

March 2005

Second Best March Ever!

TORONTO - Wednesday, April 6, 2005.

With 7,904 sales recorded in March, the Toronto resale home market turned in its second best performance for the month ever, TREB President Ron Abraham announced today. "The market continues to run at a near-record pace," Mr. Abraham said. "With the Easter holiday behind us, we are now entering the most active time of year for sales. Spring should result in some very strong numbers."

Prices eased in March to \$330,545, down one per cent from February's \$334,272, but up eight per cent from the \$307,155 recorded in March of 2004. Inventory reached its highest point this year, with 21,840 properties listed for sale on the TorontoMLS system. This figure is up 11 per cent over the 19,749 listings available at the end of last March.

Breaking down the total, 2,991 sales were reported in TREB's 28 West

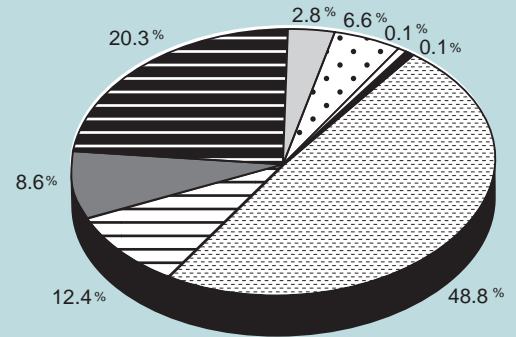
districts and averaged \$308,660; 1,373 sales were reported in the 14 Central districts and averaged \$433,384; 1,616 sales were reported in the 23 North districts and averaged \$355,771; and 1,924 sales were reported in TREB's 21 East districts and averaged \$269,991. ■

NEIGHBOURHOOD CORNER

The Beaches and Riverdale

The Beaches (E-2) saw 225 sales during the first quarter of 2005, for an average price of \$411,203. Detached homes in the area averaged \$518,201, and semis averaged \$367,371. Riverdale (E-1) recorded 194 sales averaging \$344,771. Detached homes there averaged \$412,378, and semis \$327,660. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,860	98	\$350,000
Semi-Detached	984	99	\$279,750
Condo Townhouse	681	98	\$219,000
Condo Apt	1,604	97	\$200,000
Link	224	98	\$263,000
Att/Row/Twnhouse	522	98	\$262,250
Co-op Apt	23	97	\$175,000
Det Condo	6	97	\$239,500

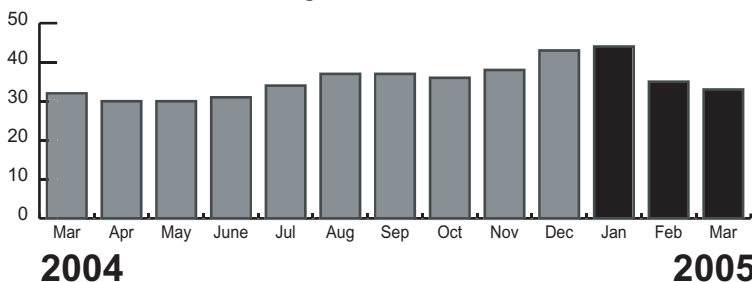
Housing Market Indicators

	Mar. 2004	Mar. 2005	%Change
Sales	9,076	7,904	(-13%)
New Listings	14,641	14,583	(-)
Active Listings*	19,749	21,840	(+11%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - March 2005

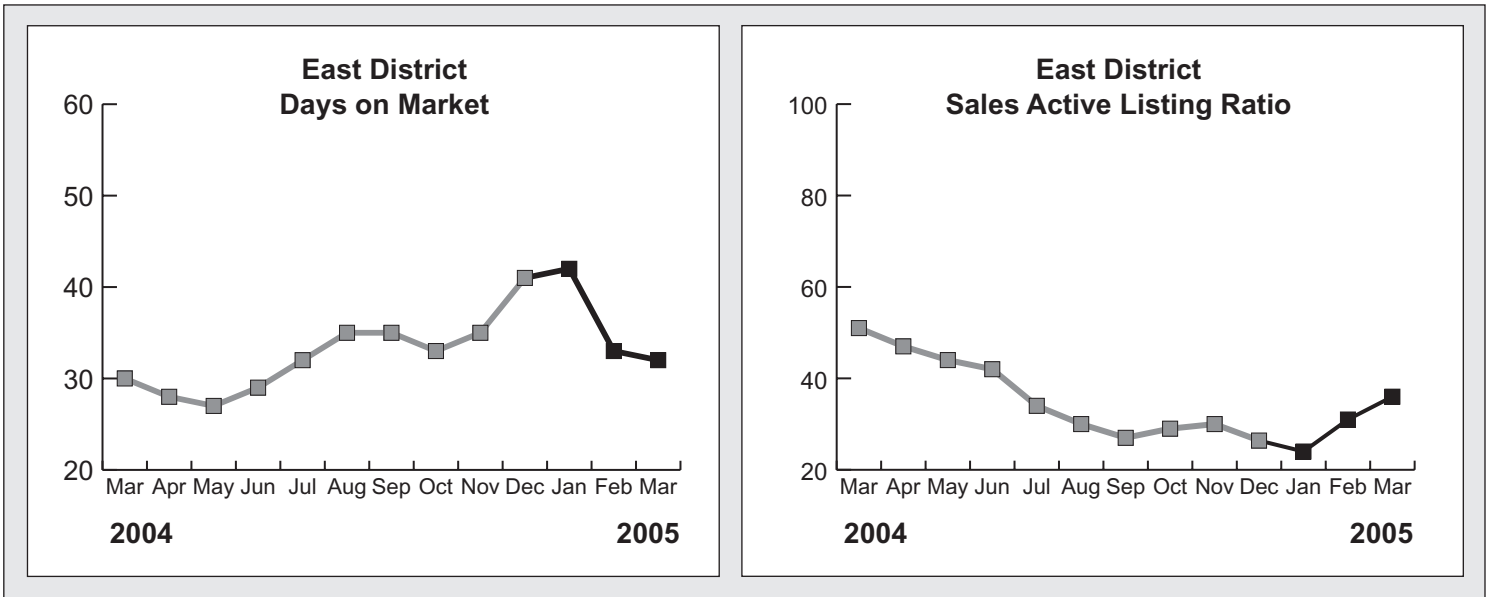
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	14	0.2	5	0.3	4	0.6
\$90,001 - \$100,000	16	0.2	9	0.6	7	1.0
\$100,001 - \$110,000	23	0.3	15	0.9	2	0.3
\$110,001 - \$120,000	38	0.5	35	2.2	1	0.1
\$120,001 - \$130,000	51	0.6	30	1.9	8	1.2
\$130,001 - \$140,000	89	1.1	65	4.1	12	1.8
\$140,001 - \$150,000	124	1.6	87	5.4	15	2.2
\$150,001 - \$160,000	173	2.2	102	6.4	38	5.6
\$160,001 - \$170,000	221	2.8	132	8.2	42	6.2
\$170,001 - \$180,000	212	2.7	125	7.8	41	6.0
\$180,001 - \$190,000	244	3.1	113	7.0	34	5.0
\$190,001 - \$200,000	209	2.6	93	5.8	42	6.2
\$200,001 - \$225,000	640	8.1	227	14.2	121	17.8
\$225,001 - \$250,000	774	9.8	136	8.5	110	16.2
\$250,001 - \$300,000	1,593	20.2	198	12.3	125	18.4
\$300,001 - \$400,000	1,890	23.9	158	9.9	49	7.2
\$400,001 - \$500,000	778	9.8	40	2.5	22	3.2
\$500,001 - \$750,000	564	7.1	27	1.7	5	0.7
\$750,001 - \$1,000,000	130	1.6	1	0.1	2	0.3
\$1,000,001 - \$1,500,000	84	1.1	2	0.1	1	0.1
\$1,500,001 -	37	0.5	4	0.2	-	-
Total:	7,904	100	1,602	100	681	100

Current Month: March 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	135	135	91	\$33,259,894	\$365,493	\$333,000	22	101
E02	122	148	102	\$43,988,984	\$431,265	\$380,500	16	101
E03	276	243	140	\$41,247,226	\$294,623	\$286,500	25	100
E04	327	190	81	\$18,899,400	\$233,326	\$245,000	43	97
E05	329	226	126	\$33,277,571	\$264,108	\$243,750	36	97
E06	114	77	47	\$15,184,100	\$323,066	\$281,500	26	98
E07	406	270	119	\$30,304,788	\$254,662	\$250,000	38	97
E08	359	206	90	\$22,298,739	\$247,764	\$251,000	38	97
E09	356	179	91	\$19,296,938	\$212,054	\$204,000	31	97
E10	180	114	58	\$18,222,326	\$314,178	\$307,500	33	97
E11	519	274	119	\$28,971,350	\$243,457	\$245,000	41	97
E12	57	39	19	\$4,447,300	\$234,068	\$239,000	29	98
E13	348	232	112	\$31,809,186	\$284,011	\$267,150	29	98
E14	354	275	147	\$38,828,305	\$264,138	\$247,000	32	98
E15	432	308	167	\$44,891,849	\$268,813	\$253,000	28	98
E16	456	358	220	\$44,848,100	\$203,855	\$202,000	32	98
E17	264	193	115	\$25,508,856	\$221,816	\$217,000	33	98
E18	34	12	3	\$1,359,000	\$453,000	\$320,000	65	95
E19	81	52	21	\$7,013,400	\$333,971	\$315,000	29	98
E20	90	42	25	\$6,518,900	\$260,756	\$232,000	39	97
E21	118	67	31	\$9,286,400	\$299,561	\$260,500	65	97
Total	5,357	3,640	1,924	\$519,462,612	\$269,991	\$251,900	32	98

Year-to-Date: January 2005 to March 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	322	194	\$66,885,491	\$344,771	\$327,000	22	101
E02	373	225	\$92,520,625	\$411,203	\$368,750	20	101
E03	550	309	\$93,736,383	\$303,354	\$280,000	28	100
E04	470	197	\$45,910,790	\$233,050	\$240,000	40	97
E05	530	260	\$69,613,939	\$267,746	\$254,500	39	97
E06	238	124	\$38,799,145	\$312,896	\$278,750	28	98
E07	634	270	\$69,640,864	\$257,929	\$263,000	41	97
E08	540	190	\$47,766,647	\$251,403	\$248,250	39	97
E09	552	229	\$49,141,926	\$214,594	\$203,900	38	97
E10	323	155	\$48,197,076	\$310,949	\$300,100	37	98
E11	730	275	\$65,672,367	\$238,809	\$232,000	42	97
E12	96	41	\$10,120,040	\$246,830	\$243,000	30	98
E13	604	247	\$70,479,988	\$285,344	\$267,300	32	98
E14	676	311	\$81,781,970	\$262,965	\$250,000	33	98
E15	831	367	\$98,012,037	\$267,063	\$253,000	29	98
E16	893	519	\$101,618,733	\$195,797	\$188,000	36	98
E17	521	280	\$62,000,296	\$221,430	\$215,500	36	98
E18	30	4	\$1,694,000	\$423,500	\$327,500	53	95
E19	145	64	\$20,001,200	\$312,519	\$301,000	35	98
E20	116	48	\$13,306,400	\$277,217	\$254,500	50	97
E21	168	88	\$26,716,200	\$303,593	\$271,250	53	97
Total	9,342	4,397	\$1,173,616,117	\$266,913	\$250,000	35	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	29	24	\$449,901	\$413,000	82.8	100	E01	76	46	\$350,640	\$333,500	60.5	102	
E02	49	39	\$560,169	\$565,000	79.6	100	E02	42	49	\$359,755	\$331,000	116.7	103	
E03	112	73	\$344,944	\$315,000	65.2	100	E03	46	33	\$314,485	\$300,000	71.7	103	
E04	99	40	\$278,368	\$282,000	40.4	97	E04	31	4	\$243,675	\$242,500	12.9	98	
E05	102	40	\$370,988	\$379,500	39.2	98	E05	16	3	\$284,333	\$262,500	18.8	97	
E06	83	43	\$330,026	\$285,000	51.8	98	E06	18	2	\$298,500	\$298,500	11.1	98	
E07	141	48	\$330,578	\$322,000	34.0	97	E07	28	6	\$275,415	\$255,000	21.4	98	
E08	165	42	\$310,945	\$273,500	25.5	97	E08	16	3	\$245,333	\$245,000	18.8	98	
E09	121	31	\$276,979	\$275,000	25.6	98	E09	10	-	-	-	-	-	-
E10	127	44	\$334,485	\$333,500	34.7	97	E10	12	7	\$279,500	\$285,000	58.3	98	
E11	194	54	\$294,250	\$298,500	27.8	97	E11	54	14	\$250,096	\$233,950	25.9	98	
E12	35	11	\$263,755	\$244,000	31.4	97	E12	6	2	\$214,250	\$214,250	33.3	104	
E13	216	61	\$334,233	\$315,000	28.2	98	E13	26	17	\$254,393	\$249,900	65.4	99	
E14	284	90	\$295,504	\$275,250	31.7	98	E14	21	8	\$240,663	\$225,000	38.1	99	
E15	308	93	\$312,328	\$298,000	30.2	98	E15	15	6	\$217,917	\$213,750	40.0	98	
E16	327	149	\$226,637	\$225,000	45.6	98	E16	37	27	\$167,852	\$169,900	73.0	98	
E17	171	57	\$253,956	\$245,000	33.3	98	E17	5	9	\$172,044	\$172,000	180.0	98	
E18	34	3	\$453,000	\$320,000	8.8	95	E18	-	-	-	-	-	-	-
E19	66	17	\$355,200	\$328,000	25.8	98	E19	-	-	-	-	-	-	-
E20	78	21	\$268,238	\$247,000	26.9	97	E20	-	-	-	-	-	-	-
E21	114	31	\$299,561	\$260,500	27.2	97	E21	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
E01	5	3	\$238,000	\$242,000	60.0	98	E01	-	-	-	-	-	-
E02	16	6	\$244,483	\$242,000	37.5	97	E02	-	-	-	-	-	-
E03	99	31	\$155,881	\$141,000	31.3	96	E03	-	-	-	-	-	-
E04	156	25	\$152,140	\$160,000	16.0	96	E04	-	-	-	-	-	-
E05	148	44	\$182,432	\$175,750	29.7	96	E05	9	10	\$307,108	\$311,000	111.1	99
E06	10	2	\$198,000	\$198,000	20.0	100	E06	1	-	-	-	-	-
E07	157	44	\$171,865	\$169,000	28.0	97	E07	30	5	\$277,000	\$266,000	16.7	99
E08	119	28	\$182,496	\$158,000	23.5	96	E08	3	-	-	-	-	-
E09	169	53	\$178,105	\$169,500	31.4	97	E09	-	-	-	-	-	-
E10	10	1	\$159,900	\$159,900	10.0	100	E10	2	-	-	-	-	-
E11	146	19	\$136,268	\$142,000	13.0	97	E11	11	2	\$257,500	\$257,500	18.2	98
E12	3	3	\$161,000	\$164,100	100.0	97	E12	1	1	\$268,000	\$268,000	100.0	96
E13	17	5	\$199,100	\$169,500	29.4	99	E13	12	4	\$226,500	\$227,000	33.3	99
E14	15	10	\$189,250	\$162,000	66.7	98	E14	7	7	\$236,343	\$227,000	100.0	99
E15	3	4	\$171,375	\$168,750	133.3	96	E15	49	24	\$236,717	\$236,000	49.0	99
E16	12	5	\$127,160	\$117,000	41.7	97	E16	15	14	\$195,036	\$202,500	93.3	99
E17	3	5	\$143,480	\$145,000	166.7	99	E17	70	30	\$211,052	\$216,000	42.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	3	\$251,667	\$247,000	37.5	98
E20	-	-	-	-	-	-	E20	12	4	\$221,475	\$211,950	33.3	98
E21	-	-	-	-	-	-	E21	3	-	-	-	-	-

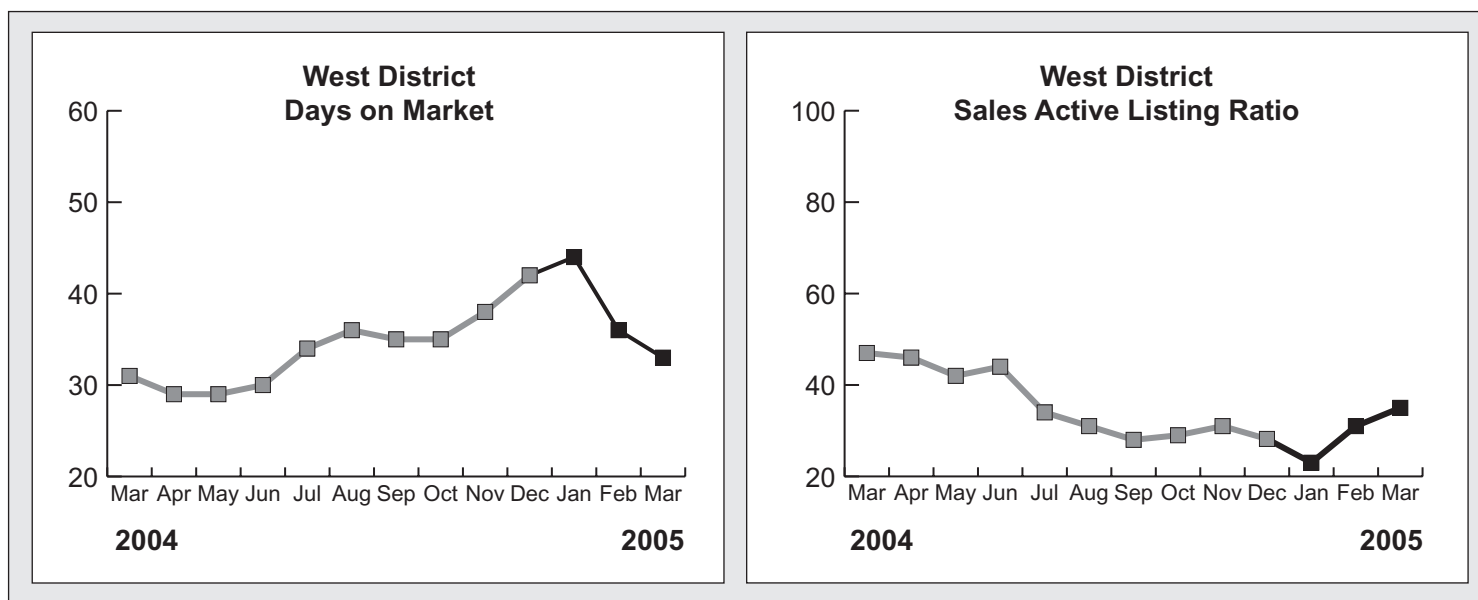
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	3	\$228,333	\$230,000	75.0	100	E01	-	-	-	-	-	-
E02	5	5	\$296,900	\$335,000	100.0	101	E02	-	-	-	-	-	-
E03	5	1	\$274,000	\$274,000	20.0	98	E03	-	-	-	-	-	-
E04	29	12	\$248,875	\$229,500	41.4	97	E04	-	-	-	-	-	-
E05	52	25	\$216,160	\$216,000	48.1	97	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	35	9	\$229,111	\$218,700	25.7	97	E07	-	-	-	-	-	-
E08	33	15	\$186,609	\$197,500	45.5	98	E08	-	-	-	-	-	-
E09	51	7	\$181,571	\$178,000	13.7	97	E09	-	-	-	-	-	-
E10	21	2	\$175,500	\$175,500	9.5	98	E10	-	-	-	-	-	-
E11	64	14	\$194,800	\$187,450	21.9	98	E11	6	-	-	-	-	-
E12	11	2	\$183,250	\$183,250	18.2	97	E12	-	-	-	-	-	-
E13	48	16	\$185,581	\$183,050	33.3	98	E13	-	-	-	-	-	-
E14	12	11	\$195,727	\$202,500	91.7	98	E14	-	2	\$186,950	\$186,950	-	98
E15	29	14	\$179,771	\$183,000	48.3	97	E15	-	1	\$209,000	\$209,000	-	96
E16	55	18	\$114,297	\$109,250	32.7	98	E16	-	-	-	-	-	-
E17	3	2	\$167,250	\$167,250	66.7	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	21	15	\$328,921	\$329,000	71.4	102
E02	-	-	-	-	-	-	E02	10	3	\$521,000	\$587,000	30.0	104
E03	1	-	-	-	-	-	E03	13	2	\$291,000	\$291,000	15.4	97
E04	3	-	-	-	-	-	E04	9	-	-	-	-	-
E05	-	-	-	-	-	-	E05	2	4	\$270,750	\$271,000	200.0	98
E06	-	-	-	-	-	-	E06	2	-	-	-	-	-
E07	1	-	-	-	-	-	E07	14	7	\$253,643	\$247,000	50.0	98
E08	2	-	-	-	-	-	E08	21	2	\$297,000	\$297,000	9.5	96
E09	3	-	-	-	-	-	E09	2	-	-	-	-	-
E10	2	-	-	-	-	-	E10	6	4	\$259,400	\$257,300	66.7	98
E11	-	-	-	-	-	-	E11	44	16	\$234,325	\$223,500	36.4	98
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	29	9	\$247,278	\$253,500	31.0	98
E14	-	-	-	-	-	-	E14	15	19	\$222,832	\$226,000	126.7	98
E15	-	-	-	-	-	-	E15	28	25	\$217,812	\$219,500	89.3	98
E16	-	-	-	-	-	-	E16	10	7	\$160,500	\$154,000	70.0	96
E17	-	-	-	-	-	-	E17	12	12	\$175,125	\$172,500	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	7	1	\$220,000	\$220,000	14.3	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: March 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	105	73	55	\$20,498,025	\$372,691	\$318,000	35	100
W02	164	122	68	\$27,414,300	\$403,151	\$323,850	22	101
W03	271	155	71	\$17,630,410	\$248,316	\$248,500	38	96
W04	236	144	62	\$17,671,700	\$285,027	\$284,000	34	97
W05	400	233	78	\$20,601,950	\$264,128	\$281,750	40	96
W06	334	193	96	\$30,125,172	\$313,804	\$276,250	31	98
W07	86	63	49	\$20,726,836	\$422,997	\$406,000	21	100
W08	249	199	121	\$59,021,702	\$487,783	\$379,900	27	99
W09	194	106	47	\$14,181,560	\$301,735	\$310,000	30	97
W10	480	232	107	\$24,241,810	\$226,559	\$240,000	45	97
W12	224	137	91	\$35,868,550	\$394,160	\$310,000	32	100
W13	245	190	85	\$38,309,530	\$450,700	\$347,500	29	97
W14	143	86	61	\$16,966,350	\$278,137	\$275,000	27	98
W15	526	315	176	\$38,564,950	\$219,119	\$194,250	40	97
W16	201	156	92	\$27,427,038	\$298,120	\$281,500	32	98
W17	-	-	-	-	-	-	-	-
W18	170	99	34	\$7,523,400	\$221,276	\$238,000	36	97
W19	632	451	259	\$79,064,150	\$305,267	\$287,500	32	98
W20	574	465	297	\$91,300,590	\$307,409	\$295,000	30	98
W21	291	206	111	\$45,951,299	\$413,976	\$350,000	34	98
W22	140	110	38	\$11,360,450	\$298,959	\$277,500	23	98
W23	1,299	848	447	\$122,806,466	\$274,735	\$262,000	33	98
W24	815	560	301	\$82,091,025	\$272,728	\$258,000	34	98
W25	77	48	27	\$8,626,700	\$319,507	\$264,000	58	98
W26	10	4	1	\$339,000	\$339,000	\$339,000	3	100
W27	225	158	88	\$25,111,150	\$285,354	\$268,000	32	98
W28	207	127	77	\$27,656,600	\$359,177	\$335,500	32	98
W29	152	111	52	\$12,122,100	\$233,117	\$224,000	37	98
Total	8,450	5,591	2,991	\$923,202,813	\$308,660	\$278,000	33	98



Year-to-Date: January 2005 to March 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	212	123	\$46,556,824	\$378,511	\$352,000	33	100
W02	286	150	\$56,865,838	\$379,106	\$320,500	27	100
W03	398	157	\$38,558,060	\$245,593	\$242,000	39	96
W04	338	152	\$41,673,950	\$274,171	\$270,000	36	97
W05	493	169	\$41,058,850	\$242,952	\$275,000	51	96
W06	510	218	\$65,357,478	\$299,805	\$275,000	37	98
W07	191	123	\$50,268,263	\$408,685	\$397,500	25	100
W08	463	251	\$119,784,627	\$477,230	\$380,000	31	99
W09	260	111	\$32,832,961	\$295,792	\$305,000	37	96
W10	630	232	\$52,700,310	\$227,157	\$243,000	47	97
W12	366	191	\$71,635,746	\$375,056	\$315,000	40	98
W13	401	185	\$87,005,630	\$470,301	\$365,000	32	97
W14	253	149	\$39,204,050	\$263,114	\$250,000	31	97
W15	796	364	\$77,244,850	\$212,211	\$187,250	45	97
W16	379	219	\$66,758,304	\$304,832	\$280,000	36	98
W17	-	-	-	-	-	-	-
W18	244	88	\$20,178,000	\$229,295	\$236,750	38	97
W19	1,153	605	\$185,637,488	\$306,839	\$288,000	36	98
W20	1,169	669	\$207,909,429	\$310,776	\$293,300	32	98
W21	493	248	\$113,161,499	\$456,296	\$340,750	37	98
W22	241	97	\$29,387,630	\$302,965	\$294,000	32	98
W23	2,224	1,027	\$278,744,233	\$271,416	\$260,000	36	98
W24	1,409	658	\$182,479,745	\$277,325	\$266,500	36	98
W25	117	64	\$19,647,200	\$306,988	\$268,000	52	98
W26	9	3	\$1,189,000	\$396,333	\$345,000	89	98
W27	401	225	\$67,643,100	\$300,636	\$276,000	36	98
W28	333	183	\$66,986,981	\$366,049	\$345,000	39	98
W29	251	139	\$32,079,000	\$230,784	\$226,500	38	98
Total	14,020	6,800	\$2,092,549,046	\$307,728	\$275,750	37	98

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	28	14	\$579,938	\$567,563	50.0	101	W01	23	17	\$390,824	\$413,000	73.9	103
W02	51	25	\$567,616	\$478,000	49.0	102	W02	73	30	\$325,957	\$308,500	41.1	100
W03	143	41	\$246,034	\$250,000	28.7	95	W03	92	22	\$266,750	\$263,000	23.9	97
W04	128	36	\$333,894	\$320,500	28.1	97	W04	14	8	\$299,875	\$287,500	57.1	98
W05	69	21	\$344,590	\$360,000	30.4	96	W05	128	32	\$287,278	\$287,500	25.0	97
W06	73	37	\$303,992	\$289,000	50.7	99	W06	7	2	\$275,000	\$275,000	28.6	96
W07	32	41	\$440,996	\$426,000	128.1	100	W07	3	-	-	-	-	-
W08	105	62	\$703,179	\$625,000	59.1	101	W08	2	3	\$332,833	\$339,000	150.0	99
W09	49	25	\$412,774	\$388,250	51.0	97	W09	3	-	-	-	-	-
W10	187	48	\$295,649	\$284,500	25.7	97	W10	13	3	\$244,333	\$253,000	23.1	97
W12	121	51	\$509,625	\$400,000	42.2	102	W12	15	6	\$305,333	\$290,250	40.0	97
W13	136	55	\$585,164	\$525,000	40.4	97	W13	26	9	\$251,142	\$251,500	34.6	98
W14	38	19	\$395,074	\$390,000	50.0	98	W14	9	7	\$302,286	\$300,000	77.8	98
W15	25	18	\$392,778	\$363,000	72.0	97	W15	23	14	\$297,986	\$299,500	60.9	99
W16	110	41	\$378,159	\$345,000	37.3	98	W16	24	13	\$277,531	\$280,000	54.2	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	67	9	\$245,722	\$235,000	13.4	96	W18	69	14	\$258,936	\$261,500	20.3	98
W19	277	98	\$408,735	\$392,000	35.4	97	W19	68	49	\$290,100	\$287,500	72.1	98
W20	300	132	\$375,693	\$367,000	44.0	98	W20	109	67	\$283,560	\$285,000	61.5	98
W21	210	75	\$484,909	\$440,000	35.7	98	W21	13	7	\$283,271	\$290,000	53.9	99
W22	104	19	\$342,526	\$335,000	18.3	98	W22	19	11	\$264,586	\$269,000	57.9	99
W23	841	258	\$309,771	\$302,000	30.7	98	W23	228	93	\$245,751	\$246,000	40.8	98
W24	479	143	\$334,561	\$333,000	29.9	97	W24	139	72	\$254,947	\$255,500	51.8	98
W25	44	17	\$373,465	\$303,000	38.6	98	W25	-	2	\$268,000	\$268,000	-	97
W26	10	1	\$339,000	\$339,000	10.0	100	W26	-	-	-	-	-	-
W27	188	60	\$325,148	\$306,000	31.9	98	W27	8	5	\$248,400	\$255,000	62.5	100
W28	193	63	\$382,005	\$350,000	32.6	98	W28	5	9	\$260,867	\$258,900	180.0	99
W29	116	34	\$264,050	\$251,000	29.3	98	W29	8	9	\$180,722	\$186,000	112.5	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	28	15	\$237,873	\$222,900	53.6	98	W01	-	-	-	-	-	-
W02	4	3	\$294,167	\$290,000	75.0	101	W02	-	-	-	-	-	-
W03	24	5	\$192,000	\$208,500	20.8	97	W03	-	-	-	-	-	-
W04	72	13	\$142,308	\$141,000	18.1	97	W04	-	-	-	-	-	-
W05	119	13	\$149,473	\$146,500	10.9	97	W05	-	-	-	-	-	-
W06	231	45	\$303,568	\$235,000	19.5	97	W06	1	-	-	-	-	-
W07	42	3	\$212,833	\$217,000	7.1	97	W07	-	-	-	-	-	-
W08	122	44	\$227,980	\$191,500	36.1	97	W08	1	-	-	-	-	-
W09	128	18	\$152,789	\$140,000	14.1	96	W09	1	-	-	-	-	-
W10	217	35	\$147,173	\$149,000	16.1	96	W10	2	-	-	-	-	-
W12	65	23	\$179,926	\$170,500	35.4	97	W12	-	-	-	-	-	-
W13	30	8	\$148,750	\$132,500	26.7	97	W13	1	-	-	-	-	-
W14	55	19	\$205,958	\$175,000	34.6	97	W14	3	-	-	-	-	-
W15	419	127	\$184,234	\$180,000	30.3	97	W15	1	-	-	-	-	-
W16	16	13	\$225,762	\$174,900	81.3	98	W16	5	1	\$276,500	\$276,500	20.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	13	4	\$130,250	\$129,000	30.8	95	W18	-	-	-	-	-	-
W19	151	50	\$186,142	\$169,750	33.1	97	W19	8	1	\$290,000	\$290,000	12.5	98
W20	34	16	\$186,525	\$192,950	47.1	98	W20	3	4	\$300,250	\$306,000	133.3	97
W21	21	9	\$255,889	\$238,000	42.9	97	W21	2	2	\$305,700	\$305,700	100.0	99
W22	-	-	-	-	-	-	W22	3	-	-	-	-	-
W23	29	16	\$183,250	\$183,500	55.2	97	W23	1	1	\$240,500	\$240,500	100.0	96
W24	92	32	\$152,175	\$139,500	34.8	96	W24	6	2	\$265,250	\$265,250	33.3	98
W25	9	2	\$165,250	\$165,250	22.2	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	3	\$130,333	\$130,000	300.0	98	W27	3	4	\$244,375	\$244,500	133.3	99
W28	-	-	-	-	-	-	W28	3	1	\$265,500	\$265,500	33.3	98
W29	14	4	\$138,725	\$137,450	28.6	98	W29	1	1	\$217,000	\$217,000	100.0	96

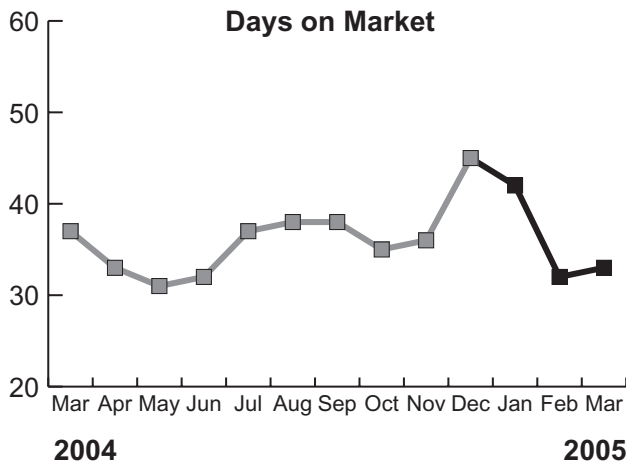
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	16	5	\$219,760	\$207,000	31.3	96	W01	-	-	-	-	-	-
W02	6	2	\$198,500	\$198,500	33.3	97	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	18	3	\$259,667	\$267,000	16.7	96	W04	-	-	-	-	-	-
W05	70	11	\$197,682	\$190,000	15.7	95	W05	-	-	-	-	-	-
W06	8	7	\$379,286	\$410,000	87.5	98	W06	-	-	-	-	-	-
W07	2	1	\$405,000	\$405,000	50.0	98	W07	-	-	-	-	-	-
W08	15	7	\$276,929	\$308,000	46.7	98	W08	-	-	-	-	-	-
W09	9	4	\$278,000	\$276,500	44.4	99	W09	-	-	-	-	-	-
W10	47	16	\$178,288	\$172,000	34.0	97	W10	-	-	-	-	-	-
W12	20	11	\$355,218	\$251,900	55.0	98	W12	-	-	-	-	-	-
W13	46	13	\$205,788	\$178,000	28.3	97	W13	-	-	-	-	-	-
W14	35	16	\$214,422	\$233,875	45.7	98	W14	-	-	-	-	-	-
W15	55	17	\$230,906	\$214,000	30.9	97	W15	-	-	-	-	-	-
W16	44	24	\$212,633	\$214,500	54.6	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	21	7	\$166,543	\$162,000	33.3	97	W18	-	-	-	-	-	-
W19	99	44	\$236,475	\$243,250	44.4	98	W19	-	-	-	-	-	-
W20	108	53	\$220,198	\$220,000	49.1	98	W20	1	-	-	-	-	-
W21	21	5	\$276,500	\$250,000	23.8	97	W21	1	-	-	-	-	-
W22	6	-	-	-	-	-	W22	-	-	-	-	-	-
W23	117	39	\$197,803	\$215,000	33.3	96	W23	-	-	-	-	-	-
W24	69	29	\$179,579	\$172,000	42.0	98	W24	4	-	-	-	-	-
W25	18	3	\$223,933	\$200,800	16.7	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	16	12	\$169,442	\$166,500	75.0	98	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	4	-	-	-	-	-	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	1	1	\$175,000	\$175,000	100.0	97	W01	9	3	\$297,667	\$315,000	33.3	99
W02	1	-	-	-	-	-	W02	29	8	\$270,713	\$272,250	27.6	100
W03	-	-	-	-	-	-	W03	12	3	\$238,167	\$242,500	25.0	96
W04	-	-	-	-	-	-	W04	4	2	\$311,750	\$311,750	50.0	98
W05	12	1	\$55,000	\$55,000	8.3	92	W05	2	-	-	-	-	-
W06	7	-	-	-	-	-	W06	7	5	\$402,380	\$385,000	71.4	99
W07	1	-	-	-	-	-	W07	6	4	\$400,625	\$404,750	66.7	97
W08	1	1	\$157,000	\$157,000	100.0	98	W08	3	4	\$574,875	\$575,751	133.3	102
W09	3	-	-	-	-	-	W09	1	-	-	-	-	-
W10	8	1	\$167,000	\$167,000	12.5	98	W10	6	4	\$286,750	\$287,500	66.7	97
W12	2	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	6	-	-	-	-	-
W14	2	-	-	-	-	-	W14	1	-	-	-	-	-
W15	3	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	5	-	-	-	-	-	W19	24	17	\$281,835	\$283,000	70.8	98
W20	-	-	-	-	-	-	W20	19	25	\$274,188	\$270,000	131.6	98
W21	-	1	\$116,000	\$116,000	-	95	W21	23	12	\$265,608	\$265,000	52.2	98
W22	-	-	-	-	-	-	W22	8	8	\$242,750	\$245,000	100.0	99
W23	-	-	-	-	-	-	W23	83	40	\$228,594	\$231,250	48.2	98
W24	-	-	-	-	-	-	W24	26	23	\$229,767	\$232,000	88.5	98
W25	-	-	-	-	-	-	W25	5	3	\$246,500	\$252,000	60.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	9	4	\$239,625	\$237,750	44.4	99
W28	-	-	-	-	-	-	W28	5	4	\$244,250	\$245,500	80.0	98
W29	-	-	-	-	-	-	W29	9	4	\$186,500	\$195,250	44.4	97

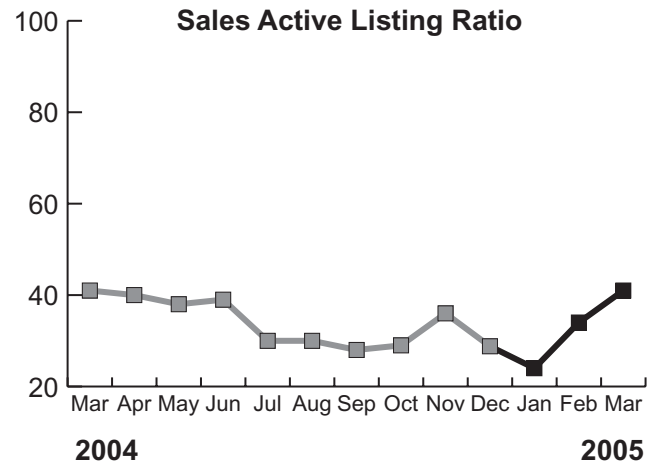
Current Month: March 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	644	432	243	\$72,835,025	\$299,733	\$273,500	34	99
C02	186	132	88	\$45,687,650	\$519,178	\$390,944	26	100
C03	161	118	59	\$34,798,820	\$589,811	\$355,000	36	100
C04	283	193	116	\$72,665,270	\$626,425	\$575,500	41	100
C06	80	53	25	\$11,650,300	\$466,012	\$430,000	24	99
C07	247	164	95	\$33,326,388	\$350,804	\$335,000	31	98
C08	280	216	140	\$41,168,470	\$294,061	\$255,000	35	99
C09	82	47	49	\$36,493,531	\$744,766	\$502,000	31	100
C10	118	102	95	\$54,922,104	\$578,127	\$456,000	21	101
C11	106	60	36	\$14,021,900	\$389,497	\$386,000	21	99
C12	157	87	55	\$52,814,650	\$960,266	\$775,000	40	98
C13	184	137	62	\$20,286,634	\$327,204	\$307,500	24	99
C14	512	318	183	\$61,780,337	\$337,597	\$262,000	37	98
C15	335	229	127	\$42,584,589	\$335,312	\$305,000	40	98
Total	3,375	2,288	1,373	\$595,035,668	\$433,384	\$327,000	33	99

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: January 2005 to March 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	1,039	551	\$162,623,595	\$295,143	\$262,000	36	99
C02	354	191	\$96,974,000	\$507,717	\$378,000	26	100
C03	276	147	\$99,154,598	\$674,521	\$392,000	33	99
C04	528	260	\$163,033,806	\$627,053	\$568,500	34	100
C06	128	51	\$23,263,400	\$456,145	\$408,000	25	98
C07	418	213	\$70,694,358	\$331,898	\$291,800	39	98
C08	515	333	\$98,214,270	\$294,938	\$245,000	38	99
C09	170	109	\$97,856,431	\$897,765	\$575,000	29	100
C10	319	214	\$122,884,237	\$574,225	\$465,595	26	100
C11	184	102	\$41,277,818	\$404,684	\$376,500	28	100
C12	237	108	\$107,531,773	\$995,665	\$859,000	37	98
C13	306	136	\$48,272,322	\$354,944	\$341,250	32	99
C14	861	433	\$150,684,877	\$348,002	\$257,000	39	98
C15	560	279	\$89,269,544	\$319,963	\$293,000	39	98
Total	5,895	3,127	\$1,371,735,029	\$438,674	\$320,000	35	99

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	12	4	\$497,125	\$468,250	33.3	100	C01	36	21	\$481,942	\$426,000	58.3	101	
C02	40	15	\$592,667	\$406,500	37.5	101	C02	46	23	\$558,402	\$405,000	50.0	104	
C03	92	31	\$733,575	\$519,000	33.7	101	C03	30	10	\$577,400	\$298,750	33.3	99	
C04	155	85	\$747,548	\$690,000	54.8	101	C04	5	4	\$549,750	\$462,500	80.0	106	
C06	52	23	\$482,013	\$434,000	44.2	98	C06	1	1	\$329,000	\$329,000	100.0	100	
C07	70	37	\$492,486	\$458,000	52.9	99	C07	12	3	\$325,667	\$325,000	25.0	99	
C08	2	3	\$768,633	\$738,000	150.0	99	C08	11	5	\$509,500	\$555,000	45.5	106	
C09	33	14	\$1,336,471	\$1,240,050	42.4	99	C09	3	2	\$1,082,366	\$1,082,366	66.7	105	
C10	53	36	\$958,550	\$730,500	67.9	102	C10	13	15	\$504,660	\$492,500	115.4	104	
C11	12	12	\$667,400	\$667,000	100.0	101	C11	3	8	\$414,875	\$405,500	266.7	103	
C12	115	40	\$1,146,160	\$931,000	34.8	99	C12	1	-	-	-	-	-	-
C13	27	21	\$452,386	\$420,000	77.8	101	C13	23	13	\$315,378	\$301,000	56.5	99	
C14	102	41	\$609,604	\$552,000	40.2	100	C14	-	-	-	-	-	-	-
C15	82	34	\$556,208	\$509,000	41.5	99	C15	24	23	\$331,226	\$333,500	95.8	98	

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	535	189	\$268,978	\$249,000	35.3	98	C01	-	-	-	-	-	-
C02	74	34	\$462,197	\$367,550	46.0	97	C02	-	-	-	-	-	-
C03	27	11	\$411,591	\$375,000	40.7	99	C03	-	-	-	-	-	-
C04	101	19	\$256,658	\$207,000	18.8	98	C04	-	-	-	-	-	-
C06	26	1	\$235,000	\$235,000	3.9	98	C06	-	-	-	-	-	-
C07	142	42	\$234,276	\$231,750	29.6	97	C07	-	2	\$356,000	\$356,000	-	101
C08	236	115	\$257,879	\$229,000	48.7	99	C08	-	-	-	-	-	-
C09	39	27	\$490,800	\$350,000	69.2	99	C09	-	-	-	-	-	-
C10	44	37	\$284,619	\$271,500	84.1	99	C10	-	-	-	-	-	-
C11	83	10	\$167,050	\$178,000	12.1	95	C11	-	-	-	-	-	-
C12	35	9	\$508,306	\$338,000	25.7	95	C12	-	-	-	-	-	-
C13	120	25	\$222,024	\$204,000	20.8	97	C13	-	-	-	-	-	-
C14	378	124	\$238,368	\$220,250	32.8	97	C14	-	-	-	-	-	-
C15	157	36	\$221,881	\$196,250	22.9	96	C15	3	1	\$327,800	\$327,800	33.3	102

Condo Townhouse

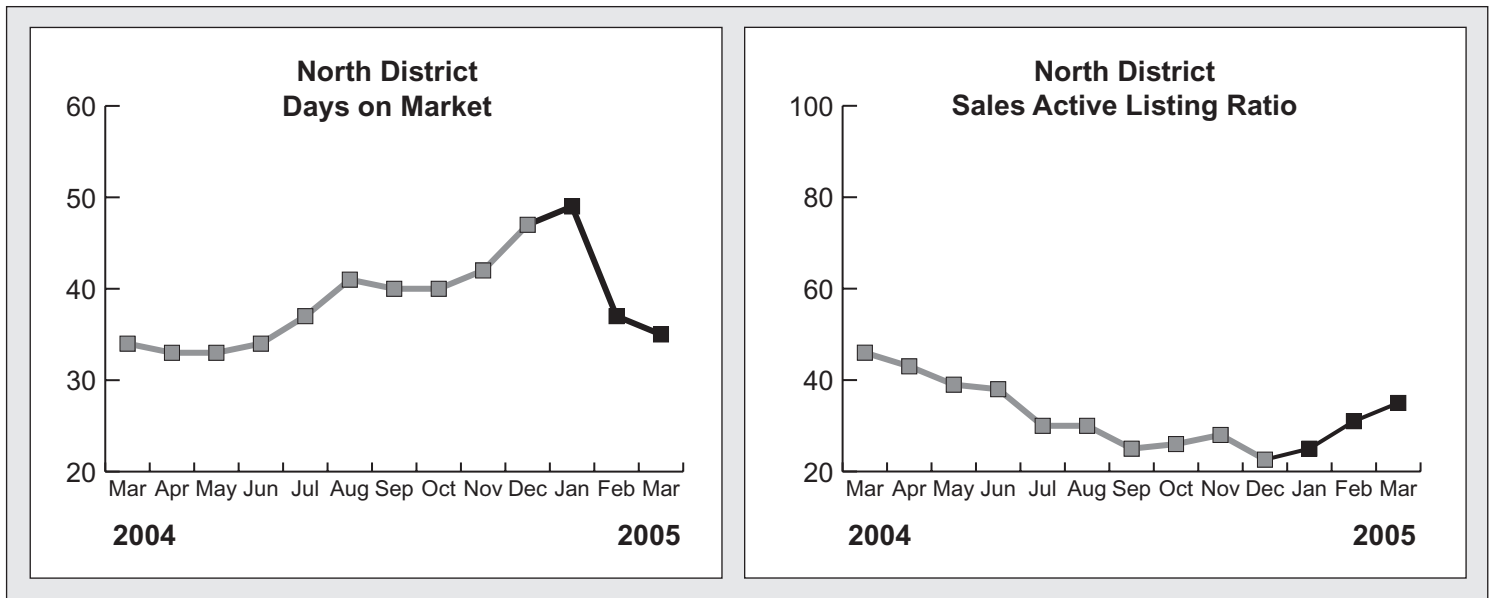
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	26	20	\$290,875	\$300,000	76.9	98	C01	-	-	-	-	-	-
C02	5	5	\$736,280	\$795,000	100.0	99	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	12	4	\$257,550	\$252,350	33.3	97	C04	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-
C07	19	9	\$315,089	\$262,000	47.4	97	C07	-	-	-	-	-	-
C08	9	7	\$409,193	\$485,000	77.8	101	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-
C10	6	7	\$330,500	\$278,500	116.7	98	C10	-	-	-	-	-	-
C11	8	6	\$170,600	\$137,500	75.0	99	C11	-	-	-	-	-	-
C12	6	6	\$398,917	\$430,000	100.0	99	C12	-	-	-	-	-	-
C13	6	1	\$292,000	\$292,000	16.7	97	C13	-	-	-	-	-	-
C14	23	13	\$353,231	\$358,500	56.5	98	C14	-	1	\$569,000	\$569,000	-	97
C15	67	33	\$234,539	\$225,500	49.3	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	-	-	-	-	-	C01	34	9	\$452,379	\$420,350	26.5	101
C02	8	1	\$152,000	\$152,000	12.5	89	C02	13	10	\$440,630	\$440,150	76.9	100
C03	9	6	\$182,917	\$170,500	66.7	98	C03	1	1	\$659,000	\$659,000	100.0	95
C04	4	2	\$190,000	\$190,000	50.0	95	C04	6	2	\$319,000	\$319,000	33.3	100
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	2	-	-	-	-	-	C07	2	2	\$370,000	\$370,000	100.0	98
C08	11	1	\$142,000	\$142,000	9.1	97	C08	11	9	\$405,844	\$394,700	81.8	98
C09	4	6	\$394,433	\$382,550	150.0	100	C09	1	-	-	-	-	-
C10	1	-	-	-	-	-	C10	1	-	-	-	-	-
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	8	2	\$422,000	\$422,000	25.0	99
C14	2	-	-	-	-	-	C14	7	4	\$517,000	\$489,500	57.1	101
C15	2	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: March 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	168	124	79	\$29,262,788	\$370,415	\$287,000	32	98
N02	291	210	92	\$33,984,250	\$369,394	\$355,000	32	97
N03	519	367	149	\$55,204,600	\$370,501	\$310,000	33	98
N04	288	229	118	\$50,351,586	\$426,708	\$422,500	27	98
N05	195	136	60	\$26,942,502	\$449,042	\$428,500	37	98
N06	242	162	91	\$33,105,630	\$363,798	\$326,000	30	98
N07	299	271	147	\$46,487,821	\$316,244	\$297,500	25	98
N08	615	380	204	\$80,413,821	\$394,185	\$363,500	28	98
N10	263	181	92	\$32,513,400	\$353,407	\$332,850	40	97
N11	520	377	228	\$88,052,714	\$386,196	\$364,500	34	98
N12	66	22	15	\$5,374,900	\$358,327	\$325,000	47	98
N13	85	26	6	\$2,157,000	\$359,500	\$320,000	23	95
N14	104	46	18	\$9,955,000	\$553,056	\$505,000	47	96
N15	81	47	29	\$10,102,100	\$348,348	\$317,000	40	98
N16	90	44	13	\$4,469,750	\$343,827	\$282,000	44	97
N17	239	144	118	\$27,384,400	\$232,071	\$216,000	46	98
N18	87	49	45	\$12,507,200	\$277,938	\$255,000	44	98
N19	149	82	47	\$11,938,050	\$254,001	\$227,000	46	97
N20	36	17	2	\$617,000	\$308,500	\$308,500	153	97
N21	46	16	7	\$2,224,900	\$317,843	\$300,000	80	98
N22	58	30	12	\$2,707,500	\$225,625	\$205,000	63	96
N23	136	62	29	\$6,622,800	\$228,372	\$182,500	45	95
N24	81	42	15	\$2,546,500	\$169,767	\$170,000	67	97
Total	4,658	3,064	1,616	\$574,926,212	\$355,771	\$327,000	35	98



Year-to-Date: January 2005 to March 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	318	186	\$65,311,853	\$351,139	\$313,000	35	98
N02	459	195	\$75,042,051	\$384,831	\$352,000	38	97
N03	887	402	\$153,528,733	\$381,912	\$331,250	36	97
N04	538	265	\$109,693,774	\$413,939	\$409,250	31	98
N05	322	149	\$63,333,302	\$425,056	\$403,700	37	98
N06	398	200	\$70,762,855	\$353,814	\$321,000	36	98
N07	613	318	\$97,985,843	\$308,132	\$285,000	30	98
N08	1,011	490	\$189,650,771	\$387,042	\$358,250	34	97
N10	425	178	\$61,693,931	\$346,595	\$331,000	42	97
N11	936	523	\$200,014,747	\$382,437	\$355,000	37	97
N12	81	43	\$18,164,300	\$422,426	\$380,000	51	97
N13	80	20	\$9,113,000	\$455,650	\$402,500	37	97
N14	112	44	\$22,360,000	\$508,182	\$423,000	51	96
N15	126	73	\$27,072,900	\$370,862	\$350,000	44	97
N16	103	42	\$14,192,150	\$337,908	\$311,000	51	97
N17	373	240	\$54,490,750	\$227,045	\$216,250	50	98
N18	150	109	\$29,985,627	\$275,098	\$255,000	52	98
N19	194	115	\$28,361,250	\$246,620	\$226,000	56	97
N20	33	7	\$3,322,150	\$474,593	\$540,000	114	96
N21	37	15	\$4,006,000	\$267,067	\$290,000	108	96
N22	62	23	\$5,236,900	\$227,691	\$215,000	56	96
N23	170	79	\$18,346,550	\$232,235	\$213,000	47	97
N24	86	34	\$6,540,000	\$192,353	\$178,000	60	96
Total	7,514	3,750	\$1,328,209,437	\$354,189	\$325,000	39	97

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
N01	73	30	\$556,380	\$454,400	41.1	98	N01	2	3	\$337,667	\$329,000	150.0	96	
N02	144	54	\$442,866	\$402,500	37.5	98	N02	3	1	\$312,000	\$312,000	33.3	105	
N03	225	65	\$530,800	\$530,000	28.9	98	N03	10	2	\$358,000	\$358,000	20.0	99	
N04	221	87	\$472,076	\$445,000	39.4	98	N04	14	3	\$258,333	\$260,000	21.4	98	
N05	173	51	\$474,759	\$457,000	29.5	98	N05	5	1	\$325,000	\$325,000	20.0	96	
N06	168	58	\$419,039	\$382,000	34.5	98	N06	22	6	\$271,875	\$272,500	27.3	99	
N07	212	89	\$369,778	\$345,000	42.0	98	N07	34	23	\$241,922	\$249,900	67.7	98	
N08	452	117	\$460,412	\$405,000	25.9	97	N08	59	40	\$320,035	\$324,500	67.8	98	
N10	143	36	\$423,478	\$417,450	25.2	97	N10	10	-	-	-	-	-	-
N11	354	134	\$453,757	\$425,250	37.9	97	N11	53	25	\$301,124	\$298,000	47.2	98	
N12	66	14	\$371,421	\$334,000	21.2	98	N12	-	-	-	-	-	-	-
N13	84	6	\$359,500	\$320,000	7.1	95	N13	-	-	-	-	-	-	-
N14	103	17	\$570,471	\$510,000	16.5	96	N14	1	-	-	-	-	-	-
N15	79	28	\$352,754	\$317,500	35.4	98	N15	1	-	-	-	-	-	-
N16	83	12	\$354,979	\$298,500	14.5	97	N16	1	1	\$210,000	\$210,000	100.0	95	
N17	218	103	\$237,693	\$231,000	47.3	98	N17	5	4	\$209,750	\$215,500	80.0	99	
N18	72	22	\$337,336	\$306,500	30.6	98	N18	2	3	\$217,967	\$214,900	150.0	100	
N19	118	30	\$284,322	\$240,000	25.4	97	N19	8	4	\$195,875	\$198,750	50.0	98	
N20	36	2	\$308,500	\$308,500	5.6	97	N20	-	-	-	-	-	-	-
N21	46	7	\$317,843	\$300,000	15.2	98	N21	-	-	-	-	-	-	-
N22	50	10	\$235,750	\$216,000	20.0	95	N22	-	-	-	-	-	-	-
N23	133	24	\$241,763	\$212,400	18.1	95	N23	-	-	-	-	-	-	-
N24	79	14	\$170,607	\$171,000	17.7	97	N24	2	-	-	-	-	-	-

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	56	26	\$228,823	\$234,500	46.4	97	N01	9	5	\$371,400	\$392,000	55.6	99	
N02	98	23	\$242,639	\$227,500	23.5	97	N02	14	7	\$302,929	\$305,000	50.0	98	
N03	173	45	\$209,729	\$201,500	26.0	97	N03	14	1	\$368,500	\$368,500	7.1	98	
N04	7	2	\$146,500	\$146,500	28.6	95	N04	2	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	3	\$310,633	\$303,000	150.0	100	
N06	7	2	\$174,450	\$174,450	28.6	99	N06	3	2	\$296,000	\$296,000	66.7	98	
N07	12	4	\$181,500	\$184,500	33.3	98	N07	3	1	\$244,500	\$244,500	33.3	98	
N08	28	5	\$265,860	\$267,800	17.9	97	N08	2	3	\$342,567	\$335,000	150.0	97	
N10	-	-	-	-	-	-	N10	102	51	\$310,104	\$318,000	50.0	97	
N11	13	7	\$287,587	\$298,000	53.9	96	N11	22	9	\$312,839	\$293,000	40.9	98	
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	1	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	2	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	12	14	\$240,679	\$242,000	116.7	98	
N19	1	3	\$150,667	\$160,000	300.0	96	N19	5	3	\$228,000	\$229,000	60.0	99	
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	1	\$185,000	\$185,000	20.0	97	
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-	-
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	25	13	\$240,538	\$234,000	52.0	98	N01	-	-	-	-	-	-
N02	25	7	\$293,757	\$290,000	28.0	97	N02	-	-	-	-	-	-
N03	37	16	\$252,081	\$238,250	43.2	97	N03	1	-	-	-	-	-
N04	11	3	\$304,833	\$297,500	27.3	98	N04	-	-	-	-	-	-
N05	4	-	-	-	-	-	N05	-	-	-	-	-	-
N06	20	3	\$314,267	\$259,800	15.0	97	N06	4	-	-	-	-	-
N07	15	9	\$193,011	\$198,700	60.0	99	N07	-	-	-	-	-	-
N08	15	4	\$279,225	\$282,450	26.7	98	N08	-	-	-	-	-	-
N10	2	-	-	-	-	-	N10	-	-	-	-	-	-
N11	33	21	\$278,590	\$265,000	63.6	98	N11	-	-	-	-	-	-
N12	-	1	\$175,000	\$175,000	-	97	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	3	2	\$154,000	\$154,000	66.7	99	N17	-	-	-	-	-	-
N18	1	5	\$174,480	\$177,000	500.0	98	N18	-	-	-	-	-	-
N19	5	1	\$160,000	\$160,000	20.0	94	N19	4	2	\$271,250	\$271,250	50.0	96
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	-	-	-	-	-	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	-	-	-	-	-	-	N01	3	2	\$312,500	\$312,500	66.7	97
N02	1	-	-	-	-	-	N02	6	-	-	-	-	-
N03	5	1	\$228,000	\$228,000	20.0	95	N03	54	19	\$311,526	\$310,000	35.2	98
N04	-	-	-	-	-	-	N04	33	23	\$317,326	\$318,000	69.7	98
N05	-	-	-	-	-	-	N05	11	5	\$294,580	\$299,000	45.5	99
N06	-	-	-	-	-	-	N06	18	20	\$264,320	\$264,250	111.1	99
N07	-	-	-	-	-	-	N07	23	21	\$252,655	\$253,000	91.3	99
N08	-	1	\$295,000	\$295,000	-	99	N08	59	34	\$293,393	\$294,000	57.6	99
N10	-	-	-	-	-	-	N10	6	5	\$290,580	\$295,000	83.3	98
N11	-	-	-	-	-	-	N11	45	32	\$282,568	\$280,000	71.1	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$257,000	\$257,000	-	99
N15	-	-	-	-	-	-	N15	1	1	\$225,000	\$225,000	100.0	102
N16	-	-	-	-	-	-	N16	3	-	-	-	-	-
N17	-	-	-	-	-	-	N17	10	9	\$195,000	\$190,000	90.0	98
N18	-	-	-	-	-	-	N18	-	1	\$190,000	\$190,000	-	96
N19	-	-	-	-	-	-	N19	8	4	\$196,600	\$192,700	50.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	1	\$165,000	\$165,000	33.3	97
N23	-	-	-	-	-	-	N23	1	5	\$164,100	\$161,500	500.0	97
N24	-	-	-	-	-	-	N24	-	1	\$158,000	\$158,000	-	99

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	14,583	21,840	N/A	7,904	\$2,612,627,305	\$330,545	\$285,000	33	98
YTD Grand Total:	N/A	N/A	36,771	18,074	\$5,966,109,629	\$330,093	\$282,000	36	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1971	13,085	30,426	2004		
1972	14,613	32,513	January	4,256	295,989
1973	16,335	40,605	February	6,060	310,196
1974	17,318	52,806	March	9,076	307,155
1975	22,020	57,581	April	9,168	321,131
1976	19,025	61,389	May	9,193	325,501
1977	20,512	64,559	June	9,275	316,510
1978	21,184	67,333	July	7,329	312,418
1979	23,466	70,830	August	6,743	304,509
1980	26,017	75,694	September	6,588	320,911
1981	29,625	90,203	October	6,666	324,215
1982	25,336	95,496	November	6,301	318,837
1983	30,046	101,626	December	4,232	315,761
1984	31,905	102,318	Total**	83,501	\$315,231
1985	45,509	109,094	2005		
1986	52,919	138,925	January	4,153	323,141
1987	43,475	189,105	February	6,171	334,272
1988	49,381	229,635	March	7,904	330,545
1989	38,960	273,698	Total**	18,074	\$330,093
1990	26,779	255,020			
1991	38,144	234,313			
1992	41,703	214,971			
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	67,612	251,508			
2002	74,759	275,231			
2003	78,898	\$293,067			

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

** On June 30th, TREB switched from the old Trebnet system to TorontoMLS. Minor discrepancies may occur between the year-to-date figures provided by the old system and those provided by the new.

Single Family Dwelling Sales Comparison

