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

April 2003

7,300 Sales for Second Best April Ever

TORONTO — Monday, May 5, 2003.

s the temperature heated up and the war as well and as our health crisis took a positive turn the local Real Estate market reacted with the second best April ever recorded. The Toronto Real Estate Board MLS system recorded 7,307 sales last month, up four per cent from the 6,986 sales recorded in March, but off 11 per cent from the record 8,181 sales in April of last year. "The real estate market remained stable over the cold winter months and now that warmer weather is on its way, we can expect to see a very vibrant spring selling season."

Prices climbed marginally in April, the President noted, to \$292,783 from March's figure of \$290,185, an increase of one per cent. The median also rose marginally, to \$253,000 from the figure of \$252,500 recorded in March.

"While prices are still on the rise, the rate of increase has slowed to less than one per cent a month. This is due to a flood of inventory that has come onto MLS as the weather improved. There were 20,184 active listings on the TREB system at the end of April, a seven per cent increase over March. More homes for sale means more choice for

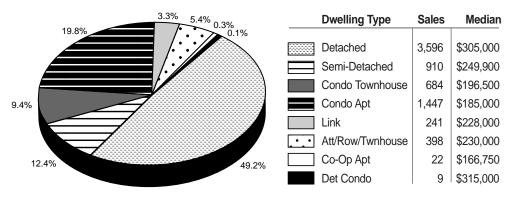
purchasers, and an easing of upward pressure on home prices."

Breaking down the total, 2,799 sales were reported in TREB's 28 West districts and averaged \$272,036; 1,255 sales were reported in the 14 Central districts and averaged \$393,127; 1,358 sales were reported in the 23 North districts and averaged \$317,178; and 1,895 sales were reported in TREB's 21 East districts and averaged \$239,488. ■

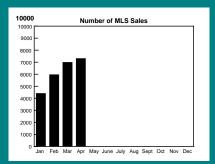
NEIGHBOURHOOD CORNER Orangeville

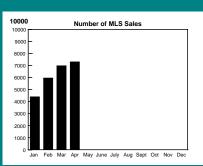
Home sales in the Orangeville area (W29), at 222 units of all types so far this year, are down seven per cent from the 239 sales recorded in the first four months of 2002. Prices remained relatively affordable, averaging \$203,541, although this figure is up eight per cent from the January - April 2002 average of \$187,802. Of the properties sold, 153 were Detached homes, with the average price for these being \$224,064. In addition, 30 semi-detached homes have sold in the area this year for an average of \$158,807. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN



Housing Market Indicators										
	April 2002	April 2003	% Change							
Sales*	8,181	7,307	(-11%)							
New Listings*	11,921	12,847	(+8%)							
Active Listings*	N/A	20,184	N/A							



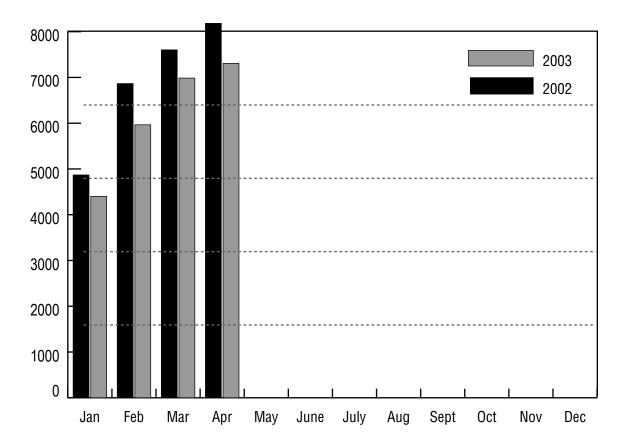








SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — APRIL

Price	Ra	ange	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
-	-	\$90,000	32	0.4	15	1.0	8	1.2
\$90,001	-	\$100,000	15	0.2	9	0.6	3	0.4
\$100,001	-	\$110,000	26	0.4	17	1.2	2	0.3
\$110,001	-	\$120,000	48	0.7	31	2.1	8	1.2
\$120,001	-	\$130,000	99	1.4	61	4.2	12	1.8
\$130,001	-	\$140,000	139	1.9	68	4.7	15	2.2
\$140,001	-	\$150,000	175	2.4	94	6.5	29	4.2
\$150,001	-	\$160,000	279	3.8	128	8.9	69	10.1
\$160,001	-	\$170,000	305	4.2	152	10.5	46	6.7
\$170,001	-	\$180,000	288	3.9	104	7.2	60	8.8
\$180,001	-	\$190,000	274	3.7	101	7.0	58	8.5
\$190,001	-	\$200,000	269	3.7	74	5.1	54	7.9
\$200,001	-	\$225,000	804	11.0	199	13.8	126	18.4
\$225,001	-	\$250,000	848	11.6	107	7.4	84	12.3
\$250,001	-	\$300,000	1,401	19.2	137	9.5	64	9.4
\$300,001	-	\$400,000	1,323	18.1	99	6.8	31	4.5
\$400,001	-	\$500,000	455	6.2	19	1.3	6	0.9
\$500,001	-	\$750,000	353	4.8	26	1.8	6	0.9
\$750,001	-	\$1,000,000	104	1.4	3	0.2	3	0.4
\$1,000,001	-	\$1,500,000	47	0.6	2	0.1	-	-
\$1,500,000	-	-	23	0.3	-	-	-	-
Total:		-	7,307	100	1,447	100	604	100



SINGLE-FAMILY RESIDENTIAL - APRIL 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	160 179 243 173 200 98 175 170 158 111 196 43 198 202 204 327 153 8 34 44 64	184 144 279 239 284 110 259 250 290 153 316 57 280 302 315 470 234 22 65 84 103	88 107 135 86 109 56 122 92 98 73 103 27 111 133 147 213 109 1 19 23 43	\$23,783,971 \$39,029,401 \$36,478,819 \$19,309,650 \$27,700,430 \$14,764,298 \$30,080,535 \$23,339,000 \$19,888,138 \$20,145,700 \$21,736,250 \$6,314,900 \$28,315,390 \$30,999,800 \$34,127,990 \$34,897,210 \$20,999,020 \$493,500 \$5,228,000 \$5,185,100 \$11,013,050	\$270,272 \$364,761 \$270,213 \$224,531 \$254,132 \$263,648 \$246,562 \$253,685 \$202,940 \$275,968 \$211,032 \$233,885 \$255,094 \$233,081 \$232,163 \$163,837 \$192,652 \$493,500 \$275,158 \$225,439 \$256,117	\$254,551 \$325,000 \$260,000 \$238,000 \$241,000 \$249,250 \$228,250 \$243,000 \$197,250 \$269,000 \$212,000 \$237,500 \$257,000 \$222,500 \$157,500 \$176,000 \$493,500 \$260,000 \$219,900 \$228,000	21 18 21 25 32 22 34 30 38 26 29 22 31 30 29 29 34 19 32 34 60	100 100 99 98 97 99 97 98 97 98 98 98 98 98 98 98 98
Total	3,140	4,440	1,895	\$453,830,152	\$239,488	\$225,000	29	98
West								
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17	97 140 161 137 173 198 60 182 86 201 135 180 97 245 160	113 187 290 257 297 323 88 261 149 339 218 299 153 367 246	40 63 65 70 94 74 38 118 51 138 88 95 56 154 101	\$14,404,367 \$21,819,500 \$14,327,300 \$17,390,300 \$20,078,150 \$21,319,925 \$14,279,303 \$49,327,622 \$13,904,000 \$28,850,801 \$30,007,700 \$32,015,850 \$13,880,300 \$31,989,273 \$26,409,100	\$360,109 \$346,341 \$220,420 \$248,433 \$213,597 \$288,107 \$375,771 \$418,031 \$272,627 \$209,064 \$340,997 \$337,009 \$247,863 \$207,723 \$261,476	\$330,750 \$300,000 \$217,000 \$255,500 \$235,000 \$267,000 \$336,000 \$342,500 \$297,000 \$230,000 \$235,750 \$257,000 \$253,500 \$179,750 \$240,100	17 21 28 35 44 37 28 28 31 39 34 38 34 30 25	100 99 98 96 97 98 99 99 98 97 97 97 97
W18 W19 W20 W21 W22 W23 W24 W25 W26	104 391 426 158 37 670 448 29	184 574 525 272 67 1,001 660 70 6	47 254 306 74 15 380 247 17	\$9,636,200 \$70,630,933 \$89,072,325 \$21,572,062 \$3,883,400 \$95,601,138 \$56,582,345 \$5,976,400	\$205,026 \$278,075 \$291,086 \$291,514 \$258,893 \$251,582 \$229,078 \$351,553	\$210,000 \$264,500 \$257,000 \$274,000 \$246,000 \$236,000 \$222,000 \$213,000	35 30 28 31 31 29 32 46	97 98 98 98 98 100 98
W27 W28 W29	110 119 88	164 233 127	78 62 74	\$21,421,749 \$21,085,150 \$15,964,349	\$274,638 \$340,083 \$215,734	\$258,950 \$304,000 \$200,200	33 40 36	98 97 98
Total	4,834	7,471	2,799	\$761,429,542	\$272,036	\$244,000	32	98



SINGLE-FAMILY RESIDENTIAL CONTINUED - APRIL 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Centra	<u>l</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	528 156 122 195 47 145 206 73 128 97 78 113 276 291	989 253 192 224 75 251 359 151 169 107 166 141 482 418	250 74 60 114 16 90 102 47 72 48 48 61 140 133	\$69,312,308 \$37,601,201 \$34,046,219 \$61,342,374 \$6,002,100 \$26,783,190 \$25,078,250 \$36,050,138 \$35,586,468 \$17,246,200 \$42,970,200 \$19,006,314 \$41,920,813 \$40,429,156	\$277,249 \$508,124 \$567,437 \$538,091 \$375,131 \$297,591 \$245,865 \$767,024 \$494,257 \$359,296 \$895,213 \$311,579 \$299,434 \$303,979	\$241,000 \$395,500 \$490,000 \$505,600 \$377,000 \$276,500 \$213,500 \$585,000 \$421,900 \$366,250 \$802,500 \$305,000 \$254,900 \$257,000	38 22 24 24 32 36 29 37 18 27 35 31 35 24	98 98 99 100 98 98 97 98 100 99 97 99
Total	2,455	3,977	1,255	\$493,374,931	\$393,127	\$300,000	30	98
<u>North</u>								
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	116 165 270 170 53 114 171 330 113 288 45 23 43 43 37 148 44 82 14 6 31 80 32	189 299 452 312 128 194 244 608 187 435 80 47 106 82 87 242 81 136 40 32 60 167 88	60 95 104 88 32 86 100 177 79 171 19 4 17 19 37 97 34 43 6 7 23 44 16	\$22,231,200 \$32,558,200 \$34,757,088 \$32,290,799 \$14,595,350 \$28,315,112 \$26,159,150 \$60,429,001 \$28,010,605 \$63,123,468 \$7,607,400 \$2,013,000 \$5,101,400 \$10,257,724 \$20,285,725 \$8,221,500 \$9,870,900 \$1,621,200 \$1,480,000 \$3,703,603 \$8,731,600 \$2,472,300	\$370,520 \$342,718 \$334,203 \$366,941 \$456,105 \$329,245 \$261,592 \$341,407 \$354,565 \$369,143 \$400,389 \$503,250 \$405,412 \$268,495 \$277,236 \$209,131 \$241,809 \$229,556 \$270,200 \$211,429 \$161,026 \$198,445 \$154,519	\$315,500 \$327,500 \$291,000 \$354,000 \$359,500 \$285,250 \$249,500 \$322,000 \$329,800 \$345,000 \$363,000 \$520,000 \$417,000 \$258,000 \$243,500 \$185,000 \$216,000 \$216,000 \$259,850 \$165,000 \$140,000 \$139,950	28 36 28 30 48 31 30 35 33 30 50 57 47 34 53 43 42 43 53 53 53 54 67	97 97 97 98 98 98 98 97 97 97 98 96 97 97 98 98 98 98 98 99
Total	2,418	4,296	1,358	\$430,728,325	\$317,178	\$290,000	36	97
Grand Total	12,847	20,184	7,307	\$2,139,362,950	\$292,783	\$253,000	32	98



JANUARY TO APRIL 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>							
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	504 550 853 534 678 348 659 584 673 385 690 145 741 799 797 1,167 591 33 125 142 215	281 297 468 274 386 180 396 302 353 220 381 74 424 476 497 733 392 5 54 62 137	\$79,106,659 \$107,285,497 \$119,848,737 \$61,747,650 \$97,424,398 \$50,451,374 \$96,816,019 \$72,206,500 \$74,967,106 \$60,054,550 \$78,653,975 \$17,282,200 \$109,275,066 \$110,119,941 \$116,503,488 \$122,870,395 \$76,278,970 \$2,293,000 \$14,547,000 \$14,129,400 \$33,110,857	\$281,518 \$361,231 \$256,087 \$225,356 \$252,395 \$280,285 \$244,485 \$239,094 \$212,371 \$272,975 \$206,441 \$233,543 \$257,724 \$231,344 \$234,413 \$167,627 \$194,589 \$458,600 \$269,389 \$227,894 \$241,685	\$255,000 \$313,900 \$248,444 \$236,300 \$236,400 \$248,500 \$235,900 \$230,000 \$211,800 \$265,000 \$200,000 \$221,750 \$252,500 \$222,750 \$222,750 \$228,000 \$160,000 \$182,000 \$396,000 \$254,750 \$220,000 \$225,000	23 16 29 27 33 20 32 31 36 35 35 23 31 31 33 33 34 29 30 40 50	101 100 99 98 97 98 97 98 97 98 100 98 98 98 98 99 98
Total	11,213	6,392	\$1,514,972,782	\$237,011	\$224,350	31	98
<u>West</u>							
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26 W27 W28 W29	271 429 526 478 602 636 214 693 310 748 516 635 358 852 595 8 339 1,440 1,528 550 117 2,321 1,498 120 9 402 447 317	144 221 229 242 340 300 120 403 164 421 275 333 216 538 330 9 145 900 933 258 47 1,202 831 62 3 250 232 222	\$52,402,021 \$73,558,616 \$49,855,150 \$56,193,250 \$72,653,324 \$83,261,249 \$43,246,317 \$174,817,667 \$41,861,002 \$84,928,378 \$87,082,150 \$116,203,837 \$49,122,650 \$105,024,253 \$88,645,898 \$2,511,940 \$29,648,800 \$250,611,945 \$255,481,838 \$84,120,302 \$12,530,957 \$289,049,698 \$188,673,507 \$20,157,400 \$1,079,000 \$63,867,599 \$75,032,150 \$45,185,999	\$363,903 \$332,844 \$217,708 \$232,204 \$213,686 \$277,538 \$360,386 \$433,791 \$255,250 \$201,730 \$316,662 \$348,960 \$227,420 \$195,212 \$268,624 \$279,104 \$204,474 \$278,458 \$273,828 \$326,048 \$266,616 \$240,474 \$227,044 \$325,119 \$359,667 \$255,470 \$323,414 \$203,541	\$336,000 \$300,000 \$215,000 \$222,000 \$235,750 \$261,000 \$338,000 \$348,000 \$193,000 \$252,000 \$260,000 \$216,500 \$173,000 \$245,000 \$245,000 \$266,990 \$213,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$250,000 \$25	19 28 32 39 41 35 28 30 34 40 36 39 34 37 28 40 36 32 27 34 39 92 34 36 49 36 49 37	101 100 97 97 97 98 99 99 97 97 97 97 97 98 98 98 98 98 99 98
Total	16,959	9,370	\$2,496,806,897	\$266,468	\$240,000	41	98



JANUARY TO APRIL 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>Central</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	1,842 525 416 665 167 525 760 321 474 273 303 371 916 882	752 245 207 381 72 256 367 147 264 155 148 215 439 392	\$207,740,140 \$120,794,082 \$115,991,549 \$203,263,885 \$27,967,736 \$80,185,890 \$99,137,031 \$97,758,753 \$132,219,852 \$55,284,657 \$137,332,000 \$69,053,583 \$134,822,749 \$117,484,033	\$276,250 \$493,037 \$560,346 \$533,501 \$388,441 \$313,226 \$270,128 \$665,026 \$500,833 \$356,675 \$927,919 \$321,179 \$307,113 \$299,704	\$243,250 \$379,000 \$395,500 \$485,000 \$367,500 \$287,500 \$237,000 \$472,875 \$400,000 \$317,000 \$720,000 \$315,000 \$260,000 \$257,750	40 30 26 24 29 36 35 34 23 27 37 29 44 30	98 99 100 98 97 98 99 100 100 97 99 97
Total	8,440	4,040	\$1,599,035,940	\$395,801	\$302,500	33	98
<u>North</u>							
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	414 660 872 674 233 464 658 1,247 487 980 140 58 142 141 178 498 177 247 50 47 103 285 95	220 322 436 330 111 273 408 644 287 548 69 19 63 75 96 309 120 156 17 22 58 155 44	\$77,059,227 \$107,383,318 \$148,628,496 \$120,355,317 \$43,139,983 \$86,172,662 \$108,804,776 \$223,349,831 \$94,674,403 \$197,714,917 \$26,996,250 \$9,721,800 \$28,850,500 \$21,891,400 \$26,867,024 \$60,089,116 \$26,992,300 \$34,167,100 \$5,280,700 \$4,607,900 \$10,684,253 \$30,456,920 \$6,935,706	\$350,269 \$333,489 \$340,891 \$364,713 \$388,649 \$315,651 \$266,678 \$346,817 \$329,876 \$360,794 \$391,250 \$511,674 \$457,944 \$291,885 \$279,865 \$194,463 \$224,936 \$219,020 \$310,629 \$209,450 \$184,211 \$196,496 \$157,630	\$318,000 \$317,500 \$287,450 \$356,750 \$338,000 \$275,000 \$249,000 \$325,000 \$317,000 \$339,000 \$324,000 \$581,400 \$417,000 \$265,000 \$244,250 \$182,000 \$214,500 \$195,000 \$214,500 \$173,500 \$173,500 \$150,000	34 33 36 31 41 32 30 36 30 32 44 46 43 40 48 40 43 51 74 58 43 57 60	97 97 98 98 98 98 97 98 97 98 97 97 98 97 98 97 98 97
Total	8,850	4,782	\$1,500,823,899	\$313,849	\$289,000	36	98
Grand Total	45,462	24,584	\$7,111,639,518	\$289,279	\$250,000	36	98



SINGLE-FAMILY EAST BREAKDOWN - APRIL 2003

	Deta	ched Hous	es	Sei	mi-Detache	d 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
E01	14	\$266,053	\$255,750	58	\$285,817	\$260,000	3	\$213,667	\$177,000	-	-	-
E02	42	\$481,919	\$423,050	48	\$296,683	\$278,000	11	\$259,273	\$216,000	-	-	-
E03	76	\$307,197	\$278,750	31	\$268,485	\$260,000	26	\$169,492	\$156,950	-	-	-
E04	48	\$259,825	\$259,000	8	\$216,000	\$212,000	20	\$152,240	\$153,250	-	-	-
E05	36	\$345,522	\$337,500	4	\$282,750	\$287,500	44	\$203,263	\$177,500	1	\$260,000	\$260,000
E06	48	\$274,662	\$270,250	4	\$236,125	\$238,500	4	\$159,000	\$149,500	-	-	-
E07	44	\$332,998	\$325,000	8	\$250,465	\$249,000	42	\$169,650	\$167,000	4	\$265,500	\$271,000
E08	57	\$304,161	\$272,000	2	\$217,000	\$217,000	22	\$161,400	\$163,500	-	-	-
E09	29	\$251,241	\$249,000	3	\$218,500	\$220,000	50	\$181,505	\$177,500	-	-	-
E10	50	\$306,794	\$299,250	4	\$250,250	\$263,000	5	\$156,300	\$162,000	2	\$238,750	\$238,750
E11	32	\$274,144	\$263,400	12	\$227,317	\$222,500	29	\$135,355	\$130,000	7	\$266,357	\$268,000
E12	18	\$264,161	\$250,250	2	\$213,750	\$213,750	3	\$138,167	\$143,000	1	\$236,000	\$236,000
E13	65	\$291,097	\$285,000	13	\$231,308	\$238,000	8	\$157,000	\$149,250	6	\$230,000	\$226,000
E14	89	\$260,062	\$251,000	3	\$199,000	\$200,000	12	\$150,108	\$149,450	4	\$192,625	\$195,000
E15	86	\$258,313	\$246,750	7	\$182,557	\$182,000	4	\$162,125	\$151,250	30	\$210,863	\$212,000
E16	124	\$178,814	\$175,000	45	\$147,276	\$148,000	3	\$144,967	\$134,000	13	\$174,054	\$165,000
E17	44	\$227,616	\$218,500	4	\$140,975	\$140,950	4	\$128,500	\$133,500	40	\$181,313	\$179,500
E18	1	\$493,500	\$493,500	-	-	-	-	_	_	-	-	-
E19	15	\$289,933	\$270,000	-	-	-	-	-	-	4	\$219,750	\$221,000
E20	15	\$250,893	\$245,000	-	-	-	-	-	-	8	\$177,713	\$176,500
E21	39	\$262,194	\$229,900	2	\$163,750	\$163,750	-	-	-	2	\$230,000	\$230,000

	Condo Townhouse			se Det Condo				Со-ор	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	
E01	1	\$167,500	\$167,500	_	-	_	_	_	_	12	\$222,777	\$217,000	
E02	3	\$258,333	\$250,000	-	-	-	1	\$167,500	\$167,500	2	\$376,750	\$376,750	
E03	2	\$201,000	\$201,000	_	_	_	_	-	-	-	-	-	
E04	10	\$206,525	\$199,000	_	_	_	_	_	_	-	-	-	
E05	18	\$212,892	\$217,000	-	-	-	4	\$151,750	\$150,750	2	\$244,000	\$244,000	
E06	-	-	-	-	-	-	_	-	-	-	_	_	
E07	16	\$211,327	\$207,750	-	-	-	1	\$193,990	\$193,990	7	\$237,486	\$226,500	
E08	11	\$183,364	\$175,000	-	-	-	-	-	-	-	_	_	
E09	15	\$176,093	\$168,000	-	-	-	_	_	_	1	\$230,000	\$230,000	
E10	7	\$182,214	\$182,000	-	-	-	_	_	_	5	\$254,100	\$249,000	
E11	18	\$189,447	\$183,750	-	-	-	_	_	_	5	\$207,200	\$207,000	
E12	3	\$160,667	\$157,000	-	-	-	_	_	_	-	_	_	
E13	12	\$188,267	\$182,100	-	-	-	_	_	_	7	\$213,129	\$208,000	
E14	12	\$166,700	\$160,750	-	-	-	_	_	_	13	\$206,542	\$211,500	
E15	6	\$176,483	\$177,250	-	-	-	_	_	_	14	\$185,850	\$179,000	
E16	22	\$113,200	\$116,500	-	-	-	_	_	_	6	\$151,483	\$143,500	
E17	3	\$140,967	\$123,000	-	-	-	_	_	_	14	\$159,329	\$157,300	
E18	-	-	-	-	-	-	_	_	_	-	_	_	
E19	-	-	-	-	-	-	_	-	-	-	-	-	
E20	-	-	-	-	-	-	_	-	-	-	-	-	
E21	-	_	-	_	_	_	_	_	_	_	_	_	



SINGLE-FAMILY WEST BREAKDOWN - APRIL 2003

	Deta	ached Hous	es	Sei	mi-Detached	d 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
W01	16	\$494,931	\$456,300	10	\$328,397	\$330,034	9	\$220,667	\$195,000	_	_	_
W02	29	\$457,962	\$429,900	25	\$266,432	\$263,000	2	\$265,000	\$265,000	_	-	-
W03	37	\$230,351	\$221,000	20	\$227,670	\$219,000	7	\$155.557	\$160.000	_	-	_
W04	41	\$280,132	\$280,000	7	\$264,157	\$278,000	13	\$145.231	\$146,000	-	-	-
W05	18	\$309,656	\$298,500	31	\$263,032	\$266,500	31	\$124,877	\$130,000	-	-	-
W06	39	\$268,421	\$250,500	3	\$280,333	\$257,000	20	\$295,306	\$231,813	-	-	-
W07	32	\$389,978	\$336,000	-	-	-	4	\$285,750	\$316,500	-	-	-
W08	65	\$562,465	\$525,000	3	\$267,167	\$283,000	37	\$233,111	\$188,000	-	-	-
W09	24	\$386,458	\$379,500	2	\$276,550	\$276,550	23	\$155,170	\$116,000	1	\$277,000	\$277,000
W10	63	\$270,814	\$262,000	7	\$240,500	\$242,000	53	\$137,862	\$144,000	1	\$238,000	\$238,000
W12	42	\$464,474	\$349,250	3	\$257,633	\$250,000	28	\$172,393	\$171,000	-	-	-
W13	43	\$515,488	\$485,000	11	\$221,514	\$222,000	9	\$133,333	\$133,000	-	-	-
W14	20	\$358,080	\$361,000	4	\$261,000	\$261,000	18	\$147,767	\$135,250	2	\$308,500	\$308,500
W15	22	\$359,818	\$347,500	15	\$252,467	\$245,000	102	\$173,243	\$165,000	1	\$246,000	\$246,000
W16	35	\$327,857	\$296,000	26	\$239,758	\$239,500	8	\$251,613	\$203,300	1	\$245,000	\$245,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	16	\$242,556	\$248,500	14	\$226,600	\$227,500	5	\$123,680	\$125,400	-		-
W19	99	\$352,867	\$345,000	36	\$260,742	\$258,500	42	\$207,380	\$172,250	2	\$274,000	\$274,000
W20	143	\$370,738	\$314,900	67	\$248,792	\$250,000	10	\$153,840	\$146,000	2	\$251,500	\$251,500
W21	41	\$358,083	\$342,000	3	\$224,333	\$226,000	7	\$179,109	\$158,000	2	\$241,750	\$241,750
W22	8	\$320,688	\$323,500	3	\$219,967	\$224,000	-	-	-	-	-	-
W23	231	\$285,211	\$266,500	56	\$221,520	\$222,950	12	\$179,333	\$164,500	1	\$230,000	\$230,000
W24	109	\$272,067	\$272,000	53	\$229,625	\$231,500	32	\$153,541	\$150,750	1	\$243,000	\$243,000
W25	9	\$509,389	\$273,000	-	-	-	3	\$163,300	\$157,900	-	-	-
W26	- 04	#000 070	±000 000		- 0407.000	- 0407.000	-	-	-	-	-	-
W27	64	\$296,279	\$290,000	1	\$167,000	\$167,000	2	\$160,000	\$160,000		- -	_
W28	46	\$382,186	\$340,250	9	\$224,956	\$225,000	-	-	-	1	\$237,000	\$237,000
W29	54	\$237,482	\$211,500	11	\$160,618	\$160,000	1	\$145,000	\$145,000	2	\$184,500	\$184,500

	Cond	do Townhou	ise		Det Con	do		Со-ор	Apt	Α	tt/Row/Twn	house
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	-	-	-	-	_	-	_	_	_	5	\$243,100	\$231,000
W02	2	\$192,000	\$192,000	-	-	-	-	-	-	5	\$192,760	\$180,000
W03	-	Фооо ооо	- -	-	-	-	-	-	-	1	\$162,000	\$162,000
W04	7	\$228,829	\$243,000	-	-	-	-	-	-	2	\$283,000	\$283,000
W05	13	\$168,935	\$153,500	-	-	-	-	-	-	1	\$283,000	\$283,000
W06	8	\$422,800	\$359,000	-	-	-	1	\$108,000	\$108,000	3	\$204,667	\$180,000
W07	1	\$247,000	\$247,000	-	-	-	-	-	-	1	\$410,000	\$410,000
W08	12	\$246,400	\$237,750	-	-	-	-	-	-	1	\$384,000	\$384,000
W09	1	\$230,000	\$230,000	-	-	-	-	-	-	-	фо <i>г</i> 4 7го	* 050 500
W10	8	\$166,913	\$168,000	-	ΦΕΩΕ ΩΩΩ	ΦΕΩΕ ΩΩΩ	2	\$109,500	\$109,500	4	\$251,750	\$252,500
W12 W13	11 31	\$311,355	\$231,000	2	\$535,000	\$535,000	1	\$200,000	\$200,000	1	\$205,000	\$205,000
W13	12	\$194,232	\$177,000	-	-	-	-	-	-	1	\$192,000	\$192,000
	12	\$199,825	\$194,500	-	-	-	-	<u>-</u>	<u>-</u>	-	-	-
W15 W16	31	\$172,292	\$184,500	-	-	-	2	\$151,000	\$151,000	-	-	-
W17	31	\$207,823	\$210,000	-	-	-	-	-	-	-	-	-
W18	12	\$163,708	\$164,000	-	-	-	-	-	-	-	-	-
W19	57	\$220,786	\$218,800	-	-	-	-	-	-	10	¢249.204	¢245 500
W20	67	\$199,337	\$192,000	-	-	-	-	-	-	18 17	\$248,201	\$245,500 \$235,000
W21	8	\$178.063	\$180,500	-	-	-	-	-	-	13	\$234,753 \$235,069	
W22	3	\$154.000	\$160,000	-	-	-	-	-	-	13	\$196,000	\$227,000 \$196,000
W23	42	\$172,514	\$170,500	_	-	-	-	-	-	38	\$202,232	\$206,500
W24	29	\$162,281	\$155,000	2	\$303,773	\$303,773		_ 	- -	20	\$202,232	\$210,000
W25	2	\$136,000	\$136,000		φ303,773	φ303,773	1	\$166,000	\$166,000	3	\$210,000	\$209,000
W26	-	Ψ130,000	ψ130,000 -	_	-	-	-	-	-	-	φ210,000	Ψ209,000
W27	7	\$167,629	\$170,000	_	-	-	-	-	-	4	\$199,875	\$199,250
W28	<u>'</u> _	Ψ101,020	Ψ170,000	_	_	_	-	-	-	6	\$207,167	\$197.500
W29	4	\$134,375	\$133,750	_	_	_	[_	-	2	\$161,000	\$161,000
_		,	,	•			_	_	-	_	, 0	, ,

Market Watch

SINGLE-FAMILY CENTRAL BREAKDOWN - APRIL 2003

	Det	tached Hous	es	Sei	mi-Detache	ed 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	5	\$426,770	\$338,000	16	\$433,250	\$409,500	193	\$256,129	\$225,000	-	-	-
C02	12	\$633,333	\$484,500	31	\$448,171	\$375,000	19	\$457,947	\$298,000	-	-	-
C03	44	\$642,198	\$600,000	12	\$338,292	\$280,250	4	\$432,500	\$385,000	-	-	-
C04	86	\$605,814	\$560,500	9	\$367,200	\$373,000	18	\$294,200	\$252,000	-	-	-
C06	12	\$435,625	\$392,500	-	-	-	4	\$193,650	\$193,800	-	-	-
C07	28	\$370,764	\$356,000	7	\$321,071	\$320,000	43	\$252,965	\$238,000	2	\$307,750	\$307,750
C08	1	\$750,000	\$750,000	7	\$412,143	\$440,000	79	\$212,244	\$206,000	-	-	-
C09	19	\$1,218,776	\$860,000	4	\$957,750	\$1,012,500	16	\$340,993	\$287,250	-	-	-
C10	34	\$685,500	\$539,000	14	\$380,626	\$390,250	19	\$277,574	\$274,000	-	-	-
C11	16	\$607,038	\$576,500	10	\$395,330	\$383,500	21	\$163,157	\$145,500	-	-	-
C12	36	\$1,037,386	\$888,500	-	-	-	8	\$538,488	\$312,500	-	-	-
C13	21	\$450,147	\$435,000	8	\$306,538	\$311,050	23	\$208,017	\$189,000	-	-	-
C14	35	\$468,646	\$415,000	-	-	-	93	\$237,615	\$217,000	-	-	-
C15	38	\$474,267	\$439,500	17	\$309,176	\$313,500	52	\$203,131	\$199,500	4	\$322,625	\$317,750

	Con	do Townhou	ıse		Det Con	do		Со-ор	Apt	A	Att/Row/Twr	nhouse
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	17	\$266,235	\$273,500	_	-	-	1	\$195,000	\$195,000	18	\$338,472	\$321,000
C02	3	\$639,333	\$638,000	-	-	-	1	\$265,000	\$265,000	8	\$652,988	\$691,500
C03	-	-	-	-	-	-	-	-	-	-	-	-
C04	1	\$642,000	\$642,000	-	-	-	-	-	-	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	9	\$247,933	\$242,400	-	-	-	-	-	-	1	\$429,900	\$429,900
C08	5	\$255,220	\$208,000	-	-	-	-	-	-	10	\$339,990	\$335,000
C09	2	\$684,500	\$684,500	-	-	-	6	\$372,917	\$396,250	-	-	-
C10	4	\$310,200	\$275,000	_	-	-	-	-	_	1	\$436,000	\$436,000
C11	1	\$154,000	\$154,000	_	-	-	-	-	-	-	_	-
C12	4	\$329,100	\$339,700	_	-	-	-	-	-	-	-	-
C13	7	\$227,943	\$215,000	_	-	-	-	-	-	2	\$360,463	\$360,463
C14	12	\$285,000	\$253,000	-	-	-	-	-	-	-	_	-
C15	22	\$240 805	\$233,750	_	_	_	_	_	_	l _	_	_

Market Watch

SINGLE-FAMILY NORTH BREAKDOWN - APRIL 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	
N01	29	\$497,241	\$396,000	1	\$265,000	\$265,000	17	\$247,776	\$220,000	5	\$310,600	\$300,000	
N02	47	\$406,845	\$377,000	3	\$286,633	\$290,000	22	\$257,477	\$228,500	4	\$273,800	\$273,150	
N03	39	\$472,279	\$448,500	8	\$314,225	\$319,400	25	\$203,228	\$198,000	6	\$297,417	\$296,000	
N04	64	\$400,702	\$377,050	5	\$274,500	\$271,000	3	\$167,667	\$163,000	-	-	-	
N05	24	\$522,848	\$378,250	3	\$266,000	\$270,000	-	-	-	2	\$270,500	\$270,500	
N06	55	\$369,994	\$322,000	13	\$240,033	\$244,000	3	\$346,667	\$380,000	1	\$231,000	\$231,000	
N07	65	\$294,546	\$283,600	10	\$225,050	\$230,500	6	\$163,650	\$159,500	3	\$206,917	\$205,000	
N08	104	\$391,313	\$369,950	31	\$283,281	\$282,000	4	\$279,825	\$255,900	1	\$279,000	\$279,000	
N10	40	\$416,448	\$395,000	-	-	-	-	-	-	37	\$292,505	\$290,000	
N11	112	\$423,712	\$392,500	13	\$251,077	\$260,000	6	\$270,500	\$273,500	17	\$290,887	\$276,500	
N12	19	\$400,389	\$363,000	-	-	-	-	-	-	-	-	-	
N13	4	\$503,250	\$520,000	-	-	-	-	-	-	-	-	-	
N14	17	\$405,412	\$417,000	-	-	-	-	-	-	-	-	-	
N15	19	\$268,495	\$258,000	-	-	-	-	-	-	-	-	-	
N16	28	\$302,258	\$276,500	-	-	-	-	-	-	4	\$227,375	\$224,000	
N17	86	\$213,642	\$189,000	1	\$170,000	\$170,000	-	-	-	3	\$175,000	\$180,000	
N18	20	\$268,525	\$242,750	7	\$195,143	\$189,500	-	-	-	7	\$212,143	\$214,000	
N19	31	\$239,610	\$211,000	2	\$152,750	\$152,750	1	\$115,000	\$115,000	3	\$180,167	\$182,500	
N20	6	\$270,200	\$259,850	-	-	-	-	-	-	-	-	-	
N21	7	\$211,429	\$165,000	-	-	-	-	-	-	-	-	-	
N22	21	\$162,719	\$140,000	-	-	-	-	-	-	1	\$152,500	\$152,500	
N23	41	\$201,563	\$194,000	-	-	-	-	-	-	2	\$167,250	\$167,250	
N24	13	\$164,869	\$165,000	-	-	-	-	-	-	١	-		

	Condo Townhouse				Det Condo			Co-op	Apt	Α	Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	
N01	6	\$214,417	\$213,500	-	-	-	-	-	-	2	\$247,250	\$247,250	
N02	10	\$267,600	\$261,500	1	\$560,000	\$560,000	-	-	-	8	\$322,613	\$328,250	
N03	8	\$225,350	\$215,450	-	-	-	-	-	-	18	\$286,467	\$281,750	
N04	3	\$314,500	\$301,500	-	-	-	-	-	-	13	\$294,377	\$290,000	
N05	-	_	_	-	-	-	-	-	-	3	\$236,000	\$235,000	
N06	4	\$320,250	\$195,500	-	-	-	-	-	-	10	\$229,300	\$227,500	
N07	8	\$183,938	\$172,750	-	-	-	-	-	-	8	\$211,125	\$208,500	
N08	6	\$240,083	\$247,000	-	-	-	-	-	-	31	\$261,674	\$259,500	
N10	1	\$252,000	\$252,000	-	-	-	-	-	-	1	\$278,000	\$278,000	
N11	7	\$228,757	\$230,000	-	-	-	-	-	-	16	\$264,650	\$267,500	
N12	-	-	-	-	-	-	-	-	-	-	-	-	
N13	-	-	-	-	-	-	-	-	-	-	-	-	
N14	-	-	-	-	-	-	-	-	-	-	-	-	
N15	-	-	-	-	-	-	-	-	-	-	-	-	
N16	2	\$207,500	\$207,500	-	-	-	1	\$122,000	\$122,000	2	\$174,000	\$174,000	
N17	-	-	-	-	-	-	-	-	-	7	\$173,929	\$178,000	
N18	-	-	-	-	-	-	-	-	-	-	-	-	
N19	1	\$171,000	\$171,000	4	\$284,250	\$258,500	-	-	-	1	\$174,000	\$174,000	
N20	-	-	-	-	-	-	-	-	-	-	-	-	
N21	-	-	-	-	-	-	-	-	-	-	-	-	
N22	-	-	-	-	-	-	-	-	-	1	\$134,000	\$134,000	
N23	-	-	-	-	-	-	-	-	-	1	\$133,000	\$133,000	
N24	2	\$96,500	\$96,500		-	-	-	-	-	1	\$136,000	\$136,000	



(Single-Fam * Number of Sales	ily Only) *Average Price	Year	(Single-Family Only) * Number of Sales *Average Pr		
* Number of Sales 13,428 12,432 12,245 12,493 10,498 13,085 14,613 16,335 17,318 22,020 19,025 20,512 21,184 23,466 26,017 29,625 25,336 30,046 31,905 45,509 52,919 43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237 39,273 55,779 58,014 55,344 58,957 58,343 3,103 4,761 6,328 6,163 7,485 7,176	\$21,360 24,078 26,732 28,929 29,492 30,426 32,513 40,605 52,806 57,581 61,389 64,559 67,333 70,830 75,694 90,203 95,496 101,626 102,318 109,094 138,925 189,105 229,635 273,698 255,020 234,313 214,971 206,490 208,921 203,028 198,150 211,307 216,815 228,372 243,255	2002 January February March April May June July August September October November December Total** 2003 January February March April Total** * Due to District rev undertaking historic ate maps. ** On June 30th, TF to TorontoMLS. Min year-to-date figures	4,869 6,866 7,602 8,181 8,042 6,627 5,727 5,418 5,846 6,455 5,537 3,589 74,759 4,403 5,965 6,986 7,307 24,584 risions, caution should be all comparisons. Please researched from the older of discrepancies may occuprovided by the old systems.	\$262,919 270,883 274,874 277,664 278,323 278,698 274,348 266,154 282,765 279,771 285,323 275,002 \$275,371 281,292 289,954 290,185 292,783 \$289,279 exercised when efer to appropridur between the	
5,807 5,845 5,021 5,402 5,759 4,762	250,095 247,472 245,530 251,479 257,947 255,584 \$251,508				
	* Number of Sales 13,428 12,432 12,245 12,493 10,498 13,085 14,613 16,335 17,318 22,020 19,025 20,512 21,184 23,466 26,017 29,625 25,336 30,046 31,905 45,509 52,919 43,475 49,381 38,960 26,779 38,144 41,703 38,990 44,237 39,273 55,779 58,014 55,344 58,957 58,343 3,103 4,761 6,328 6,163 7,485 7,176 5,807 5,845 5,021 5,402 5,759 4,762	13,428 \$21,360 12,432 24,078 12,245 26,732 12,493 28,929 10,498 29,492 13,085 30,426 14,613 32,513 16,335 40,605 17,318 52,806 22,020 57,581 19,025 61,389 20,512 64,559 21,184 67,333 23,466 70,830 26,017 75,694 29,625 90,203 25,336 95,496 30,046 101,626 31,905 102,318 45,509 109,094 52,919 138,925 43,475 189,105 49,381 229,635 38,960 273,698 26,779 255,020 38,144 234,313 41,703 214,971 38,990 206,490 44,237 208,921 39,273 203,028 55,779 198,150 58,014 211,307 55,344 216,815 58,957 228,372 58,343 243,255	* Number of Sales *Average Price Year 13,428 \$21,360 2002 12,432 24,078 January 12,245 26,732 February 12,493 28,929 April 10,498 29,492 April 13,085 30,426 May 14,613 32,513 June 16,335 40,605 July 17,318 52,806 August 22,020 57,581 September 20,512 64,559 November 20,512 64,559 November 20,625 90,203 25,336 95,496 30,046 101,626 January 31,905 102,318 April 45,509 109,094 April 43,475 189,105 April 49,381 229,635 April 38,990 206,490 April 44,237 208,921 April 39,273 203,028 **On June 30th, Tf </th <th>*Number of Sales</th>	*Number of Sales	



