

December 2008

2,500 Sales in December, 74,000 in 2008

TORONTO - Friday, January 9, 2009

TREB Members reported 2,577 sales in December 2008, compared to the 4,646 recorded during the same month in 2007, and the 4,447 recorded in December 2006, TREB President Maureen O'Neill announced today. "Sales for the whole of 2008 were 74,552, compared to the 93,193 recorded in 2007, and the 83,084 recorded during 2006."

The average price in December of 2008 came in at \$361,415, compared to \$394,931 last year, and \$336,217 in December of 2006. For 2008 as a whole, prices averaged \$379,347, compared to the \$376,236 recorded in 2007, and the \$351,941 average recorded in 2006.

The City of Toronto (416) recorded 1,105 sales in December, compared to 2,302 in December 2007 and 1,827 in December of 2006. For all of 2008, there were 29,878 sales, compared to 39,052 in 2007 and 34,404 in 2006.

The average price in the city was \$387,482 compared to the \$425,842 recorded in December of 2007 and the \$350,139 recorded in December 2006. For all of 2008 the average was \$410,271. In 2007 the comparable figure was \$412,480, and in 2006 \$378,776.

The 905 area saw 1,472 sales in December, from 2,344 in December of 2007 and 2,620 in

December of 2006. For all of 2008, there were 44,674 sales in this region, versus 54,141 in 2007 and 48,680 in 2006.

The average price in the 905 was \$341,847 in December, compared to \$360,307 in 2007 and \$326,509 in 2006. For all of 2008, the average was \$358,665, as compared to \$350,092 in 2007 and \$332,976 in 2006.

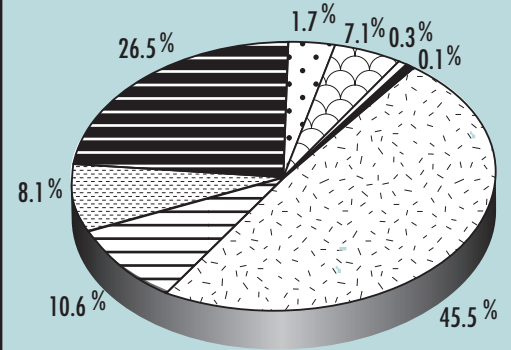
Breaking down the total, 993 sales were reported in TREB's 28 West districts and averaged \$338,855; 473 sales were reported in the 14 Central districts and averaged \$479,095; 491 sales were reported in the 23 North districts and averaged \$381,975; and 620 sales were reported in TREB's 21 East districts and averaged \$291,488.

Median Price

The median price for December was \$305,000, compared to \$320,950 in 2007 and \$290,000 in 2006.

For all of 2008, the Median was \$325,000, as opposed to 318,200 in 2007 and \$299,000 in 2006. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



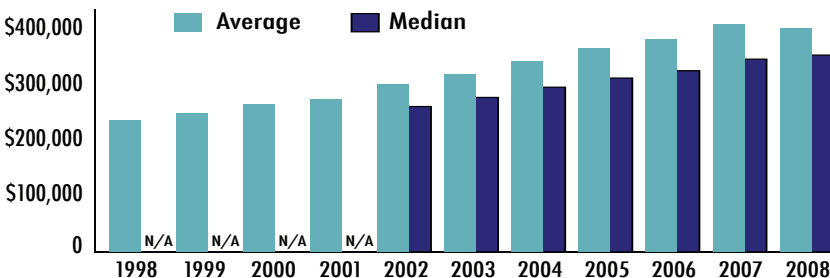
Dwelling Type	Sales	%	Median
Detached	1,172	95	\$300,200
Semi-Detached	273	96	\$320,000
Condo Townhouse	209	96	\$238,000
Condo Apt	683	95	\$232,500
Link	45	96	\$277,000
Att/Row/Twnhouse	183	97	\$288,000
Co-op Apt	9	96	\$188,000
Det Condo	3	96	\$203,000

Housing Market Indicators

	Dec 2007	Dec 2008	%Change
Sales	4,646	2,577	(-45%)
New Listings	5,137	5,215	(+2%)
Active Listings*	13,452	19,468	(+45%)
Days on Market	35	45	(+29%)

* All figures for single-family dwellings.

Annual Average and Median Price



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - December 2008

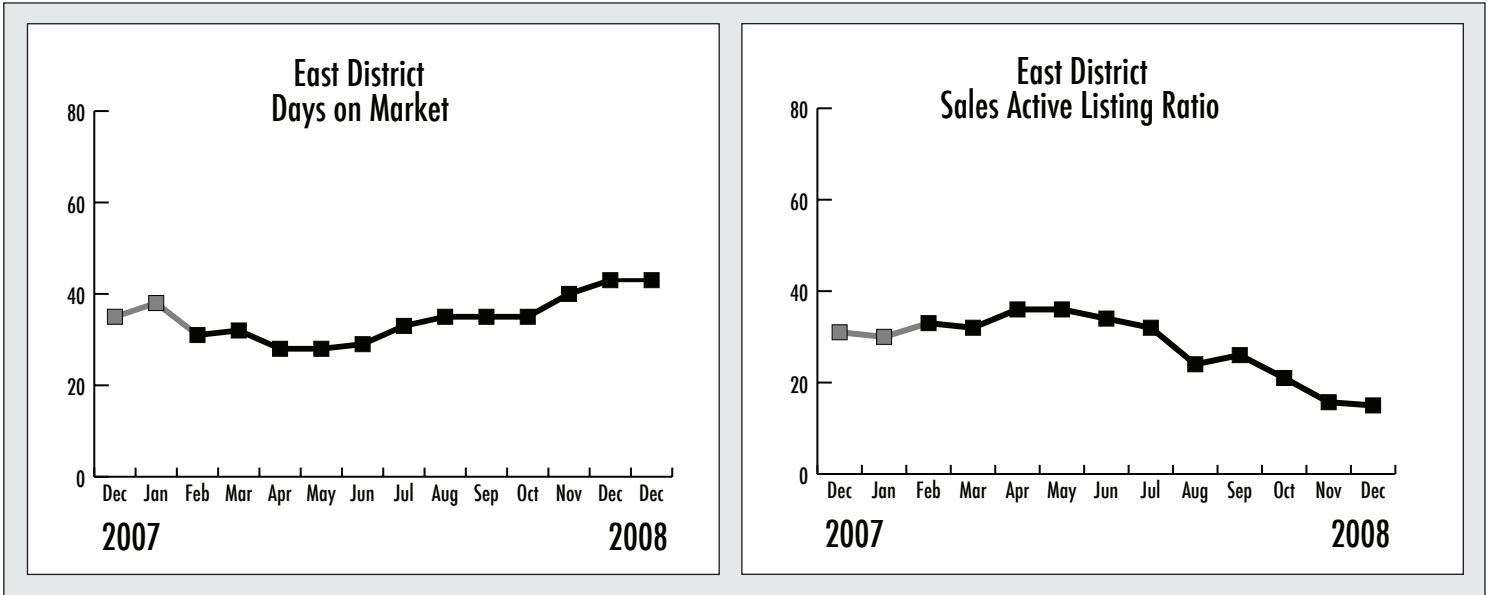
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	19	0.7	15	2.2	4	1.9
\$90,001 - \$100,000	9	0.3	7	1.0	2	1.0
\$100,001 - \$110,000	17	0.7	12	1.8	3	1.4
\$110,001 - \$120,000	16	0.6	10	1.5	4	1.9
\$120,001 - \$130,000	20	0.8	14	2.0	2	1.0
\$130,001 - \$140,000	27	1.0	17	2.5	5	2.4
\$140,001 - \$150,000	36	1.4	22	3.2	6	2.9
\$150,001 - \$160,000	29	1.1	17	2.5	8	3.8
\$160,001 - \$170,000	53	2.1	39	5.7	5	2.4
\$170,001 - \$180,000	50	1.9	32	4.7	9	4.3
\$180,001 - \$190,000	42	1.6	24	3.5	5	2.4
\$190,001 - \$200,000	55	2.1	31	4.5	5	2.4
\$200,001 - \$225,000	185	7.2	83	12.2	28	13.4
\$225,001 - \$250,000	220	8.5	85	12.4	31	14.8
\$250,001 - \$300,000	481	18.7	129	18.9	49	23.4
\$300,001 - \$400,000	652	25.3	89	13.0	29	13.9
\$400,001 - \$500,000	333	12.9	31	4.5	7	3.3
\$500,001 - \$750,000	231	9.0	17	2.5	6	2.9
\$750,001 - \$1,000,000	40	1.6	4	0.6	1	0.5
\$1,000,001 - \$1,500,000	37	1.4	5	0.7	-	-
\$1,500,001 -	25	1.0	-	-	-	-
Total:	2,577	100	683	100	209	100

Current Month: December 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	130	57	34	\$14,886,500	\$437,838	\$405,000	35	95
E02	100	37	32	\$16,198,700	\$506,209	\$426,600	31	96
E03	256	84	49	\$15,602,232	\$318,413	\$306,000	44	96
E04	189	55	32	\$7,803,100	\$243,847	\$252,500	39	96
E05	185	50	46	\$13,074,288	\$284,224	\$259,250	49	95
E06	124	28	17	\$5,849,000	\$344,059	\$305,000	30	95
E07	197	52	28	\$7,936,550	\$283,448	\$289,000	41	95
E08	220	59	33	\$8,875,890	\$268,966	\$190,000	49	95
E09	217	60	35	\$7,423,550	\$212,101	\$215,000	37	96
E10	125	35	19	\$6,804,400	\$358,126	\$380,000	46	97
E11	310	88	30	\$6,650,000	\$221,667	\$222,500	53	95
E12	36	6	7	\$1,822,000	\$260,286	\$243,000	40	96
E13	203	51	21	\$6,397,200	\$304,629	\$282,500	33	96
E14	330	115	38	\$10,726,200	\$282,268	\$265,000	35	97
E15	312	98	63	\$17,000,700	\$269,852	\$255,000	41	97
E16	571	153	70	\$14,279,190	\$203,988	\$194,950	49	96
E17	320	105	40	\$10,750,290	\$268,757	\$236,000	47	96
E18	21	2	2	\$1,585,000	\$792,500	\$792,500	78	96
E19	109	27	5	\$1,390,000	\$278,000	\$276,000	37	97
E20	79	15	8	\$1,888,000	\$236,000	\$244,500	63	96
E21	156	32	11	\$3,779,500	\$343,591	\$345,000	67	95
TOTAL	4,190	1,209	620	\$180,722,290	\$291,488	\$265,000	43	96

Year-to-Date: December 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,577	848	\$375,963,032	\$443,353	\$420,000	19	101
E02	1,492	759	\$394,331,038	\$519,540	\$451,238	17	100
E03	2,555	1,208	\$444,642,273	\$368,081	\$360,000	25	100
E04	1,709	847	\$225,879,064	\$266,681	\$285,000	32	97
E05	1,903	995	\$297,973,333	\$299,471	\$273,000	33	97
E06	1,097	467	\$183,416,192	\$392,754	\$335,000	25	98
E07	1,873	938	\$262,998,214	\$280,382	\$270,000	32	97
E08	1,770	841	\$243,750,211	\$289,834	\$279,000	35	97
E09	2,100	1,069	\$256,202,384	\$239,665	\$226,900	35	97
E10	1,104	486	\$170,897,213	\$351,640	\$340,000	28	97
E11	2,233	907	\$235,672,439	\$259,837	\$253,000	42	97
E12	462	232	\$67,919,693	\$292,757	\$275,000	30	98
E13	1,947	909	\$279,434,626	\$307,409	\$294,900	33	97
E14	3,212	1,506	\$446,168,387	\$296,261	\$278,500	33	98
E15	3,072	1,544	\$447,825,077	\$290,042	\$273,000	32	98
E16	4,803	2,186	\$474,412,215	\$217,023	\$207,000	38	97
E17	2,468	1,200	\$293,011,806	\$244,177	\$231,000	38	98
E18	129	46	\$31,191,100	\$678,067	\$490,000	51	95
E19	870	354	\$123,647,632	\$349,287	\$321,500	33	98
E20	651	249	\$69,933,955	\$280,859	\$254,500	47	97
E21	879	337	\$107,326,301	\$318,476	\$297,000	55	96
TOTAL	37,906	17,928	\$5,432,596,185	\$303,023	\$278,000	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	28	10	\$425,400	\$392,500	35.7	94	E01	57	18	\$439,250	\$400,000	31.6	96
E02	37	13	\$709,692	\$620,000	35.1	95	E02	28	15	\$384,013	\$386,000	53.6	97
E03	132	22	\$371,728	\$312,500	16.7	97	E03	34	13	\$400,558	\$365,000	38.2	95
E04	91	16	\$289,663	\$287,500	17.6	96	E04	7	3	\$255,000	\$255,000	42.9	96
E05	44	16	\$415,650	\$385,000	36.4	95	E05	11	2	\$334,500	\$334,500	18.2	98
E06	96	13	\$361,962	\$319,000	13.5	94	E06	12	3	\$317,167	\$285,000	25.0	96
E07	65	14	\$344,471	\$368,500	21.5	96	E07	11	1	\$268,000	\$268,000	9.1	92
E08	122	13	\$441,808	\$336,000	10.7	95	E08	7	1	\$322,500	\$322,500	14.3	98
E09	74	9	\$279,433	\$274,900	12.2	95	E09	8	-	-	-	-	-
E10	103	15	\$409,327	\$400,100	14.6	96	E10	6	-	-	-	-	-
E11	107	2	\$347,000	\$347,000	1.9	98	E11	28	5	\$269,800	\$284,000	17.9	95
E12	23	2	\$322,500	\$322,500	8.7	97	E12	1	3	\$244,333	\$243,000	300.0	93
E13	113	14	\$353,371	\$322,750	12.4	96	E13	9	2	\$252,500	\$252,500	22.2	97
E14	222	22	\$337,427	\$307,500	9.9	97	E14	33	1	\$247,000	\$247,000	3.0	97
E15	224	36	\$304,817	\$292,500	16.1	96	E15	9	1	\$210,000	\$210,000	11.1	96
E16	426	45	\$228,782	\$217,000	10.6	96	E16	48	4	\$160,850	\$164,700	8.3	97
E17	220	29	\$299,944	\$255,000	13.2	96	E17	10	2	\$163,500	\$163,500	20.0	92
E18	21	2	\$792,500	\$792,500	9.5	96	E18	-	-	-	-	-	-
E19	90	4	\$286,500	\$285,000	4.4	97	E19	-	-	-	-	-	-
E20	71	7	\$234,000	\$239,000	9.9	96	E20	-	-	-	-	-	-
E21	155	11	\$343,591	\$345,000	7.1	95	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	23	3	\$420,667	\$445,000	13.0	95	E01	-	-	-	-	-	-
E02	18	2	\$241,500	\$241,500	11.1	94	E02	-	-	-	-	-	-
E03	71	13	\$159,498	\$148,000	18.3	94	E03	-	-	-	-	-	-
E04	69	11	\$177,455	\$176,000	15.9	95	E04	-	-	-	-	-	-
E05	90	19	\$182,115	\$166,000	21.1	94	E05	6	1	\$336,000	\$336,000	16.7	94
E06	11	1	\$192,000	\$192,000	9.1	96	E06	-	-	-	-	-	-
E07	95	8	\$175,994	\$173,075	8.4	96	E07	8	1	\$375,000	\$375,000	12.5	97
E08	62	17	\$143,817	\$134,990	27.4	95	E08	2	-	-	-	-	-
E09	100	21	\$192,602	\$207,500	21.0	96	E09	-	1	\$277,000	\$277,000	-	97
E10	4	1	\$125,000	\$125,000	25.0	96	E10	1	-	-	-	-	-
E11	81	7	\$108,429	\$106,000	8.6	91	E11	5	1	\$287,500	\$287,500	20.0	96
E12	3	-	-	-	-	-	E12	-	-	-	-	-	-
E13	20	2	\$169,500	\$169,500	10.0	96	E13	4	1	\$257,000	\$257,000	25.0	97
E14	12	5	\$161,000	\$162,000	41.7	96	E14	10	1	\$223,500	\$223,500	10.0	97
E15	22	4	\$199,000	\$186,000	18.2	96	E15	10	8	\$255,188	\$261,500	80.0	96
E16	28	1	\$320,000	\$320,000	3.6	97	E16	10	4	\$169,250	\$168,750	40.0	94
E17	17	1	\$175,000	\$175,000	5.9	97	E17	30	3	\$203,667	\$195,000	10.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	-	-	-	-	-
E20	8	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	-	-	-	-	-	E01	-	-	-	-	-	-
E02	3	-	-	-	-	-	E02	-	-	-	-	-	-
E03	5	1	\$143,500	\$143,500	20.0	96	E03	-	-	-	-	-	-
E04	13	2	\$225,750	\$225,750	15.4	94	E04	-	-	-	-	-	-
E05	28	7	\$240,643	\$230,000	25.0	96	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	13	2	\$258,000	\$258,000	15.4	96	E07	-	-	-	-	-	-
E08	20	2	\$182,500	\$182,500	10.0	98	E08	1	-	-	-	-	-
E09	29	4	\$146,750	\$147,000	13.8	96	E09	-	-	-	-	-	-
E10	5	3	\$179,833	\$177,500	60.0	98	E10	-	-	-	-	-	-
E11	48	4	\$204,750	\$212,000	8.3	96	E11	4	1	\$203,000	\$203,000	25.0	97
E12	9	2	\$222,000	\$222,000	22.2	101	E12	-	-	-	-	-	-
E13	43	2	\$174,500	\$174,500	4.7	97	E13	1	-	-	-	-	-
E14	17	3	\$186,333	\$184,000	17.7	97	E14	2	1	\$196,000	\$196,000	50.0	95
E15	20	5	\$183,000	\$181,000	25.0	97	E15	-	-	-	-	-	-
E16	42	9	\$112,400	\$109,000	21.4	95	E16	-	-	-	-	-	-
E17	13	1	\$152,900	\$152,900	7.7	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	1	\$250,000	\$250,000	-	96	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	17	3	\$488,000	\$487,000	17.7	97
E02	-	-	-	-	-	-	E02	14	2	\$364,750	\$364,750	14.3	96
E03	4	-	-	-	-	-	E03	10	-	-	-	-	-
E04	6	-	-	-	-	-	E04	3	-	-	-	-	-
E05	-	-	-	-	-	-	E05	6	1	\$274,200	\$274,200	16.7	97
E06	-	-	-	-	-	-	E06	4	-	-	-	-	-
E07	1	-	-	-	-	-	E07	4	2	\$273,500	\$273,500	50.0	90
E08	-	-	-	-	-	-	E08	6	-	-	-	-	-
E09	1	-	-	-	-	-	E09	5	-	-	-	-	-
E10	-	-	-	-	-	-	E10	6	-	-	-	-	-
E11	1	-	-	-	-	-	E11	36	10	\$253,850	\$257,500	27.8	97
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	-	-	-	-	-	-	E13	13	-	-	-	-	-
E14	-	-	-	-	-	-	E14	34	5	\$254,460	\$265,000	14.7	97
E15	-	-	-	-	-	-	E15	27	9	\$229,422	\$232,000	33.3	98
E16	-	-	-	-	-	-	E16	17	7	\$190,286	\$188,000	41.2	97
E17	-	-	-	-	-	-	E17	30	4	\$196,500	\$203,500	13.3	97
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	18	1	\$244,000	\$244,000	5.6	96
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: December 2008								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	125	47	16	\$6,950,300	\$434,394	\$455,000	42	98
W02	154	28	19	\$7,636,115	\$401,901	\$400,000	39	96
W03	197	51	30	\$8,198,200	\$273,273	\$267,500	39	96
W04	206	43	19	\$5,779,400	\$304,179	\$323,000	44	96
W05	352	104	28	\$5,063,820	\$180,851	\$149,910	56	92
W06	247	58	42	\$14,097,150	\$335,646	\$295,250	41	95
W07	157	49	20	\$6,871,200	\$343,560	\$299,900	41	96
W08	262	60	44	\$21,210,425	\$482,055	\$412,500	46	94
W09	103	25	27	\$6,900,000	\$255,556	\$199,000	68	93
W10	315	84	32	\$7,744,400	\$242,013	\$254,500	35	95
W12	258	63	32	\$14,248,740	\$445,273	\$397,500	42	95
W13	193	37	19	\$9,316,200	\$490,326	\$319,900	52	94
W14	117	26	22	\$5,940,400	\$270,018	\$257,950	44	95
W15	459	126	67	\$15,473,223	\$230,944	\$219,000	41	96
W16	145	40	20	\$7,699,500	\$384,975	\$370,000	42	95
W17	-	-	-	-	-	-	-	-
W18	110	35	13	\$3,115,500	\$239,654	\$240,000	49	95
W19	426	121	63	\$21,216,226	\$336,765	\$324,000	38	96
W20	431	138	71	\$25,295,338	\$356,272	\$329,500	45	96
W21	397	101	46	\$23,375,900	\$508,172	\$408,500	43	95
W22	252	72	38	\$12,242,300	\$322,166	\$287,500	43	97
W23	983	298	132	\$40,960,600	\$310,308	\$300,000	40	97
W24	765	232	90	\$28,737,211	\$319,302	\$310,000	41	96
W25	108	21	25	\$8,088,900	\$323,556	\$292,000	46	96
W26	22	3	3	\$1,435,000	\$478,333	\$337,000	122	94
W27	208	42	39	\$15,507,620	\$397,631	\$349,000	71	96
W28	257	55	19	\$8,730,000	\$459,474	\$427,000	51	96
W29	149	28	17	\$4,648,900	\$273,465	\$233,000	56	97
TOTAL	7,398	1,987	993	\$336,482,568	\$338,855	\$305,000	45	96



Year-to-Date: December 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	1,075	580	\$270,519,140	\$466,412	\$423,000	24	100
W02	1,365	706	\$328,387,171	\$465,138	\$419,000	22	101
W03	1,557	701	\$203,841,290	\$290,786	\$290,000	34	98
W04	1,429	591	\$170,394,606	\$288,316	\$285,000	38	97
W05	2,603	915	\$245,574,224	\$268,387	\$292,500	48	96
W06	2,025	1,015	\$369,113,855	\$363,659	\$347,000	32	98
W07	1,150	565	\$251,052,796	\$444,341	\$407,900	27	98
W08	2,246	1,056	\$563,127,269	\$533,264	\$425,000	30	97
W09	1,009	459	\$143,889,650	\$313,485	\$322,500	40	96
W10	2,352	944	\$232,473,247	\$246,264	\$250,000	42	96
W12	1,856	778	\$351,987,247	\$452,426	\$386,500	32	97
W13	1,585	707	\$360,566,345	\$509,995	\$365,000	36	97
W14	1,040	542	\$169,271,056	\$312,308	\$306,750	29	97
W15	3,868	1,889	\$454,849,704	\$240,789	\$220,000	35	97
W16	1,550	752	\$275,239,888	\$366,010	\$332,950	28	97
W17	5	1	\$224,000	\$224,000	\$224,000	112	98
W18	857	320	\$82,867,502	\$258,961	\$270,000	36	97
W19	4,347	2,124	\$764,626,140	\$359,993	\$350,000	29	97
W20	5,109	2,594	\$942,774,112	\$363,444	\$345,000	28	98
W21	3,033	1,329	\$700,066,727	\$526,762	\$418,000	37	97
W22	2,208	992	\$338,853,413	\$341,586	\$320,000	28	98
W23	8,906	3,962	\$1,238,539,868	\$312,605	\$302,000	33	98
W24	6,850	2,901	\$941,633,336	\$324,589	\$315,000	34	97
W25	890	471	\$163,629,634	\$347,409	\$300,000	38	97
W26	109	41	\$26,923,300	\$656,666	\$600,000	68	96
W27	1,601	838	\$309,734,306	\$369,611	\$340,700	38	98
W28	1,538	675	\$316,966,282	\$469,580	\$412,500	39	97
W29	1,028	556	\$161,627,412	\$290,697	\$272,250	34	98
TOTAL	63,191	29,004	\$10,378,753,520	\$357,839	\$320,000	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	
W01	36	3	\$516,167	\$582,500	8.3	100	W01	22	5	\$476,500	\$485,000	22.7	94	
W02	54	9	\$465,791	\$435,000	16.7	96	W02	45	5	\$425,300	\$424,000	11.1	96	
W03	103	15	\$268,360	\$262,000	14.6	95	W03	48	10	\$310,930	\$284,000	20.8	97	
W04	108	11	\$363,627	\$365,000	10.2	96	W04	18	2	\$300,500	\$300,500	11.1	96	
W05	88	4	\$337,250	\$338,500	4.6	95	W05	94	4	\$286,250	\$273,500	4.3	96	
W06	78	15	\$379,560	\$349,000	19.2	96	W06	10	1	\$412,000	\$412,000	10.0	96	
W07	54	7	\$484,000	\$492,000	13.0	97	W07	1	-	-	-	-	-	-
W08	151	21	\$714,810	\$525,000	13.9	93	W08	5	2	\$397,500	\$397,500	40.0	95	
W09	37	11	\$434,136	\$390,000	29.7	95	W09	2	-	-	-	-	-	-
W10	101	13	\$313,723	\$297,200	12.9	96	W10	11	-	-	-	-	-	-
W12	173	19	\$474,474	\$418,000	11.0	94	W12	16	-	-	-	-	-	-
W13	122	10	\$702,850	\$620,000	8.2	94	W13	22	4	\$300,850	\$302,250	18.2	96	
W14	39	6	\$423,250	\$361,500	15.4	93	W14	13	1	\$399,500	\$399,500	7.7	96	
W15	22	-	-	-	-	-	W15	15	3	\$314,333	\$310,000	20.0	95	
W16	59	14	\$428,786	\$394,500	23.7	95	W16	21	1	\$363,000	\$363,000	4.8	99	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	43	5	\$303,700	\$310,000	11.6	95	W18	35	4	\$231,750	\$233,500	11.4	94	
W19	173	21	\$454,006	\$440,000	12.1	96	W19	63	8	\$333,063	\$328,000	12.7	96	
W20	217	30	\$457,917	\$411,000	13.8	96	W20	83	15	\$326,967	\$324,000	18.1	96	
W21	278	26	\$644,308	\$605,500	9.4	95	W21	13	3	\$346,300	\$353,000	23.1	98	
W22	149	15	\$398,460	\$367,000	10.1	97	W22	39	8	\$285,125	\$283,500	20.5	96	
W23	620	79	\$347,262	\$335,000	12.7	97	W23	204	35	\$260,997	\$260,000	17.2	97	
W24	496	47	\$399,347	\$387,000	9.5	96	W24	101	10	\$292,040	\$299,000	9.9	96	
W25	63	8	\$443,500	\$419,750	12.7	95	W25	6	4	\$269,875	\$270,750	66.7	95	
W26	22	3	\$478,333	\$337,000	13.6	94	W26	-	-	-	-	-	-	-
W27	169	30	\$433,204	\$407,750	17.8	96	W27	12	1	\$243,000	\$243,000	8.3	94	
W28	232	16	\$491,938	\$455,000	6.9	96	W28	9	1	\$323,000	\$323,000	11.1	95	
W29	117	11	\$296,855	\$257,000	9.4	97	W29	13	2	\$224,750	\$224,750	15.4	97	

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	49	6	\$370,133	\$394,950	12.2	97	W01	-	-	-	-	-	-
W02	29	4	\$251,125	\$239,250	13.8	98	W02	-	-	-	-	-	-
W03	31	4	\$188,375	\$186,000	12.9	95	W03	-	-	-	-	-	-
W04	50	4	\$156,875	\$157,750	8.0	96	W04	1	-	-	-	-	-
W05	84	13	\$118,923	\$115,000	15.5	90	W05	-	-	-	-	-	-
W06	137	21	\$300,464	\$261,000	15.3	94	W06	-	-	-	-	-	-
W07	83	12	\$263,933	\$263,000	14.5	96	W07	-	-	-	-	-	-
W08	90	16	\$242,281	\$211,500	17.8	95	W08	-	-	-	-	-	-
W09	51	15	\$124,167	\$132,000	29.4	91	W09	-	-	-	-	-	-
W10	160	12	\$164,125	\$144,000	7.5	96	W10	2	-	-	-	-	-
W12	41	5	\$353,768	\$342,000	12.2	97	W12	-	-	-	-	-	-
W13	19	-	-	-	-	-	W13	-	-	-	-	-	-
W14	31	9	\$196,267	\$167,000	29.0	96	W14	-	-	-	-	-	-
W15	360	52	\$221,149	\$211,500	14.4	96	W15	-	-	-	-	-	-
W16	32	1	\$218,000	\$218,000	3.1	97	W16	5	1	\$346,000	\$346,000	20.0	94
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	20	2	\$166,500	\$166,500	10.0	96	W18	-	-	-	-	-	-
W19	69	13	\$237,769	\$205,000	18.8	96	W19	5	-	-	-	-	-
W20	26	6	\$187,917	\$183,250	23.1	96	W20	3	2	\$335,500	\$335,500	66.7	98
W21	47	6	\$203,417	\$209,500	12.8	96	W21	3	1	\$442,000	\$442,000	33.3	96
W22	5	-	-	-	-	-	W22	1	1	\$275,000	\$275,000	100.0	95
W23	21	3	\$207,333	\$215,000	14.3	98	W23	2	-	-	-	-	-
W24	57	12	\$152,843	\$139,750	21.1	97	W24	3	-	-	-	-	-
W25	9	2	\$180,750	\$180,750	22.2	96	W25	1	1	\$292,000	\$292,000	100.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	-	-	-	-	-	W27	1	-	-	-	-	-
W28	-	-	-	-	-	-	W28	2	-	-	-	-	-
W29	6	1	\$230,000	\$230,000	16.7	98	W29	-	-	-	-	-	-

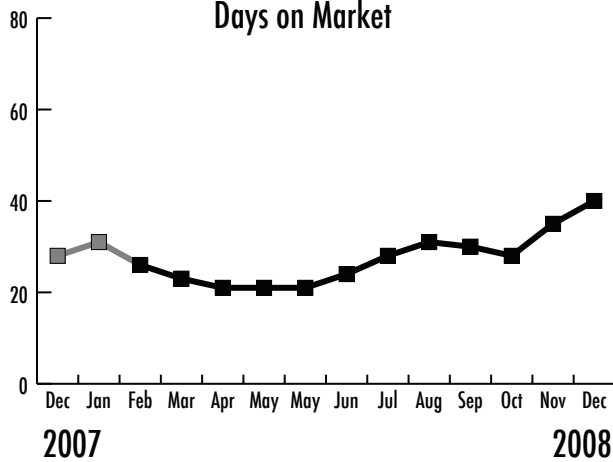
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	15	-	-	-	-	-	W01	-	-	-	-	-	-
W02	13	-	-	-	-	-	W02	-	-	-	-	-	-
W03	8	1	\$310,000	\$310,000	12.5	98	W03	-	-	-	-	-	-
W04	24	2	\$275,500	\$275,500	8.3	98	W04	-	-	-	-	-	-
W05	82	7	\$146,260	\$148,500	8.5	93	W05	-	-	-	-	-	-
W06	13	3	\$391,000	\$408,000	23.1	96	W06	-	-	-	-	-	-
W07	4	1	\$316,000	\$316,000	25.0	97	W07	-	-	-	-	-	-
W08	10	4	\$266,981	\$255,463	40.0	95	W08	-	-	-	-	-	-
W09	8	1	\$262,000	\$262,000	12.5	97	W09	-	-	-	-	-	-
W10	39	4	\$174,000	\$178,500	10.3	94	W10	-	-	-	-	-	-
W12	27	7	\$456,700	\$345,000	25.9	97	W12	-	-	-	-	-	-
W13	24	5	\$216,860	\$240,000	20.8	95	W13	1	-	-	-	-	-
W14	30	5	\$178,600	\$155,000	16.7	96	W14	-	-	-	-	-	-
W15	61	12	\$252,542	\$246,500	19.7	97	W15	-	-	-	-	-	-
W16	28	3	\$256,500	\$252,500	10.7	96	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	11	2	\$168,500	\$168,500	18.2	96	W18	-	-	-	-	-	-
W19	79	16	\$269,538	\$272,000	20.3	96	W19	-	-	-	-	-	-
W20	69	13	\$255,962	\$275,000	18.8	97	W20	-	-	-	-	-	-
W21	18	2	\$184,000	\$184,000	11.1	95	W21	1	-	-	-	-	-
W22	9	-	-	-	-	-	W22	1	-	-	-	-	-
W23	64	8	\$226,763	\$224,750	12.5	97	W23	-	-	-	-	-	-
W24	51	8	\$199,875	\$206,000	15.7	94	W24	1	-	-	-	-	-
W25	13	4	\$257,975	\$247,950	30.8	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	15	2	\$215,000	\$215,000	13.3	98	W27	-	-	-	-	-	-
W28	5	-	-	-	-	-	W28	1	-	-	-	-	-
W29	9	-	-	-	-	-	W29	-	1	\$210,000	\$210,000	-	96

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	3	2	\$399,250	\$399,250	66.7	107
W02	4	-	-	-	-	-	W02	9	1	\$313,000	\$313,000	11.1	95
W03	-	-	-	-	-	-	W03	7	-	-	-	-	-
W04	-	-	-	-	-	-	W04	5	-	-	-	-	-
W05	2	-	-	-	-	-	W05	2	-	-	-	-	-
W06	2	1	\$135,000	\$135,000	50.0	94	W06	7	1	\$374,000	\$374,000	14.3	99
W07	2	-	-	-	-	-	W07	13	-	-	-	-	-
W08	5	-	-	-	-	-	W08	1	1	\$460,000	\$460,000	100.0	98
W09	5	-	-	-	-	-	W09	-	-	-	-	-	-
W10	1	-	-	-	-	-	W10	1	3	\$333,500	\$336,000	300.0	96
W12	-	1	\$268,000	\$268,000	-	96	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	5	-	-	-	-	-
W14	-	-	-	-	-	-	W14	4	1	\$342,000	\$342,000	25.0	96
W15	1	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	1	-	-	-	-	-	W19	36	5	\$322,800	\$335,000	13.9	96
W20	-	-	-	-	-	-	W20	33	5	\$305,468	\$305,000	15.2	96
W21	-	-	-	-	-	-	W21	37	8	\$444,313	\$324,250	21.6	97
W22	-	-	-	-	-	-	W22	48	14	\$264,957	\$268,950	29.2	97
W23	-	-	-	-	-	-	W23	72	7	\$279,414	\$279,000	9.7	98
W24	-	-	-	-	-	-	W24	56	13	\$278,031	\$285,900	23.2	97
W25	-	-	-	-	-	-	W25	16	6	\$296,000	\$289,500	37.5	96
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	7	6	\$306,417	\$299,000	85.7	97
W28	-	-	-	-	-	-	W28	8	2	\$268,000	\$268,000	25.0	93
W29	-	-	-	-	-	-	W29	4	2	\$247,000	\$247,000	50.0	99

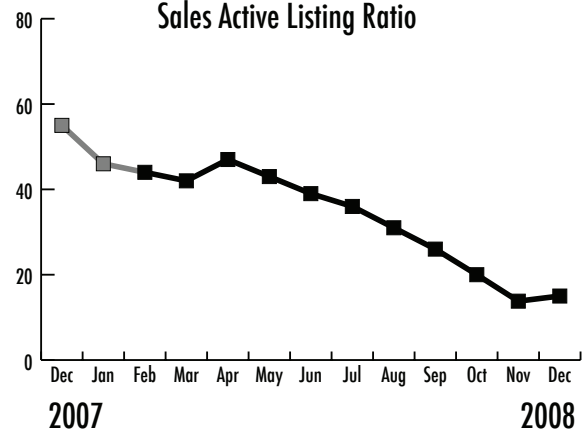
Current Month: December 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	795	252	108	\$38,297,770	\$354,609	\$307,000	34	96
C02	187	54	25	\$18,551,000	\$742,040	\$600,000	37	94
C03	122	25	19	\$10,042,000	\$528,526	\$425,000	40	95
C04	242	56	41	\$33,765,600	\$823,551	\$700,000	47	94
C06	94	21	10	\$3,621,500	\$362,150	\$367,500	34	94
C07	299	114	39	\$14,021,300	\$359,521	\$287,000	39	95
C08	302	104	59	\$18,652,203	\$316,139	\$278,000	33	95
C09	89	18	8	\$11,408,333	\$1,426,042	\$1,230,000	57	92
C10	228	77	32	\$15,189,825	\$474,682	\$373,750	37	95
C11	79	17	13	\$5,321,000	\$409,308	\$325,000	46	94
C12	172	28	10	\$20,473,500	\$2,047,350	\$1,600,750	69	90
C13	90	24	24	\$9,052,000	\$377,167	\$383,500	48	95
C14	324	87	56	\$18,590,968	\$331,982	\$281,000	44	96
C15	246	62	29	\$9,624,999	\$331,897	\$270,000	44	94
TOTAL	3,269	939	473	\$226,611,998	\$479,095	\$338,000	40	95

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: December 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	6,118	3,200	\$1,185,789,129	\$370,559	\$320,000	25	99
C02	1,562	695	\$497,240,381	\$715,454	\$540,000	26	100
C03	1,115	490	\$378,097,017	\$771,627	\$453,000	29	99
C04	2,105	947	\$673,923,509	\$711,640	\$640,000	29	98
C06	604	245	\$119,436,048	\$487,494	\$458,000	32	97
C07	2,294	1,130	\$426,788,414	\$377,689	\$315,000	28	98
C08	2,396	1,245	\$448,450,237	\$360,201	\$310,000	23	100
C09	653	311	\$322,134,892	\$1,035,804	\$735,000	25	99
C10	1,551	739	\$490,542,313	\$663,792	\$547,000	23	99
C11	714	350	\$179,319,218	\$512,341	\$364,700	27	99
C12	1,020	294	\$386,768,181	\$1,315,538	\$957,000	34	97
C13	1,100	601	\$222,472,163	\$370,170	\$341,000	28	98
C14	3,234	1,671	\$641,351,794	\$383,813	\$305,000	28	98
C15	2,233	1,063	\$415,658,459	\$391,024	\$338,000	28	98
TOTAL	26,699	12,981	\$6,387,971,755	\$492,102	\$359,000	27	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	13	1	\$550,000	\$550,000	7.7	97	C01	40	5	\$682,000	\$660,000	12.5	96	
C02	36	7	\$879,429	\$611,000	19.4	96	C02	38	5	\$762,400	\$725,000	13.2	94	
C03	65	13	\$616,615	\$500,000	20.0	94	C03	15	3	\$327,000	\$306,000	20.0	95	
C04	172	28	\$1,056,039	\$972,500	16.3	94	C04	8	3	\$513,333	\$495,000	37.5	97	
C06	68	7	\$405,857	\$415,000	10.3	92	C06	1	-	-	-	-	-	-
C07	127	8	\$655,250	\$528,000	6.3	94	C07	13	2	\$372,500	\$372,500	15.4	95	
C08	6	-	-	-	-	-	C08	16	2	\$635,227	\$635,227	12.5	94	
C09	41	4	\$2,463,333	\$2,462,500	9.8	90	C09	5	1	\$535,000	\$535,000	20.0	89	
C10	61	7	\$810,429	\$680,000	11.5	95	C10	10	3	\$580,475	\$646,425	30.0	94	
C11	25	2	\$1,087,500	\$1,087,500	8.0	87	C11	6	2	\$524,000	\$524,000	33.3	97	
C12	134	7	\$2,748,857	\$2,150,000	5.2	89	C12	3	1	\$407,500	\$407,500	33.3	93	
C13	28	9	\$488,889	\$450,000	32.1	94	C13	9	4	\$415,000	\$367,500	44.4	94	
C14	114	6	\$690,495	\$630,000	5.3	93	C14	-	-	-	-	-	-	-
C15	66	6	\$522,167	\$461,500	9.1	94	C15	25	4	\$367,000	\$376,500	16.0	94	

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	667	91	\$332,794	\$296,000	13.6	96	C01	-	-	-	-	-	-	-
C02	93	10	\$667,400	\$500,000	10.8	94	C02	-	-	-	-	-	-	-
C03	28	3	\$348,333	\$385,000	10.7	96	C03	-	-	-	-	-	-	-
C04	51	8	\$292,625	\$224,000	15.7	94	C04	-	-	-	-	-	-	-
C06	23	3	\$260,167	\$265,000	13.0	98	C06	-	-	-	-	-	-	-
C07	125	26	\$269,858	\$275,250	20.8	96	C07	-	-	-	-	-	-	-
C08	254	51	\$288,466	\$275,000	20.1	95	C08	-	-	-	-	-	-	-
C09	26	2	\$410,000	\$410,000	7.7	95	C09	-	-	-	-	-	-	-
C10	150	21	\$360,019	\$327,000	14.0	96	C10	-	-	-	-	-	-	-
C11	37	6	\$192,667	\$174,250	16.2	95	C11	-	-	-	-	-	-	-
C12	23	1	\$410,000	\$410,000	4.4	94	C12	-	-	-	-	-	-	-
C13	49	8	\$238,500	\$218,500	16.3	96	C13	-	-	-	-	-	-	-
C14	185	42	\$281,060	\$257,500	22.7	96	C14	4	-	-	-	-	-	-
C15	115	12	\$285,750	\$227,500	10.4	94	C15	-	-	-	-	-	-	-

Condo Townhouse

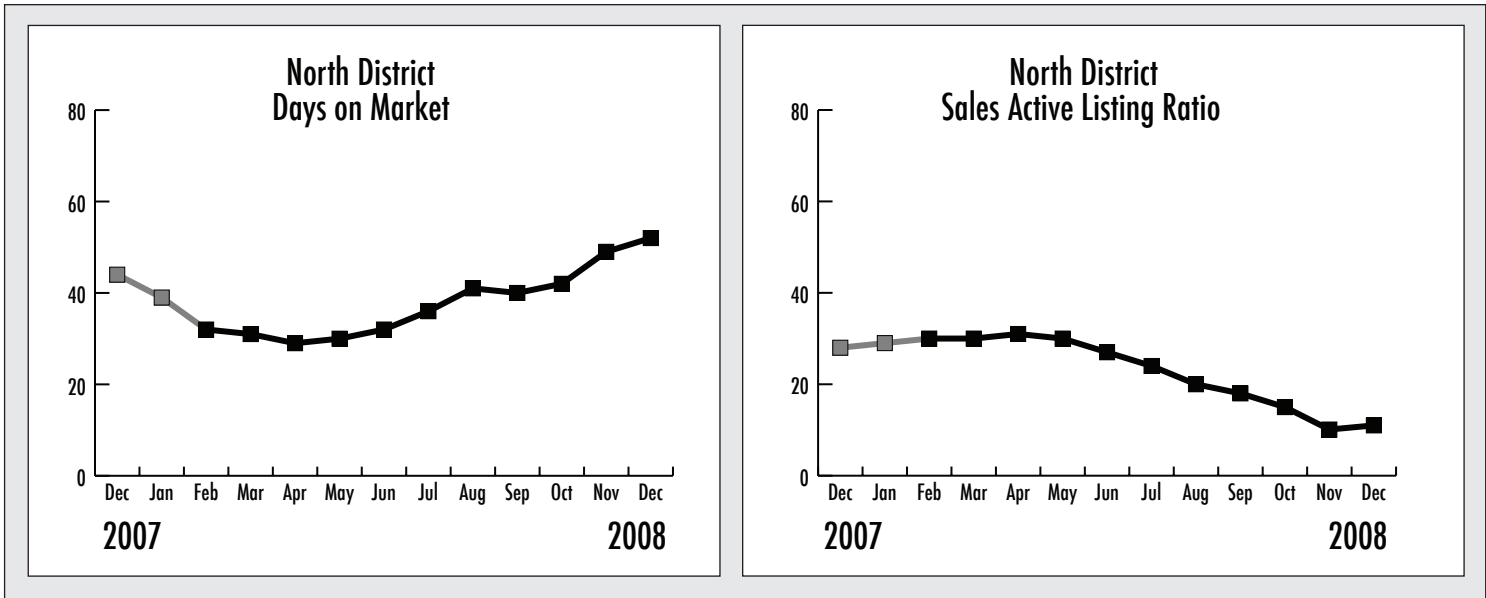
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List	
C01	42	9	\$336,278	\$325,000	21.4	96	C01	-	-	-	-	-	-	-
C02	2	1	\$590,000	\$590,000	50.0	89	C02	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	1	-	-	-	-	-	C04	-	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	27	3	\$339,333	\$344,000	11.1	96	C07	-	-	-	-	-	-	-
C08	10	2	\$416,250	\$416,250	20.0	97	C08	-	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-	-
C10	4	-	-	-	-	-	C10	-	-	-	-	-	-	-
C11	8	2	\$226,000	\$226,000	25.0	94	C11	-	-	-	-	-	-	-
C12	12	1	\$414,000	\$414,000	8.3	94	C12	-	-	-	-	-	-	-
C13	2	2	\$322,000	\$322,000	100.0	96	C13	-	-	-	-	-	-	-
C14	18	6	\$388,250	\$357,500	33.3	96	C14	-	-	-	-	-	-	-
C15	36	7	\$227,857	\$235,000	19.4	96	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	-	-	-	-	-	C01	31	2	\$513,500	\$513,500	6.5	94
C02	5	-	-	-	-	-	C02	13	2	\$659,500	\$659,500	15.4	93
C03	12	-	-	-	-	-	C03	1	-	-	-	-	-
C04	7	2	\$157,750	\$157,750	28.6	95	C04	3	-	-	-	-	-
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	7	-	-	-	-	-
C08	2	1	\$210,000	\$210,000	50.0	100	C08	14	3	\$542,500	\$575,000	21.4	96
C09	13	1	\$200,000	\$200,000	7.7	98	C09	2	-	-	-	-	-
C10	2	1	\$215,000	\$215,000	50.0	92	C10	1	-	-	-	-	-
C11	-	-	-	-	-	-	C11	3	1	\$490,000	\$490,000	33.3	98
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	2	1	\$440,000	\$440,000	50.0	96
C14	4	2	\$157,000	\$157,000	50.0	100	C14	3	-	-	-	-	-
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: December 2008									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	153	46	14	\$6,139,750	\$438,554	\$383,500	36	95	
N02	244	64	29	\$11,732,818	\$404,580	\$380,000	53	96	
N03	468	128	60	\$20,857,600	\$347,627	\$325,000	38	95	
N04	239	64	19	\$7,313,000	\$384,895	\$358,000	44	95	
N05	227	58	19	\$8,953,000	\$471,211	\$410,000	41	95	
N06	210	41	27	\$11,047,900	\$409,181	\$368,000	56	94	
N07	266	50	49	\$14,854,900	\$303,161	\$275,000	51	96	
N08	617	149	62	\$28,213,300	\$455,053	\$402,500	54	95	
N10	205	64	25	\$10,142,600	\$405,704	\$378,000	42	95	
N11	588	139	58	\$26,542,300	\$457,626	\$389,500	48	96	
N12	105	25	11	\$5,537,725	\$503,430	\$420,000	60	96	
N13	91	11	3	\$1,738,000	\$579,333	\$590,000	96	94	
N14	117	20	9	\$4,843,500	\$538,167	\$490,000	47	92	
N15	86	17	12	\$3,847,000	\$320,583	\$322,500	66	96	
N16	135	37	13	\$4,053,939	\$311,841	\$289,000	41	96	
N17	233	52	22	\$4,817,500	\$218,977	\$212,000	62	96	
N18	120	23	5	\$1,669,000	\$333,800	\$325,000	43	95	
N19	169	27	27	\$7,366,300	\$272,826	\$229,000	66	95	
N20	35	6	3	\$1,688,000	\$562,667	\$539,000	84	96	
N21	35	5	1	\$405,000	\$405,000	\$405,000	37	90	
N22	54	11	10	\$2,493,500	\$249,350	\$261,750	85	95	
N23	138	26	7	\$1,710,500	\$244,357	\$253,500	73	97	
N24	76	17	6	\$1,582,500	\$263,750	\$292,500	70	95	
TOTAL	4,611	1,080	491	\$187,549,632	\$381,975	\$349,000	52	95	



Year-to-Date: December 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,271	575	\$275,175,771	\$478,567	\$417,500	33	97
N02	1,842	901	\$378,825,612	\$420,450	\$375,000	32	97
N03	4,050	1,789	\$758,133,539	\$423,775	\$375,000	29	98
N04	2,267	898	\$423,417,553	\$471,512	\$443,450	29	98
N05	1,750	609	\$295,652,725	\$485,472	\$470,000	32	97
N06	1,562	714	\$307,729,407	\$430,994	\$370,500	34	97
N07	2,236	1,141	\$391,635,280	\$343,239	\$320,000	34	98
N08	4,548	1,869	\$874,494,841	\$467,895	\$419,000	31	97
N10	1,654	676	\$285,338,987	\$422,099	\$398,750	29	98
N11	4,915	2,067	\$932,703,657	\$451,235	\$403,000	29	98
N12	747	301	\$128,182,254	\$425,855	\$378,500	40	97
N13	364	92	\$57,718,511	\$627,375	\$520,000	70	96
N14	580	167	\$114,866,200	\$687,822	\$560,000	57	95
N15	486	214	\$86,870,744	\$405,938	\$362,000	46	97
N16	798	284	\$111,410,188	\$392,289	\$348,500	50	97
N17	1,666	725	\$194,760,207	\$268,635	\$245,000	46	97
N18	783	340	\$104,848,515	\$308,378	\$290,000	44	97
N19	922	435	\$127,121,823	\$292,234	\$261,000	55	97
N20	154	55	\$26,319,750	\$478,541	\$445,000	86	96
N21	144	73	\$25,004,900	\$342,533	\$338,000	70	97
N22	368	188	\$48,590,554	\$258,460	\$242,000	48	97
N23	877	379	\$99,936,642	\$263,685	\$245,000	58	97
N24	388	147	\$33,022,630	\$224,644	\$200,000	53	96
TOTAL	34,372	14,639	\$6,081,760,290	\$415,449	\$372,500	36	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	87	5	\$668,350	\$590,000	5.8	92	N01	2	1	\$420,000	\$420,000	50.0	98
N02	120	15	\$513,395	\$439,900	12.5	95	N02	1	-	-	-	-	-
N03	226	20	\$521,795	\$489,950	8.9	95	N03	17	3	\$387,333	\$385,000	17.7	97
N04	170	8	\$468,000	\$482,000	4.7	96	N04	15	1	\$250,000	\$250,000	6.7	94
N05	183	14	\$520,357	\$467,500	7.7	94	N05	11	1	\$360,000	\$360,000	9.1	95
N06	153	19	\$434,468	\$397,000	12.4	94	N06	17	-	-	-	-	-
N07	178	23	\$357,213	\$350,000	12.9	96	N07	30	7	\$269,643	\$275,000	23.3	96
N08	407	44	\$505,761	\$431,125	10.8	95	N08	79	9	\$360,533	\$351,000	11.4	97
N10	102	14	\$460,164	\$470,000	13.7	95	N10	5	2	\$333,250	\$333,250	40.0	95
N11	354	30	\$560,350	\$450,750	8.5	95	N11	37	10	\$331,000	\$317,000	27.0	97
N12	93	9	\$546,700	\$470,000	9.7	95	N12	2	1	\$335,000	\$335,000	50.0	99
N13	88	3	\$579,333	\$590,000	3.4	94	N13	2	-	-	-	-	-
N14	102	9	\$538,167	\$490,000	8.8	92	N14	-	-	-	-	-	-
N15	78	10	\$336,200	\$347,500	12.8	96	N15	-	-	-	-	-	-
N16	115	9	\$344,944	\$318,000	7.8	96	N16	-	-	-	-	-	-
N17	215	22	\$218,977	\$212,000	10.2	96	N17	9	-	-	-	-	-
N18	89	5	\$333,800	\$325,000	5.6	95	N18	9	-	-	-	-	-
N19	124	18	\$318,517	\$259,750	14.5	96	N19	5	-	-	-	-	-
N20	35	3	\$562,667	\$539,000	8.6	96	N20	-	-	-	-	-	-
N21	35	1	\$405,000	\$405,000	2.9	90	N21	-	-	-	-	-	-
N22	48	10	\$249,350	\$261,750	20.8	95	N22	1	-	-	-	-	-
N23	130	7	\$244,357	\$253,500	5.4	97	N23	-	-	-	-	-	-
N24	70	5	\$284,000	\$335,000	7.1	95	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	25	5	\$255,600	\$269,000	20.0	95	N01	10	2	\$383,500	\$383,500	20.0	97
N02	73	12	\$281,825	\$250,500	16.4	96	N02	16	-	-	-	-	-
N03	131	28	\$215,246	\$216,000	21.4	95	N03	5	1	\$335,000	\$335,000	20.0	97
N04	23	3	\$216,333	\$198,000	13.0	94	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	5	1	\$315,000	\$315,000	20.0	95
N06	6	1	\$210,000	\$210,000	16.7	88	N06	2	-	-	-	-	-
N07	14	6	\$216,750	\$226,000	42.9	95	N07	3	2	\$236,000	\$236,000	66.7	94
N08	57	-	-	-	-	-	N08	1	-	-	-	-	-
N10	33	-	-	-	-	-	N10	53	6	\$358,633	\$350,400	11.3	97
N11	69	7	\$418,757	\$319,000	10.1	96	N11	17	4	\$322,600	\$310,700	23.5	96
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	9	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	9	-	-	-	-	-	N16	1	2	\$261,500	\$261,500	200.0	97
N17	2	-	-	-	-	-	N17	-	-	-	-	-	-
N18	4	-	-	-	-	-	N18	14	-	-	-	-	-
N19	8	2	\$161,000	\$161,000	25.0	93	N19	4	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-
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	28	1	\$333,000	\$333,000	3.6	97	N01	-	-	-	-	-	-
N02	26	2	\$325,000	\$325,000	7.7	96	N02	1	-	-	-	-	-
N03	22	1	\$283,000	\$283,000	4.6	98	N03	-	-	-	-	-	-
N04	9	-	-	-	-	-	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	14	2	\$523,500	\$523,500	14.3	93	N06	-	-	-	-	-	-
N07	11	3	\$231,333	\$215,000	27.3	98	N07	-	-	-	-	-	-
N08	14	2	\$255,500	\$255,500	14.3	95	N08	1	-	-	-	-	-
N10	8	1	\$245,000	\$245,000	12.5	96	N10	-	-	-	-	-	-
N11	37	3	\$311,667	\$320,000	8.1	95	N11	-	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	4	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	8	-	-	-	-	-	N16	-	-	-	-	-	-
N17	-	-	-	-	-	-	N17	1	-	-	-	-	-
N18	3	-	-	-	-	-	N18	-	-	-	-	-	-
N19	2	3	\$146,000	\$145,000	150.0	94	N19	18	-	-	-	-	-
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	-	-	-	-	-	-	N01	1	-	-	-	-	-
N02	-	-	-	-	-	-	N02	7	-	-	-	-	-
N03	1	-	-	-	-	-	N03	66	7	\$373,543	\$367,000	10.6	96
N04	-	-	-	-	-	-	N04	22	7	\$381,429	\$350,000	31.8	96
N05	-	-	-	-	-	-	N05	28	3	\$331,000	\$335,000	10.7	96
N06	-	-	-	-	-	-	N06	18	5	\$307,200	\$285,000	27.8	97
N07	-	-	-	-	-	-	N07	30	8	\$285,625	\$282,500	26.7	98
N08	1	-	-	-	-	-	N08	57	7	\$314,857	\$316,000	12.3	97
N10	-	-	-	-	-	-	N10	4	2	\$318,500	\$318,500	50.0	96
N11	-	-	-	-	-	-	N11	74	4	\$316,275	\$308,500	5.4	97
N12	-	-	-	-	-	-	N12	9	1	\$282,425	\$282,425	11.1	97
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	8	2	\$242,500	\$242,500	25.0	95
N16	1	-	-	-	-	-	N16	1	2	\$213,220	\$213,220	200.0	96
N17	-	-	-	-	-	-	N17	6	-	-	-	-	-
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	8	4	\$218,250	\$222,000	50.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	-	-	-	-	-
N23	-	-	-	-	-	-	N23	7	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	1	\$162,500	\$162,500	-	93

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
Grand Total	5,215	19,468	N/A	2,577	\$931,366,488	\$361,415	\$305,000	45	96
Year	N/A	N/A	162,168	74,552	\$28,281,081,750	\$379,347	\$325,000	32	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1974	17,318	52,806	2007		
1975	22,020	57,581	January	5,173	\$353,724
1976	19,025	61,389	February	6,772	\$368,687
1977	20,512	64,559	March	8,518	\$365,285
1978	21,184	67,333	April	9,452	\$379,025
1979	23,466	70,830	May	11,146	\$382,787
1980	26,017	75,694	June	10,451	\$381,963
1981	29,625	90,203	July	8,912	\$366,012
1982	25,336	95,496	August	8,059	\$361,890
1983	30,046	101,626	September	6,866	\$380,132
1984	31,905	102,318	October	7,915	\$394,646
1985	45,509	109,094	November	7,313	\$393,747
1986	52,919	138,925	December	4,646	\$394,931
1987	43,475	189,105	Total**	93,193	\$376,236
1988	49,381	229,635	2008		
1989	38,960	273,698	January	5,075	\$374,449
1990	26,779	255,020	February	6,015	\$382,048
1991	38,144	234,313	March	6,631	\$380,338
1992	41,703	214,971	April	8,762	\$398,687
1993	38,990	206,490	May	9,411	\$398,148
1994	44,237	208,921	June	8,600	\$395,866
1995	39,273	203,028	July	7,806	\$371,427
1996	55,779	198,150	August	6,318	\$364,886
1997	58,014	211,307	September	6,424	\$368,549
1998	55,344	216,815	October	5,155	\$352,974
1999	58,957	228,372	November	3,640	\$368,582
2000	58,343	243,255	December	2,577	\$361,415
2001	67,612	251,508	Year-to-Date**	74,552	\$379,347
2002	74,759	275,231			
2003	78,898	293,067			
2004	83,501	315,231			
2005	84,145	335,907			
2006	83,084	\$351,941			

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

**This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

Single Family Dwelling Sales Comparison

