

Another Record Falls! 6,743 Sales in August

TORONTO — Friday, September 3, 2004.

Toronto's resale market felt the heat in August, with 6,743 homes changing hands, the most ever recorded for the month. Transactions were up three per cent over the previous record of 6,549 sales, set in August of 2003, TREB President Ron Abraham announced today.

Meanwhile, prices continued to ease, falling two per cent to \$304,509 from the \$312,418 recorded in July. "The declines of the last couple of months are entirely seasonal in nature, and year-over-year prices are still up seven per cent over 2003," Mr. Abraham noted. With people on holidays, and a fairly healthy level of inventory (22,204 active listings at the end of July), this was bound to occur.

Going into fall market, Mr. Abraham saw nothing but continued good news ahead. "With 1.1 per cent growth in the second quarter, the Canadian economy is still strong, inflation is still holding steady in the two per cent range and interest rates remain historically low. So the Toronto

resale market should continue to perform at or near record levels. I predict that 2004 will be the first year where sales exceed 80,000 dwellings."

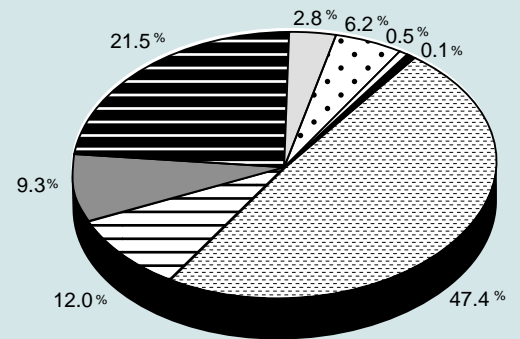
Breaking down the total, 2,573 sales were reported in TREB's 28 West districts and averaged \$290,042; 1,103 sales were reported in the 14 Central districts and averaged \$349,827; 1,425 sales were reported in the 23 North districts and averaged \$350,197; and 1,642 sales were reported in TREB's 21 East districts and averaged \$257,088. ■

NEIGHBOURHOOD CORNER

Rosedale

Thus far in 2004, the average price of detached homes in the Rosedale area (South portion of C09) is \$1,730,474, up 16 per cent over the \$1,495,162 recorded in the January to August period of last year. In addition, condo apartments in Rosedale averaged \$408,866, a 15 percent increase over the first eight months of 2003. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,195	97	\$334,800
Semi-Detached	810	98	\$268,000
Condo Townhouse	626	97	\$216,750
Condo Apt	1,453	97	\$192,000
Link	199	98	\$254,000
Att/Row/Twnhouse	417	98	\$259,000
Co-op Apt	33	97	\$160,000
Det Condo	10	97	\$238,000

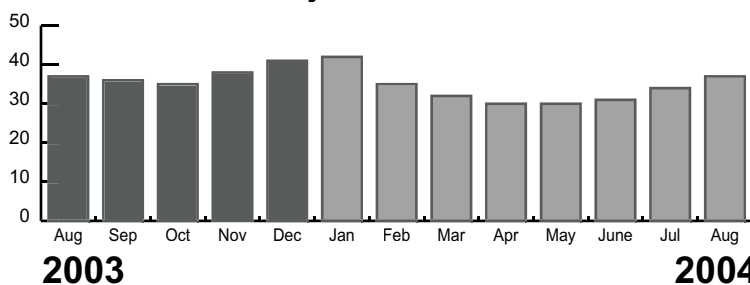
Housing Market Indicators

	August 2003	August 2004	%Change
Sales	6,549	6,743	(+3%)
New Listings	10,140	11,754	(+16%)
Active Listings*	19,134	22,204	(+16%)

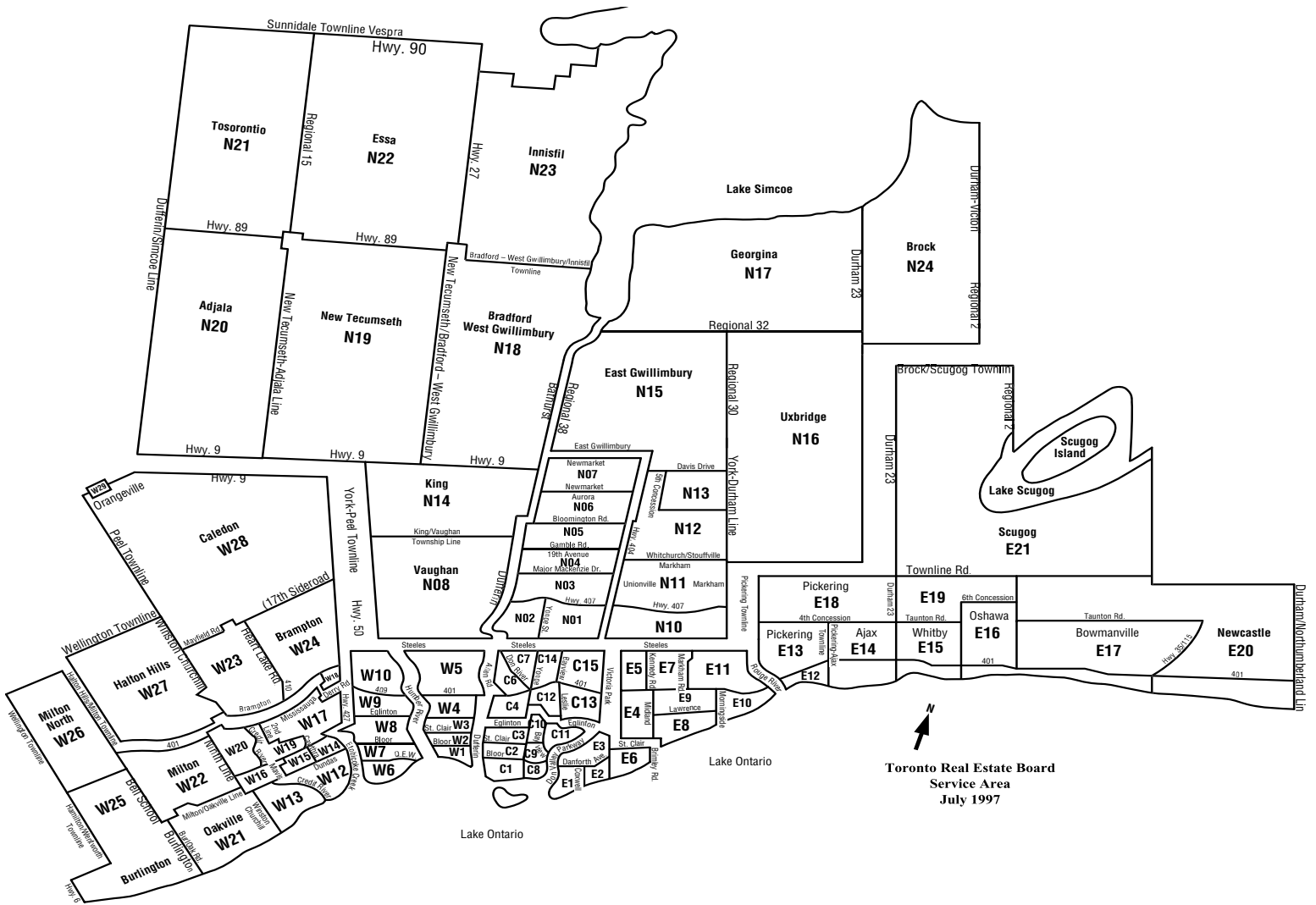
* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



District Map	2
Price Category Breakdown	2
East District	3
West District	6
Central District	10
North District	12
Annual Summary	16
Single Family Comparison	16



Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - August 2004

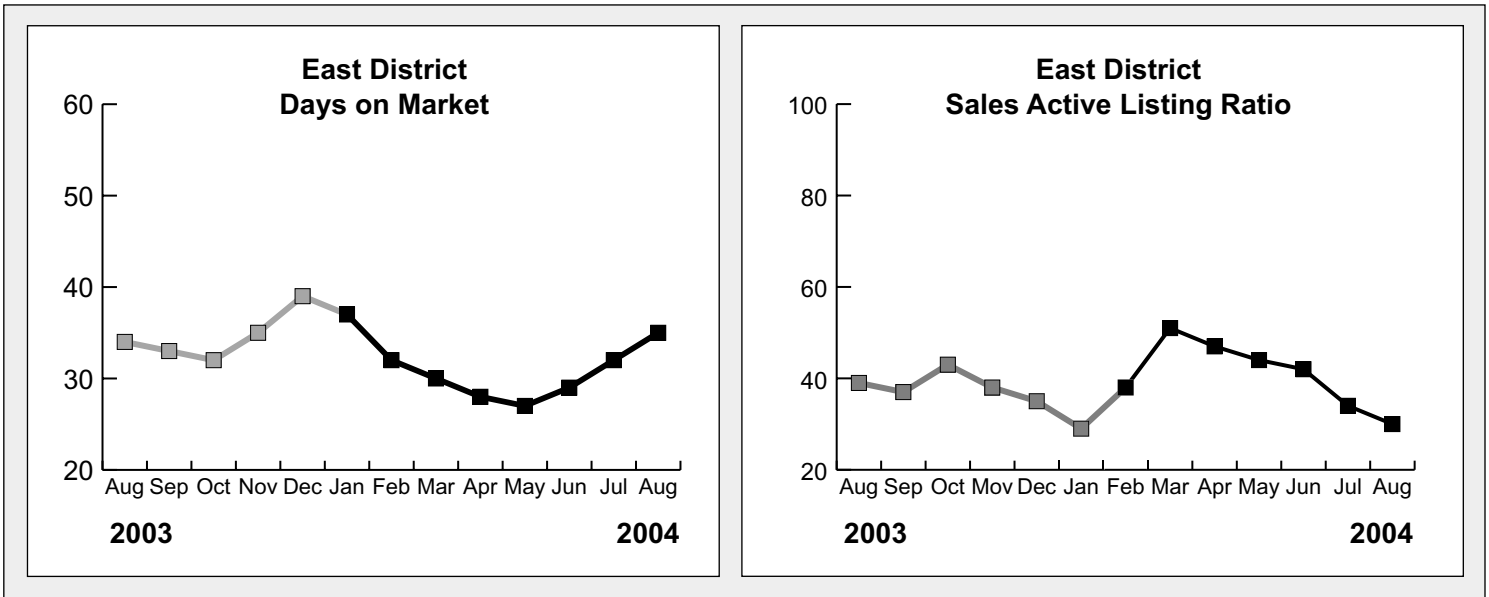
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	22	0.3	4	0.3	7	1.1
\$90,001 - \$100,000	19	0.3	8	0.6	6	1.0
\$100,001 - \$110,000	24	0.4	16	1.1	4	0.6
\$110,001 - \$120,000	31	0.5	21	1.4	5	0.8
\$120,001 - \$130,000	65	1.0	39	2.7	7	1.1
\$130,001 - \$140,000	104	1.5	65	4.5	22	3.5
\$140,001 - \$150,000	136	2.0	93	6.4	16	2.6
\$150,001 - \$160,000	182	2.7	123	8.5	20	3.2
\$160,001 - \$170,000	236	3.5	136	9.4	44	7.0
\$170,001 - \$180,000	213	3.2	106	7.3	36	5.8
\$180,001 - \$190,000	219	3.2	104	7.2	42	6.7
\$190,001 - \$200,000	195	2.9	89	6.1	35	5.6
\$200,001 - \$225,000	639	9.5	211	14.5	115	18.4
\$225,001 - \$250,000	742	11.0	127	8.7	116	18.5
\$250,001 - \$300,000	1,323	19.6	152	10.5	98	15.7
\$300,001 - \$400,000	1,554	23.0	101	7.0	39	6.2
\$400,001 - \$500,000	520	7.7	30	2.1	8	1.3
\$500,001 - \$750,000	378	5.6	21	1.4	6	1.0
\$750,001 - \$1,000,000	87	1.3	4	0.3	-	-
\$1,000,001 - \$1,500,000	37	0.5	2	0.1	-	-
\$1,500,001 -	17	0.3	1	0.1	-	-
Total:	6,743	100	1,453	100	626	100

Current Month: August 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	182	136	66	\$21,688,131	\$328,608	\$297,000	20	101
E02	116	91	56	\$21,261,900	\$379,677	\$343,500	23	99
E03	343	192	119	\$31,916,853	\$268,209	\$270,000	32	98
E04	346	183	81	\$18,608,338	\$229,733	\$236,500	37	97
E05	381	192	109	\$27,258,650	\$250,079	\$225,000	41	96
E06	115	62	35	\$9,740,100	\$278,289	\$246,500	36	97
E07	480	228	125	\$32,170,422	\$257,363	\$260,000	39	97
E08	325	151	74	\$18,905,932	\$255,486	\$257,625	42	97
E09	380	171	89	\$19,436,600	\$218,389	\$208,000	36	97
E10	210	110	65	\$20,217,700	\$311,042	\$296,000	35	98
E11	627	281	97	\$24,045,952	\$247,896	\$239,000	46	97
E12	51	30	20	\$4,675,300	\$233,765	\$222,500	35	97
E13	294	176	99	\$27,855,525	\$281,369	\$262,000	35	98
E14	284	190	119	\$30,923,100	\$259,858	\$242,000	32	98
E15	318	219	106	\$27,478,400	\$259,230	\$240,000	31	97
E16	474	317	206	\$39,513,640	\$191,814	\$181,750	30	98
E17	247	168	89	\$18,996,850	\$213,448	\$203,000	32	98
E18	33	9	4	\$2,293,900	\$573,475	\$297,000	68	95
E19	57	34	27	\$8,722,750	\$323,065	\$290,000	43	98
E20	92	33	14	\$3,520,800	\$251,486	\$227,000	38	97
E21	131	57	42	\$12,907,200	\$307,314	\$281,250	50	97
Total	5,486	3,030	1,642	\$422,138,043	\$257,088	\$240,000	35	98

Year-to-Date: January 2004 to August 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,087	643	\$206,179,591	\$320,653	\$302,000	19	101
E02	996	653	\$259,007,026	\$396,642	\$349,900	19	100
E03	1,759	1,062	\$296,873,813	\$279,542	\$275,000	24	100
E04	1,345	692	\$157,367,402	\$227,410	\$243,250	33	97
E05	1,637	875	\$227,564,797	\$260,074	\$245,000	34	97
E06	712	415	\$127,721,474	\$307,763	\$260,000	23	99
E07	1,870	916	\$236,866,240	\$258,588	\$260,000	35	97
E08	1,453	726	\$182,867,394	\$251,883	\$252,000	36	97
E09	1,551	778	\$169,426,247	\$217,772	\$206,000	41	97
E10	866	459	\$140,685,450	\$306,504	\$292,000	27	98
E11	2,043	798	\$189,030,720	\$236,881	\$230,000	41	97
E12	309	196	\$49,309,486	\$251,579	\$236,500	29	98
E13	1,475	923	\$255,197,033	\$276,486	\$261,000	30	98
E14	1,731	1,105	\$283,018,513	\$256,125	\$241,500	28	98
E15	1,819	1,176	\$306,276,576	\$260,439	\$244,250	28	98
E16	2,689	1,959	\$365,629,720	\$186,641	\$177,000	28	98
E17	1,397	975	\$211,444,685	\$216,866	\$202,500	28	98
E18	91	35	\$16,120,900	\$460,597	\$398,000	51	95
E19	342	244	\$70,764,409	\$290,018	\$275,000	32	98
E20	323	191	\$47,179,233	\$247,012	\$225,000	50	97
E21	489	304	\$85,950,025	\$282,730	\$254,450	48	97
Total	25,984	15,125	\$3,884,480,734	\$256,825	\$241,000	30	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	51	20	\$407,933	\$387,750	39.2	99	E01	96	36	\$303,708	\$270,050	37.5	102
E02	39	14	\$470,786	\$462,500	35.9	98	E02	55	31	\$371,113	\$331,200	56.4	100
E03	154	60	\$306,133	\$289,950	39.0	99	E03	54	26	\$286,203	\$282,000	48.2	99
E04	141	33	\$285,948	\$280,000	23.4	97	E04	26	9	\$246,111	\$237,000	34.6	97
E05	114	28	\$360,654	\$358,500	24.6	97	E05	21	4	\$271,750	\$266,250	19.1	98
E06	88	26	\$302,831	\$261,350	29.6	98	E06	18	5	\$237,300	\$235,000	27.8	96
E07	170	43	\$350,361	\$342,000	25.3	97	E07	44	11	\$263,418	\$268,000	25.0	96
E08	140	45	\$318,486	\$282,250	32.1	97	E08	20	3	\$275,633	\$284,900	15.0	99
E09	160	34	\$273,088	\$263,000	21.3	97	E09	7	2	\$211,750	\$211,750	28.6	96
E10	151	50	\$336,540	\$325,050	33.1	98	E10	9	3	\$261,667	\$260,000	33.3	97
E11	230	41	\$313,226	\$330,000	17.8	97	E11	75	11	\$242,636	\$258,000	14.7	97
E12	31	12	\$252,075	\$237,500	38.7	96	E12	3	2	\$213,500	\$213,500	66.7	99
E13	171	50	\$359,861	\$329,000	29.2	98	E13	20	7	\$232,468	\$223,500	35.0	98
E14	211	83	\$283,033	\$260,000	39.3	98	E14	9	9	\$232,167	\$229,000	100.0	98
E15	227	58	\$297,340	\$291,000	25.6	97	E15	19	7	\$207,000	\$206,000	36.8	98
E16	346	120	\$222,048	\$218,000	34.7	98	E16	69	32	\$163,013	\$168,250	46.4	98
E17	135	45	\$239,048	\$228,500	33.3	97	E17	15	5	\$168,300	\$168,500	33.3	99
E18	33	4	\$573,475	\$297,000	12.1	95	E18	-	-	-	-	-	-
E19	49	21	\$346,202	\$318,500	42.9	98	E19	-	-	-	-	-	-
E20	81	13	\$253,215	\$225,000	16.1	97	E20	-	-	-	-	-	-
E21	130	42	\$307,314	\$281,250	32.3	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	5	-	-	-	-	-	E01	-	-	-	-	-	-
E02	9	5	\$327,980	\$383,000	55.6	98	E02	-	-	-	-	-	-
E03	122	27	\$163,559	\$151,500	22.1	96	E03	-	-	-	-	-	-
E04	126	27	\$161,168	\$163,500	21.4	97	E04	-	-	-	-	-	-
E05	151	49	\$193,374	\$168,500	32.5	96	E05	12	6	\$282,467	\$280,900	50.0	98
E06	6	4	\$170,000	\$172,500	66.7	97	E06	-	-	-	-	-	-
E07	174	44	\$166,830	\$165,000	25.3	97	E07	25	11	\$279,845	\$276,000	44.0	97
E08	129	23	\$138,235	\$132,000	17.8	96	E08	1	-	-	-	-	-
E09	148	46	\$181,643	\$178,900	31.1	97	E09	1	-	-	-	-	-
E10	19	1	\$156,900	\$156,900	5.3	96	E10	2	1	\$240,000	\$240,000	50.0	96
E11	156	20	\$150,885	\$155,500	12.8	97	E11	18	5	\$238,700	\$241,500	27.8	96
E12	2	-	-	-	-	-	E12	1	1	\$225,000	\$225,000	100.0	98
E13	21	12	\$187,400	\$166,000	57.1	99	E13	12	4	\$247,125	\$249,250	33.3	99
E14	15	4	\$175,250	\$153,750	26.7	99	E14	13	5	\$233,700	\$232,500	38.5	99
E15	8	3	\$195,133	\$214,900	37.5	99	E15	29	14	\$232,400	\$236,175	48.3	98
E16	8	2	\$140,000	\$140,000	25.0	97	E16	15	9	\$184,433	\$187,000	60.0	99
E17	2	-	-	-	-	-	E17	56	24	\$208,371	\$207,000	42.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	6	5	\$247,100	\$245,000	83.3	98
E20	-	-	-	-	-	-	E20	7	1	\$229,000	\$229,000	14.3	100
E21	1	-	-	-	-	-	E21	-	-	-	-	-	-

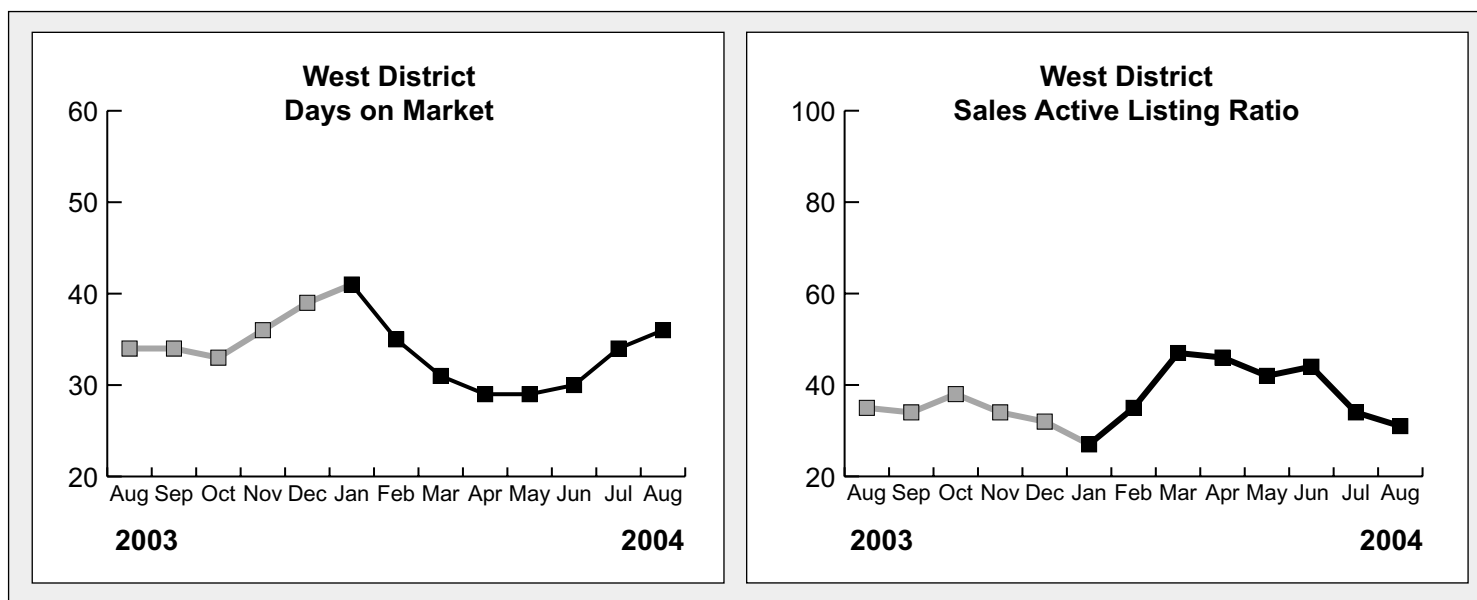
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	6	3	\$221,000	\$219,000	50.0	102	E01	-	-	-	-	-	-
E02	3	2	\$251,500	\$251,500	66.7	99	E02	-	-	-	-	-	-
E03	4	1	\$225,000	\$225,000	25.0	96	E03	-	-	-	-	-	-
E04	49	12	\$217,125	\$225,000	24.5	97	E04	-	-	-	-	-	-
E05	80	20	\$219,210	\$215,750	25.0	96	E05	-	-	-	-	-	-
E06	2	-	-	-	-	-	E06	-	-	-	-	-	-
E07	42	8	\$234,000	\$230,500	19.1	96	E07	-	-	-	-	-	-
E08	31	3	\$189,250	\$194,500	9.7	98	E08	-	-	-	-	-	-
E09	61	6	\$196,917	\$177,000	9.8	98	E09	-	-	-	-	-	-
E10	18	5	\$180,380	\$167,000	27.8	97	E10	-	-	-	-	-	-
E11	88	10	\$197,300	\$180,000	11.4	98	E11	5	-	-	-	-	-
E12	12	5	\$199,680	\$188,000	41.7	99	E12	-	-	-	-	-	-
E13	53	17	\$180,941	\$168,000	32.1	98	E13	-	-	-	-	-	-
E14	21	11	\$181,400	\$191,000	52.4	98	E14	3	2	\$212,500	\$212,500	66.7	98
E15	15	4	\$189,500	\$196,250	26.7	98	E15	-	-	-	-	-	-
E16	27	31	\$120,442	\$133,900	114.8	98	E16	-	-	-	-	-	-
E17	12	6	\$140,583	\$132,000	50.0	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	4	-	-	-	-	-	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	24	7	\$276,143	\$235,500	29.2	103
E02	-	1	\$182,000	\$182,000	-	98	E02	10	3	\$280,500	\$224,000	30.0	99
E03	2	-	-	-	-	-	E03	7	5	\$293,300	\$322,000	71.4	98
E04	3	-	-	-	-	-	E04	1	-	-	-	-	-
E05	1	-	-	-	-	-	E05	2	2	\$259,500	\$259,500	100.0	96
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	1	-	-	-	-	-	E07	24	8	\$239,563	\$232,500	33.3	98
E08	1	-	-	-	-	-	E08	3	-	-	-	-	-
E09	3	1	\$191,000	\$191,000	33.3	101	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	11	5	\$261,380	\$260,000	45.5	98
E11	3	-	-	-	-	-	E11	52	10	\$235,050	\$230,000	19.2	98
E12	-	-	-	-	-	-	E12	2	-	-	-	-	-
E13	2	-	-	-	-	-	E13	15	9	\$213,544	\$220,000	60.0	98
E14	-	1	\$137,500	\$137,500	-	100	E14	12	4	\$228,625	\$218,250	33.3	98
E15	-	-	-	-	-	-	E15	20	20	\$209,335	\$211,500	100.0	99
E16	3	1	\$135,000	\$135,000	33.3	95	E16	6	11	\$167,536	\$170,900	183.3	99
E17	3	-	-	-	-	-	E17	24	9	\$172,644	\$178,000	37.5	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	1	\$217,000	\$217,000	50.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: August 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	110	81	48	\$20,036,558	\$417,428	\$349,000	32	99
W02	210	124	57	\$18,700,800	\$328,084	\$309,000	32	98
W03	271	112	61	\$14,697,800	\$240,948	\$237,000	42	96
W04	265	135	63	\$16,229,400	\$257,610	\$251,500	39	96
W05	357	166	85	\$20,295,000	\$238,765	\$267,000	37	97
W06	287	145	89	\$27,732,800	\$311,604	\$283,000	40	97
W07	94	55	26	\$9,258,500	\$356,096	\$318,000	30	98
W08	276	156	62	\$25,266,800	\$407,529	\$307,500	35	98
W09	206	105	34	\$9,539,900	\$280,585	\$309,750	31	98
W10	524	227	105	\$24,973,111	\$237,839	\$258,000	45	97
W12	252	148	102	\$35,073,184	\$343,855	\$314,000	32	98
W13	251	139	81	\$31,335,485	\$386,858	\$295,000	35	97
W14	149	88	48	\$12,853,000	\$267,771	\$247,000	39	97
W15	496	286	152	\$30,462,355	\$200,410	\$180,750	35	98
W16	229	154	84	\$24,007,650	\$285,805	\$274,750	29	98
W17	1	-	-	-	-	-	-	-
W18	167	89	46	\$10,929,800	\$237,604	\$243,750	44	97
W19	640	390	232	\$71,417,138	\$307,832	\$292,500	35	97
W20	538	363	246	\$72,997,542	\$296,738	\$275,250	31	98
W21	279	132	75	\$26,846,788	\$357,957	\$320,000	39	97
W22	82	62	34	\$9,872,500	\$290,368	\$269,700	30	98
W23	1,230	713	381	\$102,384,572	\$268,726	\$255,000	42	98
W24	746	441	235	\$62,031,590	\$263,964	\$255,500	33	98
W25	66	28	16	\$5,415,700	\$338,481	\$278,000	51	98
W26	11	5	3	\$1,946,900	\$648,967	\$745,000	92	96
W27	172	107	78	\$24,667,650	\$316,252	\$283,250	37	97
W28	243	97	64	\$22,791,100	\$356,111	\$325,000	39	97
W29	142	84	66	\$14,513,150	\$219,896	\$218,950	29	98
Total	8,294	4,632	2,573	\$746,276,773	\$290,042	\$267,000	36	97



Year-to-Date: January 2004 to August 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	639	421	\$168,659,439	\$400,616	\$366,300	28	100
W02	978	524	\$192,903,915	\$368,137	\$329,000	26	100
W03	1,164	571	\$135,911,016	\$238,023	\$236,500	33	97
W04	1,057	571	\$143,080,125	\$250,578	\$253,500	36	97
W05	1,335	714	\$166,541,926	\$233,252	\$260,250	37	97
W06	1,260	734	\$218,902,393	\$298,232	\$280,000	39	98
W07	538	349	\$137,366,311	\$393,600	\$371,500	27	100
W08	1,403	855	\$378,366,694	\$442,534	\$365,000	30	99
W09	750	369	\$106,578,864	\$288,832	\$305,000	34	98
W10	1,688	814	\$184,778,653	\$227,001	\$239,950	39	97
W12	1,207	757	\$252,547,817	\$333,617	\$290,000	33	98
W13	1,210	744	\$302,037,232	\$405,964	\$328,500	30	98
W14	743	489	\$126,653,638	\$259,005	\$247,500	33	97
W15	2,015	1,157	\$236,656,707	\$204,543	\$181,000	37	97
W16	1,271	844	\$255,590,003	\$302,832	\$271,900	28	98
W17	1	1	\$640,000	\$640,000	\$640,000	208	81
W18	647	298	\$68,383,749	\$229,476	\$242,500	38	97
W19	3,417	2,040	\$613,771,896	\$300,869	\$285,000	31	98
W20	3,283	2,287	\$668,572,801	\$292,336	\$274,000	27	98
W21	1,212	735	\$279,321,258	\$380,029	\$320,000	35	98
W22	401	246	\$70,093,700	\$284,934	\$265,000	29	98
W23	5,719	3,317	\$867,409,111	\$261,504	\$252,000	32	98
W24	3,672	2,141	\$548,221,032	\$256,058	\$249,000	31	98
W25	252	153	\$44,392,690	\$290,148	\$253,000	35	98
W26	33	17	\$8,479,400	\$498,788	\$457,000	50	97
W27	807	578	\$167,426,032	\$289,664	\$261,250	31	98
W28	955	583	\$218,633,799	\$375,015	\$329,000	39	98
W29	684	484	\$107,788,335	\$222,703	\$215,000	29	98
Total	38,341	22,793	\$6,669,708,536	\$292,621	\$265,000	32	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	32	21	\$590,976	\$469,000	65.6	99	W01	24	12	\$340,697	\$347,000	50.0	101
W02	61	21	\$404,757	\$411,000	34.4	98	W02	104	31	\$287,852	\$279,000	29.8	98
W03	165	29	\$252,634	\$247,500	17.6	96	W03	80	20	\$262,445	\$247,500	25.0	96
W04	124	34	\$333,821	\$329,750	27.4	96	W04	18	3	\$276,333	\$278,000	16.7	97
W05	81	19	\$348,132	\$331,000	23.5	97	W05	89	27	\$287,333	\$288,000	30.3	97
W06	98	45	\$321,718	\$283,500	45.9	98	W06	14	4	\$290,375	\$289,750	28.6	98
W07	38	15	\$427,267	\$370,000	39.5	98	W07	1	-	-	-	-	-
W08	114	29	\$632,698	\$532,950	25.4	98	W08	1	2	\$298,500	\$298,500	200.0	98
W09	47	18	\$369,278	\$361,000	38.3	97	W09	6	1	\$300,000	\$300,000	16.7	100
W10	203	53	\$296,736	\$288,000	26.1	97	W10	17	5	\$264,260	\$263,500	29.4	96
W12	144	51	\$439,122	\$430,000	35.4	98	W12	15	8	\$289,600	\$272,000	53.3	99
W13	135	37	\$585,102	\$545,000	27.4	96	W13	22	14	\$261,436	\$260,000	63.6	98
W14	42	15	\$418,053	\$416,900	35.7	97	W14	10	4	\$305,875	\$305,250	40.0	98
W15	43	10	\$366,850	\$383,500	23.3	97	W15	22	12	\$305,825	\$305,000	54.6	98
W16	116	34	\$346,700	\$326,000	29.3	97	W16	37	16	\$267,609	\$263,500	43.2	97
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	67	19	\$285,942	\$287,000	28.4	97	W18	63	15	\$236,460	\$240,000	23.8	97
W19	305	98	\$390,425	\$375,500	32.1	97	W19	68	38	\$288,529	\$287,250	55.9	98
W20	255	99	\$375,272	\$353,000	38.8	98	W20	116	55	\$275,328	\$274,000	47.4	98
W21	193	45	\$423,718	\$380,000	23.3	98	W21	6	7	\$283,286	\$294,000	116.7	98
W22	67	16	\$342,681	\$350,500	23.9	98	W22	7	6	\$258,083	\$260,000	85.7	98
W23	760	221	\$301,654	\$294,500	29.1	98	W23	207	65	\$243,300	\$247,000	31.4	97
W24	411	114	\$320,556	\$310,500	27.7	98	W24	140	52	\$248,275	\$250,000	37.1	98
W25	46	11	\$401,218	\$340,000	23.9	97	W25	3	1	\$251,000	\$251,000	33.3	97
W26	11	3	\$648,967	\$745,000	27.3	96	W26	-	-	-	-	-	-
W27	151	61	\$348,675	\$334,000	40.4	97	W27	3	5	\$227,800	\$255,000	166.7	98
W28	231	51	\$383,257	\$343,500	22.1	97	W28	6	5	\$257,800	\$265,000	83.3	98
W29	99	42	\$247,787	\$244,950	42.4	98	W29	13	13	\$176,685	\$178,000	100.0	98

Condo Apartment

Link

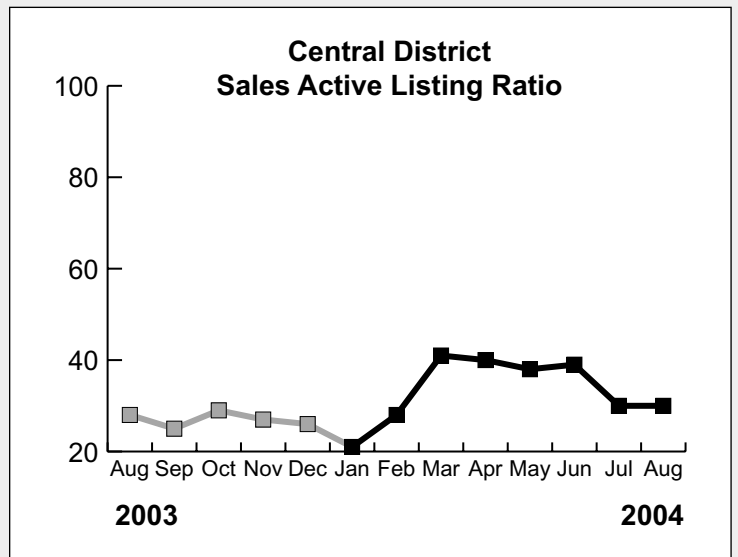
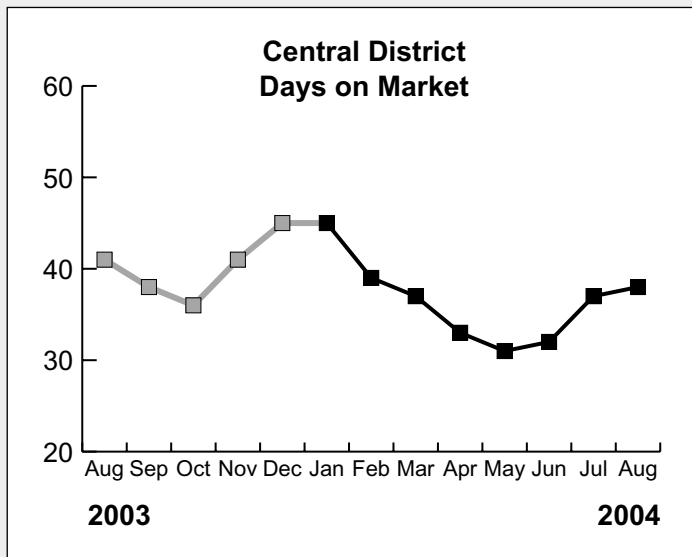
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	40	11	\$207,790	\$200,000	27.5	98	W01	-	-	-	-	-	-
W02	9	2	\$264,500	\$264,500	22.2	95	W02	-	-	-	-	-	-
W03	22	10	\$175,850	\$168,750	45.5	96	W03	-	-	-	-	-	-
W04	100	20	\$135,150	\$138,450	20.0	96	W04	-	-	-	-	-	-
W05	112	22	\$135,795	\$134,000	19.6	97	W05	-	-	-	-	-	-
W06	150	28	\$298,054	\$225,250	18.7	97	W06	-	-	-	-	-	-
W07	47	7	\$207,286	\$198,000	14.9	98	W07	-	-	-	-	-	-
W08	136	25	\$204,986	\$179,000	18.4	97	W08	-	-	-	-	-	-
W09	141	13	\$161,223	\$126,000	9.2	97	W09	2	-	-	-	-	-
W10	222	31	\$145,755	\$145,500	14.0	96	W10	4	-	-	-	-	-
W12	71	30	\$180,679	\$169,250	42.3	97	W12	-	-	-	-	-	-
W13	38	7	\$172,900	\$151,000	18.4	98	W13	-	-	-	-	-	-
W14	45	17	\$159,306	\$166,000	37.8	97	W14	3	-	-	-	-	-
W15	376	107	\$171,013	\$168,000	28.5	98	W15	-	-	-	-	-	-
W16	20	8	\$262,100	\$213,500	40.0	99	W16	6	3	\$262,000	\$270,000	50.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	10	6	\$128,500	\$129,000	60.0	97	W18	-	-	-	-	-	-
W19	152	35	\$202,263	\$181,900	23.0	97	W19	9	1	\$265,000	\$265,000	11.1	95
W20	44	11	\$175,136	\$165,000	25.0	97	W20	8	-	-	-	-	-
W21	22	8	\$248,500	\$173,250	36.4	96	W21	5	1	\$254,000	\$254,000	20.0	100
W22	-	1	\$223,000	\$223,000	-	99	W22	1	-	-	-	-	-
W23	40	17	\$194,871	\$180,000	42.5	97	W23	7	3	\$237,467	\$235,000	42.9	99
W24	80	31	\$154,332	\$154,500	38.8	97	W24	2	1	\$270,000	\$270,000	50.0	98
W25	6	1	\$180,300	\$180,300	16.7	100	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	-	-	-	-	-	W27	-	3	\$223,833	\$219,500	-	98
W28	-	-	-	-	-	-	W28	-	2	\$265,000	\$265,000	-	99
W29	17	3	\$130,600	\$114,900	17.7	100	W29	-	2	\$213,950	\$213,950	-	99

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	1	-	-	-	-	-	W01	-	-	-	-	-	-
W02	6	1	\$208,000	\$208,000	16.7	95	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	19	5	\$234,500	\$229,000	26.3	97	W04	-	-	-	-	-	-
W05	65	17	\$172,647	\$169,000	26.2	95	W05	-	-	-	-	-	-
W06	11	4	\$395,000	\$387,500	36.4	98	W06	-	-	-	-	-	-
W07	5	1	\$276,500	\$276,500	20.0	94	W07	-	-	-	-	-	-
W08	18	4	\$217,225	\$209,750	22.2	101	W08	-	-	-	-	-	-
W09	5	1	\$349,000	\$349,000	20.0	100	W09	-	-	-	-	-	-
W10	65	8	\$177,488	\$168,500	12.3	97	W10	-	-	-	-	-	-
W12	20	11	\$332,756	\$263,000	55.0	98	W12	-	2	\$640,250	\$640,250	-	98
W13	50	21	\$210,300	\$185,000	42.0	98	W13	1	-	-	-	-	-
W14	45	12	\$220,875	\$242,500	26.7	96	W14	-	-	-	-	-	-
W15	52	22	\$209,255	\$208,800	42.3	98	W15	-	-	-	-	-	-
W16	48	22	\$217,836	\$209,000	45.8	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	6	\$196,500	\$179,250	23.1	97	W18	-	-	-	-	-	-
W19	84	46	\$237,528	\$237,750	54.8	98	W19	1	-	-	-	-	-
W20	94	71	\$225,397	\$223,700	75.5	98	W20	2	2	\$211,250	\$211,250	100.0	97
W21	23	3	\$247,667	\$234,000	13.0	97	W21	-	-	-	-	-	-
W22	1	1	\$180,000	\$180,000	100.0	97	W22	1	-	-	-	-	-
W23	137	27	\$190,302	\$201,000	19.7	97	W23	-	-	-	-	-	-
W24	90	19	\$185,974	\$175,600	21.1	98	W24	1	-	-	-	-	-
W25	9	3	\$190,333	\$192,000	33.3	99	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	6	8	\$170,875	\$171,500	133.3	98	W27	-	-	-	-	-	-
W28	1	1	\$223,500	\$223,500	100.0	99	W28	-	-	-	-	-	-
W29	10	3	\$146,167	\$144,500	30.0	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	-	-	-	-	-	-	W01	13	4	\$313,000	\$279,000	30.8	99
W02	-	-	-	-	-	-	W02	30	2	\$270,250	\$270,250	6.7	98
W03	-	-	-	-	-	-	W03	4	2	\$182,000	\$182,000	50.0	96
W04	1	1	\$175,000	\$175,000	100.0	98	W04	3	-	-	-	-	-
W05	10	-	-	-	-	-	W05	-	-	-	-	-	-
W06	5	3	\$115,833	\$127,000	60.0	97	W06	9	5	\$364,200	\$320,000	55.6	97
W07	1	-	-	-	-	-	W07	2	3	\$374,000	\$321,000	150.0	98
W08	5	2	\$164,000	\$164,000	40.0	98	W08	2	-	-	-	-	-
W09	5	1	\$148,000	\$148,000	20.0	99	W09	-	-	-	-	-	-
W10	10	1	\$162,000	\$162,000	10.0	98	W10	3	7	\$260,643	\$272,500	233.3	96
W12	-	-	-	-	-	-	W12	2	-	-	-	-	-
W13	-	-	-	-	-	-	W13	5	2	\$200,000	\$200,000	40.0	95
W14	4	-	-	-	-	-	W14	-	-	-	-	-	-
W15	2	-	-	-	-	-	W15	1	1	\$222,000	\$222,000	100.0	98
W16	-	-	-	-	-	-	W16	2	1	\$262,900	\$262,900	50.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	1	\$265,000	\$265,000	100.0	98	W19	20	13	\$281,223	\$275,000	65.0	98
W20	1	-	-	-	-	-	W20	18	8	\$293,800	\$267,000	44.4	98
W21	-	-	-	-	-	-	W21	30	11	\$255,591	\$260,000	36.7	97
W22	-	-	-	-	-	-	W22	5	10	\$243,810	\$242,450	200.0	99
W23	-	-	-	-	-	-	W23	79	48	\$223,775	\$228,000	60.8	98
W24	2	3	\$157,833	\$142,000	150.0	97	W24	20	15	\$234,440	\$244,500	75.0	98
W25	-	-	-	-	-	-	W25	2	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	8	1	\$221,000	\$221,000	12.5	96
W28	-	-	-	-	-	-	W28	5	5	\$240,500	\$242,000	100.0	99
W29	-	-	-	-	-	-	W29	3	3	\$183,667	\$185,000	100.0	98

Current Month: August 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	692	316	249	\$66,789,183	\$268,230	\$236,000	42	98
C02	216	98	55	\$23,769,600	\$432,175	\$323,000	43	97
C03	156	68	46	\$23,803,518	\$517,468	\$312,000	32	98
C04	284	148	81	\$41,892,744	\$517,194	\$468,100	32	98
C06	75	33	23	\$8,004,050	\$348,002	\$360,000	41	97
C07	284	137	81	\$25,610,380	\$316,178	\$280,000	35	96
C08	309	165	115	\$31,121,570	\$270,622	\$242,000	40	98
C09	92	49	26	\$12,659,500	\$486,904	\$431,800	40	98
C10	102	53	37	\$13,447,101	\$363,435	\$321,000	32	99
C11	102	53	29	\$8,588,788	\$296,165	\$186,000	34	100
C12	174	69	36	\$28,066,000	\$779,611	\$649,000	46	97
C13	132	79	46	\$14,505,490	\$315,337	\$298,500	30	98
C14	659	284	169	\$52,361,987	\$309,834	\$244,000	38	97
C15	358	179	110	\$35,238,836	\$320,353	\$292,000	39	97
Total	3,635	1,731	1,103	\$385,858,747	\$349,827	\$277,500	38	98



Year-to-Date: January 2004 to August 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,247	1,940	\$534,177,626	\$275,349	\$239,000	40	98
C02	1,104	627	\$351,197,764	\$560,124	\$418,000	35	99
C03	796	485	\$281,033,267	\$579,450	\$385,000	33	99
C04	1,425	874	\$484,218,888	\$554,026	\$507,750	27	100
C06	377	217	\$90,975,348	\$419,241	\$380,000	30	98
C07	1,297	708	\$218,458,773	\$308,558	\$265,500	33	97
C08	1,520	941	\$254,394,984	\$270,345	\$235,000	39	98
C09	513	311	\$237,070,806	\$762,286	\$539,000	35	100
C10	823	579	\$326,689,801	\$564,231	\$437,000	27	101
C11	544	304	\$116,730,310	\$383,981	\$368,125	26	100
C12	659	349	\$329,499,086	\$944,123	\$735,000	36	98
C13	714	448	\$146,638,826	\$327,319	\$310,750	30	99
C14	2,497	1,304	\$413,097,217	\$316,792	\$250,000	43	98
C15	1,743	1,011	\$324,784,228	\$321,250	\$292,000	36	97
Total	17,259	10,098	\$4,108,966,924	\$406,909	\$304,600	36	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	
C01	13	7	\$475,714	\$352,000	53.9	104	C01	44	10	\$400,530	\$371,500	22.7	97	
C02	60	9	\$395,611	\$318,000	15.0	98	C02	51	18	\$404,117	\$336,500	35.3	97	
C03	82	24	\$682,105	\$572,500	29.3	98	C03	37	9	\$273,611	\$228,000	24.3	97	
C04	181	55	\$608,464	\$565,100	30.4	97	C04	7	9	\$461,678	\$428,000	128.6	105	
C06	62	15	\$416,610	\$372,000	24.2	97	C06	-	-	-	-	-	-	-
C07	96	30	\$430,013	\$380,000	31.3	97	C07	10	4	\$344,750	\$344,500	40.0	98	
C08	4	-	-	-	-	-	C08	11	6	\$399,183	\$335,050	54.6	99	
C09	36	3	\$1,008,333	\$685,000	8.3	99	C09	3	-	-	-	-	-	-
C10	39	6	\$583,833	\$407,500	15.4	96	C10	3	8	\$442,281	\$452,575	266.7	103	
C11	7	8	\$545,386	\$553,000	114.3	106	C11	3	3	\$465,050	\$470,150	100.0	111	
C12	141	27	\$929,430	\$775,000	19.2	96	C12	1	-	-	-	-	-	-
C13	23	13	\$441,769	\$415,000	56.5	99	C13	9	6	\$295,167	\$295,750	66.7	98	
C14	120	32	\$604,359	\$546,500	26.7	98	C14	-	1	\$374,500	\$374,500	-	96	
C15	74	31	\$468,839	\$435,000	41.9	97	C15	52	18	\$321,986	\$324,375	34.6	97	

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	554	200	\$250,110	\$221,500	36.1	98	C01	-	-	-	-	-	-	-
C02	76	21	\$386,857	\$250,000	27.6	97	C02	-	-	-	-	-	-	-
C03	20	9	\$477,789	\$314,000	45.0	98	C03	-	-	-	-	-	-	-
C04	71	15	\$260,740	\$231,200	21.1	96	C04	-	-	-	-	-	-	-
C06	12	8	\$219,363	\$220,500	66.7	97	C06	-	-	-	-	-	-	-
C07	150	38	\$232,213	\$228,500	25.3	97	C07	2	-	-	-	-	-	-
C08	240	90	\$247,117	\$220,500	37.5	98	C08	1	-	-	-	-	-	-
C09	42	17	\$431,318	\$385,500	40.5	98	C09	-	-	-	-	-	-	-
C10	45	21	\$273,755	\$265,000	46.7	98	C10	-	-	-	-	-	-	-
C11	76	12	\$170,213	\$149,000	15.8	97	C11	-	-	-	-	-	-	-
C12	29	8	\$337,800	\$340,000	27.6	97	C12	-	-	-	-	-	-	-
C13	81	21	\$234,571	\$210,000	25.9	98	C13	-	-	-	-	-	-	-
C14	499	123	\$231,146	\$224,000	24.7	97	C14	1	-	-	-	-	-	-
C15	164	35	\$243,703	\$210,000	21.3	96	C15	6	-	-	-	-	-	-

Condo Townhouse

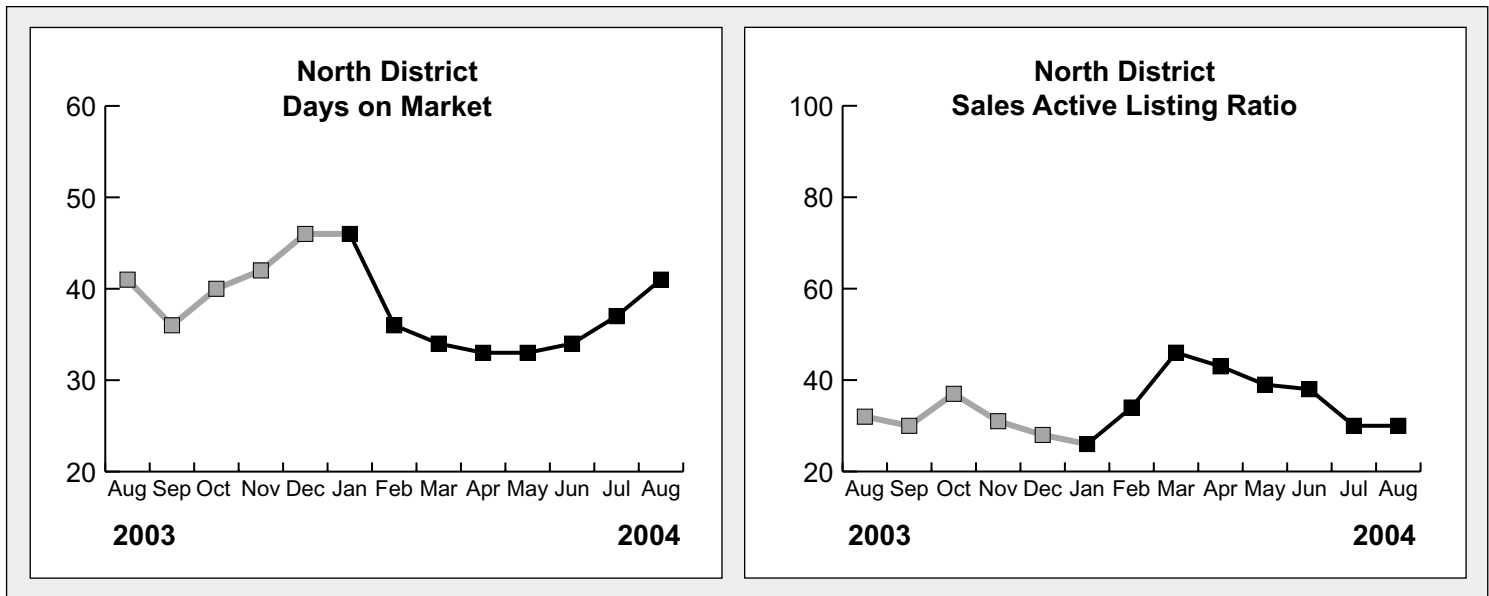
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	35	22	\$265,591	\$270,250	62.9	98	C01	-	-	-	-	-	-	-
C02	11	1	\$402,500	\$402,500	9.1	98	C02	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	8	1	\$217,000	\$217,000	12.5	98	C04	-	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	22	7	\$235,986	\$256,000	31.8	84	C07	-	-	-	-	-	-	-
C08	18	1	\$250,000	\$250,000	5.6	93	C08	-	-	-	-	-	-	-
C09	4	3	\$520,533	\$540,000	75.0	101	C09	1	-	-	-	-	-	-
C10	7	-	-	-	-	-	C10	-	-	-	-	-	-	-
C11	12	5	\$145,900	\$145,000	41.7	94	C11	-	-	-	-	-	-	-
C12	3	1	\$269,000	\$269,000	33.3	97	C12	-	-	-	-	-	-	-
C13	12	2	\$267,500	\$267,500	16.7	97	C13	-	-	-	-	-	-	-
C14	26	11	\$290,727	\$255,000	42.3	97	C14	1	-	-	-	-	-	-
C15	60	26	\$245,365	\$242,400	43.3	98	C15	-	-	-	-	-	-	-

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	1	2	\$181,000	\$181,000	200.0	94	C01	45	8	\$403,363	\$408,500	17.8	97
C02	6	-	-	-	-	-	C02	12	6	\$734,750	\$727,500	50.0	102
C03	15	4	\$167,600	\$163,950	26.7	96	C03	1	-	-	-	-	-
C04	9	1	\$144,000	\$144,000	11.1	97	C04	8	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	2	-	-	-	-	-	C07	2	2	\$427,490	\$427,490	100.0	98
C08	11	4	\$192,313	\$159,375	36.4	98	C08	24	14	\$390,479	\$377,500	58.3	97
C09	5	3	\$246,833	\$237,500	60.0	98	C09	1	-	-	-	-	-
C10	4	1	\$220,000	\$220,000	25.0	105	C10	4	1	\$437,000	\$437,000	25.0	97
C11	2	1	\$58,500	\$58,500	50.0	98	C11	2	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	2	-	-	-	-	-	C13	5	4	\$382,625	\$395,250	80.0	98
C14	6	-	-	-	-	-	C14	6	2	\$509,500	\$509,500	33.3	97
C15	2	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: August 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	209	108	62	\$21,041,100	\$339,373	\$282,500	33	97	
N02	287	139	86	\$31,602,666	\$367,473	\$324,750	39	98	
N03	514	267	166	\$65,124,163	\$392,314	\$318,750	38	97	
N04	318	160	81	\$32,159,100	\$397,026	\$355,000	39	97	
N05	173	95	32	\$12,106,250	\$378,320	\$372,750	35	97	
N06	203	99	82	\$34,774,977	\$424,085	\$316,500	43	97	
N07	228	148	104	\$31,529,871	\$303,172	\$280,500	32	98	
N08	618	320	184	\$66,371,010	\$360,712	\$346,000	34	97	
N10	326	179	72	\$24,003,000	\$333,375	\$314,500	34	97	
N11	610	326	204	\$80,725,577	\$395,714	\$349,500	42	97	
N12	83	34	18	\$6,771,000	\$376,167	\$335,750	47	97	
N13	59	22	12	\$6,548,000	\$545,667	\$544,000	73	96	
N14	115	36	11	\$5,401,500	\$491,045	\$395,000	62	96	
N15	78	32	27	\$11,464,900	\$424,626	\$355,500	53	98	
N16	114	40	21	\$7,700,400	\$366,686	\$318,000	76	96	
N17	251	116	82	\$17,666,600	\$215,446	\$193,750	41	97	
N18	110	48	44	\$11,703,300	\$265,984	\$243,500	49	97	
N19	154	67	47	\$11,110,622	\$236,396	\$232,500	46	97	
N20	27	11	5	\$1,824,000	\$364,800	\$350,000	75	95	
N21	40	10	7	\$1,631,000	\$233,000	\$250,000	84	97	
N22	31	8	10	\$2,521,000	\$252,100	\$230,800	66	98	
N23	133	61	43	\$8,834,600	\$205,456	\$190,000	56	96	
N24	108	35	25	\$6,416,150	\$256,646	\$216,000	65	96	
Total	4,789	2,361	1,425	\$499,030,786	\$350,197	\$314,000	41	97	



Year-to-Date: January 2004 to August 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	960	523	\$189,790,134	\$362,887	\$340,000	33	98
N02	1,337	761	\$276,062,765	\$362,763	\$333,666	37	97
N03	2,431	1,396	\$501,994,122	\$359,595	\$310,375	35	99
N04	1,474	858	\$326,801,466	\$380,887	\$368,000	31	98
N05	676	333	\$133,544,718	\$401,035	\$380,000	37	97
N06	1,032	732	\$262,460,429	\$358,553	\$298,950	33	98
N07	1,379	996	\$288,173,033	\$289,330	\$266,000	30	98
N08	2,768	1,679	\$626,649,424	\$373,228	\$348,800	33	98
N10	1,254	618	\$222,002,322	\$359,227	\$339,000	31	97
N11	2,616	1,497	\$573,210,283	\$382,906	\$355,000	33	98
N12	270	159	\$64,391,900	\$404,981	\$330,000	42	97
N13	175	84	\$45,835,365	\$545,659	\$389,500	65	97
N14	331	164	\$89,442,013	\$545,378	\$450,500	53	96
N15	330	209	\$69,887,545	\$334,390	\$300,000	37	98
N16	401	223	\$73,709,205	\$330,535	\$310,000	49	97
N17	1,045	672	\$147,837,850	\$219,997	\$203,000	39	97
N18	487	324	\$82,131,728	\$253,493	\$239,000	39	98
N19	543	344	\$80,170,071	\$233,053	\$215,950	47	98
N20	80	34	\$11,710,900	\$344,438	\$330,000	78	97
N21	111	59	\$14,759,708	\$250,165	\$236,000	70	98
N22	152	111	\$22,855,820	\$205,908	\$187,000	42	98
N23	437	248	\$52,656,373	\$212,324	\$199,000	51	97
N24	320	163	\$33,896,550	\$207,954	\$182,000	48	97
Total	20,609	12,187	\$4,189,973,724	\$343,807	\$315,000	36	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	87	20	\$490,605	\$442,500	23.0	98	N01	12	1	\$280,000	\$280,000	8.3	97
N02	154	45	\$454,180	\$395,000	29.2	98	N02	1	-	-	-	-	-
N03	252	65	\$595,861	\$548,000	25.8	97	N03	9	6	\$328,100	\$329,000	66.7	98
N04	231	50	\$463,014	\$439,900	21.7	97	N04	30	7	\$283,643	\$259,000	23.3	97
N05	154	24	\$408,185	\$381,750	15.6	96	N05	8	1	\$315,000	\$315,000	12.5	98
N06	139	52	\$525,271	\$366,750	37.4	97	N06	19	10	\$256,270	\$268,450	52.6	97
N07	158	70	\$343,930	\$313,250	44.3	98	N07	34	14	\$232,600	\$233,250	41.2	98
N08	435	107	\$409,971	\$387,500	24.6	97	N08	84	29	\$313,514	\$319,000	34.5	98
N10	171	27	\$398,444	\$379,000	15.8	97	N10	5	3	\$278,083	\$265,750	60.0	97
N11	429	119	\$471,007	\$407,000	27.7	97	N11	51	17	\$301,624	\$293,000	33.3	98
N12	83	17	\$388,294	\$370,000	20.5	97	N12	-	-	-	-	-	-
N13	59	12	\$545,667	\$544,000	20.3	96	N13	-	-	-	-	-	-
N14	113	11	\$491,045	\$395,000	9.7	96	N14	-	-	-	-	-	-
N15	78	27	\$424,626	\$355,500	34.6	98	N15	-	-	-	-	-	-
N16	109	19	\$379,389	\$350,000	17.4	96	N16	-	1	\$238,000	\$238,000	-	98
N17	240	73	\$220,427	\$206,000	30.4	97	N17	6	3	\$209,967	\$216,000	50.0	99
N18	92	27	\$302,163	\$269,900	29.4	97	N18	7	1	\$190,000	\$190,000	14.3	97
N19	111	31	\$262,223	\$247,000	27.9	97	N19	8	1	\$152,000	\$152,000	12.5	98
N20	27	5	\$364,800	\$350,000	18.5	95	N20	-	-	-	-	-	-
N21	40	7	\$233,000	\$250,000	17.5	97	N21	-	-	-	-	-	-
N22	31	10	\$252,100	\$230,800	32.3	98	N22	-	-	-	-	-	-
N23	131	40	\$208,500	\$195,000	30.5	96	N23	-	-	-	-	-	-
N24	105	24	\$261,590	\$219,750	22.9	96	N24	1	-	-	-	-	-

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	66	22	\$242,377	\$227,750	33.3	97	N01	14	7	\$338,571	\$335,000	50.0	98
N02	90	20	\$230,270	\$214,250	22.2	96	N02	12	8	\$320,021	\$312,000	66.7	98
N03	159	53	\$226,182	\$220,000	33.3	97	N03	10	4	\$327,063	\$322,500	40.0	99
N04	8	2	\$171,500	\$171,500	25.0	97	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	3	1	\$298,000	\$298,000	33.3	99
N06	6	2	\$238,200	\$238,200	33.3	99	N06	-	1	\$290,000	\$290,000	-	97
N07	13	5	\$186,200	\$184,000	38.5	97	N07	5	3	\$233,667	\$231,000	60.0	98
N08	19	4	\$235,250	\$232,000	21.1	97	N08	-	-	-	-	-	-
N10	-	-	-	-	-	-	N10	141	40	\$297,819	\$297,750	28.4	98
N11	14	6	\$222,917	\$227,500	42.9	96	N11	36	16	\$314,750	\$300,000	44.4	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	1	\$254,000	\$254,000	50.0	98
N17	-	1	\$93,000	\$93,000	-	96	N17	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	9	12	\$218,875	\$217,250	133.3	98
N19	6	2	\$158,000	\$158,000	33.3	99	N19	9	3	\$213,333	\$218,000	33.3	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	1	\$176,500	\$176,500	-	94
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	27	9	\$263,200	\$232,500	33.3	97	N01	-	-	-	-	-	-
N02	24	8	\$312,875	\$287,000	33.3	97	N02	-	-	-	-	-	-
N03	43	17	\$276,538	\$280,000	39.5	97	N03	-	-	-	-	-	-
N04	12	2	\$277,000	\$277,000	16.7	99	N04	-	-	-	-	-	-
N05	-	1	\$282,000	\$282,000	-	99	N05	-	-	-	-	-	-
N06	29	7	\$224,400	\$225,000	24.1	98	N06	-	-	-	-	-	-
N07	8	6	\$197,483	\$190,450	75.0	99	N07	-	-	-	-	-	-
N08	11	6	\$266,833	\$272,000	54.6	97	N08	-	1	\$387,500	\$387,500	-	97
N10	4	2	\$249,000	\$249,000	50.0	98	N10	-	-	-	-	-	-
N11	28	20	\$276,900	\$267,500	71.4	98	N11	1	-	-	-	-	-
N12	-	1	\$170,000	\$170,000	-	97	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	-	1	\$147,000	\$147,000	-	98	N17	-	-	-	-	-	-
N18	2	2	\$187,750	\$187,750	100.0	101	N18	-	-	-	-	-	-
N19	6	2	\$132,000	\$132,000	33.3	96	N19	5	3	\$238,407	\$236,000	60.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	1	\$138,000	\$138,000	50.0	97	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	2	3	\$292,633	\$278,000	150.0	98
N02	-	-	-	-	-	-	N02	6	5	\$299,200	\$283,000	83.3	98
N03	7	-	-	-	-	-	N03	34	21	\$306,074	\$305,000	61.8	98
N04	-	-	-	-	-	-	N04	35	20	\$306,295	\$305,500	57.1	98
N05	-	-	-	-	-	-	N05	8	5	\$282,960	\$275,000	62.5	99
N06	-	-	-	-	-	-	N06	10	10	\$256,100	\$260,000	100.0	99
N07	2	1	\$160,000	\$160,000	50.0	97	N07	8	5	\$244,300	\$236,000	62.5	98
N08	-	-	-	-	-	-	N08	69	37	\$283,316	\$285,900	53.6	98
N10	-	-	-	-	-	-	N10	5	-	-	-	-	-
N11	-	-	-	-	-	-	N11	51	26	\$293,719	\$287,350	51.0	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	3	-	-	-	-	-
N17	-	-	-	-	-	-	N17	5	4	\$176,375	\$183,000	80.0	99
N18	-	-	-	-	-	-	N18	-	2	\$176,450	\$176,450	-	97
N19	-	-	-	-	-	-	N19	9	5	\$178,900	\$173,500	55.6	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	2	2	\$159,050	\$159,050	100.0	100
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	11,754	22,204	N/A	6,743	\$2,053,304,349	\$304,509	\$270,000	37	97
YTD Grand Total:	N/A	N/A	102,193	60,203	\$18,853,129,918	\$313,159	\$270,000	33	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2003		
1971	13,085	30,426	January	4,403	281,292
1972	14,613	32,513	February	5,965	289,954
1973	16,335	40,605	March	6,986	290,185
1974	17,318	52,806	April	7,307	292,783
1975	22,020	57,581	May	8,025	298,451
1976	19,025	61,389	June	8,033	295,053
1977	20,512	64,559	July	8,084	289,880
1978	21,184	67,333	August	6,549	285,366
1979	23,466	70,830	September	6,751	297,398
1980	26,017	75,694	October	7,227	304,844
1981	29,625	90,203	November	5,847	301,612
1982	25,336	95,496	December	4,194	284,955
1983	30,046	101,626	Total**	78,898	\$293,067
1984	31,905	102,318	2004		
1985	45,509	109,094	January	4,256	295,989
1986	52,919	138,925	February	6,060	310,196
1987	43,475	189,105	March	9,076	307,155
1988	49,381	229,635	April	9,168	321,131
1989	38,960	273,698	May	9,193	325,501
1990	26,779	255,020	June	9,275	316,510
1991	38,144	234,313	July	7,329	312,418
1992	41,703	214,971	August	6,743	304,509
1993	38,990	206,490	Total**	60,203	\$313,159
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			

* 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

