

# Market Watch

March, 1996

## March sales hit 5,350 - TREB

TORONTO - Tuesday, April 2, 1996 — Members of the Toronto Real Estate Board reported 5,350 sales of single-family dwellings in March, up 66 per cent from 3,218 sales in March of 1995, and up 27 per cent from the 4,207 sales recorded in February.

"In spite of the mid-month mortgage rate increase, the residential market continued to gain momentum in March" commented TREB President Jerry England. "And while sales did not match 1994 levels (6,008) we were still thrilled with the results."

Mr. England noted there was some upward movement in prices with the average rising 3 per cent to \$197,523 from \$192,406 in February. The median price rose one per cent to \$171,000 from \$169,000.

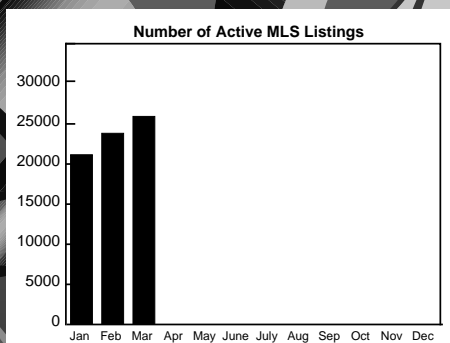
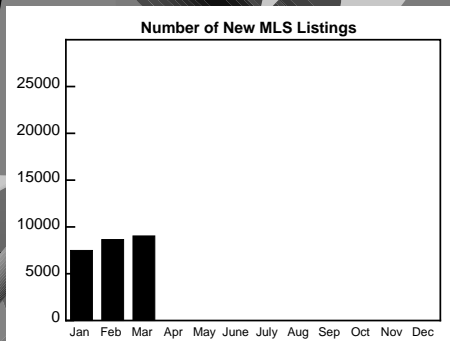
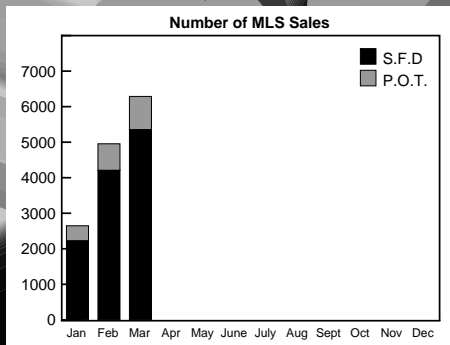
"There has been some encouraging price movement in the market as indicated in the average and median price increases. However, it will take another month before

we can begin to establish if a real estate recovery is sustainable."

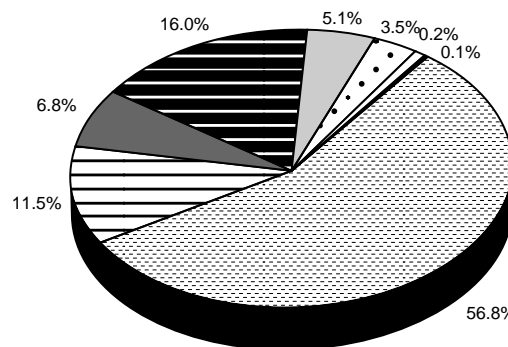
TREB's 5,350 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,056,750,769, and averaged \$197,523. The median price was \$171,000.

Breaking down the total 1,987 sales were reported in TREB's 27 West districts and averaged \$182,620; 762 sales were reported in the 14 Central districts and averaged \$286,437; 987 sales were reported in the 23 North districts and averaged \$220,190; and 1,614 sales were reported in TREB's 21 East districts and averaged \$160,033.

In addition to the sales of single-family dwellings, TREB Members reported 938 sales of properties of other types (P.O.T.) during March moving the total to 6,288. The dollar volume for properties of all types (P.A.T.) was \$1,281,549,739, and the average price was \$203,809.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,041	\$198,000
Semi Detached	617	162,200
Condo T.H.	364	136,250
Condo Apt.	856	113,250
Link	272	168,000
Attached/Row	185	151,000
Co-op Apt.	10	154,250
Detached Condo	5	155,000

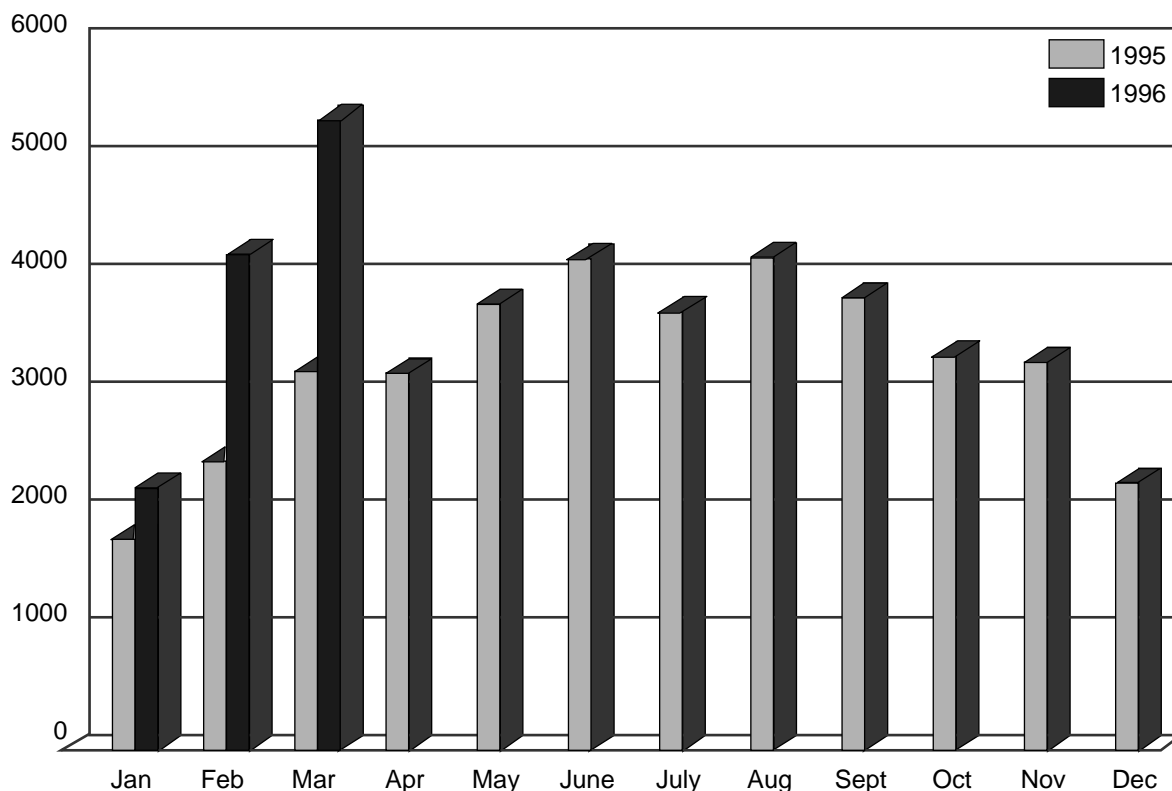
### Housing Market Indicators

	March 1995	March 1996	% Change
Sales*	3,218	5,350	(+66%)
New Listings*	8,841	9,038	(+2%)
Active Listings**	27,960	25,934	(-7%)

\* Single-Family Dwellings Only

\*\* Properties All Types including Single-Family Dwellings.

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — March

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	296 (5.5)	207 (24.2)	32 (8.8)
90,001 to 110,000	365 (6.8)	205 (24.0)	36 (9.9)
110,001 to 120,000	258 (4.8)	85 (9.9)	45 (12.3)
120,001 to 130,000	268 (5.0)	70 (8.2)	40 (11.0)
130,001 to 140,000	306 (5.7)	53 (6.2)	58 (15.9)
140,001 to 150,000	340 (6.4)	39 (4.6)	50 (13.7)
150,001 to 160,000	394 (7.4)	33 (3.9)	29 (8.0)
160,001 to 170,000	442 (8.3)	29 (3.4)	24 (6.6)
170,001 to 180,000	370 (6.9)	25 (2.9)	13 (3.6)
180,001 to 190,000	298 (5.6)	21 (2.4)	8 (2.2)
190,001 to 200,000	231 (4.3)	10 (1.2)	5 (1.4)
200,001 to 225,000	488 (9.1)	21 (2.4)	5 (1.4)
225,001 to 250,000	347 (6.5)	18 (2.1)	4 (1.1)
250,001 to 300,000	395 (7.4)	15 (1.7)	11 (3.0)
300,001 to 400,000	300 (5.6)	17 (2.0)	1 (0.3)
400,001 to 500,000	129 (2.4)	2 (0.2)	1 (0.3)
500,001 to 750,000	89 (1.7)	4 (0.5)	2 (0.5)
750,000 to 1,000,000	22 (0.3)	1 (0.1)	— (—)
1,000,001 to 1,500,000	10 (0.2)	1 (0.1)	— (—)
Over 1,500,000	2 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>5,350 100.0</b>	<b>856* 100.0</b>	<b>364** 100.0</b>

\* 856 condominium apartments sold for \$111,812,938, averaging \$130,622

\*\* 364 condominium townhouses sold for \$51,875,693, averaging \$142,515.

# Market Watch

## Single-Family Residential March 1996

<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>
<b>East</b>						
E-1	233	109	83	\$14,482,400	\$174,487	\$158,000
E-2	207	108	70	14,357,885	205,113	189,500
E-3	367	176	117	18,390,975	157,188	157,000
E-4	183	81	66	9,302,300	140,944	157,450
E-5	355	152	93	15,917,690	171,158	168,000
E-6	146	74	47	8,495,700	180,760	168,000
E-7	339	153	121	21,386,950	176,752	173,000
E-8	243	123	71	11,940,800	168,180	162,500
E-9	172	76	59	8,961,400	151,888	160,000
E-10	183	94	58	11,348,600	195,666	195,000
E-11	261	96	88	13,077,000	148,602	145,625
E-12	91	45	30	4,653,400	155,113	151,000
E-13	342	163	106	19,853,150	187,294	180,000
E-14	341	145	127	20,545,400	161,775	163,500
E-15	268	134	127	20,697,950	162,976	159,000
E-16	489	195	220	26,643,000	121,105	120,000
E-17	248	97	79	10,590,350	134,055	131,000
E-18	21	8	5	1,267,500	253,500	198,500
E-19	38	16	5	902,400	180,480	168,000
E-20	71	30	20	2,680,900	134,045	138,950
E-21	84	38	22	2,797,300	127,150	135,000
<b>Total</b>	<b>4,682</b>	<b>2,113</b>	<b>1,614</b>	<b>\$258,293,050</b>	<b>\$160,033</b>	<b>\$155,000</b>
<b>West</b>						
W-1	133	59	36	\$8,210,000	\$228,056	\$197,500
W-2	192	88	62	13,085,200	211,052	196,000
W-3	230	115	55	7,518,850	136,706	132,000
W-4	194	87	61	9,293,400	152,351	151,700
W-5	228	89	63	8,526,800	135,346	134,450
W-6	215	106	67	11,773,250	175,720	164,000
W-7	80	38	36	8,333,250	231,479	224,000
W-8	345	192	95	25,544,500	268,889	233,000
W-9	160	94	43	7,748,100	180,188	182,000
W-10	314	146	80	11,785,530	147,319	163,950
W-12	274	135	83	16,669,350	200,836	180,000
W-13	308	150	92	19,683,750	213,954	184,500
W-14	192	74	54	9,686,800	179,385	172,750
W-15	329	121	110	13,556,500	123,241	109,250
W-16	334	162	97	17,957,468	185,129	175,000
W-17	-	-	-	-	-	-
W-18	82	27	24	3,501,100	145,879	153,500
W-19	402	210	132	24,964,488	189,125	187,000
W-20	433	195	163	30,166,350	185,070	172,000
W-21	422	148	160	36,852,250	230,327	203,250
W-22	5	3	-	-	-	-
W-23	481	181	232	38,202,825	164,667	161,000
W-24	337	106	152	22,555,450	148,391	147,850
W-25	15	5	2	343,000	171,500	171,500
W-26	1	-	-	-	-	-
W-27	36	12	10	1,788,500	178,850	180,000
W-28	203	90	78	15,118,950	193,833	178,500
<b>Total</b>	<b>5,945</b>	<b>2,633</b>	<b>1,987</b>	<b>\$362,865,661</b>	<b>\$182,620</b>	<b>\$169,000</b>

# Market Watch

## March 1996 Continued

<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>
<b>Central</b>						
C-1	362	193	75	\$14,034,900	\$187,132	\$159,000
C-2	227	137	63	15,937,698	252,979	206,000
C-3	216	112	58	19,870,400	342,593	228,500
C-4	366	207	94	31,967,225	340,077	310,000
C-6	62	33	18	4,339,151	241,064	218,000
C-7	191	80	65	13,812,600	212,502	191,000
C-8	220	122	60	10,541,900	175,698	158,000
C-9	124	67	21	9,819,500	467,595	445,000
C-10	196	118	47	16,854,200	358,600	289,500
C-11	96	51	29	5,919,100	204,107	219,000
C-12	165	110	37	22,396,103	605,300	420,000
C-13	124	67	40	8,703,500	217,588	219,000
C-14	264	129	52	19,628,900	377,479	288,750
C-15	327	180	103	24,439,750	237,279	207,000
<b>Total</b>	<b>2,940</b>	<b>1,606</b>	<b>762</b>	<b>\$218,264,927</b>	<b>\$286,437</b>	<b>\$230,000</b>
<b>North</b>						
N-1	234	129	74	\$20,587,466	\$278,209	\$233,500
N-2	308	167	91	24,242,438	266,400	245,000
N-3	423	224	95	24,963,026	262,769	210,000
N-4	182	95	41	9,241,100	225,393	228,000
N-5	70	33	16	4,066,900	254,181	254,000
N-6	168	75	49	12,064,700	246,218	222,000
N-7	215	99	70	13,357,625	190,823	182,700
N-8	262	125	60	16,382,400	273,040	256,250
N-10	161	73	51	10,760,300	210,986	202,000
N-11	399	198	108	27,450,188	254,168	230,000
N-12	63	26	14	3,213,100	229,507	205,300
N-13	36	16	8	2,304,500	288,063	270,500
N-14	85	37	16	4,802,600	300,163	215,450
N-15	87	38	35	7,162,000	204,629	191,000
N-16	78	35	31	5,658,400	182,529	175,000
N-17	238	89	87	11,072,300	127,268	129,000
N-18	78	25	20	3,117,650	155,883	159,200
N-19	111	36	53	7,670,238	144,721	138,000
N-20	23	12	4	865,500	216,375	183,750
N-21	13	7	3	406,000	135,333	131,000
N-22	37	8	12	1,688,900	140,742	144,750
N-23	100	32	25	3,376,800	135,072	124,900
N-24	47	16	24	2,873,000	119,708	122,500
<b>Total</b>	<b>3,418</b>	<b>1,595</b>	<b>987</b>	<b>\$217,327,131</b>	<b>\$220,190</b>	<b>\$195,000</b>
<b>Grand Total</b>	<b>16,985*</b>	<b>7,947</b>	<b>5,350</b>	<b>\$1,056,750,769</b>	<b>\$197,523</b>	<b>\$171,000</b>

Listed includes Reruns: East (2,113-45%) West (2,633-44%) Central (1,606-55%) North (1,595-47%)

\* Sales to Listings Ratio (SFD only): 31.7%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	50	96%
WEST	54	96%
CENTRAL	58	95%
NORTH	62	96%
<b>TOTAL</b>	<b>55</b>	<b>96%</b>

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

# Market Watch

## Three Month Single-Family January to March 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>East</u></b>					
E-1	624	173	\$29,800,327	\$172,256	\$158,450
E-2	545	151	31,615,285	209,373	185,000
E-3	1,044	301	46,875,250	155,732	155,000
E-4	452	140	19,524,600	139,461	151,000
E-5	794	191	32,346,250	169,352	162,000
E-6	402	97	16,851,238	173,724	159,500
E-7	910	252	43,274,080	171,723	169,690
E-8	670	184	27,892,724	151,591	150,000
E-9	444	133	20,329,500	152,853	160,000
E-10	473	113	21,646,200	191,559	193,000
E-11	631	173	24,504,600	141,645	143,000
E-12	228	70	10,797,200	154,246	149,000
E-13	910	216	39,723,100	183,903	180,000
E-14	897	290	45,535,500	157,019	155,000
E-15	802	249	40,364,900	162,108	158,000
E-16	1,310	461	55,376,400	120,122	118,000
E-17	649	151	20,902,501	138,427	133,000
E-18	63	8	2,801,400	350,175	245,450
E-19	80	14	2,611,900	186,564	168,250
E-20	223	38	5,401,478	142,144	139,500
E-21	248	50	7,286,100	145,722	148,500
<b>Total</b>	<b>12,399</b>	<b>3,455</b>	<b>\$545,460,533</b>	<b>\$157,876</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	385	98	\$20,224,250	\$206,370	\$190,000
W-2	513	133	27,693,600	208,223	190,000
W-3	660	135	18,053,650	133,731	132,000
W-4	500	111	16,489,100	148,550	150,000
W-5	638	144	18,715,900	129,972	118,500
W-6	581	146	25,355,750	173,670	160,500
W-7	239	68	15,831,600	232,818	224,000
W-8	913	228	57,864,495	253,792	218,000
W-9	431	82	13,841,750	168,802	173,500
W-10	795	190	26,556,305	139,770	154,900
W-12	695	166	31,840,450	191,810	171,625
W-13	871	213	44,818,455	210,415	184,000
W-14	455	135	21,916,100	162,341	159,500
W-15	826	277	33,040,945	119,281	107,500
W-16	862	280	52,418,666	187,210	178,000
W-17	2	-	-	-	-
W-18	204	66	9,253,000	140,197	147,000
W-19	1,039	273	51,594,728	188,992	186,000
W-20	1,101	358	66,567,709	185,943	172,000
W-21	1,120	371	86,602,855	233,431	210,000
W-22	22	3	579,000	193,000	197,000
W-23	1,339	496	82,629,725	166,592	161,000
W-24	866	334	49,061,349	146,890	149,000
W-25	47	9	1,259,500	139,944	137,000
W-26	4	-	-	-	-
W-27	99	26	5,512,000	212,000	207,500
W-28	543	155	32,876,800	212,108	195,500
<b>Total</b>	<b>15,750</b>	<b>4,497</b>	<b>\$810,597,682</b>	<b>\$180,253</b>	<b>N/A</b>

# Market Watch

4b

## Three Month Single-Family continued January to March 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>					
C-1	943	197	\$36,026,000	\$182,873	\$148,000
C-2	638	117	30,296,698	258,946	205,900
C-3	576	112	37,782,180	337,341	223,250
C-4	954	222	73,403,193	330,645	301,000
C-6	149	36	10,062,451	279,513	253,000
C-7	503	148	30,471,588	205,889	197,750
C-8	636	136	23,056,830	169,536	149,000
C-9	355	65	33,309,800	512,458	479,000
C-10	514	105	36,448,550	347,129	279,500
C-11	249	73	13,877,800	190,107	215,000
C-12	480	70	44,384,903	634,070	452,500
C-13	365	103	22,015,750	213,745	203,500
C-14	654	114	37,388,460	327,969	250,000
C-15	865	208	47,830,550	229,955	202,250
<b>Total</b>	<b>7,881</b>	<b>1,706</b>	<b>\$476,354,753</b>	<b>\$279,223</b>	<b>N/A</b>
<b>North</b>					
N-1	662	164	\$44,943,666	\$274,047	\$242,000
N-2	810	192	48,467,318	252,434	236,000
N-3	1,117	197	51,723,963	262,558	214,500
N-4	445	92	23,323,700	253,518	236,500
N-5	164	26	6,058,900	233,035	248,750
N-6	465	128	29,779,533	232,653	209,000
N-7	533	186	36,787,225	197,781	186,450
N-8	713	127	34,876,690	274,620	252,100
N-10	428	101	21,932,500	217,153	196,000
N-11	1,040	235	60,171,255	256,048	237,000
N-12	182	35	8,731,350	249,467	215,000
N-13	115	20	4,672,500	233,625	184,750
N-14	230	36	9,906,000	275,167	235,000
N-15	234	69	13,290,900	192,622	186,000
N-16	231	53	9,513,800	179,506	176,900
N-17	566	167	21,120,850	126,472	126,750
N-18	203	56	9,045,550	161,528	156,750
N-19	292	104	15,149,338	145,667	138,500
N-20	57	7	1,644,000	234,857	198,500
N-21	39	10	1,388,900	138,890	143,000
N-22	90	26	3,669,700	141,142	141,400
N-23	270	48	6,588,700	137,265	125,500
N-24	137	42	4,671,500	111,226	105,500
<b>Total</b>	<b>9,023</b>	<b>2,121</b>	<b>\$467,457,838</b>	<b>\$220,395</b>	<b>N/A</b>
<b>Grand Total</b>	<b>45,053</b>	<b>11,779</b>	<b>\$2,299,870,806</b>	<b>\$195,252</b>	<b>N/A</b>

Includes Re-runs:

East	5,355	West	6,504
Central	4,098	North	3,918

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









# Market Watch

## Single-Family West Breakdown March 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	21	272,095	250,000	8	159,188	169,000
W-2	37	242,568	229,100	20	161,785	165,500
W-3	28	144,713	133,500	11	163,636	167,000
W-4	41	177,205	173,000	3	185,300	174,000
W-5	17	203,618	197,500	14	189,929	183,000
W-6	41	166,445	160,000	9	176,444	167,000
W-7	34	237,390	230,500	1	118,000	118,000
W-8	59	337,678	307,000	5	179,400	180,000
W-9	20	233,088	222,025	5	154,800	150,000
W-10	45	186,652	181,000	-	-	-
W-12	56	231,874	201,250	7	177,857	178,500
W-13	54	275,600	261,250	10	157,500	157,500
W-14	15	266,033	262,000	8	179,538	173,500
W-15	9	224,056	224,500	8	176,963	167,250
W-16	39	230,981	207,000	16	167,431	168,250
W-17	-	-	-	-	-	-
W-18	9	158,211	165,000	12	150,567	150,500
W-19	71	230,473	219,000	6	170,000	170,750
W-20	90	215,665	208,750	26	165,362	166,000
W-21	108	259,833	249,250	3	161,500	152,500
W-22	-	-	-	-	-	-
W-23	139	181,857	173,500	25	149,740	150,000
W-24	63	180,426	178,000	30	154,052	154,500
W-25	2	171,500	171,500	-	-	-
W-26	-	-	-	-	-	-
W-27	8	196,000	189,500	-	-	-
W-28	62	208,554	195,000	9	134,956	125,000

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	6	172,667	134,000	-	-	-
W-2	-	-	-	2	192,500	192,500	-	-	-
W-3	-	-	-	15	102,560	110,000	-	-	-
W-4	-	-	-	17	86,594	85,000	-	-	-
W-5	6	102,658	107,250	26	68,860	71,500	-	-	-
W-6	1	148,000	148,000	16	200,813	171,500	-	-	-
W-7	-	-	-	1	144,000	144,000	-	-	-
W-8	7	238,786	187,000	22	132,477	115,000	-	-	-
W-9	2	193,250	193,250	16	120,366	109,375	-	-	-
W-10	8	114,550	114,750	25	84,932	80,900	2	173,250	173,250
W-12	3	132,833	125,000	16	118,494	112,000	-	-	-
W-13	15	117,727	123,500	9	97,939	83,500	1	229,000	229,000
W-14	9	126,222	142,000	14	115,536	119,500	7	190,929	180,000
W-15	17	131,253	136,000	76	103,855	99,000	-	-	-
W-16	19	144,932	140,000	7	107,514	106,900	11	174,591	175,000
W-17	-	-	-	-	-	-	-	-	-
W-18	1	102,900	102,900	2	83,750	83,750	-	-	-
W-19	13	153,408	159,900	33	120,003	108,000	1	184,000	184,000
W-20	26	136,950	134,500	8	102,188	103,500	3	160,800	155,500
W-21	17	139,191	139,750	9	135,744	131,900	10	164,665	163,500
W-22	-	-	-	-	-	-	-	-	-
W-23	10	118,120	113,250	15	116,160	115,500	8	159,613	159,950
W-24	17	122,450	118,000	35	100,440	96,500	2	164,500	164,500
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	2	110,250	110,250	-	-	-	-	-	-
W-28	2	111,000	111,000	-	-	-	1	188,000	188,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	186,500	186,500	-	-	-	-	-	-
W-2	2	114,750	114,750	-	-	-	1	260,000	260,000
W-3	1	128,500	128,500	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	-	-	-	-	-	-	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	-	-	-	2	69,250	69,250	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	1	145,000	145,000	-	-	-	-	-	-
W-13	3	116,667	116,000	-	-	-	-	-	-
W-14	1	170,000	170,000	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	5	168,700	168,500	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	8	180,313	178,500	-	-	-	-	-	-
W-20	8	160,438	159,000	-	-	-	2	156,500	156,500
W-21	13	236,246	171,900	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	35	142,304	140,000	-	-	-	-	-	-
W-24	5	128,200	118,000	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	4	141,000	154,000	-	-	-	-	-	-

# Market Watch

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
<b>1995</b>					
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April	3,831	3,204	843,090,243	220,071	212,541
May	4,514	3,785	982,479,781	217,652	212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September	4,560	3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November	4,060	3,295	838,187,466	206,450	197,999
December	2,823	2,268	593,613,260	210,277	197,119
<b>TOTAL</b>	<b>47,100</b>	<b>39,273</b>	<b>9,902,240,806</b>	<b>210,238</b>	<b>203,028</b>
<b>1996</b>					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
<b>TOTAL</b>	<b>13,891</b>	<b>11,779</b>	<b>2,819,357,891</b>	<b>202,963</b>	<b>195,252</b>

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

