

All Time Record in April

TORONTO — Wednesday, May 5 2004.

The Toronto Real Estate Market continued its remarkable Spring in April, with an all-time record setting 9,168 sales recorded through the TorontoMLS system, TREB President Cynthia Lai reported today. "The resale market in the first four months of 2004 has been the best ever recorded," Ms. Lai commented. "The monthly sales total is up 25 per cent from the 7,307 recorded last April, and up 12 per cent from the 8,181 sales recorded in April of 2003, which was our best ever April. It is also up one per cent over last month's previous all-time record of 9,076 sales. The good news just goes on and on."

Prices rose in April, up four per cent to \$321,131 from the \$307,155 recorded in March. "Fortunately," Ms. Lai noted, "inventory rose to 20,633 listings, up two per cent over last April. Though an increased number of homes on the market should mitigate price increases, to an extent, demand continues to outweigh supply. In addition, there are certain types of houses that remain relatively affordable. For example, prices of condominium apartments have increased only about four

per cent over this time last year, whereas the market as a whole has increased about twice that much."

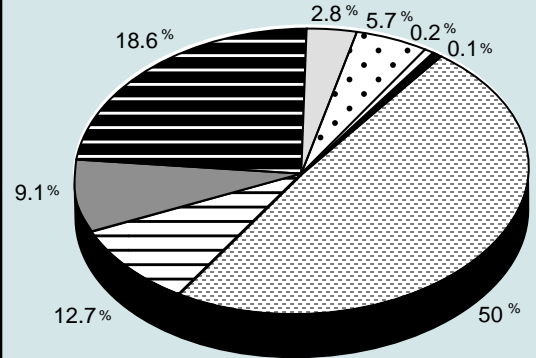
Breaking down the total, 3,481 sales were reported in TREB's 28 West districts and averaged \$301,401; 1,529 sales were reported in the 14 Central districts and averaged \$427,792; 1,848 sales were reported in the 23 North districts and averaged \$344,815; and 2,310 sales were reported in TREB's 21 East districts and averaged \$261,316. ■

NEIGHBOURHOOD CORNER

North Markham

There have been 635 sales in the North end of Markham (N-11) so far this year, for an average price of \$372,894. The sales figure is up 16 per cent over the 547 sales recorded during the first four months of 2003, and the average price up three percent over the \$361,122 recorded during that same time frame. Most transactions (394) have been detached homes, which have averaged \$424,255. However, there have also been 64 sales of semi-detached houses for an average of \$291,312 ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,611	98	\$336,500
Semi-Detached	1,172	99	\$268,000
Condo Townhouse	832	98	\$214,900
Condo Apt	1,708	97	\$192,000
Link	258	98	\$259,000
Att/Row/Twnhouse	538	99	\$250,000
Co-op Apt	32	97	\$178,500
Det Condo	17	98	\$248,000

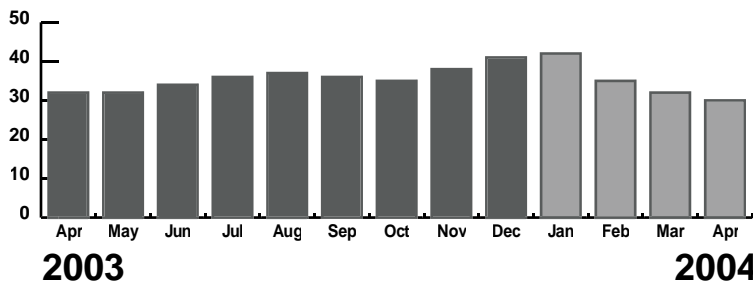
Housing Market Indicators

	Apr. 2003	Apr. 2004	%Change
Sales	7,307	9,168	(+25%)
New Listings	12,847	14,658	(+14%)
Active Listings*	20,184	20,633	(+2%)

* All figures for single-family dwellings.

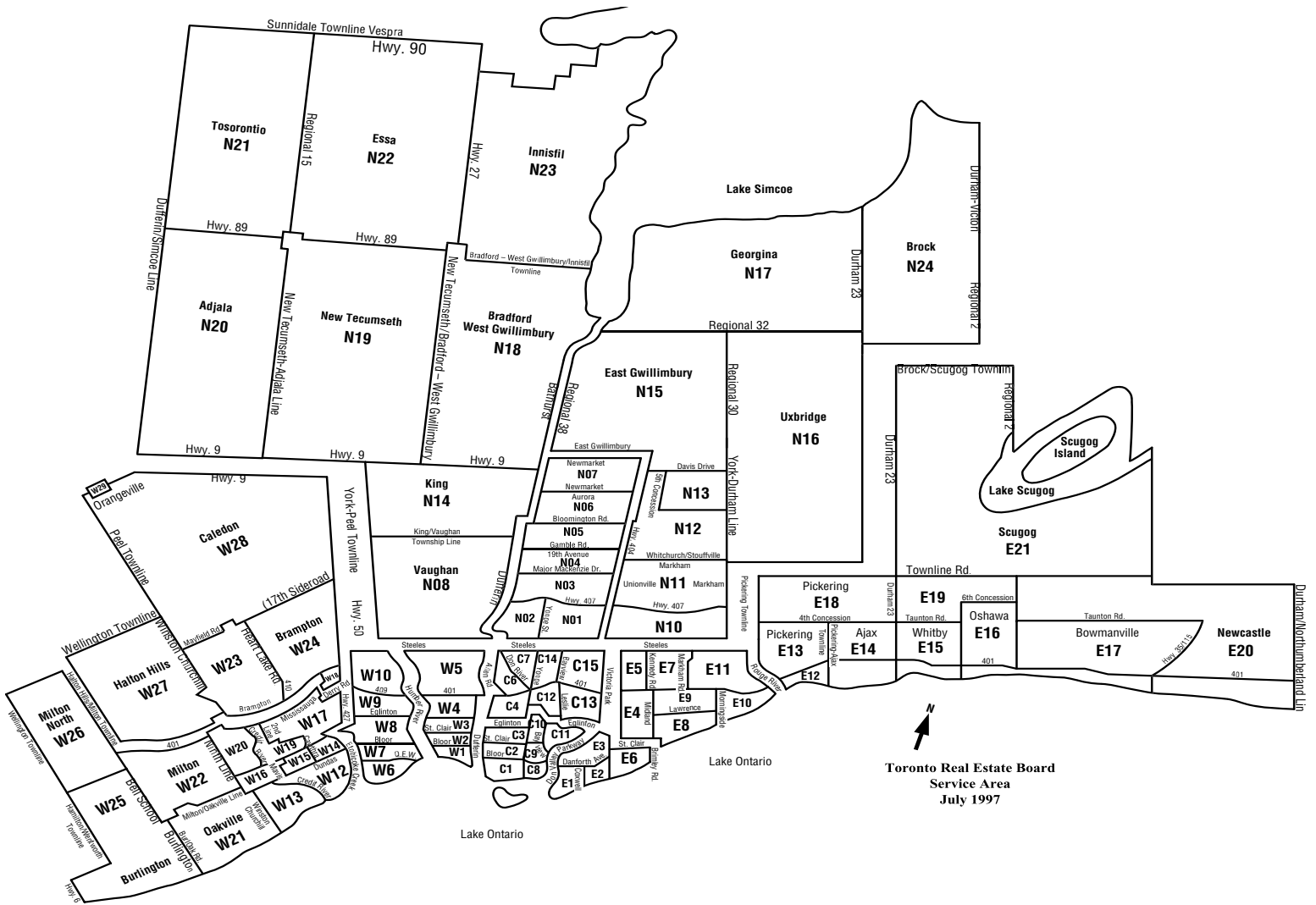
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - April 2004

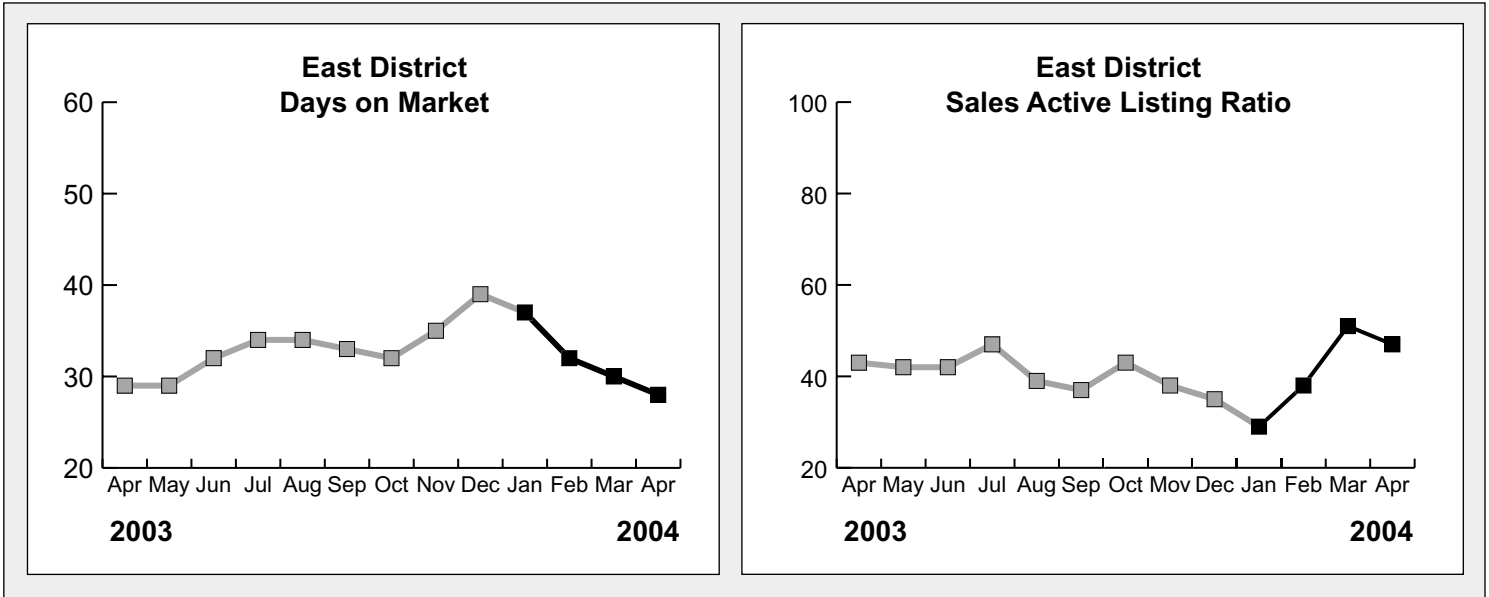
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	23	0.3	8	0.5	6	0.7
\$90,001 - \$100,000	16	0.2	11	0.6	2	0.2
\$100,001 - \$110,000	25	0.3	19	1.1	2	0.2
\$110,001 - \$120,000	48	0.5	36	2.1	3	0.4
\$120,001 - \$130,000	93	1.0	56	3.3	18	2.2
\$130,001 - \$140,000	116	1.3	67	3.9	22	2.6
\$140,001 - \$150,000	156	1.7	85	5.0	29	3.5
\$150,001 - \$160,000	216	2.4	137	8.0	35	4.2
\$160,001 - \$170,000	316	3.4	167	9.8	65	7.8
\$170,001 - \$180,000	309	3.4	162	9.5	53	6.4
\$180,001 - \$190,000	250	2.7	93	5.4	48	5.8
\$190,001 - \$200,000	265	2.9	99	5.8	53	6.4
\$200,001 - \$225,000	763	8.3	214	12.5	152	18.3
\$225,001 - \$250,000	1,037	11.3	171	10.0	154	18.5
\$250,001 - \$300,000	1,821	19.9	168	9.8	103	12.4
\$300,001 - \$400,000	2,037	22.2	126	7.4	59	7.1
\$400,001 - \$500,000	813	8.9	48	2.8	17	2.0
\$500,001 - \$750,000	598	6.5	32	1.9	7	0.8
\$750,001 - \$1,000,000	147	1.6	8	0.5	2	0.2
\$1,000,001 - \$1,500,000	78	0.9	1	0.1	1	0.1
\$1,500,000 -	41	0.4	-	-	-	-
Total:	9,168	100	1,708	100	832	100

Current Month: April 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	146	162	110	\$33,205,849	\$301,871	\$289,000	17	101
E02	145	150	95	\$38,568,326	\$405,982	\$352,000	16	100
E03	297	263	147	\$40,723,184	\$277,028	\$269,000	22	100
E04	283	201	88	\$19,706,800	\$223,941	\$237,450	28	98
E05	310	225	130	\$33,667,928	\$258,984	\$238,750	31	97
E06	125	113	64	\$20,761,469	\$324,398	\$261,900	19	99
E07	409	264	134	\$35,593,635	\$265,624	\$270,500	30	97
E08	355	238	103	\$28,485,287	\$276,556	\$257,000	31	98
E09	375	231	123	\$26,388,650	\$214,542	\$200,750	40	97
E10	161	144	81	\$26,304,350	\$324,745	\$308,100	20	98
E11	535	309	116	\$28,518,450	\$245,849	\$243,050	34	97
E12	55	43	33	\$9,347,100	\$283,245	\$264,000	20	99
E13	232	216	157	\$44,316,150	\$282,268	\$260,000	27	98
E14	266	211	173	\$45,204,302	\$261,297	\$242,000	28	98
E15	290	253	180	\$47,327,528	\$262,931	\$248,495	29	99
E16	402	381	316	\$59,990,300	\$189,843	\$182,500	27	98
E17	236	208	140	\$31,167,000	\$222,621	\$205,250	26	99
E18	28	8	5	\$2,316,500	\$463,300	\$358,000	49	96
E19	66	45	42	\$12,487,003	\$297,310	\$276,000	33	98
E20	100	62	27	\$6,465,900	\$239,478	\$207,000	54	98
E21	119	74	46	\$13,095,100	\$284,676	\$254,500	50	98
Total	4,935	3,801	2,310	\$603,640,811	\$261,316	\$244,900	28	98

Year-to-Date: January 2004 to April 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	484	303	\$95,436,134	\$314,971	\$297,000	20	101
E02	504	312	\$125,184,720	\$401,233	\$348,700	20	100
E03	810	480	\$131,623,595	\$274,216	\$261,938	25	100
E04	630	314	\$68,424,550	\$217,913	\$227,000	34	97
E05	744	400	\$100,829,167	\$252,073	\$231,375	35	97
E06	341	186	\$58,373,469	\$313,836	\$256,250	22	99
E07	835	403	\$103,729,523	\$257,393	\$257,000	35	97
E08	726	336	\$84,492,382	\$251,465	\$250,250	35	97
E09	759	348	\$74,963,100	\$215,411	\$202,000	45	97
E10	400	216	\$65,931,150	\$305,237	\$295,000	25	98
E11	941	369	\$86,277,700	\$233,815	\$230,000	37	97
E12	153	89	\$23,351,950	\$262,381	\$240,500	26	98
E13	714	447	\$122,490,811	\$274,029	\$260,000	29	98
E14	857	549	\$139,041,263	\$253,263	\$240,000	28	98
E15	904	577	\$147,711,778	\$256,000	\$242,000	28	98
E16	1,337	976	\$177,760,908	\$182,132	\$173,000	30	98
E17	689	467	\$98,228,580	\$210,340	\$199,000	28	98
E18	43	17	\$7,457,000	\$438,647	\$484,500	54	96
E19	186	117	\$32,649,219	\$279,053	\$269,000	30	98
E20	165	82	\$19,420,300	\$236,833	\$208,500	53	97
E21	216	130	\$36,060,950	\$277,392	\$249,950	53	97
Total	12,438	7,118	\$1,799,438,249	\$252,801	\$236,000	31	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	20	\$344,734	\$293,945	50.0	99	E01	81	64	\$307,771	\$297,000	79.0	102
E02	66	40	\$542,423	\$511,000	60.6	100	E02	50	39	\$305,810	\$268,500	78.0	100
E03	121	70	\$317,160	\$285,500	57.9	101	E03	63	37	\$306,486	\$292,000	58.7	102
E04	122	39	\$272,238	\$273,000	32.0	99	E04	20	8	\$230,738	\$231,000	40.0	98
E05	79	32	\$372,949	\$375,300	40.5	97	E05	13	10	\$269,930	\$270,150	76.9	98
E06	100	54	\$343,335	\$271,500	54.0	99	E06	17	7	\$230,369	\$232,000	41.2	100
E07	149	56	\$339,581	\$326,900	37.6	97	E07	35	13	\$271,154	\$269,000	37.1	98
E08	158	51	\$375,043	\$285,000	32.3	98	E08	11	3	\$269,667	\$257,000	27.3	98
E09	120	44	\$276,534	\$270,000	36.7	98	E09	6	6	\$240,067	\$238,950	100.0	98
E10	121	69	\$342,040	\$314,000	57.0	98	E10	6	3	\$235,200	\$218,000	50.0	99
E11	194	51	\$313,302	\$298,000	26.3	97	E11	55	13	\$246,685	\$259,000	23.6	98
E12	33	24	\$308,783	\$286,500	72.7	98	E12	1	7	\$226,343	\$227,000	700.0	101
E13	133	93	\$333,783	\$313,000	69.9	98	E13	18	12	\$248,792	\$251,500	66.7	99
E14	197	114	\$289,326	\$273,750	57.9	98	E14	14	8	\$232,738	\$231,000	57.1	98
E15	194	109	\$299,289	\$280,000	56.2	98	E15	11	8	\$210,500	\$207,500	72.7	98
E16	288	208	\$210,521	\$206,500	72.2	98	E16	40	48	\$158,201	\$161,750	120.0	98
E17	147	72	\$258,799	\$237,250	49.0	98	E17	4	7	\$156,357	\$162,500	175.0	99
E18	28	5	\$463,300	\$358,000	17.9	96	E18	-	-	-	-	-	-
E19	52	32	\$320,228	\$289,000	61.5	98	E19	-	-	-	-	-	-
E20	92	24	\$244,413	\$221,250	26.1	98	E20	-	-	-	-	-	-
E21	119	45	\$286,402	\$255,000	37.8	98	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	2	\$256,000	\$256,000	50.0	98	E01	-	-	-	-	-	-
E02	12	12	\$281,700	\$242,125	100.0	100	E02	-	-	-	-	-	-
E03	96	36	\$175,807	\$153,500	37.5	97	E03	-	-	-	-	-	-
E04	114	29	\$153,429	\$147,500	25.4	97	E04	-	-	-	-	-	-
E05	151	52	\$197,158	\$206,000	34.4	97	E05	8	11	\$300,564	\$307,500	137.5	98
E06	8	2	\$170,900	\$170,900	25.0	99	E06	-	-	-	-	-	-
E07	158	40	\$169,143	\$172,000	25.3	97	E07	22	11	\$285,845	\$287,000	50.0	98
E08	127	34	\$154,144	\$154,500	26.8	97	E08	3	1	\$275,000	\$275,000	33.3	98
E09	184	63	\$177,111	\$178,000	34.2	97	E09	-	-	-	-	-	-
E10	13	1	\$164,000	\$164,000	7.7	98	E10	-	-	-	-	-	-
E11	137	28	\$140,009	\$142,250	20.4	97	E11	22	5	\$257,400	\$245,000	22.7	97
E12	4	-	-	-	-	-	E12	1	-	-	-	-	-
E13	19	10	\$162,800	\$162,500	52.6	98	E13	11	5	\$229,180	\$222,000	45.5	97
E14	14	9	\$160,178	\$150,000	64.3	98	E14	6	7	\$225,714	\$228,000	116.7	99
E15	10	3	\$170,333	\$157,000	30.0	98	E15	29	23	\$234,735	\$233,150	79.3	99
E16	9	8	\$129,563	\$123,250	88.9	97	E16	15	14	\$181,718	\$186,000	93.3	99
E17	1	2	\$137,750	\$137,750	200.0	101	E17	64	39	\$200,605	\$202,000	60.9	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	3	\$271,167	\$274,000	37.5	97
E20	-	-	-	-	-	-	E20	8	3	\$200,000	\$203,000	37.5	98
E21	-	-	-	-	-	-	E21	-	1	\$207,000	\$207,000	-	99

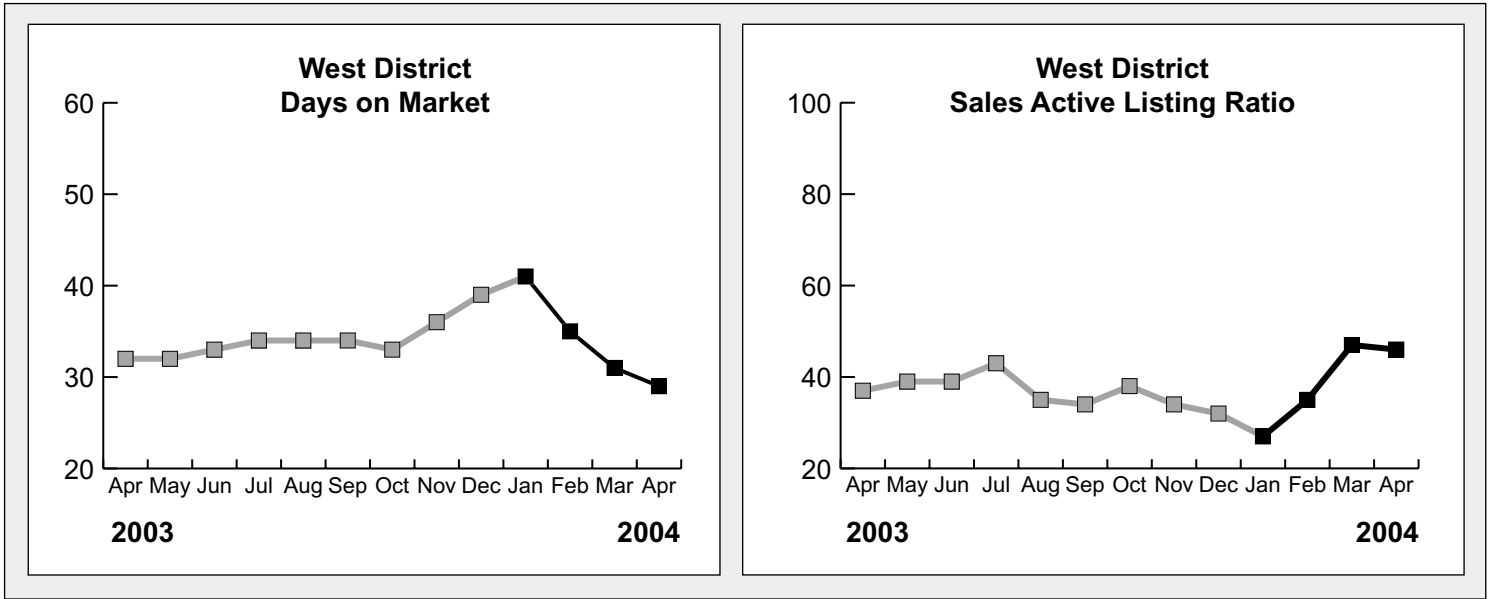
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	5	\$194,600	\$180,000	125.0	97	E01	-	-	-	-	-	-
E02	5	2	\$388,000	\$388,000	40.0	95	E02	-	-	-	-	-	-
E03	4	2	\$189,750	\$189,750	50.0	99	E03	-	-	-	-	-	-
E04	24	11	\$237,650	\$243,000	45.8	98	E04	-	-	-	-	-	-
E05	57	23	\$216,493	\$220,500	40.4	97	E05	-	-	-	-	-	-
E06	-	1	\$267,000	\$267,000	-	98	E06	-	-	-	-	-	-
E07	24	7	\$220,300	\$215,000	29.2	98	E07	-	-	-	-	-	-
E08	44	12	\$213,558	\$215,500	27.3	98	E08	-	-	-	-	-	-
E09	63	10	\$162,275	\$176,500	15.9	97	E09	-	-	-	-	-	-
E10	15	3	\$166,000	\$166,000	20.0	99	E10	-	-	-	-	-	-
E11	73	11	\$218,500	\$224,000	15.1	98	E11	4	-	-	-	-	-
E12	14	2	\$175,950	\$175,950	14.3	98	E12	-	-	-	-	-	-
E13	32	22	\$190,989	\$184,000	68.8	99	E13	-	-	-	-	-	-
E14	21	12	\$196,792	\$200,000	57.1	98	E14	3	5	\$205,500	\$196,000	166.7	98
E15	16	13	\$165,614	\$169,000	81.3	99	E15	-	1	\$187,000	\$187,000	-	98
E16	41	28	\$120,629	\$129,000	68.3	98	E16	-	-	-	-	-	-
E17	9	5	\$161,400	\$160,000	55.6	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	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	19	\$269,937	\$265,000	111.8	99
E02	1	1	\$389,900	\$389,900	100.0	100	E02	11	1	\$398,500	\$398,500	9.1	100
E03	2	1	\$178,500	\$178,500	50.0	99	E03	11	1	\$295,000	\$295,000	9.1	98
E04	3	1	\$180,000	\$180,000	33.3	97	E04	-	-	-	-	-	-
E05	-	-	-	-	-	-	E05	2	2	\$248,250	\$248,250	100.0	99
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	5	1	\$185,000	\$185,000	20.0	97	E07	16	6	\$235,833	\$236,500	37.5	98
E08	5	1	\$174,000	\$174,000	20.0	99	E08	7	1	\$296,500	\$296,500	14.3	99
E09	2	-	-	-	-	-	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	6	5	\$267,200	\$265,000	83.3	100
E11	3	-	-	-	-	-	E11	47	8	\$215,300	\$213,700	17.0	98
E12	-	-	-	-	-	-	E12	2	-	-	-	-	-
E13	1	-	-	-	-	-	E13	18	15	\$220,880	\$225,000	83.3	98
E14	1	-	-	-	-	-	E14	10	18	\$219,367	\$223,650	180.0	98
E15	-	1	\$215,000	\$215,000	-	100	E15	30	22	\$207,095	\$208,000	73.3	100
E16	1	-	-	-	-	-	E16	8	10	\$165,009	\$179,750	125.0	99
E17	-	-	-	-	-	-	E17	11	15	\$168,860	\$168,000	136.4	100
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	7	\$203,743	\$200,000	140.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: April 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	98	96	68	\$25,963,301	\$381,813	\$368,000	25	102
W02	182	126	78	\$30,920,288	\$396,414	\$338,500	23	101
W03	261	160	84	\$21,005,750	\$250,068	\$242,500	29	98
W04	242	141	94	\$23,290,973	\$247,776	\$255,000	39	97
W05	324	211	122	\$29,163,500	\$239,045	\$269,000	34	97
W06	266	185	103	\$31,992,988	\$310,612	\$287,000	39	98
W07	90	71	51	\$21,737,900	\$426,233	\$420,000	21	102
W08	273	202	146	\$69,007,483	\$472,654	\$388,500	26	99
W09	193	116	64	\$22,511,900	\$351,748	\$337,500	33	98
W10	436	244	115	\$26,301,500	\$228,709	\$240,000	36	97
W12	238	184	126	\$45,595,399	\$361,868	\$311,500	30	98
W13	230	175	107	\$47,986,401	\$448,471	\$350,000	28	98
W14	154	113	72	\$18,468,650	\$256,509	\$240,950	33	97
W15	442	255	146	\$31,060,250	\$212,741	\$183,250	35	98
W16	215	163	118	\$35,460,549	\$300,513	\$272,250	30	98
W17	-	-	-	-	-	-	-	-
W18	157	79	46	\$10,621,000	\$230,891	\$248,250	33	97
W19	659	489	333	\$100,271,618	\$301,116	\$282,500	29	98
W20	557	522	367	\$107,914,217	\$294,044	\$277,000	23	98
W21	240	159	107	\$45,215,940	\$422,579	\$330,000	32	98
W22	75	47	30	\$8,587,900	\$286,263	\$286,000	32	98
W23	1,058	787	523	\$139,109,700	\$265,984	\$255,000	29	98
W24	684	496	321	\$80,855,601	\$251,887	\$249,500	29	98
W25	60	29	18	\$5,129,000	\$284,944	\$274,750	35	99
W26	11	7	1	\$325,000	\$325,000	\$325,000	22	93
W27	135	119	79	\$21,631,300	\$273,814	\$258,500	23	99
W28	228	148	89	\$32,171,500	\$361,478	\$332,000	33	98
W29	106	98	73	\$16,876,599	\$231,186	\$210,000	30	98
Total	7,614	5,422	3,481	\$1,049,176,207	\$301,401	\$270,000	29	98



Year-to-Date: January 2004 to April 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	299	186	\$73,209,426	\$393,599	\$369,500	29	101
W02	439	226	\$84,548,988	\$374,111	\$320,500	26	100
W03	582	271	\$64,827,891	\$239,217	\$239,000	32	97
W04	507	268	\$66,024,373	\$246,360	\$239,500	36	97
W05	638	321	\$72,911,738	\$227,139	\$260,000	38	97
W06	595	328	\$95,577,204	\$291,394	\$273,500	42	97
W07	265	165	\$65,196,501	\$395,130	\$373,000	30	100
W08	714	417	\$190,675,189	\$457,255	\$370,000	31	99
W09	369	171	\$48,771,932	\$285,216	\$270,000	34	98
W10	807	377	\$82,004,551	\$217,519	\$195,000	39	97
W12	591	355	\$120,703,649	\$340,010	\$290,000	35	98
W13	603	344	\$145,543,197	\$423,091	\$345,000	30	98
W14	383	238	\$60,105,550	\$252,544	\$240,000	33	97
W15	926	536	\$109,577,385	\$204,435	\$180,000	41	97
W16	608	383	\$112,992,499	\$295,020	\$267,900	30	98
W17	-	-	-	-	-	-	-
W18	314	129	\$28,803,799	\$223,285	\$240,000	38	97
W19	1,730	986	\$290,483,638	\$294,608	\$280,000	31	98
W20	1,666	1,130	\$325,392,365	\$287,958	\$270,000	26	98
W21	591	354	\$141,917,088	\$400,896	\$322,500	35	98
W22	185	107	\$29,613,800	\$276,764	\$258,000	32	98
W23	2,780	1,604	\$412,281,470	\$257,033	\$249,000	32	98
W24	1,742	1,008	\$251,932,398	\$249,933	\$245,000	31	98
W25	121	67	\$18,859,240	\$281,481	\$254,000	31	98
W26	17	7	\$3,380,000	\$482,857	\$550,000	48	96
W27	358	255	\$71,106,407	\$278,849	\$258,000	33	98
W28	472	289	\$103,105,998	\$356,768	\$323,000	39	98
W29	331	231	\$50,995,398	\$220,759	\$210,000	31	98
Total	18,633	10,753	\$3,120,541,674	\$290,202	\$260,000	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	33	28	\$502,821	\$469,000	84.9	103	W01	22	19	\$357,067	\$368,500	86.4	105	
W02	71	31	\$550,009	\$469,000	43.7	102	W02	81	32	\$308,300	\$316,250	39.5	100	
W03	157	49	\$248,923	\$247,000	31.2	98	W03	76	25	\$281,720	\$269,000	32.9	98	
W04	115	49	\$316,413	\$312,000	42.6	97	W04	17	6	\$268,771	\$275,000	35.3	100	
W05	68	35	\$325,846	\$328,000	51.5	97	W05	69	35	\$287,657	\$290,000	50.7	98	
W06	94	39	\$329,785	\$293,000	41.5	99	W06	7	10	\$304,850	\$294,500	142.9	100	
W07	51	38	\$473,853	\$474,000	74.5	103	W07	3	2	\$368,000	\$368,000	66.7	100	
W08	124	92	\$605,567	\$540,150	74.2	100	W08	6	1	\$332,000	\$332,000	16.7	98	
W09	54	39	\$449,397	\$396,000	72.2	99	W09	3	-	-	-	-	-	-
W10	148	54	\$300,804	\$288,750	36.5	98	W10	13	4	\$264,750	\$264,000	30.8	99	
W12	117	76	\$418,512	\$350,500	65.0	98	W12	21	6	\$289,717	\$290,000	28.6	99	
W13	118	66	\$580,289	\$487,250	55.9	99	W13	28	13	\$252,008	\$257,500	46.4	98	
W14	38	22	\$385,986	\$367,500	57.9	97	W14	13	7	\$277,286	\$272,000	53.9	97	
W15	40	14	\$434,504	\$380,400	35.0	98	W15	16	11	\$276,818	\$271,000	68.8	98	
W16	102	53	\$375,380	\$328,000	52.0	98	W16	30	26	\$257,150	\$260,000	86.7	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	54	20	\$268,650	\$264,500	37.0	96	W18	62	14	\$239,621	\$246,500	22.6	97	
W19	281	130	\$385,829	\$363,000	46.3	98	W19	68	59	\$284,784	\$283,500	86.8	99	
W20	259	152	\$365,341	\$346,000	58.7	98	W20	118	107	\$268,171	\$268,000	90.7	99	
W21	168	69	\$518,250	\$388,000	41.1	98	W21	10	9	\$250,722	\$245,000	90.0	99	
W22	53	18	\$330,356	\$309,450	34.0	98	W22	6	3	\$225,500	\$229,000	50.0	98	
W23	661	310	\$295,992	\$288,000	46.9	98	W23	208	99	\$243,325	\$245,000	47.6	98	
W24	362	158	\$300,635	\$298,500	43.7	98	W24	131	72	\$244,064	\$246,500	55.0	98	
W25	35	8	\$361,375	\$341,000	22.9	98	W25	3	1	\$224,000	\$224,000	33.3	97	
W26	10	1	\$325,000	\$325,000	10.0	93	W26	1	-	-	-	-	-	-
W27	116	56	\$310,270	\$295,250	48.3	99	W27	4	4	\$219,950	\$220,400	100.0	100	
W28	219	69	\$396,197	\$357,000	31.5	98	W28	4	11	\$249,809	\$248,500	275.0	99	
W29	78	47	\$264,272	\$238,000	60.3	98	W29	10	12	\$179,950	\$180,500	120.0	99	

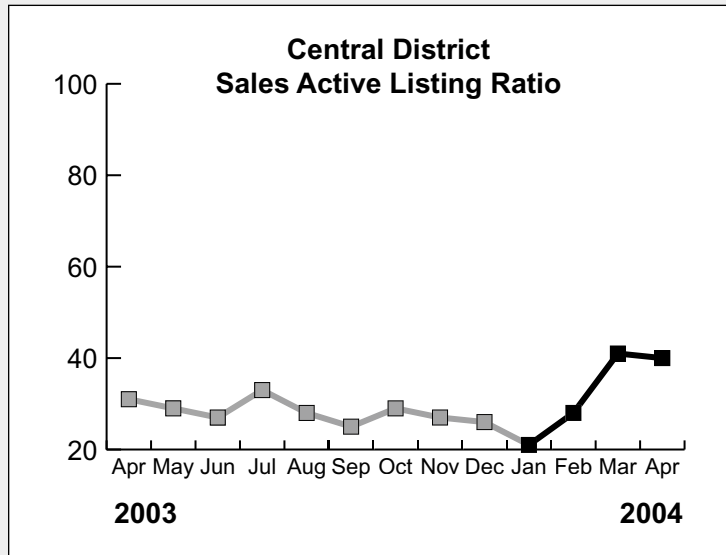
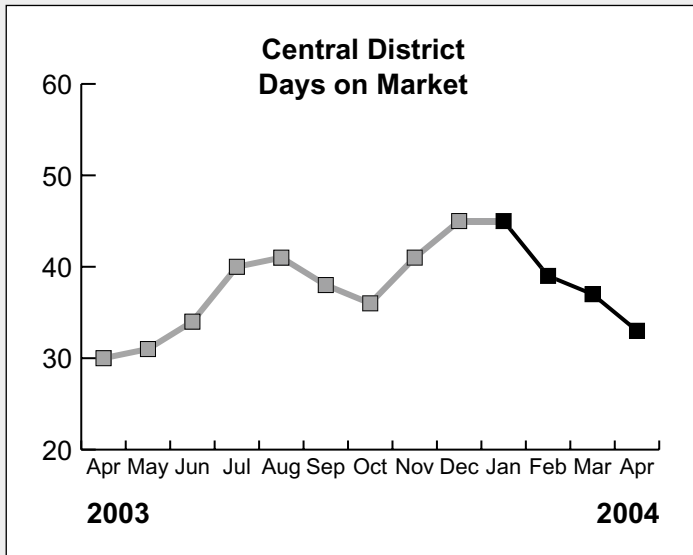
Condo Apartment							Link							
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	34	16	\$230,128	\$230,500	47.1	98	W01	-	-	-	-	-	-	-
W02	10	5	\$276,900	\$272,500	50.0	98	W02	-	-	-	-	-	-	-
W03	20	10	\$176,550	\$166,750	50.0	98	W03	-	-	-	-	-	-	-
W04	75	34	\$142,274	\$143,500	45.3	96	W04	1	-	-	-	-	-	-
W05	114	36	\$129,664	\$137,500	31.6	96	W05	1	-	-	-	-	-	-
W06	136	44	\$295,932	\$258,500	32.4	97	W06	-	-	-	-	-	-	-
W07	29	6	\$276,083	\$218,000	20.7	97	W07	-	-	-	-	-	-	-
W08	113	42	\$237,667	\$188,250	37.2	97	W08	-	-	-	-	-	-	-
W09	122	21	\$176,971	\$183,900	17.2	97	W09	-	1	\$286,000	\$286,000	-	97	
W10	202	37	\$147,749	\$146,000	18.3	97	W10	2	-	-	-	-	-	-
W12	69	24	\$194,721	\$194,000	34.8	97	W12	-	-	-	-	-	-	-
W13	30	4	\$135,375	\$136,500	13.3	98	W13	1	-	-	-	-	-	-
W14	52	16	\$175,863	\$170,000	30.8	98	W14	3	1	\$323,500	\$323,500	33.3	98	
W15	323	92	\$171,908	\$169,750	28.5	98	W15	-	-	-	-	-	-	-
W16	20	14	\$224,000	\$194,250	70.0	97	W16	6	1	\$279,000	\$279,000	16.7	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	15	6	\$138,150	\$136,250	40.0	97	W18	-	-	-	-	-	-	-
W19	191	53	\$204,262	\$179,900	27.8	97	W19	9	2	\$263,000	\$263,000	22.2	98	
W20	43	17	\$182,024	\$190,000	39.5	98	W20	7	4	\$286,000	\$282,000	57.1	98	
W21	24	8	\$194,225	\$171,000	33.3	99	W21	2	1	\$282,000	\$282,000	50.0	98	
W22	1	-	-	-	-	-	W22	1	1	\$254,000	\$254,000	100.0	100	
W23	32	14	\$185,993	\$175,700	43.8	97	W23	2	4	\$222,000	\$226,000	200.0	98	
W24	75	30	\$153,842	\$151,000	40.0	97	W24	8	1	\$229,900	\$229,900	12.5	98	
W25	9	5	\$198,600	\$169,000	55.6	99	W25	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	3	3	\$150,000	\$112,000	100.0	96	W27	2	1	\$217,000	\$217,000	50.0	99	
W28	-	-	-	-	-	-	W28	2	2	\$257,250	\$257,250	100.0	100	
W29	9	4	\$138,350	\$136,950	44.4	99	W29	2	3	\$200,167	\$197,500	150.0	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	2	\$254,500	\$254,500	200.0	100	W01	-	-	-	-	-	-
W02	7	2	\$253,000	\$253,000	28.6	99	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	25	2	\$269,000	\$269,000	8.0	98	W04	-	-	-	-	-	-
W05	61	14	\$174,357	\$171,000	23.0	98	W05	-	-	-	-	-	-
W06	8	4	\$306,250	\$303,500	50.0	99	W06	-	-	-	-	-	-
W07	1	1	\$258,000	\$258,000	100.0	94	W07	-	-	-	-	-	-
W08	22	7	\$206,321	\$194,250	31.8	96	W08	-	-	-	-	-	-
W09	9	3	\$327,667	\$267,000	33.3	99	W09	-	-	-	-	-	-
W10	61	19	\$173,968	\$167,500	31.2	96	W10	-	-	-	-	-	-
W12	30	18	\$335,389	\$264,250	60.0	99	W12	-	2	\$669,950	\$669,950	-	100
W13	50	19	\$221,195	\$188,900	38.0	97	W13	-	1	\$735,000	\$735,000	-	98
W14	43	26	\$188,410	\$194,500	60.5	97	W14	-	-	-	-	-	-
W15	59	27	\$211,359	\$208,000	45.8	98	W15	-	-	-	-	-	-
W16	55	22	\$224,523	\$207,500	40.0	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	25	6	\$177,400	\$164,200	24.0	98	W18	-	-	-	-	-	-
W19	82	63	\$235,893	\$235,000	76.8	98	W19	-	-	-	-	-	-
W20	101	76	\$219,003	\$210,000	75.3	98	W20	1	1	\$211,500	\$211,500	100.0	96
W21	18	9	\$265,154	\$255,000	50.0	99	W21	-	-	-	-	-	-
W22	4	2	\$158,450	\$158,450	50.0	98	W22	1	-	-	-	-	-
W23	85	46	\$192,524	\$196,500	54.1	98	W23	-	-	-	-	-	-
W24	94	40	\$168,533	\$162,000	42.6	98	W24	-	-	-	-	-	-
W25	10	2	\$267,000	\$267,000	20.0	100	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	12	\$169,283	\$164,000	300.0	99	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	2	4	\$147,125	\$145,750	200.0	100	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	8	3	\$303,000	\$317,000	37.5	97
W02	-	-	-	-	-	-	W02	12	8	\$264,238	\$237,500	66.7	100
W03	-	-	-	-	-	-	W03	8	-	-	-	-	-
W04	4	-	-	-	-	-	W04	5	3	\$266,267	\$267,900	60.0	98
W05	11	-	-	-	-	-	W05	-	2	\$291,000	\$291,000	-	99
W06	7	-	-	-	-	-	W06	14	6	\$306,148	\$326,500	42.9	100
W07	-	2	\$139,000	\$139,000	-	101	W07	6	2	\$401,500	\$401,500	33.3	105
W08	3	1	\$168,000	\$168,000	33.3	96	W08	5	3	\$456,333	\$521,000	60.0	103
W09	5	-	-	-	-	-	W09	-	-	-	-	-	-
W10	6	-	-	-	-	-	W10	4	1	\$227,000	\$227,000	25.0	99
W12	-	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	3	4	\$233,000	\$227,000	133.3	100
W14	4	-	-	-	-	-	W14	1	-	-	-	-	-
W15	4	1	\$147,000	\$147,000	25.0	98	W15	-	1	\$263,000	\$263,000	-	98
W16	-	-	-	-	-	-	W16	2	2	\$262,500	\$262,500	100.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	27	26	\$273,016	\$269,500	96.3	98
W20	-	-	-	-	-	-	W20	28	10	\$259,400	\$250,500	35.7	99
W21	-	-	-	-	-	-	W21	18	11	\$270,727	\$249,000	61.1	98
W22	-	-	-	-	-	-	W22	9	6	\$232,350	\$238,600	66.7	99
W23	2	-	-	-	-	-	W23	68	50	\$218,298	\$222,000	73.5	99
W24	-	-	-	-	-	-	W24	14	20	\$209,815	\$213,250	142.9	98
W25	-	-	-	-	-	-	W25	3	2	\$243,500	\$243,500	66.7	100
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	5	3	\$226,000	\$230,000	60.0	99
W28	-	-	-	-	-	-	W28	2	7	\$224,500	\$225,000	350.0	99
W29	-	-	-	-	-	-	W29	5	3	\$184,667	\$180,000	60.0	98

Current Month: April 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	797	475	234	\$66,285,013	\$283,269	\$252,750	37	98
C02	265	171	103	\$55,608,898	\$539,892	\$410,000	38	99
C03	174	122	83	\$46,641,150	\$561,942	\$375,000	38	99
C04	263	202	137	\$78,576,297	\$573,550	\$539,000	26	101
C06	87	58	33	\$13,534,500	\$410,136	\$375,000	28	98
C07	270	193	100	\$32,410,833	\$324,108	\$270,000	26	98
C08	307	191	139	\$37,355,798	\$268,747	\$228,000	45	98
C09	108	76	62	\$48,092,364	\$775,683	\$498,500	35	99
C10	152	122	81	\$46,005,266	\$567,966	\$470,000	24	102
C11	111	90	49	\$20,880,525	\$426,133	\$433,000	24	102
C12	166	114	59	\$57,626,400	\$976,719	\$830,000	30	100
C13	127	94	70	\$23,302,186	\$332,888	\$315,500	27	99
C14	588	326	206	\$69,982,161	\$339,719	\$273,400	39	98
C15	377	279	173	\$57,792,576	\$334,061	\$315,000	30	98
Total	3,792	2,513	1,529	\$654,093,967	\$427,792	\$325,500	33	99



Year-to-Date: January 2004 to April 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	1,607	846	\$231,461,233	\$273,595	\$238,300	44	98
C02	583	297	\$152,372,948	\$513,040	\$395,000	37	99
C03	389	224	\$124,970,151	\$557,902	\$375,400	37	99
C04	709	426	\$234,786,273	\$551,141	\$506,500	28	100
C06	194	99	\$40,821,518	\$412,339	\$370,000	29	98
C07	611	304	\$96,319,152	\$316,839	\$280,000	33	97
C08	772	464	\$125,608,918	\$270,709	\$235,000	44	98
C09	285	164	\$132,112,001	\$805,561	\$582,500	34	100
C10	440	278	\$158,906,391	\$571,606	\$459,450	24	101
C11	288	144	\$53,534,029	\$371,764	\$323,250	27	101
C12	317	158	\$151,619,200	\$959,615	\$785,000	38	98
C13	335	214	\$69,163,386	\$323,193	\$316,000	33	98
C14	1,169	594	\$184,909,823	\$311,296	\$246,500	45	98
C15	886	485	\$157,174,614	\$324,071	\$293,900	37	98
Total	8,585	4,697	\$1,913,759,637	\$407,443	\$304,000	37	99

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	14	5	\$616,000	\$672,000	35.7	103	C01	47	17	\$422,947	\$439,000	36.2	102	
C02	61	22	\$849,221	\$522,500	36.1	101	C02	50	33	\$515,907	\$421,000	66.0	100	
C03	80	41	\$719,346	\$483,000	51.3	101	C03	26	12	\$479,054	\$424,450	46.2	99	
C04	169	102	\$663,066	\$580,000	60.4	102	C04	10	5	\$418,800	\$375,000	50.0	102	
C06	64	27	\$451,981	\$405,500	42.2	98	C06	3	-	-	-	-	-	-
C07	65	38	\$451,959	\$418,000	58.5	99	C07	11	2	\$350,000	\$350,000	18.2	101	
C08	4	1	\$523,900	\$523,900	25.0	99	C08	16	10	\$385,900	\$326,250	62.5	101	
C09	36	23	\$1,418,386	\$1,220,000	63.9	101	C09	5	2	\$1,112,000	\$1,112,000	40.0	105	
C10	58	33	\$859,621	\$650,000	56.9	101	C10	20	18	\$476,970	\$470,000	90.0	109	
C11	18	20	\$691,516	\$654,000	111.1	104	C11	5	9	\$426,656	\$433,000	180.0	109	
C12	119	50	\$1,084,008	\$900,000	42.0	100	C12	3	-	-	-	-	-	-
C13	22	27	\$434,574	\$403,000	122.7	100	C13	13	10	\$298,000	\$286,500	76.9	98	
C14	109	49	\$591,190	\$500,000	45.0	100	C14	2	-	-	-	-	-	-
C15	81	65	\$470,595	\$439,000	80.3	99	C15	39	18	\$316,667	\$312,450	46.2	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	
C01	658	175	\$260,554	\$233,500	26.6	98	C01	-	-	-	-	-	-	-
C02	121	32	\$345,917	\$296,000	26.5	97	C02	-	-	-	-	-	-	-
C03	46	19	\$342,237	\$330,000	41.3	98	C03	-	-	-	-	-	-	-
C04	58	23	\$311,524	\$226,500	39.7	97	C04	-	-	-	-	-	-	-
C06	19	5	\$211,800	\$215,000	26.3	97	C06	-	-	-	-	-	-	-
C07	164	53	\$236,960	\$225,000	32.3	97	C07	2	1	\$325,000	\$325,000	50.0	97	
C08	232	110	\$251,985	\$221,250	47.4	98	C08	-	-	-	-	-	-	-
C09	61	32	\$347,268	\$327,250	52.5	98	C09	-	-	-	-	-	-	-
C10	66	19	\$276,995	\$267,000	28.8	98	C10	-	-	-	-	-	-	-
C11	76	18	\$161,128	\$139,500	23.7	97	C11	-	-	-	-	-	-	-
C12	37	3	\$379,333	\$385,000	8.1	99	C12	-	-	-	-	-	-	-
C13	81	23	\$237,448	\$224,000	28.4	97	C13	-	-	-	-	-	-	-
C14	433	131	\$245,881	\$223,500	30.3	98	C14	-	-	-	-	-	-	-
C15	180	51	\$222,412	\$205,000	28.3	97	C15	7	4	\$332,600	\$332,750	57.1	97	

Condo Townhouse

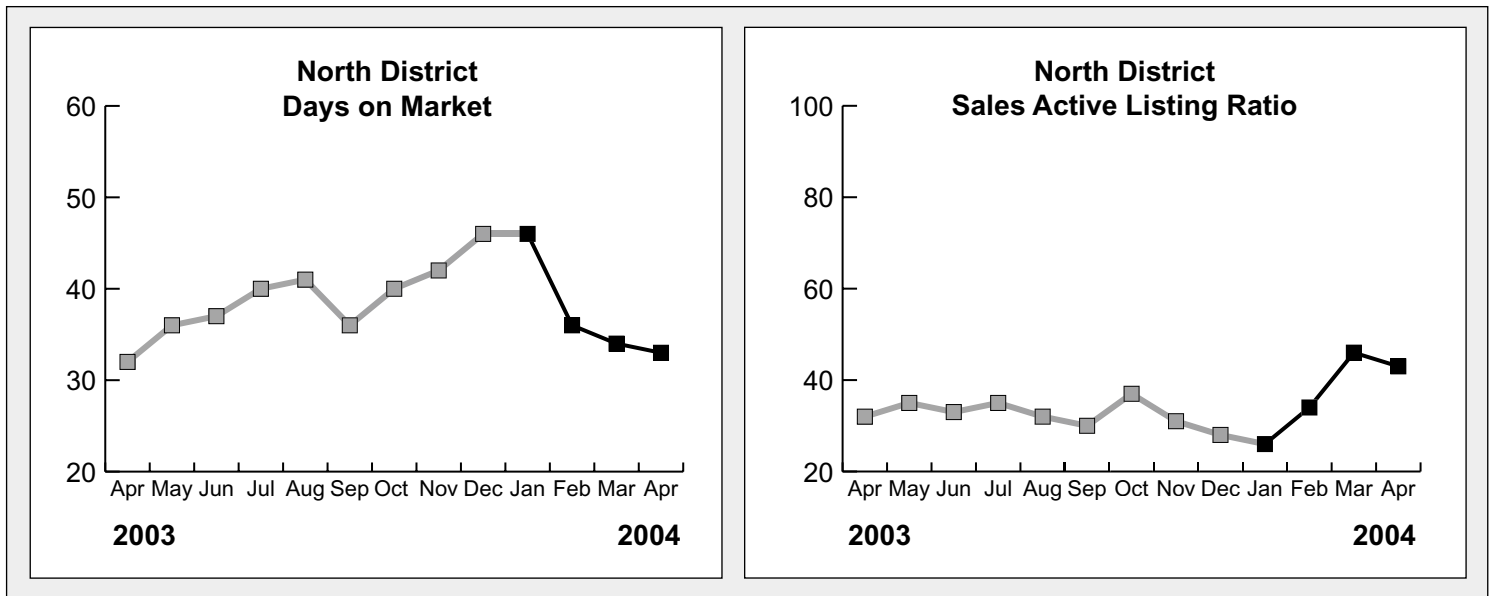
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	44	31	\$265,158	\$271,000	70.5	98	C01	-	-	-	-	-	-	-
C02	9	5	\$718,154	\$679,000	55.6	97	C02	-	-	-	-	-	-	-
C03	-	2	\$1,195,000	\$1,195,000	-	101	C03	-	-	-	-	-	-	-
C04	6	4	\$233,000	\$241,500	66.7	99	C04	-	-	-	-	-	-	-
C06	-	1	\$272,000	\$272,000	-	97	C06	-	-	-	-	-	-	-
C07	21	6	\$275,417	\$263,750	28.6	98	C07	-	-	-	-	-	-	-
C08	16	6	\$262,333	\$220,500	37.5	96	C08	-	-	-	-	-	-	-
C09	4	-	-	-	-	-	C09	-	-	-	-	-	-	-
C10	4	8	\$329,188	\$240,000	200.0	100	C10	-	-	-	-	-	-	-
C11	9	2	\$155,000	\$155,000	22.2	100	C11	-	-	-	-	-	-	-
C12	7	6	\$381,333	\$378,500	85.7	98	C12	-	-	-	-	-	-	-
C13	6	7	\$289,341	\$255,000	116.7	100	C13	-	-	-	-	-	-	-
C14	36	21	\$319,995	\$340,000	58.3	98	C14	-	-	-	-	-	-	-
C15	69	34	\$254,600	\$244,400	49.3	98	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	3	-	-	-	-	-	C01	31	6	\$366,333	\$366,500	19.4	98
C02	7	2	\$178,500	\$178,500	28.6	94	C02	17	9	\$542,667	\$572,500	52.9	98
C03	19	6	\$204,800	\$178,450	31.6	97	C03	3	3	\$426,000	\$220,000	100.0	90
C04	12	2	\$138,750	\$138,750	16.7	98	C04	8	1	\$475,000	\$475,000	12.5	101
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	7	-	-	-	-	-
C08	17	5	\$164,898	\$170,000	29.4	95	C08	22	7	\$408,009	\$396,500	31.8	103
C09	2	4	\$407,725	\$347,000	200.0	98	C09	-	1	\$502,000	\$502,000	-	103
C10	2	1	\$163,000	\$163,000	50.0	99	C10	2	2	\$496,450	\$496,450	100.0	103
C11	2	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	5	3	\$367,333	\$365,000	60.0	100
C14	4	1	\$190,500	\$190,500	25.0	97	C14	4	4	\$473,250	\$473,500	100.0	98
C15	1	1	\$174,088	\$174,088	100.0	97	C15	-	-	-	-	-	-

North District

Current Month: April 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	203	160	75	\$27,423,600	\$365,648	\$371,000	24	98
N02	324	200	123	\$46,140,599	\$375,127	\$343,999	36	97
N03	482	332	217	\$71,498,195	\$329,485	\$296,000	32	98
N04	242	186	136	\$53,171,774	\$390,969	\$369,900	28	98
N05	159	103	57	\$22,277,450	\$390,832	\$390,000	34	97
N06	183	149	126	\$44,338,980	\$351,897	\$285,500	31	99
N07	244	215	143	\$41,755,945	\$292,000	\$270,000	28	98
N08	580	407	250	\$94,601,130	\$378,405	\$349,500	33	98
N10	202	153	88	\$31,498,792	\$357,941	\$344,000	25	98
N11	481	378	231	\$87,609,018	\$379,260	\$372,000	29	98
N12	67	37	26	\$10,343,500	\$397,827	\$357,500	44	97
N13	50	17	15	\$7,440,400	\$496,027	\$420,000	75	97
N14	88	38	27	\$18,192,500	\$673,796	\$570,000	61	96
N15	70	54	34	\$11,316,910	\$332,850	\$295,000	34	98
N16	110	55	35	\$10,464,140	\$298,975	\$299,250	41	98
N17	233	142	102	\$23,548,608	\$230,869	\$213,250	41	97
N18	106	66	39	\$9,694,600	\$248,579	\$239,000	31	99
N19	141	78	36	\$7,500,500	\$208,347	\$197,250	47	98
N20	28	11	4	\$1,539,900	\$384,975	\$409,500	51	98
N21	48	20	8	\$1,994,700	\$249,338	\$224,450	74	98
N22	44	28	24	\$4,305,900	\$179,413	\$178,950	25	98
N23	117	50	29	\$5,485,800	\$189,166	\$176,000	49	97
N24	90	43	23	\$5,075,300	\$220,665	\$193,000	38	97
Total	4,292	2,922	1,848	\$637,218,241	\$344,815	\$318,000	33	98



Year-to-Date: January 2004 to April 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	461	230	\$83,503,029	\$363,057	\$347,000	32	98
N02	736	428	\$158,974,629	\$371,436	\$342,000	39	99
N03	1,133	631	\$219,514,869	\$347,884	\$303,000	35	99
N04	680	436	\$166,275,124	\$381,365	\$376,000	31	98
N05	340	160	\$59,985,081	\$374,907	\$369,750	37	97
N06	507	362	\$125,361,761	\$346,303	\$298,500	32	98
N07	724	493	\$141,140,825	\$286,290	\$264,000	31	98
N08	1,403	827	\$301,559,273	\$364,642	\$343,000	35	98
N10	521	302	\$108,625,746	\$359,688	\$338,550	30	98
N11	1,118	635	\$236,787,990	\$372,894	\$355,000	33	98
N12	128	73	\$28,864,900	\$395,410	\$330,000	45	97
N13	83	37	\$19,265,989	\$520,702	\$440,000	71	97
N14	150	81	\$48,409,500	\$597,648	\$480,000	48	96
N15	160	92	\$29,408,245	\$319,655	\$275,450	37	97
N16	194	100	\$33,492,230	\$334,922	\$309,995	46	97
N17	496	290	\$63,679,645	\$219,585	\$201,750	40	97
N18	245	152	\$37,134,300	\$244,305	\$234,950	38	98
N19	233	116	\$25,394,000	\$218,914	\$198,000	43	98
N20	40	15	\$5,716,400	\$381,093	\$395,000	66	98
N21	66	25	\$6,209,313	\$248,373	\$235,000	88	97
N22	94	60	\$11,747,750	\$195,796	\$184,250	39	98
N23	200	101	\$20,514,950	\$203,118	\$188,000	57	97
N24	143	60	\$12,577,600	\$209,627	\$183,500	42	97
Total	9,855	5,706	\$1,944,143,149	\$340,719	\$314,950	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	
N01	81	35	\$458,917	\$443,000	43.2	99	N01	7	3	\$299,500	\$308,500	42.9	97	
N02	172	63	\$448,133	\$428,000	36.6	97	N02	2	2	\$290,000	\$290,000	100.0	100	
N03	201	67	\$502,667	\$451,000	33.3	98	N03	8	10	\$331,940	\$340,450	125.0	99	
N04	153	90	\$440,807	\$425,000	58.8	98	N04	14	10	\$277,830	\$266,000	71.4	99	
N05	133	47	\$412,421	\$417,000	35.3	97	N05	5	4	\$302,538	\$296,500	80.0	99	
N06	128	68	\$447,031	\$370,000	53.1	99	N06	14	18	\$249,311	\$249,250	128.6	99	
N07	174	89	\$337,981	\$315,500	51.2	98	N07	17	14	\$232,368	\$232,000	82.4	98	
N08	419	144	\$440,242	\$403,000	34.4	98	N08	66	60	\$311,776	\$315,000	90.9	98	
N10	98	39	\$412,093	\$392,000	39.8	97	N10	7	-	-	-	-	-	-
N11	315	150	\$428,286	\$413,500	47.6	97	N11	36	24	\$297,570	\$293,940	66.7	98	
N12	65	23	\$420,022	\$394,000	35.4	97	N12	-	1	\$246,000	\$246,000	-	98	
N13	50	15	\$496,027	\$420,000	30.0	97	N13	-	-	-	-	-	-	-
N14	87	27	\$673,796	\$570,000	31.0	96	N14	1	-	-	-	-	-	-
N15	70	34	\$332,850	\$295,000	48.6	98	N15	-	-	-	-	-	-	-
N16	106	29	\$315,022	\$310,000	27.4	98	N16	1	-	-	-	-	-	-
N17	212	90	\$237,609	\$221,000	42.5	97	N17	9	2	\$204,900	\$204,900	22.2	99	
N18	75	22	\$274,200	\$251,500	29.3	98	N18	7	5	\$227,880	\$237,900	71.4	101	
N19	104	14	\$239,207	\$217,750	13.5	97	N19	5	2	\$170,850	\$170,850	40.0	98	
N20	28	4	\$384,975	\$409,500	14.3	98	N20	-	-	-	-	-	-	-
N21	48	8	\$249,338	\$224,450	16.7	98	N21	-	-	-	-	-	-	-
N22	40	23	\$179,778	\$180,000	57.5	98	N22	1	-	-	-	-	-	-
N23	114	29	\$189,166	\$176,000	25.4	97	N23	-	-	-	-	-	-	-
N24	84	23	\$220,665	\$193,000	27.4	97	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	65	14	\$297,643	\$224,000	21.5	96	N01	12	6	\$345,667	\$342,000	50.0	99	
N02	111	23	\$254,761	\$236,000	20.7	97	N02	13	13	\$303,788	\$298,000	100.0	97	
N03	196	80	\$213,476	\$205,500	40.8	97	N03	4	2	\$308,250	\$308,250	50.0	100	
N04	10	2	\$173,250	\$173,250	20.0	97	N04	1	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	7	2	\$292,500	\$292,500	28.6	102	
N06	2	4	\$165,475	\$165,950	200.0	99	N06	4	4	\$278,375	\$277,250	100.0	98	
N07	15	8	\$194,450	\$179,400	53.3	99	N07	5	3	\$247,000	\$237,000	60.0	98	
N08	16	4	\$229,125	\$230,500	25.0	96	N08	-	-	-	-	-	-	-
N10	-	-	-	-	-	-	N10	87	44	\$319,131	\$317,500	50.6	98	
N11	20	4	\$230,725	\$233,950	20.0	97	N11	21	13	\$317,846	\$297,000	61.9	98	
N12	-	-	-	-	-	-	N12	-	1	\$266,000	\$266,000	-	100	
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	2	\$258,995	\$258,995	-	99	
N17	-	-	-	-	-	-	N17	-	1	\$236,000	\$236,000	-	98	
N18	1	1	\$123,000	\$123,000	100.0	95	N18	22	10	\$224,030	\$228,000	45.5	99	
N19	4	2	\$142,500	\$142,500	50.0	97	N19	8	6	\$206,417	\$209,500	75.0	99	
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	1	\$171,000	\$171,000	100.0	98	
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-	-
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	37	15	\$240,200	\$225,000	40.5	97	N01	-	-	-	-	-	-
N02	20	7	\$312,071	\$305,000	35.0	98	N02	-	3	\$456,667	\$448,000	-	98
N03	45	24	\$268,542	\$256,000	53.3	98	N03	-	-	-	-	-	-
N04	15	7	\$290,476	\$284,000	46.7	97	N04	-	-	-	-	-	-
N05	3	2	\$273,750	\$273,750	66.7	99	N05	-	-	-	-	-	-
N06	21	9	\$232,577	\$216,000	42.9	98	N06	-	-	-	-	-	-
N07	12	16	\$193,513	\$188,600	133.3	98	N07	1	-	-	-	-	-
N08	19	4	\$264,350	\$263,750	21.1	99	N08	-	-	-	-	-	-
N10	4	1	\$234,000	\$234,000	25.0	98	N10	-	-	-	-	-	-
N11	30	10	\$258,990	\$254,500	33.3	98	N11	-	1	\$285,000	\$285,000	-	96
N12	2	1	\$171,000	\$171,000	50.0	98	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	3	\$205,833	\$195,000	-	97	N16	-	-	-	-	-	-
N17	1	1	\$127,500	\$127,500	100.0	98	N17	-	-	-	-	-	-
N18	1	1	\$159,500	\$159,500	100.0	99	N18	1	-	-	-	-	-
N19	5	3	\$173,000	\$180,000	60.0	99	N19	-	-	-	-	-	-
N20	-	-	-	-	-	-	N20	11	3	\$247,667	\$248,000	27.3	98
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	4	-	-	-	-	-	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	1	2	\$309,500	\$309,500	200.0	97
N02	-	-	-	-	-	-	N02	6	12	\$330,417	\$332,000	200.0	98
N03	1	-	-	-	-	-	N03	27	34	\$304,720	\$308,000	125.9	98
N04	-	-	-	-	-	-	N04	49	27	\$308,928	\$309,000	55.1	98
N05	-	-	-	-	-	-	N05	11	2	\$275,500	\$275,500	18.2	99
N06	-	-	-	-	-	-	N06	14	23	\$242,813	\$240,000	164.3	99
N07	-	-	-	-	-	-	N07	20	13	\$233,050	\$235,000	65.0	100
N08	1	-	-	-	-	-	N08	59	38	\$276,997	\$276,250	64.4	98
N10	-	-	-	-	-	-	N10	6	4	\$287,850	\$284,750	66.7	99
N11	-	-	-	-	-	-	N11	59	29	\$286,024	\$281,000	49.2	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	1	\$193,000	\$193,000	50.0	98
N17	-	-	-	-	-	-	N17	10	8	\$173,813	\$176,500	80.0	98
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	1	-	-	-	-	-	N19	3	6	\$170,733	\$169,250	200.0	100
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	-	-	-	-	-
N24	-	-	-	-	-	-	N24	2	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	14,658	20,633	N/A	9,168	\$2,944,129,226	\$321,131	\$275,000	30	98
YTD Grand Total:	N/A	N/A	49,511	28,274	\$8,777,882,709	\$310,458	\$267,000	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2003		
1971	13,085	30,426	January	4,403	281,292
1972	14,613	32,513	February	5,965	289,954
1973	16,335	40,605	March	6,986	290,185
1974	17,318	52,806	April	7,307	292,783
1975	22,020	57,581	May	8,025	298,451
1976	19,025	61,389	June	8,033	295,053
1977	20,512	64,559	July	8,084	289,880
1978	21,184	67,333	August	6,549	285,366
1979	23,466	70,830	September	6,751	297,398
1980	26,017	75,694	October	7,227	304,844
1981	29,625	90,203	November	5,847	301,612
1982	25,336	95,496	December	4,194	284,955
1983	30,046	101,626	Total**	78,898	\$293,067
1984	31,905	102,318	2004		
1985	45,509	109,094	January	4,256	295,989
1986	52,919	138,925	February	6,060	310,196
1987	43,475	189,105	March	9,076	307,155
1988	49,381	229,635	April	9,168	321,131
1989	38,960	273,698	Total**	28,274	\$310,458
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	67,612	251,508			
2002	74,759	275,231			

* 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

