

Market Watch

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

April 2002

8000 Plus!

TORONTO — Wednesday, May 2, 2002.

In April, for the first time in its 82-year history, the Toronto Real Estate Board reported over 8,000 existing home sales in a single month, TREB President David Pearce reported today. The 8,181 figure exceeded March's 7,602 sales, the previous all time record, by 8%, and was up 33% from the 6,163 sales recorded in April of last year.

"Although Spring is the busiest season for the housing market and April's result came as no surprise, we are of course delighted that the market is demonstrating sustained strength. Historically low Interest rates, strong employment and immigration numbers are all contributing to this trend, which we expect will continue into 2003."

Prices continued to rise in April, with the average going to 277,664 from March's \$274,874, a 1% increase, and up 11% from April of 2001.

Breaking down the total, 3,120 sales were reported in TREB's 28 West districts

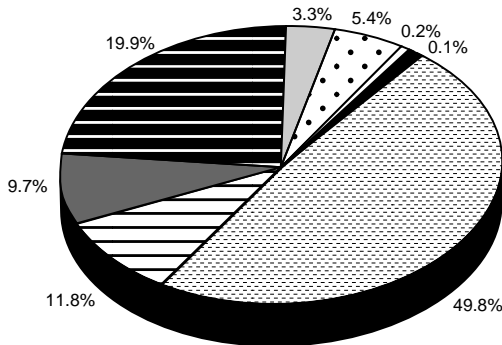
and averaged \$254,343; 1,300 sales were reported in the 14 Central districts and averaged \$399,449; 1,618 sales were reported in the 23 North districts and averaged \$299,449; and 2,143 sales were reported in TREB's 21 East districts and averaged \$221,367.

Neighbourhood Corner Forest Hill

Average prices in Forest Hill (from St. Clair to Eglinton, Bathurst to Avenue) fell last month, coming in at \$1,008,531, a 15% decline over the \$1,194,622 recorded in April 2001. Despite the hefty price tag, the average time-on-market for these homes was 31 days, a little less than the city-wide 32 day figure.

Somewhat more affordable were the co-op apartments in the Spadina/Lonsdale area of Forest Hill, which sold for an average price of \$188,000. These, on average, took 28 days to sell.

Single-Family Residential Breakdown



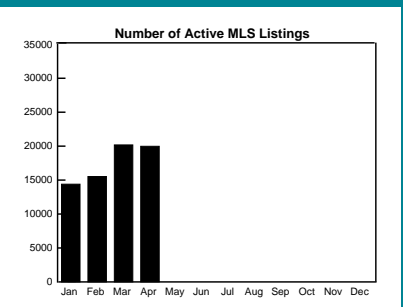
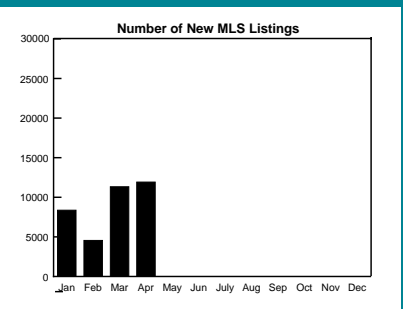
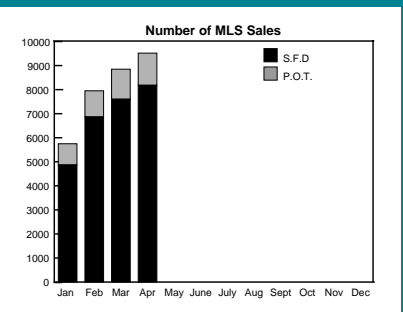
Dwelling Type	Sales	Median
Single Detached	4,066	\$285,000
Semi Detached	964	230,000
Condo T.H.	790	188,900
Condo Apt.	1,631	180,000
Link	268	225,550
Attached/Row	441	216,000
Co-op Apt.	16	198,500
Detached Condo	5	217,000

Housing Market Indicators

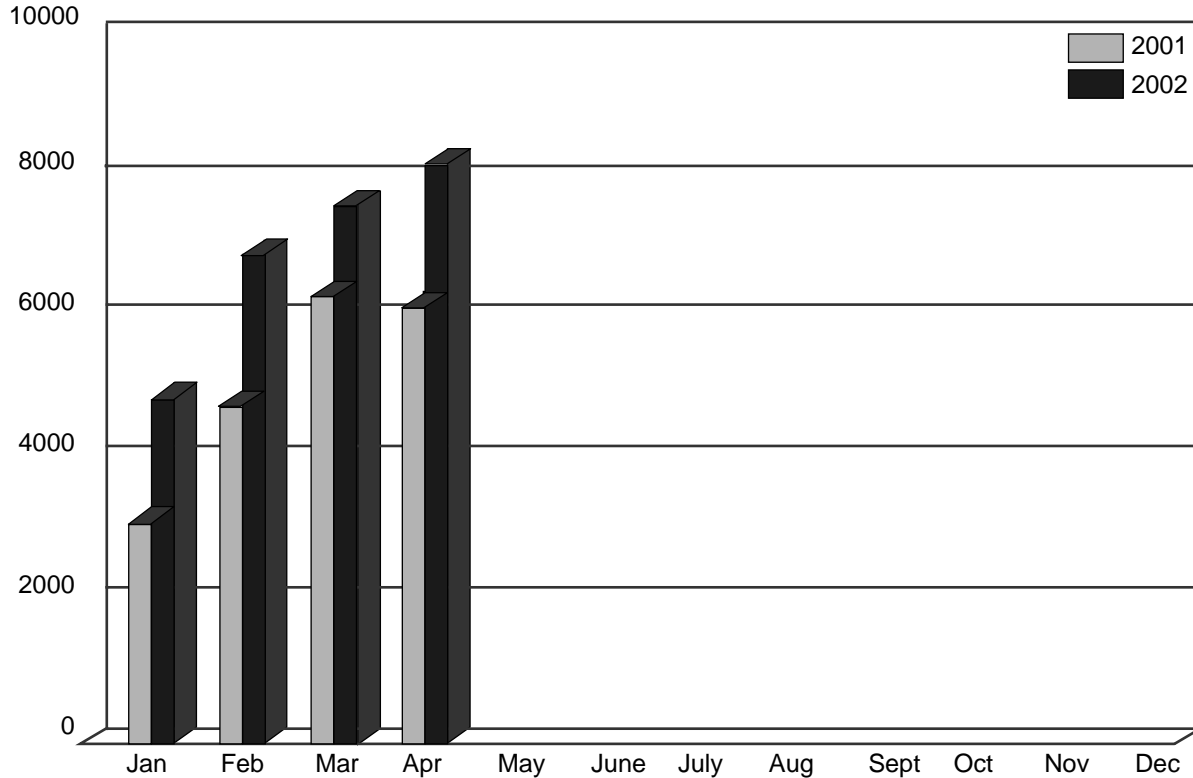
	April 2001	April 2002	% Change
Sales*	6,163	8,181	(+33%)
Sales (P.O.T.)	1,104	1,336	(+21%)
New Listings*	9,870	11,921	(+21%)
Active Listings**	22,626	19,980	(-12%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — April

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	45 (0.6)	19 (1.2)	9 (1.1)
90,001 to 110,000	82 (1.0)	50 (3.1)	15 (1.9)
110,001 to 120,000	85 (1.0)	44 (2.7)	21 (2.7)
120,001 to 130,000	140 (1.7)	84 (5.1)	19 (2.4)
130,001 to 140,000	209 (2.6)	111 (6.8)	29 (3.7)
140,001 to 150,000	274 (3.3)	129 (7.9)	57 (7.2)
150,001 to 160,000	310 (3.8)	134 (8.2)	50 (6.3)
160,001 to 170,000	324 (4.0)	135 (8.3)	62 (7.9)
170,001 to 180,000	365 (4.5)	121 (7.4)	81 (10.3)
180,001 to 190,000	379 (4.6)	99 (6.0)	67 (8.5)
190,001 to 200,000	363 (4.4)	78 (4.8)	71 (9.0)
200,001 to 225,000	957 (11.7)	174 (10.7)	137 (17.3)
225,001 to 250,000	1,095 (13.4)	133 (8.1)	90 (11.4)
250,001 to 300,000	1,321 (16.1)	152 (9.3)	49 (6.2)
300,001 to 400,000	1,301 (15.9)	97 (6.0)	19 (2.4)
400,001 to 500,000	422 (5.2)	29 (1.8)	9 (1.1)
500,001 to 750,000	336 (4.1)	27 (1.7)	4 (0.5)
750,001 to 1,000,000	100 (1.2)	11 (0.7)	— (—)
1,000,001 to 1,500,000	52 (0.6)	4 (0.2)	1 (0.1)
Over 1,500,000	21 (0.3)	— (—)	— (—)
Total	8,181 100.0	1,631* 100.0	790** 100.0

* 1,631 condominium apartments sold for \$341,040,156, averaging \$209,098

** 790 condominium townhouses sold for \$156,171,340 averaging \$197,685.

Single-Family Residential April 2002

<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	320	168	83	\$22,577,053	\$272,013	\$249,900
E-2	277	148	88	26,949,142	306,240	276,500
E-3	485	223	155	38,138,806	246,057	235,000
E-4	243	116	87	17,712,798	203,595	205,000
E-5	401	177	154	35,963,701	233,531	217,000
E-6	200	101	54	13,951,600	258,363	240,000
E-7	370	178	126	28,747,538	228,155	219,150
E-8	368	186	121	26,401,550	218,195	215,000
E-9	256	121	102	22,258,297	218,219	221,250
E-10	208	110	70	18,509,400	264,420	262,500
E-11	326	159	113	22,694,200	200,834	197,000
E-12	77	35	33	6,989,890	211,815	214,000
E-13	400	218	141	32,822,040	232,780	227,500
E-14	510	292	159	34,811,500	218,940	212,000
E-15	429	208	179	40,208,550	224,629	210,000
E-16	603	247	262	41,470,450	158,284	150,000
E-17	295	141	136	26,090,775	191,844	175,000
E-18	20	14	2	1,265,000	632,500	632,500
E-19	43	23	10	2,570,400	257,040	232,500
E-20	77	36	21	4,333,499	206,357	178,000
E-21	107	45	47	9,922,400	211,115	203,000
Total	6,015	2,946	2,143	\$474,388,589	\$221,367	\$210,000
West						
W-1	151	82	53	\$17,284,984	\$326,132	\$279,500
W-2	242	129	70	21,568,314	308,119	295,500
W-3	294	165	85	17,535,750	206,303	200,000
W-4	233	110	73	15,725,110	215,412	219,490
W-5	336	175	110	21,720,745	197,461	205,200
W-6	316	176	104	26,887,200	258,531	250,000
W-7	133	72	43	15,397,600	358,084	337,000
W-8	483	276	149	62,432,338	419,009	339,900
W-9	193	102	63	15,081,600	239,390	258,600
W-10	444	264	121	24,494,750	202,436	220,000
W-12	322	157	96	27,066,128	281,939	254,250
W-13	366	186	107	37,429,499	349,808	268,000
W-14	211	95	77	16,901,377	219,498	212,900
W-15	438	193	159	30,148,430	189,613	177,000
W-16	351	175	135	37,069,576	274,589	250,000
W-17	-	-	-	-	-	-
W-18	121	51	33	6,650,264	201,523	215,000
W-19	831	418	288	74,070,587	257,190	243,000
W-20	866	465	295	77,616,549	263,107	237,000
W-21	224	93	96	28,965,275	301,722	256,937
W-22	21	10	9	2,075,800	230,644	201,000
W-23	916	421	386	88,383,729	228,973	215,500
W-24	686	308	313	65,786,690	210,181	209,000
W-25	43	18	17	3,846,800	226,282	195,000
W-26	2	1	-	-	-	-
W-27	175	73	82	20,428,200	249,124	225,000
W-28	240	124	76	23,250,500	305,928	276,000
W-29	142	66	80	15,733,800	196,673	183,250
Total	8,780	4,405	3,120	\$793,551,595	\$254,343	\$228,500

See 3b...

Single-Family Residential continued April 2002

<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	648	281	249	\$67,989,384	\$273,050	\$236,500
C-2	335	181	80	41,629,992	520,375	392,250
C-3	258	146	66	32,626,700	494,344	331,600
C-4	392	213	127	71,148,528	560,225	530,000
C-6	69	25	25	9,278,100	371,124	360,000
C-7	297	160	65	20,785,680	319,780	279,900
C-8	356	181	140	36,175,088	258,393	226,000
C-9	121	67	42	35,357,226	841,839	750,500
C-10	228	110	83	39,794,987	479,458	348,000
C-11	170	85	50	16,320,706	326,414	334,600
C-12	252	139	61	48,909,550	801,796	649,100
C-13	191	103	63	18,329,051	290,937	260,000
C-14	345	165	117	39,577,250	338,267	280,000
C-15	406	207	132	41,361,988	313,348	280,200
Total	4,068	2,063	1,300	\$519,284,230	\$399,449	\$307,250
North						
N-1	296	160	86	\$32,180,631	\$374,193	\$316,000
N-2	347	169	105	35,691,920	339,923	305,000
N-3	564	286	163	54,405,553	333,776	287,000
N-4	419	238	121	41,253,000	340,934	331,000
N-5	102	58	23	7,292,400	317,061	292,000
N-6	231	119	92	28,145,300	305,927	239,950
N-7	298	156	131	35,547,300	271,353	249,900
N-8	700	384	210	65,477,990	311,800	295,000
N-10	363	199	113	35,492,584	314,094	292,800
N-11	618	341	166	54,539,555	328,552	307,950
N-12	92	50	22	7,249,900	329,541	281,000
N-13	43	26	13	5,471,900	420,915	350,000
N-14	109	73	15	7,062,900	470,860	421,800
N-15	78	39	29	8,105,000	279,483	238,000
N-16	79	52	26	6,921,290	266,203	231,500
N-17	280	119	113	20,884,450	184,818	178,800
N-18	119	51	44	9,220,100	209,548	201,450
N-19	120	47	43	8,316,350	193,403	174,900
N-20	32	14	6	1,919,400	319,900	303,500
N-21	39	20	7	1,499,999	214,286	225,000
N-22	52	20	32	5,535,200	172,975	161,250
N-23	132	56	44	9,818,527	223,148	175,250
N-24	81	45	14	2,316,000	165,429	153,500
Total	5,194	2,722	1,618	\$484,347,249	\$299,349	\$271,650
Grand Total	24,057	12,136	8,181	\$2,271,571,663	\$277,664	\$238,000

Listed includes Reruns: East (2,946-49%) West (4,405-50%) Central (2,063-51%) North (2,722-52%)
 * Sales to Listings Ratio (SFD only): 34 %

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	28	99%
WEST	33	98%
CENTRAL	28	99%
NORTH	36	98%
TOTAL	32	98%

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

Four Month Single-Family January to April 2002

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>					
E-1	901	288	\$74,905,121	\$260,087	\$240,000
E-2	916	315	101,183,318	321,217	284,000
E-3	1,359	539	127,124,348	235,852	230,000
E-4	740	314	61,993,398	197,431	198,000
E-5	1,116	462	106,316,745	230,123	212,500
E-6	571	184	46,555,005	253,016	233,000
E-7	1,098	414	92,909,330	224,419	214,900
E-8	1,034	380	82,584,749	217,328	212,500
E-9	859	349	71,585,934	205,117	207,250
E-10	682	245	64,137,487	261,786	257,000
E-11	1,041	390	76,874,788	197,115	195,000
E-12	286	110	23,656,267	215,057	210,000
E-13	1,335	454	108,390,640	238,746	231,000
E-14	1,594	530	116,058,940	218,979	210,500
E-15	1,580	586	128,489,057	219,265	211,750
E-16	2,036	844	130,687,247	154,843	147,000
E-17	1,043	470	86,254,845	183,521	171,000
E-18	84	16	7,373,000	460,813	345,250
E-19	197	67	17,934,600	267,681	245,000
E-20	239	73	14,039,399	192,321	178,000
E-21	349	139	30,138,585	216,824	203,000
Total	19,060	7,169	\$1,569,192,803	\$218,886	N/A
<u>West</u>					
W-1	467	158	\$50,399,149	\$318,982	\$281,500
W-2	769	241	75,612,684	313,746	275,000
W-3	940	285	58,038,600	203,644	200,000
W-4	819	305	62,787,520	205,861	198,800
W-5	1,206	377	73,759,053	195,647	195,000
W-6	1,006	359	93,705,313	261,018	248,000
W-7	421	154	54,992,130	357,092	332,500
W-8	1,543	476	195,892,293	411,538	325,000
W-9	636	195	47,711,038	244,672	242,500
W-10	1,449	461	86,651,275	187,964	164,500
W-12	966	329	88,555,639	269,166	246,025
W-13	1,118	369	121,159,186	328,345	260,944
W-14	662	233	51,418,577	220,681	213,000
W-15	1,424	565	104,829,043	185,538	173,000
W-16	1,118	433	113,583,771	262,318	240,000
W-17	6	5	1,189,950	237,990	221,990
W-18	402	148	29,047,563	196,267	206,000
W-19	3,019	1,011	259,013,621	256,195	242,900
W-20	2,976	1,032	265,105,805	256,885	235,000
W-21	823	280	87,495,842	312,485	272,000
W-22	78	23	5,158,800	224,296	212,000
W-23	3,411	1,298	290,086,455	223,487	210,500
W-24	2,451	954	201,391,984	211,103	208,000
W-25	139	50	12,386,000	247,720	205,500
W-26	12	4	1,720,500	430,125	344,000
W-27	616	283	68,676,850	242,674	220,000
W-28	794	254	77,231,840	304,062	272,000
W-29	570	234	43,945,648	187,802	178,500
Total	29,841	10,516	\$2,621,546,129	\$249,291	N/A

See 4b...

Four Month Single-Family continued January to April 2002

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>Central</u>					
C-1	2,094	786	\$208,683,720	\$265,501	\$235,000
C-2	996	284	131,606,205	463,402	342,179
C-3	788	216	112,182,950	519,366	348,050
C-4	1,251	414	221,745,727	535,618	475,625
C-6	242	76	29,116,872	383,117	345,550
C-7	846	270	80,430,955	297,892	283,500
C-8	1,202	464	121,374,646	261,583	229,450
C-9	439	135	106,307,694	787,464	656,500
C-10	719	284	138,036,743	486,045	374,750
C-11	498	175	59,798,204	341,704	322,500
C-12	758	183	153,305,050	837,733	685,000
C-13	557	220	61,729,201	280,587	258,000
C-14	1,163	435	142,831,923	328,349	280,000
C-15	1,172	421	130,757,837	310,589	278,500
Total	12,725	4,363	\$1,697,907,727	\$389,161	N/A
<u>North</u>					
N-1	845	288	\$104,281,254	\$362,088	\$313,000
N-2	1,175	380	125,406,570	330,017	297,500
N-3	1,753	583	195,470,514	335,284	279,000
N-4	1,241	391	131,607,515	336,592	327,000
N-5	325	81	26,857,700	331,577	312,500
N-6	800	311	95,176,669	306,034	250,000
N-7	1,035	455	120,537,671	264,918	246,450
N-8	2,353	682	207,584,848	304,377	279,450
N-10	1,060	388	117,783,052	303,565	283,000
N-11	1,920	566	184,360,180	325,725	303,000
N-12	262	71	23,432,688	330,038	277,000
N-13	173	30	11,146,100	371,537	299,500
N-14	419	75	31,534,300	420,457	370,000
N-15	281	86	23,785,200	276,572	245,000
N-16	321	95	26,542,680	279,397	245,000
N-17	906	319	56,542,149	177,248	168,000
N-18	410	162	33,842,725	208,906	195,000
N-19	385	177	34,382,241	194,250	175,000
N-20	73	12	3,471,800	289,317	284,000
N-21	104	29	6,197,799	213,717	217,500
N-22	186	79	14,644,900	185,378	162,500
N-23	431	146	28,307,743	193,889	173,900
N-24	256	64	9,665,500	151,023	138,000
Total	16,714	5,470	\$1,612,561,798	\$294,801	N/A
Grand Total	78,340	27,518	\$7,501,208,457	\$272,593	N/A

Includes Re-runs:

East	8,678	West	14,023
Central	6,270	North	8,197

Single-Family North Breakdown April 2002

	Detached Houses			Sales	Semi-Detached Houses	
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>		<u>Av. Price</u>	<u>Med. Price</u>
N-1	37	467,762	405,000	2	261,750	261,750
N-2	66	385,244	333,500	-	-	-
N-3	76	441,013	429,500	4	300,600	295,750
N-4	86	373,284	360,250	6	252,317	253,950
N-5	17	339,671	312,000	3	253,333	234,500
N-6	52	370,058	309,950	10	210,100	207,500
N-7	89	308,528	281,000	20	199,045	195,750
N-8	122	356,803	338,000	38	257,721	256,500
N-10	47	376,673	360,000	1	234,000	234,000
N-11	103	377,539	353,000	13	246,565	242,000
N-12	18	354,217	326,000	1	256,000	256,000
N-13	13	420,915	350,000	-	-	-
N-14	15	470,860	421,800	-	-	-
N-15	26	291,792	253,000	-	-	-
N-16	22	276,741	250,000	-	-	-
N-17	106	186,826	184,000	1	144,000	144,000
N-18	33	221,752	209,500	4	165,000	159,000
N-19	23	225,713	212,500	6	150,550	151,450
N-20	6	319,900	303,500	-	-	-
N-21	7	214,286	225,000	-	-	-
N-22	28	180,904	166,100	1	115,000	115,000
N-23	41	230,354	179,000	-	-	-
N-24	12	173,833	161,000	-	-	-

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
N-1	10	229,890	224,450	27	341,163	245,000	8	292,203	295,375
N-2	8	262,274	243,500	22	254,882	240,500	5	278,500	276,500
N-3	19	238,434	237,500	33	206,031	195,000	3	270,333	265,000
N-4	6	270,283	265,000	2	179,500	179,500	-	-	-
N-5	-	-	-	-	-	-	1	236,000	236,000
N-6	7	266,214	207,000	2	213,950	213,950	3	232,033	226,000
N-7	12	181,117	179,200	3	169,333	160,000	2	243,500	243,500
N-8	5	228,180	235,000	7	249,786	220,000	-	-	-
N-10	1	238,500	238,500	-	-	-	61	271,958	270,000
N-11	13	235,654	238,000	8	224,500	211,500	15	273,920	270,500
N-12	1	165,000	165,000	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	-	-	-	-	-	-	-	-	-
N-16	-	-	-	1	185,000	185,000	3	215,997	213,000
N-17	-	-	-	-	-	-	1	166,000	166,000
N-18	-	-	-	-	-	-	6	179,883	178,200
N-19	2	122,875	122,875	1	174,900	174,900	7	160,429	160,000
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	-	-	-	-	-	-	-	-	-
N-23	-	-	-	-	-	-	-	-	-
N-24	1	95,000	95,000	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
N-1	2	251,000	251,000	-	-	-	-	-	-
N-2	4	291,938	288,500	-	-	-	-	-	-
N-3	28	269,496	267,000	-	-	-	-	-	-
N-4	21	269,333	264,000	-	-	-	-	-	-
N-5	2	261,000	261,000	-	-	-	-	-	-
N-6	18	211,878	209,750	-	-	-	-	-	-
N-7	5	187,800	187,000	-	-	-	-	-	-
N-8	38	243,821	245,250	-	-	-	-	-	-
N-10	3	242,333	244,000	-	-	-	-	-	-
N-11	14	248,528	253,200	-	-	-	-	-	-
N-12	2	226,500	226,500	-	-	-	-	-	-
N-13	-	-	-	-	-	-	-	-	-
N-14	-	-	-	-	-	-	-	-	-
N-15	3	172,800	177,500	-	-	-	-	-	-
N-16	-	-	-	-	-	-	-	-	-
N-17	5	154,180	154,000	-	-	-	-	-	-
N-18	1	163,000	163,000	-	-	-	-	-	-
N-19	3	153,667	154,000	-	-	-	1	217,000	217,000
N-20	-	-	-	-	-	-	-	-	-
N-21	-	-	-	-	-	-	-	-	-
N-22	3	118,300	127,900	-	-	-	-	-	-
N-23	3	124,667	121,000	-	-	-	-	-	-
N-24	1	135,000	135,000	-	-	-	-	-	-

Single-Family West Breakdown April 2002

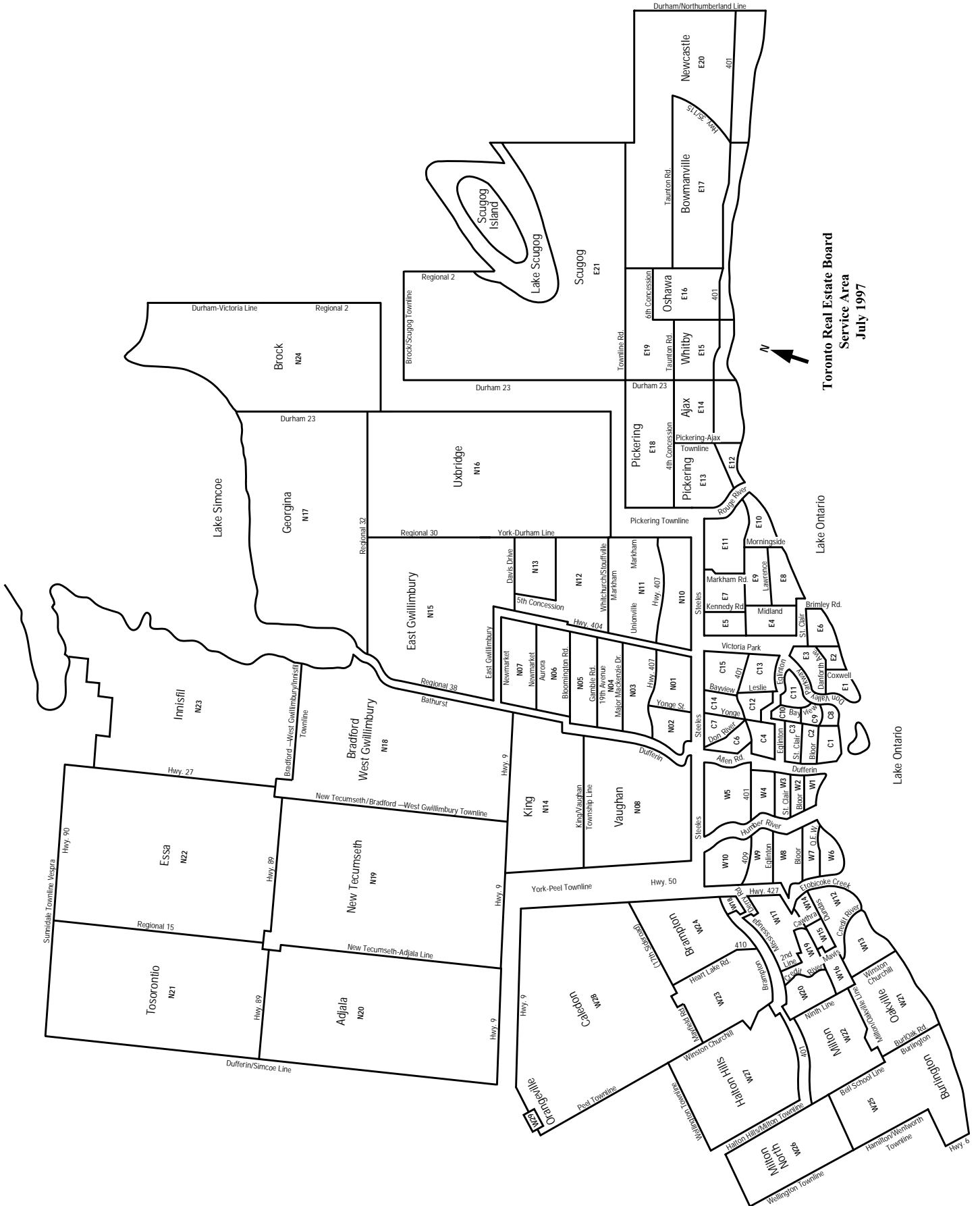
Detached Houses			Semi-Detached Houses			
Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
W-1	14	542,812	470,000	15	303,741	297,000
W-2	28	367,595	377,182	31	271,902	267,500
W-3	51	205,128	195,900	28	222,432	221,000
W-4	39	252,821	241,000	2	220,700	220,700
W-5	24	306,358	278,000	30	242,050	235,500
W-6	40	255,078	256,250	6	256,617	248,500
W-7	33	384,927	355,000	-	-	-
W-8	98	524,260	402,500	1	280,000	280,000
W-9	26	354,700	322,250	3	255,067	260,000
W-10	63	253,836	250,500	1	259,500	259,500
W-12	54	343,278	314,500	6	229,176	224,500
W-13	57	486,733	399,999	13	227,062	222,000
W-14	18	331,654	327,500	8	253,475	244,900
W-15	10	331,790	302,000	19	237,097	236,000
W-16	72	339,053	303,250	20	225,719	227,250
W-17	-	-	-	-	-	-
W-18	14	217,533	230,450	10	212,000	218,000
W-19	113	337,723	328,000	33	245,345	246,000
W-20	146	317,059	295,000	72	227,331	227,450
W-21	58	363,859	331,250	7	219,714	215,000
W-22	4	274,950	289,950	2	184,000	184,000
W-23	227	257,636	246,000	62	200,698	199,500
W-24	145	252,526	249,900	63	212,779	213,000
W-25	8	280,313	253,250	2	174,250	174,250
W-26	-	-	-	-	-	-
W-27	64	272,442	240,000	2	163,000	163,000
W-28	62	329,348	302,500	6	210,250	217,250
W-29	57	216,570	199,000	10	151,990	151,000

Townhouse Condominiums			Condominium Apartments			Link Houses			
Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
W-1	3	159,667	166,000	17	221,735	199,900	-	-	-
W-2	4	218,425	208,450	3	237,333	242,000	-	-	-
W-3	-	-	-	5	126,820	107,500	-	-	-
W-4	12	201,780	213,995	15	121,023	133,000	-	-	-
W-5	13	159,296	148,000	41	118,495	122,000	-	-	-
W-6	4	365,375	288,250	49	254,620	233,000	-	-	-
W-7	1	250,000	250,000	5	191,900	200,000	-	-	-
W-8	5	223,880	223,000	43	203,442	170,000	-	-	-
W-9	3	315,500	257,500	30	129,257	107,950	1	270,000	270,000
W-10	10	158,420	156,000	43	133,335	136,000	1	233,000	233,000
W-12	12	263,358	212,500	23	162,619	160,000	-	-	-
W-13	27	194,552	178,000	10	148,100	136,500	-	-	-
W-14	22	180,741	202,000	27	161,630	161,500	2	281,750	281,750
W-15	37	189,210	188,000	93	164,784	159,000	-	-	-
W-16	31	185,513	175,000	7	158,286	145,000	4	262,000	259,000
W-17	-	-	-	-	-	-	-	-	-
W-18	9	164,978	149,000	-	-	-	-	-	-
W-19	63	195,621	202,000	55	177,722	162,500	4	254,000	255,000
W-20	57	199,011	191,000	11	159,136	150,000	1	245,000	245,000
W-21	11	201,327	177,900	4	158,000	148,500	7	223,125	217,000
W-22	-	-	-	-	-	-	2	208,000	208,000
W-23	35	170,685	177,900	12	170,608	169,400	2	210,450	210,450
W-24	39	149,987	147,000	51	138,600	137,000	3	222,467	219,900
W-25	2	174,700	174,700	4	180,225	172,450	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	9	166,156	157,000	2	120,750	120,750	3	174,167	167,500
W-28	2	193,750	193,750	-	-	-	1	204,000	204,000
W-29	5	127,180	128,900	-	-	-	3	165,000	160,000

Attached/Row			Co-op Apartments			Detached Condominiums		
Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	4	220,250	205,500	-	-	-	-	-
W-2	3	277,000	213,000	-	-	1	430,000	430,000
W-3	1	212,000	212,000	-	-	-	-	-
W-4	5	237,400	238,500	-	-	-	-	-
W-5	-	-	-	2	88,750	88,750	-	-
W-6	3	336,667	325,000	2	98,250	98,250	-	-
W-7	4	371,375	349,000	-	-	-	-	-
W-8	2	453,725	453,725	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-
W-10	3	231,000	235,000	-	-	-	-	-
W-12	1	253,500	253,500	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-
W-16	1	236,500	236,500	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-
W-19	20	234,835	232,400	-	-	-	-	-
W-20	8	202,375	202,000	-	-	-	-	-
W-21	9	212,778	222,000	-	-	-	-	-
W-22	1	192,000	192,000	-	-	-	-	-
W-23	48	187,811	189,250	-	-	-	-	-
W-24	12	181,658	183,500	-	-	-	-	-
W-25	1	185,500	185,500	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	2	203,250	203,250	-	-	-	-	-
W-28	5	195,580	185,000	-	-	-	-	-
W-29	5	147,700	145,000	-	-	-	-	-

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	* Number of Sales (Single-Family Only)	183,272,930	16,517	* Average Price (Single-Family Only)
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	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
February	5,624	4,761	1,447,699,784	257,414	252,072
March	7,379	6,328	1,883,344,713	254,953	248,601
April	7,267	6,163	1,844,263,622	253,786	249,692
May	8,775	7,485	2,277,149,752	259,504	255,460
June	8,334	7,176	2,235,421,622	268,229	258,797
July	6,733	5,807	1,730,865,830	257,072	250,095
August	6,792	5,845	1,734,968,171	255,442	247,472
September	5,853	5,021	1,472,023,463	251,498	245,530
October	6,352	5,402	1,626,692,262	256,091	251,479
November	6,674	5,759	1,754,916,288	262,949	257,947
December	5,538	4,762	1,464,243,453	264,399	255,584
Total	79,081	67,612	20,385,555,232	257,781	251,508
2002					
January	5,750	4,869	1,537,086,491	267,319	262,919
February	7,951	6,866	2,187,666,939	275,144	270,883
March	8,850	7,602	2,486,632,146	280,975	274,874
April	9,517	8,181	2,711,655,063	284,927	277,664
Total	32,068	27,518	8,923,040,639	278,253	272,593

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



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