

July 2005

Sales up One Percent Over July 2004

TORONTO - Friday, August 5, 2005.

With 7,387 single-family homes transacted last month, sales were up one per cent over the 7,329 sales recorded in July 2004, TREB President John Meehan reported today. "This excellent result makes July 2005 the second best July ever recorded, down nominally as compared to the best-ever 8,084 sales recorded during the same month of 2003."

The President noted also that, with 2,175 sales in July, the condominium sector has come to play an increasingly important role in the local market.

"While some have suggested that the condo-building boom of the late 1990s would lead to an oversupply, first-time buyers and others looking for affordable housing options continue to snap up these offerings once they hit the resale market. Condominium apartments now make up over 20 per cent of the homes sold through MLS; add townhouses to the mix, and the figure is close to 30 per cent."

While sales were strong, prices eased five per cent in July, with the

average coming in at \$326,034 compared to the \$345,065 recorded in June. This figure is up four per cent, however, from the \$312,418 figure recorded in July 2004.

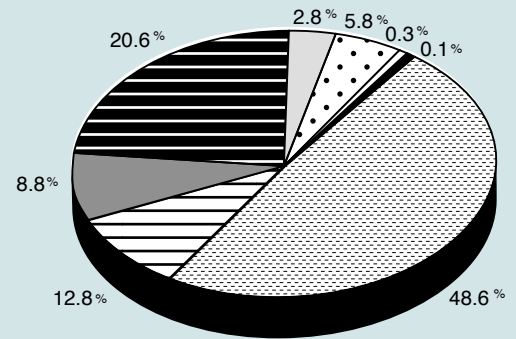
Breaking down the total, 2,841 sales were reported in TREB's 28 West districts and averaged \$305,789; 1,211 sales were reported in the 14 Central districts and averaged \$405,182; 1,536 sales were reported in the 23 North districts and averaged \$372,455; and 1,799 sales were reported in TREB's 21 East districts and averaged \$265,090. ■

NEIGHBOURHOOD CORNER

North York

North York (C-4, C-6, C-7, and C-12 through C-15) has recorded 4,412 sales over the first seven months of 2005. This is a one per cent increase over the 4,355 sales recorded during the same period of 2004. The year-to-date average for the area is currently \$449,100, up 13 per cent from last year (\$397,082). ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,593	98	\$345,000
Semi-Detached	943	98	\$280,000
Condo Townhouse	653	98	\$226,000
Condo Apt	1,522	98	\$208,000
Link	210	98	\$272,000
Att/Row/Twnhouse	437	98	\$262,000
Co-op Apt	26	96	\$147,250
Det Condo	3	98	\$293,000

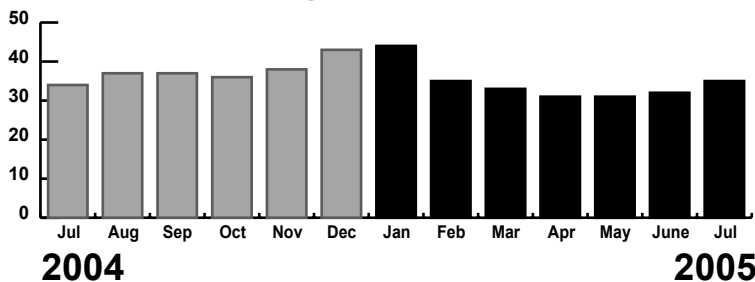
Housing Market Indicators

	July 2004	July 2005	%Change
Sales	7,327	7,387	(+1%)
New Listings	12,012	11,456	-
Active Listings*	22,368	22,512	(+1%)

* All figures for single-family dwellings.

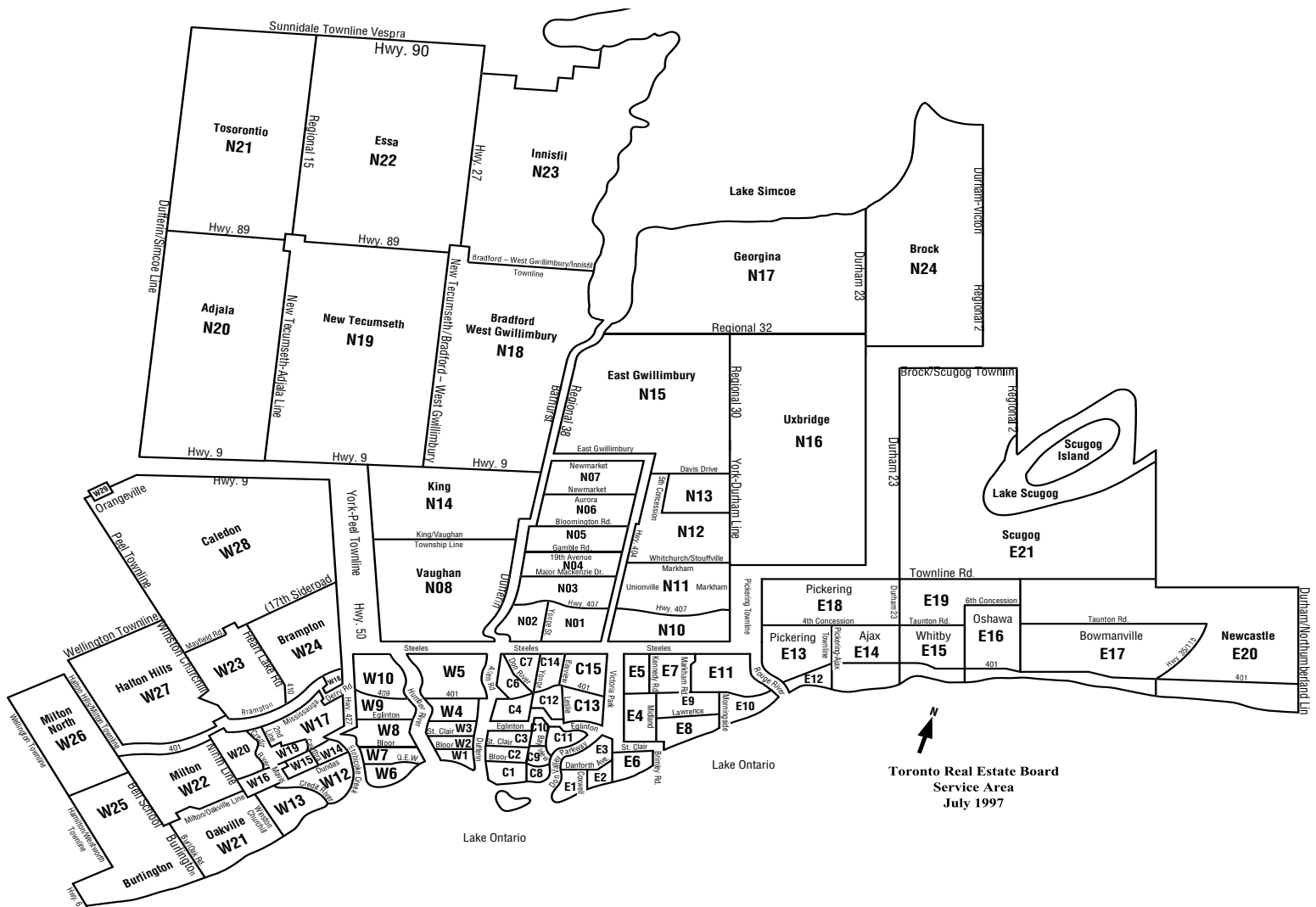
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - July 2005

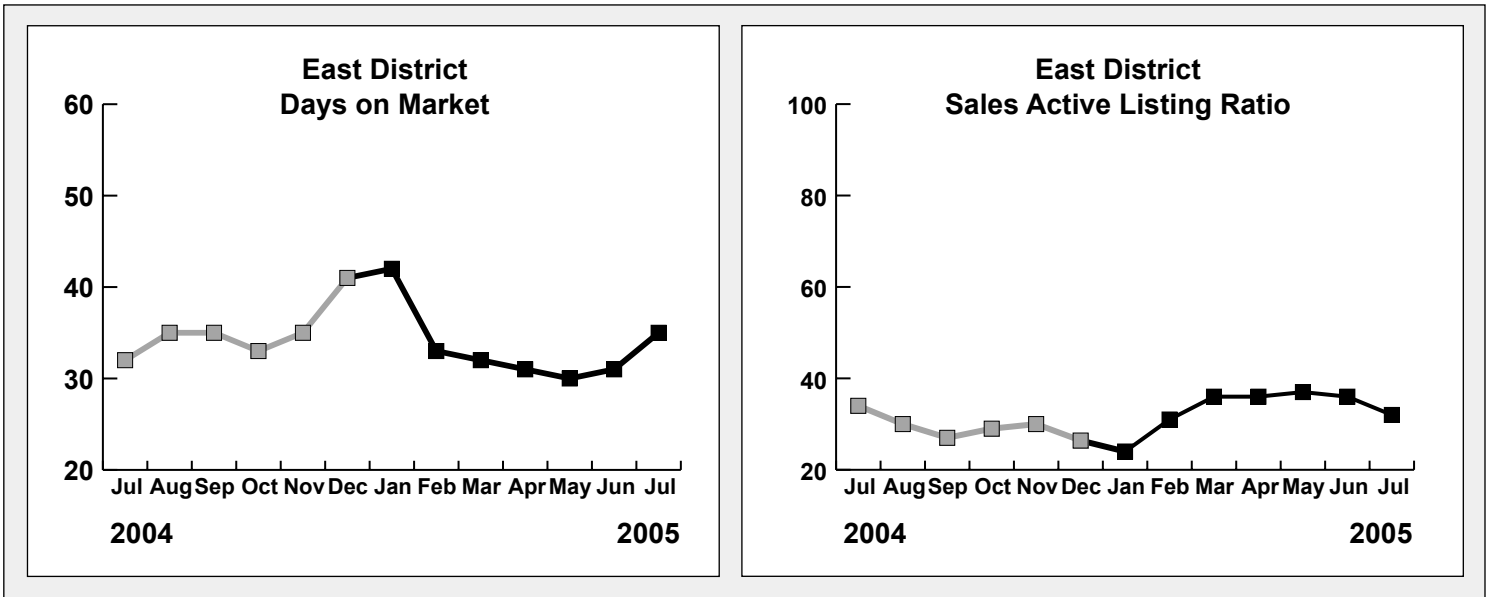
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	8	0.1	5	0.3	2	0.3
\$90,001 - \$100,000	17	0.2	8	0.5	3	0.5
\$100,001 - \$110,000	31	0.4	19	1.2	7	1.1
\$110,001 - \$120,000	24	0.3	20	1.3	1	0.2
\$120,001 - \$130,000	48	0.6	30	2.0	5	0.8
\$130,001 - \$140,000	77	1.0	49	3.2	14	2.1
\$140,001 - \$150,000	89	1.2	54	3.5	21	3.2
\$150,001 - \$160,000	138	1.9	92	6.0	18	2.8
\$160,001 - \$170,000	195	2.6	123	8.1	26	4.0
\$170,001 - \$180,000	217	2.9	128	8.4	35	5.4
\$180,001 - \$190,000	191	2.6	91	6.0	33	5.1
\$190,001 - \$200,000	223	3.0	94	6.2	36	5.5
\$200,001 - \$225,000	632	8.6	202	13.3	123	18.8
\$225,001 - \$250,000	783	10.6	195	12.8	120	18.4
\$250,001 - \$300,000	1,547	20.9	204	13.4	146	22.4
\$300,001 - \$400,000	1,796	24.3	127	8.3	48	7.4
\$400,001 - \$500,000	685	9.3	41	2.7	9	1.4
\$500,001 - \$750,000	462	6.3	22	1.4	3	0.5
\$750,001 - \$1,000,000	130	1.8	12	0.8	3	0.5
\$1,000,001 - \$1,500,000	61	0.8	4	0.3	-	-
\$1,500,001 -	33	0.4	2	0.1	-	-
Total	7,387	100	1,522	100	653	100

Current Month: July 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	138	109	78	\$25,096,702	\$321,753	\$310,000	20	100
E02	106	82	71	\$31,130,561	\$438,459	\$357,500	19	100
E03	326	209	123	\$32,566,000	\$264,764	\$254,000	28	98
E04	331	170	75	\$17,930,850	\$239,078	\$263,000	40	97
E05	371	202	112	\$30,444,397	\$271,825	\$249,500	38	97
E06	144	86	44	\$13,658,300	\$310,416	\$281,000	25	98
E07	391	185	111	\$28,620,576	\$257,843	\$259,100	37	97
E08	397	180	92	\$22,732,588	\$247,093	\$246,000	39	97
E09	376	205	87	\$18,943,390	\$217,740	\$216,000	31	97
E10	188	94	57	\$16,944,850	\$297,278	\$290,000	38	97
E11	518	229	99	\$25,305,950	\$255,616	\$250,000	46	97
E12	65	38	20	\$5,928,900	\$296,445	\$246,000	34	97
E13	321	175	97	\$27,792,150	\$286,517	\$271,000	35	98
E14	380	224	143	\$39,360,500	\$275,248	\$256,900	37	98
E15	384	217	145	\$39,333,250	\$271,264	\$255,500	29	98
E16	548	314	220	\$43,263,949	\$196,654	\$184,900	37	98
E17	263	167	125	\$28,576,140	\$228,609	\$215,000	37	98
E18	41	10	8	\$4,019,000	\$502,375	\$475,000	66	98
E19	118	60	34	\$9,854,900	\$289,850	\$262,500	39	98
E20	81	35	24	\$6,539,450	\$272,477	\$247,500	41	99
E21	157	57	34	\$8,855,050	\$260,443	\$233,625	48	97
Total	5,644	3,048	1,799	\$476,897,453	\$265,090	\$250,000	35	98

Year-to-Date: January 2005 to July 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	926	591	\$207,259,923	\$350,694	\$328,000	19	102
E02	930	589	\$250,556,249	\$425,393	\$373,500	18	101
E03	1,597	913	\$277,058,108	\$303,459	\$288,000	25	100
E04	1,233	581	\$139,331,014	\$239,812	\$252,500	37	97
E05	1,435	778	\$209,594,446	\$269,402	\$255,500	37	97
E06	677	314	\$99,792,081	\$317,809	\$280,750	25	98
E07	1,572	796	\$207,080,556	\$260,151	\$263,650	37	97
E08	1,409	564	\$143,545,792	\$254,514	\$257,500	36	97
E09	1,413	696	\$152,587,192	\$219,234	\$209,950	36	97
E10	801	410	\$125,959,907	\$307,219	\$298,500	37	97
E11	1,817	734	\$180,998,441	\$246,592	\$240,000	42	97
E12	273	149	\$39,464,340	\$264,861	\$244,000	32	98
E13	1,473	720	\$205,183,629	\$284,977	\$272,000	34	98
E14	1,789	929	\$249,778,757	\$268,868	\$255,000	32	98
E15	1,905	998	\$271,222,439	\$271,766	\$256,250	30	98
E16	2,412	1,468	\$289,318,976	\$197,084	\$187,000	33	98
E17	1,313	807	\$184,201,897	\$228,255	\$218,000	33	98
E18	88	21	\$10,887,000	\$518,429	\$460,000	67	96
E19	480	235	\$69,606,327	\$296,197	\$275,000	33	98
E20	293	163	\$44,805,450	\$274,880	\$247,500	46	97
E21	466	238	\$68,531,600	\$287,948	\$255,500	45	97
Total	24,302	12,694	\$3,426,764,124	\$269,951	\$253,000	33	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
E01	40	14	\$355,156	\$334,800	35.0	101	E01	73	47	\$317,139	\$295,000	64.4	101
E02	48	31	\$537,018	\$470,000	64.6	101	E02	33	29	\$369,131	\$331,000	87.9	100
E03	137	45	\$311,874	\$294,000	32.9	98	E03	53	34	\$322,029	\$305,000	64.2	100
E04	123	39	\$288,282	\$288,000	31.7	97	E04	32	5	\$248,000	\$252,500	15.6	97
E05	115	32	\$364,486	\$359,400	27.8	97	E05	11	1	\$323,000	\$323,000	9.1	98
E06	113	38	\$326,061	\$289,500	33.6	98	E06	26	3	\$256,667	\$227,000	11.5	97
E07	148	45	\$326,662	\$318,000	30.4	97	E07	30	7	\$265,786	\$258,500	23.3	97
E08	183	43	\$310,219	\$281,000	23.5	97	E08	12	8	\$214,188	\$208,250	66.7	97
E09	150	29	\$280,700	\$279,000	19.3	98	E09	6	4	\$254,000	\$240,000	66.7	97
E10	140	37	\$345,807	\$331,000	26.4	97	E10	4	4	\$283,750	\$283,500	100.0	98
E11	180	52	\$314,133	\$322,500	28.9	98	E11	65	5	\$223,860	\$215,500	7.7	98
E12	37	12	\$348,717	\$253,500	32.4	97	E12	6	2	\$244,400	\$244,400	33.3	99
E13	182	54	\$338,570	\$337,350	29.7	98	E13	26	11	\$264,182	\$262,500	42.3	98
E14	266	101	\$299,004	\$274,900	38.0	97	E14	14	9	\$237,167	\$216,500	64.3	97
E15	280	91	\$299,180	\$291,000	32.5	98	E15	7	7	\$221,814	\$218,000	100.0	99
E16	399	131	\$223,110	\$217,000	32.8	98	E16	59	37	\$167,538	\$170,000	62.7	98
E17	174	65	\$258,786	\$240,900	37.4	97	E17	1	7	\$164,143	\$172,000	63.6	95
E18	41	8	\$502,375	\$475,000	19.5	98	E18	-	-	-	-	-	-
E19	93	18	\$336,306	\$320,750	19.4	97	E19	-	-	-	-	-	-
E20	76	19	\$285,318	\$265,000	25.0	99	E20	-	-	-	-	-	-
E21	157	33	\$260,789	\$230,000	21.0	97	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	2	1	\$465,000	\$465,000	50.0	99	E01	-	-	-	-	-	-
E02	15	8	\$342,150	\$309,900	53.3	99	E02	-	-	-	-	-	-
E03	108	38	\$159,838	\$159,250	35.2	97	E03	-	-	-	-	-	-
E04	131	24	\$158,669	\$158,000	18.3	97	E04	-	-	-	-	-	-
E05	159	50	\$226,982	\$202,750	31.5	96	E05	9	7	\$308,179	\$311,000	77.8	98
E06	4	3	\$166,000	\$163,000	75.0	97	E06	-	-	-	-	-	-
E07	138	36	\$175,967	\$175,000	26.1	97	E07	27	9	\$284,344	\$278,000	33.3	97
E08	134	29	\$171,765	\$161,000	21.6	96	E08	6	-	-	-	-	-
E09	162	44	\$184,059	\$174,500	27.2	97	E09	1	-	-	-	-	-
E10	15	6	\$126,333	\$122,000	40.0	96	E10	1	-	-	-	-	-
E11	136	16	\$137,050	\$137,500	11.8	96	E11	9	4	\$270,875	\$259,750	44.4	97
E12	5	1	\$154,500	\$154,500	20.0	97	E12	1	1	\$270,000	\$270,000	100.0	100
E13	20	9	\$199,156	\$169,500	45.0	97	E13	21	4	\$224,250	\$217,500	19.1	97
E14	34	7	\$171,643	\$162,000	20.6	97	E14	9	3	\$220,167	\$220,000	33.3	97
E15	8	2	\$190,000	\$190,000	25.0	97	E15	33	14	\$251,457	\$241,000	42.4	99
E16	18	5	\$133,300	\$133,000	27.8	97	E16	14	9	\$195,156	\$194,000	64.3	98
E17	4	2	\$129,500	\$129,500	50.0	99	E17	53	33	\$213,373	\$215,000	62.3	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	14	9	\$247,889	\$244,000	64.3	99
E20	-	-	-	-	-	-	E20	5	5	\$223,680	\$231,000	100.0	99
E21	-	-	-	-	-	-	E21	-	1	\$249,000	\$249,000	-	-

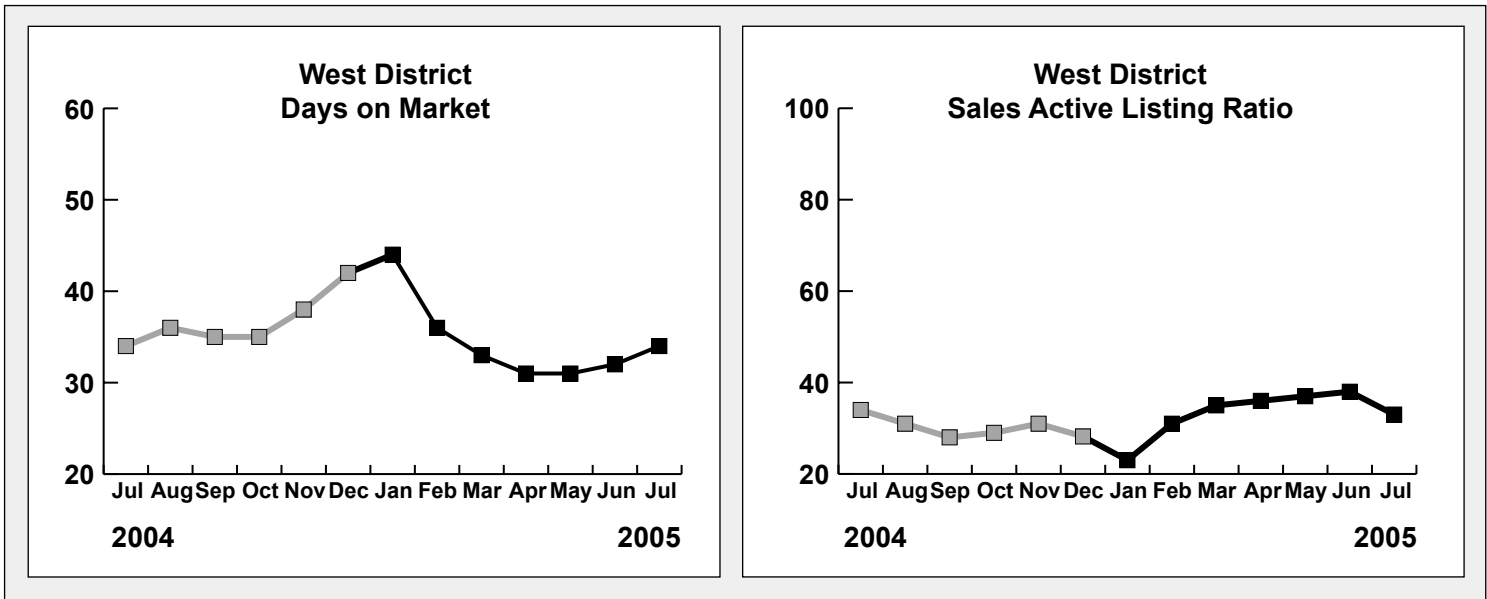
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	5	\$203,760	\$190,800	166.7	98	E01	-	-	-	-	-	-
E02	1	2	\$314,500	\$314,500	200.0	97	E02	-	-	-	-	-	-
E03	11	2	\$205,500	\$205,500	18.2	97	E03	-	-	-	-	-	-
E04	33	5	\$233,160	\$210,000	15.2	98	E04	-	-	-	-	-	-
E05	75	18	\$217,078	\$220,000	24.0	97	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	35	7	\$234,643	\$225,000	20.0	97	E07	1	-	-	-	-	-
E08	49	8	\$196,063	\$191,000	16.3	97	E08	-	-	-	-	-	-
E09	50	9	\$174,833	\$183,250	18.0	97	E09	-	-	-	-	-	-
E10	20	5	\$180,300	\$179,000	25.0	97	E10	-	-	-	-	-	-
E11	81	15	\$205,667	\$190,000	18.5	97	E11	4	-	-	-	-	-
E12	16	4	\$207,750	\$190,500	25.0	97	E12	-	-	-	-	-	-
E13	47	11	\$190,995	\$189,000	23.4	98	E13	-	-	-	-	-	-
E14	27	6	\$188,000	\$190,000	22.2	100	E14	1	-	-	-	-	-
E15	26	8	\$186,050	\$184,500	30.8	98	E15	-	-	-	-	-	-
E16	50	29	\$131,959	\$138,000	58.0	97	E16	-	-	-	-	-	-
E17	4	2	\$201,500	\$201,500	50.0	97	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	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	20	11	\$339,564	\$345,500	55.0	98
E02	-	-	-	-	-	-	E02	9	1	\$412,000	\$412,000	11.1	98
E03	1	-	-	-	-	-	E03	16	4	\$274,450	\$273,900	25.0	98
E04	3	-	-	-	-	-	E04	9	2	\$237,000	\$237,000	22.2	97
E05	1	-	-	-	-	-	E05	1	4	\$261,026	\$261,053	400.0	101
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	3	2	\$159,500	\$159,500	66.7	96	E07	9	5	\$240,980	\$245,500	55.6	98
E08	-	-	-	-	-	-	E08	13	4	\$282,500	\$275,250	30.8	97
E09	5	1	\$115,000	\$115,000	20.0	92	E09	2	-	-	-	-	-
E10	-	-	-	-	-	-	E10	8	5	\$271,100	\$267,500	62.5	98
E11	2	-	-	-	-	-	E11	41	7	\$212,921	\$204,700	17.1	98
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	-	-	-	-	-	-	E13	25	8	\$226,625	\$225,500	32.0	98
E14	-	1	\$167,000	\$167,000	-	97	E14	29	16	\$241,850	\$243,500	55.2	98
E15	-	-	-	-	-	-	E15	30	23	\$224,626	\$225,000	76.7	99
E16	1	-	-	-	-	-	E16	7	9	\$176,433	\$171,000	128.6	98
E17	-	-	-	-	-	-	E17	17	16	\$181,422	\$188,000	94.1	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	11	7	\$224,343	\$229,500	63.6	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: July 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	87	48	42	\$16,480,204	\$392,386	\$359,000	28	100
W02	142	78	47	\$16,590,350	\$352,986	\$320,000	27	97
W03	289	147	67	\$16,844,700	\$251,413	\$244,000	30	97
W04	289	132	50	\$14,945,400	\$298,908	\$277,000	36	97
W05	449	198	86	\$21,692,000	\$252,233	\$273,000	39	97
W06	319	159	104	\$32,915,890	\$316,499	\$281,000	45	97
W07	81	66	41	\$15,149,400	\$369,498	\$375,000	28	99
W08	237	142	95	\$39,231,780	\$412,966	\$380,000	29	98
W09	195	83	35	\$10,149,780	\$289,994	\$267,000	35	97
W10	481	220	114	\$27,895,890	\$244,701	\$265,000	43	97
W12	260	154	90	\$35,922,880	\$399,143	\$288,250	30	98
W13	242	127	71	\$27,334,100	\$384,987	\$340,000	33	97
W14	161	98	69	\$19,508,000	\$282,725	\$286,500	35	98
W15	512	242	154	\$32,512,409	\$211,120	\$194,500	38	97
W16	212	136	86	\$27,997,387	\$325,551	\$295,000	30	97
W17	4	-	-	-	-	-	-	-
W18	176	75	32	\$8,054,000	\$251,688	\$256,500	36	97
W19	616	368	235	\$74,017,785	\$314,969	\$308,800	32	98
W20	579	356	301	\$93,068,854	\$309,199	\$293,000	31	98
W21	271	132	93	\$37,869,299	\$407,197	\$338,000	43	97
W22	134	67	60	\$18,530,700	\$308,845	\$286,500	28	98
W23	1,311	755	424	\$121,420,817	\$286,370	\$267,500	34	100
W24	815	476	305	\$85,868,725	\$281,537	\$272,000	34	97
W25	67	33	21	\$6,466,250	\$307,917	\$248,000	37	98
W26	16	4	1	\$340,000	\$340,000	\$340,000	14	100
W27	266	120	85	\$26,273,700	\$309,102	\$265,000	41	98
W28	267	108	61	\$24,303,338	\$398,415	\$352,000	29	98
W29	172	109	72	\$17,364,000	\$241,167	\$226,500	31	98
Total	8,650	4,633	2,841	\$868,747,638	\$305,789	\$279,000	34	98



Year-to-Date: January 2005 to July 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	574	373	\$144,330,587	\$386,945	\$355,000	27	100
W02	791	455	\$182,259,500	\$400,570	\$350,000	23	100
W03	1,055	481	\$120,901,596	\$251,355	\$250,000	34	97
W04	913	424	\$119,887,589	\$282,754	\$273,250	34	97
W05	1,348	540	\$137,643,339	\$254,895	\$280,000	43	96
W06	1,307	667	\$209,379,184	\$313,912	\$285,000	36	98
W07	508	339	\$142,662,611	\$420,834	\$399,900	25	100
W08	1,232	749	\$358,970,584	\$479,266	\$385,000	28	99
W09	639	318	\$97,912,289	\$307,900	\$315,001	36	97
W10	1,585	691	\$164,668,791	\$238,305	\$260,000	43	97
W12	1,028	568	\$219,174,403	\$385,870	\$318,000	35	98
W13	1,014	563	\$254,791,180	\$452,560	\$351,500	29	97
W14	709	404	\$111,454,420	\$275,877	\$260,500	30	97
W15	1,977	1,019	\$216,085,776	\$212,057	\$189,000	40	97
W16	1,033	627	\$200,771,804	\$320,210	\$295,000	30	98
W17	6	-	-	-	-	-	-
W18	590	260	\$60,762,100	\$233,700	\$244,250	36	97
W19	2,972	1,704	\$531,452,444	\$311,885	\$297,000	32	98
W20	3,172	1,937	\$602,925,239	\$311,268	\$293,000	29	98
W21	1,231	705	\$307,235,453	\$435,795	\$343,500	36	98
W22	611	336	\$102,852,980	\$306,110	\$289,950	28	98
W23	5,635	2,913	\$807,875,311	\$277,334	\$265,000	34	98
W24	3,638	1,902	\$538,992,936	\$283,382	\$269,051	34	98
W25	292	191	\$64,338,340	\$336,850	\$270,000	48	98
W26	29	12	\$6,437,000	\$536,417	\$466,250	54	96
W27	981	595	\$182,130,672	\$306,102	\$281,000	36	98
W28	871	493	\$190,681,559	\$386,778	\$350,000	35	98
W29	654	404	\$98,775,250	\$244,493	\$231,750	35	98
Total	36,395	19,670	\$6,175,352,937	\$313,948	\$280,000	33	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	13	\$550,692	\$485,000	43.3	100	W01	23	17	\$379,212	\$405,000	73.9	102
W02	48	24	\$447,354	\$439,500	50.0	98	W02	61	15	\$278,793	\$265,000	24.6	97
W03	150	39	\$257,885	\$252,500	26.0	97	W03	94	19	\$260,868	\$260,000	20.2	97
W04	140	38	\$318,826	\$293,950	27.1	97	W04	25	3	\$287,667	\$298,000	12.0	94
W05	93	22	\$352,764	\$351,500	23.7	97	W05	121	32	\$280,156	\$285,000	26.5	97
W06	86	32	\$306,229	\$305,000	37.2	98	W06	14	6	\$307,167	\$320,000	42.9	100
W07	42	26	\$412,173	\$388,500	61.9	100	W07	3	2	\$255,750	\$255,750	66.7	97
W08	99	52	\$541,275	\$494,900	52.5	99	W08	1	3	\$313,567	\$316,000	300.0	98
W09	54	13	\$479,108	\$417,500	24.1	99	W09	7	2	\$288,000	\$288,000	28.6	98
W10	182	61	\$305,762	\$295,000	33.5	97	W10	20	8	\$271,000	\$265,000	40.0	97
W12	130	43	\$530,810	\$397,000	33.1	98	W12	9	7	\$291,214	\$291,500	77.8	99
W13	141	42	\$509,712	\$462,500	29.8	97	W13	26	7	\$257,429	\$255,000	26.9	97
W14	35	19	\$416,263	\$428,500	54.3	98	W14	9	14	\$310,464	\$313,000	155.6	97
W15	36	10	\$354,650	\$360,500	27.8	97	W15	23	10	\$297,800	\$288,750	43.5	97
W16	106	40	\$414,077	\$362,500	37.7	97	W16	37	14	\$285,064	\$281,450	37.8	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	70	13	\$285,692	\$303,000	18.6	97	W18	49	13	\$259,154	\$255,000	26.5	98
W19	268	93	\$409,614	\$395,000	34.7	98	W19	82	36	\$310,736	\$315,000	43.9	98
W20	290	123	\$383,871	\$367,500	42.4	98	W20	103	78	\$291,057	\$292,500	75.7	98
W21	206	54	\$503,616	\$420,000	26.2	97	W21	14	7	\$298,843	\$291,000	50.0	97
W22	101	30	\$358,310	\$334,000	29.7	98	W22	11	19	\$267,874	\$266,000	172.7	99
W23	833	243	\$324,214	\$303,500	29.2	101	W23	252	97	\$250,758	\$253,000	38.5	98
W24	468	162	\$331,658	\$333,000	34.6	97	W24	143	74	\$255,893	\$260,000	51.8	98
W25	31	10	\$425,200	\$362,500	32.3	98	W25	5	1	\$230,000	\$230,000	20.0	96
W26	16	1	\$340,000	\$340,000	6.3	100	W26	-	-	-	-	-	-
W27	219	64	\$347,927	\$322,750	29.2	98	W27	5	3	\$208,500	\$230,000	60.0	99
W28	224	47	\$439,126	\$373,000	21.0	98	W28	19	4	\$271,500	\$269,500	21.1	98
W29	136	46	\$274,185	\$255,500	33.8	98	W29	13	12	\$194,846	\$192,125	92.3	98

Condo Apartment

Link

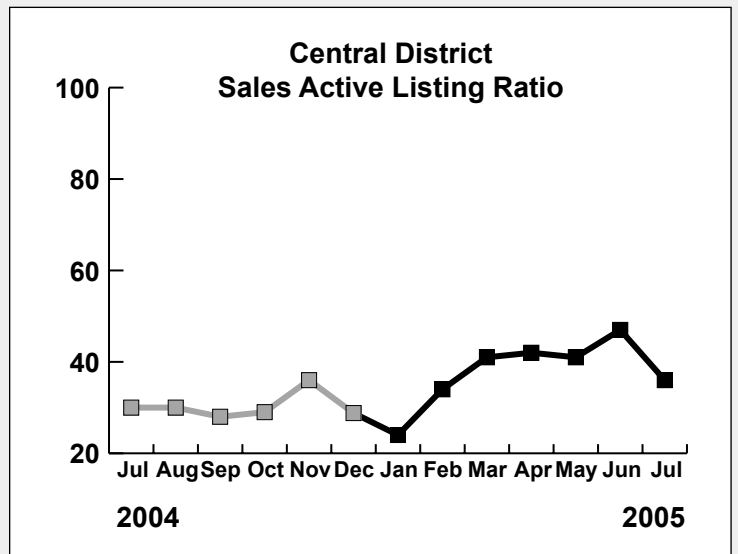
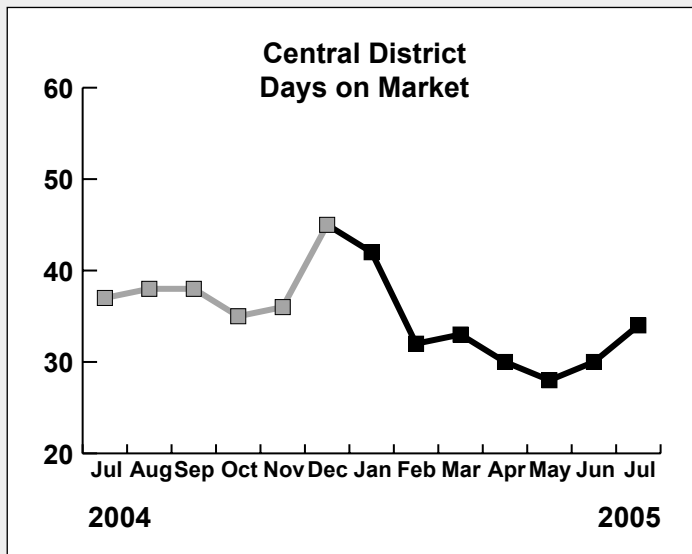
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	23	6	\$225,733	\$225,250	26.1	99	W01	-	-	-	-	-	-
W02	15	4	\$213,175	\$199,850	26.7	98	W02	-	-	-	-	-	-
W03	39	9	\$203,411	\$213,000	23.1	98	W03	-	-	-	-	-	-
W04	103	3	\$139,333	\$139,000	2.9	97	W04	-	-	-	-	-	-
W05	146	21	\$144,381	\$152,000	14.4	96	W05	-	-	-	-	-	-
W06	188	52	\$335,204	\$254,500	27.7	97	W06	-	-	-	-	-	-
W07	30	7	\$255,343	\$257,900	23.3	98	W07	-	-	-	-	-	-
W08	116	31	\$242,686	\$197,000	26.7	97	W08	-	-	-	-	-	-
W09	125	17	\$150,022	\$130,500	13.6	96	W09	1	-	-	-	-	-
W10	221	34	\$144,659	\$146,000	15.4	97	W10	-	1	\$272,000	\$272,000	-	97
W12	82	26	\$222,069	\$221,250	31.7	98	W12	-	-	-	-	-	-
W13	20	7	\$162,957	\$157,800	35.0	98	W13	-	-	-	-	-	-
W14	51	15	\$167,947	\$167,900	29.4	98	W14	2	2	\$329,250	\$329,250	100.0	99
W15	376	107	\$184,693	\$179,000	28.5	97	W15	2	-	-	-	-	-
W16	13	5	\$256,378	\$219,000	38.5	98	W16	7	-	-	-	-	-
W17	4	-	-	-	-	-	W17	-	-	-	-	-	-
W18	24	1	\$129,000	\$129,000	4.2	96	W18	-	-	-	-	-	-
W19	131	45	\$197,780	\$173,500	34.4	97	W19	13	2	\$284,750	\$284,750	15.4	98
W20	35	18	\$183,463	\$178,769	51.4	98	W20	10	3	\$311,833	\$313,500	30.0	100
W21	17	5	\$192,600	\$160,000	29.4	98	W21	4	4	\$265,725	\$271,950	100.0	99
W22	1	-	-	-	-	-	W22	2	1	\$265,000	\$265,000	50.0	98
W23	42	8	\$187,063	\$189,500	19.1	97	W23	4	3	\$247,000	\$253,000	75.0	98
W24	85	28	\$162,300	\$161,000	32.9	97	W24	6	-	-	-	-	-
W25	12	3	\$173,667	\$176,000	25.0	98	W25	-	1	\$227,000	\$227,000	-	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	3	\$175,333	\$150,000	60.0	98	W27	3	-	-	-	-	-
W28	-	-	-	-	-	-	W28	2	1	\$293,000	\$293,000	50.0	96
W29	11	1	\$149,900	\$149,900	9.1	100	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	6	5	\$233,040	\$218,300	83.3	100	W01	-	-	-	-	-	-
W02	5	2	\$200,000	\$200,000	40.0	97	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	12	5	\$248,800	\$260,000	41.7	98	W04	-	-	-	-	-	-
W05	77	8	\$209,088	\$209,500	10.4	97	W05	-	-	-	-	-	-
W06	22	5	\$324,400	\$315,000	22.7	98	W06	-	-	-	-	-	-
W07	-	2	\$269,000	\$269,000	-	97	W07	-	-	-	-	-	-
W08	16	8	\$249,813	\$248,000	50.0	99	W08	-	-	-	-	-	-
W09	4	2	\$320,000	\$320,000	50.0	97	W09	-	-	-	-	-	-
W10	47	8	\$189,875	\$182,500	17.0	96	W10	-	-	-	-	-	-
W12	37	13	\$345,827	\$254,000	35.1	98	W12	-	1	\$790,000	\$790,000	-	100
W13	49	14	\$197,714	\$192,000	28.6	97	W13	-	-	-	-	-	-
W14	62	18	\$208,322	\$229,500	29.0	97	W14	-	-	-	-	-	-
W15	65	26	\$228,568	\$224,000	40.0	98	W15	-	-	-	-	-	-
W16	48	24	\$222,758	\$217,000	50.0	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	32	4	\$174,000	\$170,750	12.5	95	W18	-	-	-	-	-	-
W19	94	47	\$250,064	\$256,000	50.0	98	W19	-	-	-	-	-	-
W20	116	65	\$230,917	\$233,000	56.0	98	W20	-	-	-	-	-	-
W21	14	13	\$272,288	\$230,000	92.9	98	W21	-	-	-	-	-	-
W22	5	2	\$192,750	\$192,750	40.0	97	W22	-	-	-	-	-	-
W23	93	35	\$205,431	\$220,000	37.6	98	W23	-	-	-	-	-	-
W24	79	21	\$182,433	\$173,900	26.6	97	W24	3	-	-	-	-	-
W25	11	5	\$197,650	\$197,500	45.5	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	16	10	\$164,090	\$166,000	62.5	98	W27	-	-	-	-	-	-
W28	2	3	\$244,633	\$247,000	150.0	99	W28	-	-	-	-	-	-
W29	8	7	\$152,779	\$149,000	87.5	98	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	1	-	-	-	-	-	W01	4	1	\$355,000	\$355,000	25.0	96
W02	-	1	\$115,000	\$115,000	-	89	W02	12	1	\$304,250	\$304,250	8.3	98
W03	2	-	-	-	-	-	W03	4	-	-	-	-	-
W04	2	-	-	-	-	-	W04	7	1	\$305,000	\$305,000	14.3	98
W05	11	3	\$87,167	\$92,000	27.3	95	W05	1	-	-	-	-	-
W06	3	3	\$115,083	\$125,000	100.0	97	W06	6	6	\$312,617	\$309,500	100.0	99
W07	-	-	-	-	-	-	W07	6	4	\$399,000	\$400,000	66.7	97
W08	3	-	-	-	-	-	W08	2	1	\$623,000	\$623,000	50.0	104
W09	2	1	\$155,000	\$155,000	50.0	97	W09	2	-	-	-	-	-
W10	2	1	\$127,000	\$127,000	50.0	100	W10	9	1	\$240,000	\$240,000	11.1	98
W12	-	-	-	-	-	-	W12	2	-	-	-	-	-
W13	1	-	-	-	-	-	W13	5	1	\$215,500	\$215,500	20.0	96
W14	-	-	-	-	-	-	W14	2	1	\$325,000	\$325,000	50.0	96
W15	8	-	-	-	-	-	W15	2	1	\$283,000	\$283,000	50.0	97
W16	-	-	-	-	-	-	W16	1	3	\$271,767	\$272,500	300.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	1	\$146,000	\$146,000	100.0	97	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	27	12	\$292,883	\$294,300	44.4	98
W20	-	-	-	-	-	-	W20	25	14	\$278,771	\$276,000	56.0	99
W21	-	-	-	-	-	-	W21	16	10	\$301,650	\$259,250	62.5	98
W22	-	-	-	-	-	-	W22	14	8	\$255,163	\$261,950	57.1	98
W23	1	-	-	-	-	-	W23	86	38	\$233,836	\$228,750	44.2	98
W24	2	-	-	-	-	-	W24	29	20	\$241,432	\$233,500	69.0	98
W25	-	-	-	-	-	-	W25	7	1	\$248,000	\$248,000	14.3	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	18	5	\$242,800	\$237,500	27.8	97
W28	-	-	-	-	-	-	W28	20	6	\$258,583	\$265,500	30.0	98
W29	1	-	-	-	-	-	W29	3	6	\$199,000	\$200,000	200.0	99

Current Month: July 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	649	348	234	\$71,896,180	\$307,249	\$265,000	35	98
C02	214	116	60	\$27,023,435	\$450,391	\$391,000	31	99
C03	149	69	49	\$24,525,300	\$500,516	\$367,000	35	97
C04	191	106	100	\$62,953,986	\$629,540	\$531,750	33	99
C06	91	52	21	\$8,957,500	\$426,548	\$392,000	37	97
C07	272	128	89	\$31,121,008	\$349,674	\$266,000	33	98
C08	246	144	122	\$36,367,503	\$298,094	\$259,000	33	105
C09	84	46	31	\$29,771,000	\$960,355	\$679,000	30	97
C10	91	66	52	\$26,159,125	\$503,060	\$417,500	20	99
C11	103	60	33	\$13,016,200	\$394,430	\$320,500	28	98
C12	152	61	42	\$34,884,829	\$830,591	\$731,500	41	96
C13	161	74	51	\$15,783,700	\$309,484	\$305,000	40	98
C14	536	306	196	\$64,871,164	\$330,975	\$250,000	41	98
C15	375	231	131	\$43,344,260	\$330,872	\$263,800	29	97
Total	3,314	1,807	1,211	\$490,675,190	\$405,182	\$290,000	34	99



Year-to-Date: January 2005 to July 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,694	1,667	\$510,553,839	\$306,271	\$264,000	35	99
C02	931	543	\$298,856,748	\$550,381	\$413,500	25	100
C03	707	425	\$278,209,060	\$654,610	\$419,000	29	99
C04	1,301	816	\$527,320,823	\$646,227	\$574,500	29	100
C06	328	142	\$62,671,700	\$441,350	\$406,500	25	98
C07	1,109	612	\$214,740,156	\$350,883	\$297,000	34	99
C08	1,287	886	\$254,008,423	\$286,691	\$245,000	33	100
C09	454	277	\$250,730,078	\$905,163	\$616,000	28	100
C10	788	578	\$353,068,461	\$610,845	\$476,500	21	101
C11	513	300	\$127,031,947	\$423,440	\$383,500	28	101
C12	584	309	\$318,809,940	\$1,031,747	\$822,700	38	98
C13	770	426	\$146,712,731	\$344,396	\$316,000	30	99
C14	2,174	1,242	\$420,274,267	\$338,385	\$255,000	38	98
C15	1,559	865	\$290,898,571	\$336,299	\$300,200	34	98
Total	15,199	9,088	\$4,053,886,744	\$446,070	\$321,500	32	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	
C01	20	4	\$526,450	\$514,500	20.0	97	C01	38	15	\$450,573	\$442,000	39.5	98	
C02	43	14	\$490,472	\$404,000	32.6	98	C02	53	15	\$476,050	\$464,000	28.3	100	
C03	81	33	\$562,706	\$395,000	40.7	98	C03	22	7	\$256,000	\$247,500	31.8	95	
C04	107	66	\$779,463	\$650,000	61.7	99	C04	4	8	\$435,000	\$444,000	200.0	102	
C06	63	17	\$469,088	\$405,000	27.0	97	C06	4	1	\$266,000	\$266,000	25.0	99	
C07	88	27	\$578,590	\$480,000	30.7	99	C07	20	2	\$390,500	\$390,500	10.0	99	
C08	5	1	\$740,000	\$740,000	20.0	99	C08	17	7	\$508,143	\$425,000	41.2	99	
C09	31	12	\$1,714,208	\$1,373,750	38.7	97	C09	2	1	\$810,000	\$810,000	50.0	98	
C10	45	16	\$819,877	\$722,000	35.6	99	C10	6	6	\$424,750	\$431,500	100.0	100	
C11	9	12	\$718,942	\$642,000	133.3	101	C11	2	4	\$403,500	\$401,000	200.0	97	
C12	115	29	\$1,045,728	\$909,000	25.2	96	C12	-	-	-	-	-	-	-
C13	21	12	\$463,700	\$430,500	57.1	98	C13	13	8	\$313,775	\$305,100	61.5	97	
C14	104	37	\$685,070	\$579,000	35.6	98	C14	-	-	-	-	-	-	-
C15	76	33	\$553,397	\$470,000	43.4	98	C15	26	17	\$336,442	\$341,500	65.4	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
C01	519	188	\$288,389	\$240,000	36.2	98	C01	-	-	-	-	-	-
C02	90	21	\$413,705	\$281,000	23.3	98	C02	-	-	-	-	-	-
C03	37	8	\$390,500	\$359,000	21.6	99	C03	-	-	-	-	-	-
C04	62	19	\$347,974	\$242,500	30.7	97	C04	-	-	-	-	-	-
C06	22	3	\$239,000	\$228,000	13.6	97	C06	-	-	-	-	-	-
C07	130	47	\$230,694	\$224,500	36.2	97	C07	4	1	\$356,000	\$356,000	25.0	99
C08	187	101	\$274,507	\$250,000	54.0	107	C08	-	-	-	-	-	-
C09	40	15	\$431,500	\$311,000	37.5	96	C09	-	-	-	-	-	-
C10	29	26	\$342,081	\$275,250	89.7	99	C10	-	-	-	-	-	-
C11	74	16	\$165,119	\$130,500	21.6	96	C11	-	-	-	-	-	-
C12	26	10	\$343,523	\$335,000	38.5	98	C12	-	-	-	-	-	-
C13	118	26	\$229,769	\$205,500	22.0	97	C13	-	-	-	-	-	-
C14	403	141	\$232,303	\$228,000	35.0	98	C14	-	-	-	-	-	-
C15	190	50	\$231,205	\$188,450	26.3	97	C15	4	2	\$332,000	\$332,000	50.0	98

Condo Townhouse

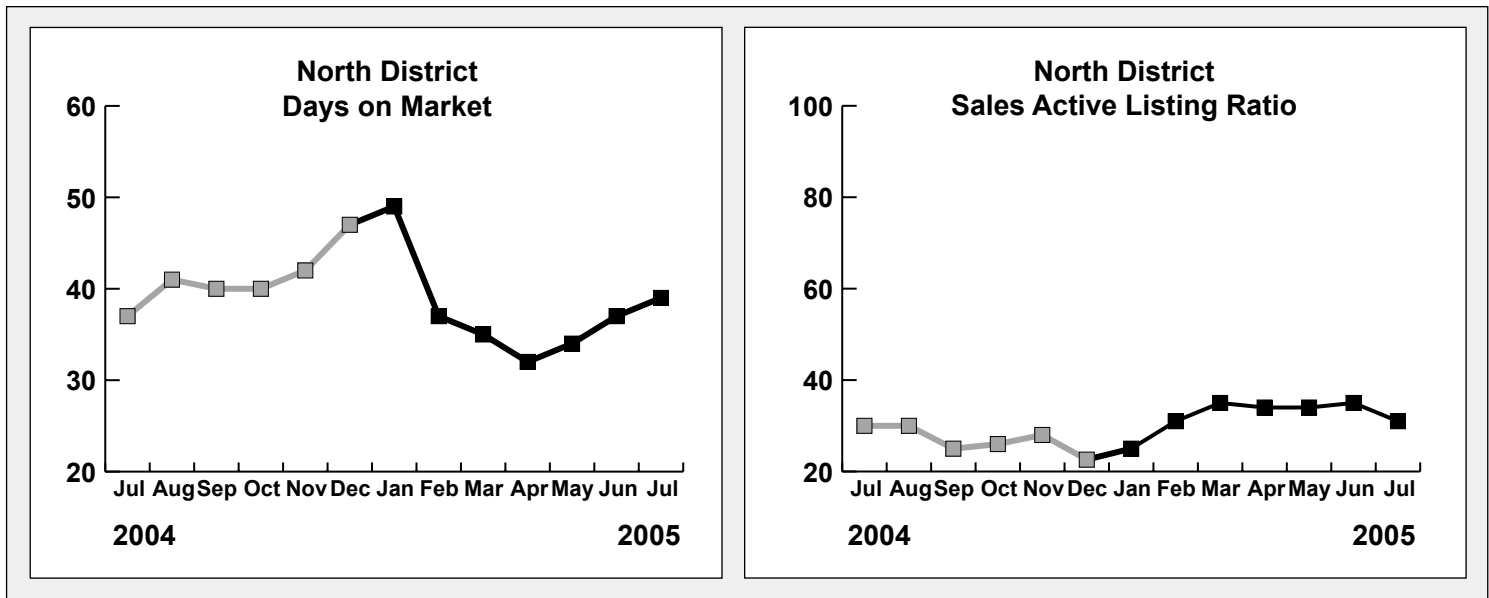
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	25	18	\$290,761	\$300,500	72.0	99	C01	-	-	-	-	-	-
C02	11	-	-	-	-	-	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	10	2	\$261,500	\$261,500	20.0	98	C04	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-
C07	23	9	\$266,556	\$270,000	39.1	97	C07	1	-	-	-	-	-
C08	13	4	\$293,100	\$260,250	30.8	100	C08	-	-	-	-	-	-
C09	3	1	\$525,000	\$525,000	33.3	95	C09	-	-	-	-	-	-
C10	8	4	\$399,625	\$376,750	50.0	100	C10	-	-	-	-	-	-
C11	18	1	\$133,000	\$133,000	5.6	96	C11	-	-	-	-	-	-
C12	11	3	\$374,500	\$367,500	27.3	97	C12	-	-	-	-	-	-
C13	5	2	\$253,550	\$253,550	40.0	102	C13	-	-	-	-	-	-
C14	19	15	\$337,387	\$319,000	79.0	99	C14	-	-	-	-	-	-
C15	74	28	\$248,693	\$246,500	37.8	97	C15	1	-	-	-	-	-

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	7	-	-	-	-	-	C01	40	9	\$397,889	\$340,000	22.5	98
C02	1	2	\$383,500	\$383,500	200.0	97	C02	16	8	\$445,159	\$400,000	50.0	99
C03	7	-	-	-	-	-	C03	1	1	\$1,040,000	\$1,040,000	100.0	95
C04	5	4	\$164,725	\$161,050	80.0	96	C04	3	1	\$236,000	\$236,000	33.3	103
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	1	\$246,000	\$246,000	-	97	C07	6	2	\$437,245	\$437,245	33.3	101
C08	9	2	\$207,250	\$207,250	22.2	98	C08	15	7	\$394,057	\$389,900	46.7	98
C09	8	1	\$237,000	\$237,000	12.5	99	C09	-	1	\$1,156,000	\$1,156,000	-	106
C10	3	-	-	-	-	-	C10	-	-	-	-	-	-
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	4	3	\$409,333	\$414,500	75.0	99
C14	4	-	-	-	-	-	C14	6	3	\$569,367	\$538,600	50.0	96
C15	4	1	\$175,000	\$175,000	25.0	97	C15	-	-	-	-	-	-

North District

Current Month: July 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	187	107	73	\$28,179,200	\$386,016	\$355,000	37	97	
N02	248	121	85	\$35,918,100	\$422,566	\$340,000	34	97	
N03	553	293	176	\$70,045,780	\$397,987	\$324,500	34	97	
N04	249	143	99	\$42,614,069	\$430,445	\$418,500	33	98	
N05	223	108	55	\$25,603,150	\$465,512	\$417,000	43	97	
N06	220	97	67	\$24,791,900	\$370,028	\$307,000	33	98	
N07	249	146	133	\$43,780,000	\$329,173	\$295,000	37	98	
N08	620	323	171	\$67,573,067	\$395,164	\$370,000	37	97	
N10	286	169	90	\$33,918,509	\$376,872	\$339,500	34	97	
N11	592	317	200	\$80,063,434	\$400,317	\$361,000	33	97	
N12	88	42	21	\$9,768,000	\$465,143	\$403,500	39	96	
N13	93	21	12	\$4,594,700	\$382,892	\$342,500	70	97	
N14	132	52	17	\$12,359,000	\$727,000	\$565,000	48	97	
N15	82	37	27	\$10,310,700	\$381,878	\$330,000	50	98	
N16	122	47	26	\$9,517,000	\$366,038	\$334,000	46	97	
N17	285	161	104	\$26,213,500	\$252,053	\$220,000	41	98	
N18	112	52	36	\$10,035,845	\$278,773	\$268,450	49	98	
N19	132	64	48	\$11,930,539	\$248,553	\$234,000	49	97	
N20	50	16	7	\$2,618,000	\$374,000	\$309,000	55	96	
N21	44	14	18	\$5,135,695	\$285,316	\$267,500	77	97	
N22	69	26	13	\$3,370,300	\$259,254	\$205,900	48	97	
N23	178	74	40	\$9,970,400	\$249,260	\$217,500	48	118	
N24	90	38	18	\$3,780,250	\$210,014	\$186,375	62	96	
Total	4,904	2,468	1,536	\$572,091,138	\$372,455	\$330,000	39	98	



Year-to-Date: January 2005 to July 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	853	484	\$184,464,642	\$381,125	\$342,000	32	98
N02	1,118	585	\$233,347,139	\$398,884	\$360,000	35	97
N03	2,291	1,215	\$478,689,107	\$393,983	\$336,500	33	97
N04	1,310	739	\$305,756,066	\$413,743	\$400,619	30	98
N05	827	376	\$162,555,436	\$432,328	\$410,000	35	98
N06	1,003	568	\$217,247,529	\$382,478	\$325,000	34	98
N07	1,393	892	\$280,590,270	\$314,563	\$292,750	31	98
N08	2,472	1,297	\$519,424,858	\$400,482	\$369,900	34	97
N10	1,104	512	\$183,571,600	\$358,538	\$335,000	36	97
N11	2,489	1,428	\$562,164,221	\$393,672	\$360,000	34	98
N12	244	104	\$47,122,200	\$453,098	\$381,000	46	97
N13	205	73	\$38,582,000	\$528,521	\$443,000	52	97
N14	329	147	\$81,357,349	\$553,451	\$452,000	48	96
N15	320	197	\$73,054,550	\$370,835	\$330,000	42	97
N16	338	160	\$55,317,690	\$345,736	\$310,000	44	97
N17	990	636	\$145,421,400	\$228,650	\$215,000	44	98
N18	397	259	\$71,807,572	\$277,249	\$257,500	45	97
N19	460	323	\$80,439,239	\$249,038	\$228,000	53	97
N20	93	33	\$12,326,649	\$373,535	\$319,000	62	96
N21	108	61	\$17,059,249	\$279,660	\$277,900	79	97
N22	177	106	\$24,937,701	\$235,261	\$212,750	44	97
N23	467	223	\$55,327,540	\$248,106	\$220,000	48	101
N24	252	115	\$24,593,956	\$213,860	\$189,000	58	96
Total	19,240	10,533	\$3,855,157,963	\$366,008	\$330,000	37	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	
N01	73	27	\$524,533	\$487,000	37.0	97	N01	3	4	\$422,000	\$419,500	133.3	97	
N02	125	44	\$570,091	\$430,000	35.2	96	N02	-	2	\$316,000	\$316,000	-	100	
N03	240	68	\$603,457	\$531,250	28.3	97	N03	14	9	\$353,778	\$371,000	64.3	97	
N04	171	74	\$471,940	\$452,000	43.3	98	N04	15	7	\$264,486	\$255,000	46.7	98	
N05	192	42	\$514,777	\$450,000	21.9	97	N05	10	5	\$326,400	\$327,500	50.0	98	
N06	161	41	\$432,998	\$371,000	25.5	98	N06	12	8	\$276,988	\$279,000	66.7	98	
N07	173	85	\$377,722	\$325,000	49.1	98	N07	38	17	\$250,576	\$252,000	44.7	98	
N08	431	103	\$453,801	\$429,000	23.9	97	N08	82	29	\$330,048	\$333,000	35.4	98	
N10	152	47	\$439,326	\$426,333	30.9	97	N10	12	8	\$294,813	\$296,900	66.7	99	
N11	435	117	\$465,287	\$437,000	26.9	97	N11	44	32	\$310,534	\$310,500	72.7	98	
N12	85	20	\$479,300	\$416,750	23.5	96	N12	1	-	-	-	-	-	-
N13	93	12	\$382,892	\$342,500	12.9	97	N13	-	-	-	-	-	-	-
N14	130	17	\$727,000	\$565,000	13.1	97	N14	1	-	-	-	-	-	-
N15	78	26	\$388,527	\$331,500	33.3	98	N15	3	-	-	-	-	-	-
N16	108	24	\$373,458	\$339,000	22.2	96	N16	-	-	-	-	-	-	-
N17	271	88	\$262,861	\$229,700	32.5	98	N17	2	2	\$225,750	\$225,750	100.0	99	
N18	87	26	\$297,190	\$287,500	29.9	97	N18	6	3	\$203,000	\$205,000	50.0	98	
N19	102	32	\$270,473	\$251,000	31.4	97	N19	5	3	\$192,833	\$192,000	60.0	98	
N20	50	7	\$374,000	\$309,000	14.0	96	N20	-	-	-	-	-	-	-
N21	44	18	\$285,316	\$267,500	40.9	97	N21	-	-	-	-	-	-	-
N22	64	10	\$283,350	\$212,500	15.6	97	N22	-	-	-	-	-	-	-
N23	175	37	\$255,362	\$221,000	21.1	119	N23	-	-	-	-	-	-	-
N24	89	18	\$210,014	\$186,375	20.2	96	N24	-	-	-	-	-	-	-

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	59	17	\$250,871	\$253,000	28.8	97	N01	14	10	\$340,200	\$348,500	71.4	98	
N02	95	24	\$236,413	\$235,000	25.3	97	N02	9	4	\$293,000	\$292,500	44.4	98	
N03	178	50	\$219,594	\$216,000	28.1	97	N03	9	1	\$375,000	\$375,000	11.1	96	
N04	20	2	\$261,000	\$261,000	10.0	100	N04	-	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	1	\$289,500	\$289,500	50.0	98	
N06	8	2	\$311,500	\$311,500	25.0	97	N06	3	1	\$307,000	\$307,000	33.3	96	
N07	12	5	\$218,080	\$199,000	41.7	97	N07	1	2	\$266,500	\$266,500	200.0	97	
N08	25	8	\$270,256	\$269,500	32.0	97	N08	2	2	\$316,150	\$316,150	100.0	99	
N10	2	-	-	-	-	-	N10	112	33	\$314,930	\$313,000	29.5	97	
N11	14	3	\$282,300	\$224,900	21.4	96	N11	23	20	\$325,465	\$300,500	87.0	99	
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-	-
N16	9	-	-	-	-	-	N16	3	2	\$277,000	\$277,000	66.7	99	
N17	2	-	-	-	-	-	N17	2	1	\$210,000	\$210,000	50.0	98	
N18	2	-	-	-	-	-	N18	14	7	\$242,843	\$253,500	50.0	99	
N19	7	3	\$154,333	\$155,000	42.9	96	N19	5	5	\$228,000	\$233,000	100.0	98	
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	1	\$205,900	\$205,900	33.3	98	
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-	-
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	34	12	\$310,167	\$250,000	35.3	98	N01	-	-	-	-	-	-
N02	12	8	\$275,275	\$264,000	66.7	97	N02	-	-	-	-	-	-
N03	58	20	\$270,810	\$260,150	34.5	97	N03	1	-	-	-	-	-
N04	5	4	\$310,000	\$317,500	80.0	98	N04	-	-	-	-	-	-
N05	2	1	\$281,500	\$281,500	50.0	99	N05	-	-	-	-	-	-
N06	18	3	\$225,833	\$223,500	16.7	99	N06	3	-	-	-	-	-
N07	12	8	\$227,375	\$216,500	66.7	98	N07	-	-	-	-	-	-
N08	13	7	\$277,257	\$282,500	53.9	97	N08	-	-	-	-	-	-
N10	2	1	\$244,000	\$244,000	50.0	95	N10	-	-	-	-	-	-
N11	25	10	\$303,139	\$308,250	40.0	97	N11	1	-	-	-	-	-
N12	1	1	\$182,000	\$182,000	100.0	96	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	-	2	\$150,500	\$150,500	-	99	N17	-	-	-	-	-	-
N18	3	-	-	-	-	-	N18	-	-	-	-	-	-
N19	4	1	\$181,000	\$181,000	25.0	98	N19	4	2	\$264,000	\$264,000	50.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	1	-	-	-	-	-	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	1	-	-	-	-	-	N01	3	3	\$313,333	\$303,000	100.0	97
N02	1	-	-	-	-	-	N02	6	3	\$384,667	\$390,000	50.0	96
N03	2	-	-	-	-	-	N03	51	28	\$323,421	\$323,900	54.9	98
N04	-	-	-	-	-	-	N04	38	12	\$339,758	\$332,250	31.6	98
N05	-	-	-	-	-	-	N05	17	6	\$296,583	\$284,500	35.3	98
N06	1	-	-	-	-	-	N06	14	12	\$267,967	\$264,500	85.7	98
N07	-	-	-	-	-	-	N07	13	16	\$248,213	\$247,500	123.1	98
N08	-	-	-	-	-	-	N08	67	22	\$296,590	\$293,000	32.8	97
N10	-	-	-	-	-	-	N10	6	1	\$275,000	\$275,000	16.7	98
N11	-	-	-	-	-	-	N11	50	18	\$294,456	\$294,250	36.0	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	1	\$209,000	\$209,000	100.0	97
N16	-	-	-	-	-	-	N16	1	-	-	-	-	-
N17	1	1	\$137,000	\$137,000	100.0	94	N17	7	10	\$198,225	\$202,500	142.9	98
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	5	2	\$192,444	\$192,444	40.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	2	\$165,450	\$165,450	100.0	98
N23	-	-	-	-	-	-	N23	3	3	\$174,000	\$164,000	100.0	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	11,956	22,512	N/A	7,387	\$2,408,411,419	\$326,034	\$282,500	35	98
YTD Grand Total:	N/A	N/A	95,136	51,185	\$17,511,161,768	\$336,850	\$286,000	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1971	13,085	30,426	2004		
1972	14,613	32,513	January	4,256	295,989
1973	16,335	40,605	February	6,060	310,196
1974	17,318	52,806	March	9,076	307,155
1975	22,020	57,581	April	9,168	321,131
1976	19,025	61,389	May	9,193	325,501
1977	20,512	64,559	June	9,275	316,510
1978	21,184	67,333	July	7,329	312,418
1979	23,466	70,830	August	6,743	304,509
1980	26,017	75,694	September	6,588	320,911
1981	29,625	90,203	October	6,666	324,215
1982	25,336	95,496	November	6,301	318,837
1983	30,046	101,626	December	4,232	315,761
1984	31,905	102,318	Total**	83,501	\$315,231
1985	45,509	109,094	2005		
1986	52,919	138,925	January	4,153	323,141
1987	43,475	189,105	February	6,171	334,272
1988	49,381	229,635	March	7,904	330,545
1989	38,960	273,698	April	8,834	342,032
1990	26,779	255,020	May	9,209	346,474
1991	38,144	234,313	June	9,153	345,065
1992	41,703	214,971	July	7,387	326,034
1993	38,990	206,490	Total**	51,985	\$336,850
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	67,612	251,508			
2002	74,759	275,231			
2003	78,898	\$293,067			

* 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.

Single Family Dwelling Sales Comparison

