

September 2005

7,000 Plus! September Home Sales Break Record

TORONTO - Wednesday, October 5, 2005.

The Toronto Real Estate market continued its record breaking ways in September, with 7,326 sales transacted through the TorontoMLS system, Board President John Meehan reported today. "This figure is up 11 per cent over last year (6,588 sales), and up eight per cent over sales in September 2003 (6,751), which was our previous best September."

The President went on to note that, with 66,480 sales year-to-date, 2005 has closed to within a single percentage point of the 2004 nine-month total (66,668). "If the fourth quarter market performs as well as the previous three months," said Mr. Meehan, "there is a strong possibility that 2005 could end up as the best year ever."

The President went on to note that prices strengthened considerably in September, with the average rising five per cent to \$338,267 over the August figure of \$323,255. In addition, the year-to-date average, at \$335,267, is up seven per cent over 2004.

Breaking down the total, 2,809

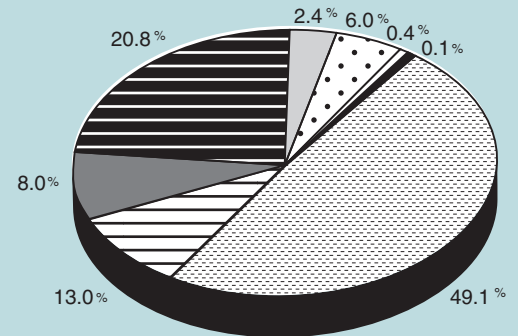
sales were reported in TREB's 28 West districts and averaged \$318,293; 1,295 sales were reported in the 14 Central districts and averaged \$430,000; 1,456 sales were reported in the 23 North districts and averaged \$374,135; and 1,766 sales were reported in TREB's 21 East districts and averaged \$273,201. ■

NEIGHBOURHOOD CORNER

East York

Thus far in 2005 there have been 1,131 sales in East York (E03), down four per cent from the 1,176 recorded during the first nine months of 2004. Of these, 573 were detached homes, which averaged \$345,117, up eight per cent over the 2004 average of \$319,809. There were also 282 semi-detached sales averaging \$329,546, a seven per cent increase over the same period in 2004. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,600	98	\$356,000
Semi-Detached	951	99	\$289,500
Condo Townhouse	588	99	\$228,000
Condo Apt	1,527	97	\$205,000
Link	179	98	\$272,000
Att/Row/Twnhouse	439	100	\$273,000
Co-op Apt	33	98	\$184,800
Det Condo	9	97	\$271,000

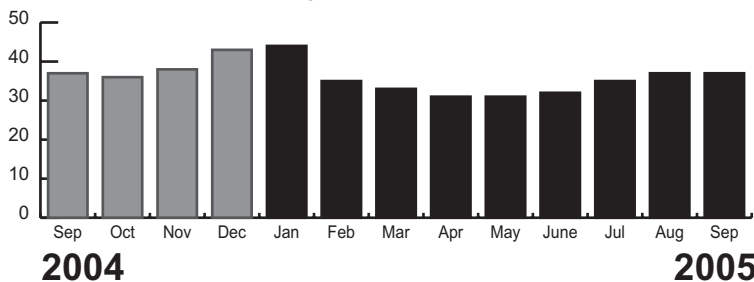
Housing Market Indicators

	Sep 2004	Sep 2005	%Change
Sales	6,588	7,326	(+11%)
New Listings	14,107	14,798	(+5%)
Active Listings*	24,293	22,860	(-6%)

* 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 - September 2005

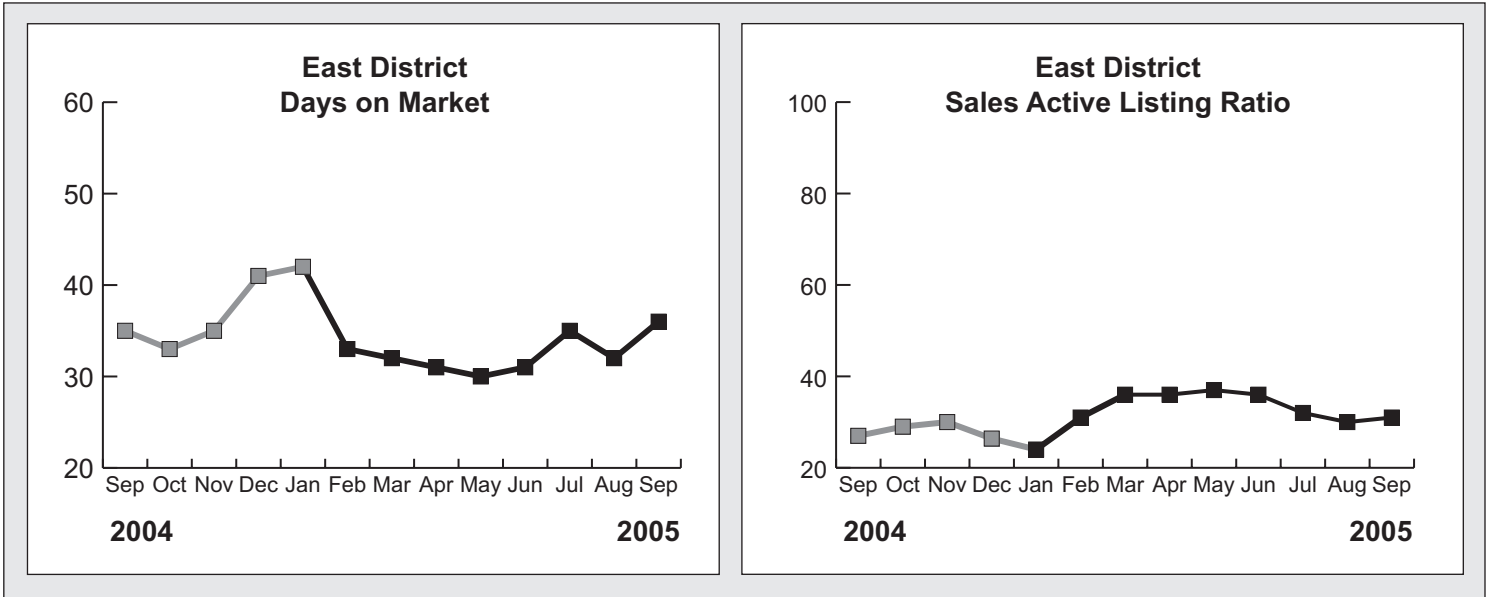
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	27	0.4	15	1.0	2	0.3
\$90,001 - \$100,000	14	0.2	10	0.7	1	0.2
\$100,001 - \$110,000	24	0.3	16	1.0	5	0.9
\$110,001 - \$120,000	30	0.4	24	1.6	1	0.2
\$120,001 - \$130,000	59	0.8	41	2.7	8	1.4
\$130,001 - \$140,000	73	1.0	49	3.2	10	1.7
\$140,001 - \$150,000	119	1.6	75	4.9	21	3.6
\$150,001 - \$160,000	121	1.7	77	5.0	19	3.2
\$160,001 - \$170,000	172	2.3	110	7.2	22	3.7
\$170,001 - \$180,000	199	2.7	121	7.9	33	5.6
\$180,001 - \$190,000	211	2.9	105	6.9	39	6.6
\$190,001 - \$200,000	182	2.5	82	5.4	34	5.8
\$200,001 - \$225,000	532	7.3	208	13.6	87	14.8
\$225,001 - \$250,000	682	9.3	165	10.8	106	18.0
\$250,001 - \$300,000	1,475	20.1	186	12.2	122	20.7
\$300,001 - \$400,000	1,802	24.6	153	10.0	49	8.3
\$400,001 - \$500,000	809	11.0	46	3.0	9	1.5
\$500,001 - \$750,000	544	7.4	35	2.3	15	2.6
\$750,001 - \$1,000,000	139	1.9	6	0.4	2	0.3
\$1,000,001 - \$1,500,000	74	1.0	3	0.2	1	0.2
\$1,500,001 -	38	0.5	-	-	2	0.3
Total:	7,326	100	1,527	100	588	100

Current Month: September 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	160	171	86	\$29,105,600	\$338,437	\$312,100	19	101
E02	122	160	78	\$34,249,450	\$439,096	\$373,500	16	100
E03	369	311	127	\$36,639,037	\$288,496	\$284,000	24	99
E04	356	217	91	\$22,342,000	\$245,516	\$270,000	43	97
E05	352	207	121	\$33,099,750	\$273,552	\$273,000	38	97
E06	167	129	55	\$16,867,400	\$306,680	\$275,000	26	99
E07	356	173	102	\$25,808,401	\$253,024	\$253,850	36	97
E08	399	220	66	\$16,561,113	\$250,926	\$266,000	42	97
E09	357	202	108	\$26,065,977	\$241,352	\$239,590	43	97
E10	178	117	53	\$16,072,250	\$303,250	\$292,000	36	97
E11	461	211	91	\$22,397,700	\$246,129	\$232,500	45	98
E12	68	39	23	\$5,302,500	\$230,543	\$226,500	50	98
E13	326	221	112	\$33,105,500	\$295,585	\$270,750	38	98
E14	371	240	115	\$33,233,253	\$288,985	\$265,000	38	98
E15	420	304	135	\$36,818,338	\$272,728	\$250,000	37	98
E16	566	355	185	\$37,214,550	\$201,160	\$190,000	35	98
E17	246	167	117	\$26,947,890	\$230,324	\$217,000	34	98
E18	35	16	6	\$2,680,000	\$446,667	\$476,500	94	96
E19	121	84	30	\$9,763,300	\$325,443	\$267,750	35	98
E20	91	50	26	\$6,241,950	\$240,075	\$225,000	50	98
E21	176	81	39	\$11,956,300	\$306,572	\$280,000	63	97
Total	5,697	3,675	1,766	\$482,472,259	\$273,201	\$256,950	36	98

Year-to-Date: January 2005 to September 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,192	732	\$254,149,398	\$347,199	\$325,000	19	102
E02	1,184	733	\$313,003,299	\$427,017	\$374,000	18	100
E03	2,092	1,131	\$341,244,126	\$301,719	\$286,000	25	100
E04	1,633	763	\$183,171,464	\$240,067	\$255,000	37	97
E05	1,846	998	\$269,202,826	\$269,742	\$258,000	37	97
E06	890	414	\$129,068,531	\$311,760	\$276,750	25	98
E07	1,962	1,018	\$265,536,369	\$260,841	\$264,250	37	97
E08	1,791	697	\$175,602,590	\$251,941	\$256,000	38	97
E09	1,795	897	\$200,490,807	\$223,513	\$214,900	38	97
E10	995	517	\$159,024,257	\$307,590	\$295,000	37	97
E11	2,231	905	\$222,446,591	\$245,797	\$239,000	42	97
E12	365	195	\$50,782,100	\$260,421	\$242,000	34	98
E13	1,873	929	\$265,208,329	\$285,477	\$272,500	35	98
E14	2,226	1,169	\$317,108,860	\$271,265	\$256,900	33	98
E15	2,443	1,270	\$345,169,877	\$271,787	\$256,250	32	98
E16	3,093	1,842	\$363,704,864	\$197,451	\$187,000	33	98
E17	1,662	1,031	\$236,635,243	\$229,520	\$218,000	34	98
E18	114	31	\$15,087,000	\$486,677	\$460,000	68	96
E19	633	304	\$91,057,627	\$299,532	\$275,000	35	98
E20	390	211	\$56,462,700	\$267,596	\$242,000	46	98
E21	638	307	\$88,577,887	\$288,527	\$256,900	47	97
Total	31,048	16,094	\$4,342,734,745	\$269,836	\$253,250	33	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	43	20	\$366,725	\$326,000	46.5	101	E01	85	48	\$335,362	\$299,050	56.5	102
E02	48	27	\$583,417	\$506,000	56.3	100	E02	51	36	\$362,964	\$361,950	70.6	100
E03	162	66	\$319,200	\$296,000	40.7	100	E03	58	33	\$313,622	\$302,000	56.9	100
E04	158	42	\$297,379	\$293,250	26.6	97	E04	28	12	\$269,675	\$249,000	42.9	99
E05	121	38	\$358,411	\$354,000	31.4	97	E05	20	6	\$313,917	\$308,000	30.0	98
E06	136	42	\$324,164	\$289,950	30.9	99	E06	22	12	\$248,208	\$242,500	54.6	98
E07	133	37	\$333,439	\$333,500	27.8	97	E07	24	8	\$272,949	\$269,644	33.3	98
E08	194	39	\$288,134	\$282,600	20.1	97	E08	10	3	\$260,167	\$241,500	30.0	98
E09	134	51	\$303,141	\$285,000	38.1	97	E09	8	5	\$245,800	\$246,000	62.5	97
E10	130	41	\$332,411	\$324,650	31.5	97	E10	4	2	\$268,450	\$268,450	50.0	100
E11	152	39	\$322,382	\$320,000	25.7	98	E11	62	9	\$240,833	\$229,000	14.5	98
E12	46	13	\$265,538	\$241,000	28.3	98	E12	8	2	\$231,000	\$231,000	25.0	98
E13	194	57	\$365,105	\$340,000	29.4	97	E13	18	16	\$259,125	\$256,000	88.9	99
E14	261	74	\$333,397	\$297,500	28.4	98	E14	21	5	\$252,200	\$260,000	23.8	98
E15	309	81	\$308,130	\$295,000	26.2	98	E15	12	5	\$228,980	\$225,000	41.7	100
E16	429	125	\$221,907	\$212,000	29.1	98	E16	60	26	\$165,650	\$168,000	43.3	98
E17	165	54	\$271,098	\$247,500	32.7	97	E17	6	7	\$178,214	\$182,500	116.7	99
E18	35	6	\$446,667	\$476,500	17.1	96	E18	-	-	-	-	-	-
E19	97	22	\$358,155	\$293,250	22.7	98	E19	-	-	-	-	-	-
E20	88	20	\$249,990	\$241,500	22.7	97	E20	-	-	-	-	-	-
E21	173	37	\$309,092	\$282,000	21.4	96	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	4	5	\$262,228	\$277,000	125.0	99	E01	-	-	-	-	-	-
E02	11	8	\$388,438	\$402,500	72.7	101	E02	-	-	-	-	-	-
E03	119	25	\$161,712	\$137,700	21.0	97	E03	-	-	-	-	-	-
E04	123	29	\$152,966	\$147,000	23.6	97	E04	-	-	-	-	-	-
E05	144	43	\$213,217	\$198,000	29.9	96	E05	11	7	\$318,714	\$318,000	63.6	98
E06	7	-	-	-	-	-	E06	-	-	-	-	-	-
E07	125	34	\$166,616	\$168,500	27.2	97	E07	21	5	\$295,980	\$303,000	23.8	99
E08	127	16	\$172,219	\$152,000	12.6	96	E08	3	1	\$286,900	\$286,900	33.3	97
E09	157	46	\$183,223	\$181,000	29.3	97	E09	1	-	-	-	-	-
E10	12	3	\$125,333	\$126,000	25.0	98	E10	-	-	-	-	-	-
E11	124	19	\$134,295	\$143,500	15.3	97	E11	10	2	\$266,500	\$266,500	20.0	99
E12	4	2	\$138,000	\$138,000	50.0	97	E12	1	-	-	-	-	-
E13	18	13	\$196,831	\$182,500	72.2	98	E13	16	4	\$230,250	\$230,500	25.0	97
E14	20	13	\$175,992	\$160,900	65.0	97	E14	10	1	\$209,500	\$209,500	10.0	100
E15	10	6	\$211,315	\$219,000	60.0	98	E15	27	14	\$236,886	\$237,750	51.9	98
E16	7	5	\$135,600	\$120,000	71.4	97	E16	17	6	\$197,750	\$198,500	35.3	97
E17	4	4	\$138,875	\$140,750	100.0	98	E17	45	31	\$217,571	\$217,500	68.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	9	6	\$242,000	\$240,000	66.7	99
E20	-	-	-	-	-	-	E20	3	6	\$207,025	\$219,000	200.0	100
E21	-	-	-	-	-	-	E21	2	2	\$259,950	\$259,950	100.0	99

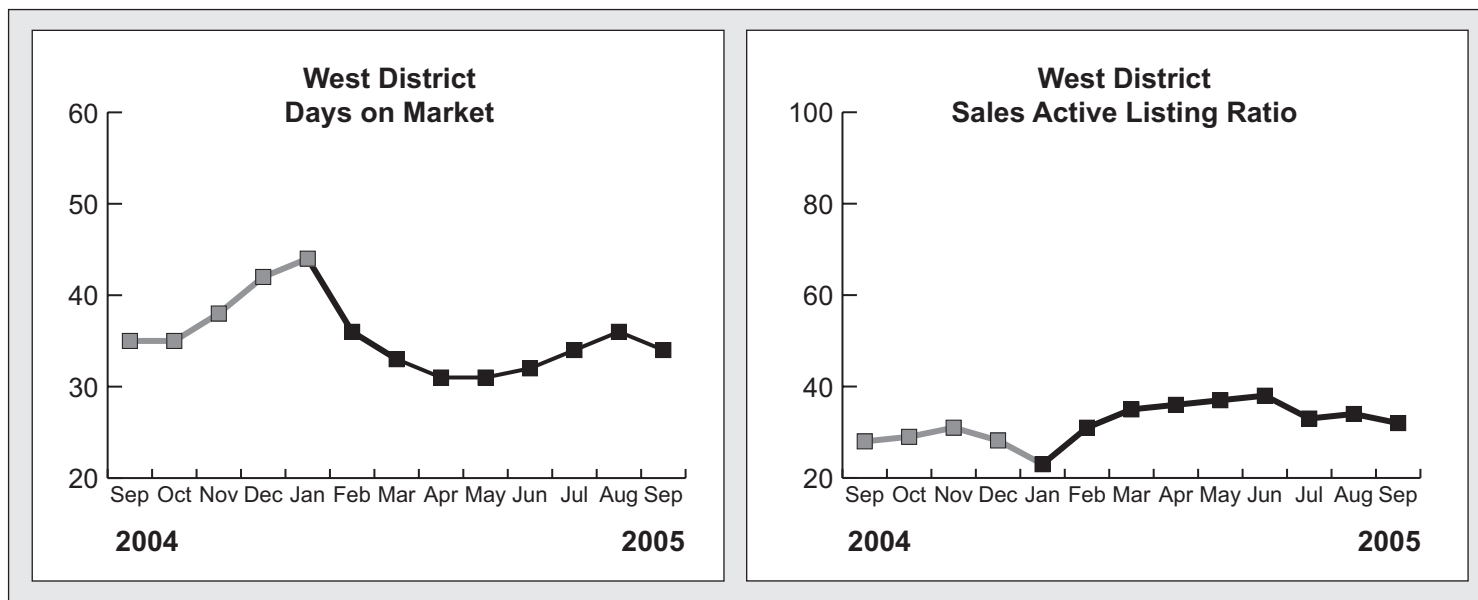
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	1	\$180,000	\$180,000	33.3	97	E01	-	-	-	-	-	-
E02	1	2	\$265,000	\$265,000	200.0	97	E02	-	-	-	-	-	-
E03	10	2	\$376,000	\$376,000	20.0	99	E03	-	-	-	-	-	-
E04	36	7	\$267,143	\$275,000	19.4	97	E04	-	-	-	-	-	-
E05	52	24	\$225,158	\$223,250	46.2	96	E05	-	-	-	-	-	-
E06	-	1	\$274,000	\$274,000	-	98	E06	-	-	-	-	-	-
E07	36	14	\$229,373	\$227,750	38.9	97	E07	-	-	-	-	-	-
E08	47	6	\$205,000	\$189,000	12.8	97	E08	-	-	-	-	-	-
E09	52	6	\$158,083	\$171,750	11.5	97	E09	-	-	-	-	-	-
E10	24	5	\$198,500	\$183,000	20.8	97	E10	-	-	-	-	-	-
E11	70	11	\$186,755	\$179,000	15.7	97	E11	3	-	-	-	-	-
E12	8	6	\$185,417	\$159,500	75.0	97	E12	-	-	-	-	-	-
E13	56	10	\$190,120	\$181,000	17.9	98	E13	-	-	-	-	-	-
E14	24	9	\$188,778	\$178,500	37.5	98	E14	1	1	\$191,000	\$191,000	100.0	97
E15	19	12	\$196,292	\$194,500	63.2	97	E15	-	-	-	-	-	-
E16	39	17	\$131,347	\$142,500	43.6	98	E16	-	-	-	-	-	-
E17	6	4	\$163,500	\$168,500	66.7	98	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	25	12	\$348,550	\$337,950	48.0	100
E02	1	1	\$182,000	\$182,000	100.0	96	E02	10	4	\$402,750	\$385,000	40.0	98
E03	2	-	-	-	-	-	E03	18	1	\$427,500	\$427,500	5.6	98
E04	2	-	-	-	-	-	E04	9	1	\$310,000	\$310,000	11.1	98
E05	2	-	-	-	-	-	E05	2	3	\$264,500	\$270,000	150.0	97
E06	-	-	-	-	-	-	E06	2	-	-	-	-	-
E07	3	1	\$193,000	\$193,000	33.3	92	E07	14	3	\$246,167	\$253,500	21.4	98
E08	-	-	-	-	-	-	E08	18	1	\$271,000	\$271,000	5.6	97
E09	3	-	-	-	-	-	E09	2	-	-	-	-	-
E10	-	-	-	-	-	-	E10	8	2	\$269,000	\$269,000	25.0	97
E11	-	1	\$145,000	\$145,000	-	97	E11	40	10	\$237,340	\$222,500	25.0	97
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	1	-	-	-	-	-	E13	23	12	\$230,625	\$225,000	52.2	97
E14	-	-	-	-	-	-	E14	34	12	\$242,792	\$240,000	35.3	98
E15	-	-	-	-	-	-	E15	43	17	\$222,065	\$218,000	39.5	98
E16	1	-	-	-	-	-	E16	13	6	\$178,650	\$205,250	46.2	98
E17	-	1	\$144,000	\$144,000	-	97	E17	20	16	\$185,181	\$184,500	80.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	15	2	\$215,950	\$215,950	13.3	96
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: September 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	119	108	56	\$24,418,818	\$436,050	\$399,500	23	101
W02	163	154	80	\$29,144,557	\$364,307	\$351,000	21	100
W03	302	174	84	\$21,636,700	\$257,580	\$255,000	35	96
W04	320	168	61	\$16,094,200	\$263,839	\$280,000	33	97
W05	483	222	85	\$22,441,651	\$264,019	\$290,000	40	96
W06	337	206	89	\$28,809,700	\$323,704	\$298,000	35	98
W07	108	84	41	\$17,556,300	\$428,202	\$415,000	26	98
W08	298	236	98	\$49,536,200	\$505,471	\$418,000	28	99
W09	197	114	62	\$17,101,100	\$275,824	\$260,750	39	97
W10	474	229	98	\$23,873,410	\$243,606	\$272,250	39	97
W12	288	191	95	\$38,473,490	\$404,984	\$355,000	26	98
W13	266	171	70	\$29,805,851	\$425,798	\$322,450	33	98
W14	169	115	58	\$15,018,500	\$258,940	\$252,450	38	97
W15	486	289	144	\$30,310,495	\$210,490	\$190,000	36	97
W16	193	136	83	\$26,661,388	\$321,222	\$299,000	26	98
W17	-	-	-	-	-	-	-	-
W18	151	80	29	\$7,208,650	\$248,574	\$257,500	41	97
W19	605	423	212	\$69,332,451	\$327,040	\$312,250	33	98
W20	529	432	262	\$84,882,347	\$323,978	\$302,750	31	101
W21	316	206	96	\$38,710,500	\$403,234	\$367,500	36	98
W22	148	100	61	\$20,078,700	\$329,159	\$330,000	37	98
W23	1,284	862	405	\$114,627,041	\$283,030	\$265,000	35	98
W24	818	525	272	\$78,649,705	\$289,153	\$268,000	32	101
W25	87	50	25	\$8,125,800	\$325,032	\$278,000	38	97
W26	18	8	3	\$2,703,000	\$901,000	\$475,000	95	98
W27	217	134	93	\$29,472,712	\$316,911	\$298,000	51	98
W28	269	154	91	\$34,268,800	\$376,580	\$345,000	40	97
W29	139	77	56	\$15,143,400	\$270,418	\$230,000	37	98
Total	8,784	5,648	2,809	\$894,085,466	\$318,293	\$287,000	34	98



Year-to-Date: January 2005 to September 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	751	465	\$183,204,705	\$393,989	\$364,000	27	100
W02	1,034	578	\$225,625,437	\$390,355	\$343,000	24	100
W03	1,373	629	\$158,869,696	\$252,575	\$250,000	34	97
W04	1,241	551	\$153,686,689	\$278,923	\$273,000	34	97
W05	1,769	707	\$179,636,690	\$254,083	\$280,000	42	96
W06	1,674	854	\$269,536,534	\$315,617	\$290,000	37	98
W07	652	414	\$171,485,911	\$414,217	\$399,000	26	100
W08	1,597	944	\$447,014,788	\$473,533	\$385,000	29	99
W09	853	421	\$127,129,489	\$301,970	\$315,000	36	97
W10	1,994	880	\$209,144,801	\$237,665	\$260,000	42	97
W12	1,361	745	\$289,657,887	\$388,803	\$322,500	34	98
W13	1,308	704	\$309,505,181	\$439,638	\$345,000	30	97
W14	921	518	\$141,224,670	\$272,635	\$259,500	32	97
W15	2,535	1,335	\$283,073,271	\$212,040	\$190,000	40	97
W16	1,304	791	\$253,448,860	\$320,416	\$296,000	29	98
W17	6	-	-	-	-	-	-
W18	747	333	\$78,367,650	\$235,338	\$245,000	36	97
W19	3,770	2,159	\$677,814,188	\$313,948	\$299,000	33	98
W20	3,976	2,483	\$777,393,267	\$313,086	\$294,000	29	98
W21	1,606	900	\$387,201,553	\$430,224	\$350,000	37	98
W22	796	438	\$135,924,180	\$310,329	\$295,750	30	98
W23	7,258	3,771	\$1,048,757,142	\$278,111	\$265,000	34	98
W24	4,637	2,423	\$685,270,475	\$282,819	\$269,000	34	98
W25	396	245	\$80,714,540	\$329,447	\$269,900	46	98
W26	43	17	\$10,440,000	\$614,118	\$475,000	58	97
W27	1,234	788	\$242,575,834	\$307,837	\$284,500	39	98
W28	1,146	653	\$252,588,609	\$386,813	\$349,000	37	98
W29	804	526	\$130,290,900	\$247,701	\$231,750	36	98
Total	46,786	25,272	\$7,909,582,947	\$312,978	\$280,000	34	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	43	18	\$604,442	\$543,250	41.9	101	W01	27	17	\$436,864	\$475,100	63.0	105
W02	62	27	\$427,870	\$430,000	43.6	98	W02	71	33	\$349,314	\$335,250	46.5	102
W03	176	47	\$271,040	\$260,000	26.7	96	W03	75	23	\$269,035	\$269,000	30.7	96
W04	170	33	\$326,206	\$313,000	19.4	97	W04	27	3	\$285,500	\$283,000	11.1	95
W05	96	28	\$353,893	\$351,500	29.2	97	W05	128	27	\$291,765	\$290,000	21.1	96
W06	112	31	\$356,558	\$339,900	27.7	98	W06	14	2	\$306,500	\$306,500	14.3	102
W07	70	27	\$485,511	\$449,900	38.6	99	W07	-	2	\$270,000	\$270,000	-	98
W08	148	60	\$678,108	\$534,500	40.5	100	W08	2	1	\$348,000	\$348,000	50.0	99
W09	60	29	\$416,948	\$422,000	48.3	99	W09	12	1	\$261,500	\$261,500	8.3	95
W10	186	59	\$302,100	\$288,000	31.7	97	W10	16	2	\$272,000	\$272,000	12.5	96
W12	153	60	\$447,540	\$386,000	39.2	98	W12	14	5	\$363,200	\$337,000	35.7	98
W13	153	34	\$638,612	\$510,500	22.2	98	W13	30	11	\$266,327	\$265,000	36.7	98
W14	48	13	\$424,077	\$415,000	27.1	98	W14	11	9	\$305,400	\$304,500	81.8	98
W15	33	10	\$378,250	\$355,000	30.3	99	W15	22	7	\$295,457	\$308,500	31.8	97
W16	89	39	\$389,767	\$356,000	43.8	98	W16	33	17	\$285,241	\$276,850	51.5	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	53	9	\$283,294	\$291,000	17.0	97	W18	49	13	\$254,654	\$259,000	26.5	97
W19	259	85	\$418,863	\$400,000	32.8	98	W19	64	46	\$303,723	\$303,000	71.9	98
W20	258	118	\$383,382	\$373,950	45.7	98	W20	90	58	\$288,564	\$288,000	64.4	98
W21	242	59	\$457,563	\$405,000	24.4	98	W21	6	10	\$298,190	\$297,000	166.7	98
W22	97	44	\$358,584	\$348,250	45.4	98	W22	26	7	\$269,357	\$267,500	26.9	98
W23	823	240	\$313,563	\$307,500	29.2	98	W23	250	92	\$253,065	\$255,000	36.8	98
W24	472	137	\$340,251	\$345,000	29.0	97	W24	134	55	\$266,100	\$265,000	41.0	98
W25	49	13	\$415,692	\$340,000	26.5	98	W25	5	2	\$285,000	\$285,000	40.0	97
W26	18	3	\$901,000	\$475,000	16.7	98	W26	-	-	-	-	-	-
W27	179	67	\$352,857	\$326,000	37.4	97	W27	4	4	\$260,250	\$252,500	100.0	98
W28	225	74	\$404,134	\$370,000	32.9	98	W28	13	11	\$258,236	\$284,000	84.6	90
W29	115	38	\$310,184	\$267,250	33.0	98	W29	7	10	\$192,250	\$190,000	142.9	98

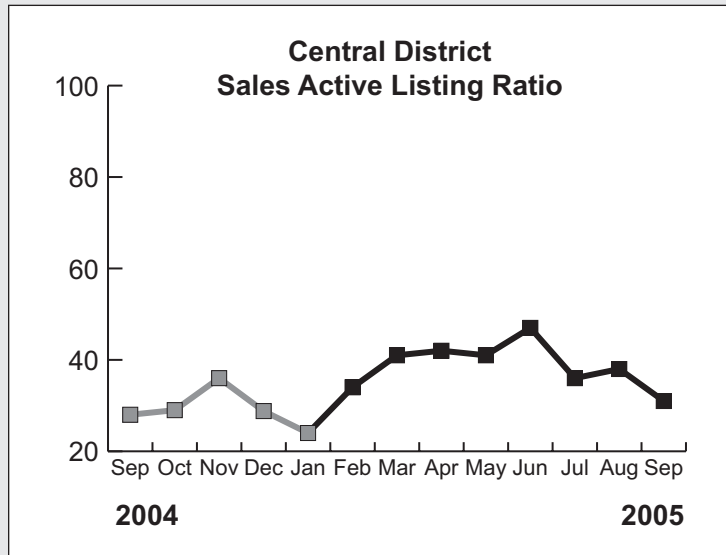
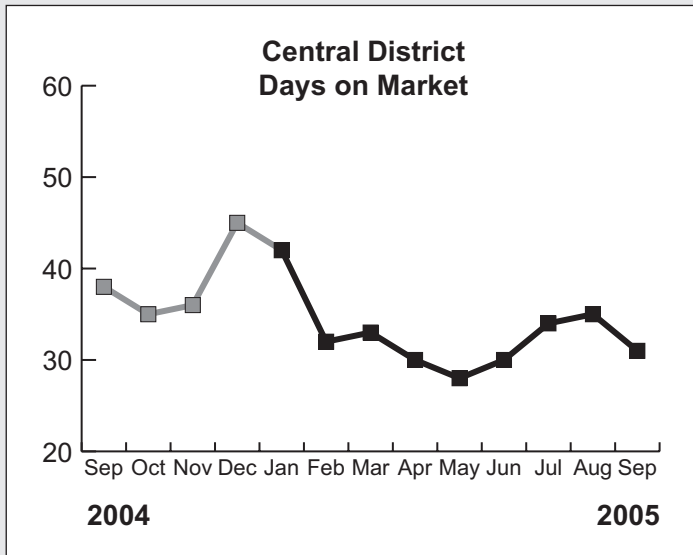
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	24	11	\$283,082	\$238,000	45.8	97	W01	-	-	-	-	-	-
W02	17	12	\$303,250	\$285,000	70.6	98	W02	-	-	-	-	-	-
W03	43	13	\$193,615	\$202,500	30.2	98	W03	-	-	-	-	-	-
W04	101	19	\$149,863	\$155,000	18.8	96	W04	-	-	-	-	-	-
W05	167	20	\$127,425	\$119,500	12.0	95	W05	1	-	-	-	-	-
W06	176	44	\$295,873	\$248,500	25.0	98	W06	-	-	-	-	-	-
W07	26	9	\$271,556	\$244,000	34.6	98	W07	-	-	-	-	-	-
W08	126	26	\$215,104	\$205,000	20.6	97	W08	-	-	-	-	-	-
W09	110	30	\$143,937	\$122,250	27.3	95	W09	2	-	-	-	-	-
W10	218	30	\$141,967	\$147,000	13.8	96	W10	2	-	-	-	-	-
W12	93	16	\$231,969	\$202,500	17.2	96	W12	-	-	-	-	-	-
W13	25	8	\$158,238	\$154,250	32.0	97	W13	-	-	-	-	-	-
W14	54	16	\$165,688	\$154,500	29.6	97	W14	-	-	-	-	-	-
W15	361	103	\$184,386	\$179,000	28.5	96	W15	2	-	-	-	-	-
W16	13	6	\$251,583	\$215,750	46.2	97	W16	3	1	\$302,888	\$302,888	33.3	96
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	20	2	\$134,750	\$134,750	10.0	97	W18	-	-	-	-	-	-
W19	137	33	\$221,411	\$189,900	24.1	97	W19	7	2	\$319,000	\$319,000	28.6	97
W20	36	9	\$155,228	\$174,500	25.0	86	W20	7	6	\$305,833	\$308,000	85.7	97
W21	27	8	\$258,488	\$268,500	29.6	97	W21	2	2	\$304,750	\$304,750	100.0	96
W22	-	1	\$160,000	\$160,000	-	97	W22	5	1	\$257,000	\$257,000	20.0	97
W23	38	12	\$197,158	\$195,250	31.6	97	W23	4	-	-	-	-	-
W24	90	23	\$157,217	\$158,000	25.6	97	W24	4	2	\$248,000	\$248,000	50.0	98
W25	7	2	\$256,000	\$256,000	28.6	100	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	2	5	\$173,820	\$147,000	250.0	98	W27	3	2	\$296,250	\$296,250	66.7	99
W28	-	-	-	-	-	-	W28	-	1	\$275,000	\$275,000	-	100
W29	7	2	\$193,750	\$193,750	28.6	97	W29	1	-	-	-	-	-

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	4	6	\$238,000	\$247,250	150.0	98	W01	-	-	-	-	-	-
W02	2	2	\$234,550	\$234,550	100.0	97	W02	-	1	\$510,000	\$510,000	-	97
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	13	2	\$234,250	\$234,250	15.4	98	W04	-	-	-	-	-	-
W05	75	10	\$210,650	\$212,250	13.3	97	W05	-	-	-	-	-	-
W06	19	6	\$362,750	\$382,500	31.6	97	W06	-	-	-	-	-	-
W07	2	-	-	-	-	-	W07	-	-	-	-	-	-
W08	12	8	\$233,000	\$207,500	66.7	97	W08	-	-	-	-	-	-
W09	8	1	\$295,000	\$295,000	12.5	100	W09	-	-	-	-	-	-
W10	40	6	\$182,167	\$169,750	15.0	96	W10	-	-	-	-	-	-
W12	27	13	\$445,430	\$310,000	48.2	98	W12	-	-	-	-	-	-
W13	51	15	\$226,003	\$179,000	29.4	97	W13	-	-	-	-	-	-
W14	54	17	\$211,524	\$240,000	31.5	96	W14	-	-	-	-	-	-
W15	65	24	\$227,833	\$226,750	36.9	98	W15	-	-	-	-	-	-
W16	52	18	\$235,833	\$238,000	34.6	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	28	5	\$215,800	\$207,000	17.9	97	W18	-	-	-	-	-	-
W19	109	37	\$249,981	\$247,000	33.9	98	W19	-	-	-	-	-	-
W20	115	53	\$270,358	\$221,000	46.1	115	W20	-	-	-	-	-	-
W21	20	8	\$330,000	\$327,500	40.0	98	W21	-	-	-	-	-	-
W22	6	1	\$158,000	\$158,000	16.7	98	W22	-	-	-	-	-	-
W23	97	26	\$210,354	\$214,500	26.8	98	W23	-	-	-	-	-	-
W24	69	32	\$174,369	\$169,000	46.4	98	W24	3	1	\$385,000	\$385,000	33.3	96
W25	12	6	\$189,967	\$189,000	50.0	96	W25	-	1	\$240,000	\$240,000	-	96
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	13	8	\$204,138	\$193,500	61.5	99	W27	-	-	-	-	-	-
W28	3	-	-	-	-	-	W28	1	-	-	-	-	-
W29	8	3	\$160,133	\$161,900	37.5	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	2	-	-	-	-	-	W01	19	4	\$392,569	\$401,138	21.1	103
W02	-	1	\$131,000	\$131,000	-	97	W02	11	4	\$328,900	\$332,500	36.4	101
W03	3	1	\$193,000	\$193,000	33.3	97	W03	5	-	-	-	-	-
W04	3	-	-	-	-	-	W04	6	4	\$289,250	\$296,500	66.7	97
W05	15	-	-	-	-	-	W05	1	-	-	-	-	-
W06	4	1	\$184,000	\$184,000	25.0	100	W06	12	5	\$352,900	\$317,000	41.7	97
W07	1	-	-	-	-	-	W07	9	3	\$487,833	\$439,500	33.3	98
W08	5	-	-	-	-	-	W08	5	3	\$348,333	\$350,000	60.0	99
W09	4	1	\$135,000	\$135,000	25.0	97	W09	1	-	-	-	-	-
W10	3	1	\$153,500	\$153,500	33.3	98	W10	9	-	-	-	-	-
W12	-	-	-	-	-	-	W12	1	1	\$303,000	\$303,000	100.0	99
W13	-	-	-	-	-	-	W13	7	2	\$253,750	\$253,750	28.6	96
W14	-	2	\$95,000	\$95,000	-	96	W14	2	1	\$320,000	\$320,000	50.0	96
W15	3	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	3	2	\$277,000	\$277,000	66.7	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	2	-	-	-	-	-	W19	27	9	\$284,889	\$284,000	33.3	98
W20	-	-	-	-	-	-	W20	23	18	\$296,972	\$286,500	78.3	98
W21	1	-	-	-	-	-	W21	18	9	\$379,444	\$274,000	50.0	98
W22	-	-	-	-	-	-	W22	14	7	\$262,929	\$272,500	50.0	98
W23	-	-	-	-	-	-	W23	72	35	\$235,851	\$237,000	48.6	98
W24	4	-	-	-	-	-	W24	42	22	\$332,864	\$255,000	52.4	138
W25	-	-	-	-	-	-	W25	13	1	\$260,000	\$260,000	7.7	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	1	\$230,000	\$230,000	-	100	W27	16	6	\$244,269	\$251,806	37.5	99
W28	-	-	-	-	-	-	W28	27	5	\$249,460	\$251,000	18.5	98
W29	1	-	-	-	-	-	W29	-	3	\$188,667	\$205,000	-	96

Current Month: September 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	699	458	274	\$83,249,820	\$303,831	\$266,750	34	99
C02	228	171	70	\$41,763,818	\$596,626	\$477,000	26	100
C03	154	123	51	\$36,670,904	\$719,037	\$445,000	32	100
C04	276	255	97	\$59,155,404	\$609,850	\$490,000	27	100
C06	100	64	19	\$9,195,800	\$483,989	\$465,000	27	97
C07	270	159	78	\$25,887,981	\$331,897	\$287,500	34	97
C08	251	223	102	\$31,650,088	\$310,295	\$249,000	27	99
C09	98	99	52	\$36,821,175	\$708,100	\$597,000	27	100
C10	93	121	78	\$55,181,405	\$707,454	\$515,500	23	100
C11	93	76	45	\$15,871,000	\$352,689	\$257,000	35	100
C12	150	83	37	\$36,083,925	\$975,241	\$850,000	24	97
C13	154	114	69	\$24,628,423	\$356,934	\$333,000	31	99
C14	518	342	208	\$67,009,973	\$322,163	\$267,750	32	98
C15	334	211	115	\$33,679,813	\$292,868	\$245,000	37	98
Total	3,418	2,499	1,295	\$556,849,529	\$430,000	\$318,000	31	99



Year-to-Date: January 2005 to September 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,599	2,221	\$674,896,875	\$303,871	\$262,500	34	99
C02	1,190	666	\$370,248,054	\$555,928	\$415,000	25	100
C03	889	516	\$336,413,097	\$651,963	\$420,000	29	99
C04	1,679	983	\$625,505,060	\$636,323	\$561,500	29	100
C06	431	189	\$84,511,518	\$447,151	\$418,000	29	98
C07	1,427	789	\$274,098,987	\$347,400	\$299,000	34	99
C08	1,658	1,108	\$320,454,101	\$289,219	\$245,000	33	99
C09	586	351	\$306,139,503	\$872,192	\$610,000	28	100
C10	963	698	\$429,558,407	\$615,413	\$479,000	22	100
C11	627	369	\$153,958,047	\$417,230	\$348,000	29	101
C12	720	377	\$384,504,665	\$1,019,906	\$825,000	36	98
C13	982	552	\$188,317,403	\$341,155	\$312,750	31	99
C14	2,834	1,655	\$557,120,120	\$336,628	\$257,000	37	98
C15	1,984	1,118	\$366,950,164	\$328,220	\$289,750	34	98
Total	19,569	11,592	\$5,072,676,001	\$437,601	\$318,000	32	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	14	9	\$528,778	\$478,000	64.3	96	C01	47	18	\$471,646	\$443,250	38.3	104
C02	60	22	\$734,892	\$715,000	36.7	102	C02	58	23	\$569,000	\$407,000	39.7	99
C03	86	32	\$925,557	\$577,160	37.2	100	C03	30	9	\$374,787	\$362,095	30.0	105
C04	151	54	\$801,581	\$705,500	35.8	101	C04	15	17	\$481,714	\$489,000	113.3	102
C06	70	17	\$508,165	\$472,500	24.3	97	C06	1	1	\$300,000	\$300,000	100.0	95
C07	101	25	\$483,432	\$425,000	24.8	97	C07	15	5	\$349,900	\$350,000	33.3	99
C08	2	2	\$712,000	\$712,000	100.0	100	C08	24	8	\$543,875	\$591,000	33.3	99
C09	47	13	\$1,235,627	\$1,250,000	27.7	100	C09	5	4	\$715,750	\$687,000	80.0	98
C10	54	42	\$1,027,143	\$782,450	77.8	100	C10	7	11	\$481,618	\$470,000	157.1	102
C11	16	11	\$723,100	\$772,500	68.8	108	C11	4	8	\$417,000	\$432,500	200.0	102
C12	124	24	\$1,293,318	\$1,009,000	19.4	98	C12	-	1	\$312,500	\$312,500	-	97
C13	39	27	\$500,689	\$475,000	69.2	100	C13	15	11	\$323,773	\$310,000	73.3	98
C14	110	38	\$596,105	\$557,500	34.6	100	C14	-	1	\$398,000	\$398,000	-	93
C15	56	21	\$505,895	\$460,000	37.5	98	C15	32	14	\$344,393	\$352,000	43.8	99

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	558	214	\$274,172	\$243,250	38.4	99	C01	-	-	-	-	-	-
C02	93	19	\$412,437	\$370,000	20.4	97	C02	-	-	-	-	-	-
C03	24	5	\$502,000	\$317,000	20.8	96	C03	-	-	-	-	-	-
C04	86	22	\$304,132	\$273,500	25.6	96	C04	-	-	-	-	-	-
C06	26	1	\$257,000	\$257,000	3.9	97	C06	1	-	-	-	-	-
C07	123	42	\$238,052	\$227,000	34.2	97	C07	1	2	\$356,500	\$356,500	200.0	99
C08	185	86	\$271,723	\$245,750	46.5	99	C08	-	-	-	-	-	-
C09	40	25	\$471,175	\$370,500	62.5	100	C09	-	-	-	-	-	-
C10	22	21	\$266,267	\$232,680	95.5	98	C10	-	-	-	-	-	-
C11	62	25	\$177,036	\$175,000	40.3	96	C11	-	-	-	-	-	-
C12	21	3	\$293,500	\$250,000	14.3	98	C12	-	-	-	-	-	-
C13	93	28	\$235,833	\$209,900	30.1	98	C13	-	-	-	-	-	-
C14	371	159	\$253,652	\$235,000	42.9	98	C14	-	-	-	-	-	-
C15	166	58	\$215,535	\$187,500	34.9	97	C15	4	2	\$347,250	\$347,250	50.0	99

Condo Townhouse

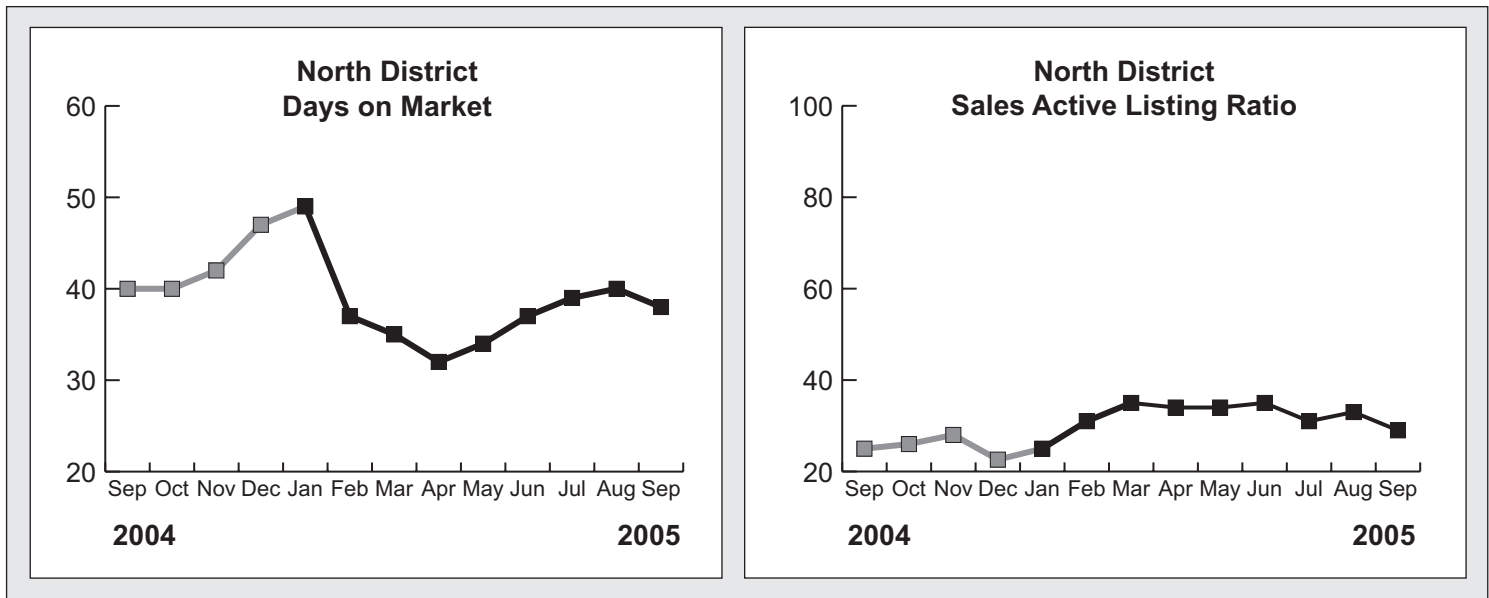
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	38	15	\$308,600	\$305,000	39.5	99	C01	-	-	-	-	-	-
C02	6	1	\$339,000	\$339,000	16.7	100	C02	-	-	-	-	-	-
C03	3	1	\$439,000	\$439,000	33.3	100	C03	-	-	-	-	-	-
C04	13	4	\$247,500	\$250,000	30.8	97	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	21	2	\$271,750	\$271,750	9.5	99	C07	1	-	-	-	-	-
C08	15	3	\$389,000	\$264,000	20.0	104	C08	-	-	-	-	-	-
C09	1	3	\$950,683	\$702,050	300.0	105	C09	-	-	-	-	-	-
C10	8	4	\$288,000	\$290,000	50.0	99	C10	-	-	-	-	-	-
C11	11	1	\$155,000	\$155,000	9.1	97	C11	-	-	-	-	-	-
C12	5	9	\$427,922	\$399,000	180.0	96	C12	-	-	-	-	-	-
C13	4	2	\$287,500	\$287,500	50.0	94	C13	-	-	-	-	-	-
C14	28	5	\$361,500	\$343,500	17.9	97	C14	-	-	-	-	-	-
C15	70	18	\$245,444	\$243,000	25.7	97	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	2	2	\$184,750	\$184,750	100.0	99	C01	40	16	\$395,623	\$404,500	40.0	99
C02	1	-	-	-	-	-	C02	10	5	\$866,780	\$722,000	50.0	102
C03	10	4	\$182,750	\$157,000	40.0	99	C03	1	-	-	-	-	-
C04	7	-	-	-	-	-	C04	4	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	1	1	\$365,000	\$365,000	100.0	99	C07	7	1	\$433,000	\$433,000	14.3	98
C08	7	1	\$164,900	\$164,900	14.3	98	C08	18	2	\$587,500	\$587,500	11.1	106
C09	3	7	\$466,229	\$420,000	233.3	101	C09	2	-	-	-	-	-
C10	2	-	-	-	-	-	C10	-	-	-	-	-	-
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	3	1	\$370,000	\$370,000	33.3	97
C14	4	3	\$228,600	\$223,000	75.0	97	C14	5	2	\$568,000	\$568,000	40.0	98
C15	6	1	\$200,000	\$200,000	16.7	95	C15	-	1	\$421,000	\$421,000	-	98

North District

Current Month: September 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	201	148	50	\$22,967,700	\$459,354	\$430,000	32	98	
N02	236	157	65	\$23,376,700	\$359,642	\$342,000	35	97	
N03	599	388	163	\$64,522,549	\$395,844	\$348,000	36	97	
N04	304	221	85	\$34,577,800	\$406,798	\$406,000	29	98	
N05	232	153	62	\$25,763,390	\$415,539	\$385,000	33	98	
N06	220	154	92	\$35,546,779	\$386,378	\$349,500	34	98	
N07	255	187	93	\$31,241,620	\$335,931	\$298,000	36	98	
N08	562	344	210	\$84,313,750	\$401,494	\$363,000	35	97	
N10	248	150	105	\$38,005,404	\$361,956	\$341,500	30	98	
N11	570	382	190	\$75,911,150	\$399,532	\$375,000	36	98	
N12	89	52	23	\$9,139,000	\$397,348	\$359,000	41	96	
N13	77	29	9	\$4,674,300	\$519,367	\$390,000	31	97	
N14	148	64	24	\$16,999,390	\$708,308	\$542,500	58	96	
N15	86	38	16	\$6,127,750	\$382,984	\$316,375	50	97	
N16	126	55	30	\$10,484,000	\$349,467	\$281,000	60	96	
N17	339	175	67	\$16,901,300	\$252,258	\$221,000	40	97	
N18	121	50	31	\$8,524,100	\$274,971	\$278,500	40	96	
N19	130	63	45	\$11,755,100	\$261,224	\$230,000	48	98	
N20	46	12	10	\$3,682,000	\$368,200	\$352,500	69	95	
N21	48	24	10	\$2,469,260	\$246,926	\$253,680	78	97	
N22	63	28	11	\$2,561,400	\$232,855	\$197,000	51	98	
N23	159	71	48	\$10,546,890	\$219,727	\$221,000	55	97	
N24	102	31	17	\$4,649,000	\$273,471	\$240,000	63	95	
Total	4,961	2,976	1,456	\$544,740,332	\$374,135	\$340,000	38	97	



Year-to-Date: January 2005 to September 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,091	602	\$233,175,937	\$387,335	\$353,500	32	98
N02	1,407	731	\$285,604,739	\$390,704	\$357,300	35	97
N03	3,015	1,560	\$614,203,174	\$393,720	\$338,000	34	97
N04	1,701	915	\$377,513,416	\$412,583	\$400,619	30	98
N05	1,103	497	\$213,574,814	\$429,728	\$407,000	35	98
N06	1,282	728	\$279,578,373	\$384,036	\$325,000	35	98
N07	1,737	1,106	\$347,944,740	\$314,597	\$290,000	32	98
N08	3,136	1,687	\$676,698,688	\$401,125	\$368,500	34	97
N10	1,409	709	\$254,337,004	\$358,726	\$335,000	36	97
N11	3,183	1,848	\$731,743,559	\$395,965	\$364,875	35	98
N12	340	153	\$66,739,100	\$436,203	\$373,500	47	97
N13	260	99	\$53,175,800	\$537,129	\$460,000	52	97
N14	439	195	\$111,989,339	\$574,304	\$475,000	50	96
N15	395	236	\$87,716,200	\$371,679	\$331,000	44	97
N16	449	217	\$76,342,190	\$351,807	\$305,000	47	97
N17	1,319	788	\$184,804,800	\$234,524	\$215,000	43	98
N18	514	326	\$90,032,972	\$276,175	\$259,900	46	97
N19	590	411	\$103,466,139	\$251,742	\$230,000	52	97
N20	128	51	\$18,819,649	\$369,013	\$326,000	67	96
N21	142	75	\$20,449,009	\$272,653	\$264,000	78	97
N22	226	132	\$30,726,201	\$232,774	\$212,250	45	97
N23	611	309	\$76,779,154	\$248,476	\$220,000	49	100
N24	329	147	\$32,615,256	\$221,872	\$190,000	59	96
Total	24,806	13,522	\$4,968,030,253	\$367,404	\$332,000	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
N01	81	26	\$576,888	\$580,000	32.1	98	N01	3	-	-	-	-	-
N02	114	30	\$447,667	\$422,500	26.3	97	N02	3	1	\$306,000	\$306,000	33.3	96
N03	281	68	\$565,685	\$532,500	24.2	97	N03	9	7	\$363,643	\$364,500	77.8	98
N04	219	59	\$448,976	\$436,000	26.9	98	N04	16	8	\$293,625	\$272,250	50.0	97
N05	197	40	\$477,230	\$423,650	20.3	98	N05	9	1	\$339,000	\$339,000	11.1	100
N06	164	61	\$430,916	\$405,000	37.2	98	N06	9	9	\$271,311	\$273,500	100.0	98
N07	175	62	\$381,639	\$340,000	35.4	98	N07	26	12	\$247,667	\$238,250	46.2	99
N08	376	129	\$458,740	\$420,000	34.3	97	N08	74	39	\$331,231	\$330,000	52.7	98
N10	123	51	\$415,815	\$418,000	41.5	97	N10	17	10	\$302,430	\$294,900	58.8	99
N11	388	114	\$467,871	\$436,000	29.4	98	N11	36	20	\$320,975	\$319,500	55.6	98
N12	86	21	\$417,000	\$365,000	24.4	96	N12	1	-	-	-	-	-
N13	76	9	\$519,367	\$390,000	11.8	97	N13	-	-	-	-	-	-
N14	145	24	\$708,308	\$542,500	16.6	96	N14	-	-	-	-	-	-
N15	81	13	\$418,212	\$367,000	16.1	97	N15	1	2	\$237,500	\$237,500	200.0	98
N16	108	23	\$391,391	\$308,000	21.3	95	N16	2	-	-	-	-	-
N17	313	59	\$261,280	\$225,000	18.9	97	N17	5	1	\$204,000	\$204,000	20.0	97
N18	100	24	\$291,617	\$296,000	24.0	96	N18	4	4	\$208,100	\$207,200	100.0	99
N19	102	26	\$284,935	\$263,000	25.5	98	N19	2	3	\$176,467	\$182,900	150.0	98
N20	46	10	\$368,200	\$352,500	21.7	95	N20	-	-	-	-	-	-
N21	48	10	\$246,926	\$253,680	20.8	97	N21	-	-	-	-	-	-
N22	57	8	\$256,425	\$247,450	14.0	98	N22	1	-	-	-	-	-
N23	153	46	\$221,932	\$224,500	30.1	98	N23	-	-	-	-	-	-
N24	98	17	\$273,471	\$240,000	17.4	95	N24	-	-	-	-	-	-

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	70	9	\$377,533	\$273,800	12.9	98	N01	10	4	\$346,375	\$356,000	40.0	100
N02	96	13	\$251,885	\$232,000	13.5	97	N02	6	4	\$320,125	\$322,000	66.7	98
N03	198	45	\$219,766	\$203,999	22.7	97	N03	13	1	\$327,500	\$327,500	7.7	99
N04	25	3	\$194,333	\$180,000	12.0	98	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	4	2	\$312,500	\$312,500	50.0	98
N06	7	2	\$224,840	\$224,840	28.6	102	N06	4	-	-	-	-	-
N07	13	2	\$212,500	\$212,500	15.4	98	N07	5	2	\$272,000	\$272,000	40.0	98
N08	39	6	\$283,583	\$267,500	15.4	97	N08	1	-	-	-	-	-
N10	2	-	-	-	-	-	N10	98	42	\$315,222	\$315,250	42.9	98
N11	18	6	\$250,733	\$248,700	33.3	97	N11	40	11	\$344,045	\$329,000	27.5	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	1	-	-	-	-	-	N15	-	-	-	-	-	-
N16	12	1	\$137,000	\$137,000	8.3	98	N16	3	1	\$282,000	\$282,000	33.3	97
N17	-	1	\$109,500	\$109,500	-	96	N17	1	1	\$189,900	\$189,900	100.0	100
N18	2	-	-	-	-	-	N18	11	3	\$230,967	\$245,000	27.3	98
N19	8	-	-	-	-	-	N19	7	1	\$215,000	\$215,000	14.3	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	1	\$177,000	\$177,000	20.0	97
N23	-	-	-	-	-	-	N23	3	-	-	-	-	-
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	33	11	\$289,573	\$266,800	33.3	97	N01	-	-	-	-	-	-
N02	8	14	\$291,693	\$277,350	175.0	97	N02	2	-	-	-	-	-
N03	53	14	\$268,050	\$262,500	26.4	97	N03	1	-	-	-	-	-
N04	14	2	\$350,500	\$350,500	14.3	98	N04	-	-	-	-	-	-
N05	1	2	\$246,500	\$246,500	200.0	99	N05	-	-	-	-	-	-
N06	16	9	\$370,900	\$255,100	56.3	98	N06	4	-	-	-	-	-
N07	24	6	\$219,167	\$224,750	25.0	98	N07	-	-	-	-	-	-
N08	16	2	\$287,500	\$287,500	12.5	99	N08	-	-	-	-	-	-
N10	4	-	-	-	-	-	N10	-	-	-	-	-	-
N11	31	12	\$236,125	\$241,000	38.7	99	N11	3	-	-	-	-	-
N12	2	2	\$191,000	\$191,000	100.0	99	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	1	\$205,000	\$205,000	100.0	98	N16	-	-	-	-	-	-
N17	2	-	-	-	-	-	N17	-	-	-	-	-	-
N18	2	-	-	-	-	-	N18	-	-	-	-	-	-
N19	5	1	\$152,000	\$152,000	20.0	95	N19	5	5	\$329,780	\$271,000	100.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	4	-	-	-	-	-	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	3	-	-	-	-	-
N02	1	-	-	-	-	-	N02	6	3	\$334,000	\$301,000	50.0	99
N03	3	-	-	-	-	-	N03	41	28	\$340,743	\$343,500	68.3	98
N04	-	-	-	-	-	-	N04	30	13	\$342,708	\$335,000	43.3	99
N05	-	-	-	-	-	-	N05	21	17	\$306,894	\$308,500	81.0	98
N06	-	-	-	-	-	-	N06	16	11	\$275,573	\$271,000	68.8	99
N07	-	-	-	-	-	-	N07	12	9	\$258,222	\$255,000	75.0	99
N08	1	-	-	-	-	-	N08	55	34	\$292,406	\$292,500	61.8	98
N10	-	-	-	-	-	-	N10	4	2	\$267,600	\$267,600	50.0	97
N11	-	-	-	-	-	-	N11	54	27	\$297,478	\$295,000	50.0	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	3	1	\$216,000	\$216,000	33.3	98
N16	-	1	\$136,000	\$136,000	-	100	N16	-	3	\$240,667	\$230,000	-	98
N17	1	1	\$163,000	\$163,000	100.0	97	N17	17	4	\$204,850	\$203,000	23.5	99
N18	-	-	-	-	-	-	N18	2	-	-	-	-	-
N19	-	-	-	-	-	-	N19	1	9	\$200,167	\$205,000	900.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	2	\$166,500	\$166,500	-	98
N23	-	-	-	-	-	-	N23	3	2	\$169,000	\$169,000	66.7	96
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	14,798	22,860	N/A	7,326	\$2,478,147,586	\$338,267	\$290,000	35	98
YTD Grand Total:	N/A	N/A	122,209	66,480	\$22,293,023,946	\$335,334	\$286,000	34	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	April	8,834	342,032
1990	26,779	255,020	May	9,209	346,474
1991	38,144	234,313	June	9,153	345,065
1992	41,703	214,971	July	7,387	326,034
1993	38,990	206,490	August	7,498	323,255
1994	44,237	208,921	September	7,326	338,267
1995	39,273	203,028	Total**	66,480	\$335,334
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

