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

### 1999 Sets Record

TORONTO - Tuesday, January 4, 2000 — With 58,957 sales of existing homes recorded across the GTA, 1999 was the busiest year ever for the Toronto resale home market, incoming TREB President Marilyn Baubie reported today. "Sales were up 6 per cent from last year, and up about 2 per cent from the 58,014 recorded in 1997, which was our best previous performance," Baubie said.

The President went on to note that prices rose 5 per cent in 1999, to \$228,372 from 1998's \$216,815, and were up 15 per cent from the decade low of \$198,150 seen in 1996. "After the sharp downturn of the early 90's, its good to see that homeowners are seeing the value of their properties appreciate again, and with our inventory at such low levels (12,498 total listings this month, down 18 per cent from last December's 15,321), this trend should continue for awhile yet."

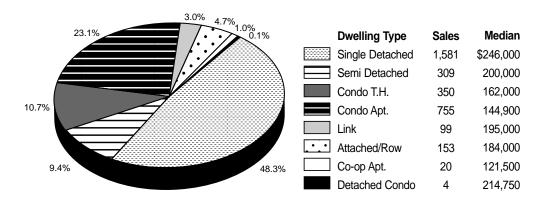
Breaking down the total 1,161 sales were reported in TREB's 28 West districts and averaged \$211,634; 548 sales were reported

in the 14 Central districts and averaged \$328,262; 655 sales were reported in the 23 North districts and averaged \$253,283; and 907 sales were reported in TREB's 21 East districts and averaged \$184,512.

### Neighbourhood Corner Oshawa

With infrastructure improvements like the widening of the 401, and a large stock of affordable housing, Oshawa (E-16) has become one of the GTA's hot-spots, recording 2,050 sales in 1999. Of these, 1,208 were single-detached homes, with a median price of \$145,000, well below the city median of \$240,000 to \$245,000. In addition, Oshawa saw 273 townhouse sales in 1999. These ranged in price from \$47,000 to \$199,900, with an average price of \$82,192 and a median of \$78,800.

### Single-Family Residential Breakdown



#### **Housing Market Indicators**

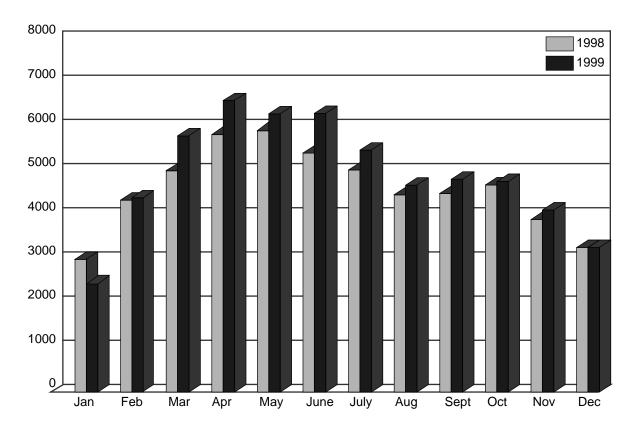
	December 1998	December 1999	% Change
Sales*	3,272	3,271	(-%)
Sales (P.O.T.)	818	844	(+3%)
New Listings*	3,451	3,259	(-5%)
Active Listings**	15,321	12,498	(-18%)

 <sup>\*</sup> Single-Family Dwellings Only

								2				
									4			
8000 7000 6000 5000 4000 3000 2000 1000		Feb	Mar		May Ju			S. P.	О.Т.	Nov	Dec	4
						L						
25000 20000 15000 10000 5000	- - -		Nu	ımbe	er of N	ew Mi		sting	js .			
0	Jan	Feb	Mar	Apr	May Ju	ine July	/ Aug	Sep	Oct	Nov	Dec	7
			Nui	mber	of Ac	tive M	LS L	istin	gs			
30000	_								-			
25000	L											
20000	Ļ		_			<b>-</b>						
15000												
10000 5000 0	Jan	Feb	Mar	Apr	May Ju	ne July	Aug	Sep	Oct	Nov	Dec	
	F	/ 										

<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.

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



Price Category Breakdown — December

Price Range		<u>Tota</u>	I S.F.D.	<u>Co</u>	ndo Apt.	<u>Cor</u>	Condo T.H.		
Up	to	\$90,000	88	(2.7)	56	(7.4)	11	(3.1)	
90,001	to	110,000	139	(4.3)	90	(11.9)	21	(6.0)	
110,001	to	120,000	103	(3.2)	62	(8.2)	8	(2.3)	
120,001	to	130,000	142	(4.3)	75	(9.9)	24	(6.9)	
130,001	to	140,000	145	(4.4)	72	(9.5)	25	(7.1)	
140,001	to	150,000	157	(4.8)	51	(6.8)	39	(11.1)	
150,001	to	160,000	166	(5.1)	57	(7.6)	37	(10.6)	
160,001	to	170,000	196	(6.0)	49	(6.5)	52	(14.9)	
170,001	to	180,000	184	(5.6)	33	(4.4)	34	(9.7)	
180,001	to	190,000	186	(5.7)	33	(4.4)	27	(7.7)	
190,001	to	200,000	156	(4.8)	25	(3.3)	15	(4.3)	
200,001	to	225,000	393	(12.0)	51	(6.8)	31	(8.9)	
225,001	to	250,000	290	(8.9)	21	(2.8)	9	(2.6)	
250,001	to	300,000	402	(12.3)	44	(5.8)	12	(3.4)	
300,001	to	400,000	290	(8.9)	23	(3.0)	4	(1.1)	
400,001	to	500,000	103	(3.2)	6	(8.0)	1	(0.3)	
500,001	to	750,000	96	(2.9)	7	(0.9)		(—)	
750,000	to	1,000,000	19	(0.5)		(—)		(—)	
1,000,001	to	1,500,000	11	(0.3)	_	(—)	_	(—)	
Over		1,500,000	5	(0.1)	_	(—)	_	(—)	
TOTAL			3,271	100.0	755*	100.0	350**	100.0	

<sup>\* 755</sup> condominium apartments sold for \$123,851,168, averaging \$164,041

<sup>\*\* 350</sup> condominium townhouses sold for \$57,925,210, averaging \$165,500.

### Single-Family Residential December 1999

			2000			
<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>East</u>						
E-1	80	48	46	\$9,682,800	\$210,496	\$205,000
E-2	63	32	26	6,367,207	244,893	224,800
E-3	137	63	79	15,696,050	198,684	188,500
E-4	54	20	46	7,400,477	160,880	165,000
E-5	128	70	86	16,369,982	190,349	173,500
E-6	58	36	27	5,722,663	211,950	172,500
E-7	97	48	66	12,745,368	193,112	181,000
E-8	74	35	36	6,874,000	190,944	194,750
E-9	64	31	32	5,312,850	166,027	171,500
E-10	79	45	28	6,449,900	230,354	231,900
E-11	84	34	54	8,956,600	165,863	164,500
E-12	14	8	11	1,869,100	169,918	168,000
E-13	132	71	63	12,064,300	191,497	180,000
E-14	117	56	57	10,935,650	191,854	185,000
E-15	108	56	48	9,094,512	189,469	176,450
E-16	235	112	114	15,716,020	137,860	128,900
E-17	105	56	50	8,316,000	166,320	160,500
E-18	6	3	2	500,000	250,000	250,000
E-19	14	9	12	2,699,500	224,958	201,500
E-20	12	8	9	1,602,800	178,089	167,900
E-21	45	24	15	2,976,900	198,460	183,000
Total	1,706	865	907	\$167,352,679	\$184,512	\$175,000
<u>West</u>						
W-1	47	24	14	\$3,505,300	\$250,379	\$203,500
W-2	70	37	24	5,702,990	237,625	245,750
W-3	88	49	31	5,250,600	169,374	169,000
W-4	98	46	43	7,253,800	168,693	155,000
W-5	133	77	38	6,108,500	160,750	143,500
W-6	94	54	44	9,844,400	223,736	212,000
W-7	26	13	10	2,559,600	255,960	262,000
W-8	132	72	63	19,162,555	304,168	255,000
W-9	65	37	29	4,062,750	140,095	95,000
W-10	121	71	60	9,449,369	157,489	141,750
W-12	95	53	34	7,132,700	209,785	213,750
W-13	1 <u>05</u>	60	51	13,481,700	264,347	210,000
W-14	77	44	29	5,536,850	190,926	167,000
W-15	175	87	68	11,057,701	162,613	150,900
W-16	88	48	42	9,287,600	221,133	220,950
W-17	1	-	1	305,900	305,900	305,900
W-18	44	28	16	2,409,700	150,606	138,500
W-19 W-20	226 182	133	101 111	23,468,200 25,376,900	232,358 228,621	215,000
W-20 W-21	56	86 28	25	6,524,500	260,980	217,500 265,000
W-21 W-22	1	1	1	235,000	235,000	235,000
W-23	273	124	126	25,477,550	202,203	195,000
W-24	228	114	111	20,264,150	182,560	179,000
W-25	12	7	5	883,390	176,678	165,490
W-26	-	-	-	-	-	-
W-27	66	23	31	7,269,300	234,494	188,000
W-28	73	44	30	10,005,500	333,517	274,000
W-29	60	30	23	4,090,900	177,865	163,000
Total	2,635	1,390	1,161	\$245,707,405	\$211,634	\$195,000

### Single-Family Residential December 1999 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>Central</u>						
C-1	147	78	75	\$17,834,525	\$237,794	\$190,000
C-2	123	70	36	13,135,570	364,877	299,750
C-3	68	43	34	15,459,493	454,691	325,409
C-4	144	90	54	22,447,284	415,690	401,050
C-6	36	25	15	5,161,168	344,078	320,000
C-7	86	53 73	44	10,479,529	238,171	217,000
C-8	134	73	67 26	13,163,399	196,469	186,000
C-9 C-10	59 82	42 50	26 41	13,952,200	536,623	363,500 300,000
C-10 C-11	62 45	32	13	16,878,400 3,062,100	411,668 235,546	143,900
C-11 C-12	92	70	13	12,911,400	993,185	600,000
C-13	54	32	20	5,264,000	263,200	248,000
C-14	119	72	51	15,425,100	302,453	245,000
C-15	116	72	59	14,713,588	249,383	222,000
Total	1,305	802	548	\$179,887,756	\$328,262	\$248,650
<u>North</u>						
N-1	126	79	52	\$15,770,700	\$303,283	\$250,000
N-2	168	103	56	15,884,950	283,660	259,500
N-3	171	111	74	20,997,636	283,752	219,250
N-4	115	66	47	14,245,100	303,087	288,000
N-5	33	22	4	919,800	229,950	234,900
N-6	94	53	38	9,940,530	261,593	228,750
N-7	80	38	40	9,713,500	242,838	216,750
N-8	152	94	44	11,544,300	262,370	247,500
N-10	56	34	33	8,668,790	262,691	240,000
N-11	173	99	72	20,614,199	286,308	261,055
N-12	31	20	12	3,176,900	264,742	250,000
N-13	20	13	4	1,259,875	314,969	359,937
N-14	37	21	14 17	4,212,450	300,889	305,250
N-15 N-16	40 30	25 17	17	3,748,200 2,701,400	220,482 245,582	220,000 224,000
N-10 N-17	109	65	53	8,422,000	158,906	144,000
N-17 N-18	33	16	13	2,254,500	173,423	166,000
N-19	46	24	22	3,947,100	179,414	156,950
N-20	8	5	2	555,000	277,500	277,500
N-21	14	9	4	708,500	177,125	166,000
N-22	17	9	14	2,344,900	167,493	138,500
N-23	43	17	13	1,779,900	136,915	127,000
N-24	35	21	16	2,489,900	155,619	140,250
Total	1,631	961	655	\$165,900,130	\$253,283	\$227,000
Grand				<b></b>	***	<b>.</b>
Total	7,277	4,018	3,271	\$758,847,970	\$231,992	\$199,000

Listed includes Reruns: East (865-51%)

West (1,390-53%) Central (802-61%) North (961-59%)

\* Sales to Listings Ratio (SFD only): 44.9%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	N/A	N/A
WEST	N/A	N/A
CENTRAL	N/A	N/A
NORTH	N/A	N/A
TOTAL	N/A	NA

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

### Twelve Month Residential January to December 1999

			ua., 10 2000		
<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>East</u>					
E-1	2,061	746	\$151,402,149	\$202,952	\$187,000
E-2	1,889	641	166,542,555	259,817	235,000
E-3	3,578	1,348	245,928,770	182,440	180,000
E-4	1,539	715	114,068,950	159,537	166,500
E-5	3,112	1,224	235,167,809	192,131	183,000
E-6	1,479	446	90,178,660	202,194	180,000
E-7	2,768	1,202	230,293,992	191,592	187,500
E-8	2,348	824	151,173,639	183,463	174,500
E-9	1,883	730	123,738,433	169,505	175,000
E-10	1,671	514	113,809,128	221,419	220,000
E-11	2,206	822	132,471,888	161,158	163,000
E-12	623	262	44,972,300	171,650	172,750
E-13	3,387	1,133	228,913,399	202,042	194,000
E-14	2,887	1,150	209,387,890	182,076	175,500
E-15	2,886	1,091	203,933,120	186,923	179,000
E-16	5,486	2,050	272,123,380	132,743	129,900
E-17	2,665	1,017	160,401,053	157,720	148,150
E-18	167	37	10,964,400	296,335	278,500
E-19	401	116	26,091,850	224,930	193,200
E-20	526	180	32,246,050	179,145	165,000
E-21	983	334	60,682,850	181,685	173,500
Total	44,545	16,582	\$3,004,492,265	\$181,190	N/A
<u>West</u>					
W-1	1,167	433	\$110,371,411	\$254,899	\$225,000
W-2	1,943	571	139,031,419	243,488	228,000
W-3	2,078	635	105,389,056	165,967	162,000
W-4	1,895	626	107,933,980	172,418	170,000
W-5	2,425	822	126,417,220	153,792	133,600
W-6	2,228	694	149,758,062	215,790	199,000
W-7	955	360	100,132,373	278,145	270,000
W-8	2,930	1,049	340,060,154	324,176	268,000
W-9	1,317	503	96,107,434	191,068	189,500
W-10	3,203	1,101	173,958,677	158,001	140,000
W-12	2,296	809	191,142,693	236,270	205,000
W-13	2,671	895	238,649,712	266,648	217,000
W-14	1,885	609	112,134,111	184,128	180,000
W-15	3,226	1,312	195,641,944	149,117	138,000
W-16	2,776	1,024	233,255,986	227,789	206,000
W-17	14	3	845,800 45 141 870	281,933	270,000
W-18	971 5 003	280	45,141,870	161,221	168,000
W-19 W-20	5,003 5,500	1,682 2,034	377,832,601 449,318,021	224,633 220,904	215,750 204,000
W-20 W-21	1,604	496	139,933,074	282,123	239,350
W-22	47	21	4,205,300	200,252	198,000
W-22 W-23	6,082	2,422	478,803,352	197,689	186,000
W-24	4,827	1,999	358,699,564	179,440	172,750
W-25	261	86	19,908,427	231,493	175,000
W-26	20	5	1,863,000	372,600	305,000
W-27	1,490	646	137,476,689	212,812	197,500
W-27 W-28	1,850	582	163,407,845	280,769	254,000
W-29	1,096	454	74,082,585	163,178	157,000
Total	61,760	22,153	\$4,671,502,360	\$210,874	N/A

### Twelve Month Residential continued January to December 1999

<u>Area</u>	<u>Listed</u>	<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	3,496 2,472 1,845 3,396 683 2,056 2,517 1,261 2,009 977 1,967 1,398 2,759 3,203	1,187 661 501 971 162 611 892 340 632 343 359 489 740 1,084	\$257,248,385 256,516,973 230,949,991 408,772,275 50,476,443 152,000,579 185,550,709 218,201,773 274,420,753 95,908,928 249,928,613 118,577,302 218,129,220 268,208,127	\$216,721 388,074 460,978 420,981 311,583 248,773 208,016 641,770 434,210 279,618 696,180 242,489 294,769 247,424	\$187,500 285,500 317,250 378,950 289,000 235,500 186,000 515,000 272,000 570,000 230,500 252,950 220,000
Total	30,039	8,972	\$2,984,890,071	\$332,689	N/A
<u>North</u>					
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24	2,838 3,152 4,213 2,257 538 2,360 2,500 3,751 1,649 4,924 771 437 907 874 739 2,641 863 1,138 171 204 347 1,104 731	749 907 1,161 599 109 689 999 842 663 1,155 201 71 193 294 240 805 327 398 52 67 146 375 208	\$205,609,823 260,581,162 336,779,115 171,406,357 34,796,650 185,882,121 216,305,557 237,284,096 164,126,080 337,231,952 55,093,545 25,078,635 66,339,950 69,336,813 55,286,752 122,891,990 59,832,679 69,195,884 11,687,050 11,240,250 21,033,899 56,104,260 30,139,325	\$274,512 287,300 290,077 286,154 319,235 269,785 216,522 281,810 247,551 291,976 274,097 353,220 343,730 235,840 230,361 152,661 182,975 173,859 224,751 167,765 144,068 149,611 144,901	\$240,000 252,000 245,000 279,000 290,000 205,000 264,000 274,750 240,000 305,000 317,000 220,000 212,000 144,000 174,250 160,000 208,125 169,950 136,500 145,000
Total	39,109	11,250	\$2,803,263,945	\$249,179	N/A
Grand Total	175,453	58,957	\$13,464,148,641	\$228,372	N/A

Includes Re-runs:

East	21,819	West	30,892
Central	16,778	North	21,679

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

#### Single-Family East Breakdown December 1999

	S	Deta ales	ached Houses <u>Av. Price</u>	Med. F	<u>Price</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		11 5 36 19 17 22 23 18 12 23 15 8 27 38 32 66 29 2	263,273 326,352 243,969 204,565 275,634 225,300 253,948 215,944 204,921 251,452 225,953 177,888 236,641 211,943 209,900 157,726 183,307 250,000 241,778 185,913 198,460	235,0 236,0 198,0 197,0 269,0 184,0 245,0 211,5 201,2 249,0 205,9 227,5 211,2 201,0 151,5 181,5 250,0 216,9 168,9 183,0	00 00 00 00 00 00 00 50 00 00 00 00 00 0	25 14 15 5 3 2 4 1 - 6 - 4 2 1 22 1 -		203,024 232,564 225,593 160,400 225,167 159,532 200,820 238,000 	206,000 210,000 205,000 165,000 159,531 193,890 238,000 
	To <u>Sales</u>	wnhouse Condo <u>Av. Price</u>			ondominium A <sub>l</sub> <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-20 E-21	- 2 1 11 11 8 5 4 4 9 1 11 4 8 14 1	258,274 175,000 155,000 161,763 160,000 168,150 138,600 142,500 132,125 148,111 168,000 146,600 158,500 135,788 80,479 91,000	258,273 175,000 155,000 157,000 160,000 162,500 147,000 141,000 147,000 148,000 140,300 172,500 141,450 72,500 91,000	1 3 25 20 48 2 27 11 16 1 15 1 5 -	85,100 191,500 115,770 115,998 162,048 143,500 145,730 169,818 142,738 138,000 104,913 105,000 130,375 129,486 175,000 122,600	85,100 237,500 117,500 118,000 149,500 138,000 132,000 139,650 138,000 117,000 105,000 123,000 120,000 175,000 96,000	- - - - - - - - - - - - - - - - - - -	211,000 233,750 - 233,750 - 173,000 183,833 168,000 173,300 147,300 155,043 - 178,250 115,500	219,000 - 233,750 - 173,000 182,500 165,000 150,000 151,000 - 178,250 115,500
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Co <u>Sales</u>	o-op Apartmer <u>Av. Price</u>	nts <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	9 1 2 1 1 - 2	180,678 262,500 230,000 236,800 185,000	175,000 262,500 230,000 236,800 185,000	1 - - - -	126,000 - - - - - -	126,000 - - - - -	- - - - -	- - - - -	- - - - -
E-8 E-9 E-10 E-11	1 - - 7	188,000 - - 166,729	188,000 - - 168,000	- - -	:	- - -	- - 2	180,250	180,250
E-12 E-13 E-14 E-15 E-16 E-17	7 3 3 2 5	173,214 174,500 151,167 101,000 124,500	175,000 176,000 153,000 101,000 123,000	- - - -	- - - - -	- - - -	-	- - - - -	- - - - -
E-18 E-19 E-20 E-21	1 - -	167,000 - -	167,000 - -	- - -	- - -	- - -	- - -	- - -	- - -

#### Single-Family Central Breakdown December 1999

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
C-1	2	529,000	529,000	4	219,325	221,150
C-2	8	424,875	344,500	13	410,298	372,000
C-3	20	566,886	476,025	5	271,200	170,000
C-4	37	519,305	468,750	4	345,000	320,000
C-6	14	360,583	320,000	-	, <u>-</u>	· -
C-7	13	325,654	307,000	1	269,250	269,250
C-8	-	· -	· -	2	301,000	301,000
C-9	10	952,130	782,500	1	536,000	536,000
C-10	13	672,731	582,500	16	319,466	302,575
C-11	4	465,875	470,000	1	263,800	263,800
C-12	11	1,135,082	635,000	-	· -	· -
C-13	8	340,313	285,000	3	222,000	220,000
C-14	20	449,990	366,250	-	· -	· -
C-15	16	379,487	361,500	9	229,589	226,000

	Townhouse Condominiums			Co	ndominium A		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	1	187,000	187,000	65	231,896	186,000	-	_	-
C-2	1	183,000	183,000	12	288,683	241,000	-	-	-
C-3	-	-	-	6	353,296	340,750	-	-	-
C-4	-	-	-	11	153,091	145,000	-	-	-
C-6	-	-	-	1	113,000	113,000	-	-	-
C-7	8	208,250	202,750	20	192,239	172,900	1	258,000	258,000
C-8	5	188,280	162,700	56	190,946	183,500	-	-	-
C-9	1	445,000	445,000	6	263,667	273,500	-	-	-
C-10	3	235,500	230,500	7	253,564	272,000	-	-	-
C-11	2	106,500	106,500	6	120,300	100,750	-	-	-
C-12	2	212,750	212,750	-	-	-	-	-	-
C-13	1	189,000	189,000	8	210,813	182,500	-	-	-
C-14	4	258,750	248,000	27	199,641	192,000	-	-	-
C-15	17	179,329	176,300	17	207,465	139,000	-	-	-

	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
C-1	3	213,000	215,000	-	_	_	-	-	-
C-2	2	377,750	377,750	-	-	-	-	-	-
C-3	-	, -	, <u>-</u>	3	215,333	285,000	-	-	-
C-4	-	_	-	2	84,500	84,500	_	-	-
C-6	-	_	-	-	-	-	_	-	-
C-7	1	208,000	208,000	-	-	-	_	-	-
C-8	4	231,750	225,000	-	-	-	_	-	-
C-9	_			8	233,488	246,500	_	-	_
C-10	1	395,000	395,000	Ĭ	145,000	145,000	_	-	_
C-11	-	-	-	-	-	-	_	_	_
C-12	_	_	_	_	_	_	_	_	_
C-13	_	_	_	_	_	_	_	_	_
C-14	_	_	_	_	_	_	_	_	_
C 15									

#### Single-Family North Breakdown December 1999

	Detached Houses Sales Av. Price Med. Price					Semi-Detached Houses Sales Av. Price Med. Price				
N-1		21	455,381	406,000		1		223,800	223,800	
N-2 N-3 N-4 N-5 N-6 N-7	34 30 39 4 21 26 27 15 41		321,859 420,593 325,464	282,000 383,000 297,000		3 2		234,500 190,950	245,500 190,950	
			229,950 234,900 329,263 285,000 280,465 254,500			3 7 4		171,333 175,200	170,000 167,900	
N-8 N-10 N-11 N-12			302,404 311,993 346,695	280,000 312,000 303,000		- 1		221,250 - 175,000	222,500 - 175,000	
N-12 N-13 N-14		10 4	284,840 314,969 300,889	267,000 359,937		-		-	-	
N-15		14 15	228,193	305,250 224,000		-		- -	-	
N-16 N-17 N-18 N-19	7 51 8 17		294,357 159,884 180,063 187,359	145,000 188,500 160,000	188,500 160,000		138,000 150,000 135,000		138,000 150,000 135,000	
N-20 N-21		2 4	277,500 177,125	277,500 166,000		-		-	-	
N-22 N-23 N-24	14 12 16		167,493 138,658 155,619	138,500 132,250 140,250		- -		- - -	- - -	
	Towr <u>Sales</u>	house Condomir <u>Av. Price</u>	niums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apaı <u>Av. Price</u>	rtments <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 N-6 N-7 N-8	11 4 14 1	205,445 228,500 185,746 222,100	198,000 224,500 169,944 222,100	15 10 19 2	186,067 212,715 165,442 143,750	157,000 208,000 164,000 143,750	4 5 4	233,250 204,700 224,875	227,500 202,000 222,000	
	5 1 2	167,300 162,000 166,500	156,500 162,000 166,500	1 2 2	135,000 144,500 158,700	135,000 144,500 158,700	2 3 1 18	203,000 179,333 254,500 221,605	203,000 178,000 254,500 214,000	
N-10 N-11 N-12	14 1	186,128 138,500	189,900 138,500	2	225,000	225,000	7	230,286	223,000	
N-13 N-14	-	-	- -	-	-	-	-	- -	-	
N-15 N-16 N-17	1	145,500	145,500	- - -	- - -	- - -	- 1 -	187,000	187,000	
N-18 N-19	- 1	126,000	- 126,000	- -	- -	- -	3	173,000	166,000	
N-20 N-21		-	-	-	-	-	-	-	=	
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 N-3 N-4 N-5 N-6 N-7 N-8	2 4 3	266,050 258,250 220,167	266,050 257,500 230,000	- - -	- - -	- - -	1 -	345,000	345,000	
	- 6	189,083	186,500	-	-	-	-	-	-	
	1 8	206,000 198,688	206,000 197,000	- - -	- - -	- - -	- - -	- - -	- - -	
N-10 N-11	7	- 222,414	203,000	-	-	- -	-	-	-	
N-12 N-13	1 -	190,000	190,000	-	-	- -	-	-	-	
N-14 N-15	2	- 162,650	- 162,650	-	-	-	-	-	-	
N-16	2	154,200	154,200	-	-	-	-	-	-	
N-17 N-18	1	129,900 145,000	129,900 145,000	-	-	-	- -			
N-19 N-20	2	128,000	128,000 -	<del>-</del> -	-	- -	1 -	245,000	245,000 -	
N-21 N-22	-	- -	- -	-	-	- -	-	- -	-	
N-23 N-24	1 -	116,000	116,000	-	-	-	-		-	

#### Single-Family West Breakdown December 1999

	<u>Sa</u>	Det les	ached Houses Av. Price	Med. Price		<u>Sales</u>		etached Houses Av. Price	Med. Price
W-1 W-2 W-3 W-4 W-5 W-6		5 10 15 20 10 23	372,900 265,499 177,187 222,420 236,450 225,065	432,000 264,995 180,000 209,000 230,000 212,000		3 10 7 1 6 2		171,933 228,750 199,286 252,000 213,500 253,000	173,800 246,750 190,000 252,000 203,500 253,000
W-7 W-8 W-9		6 37 7	322,517 402,712 273,214	289,500 325,000 257,000		3 1		217,633 192,000	218,000 192,000
W-10 W-12 W-13		18 18 24	211,800 261,383 401,992	214,000 247,500 363,000		1 5		205,000 175,500	205,000 184,000
W-14 W-15 W-16		9 7 21	293,094 278,414 264,593	280,000 274,000 252,900		6 5		203,250 200,130	202,500 197,250
W-17 W-18 W-19 W-20 W-21 W-22		1 6 41 52 18	305,900 185,500 303,754 277,142 293,361	305,900 186,000 292,000 267,500 279,250		2 9 19		172,250 221,556 199,568	172,250 219,000 199,000
W-23 W-24 W-25		73 48 2	235,000 227,901 219,110 238,000	235,000 218,000 223,500 238,000		13 24 1		184,654 192,358 165,490	185,000 185,000 165,490
W-26 W-27 W-28		20 29	284,850 339,224	219,000 275,000		1 - 2		168,000	168,000
W-29		17 vnhouse Condom			ominium Apart	ments		136,000 Link Houses	136,000
W-1	Sales -	Av. Price	Med. Price	<u><b>Sales</b></u> 5 2	Av. Price 184,000	Med. Price 163,000	<u>Sales</u> -	Av. Price	Med. Price
W-2 W-3 W-4 W-5	1 - 2 5	148,500 - 172,500 142,300	148,500 - 172,500 145,000	8 19 17	229,500 129,975 103,968 103,029	229,500 120,000 108,000 104,000	- - -	- - -	- - -
W-6 W-7 W-8	- - 1	145,000	145,000	14 3 20	242,279 113,167 150,215	211,000 102,500 135,000	- - -	- -	- -
W-9 W-10 W-12 W-13 W-14	4 5 12 8	148,750 180,700 143,346 142,500	146,750 174,000 138,250 160,500	20 30 10 9 11	92,063 113,062 131,930 116,583 136,273	88,875 114,950 141,750 103,000 139,000	- - - - 1	- - - 260,000	- - - 260,000
W-15 W-16	12 8	160,992 180,500	158,750 178,000	43 8	138,544 160,813	135,000 135,000 128,250	<u>-</u> -	200,000	200,000
W-17 W-18 W-19	5 30	129,100 185,877	122,000 180,200 172,000	3 16	102,233 152,794	104,700 146,000	- -	- -	- -
W-20 W-21 W-22	33 2	178,279 155,500	172,000 155,500	2 1	133,000 124,000	133,000 124,000	- 1 -	222,000	222,000
W-23 W-24 W-25	12 19 1	146,754 133,039 149,900	144,500 132,500 149,900	9 13 1	150,656 117,154 92,000	153,000 112,500 92,000	4 - -	188,725 - -	191,950 - -
W-26 W-27	4	126,000	129,500	5	143,660	141,900	-	-	-
W-28 W-29	1	124,000	124,000	-	-	-	1	162,500	162,500
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	De <u>Sales</u>	tached Condominiu <u>Av. Price</u>	ms <u>Med. Price</u>
W-1 W-2 W-3 W-4	1 1 1 1	205,000 153,000 158,000 233,000	205,000 153,000 158,000 233,000	- - -	- - -	- - -	-	- - -	- - -
W-5 W-6 W-7	- 2 1	276,750 285,000	276,750 285,000	3	72,167	77,500	-	:	-
W-8 W-9	i -	372,000	372,000	1 1	88,000 117,000	88,000 117,000	-	-	-
W-10 W-12	8	206,263	206,700	-	-	-	-	-	-
W-13 W-14 W-15	-	187,000 - -	187,000 - -	-	-	-	-	- - -	-
W-16 W-17	-	-	-	-	-	-	-	-	-
W-18 W-19	5	199,860	201,900	-	-	- -	-	- -	-
W-20 W-21 W-22	5 3	204,900 195,667	186,500 185,000	- -	<u>-</u> -	<u>-</u> -	- -	- -	-
W-23 W-24	15 7	171,227 154,214	173,000 148,500	:	- -	- - -	-	- - -	-
W-25 W-26	-	-	· -	-	-	-	-	-	-
W-27 W-28 W-29	1 1 2	182,000 168,000 129,950	182,000 168,000 129,950	- - -	- - -	- - -	- - -	-	- - -

Year	* Number of Sales (Property of all types	)	* Dollar Volume (Property of all types)	* Average Price (Property of all type	s)
1953	2,699		\$ 38,935,130	\$ 14,424	
1954 1955	3,061 3,555		44,835,245	14,647	
1956	4,885		53,153,433 73,486,822	14,952 15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960 1961	9,298 9,264		151,828,112 151,314,565	16,329 16,334	
1962	9,669		161,878,920	16,742	
1963	11,096	* Number of Sales	183,272,930	16,517	*Average Price
1964 1965	13,895 14,890	(Single-Family Only)	241,218,500 281,164,558	17,370 18,883	(Single-Family Only)
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968 1969	15,570 15,917	12,245 12,493	430,301,604	27,637	26,732
1909	15,817 13,076	10,498	473,422,285 394,123,765	29,931 30,141	28,929 29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973 1974	19,561 20,680	16,335 17,318	862,742,566 1,160,586,426	44,105 56,121	40,605 52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978 1979	24,778 27,060	21,184 23,466	1,707,519,316 2,068,819,999	68,913 73,992	67,333 70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982 1983	28,936 34,896	25,336 30,046	2,825,353,787 3,668,093,732	97,724 105,115	95,496 101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987 1988	51,149 61,441	43,475 49,381	10,287,088,795 15,234,986,682	201,120 249,632	189,105 229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991 1992	44,510 49,113	38,144 41,703	10,606,078,479 10,705,964,103	238,285 217,986	234,313 214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995	47,100	39,273	9,902,240,806	210,238	203,028
1996 1997	65,760 69,530	55,779 58,014	13,497,191,369 15,334,247,984	205,249 220,541	198,150 211,307
1998	00,000	00,011	10,00 1,2 17,00 1	220,011	211,001
January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March April	6,048 6,954	5,005 5,825	1,372,946,908 1,601,125,236	227,008 230,245	221,564 222,194
May	7,084	5,912	1,627,867,532	229,795	222,148
June	6,484	5,410	1,515,114,077	233,670	225,323
July August	6,084 5,390	5,026 4,462	1,329,234,855 1,237,545,608	218,480 229,600	210,459 208,617
Septembe		4,492	1,187,538,665	218,740	213,917
October	5,681	4,688	1,274,397,550	224,326	217,908
November		3,905	1,076,535,860	221,829	214,465
December	•	3,272	900,326,933	220,129	215,131
Total 1999	66,876	55,344	15,050,497,785	225,051	216,815
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March April	7,088 7,988	5,795 6,594	1,659,424,731 1,893,116,564	234,117 236,995	227,174 233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562 5,573	5,472 4,670	1,500,288,789	228,633 231,545	222,102
August Septembe		4,679 4,818	1,290,398,886 1,388,000,890	231,545 235,374	225,976 228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
December	•	3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372

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

