

May 2011

Sales and Price Increase in May

TORONTO - June 3, 2011

Greater Toronto REALTORS® reported 10,046 sales in May 2011 – up six per cent compared to May 2010. This result was the second best on record for May under the current Toronto Real Estate Board service area. The number of new listings in May, at 16,076, was down 15 per cent compared to last year.

“Positive economic news and low borrowing costs led to strong sales through the first five months of the year, including the increase in May,” said Toronto Real Estate Board President Bill Johnston. “At the same time, the market has become much tighter compared to last year, due to a substantial dip in new listings.”

Homes were on the market for an average of 23 days and sold for an average price of \$485,520 – up nine per cent compared to

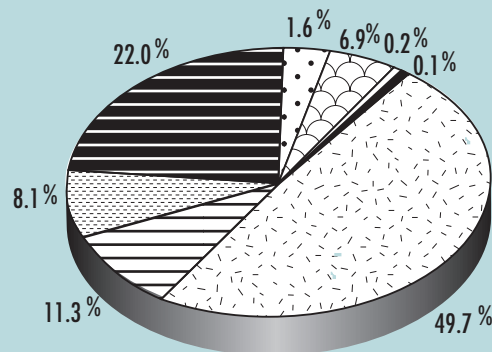
\$446,593 in May 2010. The strongest rate of price growth was experienced for single-detached homes sold in the City of Toronto.

“We have seen clear-cut seller’s market conditions emerge over the past two to three months,” explained Jason Mercer, TREB’s Senior Manager of Market Analysis. “The robust price appreciation that we have seen will hopefully prompt more households to list, resulting in a more balanced market later this year,” continued Mercer.

Median Price

In May, the median price was \$400,000, from the \$376,750 recorded during May of 2010.

SINGLE FAMILY RESIDENTIAL BREAKDOWN



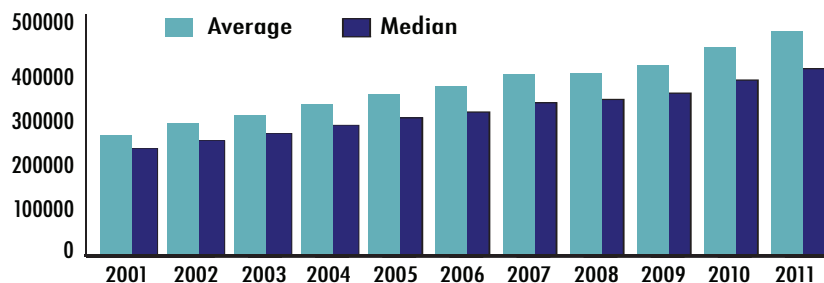
Dwelling Type	Sales	%	Median
Detached	4,993	99	\$505,000
Semi-Detached	1,132	100	\$395,000
Condo Townhouse	810	99	\$305,000
Condo Apt	2,215	98	\$303,000
Link	163	101	\$402,000
Att/Row/Twnhouse	697	100	\$380,000
Co-op Apt	24	99	\$211,000
Det Condo	12	99	\$335,000

Housing Market Indicators

	May 2010	May 2011	%Change
Sales	9,470	10,046	(6%)
New Listings	18,940	16,076	(-15%)
Active Listings*	25,414	18,481	(-27%)
Days on Market	22	23	(5%)

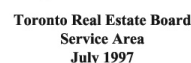
* All figures for single-family dwellings.

Annual Average and Median Price



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Price Category Breakdown - May 2011

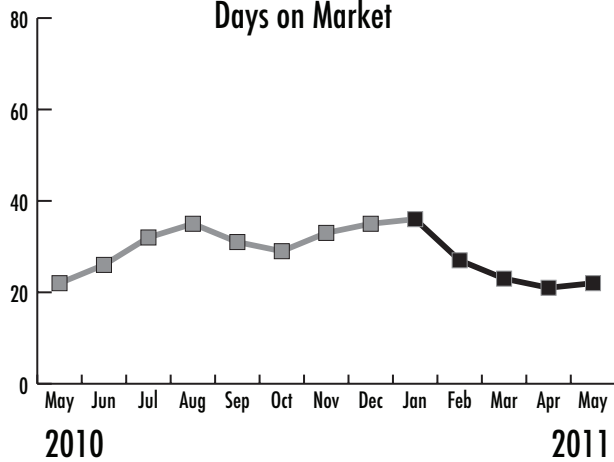
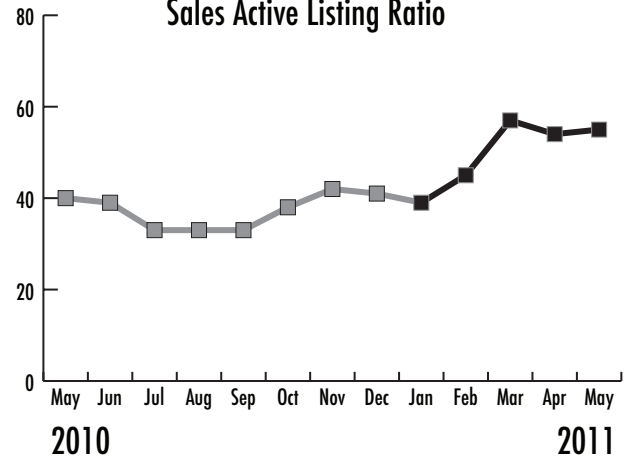
Price Range		Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
-	\$90,000	21	0.2	17	0.8	1	0.1
\$90,001	\$100,000	13	0.1	8	0.4	3	0.4
\$100,001	\$110,000	12	0.1	8	0.4	2	0.2
\$110,001	\$120,000	27	0.3	15	0.7	6	0.7
\$120,001	\$130,000	20	0.2	16	0.7	2	0.2
\$130,001	\$140,000	34	0.3	23	1.0	6	0.7
\$140,001	\$150,000	53	0.5	38	1.7	7	0.9
\$150,001	\$160,000	53	0.5	36	1.6	7	0.9
\$160,001	\$170,000	77	0.8	47	2.1	13	1.6
\$170,001	\$180,000	85	0.8	50	2.3	14	1.7
\$180,001	\$190,000	99	1.0	57	2.6	17	2.1
\$190,001	\$200,000	98	1.0	48	2.2	18	2.2
\$200,001	\$225,000	329	3.3	155	7.0	64	7.9
\$225,001	\$250,000	421	4.2	185	8.4	72	8.9
\$250,001	\$300,000	1,042	10.4	395	17.8	163	20.1
\$300,001	\$400,000	2,654	26.4	677	30.6	302	37.3
\$400,001	\$500,000	1,848	18.4	236	10.7	68	8.4
\$500,001	\$750,000	2,035	20.3	153	6.9	35	4.3
\$750,001	\$1,000,000	606	6.0	25	1.1	7	0.9
\$1,000,001	\$1,500,000	334	3.3	16	0.7	3	0.4
\$1,500,001	-	185	1.8	10	0.5	-	-
Total:		10,046	100	2,215	100	810	100

Current Month: May 2011

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	123	164	110	\$63,250,356	\$575,003	\$537,450	14	103
E02	113	180	104	\$64,956,642	\$624,583	\$550,000	12	103
E03	206	242	155	\$69,391,884	\$447,690	\$435,000	17	102
E04	194	173	88	\$29,288,788	\$332,827	\$345,000	18	99
E05	137	167	134	\$46,749,440	\$348,876	\$305,400	15	101
E06	105	125	59	\$27,567,525	\$467,246	\$405,000	17	100
E07	136	156	122	\$46,223,242	\$378,879	\$390,250	21	100
E08	192	172	92	\$32,938,438	\$358,027	\$356,500	21	99
E09	257	234	125	\$35,819,270	\$286,554	\$277,000	24	98
E10	95	108	65	\$26,032,286	\$400,497	\$396,500	20	100
E11	244	189	88	\$27,569,088	\$313,285	\$313,300	21	99
E12	48	38	23	\$8,585,000	\$373,261	\$317,500	16	99
E13	172	193	136	\$50,675,104	\$372,611	\$348,450	20	99
E14	374	348	178	\$61,075,450	\$343,121	\$325,500	21	98
E15	288	285	199	\$68,701,461	\$345,233	\$332,000	25	98
E16	608	435	271	\$65,484,070	\$241,639	\$234,000	32	98
E17	279	222	128	\$33,777,250	\$263,885	\$255,000	28	98
E18	27	17	4	\$3,005,000	\$751,250	\$585,000	37	99
E19	95	68	46	\$18,905,800	\$410,996	\$361,000	23	97
E20	124	60	23	\$7,531,890	\$327,473	\$295,000	37	97
E21	147	62	32	\$10,958,400	\$342,450	\$340,000	47	98
TOTAL	3,964	3,638	2,182	\$798,486,384	\$365,942	\$335,000	22	99

Year-to-Date: May 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	670	405	\$222,001,297	\$548,151	\$525,000	14	103
E02	646	380	\$238,556,500	\$627,780	\$545,500	14	102
E03	930	553	\$246,796,073	\$446,286	\$430,000	19	101
E04	678	386	\$122,437,097	\$317,195	\$345,000	21	99
E05	666	436	\$154,610,886	\$354,612	\$317,750	18	101
E06	475	273	\$123,375,355	\$451,924	\$400,000	21	100
E07	611	389	\$147,764,365	\$379,857	\$381,500	19	100
E08	627	368	\$126,258,990	\$343,095	\$340,000	30	98
E09	867	504	\$143,055,231	\$283,840	\$269,500	28	98
E10	376	227	\$91,304,613	\$402,223	\$403,000	21	99
E11	750	387	\$114,194,434	\$295,076	\$285,000	29	98
E12	164	91	\$31,503,955	\$346,197	\$316,500	22	99
E13	720	465	\$168,214,904	\$361,752	\$344,000	24	99
E14	1,352	767	\$262,733,177	\$342,547	\$325,000	24	98
E15	1,231	744	\$241,547,761	\$324,661	\$311,500	23	99
E16	1,962	1,061	\$259,551,978	\$244,630	\$230,000	32	98
E17	951	513	\$134,982,156	\$263,123	\$252,000	28	98
E18	47	20	\$14,964,300	\$748,215	\$682,500	54	96
E19	327	178	\$69,105,400	\$388,233	\$360,000	23	98
E20	249	84	\$26,352,890	\$313,725	\$286,250	44	97
E21	292	123	\$42,568,359	\$346,084	\$315,000	56	97
TOTAL	14,591	8,354	\$2,981,879,721	\$356,940	\$325,000	25	99

East District
Days on MarketEast District
Sales Active Listing Ratio

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	25	32	\$676,450	\$635,500	128.0	104	E01	49	45	\$575,540	\$547,000	91.8	105
E02	36	44	\$784,287	\$722,500	122.2	102	E02	43	37	\$530,249	\$480,000	86.1	105
E03	97	85	\$528,020	\$470,000	87.6	104	E03	39	30	\$500,500	\$494,706	76.9	102
E04	44	46	\$396,043	\$390,500	104.6	101	E04	11	7	\$332,514	\$316,000	63.6	101
E05	37	36	\$521,060	\$527,500	97.3	105	E05	5	10	\$408,199	\$405,500	200.0	103
E06	69	47	\$497,213	\$428,900	68.1	101	E06	16	6	\$362,083	\$355,000	37.5	96
E07	24	52	\$505,936	\$486,900	216.7	101	E07	7	14	\$394,436	\$390,250	200.0	101
E08	92	59	\$443,229	\$390,000	64.1	100	E08	2	4	\$302,625	\$296,500	200.0	100
E09	57	42	\$378,591	\$370,000	73.7	100	E09	3	2	\$305,750	\$305,750	66.7	100
E10	62	42	\$479,967	\$471,250	67.7	100	E10	3	2	\$365,000	\$365,000	66.7	99
E11	49	32	\$426,031	\$424,000	65.3	99	E11	12	19	\$335,747	\$352,000	158.3	100
E12	31	15	\$386,873	\$325,000	48.4	99	E12	4	1	\$274,500	\$274,500	25.0	102
E13	102	84	\$442,826	\$410,000	82.4	99	E13	14	10	\$316,276	\$318,554	71.4	100
E14	268	117	\$381,867	\$365,000	43.7	98	E14	25	20	\$288,585	\$292,250	80.0	99
E15	205	146	\$378,305	\$355,000	71.2	98	E15	6	6	\$276,617	\$281,500	100.0	99
E16	450	203	\$264,433	\$248,000	45.1	98	E16	49	31	\$190,571	\$192,000	63.3	97
E17	203	82	\$290,091	\$280,250	40.4	98	E17	9	4	\$173,000	\$180,000	44.4	96
E18	27	4	\$751,250	\$585,000	14.8	99	E18	-	-	-	-	-	-
E19	83	36	\$449,331	\$404,000	43.4	97	E19	-	-	-	-	-	-
E20	112	21	\$337,952	\$323,000	18.8	97	E20	-	-	-	-	-	-
E21	144	31	\$345,723	\$345,000	21.5	97	E21	2	1	\$241,000	\$241,000	50.0	103

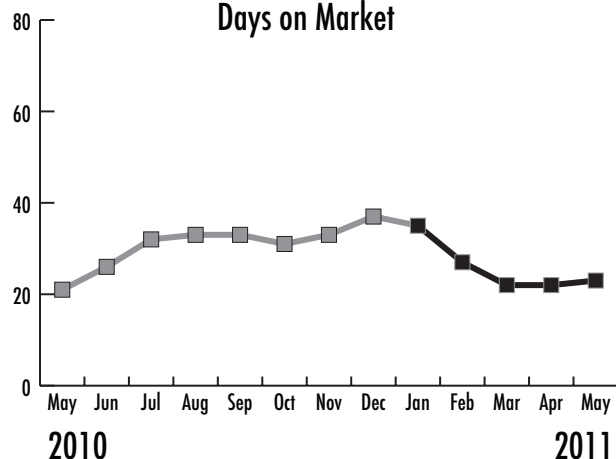
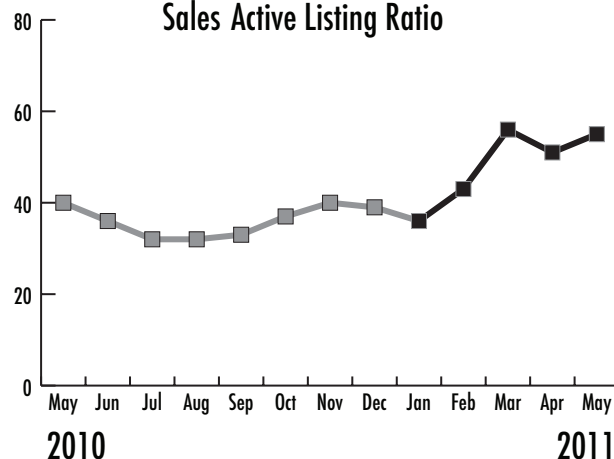
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	28	12	\$502,525	\$514,950	42.9	98	E01	-	-	-	-	-	-
E02	14	11	\$472,627	\$429,900	78.6	100	E02	-	-	-	-	-	-
E03	61	36	\$208,971	\$182,450	59.0	97	E03	-	-	-	-	-	-
E04	79	23	\$214,622	\$213,500	29.1	98	E04	-	-	-	-	-	-
E05	66	47	\$241,281	\$229,000	71.2	98	E05	1	4	\$454,750	\$460,000	400.0	101
E06	9	5	\$311,200	\$312,000	55.6	98	E06	-	-	-	-	-	-
E07	84	38	\$202,973	\$204,750	45.2	97	E07	2	9	\$421,444	\$408,000	450.0	104
E08	82	23	\$167,891	\$150,000	28.1	97	E08	-	1	\$410,100	\$410,100	-	103
E09	161	72	\$241,483	\$241,750	44.7	97	E09	-	-	-	-	-	-
E10	9	5	\$138,200	\$128,000	55.6	97	E10	-	-	-	-	-	-
E11	112	19	\$166,447	\$165,000	17.0	97	E11	3	1	\$365,000	\$365,000	33.3	99
E12	2	2	\$187,450	\$187,450	100.0	99	E12	1	-	-	-	-	-
E13	14	10	\$195,430	\$189,500	71.4	98	E13	2	1	\$335,000	\$335,000	50.0	96
E14	17	3	\$168,833	\$162,500	17.7	98	E14	3	4	\$285,650	\$295,250	133.3	100
E15	26	12	\$246,792	\$212,750	46.2	97	E15	9	11	\$280,874	\$275,011	122.2	100
E16	47	8	\$146,725	\$150,000	17.0	97	E16	9	-	-	-	-	-
E17	21	3	\$161,333	\$155,000	14.3	96	E17	19	19	\$241,079	\$245,000	100.0	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	2	\$322,500	\$322,500	100.0	99
E20	7	1	\$185,000	\$185,000	14.3	97	E20	-	1	\$249,900	\$249,900	-	100
E21	1	-	-	-	-	-	E21	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	8	9	\$404,861	\$360,000	112.5	100	E01	-	-	-	-	-	-
E02	8	3	\$474,967	\$445,000	37.5	98	E02	-	-	-	-	-	-
E03	3	2	\$299,500	\$299,500	66.7	101	E03	-	-	-	-	-	-
E04	51	9	\$310,878	\$325,000	17.7	98	E04	-	-	-	-	-	-
E05	28	37	\$290,543	\$285,000	132.1	101	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	13	6	\$305,000	\$297,500	46.2	100	E07	-	-	-	-	-	-
E08	14	5	\$261,170	\$262,500	35.7	98	E08	1	-	-	-	-	-
E09	34	8	\$190,250	\$220,500	23.5	98	E09	-	-	-	-	-	-
E10	10	9	\$246,544	\$236,000	90.0	98	E10	-	-	-	-	-	-
E11	48	14	\$202,600	\$192,250	29.2	97	E11	2	-	-	-	-	-
E12	9	2	\$195,250	\$195,250	22.2	98	E12	-	-	-	-	-	-
E13	25	17	\$233,088	\$225,000	68.0	98	E13	-	-	-	-	-	-
E14	16	11	\$219,955	\$220,000	68.8	98	E14	-	-	-	-	-	-
E15	13	12	\$212,438	\$212,000	92.3	98	E15	-	-	-	-	-	-
E16	39	22	\$143,986	\$139,250	56.4	97	E16	-	-	-	-	-	-
E17	10	3	\$163,417	\$169,000	30.0	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	2	-	-	-	-	-	E19	-	-	-	-	-	-
E20	5	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	13	12	\$502,550	\$545,750	92.3	104
E02	6	2	\$333,250	\$333,250	33.3	101	E02	6	7	\$505,500	\$495,000	116.7	103
E03	-	-	-	-	-	-	E03	6	2	\$686,600	\$686,600	33.3	104
E04	3	1	\$245,000	\$245,000	33.3	95	E04	6	2	\$382,000	\$382,000	33.3	100
E05	-	-	-	-	-	-	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	10	1	\$470,000	\$470,000	10.0	98
E07	-	-	-	-	-	-	E07	6	3	\$352,167	\$366,000	50.0	105
E08	-	-	-	-	-	-	E08	1	-	-	-	-	-
E09	-	-	-	-	-	-	E09	2	1	\$398,200	\$398,200	50.0	97
E10	4	1	\$82,000	\$82,000	25.0	104	E10	7	6	\$358,631	\$354,893	85.7	100
E11	1	-	-	-	-	-	E11	17	3	\$397,667	\$387,000	17.7	100
E12	-	-	-	-	-	-	E12	1	3	\$580,667	\$587,000	300.0	97
E13	-	-	-	-	-	-	E13	15	14	\$290,224	\$297,000	93.3	98
E14	-	-	-	-	-	-	E14	45	23	\$285,076	\$285,000	51.1	98
E15	-	-	-	-	-	-	E15	29	12	\$267,408	\$261,450	41.4	99
E16	-	-	-	-	-	-	E16	14	7	\$222,129	\$224,500	50.0	97
E17	-	-	-	-	-	-	E17	17	17	\$220,176	\$221,500	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	8	\$260,613	\$256,450	100.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: May 2011									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	180	187	88	\$51,783,875	\$588,453	\$559,000	14	103	
W02	101	142	107	\$57,797,450	\$540,163	\$482,500	17	103	
W03	159	129	77	\$26,579,300	\$345,186	\$338,000	22	100	
W04	204	132	72	\$24,954,000	\$346,583	\$345,000	31	98	
W05	373	245	128	\$45,451,394	\$355,089	\$358,500	29	97	
W06	332	235	122	\$52,187,431	\$427,766	\$403,950	23	100	
W07	113	112	80	\$47,513,357	\$593,917	\$575,750	25	100	
W08	243	202	120	\$86,149,899	\$717,916	\$533,650	25	100	
W09	151	95	65	\$28,004,990	\$430,846	\$461,000	32	99	
W10	273	182	113	\$31,568,707	\$279,369	\$280,000	28	97	
W12	183	143	97	\$56,100,727	\$578,358	\$479,000	26	99	
W13	221	166	106	\$62,865,550	\$593,071	\$470,125	25	99	
W14	114	94	63	\$22,864,260	\$362,925	\$330,000	24	98	
W15	442	370	219	\$62,153,289	\$283,805	\$250,000	25	98	
W16	126	144	99	\$41,411,420	\$418,297	\$385,000	18	99	
W17	1	2	-	-	-	-	-	-	
W18	99	70	48	\$13,795,611	\$287,409	\$304,550	28	97	
W19	272	308	253	\$110,286,699	\$435,916	\$415,000	18	99	
W20	387	429	333	\$152,417,055	\$457,709	\$430,000	20	99	
W21	519	384	257	\$167,674,230	\$652,429	\$551,900	26	98	
W22	229	250	171	\$72,739,838	\$425,379	\$397,100	16	100	
W23	757	747	440	\$164,154,168	\$373,078	\$351,500	21	98	
W24	578	542	360	\$139,391,260	\$387,198	\$375,000	22	98	
W25	127	98	61	\$28,347,400	\$464,711	\$367,000	27	98	
W26	30	15	4	\$3,885,000	\$971,250	\$875,000	74	97	
W27	221	149	93	\$42,806,100	\$460,281	\$420,000	27	98	
W28	271	180	91	\$54,177,450	\$595,357	\$489,000	31	98	
W29	140	93	73	\$24,896,091	\$341,042	\$300,000	31	98	
TOTAL	6,846	5,845	3,740	\$1,671,956,551	\$447,047	\$388,000	23	99	

West District
Days on MarketWest District
Sales Active Listing Ratio

Year-to-Date: May 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	588	296	\$161,671,124	\$546,186	\$437,875	19	101
W02	516	363	\$192,355,905	\$529,906	\$465,000	18	102
W03	560	315	\$106,503,899	\$338,108	\$340,000	27	99
W04	545	301	\$100,767,015	\$334,774	\$325,300	32	98
W05	946	456	\$155,834,556	\$341,742	\$339,750	32	97
W06	997	468	\$201,197,933	\$429,910	\$397,000	26	99
W07	442	278	\$152,934,519	\$550,124	\$545,250	23	100
W08	832	486	\$307,139,128	\$631,974	\$518,000	25	100
W09	439	222	\$87,454,179	\$393,938	\$425,000	36	97
W10	736	397	\$106,503,495	\$268,271	\$260,200	33	97
W12	643	344	\$187,907,707	\$546,243	\$467,750	26	98
W13	688	382	\$222,304,222	\$581,948	\$466,500	27	98
W14	386	223	\$80,763,910	\$362,170	\$340,000	25	98
W15	1,592	873	\$242,103,356	\$277,323	\$249,000	26	98
W16	586	389	\$164,765,198	\$423,561	\$395,500	25	99
W17	5	-	-	-	-	-	-
W18	312	172	\$50,204,037	\$291,884	\$305,000	31	97
W19	1,390	919	\$392,428,544	\$427,017	\$412,000	19	99
W20	1,856	1,166	\$505,452,816	\$433,493	\$412,000	19	99
W21	1,640	915	\$608,415,808	\$664,935	\$544,000	28	98
W22	1,070	663	\$270,005,605	\$407,248	\$381,000	18	99
W23	3,132	1,904	\$689,578,398	\$362,174	\$348,000	22	98
W24	2,403	1,360	\$523,345,592	\$384,813	\$368,950	22	98
W25	409	272	\$122,088,991	\$448,857	\$361,000	33	98
W26	54	17	\$13,334,400	\$784,376	\$675,000	55	96
W27	650	405	\$170,034,740	\$419,839	\$387,000	29	98
W28	650	336	\$172,597,149	\$513,682	\$445,000	29	98
W29	423	268	\$85,994,479	\$320,875	\$292,000	35	98
TOTAL	24,490	14,190	\$6,073,686,705	\$428,026	\$375,000	25	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	36	25	\$934,656	\$840,000	69.4	104	W01	18	17	\$650,100	\$679,900	94.4	109
W02	38	32	\$760,555	\$761,000	84.2	104	W02	32	39	\$503,536	\$495,000	121.9	103
W03	94	42	\$355,445	\$325,500	44.7	100	W03	41	21	\$367,505	\$360,000	51.2	101
W04	97	35	\$465,409	\$422,500	36.1	99	W04	11	5	\$387,000	\$395,000	45.5	97
W05	69	38	\$465,035	\$447,250	55.1	98	W05	75	52	\$393,271	\$360,500	69.3	98
W06	74	41	\$489,806	\$473,000	55.4	103	W06	6	9	\$479,044	\$465,000	150.0	104
W07	42	45	\$746,563	\$680,000	107.1	102	W07	1	1	\$565,000	\$565,000	100.0	98
W08	153	74	\$970,919	\$792,500	48.4	101	W08	3	1	\$457,000	\$457,000	33.3	100
W09	40	34	\$560,909	\$553,500	85.0	101	W09	5	-	-	-	-	-
W10	86	52	\$388,864	\$373,050	60.5	98	W10	11	6	\$325,583	\$327,000	54.6	97
W12	121	55	\$708,441	\$646,800	45.5	99	W12	7	5	\$421,980	\$435,000	71.4	99
W13	170	61	\$798,019	\$782,000	35.9	99	W13	7	13	\$369,969	\$370,000	185.7	100
W14	32	18	\$556,833	\$561,500	56.3	99	W14	10	6	\$405,917	\$404,750	60.0	101
W15	21	14	\$561,107	\$565,000	66.7	100	W15	9	12	\$417,792	\$415,500	133.3	101
W16	71	39	\$557,559	\$522,500	54.9	99	W16	16	20	\$381,244	\$380,000	125.0	100
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	31	16	\$329,288	\$330,750	51.6	97	W18	32	16	\$307,619	\$307,000	50.0	98
W19	103	94	\$581,616	\$582,000	91.3	99	W19	20	44	\$423,754	\$426,000	220.0	100
W20	180	140	\$601,294	\$558,810	77.8	98	W20	47	75	\$414,616	\$418,000	159.6	100
W21	363	161	\$806,118	\$685,000	44.4	98	W21	16	14	\$397,918	\$374,500	87.5	101
W22	147	89	\$501,739	\$461,000	60.5	100	W22	15	31	\$367,884	\$365,000	206.7	99
W23	455	250	\$427,390	\$410,000	55.0	98	W23	123	92	\$325,539	\$327,500	74.8	99
W24	384	207	\$459,068	\$461,500	53.9	98	W24	56	70	\$342,676	\$348,000	125.0	98
W25	66	27	\$661,735	\$533,000	40.9	98	W25	9	5	\$378,800	\$375,000	55.6	99
W26	30	4	\$971,250	\$875,000	13.3	97	W26	-	-	-	-	-	-
W27	188	75	\$503,133	\$462,000	39.9	98	W27	7	5	\$333,200	\$327,500	71.4	98
W28	244	73	\$653,427	\$548,000	29.9	98	W28	11	10	\$364,190	\$365,700	90.9	100
W29	100	54	\$370,939	\$332,500	54.0	98	W29	13	9	\$239,233	\$236,000	69.2	99

Condo Apartment

Link

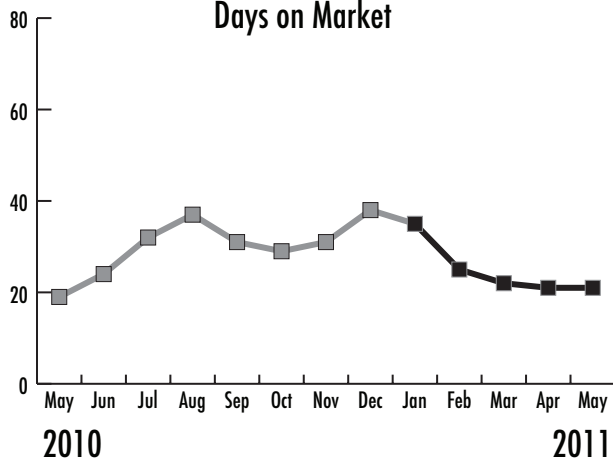
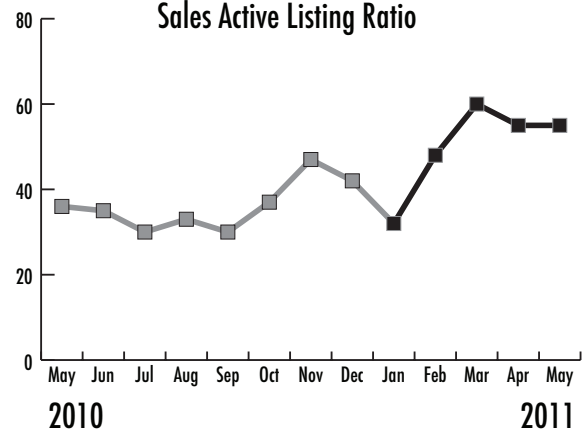
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	113	36	\$351,097	\$292,950	31.9	99	W01	-	-	-	-	-	-
W02	20	11	\$343,627	\$340,000	55.0	99	W02	-	-	-	-	-	-
W03	17	7	\$230,357	\$252,000	41.2	97	W03	-	-	-	-	-	-
W04	75	17	\$150,353	\$153,000	22.7	96	W04	-	-	-	-	-	-
W05	141	24	\$146,958	\$128,500	17.0	95	W05	1	-	-	-	-	-
W06	229	51	\$351,584	\$329,900	22.3	97	W06	-	-	-	-	-	-
W07	60	22	\$345,364	\$340,000	36.7	97	W07	-	-	-	-	-	-
W08	77	36	\$308,261	\$270,250	46.8	98	W08	-	-	-	-	-	-
W09	94	20	\$217,050	\$232,500	21.3	95	W09	-	1	\$440,001	\$440,001	-	98
W10	149	45	\$169,444	\$165,000	30.2	96	W10	-	-	-	-	-	-
W12	39	19	\$271,152	\$273,000	48.7	97	W12	-	-	-	-	-	-
W13	18	9	\$218,822	\$172,000	50.0	98	W13	-	-	-	-	-	-
W14	31	18	\$245,800	\$235,500	58.1	97	W14	-	1	\$415,000	\$415,000	-	99
W15	372	164	\$248,031	\$235,000	44.1	97	W15	3	-	-	-	-	-
W16	17	13	\$264,927	\$215,000	76.5	97	W16	1	1	\$427,500	\$427,500	100.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	25	6	\$147,850	\$136,250	24.0	97	W18	-	-	-	-	-	-
W19	80	30	\$244,647	\$227,500	37.5	98	W19	1	-	-	-	-	-
W20	42	18	\$233,433	\$232,500	42.9	98	W20	5	5	\$440,814	\$440,000	100.0	100
W21	63	19	\$331,732	\$265,900	30.2	97	W21	1	1	\$358,000	\$358,000	100.0	98
W22	10	3	\$286,400	\$278,000	30.0	99	W22	-	2	\$352,994	\$352,994	-	100
W23	62	14	\$241,499	\$239,000	22.6	98	W23	4	5	\$327,000	\$305,000	125.0	98
W24	64	32	\$178,078	\$163,000	50.0	98	W24	3	4	\$357,500	\$361,000	133.3	99
W25	20	12	\$268,929	\$261,625	60.0	98	W25	2	1	\$410,400	\$410,400	50.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	9	3	\$220,833	\$247,000	33.3	99	W27	-	1	\$326,000	\$326,000	-	99
W28	4	-	-	-	-	-	W28	-	1	\$392,500	\$392,500	-	101
W29	21	4	\$341,198	\$365,646	19.1	100	W29	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	9	4	\$333,850	\$377,000	44.4	99	W01	-	-	-	-	-	-
W02	7	14	\$347,857	\$360,500	200.0	100	W02	-	-	-	-	-	-
W03	2	5	\$361,700	\$357,500	250.0	100	W03	-	-	-	-	-	-
W04	14	12	\$264,650	\$243,250	85.7	97	W04	-	-	-	-	-	-
W05	72	12	\$256,917	\$248,000	16.7	97	W05	-	-	-	-	-	-
W06	13	10	\$410,830	\$380,000	76.9	99	W06	-	-	-	-	-	-
W07	4	2	\$321,250	\$321,250	50.0	97	W07	-	-	-	-	-	-
W08	8	8	\$325,000	\$345,000	100.0	100	W08	-	-	-	-	-	-
W09	7	9	\$446,844	\$405,300	128.6	99	W09	-	-	-	-	-	-
W10	25	10	\$176,930	\$181,250	40.0	97	W10	-	-	-	-	-	-
W12	11	16	\$554,044	\$417,650	145.5	99	W12	4	-	-	-	-	-
W13	21	22	\$298,064	\$299,700	104.8	99	W13	-	1	\$850,000	\$850,000	-	98
W14	39	18	\$259,826	\$309,200	46.2	98	W14	-	-	-	-	-	-
W15	36	28	\$293,116	\$290,393	77.8	100	W15	-	-	-	-	-	-
W16	19	24	\$307,592	\$290,500	126.3	99	W16	-	-	-	-	-	-
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	10	7	\$254,000	\$223,000	70.0	97	W18	-	-	-	-	-	-
W19	56	61	\$325,547	\$337,000	108.9	99	W19	-	-	-	-	-	-
W20	88	65	\$301,568	\$281,900	73.9	99	W20	3	3	\$292,667	\$275,000	100.0	99
W21	22	16	\$316,094	\$323,500	72.7	99	W21	-	-	-	-	-	-
W22	15	8	\$275,500	\$238,500	53.3	98	W22	-	-	-	-	-	-
W23	63	35	\$250,749	\$244,000	55.6	98	W23	-	-	-	-	-	-
W24	35	25	\$250,214	\$235,000	71.4	98	W24	3	1	\$439,000	\$439,000	33.3	100
W25	22	10	\$291,400	\$276,250	45.5	98	W25	-	1	\$325,000	\$325,000	-	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	12	5	\$227,220	\$230,000	41.7	99	W27	-	-	-	-	-	-
W28	2	2	\$381,000	\$381,000	100.0	99	W28	-	-	-	-	-	-
W29	2	2	\$180,750	\$180,750	100.0	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	4	6	\$565,146	\$577,500	150.0	107
W02	1	-	-	-	-	-	W02	3	11	\$470,173	\$435,000	366.7	105
W03	-	-	-	-	-	-	W03	5	2	\$256,000	\$256,000	40.0	98
W04	-	-	-	-	-	-	W04	7	3	\$332,633	\$330,000	42.9	97
W05	6	-	-	-	-	-	W05	9	2	\$360,000	\$360,000	22.2	99
W06	-	1	\$172,000	\$172,000	-	98	W06	10	10	\$558,290	\$539,000	100.0	99
W07	-	2	\$157,000	\$157,000	-	97	W07	6	8	\$599,813	\$587,250	133.3	100
W08	1	1	\$147,500	\$147,500	100.0	98	W08	1	-	-	-	-	-
W09	4	1	\$131,500	\$131,500	25.0	98	W09	1	-	-	-	-	-
W10	-	-	-	-	-	-	W10	2	-	-	-	-	-
W12	-	-	-	-	-	-	W12	1	2	\$504,995	\$504,995	200.0	100
W13	-	-	-	-	-	-	W13	5	-	-	-	-	-
W14	-	-	-	-	-	-	W14	2	2	\$444,750	\$444,750	100.0	100
W15	1	-	-	-	-	-	W15	-	1	\$400,000	\$400,000	-	98
W16	-	-	-	-	-	-	W16	2	2	\$394,000	\$394,000	100.0	100
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	3	\$313,333	\$318,000	-	97
W19	-	-	-	-	-	-	W19	12	24	\$407,163	\$399,450	200.0	101
W20	-	-	-	-	-	-	W20	22	27	\$379,774	\$380,000	122.7	99
W21	-	-	-	-	-	-	W21	54	46	\$447,826	\$411,000	85.2	99
W22	-	-	-	-	-	-	W22	42	38	\$339,776	\$338,000	90.5	100
W23	-	-	-	-	-	-	W23	50	44	\$308,295	\$310,950	88.0	99
W24	-	-	-	-	-	-	W24	33	21	\$312,101	\$315,000	63.6	99
W25	-	-	-	-	-	-	W25	8	5	\$342,000	\$346,000	62.5	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	5	4	\$320,125	\$316,500	80.0	99
W28	-	-	-	-	-	-	W28	10	5	\$336,180	\$342,000	50.0	101
W29	-	-	-	-	-	-	W29	4	4	\$246,500	\$246,250	100.0	99

Current Month: May 2011

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	1,230	1,009	471	\$206,983,614	\$439,456	\$370,000	24	99
C02	202	184	93	\$92,613,800	\$995,847	\$751,000	21	101
C03	120	104	70	\$72,839,390	\$1,040,563	\$690,050	27	99
C04	200	217	134	\$121,908,613	\$909,766	\$869,000	17	101
C06	72	71	45	\$26,206,300	\$582,362	\$550,000	20	100
C07	217	244	156	\$81,297,275	\$521,136	\$421,250	20	100
C08	302	275	171	\$77,387,544	\$452,559	\$405,000	21	99
C09	71	70	51	\$73,673,126	\$1,444,571	\$975,000	19	100
C10	150	155	102	\$86,582,926	\$848,852	\$715,000	21	101
C11	66	64	38	\$28,944,266	\$761,691	\$668,008	18	101
C12	117	85	46	\$87,960,667	\$1,912,188	\$1,566,000	28	98
C13	125	128	91	\$42,585,136	\$467,969	\$395,000	22	101
C14	274	325	210	\$116,034,133	\$552,543	\$415,500	16	100
C15	189	216	158	\$79,644,480	\$504,079	\$420,000	19	101
TOTAL	3,335	3,147	1,836	\$1,194,661,270	\$650,687	\$454,700	21	100

**Central District
Days on Market**

**Central District
Sales Active Listing Ratio**

Year-to-Date: May 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	3,910	1,988	\$854,035,000	\$429,595	\$377,950	26	99
C02	686	367	\$345,797,360	\$942,227	\$683,000	24	101
C03	442	248	\$216,560,722	\$873,229	\$566,250	27	100
C04	802	459	\$419,399,611	\$913,725	\$826,000	21	100
C06	289	166	\$85,588,948	\$515,596	\$518,500	21	99
C07	966	636	\$306,949,027	\$482,624	\$401,500	23	99
C08	1,188	689	\$298,715,169	\$433,549	\$383,000	23	99
C09	290	193	\$252,463,786	\$1,308,103	\$975,000	24	99
C10	695	458	\$371,114,684	\$810,294	\$580,000	21	100
C11	262	165	\$105,244,972	\$637,848	\$606,000	24	101
C12	333	173	\$284,862,555	\$1,646,604	\$1,380,000	30	98
C13	501	311	\$145,270,328	\$467,107	\$389,000	22	100
C14	1,361	894	\$472,822,114	\$528,884	\$404,500	21	100
C15	926	590	\$290,067,440	\$491,640	\$415,000	21	100
TOTAL	12,651	7,337	\$4,448,891,716	\$606,364	\$429,000	24	100

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	10	4	\$1,040,400	\$899,300	40.0	97	C01	35	27	\$697,263	\$694,500	77.1	102
C02	31	26	\$1,405,787	\$1,258,000	83.9	101	C02	21	24	\$965,685	\$940,000	114.3	103
C03	64	37	\$1,404,773	\$935,000	57.8	99	C03	14	13	\$946,538	\$742,000	92.9	101
C04	136	94	\$1,115,211	\$1,039,019	69.1	101	C04	5	8	\$733,665	\$768,000	160.0	104
C06	41	26	\$763,031	\$672,375	63.4	101	C06	1	2	\$432,500	\$432,500	200.0	102
C07	66	53	\$811,468	\$700,800	80.3	101	C07	5	8	\$476,188	\$487,500	160.0	100
C08	6	1	\$2,150,000	\$2,150,000	16.7	94	C08	5	13	\$707,280	\$623,080	260.0	99
C09	33	22	\$1,940,669	\$1,775,000	66.7	100	C09	6	5	\$2,117,000	\$1,350,000	83.3	98
C10	47	39	\$1,341,226	\$1,075,000	83.0	104	C10	8	8	\$741,188	\$715,000	100.0	102
C11	19	19	\$1,165,197	\$1,049,000	100.0	103	C11	2	6	\$644,919	\$613,750	300.0	103
C12	100	37	\$2,238,072	\$2,288,800	37.0	98	C12	-	-	-	-	-	-
C13	18	33	\$723,919	\$655,000	183.3	103	C13	10	10	\$425,200	\$412,800	100.0	101
C14	57	51	\$1,020,525	\$902,000	89.5	102	C14	1	2	\$687,500	\$687,500	200.0	97
C15	29	54	\$765,481	\$737,500	186.2	104	C15	17	19	\$456,900	\$440,000	111.8	101

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	1,122	393	\$410,301	\$358,200	35.0	99	C01	-	-	-	-	-	-
C02	124	29	\$751,448	\$580,000	23.4	99	C02	-	-	-	-	-	-
C03	33	14	\$507,714	\$473,500	42.4	98	C03	-	-	-	-	-	-
C04	39	26	\$379,927	\$312,000	66.7	98	C04	-	-	-	-	-	-
C06	29	13	\$295,615	\$278,000	44.8	98	C06	-	-	-	-	-	-
C07	126	81	\$351,277	\$328,500	64.3	99	C07	1	-	-	-	-	-
C08	266	138	\$407,238	\$385,500	51.9	99	C08	-	-	-	-	-	-
C09	25	22	\$875,882	\$588,950	88.0	100	C09	-	-	-	-	-	-
C10	87	48	\$461,283	\$403,500	55.2	99	C10	-	-	-	-	-	-
C11	41	11	\$222,909	\$190,000	26.8	98	C11	-	-	-	-	-	-
C12	10	6	\$554,167	\$562,500	60.0	99	C12	-	-	-	-	-	-
C13	93	43	\$287,112	\$273,000	46.2	98	C13	-	-	-	-	-	-
C14	195	135	\$380,155	\$362,000	69.2	100	C14	-	-	-	-	-	-
C15	115	56	\$324,809	\$316,675	48.7	99	C15	2	1	\$576,300	\$576,300	50.0	115

Condo Townhouse

Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	39	36	\$444,742	\$437,000	92.3	100	C01	-	-	-	-	-	-
C02	9	3	\$650,000	\$750,000	33.3	101	C02	-	-	-	-	-	-
C03	-	-	-	-	-	-	C03	-	-	-	-	-	-
C04	5	2	\$253,250	\$253,250	40.0	98	C04	-	-	-	-	-	-
C06	1	3	\$370,833	\$365,000	300.0	99	C06	-	-	-	-	-	-
C07	15	11	\$384,318	\$350,000	73.3	98	C07	-	-	-	-	-	-
C08	8	7	\$386,857	\$373,500	87.5	98	C08	-	-	-	-	-	-
C09	1	1	\$619,000	\$619,000	100.0	103	C09	-	-	-	-	-	-
C10	5	3	\$530,000	\$430,000	60.0	99	C10	-	1	\$1,799,000	\$1,799,000	-	100
C11	4	2	\$242,000	\$242,000	50.0	97	C11	-	-	-	-	-	-
C12	7	3	\$609,000	\$641,000	42.9	97	C12	-	-	-	-	-	-
C13	3	4	\$334,500	\$279,000	133.3	98	C13	-	-	-	-	-	-
C14	16	19	\$470,753	\$438,000	118.8	102	C14	-	-	-	-	-	-
C15	26	28	\$387,921	\$346,000	107.7	100	C15	-	-	-	-	-	-

Co-op Apartment

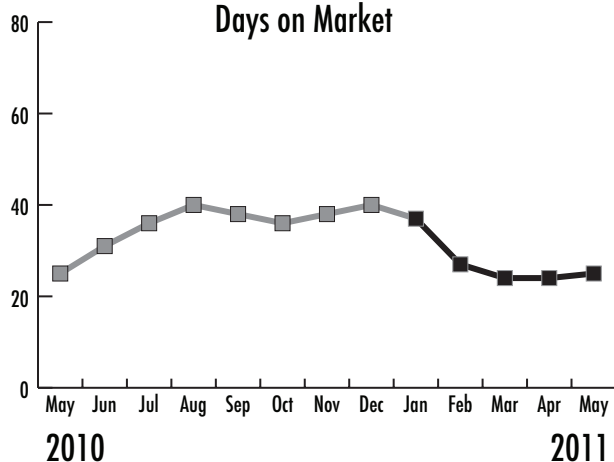
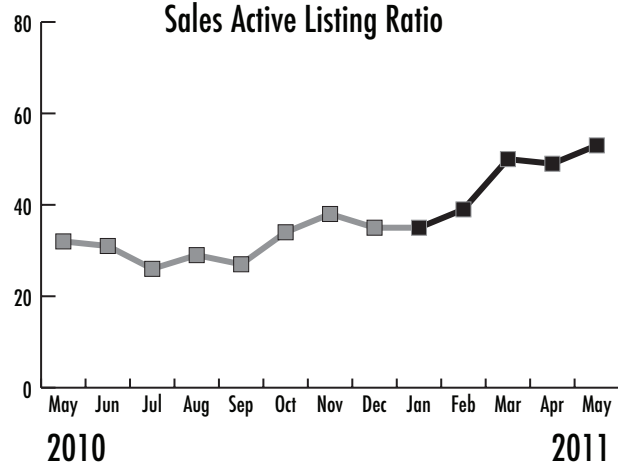
Attached/Row/Townhouse

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	2	-	-	-	-	-	C01	22	11	\$612,455	\$579,000	50.0	103
C02	4	1	\$550,000	\$550,000	25.0	95	C02	13	10	\$859,490	\$724,900	76.9	104
C03	9	6	\$241,634	\$255,403	66.7	99	C03	-	-	-	-	-	-
C04	7	4	\$206,225	\$217,500	57.1	98	C04	8	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	1	\$547,000	\$547,000	-	100
C07	-	-	-	-	-	-	C07	4	3	\$599,667	\$585,000	75.0	99
C08	-	3	\$180,667	\$189,000	-	98	C08	17	9	\$732,667	\$651,000	52.9	98
C09	5	1	\$505,000	\$505,000	20.0	107	C09	1	-	-	-	-	-
C10	1	-	-	-	-	-	C10	2	3	\$938,333	\$835,000	150.0	99
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	1	1	\$760,000	\$760,000	100.0	117
C14	1	-	-	-	-	-	C14	4	3	\$782,382	\$808,000	75.0	101
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: May 2011

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	120	127	85	\$55,794,700	\$656,408	\$470,000	21	100
N02	189	171	121	\$68,639,585	\$567,269	\$470,000	27	98
N03	321	381	258	\$151,158,131	\$585,884	\$487,500	18	99
N04	173	218	166	\$108,149,579	\$651,503	\$640,000	19	100
N05	172	176	131	\$80,671,349	\$615,812	\$588,000	20	98
N06	192	142	111	\$58,099,653	\$523,420	\$447,000	25	99
N07	201	211	179	\$74,636,550	\$416,964	\$385,000	24	99
N08	461	410	307	\$176,888,401	\$576,184	\$520,000	21	98
N10	118	128	86	\$44,576,066	\$518,326	\$498,400	16	101
N11	408	480	332	\$186,669,690	\$562,258	\$535,000	16	100
N12	131	117	77	\$43,675,150	\$567,210	\$487,000	24	98
N13	92	44	12	\$10,917,000	\$909,750	\$792,500	66	96
N14	168	54	25	\$19,534,200	\$781,368	\$689,000	53	95
N15	101	50	23	\$10,713,500	\$465,804	\$382,500	25	97
N16	157	73	42	\$19,265,900	\$458,712	\$377,500	48	98
N17	347	203	101	\$29,519,250	\$292,270	\$274,000	37	97
N18	133	89	55	\$19,627,200	\$356,858	\$347,000	42	97
N19	203	104	58	\$17,361,250	\$299,332	\$285,050	44	98
N20	31	19	8	\$4,256,500	\$532,063	\$513,750	52	95
N21	68	26	10	\$3,962,000	\$396,200	\$411,500	89	97
N22	137	54	43	\$11,664,699	\$271,272	\$254,000	55	98
N23	257	115	34	\$11,290,450	\$332,072	\$294,500	62	96
N24	156	54	24	\$5,354,400	\$223,100	\$223,500	59	97
TOTAL	4,336	3,446	2,288	\$1,212,425,203	\$529,906	\$471,000	25	99

North District
Days on MarketNorth District
Sales Active Listing Ratio

Year-to-Date: May 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	495	324	\$195,310,692	\$602,811	\$507,500	22	99
N02	807	492	\$263,738,551	\$536,054	\$439,000	25	98
N03	1,507	909	\$519,609,897	\$571,628	\$487,000	20	99
N04	895	552	\$332,606,891	\$602,549	\$592,000	19	99
N05	791	459	\$270,038,451	\$588,319	\$572,500	19	99
N06	668	408	\$209,463,869	\$513,392	\$435,250	24	98
N07	918	625	\$254,905,830	\$407,849	\$380,000	22	99
N08	1,875	1,174	\$650,456,975	\$554,052	\$508,000	22	98
N10	549	320	\$165,886,906	\$518,397	\$492,250	19	100
N11	1,891	1,267	\$707,114,832	\$558,102	\$505,000	18	100
N12	451	258	\$126,473,005	\$490,205	\$440,000	25	98
N13	140	49	\$40,689,644	\$830,401	\$723,500	76	96
N14	273	93	\$71,549,377	\$769,348	\$680,000	56	95
N15	223	106	\$45,426,300	\$428,550	\$382,250	39	97
N16	328	147	\$65,358,150	\$444,613	\$379,000	46	97
N17	714	335	\$93,869,767	\$280,208	\$271,000	39	97
N18	365	223	\$77,239,950	\$346,367	\$329,000	34	98
N19	385	201	\$59,705,285	\$297,041	\$285,000	52	98
N20	49	22	\$11,721,500	\$532,795	\$537,500	51	97
N21	96	37	\$13,250,900	\$358,132	\$318,000	87	97
N22	264	100	\$28,794,299	\$287,943	\$260,000	53	98
N23	441	183	\$57,490,173	\$314,154	\$285,000	64	96
N24	223	71	\$16,236,380	\$228,681	\$220,500	68	96
TOTAL	14,348	8,355	\$4,276,937,624	\$511,902	\$460,000	26	99

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	56	38	\$984,445	\$812,500	67.9	100	N01	2	4	\$503,125	\$450,750	200.0	102
N02	81	56	\$796,052	\$655,188	69.1	98	N02	-	1	\$431,000	\$431,000	-	111
N03	137	104	\$895,515	\$752,450	75.9	100	N03	4	14	\$500,457	\$519,950	350.0	99
N04	113	132	\$706,899	\$692,750	116.8	100	N04	8	6	\$415,583	\$391,000	75.0	100
N05	140	100	\$671,940	\$624,500	71.4	98	N05	6	5	\$437,500	\$438,000	83.3	99
N06	131	63	\$637,293	\$533,000	48.1	98	N06	10	14	\$348,557	\$340,000	140.0	99
N07	137	105	\$481,429	\$457,000	76.6	99	N07	25	26	\$342,427	\$358,250	104.0	99
N08	324	194	\$672,370	\$585,250	59.9	98	N08	31	40	\$455,290	\$453,500	129.0	99
N10	57	40	\$606,729	\$609,250	70.2	99	N10	3	5	\$437,400	\$438,500	166.7	100
N11	201	183	\$675,769	\$638,000	91.0	100	N11	17	28	\$437,698	\$444,500	164.7	101
N12	105	62	\$614,967	\$532,250	59.1	98	N12	14	8	\$372,350	\$371,000	57.1	99
N13	92	12	\$909,750	\$792,500	13.0	96	N13	-	-	-	-	-	-
N14	157	23	\$826,791	\$690,000	14.7	95	N14	-	-	-	-	-	-
N15	96	19	\$503,921	\$424,000	19.8	97	N15	-	-	-	-	-	-
N16	144	37	\$483,241	\$395,000	25.7	98	N16	-	-	-	-	-	-
N17	325	91	\$297,872	\$280,000	28.0	97	N17	10	3	\$241,667	\$223,000	30.0	97
N18	122	40	\$389,748	\$395,500	32.8	97	N18	2	5	\$264,000	\$253,000	250.0	98
N19	140	44	\$309,645	\$291,750	31.4	99	N19	2	-	-	-	-	-
N20	31	8	\$532,063	\$513,750	25.8	95	N20	-	-	-	-	-	-
N21	67	10	\$396,200	\$411,500	14.9	97	N21	1	-	-	-	-	-
N22	106	30	\$294,630	\$272,000	28.3	97	N22	3	1	\$159,900	\$159,900	33.3	97
N23	246	32	\$338,923	\$300,500	13.0	96	N23	-	-	-	-	-	-
N24	149	23	\$224,761	\$225,000	15.4	97	N24	1	-	-	-	-	-

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	31	20	\$397,680	\$342,000	64.5	99	N01	3	3	\$480,333	\$470,000	100.0	105
N02	90	50	\$349,164	\$317,900	55.6	97	N02	4	1	\$428,000	\$428,000	25.0	102
N03	121	85	\$300,437	\$287,000	70.3	99	N03	3	5	\$511,200	\$500,000	166.7	101
N04	25	4	\$357,500	\$262,500	16.0	96	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	6	\$461,917	\$466,500	300.0	99
N06	20	4	\$355,250	\$288,500	20.0	97	N06	1	2	\$398,000	\$398,000	200.0	102
N07	9	12	\$271,450	\$265,250	133.3	98	N07	4	-	-	-	-	-
N08	60	19	\$315,711	\$313,000	31.7	97	N08	1	1	\$524,900	\$524,900	100.0	100
N10	29	4	\$306,450	\$307,500	13.8	98	N10	18	30	\$474,583	\$469,000	166.7	105
N11	100	33	\$322,500	\$292,000	33.0	98	N11	15	23	\$482,973	\$451,000	153.3	100
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	9	1	\$208,000	\$208,000	11.1	100	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	2	\$194,500	\$194,500	33.3	98	N16	2	2	\$320,500	\$320,500	100.0	99
N17	-	-	-	-	-	-	N17	-	-	-	-	-	-
N18	1	2	\$187,750	\$187,750	200.0	96	N18	2	7	\$300,414	\$290,000	350.0	98
N19	12	1	\$168,000	\$168,000	8.3	97	N19	4	1	\$243,000	\$243,000	25.0	101
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	17	5	\$235,800	\$232,500	29.4	98
N23	1	-	-	-	-	-	N23	2	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	26	17	\$309,306	\$305,000	65.4	98	N01	-	-	-	-	-	-
N02	12	8	\$382,563	\$376,000	66.7	98	N02	-	-	-	-	-	-
N03	26	14	\$351,836	\$345,450	53.9	99	N03	-	-	-	-	-	-
N04	8	3	\$356,333	\$388,000	37.5	99	N04	-	-	-	-	-	-
N05	1	1	\$386,000	\$386,000	100.0	98	N05	-	-	-	-	-	-
N06	15	10	\$429,209	\$341,444	66.7	100	N06	-	-	-	-	-	-
N07	8	6	\$252,125	\$251,500	75.0	98	N07	-	-	-	-	-	-
N08	8	8	\$356,050	\$377,000	100.0	98	N08	-	-	-	-	-	-
N10	6	3	\$332,500	\$341,000	50.0	99	N10	-	-	-	-	-	-
N11	30	17	\$418,194	\$417,000	56.7	100	N11	-	-	-	-	-	-
N12	2	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	1	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	4	-	-	-	-	-	N16	-	-	-	-	-	-
N17	2	-	-	-	-	-	N17	1	-	-	-	-	-
N18	2	1	\$238,900	\$238,900	50.0	100	N18	-	-	-	-	-	-
N19	7	1	\$172,000	\$172,000	14.3	98	N19	27	5	\$361,320	\$324,000	18.5	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	3	-	-	-	-	-	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	2	3	\$573,500	\$470,000	150.0	100
N02	-	-	-	-	-	-	N02	2	5	\$536,600	\$558,000	250.0	100
N03	-	-	-	-	-	-	N03	30	36	\$499,981	\$489,000	120.0	100
N04	-	-	-	-	-	-	N04	19	21	\$468,876	\$470,000	110.5	99
N05	-	-	-	-	-	-	N05	23	19	\$428,020	\$432,500	82.6	100
N06	-	-	-	-	-	-	N06	15	18	\$364,518	\$360,250	120.0	100
N07	-	-	-	-	-	-	N07	18	30	\$347,110	\$345,500	166.7	99
N08	-	-	-	-	-	-	N08	37	45	\$419,229	\$420,000	121.6	99
N10	1	-	-	-	-	-	N10	4	4	\$414,775	\$417,750	100.0	103
N11	-	-	-	-	-	-	N11	45	48	\$456,006	\$433,000	106.7	101
N12	-	-	-	-	-	-	N12	10	7	\$366,914	\$360,000	70.0	99
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	1	\$310,000	\$310,000	100.0	97
N15	-	-	-	-	-	-	N15	5	4	\$284,750	\$284,500	80.0	97
N16	-	-	-	-	-	-	N16	1	1	\$356,000	\$356,000	100.0	99
N17	-	-	-	-	-	-	N17	9	7	\$241,129	\$235,000	77.8	99
N18	-	-	-	-	-	-	N18	4	-	-	-	-	-
N19	-	-	-	-	-	-	N19	11	6	\$224,542	\$222,625	54.6	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	11	7	\$212,414	\$219,000	63.6	98
N23	-	-	-	-	-	-	N23	8	2	\$222,450	\$222,450	25.0	99
N24	-	-	-	-	-	-	N24	3	1	\$184,900	\$184,900	33.3	100

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Grand Total	16,076	18,481	N/A	10,046	4,877,529,408	485,520	400,000	23	99
Year	N/A	N/A	66,080	38,236	17,781,395,766	465,043	388,500	25	99

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1977	20,512	\$64,559	2010		
1978	21,184	\$67,333	January	4,986	\$409,058
1979	23,466	\$70,830	February	7,291	\$431,509
1980	26,017	\$75,694	March	10,430	\$434,696
1981	29,625	\$90,203	April	10,898	\$437,600
1982	25,336	\$95,496	May	9,470	\$446,593
1983	30,046	\$101,626	June	8,442	\$435,034
1984	31,905	\$102,318	July	6,564	\$420,482
1985	45,509	\$109,094	August	6,232	\$411,012
1986	52,919	\$138,925	September	6,310	\$427,329
1987	43,475	\$189,105	October	6,681	\$443,729
1988	49,381	\$229,635	November	6,510	\$438,030
1989	38,960	\$273,698	December	4,395	\$433,946
1990	26,779	\$255,020	Year-to-Date**	86,170	\$431,463
1991	38,144	\$234,313	2011		
1992	41,703	\$214,971	January	4,337	\$427,037
1993	38,990	\$206,490	February	6,266	\$454,423
1994	44,237	\$208,921	March	9,262	\$456,147
1995	39,273	\$203,028	April	9,041	\$477,407
1996	55,779	\$198,150	May	10,046	\$485,520
1997	58,014	\$211,307	Year-to-Date**	38,236	\$465,043
1998	55,344	\$216,815			
1999	58,957	\$228,372			
2000	58,343	\$243,255			
2001	67,612	\$251,508			
2002	74,759	\$275,231			
2003	78,898	\$293,067			
2004	83,501	\$315,231			
2005	84,145	\$335,907			
2006	83,084	\$351,941			
2007	93,193	\$376,236			
2008	74,552	\$379,347			
2009	87,308	\$395,460			

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

**This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

Single Family Dwelling Sales Comparison

