

# Market Watch

For Further Information: 443-8152

February, 1997

## February market bodes well for 1997

TORONTO - Monday, March 3, 1997 — There were 5,200 sales of single-family dwellings reported through the Toronto Real Estate Board's MLS® in February, Jerry England, President, announced today. February sales mark a 27 per cent increase over the 4,080 sales reported in January, and a 24 per cent increase from the 4,207 sales reported during February last year.

Looking at prices, the average rose to \$207,221 in February up four per cent from \$198,798 in January. The median rose almost three per cent to \$179,949 from \$175,000 in January. This compares well to February 1996 when the average price was \$192,406 and the median was \$169,000, and closely mirrors February 1995 when the average price was \$208,225 and the median was \$175,500.

"The results posted so far this year are very encouraging," commented Mr. England. "Housing prices appear to be bottoming out or rising in many areas as the resale market continues to accelerate on the crest of the best affordability conditions in more than a decade. I expect affordability will continue to drive the market into the spring. The only unknown may be the impact of a pending

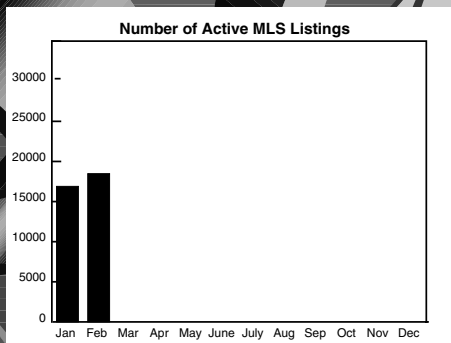
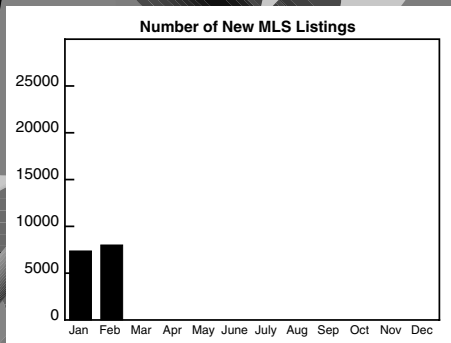
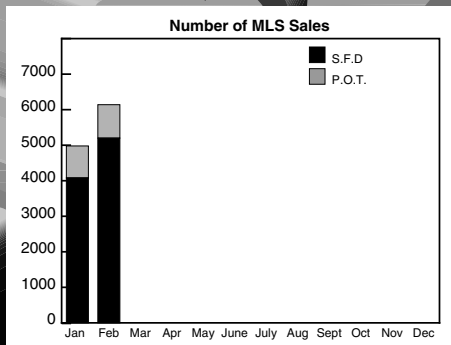
federal election and the uncertainty that can create."

Looking at active inventory, Mr. England noted listings rose nine per cent in February to 18,480 from 16,895 in January. However, even with the rise he said they were still down 22 per cent from 23,830 in February 1996.

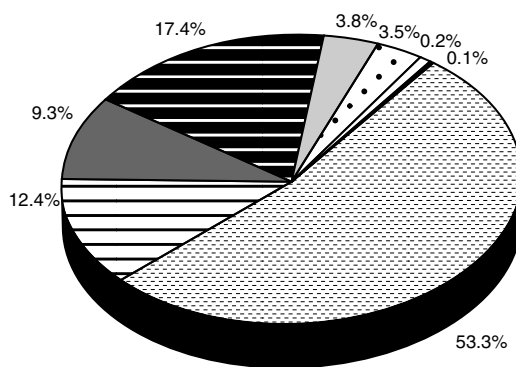
TREB's 5,200 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,077,554,170, and averaged \$207,221. The median price was \$179,949.

Breaking down the total 2,020 sales were reported in TREB's 27 West districts and averaged \$192,238; 795 sales were reported in the 14 Central districts and averaged \$293,266; 925 sales were reported in the 23 North districts and averaged \$227,626; and 1,460 sales were reported in TREB's 21 East districts and averaged \$168,173.

In addition to the sales of single-family dwellings, TREB Members reported 940 sales of properties of other types (P.O.T.) during February moving the total to 6,140. The dollar volume for properties of all types (P.A.T.) was \$1,287,100,706, and the average price was \$209,625.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,772	\$218,000
Semi Detached	643	172,000
Condo T.H.	482	137,625
Condo Apt.	906	123,000
Link	199	178,900
Attached/Row	183	159,900
Co-op Apt.	11	135,000
Detached Condo	4	150,500

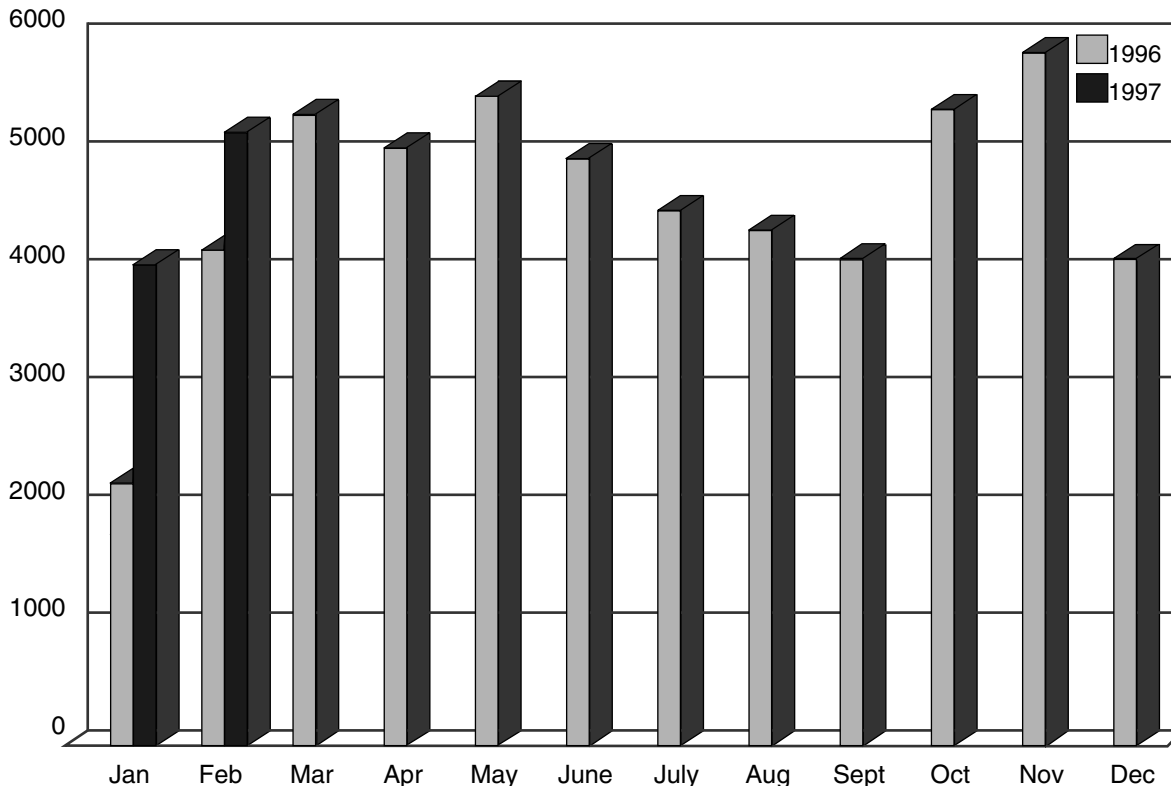
### Housing Market Indicators

	February 1996	February 1997	% Change
Sales*	4,207	5,200	(+24%)
New Listings*	8,652	8,010	(-7%)
Active Listings**	23,830	18,480	(-22%)

\* Single-Family Dwellings Only

\*\* Properties All Types including Single-Family Dwellings.

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — February

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	238 (4.6)	173 (19.1)	22 (4.6)
90,001 to 110,000	287 (5.5)	151 (16.7)	49 (10.2)
110,001 to 120,000	235 (4.5)	99 (10.9)	60 (12.5)
120,001 to 130,000	296 (5.7)	110 (12.1)	65 (13.5)
130,001 to 140,000	270 (5.2)	66 (7.3)	59 (12.2)
140,001 to 150,000	315 (6.1)	56 (6.2)	60 (12.5)
150,001 to 160,000	305 (5.9)	45 (5.0)	52 (10.8)
160,001 to 170,000	354 (6.8)	34 (3.8)	33 (6.8)
170,001 to 180,000	336 (6.5)	29 (3.2)	24 (5.0)
180,001 to 190,000	332 (6.4)	20 (2.2)	17 (3.5)
190,001 to 200,000	236 (4.5)	16 (1.8)	7 (1.4)
200,001 to 225,000	532 (10.2)	41 (4.5)	12 (2.5)
225,001 to 250,000	388 (7.4)	23 (2.5)	11 (2.3)
250,001 to 300,000	462 (8.9)	20 (2.2)	6 (1.2)
300,001 to 400,000	354 (6.8)	15 (1.7)	3 (0.6)
400,001 to 500,000	125 (2.4)	3 (0.3)	— (—)
500,001 to 750,000	94 (1.8)	2 (0.2)	2 (0.4)
750,000 to 1,000,000	26 (0.5)	2 (0.2)	— (—)
1,000,001 to 1,500,000	9 (0.2)	1 (0.1)	— (—)
Over 1,500,000	6 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>5,200 100.0</b>	<b>906* 100.0</b>	<b>482** 100.0</b>

\* 906 condominium apartments sold for \$125,786,250, averaging \$138,836

\*\* 482 condominium townhouses sold for \$69,993,363, averaging \$145,214.

## Single-Family Residential February 1997

<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>
<b>East</b>						
E-1	171	67	71	\$12,646,600	\$178,121	\$176,000
E-2	171	79	69	17,213,800	249,475	223,000
E-3	323	128	126	21,583,150	171,295	168,000
E-4	138	38	69	10,619,900	153,912	165,000
E-5	250	86	77	14,124,576	183,436	172,000
E-6	93	35	38	6,538,250	172,059	166,200
E-7	248	82	93	17,156,409	184,478	182,000
E-8	217	89	61	10,281,087	168,542	160,000
E-9	149	56	55	8,748,480	159,063	165,000
E-10	124	44	42	8,672,900	206,498	205,000
E-11	188	69	78	11,885,750	152,381	159,000
E-12	65	15	33	5,603,300	169,797	162,000
E-13	240	86	89	17,359,945	195,056	189,900
E-14	247	87	116	18,633,123	160,630	159,450
E-15	209	71	103	17,829,186	173,099	169,500
E-16	408	145	189	23,917,150	126,546	122,500
E-17	173	63	91	12,674,990	139,286	133,200
E-18	15	7	3	628,000	209,333	165,000
E-19	12	5	3	499,000	166,333	166,000
E-20	43	13	18	2,938,500	163,250	148,500
E-21	63	19	36	5,978,650	166,074	156,000
<b>Total</b>	<b>3,547</b>	<b>1,284</b>	<b>1,460</b>	<b>\$245,532,746</b>	<b>\$168,173</b>	<b>\$161,000</b>
<b>West</b>						
W-1	74	30	29	\$5,414,000	\$186,690	\$165,000
W-2	159	61	65	13,071,550	201,101	188,300
W-3	187	66	72	10,809,600	150,133	145,000
W-4	124	45	49	7,114,000	145,184	153,500
W-5	192	59	77	11,296,800	146,712	158,000
W-6	181	75	55	10,290,300	187,096	174,000
W-7	55	21	29	7,218,150	248,902	255,000
W-8	260	121	111	36,724,500	330,851	240,000
W-9	136	59	47	8,479,550	180,416	183,000
W-10	209	87	85	13,908,200	163,626	175,500
W-12	198	79	63	13,663,155	216,875	197,000
W-13	238	94	99	23,150,200	233,840	200,000
W-14	133	50	60	10,681,400	178,023	177,750
W-15	220	61	107	13,129,805	122,708	115,900
W-16	241	94	113	22,142,538	195,952	182,000
W-17	-	-	-	-	-	-
W-18	69	18	29	4,375,310	150,873	159,000
W-19	283	95	133	26,043,538	195,816	192,000
W-20	344	107	174	35,998,745	206,889	181,900
W-21	174	53	78	18,773,000	240,679	229,500
W-22	4	2	1	186,500	186,500	186,500
W-23	414	93	263	45,887,228	174,476	168,500
W-24	330	90	162	25,671,300	158,465	150,500
W-25	20	4	9	1,857,500	206,389	192,000
W-26	6	1	-	-	-	-
W-27	119	29	44	8,209,000	186,568	177,250
W-28	164	54	66	14,224,548	215,523	194,950
<b>Total</b>	<b>4,534</b>	<b>1,548</b>	<b>2,020</b>	<b>\$388,320,417</b>	<b>\$192,238</b>	<b>\$174,000</b>

See 3b...

February 1997 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>
<b>Central</b>						
C-1	207	79	84	\$15,708,205	\$187,002	\$159,000
C-2	170	72	61	20,701,700	339,372	259,500
C-3	146	59	53	20,109,100	379,417	275,000
C-4	211	105	87	35,170,537	404,259	374,000
C-6	44	17	13	3,155,900	242,762	225,000
C-7	117	45	58	14,480,450	249,663	232,450
C-8	158	69	73	12,243,230	167,715	147,500
C-9	84	45	31	17,567,400	566,690	500,000
C-10	151	78	55	19,506,618	354,666	312,500
C-11	55	19	24	5,142,200	214,258	226,500
C-12	129	69	28	15,314,900	546,961	473,500
C-13	110	53	63	12,782,600	202,898	185,000
C-14	202	99	73	21,242,100	290,988	245,000
C-15	237	91	92	20,021,588	217,626	198,000
<b>Total</b>	<b>2,021</b>	<b>900</b>	<b>795</b>	<b>\$233,146,528</b>	<b>\$293,266</b>	<b>\$235,500</b>
<b>North</b>						
N-1	197	97	66	\$17,606,023	\$266,758	\$244,000
N-2	216	79	78	20,596,350	264,056	253,000
N-3	302	135	99	23,931,523	241,733	211,500
N-4	149	58	51	13,453,888	263,802	269,500
N-5	34	18	11	3,531,500	321,045	280,000
N-6	154	61	51	12,139,047	238,021	223,000
N-7	173	55	101	20,060,049	198,614	193,000
N-8	179	70	52	14,715,700	282,994	265,000
N-10	124	35	66	15,047,593	227,994	216,000
N-11	278	112	83	23,568,501	283,958	275,000
N-12	62	23	22	4,799,900	218,177	208,000
N-13	29	14	4	586,000	146,500	148,000
N-14	80	38	22	5,968,500	271,295	272,750
N-15	81	21	23	4,839,700	210,422	190,000
N-16	44	17	17	3,548,200	208,718	204,200
N-17	201	65	61	7,823,355	128,252	125,000
N-18	69	26	28	4,706,150	168,077	171,450
N-19	107	36	31	5,177,900	167,029	154,000
N-20	18	10	1	104,500	104,500	104,500
N-21	28	12	5	838,000	167,600	191,000
N-22	35	12	10	1,715,200	171,520	157,500
N-23	66	15	28	3,888,000	138,857	136,000
N-24	32	9	15	1,908,900	127,260	122,500
<b>Total</b>	<b>2,658</b>	<b>1,018</b>	<b>925</b>	<b>\$210,554,479</b>	<b>\$227,626</b>	<b>\$216,000</b>
<b>Grand Total</b>	<b>12,760</b>	<b>4,750</b>	<b>5,200</b>	<b>\$1,077,554,170</b>	<b>\$207,221</b>	<b>\$179,949</b>

Listed includes Reruns: East (1,284-36%) West (1,548-34%) Central (900-44%) North(1,018-38%)

\* Sales to Listings Ratio (SFD only): 40.7%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	38	97%
WEST	40	96%
CENTRAL	45	97%
NORTH	53	96%
<b>TOTAL</b>	<b>43</b>	<b>97%</b>

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

**Two Month Single-Family  
January to February 1997**

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>East</b>					
E-1	317	129	\$23,088,550	\$178,981	\$171,000
E-2	311	130	30,179,990	232,154	198,500
E-3	556	220	36,461,810	165,736	164,500
E-4	241	107	15,803,680	147,698	157,000
E-5	485	191	33,860,094	177,278	175,000
E-6	202	71	12,342,550	173,839	163,000
E-7	477	212	39,254,489	185,163	185,000
E-8	398	122	20,107,987	164,820	165,000
E-9	304	103	16,368,580	158,918	165,000
E-10	241	78	16,191,970	207,589	205,000
E-11	344	154	23,554,900	152,954	157,000
E-12	113	56	8,893,700	158,816	157,250
E-13	411	153	28,902,707	188,907	186,000
E-14	455	207	33,295,773	160,849	158,500
E-15	399	182	31,328,717	172,136	166,950
E-16	806	328	41,224,625	125,685	122,500
E-17	363	143	20,299,690	141,956	137,500
E-18	30	3	628,000	209,333	165,000
E-19	23	5	797,000	159,400	166,000
E-20	91	30	4,668,400	155,613	148,000
E-21	126	50	8,171,150	163,423	155,000
<b>Total</b>	<b>6,693</b>	<b>2,674</b>	<b>\$445,424,362</b>	<b>\$166,576</b>	<b>N/A</b>
<b>West</b>					
W-1	157	61	\$11,275,000	\$184,836	\$165,300
W-2	291	103	20,714,700	201,114	185,000
W-3	383	123	18,131,600	147,411	144,000
W-4	264	93	13,520,800	145,385	153,000
W-5	365	133	18,847,000	141,707	124,500
W-6	298	105	19,724,300	187,850	173,500
W-7	119	53	13,041,900	246,074	245,750
W-8	482	182	57,212,850	314,356	246,750
W-9	248	86	15,465,850	179,835	181,000
W-10	402	161	25,180,250	156,399	170,000
W-12	371	119	25,263,905	212,302	195,000
W-13	481	185	42,818,400	231,451	209,900
W-14	251	98	17,061,845	174,100	177,750
W-15	391	205	25,393,442	123,870	118,000
W-16	450	184	37,287,605	202,650	183,750
W-17	2	-	-	-	-
W-18	128	49	7,148,298	145,884	154,000
W-19	527	234	45,968,038	196,445	196,000
W-20	595	297	60,617,995	204,101	183,000
W-21	348	150	37,208,600	248,057	222,000
W-22	7	3	428,000	142,667	125,000
W-23	763	455	79,332,128	174,356	169,500
W-24	601	287	45,456,100	158,384	152,000
W-25	44	15	4,132,666	275,511	192,000
W-26	8	-	-	-	-
W-27	201	76	14,133,650	185,969	177,250
W-28	311	122	25,998,836	213,105	197,250
<b>Total</b>	<b>8,488</b>	<b>3,579</b>	<b>\$681,363,758</b>	<b>\$190,378</b>	<b>N/A</b>

Two Month Single-Family continued  
January to February 1997

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>					
C-1	413	159	\$29,665,588	\$186,576	\$160,000
C-2	308	99	30,795,700	311,068	239,900
C-3	284	85	28,215,500	331,947	240,000
C-4	416	163	62,393,537	382,782	338,000
C-6	87	22	5,518,900	250,859	230,000
C-7	232	101	24,019,600	237,818	224,050
C-8	327	134	22,646,108	169,001	149,000
C-9	165	54	31,142,900	576,720	500,000
C-10	254	91	32,182,418	353,653	291,200
C-11	112	47	10,696,350	227,582	247,000
C-12	244	45	23,855,850	530,130	467,000
C-13	230	100	20,548,850	205,489	188,000
C-14	424	124	35,375,530	285,287	242,000
C-15	448	164	34,340,987	209,396	186,150
<b>Total</b>	<b>3,944</b>	<b>1,388</b>	<b>\$391,397,818</b>	<b>\$281,987</b>	<b>N/A</b>
<b>North</b>					
N-1	367	107	\$27,683,773	\$258,727	\$236,000
N-2	399	163	41,010,818	251,600	245,000
N-3	586	174	43,460,422	249,773	216,000
N-4	290	90	23,108,213	256,758	248,944
N-5	76	21	6,113,000	291,095	278,000
N-6	276	86	20,614,197	239,700	223,250
N-7	348	169	33,943,749	200,851	193,000
N-8	326	91	24,698,880	271,416	256,000
N-10	237	105	23,982,231	228,402	216,000
N-11	517	148	41,346,811	279,370	266,000
N-12	113	42	9,763,800	232,471	205,000
N-13	54	7	1,531,500	218,786	170,000
N-14	156	34	9,054,500	266,309	267,750
N-15	151	46	9,575,300	208,159	190,000
N-16	100	38	7,901,100	207,924	186,500
N-17	410	118	15,667,295	132,774	125,500
N-18	141	45	7,377,750	163,950	169,900
N-19	190	51	8,441,338	165,516	153,000
N-20	26	5	1,006,400	201,280	149,900
N-21	53	8	1,385,000	173,125	178,000
N-22	57	20	3,022,200	151,110	135,250
N-23	169	46	6,504,533	141,403	137,950
N-24	77	25	3,274,300	130,972	122,750
<b>Total</b>	<b>5,119</b>	<b>1,639</b>	<b>\$370,467,110</b>	<b>\$226,032</b>	<b>N/A</b>
<b>Grand Total</b>	<b>24,244</b>	<b>9,280</b>	<b>\$1,888,653,048</b>	<b>\$203,519</b>	<b>N/A</b>

Includes Re-runs:

East	2,373	West	2,884
Central	1,700	North	1,906









## Single-Family West Breakdown February 1997

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	11	266,145	239,900	5	184,580	188,000
W-2	31	238,476	220,100	28	168,500	167,500
W-3	42	153,676	145,500	20	159,010	148,750
W-4	30	166,823	164,250	5	182,700	182,000
W-5	18	203,744	202,500	22	195,593	191,000
W-6	33	180,855	173,000	5	189,800	188,000
W-7	24	274,277	259,000	1	145,000	145,000
W-8	68	446,851	325,000	3	213,667	216,000
W-9	22	255,545	242,500	1	171,500	171,500
W-10	49	206,959	195,000	2	169,000	169,000
W-12	44	256,254	230,000	-	-	-
W-13	60	298,356	285,250	14	159,793	154,500
W-14	13	253,485	251,000	8	184,688	183,000
W-15	5	206,100	215,000	4	180,000	179,000
W-16	46	244,566	225,500	28	172,785	173,000
W-17	-	-	-	-	-	-
W-18	11	172,337	168,200	9	167,011	166,000
W-19	63	243,932	239,500	10	189,250	188,000
W-20	83	261,910	220,900	29	176,471	175,000
W-21	49	296,878	274,000	3	166,833	176,500
W-22	1	186,500	186,500	-	-	-
W-23	146	197,802	190,000	37	156,350	158,700
W-24	63	203,201	185,000	30	163,770	163,950
W-25	6	205,417	206,500	-	-	-
W-26	-	-	-	-	-	-
W-27	36	199,303	186,750	3	145,700	142,000
W-28	54	232,184	225,000	4	122,175	123,200

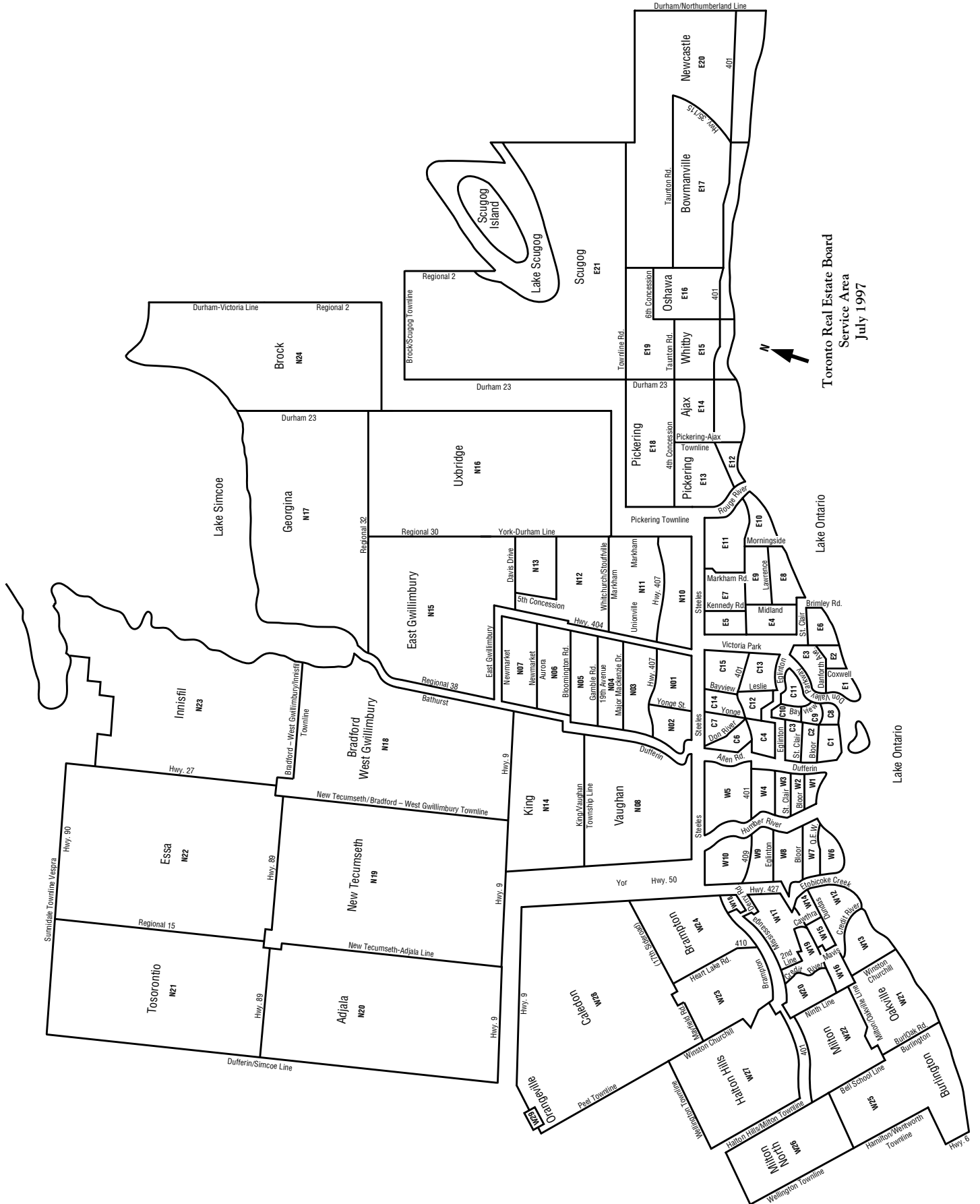
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	82,000	82,000	10	124,400	124,250	-	-	-
W-2	-	-	-	3	208,267	211,500	-	-	-
W-3	-	-	-	10	117,500	137,000	-	-	-
W-4	-	-	-	14	85,414	84,250	-	-	-
W-5	12	114,996	112,500	23	80,735	82,000	-	-	-
W-6	-	-	-	16	195,569	163,000	-	-	-
W-7	-	-	-	4	122,625	127,250	-	-	-
W-8	5	163,200	181,000	33	142,882	128,500	-	-	-
W-9	2	286,450	286,450	21	91,817	77,000	1	185,000	185,000
W-10	8	113,863	112,450	23	88,165	84,500	2	166,750	166,750
W-12	7	138,071	138,000	10	111,300	114,250	-	-	-
W-13	13	132,819	122,000	8	86,338	87,600	-	-	-
W-14	19	154,789	160,000	14	128,750	133,500	5	198,420	191,500
W-15	13	138,423	141,000	85	112,704	112,000	-	-	-
W-16	21	147,224	150,000	7	138,343	140,000	9	183,722	175,500
W-17	-	-	-	-	-	-	-	-	-
W-18	8	110,563	115,250	1	92,000	92,000	-	-	-
W-19	20	154,525	157,250	30	128,628	118,950	1	177,000	177,000
W-20	53	146,626	140,100	4	105,750	109,500	1	178,900	178,900
W-21	13	147,946	148,000	8	115,688	107,500	1	169,900	169,900
W-22	-	-	-	-	-	-	-	-	-
W-23	30	127,665	121,500	11	128,568	125,500	5	167,680	171,000
W-24	26	117,823	118,000	35	104,153	104,500	1	182,900	182,900
W-25	1	117,000	117,000	1	375,000	375,000	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	4	113,000	118,250	-	-	-	1	145,000	145,000
W-28	1	102,000	102,000	-	-	-	2	171,500	171,500

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	2	118,750	118,750	-	-	-	-	-	-
W-2	3	112,000	118,000	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	2	44,750	44,750	-	-	-
W-6	1	244,000	244,000	-	-	-	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	-	-	-	2	83,250	83,250	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	1	157,000	157,000	-	-	-	-	-	-
W-12	2	154,250	154,250	-	-	-	-	-	-
W-13	4	148,600	145,250	-	-	-	-	-	-
W-14	1	173,000	173,000	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	2	170,450	170,450	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	9	184,111	187,000	-	-	-	-	-	-
W-20	4	192,375	196,500	-	-	-	-	-	-
W-21	4	176,700	176,900	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	34	151,194	149,250	-	-	-	-	-	-
W-24	7	152,129	152,000	-	-	-	-	-	-
W-25	1	133,000	133,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	5	150,580	160,000	-	-	-	-	-	-

# 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	36,206	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	47,100	39,273	9,902,240,806	210,238	203,028
<b>1996</b>					
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
<b>TOTAL</b>	<b>65,760</b>	<b>55,779</b>	<b>13,497,191,369</b>	<b>205,249</b>	<b>198,150</b>
<b>1997</b>					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
<b>TOTAL</b>	<b>11,119</b>	<b>9,280</b>	<b>2,344,516,715</b>	<b>210,857</b>	<b>203,519</b>

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



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