

# Market Watch

For Further Information: 443-8151

August, 1996

## August posts best monthly sales since 1986

TORONTO - Wednesday, September 4, 1996— TREB Members reported 4,372 sales of single-family dwellings last month, up 5 per cent from the 4,179 recorded in August 1995, announced Toronto Real Estate Board (TREB) President Jerry England.

"This is the best August since 1986 and proof that the resale housing market is finally back on track," says TREB President Jerry England. "There is definitely a "feel-good" factor out there among REALTORS."

England predicts that the combination of extremely competitively priced properties with a resurgence of first-time buyers to the marketplace, should make for a hot September and October resale market.

The apparent absence of many high-end move-up buyers caused average prices to decline slightly in August to \$197,622 from \$199,856, which in turn is attracting more serious potential first-time buyers. While the median price rose marginally to \$173,000 from \$172,500.

"Buyer representation has become more prevalent in the residential sales market and could be boosting buyers' confidence in making their purchases," says England. "Renewed

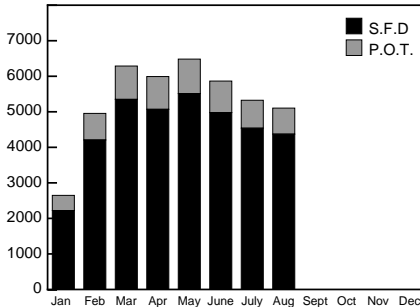
uncertainty with proposed provincial rent control legislation is yet another reason for the continued impetus. Add these factors to attractive mortgage rates and renewed consumer confidence and you have a market that is sizzling."

TREB's 4,372 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$864,005,200, and averaged \$197,622. The median price was \$173,000.

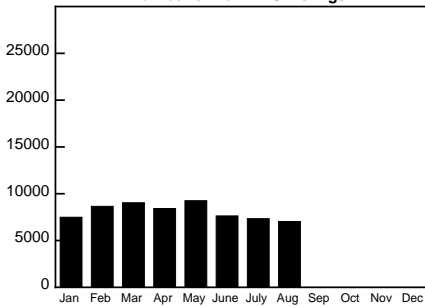
Breaking down the total 1,704 sales were reported in TREB's 27 West districts and averaged \$185,131; 621 sales were reported in the 14 Central districts and averaged \$272,141; 821 sales were reported in the 23 North districts and averaged \$221,217; and 1,226 sales were reported in TREB's 21 East districts and averaged \$161,438.

In addition to the sales of single-family dwellings, TREB Members reported 732 sales of properties of other types (P.O.T.) during August moving the total to 5,104. The dollar volume for properties of all types (P.A.T.) was \$1,050,637,385, and the average price was \$205,846.

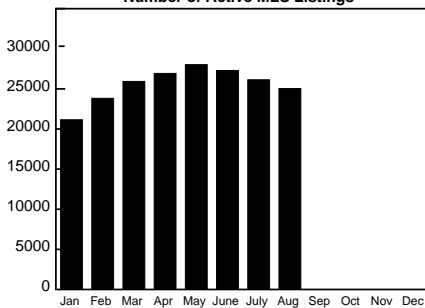
Number of MLS Sales



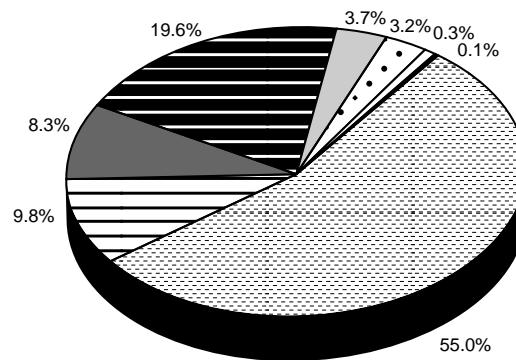
Number of New MLS Listings



Number of Active MLS Listings



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,405	\$206,000
Semi Detached	430	160,000
Condo T.H.	361	136,000
Condo Apt.	857	119,000
Link	162	176,250
Attached/Row	142	152,500
Co-op Apt.	12	99,750
Detached Condo	3	155,000

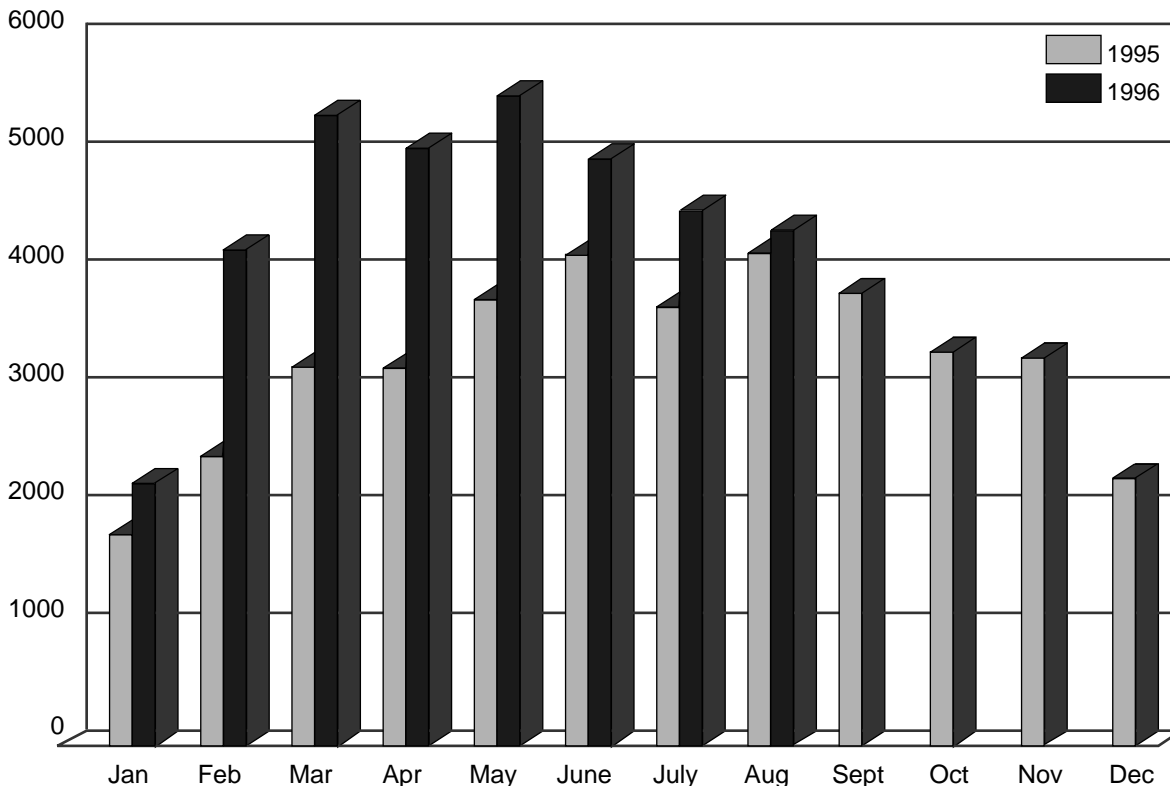
### Housing Market Indicators

	August 1995	August 1996	% Change
Sales*	4,179	4,372	(+5%)
New Listings*	7,105	7,031	(-1%)
Active Listings**	26,452	25,044	(-5%)

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — August

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	270 (6.2)	184 (21.5)	36 (10.0)
90,001 to 110,000	304 (7.0)	173 (20.2)	36 (10.0)
110,001 to 120,000	211 (4.8)	87 (10.1)	30 (8.3)
120,001 to 130,000	241 (5.5)	78 (9.1)	54 (15.0)
130,001 to 140,000	269 (6.1)	65 (7.6)	53 (14.7)
140,001 to 150,000	262 (6.0)	51 (5.9)	45 (12.5)
150,001 to 160,000	297 (6.8)	44 (5.1)	26 (7.2)
160,001 to 170,000	279 (6.4)	36 (4.2)	23 (6.4)
170,001 to 180,000	284 (6.5)	23 (2.7)	15 (4.2)
180,001 to 190,000	242 (5.5)	26 (3.0)	7 (1.9)
190,001 to 200,000	171 (3.9)	11 (1.3)	6 (1.6)
200,001 to 225,000	415 (9.5)	25 (2.9)	7 (1.9)
225,001 to 250,000	320 (7.3)	10 (1.2)	11 (3.0)
250,001 to 300,000	367 (8.4)	24 (2.8)	7 (1.9)
300,001 to 400,000	252 (5.8)	10 (1.2)	4 (1.1)
400,001 to 500,000	95 (2.2)	5 (0.6)	1 (0.3)
500,001 to 750,000	64 (1.5)	4 (0.5)	— (—)
750,000 to 1,000,000	19 (0.4)	— (—)	— (—)
1,000,001 to 1,500,000	6 (0.1)	1 (0.1)	— (—)
Over 1,500,000	4 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>4,372 100.0</b>	<b>857* 100.0</b>	<b>361** 100.0</b>

\* 857 condominium apartments sold for \$114,248,992, averaging \$133,312

\*\* 361 condominium townhouses sold for \$51,143,114, averaging \$141,670.

# Market Watch

## Single-Family Residential August 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><u>East</u></b>						
E-1	191	105	44	\$7,199,400	\$163,623	\$138,750
E-2	142	75	47	9,763,900	207,743	187,500
E-3	316	154	103	15,044,400	146,062	149,000
E-4	138	68	46	6,645,210	144,461	159,500
E-5	300	142	101	18,191,067	180,110	168,000
E-6	162	90	38	6,803,700	179,045	156,000
E-7	321	175	85	15,084,326	177,463	169,500
E-8	233	127	66	11,440,115	173,335	165,457
E-9	118	53	52	8,122,200	156,196	164,000
E-10	138	83	46	9,594,500	208,576	203,500
E-11	170	73	65	9,225,275	141,927	140,000
E-12	60	34	27	4,688,050	173,631	154,000
E-13	222	88	75	13,080,400	174,405	167,500
E-14	248	115	88	13,477,000	153,148	153,500
E-15	193	84	81	13,670,250	168,769	165,000
E-16	359	148	141	16,918,053	119,986	117,000
E-17	223	96	66	9,182,822	139,134	126,500
E-18	17	8	2	786,000	393,000	393,000
E-19	9	6	5	858,000	171,600	183,000
E-20	77	41	21	3,660,000	174,286	163,000
E-21	104	58	27	4,488,500	166,241	148,000
<b>Total</b>	<b>3,741</b>	<b>1,823</b>	<b>1,226</b>	<b>\$197,923,168</b>	<b>\$161,438</b>	<b>\$154,500</b>
<b><u>West</u></b>						
W-1	102	52	40	\$7,841,633	\$196,041	\$177,750
W-2	157	81	48	9,412,900	196,102	184,500
W-3	158	76	41	5,647,900	137,754	135,000
W-4	150	70	47	6,677,400	142,072	150,000
W-5	160	67	64	9,000,300	140,630	136,000
W-6	166	84	50	8,806,750	176,135	164,750
W-7	91	45	23	5,413,100	235,352	218,000
W-8	258	148	96	25,187,101	262,366	227,100
W-9	127	64	37	6,151,350	166,253	173,000
W-10	222	98	92	12,352,553	134,267	122,250
W-12	185	96	71	13,603,700	191,601	188,000
W-13	253	129	66	16,476,231	249,640	217,500
W-14	130	55	51	9,574,650	187,738	185,000
W-15	246	102	108	13,430,252	124,354	115,250
W-16	228	99	91	18,017,050	197,990	185,000
W-17	-	-	-	-	-	-
W-18	82	32	24	3,532,400	147,183	153,500
W-19	269	110	115	22,727,121	197,627	200,000
W-20	306	142	120	22,810,850	190,090	172,000
W-21	323	158	142	33,260,573	234,229	226,000
W-22	10	7	2	369,000	184,500	184,500
W-23	461	199	156	26,770,800	171,608	166,000
W-24	341	153	116	17,563,150	151,406	145,650
W-25	13	8	3	617,500	205,833	185,000
W-26	8	3	1	330,000	330,000	330,000
W-27	130	55	40	6,971,400	174,285	157,750
W-28	225	107	60	12,917,400	215,290	192,500
<b>Total</b>	<b>4,801</b>	<b>2,240</b>	<b>1,704</b>	<b>\$315,463,064</b>	<b>\$185,131</b>	<b>\$168,950</b>

# Market Watch

## August 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	301	162	85	\$13,803,900	\$162,399	\$145,000
C-2	188	116	45	14,497,150	322,159	229,000
C-3	160	96	30	7,764,150	258,805	169,375
C-4	220	126	62	18,896,968	304,790	278,500
C-6	43	15	18	4,518,750	251,042	238,750
C-7	143	75	63	15,256,300	242,163	220,000
C-8	172	73	46	8,024,750	174,451	137,500
C-9	96	52	27	12,650,400	468,533	410,000
C-10	145	83	53	18,274,123	344,795	279,900
C-11	68	36	21	3,638,623	173,268	178,000
C-12	136	86	25	16,945,388	677,816	499,500
C-13	113	69	25	4,576,800	183,072	160,000
C-14	233	130	33	10,812,400	327,648	263,000
C-15	294	158	88	19,339,921	219,772	183,500
<b>Total</b>	<b>2,312</b>	<b>1,277</b>	<b>621</b>	<b>\$168,999,623</b>	<b>\$272,141</b>	<b>\$218,000</b>
<b>North</b>						
N-1	229	117	59	\$14,092,448	\$238,855	\$218,000
N-2	225	121	89	21,515,200	241,744	235,000
N-3	309	136	81	22,318,100	275,532	213,800
N-4	138	73	39	10,530,200	270,005	248,750
N-5	44	25	8	2,167,500	270,938	267,750
N-6	167	83	54	12,605,700	233,439	223,500
N-7	157	62	63	11,835,900	187,871	171,000
N-8	169	90	35	8,336,100	238,174	237,500
N-10	138	67	53	11,608,147	219,022	205,000
N-11	355	212	91	25,270,800	277,701	260,000
N-12	66	31	15	3,632,000	242,133	216,500
N-13	39	17	5	1,027,000	205,400	172,000
N-14	93	39	17	4,685,500	275,618	275,000
N-15	71	24	15	3,087,700	205,847	222,000
N-16	59	27	19	3,948,500	207,816	190,000
N-17	206	74	63	8,752,650	138,931	134,000
N-18	70	28	27	4,455,100	165,004	175,000
N-19	92	42	22	3,158,300	143,559	142,250
N-20	24	14	2	258,000	129,000	129,000
N-21	28	5	3	295,000	98,333	90,000
N-22	43	19	17	2,331,900	137,171	137,000
N-23	100	34	28	4,018,600	143,521	133,000
N-24	55	20	16	1,689,000	105,563	97,500
<b>Total</b>	<b>2,877</b>	<b>1,360</b>	<b>821</b>	<b>\$181,619,345</b>	<b>\$221,217</b>	<b>\$201,000</b>
<b>Grand Total</b>	<b>13,731</b>	<b>6,700</b>	<b>4,372</b>	<b>\$864,005,200</b>	<b>\$197,622</b>	<b>\$173,000</b>

Listed includes Reruns: East (1,823-49%) West (2,240-47%) Central (1,277-55%) North (1,360-47%)

\* Sales to Listings Ratio (SFD only): 31.8%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	55	96%
WEST	58	96%
CENTRAL	61	95%
NORTH	67	95%
<b>TOTAL</b>	<b>59</b>	<b>95%</b>

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

# Market Watch

## Eight Month Single-Family January to August 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	1,736	446	\$76,412,207	\$171,328	\$160,000
E-2	1,401	404	83,644,825	207,042	185,000
E-3	2,817	887	137,545,265	155,068	154,200
E-4	1,241	406	57,626,150	141,936	154,500
E-5	2,458	699	126,353,623	180,763	170,500
E-6	1,172	298	55,147,610	185,059	161,500
E-7	2,616	727	129,673,078	178,367	173,000
E-8	1,940	548	88,711,005	161,881	160,000
E-9	1,265	404	63,151,838	156,316	165,000
E-10	1,325	358	70,329,719	196,452	194,250
E-11	1,680	555	80,050,263	144,235	144,000
E-12	621	212	33,983,700	160,300	152,000
E-13	2,233	682	124,496,258	182,546	177,250
E-14	2,246	799	125,676,514	157,292	156,600
E-15	2,056	763	126,590,265	165,911	161,000
E-16	3,465	1,295	159,507,993	123,172	120,000
E-17	1,850	513	71,224,953	138,840	132,000
E-18	168	28	9,022,900	322,246	270,950
E-19	168	47	8,884,700	189,036	184,000
E-20	585	127	19,410,078	152,835	145,000
E-21	788	204	31,517,478	154,497	148,000
<b>Total</b>	<b>33,831</b>	<b>10,402</b>	<b>\$1,678,960,422</b>	<b>\$161,407</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	992	296	\$60,128,963	\$203,138	\$180,500
W-2	1,458	380	79,040,750	208,002	189,750
W-3	1,705	370	50,486,880	136,451	137,000
W-4	1,362	366	54,193,550	148,070	150,000
W-5	1,575	461	61,577,150	133,573	123,000
W-6	1,510	429	74,829,137	174,427	162,000
W-7	728	230	54,676,511	237,724	229,000
W-8	2,639	717	188,253,626	262,557	222,500
W-9	1,268	288	50,969,579	176,978	176,375
W-10	1,996	602	83,291,998	138,359	151,000
W-12	1,869	520	100,064,778	192,432	175,750
W-13	2,249	607	133,718,033	220,293	185,500
W-14	1,197	420	69,597,500	165,708	162,500
W-15	2,200	813	100,583,386	123,719	112,500
W-16	2,188	791	151,979,398	192,136	179,000
W-17	3	1	249,000	249,000	249,000
W-18	608	214	30,795,550	143,904	150,000
W-19	2,547	823	158,448,572	192,526	190,000
W-20	2,882	1,088	205,881,764	189,230	174,950
W-21	3,114	1,176	279,120,706	237,348	220,250
W-22	67	19	3,600,300	189,489	197,000
W-23	3,633	1,474	247,394,405	167,839	162,000
W-24	2,551	1,024	153,427,237	149,831	148,000
W-25	141	39	6,301,600	161,579	147,000
W-26	38	3	812,850	270,950	327,000
W-27	719	217	40,355,850	185,972	171,000
W-28	1,678	499	104,788,131	209,996	192,000
<b>Total</b>	<b>42,917</b>	<b>13,867</b>	<b>\$2,544,567,204</b>	<b>\$183,498</b>	<b>N/A</b>

# Market Watch

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## Eight Month Single-Family continued January to August 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	2,601	619	\$110,393,936	\$178,342	\$150,000
C-2	1,734	366	114,642,248	313,230	234,500
C-3	1,522	323	108,031,453	334,463	239,000
C-4	2,504	643	212,042,137	329,770	297,000
C-6	420	119	30,156,501	253,416	236,000
C-7	1,373	432	91,194,988	211,100	203,500
C-8	1,657	391	66,392,880	169,803	148,000
C-9	951	212	103,580,800	488,589	423,000
C-10	1,460	364	129,169,573	354,861	282,500
C-11	641	226	45,927,773	203,220	220,000
C-12	1,333	205	116,421,359	567,909	450,000
C-13	1,064	319	67,607,373	211,935	200,000
C-14	1,857	344	105,256,995	305,980	253,800
C-15	2,481	684	156,471,259	228,759	195,000
<b>Total</b>	<b>21,598</b>	<b>5,247</b>	<b>\$1,457,289,275</b>	<b>\$277,738</b>	<b>N/A</b>
<b>North</b>					
N-1	1,968	526	\$140,577,708	\$267,258	\$240,000
N-2	2,174	623	158,608,056	254,588	237,000
N-3	3,046	691	189,340,599	274,010	223,000
N-4	1,253	301	78,531,535	260,902	248,500
N-5	425	79	20,432,600	258,641	259,950
N-6	1,365	411	101,396,158	246,706	215,500
N-7	1,552	568	111,095,578	195,591	186,000
N-8	1,797	357	98,623,340	276,256	255,000
N-10	1,134	341	72,937,067	213,892	198,500
N-11	3,075	735	201,716,499	274,444	254,000
N-12	556	112	28,201,600	251,800	223,000
N-13	307	54	14,607,550	270,510	191,000
N-14	694	138	37,851,200	274,284	248,000
N-15	634	191	38,507,450	201,610	190,500
N-16	611	156	30,018,250	192,425	177,500
N-17	1,692	527	69,398,800	131,687	129,250
N-18	605	199	32,802,100	164,835	163,500
N-19	738	272	40,337,372	148,299	140,000
N-20	158	35	7,147,850	204,224	193,000
N-21	123	35	4,811,900	137,483	139,000
N-22	322	96	12,861,650	133,976	130,500
N-23	785	167	23,190,800	138,867	129,750
N-24	472	123	13,988,400	113,727	108,500
<b>Total</b>	<b>25,486</b>	<b>6,737</b>	<b>\$1,526,984,062</b>	<b>\$226,656</b>	<b>N/A</b>
<b>Grand Total</b>	<b>123,832</b>	<b>36,253</b>	<b>\$7,207,800,963</b>	<b>\$198,819</b>	<b>N/A</b>

Includes Re-runs:

East	15,843	West	19,401
Central	11,753	North	12,002

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



# Market Watch

## Single-Family Central Breakdown August 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	3	231,667	250,000	16	197,906	190,000
C-2	9	440,056	270,000	12	329,013	261,250
C-3	18	308,508	169,375	5	184,800	177,500
C-4	47	324,312	311,500	7	295,786	265,000
C-6	18	251,042	238,750	-	-	-
C-7	34	301,874	260,500	5	212,540	220,000
C-8	1	415,000	415,000	3	364,333	335,000
C-9	16	591,906	493,500	3	432,000	425,000
C-10	35	409,315	335,000	11	233,736	239,000
C-11	9	255,625	250,000	2	228,250	228,250
C-12	18	842,605	656,350	-	-	-
C-13	6	284,500	264,750	2	177,000	177,000
C-14	16	437,744	373,500	-	-	-
C-15	28	319,443	301,000	10	198,354	195,000

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	2	147,000	147,000	59	149,075	135,500	-	-	-
C-2	2	217,750	217,750	15	257,433	162,500	-	-	-
C-3	1	255,000	255,000	4	201,625	189,750	-	-	-
C-4	-	-	-	7	215,971	156,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	3	164,500	168,000	19	164,179	142,000	1	225,000	225,000
C-8	-	-	-	36	147,007	133,000	-	-	-
C-9	1	259,900	259,900	4	239,250	263,000	-	-	-
C-10	1	197,000	197,000	3	219,967	215,000	-	-	-
C-11	1	81,000	81,000	9	88,944	73,000	-	-	-
C-12	5	283,500	250,000	2	180,500	180,500	-	-	-
C-13	1	215,000	215,000	16	143,800	129,500	-	-	-
C-14	5	246,460	244,000	10	193,670	176,000	-	-	-
C-15	28	153,806	152,500	19	180,626	125,000	2	214,250	214,250

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	5	170,600	145,000	-	-	-	-	-	-
C-2	6	366,917	289,500	1	90,000	90,000	-	-	-
C-3	-	-	-	2	112,750	112,750	-	-	-
C-4	-	-	-	1	72,000	72,000	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	1	92,000	92,000	-	-	-
C-8	6	204,083	221,750	-	-	-	-	-	-
C-9	-	-	-	3	222,333	185,000	-	-	-
C-10	2	204,000	204,000	1	112,100	112,100	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	2	319,750	319,750	-	-	-	-	-	-
C-15	1	245,000	245,000	-	-	-	-	-	-





# Market Watch

## Single-Family West Breakdown August 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	18	255,431	237,000	7	175,600	173,000
W-2	21	234,929	205,000	22	166,268	168,750
W-3	21	140,638	145,000	12	150,208	146,500
W-4	24	179,213	170,350	5	177,200	175,000
W-5	17	211,882	190,000	12	188,258	176,750
W-6	25	172,454	165,000	2	154,500	154,500
W-7	19	237,126	215,000	-	-	-
W-8	60	333,692	282,500	3	180,333	180,000
W-9	16	238,531	225,000	2	172,500	172,500
W-10	37	185,984	181,000	4	187,225	181,000
W-12	48	225,717	218,450	3	163,167	165,500
W-13	42	315,446	302,500	10	150,750	151,500
W-14	21	274,255	250,000	3	185,000	189,000
W-15	11	204,400	190,000	4	172,250	161,500
W-16	44	241,155	210,250	12	168,442	163,000
W-17	-	-	-	-	-	-
W-18	10	162,290	163,500	10	153,850	153,500
W-19	67	236,262	230,000	2	168,750	168,750
W-20	58	235,972	212,750	19	161,668	160,000
W-21	96	269,103	249,950	8	172,938	163,250
W-22	2	184,500	184,500	-	-	-
W-23	94	193,511	180,450	21	147,843	148,000
W-24	62	178,190	174,750	13	154,185	153,000
W-25	2	249,500	249,500	-	-	-
W-26	1	330,000	330,000	-	-	-
W-27	28	196,821	176,000	2	135,750	135,750
W-28	50	231,270	202,000	4	121,100	121,700

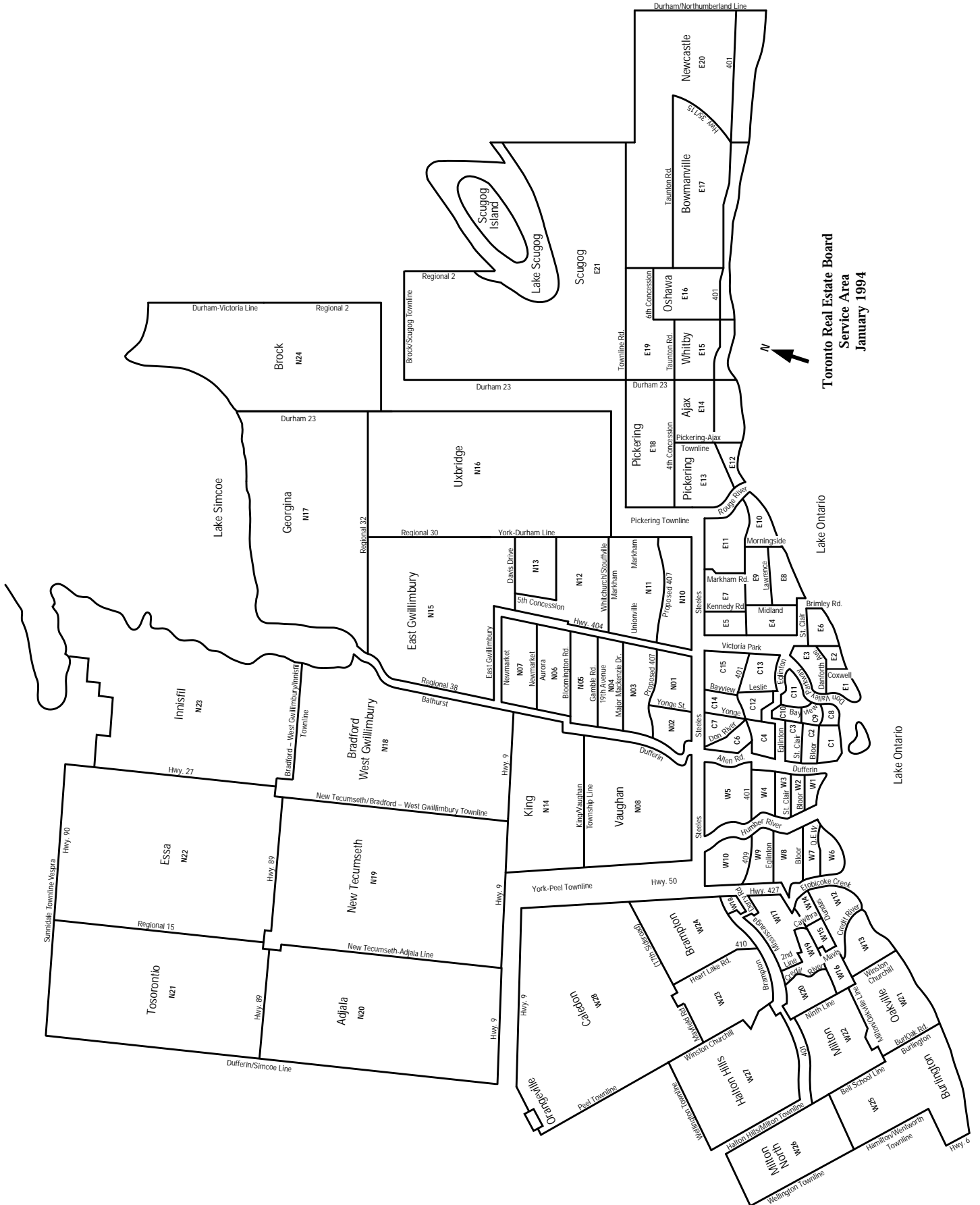
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	11	133,608	130,000	-	-	-
W-2	-	-	-	2	186,750	186,750	-	-	-
W-3	-	-	-	8	111,500	127,750	-	-	-
W-4	-	-	-	18	82,794	75,750	-	-	-
W-5	10	111,020	110,750	25	81,160	85,000	-	-	-
W-6	-	-	-	22	187,950	164,750	-	-	-
W-7	3	259,900	259,900	1	128,000	128,000	-	-	-
W-8	4	161,750	171,750	28	134,557	114,500	-	-	-
W-9	1	373,900	373,900	17	91,174	72,000	-	-	-
W-10	14	109,443	100,950	36	84,821	82,000	-	-	-
W-12	6	139,000	134,000	14	103,271	104,250	-	-	-
W-13	7	114,786	117,000	6	128,250	132,750	-	-	-
W-14	13	130,715	158,000	10	82,800	76,000	4	183,250	186,250
W-15	16	135,841	138,003	76	107,032	103,550	1	185,000	185,000
W-16	24	149,985	138,500	8	155,425	133,000	3	180,633	185,900
W-17	-	-	-	-	-	-	-	-	-
W-18	2	114,250	114,250	2	71,250	71,250	-	-	-
W-19	10	151,900	150,500	28	130,575	130,750	1	185,000	185,000
W-20	34	142,188	134,250	3	80,800	75,000	3	163,167	166,000
W-21	11	136,455	133,000	17	148,309	129,000	3	186,967	193,000
W-22	-	-	-	-	-	-	-	-	-
W-23	8	126,394	117,700	14	117,086	115,950	4	165,375	163,750
W-24	14	116,214	116,200	23	99,224	94,200	1	162,500	162,500
W-25	-	-	-	1	118,500	118,500	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	113,700	105,000	1	75,000	75,000	-	-	-
W-28	1	96,000	96,000	-	-	-	2	166,500	166,500

	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	136,250	135,000	-	-	-	-	-	-
W-2	3	149,333	135,000	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	-	-	-	1	51,500	51,500	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	1	210,000	210,000	-	-	-	-	-	-
W-9	-	-	-	1	66,000	66,000	-	-	-
W-10	1	136,500	136,500	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	147,000	147,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	7	171,429	171,200	-	-	-	-	-	-
W-20	3	162,167	167,000	-	-	-	-	-	-
W-21	7	208,571	166,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	15	144,280	142,000	-	-	-	-	-	-
W-24	3	146,433	146,300	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	2	159,000	159,000	-	-	-	-	-	-
W-28	3	146,833	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
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
July	5,325	4,539	1,103,019,345	207,140	199,856
August	5,104	4,372	1,050,637,385	205,846	197,622
<b>TOTAL</b>	<b>42,660</b>	<b>36,253</b>	<b>8,776,308,958</b>	<b>205,727</b>	<b>198,819</b>

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



Toronto Real Estate Board  
Service Area  
January 1994

"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."