

Market Watch

For Media Inquiries: 443-8159
For All Other Inquiries: 443-8152

February 2003

February Deep Freeze Fails to Chill Housing Market

TORONTO — Wednesday, March 5, 2003.

TREB Members reported 5,965 sales of single-family dwellings in February, TREB President Ann Bosley reported today. "While not a record for the month (the figure is down 13 per cent from February 2002's best ever figure of 6,866 sales), this is still a very healthy result given the extreme cold and snowfall that the GTA has experienced over the past several weeks."

Prices continued their upward march in February, with the average moving to \$289,954, up almost three per cent over December's figure of \$281,292, and up seven per cent over February 2002. The median also increased, to \$248,300, up two per cent from last month.

Breaking down the total, 2,316 sales were reported in TREB's 28 West districts and averaged \$267,972; 970 sales were

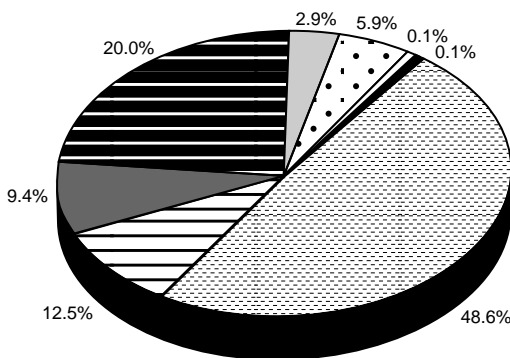
reported in the 14 Central districts and averaged \$401,663; 1,143 sales were reported in the 23 North districts and averaged \$309,742; and 1,536 sales were reported in TREB's 21 East districts and averaged \$237,829. ■

NEIGHBOURHOOD CORNER

Unionville

In the Unionville area (the Western portion of N-11), sales in 2003 have been tilted heavily towards single-detached homes. The average price for these is \$406,778, and the median \$370,000, with the most expensive sale of the year at around \$540,000. Average Time-on-Market is 17 days, much less than the city-wide average of 32 days, and average yearly taxes are \$3,809. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

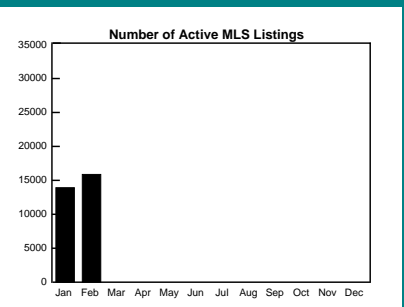
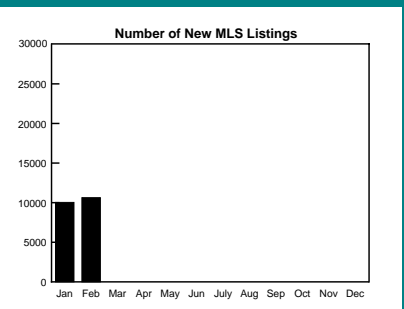
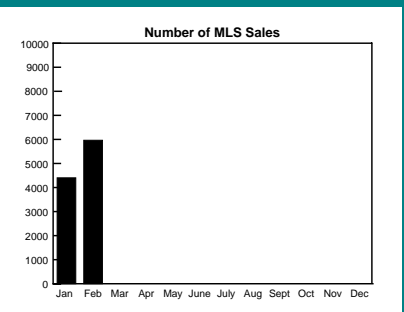


Dwelling Type	Sales	Median
Detached	2,898	\$304,000
Semi-Detached	744	\$245,000
Condo Townhouse	559	\$192,000
Condo Apt	1,195	\$183,650
Link	175	\$244,500
Att/Row/Twnhouse	352	\$228,000
Co-Op Apt	33	\$205,000
Det Condo	9	\$187,900

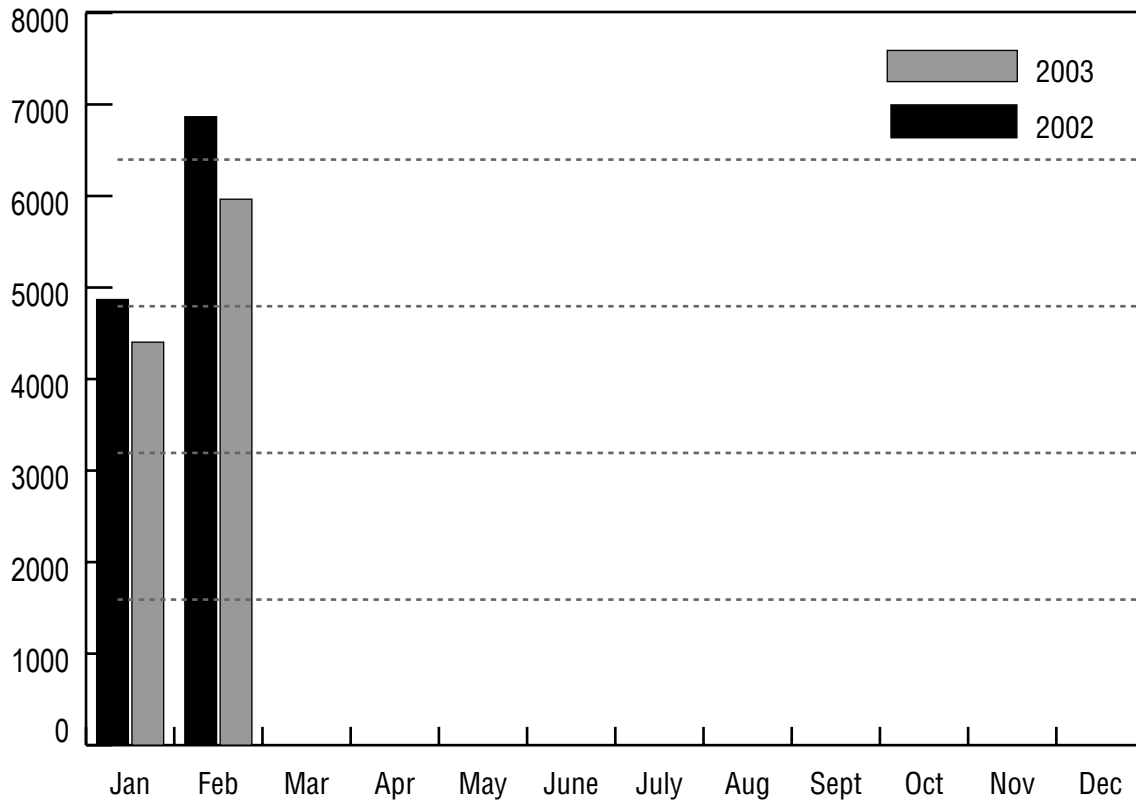
Housing Market Indicators

	February 2002	February 2003	% Change
Sales*	6,866	5,965	(-13%)
New Listings*	9,552	10,631	(+11%)
Active Listings*	N/A	15,873	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — FEBRUARY

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	20	0.3	4	0.3	11	2.0
\$90,001 - \$100,000	15	0.3	13	1.1	1	0.2
\$100,001 - \$110,000	25	0.4	15	1.3	3	0.5
\$110,001 - \$120,000	54	0.9	35	2.9	7	1.3
\$120,001 - \$130,000	86	1.4	49	4.1	20	3.6
\$130,001 - \$140,000	123	2.1	67	5.6	25	4.5
\$140,001 - \$150,000	132	2.2	80	6.7	17	3.0
\$150,001 - \$160,000	230	3.9	111	9.3	51	9.1
\$160,001 - \$170,000	237	4.0	114	9.5	51	9.1
\$170,001 - \$180,000	226	3.8	86	7.2	41	7.3
\$180,001 - \$190,000	236	4.0	78	6.5	50	8.9
\$190,001 - \$200,000	253	4.2	65	5.4	46	8.2
\$200,001 - \$225,000	688	11.5	119	10.0	112	20.0
\$225,001 - \$250,000	717	12.0	116	9.7	68	12.2
\$250,001 - \$300,000	1,097	18.4	121	10.1	36	6.4
\$300,001 - \$400,000	1,062	17.8	77	6.4	13	2.3
\$400,001 - \$500,000	324	5.4	20	1.7	6	1.1
\$500,001 - \$750,000	305	5.1	18	1.5	1	0.2
\$750,001 - \$1,000,000	75	1.3	3	0.3	-	-
\$1,000,001 - \$1,500,000	41	0.7	4	0.3	-	-
\$1,500,000 -	19	0.3	-	-	-	-
Total:	5,965	100	1,195	100	559	100

SINGLE-FAMILY RESIDENTIAL - FEBRUARY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	125	141	70	\$18,671,677	\$266,738	\$254,950	22	102
E02	122	106	65	\$25,080,811	\$385,859	\$315,750	12	101
E03	225	238	125	\$31,517,112	\$252,137	\$249,000	21	100
E04	103	153	48	\$10,609,200	\$221,025	\$230,000	26	97
E05	149	222	102	\$25,154,180	\$246,610	\$231,000	38	97
E06	83	86	52	\$13,335,100	\$256,444	\$240,000	18	98
E07	165	218	102	\$24,764,315	\$242,787	\$241,000	30	98
E08	140	202	69	\$15,522,700	\$224,967	\$185,000	35	98
E09	158	262	90	\$19,475,518	\$216,395	\$220,250	27	98
E10	90	130	50	\$13,917,000	\$278,340	\$279,000	34	98
E11	155	232	90	\$18,910,120	\$210,112	\$205,500	39	97
E12	32	40	14	\$2,675,400	\$191,100	\$196,750	27	98
E13	181	241	101	\$26,977,550	\$267,104	\$260,000	29	98
E14	202	268	117	\$27,094,712	\$231,579	\$222,000	28	98
E15	203	285	124	\$28,826,890	\$232,475	\$230,000	30	98
E16	266	367	168	\$29,723,613	\$176,926	\$166,500	32	98
E17	130	196	89	\$18,258,700	\$205,154	\$192,900	35	98
E18	7	17	1	\$390,000	\$390,000	\$390,000	48	98
E19	31	43	16	\$4,085,900	\$255,369	\$253,500	29	97
E20	25	62	11	\$2,999,500	\$272,682	\$262,000	55	96
E21	52	104	32	\$7,315,307	\$228,603	\$218,750	47	96
Total	2,644	3,613	1,536	\$365,305,305	\$237,829	\$227,000	30	98
West								
W01	60	67	33	\$12,994,250	\$393,765	\$365,000	14	101
W02	105	135	52	\$18,959,334	\$364,603	\$315,000	27	101
W03	109	204	60	\$12,612,200	\$210,203	\$211,500	29	96
W04	110	218	50	\$10,540,950	\$210,819	\$195,400	42	96
W05	151	281	74	\$16,414,524	\$221,818	\$227,500	38	108
W06	128	211	90	\$24,360,540	\$270,673	\$257,500	32	98
W07	45	64	26	\$9,384,514	\$360,943	\$348,000	26	100
W08	156	232	105	\$52,713,419	\$502,033	\$370,000	24	100
W09	75	116	39	\$9,444,600	\$242,169	\$233,500	45	97
W10	152	330	86	\$17,219,177	\$200,223	\$173,500	33	97
W12	110	187	82	\$24,095,450	\$293,847	\$236,500	33	96
W13	145	245	82	\$32,489,887	\$396,218	\$287,500	38	97
W14	97	128	48	\$9,808,500	\$204,344	\$168,000	34	98
W15	169	265	136	\$26,059,550	\$191,614	\$170,450	35	97
W16	152	189	81	\$21,867,348	\$269,967	\$263,000	23	97
W17	-	1	7	\$1,893,940	\$270,563	\$266,990	39	100
W18	84	153	33	\$6,870,300	\$208,191	\$215,000	42	97
W19	342	473	225	\$63,158,632	\$280,705	\$270,000	32	98
W20	339	430	213	\$55,487,568	\$260,505	\$248,000	25	98
W21	140	215	57	\$16,786,350	\$294,497	\$280,000	38	98
W22	34	49	11	\$3,027,707	\$275,246	\$280,000	31	97
W23	532	744	308	\$72,635,477	\$235,829	\$226,500	30	98
W24	350	503	224	\$48,665,300	\$217,256	\$214,000	35	98
W25	26	50	19	\$6,558,500	\$345,184	\$274,000	33	97
W26	4	6	2	\$874,000	\$437,000	\$437,000	63	98
W27	95	132	68	\$17,617,200	\$259,076	\$236,250	38	98
W28	114	206	55	\$18,142,200	\$329,858	\$286,000	38	98
W29	91	135	50	\$9,941,750	\$198,835	\$194,000	35	98
Total	3,915	5,969	2,316	\$620,623,167	\$267,972	\$237,000	32	98

SINGLE-FAMILY RESIDENTIAL CONTINUED - FEBRUARY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	408	686	182	\$50,713,434	\$278,645	\$250,000	36	98
C02	121	202	52	\$26,161,161	\$503,099	\$394,050	29	99
C03	87	147	50	\$30,491,050	\$609,821	\$465,750	23	99
C04	175	193	96	\$53,125,701	\$553,393	\$492,500	18	100
C06	49	55	23	\$9,761,600	\$424,417	\$395,000	22	99
C07	116	188	51	\$16,602,050	\$325,530	\$300,000	36	98
C08	188	303	99	\$27,041,301	\$273,144	\$241,250	36	98
C09	90	147	33	\$22,461,385	\$680,648	\$539,000	22	101
C10	112	144	67	\$32,199,269	\$480,586	\$386,000	20	101
C11	53	69	35	\$13,076,300	\$373,609	\$285,000	28	101
C12	73	145	30	\$27,613,000	\$920,433	\$635,000	31	98
C13	95	119	49	\$16,024,352	\$327,028	\$326,000	29	99
C14	206	359	107	\$34,424,128	\$321,721	\$275,000	47	98
C15	180	208	96	\$29,917,950	\$311,645	\$278,250	35	97
Total	1,953	2,965	970	\$389,612,681	\$401,663	\$309,050	32	99
North								
N01	96	139	46	\$15,264,100	\$331,828	\$299,750	43	97
N02	179	241	85	\$28,812,900	\$338,975	\$317,000	33	98
N03	189	294	109	\$36,875,889	\$338,311	\$288,000	37	97
N04	164	245	73	\$26,569,788	\$363,970	\$364,000	26	98
N05	61	93	21	\$6,615,600	\$315,029	\$300,500	41	98
N06	119	142	68	\$20,159,000	\$296,456	\$255,000	27	98
N07	159	203	110	\$28,538,590	\$259,442	\$240,000	28	98
N08	289	482	155	\$54,477,180	\$351,466	\$330,000	36	98
N10	131	160	78	\$24,998,850	\$320,498	\$308,250	30	98
N11	220	321	108	\$38,566,688	\$357,099	\$335,500	37	97
N12	36	62	19	\$7,909,850	\$416,308	\$352,500	40	97
N13	10	32	8	\$4,318,800	\$539,850	\$595,650	73	98
N14	35	86	17	\$7,475,000	\$439,706	\$420,000	40	95
N15	38	57	18	\$5,253,100	\$291,839	\$270,500	40	97
N16	31	84	22	\$6,681,800	\$303,718	\$275,500	55	97
N17	113	208	68	\$13,310,700	\$195,746	\$181,750	36	98
N18	53	82	23	\$5,130,900	\$223,083	\$215,500	53	98
N19	62	94	42	\$9,095,300	\$216,555	\$195,000	55	97
N20	10	26	4	\$1,516,000	\$379,000	\$423,000	86	99
N21	17	27	7	\$1,482,500	\$211,786	\$220,000	32	97
N22	28	41	9	\$1,729,000	\$192,111	\$180,000	32	99
N23	62	140	41	\$7,440,250	\$181,470	\$174,500	76	97
N24	17	67	12	\$1,813,600	\$151,133	\$152,000	46	97
Total	2,119	3,326	1,143	\$354,035,385	\$309,742	\$287,500	38	98
Grand Total								
Total	10,631	15,873	5,965	\$1,729,576,538	\$289,954	\$248,500	32	98

JANUARY TO FEBRUARY 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	217	116	\$30,950,990	\$266,819	\$248,537	28	101
E02	222	114	\$41,214,711	\$361,533	\$299,500	15	100
E03	398	202	\$48,969,445	\$242,423	\$235,500	36	100
E04	206	99	\$22,001,300	\$222,235	\$230,000	32	98
E05	292	163	\$40,338,280	\$247,474	\$234,000	40	97
E06	147	76	\$21,128,838	\$278,011	\$240,000	22	98
E07	305	176	\$42,531,501	\$241,656	\$235,150	32	97
E08	265	129	\$29,981,300	\$232,413	\$214,500	35	98
E09	333	160	\$34,665,568	\$216,660	\$222,750	36	97
E10	173	87	\$23,157,900	\$266,183	\$270,000	45	98
E11	291	162	\$34,009,475	\$209,935	\$200,000	42	97
E12	62	30	\$6,353,800	\$211,793	\$205,000	27	98
E13	362	188	\$49,515,586	\$263,381	\$255,500	31	98
E14	382	193	\$44,536,212	\$230,758	\$221,900	30	98
E15	365	204	\$48,172,811	\$236,141	\$231,000	36	98
E16	529	324	\$54,425,354	\$167,979	\$159,400	38	98
E17	272	178	\$35,007,680	\$196,672	\$186,000	34	98
E18	15	2	\$786,000	\$393,000	\$393,000	54	98
E19	53	27	\$6,980,400	\$258,533	\$255,000	31	97
E20	52	19	\$4,353,400	\$229,126	\$237,500	46	95
E21	102	50	\$11,666,007	\$233,320	\$221,000	49	96
Total	5,043	2,699	\$630,746,558	\$233,696	\$222,200	34	98
West							
W01	101	56	\$20,870,550	\$372,688	\$310,000	22	101
W02	193	103	\$34,050,984	\$330,592	\$298,150	33	100
W03	217	85	\$18,075,700	\$212,655	\$212,000	32	97
W04	218	99	\$22,006,850	\$222,291	\$215,000	42	97
W05	294	131	\$28,249,524	\$215,645	\$237,000	44	103
W06	274	152	\$40,438,840	\$266,045	\$245,500	36	98
W07	92	44	\$14,981,114	\$340,480	\$340,000	31	99
W08	336	173	\$79,490,495	\$459,483	\$358,000	28	100
W09	133	67	\$16,233,102	\$242,285	\$245,000	39	97
W10	341	153	\$28,860,977	\$188,634	\$155,000	41	97
W12	238	122	\$35,704,050	\$292,656	\$240,000	40	97
W13	295	147	\$54,079,787	\$367,890	\$270,000	43	97
W14	168	92	\$20,036,600	\$217,789	\$181,000	35	97
W15	375	253	\$47,374,750	\$187,252	\$170,000	43	97
W16	275	140	\$38,161,798	\$272,584	\$259,950	30	97
W17	7	9	\$2,511,940	\$279,104	\$266,990	40	99
W18	165	62	\$12,631,600	\$203,735	\$220,000	36	97
W19	680	416	\$115,198,362	\$276,919	\$267,200	34	98
W20	673	384	\$100,937,973	\$262,859	\$244,750	28	98
W21	243	88	\$27,446,350	\$311,890	\$282,750	41	98
W22	52	18	\$4,549,207	\$252,734	\$216,500	28	97
W23	1,010	485	\$113,318,727	\$233,647	\$225,000	33	98
W24	655	366	\$82,594,440	\$225,668	\$220,000	39	98
W25	56	33	\$11,437,000	\$346,576	\$274,000	33	98
W26	7	2	\$874,000	\$437,000	\$437,000	63	98
W27	182	105	\$26,480,050	\$252,191	\$232,000	45	98
W28	219	98	\$29,666,800	\$302,722	\$265,750	40	97
W29	158	90	\$17,625,100	\$195,834	\$188,500	36	98
Total	7,657	3,973	\$1,043,886,670	\$262,745	\$235,000	36	98

JANUARY TO FEBRUARY 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	772	299	\$82,281,794	\$275,190	\$246,500	41	98
C02	226	89	\$45,873,736	\$515,435	\$370,000	35	98
C03	183	90	\$51,129,712	\$568,108	\$397,051	25	99
C04	306	150	\$80,738,902	\$538,259	\$490,000	24	100
C06	75	32	\$12,898,100	\$403,066	\$351,750	28	99
C07	225	100	\$31,787,550	\$317,876	\$287,500	39	97
C08	366	160	\$45,930,631	\$287,066	\$247,000	38	98
C09	170	60	\$37,896,085	\$631,601	\$466,438	32	100
C10	228	104	\$51,569,329	\$495,859	\$390,625	24	100
C11	102	60	\$21,215,250	\$353,588	\$281,250	29	101
C12	140	56	\$56,929,600	\$1,016,600	\$707,000	39	97
C13	167	87	\$28,490,279	\$327,474	\$330,000	30	98
C14	400	193	\$60,377,916	\$312,839	\$270,000	51	98
C15	326	156	\$47,812,468	\$306,490	\$273,750	37	97
Total	3,686	1,636	\$654,931,352	\$400,325	\$305,550	36	98
North							
N01	165	89	\$30,919,177	\$347,406	\$319,400	41	97
N02	317	138	\$46,268,700	\$335,280	\$316,000	32	98
N03	379	225	\$77,414,808	\$344,066	\$280,000	40	97
N04	308	137	\$49,231,728	\$359,356	\$359,990	32	98
N05	104	45	\$14,652,833	\$325,619	\$318,000	47	98
N06	200	110	\$32,996,850	\$299,971	\$255,000	32	98
N07	311	172	\$44,925,279	\$261,193	\$240,000	32	98
N08	573	292	\$101,437,130	\$347,387	\$324,750	37	97
N10	235	122	\$38,961,921	\$319,360	\$303,500	32	98
N11	389	209	\$72,431,387	\$346,562	\$327,000	38	98
N12	61	29	\$10,904,750	\$376,026	\$298,000	46	97
N13	25	10	\$5,172,800	\$517,280	\$585,200	58	98
N14	67	28	\$14,479,500	\$517,125	\$432,500	41	95
N15	57	32	\$9,331,100	\$291,597	\$265,500	46	97
N16	86	36	\$10,504,800	\$291,800	\$260,000	51	97
N17	228	123	\$23,496,200	\$191,026	\$180,000	43	97
N18	84	40	\$8,533,400	\$213,335	\$203,000	47	98
N19	103	78	\$16,660,200	\$213,592	\$195,000	58	97
N20	18	7	\$2,433,000	\$347,571	\$440,000	111	97
N21	27	11	\$2,173,000	\$197,545	\$215,000	54	97
N22	41	21	\$4,212,950	\$200,617	\$180,000	40	98
N23	133	71	\$13,536,450	\$190,654	\$177,500	64	97
N24	41	19	\$2,953,190	\$155,431	\$158,000	48	97
Total	3,952	2,044	\$633,631,153	\$309,996	\$283,000	40	98
Grand Total	20,338	10,352	\$2,963,195,733	\$286,244	\$246,000	36	98

SINGLE-FAMILY WEST BREAKDOWN - FEBRUARY 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	12	\$615,125	\$578,000	8	\$353,781	\$362,500	11	\$201,818	\$195,000	-	-	-
W02	26	\$458,594	\$482,500	17	\$290,729	\$264,000	2	\$354,500	\$354,500	-	-	-
W03	36	\$217,775	\$221,000	12	\$217,958	\$210,500	9	\$167,544	\$167,500	-	-	-
W04	24	\$258,600	\$249,000	2	\$217,900	\$217,900	18	\$136,986	\$136,000	1	\$343,000	\$343,000
W05	16	\$291,861	\$278,000	22	\$256,232	\$260,050	24	\$169,277	\$134,750	-	-	-
W06	38	\$266,229	\$252,500	4	\$304,750	\$302,000	36	\$260,532	\$235,495	-	-	-
W07	18	\$375,673	\$357,000	1	\$299,900	\$299,900	1	\$259,000	\$259,000	-	-	-
W08	69	\$640,204	\$503,000	2	\$326,500	\$326,500	29	\$236,081	\$189,900	-	-	-
W09	15	\$360,933	\$342,100	1	\$225,000	\$225,000	20	\$150,765	\$122,000	-	-	-
W10	31	\$277,626	\$268,500	4	\$239,725	\$237,500	39	\$139,205	\$141,500	1	\$219,900	\$219,900
W12	43	\$393,457	\$324,000	3	\$248,997	\$256,000	27	\$151,385	\$147,500	-	-	-
W13	43	\$567,515	\$453,000	18	\$225,890	\$226,250	3	\$131,833	\$148,000	1	\$328,000	\$328,000
W14	11	\$333,273	\$365,000	1	\$250,000	\$250,000	13	\$156,208	\$147,600	1	\$290,000	\$290,000
W15	9	\$331,689	\$325,000	15	\$263,850	\$273,000	92	\$164,708	\$160,000	-	-	-
W16	38	\$331,147	\$304,950	16	\$243,453	\$239,375	9	\$183,644	\$168,900	1	\$263,000	\$263,000
W17	1	\$352,990	\$352,990	6	\$256,825	\$260,990	-	-	-	-	-	-
W18	9	\$242,778	\$244,000	14	\$228,536	\$232,000	4	\$134,875	\$134,250	-	-	-
W19	97	\$342,932	\$332,000	40	\$256,223	\$257,750	35	\$220,536	\$193,000	2	\$276,500	\$276,500
W20	88	\$329,949	\$315,000	42	\$247,457	\$249,393	11	\$168,573	\$159,900	-	-	-
W21	31	\$362,489	\$339,900	3	\$264,967	\$289,900	3	\$180,833	\$242,000	1	\$228,000	\$228,000
W22	5	\$351,000	\$373,000	3	\$213,269	\$213,907	-	-	-	-	-	-
W23	160	\$264,621	\$256,200	65	\$222,642	\$222,000	11	\$175,991	\$168,000	1	\$210,000	\$210,000
W24	100	\$259,690	\$262,000	45	\$221,609	\$218,000	27	\$142,996	\$143,000	3	\$249,833	\$270,000
W25	13	\$391,269	\$283,000	-	-	-	2	\$342,000	\$342,000	-	-	-
W26	2	\$437,000	\$437,000	-	-	-	-	-	-	-	-	-
W27	50	\$284,614	\$266,050	3	\$206,500	\$215,500	2	\$163,250	\$163,250	1	\$195,000	\$195,000
W28	39	\$376,672	\$324,000	6	\$220,333	\$221,000	-	-	-	1	\$238,000	\$238,000
W29	36	\$219,054	\$202,950	5	\$157,380	\$156,000	2	\$121,000	\$121,000	1	\$163,500	\$163,500

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	\$430,000	\$430,000	-	-	-	1	\$132,500	\$132,500	-	-	-
W02	1	\$255,000	\$255,000	-	-	-	-	-	-	6	\$188,250	\$183,750
W03	-	-	-	-	-	-	-	-	-	3	\$216,300	\$279,900
W04	5	\$218,000	\$228,000	-	-	-	-	-	-	-	-	-
W05	12	\$170,417	\$165,250	-	-	-	-	-	-	-	-	-
W06	5	\$327,760	\$359,900	-	-	-	2	\$114,950	\$114,950	5	\$355,400	\$365,000
W07	1	\$248,000	\$248,000	-	-	-	-	-	-	5	\$363,100	\$359,000
W08	5	\$208,000	\$205,000	-	-	-	-	-	-	-	-	-
W09	2	\$340,000	\$340,000	-	-	-	1	\$110,300	\$110,300	-	-	-
W10	7	\$176,000	\$177,000	-	-	-	1	\$150,000	\$150,000	3	\$207,667	\$215,000
W12	7	\$212,057	\$229,000	1	\$570,000	\$570,000	-	-	-	1	\$288,000	\$288,000
W13	16	\$197,325	\$177,500	-	-	-	1	\$140,000	\$140,000	-	-	-
W14	22	\$162,355	\$143,000	-	-	-	-	-	-	-	-	-
W15	18	\$199,917	\$188,000	-	-	-	2	\$182,500	\$182,500	-	-	-
W16	17	\$204,276	\$202,000	-	-	-	-	-	-	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	6	\$157,717	\$158,500	-	-	-	-	-	-	-	-	-
W19	37	\$211,032	\$219,000	-	-	-	-	-	-	14	\$254,671	\$257,000
W20	55	\$191,148	\$186,000	1	\$187,900	\$187,900	-	-	-	16	\$218,968	\$218,250
W21	11	\$210,627	\$206,000	-	-	-	1	\$142,000	\$142,000	7	\$217,843	\$231,000
W22	-	-	-	-	-	-	-	-	-	3	\$210,967	\$223,000
W23	34	\$180,818	\$189,250	-	-	-	1	\$299,900	\$299,900	36	\$200,854	\$203,500
W24	32	\$151,581	\$149,700	-	-	-	-	-	-	17	\$191,935	\$196,000
W25	2	\$170,000	\$170,000	-	-	-	-	-	-	2	\$224,000	\$224,000
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	4	\$130,750	\$124,000	-	-	-	-	-	-	8	\$215,313	\$212,750
W28	3	\$213,000	\$254,000	-	-	-	-	-	-	6	\$208,833	\$205,500
W29	3	\$132,833	\$135,000	-	-	-	-	-	-	3	\$154,967	\$170,000

SINGLE-FAMILY CENTRAL BREAKDOWN - FEBRUARY 2003

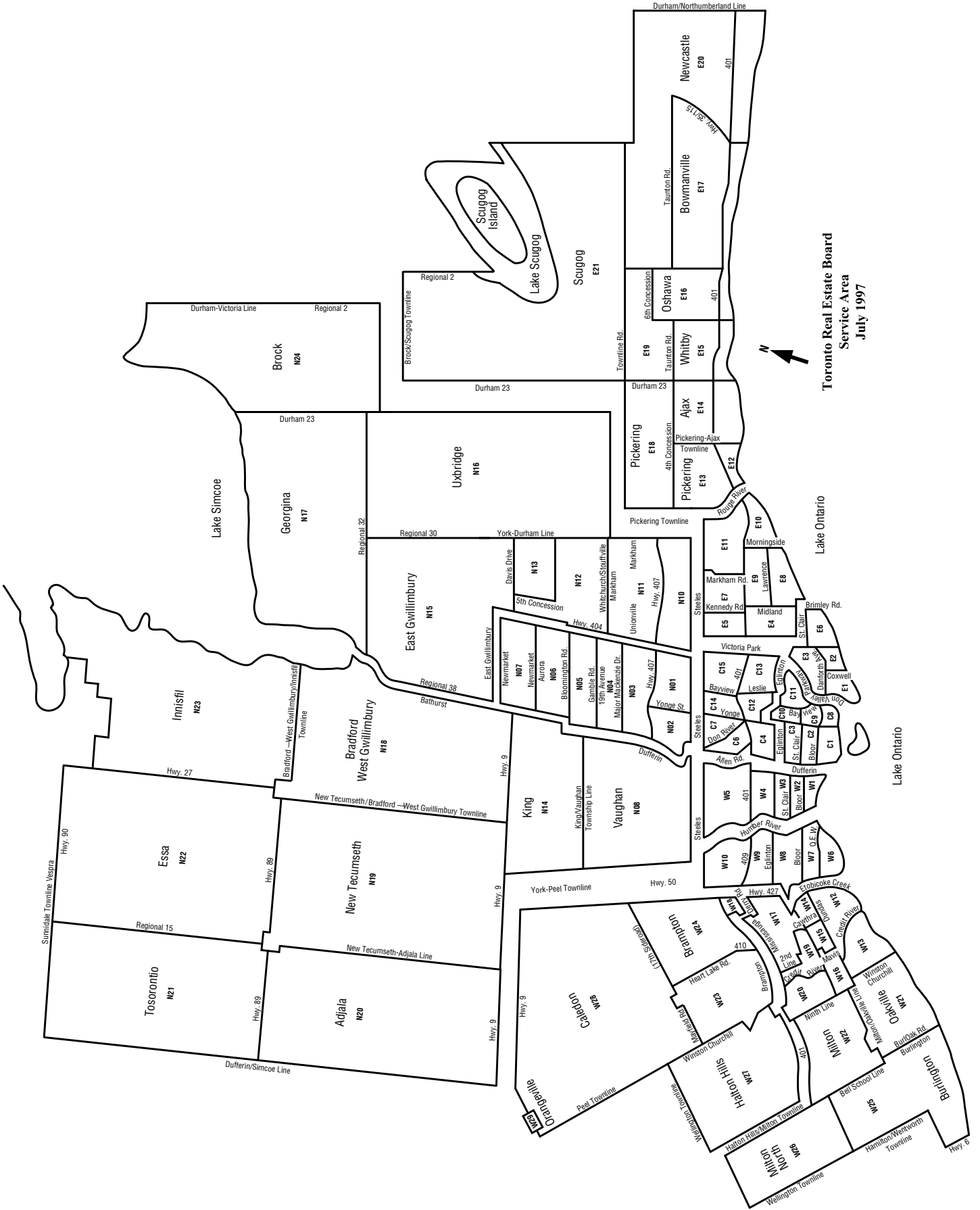
Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	7	\$444,129	\$488,000	16	\$353,169	\$340,650	123	\$257,496	\$233,000	-	-	-
C02	9	\$512,333	\$441,000	22	\$519,869	\$413,300	16	\$451,588	\$324,000	-	-	-
C03	31	\$741,250	\$600,000	8	\$340,050	\$265,500	10	\$450,290	\$430,000	-	-	-
C04	68	\$633,018	\$577,500	9	\$480,833	\$409,000	18	\$269,333	\$260,750	-	-	-
C06	21	\$448,790	\$395,000	-	-	-	2	\$168,500	\$168,500	-	-	-
C07	23	\$426,928	\$398,000	3	\$297,500	\$305,000	21	\$232,048	\$223,000	-	-	-
C08	1	\$380,000	\$380,000	4	\$412,000	\$412,500	80	\$245,314	\$232,950	-	-	-
C09	13	\$1,110,985	\$1,195,000	2	\$639,500	\$639,500	11	\$379,500	\$389,000	-	-	-
C10	27	\$689,772	\$535,000	15	\$400,521	\$410,000	21	\$254,229	\$247,000	-	-	-
C11	13	\$690,638	\$661,800	2	\$373,750	\$373,750	16	\$154,781	\$146,750	-	-	-
C12	25	\$1,023,720	\$689,000	1	\$295,000	\$295,000	3	\$438,333	\$475,000	-	-	-
C13	20	\$431,053	\$382,000	9	\$299,611	\$287,000	16	\$222,400	\$197,000	-	-	-
C14	30	\$495,471	\$430,000	-	-	-	71	\$249,040	\$241,500	-	-	-
C15	35	\$438,314	\$399,000	11	\$283,227	\$278,500	25	\$232,262	\$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	20	\$256,715	\$242,500	-	-	-	-	-	-	16	\$321,719	\$311,750
C02	-	-	-	-	-	-	-	-	-	5	\$577,530	\$649,000
C03	-	-	-	-	-	-	1	\$289,000	\$289,000	-	-	-
C04	-	-	-	-	-	-	1	\$905,000	\$905,000	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	3	\$259,067	\$265,200	-	-	-	-	-	-	1	\$240,000	\$240,000
C08	2	\$223,950	\$223,950	-	-	-	1	\$215,000	\$215,000	11	\$429,573	\$444,000
C09	1	\$581,000	\$581,000	-	-	-	6	\$330,681	\$308,000	-	-	-
C10	1	\$495,000	\$495,000	-	-	-	-	-	-	3	\$577,933	\$756,800
C11	3	\$196,333	\$277,500	-	-	-	-	-	-	1	\$285,000	\$285,000
C12	1	\$410,000	\$410,000	-	-	-	-	-	-	-	-	-
C13	2	\$231,700	\$231,700	-	-	-	2	\$342,500	\$342,500	-	-	-
C14	4	\$297,563	\$318,125	-	-	-	1	\$289,900	\$289,900	1	\$398,000	\$398,000
C15	24	\$228,663	\$208,250	-	-	-	1	\$167,000	\$167,000	-	-	-

(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	February	5,965	289,954
1983	30,046	101,626	Total**	10,352	\$286,244
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.



"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."