

October 2005

2005 Moves Ahead

TORONTO - Monday, November 7, 2005.

With two months to go and 73,514 properties having changed hands through the TorontoMLS system, TREB President John Meehan announced today that 2005 is currently running just ahead of the 10 month total (73,202) recorded last year. "The residential resale market could exceed the record 83,501 transactions seen in 2004," said the President. "This year may well put in Toronto's best annual performance ever."

There were 7,174 properties sold in the month of October alone, Mr. Meehan went on to note. This is up eight per cent over October 2004, and the second best total for the month ever recorded. Meanwhile prices rose to \$342,450, a one per cent increase over September and up six per cent over the \$324,215 recorded in October of 2004.

Breaking down the total, 2,759 sales were reported in TREB's 28 West districts and averaged \$320,875;

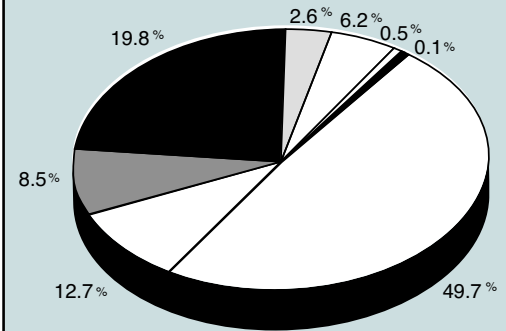
1,262 sales were reported in the 14 Central districts and averaged \$447,660; 1,443 sales were reported in the 23 North districts and averaged \$371,659; and 1,710 sales were reported in TREB's 21 East districts and averaged \$274,966. ■

NEIGHBOURHOOD CORNER

Agincourt

Most of the resales in Agincourt this year have been detached and semi-detached homes. In the case of the former, there have been 63 sales for an average of \$360,573, this price up three per cent over the \$349,042 recorded during the January to October period last year. As for semis, there were 21 sales for an average of \$279,806, which is up two per cent over the \$275,202 recorded during the same time in 2004. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,565	98	\$358,000
Semi-Detached	913	99	\$290,000
Condo Townhouse	610	98	\$223,500
Condo Apt	1,423	98	\$208,000
Link	185	98	\$280,000
Att/Row/Twnhouse	444	98	\$265,750
Co-op Apt	37	95	\$168,000
Det Condo	4	92	\$422,450

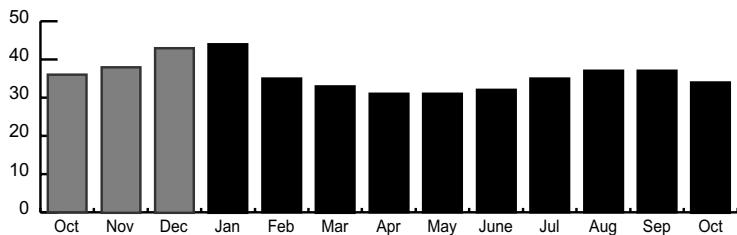
Housing Market Indicators

	Oct 2004	Oct 2005	%Change
Sales	6,666	7,174	(+8%)
New Listings	12,393	12,516	(-1%)
Active Listings*	23,353	22,875	(-2%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market

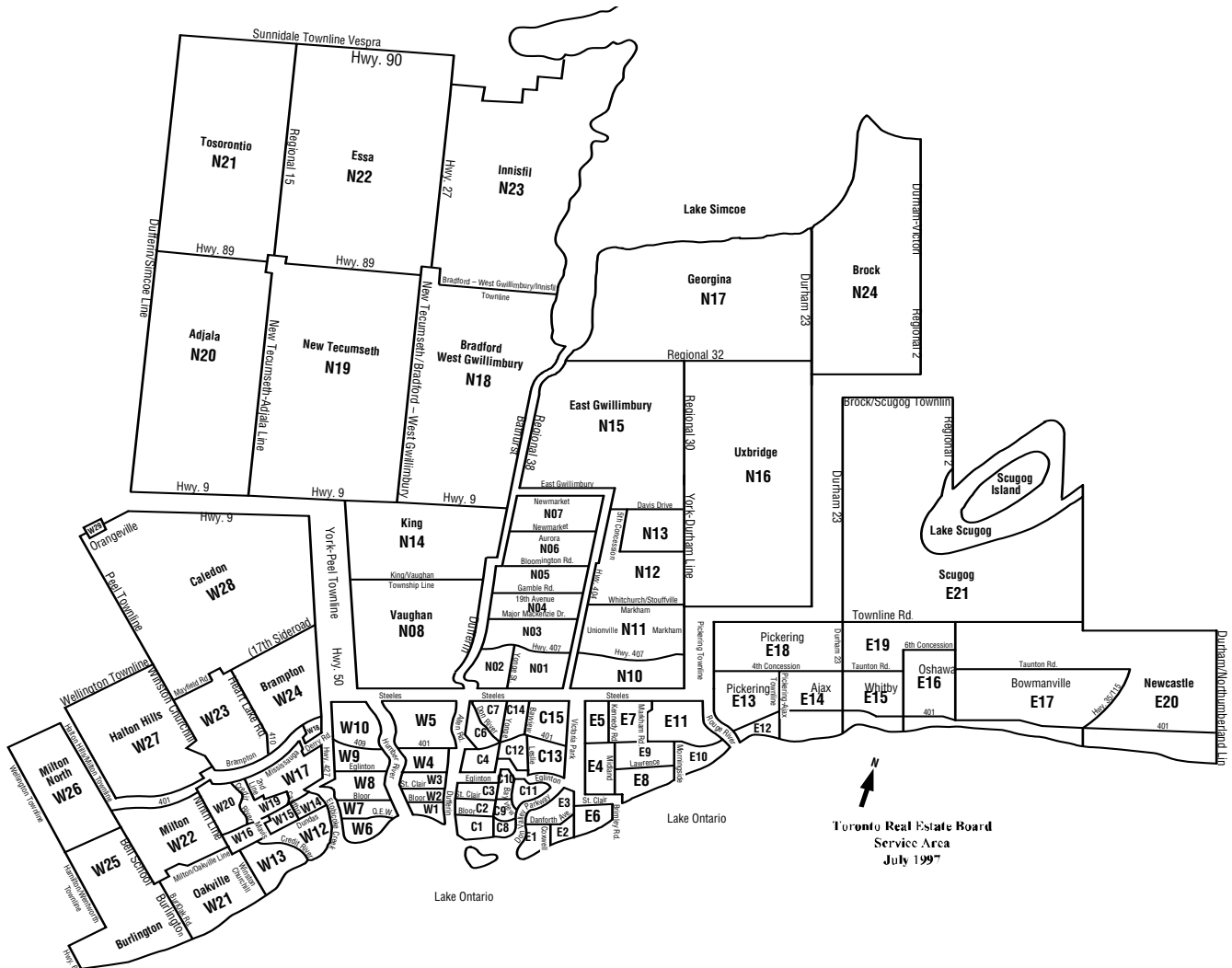


2004

2005

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Price Category Breakdown - October 2005

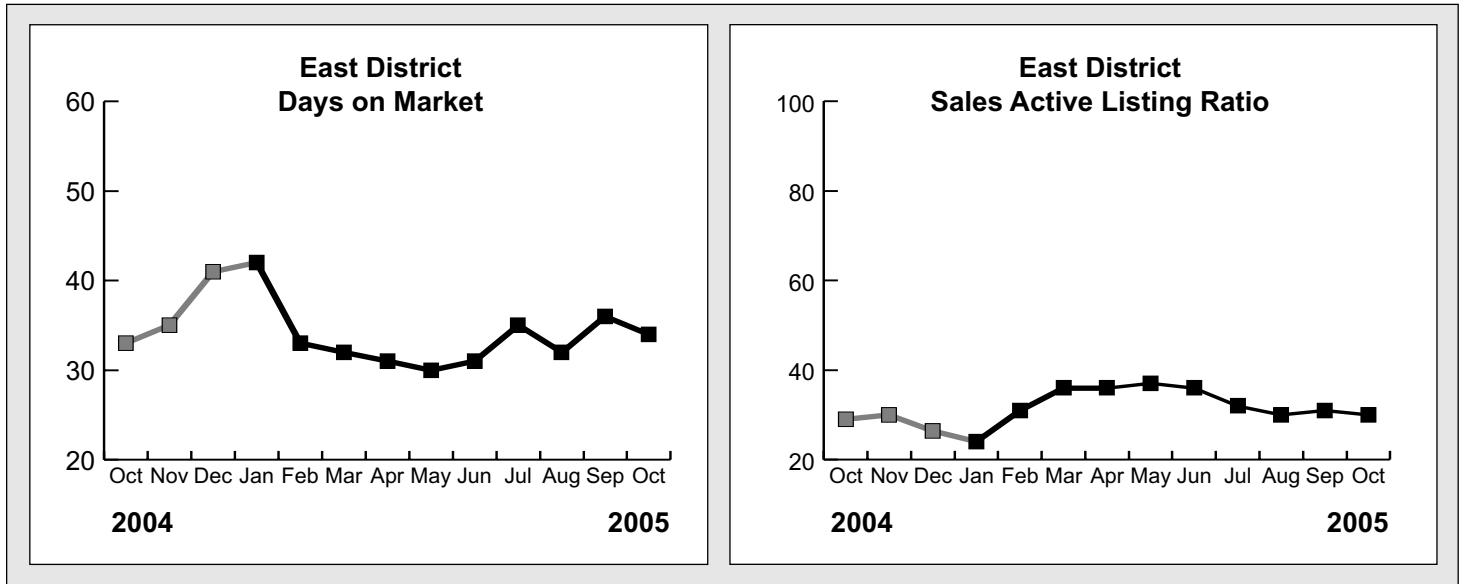
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	23	0.3	11	0.8	2	0.3
\$90,001 - \$100,000	16	0.2	9	0.6	3	0.5
\$100,001 - \$110,000	24	0.3	18	1.3	3	0.5
\$110,001 - \$120,000	37	0.5	26	1.8	5	0.8
\$120,001 - \$130,000	43	0.6	39	2.7	1	0.2
\$130,001 - \$140,000	63	0.9	42	3.0	11	1.8
\$140,001 - \$150,000	92	1.3	62	4.4	15	2.5
\$150,001 - \$160,000	138	1.9	90	6.3	20	3.3
\$160,001 - \$170,000	174	2.4	106	7.4	28	4.6
\$170,001 - \$180,000	174	2.4	98	6.9	27	4.4
\$180,001 - \$190,000	176	2.5	79	5.6	47	7.7
\$190,001 - \$200,000	187	2.6	72	5.1	40	6.6
\$200,001 - \$225,000	553	7.7	198	13.9	110	18.0
\$225,001 - \$250,000	658	9.2	154	10.8	99	16.2
\$250,001 - \$300,000	1,481	20.6	196	13.8	129	21.1
\$300,001 - \$400,000	1,736	24.2	140	9.8	52	8.5
\$400,001 - \$500,000	781	10.9	40	2.8	11	1.8
\$500,001 - \$750,000	546	7.6	32	2.2	5	0.8
\$750,001 - \$1,000,000	141	2.0	8	0.6	-	-
\$1,000,001 - \$1,500,000	90	1.3	1	0.1	1	0.2
\$1,500,001 -	41	0.6	2	0.1	1	0.2
Total:	7,174	100	1,423	100	610	100

Current Month: October 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	167	142	91	\$30,175,110	\$331,595	\$320,000	24	100
E02	152	150	62	\$29,194,100	\$470,873	\$394,000	16	100
E03	359	231	139	\$41,946,454	\$301,773	\$293,000	22	99
E04	346	169	89	\$22,039,200	\$247,631	\$258,500	38	97
E05	324	179	114	\$33,121,000	\$290,535	\$300,500	36	97
E06	167	117	56	\$17,373,800	\$310,246	\$261,250	31	97
E07	316	152	105	\$27,563,955	\$262,514	\$271,000	34	97
E08	395	170	82	\$21,600,050	\$263,415	\$255,000	42	97
E09	338	152	95	\$21,330,751	\$224,534	\$223,000	34	97
E10	179	110	52	\$15,859,100	\$304,983	\$300,550	34	97
E11	446	196	95	\$23,020,200	\$242,318	\$239,900	47	97
E12	62	41	22	\$5,469,900	\$248,632	\$245,750	32	98
E13	346	199	91	\$27,110,750	\$297,920	\$275,000	35	98
E14	372	234	121	\$32,552,450	\$269,029	\$255,000	34	98
E15	418	248	131	\$35,474,785	\$270,800	\$255,000	31	98
E16	600	362	193	\$39,670,538	\$205,547	\$195,000	37	97
E17	264	158	76	\$17,428,525	\$229,323	\$216,250	34	98
E18	31	7	4	\$2,154,000	\$538,500	\$520,000	43	96
E19	119	68	42	\$12,371,550	\$294,561	\$282,950	31	98
E20	97	41	21	\$6,010,800	\$286,229	\$256,900	47	97
E21	175	65	29	\$8,725,500	\$300,879	\$252,000	47	97
Total	5,673	3,191	1,710	\$470,192,518	\$274,966	\$257,000	34	98

Year-to-Date: January 2005 to October 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,334	821	\$283,807,508	\$345,685	\$323,800	19	101
E02	1,332	795	\$342,197,399	\$430,437	\$375,000	18	100
E03	2,320	1,270	\$383,210,580	\$301,741	\$288,000	25	100
E04	1,795	851	\$204,923,664	\$240,803	\$255,000	38	97
E05	2,020	1,111	\$301,995,826	\$271,823	\$260,000	37	97
E06	1,004	470	\$146,442,331	\$311,579	\$274,750	26	98
E07	2,111	1,123	\$293,100,324	\$260,998	\$265,000	37	97
E08	1,957	779	\$197,202,640	\$253,148	\$256,000	38	97
E09	1,946	990	\$221,434,058	\$223,671	\$216,400	37	97
E10	1,103	568	\$174,588,357	\$307,374	\$297,000	37	97
E11	2,423	1,000	\$245,466,791	\$245,467	\$239,000	43	97
E12	405	216	\$56,108,000	\$259,759	\$242,250	34	98
E13	2,072	1,017	\$291,212,279	\$286,344	\$273,500	35	98
E14	2,459	1,289	\$349,395,310	\$271,059	\$256,000	33	98
E15	2,691	1,401	\$380,644,662	\$271,695	\$256,000	32	98
E16	3,452	2,027	\$401,665,702	\$198,158	\$187,900	33	98
E17	1,820	1,105	\$253,181,268	\$229,123	\$218,000	34	98
E18	121	35	\$17,241,000	\$492,600	\$460,000	65	96
E19	700	346	\$103,429,177	\$298,928	\$275,250	35	98
E20	432	232	\$62,473,500	\$269,282	\$245,000	46	98
E21	703	336	\$97,303,387	\$289,593	\$255,250	47	97
Total	34,200	17,782	\$4,807,023,753	\$270,331	\$254,000	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	42	25	\$366,296	\$320,000	59.5	97	E01	89	48	\$323,292	\$319,000	53.9	101
E02	69	20	\$667,450	\$624,500	29.0	99	E02	52	31	\$394,510	\$387,500	59.6	100
E03	149	73	\$341,569	\$315,000	49.0	99	E03	57	36	\$327,475	\$309,000	63.2	101
E04	141	52	\$293,656	\$285,250	36.9	97	E04	29	4	\$229,375	\$232,500	13.8	98
E05	97	45	\$369,720	\$370,000	46.4	97	E05	19	9	\$300,133	\$300,000	47.4	98
E06	136	44	\$327,493	\$272,250	33.9	97	E06	23	8	\$263,000	\$253,000	34.8	97
E07	101	43	\$337,788	\$319,000	42.6	97	E07	21	9	\$278,889	\$278,900	42.9	97
E08	191	45	\$330,243	\$295,000	23.6	97	E08	13	3	\$221,667	\$213,000	23.1	97
E09	126	35	\$282,561	\$285,000	27.8	97	E09	5	3	\$244,833	\$245,000	60.0	97
E10	132	35	\$348,214	\$343,000	26.5	97	E10	5	5	\$287,320	\$295,000	100.0	98
E11	147	45	\$300,213	\$308,000	30.6	97	E11	59	9	\$238,889	\$226,000	15.3	97
E12	44	14	\$275,243	\$257,450	31.8	98	E12	6	3	\$227,333	\$230,000	50.0	99
E13	205	49	\$366,865	\$347,000	23.9	98	E13	24	10	\$249,430	\$240,000	41.7	98
E14	269	76	\$295,863	\$280,500	28.3	98	E14	17	8	\$245,750	\$242,000	47.1	98
E15	305	79	\$305,800	\$295,000	25.9	98	E15	9	6	\$211,817	\$219,000	66.7	99
E16	443	126	\$231,427	\$222,750	28.4	97	E16	60	32	\$170,147	\$171,200	53.3	98
E17	178	37	\$264,897	\$245,900	20.8	98	E17	6	4	\$169,000	\$169,500	66.7	99
E18	31	4	\$538,500	\$520,000	12.9	96	E18	-	-	-	-	-	-
E19	102	34	\$310,134	\$298,500	33.3	98	E19	-	-	-	-	-	-
E20	96	18	\$295,544	\$261,500	18.8	97	E20	-	-	-	-	-	-
E21	170	27	\$305,759	\$252,000	15.9	97	E21	2	1	\$205,000	\$205,000	50.0	100

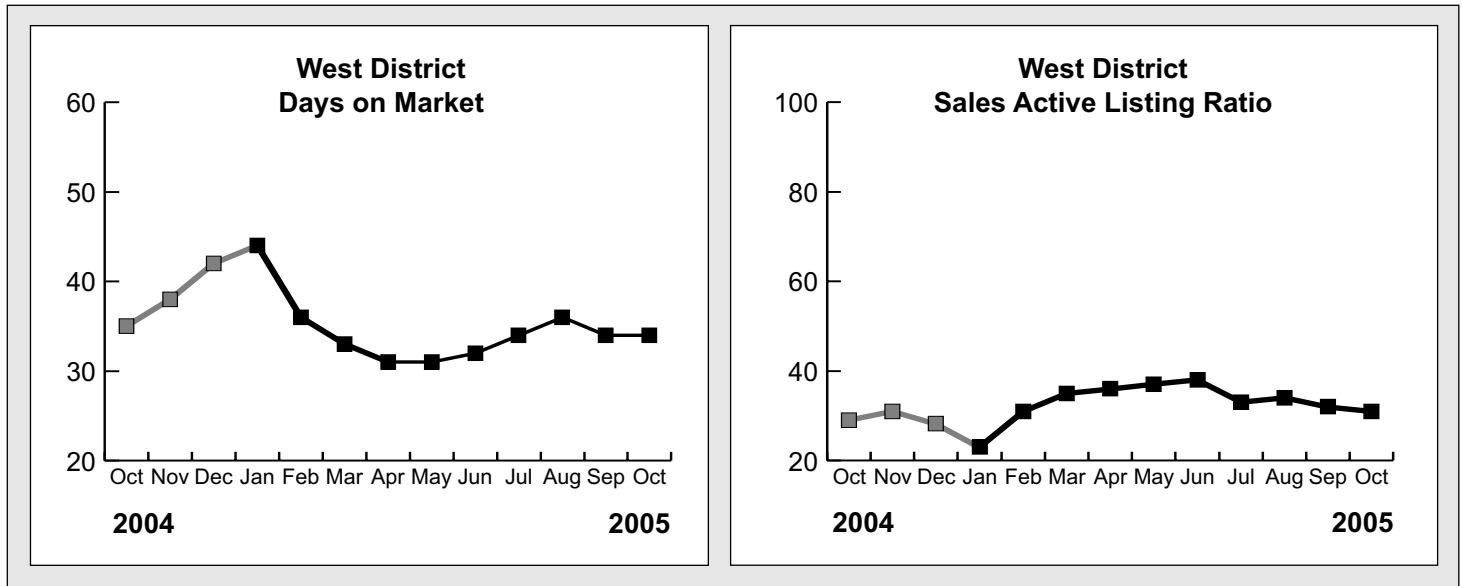
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	3	\$213,667	\$140,000	60.0	97	E01	-	-	-	-	-	-
E02	14	6	\$307,900	\$294,950	42.9	100	E02	-	-	-	-	-	-
E03	120	25	\$153,472	\$135,000	20.8	96	E03	-	-	-	-	-	-
E04	139	21	\$156,890	\$160,000	15.1	97	E04	-	-	-	-	-	-
E05	139	36	\$216,147	\$211,000	25.9	96	E05	6	7	\$317,500	\$322,500	116.7	97
E06	6	3	\$206,700	\$209,500	50.0	102	E06	-	-	-	-	-	-
E07	131	35	\$176,533	\$172,000	26.7	96	E07	20	4	\$271,500	\$276,500	20.0	97
E08	124	20	\$142,725	\$142,500	16.1	96	E08	4	-	-	-	-	-
E09	160	47	\$190,215	\$180,500	29.4	97	E09	-	-	-	-	-	-
E10	13	3	\$126,833	\$132,000	23.1	96	E10	1	-	-	-	-	-
E11	116	18	\$127,006	\$119,500	15.5	95	E11	8	2	\$258,500	\$258,500	25.0	99
E12	4	1	\$144,000	\$144,000	25.0	96	E12	-	1	\$263,000	\$263,000	-	98
E13	33	5	\$169,400	\$164,000	15.2	98	E13	17	3	\$261,333	\$272,500	17.7	98
E14	27	7	\$183,771	\$169,900	25.9	98	E14	10	4	\$243,875	\$243,750	40.0	98
E15	13	2	\$263,250	\$263,250	15.4	98	E15	25	10	\$231,804	\$228,618	40.0	98
E16	11	6	\$138,806	\$141,969	54.6	99	E16	23	9	\$183,133	\$183,200	39.1	97
E17	4	1	\$138,000	\$138,000	25.0	99	E17	53	21	\$217,001	\$218,000	39.6	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	6	3	\$228,667	\$223,000	50.0	98
E20	-	-	-	-	-	-	E20	1	3	\$230,333	\$234,000	300.0	98
E21	-	-	-	-	-	-	E21	3	1	\$265,000	\$265,000	33.3	98

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	2	\$282,500	\$282,500	33.3	98	E01	-	-	-	-	-	-
E02	2	1	\$319,900	\$319,900	50.0	100	E02	-	-	-	-	-	-
E03	8	1	\$239,000	\$239,000	12.5	96	E03	-	-	-	-	-	-
E04	33	10	\$219,350	\$218,500	30.3	98	E04	-	-	-	-	-	-
E05	60	16	\$218,725	\$220,000	26.7	97	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	29	8	\$239,538	\$236,750	27.6	97	E07	-	-	-	-	-	-
E08	46	11	\$218,255	\$212,000	23.9	98	E08	-	-	-	-	-	-
E09	43	9	\$171,500	\$171,000	20.9	97	E09	-	-	-	-	-	-
E10	20	7	\$180,643	\$173,000	35.0	96	E10	-	-	-	-	-	-
E11	67	14	\$198,329	\$189,000	20.9	97	E11	2	-	-	-	-	-
E12	8	2	\$159,250	\$159,250	25.0	96	E12	-	-	-	-	-	-
E13	52	14	\$194,807	\$187,900	26.9	98	E13	-	-	-	-	-	-
E14	18	11	\$203,318	\$209,000	61.1	98	E14	2	-	-	-	-	-
E15	20	8	\$184,738	\$188,500	40.0	98	E15	1	-	-	-	-	-
E16	46	17	\$118,324	\$115,000	37.0	96	E16	-	-	-	-	-	-
E17	6	2	\$148,000	\$148,000	33.3	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	2	-	-	-	-	-	E01	23	13	\$330,285	\$323,000	56.5	99
E02	3	-	-	-	-	-	E02	12	4	\$362,000	\$309,500	33.3	101
E03	2	-	-	-	-	-	E03	23	4	\$286,750	\$262,500	17.4	96
E04	1	1	\$155,500	\$155,500	100.0	99	E04	3	1	\$207,900	\$207,900	33.3	99
E05	2	-	-	-	-	-	E05	1	1	\$279,000	\$279,000	100.0	98
E06	-	-	-	-	-	-	E06	1	1	\$240,000	\$240,000	100.0	96
E07	2	1	\$178,000	\$178,000	50.0	95	E07	12	5	\$234,020	\$242,000	41.7	99
E08	-	-	-	-	-	-	E08	17	3	\$272,933	\$276,900	17.7	99
E09	2	1	\$223,000	\$223,000	50.0	98	E09	2	-	-	-	-	-
E10	-	-	-	-	-	-	E10	8	2	\$295,000	\$295,000	25.0	98
E11	-	-	-	-	-	-	E11	47	7	\$254,414	\$252,000	14.9	97
E12	-	-	-	-	-	-	E12	-	1	\$209,000	\$209,000	-	99
E13	-	-	-	-	-	-	E13	15	10	\$228,175	\$233,000	66.7	98
E14	-	-	-	-	-	-	E14	29	15	\$240,167	\$228,000	51.7	98
E15	-	-	-	-	-	-	E15	45	26	\$220,125	\$218,750	57.8	98
E16	-	-	-	-	-	-	E16	17	3	\$191,167	\$208,000	17.7	97
E17	-	-	-	-	-	-	E17	17	11	\$178,209	\$177,000	64.7	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	11	5	\$228,200	\$230,000	45.5	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: October 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	113	50	46	\$16,951,409	\$368,509	\$343,750	24	99
W02	190	141	72	\$29,516,300	\$409,949	\$368,000	19	100
W03	307	152	73	\$18,681,750	\$255,914	\$254,250	35	97
W04	295	115	69	\$19,084,599	\$276,588	\$282,100	36	96
W05	500	207	82	\$19,740,650	\$240,740	\$276,000	50	96
W06	340	178	92	\$27,717,850	\$301,281	\$286,000	41	98
W07	116	93	51	\$21,786,100	\$427,178	\$410,000	22	99
W08	301	166	108	\$51,560,550	\$477,413	\$424,000	29	98
W09	189	83	42	\$12,033,880	\$286,521	\$308,800	36	97
W10	492	209	74	\$18,829,900	\$254,458	\$272,250	41	96
W12	277	139	87	\$35,024,525	\$402,581	\$325,000	40	97
W13	252	127	89	\$43,664,200	\$490,609	\$360,000	30	97
W14	155	81	60	\$16,481,200	\$274,687	\$257,100	31	97
W15	492	281	154	\$32,889,350	\$213,567	\$196,500	33	98
W16	194	131	80	\$26,571,738	\$332,147	\$296,750	29	97
W17	-	-	-	-	-	-	-	-
W18	149	71	34	\$8,219,900	\$241,762	\$247,500	37	97
W19	571	335	225	\$72,474,451	\$322,109	\$312,700	29	98
W20	526	373	248	\$76,904,147	\$310,097	\$293,500	26	98
W21	333	180	108	\$49,201,400	\$455,569	\$378,750	34	97
W22	145	88	70	\$22,952,300	\$327,890	\$292,950	34	98
W23	1,281	731	391	\$110,788,790	\$283,347	\$270,000	34	98
W24	798	457	270	\$76,934,418	\$284,942	\$272,000	35	97
W25	91	44	27	\$8,774,600	\$324,985	\$260,000	44	97
W26	20	6	1	\$815,000	\$815,000	\$815,000	371	92
W27	212	114	87	\$28,482,760	\$327,388	\$295,000	45	98
W28	250	91	65	\$25,851,700	\$397,718	\$345,000	50	97
W29	154	96	54	\$13,362,001	\$247,444	\$239,500	47	98
Total	8,743	4,739	2,759	\$885,295,468	\$320,875	\$287,000	34	98



Year-to-Date: January 2005 to October 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	801	509	\$198,927,114	\$390,819	\$363,000	27	100
W02	1,176	649	\$254,666,737	\$392,399	\$347,900	23	100
W03	1,522	699	\$176,715,946	\$252,813	\$250,000	34	97
W04	1,352	620	\$172,771,288	\$278,663	\$274,000	34	97
W05	1,970	789	\$199,377,340	\$252,696	\$280,000	43	96
W06	1,845	946	\$297,254,384	\$314,222	\$290,000	37	98
W07	744	465	\$193,272,011	\$415,639	\$399,900	25	100
W08	1,762	1,051	\$497,980,338	\$473,816	\$388,000	29	99
W09	934	463	\$139,163,369	\$300,569	\$313,000	36	97
W10	2,199	953	\$227,626,701	\$238,853	\$260,000	42	97
W12	1,499	827	\$322,022,312	\$389,386	\$324,000	34	98
W13	1,434	792	\$352,933,881	\$445,624	\$345,000	30	97
W14	1,001	578	\$157,705,870	\$272,848	\$259,000	32	97
W15	2,815	1,486	\$315,298,921	\$212,180	\$190,000	39	97
W16	1,432	869	\$279,220,598	\$321,313	\$296,000	29	98
W17	6	-	-	-	-	-	-
W18	815	365	\$86,125,550	\$235,960	\$245,000	36	97
W19	4,103	2,374	\$747,017,139	\$314,666	\$300,000	32	98
W20	4,344	2,723	\$849,981,414	\$312,149	\$294,000	29	98
W21	1,787	1,003	\$434,486,953	\$433,187	\$355,000	36	98
W22	887	507	\$158,498,480	\$312,620	\$295,000	30	98
W23	7,976	4,148	\$1,155,514,932	\$278,572	\$265,000	34	98
W24	5,088	2,688	\$761,106,393	\$283,150	\$269,000	34	98
W25	440	272	\$89,489,140	\$329,004	\$269,450	46	98
W26	46	18	\$11,255,000	\$625,278	\$490,000	75	97
W27	1,348	874	\$270,263,594	\$309,226	\$285,000	39	98
W28	1,236	718	\$278,440,309	\$387,800	\$348,500	38	98
W29	900	579	\$143,387,901	\$247,648	\$232,000	37	98
Total	51,462	27,965	\$8,770,503,615	\$313,624	\$281,000	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	41	17	\$493,048	\$495,000	41.5	99	W01	24	15	\$331,573	\$330,100	62.5	101
W02	78	30	\$540,077	\$537,500	38.5	101	W02	73	36	\$327,114	\$321,250	49.3	98
W03	192	41	\$263,946	\$257,000	21.4	97	W03	77	21	\$274,060	\$266,000	27.3	97
W04	142	41	\$339,759	\$318,000	28.9	97	W04	24	6	\$285,083	\$291,000	25.0	96
W05	111	23	\$349,370	\$350,000	20.7	96	W05	130	23	\$286,950	\$283,900	17.7	96
W06	110	34	\$297,541	\$297,700	30.9	98	W06	10	6	\$312,358	\$318,000	60.0	98
W07	73	35	\$472,294	\$430,000	48.0	100	W07	1	-	-	-	-	-
W08	153	58	\$683,671	\$632,000	37.9	99	W08	3	2	\$343,500	\$343,500	66.7	98
W09	66	19	\$414,883	\$400,000	28.8	99	W09	8	3	\$292,200	\$287,000	37.5	97
W10	199	39	\$318,115	\$300,000	19.6	97	W10	21	3	\$278,000	\$280,000	14.3	97
W12	151	46	\$525,364	\$420,000	30.5	97	W12	9	7	\$314,714	\$295,000	77.8	98
W13	152	54	\$661,913	\$498,500	35.5	97	W13	26	12	\$269,958	\$272,500	46.2	98
W14	45	19	\$416,974	\$405,000	42.2	97	W14	11	4	\$299,500	\$299,000	36.4	97
W15	32	7	\$405,429	\$425,000	21.9	98	W15	23	17	\$305,462	\$302,000	73.9	98
W16	91	39	\$388,763	\$340,000	42.9	97	W16	39	17	\$291,235	\$290,000	43.6	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	48	16	\$277,219	\$283,000	33.3	97	W18	57	8	\$256,188	\$254,500	14.0	97
W19	234	83	\$415,686	\$402,500	35.5	97	W19	46	52	\$308,648	\$309,750	113.0	98
W20	260	103	\$384,774	\$370,000	39.6	98	W20	90	53	\$294,318	\$295,000	58.9	98
W21	238	77	\$526,661	\$429,000	32.4	97	W21	9	5	\$300,900	\$285,000	55.6	99
W22	95	35	\$396,617	\$361,000	36.8	98	W22	24	21	\$273,057	\$274,000	87.5	98
W23	822	232	\$314,809	\$305,000	28.2	98	W23	249	74	\$259,698	\$263,000	29.7	98
W24	464	140	\$344,425	\$348,000	30.2	98	W24	121	54	\$260,620	\$261,000	44.6	98
W25	58	11	\$465,773	\$327,500	19.0	96	W25	5	3	\$235,500	\$235,000	60.0	97
W26	19	1	\$815,000	\$815,000	5.3	92	W26	1	-	-	-	-	-
W27	174	68	\$356,586	\$326,875	39.1	97	W27	7	3	\$242,333	\$265,000	42.9	100
W28	209	52	\$430,509	\$372,500	24.9	96	W28	10	5	\$282,450	\$281,750	50.0	98
W29	127	35	\$284,637	\$264,000	27.6	98	W29	10	8	\$192,375	\$193,500	80.0	99

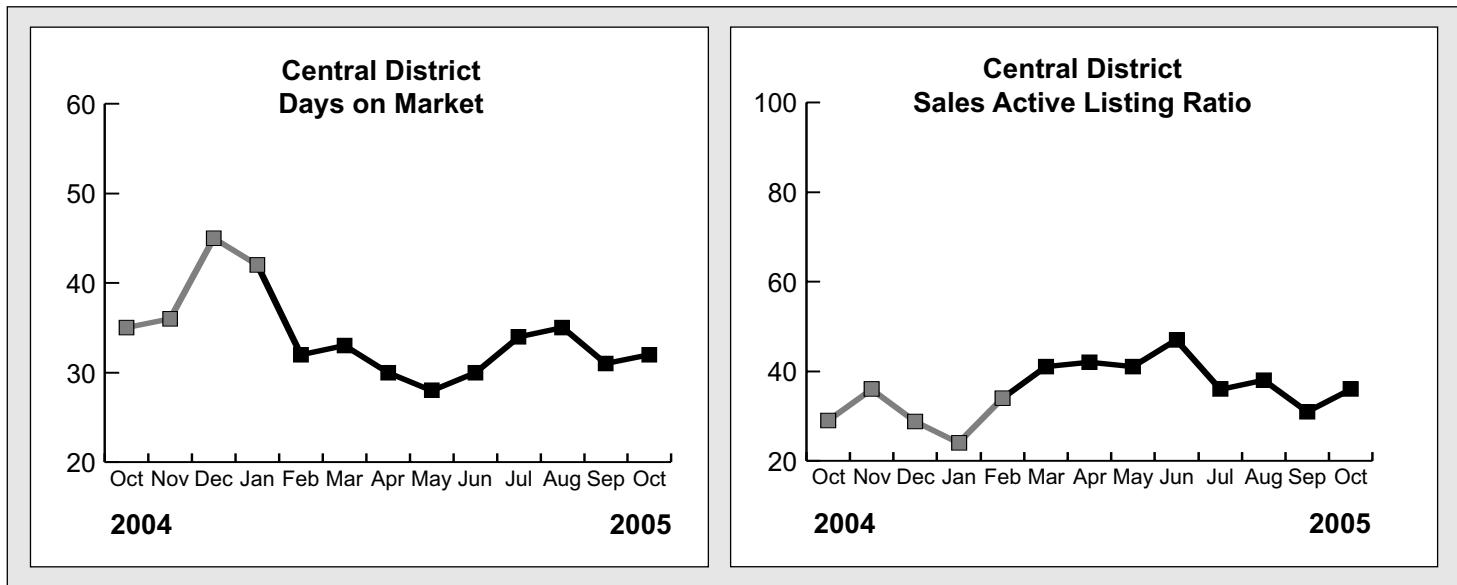
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	22	7	\$211,643	\$205,000	31.8	97	W01	-	-	-	-	-	-
W02	17	4	\$224,725	\$221,950	23.5	99	W02	-	-	-	-	-	-
W03	34	10	\$190,570	\$183,500	29.4	97	W03	-	-	-	-	-	-
W04	102	18	\$133,333	\$136,000	17.7	96	W04	1	-	-	-	-	-
W05	167	19	\$133,126	\$139,000	11.4	95	W05	-	-	-	-	-	-
W06	185	40	\$301,173	\$258,375	21.6	97	W06	-	-	-	-	-	-
W07	33	11	\$263,800	\$257,000	33.3	98	W07	-	-	-	-	-	-
W08	129	38	\$218,789	\$192,500	29.5	97	W08	-	-	-	-	-	-
W09	102	18	\$144,250	\$126,000	17.7	96	W09	1	-	-	-	-	-
W10	227	19	\$136,447	\$141,000	8.4	95	W10	2	1	\$295,000	\$295,000	50.0	98
W12	86	22	\$214,463	\$199,000	25.6	97	W12	-	-	-	-	-	-
W13	29	2	\$119,500	\$119,500	6.9	96	W13	-	-	-	-	-	-
W14	49	19	\$175,474	\$168,000	38.8	97	W14	2	-	-	-	-	-
W15	369	104	\$184,011	\$175,000	28.2	97	W15	1	-	-	-	-	-
W16	13	4	\$430,000	\$442,500	30.8	98	W16	2	1	\$246,000	\$246,000	50.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	20	3	\$139,833	\$145,000	15.0	97	W18	-	-	-	-	-	-
W19	151	30	\$203,970	\$189,500	19.9	97	W19	8	4	\$320,750	\$323,000	50.0	97
W20	30	17	\$182,847	\$170,000	56.7	98	W20	4	3	\$277,982	\$288,946	75.0	96
W21	30	5	\$247,300	\$189,000	16.7	97	W21	5	2	\$291,500	\$291,500	40.0	97
W22	-	-	-	-	-	-	W22	4	2	\$286,500	\$286,500	50.0	99
W23	33	11	\$180,155	\$170,000	33.3	97	W23	4	3	\$255,833	\$259,000	75.0	98
W24	84	26	\$152,948	\$158,125	31.0	96	W24	6	3	\$272,000	\$259,000	50.0	99
W25	4	3	\$193,933	\$170,000	75.0	98	W25	-	1	\$247,000	\$247,000	-	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	-	-	-	-	-	W27	3	-	-	-	-	-
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-
W29	6	4	\$169,875	\$174,500	66.7	99	W29	2	-	-	-	-	-

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	-	-	-	-	-	W01	-	-	-	-	-	-
W02	5	-	-	-	-	-	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	18	3	\$256,666	\$279,999	16.7	98	W04	-	-	-	-	-	-
W05	77	11	\$188,355	\$193,000	14.3	96	W05	-	-	-	-	-	-
W06	15	7	\$339,629	\$314,900	46.7	98	W06	-	-	-	-	-	-
W07	1	1	\$280,000	\$280,000	100.0	94	W07	-	-	-	-	-	-
W08	12	5	\$248,380	\$210,000	41.7	97	W08	-	-	-	-	-	-
W09	7	2	\$339,000	\$339,000	28.6	99	W09	-	-	-	-	-	-
W10	38	6	\$183,067	\$179,000	15.8	97	W10	-	-	-	-	-	-
W12	30	12	\$328,050	\$288,500	40.0	97	W12	-	-	-	-	-	-
W13	41	19	\$211,442	\$200,500	46.3	97	W13	1	-	-	-	-	-
W14	44	17	\$217,776	\$230,000	38.6	97	W14	-	-	-	-	-	-
W15	66	25	\$223,256	\$220,000	37.9	98	W15	-	-	-	-	-	-
W16	46	17	\$230,853	\$240,000	37.0	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	23	7	\$187,914	\$180,000	30.4	95	W18	-	-	-	-	-	-
W19	102	43	\$251,487	\$252,000	42.2	98	W19	-	-	-	-	-	-
W20	116	55	\$234,859	\$232,500	47.4	98	W20	-	-	-	-	-	-
W21	23	12	\$252,358	\$226,750	52.2	98	W21	-	-	-	-	-	-
W22	2	4	\$186,750	\$186,500	200.0	101	W22	1	-	-	-	-	-
W23	96	29	\$206,224	\$208,000	30.2	98	W23	-	-	-	-	-	-
W24	80	24	\$182,998	\$176,950	30.0	97	W24	3	-	-	-	-	-
W25	12	4	\$195,225	\$195,500	33.3	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	9	9	\$200,222	\$196,500	100.0	98	W27	-	-	-	-	-	-
W28	3	1	\$240,000	\$240,000	33.3	98	W28	1	-	-	-	-	-
W29	3	6	\$159,367	\$161,750	200.0	97	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	3	1	\$172,500	\$172,500	33.3	97	W01	19	6	\$323,667	\$297,000	31.6	100
W02	1	-	-	-	-	-	W02	16	2	\$319,500	\$319,500	12.5	100
W03	-	-	-	-	-	-	W03	4	1	\$199,000	\$199,000	25.0	96
W04	2	-	-	-	-	-	W04	6	1	\$274,000	\$274,000	16.7	98
W05	13	6	\$84,000	\$90,000	46.2	91	W05	2	-	-	-	-	-
W06	2	1	\$106,000	\$106,000	50.0	96	W06	18	4	\$299,250	\$307,000	22.2	98
W07	1	-	-	-	-	-	W07	7	4	\$518,500	\$525,000	57.1	98
W08	2	2	\$127,500	\$127,500	100.0	96	W08	2	3	\$469,917	\$525,000	150.0	98
W09	3	-	-	-	-	-	W09	2	-	-	-	-	-
W10	3	-	-	-	-	-	W10	2	6	\$267,250	\$283,750	300.0	97
W12	-	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	3	2	\$212,500	\$212,500	66.7	96
W14	1	-	-	-	-	-	W14	3	1	\$324,500	\$324,500	33.3	95
W15	1	1	\$140,000	\$140,000	100.0	94	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	3	2	\$284,250	\$284,250	66.7	96
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	2	-	-	-	-	-	W19	28	13	\$285,138	\$282,000	46.4	97
W20	-	-	-	-	-	-	W20	26	17	\$283,176	\$274,000	65.4	98
W21	2	-	-	-	-	-	W21	26	7	\$328,029	\$290,000	26.9	98
W22	-	-	-	-	-	-	W22	19	8	\$252,063	\$253,750	42.1	98
W23	1	-	-	-	-	-	W23	76	42	\$233,471	\$234,500	55.3	97
W24	2	1	\$134,500	\$134,500	50.0	93	W24	38	22	\$241,923	\$242,750	57.9	98
W25	1	-	-	-	-	-	W25	10	5	\$266,980	\$259,900	50.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	15	7	\$243,700	\$243,500	46.7	98
W28	-	-	-	-	-	-	W28	27	7	\$259,000	\$252,000	25.9	98
W29	1	-	-	-	-	-	W29	5	1	\$225,000	\$225,000	20.0	100

Current Month: October 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	683	393	247	\$79,431,478	\$321,585	\$267,000	34	102
C02	217	129	96	\$50,562,529	\$526,693	\$451,500	30	99
C03	178	123	68	\$41,725,041	\$613,604	\$392,500	32	98
C04	275	193	130	\$80,137,515	\$616,442	\$505,100	22	99
C06	106	50	19	\$11,454,195	\$602,852	\$436,000	47	97
C07	284	168	94	\$36,177,615	\$384,868	\$362,450	36	98
C08	291	211	119	\$35,163,878	\$295,495	\$258,000	27	99
C09	99	56	36	\$38,166,700	\$1,060,186	\$740,250	39	99
C10	124	99	53	\$36,783,897	\$694,036	\$507,000	22	100
C11	88	58	44	\$21,032,086	\$478,002	\$391,250	29	102
C12	143	53	28	\$27,500,809	\$982,172	\$949,750	35	98
C13	143	101	56	\$19,787,400	\$353,346	\$301,250	33	98
C14	530	276	164	\$52,657,281	\$321,081	\$270,000	36	98
C15	339	201	108	\$34,366,060	\$318,204	\$269,450	38	98
Total	3,500	2,111	1,262	\$564,946,484	\$447,660	\$326,944	32	99



Year-to-Date: January 2005 to October 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,990	2,460	\$751,902,353	\$305,651	\$264,000	34	99
C02	1,318	761	\$420,460,583	\$552,511	\$420,000	26	100
C03	1,013	584	\$378,138,138	\$647,497	\$419,500	30	99
C04	1,869	1,112	\$705,153,575	\$634,131	\$551,500	28	100
C06	479	208	\$95,965,713	\$461,374	\$418,000	30	98
C07	1,594	882	\$309,885,602	\$351,344	\$305,895	34	99
C08	1,869	1,227	\$355,617,979	\$289,827	\$247,000	33	99
C09	642	386	\$343,961,203	\$891,091	\$625,000	29	100
C10	1,061	751	\$466,342,304	\$620,962	\$485,000	22	100
C11	685	413	\$174,990,133	\$423,705	\$351,000	29	101
C12	773	404	\$411,313,474	\$1,018,103	\$830,000	36	98
C13	1,082	608	\$208,104,803	\$342,278	\$311,250	31	98
C14	3,110	1,814	\$608,112,901	\$335,233	\$258,150	37	98
C15	2,181	1,224	\$400,311,224	\$327,052	\$288,000	35	98
Total	21,666	12,834	\$5,630,259,985	\$438,699	\$319,850	32	99

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	3	\$841,667	\$740,000	23.1	96	C01	42	24	\$495,904	\$454,350	57.1	100	
C02	64	16	\$652,056	\$605,000	25.0	99	C02	60	31	\$594,455	\$499,000	51.7	100	
C03	99	37	\$766,545	\$635,000	37.4	97	C03	28	15	\$477,158	\$298,000	53.6	102	
C04	163	84	\$776,173	\$667,059	51.5	99	C04	10	11	\$498,182	\$488,000	110.0	104	
C06	72	16	\$681,075	\$451,750	22.2	97	C06	3	-	-	-	-	-	-
C07	106	45	\$523,807	\$459,000	42.5	100	C07	18	2	\$347,500	\$347,500	11.1	98	
C08	4	-	-	-	-	-	C08	15	16	\$467,354	\$451,000	106.7	98	
C09	39	16	\$1,671,875	\$1,275,500	41.0	100	C09	5	1	\$1,050,000	\$1,050,000	20.0	96	
C10	66	28	\$1,001,925	\$862,900	42.4	100	C10	14	8	\$488,000	\$491,500	57.1	103	
C11	9	18	\$847,510	\$736,006	200.0	108	C11	7	5	\$439,000	\$417,500	71.4	102	
C12	116	21	\$1,159,848	\$1,000,000	18.1	98	C12	-	1	\$330,000	\$330,000	-	100	
C13	33	17	\$567,435	\$525,000	51.5	98	C13	14	7	\$329,614	\$312,800	50.0	98	
C14	127	30	\$588,083	\$533,500	23.6	102	C14	-	1	\$417,000	\$417,000	-	102	
C15	56	25	\$519,156	\$493,000	44.6	98	C15	30	17	\$330,456	\$330,500	56.7	98	

Semi-Detached Houses

Condo Apartment

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	564	187	\$284,382	\$244,818	33.2	103	C01	-	-	-	-	-	-
C02	70	38	\$425,237	\$350,500	54.3	98	C02	-	-	-	-	-	-
C03	35	11	\$463,773	\$465,000	31.4	97	C03	-	-	-	-	-	-
C04	86	24	\$261,948	\$254,250	27.9	97	C04	-	-	-	-	-	-
C06	27	3	\$185,667	\$195,500	11.1	96	C06	1	-	-	-	-	-
C07	126	42	\$243,091	\$235,250	33.3	97	C07	-	1	\$360,000	\$360,000	-	99
C08	233	92	\$263,561	\$241,000	39.5	99	C08	-	-	-	-	-	-
C09	45	17	\$555,900	\$410,000	37.8	98	C09	-	-	-	-	-	-
C10	35	14	\$292,786	\$293,000	40.0	99	C10	-	-	-	-	-	-
C11	61	20	\$171,995	\$146,000	32.8	97	C11	-	-	-	-	-	-
C12	23	3	\$325,667	\$368,000	13.0	98	C12	-	-	-	-	-	-
C13	85	29	\$244,507	\$230,000	34.1	97	C13	-	-	-	-	-	-
C14	376	118	\$254,409	\$237,500	31.4	98	C14	-	-	-	-	-	-
C15	183	41	\$222,268	\$215,000	22.4	97	C15	4	1	\$330,000	\$330,000	25.0	95

Link

Condo Townhouse

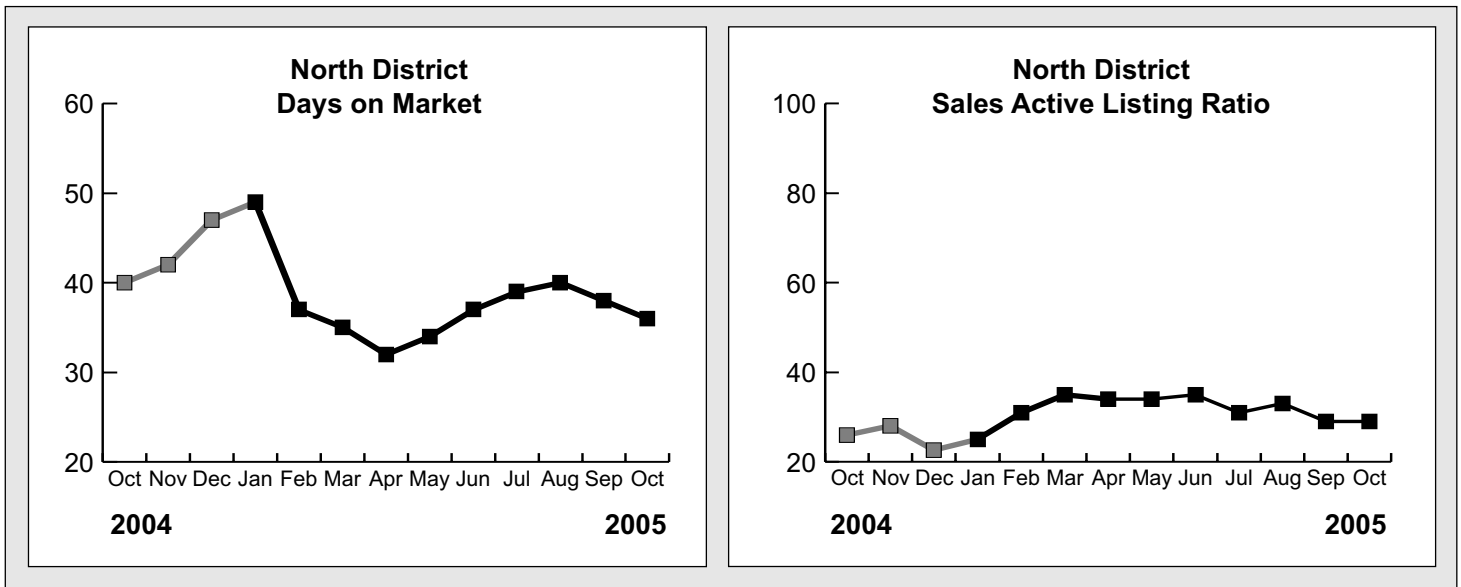
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	32	19	\$304,684	\$295,000	59.4	99	C01	-	-	-	-	-	-
C02	9	2	\$962,000	\$962,000	22.2	99	C02	-	-	-	-	-	-
C03	2	1	\$400,000	\$400,000	50.0	92	C03	-	-	-	-	-	-
C04	8	9	\$292,133	\$251,000	112.5	98	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	25	4	\$335,375	\$297,250	16.0	97	C07	1	-	-	-	-	-
C08	18	4	\$228,270	\$239,500	22.2	100	C08	-	-	-	-	-	-
C09	1	-	-	-	-	-	C09	-	-	-	-	-	-
C10	7	2	\$306,000	\$306,000	28.6	102	C10	-	-	-	-	-	-
C11	10	1	\$142,000	\$142,000	10.0	93	C11	-	-	-	-	-	-
C12	4	3	\$612,333	\$692,000	75.0	94	C12	-	-	-	-	-	-
C13	5	1	\$217,000	\$217,000	20.0	95	C13	-	-	-	-	-	-
C14	20	11	\$313,734	\$299,000	55.0	99	C14	-	-	-	-	-	-
C15	63	21	\$249,353	\$253,800	33.3	97	C15	-	-	-	-	-	-

Detached Condo

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	-	-	-	-	-	C01	30	14	\$431,171	\$379,950	46.7	98
C02	-	1	\$171,500	\$171,500	-	99	C02	14	8	\$430,875	\$315,251	57.1	95
C03	11	4	\$176,000	\$178,500	36.4	96	C03	3	-	-	-	-	-
C04	5	1	\$173,000	\$173,000	20.0	97	C04	3	1	\$370,000	\$370,000	33.3	97
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	7	-	-	-	-	-
C08	7	2	\$215,000	\$215,000	28.6	97	C08	14	5	\$419,100	\$398,000	35.7	97
C09	6	1	\$184,900	\$184,900	16.7	100	C09	3	1	\$731,500	\$731,500	33.3	100
C10	1	1	\$115,000	\$115,000	100.0	97	C10	1	-	-	-	-	-
C11	-	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	2	1	\$168,000	\$168,000	50.0	96	C13	4	1	\$358,000	\$358,000	25.0	97
C14	2	3	\$198,833	\$195,000	150.0	97	C14	5	1	\$530,000	\$530,000	20.0	97
C15	3	1	\$217,000	\$217,000	33.3	99	C15	-	2	\$436,500	\$436,500	-	102

North District

Current Month: October 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	208	109	60	\$27,675,300	\$461,255	\$428,750	32	97
N02	242	133	71	\$30,227,400	\$425,738	\$373,000	35	97
N03	582	327	187	\$72,778,030	\$389,187	\$354,000	32	98
N04	313	189	83	\$32,985,400	\$397,414	\$417,000	29	98
N05	259	109	44	\$17,498,008	\$397,682	\$370,000	35	98
N06	234	133	74	\$26,920,943	\$363,797	\$331,500	34	98
N07	223	142	112	\$36,547,399	\$326,316	\$296,156	32	98
N08	573	315	173	\$73,281,565	\$423,593	\$385,000	31	97
N10	244	131	76	\$26,409,900	\$347,499	\$332,500	37	98
N11	550	322	218	\$86,563,381	\$397,080	\$371,000	32	98
N12	83	32	22	\$10,957,400	\$498,064	\$422,450	53	97
N13	81	24	8	\$3,769,500	\$471,188	\$481,000	71	96
N14	154	58	26	\$13,446,650	\$517,179	\$450,500	45	96
N15	83	36	19	\$8,236,285	\$433,489	\$398,000	57	99
N16	128	40	24	\$8,215,300	\$342,304	\$311,500	48	97
N17	344	128	86	\$19,503,300	\$226,783	\$204,950	43	97
N18	122	56	37	\$10,155,300	\$274,468	\$259,000	47	97
N19	125	54	39	\$10,389,930	\$266,408	\$237,000	34	98
N20	46	9	6	\$2,408,900	\$401,483	\$374,450	64	96
N21	48	10	8	\$2,167,750	\$270,969	\$278,700	35	95
N22	63	16	12	\$4,056,000	\$338,000	\$258,000	72	94
N23	146	58	43	\$9,425,100	\$219,188	\$223,900	61	97
N24	108	44	15	\$2,684,800	\$178,987	\$170,000	48	97
Total	4,959	2,475	1,443	\$536,303,541	\$371,659	\$339,500	36	97



Year-to-Date: January 2005 to October 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,200	662	\$260,851,237	\$394,035	\$359,500	32	98
N02	1,538	799	\$314,980,639	\$394,219	\$359,800	35	97
N03	3,338	1,745	\$686,377,204	\$393,339	\$340,000	33	97
N04	1,885	995	\$409,244,816	\$411,301	\$403,000	30	98
N05	1,214	540	\$230,802,822	\$427,413	\$405,500	35	98
N06	1,412	799	\$305,002,816	\$381,731	\$326,600	35	98
N07	1,876	1,216	\$383,661,139	\$315,511	\$290,000	32	98
N08	3,444	1,855	\$748,113,853	\$403,296	\$369,900	34	97
N10	1,530	783	\$279,959,904	\$357,548	\$335,000	36	97
N11	3,504	2,060	\$814,007,940	\$395,149	\$364,875	34	98
N12	372	175	\$77,696,500	\$443,980	\$375,000	48	97
N13	285	107	\$56,945,300	\$532,199	\$460,000	53	97
N14	497	221	\$125,435,989	\$567,584	\$467,500	49	96
N15	430	255	\$95,952,485	\$376,284	\$335,000	45	97
N16	489	240	\$84,282,490	\$351,177	\$307,000	47	97
N17	1,449	872	\$203,818,200	\$233,736	\$215,000	43	98
N18	568	362	\$99,932,272	\$276,056	\$259,900	46	97
N19	643	449	\$113,604,069	\$253,016	\$230,000	50	97
N20	137	57	\$21,228,549	\$372,431	\$326,000	67	96
N21	152	83	\$22,616,759	\$272,491	\$264,000	74	97
N22	243	144	\$34,782,201	\$241,543	\$214,000	47	97
N23	669	352	\$86,204,254	\$244,898	\$221,500	50	99
N24	370	162	\$35,300,056	\$217,902	\$189,450	58	96
Total	27,245	14,933	\$5,490,801,494	\$367,696	\$332,500	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	85	37	\$576,500	\$469,000	43.5	97	N01	3	-	-	-	-	-
N02	126	34	\$586,150	\$480,500	27.0	98	N02	2	1	\$352,000	\$352,000	50.0	99
N03	259	88	\$521,394	\$522,500	34.0	98	N03	10	4	\$344,625	\$339,000	40.0	98
N04	215	63	\$436,087	\$430,000	29.3	98	N04	12	9	\$267,878	\$265,000	75.0	98
N05	220	31	\$436,960	\$427,000	14.1	98	N05	8	4	\$302,000	\$300,000	50.0	98
N06	173	44	\$418,266	\$370,000	25.4	98	N06	14	5	\$271,580	\$261,000	35.7	99
N07	142	72	\$376,194	\$342,000	50.7	98	N07	32	11	\$249,791	\$255,000	34.4	98
N08	394	105	\$498,238	\$439,990	26.7	97	N08	71	25	\$331,744	\$335,500	35.2	98
N10	141	24	\$421,679	\$429,800	17.0	98	N10	17	7	\$292,486	\$292,900	41.2	100
N11	365	131	\$458,071	\$439,000	35.9	97	N11	51	12	\$307,933	\$308,000	23.5	98
N12	80	21	\$513,186	\$449,900	26.3	96	N12	1	-	-	-	-	-
N13	81	8	\$471,188	\$481,000	9.9	96	N13	-	-	-	-	-	-
N14	150	26	\$517,179	\$450,500	17.3	96	N14	-	-	-	-	-	-
N15	76	19	\$433,489	\$398,000	25.0	99	N15	2	-	-	-	-	-
N16	104	21	\$353,333	\$322,500	20.2	97	N16	2	-	-	-	-	-
N17	320	78	\$228,891	\$203,000	24.4	97	N17	6	1	\$236,000	\$236,000	16.7	99
N18	101	21	\$302,924	\$292,900	20.8	97	N18	2	7	\$235,414	\$240,000	350.0	98
N19	95	23	\$288,067	\$246,000	24.2	98	N19	4	1	\$227,000	\$227,000	25.0	99
N20	46	6	\$401,483	\$374,450	13.0	96	N20	-	-	-	-	-	-
N21	48	8	\$270,969	\$278,700	16.7	95	N21	-	-	-	-	-	-
N22	55	11	\$352,909	\$272,000	20.0	94	N22	1	-	-	-	-	-
N23	140	41	\$220,600	\$225,500	29.3	97	N23	-	-	-	-	-	-
N24	103	15	\$178,987	\$170,000	14.6	97	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	73	8	\$231,163	\$248,500	11.0	97	N01	8	6	\$346,333	\$347,500	75.0	98
N02	92	21	\$236,729	\$223,000	22.8	96	N02	9	1	\$374,500	\$374,500	11.1	99
N03	206	48	\$218,291	\$212,500	23.3	97	N03	15	3	\$365,667	\$358,000	20.0	99
N04	28	4	\$172,875	\$159,500	14.3	98	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	6	1	\$364,000	\$364,000	16.7	96
N06	3	4	\$281,375	\$270,250	133.3	98	N06	5	2	\$315,250	\$315,250	40.0	98
N07	13	7	\$205,759	\$181,000	53.9	98	N07	3	2	\$247,000	\$247,000	66.7	98
N08	42	7	\$285,061	\$274,500	16.7	97	N08	3	-	-	-	-	-
N10	2	-	-	-	-	-	N10	75	43	\$317,730	\$318,500	57.3	98
N11	13	10	\$257,150	\$220,500	76.9	98	N11	32	22	\$320,450	\$312,000	68.8	98
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	1	-	-	-	-	-	N15	-	-	-	-	-	-
N16	19	-	-	-	-	-	N16	2	3	\$265,100	\$267,000	150.0	96
N17	1	-	-	-	-	-	N17	1	1	\$239,900	\$239,900	100.0	100
N18	2	-	-	-	-	-	N18	10	7	\$248,000	\$240,500	70.0	97
N19	7	2	\$221,500	\$221,500	28.6	97	N19	11	3	\$236,000	\$229,000	27.3	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	7	1	\$174,000	\$174,000	14.3	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	31	9	\$268,611	\$270,000	29.0	97	N01	-	-	-	-	-	-
N02	8	9	\$299,667	\$275,000	112.5	97	N02	-	-	-	-	-	-
N03	43	20	\$295,830	\$301,400	46.5	97	N03	1	-	-	-	-	-
N04	14	-	-	-	-	-	N04	-	-	-	-	-	-
N05	1	-	-	-	-	-	N05	-	-	-	-	-	-
N06	20	3	\$368,248	\$269,743	15.0	97	N06	4	-	-	-	-	-
N07	21	10	\$216,190	\$214,500	47.6	99	N07	-	-	-	-	-	-
N08	13	8	\$277,438	\$273,000	61.5	98	N08	1	-	-	-	-	-
N10	3	1	\$294,800	\$294,800	33.3	102	N10	-	-	-	-	-	-
N11	27	14	\$271,950	\$269,400	51.9	98	N11	4	1	\$534,000	\$534,000	25.0	97
N12	1	1	\$180,500	\$180,500	100.0	98	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	4	1	\$167,500	\$167,500	25.0	99	N17	-	-	-	-	-	-
N18	6	1	\$210,000	\$210,000	16.7	98	N18	-	-	-	-	-	-
N19	2	3	\$155,500	\$162,000	150.0	97	N19	4	3	\$370,633	\$390,000	75.0	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	2	-	-	-	-	-	N01	6	-	-	-	-	-
N02	1	-	-	-	-	-	N02	4	5	\$380,700	\$382,500	125.0	98
N03	1	1	\$242,500	\$242,500	100.0	97	N03	47	23	\$338,383	\$327,000	48.9	98
N04	-	-	-	-	-	-	N04	44	7	\$344,214	\$353,000	15.9	98
N05	-	-	-	-	-	-	N05	24	8	\$297,531	\$289,500	33.3	99
N06	-	-	-	-	-	-	N06	15	16	\$268,663	\$269,500	106.7	98
N07	-	-	-	-	-	-	N07	12	10	\$261,750	\$259,250	83.3	98
N08	2	-	-	-	-	-	N08	47	28	\$302,075	\$305,500	59.6	98
N10	-	-	-	-	-	-	N10	6	1	\$285,000	\$285,000	16.7	93
N11	-	-	-	-	-	-	N11	58	28	\$317,793	\$308,500	48.3	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	4	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	-	-	-	-	-	-	N17	12	5	\$201,280	\$204,900	41.7	97
N18	-	-	-	-	-	-	N18	1	1	\$200,000	\$200,000	100.0	95
N19	1	-	-	-	-	-	N19	1	4	\$202,000	\$200,000	400.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	2	\$190,250	\$190,250	66.7	98
N24	-	-	-	-	-	-	N24	1	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	12,516	22,875	N/A	7,174	\$2,456,738,011	\$342,450	\$291,000	34	98
YTD Grand Total:	N/A	N/A	134,573	73,514	\$24,698,588,857	\$335,971	\$287,000	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	October	7,174	342,450
1996	55,779	198,150	Total**	73,514	\$335,971
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

