**May 2000** 

## **Prices Stable in May**

Toronto — Thursday, June 1, 2000 At \$247,014, prices remained virtually unchanged in May, TREB President Marilyn Baubie announced today. "The easing of price pressures is partly seasonal — not as many people are willing to jump into the market during the warm summer months — and partly a result of the central banks' repeated interest rate hikes," the president explained. "We are still up over 6 per cent from the \$231,908 recorded last May, and this kind of gradual rise in prices is much more sustainable than the wild increases we saw in the late 1980's."

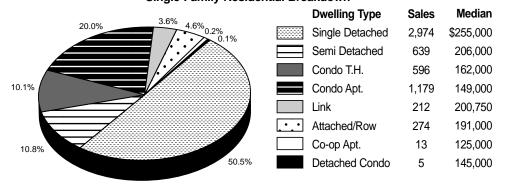
The President went on to note that sales were down two per cent from the 5.996 recorded in April, and down six per cent from the 6,296 seen in May of 1999.

"However, that's still close to a record pace," Ms. Baubie said.

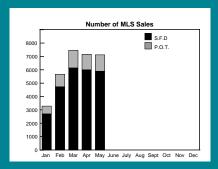
#### **Neighbourhood Corner** Victora Village/ **Parkway East**

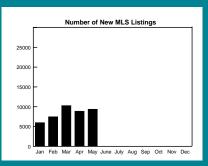
Victoria Village/Parkway East (from Lawrence to York Mills and Victoria Park to the DVP) experienced a good spring market this May. With 10 sales of detached homes, activity was twice that of May 1999, and prices rose 6% to \$341,675 from the \$319,540 from the same time period. Average Time on Market was a mere 29 days

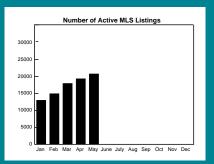




Housing Market Indicators						
	May 1999	May 2000	% Change			
Sales*	6,296	5,892	(-6%)			
Sales (P.O.T.)	1,367	1,226	(-10%)			
New Listings*	8,932	9,369	(+5%)			
Active Listings**	21,209	20,731	(-2%)			





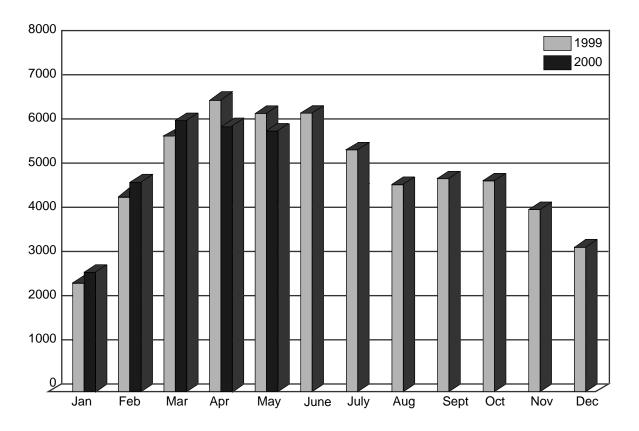




<sup>\*\*</sup> Properties All Types including Single-Family Dwellings.



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



Price Category Breakdown — May

Price Range		<u>Tota</u>	I S.F.D.	Co	Condo Apt.		Condo T.H.	
Up	to	\$90,000	102	(1.7)	61	(5.2)	22	(3.7)
90,001	to	110,000	214	(3.6)	143	(12.1)	36	(6.1)
110,001	to	120,000	164	(2.8)	92	(7.8)	24	(4.0)
120,001	to	130,000	199	(3.4)	109	(9.2)	31	(5.2)
130,001	to	140,000	248	(4.2)	115	(9.7)	52	(8.7)
140,001	to	150,000	233	(4.0)	88	(7.5)	52	(8.7)
150,001	to	160,000	264	(4.5)	80	(6.8)	73	(12.3)
160,001	to	170,000	293	(5.0)	81	(6.9)	61	(10.2)
170,001	to	180,000	307	(5.2)	53	(4.5)	56	(9.4)
180,001	to	190,000	303	(5.1)	53	(4.5)	44	(7.4)
190,001	to	200,000	317	(5.4)	38	(3.2)	33	(5.5)
200,001	to	225,000	733	(12.4)	80	(6.8)	47	(7.9)
225,001	to	250,000	613	(10.4)	54	(4.6)	26	(4.4)
250,001	to	300,000	705	(12.0)	55	(4.7)	21	(3.5)
300,001	to	400,000	655	(11.1)	43	(3.6)	13	(2.2)
400,001	to	500,000	254	(4.3)	17	(1.4)	3	(0.5)
500,001	to	750,000	208	(3.5)	14	(1.2)	2	(0.3)
750,000	to	1,000,000	45	(8.0)	1	(0.1)	_	(—)
1,000,001	to	1,500,000	21	(0.4)	1	(0.1)	_	(—)
Over		1,500,000	14	(0.2)	1	(0.1)	_	(—)
TOTAL			5,892	100.0	1,179*	100.0	596**	100.0

<sup>\* 1,179</sup> condominium apartments sold for \$205,293,139, averaging \$174,124

<sup>\*\* 596</sup> condominium townhouses sold for \$101,281,214, averaging \$169,934.



## Single-Family Residential May 2000

<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-17 E-18 E-19 E-19	272 268 426 186 262 141 273 290 229 184 257 73 332 375 315 629 310 10 51 60 129	152 146 192 80 108 74 126 143 125 111 133 36 186 200 160 332 163 5 27 32 63	59 72 128 58 97 46 102 85 77 57 82 27 106 133 121 171 117 8 17 16 29	\$13,127,449 22,032,688 24,967,788 9,564,350 19,846,800 10,726,200 22,420,725 17,103,900 14,410,038 13,762,938 14,221,800 5,082,750 23,091,499 25,057,100 23,951,869 23,725,426 17,656,630 2,748,500 4,211,200 2,894,500 5,811,700	\$222,499 306,010 195,061 164,903 204,606 233,178 219,811 201,222 187,143 241,455 173,437 188,250 217,844 188,399 197,949 138,745 150,911 343,563 247,718 180,906 200,403	\$200,000 246,450 191,000 152,500 201,000 206,000 221,250 189,900 186,800 241,900 173,500 184,000 216,000 179,500 195,000 134,000 145,500 223,500 226,000 167,000 162,500
Total	5,072	2,594	1,608	\$316,415,850	\$196,776	\$185,000
<u>West</u>						
W-1 W-2 W-3 W-4 W-5 W-6 W-7 W-8 W-9 W-10 W-12 W-13 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-26 W-27	123 256 271 249 314 271 138 363 180 404 265 378 199 423 392 - 116 683 746 222 12 868 618 36 1	68 151 176 156 171 164 86 211 106 243 155 206 121 212 225 70 403 454 124 6 443 331 18 1	39 53 57 53 92 65 33 96 39 93 71 85 62 123 100 - 36 159 177 55 3 243 223 8 - 66	\$11,736,200 14,358,814 10,575,280 9,933,100 15,031,125 14,811,650 10,276,300 37,746,994 7,006,750 15,032,251 19,140,700 24,797,250 12,529,350 19,201,590 22,758,001 - 6,046,500 37,636,050 39,820,489 15,102,390 506,000 49,755,600 41,775,800 1,658,500	\$300,928 270,921 185,531 187,417 163,382 227,872 311,403 393,198 179,660 161,637 269,587 291,732 202,086 156,110 227,580 - 167,958 236,705 224,975 274,589 168,667 204,756 187,335 207,313 - 217,515	\$235,000 252,500 175,000 169,900 137,500 215,200 312,000 311,500 135,500 139,900 240,000 215,000 190,500 149,800 210,500 229,300 229,300 255,000 185,000 185,000 195,000 185,000 195,000
W-28 W-29	256 158	170 89	63 46	17,733,440 8,985,500	281,483 195,337	252,000 185,450
Total	8,111	4,641	2,140	\$478,311,624	\$223,510	\$200,000



## Single-Family Residential May 2000 continued

<u>Area</u>	<u>Listed</u>	Re-runs	<u>Sales</u>	<b>Dollar Volume</b>	Av. Price	Med. Price
<u>Central</u>						
C-1	436	219	130	\$30,726,398	\$236,357	\$205,500
C-2	255	147	63	27,890,257	442,702	325,000
C-3	244	137	62	29,284,555	472,332	378,500
C-4	407	259	111	51,654,814	465,359	425,000
C-6	94	52	13	4,808,500	369,885	355,000
C-7	242	156	65	16,157,140	248,571	253,000
C-8	278	138	87	20,753,410	238,545	212,000
C-9	152	90	35	24,769,500	707,700	460,000
C-10	243	143	61	24,048,939	394,245	322,000
C-11	140	77	53	15,498,175	292,418	292,000
C-12	189	124	33	21,937,700	664,779	586,500
C-13	159	85	53	14,904,250	281,212	275,000
C-14	288	143	87	26,021,788	299,101	248,000
C-15	335	184	97	25,796,988	265,948	254,900
Total	3,462	1,954	950	\$334,252,414	\$351,845	\$285,000
<u>North</u>						
N-1	296	181	76	\$22,814,575	\$300,192	\$280,000
N-2	452	272	90	26,353,200	292,813	263,250
N-3	503	279	123	36,885,802	299,885	240,000
N-4	287	176	56	17,297,900	308,891	307,400
N-5	95	66	16	7,095,900	443,494	299,500
N-6	232	137	82	22,424,000	273,463	225,000
N-7	353	207	101	24,533,430	242,905	234,000
N-8	428	258	85	25,793,400	303,452	278,000
N-10	178	89	71	18,950,890	266,914	252,000
N-11	503	296	151	48,314,879	319,966	287,000
N-12	83	45	20	6,549,700	327,485	282,000
N-13	48	26	9	3,225,000	358,333	390,500
N-14	87	52	21	11,148,000	530,857	390,000
N-15	97	63	24	5,814,050	242,252	219,000
N-16	62	33	18	4,524,400	251,356	241,750
N-17	267 106	148	94	16,170,685	172,029	173,500
N-18	106 125	52 64	31	5,669,900 8,348,500	182,900	178,000
N-19 N-20	125 25	16	41 9	8,348,500 2,362,900	203,622	180,000 229,500
N-20 N-21	21	13	9	1,606,500	262,544 178,500	166,000
N-21 N-22	70	49	18	2,846,400	158,133	149,500
N-23	143	62	33	5,627,207	170,521	169,000
N-24	81	45	16	2,072,900	129,556	122,000
Total	4,542	2,629	1,194	\$326,430,118	\$273,392	\$242,250
Grand						
Total	21,187	11,818	5,892	\$1,455,410,006	\$247,014	\$211,000

Listed includes Reruns: East (2,594-51%) West (4,641-57%) Central (1,954-56%) North (2,629-58%)

<sup>\*</sup> Sales to Listings Ratio (SFD only): 27.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	33	98%
WEST	39	97%
CENTRAL	35	98%
NORTH	45	97%
TOTAL	38	97%

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



#### Five Month Single-Family January to May 2000

E-1	<u>Area</u>	<u>Listed</u>	<u>Sales</u>	Dollar Volume	Av. Price	Med. Price
E-2 1,023 296 88,229,838 291,317 261,500 E-4 719 275 48,026,924 174,643 180,450 E-5 1,083 444 89,930,964 202,547 186,000 E-6 680 195 44,711,150 229,288 195,000 E-7 1,065 462 93,319,091 201,989 962 E-8 1,141 371 72,665,341 195,863 180,000 E-10 815 255 59,092,134 231,734 233,000 E-10 815 255 59,092,134 231,734 233,000 E-11 1,088 361 61,183,551 169,484 172,000 E-12 299 98 19,376,136 197,716 187,250 E-14 1,534 522 100,498,975 192,527 185,000 E-16 2,694 909 129,096,915 142,021 135,000 E-17 1,365 508 81,591,930 160,614 152,950 E-18 64 18 5,992,500 332,917 274,500 E-19 177 55 12,706,580 231,029 225,500 E-20 247 75 14,352,400 191,365 712,000 E-21 416 161 22,226,400 191,365 172,000 E-21 416 161 22,226,400 191,365 182,500 E-21 416 161 42,225 182,500 E-21 436 183,500,500,500,500,500,500,500,500,500,50	<u>East</u>					
West         W-1         570         199         \$55,078,675         \$276,777         \$235,000           W-2         964         231         61,398,114         265,793         239,000           W-3         1,098         249         45,784,130         183,872         176,000           W-4         991         227         40,574,746         178,743         167,250           W-5         1,254         347         55,714,038         160,559         136,500           W-6         1,030         272         63,885,110         234,872         216,250           W-7         503         150         48,809,625         325,398         314,000           W-8         1,489         453         161,357,894         356,198         289,900           W-9         804         207         42,388,156         204,774         196,450           W-10         1,654         417         68,540,401         164,365         138,000           W-12         1,125         329         88,149,917         267,933         239,000           W-13         1,381         363         104,161,545         286,946         239,500           W-13         1,584         445	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	1,023 1,660 719 1,083 680 1,065 1,141 928 815 1,088 299 1,603 1,534 1,462 2,694 1,365 64 177 247	296 562 275 444 195 462 371 320 255 361 98 515 522 488 909 508 18 55 75	86,229,838 114,014,005 48,026,924 89,930,964 44,711,150 93,319,091 72,665,341 56,085,194 59,092,134 61,183,551 19,376,136 108,173,006 100,498,975 96,759,589 129,096,915 81,591,930 5,992,500 12,706,580 14,352,400	291,317 202,872 174,643 202,547 229,288 201,989 195,863 175,266 231,734 169,484 197,716 210,045 192,527 198,278 142,021 160,614 332,917 231,029 191,365	261,500 197,000 180,450 186,000 195,000 196,250 180,000 177,000 233,000 172,000 187,250 212,000 185,000 191,500 135,000 152,950 274,500 223,250 172,000
W-1         570         199         \$55,078,675         \$276,777         \$235,000           W-2         964         231         61,398,114         265,793         239,000           W-3         1,098         249         45,784,130         183,872         176,000           W-4         991         227         40,574,746         178,743         167,250           W-5         1,254         347         55,714,038         160,559         136,500           W-6         1,030         272         63,885,110         234,872         216,250           W-7         503         150         48,809,625         325,398         314,000           W-8         1,489         453         161,357,894         356,198         288,990           W-9         804         207         42,388,156         204,774         196,450           W-10         1,654         417         68,540,401         164,365         138,000           W-12         1,125         329         88,149,917         267,933         239,000           W-13         1,381         363         104,161,545         286,946         239,500           W-14         875         292         56,549,550	Total	21,120	7,157	\$1,386,268,449	\$193,694	N/A
W-2         964         231         61,398,114         265,793         239,000           W-3         1,098         249         45,784,130         183,872         176,000           W-4         991         227         40,574,746         178,743         167,250           W-5         1,254         347         55,714,038         160,559         136,500           W-6         1,030         272         63,885,110         234,872         216,250           W-7         503         150         48,809,625         325,398         314,000           W-8         1,489         453         161,357,894         356,198         289,900           W-9         804         207         42,388,156         204,774         196,450           W-10         1,654         417         68,540,401         164,365         138,000           W-12         1,125         329         88,149,917         267,933         239,000           W-13         1,381         363         104,161,545         286,946         239,500           W-14         875         292         56,549,550         193,663         181,900           W-15         1,622         576         89,753,130	<u>West</u>					
W-29 609 202 35,265,149 174,580 163,500	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-26 W-27	964 1,098 991 1,254 1,030 503 1,489 804 1,654 1,125 1,381 875 1,622 1,461 1 547 2,750 2,890 823 33 3,584 2,727 124 5 814	231 249 227 347 272 150 453 207 417 329 363 292 576 445 1 125 742 803 221 8 1,079 866 35 - 322	61,398,114 45,784,130 40,574,746 55,714,038 63,885,110 48,809,625 161,357,894 42,388,156 68,540,401 88,149,917 104,161,545 56,549,550 89,753,130 106,525,402 297,900 21,175,000 175,046,367 183,098,191 62,776,659 1,410,750 220,831,241 160,602,459 9,030,800	265,793 183,872 178,743 160,559 234,872 325,398 356,198 204,774 164,365 267,933 286,946 193,663 155,821 239,383 297,900 169,400 235,912 228,018 284,057 176,344 204,663 185,453 258,023	239,000 176,000 167,250 136,500 216,250 314,000 289,900 196,450 138,000 239,500 181,900 143,500 225,000 297,900 164,500 226,000 210,875 253,000 172,000 193,750 180,000 203,000
	W-29	609	202	35,265,149	174,580	163,500



# Five Month Single-Family continued January to May 2000

<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	1,726 1,059 896 1,729 332 934 1,330 563 986 550 800 617 1,083 1,357	534 273 223 466 72 273 400 153 284 208 169 208 355 424	\$129,055,228 114,970,007 106,160,932 222,591,191 24,731,136 70,878,766 88,232,923 103,774,433 131,448,035 59,898,970 127,327,776 58,560,850 104,990,742 117,000,207	\$241,676 421,136 476,058 477,664 343,488 259,629 220,582 678,264 462,845 287,976 753,419 281,543 295,749 275,944	\$206,560 315,000 324,000 434,500 315,500 249,350 188,750 519,000 360,521 273,500 657,500 266,250 252,500 256,400
Total	13,962	4,042	\$1,459,621,196	\$361,114	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	1,133 1,728 1,872 1,229 351 1,087 1,406 1,847 784 2,070 390 172 395 446 311 1,108 438 560 92 101 214 567 281	323 409 471 303 53 290 436 406 256 517 71 34 90 104 95 344 123 186 21 31 66 165 63	\$94,929,388 120,535,405 142,547,128 91,450,486 18,554,300 82,331,525 102,818,330 119,264,962 67,549,278 159,784,510 21,850,500 13,250,750 37,117,100 25,050,474 22,840,700 54,192,339 23,348,596 33,459,600 5,563,900 5,209,150 9,739,800 26,232,010 8,827,650	\$293,899 294,708 302,648 301,817 350,081 283,902 235,822 293,756 263,864 309,061 307,754 389,728 412,412 240,870 240,428 157,536 189,826 179,890 264,948 168,037 147,573 158,982 140,121	\$269,250 268,500 249,500 294,450 285,500 241,950 222,000 271,000 248,500 263,000 358,500 329,250 221,000 220,000 145,000 183,500 165,500 238,000 160,000 143,000 154,000
Total	18,582	4,857	\$1,286,447,881	\$264,865	N/A
Grand Total	86,362	25,446	\$6,222,916,916	\$244,554	N/A

Includes Re-runs:

East	10,025	West	16,821
Central	7,446	North	10,097

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



## Single-Family East Breakdown May 2000

	<u>s</u>	Det ales_	ached Houses <u>Av. Price</u>	Med. Pric	<u>e</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
E-1 E-2 E-3 E-4 E-5 E-7 E-8 E-10 E-11 E-12 E-13 E-14 E-17 E-18 E-19 E-20 E-21		12 30 59 19 27 34 44 44 36 40 24 14 67 91 75 104 49 8 16 13 27	265,458 402,071 225,918 221,579 282,141 251,524 282,544 258,964 236,671 280,879 225,625 220,743 249,358 207,935 220,261 153,966 169,338 343,563 252,263 189,923 205,626	232,450 374,000 210,100 217,000 283,000 223,750 264,000 227,000 267,000 217,750 196,450 243,000 205,000 220,000 145,500 165,000 223,500 227,500 171,000 201,000		35 34 26 5 1 6 8 2 2 2 7 2 6 2 6 2 9		217,244 240,443 224,881 171,050 225,800 175,233 224,975 168,750 183,500 204,950 189,786 167,500 188,500 160,250 159,500 125,009 123,611	210,000 227,500 233,000 173,000 225,800 174,500 225,500 168,750 183,500 204,950 190,000 167,500 185,000 160,250 125,500 130,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condo <u>Sales</u>	ominium 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 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	5 1 5 26 8 15 10 21 7 10 9 7 20 9	153,200 228,000 172,000 177,596 190,250 153,163 138,453 134,089 159,495 137,429 142,360 154,356 124,057 78,645 100,822	145,000 228,000 - 170,000 169,400 - 179,500 160,500 145,750 153,000 135,750 153,000 129,300 138,300 136,500 72,000 92,000	2 40 27 37 6 33 30 24 3 21 1 11 15 6 8	232,500 132,115 117,796 163,714 187,167 142,424 131,227 143,587 115,000 120,971 116,950 144,536 119,440 156,958 135,313	232,500 120,250 119,000 159,000 187,000 142,000 130,500 144,444 106,000 124,500 116,950 134,500 120,000 170,375 104,250	10 - 10 - 13 66 7 19 10 30 - 13	254,150 215,250 215,250 210,000 192,800 197,417 170,786 177,376 146,990 155,732 175,000 141,833	254,150 219,500 219,500 193,900 197,250 164,000 175,000 143,500 154,500 145,000
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartmen Av. Price	ts <u>Med. Price</u>	Do <u>Sales</u>	etached Condom <u>Av. Price</u>	iniums <u>Med. Price</u>
E-1 E-2 E-3 E-4 E-5	7 5 3 2 4	224,629 220,500 169,033 229,300 205,000	199,900 214,000 163,000 229,300 207,500	: : :	- - - -	- - - -	- - - -	- - - -	- - - -
E-6 E-7 E-8	1 1	195,000 209,900	195,000 209,900	- - -	-	- - -	-	- -	-
E-9 E-10 E-11	2 7	216,000 171,357	216,000 174,000	- - -	- - -	- - -	- - 1	179,000	- 179,000
E-12 E-13 E-14 E-15 E-16 E-17 E-18 E-19 E-20	6 6 8 4 20	175,917 168,317 161,875 115,600 133,360	175,500 165,500 161,000 114,950 133,000	- - - - - -	- - - - - -	- - - - - - -	3	142,783 - - - - -	141,900 - - - - - -
E-20 E-21	-	-	-	-	-	-	-	-	-



## Single-Family Central Breakdown May 2000

	<u>Sales</u>	Detached Houses Av. Price	Med. Price	<u>Sales</u>	Semi-Detached Houses Av. Price	Med. Price
	<u>oaies</u>	AV. I TICE	Med. I Tice	<u>Jaies</u>	AV. I TICE	Med. I lice
C-1	5	333,090	327,000	8	313,525	338,000
C-2	10	496,950	356,250	24	441,527	356,250
C-3	37	568,342	550,000	13	300,877	195,500
C-4	84	517,030	480,000	7	320,557	325,000
C-6	11	396,636	399,000	-	· -	-
C-7	26	300,960	295,500	6	248,682	254,000
C-8	2	314,500	314,500	10	370,610	325,500
C-9	13	1,276,154	775,000	4	668,625	732,750
C-10	23	559,043	485,000	16	351,990	323,500
C-11	22	466,131	451,050	9	282,889	302,000
C-12	25	766,488	662,000	1	250,000	250,000
C-13	29	353,367	342,000	6	219,683	218,000
C-14	31	446,587	345,000	1	250,000	250,000
C-15	39	376,875	362,500	10	250,140	254,950

	Townhouse Condominiums Sales Av. Price Med. Price				Condominium Apartments Sales Av. Price Med. Price			Link Houses Sales Av. Price Med. Price		
	Sales	Av. Frice	<u>ivieu. Frice</u>	Sales	Av. Frice	<u>ivied. Frice</u>	Sales	Av. Frice	<u>wea. Frice</u>	
C-1	4	263,300	282,500	102	221,353	185,750	_	-	-	
C-2	-	-	-	20	470,005	233,600	-	-	-	
C-3	-	-	-	11	384,500	318,500	-	-	-	
C-4	3	410,667	400,000	15	299,360	258,000	-	-	-	
C-6	1	197,500	197,500	1	248,000	248,000	-	-	-	
C-7	6	209,000	210,000	26	205,619	193,950	1	240,000	240,000	
C-8	3	284,218	317,155	64	205,815	183,000	-	· -	· -	
C-9	1	688,000	688,000	10	286,500	258,750	-	-	-	
C-10	4	239,125	219,000	17	254,389	233,000	-	-	-	
C-11	-	· -	· -	21	116,300	106,000	-	-	-	
C-12	4	318,625	319,450	3	417,000	409,900	-	-	-	
C-13	5	208,600	183,000	13	176,577	160,000	-	-	-	
C-14	7	264,757	273,000	48	209,881	209,500	-	-	-	
C-15	17	183,288	181,000	30	174.318	150,000	1	252,000	252,000	

		Attached/Row			Co-op Apartments			<b>Detached Condominiums</b>		
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	
C-1	11	265,591	266,500	_	_	-	-	-	_	
C-2	8	349,875	322,500	1	125,000	125,000	-	-	-	
C-3	-	· -	· -	1	115,000	115,000	-	-	-	
C-4	-	-	-	2	129,000	129,000	-	-	-	
C-6	-	-	-	-	-	-	-	-	-	
C-7	-	-	-	-	-	-	-	-	-	
C-8	8	299,188	279,350	-	-	-	-	-	-	
C-9	1	560,000	560,000	6	232,000	243,000	-	-	-	
C-10	1	278,000	278,000	-	-	-	-	-	-	
C-11	1	255,000	255,000	-	-	-	-	-	-	
C-12	-	-	-	-	-	-	-	-	-	
C-13	-	-	-	-	-	-	-	-	-	
C-14	-	-	-	-	-	-	-	-	-	
C-15	-	-	-	-	-	-	-	-	-	



### Single-Family North Breakdown May 2000

	s	Det	ached Houses Av. Price	Med. Price		<u>Sales</u>	Semi-D	etached Houses Av. Price	Med. Price
NI 4	<u>_</u>								
N-1 N-2		33 52	405,537 332,892	372,000 292,500		2 1		222,500 243,000	222,500 243,000
N-3 N-4		54 42	434,845	365,250		3 2		248,000	252,000
N-4 N-5		12	336,457 522,908	326,500 334,950		2		216,500 218,000	216,500 218,000
N-6		49	320,292	285,000		12		196,283	197,000
N-7 N-8		74 56	266,669 351,913	247,950 319,500		11 10		181,909 221,920	171,000 222,450
N-10		23	324,543	309,000		2 4		212,500	212,500
N-11 N-12		98 18	368,433 343,317	325,000 307,350		1		222,475 160,000	222,500 160,000
N-13		9	358,333	390,500		-		-	, -
N-14 N-15		21 24	530,857 242,252	390,000 219,000		-		-	-
N-16		15 87	265,560	255,000		-		124.000	124 000
N-17 N-18		67 19	173,977 201,595	176,000 197,000		2 5		134,000 153,340	134,000 146,500
N-19		30	227,143	204,000		3		142,500	146,000
N-20 N-21		9 9	262,544 178,500	229,500 166,000		-		-	-
N-22 N-23		16 31	163,213 173,558	154,500 174,500		-		-	-
N-24		15	132,060	126,000		-		- -	-
		ownhouse Condon			minium Apart			Link Houses	
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
N-1 N-2	15 8	231,390 229,938	195,000 226,000	21 20	201,790 231,725	186,000 204,750	3 5	262,167 242,360	280,000 240,000
N-3	10	218,050	230,000	42	173,916	173,500	3	251,000	260,000
N-4 N-5	-	-	-	2	144,500 -	144,500 -	-	-	-
N-6 N-7	7 5	214,971	162,000	1 1	225,000	225,000	2 2	222,000 184,750	222,000 184,750
N-8	4	163,600 195,225	164,000 195,500	1	139,000 210,500	139,000 210,500	-	-	-
N-10 N-11	- 17	204,047	212,000	- 5	261,500	260,000	46 22	240,465 230,148	243,500 225,500
N-12	-			-	-	-	1	210,000	210,000
N-13 N-14	-	<del>-</del>	<del>-</del> -	-	- -	-	-	-	-
N-15 N-16	-	-	-	-	-	-	2	185,000	- 185,000
N-17	1	211,000	211,000	-	-	-	1	155,000	155,000
N-18 N-19	2 2	132,250 134,500	132,250 134,500	- 1	96,700	96,700	5 3	161,680 160,333	163,000 165,000
N-20	-	-	-	-	-	-	-	-	-
N-21 N-22	-	-	-	-	-	-	-	-	-
N-23 N-24	- 1	92,000	92,000	-	-	-	-	<u>-</u>	-
11-24	'	•	92,000	_		_	_		
	<u>Sales</u>	Attached/Row <u>Av. Price</u>	Med. Price	Sales	Apartments Av. Price	Med. Price	Sales	tached Condomini Av. Price	ums <u>Med. Price</u>
N-1	2	245,950	245,950	-	-	-	-	-	-
N-2 N-3	4 11	278,500 220,200	294,000 219,000	-	-	-	-	-	-
N-4	10	244,470	235,000	-	-	-	-	-	-
N-5 N-6	2 11	192,500 200,045	192,500 199,000	-	-	-	-	-	-
N-7	8	184,050	184,000	-	-	-	-	-	-
N-8 N-10	14 -	205,407	202,500	- -	-	<del>-</del>	-	- -	-
N-11	5	295,800	211,000	-	-	-	-	-	-
N-12 N-13	-	-	-	-	-	-	-	-	-
N-14 N-15	-	-	-	-	-	-	-	-	-
N-16	1	171,000	171,000	-	- -	-	-	-	-
N-17 N-18	3	133,550	133,000	-	-	- -	-	- -	- -
N-19	2	130,000	130,000	-	-	-	-	-	-
N-20 N-21	-	-	-	-	-	- -	- -	-	-
N-22 N-23	2	117,500 123,450	117,500 123,450	-	-	-	=	-	-
N-23 N-24	-	123,430	123,430	-	-	-	-	-	-



#### Single-Family West Breakdown May 2000

					may 2000				
	S	Det <u>ales</u>	tached Houses Av. Price	Med. Price		<u>Sales</u>		tached Houses Av. Price	Med. Price
W-1 W-2		11 25	510,536 325,165	390,000 320,000		10 24		253,100 218,842	273,000 219,500
W-3 W-4		36 25	190,008 235,856	175,000 211,000		16 3		196,000 256,333	183,000 225,000
W-5 W-6		18 37	245,943 216,250	234,500 215,000		23 3		221,913 216,067	224,000 215,200
W-7 W-8		28 60	325,350 516,773	318,500 464,000		1 1		191,500 227,000	191,500 227,000
W-9 W-10		8 29	316,563 238,634	301,000 224,500		4 1		225,750 189,000	224,250 189,000
W-12 W-13		44 40	327,411 443,630	297,500 376,000		9 10		213,844 186,040	210,100 186,000
W-14 W-15		16 7	335,813 260,357	297,500 255,000		2 10		215,750 219,400	215,750 219,000
W-16 W-17		40	282,625	247,500		21		199,481	201,000
W-18 W-19		11 75	192,927 297,735	203,000 290,000		10 12		205,400 208,917	201,750 208,750
W-20 W-21		78 37	285,372 316,108	264,450 287,500		30 7		203,366 191,700	204,900 192,000
W-22 W-23		1 138	194,000 229,001	194,000 215,000		31		189,494	190,000
W-24 W-25 W-26		92 4	230,346 231,750	217,500 214,500		43		194,956	195,000
W-27 W-28		46 52	244,885 302,120	228,500 284,000		3 2		162,500 196,250	172,000 196,250
W-29	т.	30	224,907	212,500	A	8		141,475	140,700
	<u>Sales</u>	ownhouse Condon <u>Av. Price</u>	Med. Price	<u>Sales</u>	ominium Apart	Med. Price	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
W-1 W-2	-	-	-	15 3	194,553 269,167	165,000 280,000	-	-	-
W-3 W-4	2 9	189,950	189,950	5 20	119,800 110,645	114,000 111,950	-	-	-
W-5 W-6 W-7	9 - 1	136,889	134,000	42 23 1	101,623 254,822	101,750 221,000	-	-	-
W-8 W-9	4	324,000 198,625 289,000	324,000 194,500 289,000	30	127,000 178,103	127,000 155,950 89,000	-	-	-
W-10 W-12	9	146,000 191,333	140,000 180,000	25 52 11	127,570 118,807 135,909	117,500 135,000	1	224,000	224,000
W-13 W-14	27 26	146,748 150,987	143,000 159,425	6 15	146,208 138,413	124,625 118,500	3	241,000	229,000
W-15 W-16	20 24	160,730 191,100	160,450 188,750	86 9	139,192 149,056	137,450 143,500	6	222,667	224,500
W-17 W-18	9	132,700	136,500	6	112,667	112,500	-	-	-
W-19 W-20	33 50	181,473 170,680	187,000 158,500	26 10	154,660 118,200	131,000 125,750	2 2	223,500 209,500	223,500 209,500
W-21 W-22	3	164,667	169,000	2 1	136,500 127,000	136,500 127,000	1	185,000	185,000
W-23 W-24 W-25	30 38 3	159,118 138,597 186,833	163,750 135,000 218,000	13 35	154,877 116,900	153,500 110,000	3	190,333 193,000	188,000 193,000
W-26 W-27	- 8	136,000	136,750	4	163,075	173,700	2	178,750	178,750
W-28 W-29	4 3	180,500 113,333	173,750 114,000	-	-	-	2	157,500	157,500
	0-1	Attached/Row	Mad Dain		Apartments	Mad Delas		tached Condomi	
W-1	<u>Sales</u> 3	<u>Av. Price</u> 223,667	Med. Price 235,000	<u>Sales</u> -	Av. Price	Med. Price	<u>Sales</u> -	Av. Price	Med. Price
W-2 W-3	1 -	170,000	170,000	-	-	-	-	-	
W-4 W-5	3	224,967	225,000	-	-	-	-	-	-
W-6 W-7	1 1	221,800 447,000	221,800 447,000	1 1	79,500 77,000	79,500 77,000	-	-	-
W-8 W-9	1 -	376,000	376,000	1	93,000	93,000	-	-	-
W-10 W-12	1 1	206,900 167,000	206,900 167,000	-	, <u>-</u>	, <u>-</u> -	-	-	-
W-13 W-14	2	176,100	176,100	-	-	-	-	-	-
W-15 W-16	-	-	-	-	-	-	-	-	-
W-17 W-18	-	-	-	-	-	-	-	-	-
W-19 W-20	11 7	212,927 189,357	217,000 187,000	-	-	-	-	-	-
W-21 W-22	6	216,250	206,000	-	-	-	-	-	-
W-23 W-24	28 13	175,757 179,900	175,000 180,000	-	-	-	1	311,000	311,000
W-25 W-26	1	171,000	171,000	-	-	-	-	-	-
W-27 W-28	3 5	168,667 181,740	195,000 180,000	-	-	-	-	-	-
W-29	3	150,500	149,000	-	-	-	-	-	-



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 53,153,433	14,647 14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958 1959	7,968 9,559		128,163,813 158,821,137	16,085 16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962 1963	9,669 11,096	* Number of Sales	161,878,920 183,272,930	16,742 16,517	*Average Price
1964	13,895	(Single-Family Only)	241,218,500	17,370	(Single-Family Only)
1965	14,890	40.400	281,164,558	18,883	¢ 24 260
1966 1967	14,883 14,886	13,428 12,432	326,687,333 367,415,993	21,950 24,681	\$ 21,360 24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969 1970	15,817 13,076	12,493 10,498	473,422,285	29,931 30,141	28,929
1970	15,587	13,085	394,123,765 496,009,054	31,822	29,492 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 1978	24,335 24,778	20,512 21,184	1,630,809,263 1,707,519,316	67,015 68,913	64,559 67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981 1982	35,434 28,936	29,625 25,336	3,373,355,403 2,825,353,787	95,201 97,724	90,203 95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984 1985	36,206 51,514	31,905 45,509	3,845,980,469 5,957,686,711	106,225 115,652	102,318 109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988 1989	61,441 47,447	49,381 38,960	15,234,986,682 13,863,276,860	249,632 292,185	229,635 273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992 1993	49,113 46,561	41,703 38,990	10,705,964,103 9,885,955,838	217,986 212,323	214,971 206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995 1996	47,100 65,760	39,273 55,779	9,902,240,806 13,497,191,369	210,238 205,249	203,028 198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998	66,876	55,344	15,050,497,785	225,051	216,815
1999					
January	3,008	2,449	680,696,647	226,295	211,723
February March	5,294 7,088	4,393 5,795	1,205,185,389 1,659,424,731	227,651 234.117	221,354 227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June July	7,619 6,562	6,304 5,472	1,793,790,458 1,500,288,789	235,436 228.633	230,692 222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
September October	r 5,897 5,845	4,818 4,767	1,388,000,890 1,405,935,093	235,374 240,536	228,431 230,864
November		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
2000					
January	3,282	2,694	786,812,743	239,736	229,758
February March	5,668 7,455	4,731 6,133	1,430,128,309 1,873,828,920	252,316 251,352	245,134 245,553
April	7,163	5,996	1,799,071,711	251,162	247,303
May	7,118	5,892	1,788,083,289	251,206	247,014
Total	30,686	25,446	7,677,924,972	250,209	244,554

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



