3         219         101         54         7,233,680         133,957           W-4         181         89         53         8,194,700         154,617           W-5         195         102         52         7,324,850         140,863           W-6         181         98         51         9,057,100         177,590           W-7         94         40         34         8,504,811         250,142           W-8         344         189         90         23,834,288         264,825           W-9         165         78         40         7,327,600         183,190           W-10         274         131         94         13,150,983         139,904           W-12         232         124         56         12,338,888         220,337           W-13         279         160         76         19,639,600         258,416           W-14         166         76         61         9,817,200         160,938           W-15         290         134         110         13,839,850         125,817           W-16	<u>st</u>					
W-18       83       23       38       5,416,300       142,534         W-19       325       161       132       25,847,595       195,815         W-20       377       181       155       29,003,751       187,121         W-21       401       149       132       31,178,711       236,202         W-22       6       2       2       337,000       168,500         W-23       452       172       208       34,070,800       163,802         W-24       306       97       158       23,760,938       150,386         W-25       16       6       6       817,500       136,250         W-26       -       -       -       -       -         W-27       31       14       8       1,371,500       171,438         W-28       197       62       70       15,096,091       215,658	2 1 3 2 4 1 5 1 6 2 8 3 9 1 10 2 12 2 13 2 14 1 15 2 16 2	188       106         219       101         181       89         195       102         181       98         94       40         344       189         165       78         274       131         232       124         279       160         166       76         290       134	44 54 53 52 51 34 90 40 94 56 76 61	9,130,000 7,233,680 8,194,700 7,324,850 9,057,100 8,504,811 23,834,288 7,327,600 13,150,983 12,338,888 19,639,600 9,817,200 13,839,850	207,500 133,957 154,617 140,863 177,590 250,142 264,825 183,190 139,904 220,337 258,416 160,938 125,817	\$149,500 185,000 133,750 151,000 122,500 163,000 245,000 224,600 167,000 154,500 215,900 160,500 116,000 183,500
	18 19 20 21 22 23 24 25 26	325 161 377 181 401 149 6 2 452 172 306 97 16 6 	132 155 132 2 208 158 6	25,847,595 29,003,751 31,178,711 337,000 34,070,800 23,760,938 817,500	195,815 187,121 236,202 168,500 163,802 150,386 136,250	149,250 189,750 178,000 225,000 168,500 159,250 148,000 130,000
10tai 0,700 2,000 1,031 4070,030,300 \$100,440 \$		197 62 , <b>439 2,505</b>	70 <b>1,891</b>	15,096,091 <b>\$346,896,985</b>	215,658 <b>\$183,446</b>	198,000 <b>\$169,000</b>

#### **April 1996 Continued**

<u>Area</u>	Listed	Re-Runs	<u>Sales</u>	<b>Dollar Volume</b>	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	355 217 178 304 56 171 212 138 199 74 169 128 260 322	177 115 109 177 26 84 108 97 116 32 98 59 122 159	72 58 40 87 14 54 50 32 45 39 27 52 51 94	\$12,710,649 20,076,800 14,759,000 30,427,388 3,037,500 10,365,500 9,265,000 14,350,250 14,984,400 7,183,800 12,055,700 10,854,498 14,548,278 20,645,650	\$176,537 346,152 368,975 349,740 216,964 191,954 185,300 448,445 332,987 184,200 446,507 208,740 285,260 219,635	\$152,500 226,000 306,750 315,000 210,250 190,650 163,500 396,500 282,500 137,000 450,000 209,750 248,000 194,250
Total	2,783	1,479	715	\$195,264,413	\$273,097	\$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	255 304 423 185 69 173 261 245 143 419 73 38 110 80 80 232 93 86 19 11 42 91 69	136 140 226 92 38 85 112 153 68 231 34 22 55 41 37 76 33 37 8 2 15 29	65 79 101 39 13 45 72 57 41 101 17 4 16 34 19 75 24 34 9 4 13 25 10	\$17,133,188 20,276,100 27,961,153 9,884,850 4,232,500 10,536,850 14,041,450 15,600,600 8,656,900 29,028,400 4,054,300 1,663,500 4,361,500 6,424,100 3,825,500 9,756,200 3,867,150 4,942,300 1,616,500 615,800 1,702,000 3,583,100 1,238,500	\$263,588 256,659 276,843 253,458 325,577 234,152 195,020 273,695 211,144 287,410 238,488 415,875 272,594 188,944 201,342 130,083 161,131 145,362 179,611 153,950 130,923 143,324 123,850	\$240,000 237,000 245,000 246,000 295,000 182,750 267,000 198,000 227,000 405,000 241,000 169,950 187,000 135,000 162,000 133,750 180,000 153,950 125,000 131,000
Total	3,501	1,689	897	\$205,002,441	\$228,542	\$201,000
Grand Total	16,139	7,719	5,070	\$1,006,119,190	\$198,445	\$173,000

Listed includes Reruns: East (2,046-46%) West (2,505-46%) Central (1,479-53%) North (1,689-48%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 31.4%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	50	96%
WEST	53	96%
CENTRAL	57	95%
NORTH	62	96%
TOTAL	54	96%

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

#### Four Month Single-Family January to April 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	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	869 731 1,383 609 1,116 558 1,218 936 632 654 880 307 1,223 1,156 1,075 1,776 877 88 106 279 342	236 208 441 187 300 137 354 267 187 165 268 103 335 421 357 645 232 13 20 59 87	\$40,908,677 43,464,835 68,879,400 26,124,400 52,988,750 24,647,438 63,058,756 41,309,502 29,140,893 32,160,438 38,683,200 15,901,700 62,199,790 66,349,825 58,645,700 78,787,100 31,987,202 4,256,400 3,625,800 8,467,078 12,829,000	\$173,342 208,966 156,189 139,703 176,629 179,908 178,132 154,717 155,834 194,912 144,340 154,385 185,671 157,601 164,274 122,151 137,876 327,415 181,290 143,510 147,460	\$160,000 187,500 155,000 153,500 169,750 162,900 171,000 156,550 162,000 194,500 144,000 149,000 156,000 156,000 156,000 159,000 259,000 168,250 142,000
Total	16,815	5,022	\$804,415,884	\$160,178	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	527 701 879 681 833 762 333 1,257 596 1,069 927 1,150 621 1,116 1,157	153 177 189 164 196 197 102 318 122 284 222 289 196 387 392	\$29,315,130 36,823,600 25,287,330 24,683,800 26,040,750 34,412,850 24,336,411 81,698,783 21,169,350 39,707,288 44,179,338 64,458,055 31,733,300 46,880,795 73,931,035	\$191,602 208,043 133,795 150,511 132,861 174,685 238,592 256,914 173,519 139,814 199,006 223,038 161,905 121,139 188,600	\$176,000 190,000 132,000 150,500 120,000 162,000 228,000 272,000 172,000 154,900 173,375 190,000 160,000 110,000
W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26	287 1,364 1,478 1,521 28 1,791 1,172 63 4	104 405 513 503 5 704 492 15	14,669,300 77,442,323 95,571,460 117,781,566 916,000 116,700,525 72,822,287 2,077,000	141,051 191,216 186,299 234,158 183,200 165,768 148,013 138,467	148,000 188,450 173,000 216,000 175,000 160,000 148,700 137,000
W-26 W-27 W-28	130 740	34 225	6,883,500 47,972,891	202,456 213,213	196,500 196,000
Total	21,189	6,388	\$1,157,494,667	\$181,198	N/A

#### Four Month Single-Family continued January to April 1996

<u>Area</u>	Listed	<u>Sales</u>	<b>Dollar Volume</b>	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	1,298 855 754 1,258 205 674 848 493 713 323 649 493 914 1,187	269 175 152 309 50 202 186 97 150 112 97 155 165 302	\$48,736,649 50,373,498 52,541,180 103,830,581 13,099,951 40,837,088 32,321,830 47,660,050 51,432,950 21,061,600 56,440,603 32,870,248 51,936,738 68,476,200	\$181,177 287,849 345,666 336,021 261,999 202,164 173,773 491,341 342,886 188,050 581,862 212,066 314,768 226,742	\$148,850 205,900 236,750 305,000 239,000 196,750 156,000 450,000 282,500 203,750 450,000 209,500 248,000 200,000
Total	10,664	2,421	\$671,619,166	\$277,414	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	917 1,114 1,540 630 233 638 794 958 571 1,459 255 153 340 314 311 798 296 378 76 50 132 361 206	229 271 298 131 39 173 258 184 142 336 52 24 52 103 72 242 80 138 16 14 39 73 52	\$62,076,854 68,743,418 79,685,116 33,208,550 10,291,400 40,316,383 50,828,675 50,477,290 30,589,400 89,199,655 12,785,650 6,336,000 14,267,500 19,715,000 13,339,300 30,877,050 12,912,700 20,091,638 3,260,500 2,004,700 5,371,700 10,171,800 5,910,000	\$271,078 253,666 267,400 253,500 263,882 233,043 197,010 274,333 215,418 265,475 245,878 264,000 274,375 191,408 185,268 127,591 161,409 145,592 203,781 143,193 137,736 139,340 113,654	\$241,000 237,000 221,000 240,000 254,000 208,000 185,450 255,000 196,500 248,200 224,000 201,000 240,000 181,000 178,500 129,000 158,500 137,950 186,500 145,500 137,000 107,250
Total	12,524	3,018	\$672,460,279	\$222,817	N/A
Grand Total	61,192	16,849	\$3,305,989,996	\$196,213	N/A

Includes Re-runs:

East	7,401	West	9,009
Central	5,577	North	5,607

<sup>\*</sup> Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

#### Single-Family East Breakdown April 1996

	S	Det ales	ached Houses Av. Price	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 E-9 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		21 19 68 26 42 37 48 50 42 41 31 20 84 102 74 131 42 5 6 18	198,938 253,889 188,546 172,535 241,726 196,600 249,302 195,348 174,707 220,969 190,858 173,590 210,121 169,325 183,499 136,419 153,710 291,000 168,983 149,728 149,808	178,000 230,000 177,000 177,000 171,000 234,500 165,000 227,960 176,250 208,000 174,000 158,250 176,500 135,000 153,250 259,000 163,500 153,250 152,000	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	34 31 30 4 10 1 9 2 1 3 15 3 6 6 6 6 22 3		171,328 188,021 173,175 145,250 171,900 168,000 171,122 134,000 156,000 169,333 151,167 139,467 146,733 137,417 130,417 112,570 97,333	159,000 178,500 170,750 147,250 172,000 168,000 134,000 156,000 170,000 145,000 139,900 147,950 137,750 128,000 114,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Con <u>Sales</u>	ndominium A Av. Price	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-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21	2 4 1 2 16 1 10 2 2 3 8 4 7 2 5 13 1	139,500 186,000 200,000 128,500 140,706 196,000 144,710 134,444 121,750 120,667 124,963 118,850 121,257 109,750 118,200 74,808 76,000	139,500 189,000 200,000 128,500 138,000 196,000 144,000 134,444 121,750 117,000 121,000 118,500 115,000 109,750 118,000 81,000	1 40 15 33 1 26 29 9 4 19 3 9 13 3 3	126,000 92,045 85,060 151,070 158,000 122,046 107,328 119,355 103,250 96,268 90,500 142,256 102,477 129,333 83,000	126,000 77,000 85,000 143,000 158,000 117,500 102,800 118,000 95,000 95,000 142,000 95,000 122,000 86,000	- - - 6 - 6 - 1 5 2 4 5 16 12 22 - - - 3	199,650 191,467 171,500 167,760 174,450 145,750 147,700 148,369 124,483 128,350	199,500 195,000 195,000 171,500 167,500 174,450 147,500 145,950 125,000 126,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co- <u>Sales</u>	op Apartmen <u>Av. Price</u>	ts <u>Med. Price</u>	De <u>Sales</u>	etached Condon <u>Av. Price</u>	niniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-10 E-11 E-13 E-14	6 2 1 2 2 13 1 9 3	137,750 163,500 106,000 - 168,250 - 161,000 - 137,646 118,500 137,111 142,833	124,000 163,500 106,000 - 168,250 - 161,000 - - 140,000 118,500 146,000 139,500	- - - - - - - - - - -	- - - - - - - - - - - -	- - - - - - - - - - - - - - - - - - -	- - - - 1 - - - 4 -	187,000 - - 134,375 - -	187,000 - - 132,500
E-15 E-16 E-17 E-18 E-19 E-20 E-21	4 3 13 - - -	141,625 115,967 110,554 - - -	141,750 121,000 114,000 - - -	- - - - -	- - - - - -	: : :	- - - - -	- - - - -	:

#### Single-Family Central Breakdown April 1996

	<u>Sales</u>	Detached Houses <u>Av. Price</u>	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	5	194,820	174,000	8	186,500	179,000
C-2	20	378,255	260,500	20	310,210	223,000
C-3	27	436,633	357,000	8	238,363	187,700
C-4	72	375,233	328,500	6	272,500	242,500
C-6	11	236,364	238,000	1	162,500	162,500
C-7	21	224,690	215,000	6	223,083	224,000
C-8	3	389,500	330,000	8	216,000	197,500
C-9	14	599,768	537,500	4	511,250	412,500
C-10	35	371,791	295,000	5	225,500	233,000
C-11	16	297,963	290,500	2	236,500	236,500
C-12	20	527,890	499,500	-	, <u>-</u>	· -
C-13	23	263,713	250,000	5	175,780	179,000
C-14	30	350,549	286,500	-	· -	· -
C-15	37	316,359	305,000	10	194,940	194,250

	<b>Townhouse Condominiums</b>		miniums	Condominium Apartments			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	-	-	_	54	168,066	139,399	-	-	-
C-2	2	584,000	584,000	11	292,682	155,000	-	-	-
C-3	-	· -	· -	4	228,000	244,000	-	-	-
C-4	1	312,500	312,500	8	182,888	169,250	-	-	-
C-6	-	· -	· -	2	137,500	137,500	-	-	-
C-7	2	165,500	165,500	23	156,152	150,000	1	211,000	211,000
C-8	1	217,000	217,000	30	145,350	132,750	-	· -	· -
C-9	1	620,000	620,000	6	311,167	229,500	-	-	-
C-10	-	· -	· -	5	168,840	167,500	-	-	-
C-11	2	98,500	98,500	19	91,916	81,000	-	-	-
C-12	7	213,986	190,000	-	-	-	-	-	-
C-13	8	163,125	160,000	16	162,825	140,750	-	-	-
C-14	1	245,000	245,000	19	181,937	163,000	-	-	-
C-15	18	157,392	156,150	28	142,175	120,000	1	177,000	177,000

	Attached/Row Sales Av. Price Med. Price			Co-op Apartments Sales Av. Price Med. Price			Detached Condominiums <u>Sales Av. Price</u> Med. Pric		
	<u> </u>	<u> </u>		<u> </u>	<u> </u>		<u></u>	211111100	
C-1	5	233,800	235,000	-	_	-	-	-	-
C-2	5	384,000	445,000	-	-	-	-	-	-
C-3	-	· -	, <u>-</u>	1	151,000	151,000	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	175,000	175,000	-	-	-	-	-	-
C-8	8	223,875	208,000	-	-	-	-	-	-
C-9	3	240,833	245,000	4	174,750	186,000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12		-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	330,000	330,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

#### Single-Family North Breakdown April 1996

	<u>s</u>	Det <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	54       290,817       253,800         62       347,066       350,500         32       274,780       256,500         13       325,577       295,000         35       255,139       220,000         56       207,785       200,500         47       291,928       271,500         0       10       265,900       262,000         1       68       331,937       297,500         2       17       238,488       227,000         3       4       415,875       405,000         4       16       272,594       241,000         5       33       189,927       170,000         6       18       204,361       188,500         7       67       131,475       135,000         8       15       172,000       170,000         9       23       159,626       149,200         0       9       179,611       180,000         1       4       153,950       153,950		290,817 253, 347,066 350, 274,780 256,			1 1 3 2		200,000 207,000 163,167 185,450	200,000 207,000 162,500 185,450
N-6 N-7 N-8 N-10 N-11			255,139 207,785 291,928 265,900	220,000 200,500 271,500 262,000		1 5 6 2		144,500 157,800 195,000 168,000	144,500 155,000 191,250 168,000
N-12 N-13 N-14 N-15 N-16 N-17			415,875 272,594 189,927 204,361	405,000 241,000 170,000 188,500		- - -		- - - -	- - - -
N-17 N-18 N-19 N-20 N-21 N-22				2 2 - -	2 135,500 2 121,500		135,500 121,500 - -		
N-23 N-24		24 9	144,579 129,500	134,250 145,000		-		-	-
	Tales	ownhouse Condom <u>Av. Price</u>	niniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apartı <u>Av. Price</u>	nents <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2 N-3 N-4 N-5	12 4 8 -	164,250 179,375 159,250	163,750 183,750 150,500	14 13 20 2	167,936 177,615 155,353 102,500	170,500 176,000 151,750 102,500	6 7 5	226,150 191,214 202,100	225,500 188,000 202,500
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-20 N-20 N-21 N-22 N-23	2 7	139,750 145,643	139,750 143,500	1 1	106,000 118,000	106,000 118,000	3 2	183,333 157,500	185,000 157,500
	9	166,000	165,000 -	11 -	192,473	160,000	29 13 -	195,238 218,885	190,000 212,500
	-	- -	- - -	- - -	- - -	- - -	- - -	- - -	- - -
	3 1 3	82,000 128,000 97,833	88,000 128,000 110,000	- 1 - 1	110,500 - 99,000	110,500 - 99,000	4 6 2	147,725 148,025 133,750	149,000 151,625 133,750
	- - -	- - -	- - -	- - -	- - -	- - -	1	108,000	108,000
N-24	1	73,000	73,000	-	-	-	-	-	-
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Det <u>Sales</u>	ached Condomini <u>Av. Price</u>	ums <u>Med. Price</u>
N-1 N-2 N-3 N-4	3 3	187,333 172,000	185,000 170,500	- - - -	- - -	- - -	- - -	- - - -	- - -
N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17	3 1 4	175,667 164,000 177,500	175,000 164,000 176,500	- - -	- - -	- - - -	- - -	- - -	
	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -
	1 1 -	156,500 147,000	156,500 147,000	- - - -	- - -	- - -	- - -	- - -	- - -
N-18 N-19 N-20 N-21	3	122,633	122,000	- - -	- - -	- - -	- - -	- - -	- - -
N-22 N-23 N-24	1 1 -	76,000 113,200	76,000 113,200	- - -	- - -	- - -	- - -	- - -	- - -

**Semi-Detached Houses** 

### Market Watch

**Detached Houses** 

#### Single-Family West Breakdown April 1996

	Sa	De ales	etached 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		10 17 29 28 17	217,680 246,471 126,975 194,446 211,576	232,000 234,000 132,500 179,000 210,000		20 25 20 8 7		167,082 184,360 156,220 178,438 187,357	170,000 177,000 152,450 181,500 170,000
W-6 W-7 W-8 W-9 W-10 W-12	34 34 59 17 49 37		167,662 250,142 326,586 258,676 178,238 263,221	160,750 245,000 305,000 242,000 180,000 234,000		2 - - 4 4 6		189,950 - - 180,125 162,250 175,667	189,950 - - 175,250 160,500 174,750
W-13 W-14 W-15		52 21 12	313,400 229,514 211,542	266,500 224,000		8 - 3		155,188	158,250 -
W-16 W-17		55	223,347	210,000 211,000		22		185,133 164,443	177,500 164,000
W-18 W-19 W-20 W-21 W-22		14 71 93 97	166,221 244,335 219,344 262,641 175,000	165,500 226,000 208,500 240,000 175,000		11 4 10 8		156,309 173,375 164,000 165,238	153,500 172,750 162,250 162,500
W-23 W-24 W-25		119 84 3	184,364 178,409 160,500	175,000 178,750 170,000		22 17 -		149,184 159,529 -	148,750 155,000 -
W-26 W-27 W-28		5 57	199,200 236,759	205,000 225,000		- - 3		- - 107,600	- - 114,800
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apari Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
W-1 W-2	1	80,000	80,000	21 1	145,474 174,000	124,900 174,000	-	-	-
W-3 W-4	-	-	-	5 17	85,400 77,806	83,000 80,000	-	-	-
W-5 W-6	8 1	110,500 232,700	118,000 232,700	18 11	80,364 210,773	79,200 170,000	-	-	-
W-7 W-8	12	150,458	152,000	19 17	145,273	125,000	-	-	-
W-9 W-10 W-12	2 10 3	152,500 116,290 149,667	152,500 114,150 150,000	17 31 10	112,035 84,045 109,670	113,000 82,000 107,950	-	-	-
W-13 W-14	9 14	137,500 138,964	128,000 128,000 148,500	4 20	110,950 97,620	107,930 108,400 86,000	- 6	183,250	177,750
W-15 W-16	20 23	136,390 151,037	137,500 145,500	73 3	105,297 165,333	101,000 159,000	1 8	174,500 183,963	174,500 182,850
W-17 W-18 W-19	9 13	113,100 139,846	114,000 148,000	4 28	87,975 116,162	- 88,950 114,950	- - 1	- - 168,000	- - 168,000
W-20 W-21	41 7	135,272 145,729	129,000 138,500	5 7	98,500 106,786	93,500 103,000	7	174,232	171,500
W-22 W-23	17	121,494	115,900	21	116,738	118,500	1 8	162,000 159,475	162,000 160,700
W-24 W-25 W-26	26 1	111,623 120,000	106,450 120,000	25 2	94,074 108,000	92,500 108,000	-	-	-
W-27 W-28	3 6	125,167 125,333	121,000 136,000	- - 1	72,000	72,000	3	- 151,333	130,000
		Attached/Row			Apartments		De	etached Condomini	ums
W-1	Sales 3	<b>Av. Price</b> 145,833	Med. Price 146,000	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-2 W-3	1	157,000	157,000	-	-	-	-	- -	-
W-4 W-5	-	-	-	2	43,000	43,000	-	-	
W-6 W-7	2	175,250 -	175,250 -	1 -	75,000 -	75,000 -	-	- -	-
W-8 W-9	-	-	-	-	-	-	-	-	-
W-10 W-12	-	- 440,000		-	-	-	-	-	-
W-13 W-14 W-15	3	140,000	141,000	-	-	-	-	-	-
W-16 W-17	1	157,000 169,000	157,000 169,000	-	-	-	-	-	-
W-18 W-19	- 15	171,183	169,900	-	-	-	-	-	-
W-20 W-21	6	154,350 232,233	157,250 207,500	-	-	-	-	-	-
W-22 W-23	21	145,557	141,000	-	-	-	-	-	
W-24 W-25	6	134,750 -	131,500 -	-	-	-	-	-	-
W-26 W-27	-	-	-	-	-	-	-	-	-
W-28	-	-	-	-	-	-	-	-	-

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 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994	2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096 13,895 14,880 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	* 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	\$ 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	\$ 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	*Average Price (Single-Family Only)  \$ 21,360
1995 January February March April May June July August Septembe October November December	4,134 4,060	1,791 2,455 3,218 3,204 3,785 4,172 3,721 4,179 3,841 3,344 3,295 2,268	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 <b>9,902,240,806</b>	207,555 219,044 211,678 220,071 217,652 205,771 215,522 204,106 199,982 208,985 206,450 210,277	199,759 208,225 207,556 212,541 212,626 202,297 202,686 198,594 195,099 201,526 197,999 197,119
	1.00	,	-,,,	<b></b>	,• <b></b>
<b>1996</b> January February March April	2,648 4,955 6,288 5,992	2,222 4,207 5,350 5,070	561,139,885 976,668,267 1,281,549,739 1,219,439,022	211,910 197,108 203,809 203,511	195,169 192,406 197,523 198,445
TOTAL	19,883	16,849	4,038,796,913	203,128	196,213

<sup>\*</sup> Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

