

MarketWatch

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January 2003

4,403 Sales Make a Great Start to 2003

TORONTO — Thursday, February 6, 2003.

The New Year began with TREB Members recording 4,403 single-family dwelling sales through the Toronto Real Estate Board MLS system, TREB President Ann Bosley announced today. "Though down nine per cent from last January's 4,869 sales, this is still the second best start to the year the Toronto Residential Market has ever seen. In addition, we had a nice bounce-back from the holiday season; sales were up 23 per cent from December's 3,589 figure."

On the price front, the single-family average moved to \$281,292 in January, up two per cent over December's figure of \$275,002, and up seven per cent from the \$262,919 recorded in January of 2002. "The pattern we are seeing is similar to that of the last few years," Mrs. Bosley said, "Modest price increases that should benefit potential vendors without locking the first time buyer out of the market."

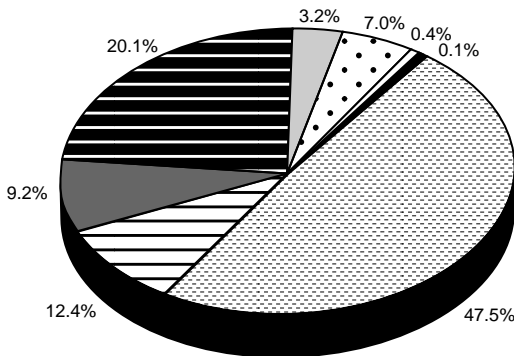
Breaking down the total, 1,665 sales were reported in TREB's 28 West districts and averaged \$256,094; 667 sales were reported in the 14 Central districts and averaged \$398,107; 903 sales were reported in the 23 North districts and averaged \$310,201; and 1,168 sales were reported in TREB's 21 East districts and averaged \$228,152. ■

NEIGHBOURHOOD CORNER

The City Core

Downtown Toronto (C-1) saw 117 sales in January, down nine per cent from the 128 recorded in the first month of 2002. Of these, 93 were condominium apartments, which sold for an average of \$251,596. This is up 6 per cent from \$237,455 recorded in January of 2002. Average Days-on-Market in C-1 was 51, compared to the city-wide time of 42 days. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

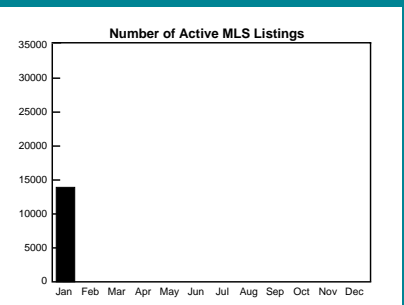
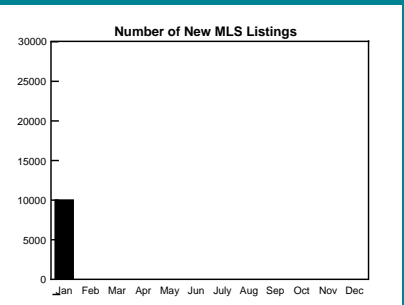
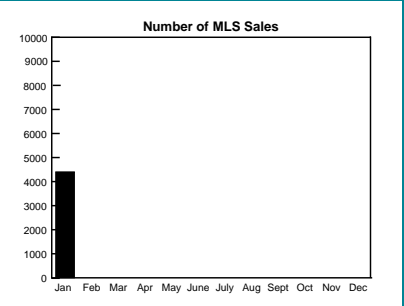


Dwelling Type	Sales	Median
Detached	2,093	\$292,000
Semi-Detached	545	\$239,999
Condo Townhouse	405	\$193,900
Condo Apt	886	\$176,750
Link	143	\$218,500
Att/Row/Twnhouse	308	\$228,875
Co-Op Apt	19	\$167,000
Det Condo	4	\$277,500

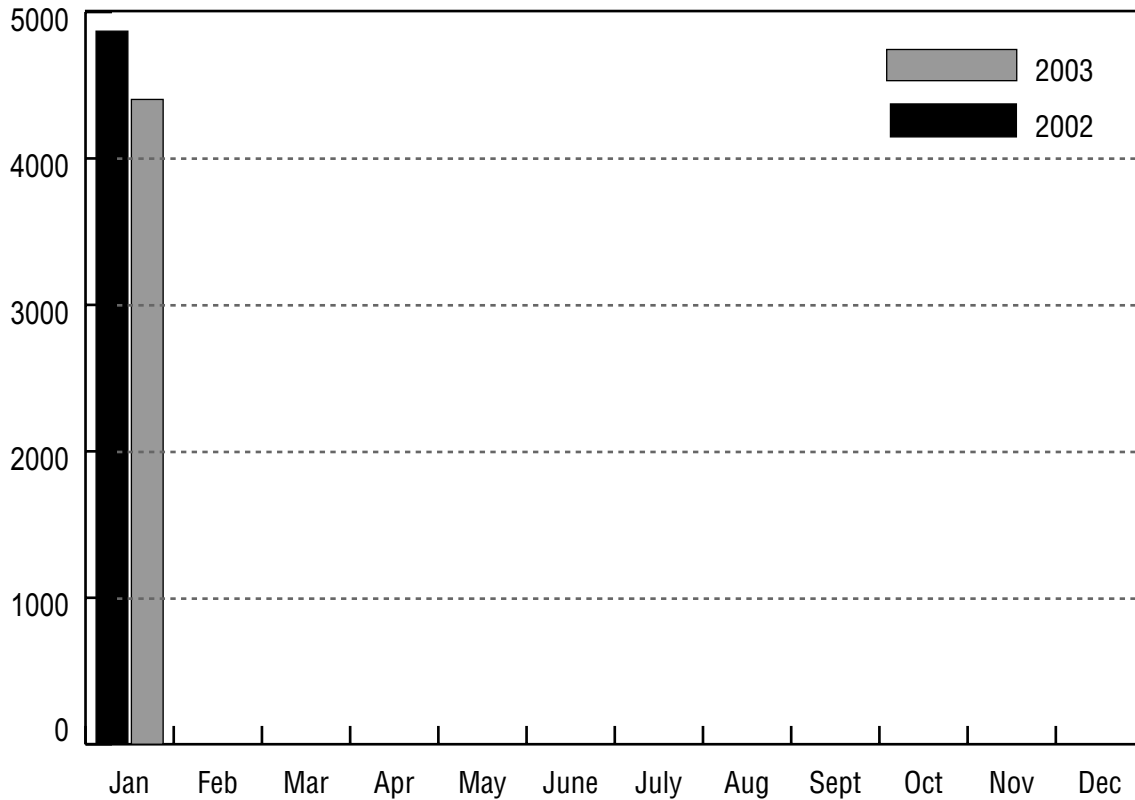
Housing Market Indicators

	January 2002	January 2003	% Change
Sales*	4,869	4,403	(-9%)
New Listings*	8,369	10,033	(+20%)
Active Listings*	N/A	13,919	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — JANUARY

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
0 - \$90,000	33	0.7	15	1.7	8	2.0
\$90,001 - \$100,000	16	0.4	10	1.1	3	0.7
\$100,001 - \$110,000	18	0.4	10	1.1	1	0.2
\$110,001 - \$120,000	32	0.7	16	1.8	7	1.7
\$120,001 - \$130,000	85	1.9	43	4.9	14	3.5
\$130,001 - \$140,000	121	2.7	67	7.6	15	3.7
\$140,001 - \$150,000	141	3.2	67	7.6	35	8.6
\$150,001 - \$160,000	161	3.7	85	9.6	22	5.4
\$160,001 - \$170,000	169	3.8	82	9.3	25	6.2
\$170,001 - \$180,000	184	4.2	67	7.6	30	7.4
\$180,001 - \$190,000	177	4.0	48	5.4	38	9.4
\$190,001 - \$200,000	144	3.3	42	4.7	21	5.2
\$200,001 - \$225,000	542	12.3	96	10.8	75	18.5
\$225,001 - \$250,000	541	12.3	70	7.9	53	13.1
\$250,001 - \$300,000	817	18.6	73	8.2	39	9.6
\$300,001 - \$400,000	723	16.4	56	6.3	12	3.0
\$400,001 - \$500,000	218	5.0	22	2.5	4	1.0
\$500,001 - \$750,000	193	4.4	14	1.6	3	0.7
\$750,001 - \$1,000,000	47	1.1	1	0.1	-	-
\$1,000,001 - \$1,500,000	27	0.6	1	0.1	-	-
\$1,500,000 -	14	0.3	-	-	-	-
Total:	4,403	100	886	100	405	100

SINGLE-FAMILY RESIDENTIAL - JANUARY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	92	108	46	\$12,279,313	\$266,942	\$229,000	38	100
E02	102	85	49	\$16,133,900	\$329,263	\$281,500	17	100
E03	181	216	78	\$17,612,333	\$225,799	\$220,000	61	99
E04	106	120	51	\$11,392,100	\$223,375	\$230,000	38	99
E05	146	200	61	\$15,184,100	\$248,920	\$239,500	43	97
E06	62	76	24	\$7,793,738	\$324,739	\$237,700	31	98
E07	147	191	74	\$17,767,186	\$240,097	\$222,500	35	97
E08	129	175	60	\$14,458,600	\$240,977	\$225,000	35	97
E09	180	248	70	\$15,190,050	\$217,001	\$223,250	47	97
E10	83	112	37	\$9,190,900	\$248,403	\$250,000	61	97
E11	145	225	72	\$15,099,355	\$209,713	\$195,000	46	98
E12	31	33	16	\$3,678,400	\$229,900	\$206,500	27	98
E13	188	233	89	\$22,973,036	\$258,124	\$245,000	35	98
E14	185	229	76	\$17,441,500	\$229,493	\$221,450	34	98
E15	166	233	81	\$19,612,921	\$242,135	\$237,000	46	98
E16	272	324	156	\$24,701,741	\$158,344	\$154,245	44	98
E17	143	179	90	\$16,976,980	\$188,633	\$180,250	35	98
E18	8	16	1	\$396,000	\$396,000	\$396,000	59	97
E19	23	36	11	\$2,894,500	\$263,136	\$255,000	34	98
E20	27	49	8	\$1,353,900	\$169,238	\$192,500	34	94
E21	51	100	18	\$4,350,700	\$241,706	\$229,100	52	96
Total	2,467	3,188	1,168	\$266,481,253	\$228,152	\$218,000	41	98
West								
W01	43	53	23	\$7,876,300	\$342,448	\$310,000	33	101
W02	95	118	51	\$15,091,650	\$295,915	\$285,000	38	100
W03	110	196	25	\$5,463,500	\$218,540	\$212,000	37	97
W04	112	179	49	\$11,465,900	\$233,998	\$230,000	43	97
W05	151	250	58	\$11,910,000	\$205,345	\$245,500	51	96
W06	151	213	62	\$16,078,300	\$259,327	\$237,050	43	98
W07	47	53	18	\$5,596,600	\$310,922	\$326,250	37	98
W08	183	222	69	\$27,214,076	\$394,407	\$342,000	34	100
W09	60	95	28	\$6,788,502	\$242,447	\$257,000	31	97
W10	203	326	68	\$11,870,800	\$174,571	\$148,500	50	97
W12	132	192	41	\$13,018,600	\$317,527	\$255,000	53	97
W13	155	220	65	\$21,589,900	\$332,152	\$250,000	50	97
W14	72	101	45	\$10,519,600	\$233,769	\$208,500	34	97
W15	212	265	117	\$21,315,200	\$182,181	\$169,500	52	97
W16	125	148	59	\$16,294,450	\$276,177	\$259,000	40	97
W17	7	8	2	\$618,000	\$309,000	\$309,000	41	98
W18	88	125	29	\$5,734,300	\$197,734	\$220,000	30	97
W19	346	447	192	\$52,329,730	\$272,551	\$262,250	37	98
W20	339	369	171	\$45,468,355	\$265,897	\$245,000	33	98
W21	110	156	31	\$10,660,000	\$343,871	\$297,000	47	98
W22	20	37	7	\$1,521,500	\$217,357	\$218,000	24	97
W23	502	658	179	\$41,093,150	\$229,571	\$225,000	38	98
W24	319	463	142	\$33,929,140	\$238,938	\$229,875	45	98
W25	32	51	14	\$4,878,500	\$348,464	\$315,750	33	98
W26	2	6	-	-	-	-	-	-
W27	90	117	37	\$8,862,850	\$239,536	\$227,000	57	97
W28	108	170	43	\$11,524,600	\$268,014	\$233,500	43	96
W29	68	110	40	\$7,683,350	\$192,084	\$179,625	38	99
Total	3,882	5,348	1,665	\$426,396,853	\$256,094	\$233,000	41	98

SINGLE-FAMILY RESIDENTIAL CONTINUED - JANUARY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	371	579	117	\$31,568,360	\$269,815	\$240,000	51	98
C02	110	171	37	\$19,712,575	\$532,772	\$355,200	43	97
C03	105	136	40	\$20,638,662	\$515,967	\$359,500	28	98
C04	135	147	54	\$27,613,201	\$511,356	\$467,500	34	101
C06	29	48	9	\$3,136,500	\$348,500	\$325,000	46	98
C07	112	158	49	\$15,185,500	\$309,908	\$287,500	44	97
C08	181	275	61	\$18,889,330	\$309,661	\$260,000	43	99
C09	82	117	27	\$15,434,700	\$571,656	\$415,000	44	98
C10	118	120	37	\$19,367,060	\$523,434	\$394,500	32	98
C11	49	61	26	\$8,330,950	\$320,421	\$250,000	33	100
C12	68	123	26	\$29,316,600	\$1,127,562	\$970,000	48	96
C13	73	96	38	\$12,494,927	\$328,814	\$330,000	31	98
C14	200	329	86	\$25,953,788	\$301,788	\$262,000	56	97
C15	147	177	60	\$17,895,518	\$298,259	\$262,000	39	97
Total	1,780	2,537	667	\$265,537,671	\$398,107	\$299,900	43	98
North								
N01	69	106	43	\$15,656,077	\$364,095	\$350,000	40	97
N02	141	192	53	\$17,455,800	\$329,355	\$310,000	30	97
N03	197	269	116	\$40,538,919	\$349,473	\$273,900	42	97
N04	149	196	64	\$22,661,940	\$354,093	\$356,550	39	98
N05	44	65	24	\$8,037,233	\$334,885	\$347,750	52	98
N06	87	119	42	\$12,837,850	\$305,663	\$257,250	39	98
N07	153	181	62	\$16,386,689	\$264,301	\$244,500	39	98
N08	296	421	137	\$46,959,950	\$342,773	\$307,000	39	97
N10	109	131	44	\$13,963,071	\$317,343	\$297,500	35	98
N11	173	264	102	\$34,177,699	\$335,075	\$313,000	40	98
N12	27	58	10	\$2,994,900	\$299,490	\$267,500	56	97
N13	16	33	2	\$854,000	\$427,000	\$427,000	1	98
N14	34	77	11	\$7,004,500	\$636,773	\$575,000	43	93
N15	19	41	14	\$4,078,000	\$291,286	\$246,500	55	97
N16	56	85	14	\$3,823,000	\$273,071	\$236,000	46	97
N17	120	194	56	\$10,387,500	\$185,491	\$176,750	51	97
N18	35	71	17	\$3,402,500	\$200,147	\$177,000	40	98
N19	46	85	36	\$7,564,900	\$210,136	\$190,750	61	97
N20	8	24	3	\$917,000	\$305,667	\$460,000	144	94
N21	10	18	4	\$690,500	\$172,625	\$165,250	92	98
N22	15	26	12	\$2,483,950	\$206,996	\$204,000	47	98
N23	72	124	30	\$6,096,200	\$203,207	\$177,700	48	98
N24	28	66	7	\$1,139,590	\$162,799	\$163,900	52	95
Total	1,904	2,846	903	\$280,111,768	\$310,201	\$278,500	42	97
Grand Total								
10,033	13,919	4,403	\$1,238,527,545	\$281,292	\$243,800	42	98	

SINGLE-FAMILY WEST BREAKDOWN - JANUARY 2003

Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	9	\$477,333	\$375,000	6	\$311,900	\$289,500	7	\$201,986	\$200,000	-	-	-
W02	19	\$344,189	\$333,000	28	\$270,077	\$270,250	1	\$309,000	\$309,000	-	-	-
W03	14	\$221,671	\$221,000	10	\$215,910	\$212,000	1	\$201,000	\$201,000	-	-	-
W04	30	\$273,783	\$259,000	1	\$207,500	\$207,500	12	\$131,667	\$134,000	2	\$284,950	\$284,950
W05	10	\$293,100	\$279,500	18	\$267,033	\$258,500	22	\$120,882	\$130,000	1	\$251,000	\$251,000
W06	22	\$294,673	\$247,950	3	\$266,567	\$294,000	28	\$228,604	\$214,200	-	-	-
W07	10	\$319,650	\$325,750	-	-	-	3	\$217,167	\$225,000	-	-	-
W08	42	\$509,938	\$428,500	2	\$271,000	\$271,000	22	\$206,986	\$180,200	-	-	-
W09	15	\$342,040	\$315,000	-	-	-	13	\$127,531	\$119,500	-	-	-
W10	17	\$248,412	\$249,000	3	\$222,833	\$228,500	40	\$137,545	\$140,750	1	\$217,500	\$217,500
W12	18	\$418,667	\$313,750	6	\$261,367	\$259,100	9	\$153,322	\$142,900	-	-	-
W13	30	\$483,880	\$380,000	12	\$212,117	\$215,750	3	\$148,667	\$218,000	1	\$250,000	\$250,000
W14	15	\$363,787	\$375,000	4	\$269,250	\$262,500	12	\$160,692	\$168,950	-	-	-
W15	9	\$281,078	\$280,000	9	\$250,556	\$256,000	80	\$160,713	\$157,250	-	-	-
W16	28	\$345,089	\$299,750	7	\$232,021	\$230,500	7	\$224,629	\$200,000	2	\$248,500	\$248,500
W17	1	\$375,000	\$375,000	1	\$243,000	\$243,000	-	-	-	-	-	-
W18	7	\$219,771	\$248,000	9	\$230,444	\$238,500	4	\$120,225	\$123,700	1	\$283,500	\$283,500
W19	83	\$342,390	\$329,000	25	\$257,420	\$258,000	34	\$191,513	\$160,000	1	\$265,000	\$265,000
W20	76	\$330,823	\$310,000	35	\$241,669	\$246,000	9	\$158,000	\$157,000	-	-	-
W21	22	\$388,091	\$359,000	2	\$265,000	\$265,000	2	\$260,000	\$260,000	-	-	-
W22	2	\$272,250	\$272,250	1	\$189,000	\$189,000	-	-	-	1	\$210,000	\$210,000
W23	94	\$256,701	\$251,000	35	\$212,044	\$210,000	2	\$183,250	\$183,250	1	\$212,000	\$212,000
W24	69	\$287,674	\$285,000	37	\$224,474	\$220,000	6	\$139,683	\$131,550	-	-	-
W25	9	\$414,833	\$348,000	-	-	-	2	\$338,500	\$338,500	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	23	\$259,287	\$249,500	5	\$208,800	\$215,000	1	\$140,000	\$140,000	1	\$265,000	\$265,000
W28	29	\$295,610	\$285,000	3	\$219,300	\$227,500	-	-	-	1	\$255,000	\$255,000
W29	24	\$216,015	\$210,000	9	\$154,889	\$158,000	-	-	-	3	\$169,000	\$189,000

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	-	-	-	-	-	-	-	-	-	1	\$295,000	\$295,000
W02	-	-	-	-	-	-	-	-	-	3	\$226,967	\$327,000
W03	-	-	-	-	-	-	-	-	-	-	-	-
W04	2	\$218,000	\$218,000	-	-	-	1	\$174,000	\$174,000	1	\$285,000	\$285,000
W05	7	\$180,286	\$170,000	-	-	-	-	-	-	-	-	-
W06	1	\$234,000	\$234,000	-	-	-	-	-	-	8	\$270,113	\$309,950
W07	-	-	-	-	-	-	-	-	-	5	\$349,720	\$340,000
W08	2	\$267,000	\$267,000	-	-	-	1	\$167,000	\$167,000	-	-	-
W09	-	-	-	-	-	-	-	-	-	-	-	-
W10	6	\$168,500	\$155,500	-	-	-	-	-	-	1	\$249,000	\$249,000
W12	8	\$316,813	\$262,500	-	-	-	-	-	-	-	-	-
W13	16	\$197,869	\$171,750	-	-	-	-	-	-	3	\$222,067	\$228,700
W14	14	\$146,964	\$131,250	-	-	-	-	-	-	-	-	-
W15	18	\$191,028	\$185,000	-	-	-	1	\$235,000	\$235,000	-	-	-
W16	15	\$195,893	\$198,000	-	-	-	-	-	-	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	8	\$169,688	\$148,750	-	-	-	-	-	-	-	-	-
W19	37	\$211,525	\$217,000	-	-	-	-	-	-	12	\$239,417	\$240,000
W20	40	\$200,123	\$189,000	-	-	-	1	\$142,000	\$142,000	10	\$229,850	\$235,000
W21	1	\$186,000	\$186,000	-	-	-	-	-	-	4	\$221,500	\$219,250
W22	1	\$150,000	\$150,000	-	-	-	-	-	-	2	\$214,000	\$214,000
W23	18	\$175,436	\$185,000	-	-	-	-	-	-	29	\$200,186	\$205,000
W24	22	\$152,886	\$150,000	1	\$285,000	\$285,000	1	\$128,500	\$128,500	6	\$193,167	\$205,500
W25	2	\$172,000	\$172,000	-	-	-	1	\$124,000	\$124,000	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	1	\$147,000	\$147,000	-	-	-	-	-	-	6	\$217,208	\$217,750
W28	1	\$169,000	\$169,000	-	-	-	-	-	-	9	\$207,778	\$208,000
W29	1	\$142,000	\$142,000	-	-	-	-	-	-	3	\$152,000	\$168,000

SINGLE-FAMILY CENTRAL BREAKDOWN - JANUARY 2003

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	2	\$624,500	\$624,500	7	\$362,286	\$399,000	93	\$251,596	\$226,500	-	-	-
C02	2	\$497,600	\$497,600	12	\$406,565	\$400,500	19	\$666,400	\$367,000	-	-	-
C03	25	\$650,083	\$450,100	8	\$241,950	\$241,500	5	\$443,996	\$455,000	-	-	-
C04	39	\$573,344	\$550,000	4	\$425,000	\$395,000	9	\$281,422	\$260,000	-	-	-
C06	8	\$365,813	\$330,000	-	-	-	1	\$210,000	\$210,000	-	-	-
C07	16	\$447,844	\$371,000	6	\$311,400	\$314,950	24	\$212,213	\$206,500	-	-	-
C08	1	\$1,092,500	\$1,092,500	6	\$509,333	\$434,500	46	\$259,442	\$230,000	-	-	-
C09	9	\$998,778	\$739,000	1	\$390,000	\$390,000	14	\$378,336	\$356,100	-	-	-
C10	19	\$712,698	\$693,000	4	\$385,750	\$377,250	11	\$300,536	\$275,000	-	-	-
C11	11	\$516,495	\$469,900	1	\$359,000	\$359,000	11	\$168,227	\$175,000	-	-	-
C12	20	\$1,386,345	\$1,225,000	-	-	-	4	\$284,800	\$291,500	-	-	-
C13	16	\$413,345	\$382,500	6	\$294,250	\$290,500	15	\$252,400	\$223,000	-	-	-
C14	17	\$477,588	\$371,000	-	-	-	57	\$247,816	\$230,000	-	-	-
C15	19	\$450,894	\$490,000	9	\$305,250	\$305,000	15	\$191,100	\$183,000	-	-	-

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	6	\$271,700	\$287,900	-	-	-	-	-	-	9	\$306,083	\$270,000
C02	-	-	-	-	-	-	-	-	-	4	\$294,250	\$293,500
C03	-	-	-	-	-	-	2	\$115,500	\$115,500	-	-	-
C04	2	\$510,000	\$510,000	-	-	-	-	-	-	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	2	\$373,500	\$373,500	-	-	-	-	-	-	1	\$311,500	\$311,500
C08	2	\$350,000	\$350,000	-	-	-	-	-	-	6	\$351,083	\$380,500
C09	-	-	-	-	-	-	3	\$253,000	\$365,000	-	-	-
C10	1	\$260,000	\$260,000	-	-	-	1	\$174,900	\$174,900	1	\$542,000	\$542,000
C11	3	\$146,667	\$155,000	-	-	-	-	-	-	-	-	-
C12	2	\$225,250	\$225,250	-	-	-	-	-	-	-	-	-
C13	1	\$329,900	\$329,900	-	-	-	-	-	-	-	-	-
C14	8	\$269,788	\$250,500	-	-	-	1	\$263,000	\$263,000	3	\$429,333	\$440,000
C15	16	\$223,681	\$219,500	-	-	-	1	\$135,900	\$135,900	-	-	-

(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
1966	13,428	\$21,360	2002		
1967	12,432	24,078	January	4,869	\$262,919
1968	12,245	26,732	February	6,866	270,883
1969	12,493	28,929	March	7,602	274,874
1970	10,498	29,492	April	8,181	277,664
1971	13,085	30,426	May	8,042	278,323
1972	14,613	32,513	June	6,627	278,698
1973	16,335	40,605	July	5,727	274,348
1974	17,318	52,806	August	5,418	266,154
1975	22,020	57,581	September	5,846	282,765
1976	19,025	61,389	October	6,455	279,771
1977	20,512	64,559	November	5,537	285,323
1978	21,184	67,333	December	3,589	275,002
1979	23,466	70,830	Total**	74,759	\$275,371
1980	26,017	75,694	2003		
1981	29,625	90,203	January	4,403	281,292
1982	25,336	95,496	Total**	4,403	\$281,292
1983	30,046	101,626			
1984	31,905	102,318			
1985	45,509	109,094			
1986	52,919	138,925			
1987	43,475	189,105			
1988	49,381	229,635			
1989	38,960	273,698			
1990	26,779	255,020			
1991	38,144	234,313			
1992	41,703	214,971			
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
Total	67,612	\$251,508			

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

** On June 30th, TREB switched from the old Trebnet system to TorontoMLS. Minor discrepancies may occur between the year-to-date figures provided by the old system and those provided by the new.

