

Market Watch

For Media Inquiries: 443-8159
For All Other Inquiries: 443-8152

November 2000

4,880 Houses Change Hands in 'Remarkable' November

Toronto – Friday, December 1, 2000
In November, TREB recorded 4,880 houses sold through its MLS system, President Marilyn Baubie reported today. That number was up 18% from the 4,119 sales recorded in November of last year, and up 4% from the 4,696 recorded in October. "Last month was quite remarkable," the President commented. "Generally, the pace of sales slows as we approach Christmas. If people are this intent on shopping for homes so close to the holiday season, that bodes well for next year's Spring market."

Ms. Baubie noted also that prices rose slightly in November, to \$246,154 from October's \$245,321. They were also up 4% from the \$236,214 recorded in November 1999. "Annual increases in the 4-6 per cent range are sustainable over the long term," the President said. "So far, the Toronto housing market has been able to avoid the Boom-and-Bust cycle of the late 80's and early 90's."

Breaking down the total 1,742 sales were reported in TREB's 28 West districts and

averaged \$225,829; 821 sales were reported in the 14 Central districts and averaged \$353,475; 972 sales were reported in the 23 North districts and averaged \$262,436; and 1,345 sales were reported in TREB's 21 East districts and averaged \$195,203.

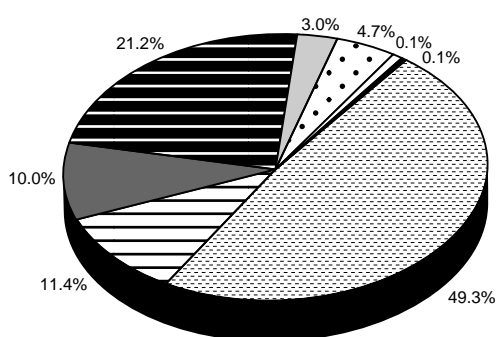
Special Report: Toronto's Rental Market

- The vacancy rate for privately initiated rental apartments was 0.6% in 2000, down from 1999's 0.9%, and well below the Canada-wide average of 1.6%.
- Rents increased in Toronto for all apartment classes. Bachelor units averaged \$683 per month, a 8.8% increase from 1999; one-bedroom units reached \$830 per month, a 7.8% increase; two-bedroom rents climbed 6.9% to \$979 per month; and three or more bedroom units increased 7.7% to \$1,165 per month.

Source: CMHC

Note: the Rent Review Guideline mandates an increase of 2.6% for 2000, and 2.9% for 2001

Single-Family Residential Breakdown



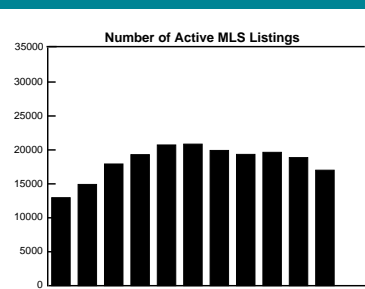
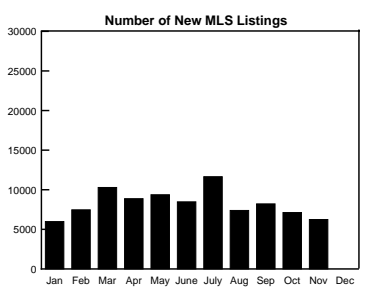
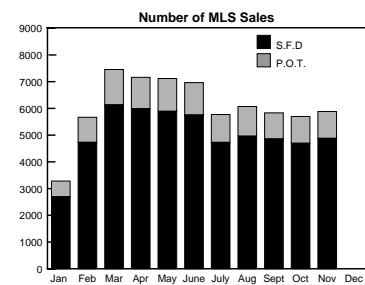
Dwelling Type	Sales	Median
Single Detached	2,407	\$255,000
Semi Detached	558	205,850
Condo T.H.	490	164,686
Condo Apt.	1,037	153,000
Link	149	210,000
Attached/Row	232	200,000
Co-op Apt.	5	225,000
Detached Condo	2	186,000

Housing Market Indicators

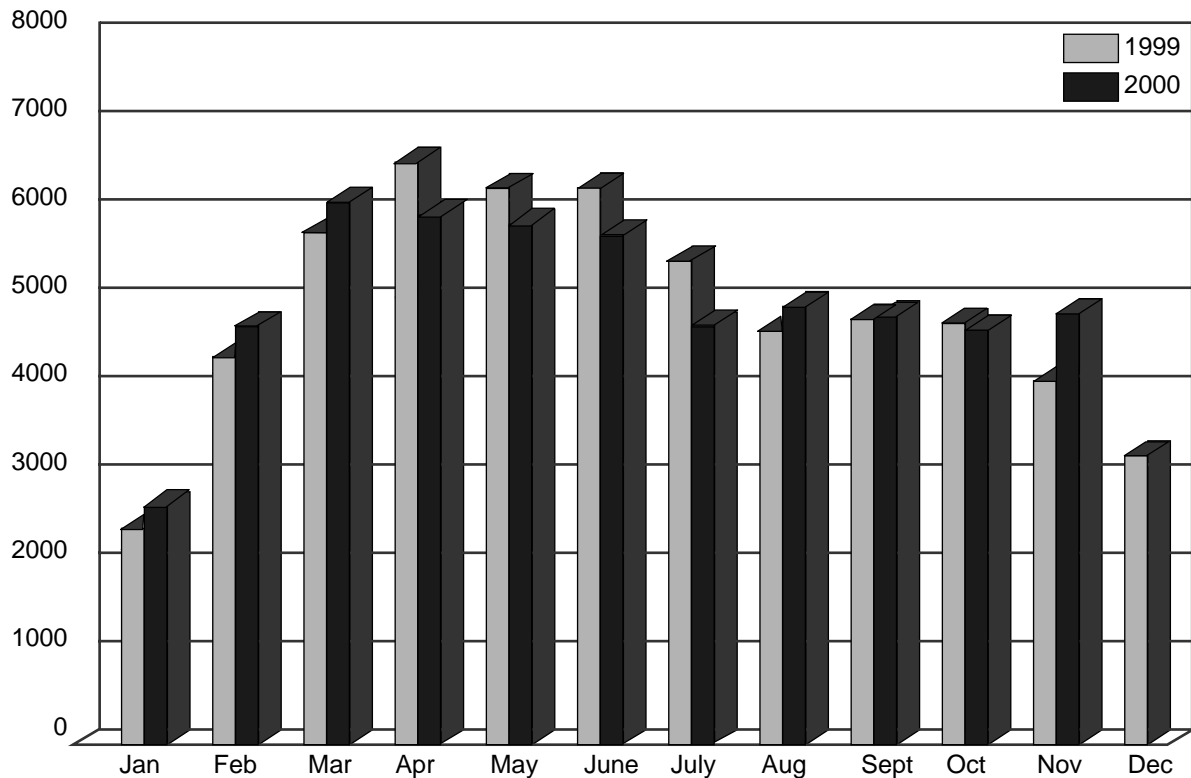
	November 1999	November 2000	% Change
Sales*	4,119	4,880	(+18%)
Sales (P.O.T.)	967	1,005	(+4%)
New Listings*	5,083	6,240	(+23%)
Active Listings**	14,726	17,016	(+15%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — November

Price Range	Total S.F.D.	Condo Apt.	Condo T.H.
Up to \$90,000	70 (1.4)	34 (3.3)	16 (3.3)
90,001 to 110,000	141 (2.9)	86 (8.3)	23 (4.7)
110,001 to 120,000	112 (2.3)	62 (6.0)	16 (3.3)
120,001 to 130,000	181 (3.7)	107 (10.3)	27 (5.5)
130,001 to 140,000	237 (4.9)	123 (11.9)	41 (8.4)
140,001 to 150,000	210 (4.3)	92 (8.8)	43 (8.8)
150,001 to 160,000	233 (4.8)	86 (8.3)	54 (11.0)
160,001 to 170,000	253 (5.2)	76 (7.3)	63 (12.9)
170,001 to 180,000	255 (5.2)	51 (4.9)	46 (9.4)
180,001 to 190,000	240 (4.9)	45 (4.3)	35 (7.1)
190,001 to 200,000	267 (5.5)	33 (3.2)	38 (7.7)
200,001 to 225,000	593 (12.2)	69 (6.7)	36 (7.3)
225,001 to 250,000	508 (10.4)	51 (4.9)	20 (4.1)
250,001 to 300,000	630 (12.9)	54 (5.2)	13 (2.6)
300,001 to 400,000	563 (11.5)	49 (4.7)	16 (3.3)
400,001 to 500,000	161 (3.3)	7 (0.7)	1 (0.2)
500,001 to 750,000	149 (3.0)	10 (1.0)	— (—)
750,000 to 1,000,000	40 (0.8)	1 (0.1)	1 (0.2)
1,000,001 to 1,500,000	25 (0.5)	— (—)	1 (0.2)
Over 1,500,000	12 (0.3)	1 (0.1)	— (—)
Total	4,880 100.0	1,037* 100.0	490** 100.0

* 1,037 condominium apartments sold for \$183,822,077, averaging \$177,263

** 490 condominium townhouses sold for \$85,549,001, averaging \$174,589.

Single-Family Residential November 2000

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
East						
E-1	169	93	79	\$17,397,002	\$220,215	\$205,000
E-2	204	129	51	13,121,450	257,283	235,000
E-3	265	124	114	21,174,328	185,740	183,250
E-4	121	58	64	10,880,138	170,002	174,500
E-5	235	131	97	20,203,150	208,280	197,000
E-6	108	63	34	6,586,100	193,709	185,500
E-7	222	130	107	22,834,788	213,409	216,500
E-8	202	123	62	12,257,700	197,705	182,250
E-9	165	92	64	11,655,855	182,123	186,500
E-10	132	77	57	12,768,225	224,004	215,000
E-11	157	81	59	9,798,300	166,073	157,500
E-12	71	41	26	5,364,000	206,308	190,050
E-13	264	176	94	19,938,000	212,106	200,000
E-14	253	148	84	16,245,323	193,397	184,000
E-15	259	135	71	14,674,026	206,676	197,000
E-16	397	205	155	22,000,750	141,940	134,000
E-17	230	121	75	13,603,399	181,379	167,000
E-18	13	5	5	1,535,000	307,000	345,000
E-19	34	22	7	1,634,500	233,500	212,000
E-20	38	24	11	1,760,000	160,000	176,000
E-21	58	31	29	7,116,250	245,388	183,000
Total	3,597	2,009	1,345	\$262,548,284	\$195,203	\$183,000
West						
W-1	103	67	32	\$8,755,717	\$273,616	\$262,500
W-2	137	79	55	15,660,000	284,727	254,000
W-3	191	124	47	9,023,800	191,996	187,000
W-4	211	132	51	9,833,900	192,822	192,000
W-5	207	120	65	10,035,700	154,395	135,000
W-6	222	142	53	12,012,500	226,651	213,000
W-7	84	50	28	8,440,650	301,452	286,250
W-8	264	161	86	26,155,800	304,137	278,500
W-9	117	75	34	7,106,100	209,003	201,250
W-10	336	193	80	13,985,600	174,820	148,750
W-12	191	114	59	13,840,000	234,576	222,000
W-13	243	158	70	21,907,500	312,964	238,500
W-14	123	69	57	10,960,774	192,294	182,000
W-15	241	138	104	17,201,388	165,398	148,000
W-16	242	133	77	18,806,100	244,235	225,000
W-17	2	-	-	-	-	-
W-18	102	66	21	3,375,900	160,757	144,500
W-19	430	280	135	31,567,878	233,836	220,500
W-20	566	348	154	35,301,688	229,232	218,250
W-21	129	72	30	8,994,870	299,829	247,450
W-22	1	1	5	1,319,500	263,900	262,500
W-23	633	378	202	41,514,890	205,519	194,500
W-24	456	247	148	29,098,635	196,612	186,950
W-25	24	10	3	1,613,000	537,667	318,000
W-26	-	-	-	-	-	-
W-27	152	88	53	13,001,400	245,309	211,000
W-28	171	105	57	17,056,600	299,239	270,000
W-29	133	63	36	6,823,450	189,540	168,450
Total	5,711	3,413	1,742	\$393,393,340	\$225,829	\$205,000

Single-Family Residential November 2000

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central						
C-1	365	197	127	\$31,236,600	\$245,957	\$227,000
C-2	213	145	65	31,684,762	487,458	316,000
C-3	169	95	45	24,496,948	544,377	406,000
C-4	339	213	82	35,984,750	438,838	380,750
C-6	54	35	11	2,874,500	261,318	270,000
C-7	226	143	59	14,566,100	246,883	240,000
C-8	315	189	90	19,000,100	211,112	189,000
C-9	89	57	23	18,091,887	786,604	527,500
C-10	158	90	50	21,801,100	436,022	322,500
C-11	116	66	45	15,475,432	343,898	317,500
C-12	132	103	25	20,833,168	833,327	652,500
C-13	96	55	49	13,018,800	265,690	263,000
C-14	178	114	70	19,677,268	281,104	257,050
C-15	242	148	80	21,461,550	268,269	235,500
Total	2,692	1,650	821	\$290,202,965	\$353,475	\$270,000
North						
N-1	221	142	65	\$17,640,000	\$271,385	\$226,000
N-2	342	217	77	21,307,341	276,719	260,500
N-3	393	260	101	29,848,150	295,526	257,000
N-4	271	176	59	17,162,500	290,890	266,500
N-5	68	49	11	3,394,200	308,564	285,000
N-6	218	128	53	15,396,800	290,506	249,800
N-7	195	112	87	20,498,750	235,618	222,000
N-8	356	214	104	30,394,890	292,259	267,450
N-10	176	92	47	12,122,750	257,931	250,000
N-11	355	236	91	28,710,590	315,501	298,200
N-12	87	66	29	10,160,000	350,345	288,100
N-13	40	29	6	2,476,000	412,667	306,500
N-14	97	72	14	5,670,650	405,046	368,450
N-15	55	32	26	6,066,650	233,333	217,250
N-16	77	55	17	3,461,500	203,618	197,500
N-17	200	102	65	9,785,750	150,550	142,000
N-18	56	35	21	3,691,500	175,786	175,000
N-19	105	65	28	5,413,475	193,338	171,250
N-20	23	16	3	488,000	162,667	158,000
N-21	17	7	8	1,314,500	164,313	171,000
N-22	23	15	15	2,456,200	163,747	154,000
N-23	72	36	27	5,049,650	187,024	163,500
N-24	50	29	18	2,578,100	143,228	132,500
Total	3,497	2,185	972	\$255,087,946	\$262,436	\$236,000
Grand Total	15,497	9,257	4,880	\$1,201,232,535	\$246,154	\$211,450

Listed includes Reruns: East (2,009-56%) West (3,413-60%) Central (1,650-61%) North (2,185-62%)

* Sales to Listings Ratio (SFD only): 31%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	39	98%
WEST	45	97%
CENTRAL	42	97%
NORTH	52	97%
TOTAL	44	97%

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

Eleven Month Single-Family January to November 2000

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
East					
E-1	2,181	664	\$148,919,679	\$224,277	\$208,000
E-2	2,182	608	171,347,728	281,822	247,500
E-3	3,611	1,198	238,686,046	199,237	194,000
E-4	1,652	661	115,874,748	175,302	182,500
E-5	2,715	1,011	209,498,351	207,219	196,400
E-6	1,482	419	95,265,392	227,364	194,950
E-7	2,701	1,064	218,529,864	205,385	200,088
E-8	2,562	826	157,943,281	191,215	175,000
E-9	2,116	729	128,360,215	176,077	180,000
E-10	1,835	541	124,425,197	229,991	229,000
E-11	2,326	769	131,123,941	170,512	170,500
E-12	766	243	46,923,093	193,099	183,000
E-13	3,408	1,028	215,952,395	210,070	207,000
E-14	3,357	1,075	208,842,874	194,272	186,000
E-15	3,010	1,001	199,316,806	199,118	190,000
E-16	5,409	1,960	277,329,060	141,494	135,000
E-17	2,783	959	156,648,359	163,346	156,000
E-18	143	32	11,418,500	356,828	309,000
E-19	375	101	23,956,157	237,190	222,000
E-20	546	158	30,384,010	192,304	175,000
E-21	987	299	59,034,250	197,439	176,000
Total	46,147	15,346	\$2,969,779,946	\$193,521	N/A
West					
W-1	1,238	376	\$105,435,600	\$280,414	\$250,000
W-2	1,988	547	147,897,948	270,380	239,000
W-3	2,459	520	94,023,830	180,815	176,000
W-4	2,368	527	95,060,508	180,380	169,450
W-5	2,619	756	120,054,089	158,802	136,700
W-6	2,338	610	140,563,160	230,431	217,750
W-7	1,073	326	101,650,925	311,813	302,000
W-8	3,492	991	338,708,876	341,785	283,000
W-9	1,753	462	95,605,936	206,939	199,250
W-10	3,827	950	159,255,051	167,637	141,000
W-12	2,410	660	172,815,791	261,842	230,000
W-13	3,051	834	245,516,158	294,384	237,000
W-14	1,962	631	124,055,175	196,601	188,000
W-15	3,586	1,257	196,535,561	156,353	143,500
W-16	3,206	964	228,966,487	237,517	221,750
W-17	12	1	297,900	297,900	297,900
W-18	1,186	257	42,994,800	167,295	166,250
W-19	5,894	1,660	391,019,405	235,554	224,150
W-20	6,469	1,799	414,321,795	230,307	214,000
W-21	1,762	497	142,426,519	286,572	247,500
W-22	90	25	5,299,650	211,986	194,000
W-23	7,802	2,297	471,515,886	205,275	193,950
W-24	5,904	1,811	339,205,790	187,303	181,250
W-25	281	79	20,587,800	260,605	201,000
W-26	13	1	425,000	425,000	425,000
W-27	1,813	667	149,157,526	223,624	208,000
W-28	2,206	535	148,437,240	277,453	254,000
W-29	1,347	446	79,161,799	177,493	166,000
Total	72,149	20,486	\$4,570,996,205	\$223,128	N/A

Eleven Month Single-Family January to November 2000

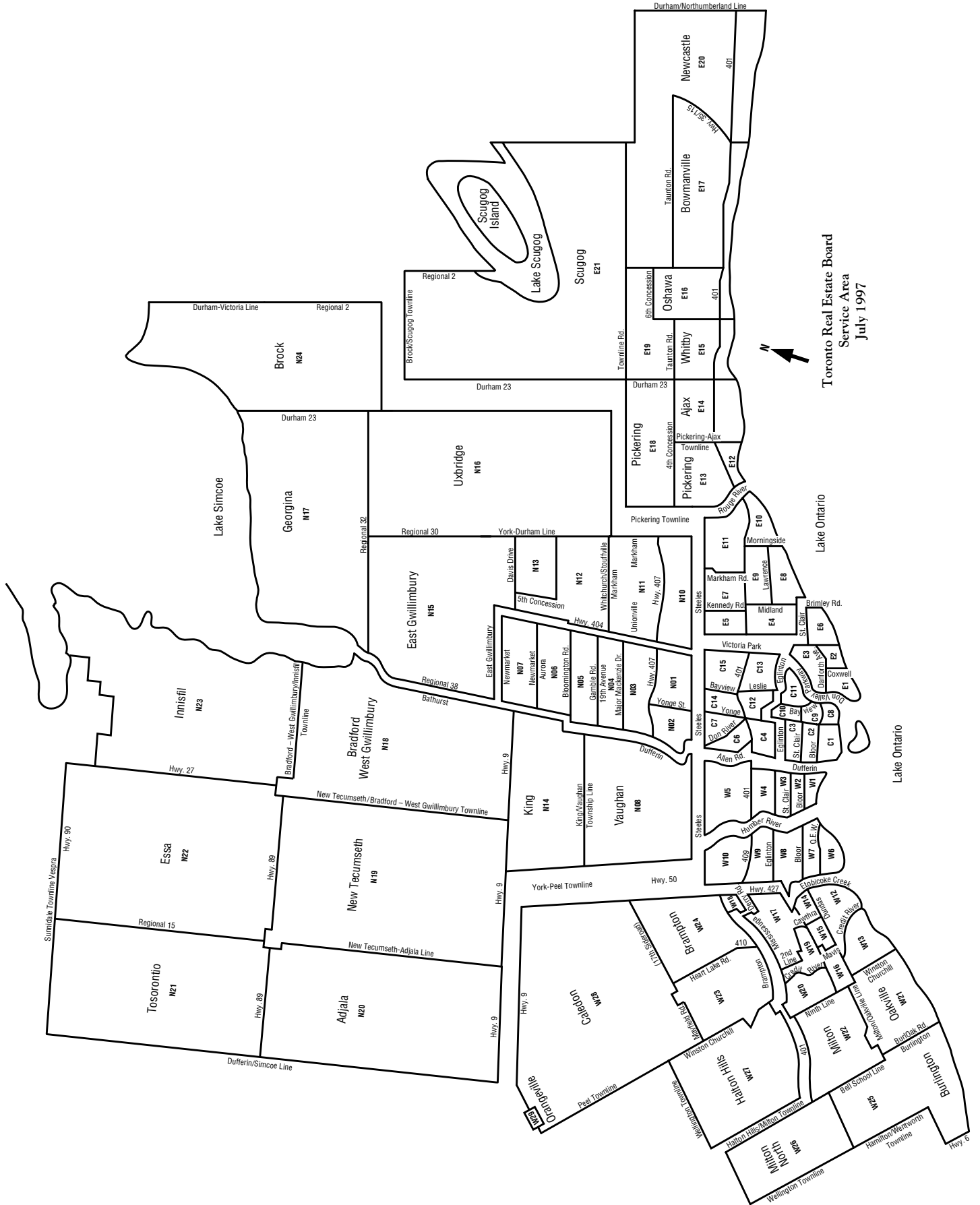
<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	4,115	1,287	\$307,422,671	\$238,868	\$209,000
C-2	2,536	620	263,983,474	425,780	315,000
C-3	1,921	459	213,766,336	465,722	322,611
C-4	3,728	945	436,729,074	462,147	415,500
C-6	713	138	44,777,361	324,474	301,500
C-7	2,362	615	158,565,706	257,830	246,500
C-8	3,107	937	204,670,201	218,431	190,000
C-9	1,157	316	220,454,356	697,640	505,000
C-10	2,041	604	279,155,428	462,178	352,500
C-11	1,302	434	128,699,058	296,542	280,000
C-12	1,826	345	267,833,724	776,330	651,762
C-13	1,399	467	125,167,763	268,025	259,500
C-14	2,444	773	225,317,350	291,484	251,000
C-15	3,167	954	259,557,174	272,073	248,000
Total	31,818	8,894	\$3,136,099,676	\$352,608	N/A
North					
N-1	2,772	661	\$189,479,156	\$286,655	\$265,000
N-2	3,957	872	256,200,955	293,808	263,000
N-3	4,312	1,062	320,514,839	301,803	252,000
N-4	2,827	655	196,523,440	300,036	290,000
N-5	730	114	39,307,480	344,802	282,990
N-6	2,311	598	168,200,272	281,271	243,500
N-7	2,854	954	222,017,820	232,723	220,000
N-8	4,190	928	268,790,602	289,645	269,250
N-10	1,756	566	149,663,085	264,422	250,500
N-11	4,533	1,117	350,009,332	313,348	290,000
N-12	955	186	61,152,434	328,777	260,000
N-13	425	80	31,250,250	390,628	352,000
N-14	931	177	67,177,060	379,531	331,450
N-15	901	238	56,357,324	236,795	219,900
N-16	719	189	46,108,760	243,962	221,000
N-17	2,405	739	115,221,895	155,916	147,250
N-18	907	264	48,593,346	184,066	178,500
N-19	1,300	383	70,724,794	184,660	168,000
N-20	244	61	17,143,588	281,042	255,000
N-21	216	63	10,944,200	173,717	165,000
N-22	425	156	24,466,622	156,837	146,500
N-23	1,187	367	58,197,331	158,576	151,000
N-24	693	161	24,212,050	150,385	130,000
Total	41,550	10,591	\$2,792,256,635	\$263,644	N/A
Grand Total	191,664	55,317	\$13,469,132,462	\$243,490	N/A

Includes Re-runs:

East	23,453	West	39,732
Central	18,195	North	24,030

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096		183,272,930	16,517	
1964	13,895		241,218,500	17,370	
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995	47,100	39,273	9,902,240,806	210,238	203,028
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997	69,530	58,014	15,334,247,984	220,541	211,307
1998	66,876	55,344	15,050,497,785	225,051	216,815
1999					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
September	5,897	4,818	1,388,000,890	235,374	228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
December	4,115	3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372
2000					
January	3,282	2,694	786,812,743	239,736	229,758
February	5,668	4,731	1,430,128,309	252,316	245,134
March	7,455	6,133	1,873,828,920	251,352	245,553
April	7,163	5,996	1,799,071,711	251,162	247,303
May	7,118	5,892	1,788,083,289	251,206	247,014
June	6,965	5,754	1,783,989,982	256,136	247,929
July	5,771	4,729	1,418,282,236	245,760	236,526
August	6,070	4,961	1,475,392,999	243,063	230,093
September	5,833	4,857	1,492,725,419	255,910	248,604
October	5,698	4,696	1,453,498,740	255,089	245,321
November	5,885	4,880	1,496,826,649	254,346	246,154
Total	66,908	55,317	\$16,798,640,997	\$251,071	\$243,490

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



"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."