

Market Watch

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

August 2003

Another Record Set in August

TORONTO — Thursday, September 4, 2003.

The Toronto resale home market continued its winning ways in August, chalking up 6,549 sales, the best-ever figure for that month ever recorded, TREB President Cynthia Lai announced today. "Sales were up 12 per cent from the 5,845 figure of August 2001, which was our previous record, and up 21 per cent from last August. With 22,666 sales in the past three months we are on pace for our best summer market ever and a record-breaking year."

Prices continued to decline in August, down another one per cent to \$285,772 from the \$289,880. "Even though sales have surged in the second half of the year, prices have begun to moderate," noted Ms. Lai. "This is because we have a fairly healthy supply of inventory. The 19,134 active listing figure is up 16 per cent from the 16,535 number recorded in August of 2002."

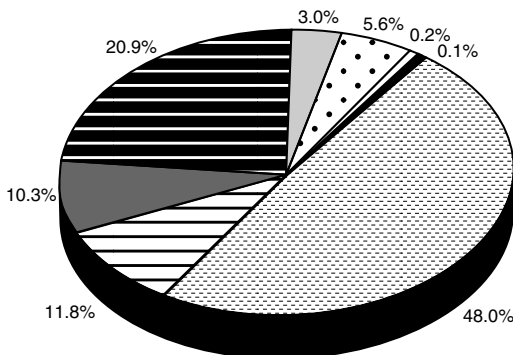
Breaking down the total, 2,401 sales were reported in TREB's 28 West districts and averaged \$265,244; 1,062 sales were reported in the 14 Central districts and averaged \$368,473; 1,388 sales were reported in the 23 North districts and averaged \$317,050; and 1,698 sales were reported in TREB's 21 East districts and averaged \$235,941.

NEIGHBOURHOOD CORNER

North York West

North York's West end (districts C04, C06, and C07) saw 1,563 sales of all types in the first 8 months of 2003, a three per cent increase over the 1,517 recorded in the first eight months of 2002. Of these, 411 were condominium apartments which sold for an average of \$260,834, up about one per cent from the \$257,312 recorded in the first eight months of 2002. In addition, 925 detached homes sold, and these averaged \$537,357, a three per cent increase over the same period last year. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

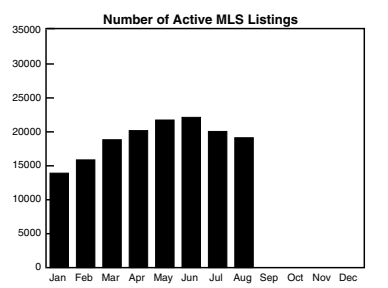
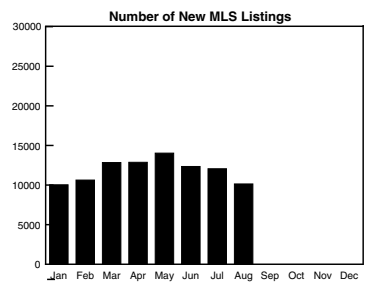
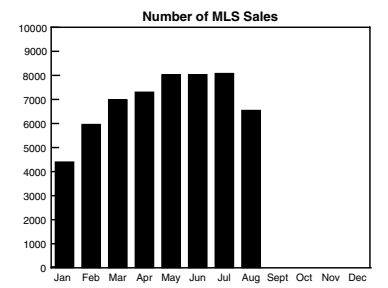


| Dwelling Type | Sales | Median |
|------------------|-------|-----------|
| Detached | 3,143 | \$308,000 |
| Semi-Detached | 776 | \$249,000 |
| Condo Townhouse | 672 | \$197,000 |
| Condo Apt | 1,369 | \$189,000 |
| Link | 202 | \$257,000 |
| Att/Row/Twnhouse | 365 | \$237,000 |
| Co-Op Apt | 15 | \$157,000 |
| Det Condo | 7 | \$262,000 |

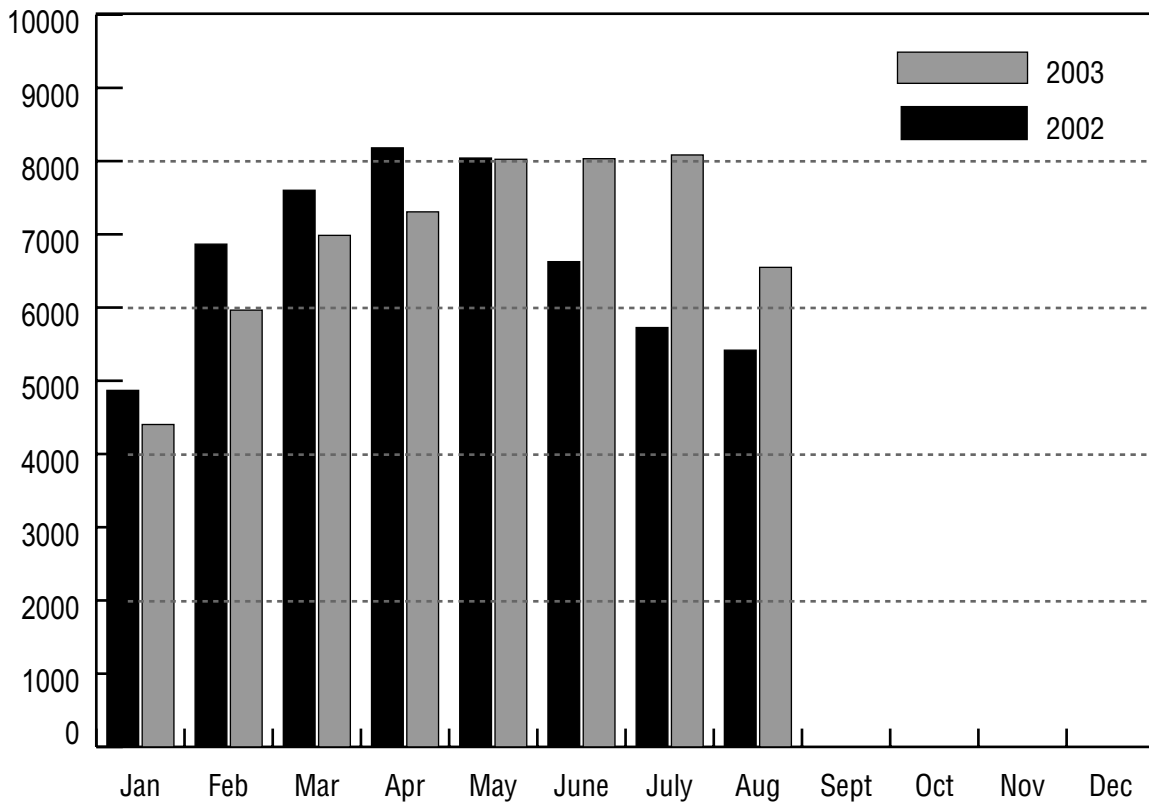
Housing Market Indicators

| | August 2002 | August 2003 | % Change |
|------------------|-------------|-------------|----------|
| Sales* | 5,418 | 6,549 | (+21%) |
| New Listings* | 8,255 | 10,140 | (+23%) |
| Active Listings* | 16,535 | 19,134 | (+16%) |

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — AUGUST

| Price Range | Total S.F.D. | % S.F.D. | Condo Apt. | % Condo Apt. | Condo T.H. | % Condo T.H. |
|---------------------------|--------------|------------|--------------|--------------|------------|--------------|
| - \$90,000 | 28 | 0.4 | 10 | 0.7 | 6 | 0.9 |
| \$90,001 - \$100,000 | 18 | 0.3 | 10 | 0.7 | 6 | 0.9 |
| \$100,001 - \$110,000 | 19 | 0.3 | 9 | 0.7 | 7 | 1.0 |
| \$110,001 - \$120,000 | 40 | 0.6 | 21 | 1.5 | 7 | 1.0 |
| \$120,001 - \$130,000 | 85 | 1.3 | 52 | 3.8 | 16 | 2.4 |
| \$130,001 - \$140,000 | 117 | 1.8 | 68 | 5.0 | 21 | 3.1 |
| \$140,001 - \$150,000 | 166 | 2.5 | 93 | 6.8 | 24 | 3.6 |
| \$150,001 - \$160,000 | 244 | 3.7 | 120 | 8.8 | 61 | 9.1 |
| \$160,001 - \$170,000 | 237 | 3.6 | 124 | 9.1 | 49 | 7.3 |
| \$170,001 - \$180,000 | 265 | 4.0 | 109 | 8.0 | 52 | 7.7 |
| \$180,001 - \$190,000 | 249 | 3.8 | 90 | 6.6 | 42 | 6.3 |
| \$190,001 - \$200,000 | 281 | 4.3 | 91 | 6.7 | 62 | 9.2 |
| \$200,001 - \$225,000 | 670 | 10.2 | 184 | 13.5 | 115 | 17.1 |
| \$225,001 - \$250,000 | 775 | 11.8 | 119 | 8.7 | 90 | 13.4 |
| \$250,001 - \$300,000 | 1,334 | 20.4 | 122 | 8.9 | 80 | 11.9 |
| \$300,001 - \$400,000 | 1,303 | 19.9 | 96 | 7.0 | 26 | 3.9 |
| \$400,001 - \$500,000 | 369 | 5.6 | 25 | 1.8 | 2 | 0.3 |
| \$500,001 - \$750,000 | 242 | 3.7 | 21 | 1.5 | 6 | 0.9 |
| \$750,001 - \$1,000,000 | 52 | 0.8 | 2 | 0.1 | - | - |
| \$1,000,001 - \$1,500,000 | 33 | 0.5 | 1 | 0.1 | - | - |
| \$1,500,000 - | 22 | 0.3 | - | - | - | - |
| Total: | 6,549 | 100 | 1,369 | 100 | 672 | 100 |

SINGLE-FAMILY RESIDENTIAL - AUGUST 2003

| Area | New | Active | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| East | | | | | | | | |
| E01 | 94 | 162 | 55 | \$14,956,373 | \$271,934 | \$262,100 | 27 | 98 |
| E02 | 92 | 128 | 64 | \$21,788,050 | \$340,438 | \$323,500 | 22 | 99 |
| E03 | 180 | 301 | 109 | \$26,587,588 | \$243,923 | \$238,000 | 32 | 98 |
| E04 | 133 | 223 | 83 | \$18,879,538 | \$227,464 | \$233,000 | 39 | 97 |
| E05 | 197 | 314 | 116 | \$29,903,730 | \$257,791 | \$243,750 | 30 | 97 |
| E06 | 94 | 126 | 47 | \$11,910,900 | \$253,423 | \$230,000 | 23 | 98 |
| E07 | 197 | 358 | 102 | \$26,517,150 | \$259,972 | \$256,000 | 32 | 97 |
| E08 | 169 | 274 | 96 | \$22,564,400 | \$235,046 | \$237,450 | 34 | 96 |
| E09 | 166 | 312 | 104 | \$23,314,050 | \$224,174 | \$232,000 | 41 | 98 |
| E10 | 84 | 139 | 63 | \$17,198,200 | \$272,987 | \$262,000 | 35 | 97 |
| E11 | 192 | 316 | 113 | \$25,319,899 | \$224,070 | \$220,000 | 37 | 97 |
| E12 | 29 | 47 | 20 | \$4,660,500 | \$233,025 | \$234,000 | 46 | 97 |
| E13 | 144 | 231 | 90 | \$23,669,050 | \$262,989 | \$254,250 | 36 | 98 |
| E14 | 171 | 266 | 130 | \$30,934,900 | \$237,961 | \$235,500 | 34 | 98 |
| E15 | 163 | 230 | 134 | \$30,783,050 | \$229,724 | \$224,750 | 30 | 98 |
| E16 | 279 | 455 | 205 | \$34,414,900 | \$167,878 | \$165,000 | 33 | 98 |
| E17 | 119 | 179 | 81 | \$16,254,543 | \$200,673 | \$185,000 | 44 | 98 |
| E18 | 13 | 27 | 4 | \$1,485,000 | \$371,250 | \$357,000 | 31 | 97 |
| E19 | 20 | 50 | 25 | \$7,036,200 | \$281,448 | \$275,000 | 42 | 97 |
| E20 | 34 | 68 | 24 | \$5,721,928 | \$238,414 | \$234,900 | 50 | 98 |
| E21 | 48 | 111 | 33 | \$6,727,051 | \$203,850 | \$190,000 | 52 | 97 |
| Total | 2,618 | 4,317 | 1,698 | \$400,627,000 | \$235,941 | \$229,000 | 34 | 98 |
| West | | | | | | | | |
| W01 | 57 | 117 | 43 | \$13,029,100 | \$303,002 | \$290,000 | 31 | 97 |
| W02 | 83 | 148 | 55 | \$16,612,700 | \$302,049 | \$268,500 | 31 | 97 |
| W03 | 107 | 247 | 63 | \$14,592,800 | \$231,632 | \$230,000 | 33 | 97 |
| W04 | 105 | 219 | 58 | \$13,068,100 | \$225,312 | \$215,500 | 44 | 97 |
| W05 | 164 | 309 | 114 | \$25,177,350 | \$220,854 | \$218,500 | 34 | 97 |
| W06 | 130 | 313 | 82 | \$21,041,664 | \$256,606 | \$249,995 | 40 | 98 |
| W07 | 44 | 74 | 21 | \$7,145,025 | \$340,239 | \$326,600 | 31 | 99 |
| W08 | 112 | 235 | 77 | \$28,637,369 | \$371,914 | \$320,000 | 37 | 98 |
| W09 | 67 | 135 | 31 | \$7,333,900 | \$236,577 | \$232,000 | 39 | 98 |
| W10 | 184 | 387 | 91 | \$20,123,000 | \$221,132 | \$242,500 | 39 | 97 |
| W12 | 91 | 232 | 72 | \$21,292,800 | \$295,733 | \$267,950 | 34 | 97 |
| W13 | 104 | 235 | 58 | \$18,412,400 | \$317,455 | \$242,450 | 43 | 97 |
| W14 | 70 | 136 | 51 | \$11,642,500 | \$228,284 | \$212,000 | 35 | 97 |
| W15 | 208 | 390 | 118 | \$22,367,037 | \$189,551 | \$175,000 | 37 | 97 |
| W16 | 109 | 210 | 82 | \$24,312,738 | \$296,497 | \$279,250 | 37 | 97 |
| W17 | 3 | 5 | - | - | - | - | - | - |
| W18 | 64 | 146 | 42 | \$9,469,300 | \$225,460 | \$242,500 | 32 | 97 |
| W19 | 330 | 532 | 232 | \$67,062,354 | \$289,062 | \$276,995 | 30 | 98 |
| W20 | 306 | 479 | 203 | \$55,198,200 | \$271,912 | \$253,000 | 27 | 98 |
| W21 | 104 | 232 | 68 | \$23,981,800 | \$352,674 | \$293,000 | 44 | 97 |
| W22 | 28 | 51 | 25 | \$6,187,350 | \$247,494 | \$234,000 | 35 | 98 |
| W23 | 567 | 846 | 355 | \$90,655,515 | \$255,368 | \$244,000 | 33 | 100 |
| W24 | 370 | 568 | 263 | \$62,421,600 | \$237,344 | \$232,000 | 32 | 98 |
| W25 | 27 | 63 | 15 | \$5,000,200 | \$333,347 | \$266,900 | 53 | 96 |
| W26 | 3 | 7 | 2 | \$1,395,000 | \$697,500 | \$697,500 | 27 | 101 |
| W27 | 83 | 158 | 71 | \$18,250,800 | \$257,054 | \$262,000 | 32 | 98 |
| W28 | 90 | 216 | 64 | \$23,132,025 | \$361,438 | \$345,500 | 44 | 97 |
| W29 | 68 | 111 | 45 | \$9,309,200 | \$206,871 | \$187,900 | 32 | 98 |
| Total | 3,678 | 6,801 | 2,401 | \$636,851,827 | \$265,244 | \$246,000 | 34 | 98 |

SINGLE-FAMILY RESIDENTIAL CONTINUED - AUGUST 2003

| Area | New | Active | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------------|---------------|--------------|------------------------|----------------------|------------------|------------------|-----------|-----------|
| Central | | | | | | | | |
| C01 | 322 | 785 | 227 | \$60,311,688 | \$265,690 | \$229,000 | 50 | 97 |
| C02 | 118 | 259 | 54 | \$23,223,175 | \$430,059 | \$342,000 | 29 | 98 |
| C03 | 71 | 155 | 35 | \$21,966,811 | \$627,623 | \$386,200 | 38 | 97 |
| C04 | 131 | 222 | 78 | \$38,258,225 | \$490,490 | \$419,000 | 33 | 98 |
| C06 | 34 | 63 | 18 | \$7,467,400 | \$414,856 | \$334,500 | 40 | 96 |
| C07 | 150 | 257 | 78 | \$24,514,810 | \$314,292 | \$308,255 | 39 | 97 |
| C08 | 147 | 369 | 85 | \$22,936,100 | \$269,836 | \$239,900 | 43 | 97 |
| C09 | 54 | 112 | 22 | \$12,148,200 | \$552,191 | \$365,150 | 48 | 99 |
| C10 | 71 | 144 | 62 | \$34,918,444 | \$563,201 | \$390,500 | 39 | 98 |
| C11 | 47 | 108 | 37 | \$10,562,853 | \$285,483 | \$181,500 | 38 | 98 |
| C12 | 62 | 165 | 35 | \$34,176,200 | \$976,463 | \$648,800 | 43 | 97 |
| C13 | 65 | 130 | 41 | \$11,595,590 | \$282,819 | \$280,000 | 33 | 98 |
| C14 | 301 | 583 | 161 | \$49,816,167 | \$309,417 | \$242,000 | 42 | 103 |
| C15 | 195 | 391 | 129 | \$39,423,170 | \$305,606 | \$260,000 | 38 | 97 |
| Total | 1,768 | 3,743 | 1,062 | \$391,318,833 | \$368,473 | \$276,000 | 41 | 98 |
| North | | | | | | | | |
| N01 | 94 | 194 | 60 | \$21,878,005 | \$364,633 | \$329,000 | 38 | 97 |
| N02 | 169 | 311 | 97 | \$32,287,300 | \$332,859 | \$308,000 | 37 | 97 |
| N03 | 248 | 504 | 152 | \$52,267,950 | \$343,868 | \$292,000 | 40 | 98 |
| N04 | 156 | 295 | 79 | \$28,539,330 | \$361,257 | \$344,000 | 41 | 98 |
| N05 | 49 | 104 | 30 | \$10,486,699 | \$349,557 | \$332,000 | 49 | 98 |
| N06 | 80 | 147 | 59 | \$17,420,390 | \$295,261 | \$266,000 | 34 | 98 |
| N07 | 125 | 191 | 119 | \$32,081,361 | \$269,591 | \$258,000 | 30 | 98 |
| N08 | 280 | 598 | 163 | \$58,319,700 | \$357,790 | \$323,000 | 43 | 97 |
| N10 | 127 | 222 | 91 | \$29,335,950 | \$322,373 | \$323,000 | 30 | 97 |
| N11 | 264 | 482 | 172 | \$63,806,676 | \$370,969 | \$354,000 | 33 | 97 |
| N12 | 28 | 75 | 20 | \$6,822,266 | \$341,113 | \$285,000 | 55 | 96 |
| N13 | 13 | 47 | 9 | \$3,223,000 | \$358,111 | \$335,000 | 54 | 96 |
| N14 | 27 | 103 | 23 | \$9,837,400 | \$427,713 | \$385,000 | 44 | 97 |
| N15 | 29 | 63 | 32 | \$9,736,900 | \$304,278 | \$249,000 | 44 | 96 |
| N16 | 39 | 101 | 27 | \$7,871,000 | \$291,519 | \$250,000 | 53 | 96 |
| N17 | 113 | 243 | 77 | \$18,550,100 | \$240,910 | \$195,000 | 49 | 97 |
| N18 | 49 | 99 | 37 | \$8,143,530 | \$220,095 | \$215,000 | 49 | 98 |
| N19 | 61 | 122 | 34 | \$6,867,800 | \$201,994 | \$188,450 | 40 | 98 |
| N20 | 7 | 25 | 9 | \$2,659,500 | \$295,500 | \$300,000 | 67 | 96 |
| N21 | 14 | 31 | 9 | \$1,852,400 | \$205,822 | \$203,000 | 98 | 96 |
| N22 | 18 | 57 | 18 | \$3,919,150 | \$217,731 | \$195,000 | 76 | 96 |
| N23 | 65 | 171 | 47 | \$9,210,400 | \$195,966 | \$189,000 | 52 | 96 |
| N24 | 21 | 88 | 24 | \$4,948,800 | \$206,200 | \$152,500 | 86 | 96 |
| Total | 2,076 | 4,273 | 1,388 | \$440,065,607 | \$317,050 | \$291,000 | 41 | 98 |
| Grand Total | | | | | | | | |
| 10,140 | 19,134 | 6,549 | \$1,868,863,267 | \$285,366 | \$253,500 | 37 | 98 | |

JANUARY TO AUGUST 2003

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| East | | | | | | | |
| E01 | 1,052 | 613 | \$174,316,270 | \$284,366 | \$260,000 | 23 | 100 |
| E02 | 1,069 | 610 | \$220,047,908 | \$360,734 | \$319,450 | 18 | 100 |
| E03 | 1,732 | 989 | \$257,600,892 | \$260,466 | \$250,000 | 28 | 99 |
| E04 | 1,106 | 673 | \$151,898,300 | \$225,703 | \$234,500 | 31 | 98 |
| E05 | 1,486 | 883 | \$226,611,796 | \$256,639 | \$244,000 | 33 | 97 |
| E06 | 734 | 398 | \$114,411,067 | \$287,465 | \$243,950 | 22 | 98 |
| E07 | 1,536 | 903 | \$225,894,053 | \$250,160 | \$245,800 | 32 | 97 |
| E08 | 1,248 | 694 | \$167,362,800 | \$241,157 | \$237,250 | 31 | 97 |
| E09 | 1,384 | 765 | \$164,193,794 | \$214,632 | \$213,000 | 36 | 98 |
| E10 | 799 | 513 | \$143,668,058 | \$280,055 | \$269,800 | 33 | 98 |
| E11 | 1,476 | 873 | \$188,241,704 | \$215,626 | \$214,000 | 34 | 98 |
| E12 | 311 | 192 | \$44,989,877 | \$234,322 | \$225,000 | 28 | 98 |
| E13 | 1,409 | 902 | \$234,304,207 | \$259,761 | \$250,000 | 32 | 100 |
| E14 | 1,607 | 1,063 | \$249,189,121 | \$234,421 | \$226,500 | 33 | 98 |
| E15 | 1,545 | 1,091 | \$258,763,775 | \$237,180 | \$230,900 | 35 | 98 |
| E16 | 2,393 | 1,642 | \$277,187,787 | \$168,811 | \$163,000 | 33 | 98 |
| E17 | 1,142 | 844 | \$164,807,213 | \$195,269 | \$184,000 | 35 | 98 |
| E18 | 82 | 16 | \$6,420,000 | \$401,250 | \$393,000 | 42 | 96 |
| E19 | 262 | 144 | \$40,789,150 | \$283,258 | \$256,500 | 36 | 97 |
| E20 | 285 | 156 | \$37,922,128 | \$243,091 | \$234,900 | 43 | 97 |
| E21 | 436 | 278 | \$65,691,498 | \$236,300 | \$218,250 | 45 | 97 |
| Total | 23,094 | 14,242 | \$3,414,311,398 | \$239,735 | \$226,500 | 32 | 98 |
| West | | | | | | | |
| W01 | 583 | 350 | \$123,290,620 | \$352,259 | \$331,750 | 23 | 100 |
| W02 | 857 | 496 | \$162,603,634 | \$327,830 | \$290,000 | 28 | 99 |
| W03 | 1,066 | 534 | \$119,108,223 | \$223,049 | \$218,500 | 34 | 97 |
| W04 | 963 | 529 | \$121,946,480 | \$230,523 | \$227,000 | 39 | 97 |
| W05 | 1,271 | 768 | \$167,566,381 | \$218,185 | \$240,000 | 38 | 97 |
| W06 | 1,275 | 653 | \$178,221,626 | \$272,927 | \$259,000 | 36 | 98 |
| W07 | 444 | 267 | \$97,843,194 | \$366,454 | \$341,100 | 28 | 99 |
| W08 | 1,301 | 822 | \$347,076,604 | \$422,234 | \$347,000 | 31 | 99 |
| W09 | 625 | 369 | \$92,448,252 | \$250,537 | \$245,000 | 33 | 97 |
| W10 | 1,518 | 904 | \$196,051,677 | \$216,871 | \$205,000 | 37 | 97 |
| W12 | 1,077 | 612 | \$188,882,130 | \$308,631 | \$261,000 | 33 | 97 |
| W13 | 1,170 | 712 | \$252,167,737 | \$354,168 | \$265,500 | 37 | 97 |
| W14 | 722 | 476 | \$109,210,830 | \$229,435 | \$224,750 | 31 | 97 |
| W15 | 1,727 | 1,095 | \$214,425,031 | \$195,822 | \$175,900 | 36 | 97 |
| W16 | 1,194 | 760 | \$214,840,600 | \$282,685 | \$259,950 | 31 | 97 |
| W17 | 17 | 13 | \$3,700,940 | \$284,688 | \$266,990 | 33 | 99 |
| W18 | 678 | 369 | \$78,504,560 | \$212,749 | \$226,500 | 33 | 97 |
| W19 | 2,964 | 1,907 | \$535,500,410 | \$280,808 | \$267,000 | 32 | 98 |
| W20 | 2,990 | 2,021 | \$550,316,275 | \$272,299 | \$256,000 | 28 | 98 |
| W21 | 1,062 | 600 | \$200,893,151 | \$334,822 | \$284,000 | 37 | 97 |
| W22 | 254 | 145 | \$37,586,240 | \$259,215 | \$236,500 | 37 | 98 |
| W23 | 4,649 | 2,862 | \$698,510,067 | \$244,064 | \$233,000 | 32 | 98 |
| W24 | 3,060 | 1,984 | \$464,899,974 | \$234,325 | \$226,000 | 33 | 98 |
| W25 | 235 | 142 | \$49,823,500 | \$350,870 | \$245,000 | 47 | 97 |
| W26 | 18 | 6 | \$2,804,000 | \$467,333 | \$325,000 | 44 | 98 |
| W27 | 800 | 575 | \$152,277,399 | \$264,830 | \$245,000 | 36 | 98 |
| W28 | 894 | 534 | \$181,027,925 | \$339,004 | \$310,000 | 40 | 97 |
| W29 | 614 | 465 | \$94,657,420 | \$203,564 | \$194,000 | 34 | 98 |
| Total | 34,028 | 20,970 | \$5,636,184,880 | \$268,774 | \$244,000 | 33 | 98 |

JANUARY TO AUGUST 2003 (CONTINUED)

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------------|---------------|---------------|-------------------------|------------------|------------------|-----------|-----------|
| Central | | | | | | | |
| C01 | 3,521 | 1,702 | \$462,074,952 | \$271,489 | \$239,700 | 43 | 98 |
| C02 | 1,116 | 550 | \$270,212,499 | \$491,295 | \$371,500 | 32 | 99 |
| C03 | 771 | 438 | \$261,168,828 | \$596,276 | \$382,500 | 31 | 98 |
| C04 | 1,333 | 809 | \$428,579,439 | \$529,764 | \$469,900 | 25 | 99 |
| C06 | 331 | 174 | \$66,584,068 | \$382,667 | \$350,000 | 30 | 97 |
| C07 | 1,098 | 580 | \$184,260,337 | \$317,690 | \$295,500 | 37 | 97 |
| C08 | 1,580 | 780 | \$211,135,419 | \$270,686 | \$233,500 | 36 | 98 |
| C09 | 569 | 301 | \$208,959,291 | \$694,217 | \$480,000 | 35 | 99 |
| C10 | 890 | 562 | \$283,809,857 | \$505,000 | \$392,000 | 27 | 99 |
| C11 | 552 | 336 | \$118,896,952 | \$353,860 | \$331,750 | 27 | 99 |
| C12 | 572 | 286 | \$256,158,938 | \$895,661 | \$692,944 | 38 | 97 |
| C13 | 736 | 458 | \$142,126,061 | \$310,319 | \$300,559 | 29 | 98 |
| C14 | 2,129 | 995 | \$308,560,054 | \$310,111 | \$258,000 | 43 | 98 |
| C15 | 1,886 | 954 | \$288,266,608 | \$302,166 | \$260,000 | 33 | 97 |
| Total | 17,084 | 8,925 | \$3,490,793,303 | \$391,125 | \$299,800 | 35 | 98 |
| North | | | | | | | |
| N01 | 895 | 515 | \$182,536,604 | \$354,440 | \$318,000 | 35 | 97 |
| N02 | 1,358 | 718 | \$246,800,534 | \$343,733 | \$318,000 | 34 | 97 |
| N03 | 2,056 | 1,088 | \$384,669,164 | \$353,556 | \$294,000 | 36 | 97 |
| N04 | 1,397 | 761 | \$276,197,536 | \$362,940 | \$356,500 | 33 | 98 |
| N05 | 462 | 256 | \$95,337,083 | \$372,410 | \$332,750 | 42 | 97 |
| N06 | 870 | 590 | \$190,799,057 | \$323,388 | \$275,000 | 33 | 98 |
| N07 | 1,247 | 887 | \$241,702,661 | \$272,495 | \$255,000 | 31 | 98 |
| N08 | 2,537 | 1,407 | \$488,657,488 | \$347,305 | \$325,000 | 36 | 97 |
| N10 | 1,065 | 640 | \$211,551,485 | \$330,549 | \$318,000 | 30 | 98 |
| N11 | 2,227 | 1,305 | \$477,250,799 | \$365,709 | \$339,000 | 33 | 98 |
| N12 | 285 | 164 | \$64,052,854 | \$390,566 | \$322,500 | 44 | 97 |
| N13 | 138 | 58 | \$25,048,200 | \$431,866 | \$375,000 | 55 | 96 |
| N14 | 293 | 138 | \$62,115,650 | \$450,113 | \$409,950 | 49 | 96 |
| N15 | 301 | 197 | \$59,353,600 | \$301,287 | \$275,000 | 41 | 97 |
| N16 | 357 | 208 | \$58,204,424 | \$279,829 | \$249,950 | 50 | 97 |
| N17 | 1,005 | 674 | \$135,357,623 | \$200,827 | \$183,450 | 42 | 97 |
| N18 | 371 | 255 | \$58,004,330 | \$227,468 | \$216,000 | 42 | 98 |
| N19 | 500 | 358 | \$75,843,000 | \$211,852 | \$194,725 | 48 | 97 |
| N20 | 89 | 51 | \$15,347,500 | \$300,931 | \$268,000 | 73 | 97 |
| N21 | 98 | 63 | \$14,029,215 | \$222,686 | \$220,000 | 65 | 97 |
| N22 | 204 | 144 | \$27,710,003 | \$192,431 | \$177,500 | 50 | 97 |
| N23 | 599 | 343 | \$68,021,420 | \$198,313 | \$185,000 | 52 | 97 |
| N24 | 234 | 126 | \$22,951,406 | \$182,154 | \$156,308 | 66 | 96 |
| Total | 18,588 | 10,946 | \$3,481,541,636 | \$318,065 | \$291,000 | 37 | 98 |
| Grand Total | 92,794 | 55,083 | \$16,022,922,217 | \$290,887 | \$253,000 | 34 | 98 |

SINGLE-FAMILY WEST BREAKDOWN - AUGUST 2003

| Detached Houses | | | | Semi-Detached Houses | | | Condo Apt. | | | Link | | |
|-----------------|-------|-----------|------------|----------------------|-----------|------------|------------|-----------|------------|-------|-----------|------------|
| Area | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W01 | 14 | \$364,571 | \$335,000 | 14 | \$304,393 | \$317,850 | 11 | \$241,964 | \$215,000 | - | - | - |
| W02 | 24 | \$354,925 | \$307,000 | 24 | \$262,504 | \$260,500 | 3 | \$308,333 | \$330,000 | - | - | - |
| W03 | 39 | \$233,600 | \$230,000 | 17 | \$256,971 | \$239,000 | 6 | \$152,317 | \$148,500 | - | - | - |
| W04 | 28 | \$289,843 | \$269,000 | 1 | \$195,000 | \$195,000 | 22 | \$146,977 | \$140,750 | 1 | \$292,000 | \$292,000 |
| W05 | 23 | \$338,915 | \$319,500 | 34 | \$270,635 | \$270,000 | 35 | \$128,297 | \$135,000 | - | - | - |
| W06 | 37 | \$269,818 | \$267,000 | 5 | \$256,900 | \$250,000 | 31 | \$241,327 | \$215,000 | - | - | - |
| W07 | 18 | \$357,057 | \$339,800 | - | - | - | 2 | \$191,500 | \$191,500 | - | - | - |
| W08 | 43 | \$502,633 | \$390,219 | - | - | - | 32 | \$209,083 | \$193,950 | - | - | - |
| W09 | 11 | \$353,245 | \$323,200 | 3 | \$253,000 | \$255,000 | 16 | \$160,825 | \$136,000 | - | - | - |
| W10 | 42 | \$285,383 | \$276,500 | 5 | \$251,820 | \$249,000 | 32 | \$141,313 | \$146,000 | 2 | \$246,500 | \$246,500 |
| W12 | 37 | \$367,362 | \$332,000 | 5 | \$258,900 | \$261,500 | 16 | \$185,313 | \$175,500 | - | - | - |
| W13 | 26 | \$479,473 | \$359,500 | 7 | \$224,257 | \$219,900 | 4 | \$148,750 | \$148,500 | - | - | - |
| W14 | 14 | \$372,214 | \$374,250 | 2 | \$267,250 | \$267,250 | 14 | \$143,500 | \$138,000 | - | - | - |
| W15 | 7 | \$304,571 | \$308,500 | 10 | \$268,990 | \$267,950 | 85 | \$166,630 | \$162,000 | - | - | - |
| W16 | 45 | \$359,982 | \$327,500 | 8 | \$228,938 | \$232,000 | 5 | \$256,620 | \$163,800 | 2 | \$260,000 | \$260,000 |
| W17 | - | - | - | - | - | - | - | - | - | - | - | - |
| W18 | 16 | \$247,525 | \$262,500 | 17 | \$240,082 | \$249,000 | 4 | \$131,250 | \$127,500 | - | - | - |
| W19 | 103 | \$356,427 | \$345,500 | 31 | \$267,980 | \$269,990 | 42 | \$212,653 | \$200,000 | 2 | \$281,750 | \$281,750 |
| W20 | 87 | \$341,925 | \$326,000 | 42 | \$247,533 | \$250,500 | 9 | \$158,406 | \$161,500 | 4 | \$255,925 | \$255,900 |
| W21 | 46 | \$411,159 | \$332,500 | 3 | \$262,000 | \$245,000 | 2 | \$174,500 | \$174,500 | 1 | \$235,250 | \$235,250 |
| W22 | 11 | \$285,591 | \$290,000 | 6 | \$220,408 | \$229,475 | - | - | - | - | - | - |
| W23 | 197 | \$281,903 | \$274,900 | 69 | \$264,540 | \$229,000 | 6 | \$180,333 | \$178,000 | - | - | - |
| W24 | 112 | \$289,406 | \$283,500 | 74 | \$230,749 | \$231,250 | 31 | \$148,187 | \$146,000 | 2 | \$269,250 | \$269,250 |
| W25 | 10 | \$420,770 | \$331,500 | - | - | - | 1 | \$155,000 | \$155,000 | - | - | - |
| W26 | 2 | \$697,500 | \$697,500 | - | - | - | - | - | - | - | - | - |
| W27 | 52 | \$286,390 | \$282,500 | 3 | \$210,000 | \$215,000 | 3 | \$162,000 | \$185,000 | - | - | - |
| W28 | 49 | \$402,841 | \$362,000 | 7 | \$237,129 | \$244,900 | - | - | - | 1 | \$239,900 | \$239,900 |
| W29 | 30 | \$231,693 | \$211,450 | 12 | \$159,617 | \$159,750 | 1 | \$173,000 | \$173,000 | - | - | - |

| Condo Townhouse | | | | Det Condo | | | Co-op Apt | | | Att/Row/Twnhouse | | |
|-----------------|-------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|------------------|-----------|------------|
| Area | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W01 | 2 | \$287,000 | \$287,000 | - | - | - | - | - | - | 2 | \$214,000 | \$214,000 |
| W02 | 1 | \$200,900 | \$200,900 | - | - | - | - | - | - | 3 | \$222,833 | \$200,000 |
| W03 | - | - | - | - | - | - | - | - | - | 1 | \$200,000 | \$200,000 |
| W04 | 6 | \$205,333 | \$190,000 | - | - | - | - | - | - | - | - | - |
| W05 | 21 | \$170,257 | \$163,000 | - | - | - | 1 | \$114,900 | \$114,900 | - | - | - |
| W06 | 4 | \$323,750 | \$330,000 | - | - | - | 2 | \$98,500 | \$98,500 | 3 | \$266,917 | \$295,000 |
| W07 | - | - | - | - | - | - | - | - | - | 1 | \$335,000 | \$335,000 |
| W08 | 2 | \$166,750 | \$166,750 | - | - | - | - | - | - | - | - | - |
| W09 | - | - | - | - | - | - | 1 | \$116,000 | \$116,000 | - | - | - |
| W10 | 8 | \$182,788 | \$173,400 | - | - | - | 1 | \$153,500 | \$153,500 | 1 | \$247,000 | \$247,000 |
| W12 | 12 | \$244,992 | \$220,000 | - | - | - | - | - | - | 2 | \$250,500 | \$250,500 |
| W13 | 20 | \$177,215 | \$167,750 | - | - | - | - | - | - | 1 | \$237,000 | \$237,000 |
| W14 | 21 | \$185,143 | \$195,000 | - | - | - | - | - | - | - | - | - |
| W15 | 13 | \$212,162 | \$200,000 | - | - | - | 1 | \$160,000 | \$160,000 | 2 | \$231,750 | \$231,750 |
| W16 | 20 | \$200,448 | \$194,500 | - | - | - | - | - | - | 2 | \$235,000 | \$235,000 |
| W17 | - | - | - | - | - | - | - | - | - | - | - | - |
| W18 | 4 | \$186,375 | \$174,250 | - | - | - | 1 | \$157,000 | \$157,000 | - | - | - |
| W19 | 41 | \$222,760 | \$230,000 | - | - | - | - | - | - | 13 | \$262,685 | \$265,000 |
| W20 | 50 | \$200,064 | \$186,250 | - | - | - | - | - | - | 11 | \$236,527 | \$235,000 |
| W21 | 6 | \$194,917 | \$190,500 | - | - | - | - | - | - | 10 | \$252,875 | \$241,500 |
| W22 | - | - | - | - | - | - | - | - | - | 8 | \$215,425 | \$211,000 |
| W23 | 48 | \$179,987 | \$184,000 | 1 | \$285,000 | \$285,000 | - | - | - | 35 | \$204,173 | \$200,000 |
| W24 | 31 | \$158,174 | \$152,000 | - | - | - | - | - | - | 12 | \$217,667 | \$219,250 |
| W25 | 4 | \$159,375 | \$157,000 | - | - | - | - | - | - | - | - | - |
| W26 | - | - | - | - | - | - | - | - | - | - | - | - |
| W27 | 9 | \$147,944 | \$139,000 | - | - | - | - | - | - | 4 | \$227,750 | \$230,500 |
| W28 | 1 | \$177,500 | \$177,500 | - | - | - | - | - | - | 6 | \$219,250 | \$217,500 |
| W29 | 1 | \$124,500 | \$124,500 | - | - | - | - | - | - | 1 | \$145,500 | \$145,500 |

| (Single-Family Only) | | | (Single-Family Only) | | |
|----------------------|-------------------|------------------|----------------------|-------------------|------------------|
| Year | * Number of Sales | *Average Price | Year | * Number of Sales | *Average Price |
| 1966 | 13,428 | \$21,360 | 2002 | | |
| 1967 | 12,432 | 24,078 | January | 4,869 | \$262,919 |
| 1968 | 12,245 | 26,732 | February | 6,866 | 270,883 |
| 1969 | 12,493 | 28,929 | March | 7,602 | 274,874 |
| 1970 | 10,498 | 29,492 | April | 8,181 | 277,664 |
| 1971 | 13,085 | 30,426 | May | 8,042 | 278,323 |
| 1972 | 14,613 | 32,513 | June | 6,627 | 278,698 |
| 1973 | 16,335 | 40,605 | July | 5,727 | 274,348 |
| 1974 | 17,318 | 52,806 | August | 5,418 | 266,154 |
| 1975 | 22,020 | 57,581 | September | 5,846 | 282,765 |
| 1976 | 19,025 | 61,389 | October | 6,455 | 279,771 |
| 1977 | 20,512 | 64,559 | November | 5,537 | 285,323 |
| 1978 | 21,184 | 67,333 | December | 3,589 | 275,002 |
| 1979 | 23,466 | 70,830 | Total** | 74,759 | \$275,371 |
| 1980 | 26,017 | 75,694 | 2003 | | |
| 1981 | 29,625 | 90,203 | January | 4,403 | 281,292 |
| 1982 | 25,336 | 95,496 | February | 5,965 | 289,954 |
| 1983 | 30,046 | 101,626 | March | 6,986 | 290,185 |
| 1984 | 31,905 | 102,318 | April | 7,307 | 292,783 |
| 1985 | 45,509 | 109,094 | May | 8,025 | 298,451 |
| 1986 | 52,919 | 138,925 | June | 8,033 | 295,053 |
| 1987 | 43,475 | 189,105 | July | 8,084 | 289,880 |
| 1988 | 49,381 | 229,635 | August | 6,549 | 285,366 |
| 1989 | 38,960 | 273,698 | Total** | 55,083 | \$290,887 |
| 1990 | 26,779 | 255,020 | | | |
| 1991 | 38,144 | 234,313 | | | |
| 1992 | 41,703 | 214,971 | | | |
| 1993 | 38,990 | 206,490 | | | |
| 1994 | 44,237 | 208,921 | | | |
| 1995 | 39,273 | 203,028 | | | |
| 1996 | 55,779 | 198,150 | | | |
| 1997 | 58,014 | 211,307 | | | |
| 1998 | 55,344 | 216,815 | | | |
| 1999 | 58,957 | 228,372 | | | |
| 2000 | 58,343 | 243,255 | | | |
| 2001 | | | | | |
| January | 3,103 | 235,535 | | | |
| February | 4,761 | 252,072 | | | |
| March | 6,328 | 248,601 | | | |
| April | 6,163 | 249,692 | | | |
| May | 7,485 | 255,460 | | | |
| June | 7,176 | 258,797 | | | |
| July | 5,807 | 250,095 | | | |
| August | 5,845 | 247,472 | | | |
| September | 5,021 | 245,530 | | | |
| October | 5,402 | 251,479 | | | |
| November | 5,759 | 257,947 | | | |
| December | 4,762 | 255,584 | | | |
| Total | 67,612 | \$251,508 | | | |

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

** On June 30th, TREB switched from the old Trebnet system to TorontoMLS. Minor discrepancies may occur between the year-to-date figures provided by the old system and those provided by the new.

