

## It's a Hat Trick! Three Consecutive All Time Record Months

TORONTO — Monday, June 7, 2004.

The Toronto Real Estate market posted its third consecutive all time record performance in May, with 9,193 single-family dwellings changing hands through the TorontoMLS system, TREB President Cynthia Lai reported today. "This figure is up just slightly from April's 9,168 figure, our previous all-time record, and up 15 per cent over May of 2003."

"The March, April, and May period was the best three month stretch in the history of the city (27,437 sales), and 2004 is on course to be the best year our local resale market has ever seen," Ms. Lai remarked. "As President of the Toronto Real Estate Board, these kinds of results make me very proud. In fact, when I leave office at the end of June, my term will have marked the best twelve month period that the Toronto resale market has ever recorded."

Ms. Lai went on to say that prices continued their upward trajectory in May, with the average going to \$325,501, a one per cent increase over last month, and a nine per cent increase of May of last year. Fortunately, inventory also rose, to 22,484 active listings, a nine per cent increase

over the previous month. "We have plenty of listings," Ms. Lai said. "And as long as that is the case the price increases we are seeing should be relatively constrained."

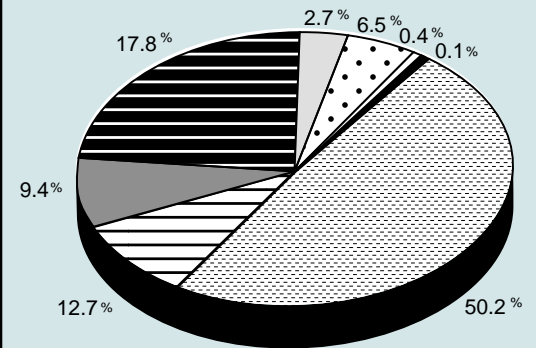
Breaking down the total, 3,438 sales were reported in TREB's 28 West districts and averaged \$300,128; 1,559 sales were reported in the 14 Central districts and averaged \$444,138; 1,848 sales were reported in the 23 North districts and averaged \$349,317; and 2,348 sales were reported in TREB's 21 East districts and averaged \$265,137. ■

### NEIGHBOURHOOD CORNER

#### Brampton

Brampton (W-23 & W-24) remains one of the hottest sub-markets in the GTA, with a year-to-date sales figure of 3,409 single-family dwellings and an average price of \$256,282. Of these sales, the majority were of detached homes (1,756), which sold for an average of \$295,987. In addition, there were 757 sales of semi-detached homes for an average of \$241,048, and 374 condo-townhouse sales for an average of \$179,922. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



| Dwelling Type    | Sales | %  | Median    |
|------------------|-------|----|-----------|
| Detached         | 4,622 | 98 | \$340,000 |
| Semi-Detached    | 1,171 | 99 | \$271,000 |
| Condo Townhouse  | 865   | 98 | \$214,000 |
| Condo Apt        | 1,643 | 97 | \$191,000 |
| Link             | 250   | 98 | \$256,250 |
| Att/Row/Twnhouse | 596   | 99 | \$254,750 |
| Co-op Apt        | 37    | 97 | \$166,000 |
| Det Condo        | 9     | 97 | \$214,000 |

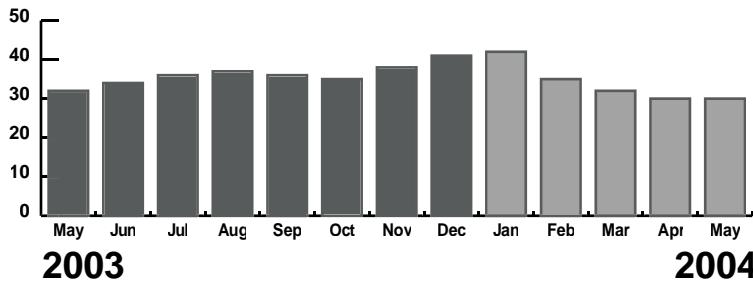
### Housing Market Indicators

|                  | May 2003 | May 2004 | %Change |
|------------------|----------|----------|---------|
| Sales            | 8,025    | 9,193    | (+14%)  |
| New Listings     | 14,032   | 15,120   | (+8%)   |
| Active Listings* | 21,747   | 22,484   | (+3%)   |

\* All figures for single-family dwellings.

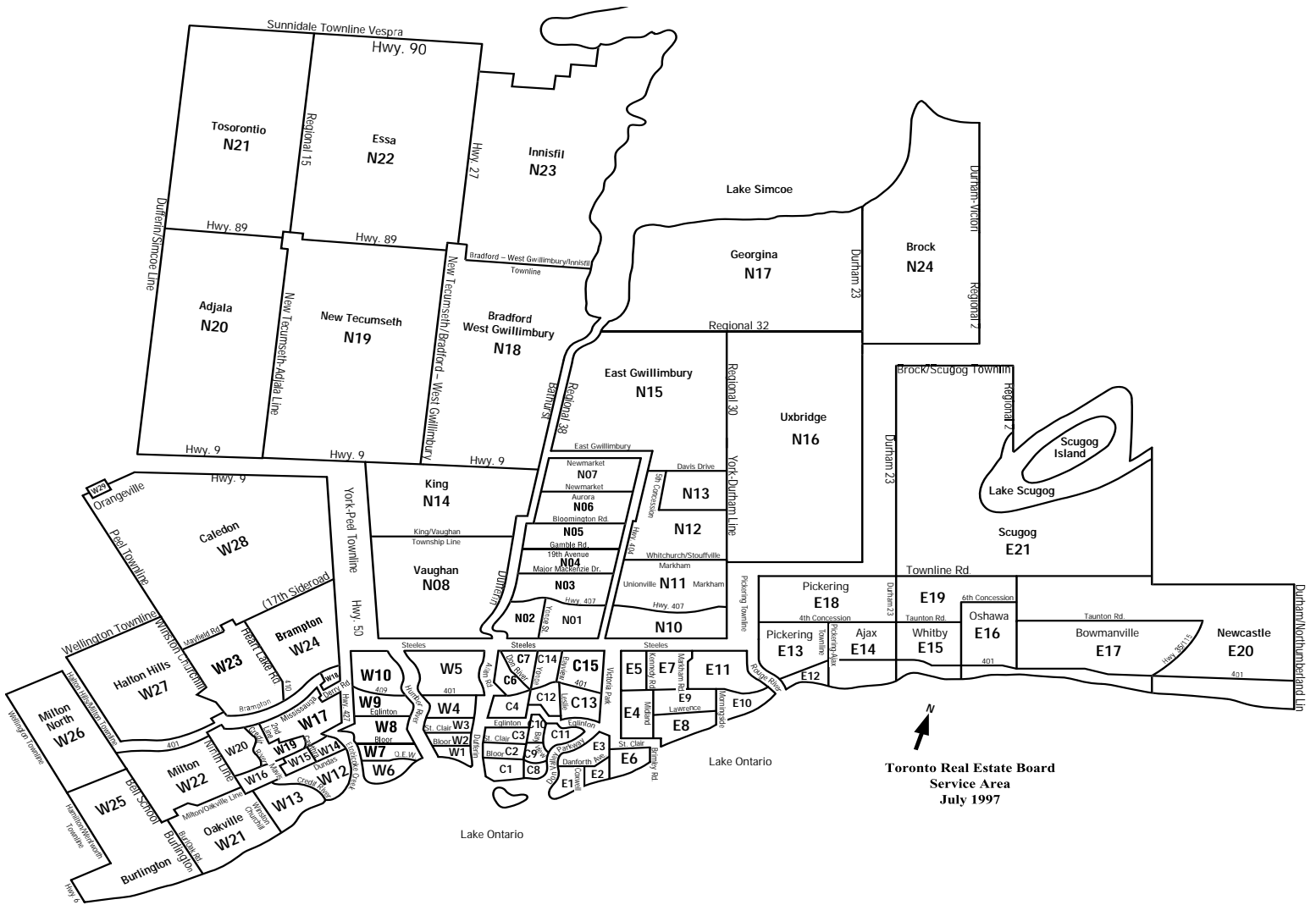
### DAYS ON MARKET

#### Days on Market



### Inside

|                                |    |
|--------------------------------|----|
| 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 - May 2004**

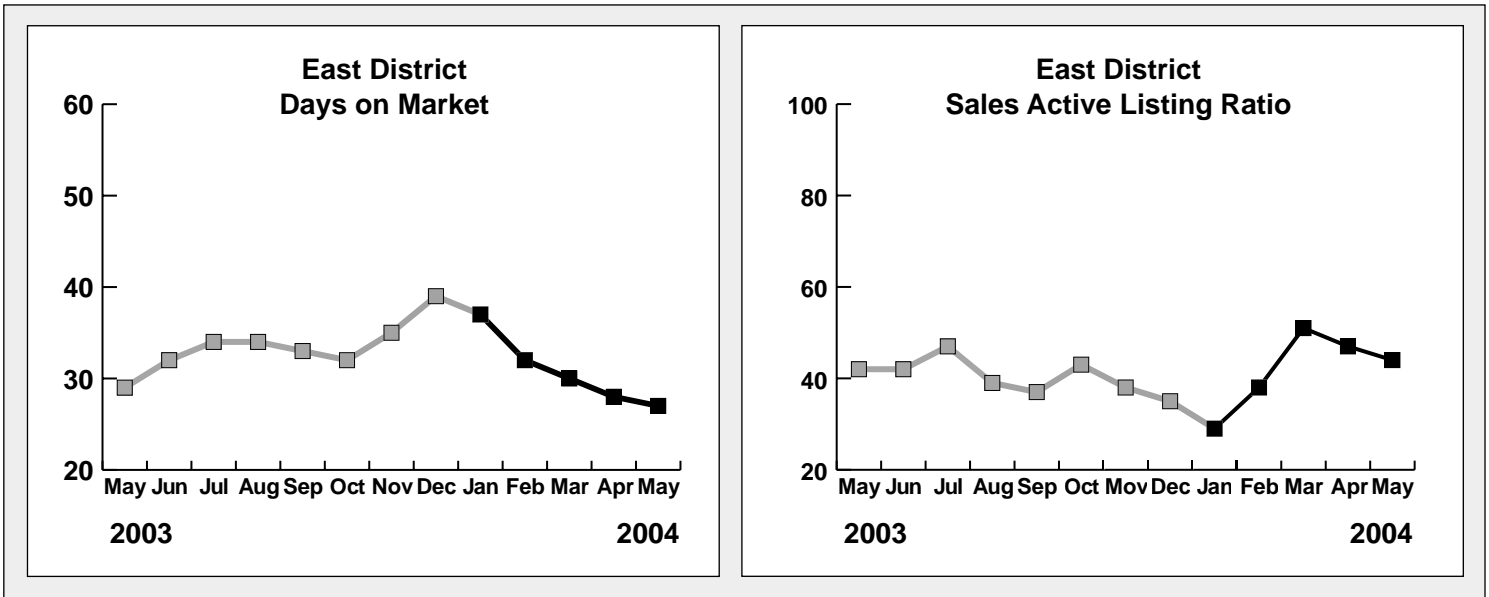
| Price Range               | Total S.F.D  | %S.F.D     | Condo Apt.   | %Condo Apt. | Condo T.H. | %Condo T.H. |
|---------------------------|--------------|------------|--------------|-------------|------------|-------------|
| - \$90,000                | 28           | 0.3        | 13           | 0.8         | 7          | 0.8         |
| \$90,001 - \$100,000      | 21           | 0.2        | 9            | 0.5         | 8          | 0.9         |
| \$100,001 - \$110,000     | 18           | 0.2        | 10           | 0.6         | 2          | 0.2         |
| \$110,001 - \$120,000     | 47           | 0.5        | 34           | 2.1         | 5          | 0.6         |
| \$120,001 - \$130,000     | 69           | 0.8        | 39           | 2.4         | 16         | 1.8         |
| \$130,001 - \$140,000     | 118          | 1.3        | 69           | 4.2         | 22         | 2.5         |
| \$140,001 - \$150,000     | 164          | 1.8        | 95           | 5.8         | 31         | 3.6         |
| \$150,001 - \$160,000     | 212          | 2.3        | 135          | 8.2         | 36         | 4.2         |
| \$160,001 - \$170,000     | 305          | 3.3        | 172          | 10.5        | 57         | 6.6         |
| \$170,001 - \$180,000     | 283          | 3.1        | 140          | 8.5         | 57         | 6.6         |
| \$180,001 - \$190,000     | 266          | 2.9        | 102          | 6.2         | 59         | 6.8         |
| \$190,001 - \$200,000     | 246          | 2.7        | 92           | 5.6         | 55         | 6.4         |
| \$200,001 - \$225,000     | 774          | 8.4        | 189          | 11.5        | 156        | 18.0        |
| \$225,001 - \$250,000     | 992          | 10.8       | 165          | 10.1        | 153        | 17.7        |
| \$250,001 - \$300,000     | 1,834        | 19.9       | 157          | 9.6         | 119        | 13.8        |
| \$300,001 - \$400,000     | 2,043        | 22.2       | 126          | 7.7         | 50         | 5.8         |
| \$400,001 - \$500,000     | 893          | 9.7        | 47           | 2.9         | 24         | 2.8         |
| \$500,001 - \$750,000     | 589          | 6.4        | 31           | 1.9         | 7          | 0.8         |
| \$750,001 - \$1,000,000   | 163          | 1.8        | 10           | 0.6         | -          | -           |
| \$1,000,001 - \$1,500,000 | 85           | 0.9        | 3            | 0.2         | 1          | 0.1         |
| \$1,500,000 -             | 43           | 0.5        | -            | -           | -          | -           |
| <b>Total:</b>             | <b>9,193</b> | <b>100</b> | <b>1,643</b> | <b>100</b>  | <b>865</b> | <b>100</b>  |

## Current Month: May 2004

| Area         | Active       | New          | Sales        | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| E01          | 190          | 193          | 91           | \$31,716,866         | \$348,537        | \$331,000        | 14        | 103       |
| E02          | 143          | 169          | 115          | \$46,278,688         | \$402,423        | \$349,900        | 17        | 100       |
| E03          | 314          | 262          | 167          | \$49,668,328         | \$297,415        | \$285,000        | 20        | 101       |
| E04          | 298          | 197          | 114          | \$27,253,588         | \$239,067        | \$258,000        | 32        | 97        |
| E05          | 380          | 270          | 128          | \$35,328,930         | \$276,007        | \$257,500        | 29        | 97        |
| E06          | 122          | 121          | 84           | \$25,796,217         | \$307,098        | \$270,509        | 18        | 99        |
| E07          | 463          | 290          | 151          | \$39,748,629         | \$263,236        | \$260,000        | 33        | 97        |
| E08          | 364          | 221          | 117          | \$28,536,600         | \$243,903        | \$247,000        | 30        | 98        |
| E09          | 407          | 224          | 105          | \$22,316,470         | \$212,538        | \$200,000        | 35        | 97        |
| E10          | 190          | 125          | 69           | \$21,347,800         | \$309,388        | \$289,000        | 28        | 98        |
| E11          | 591          | 262          | 98           | \$23,600,450         | \$240,821        | \$228,000        | 40        | 97        |
| E12          | 59           | 44           | 32           | \$7,377,949          | \$230,561        | \$229,000        | 29        | 98        |
| E13          | 262          | 215          | 136          | \$37,800,947         | \$277,948        | \$256,000        | 27        | 98        |
| E14          | 282          | 258          | 172          | \$45,759,200         | \$266,042        | \$249,450        | 24        | 98        |
| E15          | 295          | 259          | 193          | \$51,801,030         | \$268,399        | \$251,000        | 27        | 98        |
| E16          | 437          | 383          | 296          | \$56,579,901         | \$191,148        | \$181,850        | 24        | 98        |
| E17          | 248          | 187          | 147          | \$33,206,200         | \$225,893        | \$208,000        | 28        | 99        |
| E18          | 27           | 12           | 4            | \$2,558,000          | \$639,500        | \$384,000        | 34        | 88        |
| E19          | 63           | 44           | 45           | \$13,162,700         | \$292,504        | \$277,500        | 32        | 98        |
| E20          | 95           | 41           | 34           | \$8,828,800          | \$259,671        | \$235,000        | 36        | 97        |
| E21          | 130          | 72           | 50           | \$13,874,900         | \$277,498        | \$241,750        | 45        | 97        |
| <b>Total</b> | <b>5,360</b> | <b>3,849</b> | <b>2,348</b> | <b>\$622,542,193</b> | <b>\$265,137</b> | <b>\$250,000</b> | <b>27</b> | <b>99</b> |

## Year-to-Date: January 2004 to May 2004

| Area         | Listed        | Sales        | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| E01          | 669           | 392          | \$126,670,000          | \$323,138        | \$304,500        | 19        | 101       |
| E02          | 667           | 425          | \$170,840,408          | \$401,977        | \$349,900        | 19        | 100       |
| E03          | 1,065         | 645          | \$180,697,923          | \$280,152        | \$270,000        | 24        | 100       |
| E04          | 816           | 426          | \$95,131,838           | \$223,314        | \$235,000        | 34        | 97        |
| E05          | 1,009         | 524          | \$134,936,717          | \$257,513        | \$241,100        | 33        | 97        |
| E06          | 456           | 270          | \$84,169,686           | \$311,740        | \$259,950        | 21        | 99        |
| E07          | 1,123         | 552          | \$142,953,152          | \$258,973        | \$259,250        | 35        | 97        |
| E08          | 933           | 450          | \$112,170,982          | \$249,269        | \$249,450        | 34        | 98        |
| E09          | 975           | 450          | \$96,691,970           | \$214,871        | \$202,000        | 42        | 97        |
| E10          | 521           | 280          | \$85,392,950           | \$304,975        | \$291,500        | 25        | 98        |
| E11          | 1,197         | 465          | \$109,436,150          | \$235,347        | \$230,000        | 37        | 97        |
| E12          | 197           | 119          | \$30,277,399           | \$254,432        | \$240,000        | 27        | 98        |
| E13          | 925           | 582          | \$160,135,758          | \$275,147        | \$259,950        | 28        | 98        |
| E14          | 1,111         | 717          | \$183,911,463          | \$256,501        | \$241,000        | 27        | 98        |
| E15          | 1,162         | 767          | \$198,403,008          | \$258,674        | \$242,500        | 27        | 98        |
| E16          | 1,707         | 1,263        | \$232,415,309          | \$184,018        | \$174,000        | 29        | 98        |
| E17          | 876           | 610          | \$130,532,780          | \$213,988        | \$200,000        | 28        | 99        |
| E18          | 55            | 21           | \$10,015,000           | \$476,905        | \$400,000        | 50        | 94        |
| E19          | 231           | 159          | \$44,966,119           | \$282,806        | \$274,000        | 30        | 98        |
| E20          | 207           | 115          | \$27,904,100           | \$242,644        | \$222,000        | 48        | 97        |
| E21          | 288           | 178          | \$49,072,850           | \$275,690        | \$247,500        | 51        | 97        |
| <b>Total</b> | <b>16,190</b> | <b>9,410</b> | <b>\$2,406,725,562</b> | <b>\$255,763</b> | <b>\$239,500</b> | <b>30</b> | <b>98</b> |



| 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             | 54  | 26    | \$364,595 | \$341,950  | 48.2  | 101        | E01                  | 96  | 53    | \$355,687 | \$336,000  | 55.2  | 105        |
| E02             | 62  | 46    | \$496,450 | \$448,250  | 74.2  | 100        | E02                  | 54  | 52    | \$359,196 | \$325,000  | 96.3  | 101        |
| E03             | 137 | 80    | \$338,211 | \$309,500  | 58.4  | 101        | E03                  | 61  | 49    | \$323,660 | \$312,000  | 80.3  | 104        |
| E04             | 122 | 67    | \$282,406 | \$276,000  | 54.9  | 98         | E04                  | 21  | 7     | \$239,114 | \$231,500  | 33.3  | 98         |
| E05             | 97  | 49    | \$369,971 | \$353,000  | 50.5  | 98         | E05                  | 18  | 4     | \$267,375 | \$265,250  | 22.2  | 97         |
| E06             | 93  | 64    | \$321,864 | \$277,750  | 68.8  | 100        | E06                  | 18  | 17    | \$259,701 | \$253,000  | 94.4  | 98         |
| E07             | 162 | 61    | \$333,548 | \$327,000  | 37.7  | 97         | E07                  | 41  | 15    | \$273,693 | \$264,500  | 36.6  | 98         |
| E08             | 165 | 61    | \$300,976 | \$282,000  | 37.0  | 98         | E08                  | 12  | 5     | \$242,500 | \$225,000  | 41.7  | 98         |
| E09             | 133 | 41    | \$271,537 | \$269,000  | 30.8  | 97         | E09                  | 6   | 3     | \$245,500 | \$243,000  | 50.0  | 97         |
| E10             | 132 | 52    | \$335,371 | \$307,500  | 39.4  | 97         | E10                  | 12  | 3     | \$273,033 | \$266,100  | 25.0  | 100        |
| E11             | 225 | 38    | \$308,861 | \$295,000  | 16.9  | 98         | E11                  | 64  | 10    | \$253,800 | \$234,000  | 15.6  | 98         |
| E12             | 35  | 20    | \$254,397 | \$252,575  | 57.1  | 97         | E12                  | 1   | 2     | \$219,000 | \$219,000  | 200.0 | 99         |
| E13             | 147 | 71    | \$337,016 | \$314,900  | 48.3  | 98         | E13                  | 13  | 15    | \$247,400 | \$251,000  | 115.4 | 98         |
| E14             | 204 | 118   | \$290,312 | \$270,000  | 57.8  | 98         | E14                  | 10  | 8     | \$226,750 | \$227,500  | 80.0  | 100        |
| E15             | 194 | 116   | \$304,137 | \$286,250  | 59.8  | 98         | E15                  | 9   | 9     | \$216,333 | \$212,900  | 100.0 | 99         |
| E16             | 324 | 187   | \$216,493 | \$210,000  | 57.7  | 98         | E16                  | 38  | 47    | \$161,500 | \$165,000  | 123.7 | 98         |
| E17             | 148 | 70    | \$267,617 | \$248,950  | 47.3  | 98         | E17                  | 7   | 5     | \$181,200 | \$167,000  | 71.4  | 114        |
| E18             | 27  | 4     | \$639,500 | \$384,000  | 14.8  | 88         | E18                  | -   | -     | -         | -          | -     | -          |
| E19             | 53  | 33    | \$315,585 | \$293,000  | 62.3  | 98         | E19                  | -   | -     | -         | -          | -     | -          |
| E20             | 88  | 29    | \$269,941 | \$262,000  | 33.0  | 97         | E20                  | -   | -     | -         | -          | -     | -          |
| E21             | 128 | 49    | \$278,998 | \$245,000  | 38.3  | 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             | 3   | 1     | \$451,107 | \$451,107  | 33.3  | 103        | E01  | -   | -     | -         | -          | -     | -          |
| E02             | 14  | 5     | \$223,980 | \$209,000  | 35.7  | 98         | E02  | -   | -     | -         | -          | -     | -          |
| E03             | 99  | 30    | \$159,423 | \$141,950  | 30.3  | 97         | E03  | -   | -     | -         | -          | -     | -          |
| E04             | 117 | 32    | \$152,753 | \$159,000  | 27.4  | 96         | E04  | -   | -     | -         | -          | -     | -          |
| E05             | 180 | 41    | \$194,928 | \$176,000  | 22.8  | 97         | E05  | 16  | 6     | \$295,750 | \$304,500  | 37.5  | 98         |
| E06             | 8   | 3     | \$260,667 | \$285,000  | 37.5  | 98         | E06  | -   | -     | -         | -          | -     | -          |
| E07             | 181 | 46    | \$172,733 | \$170,000  | 25.4  | 97         | E07  | 28  | 6     | \$306,708 | \$294,000  | 21.4  | 98         |
| E08             | 133 | 33    | \$157,926 | \$158,000  | 24.8  | 97         | E08  | 1   | 2     | \$288,250 | \$288,250  | 200.0 | 98         |
| E09             | 203 | 46    | \$170,565 | \$173,500  | 22.7  | 98         | E09  | -   | -     | -         | -          | -     | -          |
| E10             | 14  | 1     | \$164,000 | \$164,000  | 7.1   | 98         | E10  | 2   | -     | -         | -          | -     | -          |
| E11             | 135 | 20    | \$143,000 | \$147,000  | 14.8  | 96         | E11  | 24  | 5     | \$277,700 | \$260,000  | 20.8  | 98         |
| E12             | 6   | -     | -         | -          | -     | -          | E12  | 1   | 2     | \$248,500 | \$248,500  | 200.0 | 98         |
| E13             | 27  | 9     | \$185,855 | \$165,000  | 33.3  | 99         | E13  | 14  | 7     | \$242,143 | \$239,000  | 50.0  | 97         |
| E14             | 10  | 12    | \$219,817 | \$164,450  | 120.0 | 98         | E14  | 10  | 2     | \$234,000 | \$234,000  | 20.0  | 99         |
| E15             | 13  | 2     | \$251,500 | \$251,500  | 15.4  | 96         | E15  | 30  | 22    | \$238,518 | \$238,950  | 73.3  | 99         |
| E16             | 13  | 9     | \$126,133 | \$120,000  | 69.2  | 99         | E16  | 16  | 11    | \$192,882 | \$199,000  | 68.8  | 99         |
| E17             | 2   | 1     | \$114,000 | \$114,000  | 50.0  | 99         | E17  | 64  | 48    | \$200,017 | \$190,650  | 75.0  | 99         |
| E18             | -   | -     | -         | -          | -     | -          | E18  | -   | -     | -         | -          | -     | -          |
| E19             | -   | -     | -         | -          | -     | -          | E19  | 6   | 8     | \$240,238 | \$242,450  | 133.3 | 99         |
| E20             | -   | -     | -         | -          | -     | -          | E20  | 7   | 5     | \$200,100 | \$210,000  | 71.4  | 99         |
| E21             | -   | -     | -         | -          | -     | -          | E21  | 2   | 1     | \$204,000 | \$204,000  | 50.0  | 97         |

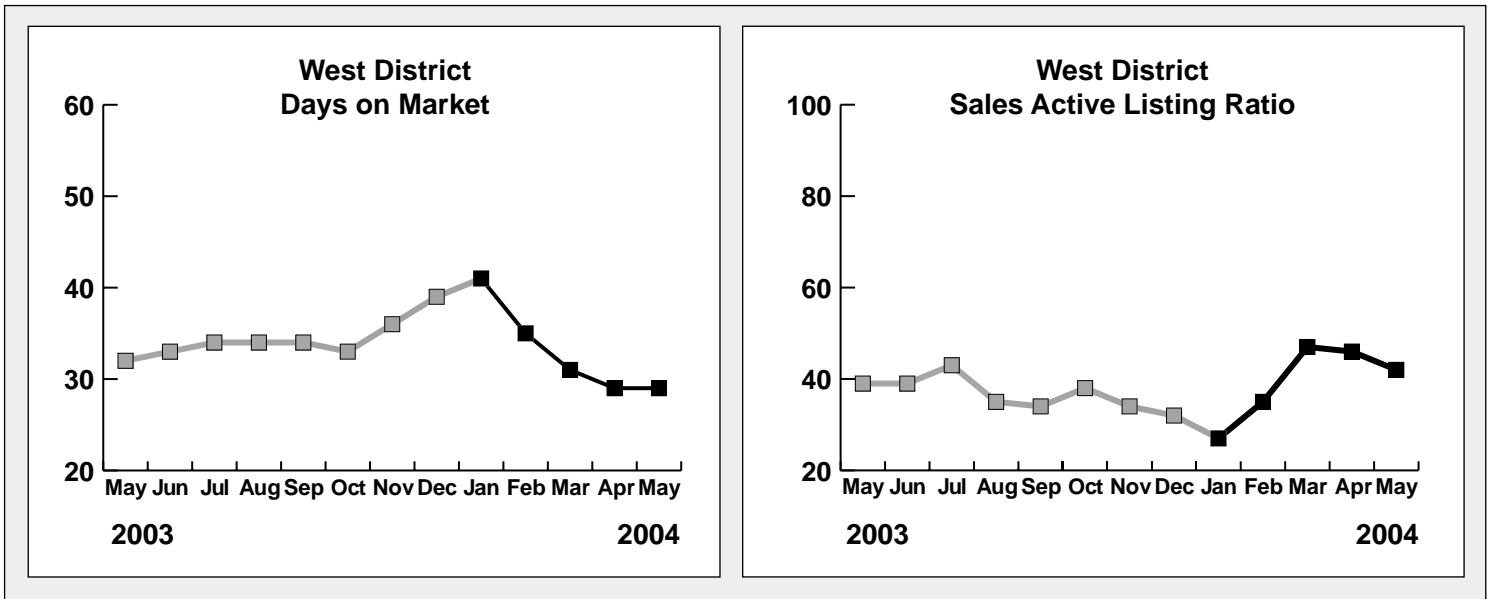
| Condo Townhouse |     |       |           |            |       |            | Detached Condo |     |       |           |            |       |            |
|-----------------|-----|-------|-----------|------------|-------|------------|----------------|-----|-------|-----------|------------|-------|------------|
| Area            | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area           | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| E01             | 9   | 2     | \$164,250 | \$164,250  | 22.2  | 97         | E01            | -   | -     | -         | -          | -     | -          |
| E02             | 6   | 3     | \$292,967 | \$279,900  | 50.0  | 99         | E02            | -   | -     | -         | -          | -     | -          |
| E03             | 4   | 1     | \$225,900 | \$225,900  | 25.0  | 98         | E03            | -   | -     | -         | -          | -     | -          |
| E04             | 35  | 8     | \$221,313 | \$221,000  | 22.9  | 97         | E04            | -   | -     | -         | -          | -     | -          |
| E05             | 63  | 27    | \$225,419 | \$222,500  | 42.9  | 98         | E05            | -   | -     | -         | -          | -     | -          |
| E06             | 1   | -     | -         | -          | -     | -          | E06            | -   | -     | -         | -          | -     | -          |
| E07             | 32  | 11    | \$225,325 | \$225,100  | 34.4  | 98         | E07            | -   | -     | -         | -          | -     | -          |
| E08             | 44  | 15    | \$194,433 | \$192,000  | 34.1  | 98         | E08            | -   | -     | -         | -          | -     | -          |
| E09             | 62  | 14    | \$172,643 | \$179,750  | 22.6  | 97         | E09            | -   | -     | -         | -          | -     | -          |
| E10             | 21  | 8     | \$192,238 | \$183,450  | 38.1  | 98         | E10            | -   | -     | -         | -          | -     | -          |
| E11             | 83  | 12    | \$201,608 | \$198,000  | 14.5  | 98         | E11            | 3   | -     | -         | -          | -     | -          |
| E12             | 16  | 8     | \$169,375 | \$162,250  | 50.0  | 98         | E12            | -   | -     | -         | -          | -     | -          |
| E13             | 43  | 18    | \$178,583 | \$174,000  | 41.9  | 98         | E13            | -   | -     | -         | -          | -     | -          |
| E14             | 28  | 15    | \$196,120 | \$198,000  | 53.6  | 98         | E14            | 2   | 2     | \$177,500 | \$177,500  | 100.0 | 97         |
| E15             | 19  | 13    | \$175,823 | \$180,000  | 68.4  | 98         | E15            | -   | 1     | \$197,000 | \$197,000  | -     | 99         |
| E16             | 35  | 31    | \$110,906 | \$100,250  | 88.6  | 98         | E16            | -   | -     | -         | -          | -     | -          |
| E17             | 13  | 5     | \$151,700 | \$142,000  | 38.5  | 99         | 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                    | 28  | 9     | \$289,600 | \$265,000  | 32.1  | 100        |
| E02             | -   | 2     | \$233,500 | \$233,500  | -     | 99         | E02                    | 7   | 7     | \$328,286 | \$337,000  | 100.0 | 96         |
| E03             | 2   | 1     | \$143,000 | \$143,000  | 50.0  | 99         | E03                    | 11  | 6     | \$266,750 | \$282,500  | 54.6  | 101        |
| E04             | 3   | -     | -         | -          | -     | -          | E04                    | -   | -     | -         | -          | -     | -          |
| E05             | 2   | -     | -         | -          | -     | -          | E05                    | 4   | 1     | \$278,000 | \$278,000  | 25.0  | 96         |
| E06             | -   | -     | -         | -          | -     | -          | E06                    | 2   | -     | -         | -          | -     | -          |
| E07             | 3   | -     | -         | -          | -     | -          | E07                    | 16  | 12    | \$252,692 | \$252,500  | 75.0  | 98         |
| E08             | 4   | -     | -         | -          | -     | -          | E08                    | 5   | 1     | \$260,000 | \$260,000  | 20.0  | 96         |
| E09             | 3   | 1     | \$184,000 | \$184,000  | 33.3  | 97         | E09                    | -   | -     | -         | -          | -     | -          |
| E10             | -   | -     | -         | -          | -     | -          | E10                    | 9   | 5     | \$277,500 | \$287,500  | 55.6  | 99         |
| E11             | 3   | -     | -         | -          | -     | -          | E11                    | 54  | 13    | \$204,458 | \$206,500  | 24.1  | 98         |
| E12             | -   | -     | -         | -          | -     | -          | E12                    | -   | -     | -         | -          | -     | -          |
| E13             | 1   | -     | -         | -          | -     | -          | E13                    | 17  | 16    | \$223,725 | \$228,950  | 94.1  | 98         |
| E14             | -   | 1     | \$166,000 | \$166,000  | -     | 96         | E14                    | 18  | 14    | \$222,843 | \$225,700  | 77.8  | 99         |
| E15             | -   | -     | -         | -          | -     | -          | E15                    | 30  | 30    | \$211,366 | \$212,950  | 100.0 | 99         |
| E16             | 3   | -     | -         | -          | -     | -          | E16                    | 8   | 11    | \$164,564 | \$171,500  | 137.5 | 99         |
| E17             | -   | -     | -         | -          | -     | -          | E17                    | 14  | 18    | \$171,872 | \$170,700  | 128.6 | 100        |
| E18             | -   | -     | -         | -          | -     | -          | E18                    | -   | -     | -         | -          | -     | -          |
| E19             | -   | -     | -         | -          | -     | -          | E19                    | 3   | 4     | \$206,625 | \$207,500  | 133.3 | 99         |
| E20             | -   | -     | -         | -          | -     | -          | E20                    | -   | -     | -         | -          | -     | -          |
| E21             | -   | -     | -         | -          | -     | -          | E21                    | -   | -     | -         | -          | -     | -          |

West District

Current Month: May 2004

| Area         | Active       | New          | Sales        | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|--------------|--------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| W01          | 117          | 97           | 66           | \$25,781,170           | \$390,624        | \$340,250        | 20        | 101       |
| W02          | 188          | 152          | 88           | \$35,518,573           | \$403,620        | \$373,500        | 22        | 101       |
| W03          | 273          | 159          | 93           | \$22,496,850           | \$241,902        | \$240,000        | 29        | 97        |
| W04          | 283          | 162          | 73           | \$19,151,800           | \$262,353        | \$266,000        | 36        | 98        |
| W05          | 340          | 192          | 104          | \$25,279,750           | \$243,075        | \$267,500        | 38        | 97        |
| W06          | 292          | 204          | 125          | \$40,277,487           | \$322,220        | \$299,900        | 29        | 99        |
| W07          | 85           | 79           | 60           | \$23,927,327           | \$398,789        | \$399,000        | 23        | 100       |
| W08          | 301          | 208          | 131          | \$57,371,983           | \$437,954        | \$375,000        | 26        | 98        |
| W09          | 210          | 115          | 65           | \$20,024,000           | \$308,062        | \$319,000        | 27        | 98        |
| W10          | 465          | 239          | 125          | \$30,607,551           | \$244,860        | \$259,900        | 32        | 98        |
| W12          | 261          | 163          | 106          | \$37,087,093           | \$349,878        | \$287,000        | 27        | 98        |
| W13          | 249          | 180          | 130          | \$50,401,650           | \$387,705        | \$327,500        | 26        | 98        |
| W14          | 169          | 107          | 62           | \$15,051,200           | \$242,761        | \$239,500        | 30        | 97        |
| W15          | 447          | 256          | 167          | \$34,600,436           | \$207,188        | \$184,000        | 36        | 97        |
| W16          | 229          | 198          | 141          | \$43,560,530           | \$308,940        | \$270,180        | 28        | 98        |
| W17          | -            | -            | 1            | \$640,000              | \$640,000        | \$640,000        | 208       | 81        |
| W18          | 170          | 98           | 37           | \$8,493,000            | \$229,541        | \$233,500        | 32        | 97        |
| W19          | 683          | 502          | 298          | \$91,952,489           | \$308,565        | \$287,500        | 27        | 98        |
| W20          | 588          | 463          | 324          | \$96,433,363           | \$297,634        | \$278,500        | 22        | 98        |
| W21          | 270          | 190          | 109          | \$38,655,369           | \$354,636        | \$320,000        | 37        | 98        |
| W22          | 87           | 58           | 37           | \$11,317,300           | \$305,873        | \$295,000        | 23        | 99        |
| W23          | 1,160        | 826          | 498          | \$130,422,301          | \$261,892        | \$251,500        | 30        | 98        |
| W24          | 781          | 559          | 334          | \$88,879,201           | \$266,105        | \$255,200        | 29        | 98        |
| W25          | 66           | 35           | 25           | \$7,033,500            | \$281,340        | \$254,000        | 32        | 98        |
| W26          | 12           | 3            | 2            | \$983,500              | \$491,750        | \$491,750        | 8         | 99        |
| W27          | 166          | 132          | 79           | \$23,785,700           | \$301,085        | \$290,000        | 23        | 98        |
| W28          | 258          | 149          | 87           | \$34,428,131           | \$395,726        | \$347,000        | 31        | 98        |
| W29          | 114          | 92           | 71           | \$17,677,449           | \$248,978        | \$233,000        | 25        | 99        |
| <b>Total</b> | <b>8,264</b> | <b>5,618</b> | <b>3,438</b> | <b>\$1,031,838,703</b> | <b>\$300,128</b> | <b>\$270,000</b> | <b>29</b> | <b>98</b> |



**Year-to-Date: January 2004 to May 2004**

| Area         | Listed        | Sales         | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| W01          | 396           | 251           | \$98,783,596           | \$393,560        | \$366,300        | 27        | 101       |
| W02          | 580           | 314           | \$120,067,561          | \$382,381        | \$335,000        | 25        | 100       |
| W03          | 734           | 363           | \$87,084,741           | \$239,903        | \$239,000        | 31        | 97        |
| W04          | 659           | 333           | \$83,065,173           | \$249,445        | \$246,000        | 37        | 97        |
| W05          | 816           | 424           | \$97,891,488           | \$230,876        | \$261,000        | 38        | 97        |
| W06          | 792           | 452           | \$135,604,691          | \$300,010        | \$280,000        | 39        | 98        |
| W07          | 344           | 225           | \$89,123,828           | \$396,106        | \$381,600        | 28        | 100       |
| W08          | 917           | 546           | \$247,450,172          | \$453,205        | \$371,000        | 30        | 99        |
| W09          | 482           | 235           | \$68,245,932           | \$290,408        | \$285,000        | 32        | 98        |
| W10          | 1,033         | 499           | \$111,718,202          | \$223,884        | \$232,900        | 37        | 97        |
| W12          | 751           | 456           | \$155,484,742          | \$340,975        | \$290,000        | 33        | 98        |
| W13          | 782           | 473           | \$195,831,847          | \$414,021        | \$341,000        | 29        | 98        |
| W14          | 485           | 299           | \$74,737,750           | \$249,959        | \$240,000        | 32        | 97        |
| W15          | 1,180         | 703           | \$144,177,821          | \$205,089        | \$181,000        | 40        | 97        |
| W16          | 798           | 520           | \$155,385,029          | \$298,817        | \$269,450        | 29        | 98        |
| W17          | -             | 1             | \$640,000              | \$640,000        | \$640,000        | 208       | 81        |
| W18          | 401           | 166           | \$37,296,799           | \$224,680        | \$238,950        | 37        | 97        |
| W19          | 2,222         | 1,281         | \$381,528,627          | \$297,837        | \$281,900        | 30        | 98        |
| W20          | 2,123         | 1,450         | \$420,417,828          | \$289,943        | \$271,100        | 25        | 98        |
| W21          | 776           | 463           | \$180,572,457          | \$390,005        | \$320,000        | 36        | 98        |
| W22          | 242           | 143           | \$40,626,100           | \$284,099        | \$265,900        | 30        | 98        |
| W23          | 3,581         | 2,085         | \$537,750,271          | \$257,914        | \$249,000        | 32        | 98        |
| W24          | 2,287         | 1,324         | \$335,914,599          | \$253,712        | \$247,500        | 30        | 98        |
| W25          | 157           | 90            | \$25,336,240           | \$281,514        | \$254,000        | 31        | 98        |
| W26          | 20            | 9             | \$4,363,500            | \$484,833        | \$550,000        | 39        | 96        |
| W27          | 489           | 334           | \$94,892,107           | \$284,108        | \$259,950        | 31        | 98        |
| W28          | 618           | 375           | \$137,134,229          | \$365,691        | \$325,000        | 37        | 98        |
| W29          | 421           | 299           | \$68,163,947           | \$227,973        | \$216,000        | 30        | 98        |
| <b>Total</b> | <b>24,086</b> | <b>14,113</b> | <b>\$4,129,289,277</b> | <b>\$292,588</b> | <b>\$264,000</b> | <b>32</b> | <b>98</b> |

| 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             | 40  | 20    | \$617,681 | \$527,000  | 50.0  | 101        | W01                  | 22  | 25    | \$341,188 | \$338,000  | 113.6 | 103        |
| W02             | 72  | 50    | \$484,638 | \$447,000  | 69.4  | 101        | W02                  | 82  | 33    | \$301,045 | \$295,000  | 40.2  | 101        |
| W03             | 158 | 60    | \$241,855 | \$249,000  | 38.0  | 97         | W03                  | 75  | 23    | \$266,157 | \$245,000  | 30.7  | 97         |
| W04             | 137 | 36    | \$314,578 | \$290,000  | 26.3  | 98         | W04                  | 16  | 9     | \$294,667 | \$292,000  | 56.3  | 99         |
| W05             | 71  | 23    | \$344,278 | \$322,000  | 32.4  | 97         | W05                  | 68  | 39    | \$286,805 | \$284,900  | 57.4  | 98         |
| W06             | 83  | 70    | \$309,367 | \$288,600  | 84.3  | 99         | W06                  | 8   | 5     | \$323,400 | \$345,000  | 62.5  | 100        |
| W07             | 51  | 42    | \$459,296 | \$443,750  | 82.4  | 101        | W07                  | 1   | 4     | \$290,025 | \$297,550  | 400.0 | 103        |
| W08             | 135 | 71    | \$606,655 | \$550,000  | 52.6  | 99         | W08                  | 6   | 3     | \$320,667 | \$325,000  | 50.0  | 100        |
| W09             | 57  | 35    | \$418,029 | \$385,000  | 61.4  | 98         | W09                  | 2   | 1     | \$270,000 | \$270,000  | 50.0  | 96         |
| W10             | 158 | 64    | \$313,994 | \$307,000  | 40.5  | 98         | W10                  | 15  | 10    | \$259,390 | \$258,950  | 66.7  | 97         |
| W12             | 129 | 52    | \$467,702 | \$368,500  | 40.3  | 98         | W12                  | 18  | 18    | \$280,528 | \$278,500  | 100.0 | 99         |
| W13             | 131 | 72    | \$521,526 | \$448,000  | 55.0  | 98         | W13                  | 32  | 19    | \$247,563 | \$254,000  | 59.4  | 98         |
| W14             | 57  | 14    | \$377,743 | \$352,500  | 24.6  | 97         | W14                  | 23  | 5     | \$286,800 | \$285,000  | 21.7  | 97         |
| W15             | 40  | 15    | \$347,620 | \$341,000  | 37.5  | 98         | W15                  | 16  | 16    | \$296,119 | \$290,500  | 100.0 | 98         |
| W16             | 111 | 58    | \$401,766 | \$359,000  | 52.3  | 99         | W16                  | 39  | 27    | \$258,551 | \$263,000  | 69.2  | 99         |
| W17             | -   | 1     | \$640,000 | \$640,000  | -     | 81         | W17                  | -   | -     | -         | -          | -     | -          |
| W18             | 67  | 9     | \$277,489 | \$268,000  | 13.4  | 97         | W18                  | 60  | 19    | \$232,105 | \$232,000  | 31.7  | 97         |
| W19             | 304 | 123   | \$396,969 | \$377,000  | 40.5  | 98         | W19                  | 71  | 41    | \$283,428 | \$285,000  | 57.8  | 98         |
| W20             | 288 | 127   | \$382,464 | \$355,000  | 44.1  | 98         | W20                  | 122 | 89    | \$272,911 | \$272,500  | 73.0  | 98         |
| W21             | 194 | 65    | \$423,058 | \$375,000  | 33.5  | 98         | W21                  | 9   | 8     | \$264,000 | \$271,700  | 88.9  | 99         |
| W22             | 58  | 25    | \$343,296 | \$326,500  | 43.1  | 98         | W22                  | 14  | 2     | \$244,500 | \$244,500  | 14.3  | 99         |
| W23             | 759 | 263   | \$296,292 | \$288,000  | 34.7  | 98         | W23                  | 195 | 112   | \$241,746 | \$239,500  | 57.4  | 98         |
| W24             | 395 | 159   | \$325,938 | \$318,000  | 40.3  | 98         | W24                  | 152 | 81    | \$249,726 | \$250,000  | 53.3  | 98         |
| W25             | 41  | 13    | \$355,346 | \$314,000  | 31.7  | 98         | W25                  | 4   | 1     | \$240,000 | \$240,000  | 25.0  | 98         |
| W26             | 12  | 1     | \$736,000 | \$736,000  | 8.3   | 98         | W26                  | -   | 1     | \$247,500 | \$247,500  | -     | 99         |
| W27             | 136 | 58    | \$336,055 | \$335,000  | 42.7  | 99         | W27                  | 5   | 5     | \$234,700 | \$248,000  | 100.0 | 97         |
| W28             | 235 | 78    | \$412,739 | \$360,000  | 33.2  | 98         | W28                  | 14  | 4     | \$258,750 | \$260,500  | 28.6  | 98         |
| W29             | 73  | 56    | \$268,642 | \$238,700  | 76.7  | 99         | W29                  | 11  | 6     | \$180,750 | \$182,500  | 54.6  | 101        |

| 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             | 40  | 14    | \$211,136 | \$219,000  | 35.0  | 98         | W01  | -   | -     | -         | -          | -     | -          |
| W02             | 12  | 1     | \$240,500 | \$240,500  | 8.3   | 95         | W02  | -   | -     | -         | -          | -     | -          |
| W03             | 31  | 7     | \$184,564 | \$182,000  | 22.6  | 97         | W03  | -   | -     | -         | -          | -     | -          |
| W04             | 94  | 15    | \$135,933 | \$141,500  | 16.0  | 97         | W04  | 1   | -     | -         | -          | -     | -          |
| W05             | 124 | 28    | \$135,473 | \$142,500  | 22.6  | 96         | W05  | 1   | -     | -         | -          | -     | -          |
| W06             | 170 | 42    | \$335,031 | \$301,500  | 24.7  | 97         | W06  | -   | -     | -         | -          | -     | -          |
| W07             | 28  | 10    | \$189,490 | \$185,000  | 35.7  | 97         | W07  | -   | -     | -         | -          | -     | -          |
| W08             | 122 | 45    | \$229,693 | \$177,000  | 36.9  | 97         | W08  | -   | -     | -         | -          | -     | -          |
| W09             | 134 | 26    | \$154,154 | \$127,000  | 19.4  | 97         | W09  | -   | -     | -         | -          | -     | -          |
| W10             | 214 | 38    | \$147,592 | \$148,250  | 17.8  | 97         | W10  | 1   | -     | -         | -          | -     | -          |
| W12             | 87  | 17    | \$172,706 | \$165,000  | 19.5  | 97         | W12  | -   | -     | -         | -          | -     | -          |
| W13             | 30  | 7     | \$155,414 | \$117,000  | 23.3  | 98         | W13  | 1   | -     | -         | -          | -     | -          |
| W14             | 47  | 15    | \$169,450 | \$175,000  | 31.9  | 97         | W14  | 3   | 2     | \$326,000 | \$326,000  | 66.7  | 98         |
| W15             | 337 | 103   | \$172,695 | \$167,500  | 30.6  | 97         | W15  | -   | -     | -         | -          | -     | -          |
| W16             | 21  | 8     | \$257,988 | \$193,000  | 38.1  | 98         | W16  | -   | 7     | \$274,786 | \$270,000  | -     | 98         |
| W17             | -   | -     | -         | -          | -     | -          | W17  | -   | -     | -         | -          | -     | -          |
| W18             | 12  | 4     | \$131,425 | \$130,500  | 33.3  | 97         | W18  | -   | -     | -         | -          | -     | -          |
| W19             | 186 | 48    | \$200,135 | \$171,000  | 25.8  | 97         | W19  | 6   | 8     | \$305,938 | \$303,500  | 133.3 | 98         |
| W20             | 44  | 14    | \$158,429 | \$155,500  | 31.8  | 97         | W20  | 12  | 1     | \$262,000 | \$262,000  | 8.3   | 97         |
| W21             | 24  | 10    | \$210,000 | \$176,500  | 41.7  | 98         | W21  | 5   | 1     | \$267,000 | \$267,000  | 20.0  | 99         |
| W22             | 1   | -     | -         | -          | -     | -          | W22  | 1   | -     | -         | -          | -     | -          |
| W23             | 51  | 13    | \$202,138 | \$203,500  | 25.5  | 98         | W23  | 5   | 2     | \$242,500 | \$242,500  | 40.0  | 100        |
| W24             | 92  | 33    | \$155,245 | \$155,000  | 35.9  | 97         | W24  | 8   | 5     | \$257,000 | \$270,000  | 62.5  | 100        |
| W25             | 5   | 5     | \$196,400 | \$163,500  | 100.0 | 98         | W25  | -   | -     | -         | -          | -     | -          |
| W26             | -   | -     | -         | -          | -     | -          | W26  | -   | -     | -         | -          | -     | -          |
| W27             | 4   | 2     | \$210,000 | \$210,000  | 50.0  | 98         | W27  | 1   | 2     | \$211,500 | \$211,500  | 200.0 | 99         |
| W28             | -   | -     | -         | -          | -     | -          | W28  | 2   | -     | -         | -          | -     | -          |
| W29             | 18  | -     | -         | -          | -     | -          | W29  | 3   | -     | -         | -          | -     | -          |

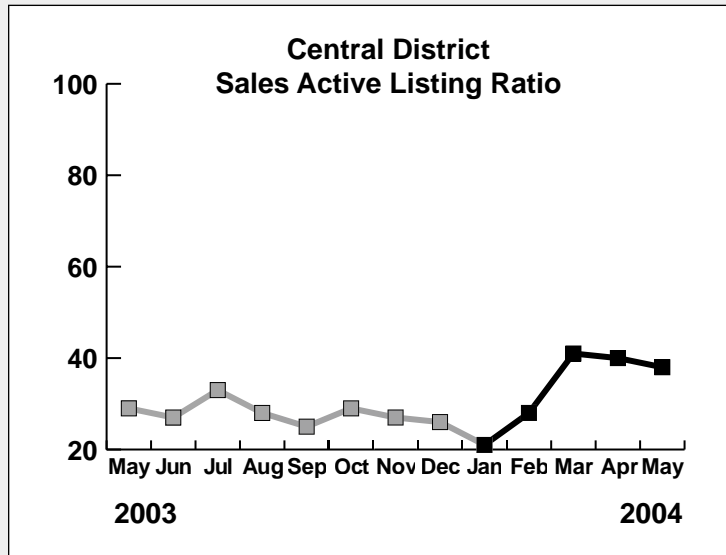
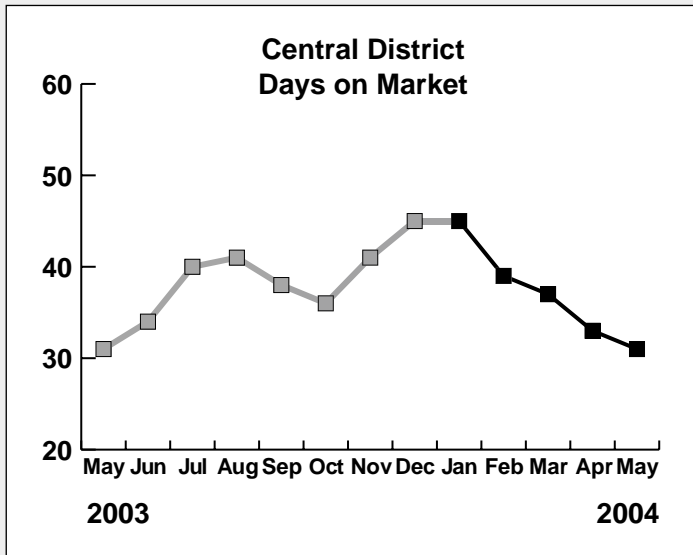


| Condo Townhouse |     |       |           |            |       |            | Detached Condo |     |       |           |            |       |            |
|-----------------|-----|-------|-----------|------------|-------|------------|----------------|-----|-------|-----------|------------|-------|------------|
| Area            | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area           | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| W01             | -   | 1     | \$273,000 | \$273,000  | -     | 98         | W01            | -   | -     | -         | -          | -     | -          |
| W02             | 9   | 1     | \$227,750 | \$227,750  | 11.1  | 97         | W02            | -   | -     | -         | -          | -     | -          |
| W03             | -   | -     | -         | -          | -     | -          | W03            | -   | -     | -         | -          | -     | -          |
| W04             | 30  | 10    | \$232,600 | \$242,500  | 33.3  | 98         | W04            | -   | -     | -         | -          | -     | -          |
| W05             | 67  | 13    | \$171,515 | \$168,000  | 19.4  | 95         | W05            | -   | -     | -         | -          | -     | -          |
| W06             | 12  | -     | -         | -          | -     | -          | W06            | -   | -     | -         | -          | -     | -          |
| W07             | 1   | 1     | \$275,000 | \$275,000  | 100.0 | 99         | W07            | -   | -     | -         | -          | -     | -          |
| W08             | 30  | 9     | \$248,311 | \$262,000  | 30.0  | 97         | W08            | -   | -     | -         | -          | -     | -          |
| W09             | 10  | 3     | \$371,667 | \$355,000  | 30.0  | 96         | W09            | -   | -     | -         | -          | -     | -          |
| W10             | 63  | 11    | \$178,732 | \$180,000  | 17.5  | 97         | W10            | -   | -     | -         | -          | -     | -          |
| W12             | 25  | 18    | \$248,394 | \$229,000  | 72.0  | 98         | W12            | -   | -     | -         | -          | -     | -          |
| W13             | 50  | 29    | \$219,953 | \$183,000  | 58.0  | 98         | W13            | -   | -     | -         | -          | -     | -          |
| W14             | 33  | 25    | \$200,402 | \$230,000  | 75.8  | 97         | W14            | -   | -     | -         | -          | -     | -          |
| W15             | 49  | 31    | \$211,021 | \$210,000  | 63.3  | 97         | W15            | -   | -     | -         | -          | -     | -          |
| W16             | 57  | 40    | \$225,446 | \$215,050  | 70.2  | 98         | W16            | -   | -     | -         | -          | -     | -          |
| W17             | -   | -     | -         | -          | -     | -          | W17            | -   | -     | -         | -          | -     | -          |
| W18             | 29  | 5     | \$211,980 | \$195,900  | 17.2  | 97         | W18            | -   | -     | -         | -          | -     | -          |
| W19             | 88  | 55    | \$239,937 | \$240,800  | 62.5  | 98         | W19            | -   | -     | -         | -          | -     | -          |
| W20             | 93  | 76    | \$219,822 | \$222,500  | 81.7  | 99         | W20            | 3   | -     | -         | -          | -     | -          |
| W21             | 19  | 10    | \$235,750 | \$224,250  | 52.6  | 98         | W21            | -   | 1     | \$248,000 | \$248,000  | -     | 99         |
| W22             | 2   | 2     | \$168,750 | \$168,750  | 100.0 | 101        | W22            | -   | -     | -         | -          | -     | -          |
| W23             | 91  | 45    | \$191,932 | \$193,000  | 49.5  | 98         | W23            | -   | -     | -         | -          | -     | -          |
| W24             | 107 | 41    | \$173,698 | \$166,000  | 38.3  | 98         | W24            | 1   | -     | -         | -          | -     | -          |
| W25             | 13  | 4     | \$193,500 | \$194,500  | 30.8  | 98         | W25            | 1   | -     | -         | -          | -     | -          |
| W26             | -   | -     | -         | -          | -     | -          | W26            | -   | -     | -         | -          | -     | -          |
| W27             | 12  | 8     | \$167,813 | \$166,250  | 66.7  | 99         | W27            | -   | -     | -         | -          | -     | -          |
| W28             | -   | 1     | \$218,000 | \$218,000  | -     | 97         | W28            | -   | -     | -         | -          | -     | -          |
| W29             | 4   | 3     | \$149,167 | \$145,000  | 75.0  | 97         | 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                    | 15  | 6     | \$278,158 | \$276,750  | 40.0  | 98         |
| W02             | -   | -     | -         | -          | -     | -          | W02                    | 13  | 3     | \$294,633 | \$264,000  | 23.1  | 104        |
| W03             | 1   | -     | -         | -          | -     | -          | W03                    | 8   | 3     | \$190,667 | \$207,000  | 37.5  | 95         |
| W04             | 1   | -     | -         | -          | -     | -          | W04                    | 4   | 3     | \$270,000 | \$280,000  | 75.0  | 97         |
| W05             | 9   | 1     | \$153,000 | \$153,000  | 11.1  | 98         | W05                    | -   | -     | -         | -          | -     | -          |
| W06             | 6   | -     | -         | -          | -     | -          | W06                    | 13  | 8     | \$366,688 | \$362,000  | 61.5  | 99         |
| W07             | -   | -     | -         | -          | -     | -          | W07                    | 4   | 3     | \$435,633 | \$419,900  | 75.0  | 98         |
| W08             | 4   | 2     | \$160,750 | \$160,750  | 50.0  | 97         | W08                    | 4   | 1     | \$445,000 | \$445,000  | 25.0  | 99         |
| W09             | 7   | -     | -         | -          | -     | -          | W09                    | -   | -     | -         | -          | -     | -          |
| W10             | 6   | 1     | \$60,000  | \$60,000   | 16.7  | 92         | W10                    | 8   | 1     | \$283,500 | \$283,500  | 12.5  | 100        |
| W12             | -   | -     | -         | -          | -     | -          | W12                    | 2   | 1     | \$310,000 | \$310,000  | 50.0  | 94         |
| W13             | -   | -     | -         | -          | -     | -          | W13                    | 5   | 3     | \$227,167 | \$220,000  | 60.0  | 97         |
| W14             | 5   | 1     | \$125,000 | \$125,000  | 20.0  | 97         | W14                    | 1   | -     | -         | -          | -     | -          |
| W15             | 5   | 2     | \$159,500 | \$159,500  | 40.0  | 98         | W15                    | -   | -     | -         | -          | -     | -          |
| W16             | -   | -     | -         | -          | -     | -          | W16                    | 1   | 1     | \$272,000 | \$272,000  | 100.0 | 97         |
| W17             | -   | -     | -         | -          | -     | -          | W17                    | -   | -     | -         | -          | -     | -          |
| W18             | 2   | -     | -         | -          | -     | -          | W18                    | -   | -     | -         | -          | -     | -          |
| W19             | 3   | -     | -         | -          | -     | -          | W19                    | 25  | 23    | \$271,922 | \$268,000  | 92.0  | 98         |
| W20             | -   | -     | -         | -          | -     | -          | W20                    | 26  | 17    | \$257,935 | \$251,888  | 65.4  | 99         |
| W21             | -   | -     | -         | -          | -     | -          | W21                    | 19  | 14    | \$290,864 | \$267,500  | 73.7  | 99         |
| W22             | -   | -     | -         | -          | -     | -          | W22                    | 11  | 8     | \$238,550 | \$237,450  | 72.7  | 99         |
| W23             | -   | 1     | \$162,000 | \$162,000  | -     | 99         | W23                    | 59  | 62    | \$217,906 | \$219,100  | 105.1 | 99         |
| W24             | 3   | -     | -         | -          | -     | -          | W24                    | 23  | 15    | \$219,833 | \$226,000  | 65.2  | 99         |
| W25             | -   | -     | -         | -          | -     | -          | W25                    | 2   | 2     | \$209,000 | \$209,000  | 100.0 | 99         |
| W26             | -   | -     | -         | -          | -     | -          | W26                    | -   | -     | -         | -          | -     | -          |
| W27             | 1   | -     | -         | -          | -     | -          | W27                    | 7   | 4     | \$233,875 | \$240,000  | 57.1  | 98         |
| W28             | -   | -     | -         | -          | -     | -          | W28                    | 7   | 4     | \$245,375 | \$243,750  | 57.1  | 98         |
| W29             | -   | -     | -         | -          | -     | -          | W29                    | 5   | 6     | \$183,583 | \$180,250  | 120.0 | 100        |

Current Month: May 2004

| Area         | Active       | New          | Sales        | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| C01          | 819          | 467          | 302          | \$88,788,685         | \$294,002        | \$240,000        | 37        | 98        |
| C02          | 265          | 171          | 107          | \$71,537,288         | \$668,573        | \$519,000        | 30        | 99        |
| C03          | 194          | 140          | 83           | \$61,374,968         | \$739,457        | \$460,000        | 23        | 99        |
| C04          | 288          | 207          | 137          | \$77,319,556         | \$564,376        | \$520,000        | 23        | 99        |
| C06          | 95           | 66           | 36           | \$15,478,700         | \$429,964        | \$390,000        | 21        | 98        |
| C07          | 293          | 203          | 119          | \$38,747,260         | \$325,607        | \$285,000        | 30        | 97        |
| C08          | 350          | 228          | 121          | \$31,113,878         | \$257,139        | \$225,000        | 32        | 98        |
| C09          | 133          | 82           | 45           | \$34,000,375         | \$755,564        | \$515,000        | 28        | 100       |
| C10          | 165          | 132          | 97           | \$66,314,440         | \$683,654        | \$490,000        | 23        | 102       |
| C11          | 122          | 84           | 47           | \$18,379,531         | \$391,054        | \$415,000        | 24        | 100       |
| C12          | 190          | 108          | 58           | \$51,120,788         | \$881,393        | \$720,000        | 27        | 98        |
| C13          | 149          | 116          | 68           | \$23,156,950         | \$340,543        | \$310,000        | 25        | 99        |
| C14          | 674          | 377          | 183          | \$63,117,490         | \$344,904        | \$270,000        | 45        | 98        |
| C15          | 402          | 261          | 156          | \$51,960,610         | \$333,081        | \$319,500        | 30        | 97        |
| <b>Total</b> | <b>4,139</b> | <b>2,642</b> | <b>1,559</b> | <b>\$692,410,519</b> | <b>\$444,138</b> | <b>\$330,000</b> | <b>31</b> | <b>99</b> |



Year-to-Date: January 2004 to May 2004

| Area         | Listed        | Sales        | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| C01          | 2,067         | 1,147        | \$319,947,418          | \$278,943        | \$238,500        | 42        | 98        |
| C02          | 748           | 403          | \$223,693,736          | \$555,071        | \$425,000        | 35        | 99        |
| C03          | 525           | 307          | \$186,345,119          | \$606,987        | \$397,000        | 33        | 99        |
| C04          | 915           | 561          | \$310,473,829          | \$553,429        | \$507,000        | 26        | 100       |
| C06          | 258           | 135          | \$56,300,218           | \$417,039        | \$375,000        | 27        | 98        |
| C07          | 812           | 421          | \$134,001,412          | \$318,293        | \$282,000        | 32        | 97        |
| C08          | 997           | 585          | \$156,722,796          | \$267,902        | \$233,900        | 41        | 98        |
| C09          | 366           | 209          | \$166,112,376          | \$794,796        | \$565,000        | 33        | 100       |
| C10          | 573           | 374          | \$224,082,831          | \$599,152        | \$469,000        | 24        | 102       |
| C11          | 369           | 191          | \$71,913,560           | \$376,511        | \$343,000        | 26        | 100       |
| C12          | 425           | 215          | \$202,052,988          | \$939,781        | \$757,000        | 35        | 98        |
| C13          | 450           | 281          | \$91,945,336           | \$327,208        | \$315,000        | 31        | 99        |
| C14          | 1,540         | 774          | \$247,011,813          | \$319,137        | \$250,000        | 45        | 98        |
| C15          | 1,142         | 640          | \$208,815,224          | \$326,274        | \$299,950        | 35        | 98        |
| <b>Total</b> | <b>11,187</b> | <b>6,243</b> | <b>\$2,599,418,656</b> | <b>\$416,373</b> | <b>\$310,000</b> | <b>36</b> | <b>99</b> |

## 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  | 12  | 9     | \$464,199   | \$415,000   | 75.0  | 101        | C01  | 45  | 22    | \$451,089   | \$442,500   | 48.9  | 101        |   |
| C02  | 53  | 24    | \$851,688   | \$622,500   | 45.3  | 98         | C02  | 58  | 26    | \$644,085   | \$569,750   | 44.8  | 103        |   |
| C03  | 89  | 56    | \$928,363   | \$622,250   | 62.9  | 100        | C03  | 37  | 5     | \$383,800   | \$357,000   | 13.5  | 100        |   |
| C04  | 200 | 92    | \$681,980   | \$632,250   | 46.0  | 100        | C04  | 11  | 8     | \$500,406   | \$469,575   | 72.7  | 102        |   |
| C06  | 76  | 31    | \$457,771   | \$397,000   | 40.8  | 98         | C06  | 1   | 1     | \$260,000   | \$260,000   | 100.0 | 98         |   |
| C07  | 77  | 42    | \$464,073   | \$431,300   | 54.6  | 97         | C07  | 11  | 9     | \$335,833   | \$341,000   | 81.8  | 97         |   |
| C08  | 11  | 2     | \$560,000   | \$560,000   | 18.2  | 102        | C08  | 24  | 7     | \$430,429   | \$440,500   | 29.2  | 100        |   |
| C09  | 43  | 16    | \$1,268,805 | \$1,087,500 | 37.2  | 102        | C09  | 9   | 2     | \$1,177,500 | \$1,177,500 | 22.2  | 99         |   |
| C10  | 79  | 47    | \$999,849   | \$820,000   | 59.5  | 102        | C10  | 13  | 23    | \$454,036   | \$460,000   | 176.9 | 106        |   |
| C11  | 22  | 19    | \$617,628   | \$600,000   | 86.4  | 102        | C11  | 8   | 8     | \$411,888   | \$421,800   | 100.0 | 104        |   |
| C12  | 142 | 42    | \$1,071,283 | \$847,000   | 29.6  | 98         | C12  | 3   | 1     | \$317,000   | \$317,000   | 33.3  | 96         |   |
| C13  | 37  | 28    | \$460,309   | \$444,500   | 75.7  | 101        | C13  | 14  | 10    | \$299,650   | \$296,000   | 71.4  | 98         |   |
| C14  | 119 | 53    | \$563,034   | \$495,000   | 44.5  | 99         | C14  | 2   | -     | -           | -           | -     | -          | - |
| C15  | 84  | 57    | \$471,404   | \$457,600   | 67.9  | 98         | C15  | 50  | 21    | \$324,905   | \$330,000   | 42.0  | 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  | 671 | 231   | \$271,839 | \$229,000  | 34.4  | 98         | C01  | -   | -     | -         | -          | -     | -          |
| C02  | 113 | 39    | \$593,454 | \$425,000  | 34.5  | 98         | C02  | -   | -     | -         | -          | -     | -          |
| C03  | 47  | 17    | \$378,185 | \$400,000  | 36.2  | 98         | C03  | -   | -     | -         | -          | -     | -          |
| C04  | 51  | 27    | \$311,981 | \$275,000  | 52.9  | 97         | C04  | -   | -     | -         | -          | -     | -          |
| C06  | 18  | 3     | \$212,600 | \$220,000  | 16.7  | 98         | C06  | -   | -     | -         | -          | -     | -          |
| C07  | 179 | 55    | \$209,769 | \$210,000  | 30.7  | 97         | C07  | 2   | -     | -         | -          | -     | -          |
| C08  | 257 | 95    | \$224,927 | \$213,000  | 37.0  | 98         | C08  | -   | -     | -         | -          | -     | -          |
| C09  | 66  | 22    | \$444,545 | \$305,000  | 33.3  | 99         | C09  | -   | -     | -         | -          | -     | -          |
| C10  | 67  | 21    | \$278,652 | \$270,000  | 31.3  | 99         | C10  | -   | -     | -         | -          | -     | -          |
| C11  | 76  | 17    | \$153,618 | \$145,000  | 22.4  | 96         | C11  | -   | -     | -         | -          | -     | -          |
| C12  | 43  | 9     | \$362,889 | \$338,000  | 20.9  | 98         | C12  | -   | -     | -         | -          | -     | -          |
| C13  | 82  | 25    | \$232,888 | \$200,000  | 30.5  | 97         | C13  | -   | -     | -         | -          | -     | -          |
| C14  | 491 | 110   | \$245,533 | \$230,000  | 22.4  | 97         | C14  | -   | -     | -         | -          | -     | -          |
| C15  | 189 | 38    | \$231,445 | \$194,450  | 20.1  | 96         | C15  | 5   | 3     | \$323,733 | \$315,100  | 60.0  | 97         |

## Condo Townhouse

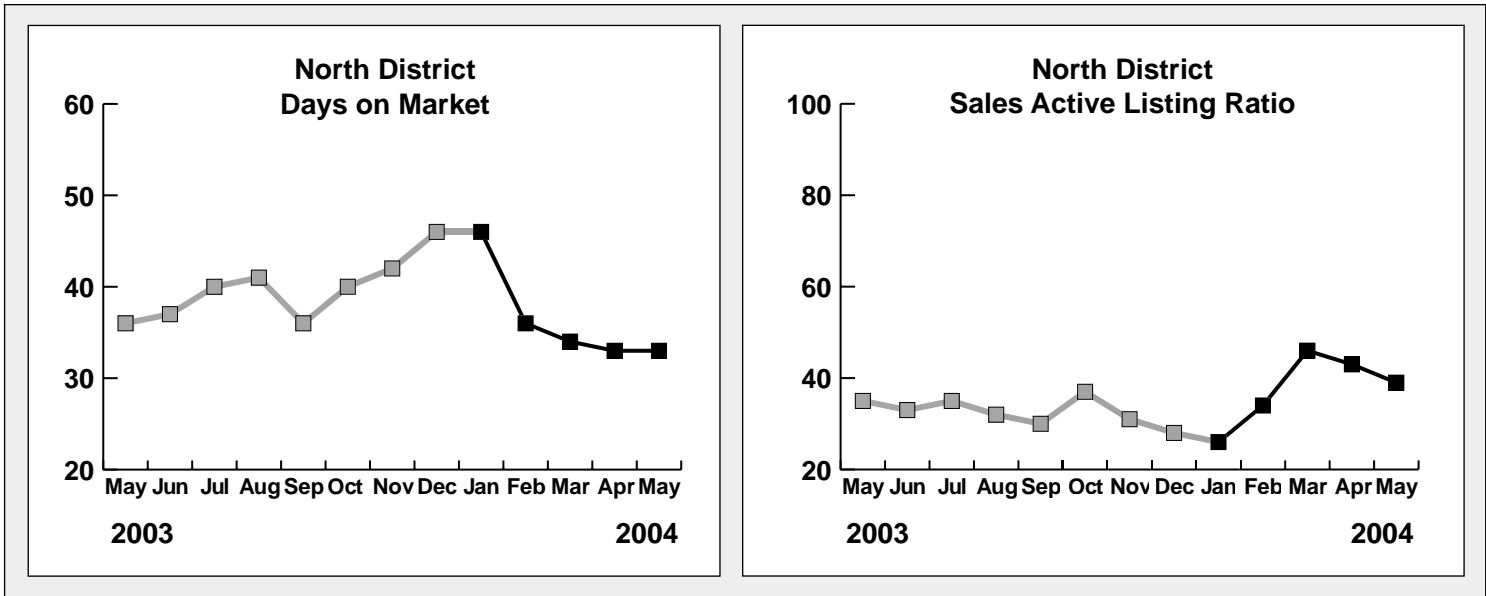
## Detached Condo

| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
|------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|
| C01  | 46  | 25    | \$260,148 | \$233,100  | 54.4  | 99         | C01  | -   | -     | -         | -          | -     | -          |
| C02  | 12  | 6     | \$639,167 | \$535,000  | 50.0  | 98         | C02  | -   | -     | -         | -          | -     | -          |
| C03  | -   | -     | -         | -          | -     | -          | C03  | -   | -     | -         | -          | -     | -          |
| C04  | 8   | 5     | \$246,744 | \$249,221  | 62.5  | 98         | C04  | -   | -     | -         | -          | -     | -          |
| C06  | -   | -     | -         | -          | -     | -          | C06  | -   | -     | -         | -          | -     | -          |
| C07  | 20  | 9     | \$328,378 | \$282,900  | 45.0  | 98         | C07  | -   | -     | -         | -          | -     | -          |
| C08  | 16  | 7     | \$325,129 | \$241,500  | 43.8  | 97         | C08  | -   | -     | -         | -          | -     | -          |
| C09  | 5   | 1     | \$515,000 | \$515,000  | 20.0  | 97         | C09  | -   | -     | -         | -          | -     | -          |
| C10  | 3   | 4     | \$374,250 | \$364,500  | 133.3 | 98         | C10  | -   | -     | -         | -          | -     | -          |
| C11  | 12  | 2     | \$214,500 | \$214,500  | 16.7  | 94         | C11  | -   | -     | -         | -          | -     | -          |
| C12  | 2   | 6     | \$423,983 | \$463,000  | 300.0 | 102        | C12  | -   | -     | -         | -          | -     | -          |
| C13  | 8   | 4     | \$265,900 | \$250,500  | 50.0  | 99         | C13  | -   | -     | -         | -          | -     | -          |
| C14  | 53  | 18    | \$321,006 | \$318,000  | 34.0  | 98         | C14  | -   | -     | -         | -          | -     | -          |
| C15  | 72  | 37    | \$229,771 | \$226,000  | 51.4  | 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             | 4   | 2     | \$225,000 | \$225,000  | 50.0  | 99         | C01                    | 41  | 13    | \$379,885 | \$370,000  | 31.7  | 98         |
| C02             | 6   | 1     | \$174,000 | \$174,000  | 16.7  | 98         | C02                    | 23  | 11    | \$654,263 | \$638,888  | 47.8  | 101        |
| C03             | 17  | 5     | \$207,700 | \$166,000  | 29.4  | 95         | C03                    | 4   | -     | -         | -          | -     | -          |
| C04             | 10  | 4     | \$132,975 | \$115,950  | 40.0  | 96         | C04                    | 8   | 1     | \$385,000 | \$385,000  | 12.5  | 99         |
| C06             | -   | -     | -         | -          | -     | -          | C06                    | -   | 1     | \$390,000 | \$390,000  | -     | 95         |
| C07             | 3   | -     | -         | -          | -     | -          | C07                    | 1   | 4     | \$435,250 | \$467,500  | 400.0 | 100        |
| C08             | 13  | 3     | \$146,567 | \$146,000  | 23.1  | 98         | C08                    | 29  | 7     | \$413,886 | \$411,000  | 24.1  | 100        |
| C09             | 8   | 4     | \$262,375 | \$237,000  | 50.0  | 100        | C09                    | 2   | -     | -         | -          | -     | -          |
| C10             | 3   | -     | -         | -          | -     | -          | C10                    | -   | 2     | \$765,000 | \$765,000  | -     | 99         |
| C11             | 4   | -     | -         | -          | -     | -          | C11                    | -   | 1     | \$309,000 | \$309,000  | -     | 98         |
| C12             | -   | -     | -         | -          | -     | -          | C12                    | -   | -     | -         | -          | -     | -          |
| C13             | 1   | -     | -         | -          | -     | -          | C13                    | 7   | 1     | \$386,000 | \$386,000  | 14.3  | 97         |
| C14             | 5   | 2     | \$245,000 | \$245,000  | 40.0  | 97         | C14                    | 4   | -     | -         | -          | -     | -          |
| C15             | 2   | -     | -         | -          | -     | -          | C15                    | -   | -     | -         | -          | -     | -          |

North District

| Current Month: May 2004 |              |              |              |                      |                  |                  |           |           |  |
|-------------------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|--|
| Area                    | Active       | New          | Sales        | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |  |
| N01                     | 215          | 146          | 90           | \$32,312,418         | \$359,027        | \$338,500        | 27        | 98        |  |
| N02                     | 379          | 243          | 125          | \$47,225,600         | \$377,805        | \$345,000        | 33        | 98        |  |
| N03                     | 514          | 309          | 178          | \$65,387,198         | \$367,344        | \$308,250        | 34        | 98        |  |
| N04                     | 288          | 241          | 141          | \$51,018,800         | \$361,835        | \$340,000        | 27        | 98        |  |
| N05                     | 156          | 85           | 61           | \$27,116,404         | \$444,531        | \$415,000        | 44        | 98        |  |
| N06                     | 201          | 141          | 105          | \$36,003,318         | \$342,889        | \$278,000        | 34        | 98        |  |
| N07                     | 246          | 171          | 134          | \$40,067,350         | \$299,010        | \$273,250        | 27        | 99        |  |
| N08                     | 581          | 364          | 254          | \$99,138,820         | \$390,310        | \$349,500        | 31        | 98        |  |
| N10                     | 259          | 201          | 82           | \$29,635,388         | \$361,407        | \$337,650        | 31        | 98        |  |
| N11                     | 591          | 417          | 226          | \$91,721,087         | \$405,846        | \$380,000        | 30        | 98        |  |
| N12                     | 75           | 48           | 28           | \$11,814,300         | \$421,939        | \$334,450        | 29        | 98        |  |
| N13                     | 61           | 23           | 9            | \$7,806,000          | \$867,333        | \$426,000        | 44        | 97        |  |
| N14                     | 114          | 60           | 21           | \$10,957,000         | \$521,762        | \$460,000        | 47        | 95        |  |
| N15                     | 76           | 53           | 32           | \$10,070,500         | \$314,703        | \$295,000        | 30        | 98        |  |
| N16                     | 119          | 66           | 39           | \$11,461,175         | \$293,876        | \$287,500        | 44        | 98        |  |
| N17                     | 257          | 146          | 97           | \$19,984,400         | \$206,025        | \$199,000        | 34        | 97        |  |
| N18                     | 114          | 68           | 44           | \$11,637,628         | \$264,492        | \$241,500        | 31        | 98        |  |
| N19                     | 142          | 82           | 71           | \$17,491,750         | \$246,363        | \$217,500        | 57        | 97        |  |
| N20                     | 26           | 13           | 8            | \$2,256,500          | \$282,063        | \$278,750        | 78        | 95        |  |
| N21                     | 41           | 9            | 13           | \$3,770,095          | \$290,007        | \$276,000        | 38        | 99        |  |
| N22                     | 49           | 25           | 18           | \$3,678,000          | \$204,333        | \$187,750        | 21        | 97        |  |
| N23                     | 129          | 60           | 43           | \$8,864,400          | \$206,149        | \$202,500        | 43        | 98        |  |
| N24                     | 88           | 40           | 29           | \$6,120,400          | \$211,048        | \$204,000        | 47        | 96        |  |
| <b>Total</b>            | <b>4,721</b> | <b>3,011</b> | <b>1,848</b> | <b>\$645,538,531</b> | <b>\$349,317</b> | <b>\$319,000</b> | <b>33</b> | <b>98</b> |  |



**Year-to-Date: January 2004 to May 2004**

| Area         | Listed        | Sales        | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| N01          | 607           | 320          | \$115,815,447          | \$361,923        | \$342,250        | 30        | 98        |
| N02          | 973           | 549          | \$204,188,729          | \$371,928        | \$342,000        | 38        | 99        |
| N03          | 1,438         | 805          | \$283,625,567          | \$352,330        | \$303,500        | 35        | 99        |
| N04          | 920           | 572          | \$215,300,024          | \$376,399        | \$369,000        | 30        | 98        |
| N05          | 423           | 221          | \$87,101,485           | \$394,124        | \$380,000        | 39        | 97        |
| N06          | 648           | 464          | \$159,435,079          | \$343,610        | \$291,750        | 32        | 98        |
| N07          | 889           | 625          | \$180,609,225          | \$288,975        | \$265,000        | 30        | 98        |
| N08          | 1,761         | 1,079        | \$399,962,593          | \$370,679        | \$345,000        | 34        | 98        |
| N10          | 716           | 383          | \$137,946,134          | \$360,173        | \$339,000        | 30        | 98        |
| N11          | 1,536         | 857          | \$327,056,577          | \$381,630        | \$360,000        | 32        | 98        |
| N12          | 176           | 101          | \$40,679,200           | \$402,764        | \$330,000        | 40        | 97        |
| N13          | 107           | 46           | \$27,071,989           | \$588,522        | \$433,000        | 66        | 97        |
| N14          | 209           | 102          | \$59,366,500           | \$582,025        | \$478,000        | 48        | 96        |
| N15          | 213           | 124          | \$39,478,745           | \$318,377        | \$286,950        | 35        | 98        |
| N16          | 260           | 139          | \$44,953,405           | \$323,406        | \$305,000        | 45        | 97        |
| N17          | 638           | 385          | \$83,123,045           | \$215,904        | \$199,900        | 39        | 97        |
| N18          | 313           | 195          | \$48,542,928           | \$248,938        | \$237,000        | 36        | 98        |
| N19          | 312           | 187          | \$42,885,750           | \$229,336        | \$214,000        | 48        | 98        |
| N20          | 52            | 23           | \$7,972,900            | \$346,648        | \$300,000        | 71        | 97        |
| N21          | 75            | 37           | \$9,837,408            | \$265,876        | \$250,000        | 72        | 98        |
| N22          | 118           | 76           | \$15,046,750           | \$197,984        | \$184,250        | 35        | 98        |
| N23          | 259           | 144          | \$29,379,350           | \$204,023        | \$194,000        | 53        | 97        |
| N24          | 184           | 89           | \$18,698,000           | \$210,090        | \$186,500        | 44        | 97        |
| <b>Total</b> | <b>12,827</b> | <b>7,523</b> | <b>\$2,578,076,830</b> | <b>\$342,693</b> | <b>\$315,000</b> | <b>35</b> | <b>98</b> |

**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  | 99  | 36    | \$483,200 | \$471,750  | 36.4  | 100        | N01  | 5   | 3     | \$400,000 | \$395,000  | 60.0  | 93         |
| N02  | 193 | 69    | \$457,522 | \$407,000  | 35.8  | 98         | N02  | 6   | -     | -         | -          | -     | -          |
| N03  | 214 | 73    | \$549,908 | \$509,500  | 34.1  | 98         | N03  | 8   | 2     | \$276,000 | \$276,000  | 25.0  | 99         |
| N04  | 210 | 80    | \$415,794 | \$416,150  | 38.1  | 98         | N04  | 20  | 10    | \$283,540 | \$257,000  | 50.0  | 99         |
| N05  | 132 | 47    | \$491,545 | \$440,000  | 35.6  | 97         | N05  | 5   | 4     | \$314,951 | \$314,500  | 80.0  | 99         |
| N06  | 149 | 61    | \$407,504 | \$337,500  | 40.9  | 98         | N06  | 12  | 14    | \$256,379 | \$254,500  | 116.7 | 98         |
| N07  | 176 | 78    | \$354,183 | \$339,000  | 44.3  | 98         | N07  | 24  | 13    | \$242,654 | \$246,000  | 54.2  | 98         |
| N08  | 436 | 153   | \$456,111 | \$397,000  | 35.1  | 97         | N08  | 59  | 41    | \$316,170 | \$317,500  | 69.5  | 98         |
| N10  | 127 | 35    | \$426,817 | \$421,500  | 27.6  | 98         | N10  | 4   | 2     | \$272,500 | \$272,500  | 50.0  | 98         |
| N11  | 392 | 149   | \$460,974 | \$422,000  | 38.0  | 98         | N11  | 52  | 14    | \$299,550 | \$305,100  | 26.9  | 99         |
| N12  | 73  | 26    | \$441,323 | \$339,750  | 35.6  | 98         | N12  | -   | -     | -         | -          | -     | -          |
| N13  | 61  | 9     | \$867,333 | \$426,000  | 14.8  | 97         | N13  | -   | -     | -         | -          | -     | -          |
| N14  | 114 | 20    | \$535,200 | \$470,000  | 17.5  | 95         | N14  | -   | 1     | \$253,000 | \$253,000  | -     | 99         |
| N15  | 76  | 28    | \$330,386 | \$310,500  | 36.8  | 98         | N15  | -   | -     | -         | -          | -     | -          |
| N16  | 112 | 36    | \$302,900 | \$300,250  | 32.1  | 98         | N16  | 1   | -     | -         | -          | -     | -          |
| N17  | 238 | 83    | \$207,594 | \$208,000  | 34.9  | 97         | N17  | 8   | 5     | \$209,360 | \$207,000  | 62.5  | 99         |
| N18  | 87  | 26    | \$292,928 | \$272,250  | 29.9  | 98         | N18  | 6   | 4     | \$231,875 | \$237,000  | 66.7  | 98         |
| N19  | 105 | 46    | \$277,739 | \$247,500  | 43.8  | 97         | N19  | 4   | 5     | \$176,350 | \$177,000  | 125.0 | 99         |
| N20  | 26  | 8     | \$282,063 | \$278,750  | 30.8  | 95         | N20  | -   | -     | -         | -          | -     | -          |
| N21  | 40  | 13    | \$290,007 | \$276,000  | 32.5  | 99         | N21  | 1   | -     | -         | -          | -     | -          |
| N22  | 45  | 17    | \$208,118 | \$192,500  | 37.8  | 98         | N22  | 1   | -     | -         | -          | -     | -          |
| N23  | 128 | 41    | \$208,717 | \$204,000  | 32.0  | 98         | N23  | -   | -     | -         | -          | -     | -          |
| N24  | 85  | 28    | \$214,014 | \$206,950  | 32.9  | 96         | 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  | 58  | 21    | \$248,643 | \$227,000  | 36.2  | 97         | N01  | 15  | 9     | \$337,756 | \$335,000  | 60.0  | 98         |
| N02  | 124 | 27    | \$235,433 | \$229,500  | 21.8  | 97         | N02  | 18  | 6     | \$316,000 | \$316,500  | 33.3  | 98         |
| N03  | 203 | 63    | \$212,783 | \$217,000  | 31.0  | 98         | N03  | 9   | 1     | \$311,000 | \$311,000  | 11.1  | 99         |
| N04  | 12  | 4     | \$174,875 | \$176,500  | 33.3  | 98         | N04  | 1   | -     | -         | -          | -     | -          |
| N05  | -   | -     | -         | -          | -     | -          | N05  | 6   | 2     | \$300,500 | \$300,500  | 33.3  | 98         |
| N06  | 3   | 2     | \$177,500 | \$177,500  | 66.7  | 98         | N06  | 2   | 1     | \$276,500 | \$276,500  | 50.0  | 98         |
| N07  | 13  | 7     | \$182,843 | \$178,900  | 53.9  | 99         | N07  | 5   | 2     | \$246,550 | \$246,550  | 40.0  | 102        |
| N08  | 14  | 5     | \$222,180 | \$223,000  | 35.7  | 98         | N08  | 1   | -     | -         | -          | -     | -          |
| N10  | -   | -     | -         | -          | -     | -          | N10  | 120 | 41    | \$319,861 | \$314,000  | 34.2  | 98         |
| N11  | 20  | 5     | \$341,800 | \$318,000  | 25.0  | 98         | N11  | 28  | 16    | \$330,731 | \$325,000  | 57.1  | 99         |
| N12  | -   | -     | -         | -          | -     | -          | N12  | -   | -     | -         | -          | -     | -          |
| N13  | -   | -     | -         | -          | -     | -          | N13  | -   | -     | -         | -          | -     | -          |
| N14  | -   | -     | -         | -          | -     | -          | N14  | -   | -     | -         | -          | -     | -          |
| N15  | -   | -     | -         | -          | -     | -          | N15  | -   | -     | -         | -          | -     | -          |
| N16  | 1   | -     | -         | -          | -     | -          | N16  | 4   | -     | -         | -          | -     | -          |
| N17  | 1   | -     | -         | -          | -     | -          | N17  | -   | -     | -         | -          | -     | -          |
| N18  | -   | 1     | \$165,000 | \$165,000  | -     | 100        | N18  | 19  | 12    | \$230,750 | \$234,500  | 63.2  | 98         |
| N19  | 4   | 3     | \$174,000 | \$160,000  | 75.0  | 97         | N19  | 9   | 4     | \$212,250 | \$216,000  | 44.4  | 98         |
| N20  | -   | -     | -         | -          | -     | -          | N20  | -   | -     | -         | -          | -     | -          |
| N21  | -   | -     | -         | -          | -     | -          | N21  | -   | -     | -         | -          | -     | -          |
| N22  | -   | -     | -         | -          | -     | -          | N22  | 2   | -     | -         | -          | -     | -          |
| 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             | 33  | 20    | \$259,046 | \$234,500  | 60.6  | 98         | N01            | -   | -     | -         | -          | -     | -          |
| N02             | 26  | 13    | \$297,423 | \$287,000  | 50.0  | 97         | N02            | -   | -     | -         | -          | -     | -          |
| N03             | 44  | 18    | \$249,950 | \$250,000  | 40.9  | 98         | N03            | -   | -     | -         | -          | -     | -          |
| N04             | 12  | 3     | \$278,667 | \$280,000  | 25.0  | 96         | N04            | -   | -     | -         | -          | -     | -          |
| N05             | 1   | 2     | \$248,500 | \$248,500  | 200.0 | 97         | N05            | -   | -     | -         | -          | -     | -          |
| N06             | 23  | 7     | \$269,929 | \$220,000  | 30.4  | 98         | N06            | -   | -     | -         | -          | -     | -          |
| N07             | 18  | 10    | \$192,110 | \$189,100  | 55.6  | 99         | N07            | 1   | -     | -         | -          | -     | -          |
| N08             | 18  | 9     | \$258,156 | \$264,900  | 50.0  | 98         | N08            | -   | -     | -         | -          | -     | -          |
| N10             | 5   | 2     | \$264,750 | \$264,750  | 40.0  | 97         | N10            | -   | -     | -         | -          | -     | -          |
| N11             | 31  | 14    | \$270,843 | \$277,500  | 45.2  | 98         | N11            | 1   | -     | -         | -          | -     | -          |
| N12             | 2   | 2     | \$169,950 | \$169,950  | 100.0 | 99         | N12            | -   | -     | -         | -          | -     | -          |
| N13             | -   | -     | -         | -          | -     | -          | N13            | -   | -     | -         | -          | -     | -          |
| N14             | -   | -     | -         | -          | -     | -          | N14            | -   | -     | -         | -          | -     | -          |
| N15             | -   | -     | -         | -          | -     | -          | N15            | -   | -     | -         | -          | -     | -          |
| N16             | -   | -     | -         | -          | -     | -          | N16            | -   | -     | -         | -          | -     | -          |
| N17             | 1   | -     | -         | -          | -     | -          | N17            | 1   | -     | -         | -          | -     | -          |
| N18             | 2   | 1     | \$160,000 | \$160,000  | 50.0  | 97         | N18            | -   | -     | -         | -          | -     | -          |
| N19             | 4   | 6     | \$154,417 | \$146,750  | 150.0 | 97         | N19            | 8   | 5     | \$228,700 | \$217,000  | 62.5  | 97         |
| N20             | -   | -     | -         | -          | -     | -          | N20            | -   | -     | -         | -          | -     | -          |
| N21             | -   | -     | -         | -          | -     | -          | N21            | -   | -     | -         | -          | -     | -          |
| N22             | -   | -     | -         | -          | -     | -          | N22            | -   | -     | -         | -          | -     | -          |
| N23             | -   | -     | -         | -          | -     | -          | N23            | -   | -     | -         | -          | -     | -          |
| N24             | 2   | 1     | \$128,000 | \$128,000  | 50.0  | 100        | 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             | 1   | -     | -         | -          | -     | -          | N01                    | 4   | 1     | \$275,000 | \$275,000  | 25.0  | 99         |
| N02             | 1   | -     | -         | -          | -     | -          | N02                    | 11  | 10    | \$353,740 | \$354,500  | 90.9  | 98         |
| N03             | 1   | 1     | \$155,500 | \$155,500  | 100.0 | 100        | N03                    | 35  | 20    | \$316,050 | \$310,000  | 57.1  | 98         |
| N04             | -   | -     | -         | -          | -     | -          | N04                    | 33  | 44    | \$304,191 | \$304,500  | 133.3 | 98         |
| N05             | -   | -     | -         | -          | -     | -          | N05                    | 12  | 6     | \$276,000 | \$275,500  | 50.0  | 98         |
| N06             | -   | -     | -         | -          | -     | -          | N06                    | 12  | 20    | \$251,765 | \$250,500  | 166.7 | 98         |
| N07             | -   | 1     | \$200,000 | \$200,000  | -     | 97         | N07                    | 9   | 23    | \$234,457 | \$233,000  | 255.6 | 99         |
| N08             | -   | -     | -         | -          | -     | -          | N08                    | 53  | 46    | \$281,663 | \$284,000  | 86.8  | 99         |
| N10             | -   | -     | -         | -          | -     | -          | N10                    | 3   | 2     | \$254,000 | \$254,000  | 66.7  | 98         |
| N11             | 1   | -     | -         | -          | -     | -          | N11                    | 66  | 28    | \$287,489 | \$285,500  | 42.4  | 98         |
| N12             | -   | -     | -         | -          | -     | -          | N12                    | -   | -     | -         | -          | -     | -          |
| N13             | -   | -     | -         | -          | -     | -          | N13                    | -   | -     | -         | -          | -     | -          |
| N14             | -   | -     | -         | -          | -     | -          | N14                    | -   | -     | -         | -          | -     | -          |
| N15             | -   | -     | -         | -          | -     | -          | N15                    | -   | 4     | \$204,925 | \$211,000  | -     | 100        |
| N16             | -   | 1     | \$126,000 | \$126,000  | -     | 97         | N16                    | 1   | 2     | \$215,388 | \$215,388  | 200.0 | 97         |
| N17             | -   | -     | -         | -          | -     | -          | N17                    | 8   | 9     | \$189,700 | \$182,000  | 112.5 | 99         |
| N18             | -   | -     | -         | -          | -     | -          | N18                    | -   | -     | -         | -          | -     | -          |
| N19             | -   | -     | -         | -          | -     | -          | N19                    | 8   | 2     | \$196,500 | \$196,500  | 25.0  | 99         |
| N20             | -   | -     | -         | -          | -     | -          | N20                    | -   | -     | -         | -          | -     | -          |
| N21             | -   | -     | -         | -          | -     | -          | N21                    | -   | -     | -         | -          | -     | -          |
| N22             | -   | -     | -         | -          | -     | -          | N22                    | 1   | 1     | \$140,000 | \$140,000  | 100.0 | 92         |
| N23             | -   | -     | -         | -          | -     | -          | N23                    | 1   | 2     | \$153,500 | \$153,500  | 200.0 | 99         |
| N24             | -   | -     | -         | -          | -     | -          | N24                    | 1   | -     | -         | -          | -     | -          |

## District Totals

|                         | New    | Active | Listed | Sales  | \$ Volume        | Av. Price | Med. Price | Av. DOM | Av. % List |
|-------------------------|--------|--------|--------|--------|------------------|-----------|------------|---------|------------|
| <b>Grand Total:</b>     | 15,120 | 22,484 | N/A    | 9,193  | \$2,992,329,946  | \$325,501 | \$277,000  | 30      | 98         |
| <b>YTD Grand Total:</b> | N/A    | N/A    | 64,290 | 37,289 | \$11,713,510,325 | \$314,128 | \$269,900  | 33      | 98         |

## Annual Summary - Single Family

| Year        | *Number of Sales | *Average Price | Year           | *Number of Sales | *Average Price   |
|-------------|------------------|----------------|----------------|------------------|------------------|
| <b>1970</b> | 10,498           | 29,492         | <b>2003</b>    |                  |                  |
| <b>1971</b> | 13,085           | 30,426         | January        | 4,403            | 281,292          |
| <b>1972</b> | 14,613           | 32,513         | February       | 5,965            | 289,954          |
| <b>1973</b> | 16,335           | 40,605         | March          | 6,986            | 290,185          |
| <b>1974</b> | 17,318           | 52,806         | April          | 7,307            | 292,783          |
| <b>1975</b> | 22,020           | 57,581         | May            | 8,025            | 298,451          |
| <b>1976</b> | 19,025           | 61,389         | June           | 8,033            | 295,053          |
| <b>1977</b> | 20,512           | 64,559         | July           | 8,084            | 289,880          |
| <b>1978</b> | 21,184           | 67,333         | August         | 6,549            | 285,366          |
| <b>1979</b> | 23,466           | 70,830         | September      | 6,751            | 297,398          |
| <b>1980</b> | 26,017           | 75,694         | October        | 7,227            | 304,844          |
| <b>1981</b> | 29,625           | 90,203         | November       | 5,847            | 301,612          |
| <b>1982</b> | 25,336           | 95,496         | December       | 4,194            | 284,955          |
| <b>1983</b> | 30,046           | 101,626        | <b>Total**</b> | <b>78,898</b>    | <b>\$293,067</b> |
| <b>1984</b> | 31,905           | 102,318        | <b>2004</b>    |                  |                  |
| <b>1985</b> | 45,509           | 109,094        | January        | 4,256            | 295,989          |
| <b>1986</b> | 52,919           | 138,925        | February       | 6,060            | 310,196          |
| <b>1987</b> | 43,475           | 189,105        | March          | 9,076            | 307,155          |
| <b>1988</b> | 49,381           | 229,635        | April          | 9,168            | 321,131          |
| <b>1989</b> | 38,960           | 273,698        | May            | 9,193            | 325,501          |
| <b>1990</b> | 26,779           | 255,020        | <b>Total**</b> | <b>37,289</b>    | <b>\$314,128</b> |
| <b>1991</b> | 38,144           | 234,313        |                |                  |                  |
| <b>1992</b> | 41,703           | 214,971        |                |                  |                  |
| <b>1993</b> | 38,990           | 206,490        |                |                  |                  |
| <b>1994</b> | 44,237           | 208,921        |                |                  |                  |
| <b>1995</b> | 39,273           | 203,028        |                |                  |                  |
| <b>1996</b> | 55,779           | 198,150        |                |                  |                  |
| <b>1997</b> | 58,014           | 211,307        |                |                  |                  |
| <b>1998</b> | 55,344           | 216,815        |                |                  |                  |
| <b>1999</b> | 58,957           | 228,372        |                |                  |                  |
| <b>2000</b> | 58,343           | 243,255        |                |                  |                  |
| <b>2001</b> | 67,612           | 251,508        |                |                  |                  |
| <b>2002</b> | 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

