

April 2011

Tight Market Results in Strong Price Growth in April

TORONTO - May 4, 2011

Greater Toronto REALTORS® reported 9,041 existing home sales through the TorontoMLS® system in April 2011. This result was down 17 per cent compared April 2010 when sales spiked to a new record of 10,898. While off last year's record result, April 2011 sales were in line with the average April sales level reported over the previous five years.

"Existing home sales have been strong from a historic perspective through the first four months of 2011. Expect the pace of sales to remain robust through the spring, as the economy expands and home buyers continue to benefit from affordable home ownership opportunities," said Toronto Real Estate Board (TREB) President Bill Johnston.

Market conditions tightened markedly over the last year. April 2011 sales accounted for 62 per cent of new listings during the month

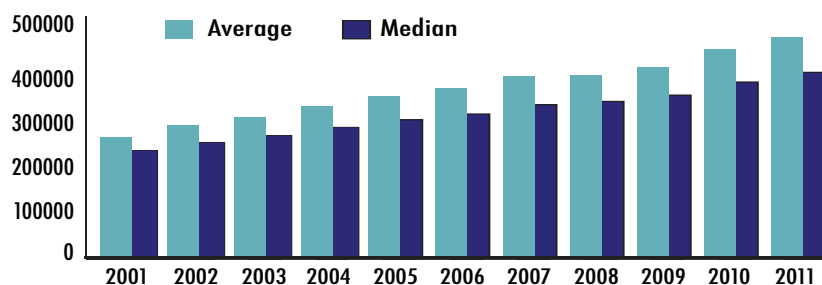
– up substantially from 53 per cent in April 2010. Tighter conditions resulted in the average April selling price growing by nine per cent annually to \$477,407.

"The number of listings has been below expectations so far this year. Increased competition between home buyers has led to an accelerating annual rate of price growth," said Jason Mercer, TREB's Senior Manager of Market Analysis. "The strong price growth experienced in April should result in more listings and more balanced market conditions."

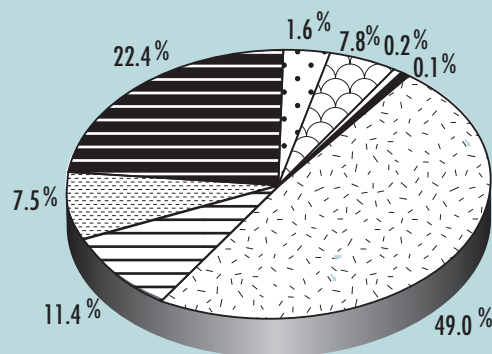
Median Price

In April, the median price was \$402,000, from the \$373,000 recorded during April of 2010.

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,429	99	\$500,000
Semi-Detached	1,034	101	\$400,000
Condo Townhouse	674	99	\$305,000
Condo Apt	2,026	98	\$300,000
Link	145	100	\$387,000
Att/Row/Twnhouse	709	99	\$372,000
Co-op Apt	15	98	\$205,000
Det Condo	9	98	\$285,000

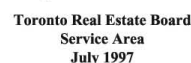
Housing Market Indicators

	Apr. 2010	Apr. 2011	%Change
Sales	10,898	9,041	(-17%)
New Listings	20,683	14,494	(-30%)
Active Listings*	22,951	17,466	(-24%)
Days on Market	21	22	(5%)

* All figures for single-family dwellings.

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Price Category Breakdown - April 2011

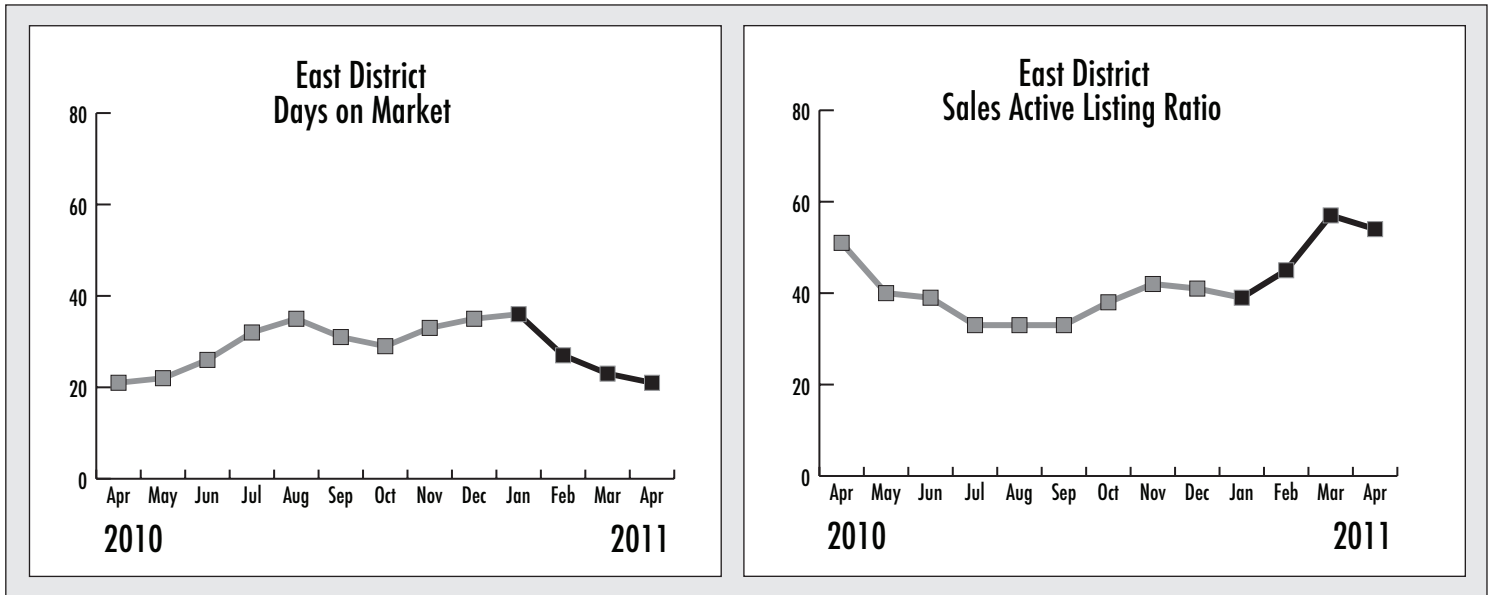
Price Range			Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
-	-	\$90,000	30	0.3	22	1.1	5	0.7
\$90,001	-	\$100,000	5	0.1	4	0.2	1	0.1
\$100,001	-	\$110,000	15	0.2	12	0.6	2	0.3
\$110,001	-	\$120,000	16	0.2	8	0.4	4	0.6
\$120,001	-	\$130,000	28	0.3	25	1.2	-	-
\$130,001	-	\$140,000	31	0.3	20	1.0	5	0.7
\$140,001	-	\$150,000	45	0.5	31	1.5	8	1.2
\$150,001	-	\$160,000	60	0.7	40	2.0	9	1.3
\$160,001	-	\$170,000	57	0.6	40	2.0	13	1.9
\$170,001	-	\$180,000	71	0.8	34	1.7	17	2.5
\$180,001	-	\$190,000	83	0.9	50	2.5	13	1.9
\$190,001	-	\$200,000	89	1.0	44	2.2	14	2.1
\$200,001	-	\$225,000	301	3.3	171	8.4	41	6.1
\$225,001	-	\$250,000	383	4.2	184	9.1	55	8.2
\$250,001	-	\$300,000	919	10.2	332	16.4	136	20.2
\$300,001	-	\$400,000	2,375	26.3	579	28.6	234	34.7
\$400,001	-	\$500,000	1,722	19.0	244	12.0	62	9.2
\$500,001	-	\$750,000	1,901	21.0	141	7.0	43	6.4
\$750,001	-	\$1,000,000	480	5.3	29	1.4	8	1.2
\$1,000,001	-	\$1,500,000	272	3.0	9	0.4	3	0.4
\$1,500,001	-	-	158	1.7	7	0.3	1	0.1
Total:			9,041	100	2,026	100	674	100

Current Month: April 2011

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	122	166	100	\$57,971,103	\$579,711	\$576,500	11	105
E02	91	143	106	\$68,325,250	\$644,578	\$552,500	12	102
E03	202	214	127	\$58,219,810	\$458,424	\$430,000	14	102
E04	156	148	104	\$32,530,138	\$312,790	\$346,450	22	99
E05	132	165	106	\$38,735,982	\$365,434	\$336,500	20	101
E06	90	110	74	\$33,808,850	\$456,876	\$429,150	18	100
E07	143	122	84	\$32,695,974	\$389,238	\$391,400	18	101
E08	172	133	81	\$28,533,900	\$352,270	\$340,000	29	97
E09	232	187	107	\$30,647,325	\$286,424	\$261,000	26	98
E10	81	81	48	\$19,489,350	\$406,028	\$413,000	17	100
E11	213	137	87	\$24,488,800	\$281,480	\$273,000	28	98
E12	43	39	18	\$5,680,000	\$315,556	\$324,000	23	99
E13	157	155	109	\$43,384,933	\$398,027	\$362,500	18	100
E14	326	309	175	\$60,809,289	\$347,482	\$323,000	20	98
E15	275	262	183	\$59,396,250	\$324,570	\$316,000	18	99
E16	606	417	229	\$60,558,195	\$264,446	\$245,000	26	98
E17	256	200	127	\$33,723,518	\$265,540	\$255,000	26	98
E18	19	8	6	\$3,646,000	\$607,667	\$478,750	32	97
E19	89	94	56	\$21,651,550	\$386,635	\$362,000	16	98
E20	116	50	18	\$5,636,900	\$313,161	\$301,250	41	97
E21	146	67	28	\$10,182,400	\$363,657	\$311,500	69	96
TOTAL	3,667	3,207	1,973	\$730,115,517	\$370,053	\$340,000	21	99

Year-to-Date: April 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	507	296	\$159,500,941	\$538,855	\$518,000	14	104
E02	466	280	\$175,447,058	\$626,597	\$542,000	15	101
E03	694	403	\$179,798,189	\$446,149	\$429,900	20	101
E04	510	299	\$93,484,309	\$312,657	\$343,000	22	99
E05	499	305	\$108,731,446	\$356,497	\$322,000	19	100
E06	352	216	\$96,551,930	\$447,000	\$397,000	22	99
E07	459	271	\$102,476,623	\$378,143	\$375,000	19	100
E08	459	279	\$94,488,552	\$338,669	\$333,000	33	98
E09	638	380	\$107,559,961	\$283,053	\$268,250	30	98
E10	269	164	\$66,418,327	\$404,990	\$406,000	21	99
E11	563	302	\$87,452,846	\$289,579	\$279,250	32	98
E12	126	69	\$23,217,955	\$336,492	\$312,400	24	99
E13	528	331	\$118,385,800	\$357,661	\$340,000	26	99
E14	1,008	592	\$202,627,227	\$342,276	\$325,000	25	98
E15	944	561	\$178,740,700	\$318,611	\$305,000	22	99
E16	1,530	796	\$195,896,408	\$246,101	\$230,000	32	98
E17	728	388	\$101,855,906	\$262,515	\$250,000	29	98
E18	30	16	\$11,959,300	\$747,456	\$751,500	58	95
E19	259	133	\$50,536,600	\$379,974	\$360,000	23	98
E20	189	61	\$18,821,000	\$308,541	\$279,900	47	97
E21	233	92	\$31,878,959	\$346,510	\$309,000	59	96
TOTAL	10,991	6,234	\$2,205,830,037	\$353,839	\$323,000	25	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
E01	35	24	\$696,419	\$648,250	68.6	106	E01	46	55	\$573,228	\$585,000	119.6	105
E02	32	41	\$830,890	\$790,000	128.1	101	E02	26	40	\$537,309	\$500,250	153.9	104
E03	86	67	\$537,520	\$470,000	77.9	103	E03	39	28	\$500,291	\$494,500	71.8	105
E04	46	55	\$387,841	\$385,000	119.6	101	E04	11	4	\$319,950	\$317,900	36.4	100
E05	31	30	\$523,415	\$523,500	96.8	103	E05	5	7	\$381,143	\$385,000	140.0	100
E06	62	48	\$462,239	\$449,000	77.4	100	E06	14	7	\$475,000	\$400,000	50.0	98
E07	36	37	\$523,473	\$517,600	102.8	102	E07	5	10	\$382,739	\$384,400	200.0	102
E08	88	43	\$485,733	\$385,000	48.9	98	E08	4	2	\$332,500	\$332,500	50.0	98
E09	50	39	\$381,111	\$382,500	78.0	100	E09	2	-	-	-	-	-
E10	46	34	\$462,153	\$450,900	73.9	100	E10	1	2	\$347,450	\$347,450	200.0	102
E11	42	28	\$391,889	\$358,000	66.7	98	E11	19	10	\$291,360	\$270,250	52.6	99
E12	27	13	\$361,615	\$340,700	48.2	101	E12	-	-	-	-	-	-
E13	104	63	\$479,383	\$433,424	60.6	100	E13	8	14	\$322,269	\$317,500	175.0	100
E14	236	113	\$389,904	\$377,500	47.9	99	E14	24	10	\$311,369	\$309,495	41.7	99
E15	200	111	\$373,520	\$365,000	55.5	99	E15	7	10	\$253,290	\$262,000	142.9	98
E16	450	173	\$289,254	\$265,900	38.4	98	E16	50	24	\$190,608	\$189,500	48.0	98
E17	192	86	\$291,655	\$273,500	44.8	98	E17	7	6	\$206,250	\$216,750	85.7	97
E18	19	6	\$607,667	\$478,750	31.6	97	E18	-	-	-	-	-	-
E19	75	45	\$406,123	\$375,000	60.0	98	E19	-	-	-	-	-	-
E20	107	18	\$313,161	\$301,250	16.8	97	E20	-	-	-	-	-	-
E21	145	28	\$363,657	\$311,500	19.3	96	E21	-	-	-	-	-	-

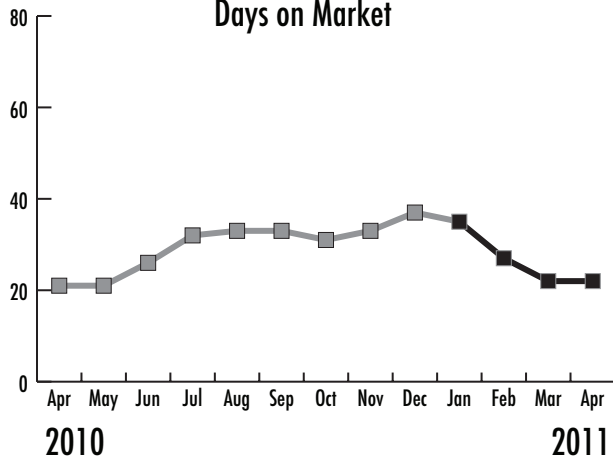
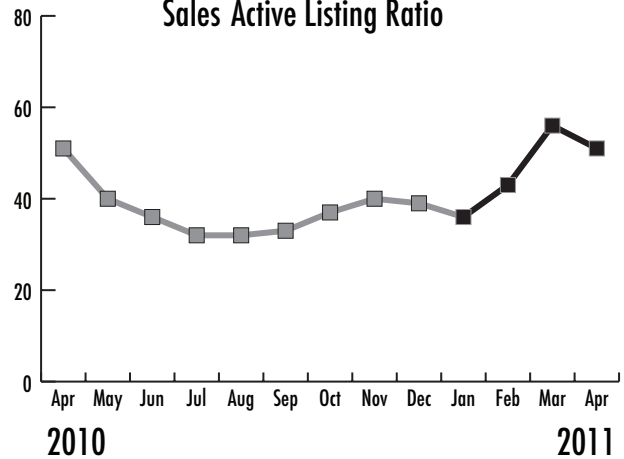
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	23	6	\$362,800	\$357,450	26.1	99	E01	-	-	-	-	-	-
E02	12	8	\$363,275	\$363,600	66.7	100	E02	-	-	-	-	-	-
E03	67	24	\$216,450	\$178,750	35.8	97	E03	-	-	-	-	-	-
E04	71	31	\$177,589	\$160,000	43.7	97	E04	-	-	-	-	-	-
E05	57	39	\$258,614	\$225,000	68.4	99	E05	4	8	\$472,684	\$461,244	200.0	106
E06	7	7	\$418,414	\$379,000	100.0	100	E06	-	-	-	-	-	-
E07	83	24	\$206,242	\$215,250	28.9	98	E07	5	6	\$391,629	\$361,444	120.0	101
E08	70	23	\$152,613	\$144,600	32.9	96	E08	1	-	-	-	-	-
E09	150	54	\$234,993	\$232,750	36.0	98	E09	-	-	-	-	-	-
E10	12	3	\$168,500	\$180,000	25.0	96	E10	-	-	-	-	-	-
E11	96	29	\$174,459	\$165,000	30.2	96	E11	3	-	-	-	-	-
E12	3	-	-	-	-	-	E12	1	-	-	-	-	-
E13	7	8	\$250,238	\$223,500	114.3	100	E13	1	2	\$288,500	\$288,500	200.0	99
E14	9	8	\$189,850	\$185,500	88.9	98	E14	2	5	\$283,400	\$267,000	250.0	98
E15	21	18	\$237,478	\$212,000	85.7	97	E15	10	12	\$289,717	\$286,250	120.0	99
E16	39	3	\$304,633	\$370,000	7.7	97	E16	7	1	\$205,000	\$205,000	14.3	96
E17	14	6	\$156,833	\$152,000	42.9	97	E17	19	14	\$239,276	\$239,250	73.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	6	\$325,417	\$332,250	200.0	98
E20	5	-	-	-	-	-	E20	-	-	-	-	-	-
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	2	\$329,400	\$329,400	25.0	99	E01	-	-	-	-	-	-
E02	5	8	\$537,025	\$482,400	160.0	99	E02	-	-	-	-	-	-
E03	3	3	\$359,000	\$282,000	100.0	98	E03	-	-	-	-	-	-
E04	20	8	\$287,288	\$284,900	40.0	98	E04	-	-	-	-	-	-
E05	35	21	\$291,576	\$295,000	60.0	99	E05	-	-	-	-	-	-
E06	1	2	\$305,000	\$305,000	200.0	99	E06	-	-	-	-	-	-
E07	10	5	\$308,900	\$312,500	50.0	103	E07	-	-	-	-	-	-
E08	9	11	\$256,527	\$275,000	122.2	97	E08	-	-	-	-	-	-
E09	29	13	\$210,031	\$215,000	44.8	95	E09	-	-	-	-	-	-
E10	12	3	\$210,250	\$214,500	25.0	97	E10	-	-	-	-	-	-
E11	41	10	\$239,275	\$227,875	24.4	98	E11	2	1	\$285,000	\$285,000	50.0	99
E12	9	3	\$195,667	\$180,000	33.3	95	E12	-	-	-	-	-	-
E13	23	9	\$246,111	\$230,000	39.1	100	E13	-	-	-	-	-	-
E14	18	11	\$246,782	\$249,000	61.1	98	E14	-	1	\$198,000	\$198,000	-	98
E15	16	12	\$192,325	\$197,500	75.0	98	E15	-	-	-	-	-	-
E16	46	15	\$138,153	\$149,000	32.6	98	E16	-	-	-	-	-	-
E17	9	2	\$163,750	\$163,750	22.2	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	1	\$296,000	\$296,000	100.0	97	E19	-	-	-	-	-	-
E20	4	-	-	-	-	-	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	10	13	\$530,301	\$525,000	130.0	103
E02	7	-	-	-	-	-	E02	9	9	\$618,222	\$550,000	100.0	102
E03	1	-	-	-	-	-	E03	6	5	\$385,200	\$360,000	83.3	99
E04	3	1	\$120,000	\$120,000	33.3	96	E04	5	5	\$399,100	\$400,000	100.0	99
E05	-	-	-	-	-	-	E05	-	1	\$375,000	\$375,000	-	108
E06	-	-	-	-	-	-	E06	6	10	\$475,750	\$449,750	166.7	99
E07	-	-	-	-	-	-	E07	4	2	\$328,000	\$328,000	50.0	102
E08	-	-	-	-	-	-	E08	-	2	\$325,250	\$325,250	-	99
E09	-	-	-	-	-	-	E09	1	1	\$364,000	\$364,000	100.0	96
E10	3	1	\$140,000	\$140,000	33.3	95	E10	7	5	\$361,000	\$350,000	71.4	100
E11	-	-	-	-	-	-	E11	10	9	\$318,361	\$330,500	90.0	99
E12	-	-	-	-	-	-	E12	3	2	\$196,000	\$196,000	66.7	97
E13	-	-	-	-	-	-	E13	14	13	\$298,319	\$282,000	92.9	98
E14	-	-	-	-	-	-	E14	37	27	\$288,444	\$290,000	73.0	98
E15	-	-	-	-	-	-	E15	21	20	\$267,175	\$269,000	95.2	99
E16	-	-	-	-	-	-	E16	14	13	\$211,646	\$225,000	92.9	99
E17	-	-	-	-	-	-	E17	15	13	\$214,256	\$210,000	86.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	10	4	\$281,875	\$280,250	40.0	100
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: April 2011								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	131	123	74	\$39,045,180	\$527,638	\$404,750	19	101
W02	93	122	83	\$46,753,583	\$563,296	\$479,000	13	103
W03	150	127	74	\$25,257,374	\$341,316	\$351,050	17	99
W04	190	120	66	\$23,993,350	\$363,536	\$367,500	26	97
W05	341	203	89	\$29,887,489	\$335,814	\$333,000	28	97
W06	314	216	114	\$50,867,090	\$446,203	\$393,500	27	99
W07	111	109	64	\$36,315,688	\$567,433	\$552,528	18	101
W08	210	175	112	\$71,199,789	\$635,712	\$530,450	18	100
W09	171	102	58	\$21,326,627	\$367,700	\$366,000	33	96
W10	253	157	74	\$20,602,488	\$278,412	\$295,000	27	97
W12	194	141	75	\$41,117,830	\$548,238	\$480,000	21	98
W13	216	130	81	\$55,904,784	\$690,183	\$519,000	23	98
W14	113	92	49	\$20,160,900	\$411,447	\$390,000	27	98
W15	409	321	197	\$58,233,888	\$295,603	\$246,000	23	98
W16	125	131	113	\$48,075,980	\$425,451	\$408,888	17	99
W17	2	2	-	-	-	-	-	-
W18	101	71	38	\$11,153,101	\$293,503	\$313,150	30	97
W19	308	329	228	\$100,280,390	\$439,826	\$423,950	17	99
W20	404	413	277	\$117,740,790	\$425,057	\$405,000	19	99
W21	532	367	228	\$146,288,941	\$641,618	\$534,000	26	98
W22	232	256	142	\$59,255,668	\$417,293	\$395,000	18	99
W23	671	698	463	\$174,547,053	\$376,991	\$361,000	21	99
W24	590	555	331	\$134,534,403	\$406,448	\$383,000	23	98
W25	112	78	68	\$26,635,503	\$391,699	\$348,000	29	98
W26	26	12	4	\$3,452,500	\$863,125	\$947,500	37	97
W27	200	133	97	\$41,942,890	\$432,401	\$413,000	28	98
W28	234	150	85	\$39,861,338	\$468,957	\$429,000	23	98
W29	147	103	58	\$17,848,250	\$307,728	\$291,000	27	98
TOTAL	6,580	5,436	3,342	\$1,462,282,867	\$437,547	\$385,000	22	99

West District
Days on MarketWest District
Sales Active Listing Ratio

Year-to-Date: April 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	401	209	\$110,247,149	\$527,498	\$410,000	22	100
W02	378	262	\$138,296,455	\$527,849	\$461,000	18	102
W03	435	240	\$80,526,599	\$335,528	\$343,250	29	99
W04	417	231	\$76,646,015	\$331,801	\$321,250	33	97
W05	703	331	\$111,651,263	\$337,315	\$335,000	34	97
W06	764	351	\$152,373,502	\$434,113	\$392,000	27	99
W07	330	200	\$107,033,238	\$535,166	\$522,500	22	100
W08	632	368	\$222,347,229	\$604,204	\$517,500	25	100
W09	346	158	\$59,929,078	\$379,298	\$409,000	38	97
W10	554	287	\$75,811,788	\$264,153	\$260,000	35	97
W12	500	250	\$133,471,980	\$533,888	\$459,750	25	98
W13	522	282	\$162,543,672	\$576,396	\$463,500	28	97
W14	294	160	\$57,899,650	\$361,873	\$342,500	26	98
W15	1,222	656	\$180,665,067	\$275,404	\$248,500	27	98
W16	441	292	\$124,288,278	\$425,645	\$399,100	27	98
W17	3	-	-	-	-	-	-
W18	249	126	\$36,986,426	\$293,543	\$306,500	33	97
W19	1,084	674	\$285,345,745	\$423,362	\$410,500	20	98
W20	1,428	843	\$357,243,061	\$423,776	\$405,000	19	99
W21	1,259	662	\$443,101,578	\$669,338	\$540,500	29	98
W22	820	497	\$199,355,667	\$401,118	\$374,900	19	99
W23	2,395	1,477	\$530,717,630	\$359,321	\$345,800	23	98
W24	1,877	1,012	\$389,944,832	\$385,321	\$367,000	22	98
W25	310	212	\$95,016,591	\$448,191	\$359,500	34	98
W26	38	13	\$9,449,400	\$726,877	\$665,000	49	96
W27	501	319	\$130,426,740	\$408,861	\$382,000	30	98
W28	471	250	\$120,822,499	\$483,290	\$439,900	27	98
W29	332	196	\$61,387,388	\$313,201	\$290,000	36	98
TOTAL	18,706	10,558	\$4,453,528,520	\$421,816	\$372,500	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	30	19	\$803,500	\$760,000	63.3	103	W01	12	13	\$646,675	\$650,000	108.3	101
W02	29	34	\$759,618	\$779,000	117.2	102	W02	31	24	\$491,670	\$468,750	77.4	106
W03	82	42	\$372,749	\$362,500	51.2	99	W03	39	18	\$356,639	\$360,000	46.2	101
W04	84	37	\$455,888	\$435,000	44.1	97	W04	10	6	\$355,833	\$377,500	60.0	98
W05	67	25	\$509,424	\$465,000	37.3	98	W05	76	29	\$350,776	\$333,000	38.2	98
W06	64	35	\$541,060	\$465,000	54.7	99	W06	6	9	\$429,100	\$412,500	150.0	106
W07	48	37	\$699,570	\$636,000	77.1	102	W07	1	2	\$557,778	\$557,778	200.0	106
W08	118	59	\$942,549	\$855,000	50.0	101	W08	1	2	\$491,500	\$491,500	200.0	111
W09	60	26	\$560,501	\$530,000	43.3	100	W09	2	3	\$395,167	\$398,500	150.0	98
W10	77	36	\$391,897	\$375,000	46.8	98	W10	13	2	\$306,500	\$306,500	15.4	98
W12	129	40	\$693,829	\$605,500	31.0	98	W12	6	5	\$426,700	\$432,000	83.3	97
W13	159	55	\$871,262	\$707,500	34.6	98	W13	6	6	\$370,148	\$357,000	100.0	101
W14	28	18	\$596,189	\$550,000	64.3	97	W14	10	4	\$418,000	\$422,000	40.0	100
W15	13	17	\$659,882	\$555,000	130.8	97	W15	12	15	\$413,600	\$420,000	125.0	101
W16	61	54	\$522,639	\$499,000	88.5	99	W16	18	23	\$371,521	\$366,000	127.8	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	33	11	\$354,132	\$362,000	33.3	97	W18	32	17	\$313,874	\$319,000	53.1	98
W19	113	98	\$578,468	\$548,750	86.7	99	W19	21	37	\$424,019	\$422,000	176.2	100
W20	180	105	\$568,899	\$540,000	58.3	99	W20	63	57	\$405,100	\$408,000	90.5	99
W21	360	137	\$791,861	\$622,500	38.1	98	W21	12	17	\$422,171	\$410,000	141.7	100
W22	148	67	\$492,488	\$485,000	45.3	99	W22	25	26	\$374,162	\$371,250	104.0	99
W23	405	290	\$420,384	\$398,000	71.6	98	W23	97	97	\$327,040	\$330,000	100.0	99
W24	388	181	\$498,349	\$475,000	46.7	98	W24	73	65	\$345,211	\$345,000	89.0	99
W25	68	33	\$507,779	\$460,000	48.5	98	W25	4	4	\$329,722	\$334,943	100.0	99
W26	26	4	\$863,125	\$947,500	15.4	97	W26	-	-	-	-	-	-
W27	166	77	\$475,414	\$450,000	46.4	98	W27	6	1	\$316,800	\$316,800	16.7	93
W28	215	64	\$511,905	\$466,350	29.8	98	W28	11	9	\$356,311	\$360,000	81.8	100
W29	105	42	\$342,060	\$330,500	40.0	98	W29	16	8	\$230,063	\$228,000	50.0	98

Condo Apartment

Link

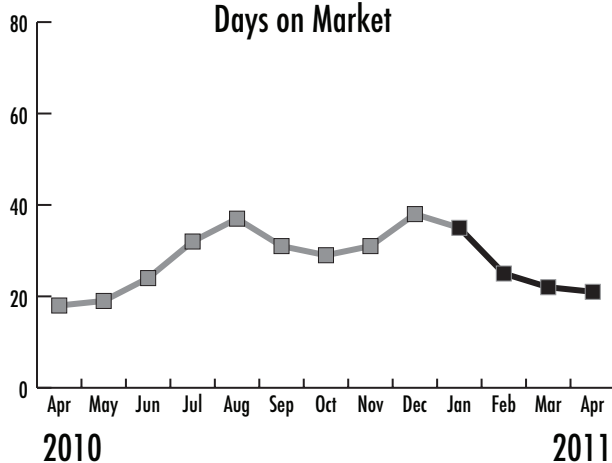
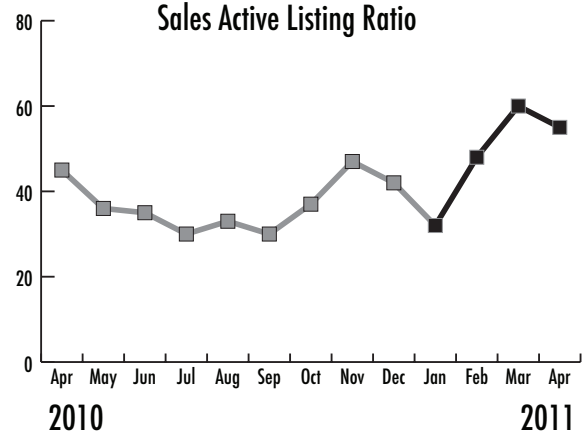
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	74	29	\$357,472	\$320,000	39.2	99	W01	-	-	-	-	-	-
W02	11	12	\$346,242	\$314,000	109.1	101	W02	-	-	-	-	-	-
W03	18	10	\$185,240	\$198,450	55.6	97	W03	-	-	-	-	-	-
W04	73	16	\$175,906	\$180,200	21.9	96	W04	-	-	-	-	-	-
W05	123	16	\$154,088	\$152,000	13.0	94	W05	-	1	\$384,500	\$384,500	-	94
W06	222	49	\$336,300	\$298,000	22.1	98	W06	-	-	-	-	-	-
W07	49	21	\$339,050	\$300,000	42.9	99	W07	-	-	-	-	-	-
W08	78	40	\$268,560	\$256,500	51.3	98	W08	-	-	-	-	-	-
W09	92	26	\$177,962	\$120,600	28.3	91	W09	1	-	-	-	-	-
W10	135	29	\$170,638	\$158,000	21.5	96	W10	-	-	-	-	-	-
W12	40	18	\$257,400	\$222,250	45.0	97	W12	-	-	-	-	-	-
W13	20	10	\$292,050	\$299,000	50.0	97	W13	-	-	-	-	-	-
W14	33	11	\$236,473	\$233,500	33.3	97	W14	-	2	\$464,450	\$464,450	-	99
W15	349	147	\$242,334	\$235,000	42.1	98	W15	1	-	-	-	-	-
W16	19	4	\$348,750	\$325,000	21.1	98	W16	2	2	\$456,000	\$456,000	100.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	21	3	\$135,833	\$141,000	14.3	95	W18	-	-	-	-	-	-
W19	72	32	\$255,434	\$240,500	44.4	97	W19	1	-	-	-	-	-
W20	39	26	\$204,169	\$203,750	66.7	98	W20	6	3	\$427,500	\$431,500	50.0	101
W21	63	20	\$394,820	\$257,500	31.8	97	W21	1	4	\$420,285	\$407,070	400.0	99
W22	6	4	\$271,500	\$268,500	66.7	100	W22	-	-	-	-	-	-
W23	58	18	\$222,988	\$220,000	31.0	97	W23	8	5	\$324,520	\$309,500	62.5	99
W24	64	31	\$189,790	\$175,000	48.4	97	W24	4	-	-	-	-	-
W25	22	13	\$228,454	\$215,000	59.1	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	8	5	\$207,940	\$205,000	62.5	97	W27	1	1	\$253,000	\$253,000	100.0	98
W28	1	-	-	-	-	-	W28	-	1	\$385,000	\$385,000	-	99
W29	21	1	\$195,000	\$195,000	4.8	98	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	11	9	\$328,478	\$348,000	81.8	99	W01	-	-	-	-	-	-
W02	12	10	\$363,060	\$383,450	83.3	99	W02	-	-	-	-	-	-
W03	7	2	\$385,500	\$385,500	28.6	102	W03	-	-	-	-	-	-
W04	18	4	\$271,000	\$245,500	22.2	98	W04	-	-	-	-	-	-
W05	60	16	\$216,219	\$214,250	26.7	96	W05	-	-	-	-	-	-
W06	13	11	\$549,864	\$415,000	84.6	98	W06	-	-	-	-	-	-
W07	5	-	-	-	-	-	W07	-	-	-	-	-	-
W08	11	6	\$337,167	\$351,500	54.6	103	W08	-	-	-	-	-	-
W09	11	3	\$313,700	\$325,600	27.3	99	W09	-	-	-	-	-	-
W10	26	7	\$133,243	\$165,000	26.9	97	W10	-	-	-	-	-	-
W12	17	9	\$552,556	\$423,000	52.9	98	W12	1	-	-	-	-	-
W13	26	9	\$276,000	\$250,000	34.6	98	W13	-	-	-	-	-	-
W14	41	11	\$261,491	\$285,000	26.8	99	W14	-	-	-	-	-	-
W15	33	18	\$288,266	\$280,500	54.6	98	W15	-	-	-	-	-	-
W16	23	29	\$298,155	\$302,000	126.1	98	W16	-	-	-	-	-	-
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	14	7	\$216,329	\$205,000	50.0	98	W18	-	-	-	-	-	-
W19	77	50	\$309,067	\$332,250	64.9	98	W19	-	-	-	-	-	-
W20	85	68	\$312,761	\$310,950	80.0	99	W20	5	-	-	-	-	-
W21	28	10	\$350,720	\$331,400	35.7	99	W21	-	-	-	-	-	-
W22	13	5	\$331,500	\$356,000	38.5	98	W22	-	-	-	-	-	-
W23	53	18	\$256,784	\$263,200	34.0	100	W23	-	-	-	-	-	-
W24	36	21	\$220,143	\$216,000	58.3	98	W24	3	2	\$455,000	\$455,000	66.7	100
W25	13	7	\$296,143	\$305,000	53.9	99	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	13	5	\$206,000	\$187,000	38.5	97	W27	-	-	-	-	-	-
W28	1	2	\$303,500	\$303,500	200.0	99	W28	-	-	-	-	-	-
W29	5	3	\$170,583	\$179,750	60.0	97	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	4	\$512,225	\$449,450	100.0	102
W02	1	-	-	-	-	-	W02	9	3	\$447,000	\$461,000	33.3	108
W03	-	-	-	-	-	-	W03	4	2	\$279,500	\$279,500	50.0	96
W04	-	-	-	-	-	-	W04	5	3	\$364,000	\$342,000	60.0	100
W05	7	-	-	-	-	-	W05	8	2	\$335,000	\$335,000	25.0	97
W06	-	1	\$200,000	\$200,000	-	93	W06	9	9	\$593,433	\$595,000	100.0	99
W07	2	-	-	-	-	-	W07	6	4	\$549,000	\$545,500	66.7	99
W08	1	2	\$169,500	\$169,500	200.0	99	W08	1	3	\$500,667	\$518,000	300.0	102
W09	5	-	-	-	-	-	W09	-	-	-	-	-	-
W10	-	-	-	-	-	-	W10	2	-	-	-	-	-
W12	-	-	-	-	-	-	W12	1	3	\$541,660	\$589,990	300.0	101
W13	-	-	-	-	-	-	W13	5	1	\$360,000	\$360,000	20.0	97
W14	-	-	-	-	-	-	W14	1	3	\$450,333	\$420,000	300.0	99
W15	-	-	-	-	-	-	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	1	\$355,000	\$355,000	50.0	97
W17	-	-	-	-	-	-	W17	1	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	-	-	-	-	-	-	W19	24	11	\$388,600	\$382,000	45.8	99
W20	-	-	-	-	-	-	W20	26	18	\$392,058	\$387,450	69.2	99
W21	-	-	-	-	-	-	W21	68	40	\$438,560	\$400,250	58.8	99
W22	-	-	-	-	-	-	W22	40	40	\$344,683	\$346,700	100.0	99
W23	-	-	-	-	-	-	W23	50	35	\$304,410	\$303,500	70.0	99
W24	-	-	-	-	-	-	W24	22	31	\$338,000	\$350,000	140.9	99
W25	-	-	-	-	-	-	W25	4	11	\$319,727	\$325,000	275.0	100
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	6	8	\$337,063	\$325,500	133.3	99
W28	-	-	-	-	-	-	W28	6	9	\$322,289	\$320,000	150.0	99
W29	-	-	-	-	-	-	W29	-	4	\$233,625	\$230,000	-	100

Current Month: April 2011

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	1,075	754	414	\$178,909,978	\$432,150	\$387,450	23	99
C02	163	154	104	\$101,164,619	\$972,737	\$683,000	20	102
C03	124	90	57	\$46,240,551	\$811,238	\$590,000	29	99
C04	192	175	111	\$108,954,924	\$981,576	\$884,000	21	100
C06	74	65	38	\$19,835,818	\$521,995	\$529,000	22	100
C07	198	190	156	\$79,117,674	\$507,165	\$430,000	20	99
C08	288	231	162	\$70,043,896	\$432,370	\$375,750	21	99
C09	66	71	40	\$58,399,700	\$1,459,993	\$1,263,750	23	101
C10	148	141	117	\$93,711,584	\$800,954	\$640,000	21	101
C11	48	46	35	\$21,930,318	\$626,581	\$630,000	24	101
C12	104	75	44	\$69,678,388	\$1,583,600	\$1,253,500	22	100
C13	112	118	80	\$40,476,842	\$505,961	\$404,250	17	100
C14	263	282	193	\$111,156,258	\$575,939	\$434,000	20	99
C15	209	204	136	\$69,376,432	\$510,121	\$438,000	18	101
TOTAL	3,064	2,596	1,687	\$1,068,996,982	\$633,667	\$455,000	21	100

**Central District
Days on Market**

**Central District
Sales Active Listing Ratio**

Year-to-Date: April 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	2,904	1,525	\$651,232,386	\$427,038	\$380,000	27	99
C02	501	276	\$254,878,560	\$923,473	\$663,000	24	101
C03	339	178	\$143,721,332	\$807,423	\$548,500	28	100
C04	585	328	\$299,209,998	\$912,226	\$807,500	22	100
C06	220	121	\$59,382,648	\$490,766	\$475,000	21	99
C07	724	481	\$226,146,752	\$470,160	\$392,000	24	99
C08	912	521	\$222,507,125	\$427,077	\$377,000	23	99
C09	220	142	\$178,790,660	\$1,259,089	\$950,000	26	99
C10	540	357	\$284,965,758	\$798,223	\$560,000	21	100
C11	198	127	\$76,300,706	\$600,793	\$577,000	26	101
C12	248	128	\$198,160,888	\$1,548,132	\$1,317,500	31	99
C13	372	223	\$104,549,192	\$468,830	\$389,000	22	100
C14	1,039	687	\$357,813,481	\$520,835	\$398,000	23	100
C15	710	436	\$212,830,448	\$488,143	\$412,844	22	100
TOTAL	9,512	5,530	\$3,270,489,934	\$591,409	\$423,000	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	11	5	\$711,980	\$750,000	45.5	99	C01	24	21	\$730,738	\$685,000	87.5	104
C02	30	28	\$1,363,861	\$950,000	93.3	104	C02	17	36	\$899,434	\$670,000	211.8	105
C03	66	31	\$917,771	\$670,000	47.0	99	C03	14	12	\$781,958	\$546,500	85.7	98
C04	131	78	\$1,191,722	\$1,122,056	59.5	101	C04	4	4	\$784,900	\$701,500	100.0	106
C06	39	23	\$664,535	\$585,000	59.0	102	C06	2	-	-	-	-	-
C07	71	56	\$761,773	\$660,000	78.9	100	C07	6	5	\$468,800	\$455,000	83.3	100
C08	2	4	\$763,375	\$796,750	200.0	100	C08	10	3	\$755,015	\$736,500	30.0	99
C09	28	18	\$2,210,792	\$1,962,500	64.3	102	C09	9	5	\$1,630,400	\$1,800,000	55.6	101
C10	46	40	\$1,310,478	\$1,168,944	87.0	102	C10	5	11	\$679,045	\$687,000	220.0	106
C11	15	16	\$1,037,057	\$1,030,389	106.7	105	C11	3	3	\$631,667	\$630,000	100.0	103
C12	83	34	\$1,897,067	\$1,505,000	41.0	100	C12	-	-	-	-	-	-
C13	11	28	\$797,447	\$691,250	254.6	102	C13	7	8	\$419,378	\$416,250	114.3	101
C14	49	54	\$1,006,820	\$816,500	110.2	99	C14	-	1	\$620,000	\$620,000	-	105
C15	42	36	\$836,816	\$726,400	85.7	105	C15	14	25	\$481,200	\$480,000	178.6	102

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	974	347	\$404,259	\$375,000	35.6	99	C01	-	-	-	-	-	-
C02	96	26	\$781,360	\$553,000	27.1	98	C02	-	-	-	-	-	-
C03	33	13	\$636,012	\$589,000	39.4	99	C03	-	-	-	-	-	-
C04	44	23	\$451,826	\$385,000	52.3	97	C04	-	-	-	-	-	-
C06	31	15	\$303,435	\$298,000	48.4	97	C06	-	-	-	-	-	-
C07	101	80	\$345,379	\$329,500	79.2	99	C07	2	1	\$455,000	\$455,000	50.0	99
C08	248	139	\$398,900	\$360,000	56.1	99	C08	-	-	-	-	-	-
C09	25	11	\$562,155	\$422,000	44.0	100	C09	-	-	-	-	-	-
C10	90	60	\$506,994	\$434,000	66.7	99	C10	-	-	-	-	-	-
C11	28	16	\$215,150	\$211,000	57.1	97	C11	-	-	-	-	-	-
C12	13	7	\$533,586	\$512,000	53.9	97	C12	-	-	-	-	-	-
C13	87	37	\$314,951	\$297,000	42.5	98	C13	-	-	-	-	-	-
C14	191	113	\$378,294	\$350,000	59.2	100	C14	-	-	-	-	-	-
C15	132	44	\$359,541	\$325,000	33.3	98	C15	2	1	\$460,000	\$460,000	50.0	102

Condo Townhouse

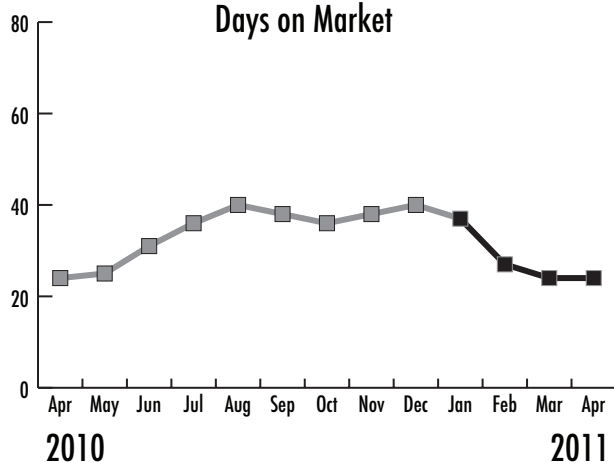
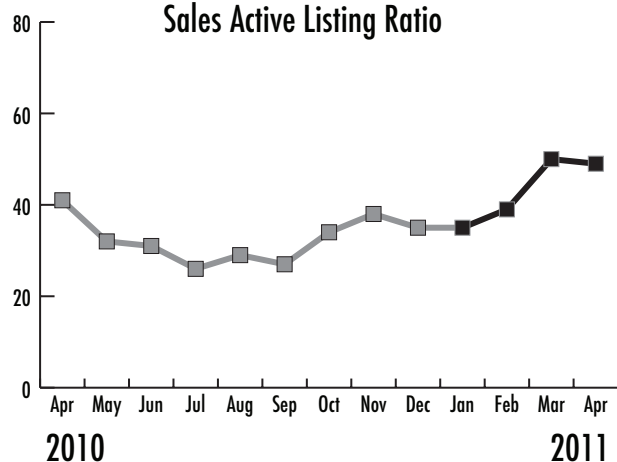
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	47	29	\$428,890	\$418,000	61.7	99	C01	-	-	-	-	-	-
C02	6	5	\$829,208	\$695,000	83.3	98	C02	-	-	-	-	-	-
C03	-	-	-	-	-	-	C03	-	-	-	-	-	-
C04	3	2	\$512,500	\$512,500	66.7	100	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	14	10	\$361,010	\$377,450	71.4	99	C07	-	-	-	-	-	-
C08	11	6	\$440,233	\$436,200	54.6	98	C08	-	-	-	-	-	-
C09	-	1	\$825,000	\$825,000	-	100	C09	-	-	-	-	-	-
C10	4	4	\$659,575	\$739,150	100.0	100	C10	1	-	-	-	-	-
C11	2	-	-	-	-	-	C11	-	-	-	-	-	-
C12	8	3	\$481,000	\$428,000	37.5	101	C12	-	-	-	-	-	-
C13	6	4	\$293,250	\$301,500	66.7	99	C13	-	-	-	-	-	-
C14	17	19	\$473,749	\$517,500	111.8	101	C14	-	-	-	-	-	-
C15	19	29	\$367,458	\$359,000	152.6	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	1	-	-	-	-	-	C01	18	12	\$607,417	\$580,500	66.7	100
C02	5	2	\$289,500	\$289,500	40.0	101	C02	9	7	\$793,786	\$755,000	77.8	106
C03	11	1	\$138,000	\$138,000	9.1	95	C03	-	-	-	-	-	-
C04	6	1	\$139,000	\$139,000	16.7	100	C04	4	3	\$435,000	\$405,000	75.0	97
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	-	-	-	-	-	-	C07	4	4	\$604,750	\$606,000	100.0	100
C08	3	-	-	-	-	-	C08	14	10	\$663,681	\$634,500	71.4	102
C09	3	4	\$541,813	\$406,125	133.3	98	C09	1	1	\$1,277,500	\$1,277,500	100.0	111
C10	1	1	\$205,000	\$205,000	100.0	100	C10	1	1	\$560,000	\$560,000	100.0	98
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	1	3	\$655,700	\$587,100	300.0	107
C14	2	-	-	-	-	-	C14	4	6	\$736,583	\$734,000	150.0	98
C15	-	1	\$285,000	\$285,000	-	95	C15	-	-	-	-	-	-

North District

Current Month: April 2011								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	110	112	67	\$40,538,426	\$605,051	\$570,000	16	100
N02	194	164	122	\$68,867,300	\$564,486	\$442,500	23	98
N03	302	329	217	\$131,050,326	\$603,919	\$490,000	19	99
N04	205	194	130	\$79,505,131	\$611,578	\$595,000	15	99
N05	176	166	96	\$54,779,254	\$570,617	\$567,500	16	99
N06	192	160	97	\$49,286,900	\$508,112	\$419,000	21	98
N07	218	244	164	\$67,718,845	\$412,920	\$397,300	16	99
N08	478	439	280	\$153,310,100	\$547,536	\$514,250	19	99
N10	119	133	87	\$45,352,741	\$521,296	\$510,000	16	100
N11	358	434	337	\$194,106,584	\$575,984	\$520,000	16	100
N12	135	116	54	\$24,653,300	\$456,543	\$392,050	20	99
N13	73	26	13	\$10,544,000	\$811,077	\$535,500	50	95
N14	170	70	24	\$18,809,127	\$783,714	\$637,500	51	96
N15	85	60	30	\$11,250,000	\$375,000	\$350,000	39	97
N16	159	69	35	\$16,060,400	\$458,869	\$365,000	51	97
N17	292	154	74	\$21,167,499	\$286,047	\$276,000	39	97
N18	118	83	54	\$19,027,400	\$352,359	\$331,250	28	98
N19	177	75	47	\$13,726,500	\$292,053	\$285,000	58	97
N20	19	2	5	\$2,600,500	\$520,100	\$535,000	65	97
N21	58	24	7	\$2,138,500	\$305,500	\$307,500	33	98
N22	165	61	26	\$7,578,100	\$291,465	\$270,000	29	99
N23	209	95	58	\$19,330,700	\$333,288	\$286,500	75	96
N24	143	45	15	\$3,440,000	\$229,333	\$237,500	74	95
TOTAL	4,155	3,255	2,039	\$1,054,841,633	\$517,333	\$462,000	24	99

North District
Days on MarketNorth District
Sales Active Listing Ratio

Year-to-Date: April 2011

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	368	239	\$139,515,992	\$583,749	\$510,000	22	99
N02	637	373	\$195,630,466	\$524,478	\$425,000	25	98
N03	1,126	655	\$371,328,766	\$566,914	\$487,000	21	99
N04	679	393	\$228,934,487	\$582,531	\$579,100	19	99
N05	616	335	\$192,870,102	\$575,732	\$561,000	19	99
N06	527	300	\$153,149,216	\$510,497	\$435,250	24	98
N07	709	450	\$181,679,280	\$403,732	\$375,550	21	99
N08	1,470	874	\$477,049,574	\$545,823	\$503,750	22	98
N10	427	236	\$122,355,840	\$518,457	\$491,000	20	100
N11	1,413	945	\$526,233,942	\$556,861	\$495,000	19	100
N12	337	183	\$83,917,855	\$458,568	\$415,000	25	98
N13	94	37	\$29,772,644	\$804,666	\$700,000	79	96
N14	219	69	\$52,950,177	\$767,394	\$680,000	58	95
N15	173	83	\$34,712,800	\$418,227	\$382,000	42	97
N16	257	106	\$46,652,250	\$440,116	\$387,500	45	97
N17	510	234	\$64,350,517	\$275,002	\$269,500	40	97
N18	276	169	\$57,818,250	\$342,120	\$325,000	32	98
N19	283	144	\$42,723,035	\$296,688	\$285,000	55	98
N20	29	14	\$7,465,000	\$533,214	\$545,000	50	98
N21	70	27	\$9,288,900	\$344,033	\$308,000	86	97
N22	208	57	\$17,129,600	\$300,519	\$269,900	52	98
N23	326	149	\$46,199,723	\$310,065	\$285,000	64	97
N24	170	47	\$10,881,980	\$231,531	\$220,000	73	96
TOTAL	10,924	6,119	\$3,092,610,396	\$505,411	\$454,250	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	53	38	\$772,174	\$716,650	71.7	101	N01	1	5	\$498,600	\$465,000	500.0	101
N02	87	54	\$824,444	\$696,500	62.1	98	N02	-	-	-	-	-	-
N03	119	93	\$897,124	\$783,000	78.2	100	N03	9	13	\$513,538	\$510,000	144.4	98
N04	143	95	\$675,819	\$647,500	66.4	99	N04	5	10	\$455,210	\$469,500	200.0	101
N05	144	68	\$626,263	\$625,750	47.2	98	N05	5	7	\$427,127	\$417,500	140.0	99
N06	134	47	\$653,036	\$562,000	35.1	98	N06	16	9	\$370,767	\$351,000	56.3	100
N07	154	101	\$461,050	\$445,000	65.6	98	N07	22	25	\$340,764	\$348,000	113.6	99
N08	320	173	\$626,758	\$588,000	54.1	98	N08	46	43	\$444,956	\$441,900	93.5	99
N10	65	45	\$617,651	\$592,500	69.2	99	N10	2	4	\$420,650	\$418,550	200.0	101
N11	201	170	\$729,791	\$660,000	84.6	100	N11	16	37	\$453,751	\$448,800	231.3	101
N12	114	31	\$516,758	\$485,000	27.2	98	N12	12	13	\$394,715	\$385,000	108.3	98
N13	73	13	\$811,077	\$535,500	17.8	95	N13	-	-	-	-	-	-
N14	156	22	\$832,152	\$655,000	14.1	96	N14	1	-	-	-	-	-
N15	78	24	\$401,254	\$379,500	30.8	97	N15	-	-	-	-	-	-
N16	146	29	\$496,410	\$385,000	19.9	97	N16	-	-	-	-	-	-
N17	281	62	\$298,256	\$293,000	22.1	97	N17	4	2	\$183,000	\$183,000	50.0	92
N18	96	38	\$396,487	\$407,000	39.6	98	N18	6	3	\$250,000	\$230,000	50.0	96
N19	126	30	\$319,570	\$320,000	23.8	97	N19	1	-	-	-	-	-
N20	19	5	\$520,100	\$535,000	26.3	97	N20	-	-	-	-	-	-
N21	57	7	\$305,500	\$307,500	12.3	98	N21	1	-	-	-	-	-
N22	124	20	\$306,860	\$283,500	16.1	99	N22	4	1	\$235,000	\$235,000	25.0	98
N23	201	53	\$343,457	\$295,000	26.4	96	N23	-	-	-	-	-	-
N24	134	15	\$229,333	\$237,500	11.2	95	N24	2	-	-	-	-	-

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	10	\$290,600	\$280,500	32.3	96	N01	1	1	\$405,000	\$405,000	100.0	94
N02	91	56	\$340,621	\$328,250	61.5	97	N02	1	2	\$423,000	\$423,000	200.0	99
N03	118	60	\$303,278	\$302,000	50.9	98	N03	5	6	\$498,833	\$495,750	120.0	100
N04	26	5	\$247,600	\$256,000	19.2	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	3	1	\$504,000	\$504,000	33.3	99
N06	17	10	\$368,090	\$343,750	58.8	97	N06	1	1	\$337,000	\$337,000	100.0	101
N07	14	6	\$278,563	\$300,000	42.9	98	N07	-	-	-	-	-	-
N08	56	16	\$340,425	\$327,000	28.6	98	N08	1	-	-	-	-	-
N10	17	4	\$278,000	\$281,000	23.5	96	N10	22	30	\$443,945	\$432,500	136.4	101
N11	66	40	\$347,730	\$323,000	60.6	98	N11	17	14	\$457,428	\$438,500	82.4	100
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	10	2	\$250,889	\$250,889	20.0	98	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	2	\$213,000	\$213,000	33.3	96	N16	2	3	\$334,500	\$331,000	150.0	98
N17	-	1	\$128,000	\$128,000	-	99	N17	-	1	\$338,000	\$338,000	-	99
N18	3	1	\$178,000	\$178,000	33.3	97	N18	7	5	\$274,480	\$280,500	71.4	99
N19	10	-	-	-	-	-	N19	1	2	\$242,000	\$242,000	200.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	16	4	\$252,100	\$251,750	25.0	99
N23	-	-	-	-	-	-	N23	3	-	-	-	-	-
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	22	11	\$371,336	\$314,200	50.0	100	N01	-	-	-	-	-	-
N02	10	7	\$409,243	\$378,800	70.0	99	N02	-	-	-	-	-	-
N03	26	14	\$352,214	\$378,750	53.9	97	N03	-	-	-	-	-	-
N04	12	1	\$393,000	\$393,000	8.3	98	N04	-	-	-	-	-	-
N05	2	1	\$389,000	\$389,000	50.0	99	N05	-	-	-	-	-	-
N06	12	8	\$463,588	\$373,850	66.7	98	N06	-	-	-	-	-	-
N07	7	4	\$352,250	\$346,500	57.1	100	N07	-	-	-	-	-	-
N08	8	1	\$288,000	\$288,000	12.5	94	N08	-	-	-	-	-	-
N10	9	3	\$355,000	\$357,000	33.3	98	N10	-	-	-	-	-	-
N11	22	26	\$406,508	\$404,500	118.2	99	N11	-	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	1	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	4	-	-	-	-	-	N16	-	-	-	-	-	-
N17	-	1	\$223,000	\$223,000	-	99	N17	1	-	-	-	-	-
N18	2	3	\$217,167	\$218,000	150.0	98	N18	-	-	-	-	-	-
N19	6	3	\$189,833	\$177,500	50.0	96	N19	25	5	\$292,400	\$285,000	20.0	97
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	2	\$653,550	\$653,550	100.0	102
N02	-	-	-	-	-	-	N02	5	3	\$520,600	\$515,000	60.0	102
N03	-	-	-	-	-	-	N03	25	31	\$478,100	\$472,000	124.0	99
N04	-	-	-	-	-	-	N04	19	19	\$479,958	\$489,500	100.0	101
N05	-	-	-	-	-	-	N05	22	19	\$437,392	\$434,000	86.4	100
N06	-	-	-	-	-	-	N06	12	22	\$342,305	\$340,000	183.3	99
N07	-	-	-	-	-	-	N07	21	28	\$341,189	\$340,000	133.3	99
N08	-	-	-	-	-	-	N08	47	47	\$425,809	\$420,000	100.0	99
N10	-	-	-	-	-	-	N10	4	1	\$380,500	\$380,500	25.0	99
N11	-	-	-	-	-	-	N11	36	50	\$447,419	\$426,000	138.9	100
N12	-	-	-	-	-	-	N12	8	10	\$350,250	\$346,500	125.0	100
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	7	6	\$269,983	\$267,000	85.7	99
N16	-	-	-	-	-	-	N16	1	1	\$235,000	\$235,000	100.0	98
N17	-	-	-	-	-	-	N17	6	7	\$231,514	\$228,000	116.7	100
N18	-	-	-	-	-	-	N18	4	4	\$252,250	\$252,000	100.0	99
N19	-	-	-	-	-	-	N19	8	7	\$231,986	\$230,000	87.5	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	21	1	\$197,500	\$197,500	4.8	99
N23	-	-	-	-	-	-	N23	5	5	\$225,500	\$223,500	100.0	99
N24	-	-	-	-	-	-	N24	4	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Grand Total	14,494	17,466	N/A	9,041	4,316,236,999	477,407	402,000	22	99
Year	N/A	N/A	50,133	28,441	13,022,458,887	457,876	385,000	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	Year-to-Date**	28,441	\$457,876
1997	58,014	\$211,307			
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

