

Market Watch

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

June 2003

Super Summer! 8,033 Sales in June!

TORONTO — Friday, July 4, 2003.

With 8,033 sales reported through the TREB MLS system, last month was by far the best June ever recorded in the history of the Toronto Real Estate Board President Cynthia Lai said today. "Sales are up almost 12 per cent over the 7,176 recorded in June of 2001, which was our previous best-ever figure for the month. They are also up a whopping 22 per cent over the 6,627 sales recorded in June 2002, and even up marginally over May's 8,025 figure."

"June's performance is quite astounding given the challenges Toronto has faced during the first part of 2003," Ms. Lai said. "However, it is likely that some of the activity we are seeing now is a result of buying decisions that were deferred from the first half. This should make the summer market unusually robust."

There is also good news with respect to affordability as prices fell marginally, with the June figure coming in at

\$295,053, down one per cent from the \$298,451 recorded in May. The median price also fell marginally to \$255,000 from \$256,100.

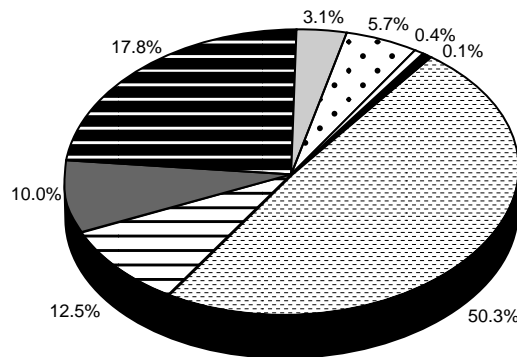
Breaking down the total, 3,145 sales were reported in TREB's 28 West districts and averaged \$272,031; 1,232 sales were reported in the 14 Central districts and averaged \$400,991; 1,599 sales were reported in the 23 North districts and averaged \$325,361; and 2,057 sales were reported in TREB's 21 East districts and averaged \$243,244.

NEIGHBOURHOOD CORNER

Richmond Hill

Richmond Hill (N03) has seen 772 sales in the first six months of this year, down 14 per cent from the 902 sales recorded during the same time-frame in 2002. The overall average price in N03 was \$354,601, up five per cent over the \$336,764 recorded during the first half of last year. Of these sales, 336 were detached homes, which averaged \$512,389. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

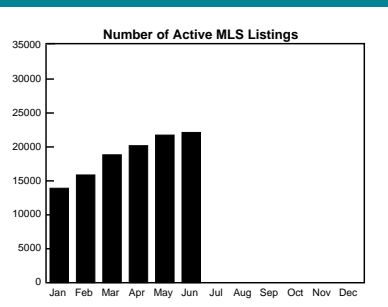
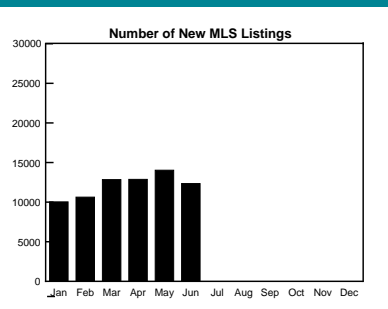
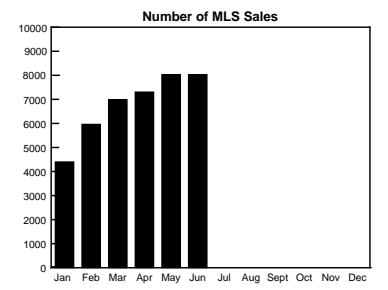


Dwelling Type	Sales	Median
Detached	4,044	\$308,000
Semi-Detached	1,003	\$253,000
Condo Townhouse	809	\$197,000
Condo Apt	1,433	\$184,000
Link	248	\$237,750
Att/Row/Twnhouse	455	\$237,000
Co-Op Apt	29	\$168,500
Det Condo	12	\$247,000

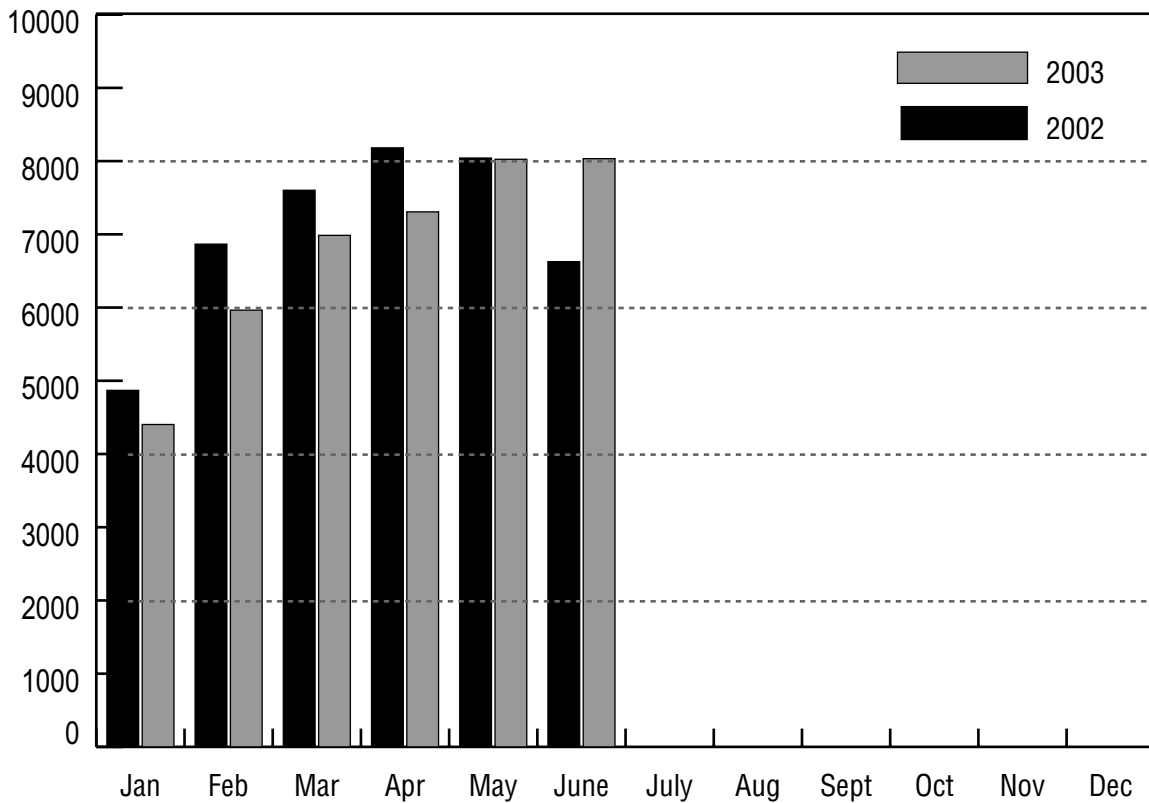
Housing Market Indicators

	June 2002	June 2003	% Change
Sales*	6,627	8,033	(+21%)
New Listings*	8,909	12,353	(+39%)
Active Listings*	—	22,138	—

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN —JUNE

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	38	0.5	14	1.0	12	1.5
\$90,001 - \$100,000	31	0.4	19	1.3	5	0.6
\$100,001 - \$110,000	29	0.4	17	1.2	1	0.1
\$110,001 - \$120,000	64	0.8	44	3.1	11	1.4
\$120,001 - \$130,000	110	1.4	57	4.0	28	3.5
\$130,001 - \$140,000	127	1.6	65	4.5	23	2.8
\$140,001 - \$150,000	198	2.5	102	7.1	36	4.4
\$150,001 - \$160,000	274	3.4	126	8.8	72	8.9
\$160,001 - \$170,000	294	3.7	138	9.6	59	7.3
\$170,001 - \$180,000	278	3.5	100	7.0	59	7.3
\$180,001 - \$190,000	300	3.7	110	7.7	48	5.9
\$190,001 - \$200,000	322	4.0	83	5.8	80	9.9
\$200,001 - \$225,000	827	10.3	169	11.8	145	17.9
\$225,001 - \$250,000	970	12.1	117	8.2	109	13.5
\$250,001 - \$300,000	1,591	19.8	132	9.2	79	9.8
\$300,001 - \$400,000	1,531	19.1	84	5.9	28	3.5
\$400,001 - \$500,000	485	6.0	26	1.8	6	0.7
\$500,001 - \$750,000	375	4.7	21	1.5	5	0.6
\$750,001 - \$1,000,000	105	1.3	7	0.5	3	0.4
\$1,000,001 - \$1,500,000	61	0.8	2	0.1	-	-
\$1,500,000 -	23	0.3	-	-	-	-
Total:	8,033	100	1,433	100	809	100

SINGLE-FAMILY RESIDENTIAL - JUNE 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	161	205	74	\$19,697,957	\$266,189	\$248,750	19	99
E02	131	165	78	\$29,099,220	\$373,067	\$338,250	15	99
E03	238	355	147	\$40,123,462	\$272,949	\$253,000	27	98
E04	181	254	93	\$21,774,188	\$234,131	\$245,000	34	97
E05	188	323	123	\$31,368,680	\$255,030	\$237,000	35	97
E06	96	125	59	\$18,050,756	\$305,945	\$240,000	22	98
E07	213	337	121	\$29,964,988	\$247,645	\$243,000	33	98
E08	192	271	111	\$26,949,850	\$242,791	\$244,000	28	97
E09	183	340	120	\$25,842,538	\$215,354	\$213,500	36	98
E10	114	161	82	\$23,342,188	\$284,661	\$271,500	32	98
E11	213	361	112	\$25,580,300	\$228,396	\$232,000	31	98
E12	42	65	29	\$6,430,500	\$221,741	\$227,500	28	98
E13	176	279	135	\$36,517,650	\$270,501	\$242,000	30	104
E14	202	294	177	\$41,144,890	\$232,457	\$226,000	35	98
E15	175	276	159	\$38,758,471	\$243,764	\$238,000	37	98
E16	270	490	231	\$39,359,200	\$170,386	\$168,000	32	98
E17	148	209	123	\$23,629,070	\$192,106	\$187,900	35	98
E18	14	36	2	\$822,000	\$411,000	\$411,000	95	94
E19	32	70	22	\$6,368,600	\$289,482	\$263,450	37	98
E20	33	96	24	\$6,326,800	\$263,617	\$238,000	42	97
E21	59	127	35	\$9,200,800	\$262,880	\$210,000	40	92
Total	3,061	4,839	2,057	\$500,352,108	\$243,244	\$228,500	32	98
West								
W01	95	140	50	\$16,224,332	\$324,487	\$322,000	24	99
W02	132	211	68	\$22,196,018	\$326,412	\$292,500	25	98
W03	147	328	80	\$18,797,300	\$234,966	\$236,500	40	97
W04	122	268	90	\$20,920,180	\$232,446	\$226,500	46	97
W05	167	350	110	\$24,682,049	\$224,382	\$257,250	36	96
W06	171	355	93	\$24,982,649	\$268,631	\$248,500	40	97
W07	61	88	49	\$19,609,751	\$400,199	\$361,500	24	98
W08	192	297	120	\$52,203,998	\$435,033	\$340,500	27	98
W09	88	161	57	\$14,897,750	\$261,364	\$230,000	33	97
W10	197	387	129	\$26,016,500	\$201,678	\$190,000	36	97
W12	161	275	97	\$28,767,800	\$296,575	\$264,000	31	97
W13	154	300	104	\$38,816,675	\$373,237	\$297,500	34	97
W14	93	140	76	\$18,063,400	\$237,676	\$237,900	28	97
W15	211	403	130	\$26,030,601	\$200,235	\$178,750	31	98
W16	161	279	105	\$31,049,026	\$295,705	\$262,000	30	96
W17	3	2	2	\$675,000	\$337,500	\$337,500	19	98
W18	109	184	69	\$15,718,100	\$227,799	\$238,000	31	97
W19	391	633	265	\$73,604,796	\$277,754	\$262,000	30	97
W20	369	540	316	\$86,868,934	\$274,902	\$261,900	30	98
W21	144	285	84	\$28,112,400	\$334,671	\$274,000	37	98
W22	32	81	22	\$5,714,400	\$259,745	\$241,750	27	98
W23	601	950	448	\$110,238,248	\$246,068	\$232,600	33	98
W24	431	655	309	\$73,794,749	\$238,818	\$227,000	32	98
W25	36	67	31	\$13,006,250	\$419,556	\$245,000	64	97
W26	4	8	-	-	-	-	-	-
W27	104	175	91	\$23,851,000	\$262,099	\$243,000	34	98
W28	120	259	72	\$24,766,500	\$343,979	\$316,500	33	97
W29	91	121	78	\$15,928,000	\$204,205	\$198,500	31	98
Total	4,587	7,942	3,145	\$855,536,406	\$272,031	\$246,500	33	97

SINGLE-FAMILY RESIDENTIAL CONTINUED - JUNE 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	451	1,036	234	\$63,597,503	\$271,784	\$240,000	46	98
C02	166	325	79	\$41,272,000	\$522,430	\$370,000	30	99
C03	88	189	74	\$50,081,518	\$676,777	\$377,500	38	99
C04	177	278	114	\$64,131,089	\$562,553	\$503,500	27	100
C06	58	77	29	\$12,417,777	\$428,199	\$365,000	25	97
C07	143	278	78	\$24,172,400	\$309,903	\$288,000	31	98
C08	191	434	98	\$27,395,100	\$279,542	\$240,550	34	98
C09	60	137	38	\$27,827,500	\$732,303	\$670,500	35	100
C10	107	188	78	\$37,617,950	\$482,281	\$405,500	23	99
C11	83	130	39	\$16,242,029	\$416,462	\$389,000	18	100
C12	56	187	28	\$21,405,650	\$764,488	\$617,500	25	98
C13	89	143	73	\$21,949,670	\$300,680	\$309,400	30	98
C14	285	628	127	\$41,199,608	\$324,406	\$278,000	40	97
C15	251	533	143	\$44,711,418	\$312,667	\$272,000	36	97
Total	2,205	4,571	1,232	\$494,021,212	\$400,991	\$307,350	34	98
North								
N01	126	223	72	\$27,447,236	\$381,212	\$313,000	33	97
N02	174	342	89	\$34,560,706	\$388,323	\$324,000	39	107
N03	318	562	191	\$70,749,267	\$370,415	\$298,000	41	97
N04	191	327	119	\$42,276,979	\$355,269	\$340,000	35	98
N05	63	141	35	\$13,631,500	\$389,471	\$360,000	35	97
N06	107	176	96	\$30,576,765	\$318,508	\$266,000	32	97
N07	127	226	112	\$29,498,134	\$263,376	\$242,750	31	98
N08	341	659	199	\$68,922,339	\$346,343	\$335,000	33	97
N10	142	198	107	\$36,841,150	\$344,310	\$322,000	28	98
N11	320	528	188	\$71,435,646	\$379,977	\$345,500	36	98
N12	39	85	28	\$10,350,200	\$369,650	\$328,000	44	97
N13	22	60	7	\$3,767,000	\$538,143	\$530,000	65	95
N14	28	133	11	\$5,338,000	\$485,273	\$420,000	90	96
N15	43	86	28	\$8,555,100	\$305,539	\$275,000	38	97
N16	49	115	23	\$6,623,300	\$287,970	\$272,000	37	97
N17	147	267	92	\$18,357,670	\$199,540	\$177,000	41	97
N18	45	94	38	\$9,189,800	\$241,837	\$231,500	34	98
N19	57	126	51	\$10,598,900	\$207,822	\$203,500	46	97
N20	14	45	7	\$2,304,500	\$329,214	\$276,000	77	96
N21	10	31	9	\$1,880,680	\$208,964	\$235,000	60	98
N22	33	61	22	\$4,107,300	\$186,695	\$177,250	44	98
N23	74	199	55	\$10,121,350	\$184,025	\$187,500	49	97
N24	30	102	20	\$3,119,500	\$155,975	\$140,100	46	97
Total	2,500	4,786	1,599	\$520,253,022	\$325,361	\$292,000	37	98
Grand Total								
12,353	22,138	8,033	\$2,370,162,748	\$295,053	\$255,000	34	98	

JANUARY TO JUNE 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	816	461	\$131,496,848	\$285,243	\$257,000	21	101
E02	852	464	\$170,030,587	\$366,445	\$320,000	16	100
E03	1,358	750	\$197,593,799	\$263,458	\$250,900	27	99
E04	848	475	\$108,225,562	\$227,843	\$238,000	29	98
E05	1,083	633	\$160,949,448	\$254,265	\$238,000	33	97
E06	546	293	\$85,720,015	\$292,560	\$245,000	21	98
E07	1,091	635	\$156,217,965	\$246,013	\$241,000	32	97
E08	930	509	\$123,465,500	\$242,565	\$235,000	30	97
E09	1,065	564	\$120,273,244	\$213,250	\$211,944	35	98
E10	619	375	\$104,077,838	\$277,541	\$267,000	33	98
E11	1,087	619	\$130,428,775	\$210,709	\$206,000	34	98
E12	245	143	\$33,471,177	\$234,064	\$222,500	26	98
E13	1,113	684	\$176,303,579	\$257,754	\$249,500	31	100
E14	1,238	793	\$184,529,431	\$232,698	\$225,000	32	98
E15	1,185	807	\$191,498,255	\$237,296	\$232,000	35	98
E16	1,802	1,202	\$202,341,847	\$168,338	\$162,000	33	98
E17	892	645	\$126,155,170	\$195,589	\$184,000	35	98
E18	60	9	\$3,610,000	\$401,111	\$390,000	55	96
E19	210	100	\$27,566,650	\$275,667	\$255,500	33	98
E20	219	105	\$25,080,600	\$238,863	\$230,000	38	97
E21	331	206	\$50,268,147	\$244,020	\$222,600	46	96
Total	17,590	10,472	\$2,509,304,437	\$239,620	\$225,000	31	98
West							
W01	453	256	\$91,460,021	\$357,266	\$333,750	21	100
W02	684	362	\$119,909,634	\$331,242	\$298,575	27	99
W03	828	382	\$84,736,350	\$221,823	\$216,000	34	97
W04	740	393	\$90,966,480	\$231,467	\$226,000	39	97
W05	936	555	\$120,458,131	\$217,042	\$240,000	39	97
W06	979	474	\$131,213,012	\$276,821	\$261,250	35	98
W07	350	210	\$77,388,269	\$368,516	\$345,000	28	99
W08	1,068	650	\$282,731,585	\$434,972	\$350,000	30	99
W09	497	286	\$73,127,052	\$255,689	\$255,250	33	97
W10	1,132	665	\$134,964,578	\$202,954	\$195,000	38	97
W12	832	456	\$141,685,380	\$310,714	\$260,500	35	97
W13	964	558	\$200,267,612	\$358,903	\$270,000	36	97
W14	550	370	\$85,083,800	\$229,956	\$225,000	31	97
W15	1,277	815	\$160,458,256	\$196,881	\$175,000	35	97
W16	945	557	\$156,271,862	\$280,560	\$258,000	28	97
W17	12	11	\$3,186,940	\$289,722	\$266,990	36	99
W18	539	276	\$58,226,260	\$210,965	\$224,500	33	97
W19	2,256	1,397	\$390,020,006	\$279,184	\$265,000	32	98
W20	2,328	1,534	\$417,286,649	\$272,025	\$255,750	28	98
W21	833	432	\$140,580,001	\$325,417	\$286,000	34	98
W22	194	91	\$23,913,590	\$262,787	\$245,000	34	97
W23	3,512	2,072	\$500,208,113	\$241,413	\$231,500	32	98
W24	2,322	1,425	\$330,277,073	\$231,773	\$224,000	33	98
W25	184	112	\$39,843,200	\$355,743	\$244,500	45	97
W26	14	4	\$1,409,000	\$352,250	\$287,500	53	97
W27	621	426	\$112,013,699	\$262,943	\$241,500	36	98
W28	701	391	\$128,719,300	\$329,205	\$300,000	39	97
W29	470	356	\$71,966,449	\$202,153	\$195,900	35	98
Total	26,221	15,516	\$4,168,372,302	\$268,650	\$243,000	33	98

JANUARY TO JUNE 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	2,788	1,215	\$334,642,484	\$275,426	\$242,500	41	98
C02	873	409	\$207,070,200	\$506,284	\$382,500	30	99
C03	623	344	\$208,769,767	\$606,889	\$405,000	29	99
C04	1,076	640	\$348,977,957	\$545,278	\$488,750	24	100
C06	267	131	\$50,612,763	\$386,357	\$356,500	28	98
C07	823	415	\$130,667,139	\$314,861	\$290,000	35	97
C08	1,212	571	\$156,620,321	\$274,291	\$237,000	35	98
C09	463	234	\$163,485,591	\$698,656	\$498,500	34	99
C10	725	430	\$216,328,473	\$503,089	\$395,000	24	100
C11	429	247	\$91,898,466	\$372,059	\$362,500	24	100
C12	443	216	\$191,559,650	\$886,850	\$700,000	35	97
C13	574	351	\$109,978,271	\$313,328	\$306,000	28	98
C14	1,535	692	\$215,943,980	\$312,058	\$262,000	42	97
C15	1,465	670	\$200,533,439	\$299,304	\$258,000	32	97
Total	13,296	6,565	\$2,627,088,501	\$400,166	\$307,100	33	98
North							
N01	683	374	\$130,585,513	\$349,159	\$314,000	33	97
N02	1,015	503	\$175,569,974	\$349,046	\$320,000	34	99
N03	1,522	772	\$273,751,763	\$354,601	\$294,750	36	97
N04	1,077	577	\$210,526,737	\$364,864	\$357,000	32	98
N05	369	191	\$71,990,783	\$376,915	\$337,000	40	97
N06	711	461	\$149,791,627	\$324,928	\$276,000	32	98
N07	960	658	\$179,189,060	\$272,324	\$254,500	30	98
N08	1,936	1,041	\$360,366,159	\$346,173	\$325,000	35	97
N10	768	475	\$157,820,253	\$332,253	\$317,000	29	98
N11	1,635	929	\$337,610,384	\$363,413	\$337,350	33	98
N12	226	125	\$48,518,550	\$388,148	\$326,000	43	97
N13	98	34	\$16,086,800	\$473,141	\$450,000	54	96
N14	215	93	\$43,725,750	\$470,169	\$417,000	52	96
N15	228	134	\$41,252,300	\$307,853	\$284,500	39	97
N16	274	141	\$38,802,024	\$275,192	\$245,000	48	97
N17	759	497	\$97,838,823	\$196,859	\$182,000	40	97
N18	273	185	\$41,971,400	\$226,872	\$216,000	41	98
N19	378	278	\$59,859,150	\$215,321	\$195,000	48	97
N20	76	32	\$10,183,100	\$318,222	\$275,500	77	97
N21	75	46	\$10,368,780	\$225,408	\$220,000	57	96
N22	163	108	\$19,873,953	\$184,018	\$176,750	46	97
N23	455	249	\$47,809,270	\$192,005	\$181,000	53	97
N24	170	82	\$13,359,206	\$162,917	\$150,000	58	96
Total	14,066	7,985	\$2,536,851,359	\$317,702	\$290,000	36	98
Grand Total	71,173	40,538	\$11,841,616,599	\$292,112	\$252,000	33	98

SINGLE-FAMILY WEST BREAKDOWN - JUNE 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	13	\$392,115	\$395,000	23	\$347,341	\$350,000	10	\$189,000	\$191,000	-	-	-
W02	31	\$395,739	\$389,900	26	\$277,850	\$260,500	5	\$241,000	\$239,000	-	-	-
W03	52	\$240,371	\$239,400	20	\$240,100	\$242,000	8	\$187,000	\$190,500	-	-	-
W04	46	\$294,376	\$294,000	6	\$227,350	\$223,000	26	\$134,838	\$139,250	-	-	-
W05	29	\$328,155	\$305,000	33	\$272,421	\$274,000	36	\$119,607	\$123,250	-	-	-
W06	41	\$254,326	\$249,999	5	\$246,800	\$255,000	38	\$254,039	\$228,995	-	-	-
W07	44	\$421,447	\$378,250	1	\$179,100	\$179,100	3	\$180,667	\$166,000	-	-	-
W08	70	\$577,881	\$428,000	1	\$257,100	\$257,100	36	\$228,743	\$193,000	-	-	-
W09	20	\$428,550	\$390,000	2	\$272,750	\$272,750	31	\$141,431	\$119,500	1	\$275,000	\$275,000
W10	54	\$272,367	\$259,950	3	\$251,000	\$245,500	55	\$134,905	\$140,000	2	\$241,250	\$241,250
W12	56	\$344,296	\$340,750	10	\$259,630	\$260,250	16	\$163,375	\$159,000	-	-	-
W13	59	\$499,652	\$440,000	17	\$236,988	\$237,000	3	\$137,333	\$145,000	-	-	-
W14	19	\$362,389	\$375,000	10	\$272,750	\$271,000	16	\$155,869	\$149,250	1	\$271,000	\$271,000
W15	14	\$379,643	\$355,500	8	\$259,100	\$250,650	85	\$168,053	\$162,800	-	-	-
W16	48	\$356,622	\$323,000	22	\$246,305	\$247,250	12	\$312,242	\$203,450	1	\$255,000	\$255,000
W17	1	\$405,000	\$405,000	1	\$270,000	\$270,000	-	-	-	-	-	-
W18	25	\$254,736	\$258,000	31	\$233,571	\$238,000	3	\$120,333	\$122,500	-	-	-
W19	105	\$352,732	\$346,000	35	\$260,286	\$261,000	39	\$207,169	\$185,000	1	\$247,500	\$247,500
W20	153	\$331,807	\$312,000	55	\$251,667	\$254,900	9	\$174,889	\$166,000	3	\$267,833	\$272,500
W21	46	\$425,559	\$356,750	7	\$238,500	\$230,000	11	\$205,173	\$173,000	1	\$237,500	\$237,500
W22	11	\$296,864	\$286,000	6	\$230,500	\$230,500	-	-	-	1	\$274,000	\$274,000
W23	250	\$283,550	\$272,000	79	\$223,538	\$224,800	15	\$173,993	\$166,000	1	\$199,500	\$199,500
W24	149	\$293,089	\$287,000	65	\$228,148	\$226,900	35	\$151,031	\$143,000	1	\$205,000	\$205,000
W25	17	\$599,750	\$350,000	2	\$201,750	\$201,750	4	\$201,250	\$190,000	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	57	\$311,772	\$281,000	2	\$192,250	\$192,250	1	\$219,000	\$219,000	3	\$224,667	\$212,000
W28	55	\$380,136	\$345,000	10	\$233,250	\$235,000	-	-	-	2	\$254,000	\$254,000
W29	59	\$219,156	\$209,000	12	\$161,108	\$161,500	2	\$138,250	\$138,250	1	\$170,000	\$170,000

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	\$144,000	\$144,000	-	-	-	-	-	-	3	\$368,000	\$439,000
W02	-	-	-	-	-	-	1	\$134,500	\$134,500	5	\$272,904	\$255,000
W03	-	-	-	-	-	-	-	-	-	-	-	-
W04	12	\$209,083	\$194,000	-	-	-	-	-	-	-	-	-
W05	11	\$162,445	\$134,000	-	-	-	1	\$82,900	\$82,900	-	-	-
W06	7	\$465,400	\$369,900	-	-	-	1	\$140,000	\$140,000	1	\$270,000	\$270,000
W07	1	\$345,000	\$345,000	-	-	-	-	-	-	-	-	-
W08	10	\$220,859	\$204,000	-	-	-	1	\$322,000	\$322,000	2	\$364,950	\$364,950
W09	3	\$373,967	\$325,000	-	-	-	-	-	-	-	-	-
W10	12	\$174,958	\$172,000	-	-	-	1	\$84,900	\$84,900	2	\$234,500	\$234,500
W12	15	\$285,127	\$245,000	1	\$505,000	\$505,000	-	-	-	-	-	-
W13	21	\$181,567	\$162,500	-	-	-	-	-	-	3	\$192,833	\$196,500
W14	30	\$189,520	\$207,750	-	-	-	-	-	-	-	-	-
W15	22	\$190,605	\$194,000	-	-	-	1	\$165,000	\$165,000	-	-	-
W16	20	\$199,965	\$194,800	-	-	-	-	-	-	2	\$255,644	\$255,644
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	10	\$174,800	\$166,500	-	-	-	-	-	-	-	-	-
W19	58	\$215,440	\$216,750	1	\$200,000	\$200,000	1	\$157,500	\$157,500	26	\$249,146	\$245,500
W20	81	\$204,438	\$205,000	-	-	-	1	\$210,000	\$210,000	13	\$224,146	\$224,000
W21	6	\$203,233	\$184,200	-	-	-	-	-	-	13	\$242,569	\$230,000
W22	-	-	-	-	-	-	-	-	-	4	\$197,975	\$196,000
W23	62	\$173,071	\$165,000	1	\$257,500	\$257,500	1	\$160,000	\$160,000	40	\$199,785	\$203,500
W24	38	\$155,236	\$153,450	-	-	-	-	-	-	21	\$185,948	\$186,900
W25	5	\$189,000	\$195,000	-	-	-	1	\$182,000	\$182,000	1	\$217,500	\$217,500
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	17	\$146,912	\$144,500	-	-	-	3	\$172,667	\$195,000	8	\$223,375	\$226,000
W28	-	-	-	-	-	-	-	-	-	5	\$203,700	\$205,000
W29	1	\$130,000	\$130,000	-	-	-	-	-	-	3	\$162,667	\$167,500

SINGLE-FAMILY CENTRAL BREAKDOWN - JUNE 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	\$432,500	\$432,500	23	\$371,288	\$365,000	171	\$244,381	\$212,500	-	-	-
C02	22	\$815,686	\$665,500	28	\$378,386	\$297,500	22	\$435,982	\$378,000	-	-	-
C03	50	\$818,276	\$579,500	11	\$376,764	\$269,900	9	\$402,378	\$370,000	-	-	-
C04	81	\$646,752	\$577,000	10	\$408,723	\$388,250	20	\$350,349	\$258,000	-	-	-
C06	24	\$471,616	\$374,000	1	\$293,000	\$293,000	4	\$201,500	\$194,500	-	-	-
C07	26	\$412,427	\$377,750	7	\$335,143	\$336,000	31	\$227,300	\$220,000	2	\$305,000	\$305,000
C08	3	\$474,167	\$455,000	11	\$398,764	\$387,000	69	\$231,712	\$200,000	-	-	-
C09	18	\$1,042,394	\$895,000	4	\$885,000	\$755,000	15	\$341,960	\$324,000	-	-	-
C10	32	\$705,622	\$602,000	16	\$403,009	\$378,000	24	\$289,808	\$263,500	-	-	-
C11	20	\$590,326	\$587,500	6	\$367,583	\$377,000	11	\$167,273	\$150,000	-	-	-
C12	17	\$1,049,574	\$781,000	1	\$310,000	\$310,000	5	\$345,480	\$320,000	-	-	-
C13	29	\$397,334	\$375,000	9	\$276,411	\$275,000	31	\$222,060	\$187,000	-	-	-
C14	40	\$477,617	\$407,000	-	-	-	78	\$243,387	\$226,000	-	-	-
C15	40	\$477,325	\$409,000	19	\$310,479	\$315,000	53	\$235,425	\$200,000	1	\$320,000	\$320,000

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	\$282,375	\$266,000	-	-	-	3	\$364,667	\$308,000	15	\$377,487	\$328,000
C02	3	\$465,333	\$351,000	-	-	-	-	-	-	4	\$436,125	\$361,500
C03	-	-	-	-	-	-	3	\$175,300	\$166,000	1	\$876,000	\$876,000
C04	3	\$216,667	\$220,000	-	-	-	-	-	-	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	11	\$287,364	\$253,000	-	-	-	-	-	-	1	\$286,000	\$286,000
C08	4	\$316,375	\$288,250	-	-	-	1	\$275,000	\$275,000	10	\$405,760	\$385,500
C09	-	-	-	-	-	-	1	\$395,000	\$395,000	-	-	-
C10	5	\$295,900	\$272,000	-	-	-	1	\$155,000	\$155,000	-	-	-
C11	1	\$160,000	\$160,000	-	-	-	1	\$230,000	\$230,000	-	-	-
C12	5	\$305,100	\$285,000	-	-	-	-	-	-	-	-	-
C13	4	\$263,850	\$274,500	-	-	-	-	-	-	-	-	-
C14	7	\$334,679	\$312,750	-	-	-	1	\$380,000	\$380,000	1	\$388,000	\$388,000
C15	29	\$227,131	\$236,000	-	-	-	-	-	-	1	\$335,000	\$335,000

SINGLE-FAMILY NORTH BREAKDOWN - JUNE 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
N01	31	\$529,111	\$425,000	4	\$324,750	\$311,250	15	\$229,167	\$228,000	9	\$318,167	\$313,000
N02	50	\$417,642	\$371,500	4	\$299,000	\$298,000	21	\$256,838	\$232,000	5	\$259,900	\$265,500
N03	81	\$535,501	\$487,500	9	\$293,311	\$286,000	47	\$213,496	\$211,500	3	\$286,750	\$283,250
N04	83	\$389,197	\$380,000	7	\$281,629	\$285,000	3	\$159,500	\$154,000	-	-	-
N05	23	\$457,065	\$387,000	2	\$271,250	\$271,250	-	-	-	3	\$270,833	\$264,000
N06	54	\$383,092	\$335,000	10	\$229,050	\$216,500	1	\$199,900	\$199,900	5	\$237,078	\$230,000
N07	70	\$298,928	\$288,000	21	\$211,737	\$220,000	3	\$185,259	\$179,000	3	\$225,333	\$224,000
N08	117	\$394,707	\$369,900	40	\$295,190	\$295,500	4	\$238,475	\$249,450	1	\$314,500	\$314,500
N10	50	\$406,379	\$380,000	3	\$270,333	\$275,000	-	-	-	52	\$293,331	\$290,150
N11	118	\$445,986	\$404,250	13	\$267,515	\$278,800	6	\$235,633	\$235,000	16	\$271,256	\$275,000
N12	26	\$385,238	\$345,000	-	-	-	-	-	-	-	-	-
N13	7	\$538,143	\$530,000	-	-	-	-	-	-	-	-	-
N14	11	\$485,273	\$420,000	-	-	-	-	-	-	-	-	-
N15	27	\$311,748	\$280,000	-	-	-	1	\$137,900	\$137,900	-	-	-
N16	20	\$301,165	\$281,000	1	\$209,000	\$209,000	-	-	-	1	\$204,000	\$204,000
N17	83	\$200,516	\$178,000	1	\$289,920	\$289,920	-	-	-	1	\$192,500	\$192,500
N18	31	\$251,945	\$242,000	-	-	-	-	-	-	6	\$204,250	\$196,500
N19	31	\$215,387	\$218,000	2	\$171,500	\$171,500	1	\$142,000	\$142,000	3	\$180,833	\$192,500
N20	7	\$329,214	\$276,000	-	-	-	-	-	-	-	-	-
N21	9	\$208,964	\$235,000	-	-	-	-	-	-	-	-	-
N22	17	\$204,818	\$181,000	3	\$117,167	\$109,000	-	-	-	-	-	-
N23	53	\$185,422	\$190,000	-	-	-	-	-	-	-	-	-
N24	19	\$156,974	\$140,200	-	-	-	-	-	-	-	-	-

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
N01	13	\$264,985	\$225,000	-	-	-	-	-	-	-	-	-
N02	3	\$238,967	\$236,900	-	-	-	1	\$255,000	\$255,000	5	\$963,518	\$342,000
N03	22	\$250,086	\$247,500	-	-	-	-	-	-	29	\$287,497	\$288,400
N04	1	\$297,000	\$297,000	-	-	-	-	-	-	25	\$289,068	\$285,000
N05	2	\$238,500	\$238,500	-	-	-	-	-	-	5	\$257,400	\$259,000
N06	8	\$251,275	\$216,850	-	-	-	-	-	-	18	\$233,544	\$232,000
N07	8	\$180,363	\$174,000	-	-	-	-	-	-	7	\$207,429	\$199,500
N08	4	\$213,250	\$274,500	-	-	-	-	-	-	33	\$267,050	\$266,000
N10	1	\$258,000	\$258,000	-	-	-	-	-	-	1	\$200,000	\$200,000
N11	13	\$248,885	\$242,500	-	-	-	-	-	-	22	\$288,280	\$275,340
N12	2	\$167,000	\$167,000	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-	-	-
N16	1	\$187,000	\$187,000	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	1	\$140,000	\$140,000	6	\$182,067	\$169,250
N18	1	\$154,000	\$154,000	-	-	-	-	-	-	-	-	-
N19	2	\$145,500	\$145,500	6	\$266,817	\$262,950	-	-	-	6	\$167,083	\$165,000
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	2	\$136,950	\$136,950
N23	-	-	-	-	-	-	-	-	-	2	\$147,000	\$147,000
N24	-	-	-	-	-	-	-	-	-	1	\$137,000	\$137,000

(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	March	6,986	290,185
1984	31,905	102,318	April	7,307	292,783
1985	45,509	109,094	May	8,025	298,451
1986	52,919	138,925	June	8,033	295,053
1987	43,475	189,105	Total**	40,538	\$292,112
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.

