

Market Watch

For Further Information: 443-8152

December, 1996

55,779 sales in 1996 sets new record for decade

TORONTO - Friday, January 3, 1997 — The Toronto resale market closed out the year with 55,779 sales of single-family dwellings, up a remarkable 42 per cent from 39,273 in 1995 and up 26 per cent from 44,237 in 1994.

"What a year!" commented 1997 TREB President Jerry England. "The continued downward trend in interest rates pushed the market to levels of activity not seen since the 1980s. While direct historical comparisons are difficult due to boundary revisions, this will still go down in TREB's history books as one of our best years."

Commenting on price, Mr. England noted the average closed out the year at \$198,150, down about 2 per cent from 1995. He pointed to two factors to help explain why prices have not gone up. Firstly, he noted that much of the activity was in the lower price ranges, where first time homebuyers were the driving force. Secondly, he noted that the move-up buyer seemed to be more active in the new home market. Finally, Mr. England noted that the bulk of sales were taking place outside of the Metro Toronto area. "TREB's Central Market area recorded 14 per cent of the Board's total sales, while the West, East and Northern areas accounted for 86 per cent."

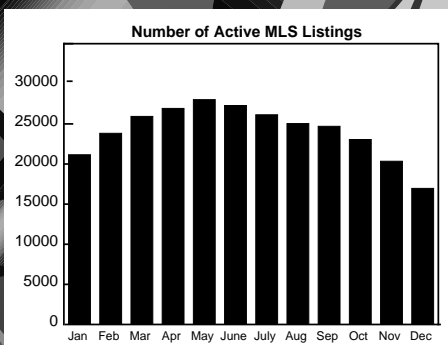
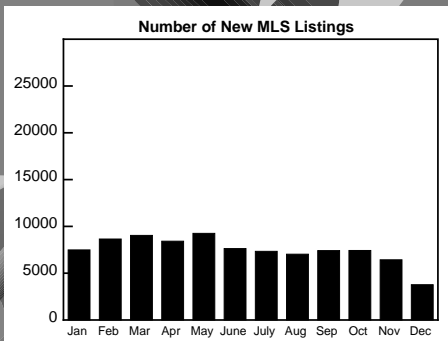
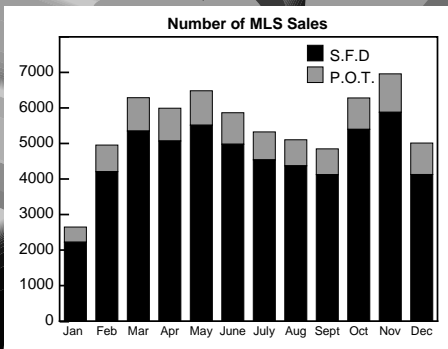
Heading into 1997, Mr. England said market

strength should continue into the spring as long as interest rates remain reasonably low. Looking at prices, he pointed to CMHC's prediction that the average price could reach \$202,000 in 1997. "We can see that happening, if the current decline in our inventory of listings continues."

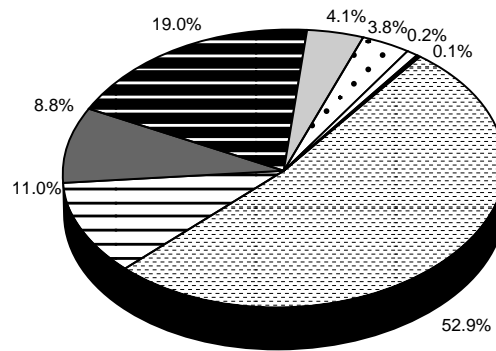
In December, TREB's 4,127 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$808,959,196, and averaged \$196,016. The median price was \$172,000.

Breaking down the total 1,608 sales were reported in TREB's 27 West districts and averaged \$178,921; 603 sales were reported in the 14 Central districts and averaged \$272,141; 715 sales were reported in the 23 North districts and averaged \$224,138; and 1,201 sales were reported in TREB's 21 East districts and averaged \$163,942.

In addition to the sales of single-family dwellings, TREB Members reported 885 sales of properties of other types (P.O.T.) during December moving the total to 5,012. The dollar volume for properties of all types (P.A.T.) was \$1,037,995,827, and the average price was \$207,102.



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,182	\$207,000
Semi Detached	454	165,000
Condo T.H.	365	137,000
Condo Apt.	783	115,000
Link	171	170,000
Attached/Row	159	155,000
Co-op Apt.	8	113,500
Detached Condo	5	128,000

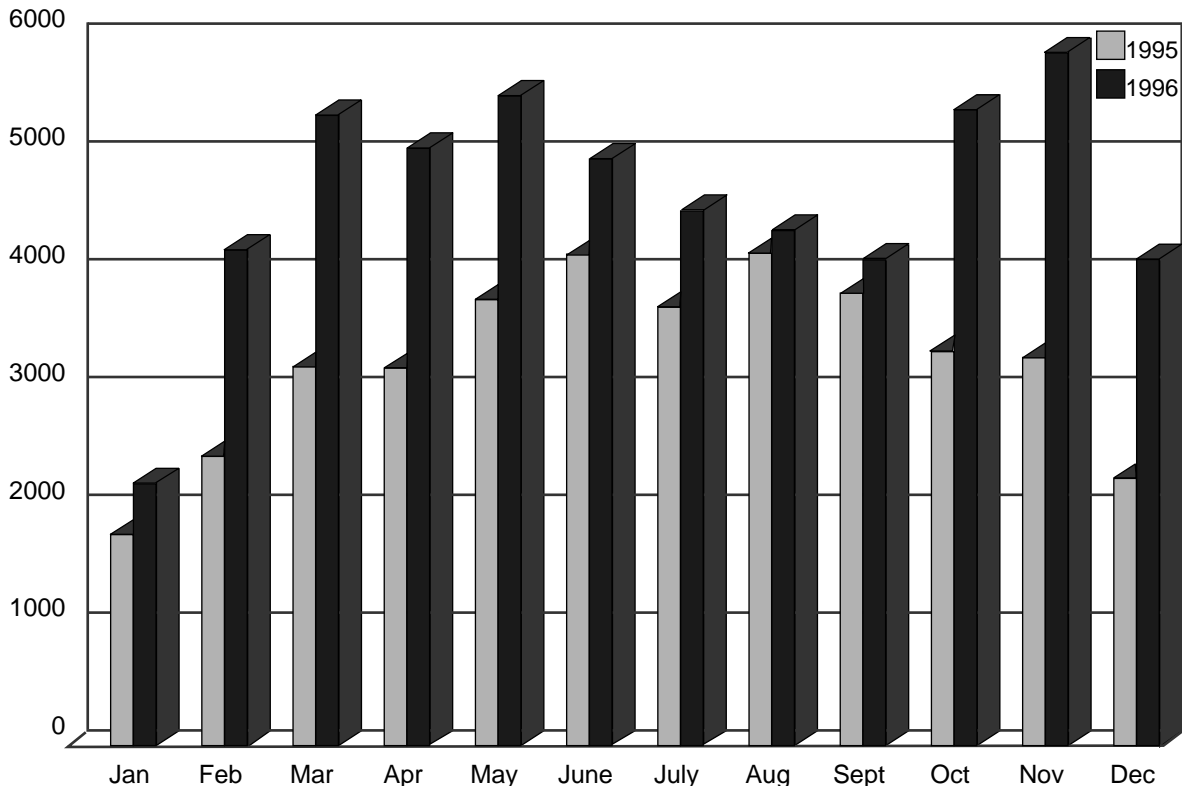
Housing Market Indicators

	December 1995	December 1996	% Change
Sales*	2,268	4,127	(+82%)
New Listings*	3,148	3,771	(+20%)
Active Listings**	20,423	16,964	(-17%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — December

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	249 (6.0)	180 (3.0)	26 (7.1)
90,001 to 110,000	277 (6.7)	168 (21.5)	36 (9.9)
110,001 to 120,000	235 (5.7)	88 (11.2)	49 (13.4)
120,001 to 130,000	230 (5.6)	87 (11.1)	43 (11.8)
130,001 to 140,000	254 (6.1)	46 (5.9)	50 (13.7)
140,001 to 150,000	235 (5.7)	40 (5.1)	38 (10.4)
150,001 to 160,000	284 (6.9)	33 (4.2)	36 (9.9)
160,001 to 170,000	260 (6.3)	26 (3.3)	22 (6.0)
170,001 to 180,000	272 (6.6)	30 (3.8)	23 (6.3)
180,001 to 190,000	248 (6.0)	12 (1.5)	10 (2.8)
190,001 to 200,000	202 (4.9)	14 (1.8)	6 (1.7)
200,001 to 225,000	380 (9.2)	11 (1.4)	7 (1.9)
225,001 to 250,000	281 (6.8)	13 (1.7)	6 (1.6)
250,001 to 300,000	307 (7.4)	13 (1.7)	6 (1.6)
300,001 to 400,000	235 (5.7)	14 (1.8)	6 (1.6)
400,001 to 500,000	92 (2.2)	5 (0.6)	1 (0.3)
500,001 to 750,000	62 (1.5)	1 (0.1)	— (—)
750,000 to 1,000,000	15 (0.4)	2 (0.3)	— (—)
1,000,001 to 1,500,000	7 (0.2)	— (—)	— (—)
Over 1,500,000	2 (0.1)	— (—)	— (—)
TOTAL	4,127 100.0	783* 100.0	365** 100.0

* 783 condominium apartments sold for \$102,481,261, averaging \$130,882

** 365 condominium townhouses sold for \$52,472,141, averaging \$143,759.

Market Watch

Single-Family Residential December 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>
East						
E-1	107	52	57	\$9,763,623	\$171,292	\$159,023
E-2	93	53	42	10,152,000	241,714	207,500
E-3	148	60	105	16,164,359	153,946	154,000
E-4	57	23	52	7,323,150	140,830	151,625
E-5	163	74	86	15,249,550	177,320	171,000
E-6	63	24	36	7,142,050	198,390	168,600
E-7	147	66	86	16,416,328	190,888	181,200
E-8	115	58	67	11,229,650	167,607	160,000
E-9	63	30	44	7,133,800	162,132	169,500
E-10	78	46	38	7,881,800	207,416	205,000
E-11	118	50	67	10,235,100	152,763	155,000
E-12	36	18	28	4,540,600	162,164	157,750
E-13	101	39	67	11,924,700	177,981	183,000
E-14	128	47	101	15,328,800	151,770	151,000
E-15	92	39	71	12,329,550	173,656	169,000
E-16	217	81	159	19,934,850	125,376	119,500
E-17	100	29	58	8,316,800	143,393	135,250
E-18	4	2	2	458,000	229,000	229,000
E-19	4	1	1	290,000	290,000	290,000
E-20	20	12	13	1,934,200	148,785	151,000
E-21	39	14	21	3,145,800	149,800	149,900
Total	1,893	818	1,201	\$196,894,710	\$163,942	\$157,000
West						
W-1	55	22	38	\$7,071,700	\$186,097	\$180,000
W-2	67	30	36	6,770,600	188,072	162,500
W-3	108	53	58	8,259,350	142,403	139,450
W-4	92	48	46	6,324,338	137,486	130,500
W-5	109	42	52	7,327,500	140,913	119,250
W-6	93	40	51	8,931,287	175,123	174,787
W-7	29	16	19	3,555,010	187,106	186,000
W-8	123	67	77	18,740,400	243,382	217,000
W-9	62	34	34	5,515,900	162,232	121,500
W-10	142	63	81	11,452,000	141,383	159,500
W-12	96	49	54	10,360,472	191,861	185,950
W-13	108	46	60	14,771,800	246,197	195,000
W-14	68	21	49	8,375,250	170,923	171,500
W-15	142	41	100	12,296,200	122,962	115,500
W-16	114	45	69	13,189,001	191,145	191,500
W-17	—	—	—	—	—	—
W-18	37	18	24	3,316,250	138,177	145,000
W-19	169	63	134	25,591,406	190,981	192,000
W-20	159	67	139	25,182,400	181,168	175,000
W-21	76	32	57	14,607,250	256,268	234,900
W-22	2	—	1	252,000	252,000	252,000
W-23	237	79	198	34,013,901	171,787	168,750
W-24	159	64	126	19,545,250	155,121	141,500
W-25	8	1	8	2,362,500	295,313	182,250
W-26	1	1	4	1,329,000	332,250	329,000
W-27	73	27	41	6,998,500	170,695	163,500
W-28	121	55	52	11,565,800	222,419	201,500
Total	2,450	1,024	1,608	\$287,705,065	\$178,921	\$169,000

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Market Watch

December 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	167	80	83	\$14,695,900	\$177,059	\$145,500
C-2	78	42	39	9,778,100	250,721	196,000
C-3	88	52	48	18,344,227	382,171	249,500
C-4	129	60	64	23,030,150	359,846	310,750
C-6	22	10	8	1,881,000	235,125	235,000
C-7	95	54	42	9,104,800	216,781	205,500
C-8	113	57	68	10,861,110	159,722	143,000
C-9	44	28	19	7,906,500	416,132	360,000
C-10	70	40	52	21,458,951	412,672	357,000
C-11	27	11	23	6,739,800	293,035	320,000
C-12	80	55	19	9,380,399	493,705	450,000
C-13	65	42	34	6,816,773	200,493	181,500
C-14	146	86	38	10,767,730	283,361	245,900
C-15	131	56	66	13,335,478	202,053	186,400
Total	1,255	673	603	\$164,100,918	\$272,141	\$219,500
North						
N-1	108	68	60	\$15,214,950	\$253,583	\$234,500
N-2	112	45	70	17,816,400	254,520	242,750
N-3	177	92	69	16,032,968	232,362	200,100
N-4	52	24	26	6,471,250	248,894	233,500
N-5	26	16	8	2,145,450	268,181	288,000
N-6	68	32	34	9,958,000	292,882	254,500
N-7	99	50	51	9,998,700	196,053	188,000
N-8	95	52	44	12,198,900	277,248	258,000
N-10	65	29	43	9,528,550	221,594	211,000
N-11	151	87	76	22,704,770	298,747	273,750
N-12	21	10	19	4,785,400	251,863	243,000
N-13	13	6	8	1,792,000	224,000	164,000
N-14	42	20	8	2,193,500	274,188	259,500
N-15	23	9	14	2,566,500	183,321	172,500
N-16	27	14	16	3,036,500	189,781	178,250
N-17	106	53	69	9,421,700	136,546	140,000
N-18	31	16	23	3,639,900	158,257	156,000
N-19	48	22	25	3,601,215	144,049	130,000
N-20	6	4	4	739,000	184,750	169,500
N-21	10	3	3	511,500	170,500	184,000
N-22	27	9	15	1,985,800	132,387	125,000
N-23	44	17	18	2,519,650	139,981	131,000
N-24	23	8	12	1,395,900	116,325	110,500
Total	1,374	686	715	\$160,258,503	\$224,138	\$200,000
Grand Total	6,972	3,201	4,127	\$808,959,196	\$196,016	\$172,000

Listed includes Reruns: East (818-43%) West (1,024-42%) Central (673-54%) North (686-50%)

* Sales to Listings Ratio (SFD only): 59.1%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	49	96%
WEST	52	96%
CENTRAL	60	96%
NORTH	61	96%
TOTAL	54	96%

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

Market Watch

Twelve Month Single-Family January to December 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	2,499	720	\$123,349,491	\$171,319	\$159,000
E-2	1,996	604	125,571,195	207,899	187,000
E-3	3,933	1,372	213,537,679	155,640	157,000
E-4	1,733	642	91,328,488	142,256	155,000
E-5	3,510	1,110	200,245,207	180,401	172,800
E-6	1,634	477	87,792,860	184,052	161,000
E-7	3,651	1,136	203,674,456	179,291	174,250
E-8	2,810	889	145,511,955	163,680	160,000
E-9	1,763	598	93,980,598	157,158	165,000
E-10	1,848	543	106,824,169	196,730	194,250
E-11	2,445	852	124,532,652	146,165	146,000
E-12	850	326	51,670,883	158,500	152,250
E-13	3,008	1,044	188,090,542	180,163	177,000
E-14	3,087	1,231	193,219,245	156,961	156,700
E-15	2,851	1,145	189,901,120	165,853	160,000
E-16	4,896	1,958	243,283,273	124,251	120,000
E-17	2,573	837	117,612,385	140,517	133,000
E-18	216	48	14,807,400	308,488	275,950
E-19	199	58	11,633,100	200,571	188,000
E-20	799	213	32,616,778	153,130	146,500
E-21	1,091	325	49,179,778	151,322	145,000
Total	47,392	16,128	\$2,608,363,254	\$161,729	N/A
<u>West</u>					
W-1	1,402	449	\$89,066,063	\$198,365	\$178,000
W-2	1,985	592	121,432,744	205,123	186,000
W-3	2,398	605	83,570,630	138,133	137,000
W-4	1,964	578	84,873,088	146,839	145,000
W-5	2,191	722	98,883,650	136,958	133,000
W-6	2,097	670	119,029,599	177,656	167,000
W-7	1,005	344	79,382,551	230,763	225,000
W-8	3,582	1,098	281,376,909	256,263	222,000
W-9	1,788	495	88,700,380	179,193	178,000
W-10	2,759	920	128,557,798	139,737	152,000
W-12	2,596	790	153,890,580	194,798	178,000
W-13	3,127	912	204,819,032	224,582	188,300
W-14	1,655	624	103,458,910	165,800	165,000
W-15	3,012	1,273	159,354,551	125,180	114,500
W-16	3,020	1,166	222,461,257	190,790	178,000
W-17	3	1	249,000	249,000	249,000
W-18	882	338	47,770,300	141,332	146,500
W-19	3,614	1,322	254,971,650	192,868	191,000
W-20	3,999	1,653	311,166,841	188,244	175,000
W-21	3,898	1,613	384,441,227	238,339	220,250
W-22	97	27	5,097,760	188,806	197,000
W-23	5,265	2,315	390,959,511	168,881	163,000
W-24	3,727	1,605	242,418,031	151,039	148,000
W-25	190	59	10,914,500	184,992	159,000
W-26	54	9	2,706,850	300,761	308,000
W-27	1,190	446	80,148,045	179,704	167,000
W-28	2,402	773	164,006,231	212,168	195,000
Total	59,902	21,399	\$3,913,707,688	\$182,892	N/A

Market Watch

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Twelve Month Single-Family continued January to December 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	3,622	978	\$174,760,809	\$178,692	\$150,000
C-2	2,379	560	171,871,163	306,913	235,000
C-3	2,204	516	179,040,981	346,979	243,750
C-4	3,455	983	330,353,167	336,066	305,000
C-6	573	165	41,583,501	252,021	234,900
C-7	1,948	631	134,089,100	212,503	204,500
C-8	2,348	663	113,834,315	171,696	150,250
C-9	1,293	323	159,429,695	493,590	425,000
C-10	2,004	573	208,370,893	363,649	289,250
C-11	860	351	75,183,723	214,199	227,500
C-12	1,974	302	170,863,158	565,772	458,000
C-13	1,515	493	104,108,096	211,173	199,000
C-14	2,721	538	158,736,035	295,048	249,500
C-15	3,433	1,047	233,642,585	223,154	193,000
Total	30,329	8,123	\$2,255,867,221	\$277,714	N/A
North					
N-1	2,720	766	\$197,619,528	\$257,989	\$235,000
N-2	2,926	934	233,299,856	249,786	234,000
N-3	4,191	1,029	274,333,282	266,602	218,000
N-4	1,730	458	118,464,835	258,657	242,000
N-5	567	110	28,540,450	259,459	261,000
N-6	1,852	587	146,125,208	248,936	216,000
N-7	2,191	849	167,127,053	196,852	186,000
N-8	2,468	532	145,714,740	273,900	255,000
N-10	1,542	507	108,685,985	214,371	200,000
N-11	4,216	1,130	310,585,007	274,854	255,000
N-12	796	182	46,628,470	256,200	221,000
N-13	414	83	21,557,550	259,730	192,000
N-14	973	194	55,129,800	284,174	255,000
N-15	881	285	57,053,450	200,188	190,000
N-16	832	236	45,099,000	191,097	175,950
N-17	2,455	820	108,604,488	132,444	130,000
N-18	886	315	52,228,650	165,805	163,000
N-19	1,062	408	61,035,322	149,596	140,500
N-20	230	58	11,729,650	202,235	187,250
N-21	179	56	7,995,800	142,782	142,500
N-22	452	161	21,562,950	133,931	130,500
N-23	1,079	259	36,178,491	139,685	132,750
N-24	647	170	19,395,650	114,092	109,000
Total	35,289	10,129	\$2,274,695,215	\$224,573	N/A
Grand Total	172,912	55,779	\$11,052,633,378	\$198,150	N/A

Includes Re-runs:

East	22,382	West	27,204
Central	16,605	North	16,843

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

Market Watch

Single-Family Central Breakdown December 1996

	Detached Houses			Semi-Detached Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	1	186,000	186,000	6	233,583	178,750
C-2	8	308,000	241,000	15	193,340	165,000
C-3	32	442,612	332,538	8	305,206	181,000
C-4	45	409,081	380,000	9	273,000	250,000
C-6	7	249,429	243,500	-	-	-
C-7	19	260,321	239,000	3	239,000	239,000
C-8	1	290,000	290,000	3	178,833	145,000
C-9	11	525,091	435,000	1	465,000	465,000
C-10	37	482,101	406,000	11	260,382	250,000
C-11	15	383,067	379,000	2	221,250	221,250
C-12	17	505,700	455,000	-	-	-
C-13	10	283,135	267,000	3	183,629	183,000
C-14	19	356,074	300,000	-	-	-
C-15	18	279,600	267,500	6	215,450	217,750

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	4	163,250	158,000	62	172,426	133,000	-	-	-
C-2	1	246,000	246,000	10	259,350	195,000	-	-	-
C-3	-	-	-	7	226,857	195,000	-	-	-
C-4	-	-	-	10	216,450	129,000	-	-	-
C-6	-	-	-	1	135,000	135,000	-	-	-
C-7	4	174,475	174,950	16	171,488	153,000	-	-	-
C-8	5	209,500	139,500	52	144,771	139,400	-	-	-
C-9	-	-	-	4	252,500	273,500	-	-	-
C-10	1	202,000	202,000	3	185,000	195,000	-	-	-
C-11	3	94,767	100,000	3	89,000	97,000	-	-	-
C-12	2	391,750	391,750	-	-	-	-	-	-
C-13	7	185,143	167,000	14	152,753	132,500	-	-	-
C-14	4	257,000	265,000	14	181,466	174,500	-	-	-
C-15	19	171,052	156,000	19	164,011	129,000	3	189,267	189,800

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	10	176,500	160,500	-	-	-	-	-	-
C-2	5	314,900	300,000	-	-	-	-	-	-
C-3	-	-	-	1	151,000	151,000	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	7	208,429	195,000	-	-	-	-	-	-
C-9	-	-	-	3	218,500	220,000	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	433,800	433,800	-	-	-	-	-	-
C-15	-	-	-	1	76,000	76,000	-	-	-

Market Watch

Single-Family West Breakdown December 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	14	218,229	226,250	13	175,385	175,500
W-2	13	232,269	222,500	19	162,308	149,000
W-3	33	143,733	139,900	22	145,916	141,000
W-4	28	166,300	151,750	2	149,500	149,500
W-5	11	213,018	207,500	13	190,338	194,000
W-6	29	172,548	170,500	10	178,550	178,000
W-7	12	213,200	202,450	-	-	-
W-8	45	322,227	295,000	1	206,000	206,000
W-9	13	267,062	224,000	3	172,333	185,000
W-10	36	187,767	180,000	2	171,250	171,250
W-12	30	232,644	222,561	7	168,786	169,000
W-13	34	327,132	284,000	10	157,580	156,400
W-14	20	237,740	245,500	3	213,333	210,000
W-15	6	210,333	207,000	6	181,333	182,000
W-16	36	220,736	214,250	9	171,444	170,000
W-17	-	-	-	-	-	-
W-18	8	159,269	169,950	10	149,410	148,750
W-19	67	235,355	228,000	5	183,640	183,500
W-20	67	216,728	206,000	19	173,395	173,000
W-21	37	308,866	269,000	2	156,500	156,500
W-22	1	252,000	252,000	-	-	-
W-23	114	191,657	185,000	34	158,291	156,750
W-24	60	190,729	179,500	14	160,429	163,500
W-25	6	360,583	217,250	-	-	-
W-26	4	332,250	329,000	-	-	-
W-27	29	188,328	186,000	1	110,000	110,000
W-28	44	238,609	206,450	3	126,833	128,500

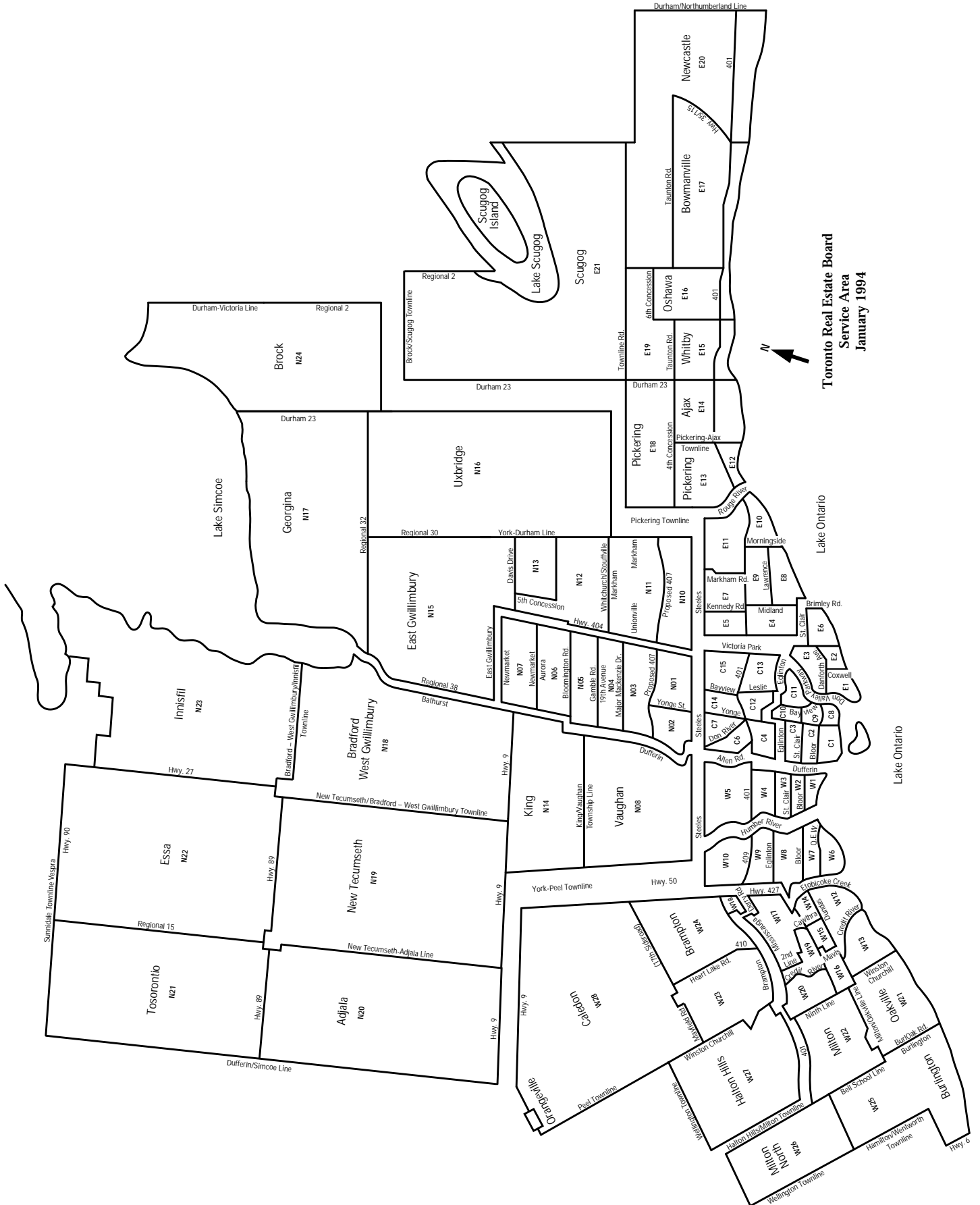
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	8	146,688	132,500	-	-	-
W-2	-	-	-	2	183,500	183,500	-	-	-
W-3	-	-	-	3	102,000	88,000	-	-	-
W-4	-	-	-	16	85,559	80,500	-	-	-
W-5	7	98,629	89,900	20	87,600	92,250	-	-	-
W-6	-	-	-	10	190,390	167,750	-	-	-
W-7	2	208,555	208,555	5	115,900	116,500	-	-	-
W-8	7	142,643	133,000	24	126,488	117,000	-	-	-
W-9	1	118,000	118,000	16	83,353	77,900	-	-	-
W-10	10	125,210	117,300	30	86,977	83,700	2	167,250	167,250
W-12	1	137,000	137,000	14	122,618	119,000	-	-	-
W-13	9	144,889	134,000	6	104,833	100,000	-	-	-
W-14	12	138,029	159,500	12	80,008	76,000	2	182,000	182,000
W-15	15	137,347	140,000	73	108,027	106,500	-	-	-
W-16	11	138,364	137,000	7	164,143	114,000	4	176,250	179,750
W-17	-	-	-	-	-	-	-	-	-
W-18	3	99,167	103,000	3	83,500	83,500	-	-	-
W-19	16	157,438	155,000	32	121,359	120,750	2	188,750	188,750
W-20	42	141,619	134,000	5	93,200	88,000	1	175,000	175,000
W-21	7	144,643	138,500	3	135,633	138,000	3	184,333	183,000
W-22	-	-	-	-	-	-	-	-	-
W-23	8	133,831	129,950	11	100,455	107,500	6	163,417	165,500
W-24	27	121,348	115,000	22	97,395	85,500	-	-	-
W-25	1	120,000	120,000	1	79,000	79,000	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	122,643	115,000	3	128,833	135,000	1	182,000	182,000
W-28	1	102,500	102,500	-	-	-	3	143,667	130,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	3	187,667	180,000	-	-	-	-	-	-
W-2	2	150,125	150,125	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	1	67,500	67,500	-	-	-
W-6	1	177,000	177,000	1	61,000	61,000	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9	-	-	-	1	75,450	75,450	-	-	-
W-10	1	154,000	154,000	-	-	-	-	-	-
W-12	2	173,000	173,000	-	-	-	-	-	-
W-13	1	140,500	140,500	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	2	161,750	161,750	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	12	177,033	172,450	-	-	-	-	-	-
W-20	5	155,620	160,000	-	-	-	-	-	-
W-21	5	178,760	175,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	25	145,076	145,000	-	-	-	-	-	-
W-24	3	145,467	156,900	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	1	153,000	153,000	-	-	-	-	-	-

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	36,200	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
October	6,281	5,398	1,282,350,382	204,163	199,882
November	6,959	5,878	1,424,064,031	204,636	195,801
December	5,012	4,127	1,037,995,827	207,102	196,016
TOTAL	65,760	55,779	13,497,191,369	205,249	198,150

* 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."