

July 2010

Sales and New Listings Down, Average Price up in July

TORONTO - Thursday, August 5, 2010

Greater Toronto REALTORS® reported 6,564 sales in July – a 34 per cent dip from the record 9,967 sales reported in July 2009. New listings, at 10,825, dropped to the lowest level for the month of July since 2002.

"The level of July sales remained below the expected long-term trend. The market has become more balanced following record monthly sales through most of the winter and early spring," said Toronto Real Estate Board (TREB) President Bill Johnston.

Total sales through the first seven months of 2010 were up 12 per cent compared to the same period in 2009.

Notwithstanding the fact that price trends vary at the neighbourhood level in GTA, the average price for July transactions was \$420,482, representing a six per cent increase

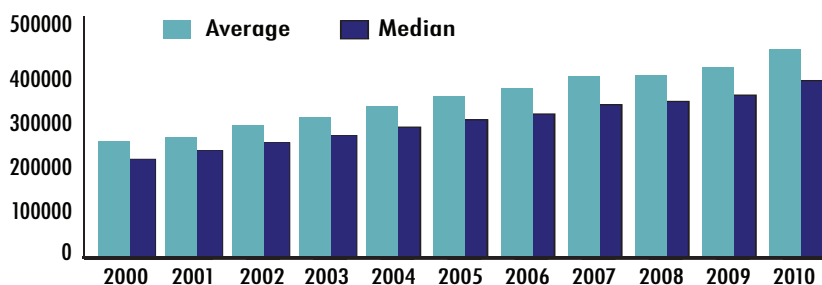
over July 2009. Over the first seven months of 2010, the average selling price was up 12 per cent annually to \$432,253.

"Market conditions promoting growth in the average selling price have remained in place. While July sales were down compared to last year, the number of new listings in the marketplace also fell. This means there was enough competition between buyers to exert upward pressure on price," said Jason Mercer, TREB's Senior Manager of Market Analysis.

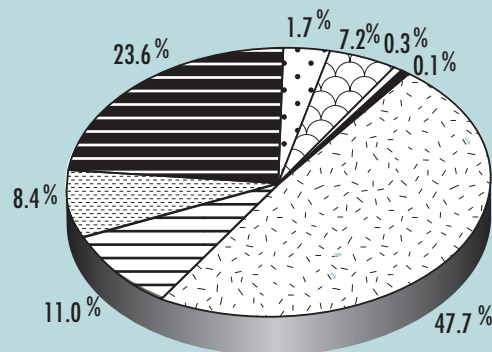
Median Price

In July, the median price was \$361,000, from the \$339,900 recorded during July of 2009. ■

Annual Average and Median Price



SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,133	97	\$450,500
Semi-Detached	721	98	\$355,000
Condo Townhouse	552	97	\$275,000
Condo Apt	1,551	97	\$279,900
Link	113	98	\$365,000
Att/Row/Twnhouse	470	98	\$345,000
Co-op Apt	20	96	\$201,750
Det Condo	4	98	\$270,000

Housing Market Indicators

	July 2009	July 2010	%Change
Sales	9,967	6,564	(-34%)
New Listings	12,174	10,825	(-11%)
Active Listings*	16,915	21,714	(28%)
Days on Market	31	33	(6%)

* All figures for single-family dwellings.

Inside

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



Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - July 2010

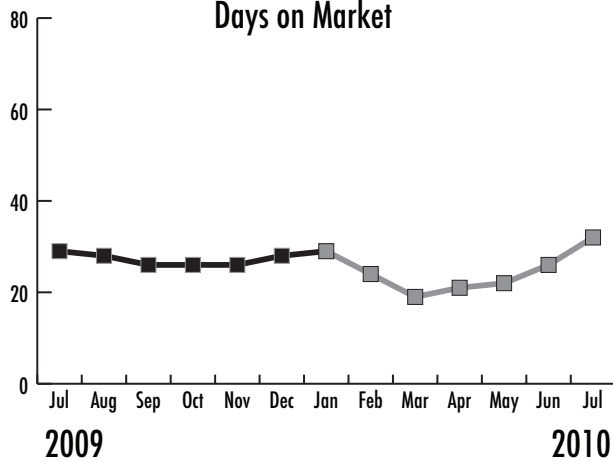
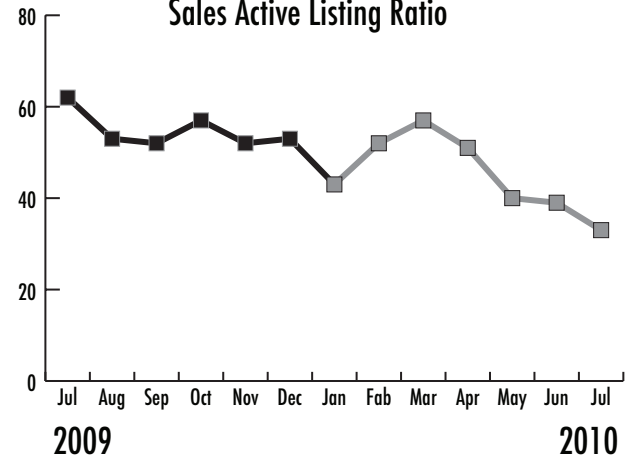
Price Range			Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
-	-	\$90,000	27	0.4	16	1.0	6	1.1
\$90,001	-	\$100,000	12	0.2	9	0.6	2	0.4
\$100,001	-	\$110,000	13	0.2	5	0.3	4	0.7
\$110,001	-	\$120,000	14	0.2	6	0.4	3	0.5
\$120,001	-	\$130,000	25	0.4	20	1.3	4	0.7
\$130,001	-	\$140,000	39	0.6	21	1.4	9	1.6
\$140,001	-	\$150,000	41	0.6	21	1.4	10	1.8
\$150,001	-	\$160,000	47	0.7	26	1.7	11	2.0
\$160,001	-	\$170,000	69	1.1	36	2.3	20	3.6
\$170,001	-	\$180,000	79	1.2	44	2.8	12	2.2
\$180,001	-	\$190,000	83	1.3	49	3.2	11	2.0
\$190,001	-	\$200,000	91	1.4	49	3.2	13	2.4
\$200,001	-	\$225,000	251	3.8	112	7.2	50	9.1
\$225,001	-	\$250,000	368	5.6	159	10.3	63	11.4
\$250,001	-	\$300,000	904	13.8	334	21.5	124	22.5
\$300,001	-	\$400,000	1,887	28.7	414	26.7	150	27.2
\$400,001	-	\$500,000	1,120	17.1	130	8.4	31	5.6
\$500,001	-	\$750,000	1,051	16.0	69	4.4	25	4.5
\$750,001	-	\$1,000,000	252	3.8	15	1.0	3	0.5
\$1,000,001	-	\$1,500,000	135	2.1	12	0.8	1	0.2
\$1,500,001	-	-	56	0.9	4	0.3	-	-
Total:			6,564	100	1,551	100	552	100

Current Month: July 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	135	102	76	\$33,658,516	\$442,875	\$426,000	21	99
E02	120	72	49	\$31,720,500	\$647,357	\$538,500	26	98
E03	235	136	89	\$33,842,898	\$380,257	\$377,000	24	98
E04	227	116	66	\$19,711,500	\$298,659	\$328,000	31	98
E05	242	143	93	\$34,033,100	\$365,947	\$330,000	26	97
E06	107	68	42	\$16,876,400	\$401,819	\$362,500	30	98
E07	217	104	65	\$21,906,138	\$337,018	\$346,000	31	97
E08	235	116	84	\$28,604,250	\$340,527	\$327,000	31	97
E09	339	164	97	\$25,353,006	\$261,371	\$253,000	37	97
E10	104	61	44	\$18,089,600	\$411,127	\$394,950	32	98
E11	283	128	76	\$22,834,300	\$300,451	\$298,500	36	97
E12	61	28	17	\$5,320,250	\$312,956	\$305,000	28	97
E13	239	121	82	\$29,875,850	\$364,340	\$337,000	33	97
E14	338	222	133	\$44,321,288	\$333,243	\$318,000	29	97
E15	320	190	119	\$36,943,850	\$310,453	\$292,900	30	98
E16	680	339	183	\$40,662,098	\$222,197	\$211,000	39	97
E17	274	144	91	\$23,474,705	\$257,964	\$245,000	35	97
E18	27	8	2	\$706,000	\$353,000	\$353,000	22	97
E19	95	40	27	\$10,129,400	\$375,163	\$349,000	41	97
E20	127	51	27	\$9,012,400	\$333,793	\$300,000	54	97
E21	170	54	26	\$8,476,500	\$326,019	\$310,250	54	97
TOTAL	4,575	2,407	1,488	\$495,552,549	\$333,033	\$306,750	32	97

Year-to-Date: July 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,071	583	\$283,032,922	\$485,477	\$457,000	15	103
E02	953	552	\$338,405,817	\$613,054	\$548,000	14	102
E03	1,513	817	\$339,913,201	\$416,050	\$409,800	18	101
E04	1,154	575	\$170,285,516	\$296,149	\$315,000	24	99
E05	1,231	680	\$233,341,411	\$343,149	\$310,125	21	100
E06	695	363	\$148,804,174	\$409,929	\$360,000	19	101
E07	1,094	589	\$199,184,642	\$338,174	\$345,000	22	99
E08	1,090	562	\$179,145,585	\$318,764	\$327,000	24	98
E09	1,563	862	\$235,918,999	\$273,688	\$264,500	25	98
E10	632	370	\$149,078,473	\$402,915	\$385,000	21	99
E11	1,295	684	\$206,095,975	\$301,310	\$298,950	26	98
E12	298	153	\$50,180,883	\$327,980	\$296,000	24	98
E13	1,249	679	\$237,773,673	\$350,182	\$331,000	23	99
E14	2,075	1,205	\$400,411,965	\$332,292	\$317,000	22	98
E15	1,890	1,061	\$335,119,074	\$315,852	\$302,500	21	99
E16	2,960	1,533	\$354,072,315	\$230,967	\$223,000	30	97
E17	1,374	800	\$207,689,918	\$259,612	\$246,500	29	98
E18	82	32	\$18,134,900	\$566,716	\$432,450	47	96
E19	482	269	\$103,271,819	\$383,910	\$350,000	29	98
E20	403	185	\$56,643,050	\$306,179	\$282,000	50	97
E21	512	242	\$81,923,434	\$338,527	\$309,500	46	96
TOTAL	23,616	12,796	\$4,328,427,746	\$338,264	\$312,700	24	99

**East District
Days on Market**

**East District
Sales Active Listing Ratio**

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	26	12	\$522,310	\$491,000	46.2	97	E01	42	35	\$479,511	\$480,000	83.3	99
E02	43	21	\$836,886	\$760,000	48.8	97	E02	50	15	\$539,000	\$520,000	30.0	98
E03	103	41	\$475,090	\$439,000	39.8	99	E03	45	14	\$424,321	\$425,000	31.1	99
E04	86	33	\$365,821	\$362,000	38.4	98	E04	10	6	\$283,250	\$278,000	60.0	103
E05	72	32	\$543,722	\$523,000	44.4	98	E05	11	5	\$373,900	\$362,000	45.5	96
E06	78	33	\$423,921	\$365,000	42.3	98	E06	21	1	\$313,000	\$313,000	4.8	98
E07	76	25	\$454,348	\$438,000	32.9	97	E07	11	4	\$349,975	\$338,500	36.4	99
E08	118	49	\$432,003	\$370,000	41.5	97	E08	5	2	\$271,500	\$271,500	40.0	98
E09	91	32	\$343,994	\$344,500	35.2	98	E09	4	5	\$266,560	\$279,300	125.0	95
E10	75	33	\$446,745	\$469,900	44.0	98	E10	7	1	\$270,000	\$270,000	14.3	96
E11	90	31	\$398,550	\$410,000	34.4	97	E11	29	12	\$312,404	\$289,500	41.4	96
E12	37	10	\$366,600	\$342,500	27.0	97	E12	1	2	\$263,500	\$263,500	200.0	99
E13	147	53	\$428,378	\$425,000	36.1	97	E13	12	1	\$277,000	\$277,000	8.3	96
E14	230	95	\$362,091	\$363,000	41.3	96	E14	19	10	\$299,140	\$303,950	52.6	98
E15	227	83	\$346,532	\$326,000	36.6	97	E15	11	4	\$230,875	\$231,500	36.4	97
E16	508	126	\$246,301	\$237,500	24.8	98	E16	56	27	\$178,370	\$177,100	48.2	97
E17	202	63	\$281,941	\$264,000	31.2	97	E17	8	2	\$209,000	\$209,000	25.0	97
E18	27	2	\$353,000	\$353,000	7.4	97	E18	-	-	-	-	-	-
E19	91	23	\$395,648	\$353,000	25.3	97	E19	-	-	-	-	-	-
E20	106	25	\$347,876	\$315,000	23.6	97	E20	-	-	-	-	-	-
E21	169	26	\$326,019	\$310,250	15.4	97	E21	1	-	-	-	-	-

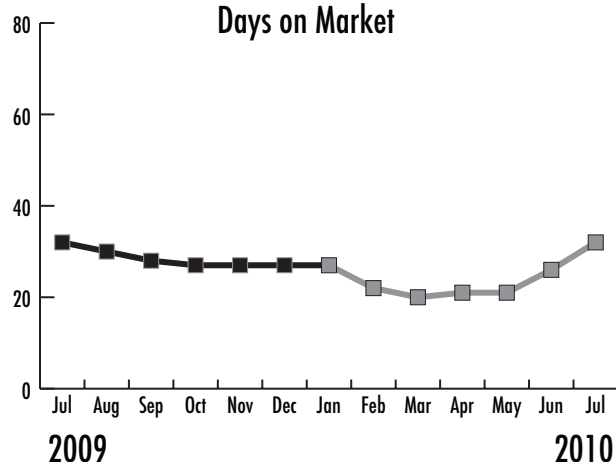
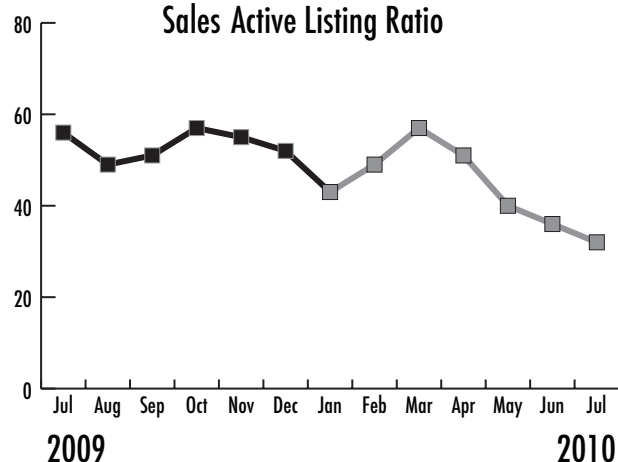
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	33	14	\$316,500	\$296,500	42.4	99	E01	-	-	-	-	-	-
E02	8	6	\$440,417	\$355,500	75.0	97	E02	-	-	-	-	-	-
E03	73	23	\$190,435	\$168,000	31.5	97	E03	-	-	-	-	-	-
E04	95	20	\$180,545	\$183,500	21.1	97	E04	-	-	-	-	-	-
E05	111	28	\$224,396	\$232,500	25.2	97	E05	6	6	\$394,817	\$399,000	100.0	99
E06	5	2	\$285,500	\$285,500	40.0	97	E06	-	-	-	-	-	-
E07	94	22	\$202,466	\$205,500	23.4	97	E07	13	7	\$369,857	\$363,900	53.9	97
E08	87	20	\$186,550	\$175,000	23.0	97	E08	-	-	-	-	-	-
E09	203	48	\$232,047	\$235,500	23.7	97	E09	-	-	-	-	-	-
E10	4	-	-	-	-	-	E10	-	1	\$335,000	\$335,000	-	99
E11	96	17	\$163,024	\$163,000	17.7	97	E11	7	3	\$322,333	\$312,000	42.9	99
E12	2	2	\$184,500	\$184,500	100.0	97	E12	1	1	\$340,000	\$340,000	100.0	99
E13	15	4	\$250,750	\$275,250	26.7	97	E13	3	3	\$260,667	\$257,000	100.0	97
E14	14	4	\$180,250	\$174,500	28.6	95	E14	3	2	\$231,500	\$231,500	66.7	98
E15	30	4	\$249,250	\$216,250	13.3	98	E15	10	2	\$271,000	\$271,000	20.0	101
E16	20	2	\$195,000	\$195,000	10.0	97	E16	2	6	\$214,167	\$216,000	300.0	94
E17	11	2	\$158,750	\$158,750	18.2	98	E17	21	11	\$211,491	\$207,900	52.4	97
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	3	\$263,667	\$263,000	150.0	97
E20	10	2	\$157,750	\$157,750	20.0	97	E20	4	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	21	5	\$321,400	\$325,000	23.8	98	E01	-	-	-	-	-	-
E02	6	3	\$517,633	\$429,900	50.0	100	E02	-	-	-	-	-	-
E03	3	3	\$279,000	\$266,000	100.0	102	E03	-	-	-	-	-	-
E04	28	5	\$346,400	\$360,000	17.9	98	E04	-	-	-	-	-	-
E05	39	19	\$268,184	\$255,000	48.7	97	E05	-	-	-	-	-	-
E06	1	3	\$263,333	\$257,000	300.0	99	E06	-	-	-	-	-	-
E07	16	5	\$285,760	\$284,800	31.3	98	E07	-	-	-	-	-	-
E08	19	12	\$236,467	\$235,000	63.2	98	E08	-	-	-	-	-	-
E09	35	12	\$156,179	\$137,000	34.3	96	E09	-	-	-	-	-	-
E10	10	4	\$230,750	\$238,250	40.0	96	E10	-	-	-	-	-	-
E11	40	7	\$202,957	\$192,000	17.5	98	E11	1	-	-	-	-	-
E12	11	2	\$209,125	\$209,125	18.2	97	E12	-	-	-	-	-	-
E13	37	17	\$241,429	\$240,000	46.0	98	E13	-	-	-	-	-	-
E14	32	5	\$229,560	\$235,000	15.6	98	E14	1	-	-	-	-	-
E15	13	10	\$178,730	\$171,000	76.9	98	E15	-	-	-	-	-	-
E16	77	18	\$134,983	\$137,750	23.4	97	E16	-	-	-	-	-	-
E17	16	4	\$195,250	\$187,000	25.0	96	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	7	-	-	-	-	-	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	13	10	\$456,990	\$444,950	76.9	99
E02	2	1	\$442,000	\$442,000	50.0	98	E02	11	3	\$474,500	\$491,000	27.3	97
E03	3	-	-	-	-	-	E03	8	8	\$400,839	\$368,000	100.0	99
E04	2	-	-	-	-	-	E04	6	2	\$298,500	\$298,500	33.3	98
E05	-	-	-	-	-	-	E05	3	3	\$339,000	\$339,000	100.0	98
E06	-	-	-	-	-	-	E06	2	3	\$404,333	\$400,000	150.0	96
E07	-	-	-	-	-	-	E07	7	2	\$337,750	\$337,750	28.6	96
E08	-	-	-	-	-	-	E08	6	1	\$324,500	\$324,500	16.7	98
E09	-	-	-	-	-	-	E09	6	-	-	-	-	-
E10	-	-	-	-	-	-	E10	8	5	\$363,800	\$364,000	62.5	98
E11	-	-	-	-	-	-	E11	20	6	\$261,883	\$237,750	30.0	97
E12	-	-	-	-	-	-	E12	9	-	-	-	-	-
E13	-	-	-	-	-	-	E13	25	4	\$251,375	\$249,500	16.0	97
E14	-	-	-	-	-	-	E14	39	17	\$270,553	\$268,500	43.6	98
E15	-	-	-	-	-	-	E15	29	16	\$245,744	\$241,000	55.2	98
E16	-	-	-	-	-	-	E16	17	4	\$176,875	\$206,500	23.5	91
E17	-	-	-	-	-	-	E17	16	9	\$207,722	\$203,000	56.3	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	1	\$238,500	\$238,500	50.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: July 2010								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	91	62	58	\$28,675,100	\$494,398	\$470,000	20	100
W02	125	87	75	\$36,452,488	\$486,033	\$425,000	23	99
W03	241	115	40	\$12,212,250	\$305,306	\$308,250	33	96
W04	252	87	46	\$14,278,800	\$310,409	\$315,000	40	96
W05	476	169	86	\$27,331,600	\$317,809	\$322,500	45	96
W06	330	122	78	\$33,403,140	\$428,245	\$412,500	32	98
W07	129	70	54	\$28,674,216	\$531,004	\$450,000	29	98
W08	246	110	87	\$52,050,118	\$598,277	\$513,500	34	98
W09	155	66	37	\$12,595,450	\$340,418	\$347,000	42	96
W10	304	136	60	\$14,545,050	\$242,418	\$249,950	41	96
W12	244	111	70	\$44,225,900	\$631,799	\$533,500	34	97
W13	248	130	70	\$34,767,700	\$496,681	\$361,250	29	98
W14	142	73	32	\$11,898,500	\$371,828	\$350,000	26	98
W15	500	257	152	\$39,341,162	\$258,823	\$235,500	35	97
W16	164	102	65	\$29,406,144	\$452,402	\$370,000	33	98
W17	1	1	1	\$251,000	\$251,000	\$251,000	16	100
W18	135	53	37	\$10,864,800	\$293,643	\$302,000	35	97
W19	465	323	198	\$74,425,837	\$375,888	\$360,500	29	98
W20	449	309	238	\$94,337,651	\$396,377	\$385,000	26	98
W21	510	199	129	\$70,611,489	\$547,376	\$471,175	36	97
W22	200	148	101	\$41,494,500	\$410,837	\$381,000	25	98
W23	995	592	331	\$116,548,306	\$352,110	\$332,000	29	97
W24	716	434	259	\$93,359,951	\$360,463	\$349,800	27	98
W25	166	85	52	\$19,419,400	\$373,450	\$341,250	27	98
W26	40	5	2	\$910,000	\$455,000	\$455,000	97	98
W27	215	94	80	\$33,929,100	\$424,114	\$385,000	38	97
W28	268	109	66	\$37,666,800	\$570,709	\$465,000	52	97
W29	165	86	51	\$15,655,299	\$306,967	\$276,000	43	98
TOTAL	7,972	4,135	2,555	\$1,029,331,751	\$402,870	\$355,000	32	98

West District
Days on MarketWest District
Sales Active Listing Ratio

Year-to-Date: July 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	691	430	\$226,818,399	\$527,485	\$471,950	17	103
W02	918	559	\$285,646,054	\$510,995	\$453,000	16	103
W03	1,008	454	\$150,329,487	\$331,122	\$325,500	24	99
W04	1,019	489	\$156,182,437	\$319,391	\$319,000	31	98
W05	1,651	718	\$227,483,209	\$316,829	\$330,000	31	97
W06	1,458	785	\$321,201,630	\$409,174	\$388,000	25	99
W07	790	483	\$243,411,211	\$503,957	\$478,000	19	100
W08	1,356	823	\$483,692,214	\$587,718	\$491,000	23	99
W09	627	312	\$119,733,876	\$383,762	\$399,000	30	98
W10	1,272	590	\$155,111,369	\$262,901	\$259,000	31	98
W12	1,160	617	\$332,981,241	\$539,678	\$436,000	27	98
W13	1,095	547	\$324,071,278	\$592,452	\$445,900	26	98
W14	688	378	\$139,565,505	\$369,221	\$361,000	23	98
W15	2,466	1,386	\$369,782,851	\$266,799	\$244,750	25	98
W16	986	598	\$260,688,722	\$435,934	\$388,000	20	99
W17	4	1	\$251,000	\$251,000	\$251,000	16	100
W18	532	270	\$77,038,801	\$285,329	\$295,850	29	97
W19	2,710	1,503	\$600,244,764	\$399,364	\$387,500	20	99
W20	3,060	1,800	\$733,468,255	\$407,482	\$384,000	18	99
W21	2,226	1,182	\$685,844,665	\$580,241	\$500,000	27	98
W22	1,398	865	\$348,116,427	\$402,447	\$370,000	17	99
W23	5,528	2,959	\$1,023,893,056	\$346,027	\$333,000	21	98
W24	4,070	2,227	\$803,481,082	\$360,791	\$345,000	22	98
W25	635	357	\$140,242,801	\$392,837	\$355,000	27	98
W26	79	36	\$23,353,500	\$648,708	\$577,500	59	96
W27	947	603	\$250,414,465	\$415,281	\$382,000	27	98
W28	941	508	\$255,079,706	\$502,125	\$452,500	34	98
W29	620	387	\$121,396,650	\$313,686	\$286,900	34	98
TOTAL	39,935	21,867	\$8,859,524,655	\$405,155	\$359,500	23	99

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	26	13	\$752,154	\$700,000	50.0	102	W01	17	13	\$549,438	\$555,900	76.5	100
W02	42	30	\$620,416	\$635,000	71.4	99	W02	42	27	\$398,352	\$399,000	64.3	100
W03	146	19	\$326,145	\$325,000	13.0	95	W03	61	11	\$352,368	\$322,500	18.0	98
W04	127	28	\$387,264	\$362,950	22.1	96	W04	13	3	\$359,000	\$352,000	23.1	99
W05	102	23	\$470,739	\$448,000	22.6	97	W05	109	28	\$363,714	\$342,000	25.7	97
W06	91	33	\$424,530	\$415,000	36.3	99	W06	9	4	\$410,425	\$395,350	44.4	98
W07	51	26	\$721,971	\$635,000	51.0	98	W07	1	-	-	-	-	-
W08	147	46	\$846,509	\$694,000	31.3	98	W08	-	3	\$439,667	\$425,000	-	98
W09	60	17	\$483,750	\$448,000	28.3	98	W09	2	1	\$347,000	\$347,000	50.0	96
W10	94	22	\$353,568	\$336,500	23.4	97	W10	6	2	\$307,700	\$307,700	33.3	98
W12	160	53	\$711,140	\$575,000	33.1	97	W12	12	4	\$387,375	\$381,000	33.3	97
W13	184	34	\$723,676	\$669,750	18.5	98	W13	13	14	\$321,986	\$318,250	107.7	99
W14	27	12	\$547,533	\$552,000	44.4	99	W14	16	2	\$413,900	\$413,900	12.5	99
W15	28	6	\$488,833	\$498,000	21.4	98	W15	20	2	\$404,500	\$404,500	10.0	98
W16	79	34	\$591,817	\$472,500	43.0	97	W16	36	7	\$336,429	\$345,000	19.4	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	49	12	\$331,842	\$338,750	24.5	96	W18	43	20	\$287,910	\$293,500	46.5	97
W19	192	67	\$521,328	\$518,000	34.9	98	W19	58	31	\$386,293	\$388,000	53.5	98
W20	186	92	\$516,740	\$493,150	49.5	98	W20	82	48	\$378,958	\$382,550	58.5	98
W21	365	78	\$667,860	\$615,250	21.4	97	W21	11	4	\$368,725	\$341,000	36.4	98
W22	108	53	\$490,487	\$460,000	49.1	98	W22	35	15	\$350,587	\$349,000	42.9	98
W23	645	201	\$398,442	\$375,000	31.2	97	W23	189	63	\$308,510	\$313,000	33.3	97
W24	447	141	\$434,119	\$422,000	31.5	98	W24	92	57	\$318,412	\$318,500	62.0	98
W25	108	20	\$498,700	\$496,000	18.5	97	W25	5	8	\$356,738	\$366,000	160.0	98
W26	39	2	\$455,000	\$455,000	5.1	98	W26	-	-	-	-	-	-
W27	183	68	\$447,603	\$431,500	37.2	97	W27	10	1	\$300,000	\$300,000	10.0	97
W28	249	57	\$609,988	\$510,000	22.9	96	W28	6	6	\$327,917	\$331,500	100.0	99
W29	122	36	\$340,356	\$301,500	29.5	98	W29	12	4	\$229,375	\$228,750	33.3	98

Condo Apartment

Link

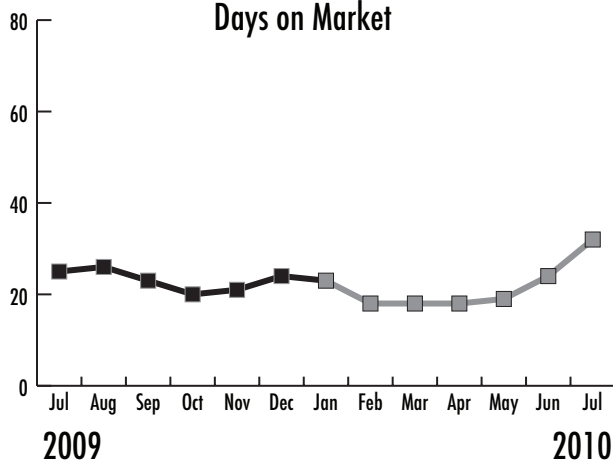
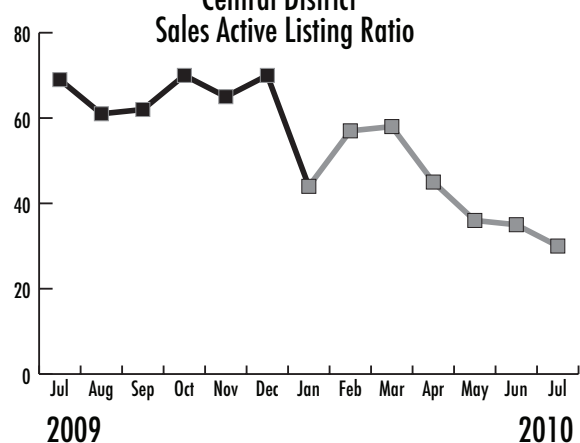
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	35	25	\$348,216	\$317,000	71.4	98	W01	-	-	-	-	-	-
W02	23	7	\$364,229	\$324,000	30.4	99	W02	-	-	-	-	-	-
W03	24	8	\$200,869	\$195,000	33.3	97	W03	-	-	-	-	-	-
W04	74	13	\$146,569	\$145,500	17.6	96	W04	-	-	-	-	-	-
W05	154	19	\$149,763	\$151,000	12.3	95	W05	-	-	-	-	-	-
W06	202	28	\$410,748	\$389,495	13.9	97	W06	-	-	-	-	-	-
W07	65	22	\$316,499	\$290,500	33.9	98	W07	-	-	-	-	-	-
W08	90	31	\$312,410	\$250,500	34.4	97	W08	-	1	\$487,000	\$487,000	-	98
W09	84	16	\$195,919	\$229,250	19.1	94	W09	-	-	-	-	-	-
W10	153	24	\$168,725	\$154,000	15.7	96	W10	2	1	\$312,000	\$312,000	50.0	98
W12	44	8	\$326,938	\$239,250	18.2	97	W12	-	-	-	-	-	-
W13	15	3	\$181,333	\$141,000	20.0	96	W13	-	-	-	-	-	-
W14	53	10	\$226,880	\$206,950	18.9	97	W14	-	-	-	-	-	-
W15	402	124	\$240,238	\$230,000	30.9	97	W15	2	-	-	-	-	-
W16	20	3	\$242,500	\$244,500	15.0	98	W16	4	1	\$370,000	\$370,000	25.0	97
W17	1	1	\$251,000	\$251,000	100.0	100	W17	-	-	-	-	-	-
W18	24	2	\$165,250	\$165,250	8.3	96	W18	-	-	-	-	-	-
W19	112	48	\$226,179	\$209,500	42.9	98	W19	2	-	-	-	-	-
W20	56	23	\$200,770	\$195,000	41.1	97	W20	4	5	\$407,900	\$411,000	125.0	98
W21	64	13	\$309,568	\$256,000	20.3	97	W21	7	3	\$396,967	\$415,000	42.9	99
W22	4	-	-	-	-	-	W22	4	-	-	-	-	-
W23	42	6	\$206,833	\$203,500	14.3	97	W23	7	4	\$307,125	\$309,251	57.1	100
W24	64	21	\$173,276	\$166,000	32.8	98	W24	3	1	\$365,000	\$365,000	33.3	96
W25	21	5	\$216,100	\$207,000	23.8	98	W25	1	1	\$380,000	\$380,000	100.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	8	1	\$249,900	\$249,900	12.5	100	W27	1	-	-	-	-	-
W28	4	1	\$305,000	\$305,000	25.0	96	W28	1	-	-	-	-	-
W29	16	4	\$207,625	\$189,750	25.0	98	W29	-	-	-	-	-	-

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	9	3	\$388,333	\$470,000	33.3	97	W01	-	-	-	-	-	-
W02	12	1	\$352,500	\$352,500	8.3	98	W02	-	-	-	-	-	-
W03	5	-	-	-	-	-	W03	-	-	-	-	-	-
W04	31	2	\$226,500	\$226,500	6.5	97	W04	-	-	-	-	-	-
W05	92	16	\$217,194	\$217,500	17.4	95	W05	-	-	-	-	-	-
W06	13	5	\$406,500	\$395,000	38.5	98	W06	-	-	-	-	-	-
W07	1	1	\$242,000	\$242,000	100.0	95	W07	-	-	-	-	-	-
W08	6	4	\$318,500	\$313,750	66.7	97	W08	-	-	-	-	-	-
W09	2	1	\$405,000	\$405,000	50.0	95	W09	-	-	-	-	-	-
W10	46	9	\$151,417	\$186,750	19.6	94	W10	-	-	-	-	-	-
W12	24	5	\$474,100	\$395,000	20.8	98	W12	2	-	-	-	-	-
W13	33	15	\$232,193	\$240,000	45.5	97	W13	1	1	\$685,000	\$685,000	100.0	98
W14	38	7	\$267,071	\$317,000	18.4	98	W14	-	-	-	-	-	-
W15	47	19	\$296,063	\$267,000	40.4	98	W15	-	-	-	-	-	-
W16	23	20	\$291,593	\$291,000	87.0	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	18	2	\$236,000	\$236,000	11.1	96	W18	-	-	-	-	-	-
W19	74	35	\$299,916	\$317,000	47.3	98	W19	-	-	-	-	-	-
W20	82	51	\$290,130	\$285,000	62.2	98	W20	2	1	\$261,000	\$261,000	50.0	99
W21	23	14	\$347,450	\$330,500	60.9	98	W21	-	-	-	-	-	-
W22	2	3	\$232,167	\$235,000	150.0	99	W22	-	-	-	-	-	-
W23	62	26	\$219,612	\$216,250	41.9	97	W23	-	-	-	-	-	-
W24	54	14	\$190,814	\$190,750	25.9	98	W24	4	1	\$277,000	\$277,000	25.0	99
W25	21	9	\$249,889	\$239,000	42.9	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	1	-	-	-	-	-
W27	5	4	\$222,450	\$219,950	80.0	98	W27	-	-	-	-	-	-
W28	1	1	\$295,000	\$295,000	100.0	92	W28	-	-	-	-	-	-
W29	9	1	\$160,000	\$160,000	11.1	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	4	4	\$471,000	\$477,500	100.0	107
W02	2	-	-	-	-	-	W02	4	10	\$418,240	\$382,500	250.0	100
W03	-	-	-	-	-	-	W03	5	2	\$266,250	\$266,250	40.0	98
W04	-	-	-	-	-	-	W04	7	-	-	-	-	-
W05	9	-	-	-	-	-	W05	10	-	-	-	-	-
W06	4	2	\$110,000	\$110,000	50.0	96	W06	11	6	\$666,417	\$542,000	54.6	97
W07	4	1	\$152,000	\$152,000	25.0	101	W07	7	4	\$636,500	\$628,000	57.1	99
W08	-	2	\$173,000	\$173,000	-	95	W08	3	-	-	-	-	-
W09	5	1	\$115,000	\$115,000	20.0	92	W09	2	1	\$370,000	\$370,000	50.0	99
W10	1	1	\$40,000	\$40,000	100.0	80	W10	2	1	\$387,000	\$387,000	50.0	99
W12	-	-	-	-	-	-	W12	2	-	-	-	-	-
W13	-	-	-	-	-	-	W13	2	3	\$314,333	\$335,000	150.0	99
W14	1	-	-	-	-	-	W14	7	1	\$362,000	\$362,000	14.3	99
W15	-	1	\$184,500	\$184,500	-	94	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	1	\$322,000	\$322,000	100.0	98
W19	1	-	-	-	-	-	W19	26	17	\$362,829	\$357,000	65.4	98
W20	-	-	-	-	-	-	W20	37	18	\$382,928	\$377,250	48.7	98
W21	-	-	-	-	-	-	W21	40	17	\$409,641	\$360,000	42.5	98
W22	-	-	-	-	-	-	W22	47	30	\$318,113	\$319,500	63.8	99
W23	-	-	-	-	-	-	W23	50	31	\$285,355	\$281,000	62.0	98
W24	1	-	-	-	-	-	W24	51	24	\$293,646	\$297,000	47.1	98
W25	1	-	-	-	-	-	W25	9	9	\$320,222	\$317,500	100.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	8	6	\$342,067	\$332,950	75.0	99
W28	-	-	-	-	-	-	W28	7	1	\$330,000	\$330,000	14.3	100
W29	-	-	-	-	-	-	W29	6	6	\$249,083	\$256,000	100.0	98

Current Month: July 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	1,104	602	311	\$125,339,939	\$403,022	\$355,000	32	98
C02	265	103	52	\$39,437,000	\$758,404	\$550,000	29	98
C03	146	64	53	\$33,872,650	\$639,107	\$443,000	30	97
C04	186	100	72	\$51,909,375	\$720,964	\$645,000	30	97
C06	96	48	21	\$11,310,500	\$538,595	\$565,000	42	97
C07	318	148	85	\$34,503,115	\$405,919	\$362,888	33	97
C08	412	212	141	\$53,682,570	\$380,727	\$335,000	28	98
C09	76	30	31	\$25,220,200	\$813,555	\$685,000	38	96
C10	176	94	56	\$39,218,822	\$700,336	\$580,000	28	98
C11	71	45	21	\$15,019,781	\$715,228	\$680,000	32	98
C12	166	49	30	\$40,055,100	\$1,335,170	\$1,105,050	33	97
C13	159	85	57	\$24,827,013	\$435,562	\$360,000	40	97
C14	473	272	151	\$63,299,033	\$419,199	\$345,000	33	97
C15	318	159	99	\$43,049,684	\$434,845	\$380,000	28	98
TOTAL	3,966	2,011	1,180	\$600,744,782	\$509,106	\$385,000	32	98

**Central District
Days on Market**

**Central District
Sales Active Listing Ratio**

Year-to-Date: July 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg%List
C01	5,415	2,677	\$1,105,304,624	\$412,889	\$364,000	21	100
C02	1,151	559	\$428,421,383	\$766,407	\$575,000	22	100
C03	754	383	\$322,150,377	\$841,124	\$579,000	23	100
C04	1,351	769	\$636,783,825	\$828,067	\$750,000	20	100
C06	433	195	\$108,135,997	\$554,544	\$523,000	24	99
C07	1,616	827	\$364,124,603	\$440,296	\$375,000	22	99
C08	2,194	1,152	\$451,336,625	\$391,785	\$349,000	20	100
C09	420	229	\$273,662,458	\$1,195,033	\$871,250	24	99
C10	1,064	611	\$443,458,304	\$725,791	\$590,600	18	101
C11	402	240	\$131,410,252	\$547,543	\$518,900	21	100
C12	636	288	\$413,725,408	\$1,436,547	\$1,180,000	27	98
C13	901	458	\$194,581,709	\$424,851	\$370,000	23	99
C14	2,358	1,192	\$567,514,725	\$476,103	\$377,500	21	100
C15	1,748	872	\$393,155,179	\$450,866	\$375,000	20	100
TOTAL	20,443	10,452	\$5,833,765,469	\$558,148	\$409,000	21	100

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	17	5	\$741,320	\$638,000	29.4	100	C01	43	15	\$607,940	\$615,000	34.9	98
C02	42	10	\$1,192,110	\$976,050	23.8	98	C02	45	10	\$596,400	\$540,000	22.2	100
C03	83	33	\$747,020	\$525,000	39.8	97	C03	13	10	\$481,550	\$397,500	76.9	98
C04	120	51	\$825,380	\$721,875	42.5	98	C04	5	7	\$646,714	\$625,000	140.0	97
C06	58	14	\$627,286	\$579,000	24.1	97	C06	3	-	-	-	-	-
C07	104	14	\$655,350	\$610,000	13.5	97	C07	10	5	\$411,300	\$405,000	50.0	95
C08	5	4	\$681,875	\$730,000	80.0	93	C08	10	5	\$788,200	\$745,000	50.0	98
C09	35	6	\$1,358,500	\$1,109,500	17.1	94	C09	3	4	\$1,264,375	\$1,106,250	133.3	96
C10	54	14	\$1,199,143	\$835,000	25.9	97	C10	12	13	\$658,694	\$625,000	108.3	100
C11	14	10	\$990,170	\$980,000	71.4	98	C11	5	5	\$645,236	\$625,000	100.0	99
C12	130	21	\$1,676,410	\$1,433,000	16.2	97	C12	2	1	\$440,000	\$440,000	50.0	98
C13	29	12	\$776,543	\$650,500	41.4	98	C13	10	7	\$414,214	\$370,000	70.0	97
C14	92	22	\$790,170	\$770,000	23.9	96	C14	-	-	-	-	-	-
C15	79	29	\$717,317	\$638,000	36.7	101	C15	24	10	\$435,189	\$428,000	41.7	96

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av.% List
C01	966	254	\$381,045	\$345,000	26.3	98	C01	-	-	-	-	-	-
C02	139	24	\$748,413	\$527,500	17.3	97	C02	-	-	-	-	-	-
C03	34	8	\$476,063	\$406,250	23.5	99	C03	-	-	-	-	-	-
C04	49	12	\$396,500	\$337,500	24.5	97	C04	-	-	-	-	-	-
C06	31	5	\$276,300	\$277,500	16.1	98	C06	-	-	-	-	-	-
C07	168	53	\$331,590	\$322,800	31.6	98	C07	2	1	\$413,000	\$413,000	50.0	94
C08	368	124	\$351,968	\$327,125	33.7	98	C08	-	-	-	-	-	-
C09	31	17	\$567,753	\$519,000	54.8	97	C09	-	-	-	-	-	-
C10	96	25	\$471,856	\$402,000	26.0	98	C10	-	-	-	-	-	-
C11	42	3	\$250,833	\$255,000	7.1	98	C11	-	-	-	-	-	-
C12	28	6	\$552,083	\$493,250	21.4	97	C12	-	-	-	-	-	-
C13	115	35	\$321,514	\$270,000	30.4	97	C13	-	-	-	-	-	-
C14	346	114	\$336,463	\$325,250	33.0	98	C14	-	-	-	-	-	-
C15	163	35	\$284,711	\$272,000	21.5	97	C15	2	2	\$453,444	\$453,444	100.0	96

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	30	\$385,063	\$368,500	65.2	98	C01	-	-	-	-	-	-
C02	7	-	-	-	-	-	C02	-	-	-	-	-	-
C03	3	-	-	-	-	-	C03	-	-	-	-	-	-
C04	3	1	\$258,000	\$258,000	33.3	99	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	26	8	\$383,925	\$346,500	30.8	97	C07	-	-	-	-	-	-
C08	12	1	\$350,000	\$350,000	8.3	99	C08	-	-	-	-	-	-
C09	3	3	\$594,967	\$570,000	100.0	97	C09	-	-	-	-	-	-
C10	7	3	\$603,967	\$379,900	42.9	98	C10	1	-	-	-	-	-
C11	9	1	\$131,500	\$131,500	11.1	90	C11	-	-	-	-	-	-
C12	6	2	\$549,000	\$549,000	33.3	99	C12	-	-	-	-	-	-
C13	3	1	\$460,000	\$460,000	33.3	96	C13	-	-	-	-	-	-
C14	26	10	\$477,450	\$455,250	38.5	98	C14	-	-	-	-	-	-
C15	50	23	\$305,383	\$295,500	46.0	97	C15	-	-	-	-	-	-

Co-op Apartment

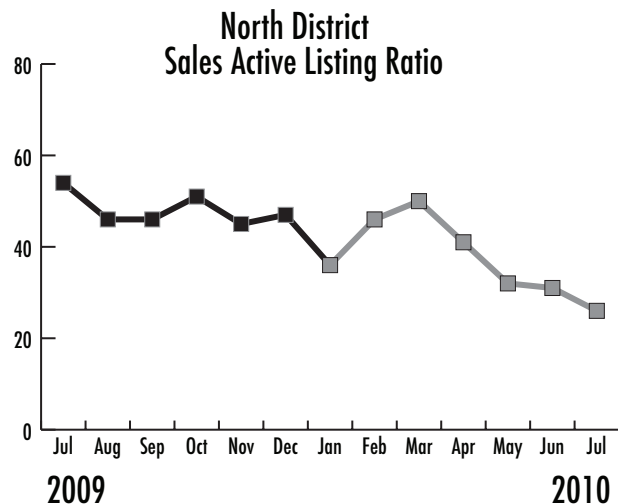
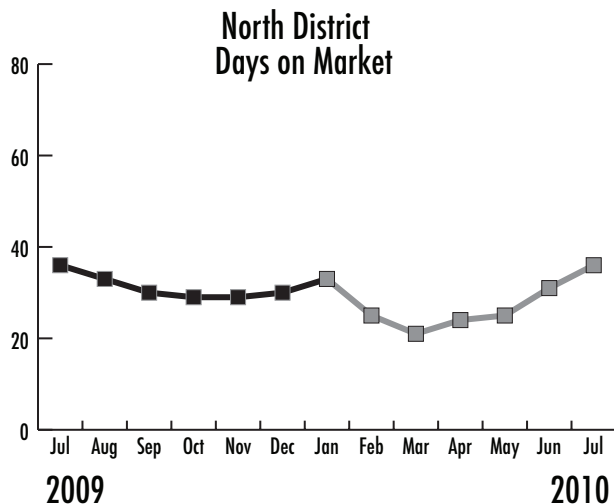
Attached/Row/Townhouse

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	1	-	-	-	-	-	C01	31	7	\$596,714	\$570,000	22.6	101
C02	5	3	\$219,667	\$245,000	60.0	95	C02	27	5	\$586,200	\$510,000	18.5	97
C03	11	1	\$297,000	\$297,000	9.1	99	C03	2	1	\$300,000	\$300,000	50.0	97
C04	8	1	\$272,000	\$272,000	12.5	98	C04	1	-	-	-	-	-
C06	-	-	-	-	-	-	C06	2	2	\$573,500	\$573,500	100.0	98
C07	-	-	-	-	-	-	C07	8	4	\$553,257	\$556,514	50.0	98
C08	1	2	\$185,750	\$185,750	200.0	97	C08	16	5	\$529,720	\$558,000	31.3	97
C09	4	1	\$575,000	\$575,000	25.0	96	C09	-	-	-	-	-	-
C10	2	1	\$259,500	\$259,500	50.0	100	C10	4	-	-	-	-	-
C11	-	-	-	-	-	-	C11	1	2	\$503,950	\$503,950	200.0	99
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	2	1	\$360,000	\$360,000	50.0	96	C13	-	1	\$536,000	\$536,000	-	99
C14	2	1	\$230,000	\$230,000	50.0	100	C14	7	4	\$638,500	\$674,500	57.1	98
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: July 2010

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	170	88	48	\$28,156,344	\$586,591	\$532,450	36	97
N02	266	131	70	\$33,433,249	\$477,618	\$403,500	31	96
N03	452	243	152	\$77,632,978	\$510,743	\$428,750	34	97
N04	239	127	93	\$49,745,226	\$534,895	\$550,126	31	97
N05	233	115	58	\$30,366,488	\$523,560	\$524,000	31	97
N06	228	95	52	\$27,335,377	\$525,680	\$445,000	34	98
N07	231	147	102	\$39,290,572	\$385,202	\$342,500	33	98
N08	611	283	155	\$75,341,623	\$486,075	\$439,900	29	98
N10	204	114	72	\$34,181,900	\$474,749	\$461,250	33	98
N11	568	306	223	\$116,090,740	\$520,586	\$476,000	31	97
N12	147	60	33	\$16,669,900	\$505,148	\$379,000	32	97
N13	113	25	14	\$8,926,900	\$637,636	\$490,250	55	95
N14	176	42	12	\$8,754,300	\$729,525	\$685,000	29	96
N15	127	51	28	\$11,664,440	\$416,587	\$378,000	53	97
N16	155	49	24	\$8,995,500	\$374,813	\$357,500	62	97
N17	331	105	66	\$23,007,200	\$348,594	\$249,000	46	96
N18	153	50	36	\$12,688,300	\$352,453	\$326,000	36	98
N19	200	67	37	\$11,402,300	\$308,170	\$263,000	47	97
N20	44	20	6	\$3,045,000	\$507,500	\$392,500	81	96
N21	54	17	3	\$848,500	\$282,833	\$335,000	77	95
N22	110	25	7	\$2,419,500	\$345,643	\$285,000	54	96
N23	248	82	36	\$10,655,400	\$295,983	\$288,250	59	96
N24	141	30	14	\$3,763,900	\$268,850	\$239,000	69	95
TOTAL	5,201	2,272	1,341	\$634,415,637	\$473,091	\$420,000	36	97



Year-to-Date: July 2010

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	844	447	\$255,322,857	\$571,192	\$520,000	21	99
N02	1,223	615	\$304,542,397	\$495,191	\$435,000	22	99
N03	2,548	1,369	\$691,446,263	\$505,074	\$444,900	21	99
N04	1,440	704	\$376,666,128	\$535,037	\$515,500	20	99
N05	1,132	513	\$279,285,224	\$544,416	\$520,000	23	98
N06	1,009	571	\$276,545,653	\$484,318	\$420,000	26	99
N07	1,428	918	\$350,118,153	\$381,392	\$355,000	22	99
N08	3,077	1,586	\$811,964,509	\$511,957	\$470,000	22	98
N10	1,111	527	\$258,741,915	\$490,971	\$470,000	20	99
N11	3,242	1,766	\$922,674,853	\$522,466	\$474,140	20	99
N12	586	312	\$145,189,698	\$465,352	\$415,000	26	98
N13	237	79	\$57,611,542	\$729,260	\$605,000	73	96
N14	400	168	\$115,557,038	\$687,840	\$577,500	43	96
N15	385	181	\$78,859,450	\$435,688	\$377,900	40	97
N16	448	221	\$92,221,530	\$417,292	\$375,000	47	97
N17	1,008	534	\$155,290,367	\$290,806	\$263,000	38	97
N18	521	288	\$96,789,756	\$336,076	\$315,000	39	98
N19	554	310	\$91,730,020	\$295,903	\$267,000	50	97
N20	102	45	\$20,523,600	\$456,080	\$422,500	62	96
N21	115	53	\$17,456,400	\$329,366	\$335,000	60	97
N22	292	140	\$42,363,650	\$302,598	\$269,500	57	97
N23	635	272	\$76,195,749	\$280,131	\$258,500	53	97
N24	305	95	\$25,687,952	\$270,399	\$235,000	60	96
TOTAL	22,642	11,714	\$5,542,784,704	\$473,176	\$428,000	27	99

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	82	29	\$751,270	\$608,000	35.4	97	N01	1	1	\$577,500	\$577,500	100.0	93
N02	115	32	\$649,205	\$557,500	27.8	96	N02	1	1	\$447,000	\$447,000	100.0	99
N03	198	65	\$736,200	\$648,000	32.8	97	N03	7	3	\$500,667	\$512,000	42.9	97
N04	163	60	\$634,214	\$615,000	36.8	97	N04	11	6	\$382,033	\$387,400	54.6	97
N05	194	40	\$584,768	\$571,750	20.6	97	N05	8	4	\$403,500	\$407,500	50.0	99
N06	169	29	\$681,927	\$520,000	17.2	97	N06	16	8	\$325,875	\$334,500	50.0	99
N07	150	54	\$458,491	\$412,500	36.0	97	N07	29	13	\$324,692	\$330,000	44.8	98
N08	422	82	\$582,258	\$529,500	19.4	97	N08	53	31	\$408,706	\$405,000	58.5	98
N10	111	37	\$551,414	\$547,000	33.3	97	N10	5	3	\$384,333	\$382,000	60.0	98
N11	319	120	\$643,662	\$587,250	37.6	97	N11	40	24	\$413,029	\$408,000	60.0	97
N12	127	22	\$588,568	\$437,000	17.3	97	N12	7	7	\$354,300	\$357,000	100.0	98
N13	113	14	\$637,636	\$490,250	12.4	95	N13	-	-	-	-	-	-
N14	163	10	\$824,650	\$803,750	6.1	95	N14	1	-	-	-	-	-
N15	113	25	\$435,548	\$430,000	22.1	97	N15	-	-	-	-	-	-
N16	135	21	\$385,190	\$374,000	15.6	97	N16	-	-	-	-	-	-
N17	314	60	\$361,105	\$260,000	19.1	96	N17	7	2	\$241,000	\$241,000	28.6	99
N18	129	26	\$390,746	\$355,000	20.2	98	N18	5	2	\$268,000	\$268,000	40.0	99
N19	119	30	\$327,247	\$282,250	25.2	97	N19	9	-	-	-	-	-
N20	44	6	\$507,500	\$392,500	13.6	96	N20	-	-	-	-	-	-
N21	54	3	\$282,833	\$335,000	5.6	95	N21	-	-	-	-	-	-
N22	94	5	\$406,300	\$412,500	5.3	97	N22	-	-	-	-	-	-
N23	238	34	\$300,159	\$301,500	14.3	96	N23	-	-	-	-	-	-
N24	134	13	\$276,146	\$250,000	9.7	95	N24	-	-	-	-	-	-

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	48	5	\$279,100	\$257,500	10.4	97	N01	4	2	\$435,000	\$435,000	50.0	98
N02	124	27	\$308,915	\$313,000	21.8	97	N02	6	2	\$400,000	\$400,000	33.3	96
N03	168	50	\$284,720	\$272,250	29.8	97	N03	8	-	-	-	-	-
N04	26	11	\$234,573	\$225,000	42.3	97	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	3	1	\$384,888	\$384,888	33.3	96
N06	3	5	\$250,200	\$235,000	166.7	97	N06	-	-	-	-	-	-
N07	16	4	\$275,750	\$247,500	25.0	97	N07	-	-	-	-	-	-
N08	64	9	\$276,889	\$282,000	14.1	97	N08	3	1	\$455,000	\$455,000	33.3	96
N10	32	3	\$241,667	\$235,000	9.4	95	N10	45	25	\$421,184	\$415,000	55.6	99
N11	94	34	\$308,944	\$291,000	36.2	97	N11	18	9	\$437,967	\$400,000	50.0	97
N12	3	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	9	2	\$253,900	\$253,900	22.2	101	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	10	-	-	-	-	-	N16	4	-	-	-	-	-
N17	1	-	-	-	-	-	N17	1	1	\$204,900	\$204,900	100.0	100
N18	2	-	-	-	-	-	N18	13	4	\$289,000	\$281,500	30.8	99
N19	11	-	-	-	-	-	N19	5	1	\$222,000	\$222,000	20.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	6	1	\$223,000	\$223,000	16.7	97
N23	-	-	-	-	-	-	N23	6	1	\$245,000	\$245,000	16.7	94
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	11	\$320,591	\$329,000	33.3	98	N01	-	-	-	-	-	-
N02	15	7	\$388,000	\$340,000	46.7	98	N02	1	-	-	-	-	-
N03	40	10	\$360,510	\$368,250	25.0	97	N03	-	-	-	-	-	-
N04	6	1	\$367,900	\$367,900	16.7	98	N04	-	-	-	-	-	-
N05	2	-	-	-	-	-	N05	-	-	-	-	-	-
N06	13	3	\$422,667	\$285,000	23.1	99	N06	-	-	-	-	-	-
N07	12	14	\$266,613	\$249,000	116.7	98	N07	-	-	-	-	-	-
N08	9	2	\$265,950	\$265,950	22.2	99	N08	-	-	-	-	-	-
N10	6	2	\$318,500	\$318,500	33.3	95	N10	-	-	-	-	-	-
N11	44	9	\$472,278	\$432,000	20.5	97	N11	-	-	-	-	-	-
N12	1	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	3	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	4	1	\$295,000	\$295,000	25.0	98	N16	-	-	-	-	-	-
N17	1	1	\$180,000	\$180,000	100.0	97	N17	-	-	-	-	-	-
N18	2	4	\$209,225	\$203,500	200.0	99	N18	-	-	-	-	-	-
N19	9	1	\$168,000	\$168,000	11.1	99	N19	26	1	\$263,000	\$263,000	3.9	94
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	7	1	\$174,000	\$174,000	14.3	97	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	2	-	-	-	-	-
N02	-	-	-	-	-	-	N02	4	1	\$355,000	\$355,000	25.0	94
N03	-	-	-	-	-	-	N03	31	24	\$434,871	\$433,000	77.4	98
N04	1	-	-	-	-	-	N04	30	15	\$430,133	\$425,000	50.0	98
N05	-	-	-	-	-	-	N05	26	13	\$382,838	\$375,000	50.0	98
N06	-	-	-	-	-	-	N06	27	7	\$347,643	\$345,000	25.9	98
N07	-	-	-	-	-	-	N07	24	17	\$322,087	\$317,500	70.8	98
N08	-	-	-	-	-	-	N08	60	30	\$381,590	\$381,000	50.0	98
N10	-	-	-	-	-	-	N10	5	2	\$367,500	\$367,500	40.0	98
N11	1	-	-	-	-	-	N11	52	27	\$379,344	\$388,000	51.9	98
N12	-	-	-	-	-	-	N12	8	4	\$310,325	\$312,400	50.0	99
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	14	3	\$258,583	\$262,000	21.4	98
N16	-	-	-	-	-	-	N16	2	2	\$305,750	\$305,750	100.0	98
N17	-	-	-	-	-	-	N17	7	2	\$237,000	\$237,000	28.6	98
N18	-	-	-	-	-	-	N18	2	-	-	-	-	-
N19	-	-	-	-	-	-	N19	21	4	\$232,975	\$236,500	19.1	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	10	1	\$165,000	\$165,000	10.0	89
N23	-	-	-	-	-	-	N23	4	1	\$205,000	\$205,000	25.0	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg Month
Grand Total	10,825	21,714	N/A	6,564	\$2,760,044,719	\$420,482	\$361,000	33	97
Year	N/A	N/A	106,636	56,829	\$24,564,502,574	\$432,253	\$368,000	24	99

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1976	19,025	\$61,389	2009		
1977	20,512	\$64,559	January	2,670	\$343,632
1978	21,184	\$67,333	February	4,120	\$361,305
1979	23,466	\$70,830	March	6,171	\$362,050
1980	26,017	\$75,694	April	8,107	\$385,641
1981	29,625	\$90,203	May	9,589	\$395,609
1982	25,336	\$95,496	June	10,955	\$403,972
1983	30,046	\$101,626	July	9,967	\$395,414
1984	31,905	\$102,318	August	8,035	\$387,921
1985	45,509	\$109,094	September	8,196	\$406,877
1986	52,919	\$138,925	October	8,476	\$423,559
1987	43,475	\$189,105	November	7,446	\$418,460
1988	49,381	\$229,635	December	5,541	\$411,931
1989	38,960	\$273,698	Total**	87,308	\$395,460
1990	26,779	\$255,020	2010		
1991	38,144	\$234,313	January	4,986	\$409,058
1992	41,703	\$214,971	February	7,291	\$431,509
1993	38,990	\$206,490	March	10,430	\$434,696
1994	44,237	\$208,921	April	10,898	\$437,600
1995	39,273	\$203,028	May	9,470	\$446,593
1996	55,779	\$198,150	June	8,442	\$435,034
1997	58,014	\$211,307	July	6,564	\$420,482
1998	55,344	\$216,815	Year-to-Date**	56,829	\$432,253
1999	58,957	\$228,372			
2000	58,343	\$243,255			
2001	67,612	\$251,508			
2002	74,759	\$275,231			
2003	78,898	\$293,067			
2004	83,501	\$315,231			
2005	84,145	\$335,907			
2006	83,084	\$351,941			
2007	93,193	\$376,236			
2008	74,552	\$379,347			

* Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

**This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

Single Family Dwelling Sales Comparison

