For Further Information: 443-8152

TREB Members report 4,185 sales for November

TORONTO - Tuesday, December 2, 1997 — TREB Members reported 4,185 sales of single family dwellings in November, Jerry England, TREB President, announced today.

November's sales mark a 17 per cent decline from the 5,077 recorded in October, and are down 29 per cent from the 5,878 reported in November 1996.

"While we were somewhat disappointed with the results," commented Mr. England, "I think it is important that we put the market results into context. November 1996 was an exceptional month - it was the best November in at least 10 vears and it marked the top sales month for the entire year. It would certainly have been difficult to surpass those results. With more than 4,000 sales, this was still the second best November for the 1990s."

Commenting on the month over month decline, Mr. England noted there are a number of potential factors including seasonality and an expected slowdown after a sustained period of market strength.

Mr. England noted interest rates continue to be affordable in spite of mounting pressure from the Bank of Canada. At the same time, he did note that continued increases could have a negative impact on housing affordability and called

on the Bank of Canada to exercise caution while struggling with the problem facing the Canadian dollar.

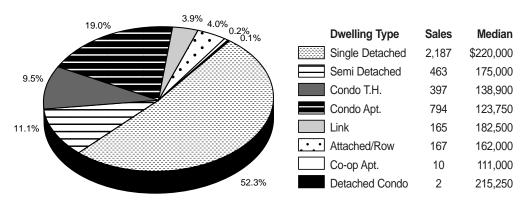
While sales were down, cumulative prices continued to be relatively stable. The average rose slightly to \$212,127 from \$211,791 in October, and the median dipped to \$182,250 from \$184,000 in October.

TREB's 4,185 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$887,752,963, and averaged \$212,127. The median price was \$182,250.

Breaking down the total 1,628 sales were reported in TREB's 28 West districts and averaged \$197,181; 636 sales were reported in the 14 Central districts and averaged \$311,734; 720 sales were reported in the 23 North districts and averaged \$233,500; and 1,201 sales were reported in TREB's 21 East districts and averaged \$166,827.

In addition to the sales of single-family dwellings, TREB Members reported 937 sales of properties of other types (P.O.T.) during November moving the total to 5,122. The dollar volume for properties of all types (P.A.T.) was \$1,134,135,799, and the average price was \$221,424.

Single-Family Residential Breakdown



Housing Market Indicators

	November 1996	November 1997	% Change
Sales*	5,878	4,185	(-29%)
New Listings*	6,432	5,298	(-18%)
Active Listings**	20,347	18,131	(-11%)

Single-Family Dwellings Only

>	15000	ŀ												
	10000	ļ												
	5000													
	0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	
									7				7	
				Nur	nbe	r of	Activ	e Mi	LSL	istin	gs			
	30000	-												
	25000	_												
	20000	_									_			
	15000													
	10000													
	5000													
	0													
		Jan	Feb	Mar	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	

Number of MLS Sales

Number of New MLS Listings

7000

6000

5000

4000

3000

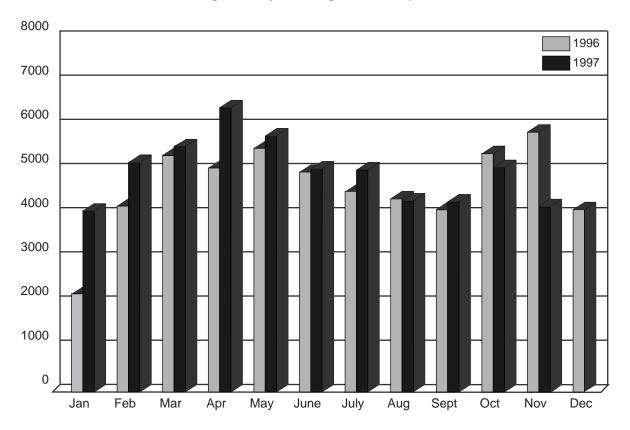
25000

20000

S.F.D

Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — November

Pric	ce R	ange	<u>Tota</u>	I S.F.D.	Co	ndo Apt.	Cor	ndo T.H.
Up	to	\$90,000	193	(4.6)	128	(16.1)	34	(8.6)
90,001	to	110,000	234	(5.6)	143	(18.0)	35	(8.8)
110,001	to	120,000	201	(4.8)	101	(12.7)	35	(8.8)
120,001	to	130,000	238	(5.7)	80	(10.1)	53	(13.4)
130,001	to	140,000	189	(4.5)	61	(7.7)	49	(12.3)
140,001	to	150,000	225	(5.4)	41	(5.2)	40	(10.1)
150,001	to	160,000	266	(6.4)	47	(5.9)	39	(9.8)
160,001	to	170,000	253	(6.0)	26	(3.3)	38	(9.6)
170,001	to	180,000	258	(6.2)	26	(3.3)	18	(4.5)
180,001	to	190,000	273	(6.5)	15	(1.9)	16	(4.0)
190,001	to	200,000	176	(4.2)	14	(1.7)	7	(1.8)
200,001	to	225,000	432	(10.3)	36	(4.5)	12	(3.0)
225,001	to	250,000	326	(7.8)	20	(2.5)	12	(3.0)
250,001	to	300,000	393	(9.4)	23	(2.9)	6	(1.5)
300,001	to	400,000	277	(6.6)	20	(2.5)	2	(0.5)
400,001	to	500,000	120	(2.9)	6	(8.0)	1	(0.3)
500,001	to	750,000	95	(2.3)	6	(8.0)		(—)
750,000	to	1,000,000	18	(0.4)	1	(0.1)		(—)
1,000,001	to	1,500,000	12	(0.3)		(—)		(—)
Over		1,500,000	6	(0.1)	_	(—)	_	(—)
TOTAL			4,185	100.0	794*	100.0	397**	100.0

^{* 794} condominium apartments sold for \$114,818,844, averaging \$144,608

^{** 397} condominium townhouses sold for \$57,321,688, averaging \$144,387.

Single-Family Residential November 1997

<u>Area</u>	<u>Listed</u>	Re-Runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>East</u>						
E-1 E-2 E-3 E-4 E-5 E-6 E-7 E-8 E-9 E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-19 E-20 E-21	138 144 246 117 212 92 258 182 166 99 145 38 231 204 170 359 169 6 14 29 55	80 68 120 58 95 45 123 108 104 46 70 19 128 107 90 171 83 4 7	59 56 118 48 74 35 78 57 61 44 49 15 93 97 75 159 47 2 5 9	\$10,239,600 13,217,900 19,938,600 7,534,700 13,309,790 6,890,900 13,693,502 8,822,638 9,614,750 8,963,300 7,593,850 2,559,800 17,040,872 15,775,350 12,346,000 19,604,567 7,177,700 341,000 1,023,000 1,523,900 3,147,900	\$173,553 236,034 168,971 156,973 179,862 196,883 175,558 154,783 157,619 203,711 154,977 170,653 183,235 162,632 164,613 123,299 152,717 170,500 204,600 169,322 157,395	\$159,000 194,000 161,200 163,750 177,500 170,000 173,500 165,000 168,000 203,000 156,000 166,900 182,000 165,500 164,000 125,000 142,000 170,500 199,000 169,900 154,000
Total	3,074	1,564	1,201	\$200,359,619	\$166,827	\$161,500
West						
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-25 W-26 W-27 W-28 W-29	90 136 121 135 138 151 81 233 94 183 115 159 87 184 164 59 239 230 106 5 377 254 17 1 96 110 43	45 75 66 58 65 88 42 134 45 84 59 89 41 65 75 16 108 98 55 4 169 96 9 1 41 63 20	32 66 53 37 40 43 23 101 38 85 49 74 53 109 77 29 119 109 49 2 184 134 10 2 33 52 25	\$7,402,000 13,972,900 8,309,700 6,755,400 5,445,650 9,160,000 5,586,787 27,800,500 7,684,368 14,208,500 10,177,005 19,952,800 9,480,500 14,620,438 15,915,300	\$231,313 211,711 156,787 182,578 136,141 213,023 242,904 275,252 202,220 167,159 207,694 269,632 178,877 134,132 206,692 	\$184,500 199,500 151,000 165,000 118,500 269,500 230,000 213,750 180,000 183,000 213,000 167,500 121,000 121,000 188,500 156,000 194,000 210,000 216,000 175,000 175,000 175,300 170,000 235,800 140,000
Total	3,608	1,711	1,628	\$321,010,501	\$197,181	\$179,000

November 1997 continued

<u>Area</u>	<u>Listed</u>	Re-Runs	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
<u>Central</u>						
C-1 C-2 C-3 C-4 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15	171 158 112 148 36 106 151 79 83 47 122 86 143 211	84 82 69 70 20 49 78 48 43 14 74 49 75	76 62 40 64 15 49 65 23 47 23 27 39 41 65	\$14,728,449 18,913,350 12,561,500 24,131,010 4,243,500 11,764,328 13,642,050 13,950,500 19,207,700 5,835,150 21,648,000 9,291,610 13,016,980 15,328,580	\$193,795 305,054 314,038 377,047 282,900 240,088 209,878 606,543 408,674 253,702 801,778 238,246 317,487 235,824	\$170,000 247,000 193,500 346,000 265,000 238,000 183,500 490,000 275,000 610,000 210,000 274,000 220,000
Total	1,653	873	636	\$198,262,707	\$311,734	\$248,000
<u>North</u>						
N-1 N-2 N-3 N-4 N-5 N-6 N-7 N-8 N-10 N-11 N-12 N-13 N-14 N-15 N-16 N-17 N-18 N-19 N-20 N-21 N-22 N-23 N-24 Total	146 179 240 134 27 108 156 165 129 286 42 23 45 48 59 159 68 76 10 17 21 67 39	96 70 126 61 15 49 76 85 59 168 23 11 16 21 33 74 35 34 4 8 13 37 19	37 67 61 33 8 33 58 50 45 84 12 13 16 17 17 58 21 33 5 8 6 26 12	\$9,296,900 17,267,726 16,494,200 8,803,738 1,681,500 9,480,200 12,082,500 14,201,900 10,233,700 24,071,090 3,064,350 3,231,500 4,772,750 3,661,282 3,570,400 8,376,600 3,867,900 5,307,800 1,155,500 1,164,400 918,000 3,868,200 1,548,000 \$168,120,136	\$251,268 257,727 270,397 266,780 210,188 287,279 208,319 284,038 227,416 286,561 255,363 248,577 298,297 215,370 210,024 144,424 184,186 160,842 231,100 145,550 153,000 148,777 129,000	\$228,000 240,000 225,000 260,000 170,500 244,000 184,500 266,250 205,000 264,250 219,500 167,000 270,625 215,000 176,500 125,500 184,000 155,000 215,000 146,500 145,000 144,450 120,250
	2,244	1,133	720	\$168,120,136	\$233,500	\$214,000
Grand Total	10,579	5,281	4,185	\$887,752,963	\$212,127	\$182,250

Listed includes Reruns: East (1,564-51%) West (1,711-47%) Central (873-53%) North(1,133-50%)

^{*} Sales to Listings Ratio (SFD only): 39.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST WEST CENTRAL NORTH	48 47 48 62	97% 97% 97% 96%
TOTAL	50	96%

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

Eleven Month Single-Family January to November 1997

East	<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
E-2 1,784 707 165,013,946 233,400 212,500 E-3 3,564 1,303 218,590,346 167,759 165,000 E-4 1,527 639 97,809,918 153,067 165,000 E-6 1,439 460 87,512,126 190,244 169,250 E-7 3,413 1,203 224,620,443 186,717 183,000 E-8 2,557 816 137,015,264 167,911 165,000 E-8 2,557 816 137,015,264 167,911 165,000 E-9 2,127 613 101,412,784 165,437 171,250 E-10 1,553 544 114,577,939 210,621 209,000 E-11 2,138 797 124,571,476 156,300 157,500 E-12 590 262 43,160,820 164,736 161,000 E-14 2,872 1,186 195,933,559 165,205 164,800 E-14 2,872 1,186 195,933,559 165,205 164,800 E-16 4,847 1,940 248,512,569 122,099 125,000 E-18 156 30 8,346,500 278,217 245,000 E-18 156 30 8,346,500 278,217 245,000 E-19 184 61 15,779,720 248,848 230,000 E-20 610 192 31,347,450 163,268 154,900 E-20 610 192 31,347,450 163,268 154,900 E-21 923 316 51,665,259 163,491 150,000 E-22 1,776 613 13,447,765 219,880 160,000 E-21 1,863 658 398,12,899 151,321 150,000 E-22 1,776 613 13,447,765 219,880 160,000 E-21 1,863 658 398,12,899 151,321 150,000 E-22 1,776 613 34,447,765 219,880 201,000 E-24 1,786 613 34,447,765 219,880 201,000 E-20 610 192 31,347,450 163,268 154,900 E-20 610 192 31,347,450 163,268 154,900 E-21 923 316 51,663,259 163,491 150,000 E-22 1,776 613 34,447,765 219,880 201,000 E-24 1,786 613 34,447,765 219,880 201,000 E-25 2,729 20,000 20,	<u>East</u>					
West W-1 1,092 394 \$86,550,645 \$219,672 \$196,000 W-2 1,776 613 134,847,765 219,980 201,000 W-3 2,154 653 98,812,899 151,321 150,000 W-4 1,599 519 82,982,983 159,890 160,000 W-5 2,032 729 105,637,266 144,907 138,000 W-6 1,863 658 130,163,500 197,817 182,000 W-7 953 362 93,306,294 257,752 250,000 W-8 2,940 1,100 329,271,768 299,338 249,000 W-10 2,567 950 145,480,414 153,137 165,000 W-12 2,240 817 170,912,462 209,195 186,500 W-13 2,445 937 230,684,273 246,195 210,000 W-14 1,567 608 112,838,526 185,590 183,500 W-15 2	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	1,784 3,564 1,527 3,171 1,439 3,413 2,557 2,127 1,553 2,138 590 2,792 2,872 2,303 4,847 2,237 156 184 610	707 1,303 639 1,075 460 1,203 816 613 544 797 262 1,016 1,186 1,037 1,940 886 30 61 192	165,013,946 218,590,346 97,809,918 202,052,525 87,512,126 224,620,443 137,015,264 101,412,784 114,577,939 124,571,476 43,160,820 189,804,233 195,933,559 180,961,522 248,512,569 131,251,593 8,346,500 15,179,720 31,347,450	233,400 167,759 153,067 187,956 190,244 186,717 167,911 165,437 210,621 156,300 164,736 186,815 165,205 174,505 128,099 148,139 278,217 248,848 163,268	212,500 165,000 165,000 185,000 169,250 183,000 165,000 171,250 209,000 157,500 161,000 184,000 164,800 169,900 125,000 139,000 245,000 230,000 154,900
W-1 1,092 394 \$86,550,645 \$219,672 \$196,000 W-2 1,776 613 134,847,765 219,980 201,000 W-3 2,154 663 98,812,899 151,321 150,000 W-4 1,599 519 82,982,983 159,890 160,000 W-5 2,032 729 105,637,266 144,907 138,000 W-6 1,863 658 130,163,500 197,817 182,000 W-7 953 362 93,306,294 257,752 250,000 W-8 2,940 1,100 329,271,768 299,338 249,000 W-9 1,392 490 93,002,070 189,800 196,000 W-10 2,567 950 145,480,414 153,137 165,000 W-12 2,240 817 170,912,462 209,195 186,500 W-13 2,445 937 230,684,273 246,195 210,000 W-14 1,567 608	Total	42,903	15,788	\$2,698,099,401	\$170,896	N/A
W-2 1,776 613 134,847,765 219,980 201,000 W-3 2,154 653 98,812,899 151,321 150,000 W-4 1,599 519 82,982,983 159,890 160,000 W-5 2,032 729 105,637,266 144,907 138,000 W-6 1,863 658 130,163,500 197,817 182,000 W-7 953 362 93,306,294 257,752 250,000 W-8 2,940 1,100 329,271,768 299,338 249,000 W-9 1,392 490 93,002,070 189,800 196,000 W-10 2,567 950 145,480,414 153,137 165,000 W-12 2,240 817 170,912,462 209,195 186,500 W-13 2,445 937 230,684,273 246,195 210,000 W-14 1,567 608 112,838,526 185,590 183,500 W-15 2,553 1,302 <td< th=""><th>West</th><th></th><th></th><th></th><th></th><th></th></td<>	West					
10tai 31,143 40,730 34.000.434.131 313.333 N/A	W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14 W-15 W-16 W-17 W-18 W-19 W-20 W-21 W-22 W-23 W-22 W-23 W-24 W-25 W-26 W-27 W-28	1,776 2,154 1,599 2,032 1,863 953 2,940 1,392 2,567 2,240 2,445 1,567 2,553 2,402 17 757 3,173 3,653 1,752 71 4,917 3,551 199 31 1,213 1,980	613 653 519 729 658 362 1,100 490 950 817 937 608 1,302 1,090 1 306 1,387 1,671 819 28 2,248 1,678 76 7	134,847,765 98,812,899 82,982,983 105,637,266 130,163,500 93,306,294 329,271,768 93,002,070 145,480,414 170,912,462 230,684,273 112,838,526 176,033,882 225,361,503 380,000 46,326,314 282,406,161 338,286,776 210,800,059 5,521,000 401,565,540 266,908,366 16,781,066 2,446,800 107,400,193 152,445,356	219,980 151,321 159,890 144,907 197,817 257,752 299,338 189,800 153,137 209,195 246,195 185,590 135,203 206,754 380,000 151,393 203,609 202,446 257,387 197,179 178,632 159,063 220,804 349,543 188,753 230,978	201,000 150,000 160,000 138,000 250,000 249,000 196,000 165,000 186,500 210,000 183,500 122,000 192,250 380,000 157,000 204,000 183,500 229,500 175,750 172,000 175,750 172,000 175,789 219,000

Eleven Month Single-Family continued January to November 1997

<u>Area</u>	Listed	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
Central					
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	2,685 1,987 1,615 2,202 574 1,622 2,162 989 1,525 718 1,581 1,434 2,509	948 618 512 849 177 578 751 325 621 334 347 561 738	\$181,217,694 200,178,746 195,375,410 319,777,193 50,707,404 138,919,177 137,747,383 186,612,547 222,205,103 79,872,713 223,974,706 126,563,332 219,749,059	\$191,158 323,914 381,593 376,652 286,483 240,345 183,419 574,192 357,818 239,140 645,460 225,603 297,763	\$164,900 259,000 271,250 338,950 256,000 226,750 156,162 489,000 290,000 250,500 528,750 210,000 253,450
C-15 Total	2,828 24,431	969 8,328	223,340,537 \$2,506,241,004	230,486 \$300,942	206,000 N/A
<u>North</u>	ŕ	ŕ			
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	2,153 2,378 3,545 1,739 420 1,727 2,110 2,156 1,728 3,627 663 385 778 844 696 2,352 874 1,121 245 226 372 1,034 586	614 893 1,020 540 94 605 862 557 579 1,073 193 75 212 304 223 788 293 399 63 73 143 306 176	\$163,283,847 231,170,120 287,503,407 146,065,839 29,027,965 157,878,420 174,875,058 154,947,118 136,103,146 307,008,879 48,378,440 20,859,100 61,484,060 65,907,332 45,720,523 109,195,315 51,200,350 65,740,088 13,558,200 11,482,900 20,173,650 43,249,233 22,522,600	\$265,935 258,869 281,866 270,492 308,808 260,956 202,871 278,182 235,066 286,122 250,665 278,121 290,019 216,800 205,025 138,573 174,745 164,762 215,210 157,300 141,074 141,337 127,969	\$248,375 245,000 239,890 260,000 297,500 234,250 199,000 265,000 220,000 255,000 203,000 273,000 200,000 187,000 129,000 174,000 154,000 201,000 133,000 139,000 122,250
Total	31,759	10,085	\$2,367,335,590	\$234,738	N/A
Grand Total	150,236	54,997	\$11,638,110,126	\$211,614	N/A

Includes Re-runs:

East	18,925	West	21,421
Central	11.752	North	14,221

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

Single-Family East Breakdown November 1997

	Sa	Deta ales	ached Houses <u>Av. Price</u>	Med. P	<u>rice</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-8 E-9 E-10 E-11		15 26 52 24 22 26 24 32 29 34 16	184,387 294,235 205,961 194,188 241,984 205,419 236,667 190,688 190,741 223,491 201,353 187,440	176,00 279,00 194,00 186,00 240,15 175,00 236,25 186,45 190,00 214,75	00 00 00 50 50 50 00 50 00 50	32 20 26 4 4 8 4 3 1 2 6		180,666 185,660 186,262 147,750 179,750 165,625 188,250 160,000 160,000 173,750 161,500	158,250 186,250 166,800 151,000 180,000 161,250 187,000 160,000 173,750 159,750
E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20 E-21		53 62 39 88 24 2 5 8 20	212,958 181,328 194,512 138,531 174,208 170,500 204,600 171,863 157,395	211,00 185,00 199,00 135,00 152,75 170,50 199,00 180,45	50 50 50 50 50 50	6 4 5 28 2 - -		173,300 153,100 126,150 118,561 112,500	175,900 152,450 129,000 119,250 112,500
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4	4 3 2	182,000 150,500 167,700	188,000 162,000 167,700	3 37 18	241,867 106,334 108,211	258,900 99,500 111,500	- - -		
E-5 E-6 E-7 E-8 E-9	22 1 8 5 10	153,477 225,000 156,888 120,580 114,620	147,000 225,000 153,050 105,000 125,500	22 - 25 17 21	138,257 - 116,228 96,338 132,240	114,500 - 116,000 93,000 136,250	4 - 13 -	212,250 - 189,900 -	210,750 - 186,000 -
E-10 E-11 E-12 E-13 E-14 E-15 E-16 E-17 E-18	4 7 3 9 10 12 20	127,525 135,600 123,000 135,322 120,750 104,792 73,855 83,000	127,300 135,000 125,000 125,000 121,000 112,200 68,750 83,000	13 13 12 12 12 4 5	111,000 98,231 - 119,873 102,867 131,125 87,900 130,933	130,000 102,000 - 119,250 100,000 138,250 87,000 135,000	1 3 1 4 6 11 12 13	174,000 177,833 186,000 172,375 165,817 161,627 136,542 140,777	174,000 182,500 186,000 169,500 165,500 161,500 136,750 142,000
E-19 E-20 E-21	-	- - -	- - -	-	- - -	- - -	- 1 -	149,000	149,000
	<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	12	141,042	147,250	<u>-</u>	_	-	<u> </u>	-	-
E-2 E-3	1 -	179,000	179,000	2	111,000	111,000	-	-	-
E-4 E-5	-	-	-	-	-	-	-	-	-
E-6 E-7	- 4	- 157,750	- 160,250	-	-	-	-	-	-
E-8	-	-	-	-	-	-	-	-	-
E-9 E-10	-	-	-	-	-	-	-	-	-
E-11	3 1	152,667	139,000	-	-	-	1	185,500	185,500
E-12 E-13	9	130,400 152,044	130,400 156,000	-	-	-	-	-	-
E-14 E-15	3 4	161,267 142,350	162,000 137,750	-	-	-	-	-	-
E-16	6	89,833	100,000	-	-	-	-	-	-
E-17 E-18	4	116,450	116,450	-	-	-	-	-	-
E-19	-	-	-	-	-	-	-	-	-
E-20 E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown November 1997

	<u>S</u>	Det <u>ales</u>	ached Houses <u>Av. Price</u>	Med. Pı	<u>rice</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6		2 12 28 46 13	233,500 393,804 345,750 424,044 310,500	233,50 237,00 273,50 389,50 275,00	0 0 0	9 17 9 10		190,944 306,359 232,611 276,400	179,000 292,000 145,000 266,000
C-7 C-8 C-9 C-10 C-11		22 3 12 30 9	296,095 508,000 803,833 504,653 365,611	269,00 424,00 586,75 376,25 342,50	0 0 0 0 0	1 8 3 10 5		265,000 297,744 517,000 271,610 282,000	265,000 291,250 490,100 268,550 275,000
C-12 C-13		24 16	853,708 353,531	626,00 307,75	0	6		194,000	191,500
C-14 C-15		24 23	385,167 337,948	312,50 320,00		11		217,409	220,000
	To <u>Sales</u>	ownhouse Cond <u>Av. Price</u>	ominiums <u>Med. Price</u>	Cor <u>Sales</u>	ndominium A <u>Av. Price</u>	partments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
C-1 C-2 C-3	4 2	161,375 228,000	165,500 228,000	56 27 2	189,539 270,244 329,000	157,500 245,000 329,000	-	- - -	-
C-4 C-6	-	-	-	8 2	232,625 103,500	224,500 103,500	-	-	-
C-7 C-8	3 3	228,667 193,667	222,000 183,500	19 44	180,658 171,686	168,000 153,500	3	225,576	226,500
C-9 C-10	1	490,000	490,000	3 7	271,333 193,143	335,000 217,000	-		-
C-11 C-12	- 1	235,000	235,000	9 2	126,072 462,000	140,000 462,000	-	-	-
C-13 C-14	3 4	186,003 242,325	178,000 237,150	14 12	136,650 196,140	123,800 180,000	-	-	-
C-15	20	166,444	151,200	9	154,711	140,000	2	221,500	221,500
		Attached/Row		Co-	op Apartmen	ts	D	etached Condom	iniums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
C-1 C-2	5 4	256,650 306,750	215,000 311,000	-	-	-	-	-	-
C-3	-	-	-	1	129,000	129,000	-	-	-
C-4 C-6	-	-	-	-	-	-	-	-	-
C-7 C-8	1 7	190,000 228,700	190,000 215,000	-	-	-	-	-	-
C-9	2	511,500	511,500	2	213,250	213,250	-	-	-
C-10 C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13 C-14	1	450,000	450,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown November 1997

	<u>Sales</u>	Deta	ached Houses <u>Av. Price</u>	Med. Price		<u>Sales</u>	Semi-D	etached Houses Av. Price	Med. Price
N-1 N-2	14 34		350,571 306,061	306,000 275,000		1 -		375,000	375,000
N-3 N-4 N-5	36 26 8		343,975 289,344 210,188	309,900 272,500 170,500		4		190,000	182,000
N-6 N-7	28 43		307,043 227,814	265,000 229,500		1 6		185,000 154,250	185,000 151,500
N-8 N-10	39 12		305,936 314,375	286,000 281,500		6		216,667	222,000
N-11 N-12	55 9		312,541 287,328	283,000 226,000		1		191,000	191,000
N-13 N-14	13 15		248,577 305.717	167,000 291,000		-		- -	-
N-15 N-16	16 14		218,930 220,957	215,750 203,000				- -	-
N-17 N-18	53 16		147,464 195,438	126,000 194,000		- 1		136,000	136,000
N-19 N-20	24 5		168,433 231,100	156,750 215,000		2		129,450	129,450
N-21 N-22	8		145,550 153,000	146,500 145,000		-		-	-
N-23 N-24	26 11		148,777 123,455	144,450 118,000		-		<u>-</u> -	-
11 27			120,400	110,000					
	Townho <u>Sales</u>	ouse Condom Av. Price	iniums <u>Med. Price</u>	Condo <u>Sales</u>	minium Apar Av. Price	tments <u>Med. Price</u>	Sales	Link Houses Av. Price	Med. Price
N-1 N-2	9 9	178,222 228,189	159,000 226,000	9 17	169,878 190,349	166,000 200,500	2 4	242,000 217,250	242,000 212,750
N-3 N-4	9	155,056	158,000	13 1	159,815 126,500	155,000 126,500	2	226,500	226,500
N-5 N-6	2	- 156,250	156,250	- 1	216,000	216,000	-	- -	-
N-7 N-8	2 2	150,250	150,250	3	136,000	128,000	1 1	164,000 222,000	164,000 222,000
N-10 N-11	4	- 168,250	- 172,500	4	384,750	387,500	32 19	196,178 225,939	193,750 214,000
N-12 N-13	2	147,950	147,950	-	-	-	-	- -	-
N-14 N-15	-	-	- -	- -	-	- -	-	- -	-
N-16 N-17	2	104,500	104,500	1 1	150,000 101,000	150,000 101,000	1	176,500	176,500
N-18 N-19	1	122,900	122,900	2	100,000	100,000	3 3	160,667 144,833	157,000 143,000
N-20 N-21	-	-	-	-	-	-	-	-	-
N-22 N-23	-	-	-	-	-	-	-	-	-
N-24	1	190,000	190,000	-	-	- -	-	-	-
	Att Sales	ached/Row Av. Price	Med. Price	Co-op Sales	Apartments Av. Price	Med. Price	De Sales	tached Condomini Av. Price	iums Med. Price
N-1	2	198,500	198,500	<u>Jaies</u>	AV. I TICE	Med. I fice	<u>Jaies</u>	AV. I TICE	ivied. I fice
N-2	3	234,333	242,500	-	-	-	-	-	-
N-3 N-4	1 2	185,000 197,150	185,000 197,150	-	-	-	-	-	-
N-5 N-6	1	169,500	169,500	-	-	-	-	-	-
N-7 N-8	3 4	162,833 187,100	161,000 182,200	-	-	-	-	-	-
N-10	1	183,500	183,500	-	-	-	-	-	-
N-11 N-12	1 1	185,500 182,500	185,500 182,500	-	-	-	-	-	-
N-13 N-14	1	187,000	187,000	-	-	-	-	-	-
N-15 N-16	1 1	158,400 150,500	158,400 150,500	-	-	-	-	-	-
N-17 N-18	2	125,500	125,500	-	-	-	-	-	-
N-19	1	127,000	127,000	-	-	- -	1	245,000	245,000
N-20 N-21	-	-	-	-	-	-	-	-	-
N-22 N-23	-	-	-	-	-	-	-	-	-

Semi-Detached Houses

Market Watch

Detached Houses

Single-Family West Breakdown November 1997

	<u>s</u>	ales	Av. Price	Med. Price		<u>Sales</u>		Av. Price	Med. Price
W-1		9	375,500	327,000		7		194,600	210,000
W-2 W-3		29 32	280,097 160,694	260,000 155,950		30 15		167,640 155,600	161,000 151,000
W-4		18	238,878	211,250		3		226,333	232,000
W-5 W-6		6 18	210,183 172,356	195,300 175,100		8 5		201,375 184,200	197,500 183,500
W-7		21	250,038	269,500		-		-	-
W-8 W-9		61 22	359,334 255,717	315,000 240,750		7 2		206,429 184,050	210,000 184,050
W-10		52	209,823	196,000		1		170,000	170,000
W-12 W-13		26 43	261,471 373,577	247,000 332,000		5 4		191,200 166,750	183,000 168,000
W-14		15	285,543	262,000		4		200,125	201,500
W-15 W-16		10 36	222,890 260,876	225,200 231,950		7 14		183,257 173,643	179,900 174,500
W-17 W-18		11	180,609	181.000		7		172,871	174,000
W-19		53	252,147	248,000		9		190,733	195,000
W-20 W-21		54 25	252,669 373,336	237,750 320,000		13 4		182,423 184,050	182,000 187,850
W-22		2	216,000	216,000		-		-	-
W-23 W-24		112 50	201,502 208,014	190,000 191,500		22 22		165,100 162,655	161,000 164,500
W-25		4	226,875	194,750		-		-	-
W-26 W-27		2 25	312,250 197,452	312,250 177,500		1		130,000	130,000
W-28		50	254,369	236,800		-		-	· -
W-29	-	15	148,833	145,000	t t A	7		124,386	127,000
	<u>Sales</u>	ownhouse Condon <u>Av. Price</u>	Med. Price	Sales	ominium Apart <u>Av. Price</u>	Med. Price	<u>Sales</u>	Link Houses Av. Price	Med. Price
W-1	-	-	-	9 1	156,156	147,000	-	-	-
W-2 W-3	-	119,900	119,900	5	204,000 136,700	204,000 148,000	-	-	-
W-4	-	400.050	-	15	104,767	106,000	-	-	-
W-5 W-6	11 1	120,659 144,900	115,000 144,900	15 17	83,087 265,206	78,300 255,000	-	-	-
W-7	-	-	· -	-	-	-	-	-	-
W-8 W-9	3 2	158,333 214,000	166,000 214,000	29 12	133,572 105,208	122,000 80,000	-	-	-
W-10	5	127,480	129,900	27	92,233	91,000	-	-	-
W-12 W-13	4 14	185,250 130,021	183,000 136,500	14 12	120,125 102,833	117,000 92,250	-	-	-
W-14	19	138,313	162,500	12	98,450	93,500	3	195,833	191,500
W-15 W-16	10 16	149,500 151,466	142,000 139,750	81 7	116,947 126,914	116,000 131,500	3	195,300	186,000
W-17 W-18	7	-	· -	- 4	-	-	-	-	-
W-18 W-19	7 19	116,571 164,305	120,000 162,000	31	87,850 132,703	85,200 121,000	1	195,000	195,000
W-20	27	139,019	132,000	3	103,967	101,900	1	182,500	182,500
W-21 W-22	7	147,607 -	148,000	4	125,875	124,000	3 -	171,167 -	170,000
W-23	13	129,885	127,000	8	127,625	125,250	5	166,500	166,000
W-24 W-25	24 5	125,558 134,200	120,500 129,000	26 1	112,905 178,000	113,250 178,000	3 -	179,833	174,000
W-26	5	-	´ -	-	-	-	-	425.000	425.000
W-27 W-28	5	117,400	122,000	-	-	-	1	125,000 192,000	125,000 192,000
W-29	1	98,500	98,500	-	- . A	-	2	165,450	165,450
	Sales	Attached/Row Av. Price	Med. Price	Sales	Apartments Av. Price	Med. Price	Sales	tached Condomi Av. Price	Med. Price
W-1 W-2	7 2	179,271 98,000	175,000 98,000	3	100,333	67,000	-	-	-
W-3	1	150,000	150,000	-	-	-	-	-	-
W-4 W-5	1	205,100	205,100	-	-	-	-	-	-
W-6	2	241,600	241,600	-	-	-	-	-	
W-7 W-8	1	269,987	269,987	1	66,000 87,500	66,000 87,500	-	_	_
W-9	-	-	-	-	-	-	-	-	-
W-10 W-12	-	-	-	-	-	-	-	-	-
W-13 W-14	1	167,700	167,700	-	-	-	-	-	-
W-15	1	141,000	141,000	-	-	-	-	-	-
W-16 W-17	1	195,000	195,000	-	-	-	-	-	-
W-18	-	400.000	405.050	-	-	-	-	-	-
W-19 W-20	6 11	196,233 178,309	195,950 175,000	-	-	-	-		-
W-21	6	243,750	198,000	-	-	-	-	-	-
W-22 W-23	24	154,963	149,000	-	-	-	-		-
W-24	9	149,267	150,000	-	-	-	-	-	-
W-25 W-26	-	-	-	-	-	-	-		-
W-27	1	217,000	217,000	-	-	-	-	-	-
W-28 W-29	1	155,000	155,000 -	-	-	-	-	-	-

1955 3,555 4,885 73,486,822 15 1956 4,885 73,486,822 15 1957 5,916 93,072,456 15 1958 7,968 128,163,813 16 1960 9,298 158,821,137 16 1960 9,298 151,828,112 16 1961 9,264 151,314,565 16 1962 9,669 161,878,920 16 1963 11,096 *Number of Sales 183,272,930 16 1964 13,895 (Single-Family Only) 241,218,500 17 1965 14,890 281,164,558 18 1966 14,883 13,428 326,687,333 21 1967 14,886 12,432 367,415,993 24 1968 15,570 12,245 430,301,604 27 1969 15,817 12,493 473,422,285 29 1970 13,076 10,498 394,123,765 30 1971 15,587 13,085 496,009,054 31 1972 17,037 14,613 580,579,218 34 1973 19,561 16,335 862,742,566 44 1974 20,680 17,318 1,160,586,426 56 1976 22,575 19,025 1,417,814,546 62 1977 24,335 20,512 1,630,892,63 67 1979 27,060 23,466 2,068,819,999 73 1980 30,977 26,017 2,478,889,915 80 1981 35,434 29,625 3,373,355,403 95 1984 36,206 31,905 3,845,980,469 106 1985 51,514 45,509 5,97,686,711 115 1986 54,815 52,919 8,195,016,831 149 1987 51,149 43,475 10,287,088,795 201 1989 47,447 38,960 13,863,276,860 292 1990 31,652 26,779 8,264,140,752 261 1991 44,510 38,144 10,606,678,479 238 1992 49,113 41,703 10,705,964,103 217 1993 46,561 38,990 9,885,955,838 212	,647 ,952 ,043 ,732 ,085 ,615 ,329 ,334 ,742 ,517 *Average Price
	,370 (Single-Family Only) ,883 ,950 \$21,360 ,681 24,078 ,637 26,732 ,931 28,929 ,141 29,492 ,822 30,426 ,078 32,513 ,105 40,605 ,121 52,806 ,180 57,581 ,805 61,389 ,015 64,559 ,913 67,333 ,992 70,830 ,023 75,694 ,201 90,203 ,724 95,496 ,115 101,626 ,225 102,318 ,652 109,094 ,503 138,925 ,120 189,105 ,632 229,635 ,120 189,105 ,632 129,635 ,185 273,698 ,094 255,020 ,285 234,313 ,986 214,971 ,323 206,490 ,138 208,921 ,238 203,028
February 4,955 4,207 976,668,267 197 March 6,288 5,350 1,281,549,739 203 April 5,992 5,070 1,219,439,022 203 May 6,483 5,514 1,335,304,585 205 June 5,865 4,979 1,248,550,730 212 July 5,325 4,539 1,103,019,345 207 August 5,104 4,372 1,050,637,385 205 September 4,848 4,123 976,472,171 201 October 6,281 5,398 1,282,350,382 204 November 6,959 5,878 1,424,064,031 204	,910 195,169 ,108 192,406 ,809 197,523 ,511 198,445 ,970 201,847 ,882 204,392 ,140 199,856 ,846 197,622 ,417 195,486 ,163 199,882 ,636 195,801 ,102 196,016
TOTAL 65,760 55,779 13,497,191,369 205	,249 198,150
February 6,140 5,200 1,287,100,706 209 March 6,545 5,550 1,407,362,108 215 April 7,626 6,423 1,747,789,607 229 May 6,918 5,797 1,560,456,411 225 June 6,069 5,046 1,344,451,039 221 July 6,009 5,024 1,321,621,647 219 August 5,159 4,317 1,142,782,104 221 September 5,159 4,298 1,135,176,105 220 October 6,035 5,077 1,330,266,221 220	,375 198,798 ,625 207,221 ,028 210,207 ,188 213,107 ,565 216,904 ,528 215,638 ,940 213,634 ,512 211,785 ,038 213,567 ,425 211,791 ,424 212,127

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

