

# Market Watch

For Further Information: 443-8151

April, 1997

## April market breaks 6,400

TORONTO - Thursday, May 1, 1997—  
The spring market is heating up with Members of the Toronto Real Estate Board (TREB) reporting 6,423 sales of single-family dwellings last month. April's sales are up 16 per cent from 5,550 in March, and up 27 per cent from 5,070 recorded in April, 1996.

Looking at prices, the average rose one per cent to \$213,107 from \$210,207 in March, and the median rose slightly to \$185,000 from \$183,650. Compared to April last year, the average was up seven per cent from \$198,445 and the median also rose seven per cent from \$173,000.

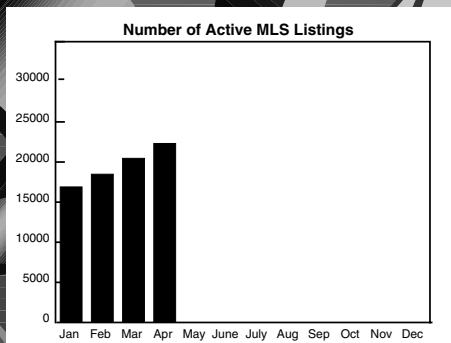
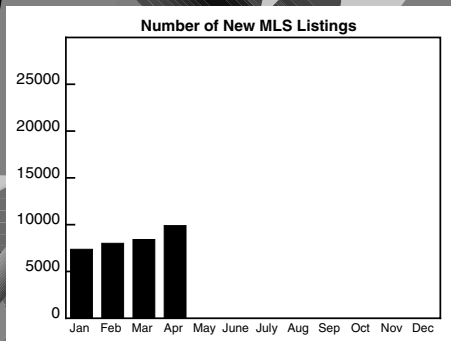
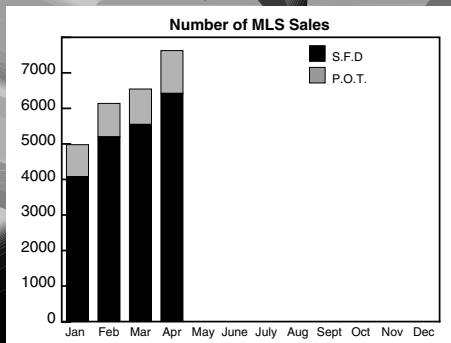
Commenting on April's outstanding performance, TREB President Jerry England simply said "I think the market speaks for itself."

TREB's 1997 inventory continued to rise in April with 22,311 active listings at months' end, up nine per cent from 20,459 in March.

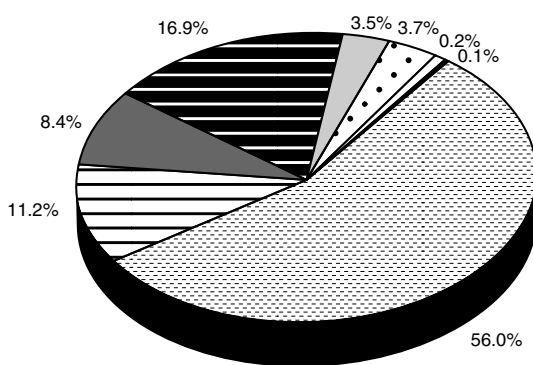
TREB's 6,423 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,368,788,641 and averaged \$213,107. The median price was \$185,000.

Breaking down the total 2,381 sales were reported in TREB's 27 West districts and averaged \$197,337; 916 sales were reported in the 14 Central districts and averaged \$308,688; 1,189 sales were reported in the 23 North districts and averaged \$236,212; and 1,937 sales were reported in TREB's 21 East districts and averaged \$173,111.

In addition to the sales of single-family dwellings, TREB Members reported 1,203 sales of properties of other types (P.O.T.) during April moving the total to 7,626. The dollar volume for properties of all types (P.A.T.) was \$1,747,789,607, and the average price was \$229,188.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,594	\$221,000
Semi Detached	717	175,500
Condo T.H.	542	140,150
Condo Apt.	1,087	124,000
Link	227	180,000
Attached/Row	237	163,000
Co-op Apt.	13	133,500
Detached Condo	6	299,950

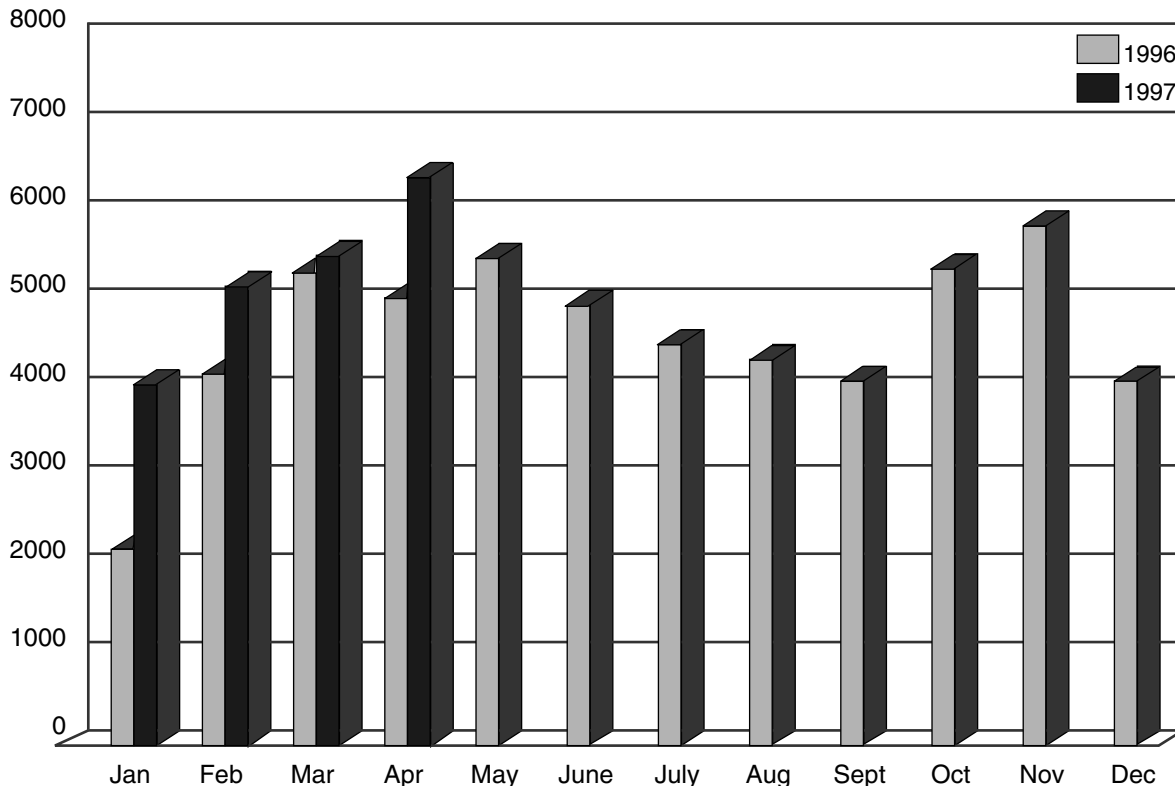
### Housing Market Indicators

	April 1996	April 1997	% Change
Sales*	5,070	6,423	(+27%)
New Listings*	8,420	9,898	(+17%)
Active Listings**	26,931	22,311	(-17%)

\* Single-Family Dwellings Only

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

## Single-Family Dwelling Sales Comparison



### Price Category Breakdown — April

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	282 (4.4)	188 (17.3)	33 (6.1)
90,001 to 110,000	356 (5.5)	207 (19.0)	50 (9.2)
110,001 to 120,000	277 (4.3)	124 (11.4)	57 (10.5)
120,001 to 130,000	280 (4.4)	84 (7.7)	73 (13.5)
130,001 to 140,000	294 (4.6)	73 (6.7)	58 (10.7)
140,001 to 150,000	352 (5.5)	61 (5.6)	62 (11.4)
150,001 to 160,000	392 (6.1)	51 (4.7)	60 (11.1)
160,001 to 170,000	379 (5.9)	32 (3.0)	43 (7.9)
170,001 to 180,000	392 (6.1)	31 (2.9)	27 (5.0)
180,001 to 190,000	421 (6.6)	42 (3.9)	15 (2.8)
190,001 to 200,000	317 (4.9)	28 (2.6)	16 (3.0)
200,001 to 225,000	648 (10.1)	63 (5.8)	19 (3.5)
225,001 to 250,000	529 (8.2)	34 (3.1)	11 (2.0)
250,001 to 300,000	656 (10.2)	21 (1.9)	14 (2.6)
300,001 to 400,000	494 (7.7)	33 (3.0)	3 (0.5)
400,001 to 500,000	180 (2.8)	6 (0.6)	— (—)
500,001 to 750,000	126 (2.0)	7 (0.6)	1 (0.2)
750,000 to 1,000,000	28 (0.4)	1 (0.1)	— (—)
1,000,001 to 1,500,000	14 (0.2)	1 (0.1)	— (—)
Over 1,500,000	6 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>6,423 100.0</b>	<b>1,087* 100.0</b>	<b>542** 100.0</b>

\* 1,087 condominium apartments sold for \$158,971,277, averaging \$146,247

\*\* 542 condominium townhouses sold for \$79,656,370, averaging \$146,967.

## Single-Family Residential April 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	276	130	84	\$15,581,575	\$185,495	\$178,000
E-2	218	85	82	20,153,470	245,774	222,500
E-3	387	175	138	24,131,900	174,869	174,500
E-4	154	58	76	12,093,800	159,129	167,500
E-5	313	122	145	28,024,563	193,273	192,000
E-6	182	89	67	12,305,300	183,661	172,000
E-7	378	139	147	27,080,146	184,219	186,800
E-8	287	131	101	16,835,436	166,687	153,000
E-9	215	87	64	11,368,600	177,634	181,250
E-10	193	81	74	16,181,450	218,668	211,500
E-11	220	99	99	15,641,750	157,997	160,000
E-12	53	16	38	6,397,950	168,367	162,000
E-13	310	125	122	23,095,717	189,309	180,000
E-14	342	115	152	25,519,115	167,889	163,000
E-15	251	102	129	22,305,900	172,914	168,000
E-16	591	253	251	32,462,800	129,334	124,000
E-17	263	109	108	15,619,100	144,621	142,000
E-18	16	9	4	1,178,000	294,500	260,500
E-19	18	9	3	584,000	194,667	164,000
E-20	54	17	18	2,989,300	166,072	147,250
E-21	114	37	35	5,765,600	164,731	158,000
<b>Total</b>	<b>4,835</b>	<b>1,988</b>	<b>1,937</b>	<b>\$335,315,472</b>	<b>\$173,111</b>	<b>\$166,000</b>
<b>West</b>						
W-1	137	51	55	\$11,428,300	\$207,787	\$190,000
W-2	196	89	61	14,227,635	233,240	212,000
W-3	252	98	73	11,238,750	153,955	150,000
W-4	153	57	55	8,891,800	161,669	160,000
W-5	228	89	87	13,330,050	153,219	169,900
W-6	207	91	86	17,034,200	198,072	185,000
W-7	109	47	43	10,878,870	252,997	250,000
W-8	339	169	129	39,473,200	305,994	260,000
W-9	153	76	53	10,368,750	195,637	196,000
W-10	286	116	95	14,047,625	147,870	165,000
W-12	252	106	102	22,329,900	218,921	182,500
W-13	282	128	123	28,126,550	228,671	205,000
W-14	198	78	65	12,899,830	198,459	190,000
W-15	320	116	137	19,912,900	145,350	126,500
W-16	265	100	142	29,449,650	207,392	203,950
W-17	1	-	-	-	-	-
W-18	78	30	36	5,353,700	148,714	157,250
W-19	346	139	138	28,133,278	203,864	205,000
W-20	430	193	180	38,109,240	211,718	189,000
W-21	221	88	112	27,092,802	241,900	212,500
W-22	8	4	2	440,500	220,250	220,250
W-23	540	177	255	45,716,685	179,281	171,000
W-24	416	145	205	33,279,650	162,340	158,000
W-25	17	7	6	1,032,500	172,083	165,500
W-26	1	1	-	-	-	-
W-27	116	49	57	9,941,500	174,412	170,000
W-28	232	81	84	17,120,600	203,817	194,500
<b>Total</b>	<b>5,783</b>	<b>2,325</b>	<b>2,381</b>	<b>\$469,858,465</b>	<b>\$197,337</b>	<b>\$182,000</b>

April 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	323	120	93	\$19,953,100	\$214,549	\$187,500
C-2	230	103	61	18,502,871	303,326	228,000
C-3	169	81	62	27,622,275	445,521	367,500
C-4	256	103	104	40,983,694	394,074	374,500
C-6	61	31	17	4,663,500	274,324	263,000
C-7	210	97	74	18,123,296	244,909	224,750
C-8	231	105	75	15,126,400	201,685	172,000
C-9	97	53	33	18,160,400	550,315	385,000
C-10	186	91	70	23,519,550	335,994	275,550
C-11	94	38	38	9,316,001	245,158	252,500
C-12	186	107	43	28,358,750	659,506	565,500
C-13	192	97	61	13,206,130	216,494	201,000
C-14	315	141	64	18,688,762	292,012	248,000
C-15	287	123	121	26,533,738	219,287	205,000
<b>Total</b>	<b>2,837</b>	<b>1,290</b>	<b>916</b>	<b>\$282,758,467</b>	<b>\$308,688</b>	<b>\$249,450</b>
<b>North</b>						
N-1	238	106	72	\$19,019,275	\$264,157	\$239,500
N-2	232	91	100	26,274,300	262,743	250,000
N-3	405	177	102	30,515,740	299,174	283,500
N-4	197	80	57	15,312,580	268,642	243,000
N-5	50	19	14	5,406,000	386,143	326,750
N-6	195	94	80	22,331,675	279,146	230,500
N-7	216	88	99	21,214,289	214,286	212,000
N-8	260	127	73	20,516,800	281,052	269,500
N-10	198	85	53	13,521,200	255,117	235,000
N-11	403	197	128	35,759,038	279,367	269,000
N-12	80	36	17	4,786,500	281,559	250,000
N-13	36	15	8	1,700,500	212,563	163,000
N-14	82	35	30	8,894,250	296,475	269,000
N-15	91	40	41	8,894,500	216,939	209,000
N-16	57	22	24	4,489,890	187,079	187,950
N-17	284	98	94	12,288,250	130,726	127,500
N-18	100	33	41	7,076,800	172,605	175,000
N-19	127	50	45	7,087,100	157,491	150,000
N-20	24	11	6	1,239,500	206,583	198,500
N-21	21	10	14	2,170,200	155,014	153,850
N-22	55	15	19	2,690,000	141,579	134,000
N-23	117	40	46	6,184,600	134,448	131,500
N-24	65	18	26	3,483,250	133,971	121,000
<b>Total</b>	<b>3,533</b>	<b>1,487</b>	<b>1,189</b>	<b>\$280,856,237</b>	<b>\$236,212</b>	<b>\$219,000</b>
<b>Grand Total</b>	<b>16,988</b>	<b>7,090</b>	<b>6,423</b>	<b>\$1,368,788,641</b>	<b>\$213,107</b>	<b>\$185,000</b>

Listed includes Reruns: East (1,988-41%) West (2,325-40%) Central(1,290-45%) North(1,487-42%)

\* Sales to Listings Ratio (SFD only): 37.8%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	38	97%
WEST	37	97%
CENTRAL	38	97%
NORTH	51	96%
<b>TOTAL</b>	<b>40</b>	<b>97%</b>

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

## Four Month Single-Family January to April 1997

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>East</u></b>					
E-1	772	274	\$49,690,326	\$181,352	\$170,000
E-2	669	284	67,778,209	238,656	215,000
E-3	1,266	502	83,812,210	166,957	166,000
E-4	541	237	36,474,780	153,902	165,000
E-5	1,071	453	84,276,525	186,041	182,750
E-6	509	177	32,821,761	185,434	169,900
E-7	1,128	477	88,435,785	185,400	185,000
E-8	914	305	51,669,173	169,407	165,000
E-9	693	210	35,200,780	167,623	175,000
E-10	579	209	44,513,570	212,984	208,000
E-11	783	337	52,108,338	154,624	158,000
E-12	216	120	19,544,720	162,873	160,000
E-13	943	369	69,612,574	188,652	182,250
E-14	1,082	493	80,699,441	163,691	162,000
E-15	887	423	72,993,642	172,562	168,000
E-16	1,855	789	99,871,026	126,579	122,750
E-17	849	323	46,219,790	143,095	137,000
E-18	61	9	2,206,000	245,111	245,000
E-19	55	12	2,284,500	190,375	172,500
E-20	193	68	10,813,700	159,025	148,000
E-21	324	103	16,616,800	161,328	155,000
<b>Total</b>	<b>15,390</b>	<b>6,174</b>	<b>\$1,047,643,650</b>	<b>\$169,686</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	402	146	\$30,319,630	\$207,669	\$180,000
W-2	649	227	48,109,748	211,937	192,500
W-3	834	271	40,653,449	150,013	145,900
W-4	551	199	30,446,000	152,995	155,000
W-5	788	299	42,914,240	143,526	129,400
W-6	639	245	47,708,700	194,729	178,000
W-7	317	131	32,938,491	251,439	245,425
W-8	1,104	422	129,286,678	306,367	255,000
W-9	540	197	37,470,718	190,207	198,000
W-10	918	347	52,820,475	152,220	168,000
W-12	825	300	65,640,805	218,803	195,000
W-13	998	402	93,757,650	233,228	209,900
W-14	580	218	41,449,774	190,137	186,000
W-15	942	465	61,740,092	132,774	119,000
W-16	977	454	93,205,155	205,298	193,000
W-17	3	-	-	-	-
W-18	292	131	19,239,678	146,868	157,000
W-19	1,153	508	101,843,434	200,479	202,000
W-20	1,413	665	136,423,335	205,148	185,000
W-21	762	361	89,219,642	247,146	223,000
W-22	23	7	1,582,500	226,071	169,000
W-23	1,778	947	166,753,415	176,086	169,900
W-24	1,384	680	109,023,150	160,328	156,400
W-25	75	29	6,410,166	221,040	166,000
W-26	13	1	190,000	190,000	190,000
W-27	439	193	35,315,940	182,984	174,000
W-28	734	277	59,989,686	216,569	196,000
<b>Total</b>	<b>19,133</b>	<b>8,122</b>	<b>\$1,574,452,551</b>	<b>\$193,850</b>	<b>N/A</b>

Four Month Single-Family continued  
January to April 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	987	336	\$63,772,288	\$189,798	\$167,000
C-2	707	230	72,351,671	314,572	243,750
C-3	579	205	77,012,959	375,673	271,500
C-4	862	353	137,477,249	389,454	355,000
C-6	201	63	17,502,200	277,813	262,000
C-7	562	213	50,514,173	237,156	224,050
C-8	744	270	48,959,207	181,330	158,950
C-9	341	114	63,524,300	557,231	462,500
C-10	586	221	77,238,768	349,497	280,000
C-11	268	113	27,112,451	239,933	250,000
C-12	566	118	67,682,700	573,582	512,500
C-13	532	207	44,318,880	214,101	197,000
C-14	988	259	75,447,192	291,302	245,000
C-15	1,020	408	91,756,413	224,893	197,750
<b>Total</b>	<b>8,943</b>	<b>3,110</b>	<b>\$914,670,451</b>	<b>\$294,106</b>	<b>N/A</b>
<b>North</b>					
N-1	821	247	\$65,672,347	\$265,880	\$246,000
N-2	851	349	87,942,604	251,985	243,000
N-3	1,339	383	101,518,235	265,061	230,000
N-4	630	200	52,789,743	263,949	252,500
N-5	175	40	12,974,000	324,350	288,000
N-6	674	232	60,041,420	258,799	230,000
N-7	753	339	69,788,908	205,867	203,000
N-8	828	221	60,319,880	272,941	264,000
N-10	579	226	53,903,139	238,509	222,000
N-11	1,235	387	108,952,229	281,530	269,000
N-12	260	76	18,086,800	237,984	213,500
N-13	117	21	5,206,500	247,929	170,000
N-14	306	88	24,946,550	283,484	273,000
N-15	331	127	27,377,100	215,568	195,200
N-16	209	87	17,845,390	205,119	186,900
N-17	884	295	39,358,845	133,420	127,750
N-18	321	112	18,643,000	166,455	169,900
N-19	396	140	22,436,938	160,264	150,000
N-20	65	15	3,055,900	203,727	195,000
N-21	95	25	4,004,700	160,188	157,000
N-22	145	48	6,836,700	142,431	132,750
N-23	379	123	17,158,133	139,497	138,700
N-24	197	66	8,468,950	128,317	120,000
<b>Total</b>	<b>11,590</b>	<b>3,847</b>	<b>\$887,328,011</b>	<b>\$230,655</b>	<b>N/A</b>
<b>Grand Total</b>	<b>55,056</b>	<b>21,253</b>	<b>\$4,424,094,663</b>	<b>\$208,163</b>	<b>N/A</b>

Includes Re-runs:

East	5,870	West	6,991
Central	3,935	North	4,565

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









## Single-Family West Breakdown April 1997

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	26	247,335	235,000	12	200,633	206,500
W-2	32	277,732	285,000	27	184,082	165,000
W-3	50	155,554	148,750	13	174,258	168,500
W-4	37	182,078	179,000	5	180,300	184,500
W-5	18	223,133	217,500	28	200,818	201,500
W-6	51	179,848	175,000	5	184,000	187,000
W-7	38	257,254	249,500	-	-	-
W-8	90	368,450	288,250	2	209,900	209,900
W-9	30	253,267	244,000	1	189,900	189,900
W-10	42	204,124	199,500	5	180,700	183,500
W-12	54	291,010	254,500	11	191,195	181,000
W-13	65	297,175	278,500	15	167,283	172,000
W-14	25	283,512	270,000	9	187,089	190,000
W-15	24	238,525	218,750	6	188,167	184,000
W-16	73	244,550	228,500	17	176,553	174,000
W-17	-	-	-	-	-	-
W-18	13	162,415	165,000	14	165,243	162,000
W-19	68	253,346	243,250	5	195,100	190,000
W-20	105	248,442	223,000	25	176,388	176,000
W-21	69	288,649	258,000	3	184,000	191,000
W-22	1	282,500	282,500	-	-	-
W-23	155	199,045	190,000	32	159,264	157,450
W-24	88	200,474	192,500	38	166,243	164,500
W-25	3	220,667	174,000	-	-	-
W-26	-	-	-	-	-	-
W-27	42	193,121	182,000	1	156,500	156,500
W-28	69	219,162	205,000	7	127,486	126,900

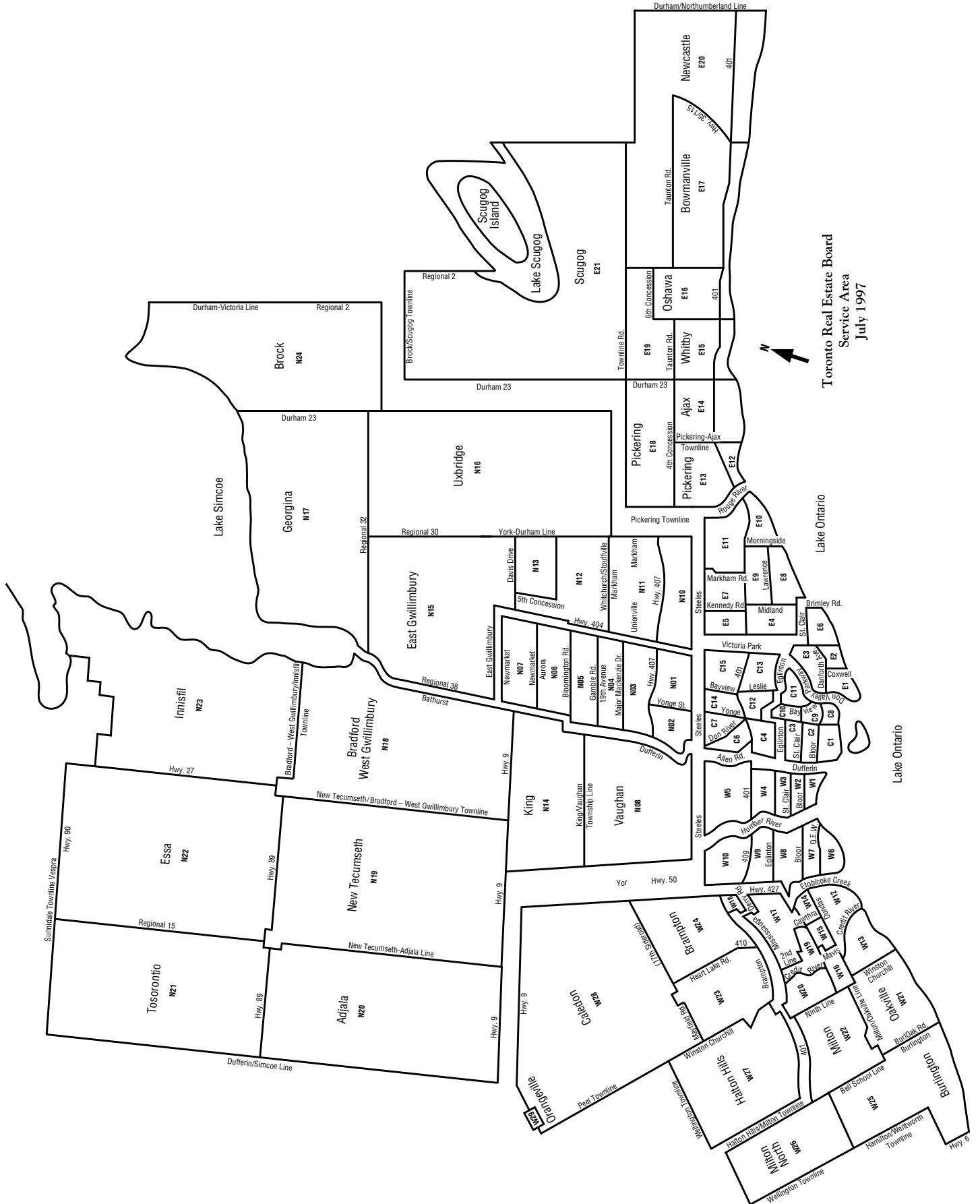
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	16	152,494	142,750	-	-	-
W-2	-	-	-	1	238,000	238,000	-	-	-
W-3	-	-	-	9	116,189	142,900	-	-	-
W-4	-	-	-	12	87,792	85,750	-	-	-
W-5	9	108,278	105,000	30	86,042	88,000	-	-	-
W-6	1	232,000	232,000	28	237,855	219,000	-	-	-
W-7	2	273,110	273,110	2	153,500	153,500	-	-	-
W-8	8	215,500	136,000	28	145,604	126,250	-	-	-
W-9	3	196,133	185,000	18	98,469	70,500	1	220,000	220,000
W-10	13	117,523	117,000	34	84,532	83,000	1	169,000	169,000
W-12	7	146,400	140,900	30	116,247	113,500	-	-	-
W-13	26	130,154	127,750	12	121,275	108,000	-	-	-
W-14	17	137,732	154,500	10	109,270	117,250	3	215,360	221,000
W-15	18	145,567	148,500	89	117,293	113,000	-	-	-
W-16	27	168,211	163,000	13	131,454	125,000	11	194,773	193,000
W-17	-	-	-	-	-	-	-	-	-
W-18	8	107,613	117,000	1	68,000	68,000	-	-	-
W-19	19	154,968	156,000	27	124,333	110,000	2	193,000	193,000
W-20	40	154,883	146,750	5	111,780	112,500	-	-	-
W-21	14	141,746	143,500	9	148,111	158,000	4	179,975	178,700
W-22	-	-	-	-	-	-	1	158,000	158,000
W-23	15	132,703	128,000	12	122,450	123,000	4	167,225	165,450
W-24	29	125,652	124,500	41	103,779	106,000	3	178,600	179,900
W-25	2	132,500	132,500	1	105,500	105,500	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	13	119,762	119,900	1	117,000	117,000	-	-	-
W-28	4	122,625	104,000	1	86,000	86,000	1	210,000	210,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	150,100	150,100	-	-	-	-	-	-
W-2	1	132,000	132,000	-	-	-	-	-	-
W-3	1	150,000	150,000	-	-	-	-	-	-
W-4	1	199,900	199,900	-	-	-	-	-	-
W-5	-	-	-	2	67,500	67,500	-	-	-
W-6	-	-	-	1	50,000	50,000	-	-	-
W-7	1	250,000	250,000	-	-	-	-	-	-
W-8	-	-	-	1	92,000	92,000	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	2	145,950	145,950	-	-	-	3	389,900	379,900
W-14	-	-	-	1	48,000	48,000	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	1	203,000	203,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	17	190,756	189,900	-	-	-	-	-	-
W-20	5	171,780	174,900	-	-	-	-	-	-
W-21	13	198,973	174,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	37	152,416	152,000	-	-	-	-	-	-
W-24	6	147,667	151,750	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	2	159,750	159,750	-	-	-	-	-	-

# 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
March	6,545	5,550	1,407,362,108	215,028	210,207
April	7,626	6,423	1,747,789,607	229,188	213,107
<b>TOTAL</b>	<b>25,290</b>	<b>21,253</b>	<b>5,499,668,430</b>	<b>217,464</b>	<b>208,163</b>

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



Toronto Real Estate Board  
Service Area  
July 1997

"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."