

YOUR GUIDE TO THE NEW MARKET WATCH

Readers of the Toronto Real Estate Board's Market Watch will see numerous upgrades to this month's issue. We believe that these enhancements will make the publication even more useful to our Members, the media, and the general public. Here is a brief summary of the changes inside.

Graphical Enhancements

In response to Member wishes, a number of graphical changes have been made to the report:

- 1) On the Front page, a bar graph giving a Toronto-wide figure for Days on Market has been added. In addition, placed throughout the body of the report is a line graph showing this same statistic for the East, West, Central, and North areas.
- 2) Placed throughout the report, a line graph giving the sales to active listing ratio for the East, West, Central, and North areas appears. This figure is the result of dividing the monthly sales for an area into the number of listings active in that area at the end of the month. The closer the figure gets to one-hundred percent, the "hotter" the market.
- 3) Toronto-wide active listings and sales are now given by line graphs on the last page of the report. They are joined there by a line graph showing the annual Toronto-wide average price for the past ten years, as well as the current year-to-date average price. New listings results are no longer presented in graph form, although the current and one-year-ago figures are given in chart form on page one's "Housing Market Indicators" section.
- 4) The TREB Service Area map has been moved to page two.

Statistical Additions

Beginning with this month's edition, the market Watch presents several new statistics:

- 1) On the front page of the report, the Market Watch will now give the percentage of list-to-sale price by house type in the "Single Family Residential Breakdown" section, beneath the pie chart. The new statistic is given in a column headed "%".
- 2) In the area breakdown of house sales by type, several new statistics have been added. For each house type (detached, semi-detached, and so forth) in each MLS district, an "active listing at month-end" figure will now be given (called "ACT"), in addition to a "percentage of sales to active listings" (called "% S-A") figure, and an "average percentage of list to sale price" figure (called "Av. % List").
- 3) In addition, for the sake of readability, the order in which some of the statistics are presented inside the report has been changed. The new order is as follows: for each area (East, West, Central, and North), monthly statistics are given, then year-to-date figures, and then a breakdown by house-type. Toronto-wide Grand Totals are now given on the last page of the report.

Four in a Row! September Continues String of Record Months

TORONTO — Wednesday, October 8, 2003.

The 6,751 sales transacted through the TorontoMLS system last month were the most ever reported in a September, TREB President, Cynthia Lai announced today.

"This figure is up an incredible 15 per cent over last year's 5,846 sales, and September 2002 was our previous best result for the month," the President said. "This makes four record months in a row and the best summer market ever recorded." Ms. Lai also noted that sales were up three per cent from August.

Prices bounced back in September, to \$297,398 from August's figure of \$285,366, a four per cent increase. They were also up five percent over September of 2002.

Breaking down the total, 2,567 sales were reported in TREB's 28 West districts and averaged \$275,292; 1,084 sales were reported in the 14 Central districts and averaged \$395,453; 1,370 sales were reported in the 23 North districts and averaged \$326,455; and 1,730 sales were

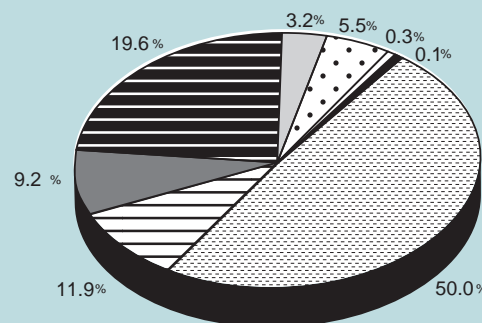
reported in TREB's 21 East districts and averaged \$244,802. ■

NEIGHBOURHOOD CORNER

East York

Thus far in 2003 East York has registered 1,102 sales, down six per cent from the 1,168 figure recorded for the first nine months of last year. Of these, 547 were detached homes, which averaged \$302,167. While sales of detached homes are up marginally over the 544 recorded during the same time-frame last year, prices have risen a full seven per cent from the \$281,698 recorded during this earlier period. In addition, 241 sales of semi-detached homes were recorded in the January to September 2003 period for an average of \$278,296. This price figure is up 11 per cent from the \$250,989 average recorded in the first nine months of last year. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



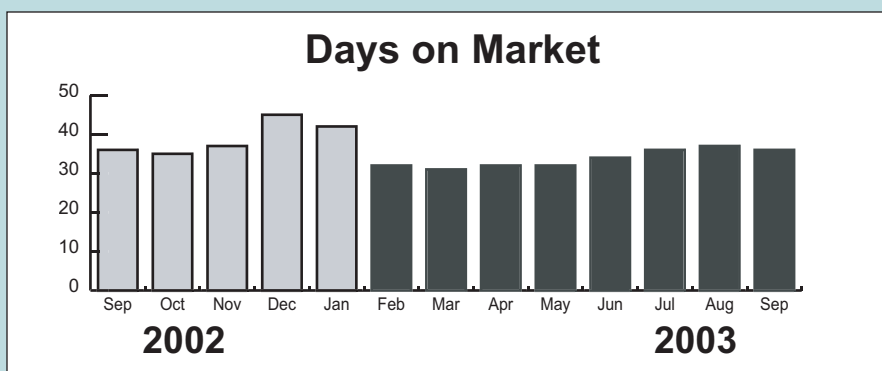
Dwelling Type	Sales	%	Median
Detached	3,381	97	\$312,000
Semi-Detached	806	98	\$252,750
Condo Townhouse	619	99	\$200,000
Condo Apt	1,325	97	\$188,000
Link	214	98	\$249,500
Att/Row/Twnhouse	374	98	\$231,750
Co-op Apt	26	96	\$153,000
Det Condo	6	97	\$253,950

Housing Market Indicators

	Sept. 2002	Sept. 2003	%Change
Sales	5,846	6,751	(+15%)
New Listings	9,614	12,768	(+33%)
Active Listings*	15,910	21,101	(+33%)

* All figures for single-family dwellings.

DAYS ON MARKET



In September, days-on-market was 36. This figure tends to fluctuate seasonally and depending on the strength of the market. In 1996, when first introduced, it was near 55-60.

District Map	2
Price Category Breakdown	2
East District	3
West District	6
Central District	10
North District	12
Annual Summary	16
Single Family Comparison	16



Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - September 2003

Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	27	0.4	12	0.9	4	0.6
\$90,001 - \$100,000	14	0.2	9	0.7	2	0.3
\$100,001 - \$110,000	20	0.3	13	1.0	1	0.2
\$110,001 - \$120,000	39	0.6	20	1.5	5	0.8
\$120,001 - \$130,000	76	1.1	46	3.5	11	1.8
\$130,001 - \$140,000	119	1.8	57	4.3	30	4.9
\$140,001 - \$150,000	161	2.4	91	6.9	18	2.9
\$150,001 - \$160,000	214	3.2	92	6.9	51	8.3
\$160,001 - \$170,000	290	4.3	158	11.9	43	7.0
\$170,001 - \$180,000	245	3.6	110	8.3	45	7.3
\$180,001 - \$190,000	239	3.5	92	6.9	43	7.0
\$190,001 - \$200,000	261	3.9	88	6.6	57	9.2
\$200,001 - \$225,000	641	9.5	168	12.7	102	16.5
\$225,001 - \$250,000	823	12.2	121	9.1	111	18.0
\$250,001 - \$300,000	1,319	19.5	111	8.4	62	10.0
\$300,001 - \$400,000	1,339	19.8	88	6.6	25	4.0
\$400,001 - \$500,000	434	6.4	21	1.6	4	0.6
\$500,001 - \$750,000	327	4.8	20	1.5	4	0.6
\$750,001 - \$1,000,000	89	1.3	5	0.4	-	-
\$1,000,001 - \$1,500,000	49	0.7	2	0.2	-	-
\$1,500,000 -	25	0.4	-	-	-	-
Total:	6,751	100	1,325	100	619	100

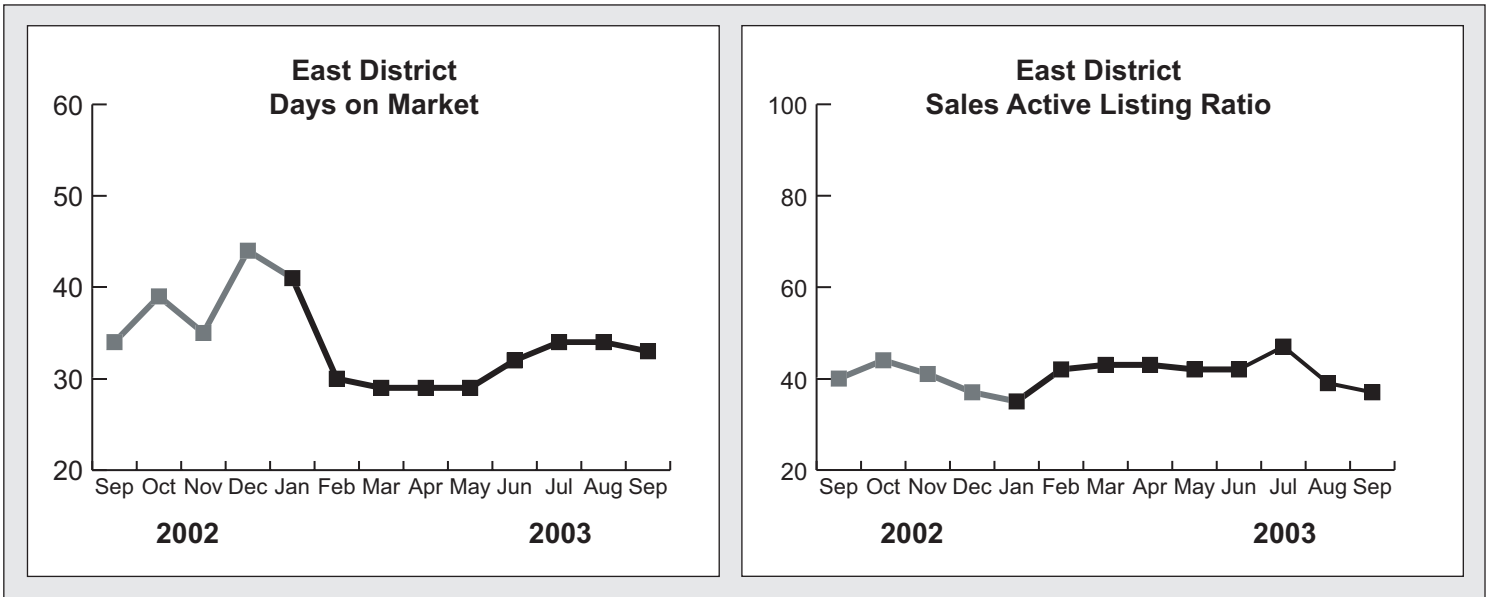
Of April's 2,131 condominium sales, 9 were co-ownership apartments which averaged \$167,722. Their median price was \$143,000.

Current Month: September 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	185	140	70	\$20,412,022	\$291,600	\$258,500	29	99
E02	157	164	76	\$28,096,536	\$369,691	\$340,900	23	100
E03	361	269	114	\$29,816,250	\$261,546	\$268,250	30	98
E04	239	157	87	\$18,737,430	\$215,373	\$220,000	39	97
E05	339	165	94	\$24,574,534	\$261,431	\$248,250	32	97
E06	151	124	54	\$15,487,300	\$286,802	\$254,000	28	98
E07	385	226	123	\$31,471,799	\$255,868	\$251,000	35	97
E08	302	186	99	\$23,254,750	\$234,896	\$245,000	32	97
E09	346	189	79	\$17,342,743	\$219,528	\$210,000	35	98
E10	145	100	62	\$17,446,500	\$281,395	\$280,000	30	98
E11	345	199	102	\$23,615,480	\$231,524	\$229,750	37	97
E12	51	39	26	\$6,190,500	\$238,096	\$240,750	29	98
E13	252	163	102	\$27,049,950	\$265,196	\$255,700	33	98
E14	266	174	121	\$29,915,348	\$247,234	\$240,000	32	98
E15	241	184	135	\$32,737,220	\$242,498	\$235,000	37	98
E16	480	304	205	\$36,230,851	\$176,736	\$164,000	34	98
E17	160	114	102	\$20,294,489	\$198,966	\$185,000	33	98
E18	32	14	4	\$1,958,000	\$489,500	\$482,500	62	96
E19	48	38	30	\$7,991,663	\$266,389	\$253,250	44	98
E20	69	33	17	\$3,780,100	\$222,359	\$200,000	45	97
E21	122	56	28	\$7,104,050	\$253,716	\$239,750	43	97
Total	4,676	3,038	1,730	\$423,507,515	\$244,802	\$235,000	33	98

Year-to-Date: January to September 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,189	683	\$194,728,292	\$285,107	\$260,000	23	100
E02	1,233	689	\$249,074,444	\$361,501	\$320,000	18	100
E03	1,993	1,103	\$287,416,142	\$260,577	\$250,000	28	99
E04	1,253	760	\$170,635,730	\$224,521	\$231,500	32	98
E05	1,643	975	\$250,530,530	\$256,954	\$244,000	33	97
E06	852	450	\$129,323,867	\$287,386	\$245,000	23	98
E07	1,754	1,026	\$257,365,852	\$250,844	\$246,400	32	97
E08	1,427	791	\$190,210,050	\$240,468	\$238,000	31	97
E09	1,567	843	\$181,418,612	\$215,206	\$213,000	36	98
E10	894	575	\$161,114,558	\$280,199	\$271,000	33	98
E11	1,666	974	\$211,619,184	\$217,268	\$216,000	34	98
E12	352	218	\$51,180,377	\$234,772	\$227,000	28	98
E13	1,570	1,003	\$261,026,507	\$260,246	\$250,000	32	100
E14	1,779	1,184	\$279,104,469	\$235,730	\$228,000	32	98
E15	1,725	1,226	\$291,564,995	\$237,818	\$231,000	35	98
E16	2,691	1,846	\$313,292,138	\$169,714	\$163,000	33	98
E17	1,255	945	\$184,905,702	\$195,667	\$184,000	35	98
E18	95	20	\$8,378,000	\$418,900	\$418,000	46	96
E19	300	173	\$48,470,813	\$280,178	\$256,000	37	98
E20	315	173	\$41,702,228	\$241,053	\$230,000	43	97
E21	492	306	\$72,795,548	\$237,894	\$220,000	45	97
Total	26,045	15,963	\$3,835,858,038	\$240,297	\$227,500	32	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	40	16	\$313,516	\$314,393	40.0	103	E01	99	41	\$297,494	\$255,000	41.4	99
E02	68	27	\$459,776	\$382,000	39.7	99	E02	50	32	\$358,881	\$341,000	64.0	101
E03	155	60	\$285,578	\$277,250	38.7	98	E03	66	29	\$280,231	\$268,500	43.9	101
E04	97	38	\$273,547	\$272,000	39.2	98	E04	16	8	\$220,313	\$226,500	50.0	96
E05	87	28	\$359,635	\$357,000	32.2	97	E05	20	6	\$264,917	\$251,000	30.0	98
E06	128	46	\$291,974	\$255,250	35.9	98	E06	16	6	\$235,750	\$235,950	37.5	99
E07	118	43	\$341,937	\$338,000	36.4	98	E07	25	11	\$267,673	\$263,000	44.0	97
E08	142	56	\$279,530	\$266,500	39.4	97	E08	10	2	\$220,500	\$220,500	20.0	100
E09	105	30	\$276,180	\$274,500	28.6	98	E09	8	3	\$244,167	\$239,000	37.5	98
E10	115	47	\$309,991	\$294,000	40.9	98	E10	4	3	\$270,967	\$273,900	75.0	99
E11	118	33	\$292,209	\$275,000	28.0	97	E11	45	14	\$238,729	\$227,000	31.1	97
E12	33	18	\$259,306	\$254,500	54.6	98	E12	5	4	\$198,750	\$202,500	80.0	99
E13	156	64	\$301,816	\$293,200	41.0	97	E13	15	5	\$240,280	\$247,000	33.3	98
E14	192	91	\$265,395	\$252,000	47.4	98	E14	15	5	\$221,600	\$210,000	33.3	97
E15	170	80	\$273,544	\$265,250	47.1	98	E15	7	7	\$188,900	\$194,000	100.0	98
E16	331	121	\$200,273	\$188,000	36.6	98	E16	47	45	\$149,991	\$149,900	95.7	98
E17	105	44	\$232,518	\$225,000	41.9	98	E17	3	5	\$152,520	\$150,000	166.7	99
E18	32	4	\$489,500	\$482,500	12.5	96	E18	-	-	-	-	-	-
E19	42	21	\$292,058	\$285,000	50.0	98	E19	-	-	-	-	-	-
E20	68	14	\$233,579	\$232,450	20.6	97	E20	-	-	-	-	-	-
E21	121	26	\$259,762	\$247,250	21.5	97	E21	-	2	\$175,125	\$175,125	-	98

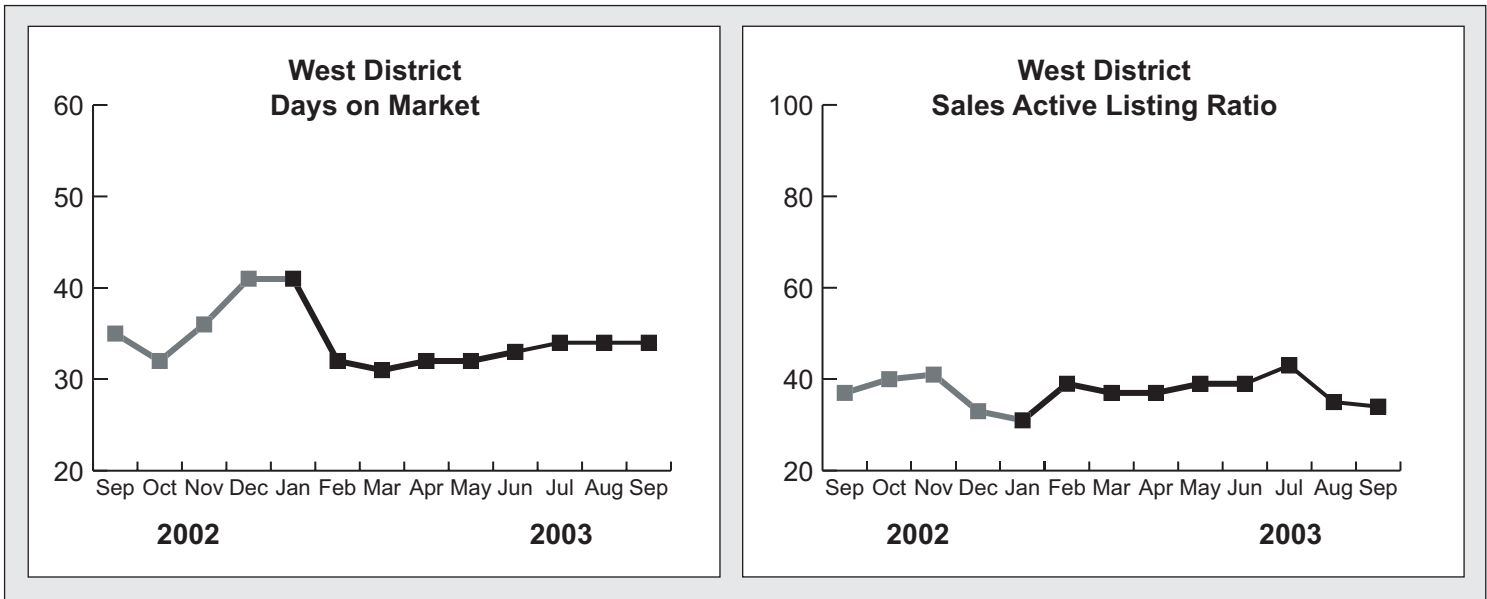
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	8	3	\$199,470	\$181,000	37.5	95	E01	-	-	-	-	-	-
E02	22	10	\$214,340	\$216,250	45.5	100	E02	-	-	-	-	-	-
E03	120	24	\$183,204	\$159,500	20.0	96	E03	1	-	-	-	-	-
E04	92	32	\$148,636	\$141,500	34.8	97	E04	-	-	-	-	-	-
E05	152	38	\$205,765	\$195,000	25.0	96	E05	10	5	\$301,572	\$305,500	50.0	99
E06	5	2	\$321,000	\$321,000	40.0	97	E06	-	-	-	-	-	-
E07	177	44	\$173,973	\$176,500	24.9	97	E07	26	10	\$272,430	\$267,500	38.5	97
E08	108	30	\$165,602	\$165,000	27.8	98	E08	-	1	\$275,000	\$275,000	-	99
E09	187	36	\$183,079	\$182,000	19.3	97	E09	1	-	-	-	-	-
E10	8	2	\$142,500	\$142,500	25.0	97	E10	1	-	-	-	-	-
E11	92	21	\$150,486	\$163,000	22.8	97	E11	13	9	\$255,333	\$248,000	69.2	98
E12	4	-	-	-	-	-	E12	-	2	\$227,500	\$227,500	-	96
E13	22	10	\$180,500	\$162,750	45.5	98	E13	12	9	\$234,211	\$229,000	75.0	98
E14	18	9	\$158,889	\$149,000	50.0	99	E14	5	2	\$204,944	\$204,944	40.0	100
E15	11	3	\$184,667	\$206,000	27.3	97	E15	24	15	\$220,113	\$220,000	62.5	98
E16	23	4	\$94,125	\$81,000	17.4	96	E16	23	9	\$183,194	\$180,000	39.1	99
E17	2	3	\$166,667	\$143,000	150.0	97	E17	30	30	\$188,290	\$185,000	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	4	\$221,975	\$228,950	100.0	98
E20	-	-	-	-	-	-	E20	1	3	\$170,000	\$175,000	300.0	97
E21	-	-	-	-	-	-	E21	1	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	1	\$315,000	\$315,000	25.0	98	E01	-	-	-	-	-	-
E02	7	1	\$295,000	\$295,000	14.3	98	E02	-	-	-	-	-	-
E03	2	-	-	-	-	-	E03	-	-	-	-	-	-
E04	32	7	\$201,397	\$191,000	21.9	95	E04	-	-	-	-	-	-
E05	65	16	\$208,081	\$210,500	24.6	99	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	1	-	-	-	-	-
E07	30	10	\$226,050	\$224,000	33.3	96	E07	-	-	-	-	-	-
E08	40	9	\$193,778	\$188,000	22.5	97	E08	-	-	-	-	-	-
E09	43	10	\$173,400	\$175,000	23.3	98	E09	-	-	-	-	-	-
E10	12	9	\$170,944	\$169,000	75.0	98	E10	-	-	-	-	-	-
E11	48	13	\$195,291	\$190,000	27.1	98	E11	2	2	\$212,450	\$212,450	100.0	99
E12	7	2	\$136,500	\$136,500	28.6	95	E12	-	-	-	-	-	-
E13	34	11	\$175,682	\$165,000	32.4	99	E13	-	-	-	-	-	-
E14	19	5	\$180,300	\$167,000	26.3	97	E14	2	-	-	-	-	-
E15	12	11	\$175,818	\$180,000	91.7	98	E15	-	-	-	-	-	-
E16	46	19	\$117,342	\$124,000	41.3	98	E16	-	-	-	-	-	-
E17	4	4	\$139,500	\$143,000	100.0	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	1	-	-	-	-	-	E01	33	9	\$253,900	\$252,000	27.3	99
E02	2	1	\$180,000	\$180,000	50.0	97	E02	8	5	\$316,000	\$283,500	62.5	98
E03	-	1	\$158,000	\$158,000	-	95	E03	17	-	-	-	-	-
E04	1	1	\$130,000	\$130,000	100.0	96	E04	1	1	\$284,000	\$284,000	100.0	98
E05	3	-	-	-	-	-	E05	2	1	\$259,000	\$259,000	50.0	100
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	-	-	-	-	-	-	E07	9	5	\$236,900	\$235,500	55.6	98
E08	2	1	\$173,000	\$173,000	50.0	98	E08	-	-	-	-	-	-
E09	2	-	-	-	-	-	E09	-	-	-	-	-	-
E10	1	-	-	-	-	-	E10	4	1	\$240,500	\$240,500	25.0	100
E11	1	-	-	-	-	-	E11	26	10	\$220,850	\$218,750	38.5	98
E12	1	-	-	-	-	-	E12	1	-	-	-	-	-
E13	1	-	-	-	-	-	E13	12	3	\$228,967	\$245,500	25.0	96
E14	1	-	-	-	-	-	E14	14	9	\$212,778	\$216,000	64.3	98
E15	-	-	-	-	-	-	E15	17	19	\$196,932	\$196,000	111.8	98
E16	1	1	\$59,000	\$59,000	100.0	98	E16	9	6	\$155,750	\$149,500	66.7	99
E17	-	-	-	-	-	-	E17	16	16	\$162,150	\$164,000	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	5	\$194,110	\$194,900	250.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: September 2003									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	139	90	37	\$12,612,451	\$340,877	\$311,000	29	99	
W02	185	137	52	\$17,523,900	\$336,998	\$305,000	27	98	
W03	274	164	80	\$18,135,400	\$226,693	\$221,500	37	96	
W04	241	120	62	\$13,941,300	\$224,860	\$221,500	46	97	
W05	341	177	86	\$20,460,250	\$237,910	\$256,500	40	97	
W06	355	189	83	\$22,647,150	\$272,857	\$255,000	41	98	
W07	83	69	37	\$13,408,500	\$362,392	\$355,000	31	99	
W08	269	194	113	\$47,071,800	\$416,565	\$345,000	32	98	
W09	169	101	52	\$12,565,599	\$241,646	\$233,000	34	97	
W10	425	217	111	\$23,302,895	\$209,936	\$172,000	37	97	
W12	258	171	88	\$28,855,975	\$327,909	\$280,000	34	97	
W13	272	149	71	\$25,545,150	\$359,791	\$275,500	36	97	
W14	140	95	57	\$14,392,300	\$252,496	\$235,000	34	97	
W15	404	232	134	\$26,375,150	\$196,829	\$181,000	34	97	
W16	258	190	99	\$29,025,600	\$293,188	\$260,000	33	97	
W17	3	2	1	\$253,000	\$253,000	\$253,000	33	97	
W18	165	92	35	\$7,607,000	\$217,343	\$236,500	43	97	
W19	590	411	228	\$64,393,232	\$282,426	\$266,250	29	98	
W20	514	390	238	\$65,937,183	\$277,047	\$258,000	32	98	
W21	253	165	96	\$33,608,048	\$350,084	\$299,500	47	97	
W22	54	40	23	\$6,545,300	\$284,578	\$264,000	35	99	
W23	996	662	349	\$87,975,120	\$252,078	\$235,000	33	100	
W24	638	431	228	\$56,806,676	\$249,152	\$240,500	29	98	
W25	65	31	19	\$5,190,500	\$273,184	\$254,000	37	97	
W26	5	2	2	\$622,500	\$311,250	\$311,250	76	93	
W27	164	99	60	\$16,184,675	\$269,745	\$262,750	35	98	
W28	241	138	71	\$25,754,850	\$362,744	\$320,000	41	97	
W29	121	87	55	\$11,568,977	\$210,345	\$198,000	27	99	
Total	7,622	4,845	2,567	\$708,310,481	\$275,929	\$250,000	34	98	



Year-to-Date: January to September 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	676	391	\$136,396,571	\$348,840	\$327,500	24	100
W02	988	547	\$180,075,534	\$329,206	\$290,100	28	99
W03	1,220	612	\$136,843,623	\$223,601	\$220,000	35	97
W04	1,073	591	\$135,887,780	\$229,929	\$226,000	40	97
W05	1,445	857	\$187,990,131	\$219,358	\$240,000	39	97
W06	1,464	736	\$200,774,276	\$272,791	\$258,000	37	98
W07	511	304	\$111,251,694	\$365,960	\$345,000	28	99
W08	1,496	934	\$393,343,404	\$421,139	\$346,600	31	98
W09	725	421	\$105,013,851	\$249,439	\$245,000	33	97
W10	1,717	1,014	\$219,096,572	\$216,072	\$200,000	37	97
W12	1,247	700	\$217,738,105	\$311,054	\$263,100	34	97
W13	1,318	783	\$277,712,887	\$354,678	\$268,000	37	97
W14	815	534	\$123,715,130	\$231,676	\$225,000	32	97
W15	1,956	1,226	\$240,104,181	\$195,844	\$176,000	36	97
W16	1,379	856	\$243,142,700	\$284,045	\$260,000	31	97
W17	16	14	\$3,953,940	\$282,424	\$266,990	33	99
W18	757	404	\$86,111,560	\$213,147	\$228,500	33	97
W19	3,369	2,132	\$598,900,642	\$280,910	\$267,000	31	98
W20	3,372	2,259	\$616,253,458	\$272,799	\$256,900	29	98
W21	1,227	695	\$234,406,199	\$337,275	\$288,000	38	97
W22	294	168	\$44,131,540	\$262,688	\$240,000	37	98
W23	5,293	3,209	\$785,806,187	\$244,876	\$233,500	32	99
W24	3,489	2,210	\$521,308,150	\$235,886	\$227,500	32	98
W25	266	161	\$55,014,000	\$341,702	\$248,000	46	97
W26	20	8	\$3,426,500	\$428,313	\$325,000	52	97
W27	895	635	\$168,462,074	\$265,295	\$246,000	36	98
W28	1,031	604	\$206,430,775	\$341,773	\$311,000	40	97
W29	701	520	\$106,226,397	\$204,282	\$194,450	33	98
Total	38,760	23,525	\$6,339,517,861	\$269,480	\$245,000	33	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	47	14	\$449,861	\$407,776	29.8	99	W01	40	11	\$306,318	\$311,000	27.5	104	
W02	77	29	\$385,052	\$364,000	37.7	98	W02	77	18	\$283,133	\$290,000	23.4	100	
W03	171	53	\$231,819	\$225,000	31.0	96	W03	87	20	\$228,150	\$227,500	23.0	97	
W04	125	31	\$268,274	\$250,000	24.8	97	W04	13	5	\$274,200	\$287,500	38.5	98	
W05	71	25	\$337,316	\$325,000	35.2	97	W05	89	27	\$273,822	\$272,000	30.3	97	
W06	105	41	\$287,007	\$263,000	39.1	100	W06	16	6	\$243,917	\$242,750	37.5	97	
W07	67	30	\$394,200	\$365,000	44.8	100	W07	3	-	-	-	-	-	-
W08	124	68	\$543,362	\$421,300	54.8	98	W08	-	1	\$310,000	\$310,000	-	105	
W09	56	22	\$346,527	\$345,500	39.3	98	W09	2	1	\$280,000	\$280,000	50.0	95	
W10	163	44	\$287,318	\$275,000	27.0	96	W10	16	3	\$263,667	\$268,000	18.8	97	
W12	153	51	\$399,650	\$338,000	33.3	96	W11	10	7	\$258,129	\$256,000	70.0	99	
W13	158	36	\$514,953	\$390,500	22.8	97	W12	24	10	\$237,610	\$234,100	41.7	99	
W14	44	18	\$393,572	\$397,000	40.9	98	W13	11	5	\$259,900	\$257,500	45.5	97	
W15	43	8	\$331,613	\$336,500	18.6	98	W14	30	10	\$269,100	\$269,500	33.3	98	
W16	126	49	\$368,724	\$322,000	38.9	97	W15	48	14	\$245,179	\$244,500	29.2	97	
W17	-	-	-	-	-	-	W16	2	1	\$253,000	\$253,000	50.0	97	
W18	56	15	\$240,900	\$247,000	26.8	97	W17	57	8	\$242,188	\$243,250	14.0	97	
W19	254	89	\$360,403	\$346,000	35.0	97	W18	65	40	\$262,021	\$265,000	61.5	99	
W20	238	97	\$349,217	\$318,500	40.8	98	W19	99	57	\$259,125	\$256,000	57.6	98	
W21	177	67	\$403,794	\$336,000	37.9	97	W20	10	3	\$234,417	\$230,000	30.0	99	
W22	32	15	\$315,087	\$287,000	46.9	99	W21	3	4	\$238,375	\$243,500	133.3	98	
W23	614	184	\$280,974	\$275,000	30.0	97	W22	163	75	\$228,124	\$227,000	46.0	98	
W24	352	123	\$292,919	\$285,000	34.9	97	W23	114	48	\$235,510	\$240,000	42.1	98	
W25	46	13	\$304,500	\$275,000	28.3	98	W24	-	-	-	-	-	-	-
W26	5	2	\$311,250	\$311,250	40.0	93	W25	-	-	-	-	-	-	-
W27	147	47	\$296,655	\$282,000	32.0	98	W26	-	-	-	-	-	-	-
W28	230	57	\$397,515	\$351,550	24.8	97	W27	6	2	\$221,500	\$221,500	33.3	99	
W29	91	34	\$243,679	\$221,750	37.4	98	W28	8	4	\$234,500	\$243,500	50.0	98	
							W29	14	8	\$159,563	\$159,300	57.1	98	

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	38	6	\$281,150	\$268,500	15.8	97	W01	-	-	-	-	-	-
W02	9	-	-	-	-	-	W02	-	-	-	-	-	-
W03	14	6	\$170,167	\$164,000	42.9	99	W03	-	-	-	-	-	-
W04	76	19	\$141,179	\$140,000	25.0	95	W04	2	1	\$287,900	\$287,900	50.0	100
W05	106	23	\$126,311	\$138,000	21.7	96	W05	-	-	-	-	-	-
W06	197	29	\$255,400	\$224,000	14.7	97	W06	-	-	-	-	-	-
W07	7	5	\$180,500	\$175,000	71.4	98	W07	-	-	-	-	-	-
W08	111	34	\$222,615	\$191,250	30.6	97	W08	-	-	-	-	-	-
W09	98	27	\$160,704	\$140,000	27.6	96	W09	1	1	\$238,000	\$238,000	100.0	99
W10	186	50	\$144,850	\$146,750	26.9	97	W10	4	1	\$229,000	\$229,000	25.0	99
W12	68	16	\$206,150	\$171,450	23.5	98	W12	1	1	\$258,500	\$258,500	100.0	98
W13	18	7	\$152,500	\$150,000	38.9	97	W13	-	-	-	-	-	-
W14	30	17	\$166,618	\$162,000	56.7	97	W14	4	1	\$255,000	\$255,000	25.0	94
W15	255	91	\$175,889	\$170,000	35.7	97	W15	1	1	\$242,000	\$242,000	100.0	97
W16	20	6	\$177,500	\$179,000	30.0	98	W16	2	5	\$256,400	\$263,000	250.0	98
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	13	4	\$129,375	\$127,500	30.8	97	W18	-	-	-	-	-	-
W19	139	37	\$208,655	\$171,500	26.6	98	W19	4	2	\$265,000	\$265,000	50.0	96
W20	53	12	\$174,875	\$167,000	22.6	96	W20	6	1	\$287,000	\$287,000	16.7	96
W21	27	9	\$186,833	\$183,500	33.3	97	W21	1	3	\$254,167	\$241,000	300.0	99
W22	-	-	-	-	-	-	W22	-	-	-	-	-	-
W23	19	12	\$170,333	\$172,500	63.2	96	W23	4	4	\$246,125	\$244,500	100.0	99
W24	72	18	\$149,411	\$144,000	25.0	98	W24	3	3	\$260,750	\$261,250	100.0	97
W25	6	3	\$219,667	\$225,000	50.0	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	1	\$135,000	\$135,000	100.0	99	W27	2	1	\$204,900	\$204,900	50.0	100
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-
W29	10	2	\$151,000	\$151,000	20.0	98	W29	2	1	\$207,000	\$207,000	50.0	101

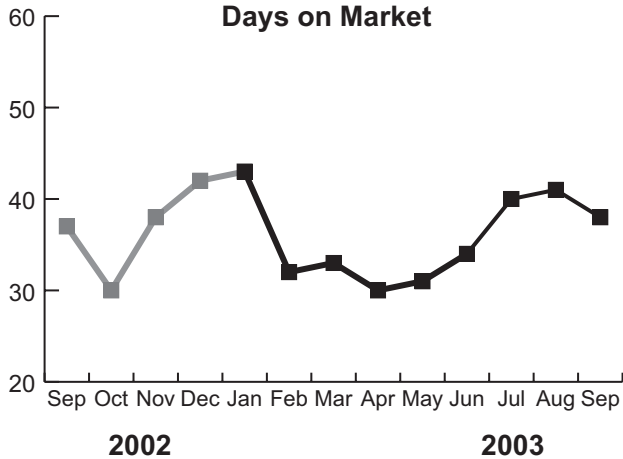
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	3	2	\$193,500	\$193,500	66.7	97	W01	-	-	-	-	-	-
W02	6	-	-	-	-	-	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	18	4	\$192,000	\$189,000	22.2	97	W04	-	-	-	-	-	-
W05	65	10	\$165,200	\$168,500	15.4	96	W05	-	-	-	-	-	-
W06	15	4	\$296,938	\$276,500	26.7	97	W06	-	-	-	-	-	-
W07	2	-	-	-	-	-	W07	-	-	-	-	-	-
W08	22	7	\$210,143	\$192,000	31.8	97	W08	-	-	-	-	-	-
W09	8	-	-	-	-	-	W09	-	-	-	-	-	-
W10	49	11	\$171,309	\$170,000	22.5	97	W10	-	-	-	-	-	-
W12	23	11	\$239,636	\$239,000	47.8	98	W12	-	-	-	-	-	-
W13	66	16	\$196,641	\$172,500	24.2	98	W13	-	-	-	-	-	-
W14	51	15	\$179,300	\$172,000	29.4	97	W14	-	-	-	-	-	-
W15	69	24	\$199,306	\$192,500	34.8	97	W15	-	-	-	-	-	-
W16	60	25	\$207,144	\$215,800	41.7	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	39	8	\$192,313	\$172,000	20.5	97	W18	-	-	-	-	-	-
W19	93	46	\$220,541	\$226,250	49.5	98	W19	-	-	-	-	-	-
W20	107	58	\$203,614	\$196,750	54.2	98	W20	-	1	\$200,000	\$200,000	-	96
W21	10	7	\$227,796	\$215,000	70.0	98	W21	-	-	-	-	-	-
W22	6	-	-	-	-	-	W22	7	-	-	-	-	-
W23	109	44	\$229,106	\$193,000	40.4	118	W23	-	-	-	-	-	-
W24	70	26	\$154,250	\$156,000	37.1	97	W24	1	-	-	-	-	-
W25	9	-	-	-	-	-	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	8	\$154,625	\$154,500	160.0	98	W27	-	-	-	-	-	-
W28	1	1	\$202,000	\$202,000	100.0	98	W28	-	-	-	-	-	-
W29	1	5	\$135,180	\$136,900	500.0	99	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	11	4	\$217,750	\$216,000	36.4	92
W02	-	1	\$300,000	\$300,000	-	96	W02	15	4	\$240,250	\$246,500	26.7	97
W03	-	-	-	-	-	-	W03	2	1	\$265,000	\$265,000	50.0	95
W04	-	-	-	-	-	-	W04	7	2	\$257,750	\$257,750	28.6	96
W05	8	1	\$77,000	\$77,000	12.5	86	W05	2	-	-	-	-	-
W06	8	-	-	-	-	-	W06	14	3	\$274,000	\$335,000	21.4	98
W07	1	-	-	-	-	-	W07	3	2	\$340,000	\$340,000	66.7	99
W08	6	2	\$141,500	\$141,500	33.3	95	W08	6	1	\$490,300	\$490,300	16.7	101
W09	4	1	\$85,000	\$85,000	25.0	100	W09	-	-	-	-	-	-
W10	4	-	-	-	-	-	W10	3	2	\$257,000	\$257,000	66.7	99
W12	1	-	-	-	-	-	W12	2	2	\$237,000	\$237,000	100.0	98
W13	-	-	-	-	-	-	W13	6	2	\$208,500	\$208,500	33.3	98
W14	-	-	-	-	-	-	W14	-	1	\$231,500	\$231,500	-	102
W15	4	-	-	-	-	-	W15	2	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	2	\$180,250	\$180,250	200.0	98	W19	34	12	\$256,742	\$253,750	35.3	97
W20	2	-	-	-	-	-	W20	9	12	\$241,492	\$230,000	133.3	98
W21	1	-	-	-	-	-	W21	27	7	\$258,857	\$228,000	25.9	96
W22	-	-	-	-	-	-	W22	6	4	\$216,375	\$213,000	66.7	99
W23	1	-	-	-	-	-	W23	86	30	\$201,913	\$202,500	34.9	98
W24	4	-	-	-	-	-	W24	22	10	\$199,100	\$210,750	45.5	98
W25	-	-	-	-	-	-	W25	3	3	\$191,000	\$205,000	100.0	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	2	1	\$222,000	\$222,000	50.0	97
W28	-	-	-	-	-	-	W28	2	9	\$217,389	\$220,000	450.0	98
W29	-	-	-	-	-	-	W29	3	5	\$164,500	\$167,500	166.7	99

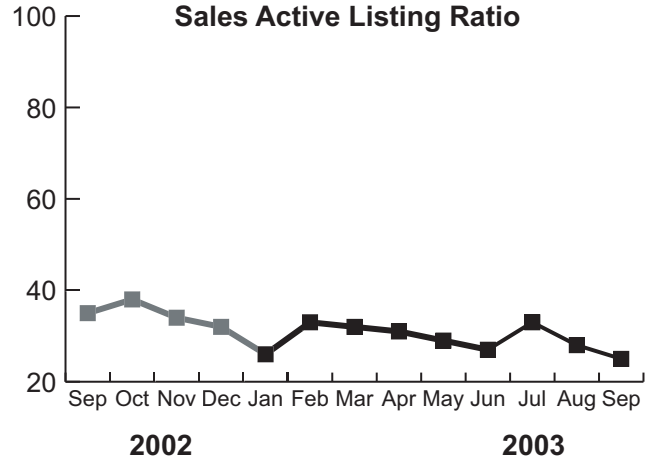
Current Month: September 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	865	448	187	\$48,619,400	\$259,997	\$228,000	45	98
C02	323	198	73	\$36,106,418	\$494,608	\$368,000	33	98
C03	188	113	45	\$27,236,318	\$605,252	\$494,000	51	99
C04	281	218	100	\$57,108,654	\$571,087	\$512,500	27	100
C06	75	44	16	\$6,845,500	\$427,844	\$375,000	23	98
C07	287	163	78	\$24,929,542	\$319,610	\$296,000	28	97
C08	453	262	97	\$24,717,800	\$254,823	\$214,800	49	98
C09	121	68	33	\$24,461,900	\$741,270	\$503,300	36	100
C10	182	142	69	\$32,100,902	\$465,230	\$395,000	22	100
C11	110	77	42	\$17,139,750	\$408,089	\$372,500	31	99
C12	184	83	40	\$37,414,188	\$935,355	\$710,000	42	97
C13	140	94	57	\$18,923,045	\$331,983	\$320,000	31	98
C14	645	317	130	\$36,782,540	\$282,943	\$242,500	41	98
C15	409	238	117	\$36,284,750	\$310,126	\$282,000	41	97
Total	4,263	2,465	1,084	\$428,670,707	\$395,453	\$305,000	38	98

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: January to September 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,965	1,888	\$510,464,352	\$270,373	\$238,250	43	98
C02	1,322	625	\$306,539,417	\$490,463	\$370,000	32	99
C03	898	495	\$290,238,346	\$586,340	\$375,000	32	98
C04	1,568	920	\$487,257,593	\$529,628	\$469,950	26	99
C06	372	190	\$73,429,568	\$386,471	\$355,750	29	97
C07	1,257	658	\$209,189,879	\$317,918	\$295,500	36	97
C08	1,859	885	\$237,160,619	\$267,978	\$228,500	38	98
C09	640	336	\$233,884,191	\$696,084	\$481,000	35	99
C10	1,041	637	\$316,898,259	\$497,485	\$391,250	26	99
C11	629	378	\$136,036,702	\$359,885	\$339,500	27	99
C12	655	326	\$293,573,126	\$900,531	\$692,944	39	97
C13	832	519	\$161,692,706	\$311,547	\$302,000	29	98
C14	2,441	1,123	\$343,466,594	\$305,847	\$256,000	43	97
C15	2,114	1,070	\$324,336,358	\$303,118	\$262,000	34	97
Total	19,593	10,050	\$3,924,167,710	\$390,464	\$299,000	35	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	22	6	\$461,300	\$464,900	27.3	102	C01	55	15	\$331,933	\$306,000	27.3	103	
C02	60	13	\$766,169	\$449,000	21.7	99	C02	73	16	\$439,257	\$384,000	21.9	99	
C03	102	31	\$692,368	\$596,000	30.4	100	C03	37	8	\$313,863	\$243,250	21.6	97	
C04	186	68	\$691,423	\$589,500	36.6	100	C04	18	15	\$413,395	\$405,018	83.3	102	
C06	50	12	\$483,750	\$415,000	24.0	98	C05	1	-	-	-	-	-	-
C07	122	33	\$423,959	\$377,000	27.1	96	C06	8	3	\$300,667	\$297,000	37.5	98	
C08	7	2	\$739,500	\$739,500	28.6	98	C07	20	6	\$382,000	\$380,000	30.0	98	
C09	29	14	\$1,052,293	\$1,100,000	48.3	104	C08	3	3	\$498,000	\$432,000	100.0	99	
C10	67	29	\$647,401	\$542,000	43.3	100	C09	16	16	\$412,767	\$387,500	100.0	102	
C11	17	21	\$608,679	\$600,000	123.5	99	C10	4	4	\$388,125	\$397,500	100.0	106	
C12	140	29	\$1,127,431	\$870,000	20.7	98	C12	2	1	\$315,000	\$315,000	50.0	95	
C13	36	24	\$412,529	\$374,000	66.7	99	C13	29	10	\$281,805	\$276,500	34.5	99	
C14	137	25	\$483,660	\$439,000	18.3	99	C14	-	-	-	-	-	-	-
C15	106	35	\$456,086	\$430,000	33.0	97	C15	36	12	\$310,158	\$308,500	33.3	97	

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	710	146	\$240,173	\$218,600	20.6	98	C01	-	-	-	-	-	-
C02	153	33	\$473,706	\$379,000	21.6	97	C02	-	-	-	-	-	-
C03	26	4	\$494,250	\$506,000	15.4	99	C03	-	-	-	-	-	-
C04	51	13	\$231,385	\$209,000	25.5	97	C04	-	-	-	-	-	-
C06	20	1	\$220,000	\$220,000	5.0	96	C05	-	-	-	-	-	-
C07	122	34	\$227,424	\$210,745	27.9	96	C06	5	-	-	-	-	-
C08	368	69	\$213,425	\$195,000	18.8	98	C07	-	-	-	-	-	-
C09	71	14	\$535,764	\$412,500	19.7	96	C08	-	-	-	-	-	-
C10	82	20	\$253,250	\$231,000	24.4	97	C09	-	-	-	-	-	-
C11	76	13	\$152,231	\$149,000	17.1	96	C10	-	-	-	-	-	-
C12	35	6	\$399,800	\$379,900	17.1	98	C12	-	-	-	-	-	-
C13	63	21	\$271,919	\$232,000	33.3	97	C13	-	-	-	-	-	-
C14	447	90	\$221,750	\$207,000	20.1	98	C14	-	-	-	-	-	-
C15	172	48	\$234,988	\$225,500	27.9	97	C15	7	2	\$331,500	\$331,500	28.6	100

Condo Townhouse

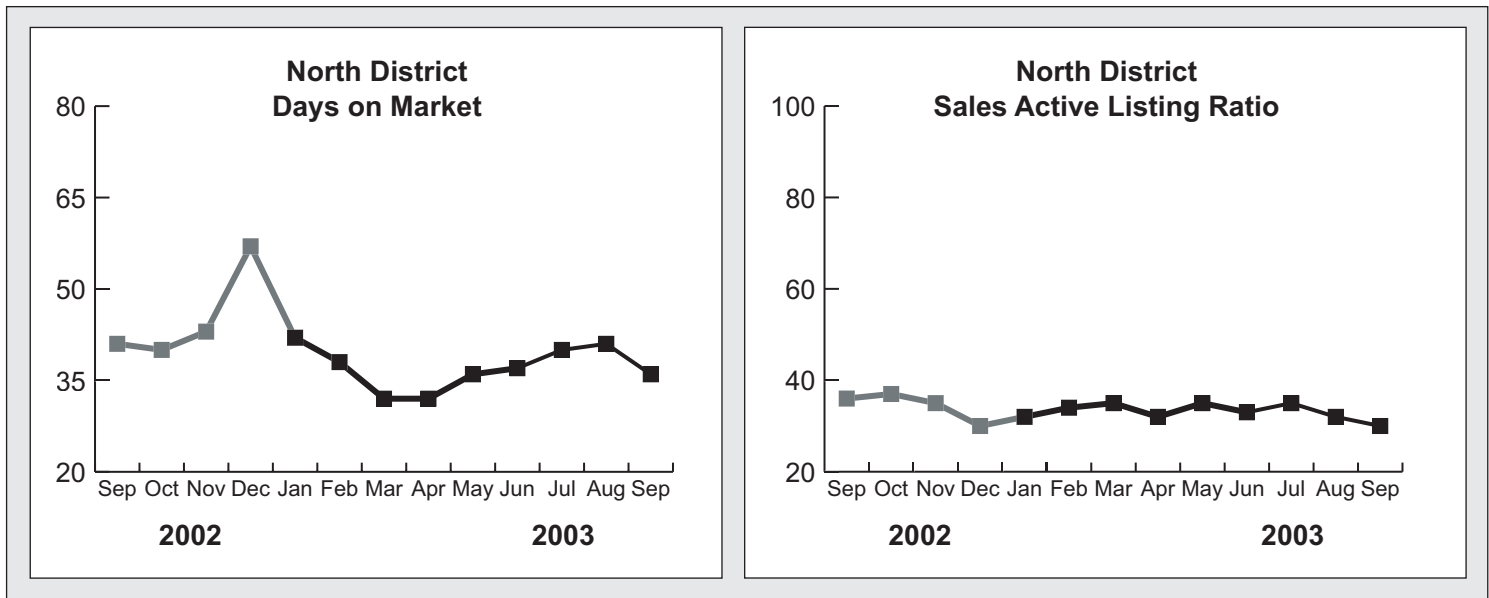
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	42	14	\$266,029	\$271,000	33.3	97	C01	-	-	-	-	-	-
C02	8	2	\$290,250	\$290,250	25.0	102	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	9	4	\$220,750	\$233,000	44.4	97	C04	-	-	-	-	-	-
C06	3	3	\$273,500	\$268,500	100.0	99	C05	-	-	-	-	-	-
C07	25	7	\$277,957	\$256,000	28.0	96	C06	-	-	-	-	-	-
C08	17	4	\$285,750	\$264,500	23.5	95	C07	-	-	-	-	-	-
C09	5	-	-	-	-	-	C08	-	-	-	-	-	-
C10	10	3	\$405,667	\$425,000	30.0	98	C09	-	-	-	-	-	-
C11	12	2	\$163,750	\$163,750	16.7	96	C10	-	-	-	-	-	-
C12	7	4	\$501,222	\$506,194	57.1	97	C12	-	-	-	-	-	-
C13	8	2	\$247,000	\$247,000	25.0	97	C13	-	-	-	-	-	-
C14	41	14	\$305,607	\$314,000	34.2	97	C14	-	-	-	-	-	-
C15	87	20	\$232,873	\$235,000	23.0	97	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	7	-	-	-	-	-	C01	29	6	\$347,167	\$360,000	20.7	99
C02	6	2	\$159,500	\$159,500	33.3	94	C02	23	7	\$369,471	\$270,000	30.4	99
C03	18	1	\$285,000	\$285,000	5.6	99	C03	3	1	\$1,000,000	\$1,000,000	33.3	87
C04	8	-	-	-	-	-	C04	9	-	-	-	-	-
C06	-	-	-	-	-	-	C05	1	-	-	-	-	-
C07	1	-	-	-	-	-	C06	4	1	\$358,800	\$358,800	25.0	97
C08	14	5	\$126,780	\$129,900	35.7	95	C07	27	11	\$403,964	\$370,000	40.7	99
C09	12	2	\$367,550	\$367,550	16.7	101	C08	1	-	-	-	-	-
C10	5	-	-	-	-	-	C09	2	1	\$440,000	\$440,000	50.0	102
C11	1	1	\$123,500	\$123,500	100.0	95	C10	-	1	\$375,000	\$375,000	-	99
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	4	-	-	-	-	-
C14	7	-	-	-	-	-	C14	13	1	\$455,000	\$455,000	7.7	95
C15	1	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: September 2003									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	205	124	61	\$21,295,020	\$349,099	\$310,000	43	97	
N02	340	189	93	\$35,067,850	\$377,074	\$330,000	33	97	
N03	534	291	146	\$51,707,900	\$354,164	\$287,500	42	97	
N04	325	182	87	\$32,591,300	\$374,613	\$353,900	37	97	
N05	113	59	36	\$12,727,700	\$353,547	\$365,000	43	98	
N06	162	100	62	\$21,906,000	\$353,323	\$288,000	45	97	
N07	196	148	114	\$31,873,430	\$279,591	\$248,325	32	98	
N08	659	349	166	\$61,687,940	\$371,614	\$323,000	38	97	
N10	239	137	72	\$25,024,000	\$347,556	\$337,000	35	97	
N11	496	286	166	\$60,358,323	\$363,604	\$346,000	35	98	
N12	80	39	21	\$7,205,400	\$343,114	\$327,500	35	97	
N13	56	23	8	\$3,447,600	\$430,950	\$255,000	67	96	
N14	122	49	15	\$7,139,500	\$475,967	\$430,000	87	96	
N15	73	39	19	\$6,812,500	\$358,553	\$327,000	41	97	
N16	97	43	39	\$10,567,450	\$270,960	\$239,000	65	96	
N17	247	107	81	\$17,194,137	\$212,273	\$173,000	57	96	
N18	95	44	31	\$7,420,250	\$239,363	\$235,000	60	97	
N19	124	65	58	\$12,943,788	\$223,169	\$201,750	40	97	
N20	28	15	5	\$1,742,000	\$348,400	\$360,000	74	96	
N21	38	15	8	\$1,515,900	\$189,488	\$175,000	39	98	
N22	55	22	13	\$2,500,800	\$192,369	\$165,000	42	97	
N23	169	69	50	\$10,686,300	\$213,726	\$184,500	60	96	
N24	87	25	19	\$3,827,900	\$201,468	\$173,000	71	97	
Total	4,540	2,420	1,370	\$447,242,988	\$326,455	\$295,000	42	97	



Year-to-Date: January to September 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,016	576	\$203,831,624	\$353,874	\$318,000	35	97
N02	1,542	811	\$281,856,434	\$347,542	\$318,300	34	97
N03	2,341	1,234	\$436,377,064	\$353,628	\$293,000	37	97
N04	1,575	848	\$308,788,836	\$364,138	\$355,050	33	98
N05	523	292	\$108,064,783	\$370,085	\$336,500	42	97
N06	969	651	\$212,255,057	\$326,045	\$275,000	34	98
N07	1,393	1,001	\$273,576,091	\$273,303	\$254,000	31	98
N08	2,887	1,574	\$550,602,428	\$349,811	\$325,000	37	97
N10	1,199	710	\$235,983,985	\$332,372	\$319,150	30	98
N11	2,508	1,470	\$537,298,622	\$365,509	\$340,000	33	98
N12	323	184	\$70,736,254	\$384,436	\$322,500	43	97
N13	162	65	\$28,270,800	\$434,935	\$375,000	56	96
N14	342	153	\$69,255,150	\$452,648	\$411,250	53	96
N15	338	216	\$66,166,100	\$306,325	\$276,250	41	97
N16	402	247	\$68,771,874	\$278,429	\$245,000	52	97
N17	1,109	754	\$152,429,260	\$202,161	\$182,500	43	97
N18	414	286	\$65,424,580	\$228,757	\$216,500	44	98
N19	566	416	\$88,787,288	\$213,431	\$195,000	47	97
N20	103	56	\$17,089,500	\$305,170	\$268,850	73	97
N21	114	71	\$15,545,115	\$218,945	\$214,000	62	97
N22	226	157	\$30,210,803	\$192,426	\$177,000	50	97
N23	668	393	\$78,707,720	\$200,274	\$185,000	53	97
N24	260	145	\$26,779,306	\$184,685	\$157,000	66	97
Total	20,980	12,310	\$3,926,808,674	\$318,993	\$291,000	38	97

Detached Houses

Semi-Attached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	82	24	\$495,247	\$439,500	29.3	96	N01	10	3	\$279,667	\$274,000	30.0	99
N02	178	46	\$496,565	\$434,000	25.8	98	N02	1	-	-	-	-	-
N03	211	57	\$538,653	\$455,000	27.0	96	N03	12	-	-	-	-	-
N04	246	62	\$411,048	\$399,500	25.2	97	N04	27	4	\$283,625	\$283,500	14.8	99
N05	100	28	\$378,564	\$374,000	28.0	98	N05	2	3	\$276,633	\$275,000	150.0	98
N06	129	37	\$433,757	\$349,500	28.7	97	N06	4	7	\$242,714	\$245,000	175.0	97
N07	128	64	\$323,734	\$307,000	50.0	98	N07	40	18	\$228,313	\$237,000	45.0	98
N08	469	97	\$443,711	\$367,500	20.7	96	N08	86	28	\$291,939	\$292,250	32.6	98
N10	108	32	\$412,200	\$388,000	29.6	97	N09	4	-	-	-	-	-
N11	342	105	\$412,500	\$386,000	30.7	97	N10	31	14	\$285,368	\$290,000	45.2	99
N12	77	20	\$348,020	\$332,750	26.0	97	N11	-	-	-	-	-	-
N13	56	8	\$430,950	\$255,000	14.3	96	N12	-	-	-	-	-	-
N14	122	15	\$475,967	\$430,000	12.3	96	N13	-	-	-	-	-	-
N15	71	17	\$378,471	\$330,000	23.9	96	N14	-	-	-	-	-	-
N16	91	34	\$280,587	\$252,500	37.4	96	N15	-	1	\$215,000	\$215,000	-	96
N17	221	71	\$219,227	\$182,500	32.1	96	N16	6	-	-	-	-	-
N18	80	24	\$254,115	\$245,000	30.0	97	N17	2	1	\$199,000	\$199,000	50.0	97
N19	89	39	\$237,654	\$219,000	43.8	97	N18	7	2	\$174,500	\$174,500	28.6	98
N20	28	5	\$348,400	\$360,000	17.9	96	N19	-	-	-	-	-	-
N21	38	8	\$189,488	\$175,000	21.1	98	N20	-	-	-	-	-	-
N22	54	11	\$204,127	\$187,600	20.4	97	N21	-	-	-	-	-	-
N23	163	47	\$218,060	\$192,000	28.8	96	N22	-	-	-	-	-	-
N24	84	19	\$201,468	\$173,000	22.6	97							

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	73	19	\$231,974	\$215,500	26.0	97	N01	10	6	\$316,850	\$318,000	60.0	98
N02	108	21	\$233,098	\$237,000	19.4	97	N02	23	6	\$274,967	\$267,250	26.1	96
N03	210	49	\$204,182	\$200,000	23.3	97	N03	4	5	\$287,400	\$285,000	125.0	97
N04	7	1	\$155,000	\$155,000	14.3	98	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	1	\$260,000	\$260,000	50.0	98
N06	7	2	\$237,500	\$237,500	28.6	98	N06	1	2	\$265,000	\$265,000	200.0	98
N07	6	4	\$227,500	\$207,000	66.7	102	N07	2	1	\$235,000	\$235,000	50.0	98
N08	17	6	\$243,983	\$236,750	35.3	95	N08	1	1	\$287,500	\$287,500	100.0	98
N10	-	-	-	-	-	-	N09	120	38	\$298,924	\$298,000	31.7	97
N11	19	4	\$228,250	\$211,500	21.1	97	N10	30	14	\$309,854	\$302,450	46.7	98
N12	-	-	-	-	-	-	N11	-	-	-	-	-	-
N13	-	-	-	-	-	-	N12	-	-	-	-	-	-
N14	-	-	-	-	-	-	N13	-	-	-	-	-	-
N15	1	-	-	-	-	-	N14	-	-	-	-	-	-
N16	-	1	\$120,000	\$120,000	-	94	N15	-	1	\$261,000	\$261,000	-	99
N17	1	-	-	-	-	-	N16	1	1	\$172,000	\$172,000	100.0	98
N18	-	-	-	-	-	-	N17	10	4	\$195,625	\$198,250	40.0	99
N19	4	1	\$113,000	\$113,000	25.0	98	N18	6	6	\$183,083	\$182,500	100.0	99
N20	-	-	-	-	-	-	N19	-	-	-	-	-	-
N21	-	-	-	-	-	-	N20	-	-	-	-	-	-
N22	-	-	-	-	-	-	N21	1	-	-	-	-	-
N23	-	-	-	-	-	-	N22	2	1	\$163,500	\$163,500	50.0	99
N24	-	-	-	-	-	-	N23	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	27	9	\$251,278	\$247,000	33.3	96	N01	-	-	-	-	-	-
N02	16	8	\$264,625	\$257,750	50.0	97	N02	1	-	-	-	-	-
N03	45	14	\$238,236	\$224,900	31.1	98	N03	-	-	-	-	-	-
N04	10	2	\$270,000	\$270,000	20.0	99	N04	-	-	-	-	-	-
N05	4	-	-	-	-	-	N05	-	-	-	-	-	-
N06	15	4	\$208,000	\$207,000	26.7	97	N06	-	-	-	-	-	-
N07	11	12	\$220,033	\$197,000	109.1	98	N07	-	-	-	-	-	-
N08	17	11	\$242,886	\$248,500	64.7	98	N08	-	-	-	-	-	-
N10	1	1	\$230,000	\$230,000	100.0	99	N09	-	-	-	-	-	-
N11	40	14	\$252,479	\$232,850	35.0	98	N10	-	-	-	-	-	-
N12	3	-	-	-	-	-	N11	-	-	-	-	-	-
N13	-	-	-	-	-	-	N12	-	-	-	-	-	-
N14	-	-	-	-	-	-	N13	-	-	-	-	-	-
N15	-	-	-	-	-	-	N14	-	-	-	-	-	-
N16	3	1	\$225,500	\$225,500	33.3	98	N15	-	-	-	-	-	-
N17	3	2	\$158,750	\$158,750	66.7	98	N16	-	-	-	-	-	-
N18	3	1	\$155,000	\$155,000	33.3	97	N17	-	-	-	-	-	-
N19	3	1	\$144,000	\$144,000	33.3	99	N18	9	3	\$338,333	\$335,000	33.3	96
N20	-	-	-	-	-	-	N19	-	-	-	-	-	-
N21	-	-	-	-	-	-	N20	-	-	-	-	-	-
N22	-	-	-	-	-	-	N21	-	-	-	-	-	-
N23	-	-	-	-	-	-	N22	-	-	-	-	-	-
N24	3	-	-	-	-	-	N23	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	3	-	-	-	-	-
N02	1	-	-	-	-	-	N02	12	12	\$297,000	\$294,000	100.0	97
N03	4	-	-	-	-	-	N03	48	21	\$296,548	\$296,000	43.8	99
N04	-	-	-	-	-	-	N04	35	18	\$293,156	\$286,000	51.4	98
N05	-	-	-	-	-	-	N05	5	4	\$259,500	\$261,500	80.0	99
N06	-	-	-	-	-	-	N06	6	10	\$232,100	\$230,000	166.7	99
N07	-	-	-	-	-	-	N07	9	15	\$217,293	\$222,500	166.7	99
N08	1	-	-	-	-	-	N08	68	23	\$263,065	\$265,000	33.8	98
N10	-	-	-	-	-	-	N09	6	1	\$244,500	\$244,500	16.7	98
N11	-	1	\$190,000	\$190,000	-	93	N10	34	14	\$291,071	\$287,000	41.2	98
N12	-	-	-	-	-	-	N11	-	1	\$245,000	\$245,000	-	98
N13	-	-	-	-	-	-	N12	-	-	-	-	-	-
N14	-	-	-	-	-	-	N13	-	-	-	-	-	-
N15	-	-	-	-	-	-	N14	1	2	\$189,250	\$189,250	200.0	98
N16	1	-	-	-	-	-	N15	2	1	\$206,000	\$206,000	50.0	100
N17	-	1	\$140,000	\$140,000	-	89	N16	15	6	\$166,583	\$163,250	40.0	98
N18	-	-	-	-	-	-	N17	-	1	\$185,000	\$185,000	-	100
N19	-	1	\$130,000	\$130,000	-	96	N18	6	5	\$165,160	\$167,000	83.3	99
N20	-	-	-	-	-	-	N19	-	-	-	-	-	-
N21	-	-	-	-	-	-	N20	-	-	-	-	-	-
N22	-	-	-	-	-	-	N21	-	2	\$127,700	\$127,700	-	98
N23	-	-	-	-	-	-	N22	4	2	\$137,000	\$137,000	50.0	100
N24	-	-	-	-	-	-	N23	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	12,768	21,101	N/A	6,751	\$2,007,731,691	\$297,398	\$257,000	36	98
YTD Grand Total:	N/A	N/A	105,378	61,848	\$18,026,352,283	\$291,462	\$253,000	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2002		
1971	13,085	30,426	January	4,869	\$262,919
1972	14,613	32,513	February	6,866	270,883
1973	16,335	40,605	March	7,602	274,874
1974	17,318	52,806	April	8,181	277,664
1975	22,020	57,581	May	8,042	278,323
1976	19,025	61,389	June	6,627	278,698
1977	20,512	64,559	July	5,727	274,348
1978	21,184	67,333	August	5,418	266,154
1979	23,466	70,830	September	5,846	282,765
1980	26,017	75,694	October	6,455	279,771
1981	29,625	90,203	November	5,537	285,323
1982	25,336	95,496	December	3,589	275,002
1983	30,046	101,626	Total**	74,759	\$275,371
1984	31,905	102,318	2003		
1985	45,509	109,094	January	4,403	281,292
1986	52,919	138,925	February	5,965	289,954
1987	43,475	189,105	March	6,986	290,185
1988	49,381	229,635	April	7,307	292,783
1989	38,960	273,698	May	8,025	298,451
1990	26,779	255,020	June	8,033	295,053
1991	38,144	234,313	July	8,084	289,880
1992	41,703	214,971	August	6,549	285,366
1993	38,990	206,490	September	6,751	297,398
1994	44,237	208,921	October		
1995	39,273	203,028	November		
1996	55,779	198,150	December		
1997	58,014	211,307	Total**	61,848	\$291,462
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	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.

Single Family Dwelling Sales Comparison

