For Further Information: 443-8152

January, 1999

Demand for housing keeps inventory tight

TORONTO - Tuesday, February 2, 1999 — TREB Members reported 2,449 sales of single-family dwellings last month, down 25 per cent from the 3,272 recorded in December, and down 18 per cent from the 3,006 recorded in January of 1998, announced Toronto Real Estate Board (TREB) President Bill Palander.

"The numbers reflect the fact that we were hit with the biggest snowstorm in a hundred years," says TREB President Bill Palander. "The city came to a virtual stand-still for a period of weeks and so it is not surprising to see the volume down."

At \$211,723, prices are down about 2 per cent from the \$215,131 recorded in December of 1998. However, this is up nearly 3 per cent from the \$206,209 of last January. At \$185,000 the median price is unchanged from December. It is up about 2 per cent from the \$182,000 recorded last January.

"We are doing well in relation to last year" says Palander. "We are still anticipating a positive real estate market owing to low interest rates and a demand for housing by move-up buyers.

The total Active Listings in January were

15,045. This is down about 2 per cent from the 15,321 recorded in December, and down 7 per cent from the 16,203 recorded in January of last year.

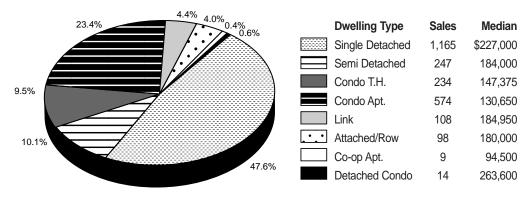
"The demand for housing is high and this is keeping the supply of inventory tight," explained Palander in reference to decreases in Active Listings.

TREB's 2,449 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$518,511,095, and averaged \$211,723. The median price was \$185,000.

Breaking down the total, 943 sales were reported in TREB's 28 West districts and averaged \$199,386; 350 sales were reported in the 14 Central districts and averaged \$284,010; 472 sales were reported in the 23 North districts and averaged \$244,394; and 684 sales were reported in TREB's 21 East districts and averaged \$169,199.

In addition to the sales of single-family dwellings, TREB Members reported 559 sales of properties of other types (P.O.T.) during January, moving the total to 3,008. The dollar volume for properties of all types (P.A.T.) was \$680,696,647, and the average price was \$226,295.

Single-Family Residential Breakdown



Housing Market Indicators

	January 1998	January 1999	% Change
Sales*	3,006	2,449	(-18%)
New Listings*	6,913	5,507	(-20%)
Active Listings**	16,203	15,045	(-7%)

^{*} Single-Family Dwellings Only

	2000													
	0	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
						1/4		V						d
ı				Νu	ımb	er of	New	/ ML	S Li	sting	ıs			
	25000	ŀ												
	20000	-												
7	15000	-												
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	5000													
	0	_			Ans		la conse	Links		_		Maria	D	' .
/		Jan	Feb	iviar	Api	мау	June	July	Aug	Sep	Oct	NOV	Dec	
		Jan	Feb	Mar	Api	Мау	June	July	Aug	Sep	Oct	Nov	Dec	
		Jan	Feb				Activ					Nov	7	
	30000	Jan	Feb									Nov	1	
	30000 25000	- -	Feb									Nov	7	
		- -	Feb									Nov	1	
	25000	- -	Feb									Nov	Dec 1	
	25000 20000	- -	Feb									Nov	Dec	
	25000 20000 15000	- -	Feb									Nov	Dec	
	25000 20000 15000 10000	-		Nur	mbe	rof	Activ	re Mi	LSL	istin	gs	Nov		

Number of MLS Sales

7000

6000

5000

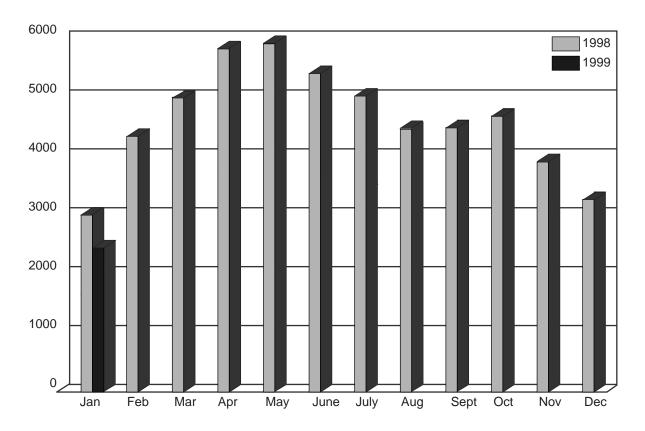
4000

3000

S.F.D

^{**} Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — January

Price Range			<u>Tota</u>	Total S.F.D. Condo Apt.		Cor	Condo T.H.	
Up	to	\$90,000	111	(4.5)	77	(13.4)	16	(6.8)
90,001	to	110,000	122	(5.0)	84	(14.6)	15	(6.4)
110,001	to	120,000	97	(4.0)	56	(9.7)	14	(6.0)
120,001	to	130,000	146	(6.0)	69	(12.0)	24	(10.3)
130,001	to	140,000	131	(5.4)	55	(9.6)	30	(12.8)
140,001	to	150,000	109	(4.5)	36	(6.3)	23	(9.8)
150,001	to	160,000	152	(6.2)	32	(5.6)	31	(13.3)
160,001	to	170,000	138	(5.6)	26	(4.5)	26	(11.1)
170,001	to	180,000	148	(6.0)	23	(4.0)	9	(3.9)
180,001	to	190,000	177	(7.2)	24	(4.2)	16	(6.8)
190,001	to	200,000	113	(4.6)	12	(2.1)	9	(3.9)
200,001	to	225,000	248	(10.1)	19	(3.3)	11	(4.7)
225,001	to	250,000	208	(8.5)	15	(2.6)	1	(0.4)
250,001	to	300,000	266	(10.9)	20	(3.5)	6	(2.6)
300,001	to	400,000	141	(5.8)	16	(2.8)	2	(8.0)
400,001	to	500,000	65	(2.6)	5	(0.9)	_	(—)
500,001	to	750,000	59	(2.4)	5	(0.9)	1	(0.4)
750,000	to	1,000,000	13	(0.5)	_	(—)	_	(—)
1,000,001	to	1,500,000	3	(0.1)	_	(—)	_	(—)
Over		1,500,000	2	(0.1)	_	(—)	_	(—)
TOTAL			2,449	100.0	574*	100.0	234**	100.0

^{* 574} condominium apartments sold for \$86,015,929, averaging \$149,853

^{** 234} condominium townhouses sold for \$35,768,380, averaging \$152,856.

Single-Family Residential January 1999

<u>Area</u>	Listed	Re-runs	<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-15 E-16 E-17 E-18 E-19 E-19 E-20 E-21	109 95 189 71 186 73 149 144 104 86 137 39 192 187 175 344 175 16 24 32 51	37 46 84 26 91 40 68 52 41 45 64 14 82 82 76 135 76 6 7	30 22 52 35 56 18 39 34 27 11 43 12 42 46 50 92 52 1 4 8	\$5,213,400 5,054,997 8,257,460 4,968,377 10,050,810 3,427,100 6,570,700 7,083,750 4,231,200 2,385,000 6,496,800 1,888,300 8,134,200 8,473,700 9,263,800 11,635,600 8,387,090 200,000 687,900 1,515,400 1,806,400	\$173,780 229,773 158,797 141,954 179,479 190,394 168,479 208,346 156,711 216,818 151,088 157,358 193,671 184,211 185,276 126,474 161,290 200,000 171,975 189,425 180,640	\$159,950 198,500 157,600 130,900 179,500 176,250 175,000 169,950 159,000 215,000 159,900 168,500 189,700 183,750 175,000 126,450 147,750 200,000 181,950 203,000 182,750
Total	2,578	1,105	684	\$115,731,984	\$169,199	\$162,340
<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-17 W-18 W-19 W-20 W-21 W-22 W-23 W-24 W-25 W-26 W-27 W-28	60 69 118 110 164 109 54 150 75 183 134 143 119 217 145 3 54 265 351 71 6 337 278 22 1 113 120	27 34 63 49 68 45 30 74 31 90 70 61 58 93 56 3 15 122 169 35 3 138 98 3	18 15 28 33 32 26 16 33 20 50 45 29 26 59 42 - 8 59 101 16 2 108 97 3 1 40 21	\$4,349,600 3,753,900 4,528,900 5,169,800 4,695,000 5,381,500 3,601,025 10,166,500 2,925,300 7,630,410 10,432,000 6,842,900 4,579,850 7,964,000 10,265,830 	\$241,644 250,260 161,746 156,661 146,719 206,981 225,064 308,076 146,265 152,608 231,822 235,962 176,148 134,983 244,425 - 133,250 219,592 222,038 259,016 213,200 195,077 176,494 237,333 245,000 194,493 273,607	\$232,500 245,000 161,500 138,500 130,000 179,750 228,250 257,300 93,500 138,500 202,000 195,000 195,000 194,000 115,000 210,000 245,375 213,200 185,000 170,000 172,000 245,000 172,000 245,000
W-29 Total	54 3,524	19 1,545	15 943	2,045,850 \$188,021,434	136,390 \$199,386	130,000 \$182,000

January 1999 continued

<u>Area</u>	Listed	Re-runs	<u>Sales</u>	<u>Dollar Volume</u>	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 C-15	216 126 100 161 44 126 150 62 107 35 91 69 170 199	96 73 56 87 24 68 60 38 63 16 52 39 83 100	57 16 16 28 10 24 46 10 26 19 6 17 33 42	\$12,698,700 3,729,799 6,682,600 12,285,650 2,888,900 6,427,800 8,394,310 4,542,000 9,704,849 5,439,700 4,865,000 3,586,000 9,223,990 8,934,200	\$222,784 233,112 417,663 438,773 288,890 267,825 182,485 454,200 373,263 286,300 810,833 210,941 279,515 212,719	\$195,000 219,999 380,000 393,750 300,000 242,500 162,450 385,000 312,624 207,000 712,500 200,000 227,800 166,900
Total	1,656	855	350	\$99,403,498	\$284,010	\$221,500
<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	144 182 315 146 47 192 170 247 97 320 46 36 57 52 53 169 67 80 11 11 22 74	74 94 185 72 22 127 80 143 42 174 22 20 32 25 35 68 27 29 2 1 8 26 24	30 40 54 32 6 28 45 36 33 43 6 3 8 13 16 26 16 14 -	\$6,915,450 13,201,100 14,547,600 8,641,500 2,109,500 6,755,300 10,156,170 9,109,000 7,364,050 12,510,900 1,494,655 1,058,000 2,609,500 3,258,000 3,615,750 3,885,900 2,719,604 2,402,400	\$230,515 330,028 269,400 270,047 351,583 241,261 225,693 253,028 223,153 290,951 249,109 352,667 326,188 250,615 225,984 149,458 169,975 171,600	\$195,500 235,500 214,000 263,000 266,000 204,950 217,000 245,250 224,250 260,000 231,500 315,000 302,500 245,000 171,500 165,500
Total	2,586	1,332	472	\$115,354,179	\$244,394	\$217,000
Grand Total	10,344	4,837	2,449	\$518,511,095	\$211,723	\$185,000

Listed includes Reruns: East (1,105-43%) West (1,545-44%) Central (855-52%) North (1,332-51%)

^{*} Sales to Listings Ratio (SFD only): 23.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	54	97%
WEST	54	96%
CENTRAL	62	96%
NORTH	61	97%
TOTAL	56	97%

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

Single-Family East Breakdown January 1999

	<u>S</u>	Det ales	ached Houses <u>Av. Price</u>	Med. Pri	i <u>ce</u>	<u>Sales</u>		etached Houses Av. Price	Med. Price
E-1 E-2 E-3 E-4 E-5 E-6 E-7		8 199,563 4 223,300 21 208,622 12 199,319 16 226,981 14 196,850 11 224,673		221,750 210,000 204,163 225,000 182,700 222,000	190,750 221,750 210,000 204,163 225,000 182,700 222,000			166,288 230,870 183,263 157,333 203,733 235,000 186,000	159,900 197,000 176,250 162,000 195,000 235,000 186,000
E-8 E-9		18 11	285,739 189,545	213,700 190,000)	2		158,000	158,000
E-10 E-11 E-12 E-13 E-14		10 11 7 24 36	224,700 204,973 179,771 222,621 198,842	216,250 181,000 181,900 212,450 195,000)))	5 2 3		170,800 163,450 159,167	170,000 163,450 161,000
E-15 E-16 E-17 E-18		33 55 22 1	200,861 135,087 200,168 200,000	188,000 134,000 169,495 200,000) 5)	1 18 2 -		116,000 122,728 117,700	116,000 122,250 117,700
E-19 E-20 E-21		2 8 10	182,950 189,425 180,640	182,950 203,000 182,750)	-		- - -	-
	To Sales	wnhouse Condo <u>Av. Price</u>	•	•	ninium Apar Av. Price	tments Med. Price	Sales	Link Houses Av. Price	Med. Price
E-1	2	109,000	109,000	-	-	-	<u>-</u>	-	-
E-2 E-3	- 1	136,800	136,800	- 21	97,500	96,000	-	-	-
E-4 E-5	3 7	164,800 155,911	150,000 155,000	17 25	94,715 148,791	90,000 135,000	- 4	204,688	206,500
E-6 E-7	2	184,500	184,500	3 19	145,400 127,147	132,000 124,500	3	195,000	199,000
E-8 E-9	1 4	155,000 111,350	155,000 108,700	15 10	119,030 138,480	107,000 132,300	-	-	-
E-10 E-11	1 4	138,000 135,500	138,000 135,500	16	- 101,725	96,750	4	177,500	178,000
E-12 E-13 E-14 E-15 E-16 E-17	3 6 3 3 10 3	101,000 138,983 136,167 125,333 76,280 117,167	95,000 144,500 144,000 130,000 73,250 111,500	3 3 3 7 2	138,133 110,667 161,500 138,557 96,750	137,000 103,500 162,000 103,500 96,750	3 1 7 2 18	180,500 174,900 169,429 132,000 143,694	178,500 174,900 170,000 132,000 141,750
E-18 E-19	-	-	-	-	-	-	1	185,000	- 185,000
E-20 E-21	-	-	-	-	-	-	-	-	-
	Sales	Attached/Row Av. Price	Med. Price	Co-c Sales	op Apartmen Av. Price	ts <u>Med. Price</u>	De Sales	etached Condom Av. Price	iniums <u>Med. Price</u>
E-1	3	190,667	230,000	<u>oales</u>	AV. T TICE	illed. I Tice	<u>oales</u>	<u>AV. 1 1100</u>	inica. i rice
E-2 E-3	1	237,000 226,000	237,000 226,000	-	-	-	-	-	-
E-4 E-5	- 1	178,000	178,000	-	-	-	-	-	-
E-6 E-7	2	178,750	178,750	-	-	-	-	-	-
E-8 E-9	-	-	-	-	-	-	-	-	-
E-10 E-11	- 2	- 164,750	- 164,750	-	-	-	- 1	179,000	179,000
E-12 E-13	3	174,667	169,500	-	-	-	-	-	-
E-14 E-15	1	152,000 157,633	152,000 156,900	-	-	-	2	124,000	124,000
E-16 E-17	5	123,300	127,500	-	-	-	-	-	-
E-18 E-19	1	137,000	137,000	-	-	-	-		-
E-20 E-21	-	-	-	-	-	-	-	-	-

Single-Family Central Breakdown January 1999

	<u>s</u>	Det ales	ached Houses <u>Av. Price</u>	Med. Pr	<u>ice</u>	<u>Sales</u>		etached Houses <u>Av. Price</u>	Med. Price
C-1 C-2 C-3 C-4 C-6		1 2 8 21 8	204,000 378,500 514,025 481,071 319,250	204,000 378,500 430,000 425,000 314,500)))	4 2 1 3		288,000 152,500 227,000 505,167	301,750 152,500 227,000 387,500
C-7 C-8 C-9 C-10 C-11 C-12		11 1 2 12 8 5	335,045 175,000 562,500 513,104 489,875 919,000	261,500 175,000 562,500 465,050 503,000 910,000)))	3 2 8 2		228,367 945,000 308,025 241,500	257,500 945,000 284,750 241,500
C-13 C-14		3 12	326,000 406,525	345,000 431,500)	6		211,667	218,500
C-15		9	394,511	340,000		5		201,400	195,000
	To <u>Sales</u>	ownhouse Condo <u>Av. Price</u>	ominiums <u>Med. Price</u>	Condoi <u>Sales</u>	minium Apar Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses Av. Price	Med. Price
C-1 C-2	2	214,500	214,500	48 12	216,600 222,317	183,600 219,999	-	-	-
C-3	-	-	-	5	391,680	285,000	-	-	-
C-4 C-6	-	-	-	3 2	203,883 167,450	185,000 167,450	-	-	-
C-7 C-8	2 2	249,500 165,500	249,500 165,500	10 37	204,030 171,600	177,000 145,000	-	-	-
C-9	-	-	-	2	277,500	277,500	-	-	-
C-10 C-11	1 1	190,000 102,000	190,000 102,000	5 8	178,680 116,963	157,000 127,500	-	-	-
C-12	1	270,000	270,000	-	· -	· -	-	-	-
C-13 C-14	2	169,500 240,667	169,500 225,000	6 17	166,500 196,099	145,250 181,000	-	-	-
C-15	15	174,153	160,000	13	135,715	132,000	-	-	-
		Attached/Row		Co-c	op Apartmen	ts	D	etached Condom	iniums
	<u>Sales</u>	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	2	258,450	258,450	-	-	-	-	-	-
C-2 C-3	1	243,000	243,000	- 1	142.000	142.000	-	-	-
C-4	-			1	56,000	56,000	-	-	-
C-6 C-7	1	203,000	203,000	-	-	-	-	-	-
C-8	3	284,667	290,000	-		-	-	-	-
C-9 C-10	1	370,000	370,000	3	200,667	167,000	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12 C-13	-	-	-	-	-	-	-	-	-
C-14	1	290,000	290,000	-	-	-	-	-	-
C-15	-	-	-	-	-	-	-	-	-

Single-Family North Breakdown January 1999

				Ja	nuary 1999				
	<u>s</u>	Deta ales	ached Houses Av. Price	Med. Price	<u>e</u>	<u>Sales</u>	Semi-D	etached Houses Av. Price	Med. Price
N-1 N-2		8 18	338,250 485,903	291,500 314,500		3 2		230,333 229,000	197,000 229,000
N-3 N-4 N-5		27 22 6	376,181 319,241 351.583	346,000 290,000 266,000		1		243,000	243,000
N-6 N-7		16 30	270,213 259,274	241,500 247,250		5 4		169,780 189,125	155,000 195,500
N-8 N-10		20 6	298,555 283,967	288,500 282,500		4 1		213,350 180,000	211,450 180,000
N-11 N-12		29 6	320,290 249,109	282,300 231,500		2 -		238,000	238,000
N-13 N-14		3 8	352,667 326,188	315,000 302,500		-		- -	-
N-15 N-16		13 16	250,615 225,984	245,000 212,500				- -	-
N-17 N-18		25 8	150,876 181,988	156,000 178,000		2		142,500	142,500
N-19 N-20		9	191,778 -	178,000		1 -		129,900	129,900
N-21 N-22 N-23		7 11	156,257 126,591	150,000 120,000		-		- - -	-
N-24		5	102,700	96,000		-		-	-
	Tow <u>Sales</u>	nhouse Condomir <u>Av. Price</u>	niums <u>Med. Price</u>	Condo <u>Sales</u>	ominium Apar Av. Price	tments <u>Med. Price</u>	<u>Sales</u>	Link Houses <u>Av. Price</u>	Med. Price
N-1 N-2	6 3	164,958 200,333	160,000 197,000	11 9	182,700 185,578	176,000 185,200	1 6	267,000 201,608	267,000 196,500
N-3 N-4 N-5	6	184,667 -	165,500 -	18 5	148,206 112,840	156,000 121,000	2	214,000	214,000
N-6 N-7	2 6	360,000 142,758	360,000 151,125	1	134,000 129,000	134,000 129,000	1	200,000	200,000
N-8 N-10	1	222,500	222,500	2	158,500	158,500	1 26	225,000 210,779	225,000 216,600
N-11 N-12	3	180,667	188,000	3	275,333	200,000	5	224,300	219,000
N-13 N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16 N-17	-	-	-	1	114,000	114,000	-	-	-
N-18 N-19	1 1	128,500 112.000	128,500 112.000	-	-	-	5 3	170,041 144,833	178,415 147,000
N-20	-	-	-	-	-	-	-	144,033	147,000
N-21 N-22	-	-	-	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	-	-	-	-		-			
	<u>Sales</u>	Attached/Row Av. Price	Med. Price	Co-op <u>Sales</u>	Apartments Av. Price	Med. Price	Sales	etached Condomin <u>Av. Price</u>	Med. Price
N-1 N-2	1 2	252,000 258,000	252,000 258,000	-	-	-	-	-	-
N-3	1	187,000	187,000	-	-	-	-	-	-
N-4 N-5	4	202,750	207,250	-	-	-	-	-	-
N-6 N-7	3 4	176,333 158,975	177,000 162,700	-	-	-	-	-	-
N-8	8	190,000	186,000	-	-	-	-	-	-
N-9 N-11	- 1	257,000	257,000	-	-	-	-	-	-
N-12	-	-	-	-	-	-	-	-	-
N-13 N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16 N-17	-	-	-	-	-	-	-	-	-
N-18	-	-	-	-	-	-	-	-	-
N-19 N-20	-	-	-	-	-	-	-	-	-
N-21 N-22	-	-	-	-	-	-	-	-	-
N-22 N-23	-	-	-	-	-	-	-	-	-

Single-Family West Breakdown January 1999

				Ja	ilualy 1999				
W-1 W-2 W-3 W-4 W-5	<u>S</u>	ales 6 10 16 13 5	303,083 263,190 175,031 195,462 230,900	Med. Price 286,500 279,500 173,950 171,500 215,500		Sales 5 7 2 7		etached Houses Av. Price 238,980 224,400 157,700 195,000 217,857	Med. Price 235,000 238,000 149,900 195,000 230,000
W-6 W-7 W-8 W-9 W-10 W-12 W-13 W-14		12 12 20 4 18 24 13 6	180,050 247,835 380,190 329,500 213,451 312,313 340,423 269,600	175,500 243,750 291,000 298,000 207,250 282,500 297,000 257,550		1 1 2 1 1 4		170,000 185,000 170,500 190,000 202,000 177,150	170,000 185,000 170,500 190,000 202,000 184,000
W-15 W-16 W-17		3 16	223,333 350,302	223,000 277,750		3 8		190,167 189,325	188,500 187,750
W-18 W-19 W-20 W-21 W-22		1 28 51 13 2	192,000 280,296 273,584 269,635 213,200	192,000 277,500 246,000 273,000 213,200		2 5 14 1		183,250 202,000 186,214 187,000	183,250 207,000 186,250 187,000
W-23 W-24 W-25		71 33 2	213,841 201,476 298,500	209,000 209,000 298,500		13 12 -		163,877 182,492	168,000 182,000
W-26 W-27 W-28 W-29		1 32 18 5	245,000 210,150 291,208 155,690	245,000 198,750 279,500 155,000		- 1 - 7		143,500 - 130,343	143,500 128,000
VV-23	т.		*			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		•	120,000
	Sales	wnhouse Condor Av. Price	Med. Price	Sales	ominium Apar Av. Price	Med. Price	Sales	Link Houses Av. Price	Med. Price
W-1	<u>oaies</u>	AV. 1 1100	-	4	196,300	187,600	<u>oaics</u>	<u> </u>	<u> </u>
W-2	_	-	-		-	-	-	-	-
W-3	-	-	-	5	124,900	157,000	-	-	-
W-4	1	138,500	138,500	14	105,093	107,000	-	-	-
W-5 W-6	6	131,250	137,500	14 11	87,714 269,091	74,500 280,000	-	-	-
W-7	-	-	-	-	209,091	200,000	-	-	
W-8	4	174,750	164,500	8	209,838	137,950	-	-	-
W-9	-	- · · · · · · · · · · · · · ·	· · · · · · · · · · · · ·	14	90,450	81,000	-	-	-
W-10	7	137,071	135,000	23	107,709	100,000	-	-	-
W-12 W-13	3	149,000 134,978	148,000 140,000	16	130,906 164,667	134,250 203,000	-	-	-
W-14	9	120,417	91,500	3 9	129,639	129,000	5	214,600	200,000
W-15	8	152,000	153,250	45	122,389	123,000	-		-
W-16	9	166,667	154,000	4	173,750	159,000	3	195,467	198,000
W-17	-	445.000	445.000	-	-	-	-	-	-
W-18 W-19	2 9	115,000 168,111	115,000 174,000	3 13	92,500 138,981	92,500 132,000	-	-	-
W-19 W-20	28	170,179	160,000	4	91,250	93,500	1	200.000	200,000
W-21	1	167,000	167,000	-	-	-	-	200,000	200,000
W-22	-	-	-	-	-	-	-	-	-
W-23	8	150,750	158,000	3	126,833	130,000	4	188,800	178,500
W-24	16	130,463	125,000	16	114,944	119,000	1	187,000	187,000
W-25 W-26	1	115,000	115,000	-	-	-	-	-	-
W-27	4	127,850	125,950	2	102,250	102,250	-	-	-
W-28 W-29	- 1	88,500	- 88,500	-	-	-	- 1	136,500	136,500
VV-29	1	Attached/Row	66,500	- Co on	Apartments	-	, D	etached Condomi	
	Sales	Attached/Row Av. Price	Med. Price	Sales	Av. Price	Med. Price	<u>Sales</u>	Av. Price	Med. Price
W-1	3	183,667	200,000	-	-	-	-	-	
W-2	-	-	200,000	-	-	-	-	-	_
W-3	-		-	-	-	-	-	-	-
W-4 W-5	3	209,667	210,000	-	-	-	-	-	-
W-6	1	125,900	125,900	2	67,500	67,500	-	-	-
W-7	1	275,000	275,000	2	91,000	91,000	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9 W-10	- 1	161,500	161,500	-	-	-	-	-	-
W-10	1	193,000	193,000	-	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15 W-16	2	192 500	192 500	-	-	-	-	-	-
W-17	-	182,500	182,500	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	4	194,475	192,950	-	-	-	-	-	-
W-20 W-21	3	178,667	176,000	-	-	-	-	-	-
W-21 W-22	-	285,000	285,000	-	-	-	-	-	-
W-23	9	157,056	156,500	-	-	-	-	-	-
W-24	8	157,063	160,500	-	-	-	11	264,666	265,000
W-25	-	-	-	-	-	-	-	-	-
W-26 W-27	1	195,500	195,500	-	-	-	-	-	-
W-28	3	168,000	166,000	-	-	-	-	-	-
W-29	ĭ	130,000	130,000	-	-	-	-	-	-

Year	* Number of Sales (Property of all types))	* Dollar Volume (Property of all types)	* Average Price (Property of all type	es)
1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963	2,699 3,061 3,555 4,885 5,916 7,968 9,559 9,298 9,264 9,669 11,096	* Number of Sales	\$ 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	\$ 14,424 14,647 14,952 15,043 15,732 16,085 16,615 16,329 16,334 16,742 16,517	*Average Price
1964 1965 1966 1967 1968 1969 1970	13,895 14,890 14,883 14,886 15,570 15,817 13,076	(Single-Family Only) 13,428 12,432 12,245 12,493 10,498	241,218,500 281,164,558 326,687,333 367,415,993 430,301,604 473,422,285 394,123,765	17,370 18,883 21,950 24,681 27,637 29,931 30,141	\$ 21,360 24,078 26,732 28,929 29,492
1971 1972 1973 1974 1975 1976 1977 1978 1979 1980	15,587 17,037 19,561 20,680 26,088 22,575 24,335 24,778 27,060 30,977	13,085 14,613 16,335 17,318 22,020 19,025 20,512 21,184 23,466 26,017	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	31,822 34,078 44,105 56,121 58,180 62,805 67,015 68,913 73,992 80,023	30,426 32,513 40,605 52,806 57,581 61,389 64,559 67,333 70,830 75,694
1981 1982 1983 1984 1985 1986 1987 1988 1988 1989 1990	35,434 28,936 34,896 36,206 51,514 54,815 51,149 61,441 47,447 31,652 44,510	29,625 25,336 30,046 31,905 45,509 52,919 43,475 49,381 38,960 26,779 38,144	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	95,201 97,724 105,115 106,225 115,652 149,503 201,120 249,632 292,185 261,094 238,285	90,203 95,496 101,626 102,318 109,094 138,925 189,105 229,635 273,698 255,020 234,313
1992 1993 1994 1995 1996 1997	49,113 46,561 52,796 47,100 65,760 69,530	41,703 38,990 44,237 39,273 55,779 58,014	10,705,964,103 9,885,955,838 11,516,814,224 9,902,240,806 13,497,191,369 15,334,247,984	217,986 212,323 218,138 210,238 205,249 220,541	214,971 206,490 208,921 203,028 198,150 211,307
1998 January February March April May June July August Septembe October November December	5,681 4,853	3,006 4,341 5,005 5,825 5,912 5,410 5,026 4,462 4,492 4,688 3,905 3,272	769,557,270 1,158,307,291 1,372,946,908 1,601,125,236 1,627,867,532 1,515,114,077 1,329,234,855 1,237,545,608 1,187,538,665 1,274,397,550 1,076,535,860 900,326,933	214,780 222,923 227,008 230,245 229,795 233,670 218,480 229,600 218,740 224,326 221,829 220,129	206,209 214,577 221,564 222,194 222,148 225,323 210,459 208,617 213,917 217,908 214,465 215,131
Total	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

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

