

# Market Watch

For Further Information: 443-8151

May, 1997

## Strong sales continue through May

TORONTO - Wednesday, June 4, 1997 — Members of the Toronto Real Estate Board (TREB) reported 5,797 sales of single-family dwellings during May marking the fourth consecutive month that area sales have surpassed 5,000.

“Resale market activity across the GTA remains strong,” TREB Vice President Jimmy Lee said today. He pointed to low interest rates as a key factor supporting current market strength adding: “We hope the new Liberal Government maintains them (low rates).”

He noted the condominium market continues to be an affordable option with 1,045 condominium apartment sales averaging \$143,483 and 494 condominium townhouse sales averaging \$151,851.

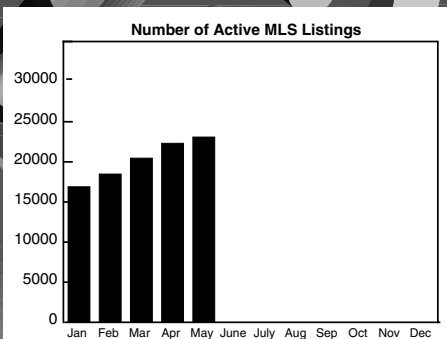
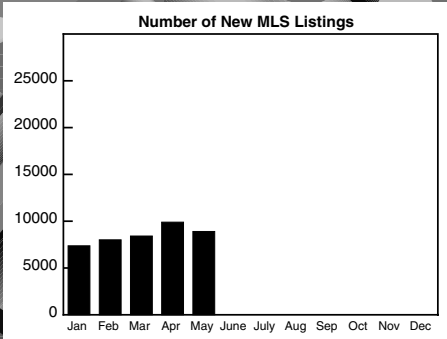
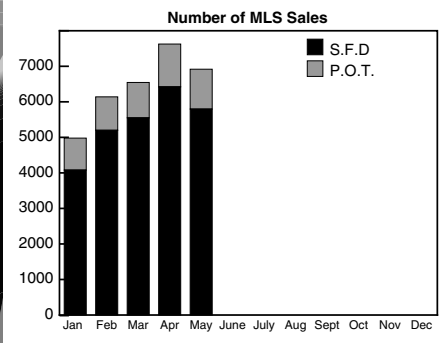
TREB’s 5,797 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,257,395,571, and averaged \$216,904. The median price was \$186,500.

Breaking down the total 2,117 sales

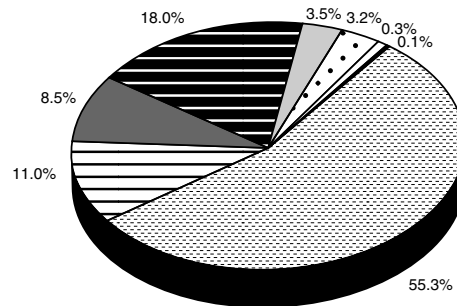
were reported in TREB’s 27 West districts and averaged \$200,135; 873 sales were reported in the 14 Central districts and averaged \$309,272; 1,101 sales were reported in the 23 North districts and averaged \$241,621; and 1,706 sales were reported in TREB’s 21 East districts and averaged \$174,496.

In addition to the sales of single-family dwellings, TREB Members reported 1,121 sales of properties of other types (P.O.T.) during May moving the total to 6,918. The dollar volume for properties of all types (P.A.T.) was \$1,560,456,411, and the average price was \$225,565.

**Note:** Between 100 and 150 sales (approximately two per cent) and 400 to 600 active listings (approximately two per cent) were not available for the May report due to a computer system problem. These numbers will be included in the June data. Caution should be exercised when undertaking historical comparisons.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,208	\$226,000
Semi Detached	638	178,000
Condo T.H.	494	144,000
Condo Apt.	1,045	124,000
Link	206	178,000
Attached/Row	187	168,000
Co-op Apt.	16	140,500
Detached Condo	3	160,000

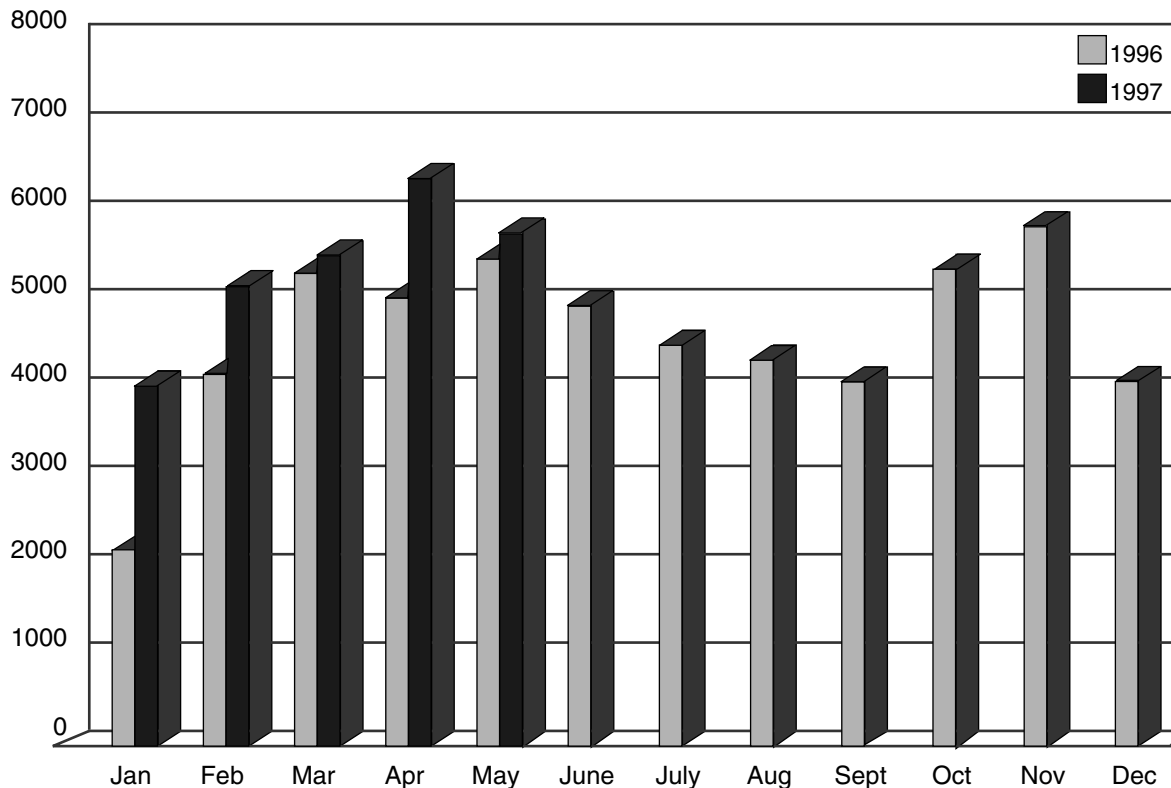
### Housing Market Indicators

	May 1996	May 1997	% Change
Sales*	5,514	5,797	—
New Listings*	9,256	8,903	—
Active Listings**	28,024	23,090	—

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



### Price Category Breakdown — May

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	251 (4.3)	181 (17.3)	25 (5.1)
90,001 to 110,000	312 (5.4)	200 (19.1)	44 (8.9)
110,001 to 120,000	244 (4.2)	113 (10.8)	46 (9.3)
120,001 to 130,000	261 (4.5)	92 (8.8)	49 (9.9)
130,001 to 140,000	281 (4.9)	81 (7.8)	56 (11.4)
140,001 to 150,000	278 (4.8)	50 (4.8)	65 (13.2)
150,001 to 160,000	352 (6.1)	46 (4.4)	71 (14.4)
160,001 to 170,000	363 (6.3)	47 (4.5)	41 (8.3)
170,001 to 180,000	350 (6.0)	36 (3.4)	24 (4.9)
180,001 to 190,000	344 (5.9)	33 (3.2)	13 (2.6)
190,001 to 200,000	264 (4.5)	24 (2.3)	14 (2.8)
200,001 to 225,000	599 (10.3)	44 (4.2)	17 (3.4)
225,001 to 250,000	502 (8.7)	32 (3.1)	13 (2.6)
250,001 to 300,000	529 (9.1)	25 (2.4)	8 (1.6)
300,001 to 400,000	508 (8.8)	24 (2.3)	4 (0.8)
400,001 to 500,000	181 (3.1)	13 (1.2)	1 (0.2)
500,001 to 750,000	127 (2.2)	3 (0.3)	2 (0.4)
750,000 to 1,000,000	28 (0.5)	— (—)	1 (0.2)
1,000,001 to 1,500,000	21 (0.4)	1 (0.1)	— (—)
Over 1,500,000	2 (0.0)	— (—)	— (—)
<b>TOTAL</b>	<b>5,797 100.0</b>	<b>1,045* 100.0</b>	<b>494** 100.0</b>

\* 1,045 condominium apartments sold for \$149,940,586, averaging \$143,483

\*\* 494 condominium townhouses sold for \$75,014,790, averaging \$151,851.

## Single-Family Residential May 1997

<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	257	131	75	\$14,347,338	\$191,298	\$174,900
E-2	183	89	77	16,967,110	220,352	199,900
E-3	392	183	121	21,838,720	180,485	170,000
E-4	147	54	60	8,808,888	146,815	156,775
E-5	344	170	92	17,977,840	195,411	196,050
E-6	162	92	54	11,766,100	217,891	187,050
E-7	333	148	128	25,217,420	197,011	192,000
E-8	287	141	89	15,161,800	170,357	160,000
E-9	250	122	86	14,293,639	166,205	170,500
E-10	178	84	63	13,528,200	214,733	209,000
E-11	246	109	80	12,750,650	159,383	152,250
E-12	64	27	22	3,591,650	163,257	153,875
E-13	280	125	107	20,201,708	188,801	190,000
E-14	285	111	129	21,350,823	165,510	168,000
E-15	235	98	129	22,138,940	171,620	169,900
E-16	492	210	203	26,924,800	132,634	127,500
E-17	258	106	117	17,490,330	149,490	146,000
E-18	18	10	4	920,000	230,000	220,000
E-19	14	7	5	1,255,820	251,164	241,765
E-20	69	23	19	3,263,800	171,779	157,000
E-21	105	47	46	7,895,407	171,639	162,000
<b>Total</b>	<b>4,599</b>	<b>2,087</b>	<b>1,706</b>	<b>\$297,690,983</b>	<b>\$174,496</b>	<b>\$168,000</b>
<b>West</b>						
W-1	110	40	43	\$9,827,200	\$228,540	\$211,000
W-2	208	100	73	17,193,156	235,523	224,000
W-3	187	92	56	8,488,500	151,580	150,000
W-4	152	62	54	8,170,633	151,308	153,000
W-5	224	85	75	11,345,701	151,276	162,500
W-6	182	86	67	13,414,350	200,214	186,000
W-7	124	68	37	10,839,886	292,970	265,000
W-8	312	154	130	39,764,800	305,883	249,950
W-9	150	80	44	8,477,400	192,668	200,000
W-10	272	119	95	13,702,500	144,237	150,000
W-12	252	114	80	16,891,750	211,147	183,750
W-13	268	132	103	24,996,750	242,687	209,000
W-14	175	73	68	12,695,000	186,691	182,250
W-15	275	106	131	18,056,934	137,839	128,000
W-16	214	92	116	23,217,799	200,153	186,750
W-17	8	4	-	-	-	-
W-18	59	21	27	4,153,400	153,830	159,900
W-19	330	129	143	29,352,327	205,261	208,000
W-20	382	157	168	33,438,586	199,039	179,200
W-21	181	72	90	23,780,750	264,231	243,750
W-22	11	5	1	166,500	166,500	166,500
W-23	531	204	202	36,704,209	181,704	174,000
W-24	336	103	165	25,828,666	156,537	154,500
W-25	18	5	7	2,298,500	328,357	187,000
W-26	3	1	-	-	-	-
W-27	121	34	53	10,884,670	205,371	186,500
W-28	244	102	89	19,995,490	224,668	215,000
<b>Total</b>	<b>5,329</b>	<b>2,240</b>	<b>2,117</b>	<b>\$423,685,457</b>	<b>\$200,135</b>	<b>\$180,000</b>

May 1997 continued

Area	Listed	Re-Runs	Sales	Dollar Volume	Av. Price	Med. Price
<b>Central</b>						
C-1	268	112	101	\$20,760,805	\$205,553	\$176,000
C-2	204	107	64	19,384,950	302,890	249,500
C-3	169	80	42	15,918,668	379,016	242,384
C-4	237	103	85	28,416,888	334,316	301,000
C-6	77	41	25	8,780,018	351,201	286,000
C-7	194	83	59	14,841,348	251,548	237,000
C-8	230	115	60	11,749,600	195,827	159,500
C-9	112	60	38	19,419,300	511,034	469,500
C-10	200	105	73	30,037,150	411,468	303,000
C-11	95	39	49	12,237,000	249,735	270,100
C-12	190	104	41	27,159,300	662,422	540,000
C-13	166	107	60	13,745,900	229,098	210,000
C-14	278	149	87	27,132,188	311,864	282,000
C-15	309	155	89	20,411,588	229,344	198,000
<b>Total</b>	<b>2,729</b>	<b>1,360</b>	<b>873</b>	<b>\$269,994,703</b>	<b>\$309,272</b>	<b>\$250,000</b>
<b>North</b>						
N-1	237	120	66	\$17,716,700	\$268,435	\$263,000
N-2	274	118	94	24,007,920	255,403	239,900
N-3	373	197	116	35,471,200	305,786	314,400
N-4	189	94	58	16,657,540	287,199	256,125
N-5	39	20	13	4,680,800	360,062	330,000
N-6	185	74	63	15,585,300	247,386	234,000
N-7	242	107	86	16,831,500	195,715	193,250
N-8	253	133	64	17,939,388	280,303	271,250
N-10	178	85	55	14,142,900	257,144	230,000
N-11	435	212	130	38,820,505	298,619	282,000
N-12	84	44	25	6,983,900	279,356	245,000
N-13	49	27	6	1,666,900	277,817	170,500
N-14	86	37	23	6,605,900	287,213	265,000
N-15	95	46	30	6,440,400	214,680	206,550
N-16	77	36	25	5,239,600	209,584	192,000
N-17	238	85	99	13,865,475	140,055	132,500
N-18	85	34	29	5,117,750	176,474	179,000
N-19	128	40	39	6,483,400	166,241	164,000
N-20	21	6	6	1,304,000	217,333	230,750
N-21	22	7	5	846,000	169,200	182,000
N-22	44	13	23	3,228,050	140,350	129,500
N-23	118	38	29	4,257,500	146,810	140,500
N-24	80	26	17	2,131,800	125,400	130,000
<b>Total</b>	<b>3,532</b>	<b>1,599</b>	<b>1,101</b>	<b>\$266,024,428</b>	<b>\$241,621</b>	<b>\$220,000</b>
<b>Grand Total</b>	<b>16,189</b>	<b>7,286</b>	<b>5,797</b>	<b>\$1,257,395,571</b>	<b>\$216,904</b>	<b>\$186,500</b>

Listed includes Reruns: East (2,087-45%) West (2,240-42%) Central(1,360-50%) North(1,599-45%)

\* Sales to Listings Ratio (SFD only): 35.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	39	97%
WEST	40	97%
CENTRAL	41	96%
NORTH	49	96%
<b>TOTAL</b>	<b>41</b>	<b>97%</b>

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

## Five Month Single-Family January to May 1997

<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	1,029	349	\$64,037,664	\$183,489	\$170,000
E-2	852	361	84,745,319	234,752	210,000
E-3	1,658	623	105,650,930	169,584	167,000
E-4	688	297	45,283,668	152,470	163,000
E-5	1,415	545	102,254,365	187,623	183,800
E-6	671	231	44,587,861	193,021	172,000
E-7	1,461	605	113,653,205	187,857	186,100
E-8	1,201	394	66,830,973	169,622	165,000
E-9	943	296	49,494,419	167,211	173,400
E-10	757	272	58,041,770	213,389	209,000
E-11	1,029	417	64,858,988	155,537	157,250
E-12	280	142	23,136,370	162,932	159,000
E-13	1,223	476	89,814,282	188,685	184,000
E-14	1,367	622	102,050,264	164,068	164,000
E-15	1,122	552	95,132,582	172,342	168,000
E-16	2,347	992	126,795,826	127,818	124,000
E-17	1,107	440	63,710,120	144,796	139,500
E-18	79	13	3,126,000	240,462	230,000
E-19	69	17	3,540,320	208,254	193,500
E-20	262	87	14,077,500	161,810	149,750
E-21	429	149	24,512,207	164,511	157,000
<b>Total</b>	<b>19,989</b>	<b>7,880</b>	<b>\$1,345,334,633</b>	<b>\$170,728</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	512	189	\$40,146,830	\$212,417	\$187,500
W-2	857	300	65,302,904	217,676	199,000
W-3	1,021	327	49,141,949	150,281	146,000
W-4	703	253	38,616,633	152,635	154,500
W-5	1,012	374	54,259,941	145,080	144,500
W-6	821	312	61,123,050	195,907	181,000
W-7	441	168	43,778,377	260,586	251,505
W-8	1,416	552	169,051,478	306,253	252,500
W-9	690	241	45,948,118	190,656	200,000
W-10	1,190	442	66,522,975	150,504	165,000
W-12	1,077	380	82,532,555	217,191	192,750
W-13	1,266	505	118,754,400	235,157	209,900
W-14	755	286	54,144,774	189,317	185,000
W-15	1,217	596	79,797,026	133,888	120,000
W-16	1,191	570	116,422,954	204,251	192,000
W-17	11	-	-	-	-
W-18	351	158	23,393,078	148,057	157,000
W-19	1,483	651	131,195,761	201,530	203,000
W-20	1,795	833	169,861,921	203,916	184,400
W-21	943	451	113,000,392	250,555	229,500
W-22	34	8	1,749,000	218,625	167,750
W-23	2,309	1,149	203,457,624	177,074	170,000
W-24	1,720	845	134,851,816	159,588	156,000
W-25	93	36	8,708,666	241,907	167,750
W-26	16	1	190,000	190,000	190,000
W-27	560	246	46,200,610	187,807	175,500
W-28	978	366	79,985,176	218,539	199,500
<b>Total</b>	<b>24,462</b>	<b>10,239</b>	<b>\$1,998,138,008</b>	<b>\$195,150</b>	<b>N/A</b>

**Five Month Single-Family continued  
January to May 1997**

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>Central</u></b>					
C-1	1,255	437	\$84,533,093	\$193,440	\$167,750
C-2	911	294	91,736,621	312,029	244,500
C-3	748	247	92,931,627	376,241	271,000
C-4	1,099	438	165,894,137	378,754	339,950
C-6	278	88	26,282,218	298,662	263,000
C-7	756	272	65,355,521	240,278	225,500
C-8	974	330	60,708,807	183,966	159,450
C-9	453	152	82,943,600	545,682	462,500
C-10	786	294	107,275,918	364,884	288,500
C-11	363	162	39,349,451	242,898	255,000
C-12	756	159	94,842,000	596,491	515,000
C-13	698	267	58,064,780	217,471	199,500
C-14	1,266	346	102,579,380	296,472	250,000
C-15	1,329	497	112,168,001	225,690	198,000
<b>Total</b>	<b>11,672</b>	<b>3,983</b>	<b>\$1,184,665,154</b>	<b>\$297,430</b>	<b>N/A</b>
<b><u>North</u></b>					
N-1	1,058	313	\$83,389,047	\$266,419	\$250,000
N-2	1,125	443	111,950,524	252,710	242,000
N-3	1,712	499	136,989,435	274,528	234,500
N-4	819	258	69,447,283	269,176	253,250
N-5	214	53	17,654,800	333,109	308,000
N-6	859	295	75,626,720	256,362	230,000
N-7	995	425	86,620,408	203,813	200,000
N-8	1,081	285	78,259,268	274,594	265,000
N-10	757	281	68,046,039	242,157	224,000
N-11	1,670	517	147,772,734	285,827	271,000
N-12	344	101	25,070,700	248,225	225,000
N-13	166	27	6,873,400	254,570	170,000
N-14	392	111	31,552,450	284,256	271,750
N-15	426	157	33,817,500	215,398	199,000
N-16	286	112	23,084,990	206,116	186,950
N-17	1,122	394	53,224,320	135,087	128,000
N-18	406	141	23,760,750	168,516	173,000
N-19	524	179	28,920,338	161,566	151,000
N-20	86	21	4,359,900	207,614	220,000
N-21	117	30	4,850,700	161,690	158,500
N-22	189	71	10,064,750	141,757	132,000
N-23	497	152	21,415,633	140,892	139,000
N-24	277	83	10,600,750	127,720	122,000
<b>Total</b>	<b>15,122</b>	<b>4,948</b>	<b>\$1,153,352,439</b>	<b>\$233,095</b>	<b>N/A</b>
<b>Grand Total</b>	<b>71,245</b>	<b>27,050</b>	<b>\$5,681,490,234</b>	<b>\$210,037</b>	<b>N/A</b>

Includes Re-runs:

East	7,957	West	9,231
Central	5,295	North	6,164

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









## Single-Family West Breakdown May 1997

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	14	326,164	274,800	11	218,773	215,000
W-2	39	273,422	286,000	32	194,068	193,500
W-3	40	153,158	150,000	11	159,973	161,000
W-4	29	190,880	188,000	4	175,125	168,500
W-5	16	196,063	203,450	27	202,104	199,000
W-6	33	191,741	191,000	6	182,750	179,000
W-7	32	311,421	294,450	1	205,900	205,900
W-8	83	374,614	292,000	3	212,367	215,000
W-9	14	304,893	327,500	4	186,250	188,000
W-10	43	196,042	190,000	2	176,000	176,000
W-12	42	281,914	254,250	1	152,000	152,000
W-13	59	324,044	298,000	9	170,433	176,500
W-14	22	264,736	262,000	9	187,333	184,000
W-15	15	212,427	218,000	13	187,182	183,000
W-16	46	253,837	230,450	20	178,420	178,950
W-17	-	-	-	-	-	-
W-18	15	171,133	170,000	7	157,771	159,900
W-19	68	257,045	252,500	7	188,714	190,000
W-20	73	254,990	237,000	24	179,508	174,950
W-21	62	295,788	267,950	6	172,017	171,800
W-22	1	166,500	166,500	-	-	-
W-23	131	199,850	188,500	23	157,204	157,000
W-24	61	198,008	193,000	29	165,217	164,000
W-25	4	468,125	483,750	-	-	-
W-26	-	-	-	-	-	-
W-27	45	221,668	192,000	-	-	-
W-28	75	241,301	235,000	9	126,044	128,000

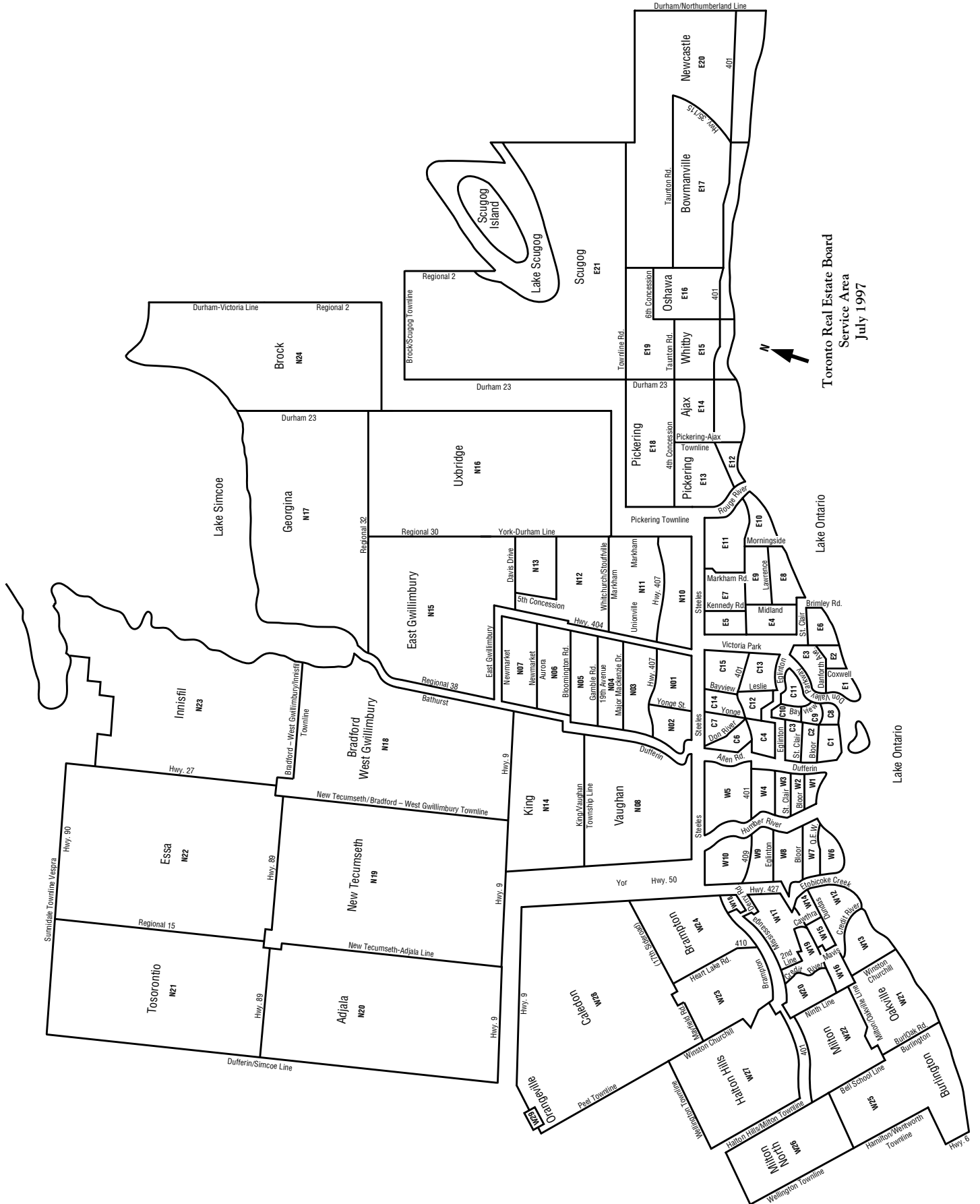
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	259,000	259,000	12	147,117	136,500	-	-	-
W-2	-	-	-	1	149,500	149,500	-	-	-
W-3	-	-	-	5	120,500	121,000	-	-	-
W-4	-	-	-	20	85,280	84,250	-	-	-
W-5	7	107,714	108,000	25	79,916	76,900	-	-	-
W-6	-	-	-	25	224,736	187,500	-	-	-
W-7	2	228,505	228,505	2	105,750	105,750	-	-	-
W-8	12	244,533	170,000	31	156,656	130,000	-	-	-
W-9	5	255,780	225,000	21	104,048	78,000	-	-	-
W-10	14	115,743	118,000	34	87,303	85,400	2	166,000	166,000
W-12	7	148,371	144,000	28	124,491	126,000	-	-	-
W-13	17	135,324	129,000	17	110,574	101,000	-	-	-
W-14	18	148,294	165,250	15	112,767	122,000	4	206,000	208,500
W-15	22	143,309	143,750	80	113,892	113,000	1	173,000	173,000
W-16	25	151,732	149,000	10	130,820	110,750	13	191,262	193,500
W-17	-	-	-	-	-	-	-	-	-
W-18	2	114,250	114,250	3	84,500	83,000	-	-	-
W-19	26	154,398	157,250	31	140,968	130,000	3	205,100	215,000
W-20	50	149,262	145,000	10	108,850	94,000	1	171,000	171,000
W-21	6	164,750	167,500	4	184,625	199,000	5	184,680	188,000
W-22	-	-	-	-	-	-	-	-	-
W-23	9	122,011	122,000	10	119,140	120,750	6	172,208	173,875
W-24	30	128,807	125,750	33	103,688	106,000	1	174,000	174,000
W-25	2	119,500	119,500	-	-	-	1	187,000	187,000
W-26	-	-	-	-	-	-	-	-	-
W-27	5	122,830	117,250	3	98,490	100,970	-	-	-
W-28	2	165,250	165,250	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	5	166,000	162,000	-	-	-	-	-	-
W-2	1	170,000	170,000	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	1	229,000	229,000	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	2	159,000	159,000	1	54,000	54,000	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	1	244,000	244,000	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	2	187,500	187,500	-	-	-	-	-	-
W-13	1	164,000	164,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	2	192,500	192,500	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	8	194,075	187,100	-	-	-	-	-	-
W-20	9	181,500	168,500	-	-	-	1	160,000	160,000
W-21	7	251,343	194,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	23	155,887	157,000	-	-	-	-	-	-
W-24	11	136,273	124,000	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	3	144,333	148,000	-	-	-	-	-	-

# 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
1995	47,100	39,273	9,902,240,806	210,238	203,028
<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
September	4,848	4,123	976,472,171	201,417	195,486
October	6,281	5,398	1,282,350,382	204,163	199,882
November	6,959	5,878	1,424,064,031	204,636	195,801
December	5,012	4,127	1,037,995,827	207,102	196,016
<b>TOTAL</b>	<b>65,760</b>	<b>55,779</b>	<b>13,497,191,369</b>	<b>205,249</b>	<b>198,150</b>
<b>1997</b>					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
April	7,626	6,423	1,747,789,607	229,188	213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
<b>TOTAL</b>	<b>32,208</b>	<b>27,050</b>	<b>7,060,124,841</b>	<b>219,204</b>	<b>210,037</b>

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



"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."