

Market Watch

For Further Information: 443-8151

September, 1996

It's no secret — back on track!!!

TORONTO - Wednesday, October 2, 1996 — Members of the Toronto Real Estate Board (TREB) reported 4,123 sales of single-family dwellings last month, up seven per cent from 3,841 sales in September 1995, Jerry England, Toronto Real Estate Board President, reported today.

"Sales continue to outpace 1995 for the ninth straight month, proof that the resale market is definitely back on track," says England. "This strong activity can be attributed to a number of key factors — low mortgage rates, increased affordability, a flourishing export market and both a federal and a provincial government committed to getting their fiscal houses in order, all of which point to a resale housing market that will continue to maintain its momentum into October and November."

England noted that while September sales were down six per cent from the 4,372 sales reported in August, the numbers are extremely encouraging, especially when you consider that last month was the best September since 1986, when TREB Members recorded 4,196 sales.

Looking to prices, Mr. England noted that the average fell marginally by one per cent to \$195,486 from \$197,622 in August. The median

price was almost static, declining minimally to \$172,500 from \$173,000.

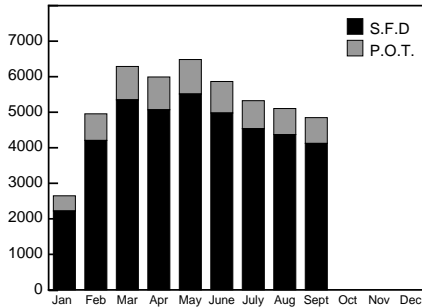
"First-time buyers continue to drive the resale market, while move-up buyers are predominantly purchasing new homes, rather than resales," says England. "The good news is that this will expand the future resale market inventory, and in all likelihood this trend will continue throughout the Fall market."

TREB's 4,123 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$805,988,880, and averaged \$195,486. The median price was \$172,500.

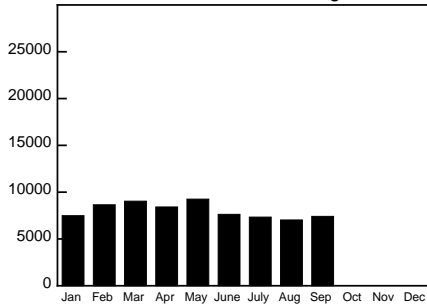
Breaking down the total 1,596 sales were reported in TREB's 27 West districts and averaged \$183,066; 587 sales were reported in the 14 Central districts and averaged \$263,457; 771 sales were reported in the 23 North districts and averaged \$222,801; and 1,169 sales were reported in TREB's 21 East districts and averaged \$160,297.

In addition to the sales of single-family dwellings, TREB Members reported 725 sales of properties of other types (P.O.T.) during September moving the total to 4,848. The dollar volume for properties of all types (P.A.T.) was \$976,472,171, and the average price was \$201,417.

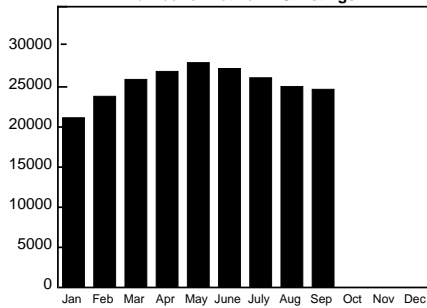
Number of MLS Sales



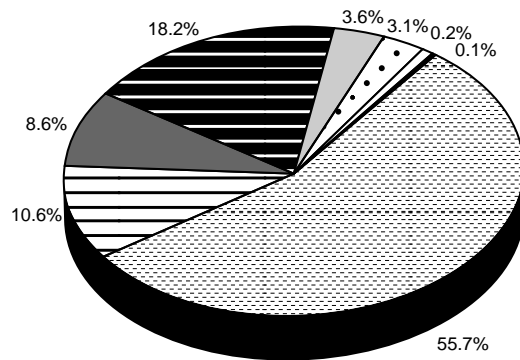
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,295	\$200,000
Semi Detached	438	164,500
Condo T.H.	355	135,000
Condo Apt.	749	118,602
Link	149	165,000
Attached/Row	127	151,000
Co-op Apt.	7	100,000
Detached Condo	3	176,000

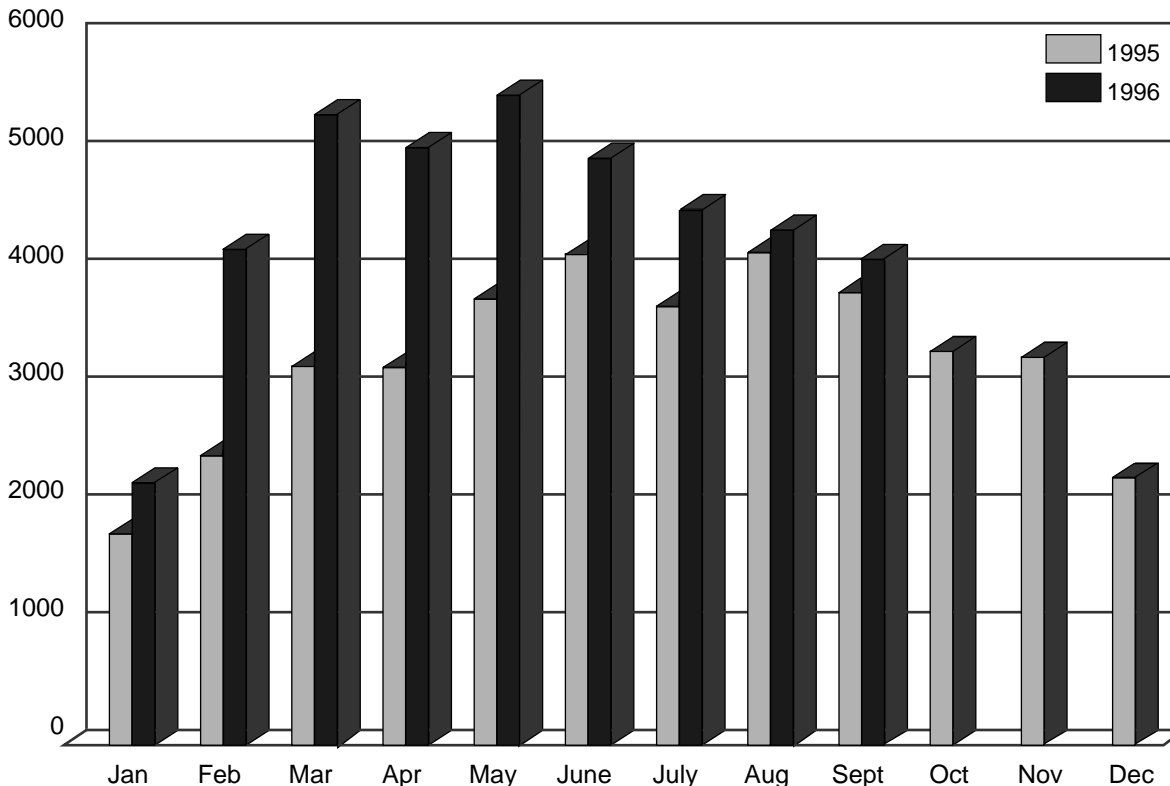
Housing Market Indicators

	September 1995	September 1996	% Change
Sales*	3,841	4,123	(+7%)
New Listings*	7,322	7,414	(+1%)
Active Listings**	26,030	24,701	(-5%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — September

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	237 (5.8)	165 (22.0)	26 (7.3)
90,001 to 110,000	285 (6.9)	156 (20.8)	49 (13.8)
110,001 to 120,000	197 (4.8)	63 (8.4)	42 (11.8)
120,001 to 130,000	235 (5.7)	83 (11.1)	36 (10.1)
130,001 to 140,000	233 (5.7)	51 (6.8)	52 (14.7)
140,001 to 150,000	266 (6.4)	35 (4.7)	30 (8.5)
150,001 to 160,000	286 (6.9)	41 (5.5)	26 (7.3)
160,001 to 170,000	284 (6.9)	23 (3.1)	19 (5.4)
170,001 to 180,000	273 (6.6)	22 (2.9)	14 (3.9)
180,001 to 190,000	255 (6.2)	19 (2.6)	10 (2.8)
190,001 to 200,000	199 (4.8)	22 (2.9)	6 (1.7)
200,001 to 225,000	370 (9.0)	30 (4.0)	10 (2.8)
225,001 to 250,000	271 (6.6)	12 (1.6)	7 (2.0)
250,001 to 300,000	304 (7.4)	14 (1.9)	8 (2.2)
300,001 to 400,000	268 (6.5)	10 (1.3)	18 (5.1)
400,001 to 500,000	72 (1.7)	1 (0.1)	2 (0.6)
500,001 to 750,000	68 (1.6)	2 (0.3)	— (—)
750,000 to 1,000,000	16 (0.4)	— (—)	— (—)
1,000,001 to 1,500,000	4 (0.1)	— (—)	— (—)
Over 1,500,000	— (—)	— (—)	— (—)
TOTAL	4,123 100.0	749* 100.0	355** 100.0

* 749 condominium apartments sold for \$97,841,447, averaging \$130,629

** 355 condominium townhouses sold for \$53,801,446, averaging \$151,553.

Market Watch

Single-Family Residential September 1996

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>						
E-1	228	105	48	\$8,725,100	\$181,773	\$149,000
E-2	165	94	30	5,459,300	181,977	166,500
E-3	336	160	106	16,429,950	155,000	157,550
E-4	166	84	45	6,336,800	140,818	162,000
E-5	325	170	82	14,822,150	180,758	177,125
E-6	149	77	44	7,710,500	175,239	160,750
E-7	333	166	75	13,698,550	182,647	175,500
E-8	249	116	67	10,700,350	159,707	158,000
E-9	156	81	38	6,224,300	163,797	175,000
E-10	140	68	36	7,122,050	197,835	184,000
E-11	211	99	51	7,216,300	141,496	145,000
E-12	53	24	32	5,053,550	157,923	155,250
E-13	250	130	73	12,754,750	174,723	173,000
E-14	215	103	92	14,535,480	157,994	157,050
E-15	244	116	75	12,478,855	166,385	164,500
E-16	405	164	142	18,187,500	128,081	125,000
E-17	216	96	71	9,814,850	138,237	136,000
E-18	18	12	6	1,737,500	289,583	285,250
E-19	11	6	4	897,000	224,250	222,500
E-20	64	31	20	3,004,200	150,210	145,250
E-21	107	45	32	4,477,600	139,925	143,000
Total	4,041	1,947	1,169	\$187,386,635	\$160,297	\$156,500
<u>West</u>						
W-1	116	50	22	\$3,901,200	\$177,327	\$153,000
W-2	155	80	50	9,753,954	195,079	181,000
W-3	200	106	41	5,364,500	130,841	128,000
W-4	157	62	40	5,902,600	147,565	144,000
W-5	175	66	52	7,130,200	137,119	146,250
W-6	142	80	54	9,300,300	172,228	169,000
W-7	90	41	28	6,548,900	233,889	233,500
W-8	295	155	80	18,004,183	225,052	210,000
W-9	184	94	49	10,725,400	218,886	200,000
W-10	196	89	61	8,586,000	140,754	148,500
W-12	214	105	56	11,469,280	204,809	184,500
W-13	250	131	64	15,124,750	236,324	194,500
W-14	142	61	44	7,022,750	159,608	166,000
W-15	230	98	91	11,360,638	124,842	114,000
W-16	251	122	81	15,171,228	187,299	175,000
W-17	-	-	-	-	-	-
W-18	89	39	28	3,878,800	138,529	143,000
W-19	291	122	96	19,544,507	203,589	202,999
W-20	288	133	107	20,141,438	188,238	173,000
W-21	283	140	114	27,841,000	244,219	217,500
W-22	11	3	4	860,000	215,000	217,500
W-23	427	172	164	27,472,250	167,514	160,000
W-24	334	135	133	20,447,838	153,743	150,000
W-25	19	5	3	604,900	201,633	179,900
W-26	4	3	-	-	-	-
W-27	136	53	61	10,694,695	175,323	163,000
W-28	194	88	73	15,322,400	209,896	188,000
Total	4,873	2,233	1,596	\$292,173,711	\$183,066	\$168,750

Market Watch

September 1996 Continued

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central						
C-1	298	146	79	\$13,039,774	\$165,060	\$136,000
C-2	217	124	36	9,911,355	275,315	217,750
C-3	211	106	32	10,644,700	332,647	239,000
C-4	264	140	63	23,518,363	373,307	335,000
C-6	32	15	7	1,995,000	285,000	265,000
C-7	145	76	36	7,509,800	208,606	206,250
C-8	218	114	48	8,041,425	167,530	143,750
C-9	103	67	28	13,993,000	499,750	451,250
C-10	164	89	41	12,138,500	296,061	253,000
C-11	49	25	27	5,576,200	206,526	154,900
C-12	177	108	19	9,197,500	484,079	385,000
C-13	144	75	48	10,335,300	215,319	190,750
C-14	253	132	49	12,278,530	250,582	228,800
C-15	294	158	74	16,469,750	222,564	192,000
Total	2,569	1,375	587	\$154,649,197	\$263,457	\$213,000
North						
N-1	214	110	47	\$10,788,800	\$229,549	\$215,000
N-2	205	101	59	14,612,800	247,675	230,000
N-3	310	146	79	21,074,287	266,763	225,000
N-4	140	70	30	7,565,050	252,168	239,600
N-5	34	16	6	1,637,000	272,833	292,500
N-6	145	64	43	11,397,350	265,055	225,000
N-7	172	70	71	14,312,250	201,581	185,000
N-8	184	90	33	8,633,900	261,633	255,000
N-10	103	43	29	6,178,300	213,045	202,000
N-11	365	202	102	28,643,800	280,822	272,750
N-12	75	43	13	3,418,500	262,962	210,000
N-13	32	17	6	1,744,000	290,667	253,500
N-14	96	47	18	5,343,600	296,867	298,500
N-15	69	35	22	3,820,500	173,659	160,000
N-16	64	29	24	4,456,250	185,677	180,000
N-17	221	98	59	8,525,200	144,495	150,000
N-18	81	28	25	4,370,300	174,812	165,500
N-19	91	36	39	5,634,100	144,464	143,000
N-20	22	8	5	1,228,000	245,600	195,000
N-21	15	4	9	1,273,500	141,500	143,000
N-22	36	10	17	2,399,000	141,118	134,000
N-23	89	35	20	2,981,900	149,095	146,500
N-24	43	18	15	1,740,950	116,063	106,000
Total	2,806	1,320	771	\$171,779,337	\$222,801	\$197,500
Grand Total	14,289	6,875	4,123	\$805,988,880	\$195,486	\$172,500

Listed includes Reruns: East (1,947-48%) West (2,233-46%) Central (1,375-53%) North (1,320-47%)

* Sales to Listings Ratio (SFD only): 28.8%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	57	96%
WEST	56	96%
CENTRAL	61	95%
NORTH	69	95%
TOTAL	60	96%

* Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Market Watch

Nine Month Single-Family January to September 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>					
E-1	1,964	494	\$85,137,307	\$172,343	\$160,000
E-2	1,566	434	89,104,125	205,309	183,875
E-3	3,153	993	153,975,215	155,061	155,000
E-4	1,407	451	63,962,950	141,825	155,000
E-5	2,783	781	141,175,773	180,763	172,000
E-6	1,321	342	62,858,110	183,796	161,250
E-7	2,949	802	143,371,628	178,768	173,800
E-8	2,189	615	99,411,355	161,644	160,000
E-9	1,421	442	69,376,138	156,960	165,000
E-10	1,465	394	77,451,769	196,578	194,000
E-11	1,891	606	87,266,563	144,004	144,000
E-12	674	244	39,037,250	159,989	152,500
E-13	2,483	755	137,251,008	181,789	176,000
E-14	2,461	891	140,211,994	157,365	156,762
E-15	2,300	838	139,069,120	165,954	161,000
E-16	3,870	1,437	177,695,493	123,657	120,500
E-17	2,066	584	81,039,803	138,767	132,500
E-18	186	34	10,760,400	316,482	275,950
E-19	179	51	9,781,700	191,798	187,000
E-20	649	147	22,414,278	152,478	145,000
E-21	895	236	35,995,078	152,522	147,250
Total	37,872	11,571	\$1,866,347,057	\$161,295	N/A
<u>West</u>					
W-1	1,108	318	\$64,030,163	\$201,353	\$179,550
W-2	1,613	430	88,794,704	206,499	186,000
W-3	1,905	411	55,851,380	135,891	135,250
W-4	1,519	406	60,096,150	148,020	150,000
W-5	1,750	513	68,707,350	133,932	124,800
W-6	1,652	483	84,129,437	174,181	162,500
W-7	818	258	61,225,411	237,308	229,000
W-8	2,934	797	206,257,809	258,793	221,950
W-9	1,452	337	61,694,979	183,071	181,750
W-10	2,192	663	91,877,998	138,579	150,000
W-12	2,083	576	111,534,058	193,636	176,000
W-13	2,499	671	148,842,783	221,822	186,000
W-14	1,339	464	76,620,250	165,130	163,000
W-15	2,430	904	111,944,024	123,832	112,500
W-16	2,439	872	167,150,626	191,686	179,000
W-17	3	1	249,000	249,000	249,000
W-18	697	242	34,674,350	143,282	148,000
W-19	2,838	919	177,993,079	193,681	190,500
W-20	3,170	1,195	226,023,202	189,141	174,500
W-21	3,397	1,290	306,961,706	237,955	220,000
W-22	78	23	4,460,300	193,926	197,000
W-23	4,060	1,638	274,866,655	167,806	161,500
W-24	2,885	1,157	173,875,075	150,281	148,500
W-25	160	42	6,906,500	164,440	147,500
W-26	42	3	812,850	270,950	327,000
W-27	855	278	51,050,545	183,635	169,500
W-28	1,872	572	120,110,531	209,983	191,250
Total	47,790	15,463	\$2,836,740,915	\$183,453	N/A

Market Watch

Nine Month Single-Family continued January to September 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	2,899	698	\$123,433,710	\$176,839	\$148,000
C-2	1,951	402	124,553,603	309,835	232,250
C-3	1,733	355	118,676,153	334,299	239,000
C-4	2,768	706	235,560,500	333,655	300,000
C-6	452	126	32,151,501	255,171	236,750
C-7	1,518	468	98,704,788	210,908	203,500
C-8	1,875	439	74,434,305	169,554	147,500
C-9	1,054	240	117,573,800	489,891	424,750
C-10	1,624	405	141,308,073	348,909	280,000
C-11	690	253	51,503,973	203,573	219,500
C-12	1,510	224	125,618,859	560,798	450,000
C-13	1,208	367	77,942,673	212,378	196,000
C-14	2,110	393	117,535,525	299,073	250,000
C-15	2,775	758	172,941,009	228,154	195,000
Total	24,167	5,834	\$1,611,938,472	\$276,301	N/A
North					
N-1	2,182	573	\$151,366,508	\$264,165	\$236,750
N-2	2,379	682	173,220,856	253,990	237,000
N-3	3,356	770	210,414,886	273,266	223,000
N-4	1,393	331	86,096,585	260,111	246,500
N-5	459	85	22,069,600	259,642	261,000
N-6	1,510	454	112,793,508	248,444	216,000
N-7	1,724	639	125,407,828	196,256	185,950
N-8	1,981	390	107,257,240	275,019	255,000
N-10	1,237	370	79,115,367	213,825	198,750
N-11	3,440	837	230,360,299	275,221	255,000
N-12	631	125	31,620,100	252,961	220,000
N-13	339	60	16,351,550	272,526	206,000
N-14	790	156	43,194,800	276,890	250,000
N-15	703	213	42,327,950	198,723	188,000
N-16	675	180	34,474,500	191,525	178,000
N-17	1,913	586	77,924,000	132,976	132,000
N-18	686	224	37,172,400	165,948	163,850
N-19	829	311	45,971,472	147,818	140,750
N-20	180	40	8,375,850	209,396	193,000
N-21	138	44	6,085,400	138,305	141,500
N-22	358	113	15,260,650	135,050	132,000
N-23	874	187	26,172,700	139,961	132,000
N-24	515	138	15,729,350	113,981	108,000
Total	28,292	7,508	\$1,698,763,399	\$226,260	N/A
Grand Total	138,121	40,376	\$8,013,789,843	\$198,479	N/A

Includes Re-runs:

East	17,790	West	21,634
Central	13,128	North	13,322

Market Watch

Single-Family Central Breakdown September 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	3	284,833	249,999	9	177,378	168,000
C-2	11	373,227	233,500	14	261,421	202,500
C-3	25	369,788	345,000	3	202,333	196,000
C-4	50	404,134	372,500	5	319,580	304,000
C-6	6	303,667	266,000	-	-	-
C-7	12	272,950	235,000	4	210,625	210,750
C-8	2	130,613	130,612	6	269,900	244,500
C-9	18	631,056	587,500	3	388,333	319,000
C-10	25	346,540	293,000	8	232,813	232,500
C-11	10	358,750	355,000	2	255,500	255,500
C-12	13	586,500	492,000	-	-	-
C-13	18	288,028	291,000	9	185,722	187,000
C-14	19	303,629	280,000	-	-	-
C-15	27	318,226	287,000	9	191,778	186,500

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	2	145,500	145,500	62	158,038	130,750	-	-	-
C-2	1	239,500	239,500	9	181,551	173,000	-	-	-
C-3	-	-	-	3	226,000	176,000	-	-	-
C-4	-	-	-	7	196,964	196,000	-	-	-
C-6	1	173,000	173,000	-	-	-	-	-	-
C-7	4	168,350	160,200	14	163,393	155,000	2	215,500	215,500
C-8	1	163,250	163,250	36	147,293	128,500	-	-	-
C-9	1	325,000	325,000	4	227,250	220,500	-	-	-
C-10	1	422,500	422,500	7	170,000	190,500	-	-	-
C-11	-	-	-	15	98,513	80,000	-	-	-
C-12	5	280,800	296,000	1	169,000	169,000	-	-	-
C-13	6	165,667	163,750	15	165,687	148,000	-	-	-
C-14	9	269,067	269,300	20	182,899	184,400	-	-	-
C-15	15	152,567	153,000	20	161,933	124,950	2	184,750	184,750

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C-1	3	166,500	183,500	-	-	-	-	-	-
C-2	1	272,500	272,500	-	-	-	-	-	-
C-3	-	-	-	1	115,000	115,000	-	-	-
C-4	1	335,000	335,000	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	3	231,667	233,000	-	-	-	-	-	-
C-9	-	-	-	2	117,500	117,500	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	430,000	430,000	-	-	-	-	-	-
C-15	1	255,000	255,000	-	-	-	-	-	-

Market Watch

Single-Family West Breakdown September 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	6	275,417	243,750	6	152,500	155,000
W-2	21	219,764	205,500	23	180,322	178,000
W-3	22	136,791	130,000	11	126,682	126,000
W-4	21	198,462	180,000	3	160,633	147,000
W-5	6	220,983	223,950	22	172,614	172,500
W-6	31	165,887	163,000	4	174,750	180,250
W-7	26	238,881	233,500	-	-	-
W-8	45	303,249	288,000	1	193,000	193,000
W-9	17	216,588	206,000	1	190,000	190,000
W-10	28	194,218	184,500	2	156,250	156,250
W-12	35	248,948	210,000	4	175,800	174,100
W-13	34	338,603	249,000	5	147,490	144,500
W-14	10	238,340	224,000	6	185,983	179,500
W-15	7	201,000	195,000	9	181,611	175,000
W-16	38	221,523	217,500	19	163,361	162,000
W-17	-	-	-	-	-	-
W-18	9	144,556	137,000	12	156,692	158,450
W-19	56	236,554	235,500	7	181,057	179,900
W-20	51	225,439	200,000	10	170,090	166,000
W-21	77	281,530	252,000	2	155,500	155,500
W-22	4	215,000	217,500	-	-	-
W-23	92	188,047	175,750	24	147,960	145,500
W-24	71	174,136	176,000	17	157,626	156,500
W-25	2	231,200	231,200	-	-	-
W-26	-	-	-	-	-	-
W-27	47	188,617	185,000	2	118,450	118,450
W-28	62	224,076	202,000	4	123,725	125,200

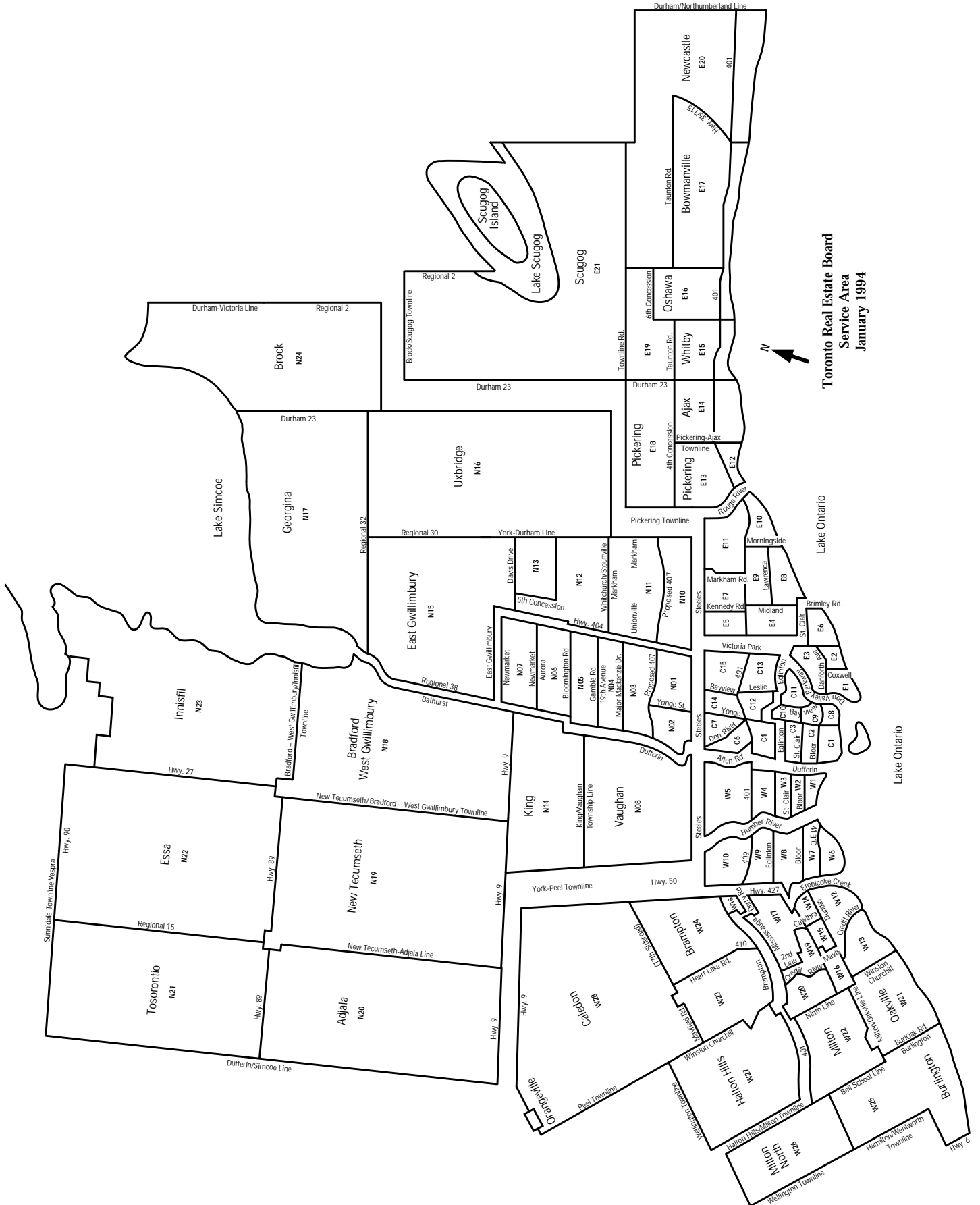
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	80,800	80,800	8	141,438	135,000	-	-	-
W-2	-	-	-	3	184,500	186,500	-	-	-
W-3	-	-	-	8	120,200	131,750	-	-	-
W-4	-	-	-	16	78,313	79,000	-	-	-
W-5	5	105,700	110,000	18	79,628	79,950	-	-	-
W-6	1	212,000	212,000	17	185,988	175,000	-	-	-
W-7	-	-	-	1	93,000	93,000	-	-	-
W-8	7	152,214	156,000	26	116,596	109,750	-	-	-
W-9	16	333,713	359,900	15	100,933	89,000	-	-	-
W-10	7	107,286	104,000	22	81,155	81,500	1	159,000	159,000
W-12	6	137,583	134,750	11	111,582	110,000	-	-	-
W-13	14	125,486	123,000	10	98,350	87,500	-	-	-
W-14	12	119,625	108,500	12	106,513	97,450	4	202,450	211,500
W-15	11	132,200	134,000	63	106,348	105,000	1	165,000	165,000
W-16	16	158,606	146,950	5	117,040	108,000	2	179,300	179,300
W-17	-	-	-	-	-	-	-	-	-
W-18	5	106,500	106,500	2	82,500	82,500	-	-	-
W-19	9	148,401	147,500	16	140,625	141,000	-	-	-
W-20	35	149,176	134,900	2	96,500	96,500	-	-	-
W-21	13	152,423	154,000	11	175,482	129,000	3	175,167	181,500
W-22	-	-	-	-	-	-	-	-	-
W-23	14	123,579	117,000	8	118,188	115,500	6	159,900	161,500
W-24	17	120,690	119,900	13	101,731	97,000	2	156,250	156,250
W-25	1	142,500	142,500	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	6	124,542	126,000	2	131,600	131,600	2	147,450	147,450
W-28	-	-	-	2	96,700	96,700	3	145,633	133,900

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	121,400	121,400	-	-	-	-	-	-
W-2	3	146,000	145,000	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	1	45,000	45,000	-	-	-
W-6	-	-	-	1	85,000	85,000	-	-	-
W-7	1	245,000	245,000	-	-	-	-	-	-
W-8	-	-	-	1	68,000	68,000	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	1	140,000	140,000	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	134,500	134,500	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	1	168,000	168,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	8	180,563	178,000	-	-	-	-	-	-
W-20	8	169,125	166,750	-	-	-	1	176,000	176,000
W-21	8	176,863	163,950	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	20	149,293	151,000	-	-	-	-	-	-
W-24	13	132,138	127,500	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	2	143,723	143,722	-	-	-	-	-	-
W-28	2	152,250	152,250	-	-	-	-	-	-

Market Watch

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096		183,272,930	16,517	
1964	13,895		241,218,500	17,370	
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995					
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April	3,831	3,204	843,090,243	220,071	212,541
May	4,514	3,785	982,479,781	217,652	212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September	4,560	3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November	4,060	3,295	838,187,466	206,450	197,999
December	2,823	2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
July	5,325	4,539	1,103,019,345	207,140	199,856
August	5,104	4,372	1,050,637,385	205,846	197,622
September	4,848	4,123	976,472,171	201,417	195,486
TOTAL	47,508	40,376	9,752,781,129	205,287	198,479

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



Toronto Real Estate Board
Service Area
January 1994

"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."