

Market Watch

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

March 2003

Almost 7000 Sales for Second Best March

TORONTO — Thursday, April 3, 2003.

The Toronto Real Estate Board MLS system saw 6,986 single-family dwellings change hands in March, the second best figure for that month ever recorded, TREB President Ann Bosley announced today. "While we are down eight per cent from the record of 7,602 sales recorded during March of 2002, the new figures tell us that the Toronto residential market is still in very good health."

Prices stabilized in March, up marginally to \$290,185 from the \$289,954 recorded in February, and up five per cent from the \$274,874 recorded last March. "A flood of listings coming onto MLS in March eased some of the upward pressure on prices," Mrs. Bosley noted.

"Inventory now stands now at 18,842, up 19 per cent from February's 15,873. This is an indicator that we are entering a more equitable spring market than last year. This increase in listings can be partially attributed to sellers holding off in

February because of the bitter winter conditions."

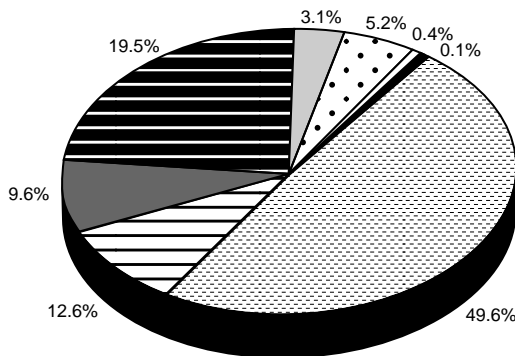
Breaking down the total, 2,623 sales were reported in TREB's 28 West districts and averaged \$266,552; 1,153 sales were reported in the 14 Central districts and averaged \$392,523; 1,392 sales were reported in the 23 North districts and averaged \$316,827; and 1,818 sales were reported in TREB's 21 East districts and averaged \$238,981. ■

NEIGHBOURHOOD CORNER

East York

In the first quarter of 2003, sales fell 13 per cent in East York (E-3) to 333 from 384 in the first three months of last year, while prices rose eight per cent to \$250,360. Prices for detached homes during this same time came in at \$290,051. This is a four per cent increase over last year's \$278,125 figure. Condos averaged \$150,841, up five per cent from the first quarter of 2002. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

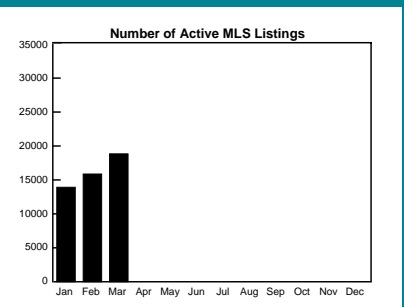
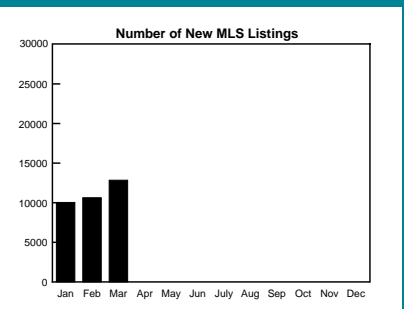
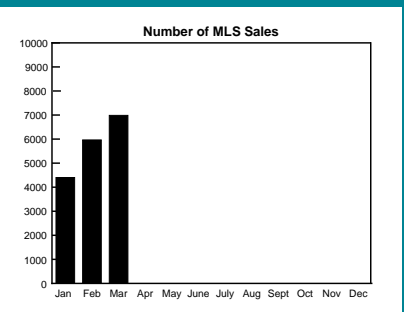


Dwelling Type	Sales	Median
Detached	3,463	\$305,000
Semi-Detached	883	\$250,000
Condo Townhouse	671	\$195,000
Condo Apt	1,361	\$185,000
Link	216	\$236,000
Att/Row/Twnhouse	362	\$227,000
Co-Op Apt	25	\$190,000
Det Condo	5	\$194,000

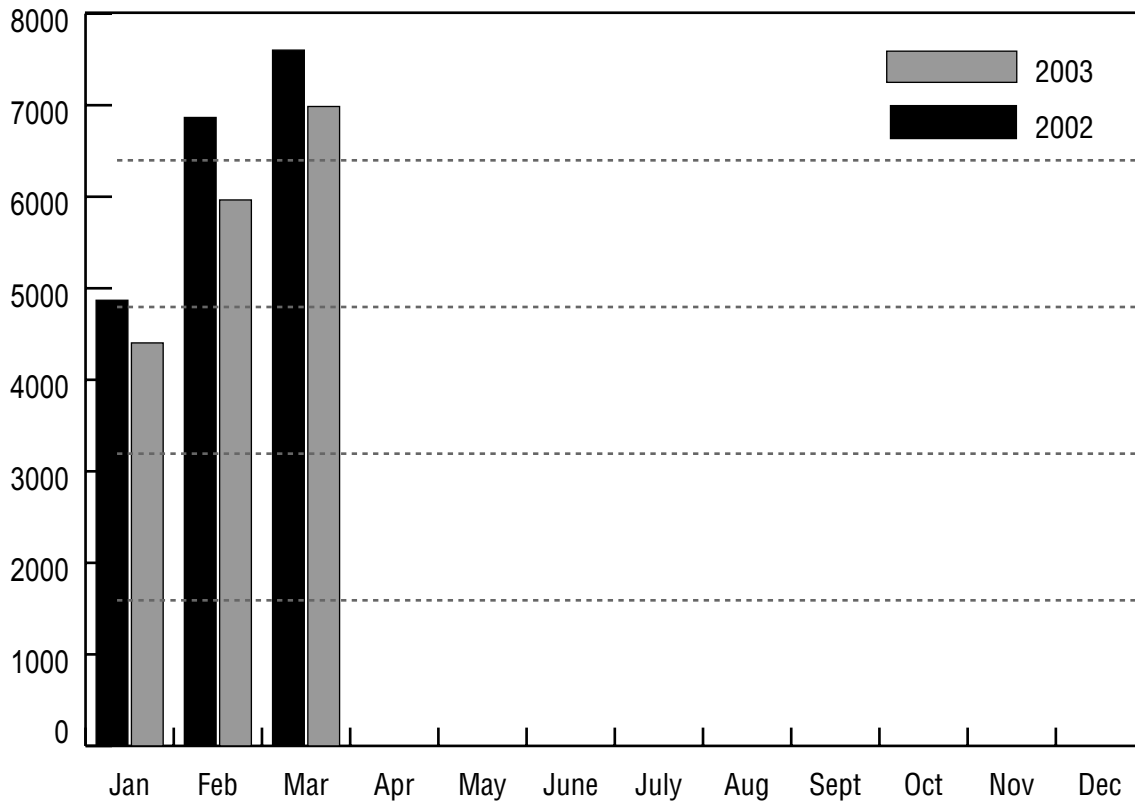
Housing Market Indicators

	March 2002	March 2003	% Change
Sales*	7,602	6,986	(-8%)
New Listings*	11,330	12,842	(+13%)
Active Listings*	N/A	18,842	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — MARCH

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	27	0.4	7	0.5	12	1.8
\$90,001 - \$100,000	13	0.2	10	0.7	2	0.3
\$100,001 - \$110,000	28	0.4	19	1.4	3	0.4
\$110,001 - \$120,000	59	0.8	32	2.4	14	2.1
\$120,001 - \$130,000	102	1.5	59	4.3	23	3.4
\$130,001 - \$140,000	144	2.1	79	5.8	20	3.0
\$140,001 - \$150,000	175	2.5	95	7.0	34	5.1
\$150,001 - \$160,000	230	3.3	119	8.8	44	6.6
\$160,001 - \$170,000	261	3.7	125	9.2	48	7.2
\$170,001 - \$180,000	254	3.6	103	7.6	52	7.7
\$180,001 - \$190,000	277	4.0	76	5.6	72	10.7
\$190,001 - \$200,000	269	3.9	84	6.2	54	8.0
\$200,001 - \$225,000	761	10.9	160	11.8	102	15.2
\$225,001 - \$250,000	846	12.1	124	9.1	85	12.7
\$250,001 - \$300,000	1,341	19.2	135	9.9	50	7.5
\$300,001 - \$400,000	1,301	18.6	86	6.3	39	5.8
\$400,001 - \$500,000	427	6.1	26	1.9	8	1.2
\$500,001 - \$750,000	326	4.7	14	1.0	8	1.2
\$750,001 - \$1,000,000	85	1.2	5	0.4	1	0.1
\$1,000,001 - \$1,500,000	40	0.6	2	0.1	-	-
\$1,500,000 -	20	0.3	-	-	-	-
Total:	6,986	100	1,361	100	671	100

SINGLE-FAMILY RESIDENTIAL - MARCH 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	144	167	78	\$24,621,598	\$315,662	\$268,000	17	101
E02	158	136	76	\$27,030,385	\$355,663	\$313,450	16	100
E03	226	254	133	\$34,693,473	\$260,853	\$242,500	27	99
E04	172	202	89	\$20,443,700	\$229,704	\$238,000	24	98
E05	191	255	114	\$29,385,688	\$257,769	\$245,000	26	98
E06	117	112	48	\$14,558,238	\$303,297	\$262,000	16	99
E07	188	260	99	\$24,416,983	\$246,636	\$246,500	29	98
E08	164	238	83	\$19,506,700	\$235,020	\$230,500	25	98
E09	191	291	95	\$20,413,400	\$214,878	\$205,000	35	98
E10	110	144	61	\$16,998,850	\$278,670	\$260,000	32	97
E11	213	284	122	\$24,137,550	\$197,849	\$194,000	31	98
E12	44	57	17	\$4,613,500	\$271,382	\$232,000	19	98
E13	184	251	126	\$31,611,090	\$250,882	\$243,500	30	105
E14	219	280	152	\$34,951,929	\$229,947	\$223,750	32	98
E15	232	326	148	\$34,579,687	\$233,647	\$227,950	33	98
E16	331	454	198	\$33,857,831	\$170,999	\$162,000	31	98
E17	171	229	105	\$20,272,270	\$193,069	\$175,000	34	98
E18	10	19	2	\$1,013,500	\$506,750	\$506,750	9	100
E19	39	62	8	\$2,338,600	\$292,325	\$251,600	23	97
E20	45	78	20	\$4,590,900	\$229,545	\$235,000	42	97
E21	50	101	44	\$10,431,800	\$237,086	\$225,000	43	98
Total	3,199	4,200	1,818	\$434,467,672	\$238,981	\$224,000	29	99
West								
W01	78	82	48	\$17,127,104	\$356,815	\$343,552	17	102
W02	109	158	55	\$17,712,632	\$322,048	\$308,000	26	99
W03	156	249	79	\$17,452,150	\$220,913	\$215,000	35	97
W04	142	260	73	\$16,796,100	\$230,084	\$203,000	39	97
W05	156	273	116	\$25,436,750	\$219,282	\$245,000	34	97
W06	173	266	75	\$21,875,450	\$291,673	\$277,000	29	98
W07	68	83	38	\$13,985,900	\$368,050	\$339,000	26	99
W08	179	263	112	\$45,999,550	\$410,710	\$335,000	34	98
W09	95	147	46	\$11,723,900	\$254,867	\$252,500	32	97
W10	229	377	133	\$27,652,500	\$207,914	\$213,000	39	97
W12	146	227	67	\$21,646,900	\$323,088	\$285,000	34	97
W13	165	263	92	\$30,307,200	\$329,426	\$243,000	32	97
W14	99	136	70	\$15,633,750	\$223,339	\$226,500	32	97
W15	235	320	130	\$25,323,330	\$194,795	\$172,000	33	97
W16	168	237	90	\$24,350,000	\$270,556	\$240,250	26	98
W17	1	1	-	-	-	-	-	-
W18	94	178	37	\$7,629,000	\$206,189	\$205,000	37	95
W19	386	539	233	\$65,572,901	\$281,429	\$263,000	31	98
W20	441	536	244	\$65,954,340	\$270,305	\$253,000	26	98
W21	151	240	96	\$35,126,890	\$365,905	\$334,000	31	97
W22	29	56	14	\$4,098,350	\$292,739	\$257,500	60	97
W23	675	923	340	\$81,061,733	\$238,417	\$229,500	30	98
W24	418	592	222	\$50,759,222	\$228,645	\$223,000	29	98
W25	36	68	12	\$2,745,000	\$228,750	\$208,500	29	98
W26	-	5	1	\$205,000	\$205,000	\$205,000	22	98
W27	113	157	68	\$16,184,800	\$238,012	\$225,650	27	98
W28	109	219	74	\$25,207,700	\$340,645	\$321,500	42	97
W29	74	144	58	\$11,596,550	\$199,941	\$195,500	37	99
Total	4,725	6,999	2,623	\$699,164,702	\$266,552	\$243,000	31	98

SINGLE-FAMILY RESIDENTIAL CONTINUED - MARCH 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	550	918	202	\$55,918,538	\$276,824	\$243,500	41	97
C02	155	235	83	\$38,508,145	\$463,954	\$375,000	33	99
C03	119	175	57	\$30,815,618	\$540,625	\$335,000	30	99
C04	170	216	117	\$61,182,609	\$522,928	\$467,000	23	99
C06	49	69	24	\$9,067,536	\$377,814	\$375,000	27	98
C07	162	250	66	\$21,615,150	\$327,502	\$297,500	31	97
C08	187	342	105	\$28,128,150	\$267,887	\$240,000	36	98
C09	76	159	40	\$23,812,530	\$595,313	\$438,765	36	99
C10	120	153	88	\$45,064,055	\$512,092	\$394,000	25	100
C11	74	85	48	\$16,962,207	\$353,379	\$335,000	25	100
C12	86	163	44	\$37,432,200	\$850,732	\$678,500	37	98
C13	93	125	68	\$21,900,390	\$322,065	\$298,500	27	99
C14	248	432	107	\$32,752,020	\$306,094	\$255,000	41	97
C15	271	329	104	\$29,420,409	\$282,889	\$245,000	30	97
Total	2,360	3,651	1,153	\$452,579,557	\$392,523	\$301,000	33	98
North								
N01	135	171	72	\$24,296,850	\$337,456	\$308,000	29	97
N02	186	283	89	\$28,556,418	\$320,859	\$317,000	29	97
N03	226	363	108	\$37,322,600	\$345,580	\$302,250	35	98
N04	201	294	106	\$39,181,790	\$369,640	\$353,000	31	98
N05	78	127	35	\$14,251,800	\$407,194	\$348,000	25	98
N06	152	197	77	\$24,860,700	\$322,866	\$285,000	34	98
N07	182	218	137	\$37,905,347	\$276,681	\$260,000	27	99
N08	364	588	177	\$61,994,200	\$350,250	\$326,300	32	98
N10	145	194	87	\$28,117,377	\$323,188	\$315,000	24	99
N11	308	398	170	\$63,030,982	\$370,770	\$348,875	27	98
N12	36	68	21	\$8,484,100	\$404,005	\$324,000	37	97
N13	11	35	5	\$2,536,000	\$507,200	\$525,000	12	99
N14	33	94	19	\$7,909,000	\$416,263	\$420,000	41	97
N15	41	70	24	\$7,458,900	\$310,788	\$298,000	37	97
N16	56	107	23	\$6,104,500	\$265,413	\$250,000	35	97
N17	126	224	90	\$16,490,691	\$183,230	\$180,500	33	98
N18	54	85	46	\$10,237,400	\$222,552	\$218,000	40	97
N19	61	114	35	\$7,636,000	\$218,171	\$191,000	44	97
N20	18	36	4	\$1,226,500	\$306,625	\$298,750	41	99
N21	14	36	4	\$954,900	\$238,725	\$240,500	76	76
N22	35	58	14	\$2,767,700	\$197,693	\$178,500	48	98
N23	74	156	40	\$8,188,870	\$204,722	\$191,500	46	98
N24	22	76	9	\$1,510,216	\$167,802	\$155,716	73	95
Total	2,558	3,992	1,392	\$441,022,841	\$316,827	\$295,000	32	98
Grand Total								
12,842	18,842	6,986	\$2,027,234,772	\$290,185	\$252,500	31	98	

JANUARY TO MARCH 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	353	194	\$55,572,588	\$286,457	\$256,500	24	101
E02	374	190	\$68,245,096	\$359,185	\$307,000	15	100
E03	619	333	\$83,369,918	\$250,360	\$238,000	33	99
E04	371	188	\$42,445,000	\$225,771	\$233,500	28	98
E05	478	277	\$69,723,968	\$251,711	\$235,000	34	98
E06	260	124	\$35,687,076	\$287,799	\$248,500	20	98
E07	488	275	\$66,948,484	\$243,449	\$240,000	31	97
E08	421	211	\$49,316,500	\$233,727	\$225,000	31	98
E09	520	255	\$55,078,968	\$215,996	\$219,000	36	98
E10	279	147	\$39,908,850	\$271,489	\$264,500	40	97
E11	498	282	\$57,664,025	\$204,482	\$195,060	37	98
E12	106	47	\$10,967,300	\$233,347	\$214,500	24	98
E13	545	314	\$81,126,676	\$258,365	\$250,000	31	101
E14	601	344	\$79,283,141	\$230,474	\$222,750	31	98
E15	598	351	\$82,619,498	\$235,383	\$230,000	35	98
E16	853	521	\$88,098,185	\$169,094	\$161,000	35	98
E17	440	283	\$55,279,950	\$195,336	\$182,500	34	98
E18	25	4	\$1,799,500	\$449,875	\$393,000	31	99
E19	92	35	\$9,319,000	\$266,257	\$255,000	29	97
E20	98	39	\$8,944,300	\$229,341	\$237,500	44	96
E21	151	94	\$22,097,807	\$235,083	\$223,100	46	97
Total	8,170	4,508	\$1,063,495,830	\$235,913	\$223,800	32	98
West							
W01	176	104	\$37,997,654	\$365,362	\$338,950	20	101
W02	296	158	\$51,763,616	\$327,618	\$299,075	30	100
W03	367	164	\$35,527,850	\$216,633	\$212,000	33	97
W04	355	172	\$38,802,950	\$225,599	\$210,000	41	97
W05	437	247	\$52,815,074	\$213,826	\$242,000	39	96
W06	443	226	\$61,954,390	\$274,134	\$260,000	34	98
W07	158	82	\$28,967,014	\$353,256	\$340,000	29	99
W08	512	285	\$125,490,045	\$440,316	\$350,000	30	99
W09	228	113	\$27,957,002	\$247,407	\$245,000	37	97
W10	562	284	\$56,233,577	\$198,006	\$176,000	40	97
W12	383	188	\$57,396,950	\$305,303	\$256,500	38	97
W13	455	239	\$84,386,987	\$353,084	\$260,000	39	97
W14	266	161	\$35,487,350	\$220,418	\$208,500	34	97
W15	607	383	\$72,698,080	\$189,812	\$170,000	40	97
W16	439	229	\$62,236,798	\$271,776	\$247,100	29	97
W17	8	9	\$2,511,940	\$279,104	\$266,990	40	99
W18	249	98	\$20,012,600	\$204,210	\$217,500	36	96
W19	1,058	647	\$180,238,263	\$278,575	\$265,000	33	98
W20	1,110	627	\$166,409,513	\$265,406	\$248,000	27	98
W21	394	184	\$62,548,240	\$339,936	\$306,000	36	98
W22	80	32	\$8,647,557	\$270,236	\$242,500	42	97
W23	1,674	823	\$193,898,560	\$235,600	\$227,000	32	98
W24	1,062	586	\$132,737,162	\$226,514	\$220,500	35	98
W25	91	45	\$14,182,000	\$315,156	\$238,000	32	98
W26	7	3	\$1,079,000	\$359,667	\$629,000	49	98
W27	294	173	\$42,664,850	\$246,618	\$232,000	38	98
W28	327	171	\$54,537,000	\$318,930	\$285,000	41	97
W29	230	148	\$29,221,650	\$197,444	\$190,500	37	98
Total	12,268	6,581	\$1,738,403,672	\$264,155	\$238,500	34	98

JANUARY TO MARCH 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	1,319	502	\$138,427,832	\$275,753	\$245,000	41	98
C02	377	172	\$84,381,881	\$490,592	\$375,000	34	98
C03	299	147	\$81,945,330	\$557,451	\$365,000	27	99
C04	472	267	\$141,921,511	\$531,541	\$479,000	24	100
C06	122	56	\$21,965,636	\$392,244	\$365,000	28	98
C07	384	166	\$53,402,700	\$321,703	\$290,000	36	97
C08	554	265	\$74,058,781	\$279,467	\$241,250	38	98
C09	246	100	\$61,708,615	\$617,086	\$449,400	33	100
C10	347	192	\$96,633,384	\$503,299	\$391,625	25	100
C11	176	108	\$38,177,457	\$353,495	\$303,750	27	100
C12	226	100	\$94,361,800	\$943,618	\$688,000	38	97
C13	258	154	\$50,047,269	\$324,982	\$318,750	29	98
C14	643	300	\$93,129,936	\$310,433	\$262,750	48	97
C15	592	260	\$77,232,877	\$297,050	\$258,650	34	97
Total	6,015	2,789	\$1,107,395,009	\$397,058	\$304,000	35	98
North							
N01	299	160	\$54,828,027	\$342,675	\$318,000	36	97
N02	499	227	\$74,825,118	\$329,626	\$317,000	31	98
N03	604	333	\$114,746,408	\$344,584	\$285,000	38	97
N04	507	243	\$88,413,518	\$363,842	\$358,000	32	98
N05	182	79	\$28,544,633	\$361,324	\$333,000	38	98
N06	351	187	\$57,857,550	\$309,399	\$268,000	32	98
N07	488	308	\$82,645,626	\$268,330	\$248,500	30	98
N08	927	468	\$163,183,330	\$348,682	\$325,000	36	97
N10	376	209	\$67,079,298	\$320,954	\$310,000	29	98
N11	694	378	\$135,071,449	\$357,332	\$337,250	33	98
N12	97	50	\$19,388,850	\$387,777	\$310,500	42	97
N13	36	15	\$7,708,800	\$513,920	\$589,000	43	98
N14	99	47	\$22,388,500	\$476,351	\$420,000	41	96
N15	98	56	\$16,790,000	\$299,821	\$280,000	42	97
N16	142	59	\$16,609,300	\$281,514	\$250,000	45	97
N17	353	213	\$39,986,891	\$187,732	\$180,000	39	97
N18	137	86	\$18,770,800	\$218,265	\$211,250	43	98
N19	165	113	\$24,296,200	\$215,011	\$195,000	54	97
N20	36	11	\$3,659,500	\$332,682	\$372,000	86	97
N21	41	15	\$3,127,900	\$208,527	\$220,000	60	92
N22	74	35	\$6,980,650	\$199,447	\$187,000	43	98
N23	207	111	\$21,725,320	\$195,724	\$180,000	58	98
N24	63	28	\$4,463,406	\$159,407	\$154,858	56	96
Total	6,475	3,431	\$1,073,091,074	\$312,763	\$288,000	37	98
Grand Total	32,928	17,309	\$4,982,385,585	\$287,849	\$249,000	34	98

SINGLE-FAMILY WEST BREAKDOWN - MARCH 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	20	\$451,895	\$419,450	16	\$339,082	\$343,552	9	\$203,833	\$206,000	-	-	-
W02	23	\$397,109	\$399,000	27	\$262,837	\$270,000	3	\$291,333	\$329,000	-	-	-
W03	40	\$229,980	\$221,900	24	\$236,685	\$243,500	14	\$169,250	\$187,500	-	-	-
W04	36	\$280,194	\$240,050	7	\$269,714	\$275,000	24	\$150,692	\$152,800	-	-	-
W05	24	\$331,750	\$337,000	39	\$262,529	\$262,000	34	\$130,741	\$137,750	-	-	-
W06	38	\$269,054	\$270,000	5	\$274,600	\$274,000	28	\$317,679	\$294,500	-	-	-
W07	32	\$388,481	\$352,550	-	-	-	3	\$199,500	\$216,500	-	-	-
W08	62	\$555,415	\$456,500	5	\$343,880	\$299,500	36	\$204,178	\$174,000	-	-	-
W09	20	\$355,220	\$333,500	4	\$282,875	\$261,750	19	\$147,474	\$123,000	-	-	-
W10	61	\$265,797	\$260,000	4	\$268,875	\$281,000	49	\$138,970	\$142,500	3	\$226,000	\$239,000
W12	38	\$394,605	\$332,500	5	\$249,900	\$247,500	16	\$180,525	\$172,500	-	-	-
W13	43	\$490,753	\$423,000	13	\$222,885	\$223,000	13	\$165,069	\$142,000	-	-	-
W14	16	\$345,072	\$326,000	6	\$266,250	\$256,000	23	\$153,852	\$149,000	2	\$298,000	\$298,000
W15	16	\$333,996	\$317,250	8	\$261,250	\$260,500	83	\$163,236	\$162,000	1	\$284,000	\$284,000
W16	39	\$347,836	\$307,000	19	\$241,553	\$240,000	4	\$189,250	\$184,000	2	\$247,500	\$247,500
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	17	\$228,471	\$235,000	10	\$223,500	\$233,500	5	\$132,500	\$127,000	-	-	-
W19	97	\$354,714	\$337,000	37	\$257,873	\$257,000	41	\$207,083	\$182,000	4	\$262,250	\$263,000
W20	114	\$325,997	\$313,500	56	\$247,049	\$244,500	8	\$173,750	\$164,250	2	\$259,000	\$259,000
W21	70	\$420,734	\$361,250	5	\$246,600	\$260,000	5	\$210,600	\$170,000	-	-	-
W22	10	\$325,550	\$272,500	1	\$220,000	\$220,000	-	-	-	1	\$230,000	\$230,000
W23	189	\$265,731	\$255,990	72	\$220,789	\$222,000	10	\$174,200	\$170,000	4	\$221,950	\$219,500
W24	96	\$277,759	\$274,950	52	\$229,772	\$234,500	29	\$144,845	\$140,500	-	-	-
W25	5	\$298,100	\$293,000	1	\$229,000	\$229,000	1	\$179,000	\$179,000	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	43	\$279,593	\$263,500	5	\$196,860	\$218,500	3	\$122,667	\$129,000	1	\$205,000	\$205,000
W28	63	\$361,337	\$339,000	2	\$231,000	\$231,000	-	-	-	3	\$242,000	\$253,000
W29	43	\$215,899	\$214,000	5	\$163,300	\$162,500	1	\$156,500	\$156,500	2	\$186,000	\$186,000

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	-	-	-	-	-	-	-	-	-	3	\$276,467	\$339,900
W02	-	-	-	-	-	-	-	-	-	2	\$304,263	\$304,263
W03	-	-	-	-	-	-	-	-	-	1	\$203,000	\$203,000
W04	6	\$200,750	\$185,000	-	-	-	-	-	-	-	-	-
W05	16	\$145,900	\$150,000	-	-	-	2	\$88,000	\$88,000	1	\$280,500	\$280,500
W06	2	\$347,000	\$347,000	-	-	-	-	-	-	2	\$344,700	\$344,700
W07	2	\$304,000	\$304,000	-	-	-	-	-	-	1	\$348,000	\$348,000
W08	7	\$209,857	\$241,000	-	-	-	-	-	-	2	\$512,500	\$512,500
W09	3	\$228,667	\$242,000	-	-	-	-	-	-	-	-	-
W10	15	\$174,970	\$174,500	-	-	-	-	-	-	1	\$251,300	\$251,300
W12	7	\$314,143	\$256,000	-	-	-	-	-	-	1	\$315,000	\$315,000
W13	21	\$178,114	\$160,000	-	-	-	-	-	-	2	\$210,500	\$210,500
W14	23	\$190,457	\$200,000	-	-	-	-	-	-	-	-	-
W15	20	\$185,645	\$186,150	-	-	-	2	\$171,950	\$171,950	-	-	-
W16	25	\$188,316	\$186,500	-	-	-	-	-	-	1	\$235,000	\$235,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	5	\$169,500	\$163,500	-	-	-	-	-	-	-	-	-
W19	41	\$215,302	\$218,000	-	-	-	-	-	-	13	\$250,577	\$256,000
W20	52	\$199,052	\$189,500	1	\$176,000	\$176,000	1	\$225,000	\$225,000	10	\$229,620	\$230,250
W21	5	\$177,000	\$173,000	-	-	-	-	-	-	11	\$227,682	\$230,500
W22	-	-	-	-	-	-	-	-	-	2	\$196,425	\$196,425
W23	36	\$178,695	\$186,500	-	-	-	-	-	-	29	\$202,724	\$208,500
W24	27	\$161,474	\$153,000	1	\$297,000	\$297,000	-	-	-	17	\$193,465	\$201,500
W25	4	\$163,625	\$164,250	-	-	-	-	-	-	1	\$192,000	\$192,000
W26	-	-	-	-	-	-	-	-	-	1	\$205,000	\$205,000
W27	11	\$136,818	\$142,500	-	-	-	-	-	-	5	\$220,000	\$210,500
W28	-	-	-	-	-	-	-	-	-	6	\$209,250	\$208,250
W29	5	\$131,100	\$127,500	-	-	-	-	-	-	2	\$156,200	\$156,200

SINGLE-FAMILY CENTRAL BREAKDOWN - MARCH 2003

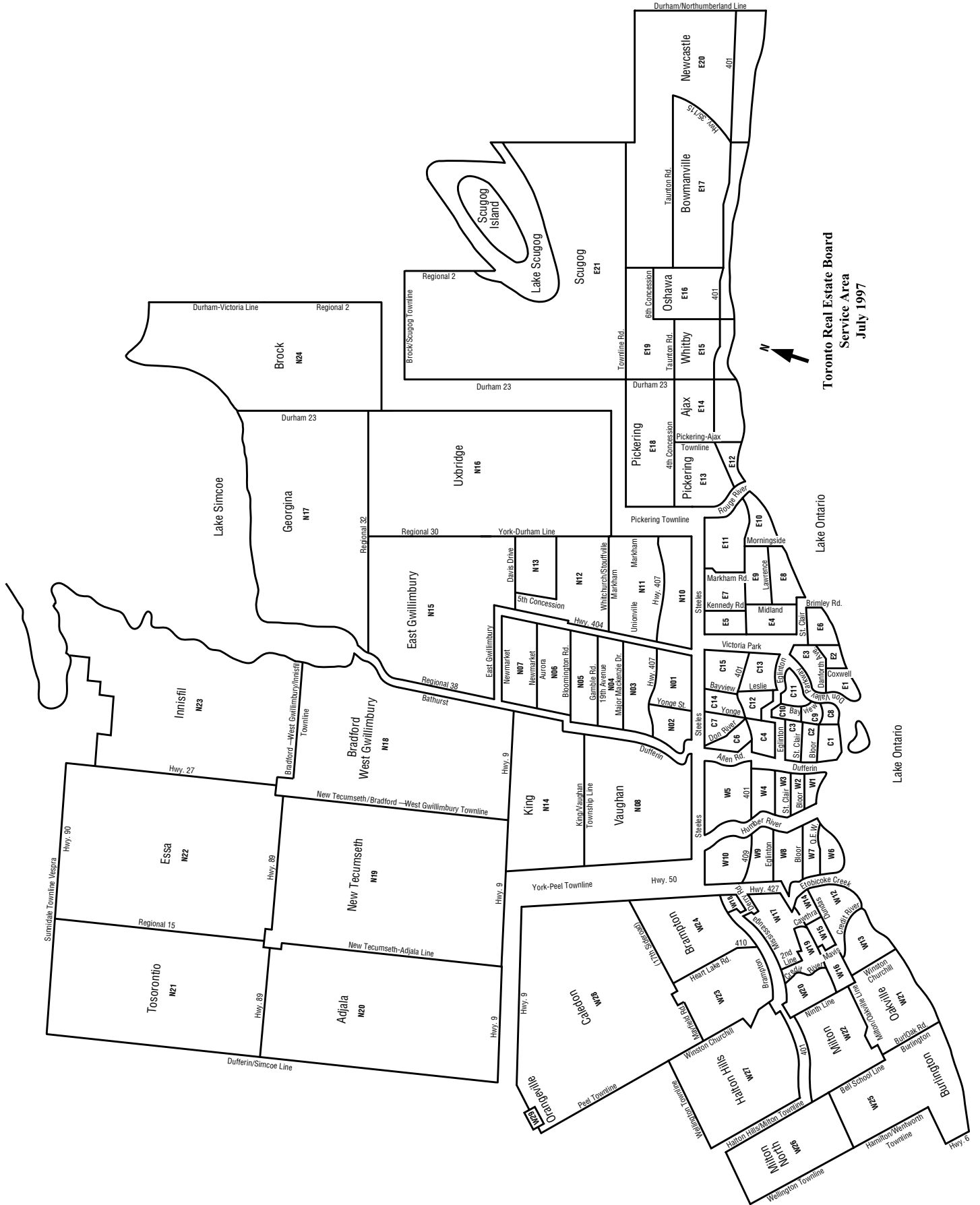
Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	4	\$479,600	\$525,450	19	\$389,979	\$369,000	154	\$255,138	\$230,000	-	-	-
C02	27	\$535,760	\$439,000	12	\$429,593	\$370,560	28	\$386,821	\$338,500	-	-	-
C03	37	\$632,900	\$555,000	16	\$286,394	\$268,750	3	\$877,000	\$1,850,000	-	-	-
C04	78	\$633,256	\$587,500	14	\$377,155	\$378,000	23	\$239,065	\$229,000	-	-	-
C06	18	\$431,308	\$409,000	-	-	-	6	\$217,333	\$211,500	-	-	-
C07	24	\$446,104	\$427,000	4	\$315,663	\$321,950	21	\$233,929	\$243,000	4	\$302,500	\$303,000
C08	1	\$521,000	\$521,000	3	\$492,667	\$575,000	85	\$242,357	\$225,000	-	-	-
C09	9	\$1,027,600	\$1,200,000	5	\$862,400	\$809,000	21	\$394,578	\$350,000	-	-	-
C10	36	\$772,907	\$547,278	12	\$408,342	\$391,050	33	\$288,864	\$265,000	-	-	-
C11	17	\$588,199	\$592,000	7	\$385,740	\$415,100	18	\$171,508	\$135,000	-	-	-
C12	33	\$987,103	\$756,000	1	\$296,000	\$296,000	3	\$650,333	\$1,335,000	-	-	-
C13	27	\$432,922	\$414,000	9	\$306,988	\$293,000	28	\$230,936	\$207,500	-	-	-
C14	26	\$510,485	\$420,000	-	-	-	72	\$229,181	\$210,750	-	-	-
C15	29	\$432,016	\$400,000	10	\$295,538	\$292,690	28	\$189,116	\$181,000	1	\$297,000	\$297,000

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	18	\$293,047	\$264,500	-	-	-	2	\$243,750	\$243,750	5	\$307,400	\$310,000
C02	2	\$480,000	\$480,000	-	-	-	-	-	-	14	\$506,893	\$531,000
C03	-	-	-	-	-	-	1	\$185,000	\$185,000	-	-	-
C04	2	\$505,000	\$505,000	-	-	-	-	-	-	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	13	\$271,038	\$256,000	-	-	-	-	-	-	-	-	-
C08	5	\$236,460	\$220,000	-	-	-	1	\$277,000	\$277,000	10	\$406,950	\$412,550
C09	1	\$515,000	\$515,000	-	-	-	4	\$362,750	\$367,500	-	-	-
C10	4	\$400,625	\$407,000	-	-	-	1	\$190,000	\$190,000	2	\$507,150	\$507,150
C11	5	\$197,300	\$163,000	-	-	-	1	\$189,000	\$189,000	-	-	-
C12	7	\$372,971	\$349,900	-	-	-	-	-	-	-	-	-
C13	4	\$245,600	\$235,200	-	-	-	-	-	-	-	-	-
C14	7	\$283,196	\$257,370	-	-	-	-	-	-	2	\$498,000	\$498,000
C15	34	\$232,965	\$235,000	-	-	-	2	\$211,750	\$211,750	-	-	-

(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	March	6,986	290,185
1984	31,905	102,318	Total**	17,309	\$287,849
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.



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."