

Almost 79,000 Sales Makes 2003 Best Year Ever

TORONTO — Thursday January 8, 2004.

With 78,898 sales recorded, 2003 turned out to be the best year ever for the local residential re-sale market, Toronto Real Estate Board President Cynthia Lai announced today.

"This is up six per cent over 2002, and an astounding result given some of the trying events Toronto experienced during the course of the year."

Prices continued to climb in 2003, reaching a year-end total of \$293,067, which is up six per cent over last year, and the highest level ever recorded.

"While this is better news for homeowners than potential homebuyers," Ms. Lai commented, "It should be noted that for many house types, like condominium apartments, and for many areas of town, prices are still quite affordable."

Breaking down the total, 1,619 sales were reported in TREB's 28 West

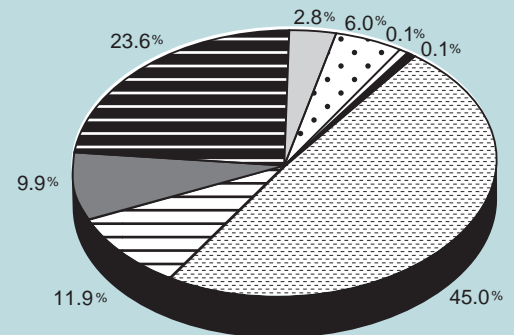
districts and averaged \$265,549; 741 sales were reported in the 14 Central districts and averaged \$350,797; 786 sales were reported in the 23 North districts and averaged \$328,178; and 1,048 sales were reported in TREB's 21 East districts and averaged \$235,964. ■

NEIGHBOURHOOD CORNER

City of Toronto

In 2003, The City of Toronto (E-1 to E-11, W-1 to W-10, C-1 to C-15) recorded 32,528 sales of single family dwellings for an average price of \$318,029. Sales were up 2 per cent over the 31,821 recorded in the city last year, and prices increased nine per cent. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



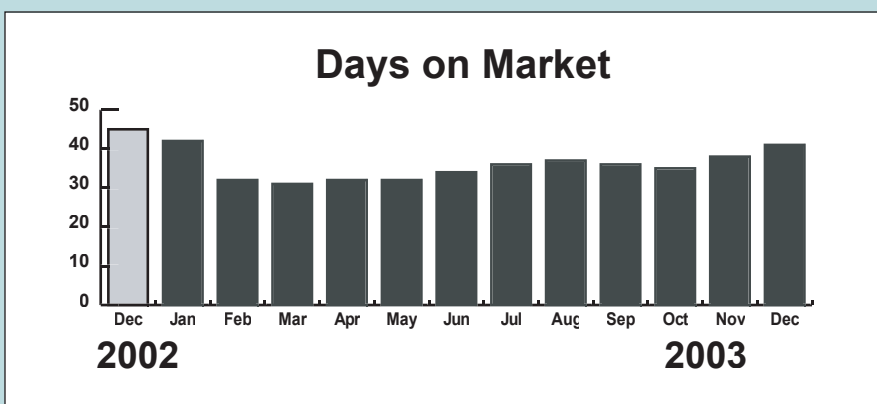
Dwelling Type	Sales	%	Median
Detached	1,890	97	\$308,000
Semi-Detached	502	98	\$254,750
Condo Townhouse	416	97	\$206,000
Condo Apt	992	97	\$187,950
Link	120	98	\$248,150
Att/Row/Twnhouse	252	97	\$239,500
Co-op Apt	21	97	\$195,500
Det Condo	1	101	\$300,500

Housing Market Indicators

	Dec. 2002	Dec. 2003	%Change
Sales	3,589	4,194	(+17%)
New Listings	4,169	5,059	(+21%)
Active Listings*	10,923	13,644	(+25%)

* All figures for single-family dwellings.

DAYS ON MARKET



Average days-on-market in December was 41 days.

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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - December 2003

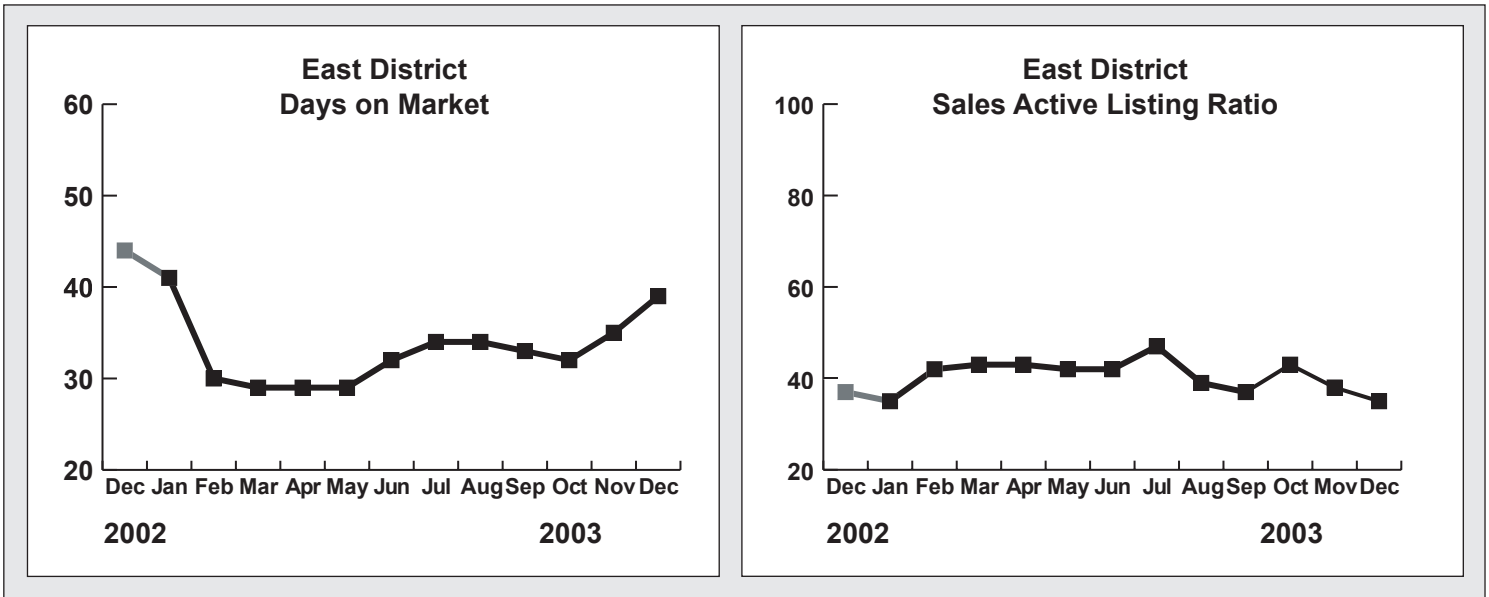
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	21	0.5	8	0.8	7	1.7
\$90,001 - \$100,000	13	0.3	6	0.6	2	0.5
\$100,001 - \$110,000	21	0.5	14	1.4	3	0.7
\$110,001 - \$120,000	27	0.6	17	1.7	7	1.7
\$120,001 - \$130,000	57	1.4	37	3.7	10	2.4
\$130,001 - \$140,000	86	2.1	52	5.2	13	3.1
\$140,001 - \$150,000	114	2.7	62	6.3	20	4.8
\$150,001 - \$160,000	144	3.4	92	9.3	26	6.3
\$160,001 - \$170,000	151	3.6	90	9.1	25	6.0
\$170,001 - \$180,000	141	3.4	79	8.0	20	4.8
\$180,001 - \$190,000	154	3.7	60	6.0	21	5.0
\$190,001 - \$200,000	162	3.9	60	6.0	32	7.7
\$200,001 - \$225,000	469	11.2	143	14.4	93	22.4
\$225,001 - \$250,000	532	12.7	90	9.1	73	17.5
\$250,001 - \$300,000	830	19.8	87	8.8	35	8.4
\$300,001 - \$400,000	758	18.1	69	7.0	20	4.8
\$400,001 - \$500,000	254	6.1	12	1.2	6	1.4
\$500,001 - \$750,000	184	4.4	9	0.9	3	0.7
\$750,001 - \$1,000,000	40	1.0	3	0.3	-	-
\$1,000,001 - \$1,500,000	27	0.6	2	0.2	-	-
\$1,500,000 -	9	0.2	-	-	-	-
Total:	4,194	100	992	100	416	100

Current Month: December 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	87	49	57	\$15,634,536	\$274,290	\$250,000	34	98
E02	73	29	33	\$12,434,231	\$376,795	\$315,500	24	98
E03	199	74	73	\$18,889,678	\$258,763	\$243,000	38	97
E04	187	75	51	\$10,843,400	\$212,616	\$204,500	47	97
E05	229	75	65	\$15,602,900	\$240,045	\$220,000	46	97
E06	83	33	28	\$7,849,300	\$280,332	\$259,700	37	97
E07	251	87	72	\$16,625,526	\$230,910	\$204,444	43	96
E08	204	62	71	\$16,871,700	\$237,630	\$242,000	40	97
E09	244	76	60	\$13,146,717	\$219,112	\$209,000	44	97
E10	76	37	40	\$11,571,800	\$289,295	\$273,400	39	97
E11	274	108	70	\$16,463,000	\$235,186	\$235,750	41	97
E12	27	12	17	\$3,790,400	\$222,965	\$228,000	29	97
E13	154	61	47	\$10,454,650	\$222,439	\$219,700	31	98
E14	159	70	75	\$17,880,065	\$238,401	\$228,500	35	98
E15	139	72	75	\$17,707,390	\$236,099	\$224,000	37	98
E16	301	119	122	\$20,271,900	\$166,163	\$158,550	41	97
E17	121	53	57	\$11,977,250	\$210,127	\$195,000	31	98
E18	18	4	1	\$540,000	\$540,000	\$540,000	49	90
E19	32	16	13	\$3,974,330	\$305,718	\$270,000	28	96
E20	59	16	9	\$1,959,500	\$217,722	\$212,000	86	97
E21	78	16	12	\$2,802,000	\$233,500	\$214,250	58	97
Total	2,995	1,144	1,048	\$247,290,273	\$235,964	\$225,750	39	97

Year-to-Date: January to December 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,485	922	\$260,786,528	\$282,849	\$260,000	24	100
E02	1,469	864	\$314,942,825	\$364,517	\$320,000	19	100
E03	2,479	1,450	\$376,441,569	\$259,615	\$249,000	29	99
E04	1,569	973	\$218,536,180	\$224,600	\$232,000	33	97
E05	2,027	1,235	\$316,775,138	\$256,498	\$242,500	35	97
E06	1,045	583	\$167,931,568	\$288,047	\$249,000	24	98
E07	2,151	1,307	\$325,824,378	\$249,292	\$244,000	34	97
E08	1,796	1,032	\$247,574,150	\$239,897	\$239,100	32	97
E09	1,943	1,052	\$227,214,236	\$215,983	\$212,000	37	97
E10	1,059	708	\$199,243,708	\$281,418	\$273,000	33	98
E11	2,070	1,215	\$267,062,013	\$219,804	\$219,000	35	97
E12	415	270	\$62,809,477	\$232,628	\$226,500	28	98
E13	1,891	1,244	\$318,831,995	\$256,296	\$250,000	32	99
E14	2,175	1,500	\$356,253,995	\$237,503	\$230,000	32	98
E15	2,089	1,551	\$370,721,568	\$239,021	\$232,000	35	98
E16	3,312	2,397	\$406,960,980	\$169,779	\$163,000	34	98
E17	1,515	1,147	\$226,293,173	\$197,291	\$185,000	34	98
E18	113	34	\$14,833,750	\$436,287	\$455,000	58	96
E19	367	226	\$63,951,292	\$282,970	\$257,750	37	98
E20	383	207	\$49,430,935	\$238,797	\$225,000	47	97
E21	581	367	\$87,732,098	\$239,052	\$219,900	47	97
Total	31,934	20,284	\$4,880,151,556	\$240,591	\$228,000	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
E01	24	12	\$326,042	\$296,250	50.0	98	E01	40	30	\$267,173	\$247,450	75.0	98
E02	26	13	\$498,703	\$520,000	50.0	98	E02	23	16	\$316,319	\$312,750	69.6	99
E03	80	35	\$293,089	\$270,000	43.8	97	E03	30	22	\$280,388	\$281,000	73.3	98
E04	72	23	\$283,222	\$269,900	31.9	98	E04	18	2	\$222,500	\$222,500	11.1	99
E05	51	17	\$346,224	\$350,000	33.3	97	E05	14	1	\$265,000	\$265,000	7.1	95
E06	67	23	\$286,861	\$265,000	34.3	97	E06	12	5	\$250,300	\$230,000	41.7	95
E07	86	17	\$343,261	\$302,000	19.8	97	E07	22	-	-	-	-	-
E08	88	44	\$283,127	\$261,250	50.0	96	E08	4	2	\$245,500	\$245,500	50.0	98
E09	62	24	\$282,942	\$275,500	38.7	98	E09	4	3	\$223,333	\$220,000	75.0	96
E10	56	25	\$323,808	\$303,000	44.6	97	E10	1	8	\$249,838	\$256,350	800.0	98
E11	97	28	\$295,918	\$280,500	28.9	97	E11	25	6	\$261,500	\$266,500	24.0	96
E12	23	10	\$242,990	\$234,500	43.5	97	E12	-	3	\$213,000	\$200,000	-	99
E13	95	16	\$277,088	\$256,000	16.8	98	E13	7	6	\$241,883	\$236,500	85.7	98
E14	113	52	\$261,854	\$256,500	46.0	98	E14	12	2	\$225,500	\$225,500	16.7	98
E15	97	43	\$260,098	\$247,000	44.3	98	E15	5	4	\$191,123	\$191,250	80.0	99
E16	179	79	\$184,525	\$180,000	44.1	97	E16	44	18	\$151,894	\$148,500	40.9	98
E17	70	27	\$243,180	\$239,000	38.6	97	E17	1	1	\$163,900	\$163,900	100.0	98
E18	18	1	\$540,000	\$540,000	5.6	90	E18	-	-	-	-	-	-
E19	27	11	\$315,585	\$295,000	40.7	95	E19	-	-	-	-	-	-
E20	55	9	\$217,722	\$212,000	16.4	97	E20	-	-	-	-	-	-
E21	78	12	\$233,500	\$214,250	15.4	97	E21	-	-	-	-	-	-

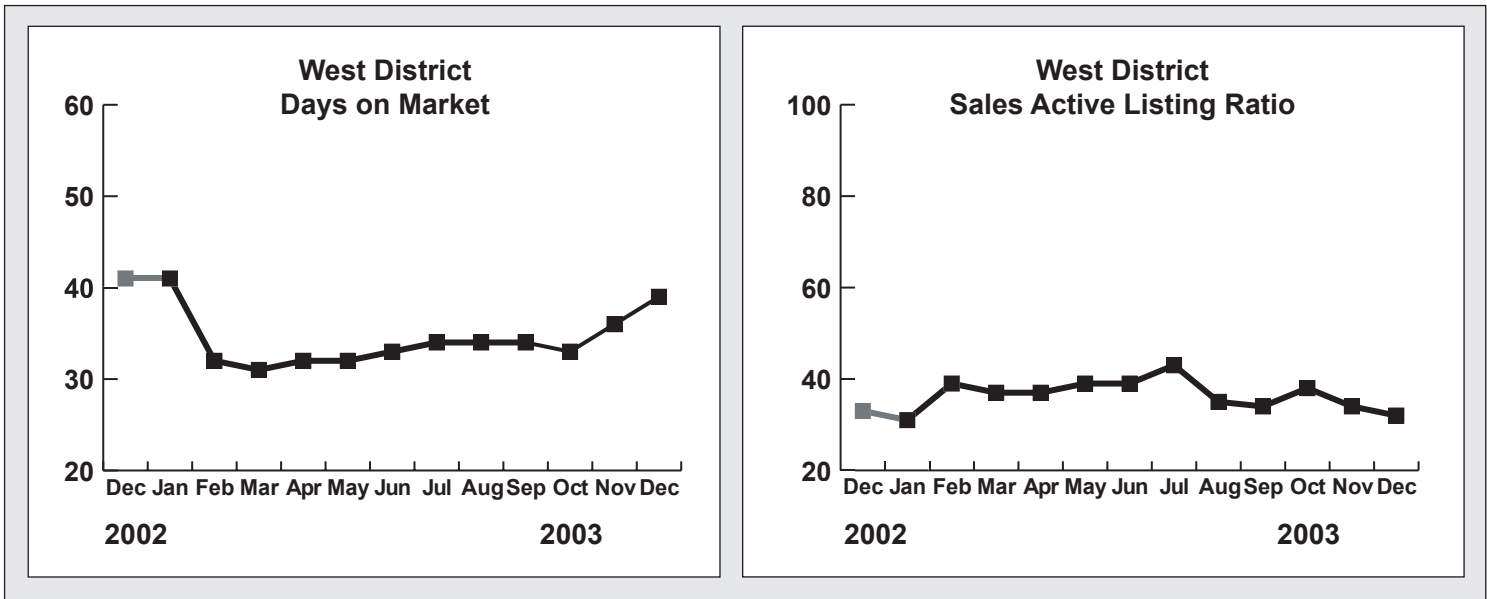
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	5	\$284,800	\$250,000	125.0	97	E01	-	-	-	-	-	-
E02	13	2	\$197,500	\$197,500	15.4	98	E02	-	-	-	-	-	-
E03	77	15	\$150,533	\$144,000	19.5	97	E03	-	-	-	-	-	-
E04	75	24	\$143,929	\$145,000	32.0	96	E04	-	-	-	-	-	-
E05	123	28	\$181,179	\$175,500	22.8	96	E05	8	3	\$274,700	\$276,500	37.5	98
E06	3	-	-	-	-	-	E06	-	-	-	-	-	-
E07	109	38	\$171,355	\$170,500	34.9	96	E07	12	8	\$287,425	\$279,000	66.7	97
E08	76	20	\$145,165	\$154,000	26.3	97	E08	1	2	\$250,150	\$250,150	200.0	99
E09	152	29	\$173,880	\$178,250	19.1	96	E09	-	-	-	-	-	-
E10	6	1	\$167,000	\$167,000	16.7	98	E10	1	1	\$225,000	\$225,000	100.0	98
E11	90	15	\$146,327	\$159,000	16.7	97	E11	7	2	\$245,750	\$245,750	28.6	99
E12	1	-	-	-	-	-	E12	-	1	\$243,000	\$243,000	-	97
E13	18	9	\$158,250	\$156,000	50.0	98	E13	3	1	\$219,700	\$219,700	33.3	96
E14	11	8	\$154,438	\$153,000	72.7	98	E14	3	-	-	-	-	-
E15	6	2	\$250,000	\$250,000	33.3	98	E15	17	11	\$222,500	\$223,500	64.7	98
E16	12	1	\$120,000	\$120,000	8.3	98	E16	10	5	\$186,660	\$189,900	50.0	98
E17	2	1	\$124,000	\$124,000	50.0	98	E17	36	19	\$195,237	\$195,000	52.8	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	2	\$251,450	\$251,450	66.7	99
E20	-	-	-	-	-	-	E20	4	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

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	2	2	\$187,000	\$187,000	100.0	99	E01	-	-	-	-	-	-
E02	5	-	-	-	-	-	E02	-	-	-	-	-	-
E03	1	1	\$205,040	\$205,040	100.0	94	E03	-	-	-	-	-	-
E04	17	2	\$215,000	\$215,000	11.8	97	E04	-	-	-	-	-	-
E05	29	15	\$220,867	\$215,000	51.7	97	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	11	9	\$219,911	\$221,200	81.8	97	E07	-	-	-	-	-	-
E08	32	3	\$173,167	\$175,500	9.4	97	E08	-	-	-	-	-	-
E09	25	4	\$160,900	\$167,000	16.0	95	E09	-	-	-	-	-	-
E10	9	3	\$188,333	\$175,000	33.3	97	E10	-	-	-	-	-	-
E11	35	8	\$191,250	\$189,500	22.9	97	E11	1	-	-	-	-	-
E12	2	3	\$159,500	\$156,000	150.0	96	E12	-	-	-	-	-	-
E13	22	5	\$159,700	\$157,000	22.7	97	E13	-	-	-	-	-	-
E14	12	7	\$191,454	\$202,500	58.3	97	E14	3	-	-	-	-	-
E15	6	5	\$176,480	\$165,000	83.3	97	E15	-	-	-	-	-	-
E16	49	17	\$101,147	\$97,000	34.7	96	E16	-	-	-	-	-	-
E17	4	1	\$104,000	\$104,000	25.0	95	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	-	-	-	-	-	-	E01	17	8	\$238,605	\$242,500	47.1	95
E02	2	1	\$285,000	\$285,000	50.0	98	E02	4	1	\$210,000	\$210,000	25.0	92
E03	2	-	-	-	-	-	E03	9	-	-	-	-	-
E04	2	-	-	-	-	-	E04	3	-	-	-	-	-
E05	2	-	-	-	-	-	E05	2	1	\$242,000	\$242,000	50.0	97
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	2	-	-	-	-	-	E07	9	-	-	-	-	-
E08	2	-	-	-	-	-	E08	1	-	-	-	-	-
E09	1	-	-	-	-	-	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	3	2	\$260,450	\$260,450	66.7	100
E11	-	-	-	-	-	-	E11	19	11	\$217,445	\$210,900	57.9	98
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	1	-	-	-	-	-	E13	8	10	\$212,750	\$217,500	125.0	97
E14	-	-	-	-	-	-	E14	5	6	\$206,167	\$206,500	120.0	98
E15	-	-	-	-	-	-	E15	8	10	\$192,880	\$194,450	125.0	98
E16	-	-	-	-	-	-	E16	7	2	\$93,750	\$93,750	28.6	83
E17	-	-	-	-	-	-	E17	8	8	\$163,750	\$163,000	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: December 2003									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	76	27	18	\$5,372,500	\$298,472	\$276,000	45	97	
W02	103	46	43	\$13,757,300	\$319,937	\$291,000	34	98	
W03	183	63	45	\$10,627,800	\$236,173	\$239,000	43	96	
W04	156	52	44	\$10,076,831	\$229,019	\$199,500	42	96	
W05	276	96	45	\$11,183,000	\$248,511	\$263,000	44	96	
W06	198	74	70	\$20,088,300	\$286,976	\$257,950	46	97	
W07	55	27	24	\$9,706,300	\$404,429	\$362,500	36	99	
W08	152	62	50	\$21,405,099	\$428,102	\$353,250	40	98	
W09	113	35	27	\$5,829,225	\$215,897	\$225,000	42	95	
W10	303	133	75	\$16,128,500	\$215,047	\$220,000	41	97	
W12	176	53	53	\$15,122,200	\$285,325	\$241,000	38	97	
W13	145	44	49	\$17,873,300	\$364,761	\$305,000	46	96	
W14	116	39	34	\$6,923,050	\$203,619	\$184,950	48	97	
W15	330	106	74	\$13,812,500	\$186,655	\$168,250	44	97	
W16	140	44	46	\$11,672,100	\$253,741	\$240,000	41	98	
W17	2	-	-	-	-	-	-	-	
W18	120	53	29	\$6,513,900	\$224,617	\$232,000	30	97	
W19	432	162	138	\$36,854,316	\$267,060	\$263,250	36	97	
W20	337	155	152	\$39,292,800	\$258,505	\$251,500	34	97	
W21	167	53	51	\$17,539,950	\$343,921	\$295,000	39	97	
W22	51	24	17	\$4,028,900	\$236,994	\$231,000	50	97	
W23	660	306	244	\$60,483,150	\$247,882	\$238,950	36	98	
W24	420	214	162	\$40,868,930	\$252,277	\$237,750	35	97	
W25	33	13	6	\$1,145,500	\$190,917	\$194,500	37	98	
W26	8	4	-	-	-	-	-	-	
W27	89	36	53	\$13,896,100	\$262,191	\$245,000	36	98	
W28	152	59	37	\$12,375,500	\$334,473	\$307,500	45	97	
W29	57	20	33	\$7,347,200	\$222,642	\$210,000	39	98	
Total	5,050	2,000	1,619	\$429,924,251	\$265,549	\$245,000	39	97	



Year-to-Date: January to December 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01		824	500	\$174,599,882	\$349,200	\$330,000	26	99
W02		1,219	726	\$238,172,518	\$328,061	\$292,250	28	99
W03		1,519	788	\$177,732,023	\$225,548	\$220,000	35	97
W04		1,320	763	\$178,524,277	\$233,977	\$229,500	40	97
W05		1,811	1,068	\$235,061,881	\$220,095	\$241,500	38	97
W06		1,800	969	\$265,854,509	\$274,360	\$260,000	37	98
W07		633	396	\$146,490,868	\$369,926	\$345,000	29	99
W08		1,812	1,189	\$509,182,562	\$428,244	\$347,500	32	98
W09		905	543	\$136,906,376	\$252,130	\$245,000	34	97
W10		2,175	1,282	\$276,065,522	\$215,340	\$199,500	38	97
W12		1,530	890	\$279,841,155	\$314,428	\$265,000	35	97
W13		1,580	1,003	\$355,597,162	\$354,534	\$269,000	37	97
W14		1,018	668	\$154,843,080	\$231,801	\$225,000	32	97
W15		2,493	1,556	\$306,844,838	\$197,201	\$176,000	36	97
W16		1,636	1,082	\$306,009,121	\$282,818	\$259,250	32	97
W17		21	17	\$4,781,940	\$281,291	\$266,990	32	98
W18		957	506	\$108,753,510	\$214,928	\$229,950	34	97
W19		4,207	2,653	\$746,876,799	\$281,522	\$268,800	32	98
W20		4,148	2,862	\$782,024,072	\$273,244	\$258,000	29	98
W21		1,510	896	\$307,563,929	\$343,263	\$290,000	37	97
W22		381	220	\$58,118,740	\$264,176	\$244,500	37	98
W23		6,555	4,116	\$1,011,701,471	\$245,797	\$235,000	32	98
W24		4,339	2,823	\$673,115,941	\$238,440	\$230,000	32	98
W25		312	194	\$67,368,050	\$347,258	\$247,500	45	97
W26		31	9	\$3,975,500	\$441,722	\$330,000	47	97
W27		1,082	818	\$220,108,124	\$269,081	\$249,650	37	98
W28		1,272	777	\$268,642,125	\$345,743	\$315,000	40	97
W29		828	650	\$133,454,197	\$205,314	\$195,000	33	98
Total		47,918	29,964	\$8,128,210,172	\$271,266	\$246,500	34	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	18	6	\$396,267	\$410,000	33.3	97	W01	26	4	\$308,875	\$322,250	15.4	98	
W02	38	15	\$416,527	\$400,000	39.5	96	W02	47	16	\$288,531	\$278,750	34.0	102	
W03	115	29	\$246,793	\$245,000	25.2	95	W03	47	9	\$246,500	\$250,000	19.2	96	
W04	75	21	\$293,721	\$287,500	28.0	96	W04	10	2	\$275,750	\$275,750	20.0	98	
W05	53	14	\$346,929	\$331,500	26.4	96	W05	67	12	\$269,667	\$268,000	17.9	97	
W06	50	22	\$272,218	\$265,500	44.0	98	W06	8	5	\$290,000	\$281,000	62.5	97	
W07	35	20	\$447,315	\$432,500	57.1	100	W07	2	-	-	-	-	-	-
W08	56	27	\$594,689	\$511,700	48.2	98	W08	-	1	\$300,000	\$300,000	-	91	
W09	33	7	\$334,214	\$312,500	21.2	98	W09	2	-	-	-	-	-	-
W10	113	32	\$284,947	\$279,950	28.3	97	W10	16	3	\$229,333	\$228,000	18.8	97	
W12	103	26	\$350,204	\$338,000	25.2	96	W12	10	-	-	-	-	-	-
W13	88	25	\$531,476	\$465,000	28.4	96	W13	8	5	\$224,680	\$223,000	62.5	98	
W14	21	5	\$368,000	\$383,000	23.8	97	W14	10	1	\$325,000	\$325,000	10.0	96	
W15	20	2	\$314,000	\$314,000	10.0	98	W15	22	9	\$281,167	\$283,000	40.9	97	
W16	51	12	\$330,983	\$316,750	23.5	97	W16	35	15	\$247,527	\$240,000	42.9	98	
W17	1	-	-	-	-	-	W17	1	-	-	-	-	-	-
W18	43	9	\$251,333	\$275,000	20.9	96	W18	44	11	\$237,264	\$232,000	25.0	97	
W19	173	41	\$359,710	\$359,000	23.7	97	W19	44	27	\$277,780	\$276,000	61.4	98	
W20	130	51	\$331,008	\$315,000	39.2	97	W20	66	40	\$255,520	\$255,750	60.6	98	
W21	120	37	\$380,518	\$350,000	30.8	97	W21	7	2	\$282,250	\$282,250	28.6	97	
W22	34	7	\$310,571	\$299,000	20.6	98	W22	11	2	\$213,000	\$213,000	18.2	98	
W23	411	129	\$280,559	\$272,500	31.4	97	W23	120	50	\$229,288	\$229,500	41.7	98	
W24	221	81	\$308,183	\$306,000	36.7	97	W24	91	30	\$239,097	\$239,750	33.0	98	
W25	21	1	\$232,000	\$232,000	4.8	97	W25	2	-	-	-	-	-	-
W26	8	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	73	44	\$279,707	\$252,500	60.3	97	W27	2	3	\$205,500	\$203,000	150.0	99	
W28	141	30	\$358,183	\$327,500	21.3	97	W28	5	2	\$250,500	\$250,500	40.0	98	
W29	45	24	\$246,283	\$220,250	53.3	98	W29	3	5	\$164,380	\$161,900	166.7	98	

Condo Apartment

Link

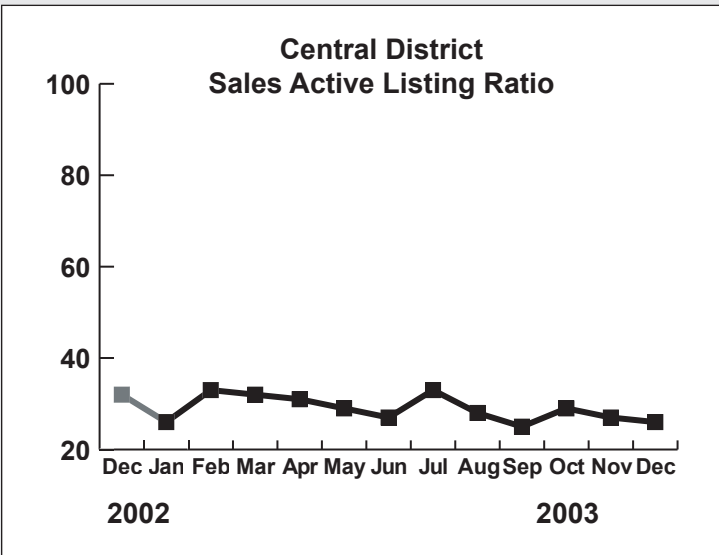
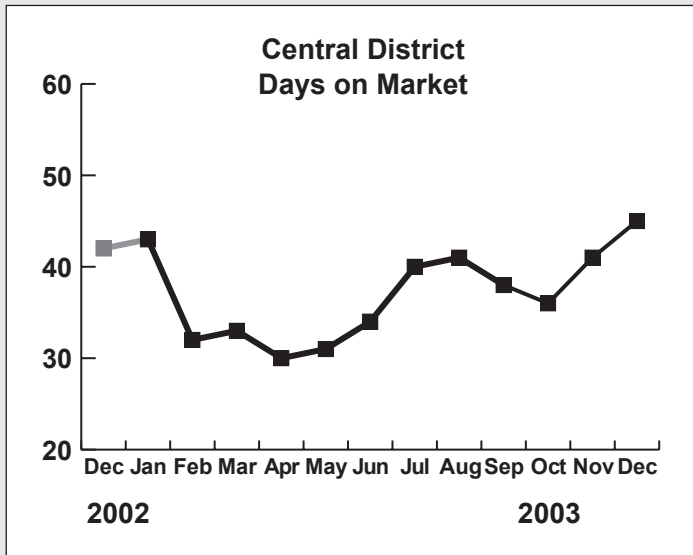
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	27	8	\$219,925	\$208,250	29.6	97	W01	-	-	-	-	-	-	-
W02	6	4	\$249,000	\$248,000	66.7	97	W02	-	-	-	-	-	-	-
W03	17	7	\$178,900	\$203,500	41.2	98	W03	-	-	-	-	-	-	-
W04	63	15	\$136,787	\$132,300	23.8	95	W04	1	1	\$285,000	\$285,000	100.0	98	
W05	84	11	\$144,727	\$156,500	13.1	95	W05	-	-	-	-	-	-	-
W06	124	36	\$295,653	\$227,500	29.0	97	W06	-	-	-	-	-	-	-
W07	14	2	\$177,500	\$177,500	14.3	97	W07	-	-	-	-	-	-	-
W08	77	17	\$210,118	\$175,000	22.1	97	W08	-	-	-	-	-	-	-
W09	67	16	\$153,983	\$122,000	23.9	95	W09	-	-	-	-	-	-	-
W10	130	33	\$143,555	\$148,500	25.4	97	W10	-	1	\$261,000	\$261,000	-	97	
W12	48	15	\$175,733	\$178,000	31.3	97	W12	1	-	-	-	-	-	-
W13	14	4	\$151,750	\$149,500	28.6	95	W13	-	-	-	-	-	-	-
W14	36	11	\$154,345	\$134,000	30.6	97	W14	1	1	\$281,250	\$281,250	100.0	97	
W15	229	55	\$163,491	\$160,000	24.0	97	W15	-	-	-	-	-	-	-
W16	20	2	\$160,000	\$160,000	10.0	97	W16	6	2	\$254,950	\$254,950	33.3	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	6	3	\$138,000	\$141,000	50.0	96	W18	-	-	-	-	-	-	-
W19	131	26	\$187,184	\$170,000	19.9	97	W19	2	1	\$300,000	\$300,000	50.0	97	
W20	46	13	\$167,077	\$159,000	28.3	97	W20	2	1	\$261,000	\$261,000	50.0	99	
W21	13	2	\$274,500	\$274,500	15.4	97	W21	2	1	\$243,000	\$243,000	50.0	97	
W22	-	-	-	-	-	-	W22	-	1	\$237,000	\$237,000	-	99	
W23	29	6	\$179,917	\$170,250	20.7	97	W23	6	2	\$229,500	\$229,500	33.3	97	
W24	31	21	\$154,833	\$151,000	67.7	97	W24	7	2	\$243,250	\$243,250	28.6	98	
W25	6	1	\$147,500	\$147,500	16.7	98	W25	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	1	1	\$104,400	\$104,400	100.0	100	W27	1	-	-	-	-	-	-
W28	-	-	-	-	-	-	W28	1	-	-	-	-	-	-
W29	7	-	-	-	-	-	W29	1	1	\$163,500	\$163,500	100.0	97	

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	1	-	-	-	-	-	W01	-	-	-	-	-	-
W02	4	3	\$231,167	\$227,000	75.0	97	W02	1	-	-	-	-	-
W03	1	-	-	-	-	-	W03	-	-	-	-	-	-
W04	4	2	\$189,250	\$189,250	50.0	101	W04	-	-	-	-	-	-
W05	63	7	\$173,714	\$152,500	11.1	97	W05	-	-	-	-	-	-
W06	2	4	\$365,250	\$373,500	200.0	97	W06	-	-	-	-	-	-
W07	-	-	-	-	-	-	W07	-	-	-	-	-	-
W08	14	4	\$233,500	\$235,500	28.6	97	W08	-	-	-	-	-	-
W09	6	4	\$256,500	\$259,500	66.7	93	W09	-	-	-	-	-	-
W10	35	3	\$187,300	\$193,900	8.6	98	W10	-	-	-	-	-	-
W12	13	11	\$280,536	\$240,000	84.6	98	W12	1	-	-	-	-	-
W13	31	14	\$190,071	\$172,450	45.2	97	W13	-	-	-	-	-	-
W14	46	16	\$173,688	\$172,000	34.8	96	W14	-	-	-	-	-	-
W15	54	7	\$207,786	\$206,000	13.0	98	W15	-	-	-	-	-	-
W16	28	13	\$202,462	\$198,000	46.4	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	6	\$204,667	\$206,000	23.1	98	W18	-	-	-	-	-	-
W19	63	35	\$211,510	\$220,000	55.6	97	W19	-	-	-	-	-	-
W20	80	38	\$201,637	\$204,500	47.5	97	W20	-	-	-	-	-	-
W21	11	2	\$236,000	\$236,000	18.2	97	W21	-	-	-	-	-	-
W22	1	5	\$150,400	\$150,000	500.0	95	W22	1	-	-	-	-	-
W23	70	32	\$190,592	\$198,000	45.7	98	W23	-	-	-	-	-	-
W24	50	19	\$162,975	\$160,000	38.0	97	W24	-	-	-	-	-	-
W25	2	3	\$187,333	\$185,000	150.0	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	10	3	\$150,033	\$155,000	30.0	99	W27	-	-	-	-	-	-
W28	2	-	-	-	-	-	W28	-	-	-	-	-	-
W29	-	1	\$127,000	\$127,000	-	98	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	4	-	-	-	-	-
W02	-	-	-	-	-	-	W02	7	5	\$240,680	\$226,000	71.4	99
W03	-	-	-	-	-	-	W03	3	-	-	-	-	-
W04	-	1	\$110,000	\$110,000	-	96	W04	3	2	\$265,950	\$265,950	66.7	98
W05	8	-	-	-	-	-	W05	1	1	\$282,000	\$282,000	100.0	97
W06	3	2	\$127,500	\$127,500	66.7	95	W06	11	1	\$290,000	\$290,000	9.1	97
W07	-	1	\$95,000	\$95,000	-	90	W07	4	1	\$310,000	\$310,000	25.0	100
W08	1	-	-	-	-	-	W08	4	1	\$542,500	\$542,500	25.0	99
W09	5	-	-	-	-	-	W09	-	-	-	-	-	-
W10	7	-	-	-	-	-	W10	2	3	\$254,000	\$247,000	150.0	97
W12	-	-	-	-	-	-	W12	-	1	\$295,000	\$295,000	-	102
W13	-	-	-	-	-	-	W13	4	1	\$195,000	\$195,000	25.0	95
W14	2	-	-	-	-	-	W14	-	-	-	-	-	-
W15	3	-	-	-	-	-	W15	2	1	\$207,500	\$207,500	50.0	96
W16	-	-	-	-	-	-	W16	-	2	\$262,750	\$262,750	-	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	1	\$207,000	\$207,000	100.0	99	W19	18	7	\$261,357	\$262,000	38.9	96
W20	-	-	-	-	-	-	W20	13	9	\$232,822	\$224,900	69.2	96
W21	1	-	-	-	-	-	W21	13	7	\$233,186	\$237,500	53.9	98
W22	-	-	-	-	-	-	W22	4	2	\$219,950	\$219,950	50.0	98
W23	-	-	-	-	-	-	W23	24	25	\$207,568	\$208,000	104.2	98
W24	2	1	\$133,500	\$133,500	50.0	96	W24	18	8	\$220,644	\$223,375	44.4	97
W25	-	-	-	-	-	-	W25	2	1	\$204,000	\$204,000	50.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	2	-	-	-	-	-	W27	-	2	\$209,000	\$209,000	-	98
W28	-	-	-	-	-	-	W28	3	5	\$225,800	\$232,000	166.7	98
W29	-	-	-	-	-	-	W29	1	2	\$162,000	\$162,000	200.0	97

Current Month: December 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	698	274	145	\$36,950,300	\$254,830	\$225,000	44	98
C02	187	62	52	\$24,287,200	\$467,062	\$380,000	40	97
C03	128	35	27	\$16,745,700	\$620,211	\$350,000	49	97
C04	196	86	60	\$29,619,327	\$493,655	\$452,000	30	99
C06	43	17	11	\$3,635,900	\$330,536	\$321,000	52	97
C07	176	46	58	\$17,248,587	\$297,389	\$262,500	53	97
C08	273	81	79	\$19,211,228	\$243,180	\$225,000	51	98
C09	80	25	21	\$12,071,500	\$574,833	\$315,000	50	98
C10	82	26	34	\$12,966,000	\$381,353	\$342,250	38	101
C11	67	29	26	\$7,382,990	\$283,961	\$255,000	26	99
C12	117	29	23	\$18,371,100	\$798,743	\$645,000	37	97
C13	97	46	38	\$10,579,640	\$278,412	\$260,500	48	97
C14	424	163	90	\$28,354,680	\$315,052	\$247,000	51	97
C15	254	80	77	\$22,516,400	\$292,421	\$237,000	50	96
Total	2,822	999	741	\$259,940,552	\$350,797	\$272,000	45	98



Year-to-Date: January to December 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	5,029	2,395	\$649,394,956	\$271,146	\$236,000	43	98
C02	1,626	840	\$414,889,081	\$493,916	\$374,500	32	98
C03	1,103	628	\$380,055,246	\$605,184	\$382,500	33	98
C04	1,958	1,186	\$635,357,818	\$535,715	\$470,000	26	99
C06	448	252	\$95,499,618	\$378,967	\$358,500	30	97
C07	1,545	844	\$269,958,090	\$319,856	\$301,400	37	97
C08	2,326	1,180	\$314,548,008	\$266,566	\$230,000	41	98
C09	778	434	\$310,091,391	\$714,496	\$485,000	38	99
C10	1,231	804	\$396,339,880	\$492,960	\$391,250	27	99
C11	778	471	\$166,825,616	\$354,195	\$335,000	27	99
C12	808	432	\$379,585,214	\$878,669	\$690,000	41	97
C13	1,029	662	\$205,072,924	\$309,778	\$295,000	30	98
C14	3,075	1,481	\$455,412,360	\$307,503	\$255,000	44	97
C15	2,557	1,354	\$410,889,223	\$303,463	\$264,500	36	97
Total	24,291	12,963	\$5,083,919,425	\$392,187	\$299,888	36	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	9	4	\$435,050	\$495,100	44.4	104	C01	27	6	\$381,217	\$376,000	22.2	99	
C02	29	7	\$631,857	\$620,000	24.1	98	C02	31	17	\$458,929	\$389,900	54.8	98	
C03	45	18	\$719,339	\$478,000	40.0	96	C03	33	5	\$273,520	\$268,500	15.2	100	
C04	100	48	\$536,236	\$487,750	48.0	99	C04	11	6	\$458,500	\$409,000	54.6	100	
C06	25	7	\$388,700	\$375,000	28.0	97	C06	2	-	-	-	-	-	-
C07	66	17	\$419,076	\$354,000	25.8	98	C07	11	3	\$322,667	\$318,000	27.3	96	
C08	-	1	\$365,000	\$365,000	-	96	C08	8	3	\$318,833	\$370,000	37.5	96	
C09	21	6	\$1,204,250	\$1,016,500	28.6	96	C09	-	1	\$499,000	\$499,000	-	100	
C10	19	12	\$554,875	\$493,750	63.2	107	C10	2	4	\$413,500	\$412,500	200.0	104	
C11	5	8	\$455,511	\$425,000	160.0	103	C11	2	4	\$357,100	\$348,700	200.0	99	
C12	82	18	\$928,944	\$795,000	22.0	97	C12	-	-	-	-	-	-	-
C13	14	8	\$399,944	\$367,725	57.1	96	C13	8	6	\$279,500	\$284,000	75.0	97	
C14	71	19	\$574,416	\$450,000	26.8	97	C14	-	-	-	-	-	-	-
C15	36	16	\$486,631	\$475,500	44.4	96	C15	37	11	\$311,864	\$313,000	29.7	96	

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	597	121	\$238,181	\$215,000	20.3	98	C01	-	-	-	-	-	-	-
C02	108	21	\$404,781	\$360,000	19.4	96	C02	-	-	-	-	-	-	-
C03	25	3	\$736,667	\$515,000	12.0	99	C03	-	-	-	-	-	-	-
C04	58	6	\$188,167	\$182,000	10.3	94	C04	-	-	-	-	-	-	-
C06	12	3	\$198,000	\$180,000	25.0	95	C06	-	1	\$321,000	\$321,000	-	104	-
C07	82	36	\$237,730	\$230,000	43.9	97	C07	1	-	-	-	-	-	-
C08	225	66	\$231,869	\$219,000	29.3	97	C08	-	-	-	-	-	-	-
C09	53	10	\$314,600	\$262,500	18.9	98	C09	-	-	-	-	-	-	-
C10	49	15	\$274,967	\$255,000	30.6	97	C10	-	-	-	-	-	-	-
C11	52	12	\$166,792	\$154,500	23.1	97	C11	-	-	-	-	-	-	-
C12	30	1	\$310,000	\$310,000	3.3	96	C12	-	-	-	-	-	-	-
C13	67	19	\$220,084	\$216,000	28.4	98	C13	-	-	-	-	-	-	-
C14	321	61	\$234,111	\$222,000	19.0	97	C14	-	-	-	-	-	-	-
C15	121	28	\$219,496	\$180,500	23.1	97	C15	3	1	\$338,000	\$338,000	33.3	98	-

Condo Townhouse

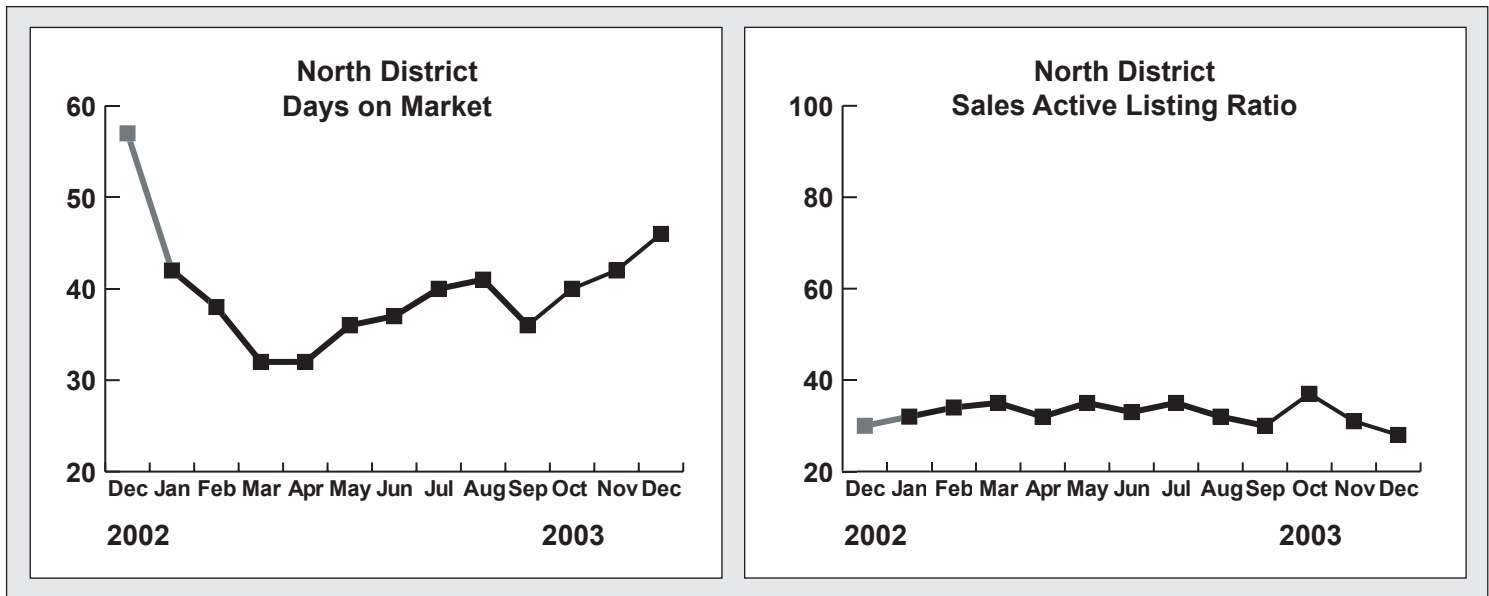
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	38	7	\$323,129	\$320,000	18.4	98	C01	-	-	-	-	-	-	-
C02	6	1	\$350,000	\$350,000	16.7	88	C02	-	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	9	-	-	-	-	-	C04	-	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	16	-	-	-	-	-	C07	-	-	-	-	-	-	-
C08	11	4	\$278,225	\$300,000	36.4	100	C08	-	-	-	-	-	-	-
C09	-	-	-	-	-	-	C09	-	-	-	-	-	-	-
C10	8	1	\$275,000	\$275,000	12.5	99	C10	-	-	-	-	-	-	-
C11	7	2	\$154,500	\$154,500	28.6	95	C11	-	-	-	-	-	-	-
C12	5	4	\$335,025	\$327,250	80.0	99	C12	-	-	-	-	-	-	-
C13	6	2	\$226,000	\$226,000	33.3	97	C13	-	-	-	-	-	-	-
C14	24	10	\$316,000	\$288,500	41.7	98	C14	-	-	-	-	-	-	-
C15	57	21	\$229,329	\$222,900	36.8	96	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	5	3	\$146,000	\$125,000	60.0	95	C01	22	4	\$350,750	\$370,500	18.2	97
C02	5	-	-	-	-	-	C02	8	6	\$535,333	\$515,000	75.0	97
C03	20	1	\$220,000	\$220,000	5.0	92	C03	3	-	-	-	-	-
C04	9	-	-	-	-	-	C04	9	-	-	-	-	-
C06	-	-	-	-	-	-	C06	2	-	-	-	-	-
C07	-	-	-	-	-	-	C07	-	2	\$299,000	\$299,000	-	99
C08	11	2	\$190,750	\$190,750	18.2	96	C08	18	3	\$364,000	\$335,000	16.7	98
C09	5	4	\$300,250	\$281,500	80.0	99	C09	1	-	-	-	-	-
C10	4	2	\$127,000	\$127,000	50.0	93	C10	-	-	-	-	-	-
C11	1	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	1	\$345,000	\$345,000	-	98	C13	2	2	\$362,250	\$362,250	100.0	99
C14	4	-	-	-	-	-	C14	4	-	-	-	-	-
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: December 2003									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	130	35	37	\$13,152,488	\$355,473	\$300,888	38	97	
N02	241	86	52	\$16,518,056	\$317,655	\$316,250	41	97	
N03	344	142	93	\$28,200,738	\$303,234	\$268,000	40	97	
N04	217	76	54	\$21,797,068	\$403,649	\$392,984	49	97	
N05	75	26	20	\$8,355,733	\$417,787	\$403,000	42	97	
N06	116	35	46	\$16,337,600	\$355,165	\$275,000	35	98	
N07	133	51	68	\$19,557,340	\$287,608	\$264,825	47	98	
N08	422	130	100	\$33,560,100	\$335,601	\$299,000	49	97	
N10	134	54	41	\$13,248,900	\$323,144	\$308,000	30	97	
N11	283	103	97	\$34,567,950	\$356,371	\$327,000	38	97	
N12	59	18	12	\$3,895,500	\$324,625	\$314,500	63	97	
N13	29	1	2	\$1,045,000	\$522,500	\$522,500	21	96	
N14	71	14	10	\$9,377,500	\$937,750	\$678,250	90	96	
N15	32	10	21	\$6,414,550	\$305,455	\$262,000	61	96	
N16	59	11	12	\$3,748,400	\$312,367	\$323,000	78	97	
N17	117	39	40	\$8,342,050	\$208,551	\$209,750	59	97	
N18	60	16	16	\$4,268,000	\$266,750	\$234,500	76	98	
N19	58	23	22	\$5,887,400	\$267,609	\$228,500	42	97	
N20	12	3	5	\$1,652,500	\$330,500	\$300,000	40	97	
N21	14	1	2	\$714,900	\$357,450	\$357,450	169	97	
N22	28	6	6	\$1,394,400	\$232,400	\$235,000	29	97	
N23	98	21	24	\$5,072,400	\$211,350	\$194,500	50	96	
N24	45	15	6	\$839,500	\$139,917	\$146,500	109	95	
Total	2,777	916	786	\$257,948,073	\$328,178	\$295,000	46	97	



Year-to-Date: January to December 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,226	737	\$258,815,870	\$351,175	\$315,000	36	97
N02	1,941	1,052	\$369,859,088	\$351,577	\$324,000	35	97
N03	2,902	1,597	\$555,757,828	\$348,001	\$291,000	38	97
N04	1,961	1,098	\$401,550,004	\$365,710	\$358,400	35	98
N05	641	358	\$132,954,966	\$371,383	\$346,250	41	98
N06	1,189	827	\$275,183,147	\$332,749	\$276,000	34	98
N07	1,677	1,256	\$346,065,243	\$275,530	\$253,000	32	98
N08	3,592	2,034	\$710,933,873	\$349,525	\$325,000	37	97
N10	1,464	905	\$299,650,823	\$331,106	\$317,500	31	98
N11	3,035	1,879	\$684,455,241	\$364,266	\$337,500	34	98
N12	397	225	\$86,137,554	\$382,834	\$327,000	45	97
N13	189	87	\$37,997,200	\$436,749	\$353,000	56	96
N14	408	206	\$99,525,050	\$483,131	\$416,000	55	96
N15	397	281	\$87,047,350	\$309,777	\$280,000	43	97
N16	476	299	\$85,301,174	\$285,288	\$252,800	55	97
N17	1,321	940	\$190,619,428	\$202,787	\$183,950	45	97
N18	502	370	\$86,115,080	\$232,743	\$222,000	44	98
N19	663	520	\$111,644,401	\$214,701	\$195,000	46	97
N20	121	72	\$22,952,100	\$318,779	\$281,750	69	97
N21	129	86	\$19,382,680	\$225,380	\$220,000	63	97
N22	256	192	\$37,315,203	\$194,350	\$176,750	52	97
N23	792	481	\$96,478,860	\$200,580	\$187,500	55	97
N24	311	185	\$34,407,406	\$185,986	\$157,000	67	96
Total	25,590	15,687	\$5,030,149,569	\$320,657	\$292,600	39	97

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
N01	45	11	\$589,218	\$490,000	24.4	97	N01	1	-	-	-	-	-
N02	119	23	\$397,331	\$385,000	19.3	97	N02	4	1	\$273,000	\$273,000	25.0	96
N03	142	24	\$490,216	\$435,750	16.9	97	N03	4	2	\$311,500	\$311,500	50.0	97
N04	168	44	\$429,340	\$411,500	26.2	97	N04	15	1	\$317,000	\$317,000	6.7	98
N05	63	18	\$433,513	\$413,500	28.6	97	N05	7	-	-	-	-	-
N06	71	26	\$415,308	\$329,000	36.6	98	N06	15	6	\$242,583	\$244,000	40.0	98
N07	89	46	\$319,039	\$294,500	51.7	98	N07	17	10	\$226,214	\$231,995	58.8	98
N08	321	52	\$397,158	\$366,500	16.2	97	N08	39	13	\$288,646	\$288,000	33.3	98
N10	67	14	\$381,129	\$369,500	20.9	97	N10	10	2	\$275,500	\$275,500	20.0	98
N11	184	52	\$421,429	\$380,000	28.3	97	N11	17	14	\$290,557	\$295,000	82.4	98
N12	59	12	\$324,625	\$314,500	20.3	97	N12	-	-	-	-	-	-
N13	29	2	\$522,500	\$522,500	6.9	96	N13	-	-	-	-	-	-
N14	70	10	\$937,750	\$678,250	14.3	96	N14	1	-	-	-	-	-
N15	32	19	\$318,029	\$266,000	59.4	96	N15	-	-	-	-	-	-
N16	57	11	\$324,400	\$331,000	19.3	97	N16	1	-	-	-	-	-
N17	110	31	\$217,050	\$217,500	28.2	97	N17	2	3	\$207,833	\$208,000	150.0	98
N18	50	11	\$289,182	\$235,000	22.0	98	N18	1	-	-	-	-	-
N19	41	17	\$298,853	\$275,000	41.5	96	N19	2	1	\$188,000	\$188,000	50.0	99
N20	12	5	\$330,500	\$300,000	41.7	97	N20	-	-	-	-	-	-
N21	14	2	\$357,450	\$357,450	14.3	97	N21	-	-	-	-	-	-
N22	28	6	\$232,400	\$235,000	21.4	97	N22	-	-	-	-	-	-
N23	96	22	\$214,341	\$197,500	22.9	96	N23	-	-	-	-	-	-
N24	43	5	\$137,900	\$145,000	11.6	95	N24	-	-	-	-	-	-

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	60	13	\$242,169	\$235,000	21.7	96	N01	4	2	\$330,500	\$330,500	50.0	98
N02	80	16	\$223,153	\$215,500	20.0	96	N02	17	3	\$311,000	\$327,000	17.7	97
N03	129	37	\$199,996	\$198,000	28.7	97	N03	5	1	\$297,000	\$297,000	20.0	96
N04	6	-	-	-	-	-	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	1	-	-	-	-	-
N06	6	2	\$152,500	\$152,500	33.3	97	N06	1	-	-	-	-	-
N07	6	3	\$223,333	\$186,000	50.0	98	N07	1	1	\$206,000	\$206,000	100.0	98
N08	10	5	\$232,400	\$235,000	50.0	97	N08	2	-	-	-	-	-
N10	-	-	-	-	-	-	N10	51	24	\$296,421	\$298,400	47.1	97
N11	16	6	\$246,058	\$238,925	37.5	96	N11	17	9	\$293,700	\$288,000	52.9	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	1	-	-	-	-	-
N17	1	-	-	-	-	-	N17	1	2	\$168,000	\$168,000	200.0	99
N18	1	-	-	-	-	-	N18	7	5	\$217,400	\$220,000	71.4	98
N19	4	1	\$132,000	\$132,000	25.0	98	N19	5	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	2	\$178,450	\$178,450	-	99
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

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	17	8	\$248,875	\$229,750	47.1	97	N01	-	-	-	-	-	-
N02	11	6	\$262,833	\$259,500	54.6	97	N02	-	-	-	-	-	-
N03	39	8	\$240,250	\$245,750	20.5	97	N03	1	1	\$300,500	\$300,500	100.0	101
N04	6	-	-	-	-	-	N04	-	-	-	-	-	-
N05	2	-	-	-	-	-	N05	-	-	-	-	-	-
N06	14	6	\$386,500	\$333,500	42.9	97	N06	-	-	-	-	-	-
N07	11	2	\$185,500	\$185,500	18.2	99	N07	-	-	-	-	-	-
N08	4	6	\$248,417	\$249,250	150.0	98	N08	-	-	-	-	-	-
N10	1	1	\$248,000	\$248,000	100.0	97	N10	-	-	-	-	-	-
N11	32	7	\$254,957	\$256,800	21.9	99	N11	-	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	1	\$180,000	\$180,000	-	97	N16	-	-	-	-	-	-
N17	2	1	\$115,000	\$115,000	50.0	99	N17	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	5	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	1	\$150,000	\$150,000	50.0	97	N24	-	-	-	-	-	-

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	3	\$290,296	\$300,888	100.0	94
N02	-	-	-	-	-	-	N02	10	3	\$342,000	\$336,500	30.0	94
N03	1	-	-	-	-	-	N03	23	20	\$294,660	\$296,100	87.0	97
N04	-	-	-	-	-	-	N04	22	9	\$287,678	\$284,000	40.9	98
N05	-	-	-	-	-	-	N05	2	2	\$276,250	\$276,250	100.0	100
N06	1	-	-	-	-	-	N06	8	6	\$243,350	\$249,050	75.0	99
N07	1	-	-	-	-	-	N07	8	6	\$228,733	\$230,500	75.0	98
N08	1	1	\$205,000	\$205,000	100.0	94	N08	45	23	\$273,826	\$275,000	51.1	97
N10	-	-	-	-	-	-	N10	5	-	-	-	-	-
N11	-	-	-	-	-	-	N11	17	9	\$297,944	\$301,000	52.9	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	2	\$186,000	\$186,000	-	98
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	3	\$179,667	\$177,000	-	96
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	1	3	\$162,300	\$164,900	300.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	5,059	13,644	N/A	4,194	\$1,195,103,149	\$284,955	\$251,000	41	97
YTD Grand Total:	N/A	N/A	129,733	78,898	\$23,122,430,722	\$293,067	\$255,000	35	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	7,227	304,844
1995	39,273	203,028	November	5,847	301,612
1996	55,779	198,150	December	4,194	284,955
1997	58,014	211,307	Total**	78,898	\$293,067
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

