

MarketWatch

For Media Inquiries: 443-8159
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January 2001

Brisk Start to 2001

TORONTO — Friday, February 2, 2001
The new year got off to a quick start in January, with 3,103 single-family-dwellings changing hands for an average price of \$235,535, TREB President David Pearce announced today. "The sales figure is up 2% from December, and up 15% from January 2000," the president continued. "Not only that, average prices are up 2% from the same time last year. It's too early to make predictions, but this certainly looks like good news for both Realtors and the home-buying public."

The President pointed to increased inventory levels as a possible explanation behind the surprisingly vigorous market. "Listing levels are up over 15% percent from last January, and with more desirable product on the market potential homebuyers are more likely to come off the fence."

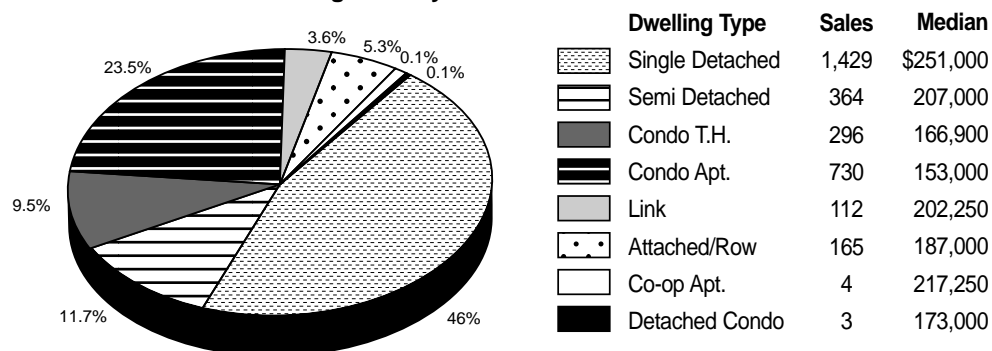
Breaking down the total 1,171 sales were reported in TREB's 28 West districts and averaged \$225,593; 478 sales were

reported in the 14 Central districts and averaged \$303,373; 618 sales were reported in the 23 North districts and averaged \$263,612; and 836 sales were reported in TREB's 21 East districts and averaged \$189,921.

Neighbourhood Corner The City Core

The resale home market in downtown Toronto (C-1) began 2001 on a healthy note, with 63 sales of Condominium Apartments in January for an average price of \$274,706. The number of sales was up 50% from the 42 recorded in January 2000, while prices were up 18% from that same period. In addition, there were 7 sales of semi-detached homes in the core, averaging \$312,286.

Single-Family Residential Breakdown

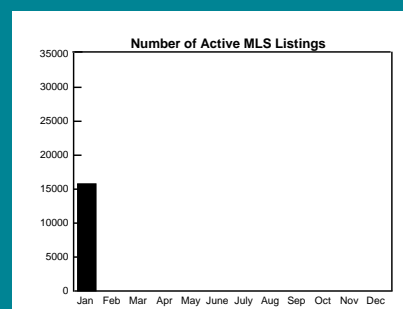
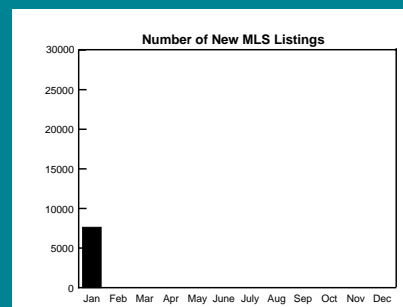
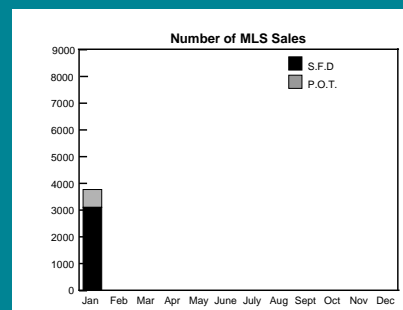


Housing Market Indicators

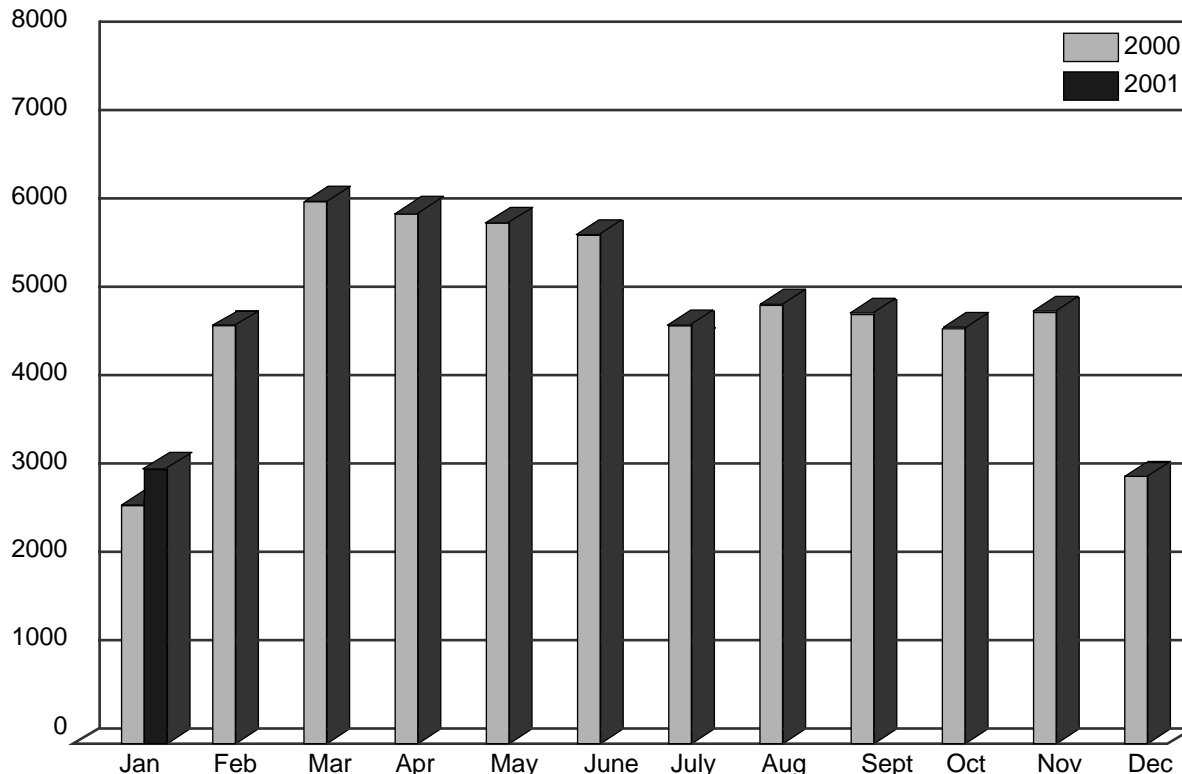
	January 2000	January 2001	% Change
Sales*	2,694	3,103	(+15%)
Sales (P.O.T.)	588	657	(+12%)
New Listings*	5,980	7,624	(+27%)
Active Listings**	12,965	15,783	(+21%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — January

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	46 (1.5)	34 (4.7)	5 (1.7)
90,001 to 110,000	88 (2.8)	51 (6.9)	13 (4.5)
110,001 to 120,000	83 (2.7)	56 (7.7)	10 (3.4)
120,001 to 130,000	125 (4.0)	70 (9.6)	14 (4.7)
130,001 to 140,000	146 (4.7)	73 (10.0)	28 (9.5)
140,001 to 150,000	147 (4.7)	66 (9.0)	20 (6.8)
150,001 to 160,000	165 (5.3)	69 (9.5)	34 (11.5)
160,001 to 170,000	168 (5.4)	50 (6.9)	39 (13.2)
170,001 to 180,000	161 (5.2)	43 (5.9)	27 (9.1)
180,001 to 190,000	186 (6.0)	24 (3.3)	23 (7.8)
190,001 to 200,000	161 (5.2)	28 (3.8)	15 (5.1)
200,001 to 225,000	376 (12.1)	58 (8.0)	26 (8.7)
225,001 to 250,000	317 (10.2)	30 (4.1)	17 (5.7)
250,001 to 300,000	394 (12.8)	34 (4.7)	11 (3.7)
300,001 to 400,000	323 (10.4)	25 (3.4)	11 (3.7)
400,001 to 500,000	105 (3.4)	12 (1.6)	2 (0.6)
500,001 to 750,000	75 (2.4)	3 (0.4)	1 (0.3)
750,000 to 1,000,000	21 (0.7)	3 (0.4)	— (—)
1,000,001 to 1,500,000	12 (0.4)	— (—)	— (—)
Over 1,500,000	4 (0.1)	1 (0.1)	— (—)
Total	3,103 100.0	730* 100.0	296** 100.0

* 730 condominium apartments sold for \$129,039,767, averaging \$176,766

** 296 condominium townhouses sold for \$52,846,140, averaging \$178,534.

Single-Family Residential January 2001

<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	136	57	33	\$6,790,133	\$205,762	\$179,000
E-2	140	62	39	12,006,300	307,854	280,000
E-3	179	51	75	14,498,850	193,318	180,000
E-4	108	48	37	5,735,700	155,019	140,000
E-5	189	83	53	10,586,400	199,743	185,000
E-6	95	42	16	3,050,150	190,634	190,750
E-7	128	65	44	9,450,780	214,790	200,750
E-8	193	89	41	7,896,650	192,601	175,000
E-9	173	75	43	7,141,900	166,091	163,000
E-10	112	54	22	5,094,400	231,564	236,700
E-11	199	71	51	7,855,501	154,029	148,000
E-12	35	10	13	2,262,900	174,069	180,000
E-13	253	122	62	13,765,577	222,025	210,750
E-14	256	110	59	11,851,600	200,875	188,000
E-15	256	117	50	10,163,900	203,278	196,200
E-16	394	156	106	14,785,650	139,487	133,250
E-17	242	109	57	8,973,200	157,425	152,900
E-18	17	10	1	176,000	176,000	176,000
E-19	35	20	7	1,421,500	203,071	186,500
E-20	44	16	10	1,605,500	160,550	159,250
E-21	80	36	17	3,661,684	215,393	189,000
Total	3,264	1,403	836	\$158,774,275	\$189,921	\$177,250
West						
W-1	91	47	21	\$6,602,934	\$314,425	\$248,000
W-2	99	55	22	5,132,728	233,306	218,750
W-3	196	105	50	9,055,700	181,114	181,250
W-4	142	59	39	6,421,210	164,646	163,000
W-5	217	96	39	6,304,300	161,649	135,000
W-6	205	106	35	7,718,601	220,531	201,000
W-7	63	33	8	2,135,400	266,925	244,500
W-8	247	120	49	18,618,050	379,960	294,200
W-9	113	53	28	5,554,200	198,364	148,000
W-10	314	136	49	7,889,400	161,008	138,000
W-12	201	111	39	8,212,860	210,586	198,000
W-13	232	118	42	13,738,520	327,108	265,000
W-14	99	43	23	4,104,075	178,438	151,000
W-15	256	103	78	13,284,150	170,310	154,000
W-16	205	90	54	13,955,100	258,428	238,500
W-17	4	2	-	-	-	-
W-18	95	47	15	2,642,500	176,167	182,000
W-19	486	215	123	30,131,241	244,969	235,000
W-20	545	243	102	24,819,900	243,332	220,250
W-21	129	59	23	6,953,560	302,329	300,000
W-22	3	1	-	-	-	-
W-23	648	264	133	28,783,179	216,415	199,900
W-24	498	193	119	23,830,899	200,260	198,000
W-25	30	12	4	693,900	173,475	168,000
W-26	2	1	-	-	-	-
W-27	151	60	26	5,654,150	217,467	205,500
W-28	195	98	21	6,432,300	306,300	260,000
W-29	117	59	29	5,500,136	189,660	185,000
Total	5,583	2,529	1,171	\$264,168,993	\$225,593	\$202,000

Single-Family Residential continued January 2001

Area	Listed	Re-runs	Sales	Dollar Volume	Av. Price	Med. Price
Central						
C-1	349	157	81	\$22,306,400	\$275,388	\$208,000
C-2	139	71	17	7,939,875	467,051	339,000
C-3	117	62	18	8,074,318	448,573	244,500
C-4	272	145	38	14,588,251	383,901	372,000
C-6	76	46	5	1,439,500	287,900	262,000
C-7	186	96	38	9,379,200	246,821	251,500
C-8	284	157	59	13,596,052	230,442	210,000
C-9	108	52	12	6,951,000	579,250	499,000
C-10	148	80	31	11,695,600	377,277	312,500
C-11	70	31	22	4,881,500	221,886	182,000
C-12	141	71	15	9,694,869	646,325	472,500
C-13	87	46	24	6,054,098	252,254	255,500
C-14	149	78	49	12,396,200	252,984	222,500
C-15	211	105	69	16,015,200	232,104	216,000
Total	2,337	1,197	478	\$145,012,063	\$303,373	\$240,500
North						
N-1	175	83	27	\$7,295,000	\$270,185	\$265,000
N-2	252	134	43	12,267,900	285,300	252,500
N-3	285	151	50	14,873,815	297,476	261,000
N-4	234	125	33	9,992,800	302,812	319,000
N-5	50	35	9	2,951,500	327,944	290,000
N-6	233	127	46	13,970,490	303,706	249,000
N-7	248	112	55	12,845,900	233,562	225,000
N-8	379	192	67	20,273,500	302,590	270,000
N-10	163	79	31	8,129,890	262,255	260,000
N-11	307	171	68	19,190,288	282,210	266,000
N-12	68	47	11	3,056,550	277,868	267,550
N-13	23	10	4	1,975,000	493,750	468,000
N-14	72	46	7	4,759,000	679,857	500,000
N-15	87	35	15	3,644,150	242,943	208,000
N-16	93	51	12	3,362,300	280,192	252,500
N-17	167	63	44	7,578,000	172,227	167,250
N-18	68	21	24	4,838,700	201,613	180,450
N-19	70	34	26	4,457,133	171,428	169,500
N-20	11	5	-	-	-	-
N-21	15	9	3	475,000	158,333	165,000
N-22	29	9	14	1,925,900	137,564	131,000
N-23	88	38	21	3,637,688	173,223	179,000
N-24	53	24	8	1,411,500	176,438	131,750
Total	3,170	1,601	618	\$162,912,004	\$263,612	\$238,500
Grand Total	14,354	6,730	3,103	\$730,867,335	\$235,535	\$205,300

Listed includes Reruns: East (1,403 - 43%) West (2,529 - 45%) Central (1,197 - 51%) North (1,601 - 50%)

* Sales to Listings Ratio (SFD only): 22%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	45	97%
WEST	53	97%
CENTRAL	48	97%
NORTH	61	97%
TOTAL	52	97%

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

Single-Family North Breakdown January 2001

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	12	357,833	332,500	1	240,000	240,000
N-2	24	331,371	305,000	1	240,000	240,000
N-3	26	378,754	364,000	1	276,000	276,000
N-4	26	319,723	322,750	-	-	-
N-5	9	327,944	290,000	-	-	-
N-6	34	341,635	300,000	4	209,750	212,500
N-7	36	268,483	247,500	4	169,375	168,250
N-8	41	357,202	298,500	11	233,882	232,000
N-10	8	316,561	318,000	-	-	-
N-11	34	335,108	308,000	3	237,667	247,500
N-12	9	301,339	282,000	-	-	-
N-13	4	493,750	468,000	-	-	-
N-14	7	679,857	500,000	-	-	-
N-15	15	242,943	208,000	-	-	-
N-16	11	289,482	255,000	-	-	-
N-17	38	178,026	172,550	-	-	-
N-18	19	213,411	194,900	1	149,000	149,000
N-19	18	187,239	186,500	-	-	-
N-20	-	-	-	-	-	-
N-21	3	158,333	165,000	-	-	-
N-22	10	140,940	136,000	-	-	-
N-23	19	178,194	182,000	-	-	-
N-24	7	184,071	135,000	-	-	-

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	3	185,167	184,500	8	178,125	166,250	2	251,000	251,000
N-2	5	222,500	211,000	11	219,682	206,000	-	-	-
N-3	4	175,625	174,000	9	185,822	175,000	3	252,500	252,000
N-4	-	-	-	1	157,000	157,000	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	2	176,000	176,000	-	-	-	1	219,900	219,900
N-7	4	148,750	151,500	3	156,833	164,000	1	178,000	178,000
N-8	4	189,875	185,750	1	180,000	180,000	2	222,000	222,000
N-10	-	-	-	-	-	-	23	243,365	248,000
N-11	7	206,357	185,000	5	245,200	232,000	11	239,345	232,000
N-12	1	140,000	140,000	-	-	-	1	204,500	204,500
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	-	-	-	-	1	178,000	178,000
N-17	1	132,500	132,500	-	-	-	1	164,900	164,900
N-18	1	136,500	136,500	-	-	-	3	166,133	162,500
N-19	4	127,958	126,000	-	-	-	1	157,000	157,000
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	1	135,000	135,000
N-23	-	-	-	-	-	-	-	-	-
N-24	-	-	-	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N-1	1	278,500	278,500	-	-	-	-	-	-
N-2	2	273,000	273,000	-	-	-	-	-	-
N-3	6	229,300	223,750	-	-	-	1	242,000	242,000
N-4	6	253,833	248,750	-	-	-	-	-	-
N-5	-	-	-	-	-	-	-	-	-
N-6	5	188,800	199,000	-	-	-	-	-	-
N-7	7	179,929	175,000	-	-	-	-	-	-
N-8	8	209,000	212,000	-	-	-	-	-	-
N-10	-	-	-	-	-	-	-	-	-
N-11	8	222,538	218,500	-	-	-	-	-	-
N-12	-	-	-	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	-	-	-	-	-	-	-
N-17	4	128,900	134,900	-	-	-	-	-	-
N-18	-	-	-	-	-	-	-	-	-
N-19	3	139,333	139,000	-	-	-	-	-	-
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	3	127,167	124,500	-	-	-	-	-	-
N-23	2	126,000	126,000	-	-	-	-	-	-
N-24	1	123,000	123,000	-	-	-	-	-	-

Single-Family West Breakdown January 2001

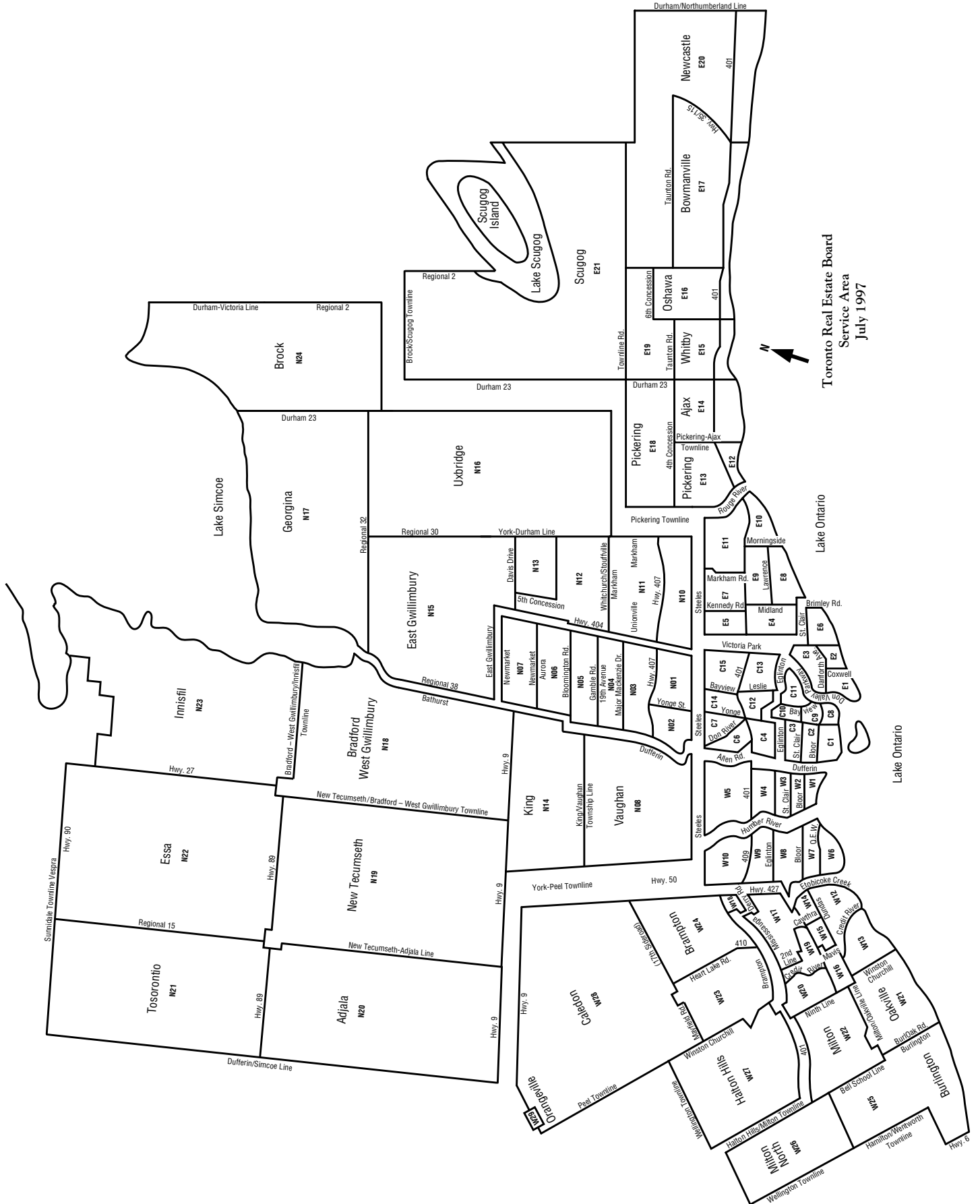
	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	10	431,643	327,500	4	209,750	219,000
W-2	8	293,156	280,000	12	204,207	182,500
W-3	27	190,307	187,500	17	183,053	164,000
W-4	14	213,351	204,325	1	210,000	210,000
W-5	5	248,200	233,500	6	238,917	232,750
W-6	14	206,321	197,000	1	219,900	219,900
W-7	5	286,980	249,000	1	191,000	191,000
W-8	27	508,739	390,000	1	247,000	247,000
W-9	12	309,433	284,250	1	214,000	214,000
W-10	15	231,667	236,000	2	188,000	188,000
W-12	18	273,514	256,000	2	180,500	180,500
W-13	20	494,865	379,500	3	182,967	186,000
W-14	5	294,780	315,000	1	206,500	206,500
W-15	6	340,083	297,750	6	225,500	230,750
W-16	32	306,013	295,500	6	205,667	207,750
W-17	-	-	-	-	-	-
W-18	2	230,500	230,500	8	195,188	197,500
W-19	58	302,927	290,000	15	224,820	221,000
W-20	49	304,484	291,000	22	207,382	207,000
W-21	19	318,151	310,000	-	-	-
W-22	-	-	-	-	-	-
W-23	86	237,295	219,450	18	188,944	191,750
W-24	52	243,077	242,250	30	197,587	200,000
W-25	1	192,000	192,000	-	-	-
W-26	-	-	-	-	-	-
W-27	18	240,258	221,500	3	195,333	196,000
W-28	17	331,224	296,000	2	194,500	194,500
W-29	21	213,506	202,000	2	143,750	143,750

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	4	188,875	188,250	-	-	-
W-2	-	-	-	-	-	-	-	-	-
W-3	-	-	-	4	126,625	116,500	-	-	-
W-4	7	190,429	181,000	17	111,253	116,500	-	-	-
W-5	9	149,367	163,000	17	107,088	117,000	-	-	-
W-6	1	239,900	239,900	15	224,660	190,000	-	-	-
W-7	1	330,000	330,000	1	179,500	179,500	-	-	-
W-8	3	232,000	225,000	18	218,839	150,000	-	-	-
W-9	-	-	-	15	108,467	93,000	-	-	-
W-10	7	154,129	146,000	25	118,380	120,000	-	-	-
W-12	6	200,000	219,500	13	132,969	129,000	-	-	-
W-13	14	185,357	145,500	4	133,580	114,000	-	-	-
W-14	4	142,350	143,250	13	142,637	147,000	-	-	-
W-15	10	166,750	167,500	55	145,657	145,000	-	-	-
W-16	10	197,370	185,950	4	140,000	133,500	1	212,000	212,000
W-17	-	-	-	-	-	-	-	-	-
W-18	3	137,333	134,500	2	104,000	104,000	-	-	-
W-19	27	179,394	185,000	16	180,844	145,250	1	220,500	220,500
W-20	22	171,677	159,000	3	151,333	136,000	1	205,000	205,000
W-21	2	186,500	186,500	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	9	170,653	176,990	6	159,167	157,500	2	185,750	185,750
W-24	9	134,033	133,900	21	128,410	126,000	2	212,450	212,450
W-25	1	133,000	133,000	1	144,000	144,000	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	132,000	132,000	3	135,500	114,000	1	205,000	205,000
W-28	-	-	-	-	-	-	1	200,000	200,000
W-29	5	117,800	118,000	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	3	230,667	169,000	-	-	-	-	-	-
W-2	2	168,500	168,500	-	-	-	-	-	-
W-3	2	149,500	149,500	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	2	232,500	232,500	-	-	-	-	-	-
W-6	4	250,100	263,700	-	-	-	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	163,000	163,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	1	212,000	212,000	-	-	-	-	-	-
W-16	1	183,000	183,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	6	205,250	202,750	-	-	-	-	-	-
W-20	5	180,380	172,000	-	-	-	-	-	-
W-21	2	267,850	267,850	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	12	176,033	176,450	-	-	-	-	-	-
W-24	5	187,100	177,500	-	-	-	-	-	-
W-25	1	224,900	224,900	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	1	212,500	212,500	-	-	-	-	-	-
W-29	1	140,000	140,000	-	-	-	-	-	-

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1953	2,699		\$ 38,935,130	\$ 14,424	
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	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
December	3,717	3,026	975,399,972	262,416	238,956
Total	70,625	58,343	17,774,041,917	251,667	243,255
2001					
January	3,760	3,103	913,966,272	243,076	235,535
Total	3,760	3,103	913,966,272	243,076	235,535

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



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