

Market Watch

For Media Inquiries: 443-8159
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October 2002

Market Maintains Torrid Pace in Record Setting October

TORONTO — Tuesday, November 5, 2002.

The Toronto Real Estate Market sizzled last month, with 6,455 single-family dwellings changing hands in the best October ever recorded, TREB President Ann Bosley reported today. "October sales were up a whopping 19% from the 2001 figure of 5,402, sales, which was our previous best-ever October. They were also up 10% from September 2002, which indicates that the residential market is powering up from its summertime level."

Prices eased slightly in October, the President went on to note. "The average came in at \$279,771, down one per cent from the \$282,765 recorded last month," Mrs. Bosley said. "But that's still up 11% from the same time last year. Homeownership remains a great investment."

Breaking down the total, 2,437 sales were reported in TREB's 28 West districts and averaged \$255,345; 1,107 sales were

reported in the 14 Central districts and averaged \$373,746; 1,260 sales were reported in the 23 North districts and averaged \$311,978; and 1,651 sales were reported in TREB's 21 East districts and averaged \$228,236. ■

NEIGHBOURHOOD CORNER

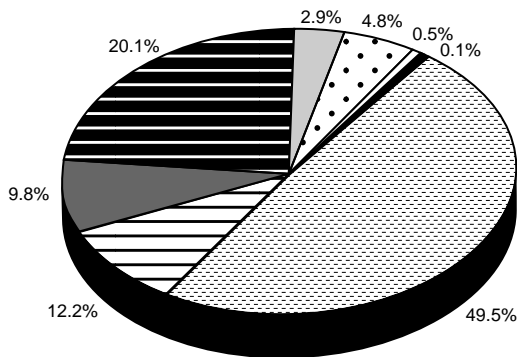
Whitby

Average prices in Whitby rose about 6 per cent over all to \$223,524 from the \$210,604 recorded in October of 2001.

Breaking down the total:

- 71 detached homes sold for an average of \$252,523. This is up 8 per cent from the \$234,459 recorded last October.
- 20 link homes sold for an average of \$201,368, a 7 per cent increase over the \$187,287 recorded during the same In time period last year.
- 12 condo-townhouses sold for an average of \$164,292, up 4 per cent from October 2001's figure of \$158,100. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

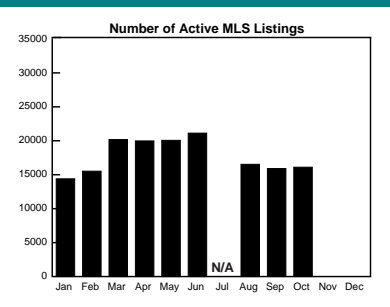
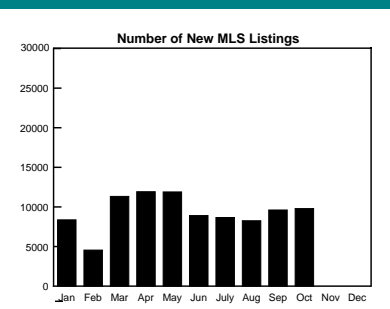
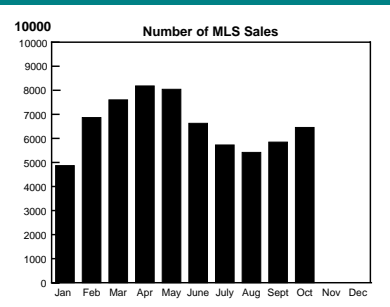


Dwelling Type	Sales	Median
Detached	3,194	\$295,000
Semi-Detached	790	\$240,750
Condo Townhouse	636	\$191,000
Condo Apt	1,298	\$182,750
Link	187	\$232,000
Att/Row/Twnhouse	308	\$218,500
Co-Op Apt	36	\$160,000
Det Condo	6	\$198,500

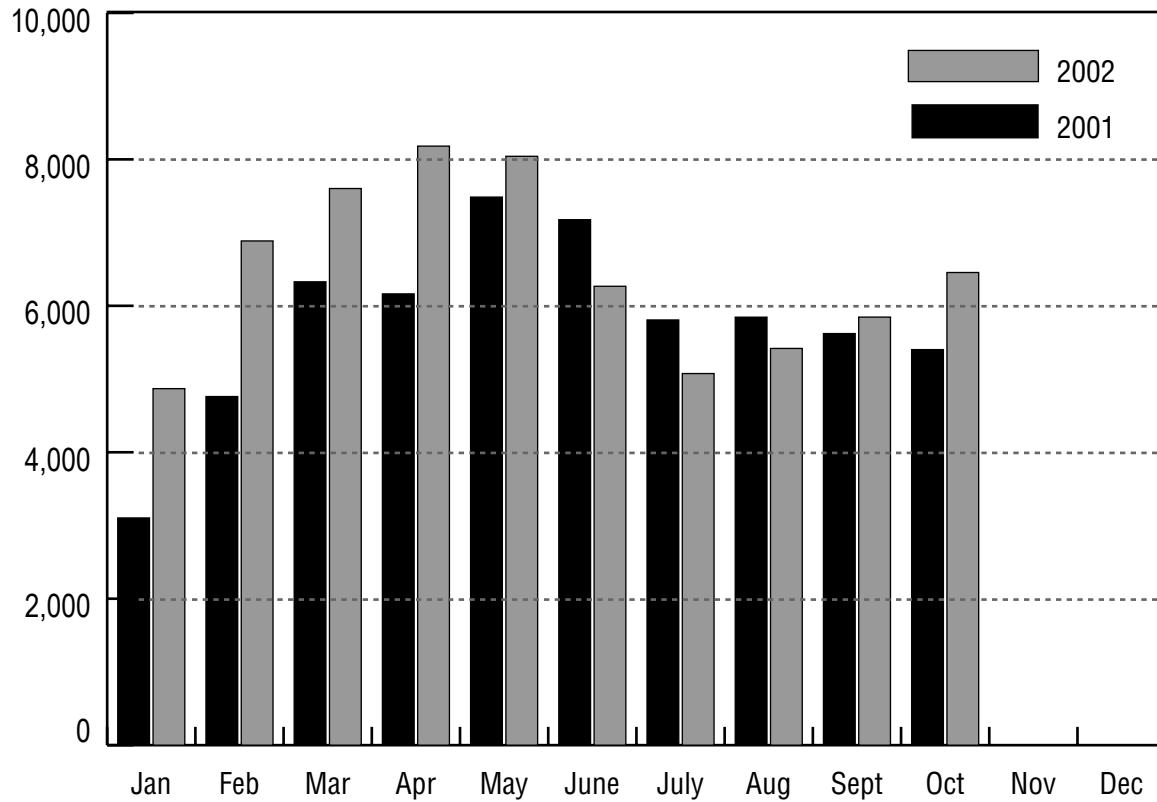
Housing Market Indicators

	October 2001	October 2002	% Change
Sales*	5,402	6,455	(+19%)
New Listings*	8,665	9,790	(+13%)
Active Listings*	N/A	16,110	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — OCTOBER

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	42	0.7	17	1.3	9	1.4
\$90,001 - \$100,000	25	0.4	19	1.5	3	0.5
\$100,001 - \$110,000	45	0.7	26	2.0	7	1.1
\$110,001 - \$120,000	73	1.1	40	3.1	9	1.4
\$120,001 - \$130,000	98	1.5	48	3.7	24	3.8
\$130,001 - \$140,000	151	2.3	87	6.7	23	3.6
\$140,001 - \$150,000	193	3.0	107	8.2	31	4.9
\$150,001 - \$160,000	226	3.5	97	7.5	53	8.3
\$160,001 - \$170,000	232	3.6	103	7.9	42	6.6
\$170,001 - \$180,000	250	3.9	89	6.9	53	8.3
\$180,001 - \$190,000	278	4.3	85	6.6	63	9.9
\$190,001 - \$200,000	273	4.2	64	4.9	46	7.2
\$200,001 - \$225,000	753	11.7	157	12.2	131	20.6
\$225,001 - \$250,000	805	12.5	117	9.0	80	12.6
\$250,001 - \$300,000	1,162	18.0	115	8.9	38	6.0
\$300,001 - \$400,000	1,104	17.0	77	5.9	20	3.1
\$400,001 - \$500,000	357	5.5	20	1.5	2	0.3
\$500,001 - \$750,000	262	4.1	17	1.3	1	0.2
\$750,001 - \$1,000,000	77	1.2	7	0.5	1	0.2
\$1,000,001 - \$1,500,000	32	0.5	5	0.4	-	-
\$1,500,000 -	17	0.3	-	-	-	-
Total:	-	100	-	100	-	100

SINGLE-FAMILY RESIDENTIAL - OCTOBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	113	138	98	\$25,412,559	\$259,312	\$249,000	25	99
E02	114	106	75	\$26,663,212	\$355,509	\$306,000	15	100
E03	219	293	126	\$30,346,550	\$240,846	\$234,000	90	99
E04	110	163	74	\$14,468,350	\$195,518	\$190,000	35	97
E05	168	284	128	\$30,771,294	\$240,401	\$222,750	41	97
E06	66	108	42	\$11,456,386	\$272,771	\$234,250	29	97
E07	150	275	120	\$28,025,749	\$233,548	\$225,900	37	97
E08	147	229	76	\$17,539,950	\$230,789	\$227,500	33	97
E09	140	251	82	\$17,081,450	\$208,310	\$216,000	35	96
E10	86	129	50	\$13,130,750	\$262,615	\$254,000	27	97
E11	150	286	94	\$19,324,688	\$205,582	\$200,450	45	98
E12	29	43	17	\$3,647,150	\$214,538	\$210,000	37	97
E13	159	237	102	\$24,109,298	\$236,366	\$232,000	35	98
E14	165	232	103	\$23,676,139	\$229,865	\$222,000	34	98
E15	174	263	126	\$28,163,970	\$223,524	\$214,250	33	98
E16	244	349	188	\$30,414,840	\$161,781	\$154,500	34	97
E17	115	164	75	\$14,031,150	\$187,082	\$169,900	39	98
E18	2	16	3	\$1,021,000	\$340,333	\$440,000	82	93
E19	17	29	18	\$4,977,100	\$276,506	\$275,500	46	98
E20	20	59	20	\$4,842,250	\$242,113	\$247,500	46	97
E21	52	115	34	\$7,714,480	\$226,896	\$223,450	37	97
Total	2,440	3,769	1,651	\$376,818,315	\$228,236	\$218,000	39	98
West								
W01	57	80	42	\$12,408,400	\$295,438	\$274,000	26	99
W02	106	169	49	\$14,587,500	\$297,704	\$275,000	25	99
W03	107	184	70	\$14,568,000	\$208,114	\$203,000	44	96
W04	113	207	79	\$17,540,900	\$222,037	\$224,000	36	96
W05	147	280	84	\$16,404,150	\$195,288	\$204,450	53	97
W06	139	232	89	\$26,053,607	\$292,737	\$260,000	31	98
W07	64	83	38	\$14,307,580	\$376,515	\$353,500	22	98
W08	159	252	110	\$39,776,972	\$361,609	\$315,500	34	98
W09	69	140	46	\$10,610,750	\$230,668	\$247,500	34	97
W10	199	350	83	\$16,421,800	\$197,853	\$210,000	40	97
W12	130	217	80	\$22,200,300	\$277,504	\$232,700	35	96
W13	118	239	79	\$25,407,100	\$321,609	\$242,000	35	97
W14	83	148	48	\$11,053,350	\$230,278	\$227,000	36	97
W15	199	359	138	\$26,096,150	\$189,103	\$175,000	39	97
W16	109	173	83	\$22,341,500	\$269,175	\$244,900	27	97
W17	-	-	-	-	-	-	-	-
W18	71	123	39	\$8,053,900	\$206,510	\$222,000	32	97
W19	323	521	234	\$63,139,604	\$269,827	\$262,000	35	97
W20	279	401	200	\$55,039,349	\$275,197	\$249,250	-	98
W21	125	212	65	\$20,153,951	\$310,061	\$282,000	42	98
W22	14	25	15	\$3,613,500	\$240,900	\$250,000	36	97
W23	493	663	312	\$73,033,897	\$234,083	\$221,000	30	98
W24	315	467	236	\$54,268,180	\$229,950	\$219,000	30	97
W25	30	48	12	\$2,444,300	\$203,692	\$203,000	33	98
W26	2	8	3	\$1,250,000	\$416,667	\$628,000	63	98
W27	75	131	74	\$17,473,500	\$236,128	\$230,000	36	96
W28	92	188	71	\$22,779,900	\$320,844	\$290,000	50	97
W29	80	109	58	\$11,247,200	\$193,917	\$184,750	33	98
Total	3,698	6,009	2,437	\$622,275,340	\$255,345	\$235,000	32	97

SINGLE-FAMILY RESIDENTIAL CONTINUED - OCTOBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	365	615	200	\$56,533,200	\$282,666	\$236,750	34	98
C02	133	184	69	\$28,990,500	\$420,152	\$346,100	24	99
C03	95	131	54	\$31,139,518	\$576,658	\$467,500	18	97
C04	153	185	109	\$55,455,068	\$508,762	\$436,000	32	103
C06	37	43	23	\$9,744,400	\$423,670	\$362,000	30	98
C07	104	182	69	\$21,289,800	\$308,548	\$295,000	29	97
C08	154	279	104	\$27,590,800	\$265,296	\$225,000	34	98
C09	63	118	30	\$19,816,100	\$660,537	\$540,000	31	99
C10	111	120	72	\$37,876,383	\$526,061	\$393,750	17	99
C11	60	99	38	\$15,106,201	\$397,532	\$348,500	17	100
C12	54	157	27	\$19,767,000	\$732,111	\$670,000	43	93
C13	80	130	55	\$15,900,040	\$289,092	\$287,100	33	98
C14	230	400	138	\$40,190,628	\$291,236	\$250,000	33	99
C15	153	257	119	\$34,337,486	\$288,550	\$258,000	32	97
Total	1,792	2,900	1,107	\$413,737,124	\$373,746	\$292,000	30	99
North								
N01	110	145	70	\$27,764,400	\$396,634	\$352,500	37	96
N02	117	238	89	\$30,179,495	\$339,095	\$302,000	42	97
N03	196	349	122	\$43,230,607	\$354,349	\$299,000	39	97
N04	148	232	73	\$27,747,688	\$380,105	\$357,500	36	97
N05	51	103	29	\$10,230,400	\$352,772	\$330,000	30	98
N06	101	138	73	\$21,278,300	\$291,484	\$250,000	33	98
N07	118	168	83	\$22,994,020	\$277,036	\$259,000	29	98
N08	254	445	184	\$58,610,745	\$318,537	\$303,495	39	97
N10	116	158	93	\$30,468,950	\$327,623	\$310,000	34	97
N11	211	356	135	\$46,752,180	\$346,312	\$315,000	42	98
N12	24	61	28	\$9,062,800	\$323,671	\$286,250	58	95
N13	20	43	9	\$2,725,200	\$302,800	\$294,500	33	96
N14	37	86	14	\$7,453,500	\$532,393	\$499,000	46	96
N15	19	58	18	\$4,869,400	\$270,522	\$216,500	52	98
N16	28	96	23	\$5,914,300	\$257,143	\$292,000	55	97
N17	117	228	76	\$15,414,020	\$202,816	\$175,000	41	97
N18	41	82	25	\$5,813,400	\$232,536	\$206,000	51	98
N19	44	135	28	\$5,956,150	\$212,720	\$175,850	57	97
N20	6	30	7	\$2,085,500	\$297,929	\$320,000	81	98
N21	6	34	7	\$1,419,900	\$202,843	\$229,900	71	99
N22	14	46	19	\$3,218,950	\$169,418	\$174,900	67	95
N23	65	127	45	\$8,147,100	\$181,047	\$181,500	41	97
N24	17	74	10	\$1,754,800	\$175,480	\$156,000	33	95
Total	1,860	3,432	1,260	\$393,091,805	\$311,978	\$285,000	40	97
Grand Total	9,790	16,110	6,455	\$1,805,922,584	\$279,771	\$245,000	35	98

FOUR MONTH SINGLE-FAMILY - JULY TO OCTOBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	1,166	289	\$75,875,813	\$262,546	\$245,000	25	99
E02	1,045	245	\$84,813,076	\$346,176	\$300,000	20	99
E03	2,017	471	\$112,102,232	\$238,009	\$230,000	45	98
E04	1,062	286	\$58,511,050	\$204,584	\$210,500	33	97
E05	1,709	423	\$104,309,804	\$246,595	\$235,000	53	97
E06	734	160	\$42,210,693	\$263,817	\$235,000	29	97
E07	1,734	453	\$110,013,298	\$242,855	\$242,000	39	97
E08	1,352	299	\$68,923,855	\$230,515	\$227,500	35	97
E09	1,287	326	\$68,526,476	\$210,204	\$215,500	38	96
E10	811	189	\$49,949,288	\$264,282	\$250,000	40	97
E11	1,520	324	\$65,535,524	\$202,270	\$195,850	41	97
E12	327	64	\$13,577,950	\$212,155	\$205,500	34	97
E13	1,558	366	\$86,807,248	\$237,178	\$235,250	40	100
E14	1,769	407	\$92,342,538	\$226,886	\$215,000	33	98
E15	1,834	442	\$97,340,735	\$220,228	\$212,000	37	98
E16	2,638	716	\$114,357,650	\$159,717	\$153,950	34	97
E17	1,203	287	\$52,571,205	\$183,175	\$174,000	36	98
E18	91	12	\$5,275,000	\$439,583	\$383,500	76	95
E19	210	49	\$12,941,063	\$264,103	\$260,000	42	97
E20	306	77	\$16,687,850	\$216,725	\$197,000	42	97
E21	531	115	\$23,838,630	\$207,292	\$200,000	45	97
Total	24,904	6,000	\$1,356,510,978	\$226,085	\$215,000	37	98
West							
W01	611	148	\$47,711,573	\$322,375	\$284,500	25	99
W02	960	214	\$63,188,054	\$295,271	\$265,000	32	98
W03	1,109	241	\$50,653,300	\$210,180	\$205,000	42	96
W04	1,089	253	\$56,824,090	\$224,601	\$225,000	39	96
W05	1,404	319	\$64,779,738	\$203,071	\$223,000	42	97
W06	1,265	279	\$77,188,556	\$276,661	\$250,000	35	97
W07	531	131	\$46,233,980	\$352,931	\$341,000	28	98
W08	1,599	348	\$132,368,113	\$380,368	\$316,500	34	98
W09	757	163	\$37,499,200	\$230,056	\$245,000	36	96
W10	1,711	392	\$78,664,199	\$200,674	\$206,500	19	97
W12	1,249	288	\$85,116,050	\$295,542	\$256,000	38	97
W13	1,366	302	\$103,850,884	\$343,877	\$254,750	34	97
W14	870	188	\$42,610,920	\$226,654	\$216,750	34	97
W15	2,078	496	\$92,476,098	\$186,444	\$173,000	40	97
W16	1,425	352	\$95,670,363	\$271,791	\$247,500	31	97
W17	5	-	-	-	-	-	-
W18	625	155	\$31,496,200	\$203,201	\$218,000	28	97
W19	3,452	795	\$214,772,465	\$270,154	\$259,000	35	97
W20	3,204	790	\$205,029,561	\$259,531	\$242,500	21	98
W21	2,607	222	\$73,197,951	\$329,721	\$278,950	38	98
W22	347	39	\$10,144,200	\$260,108	\$233,000	38	97
W23	4,571	1,182	\$273,494,794	\$231,383	\$220,000	40	98
W24	3,217	839	\$190,192,114	\$226,689	\$217,900	39	97
W25	407	49	\$11,047,800	\$225,465	\$211,000	47	98
W26	41	4	\$1,462,000	\$365,500	\$311,000	63	98
W27	909	259	\$64,101,400	\$247,496	\$232,000	36	97
W28	976	255	\$81,701,285	\$320,397	\$282,000	47	100
W29	704	181	\$35,698,450	\$197,229	\$184,500	37	98
Total	39,089	8,884	\$2,267,173,338	\$255,197	\$234,000	35	97

FOUR MONTH SINGLE-FAMILY CONTINUED - JULY TO OCTOBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	3,157	729	\$195,481,129	\$268,150	\$237,000	36	98
C02	1,078	234	\$96,235,722	\$411,264	\$329,000	31	98
C03	784	160	\$90,899,388	\$568,121	\$350,000	30	97
C04	1,454	329	\$169,393,123	\$514,873	\$460,000	34	100
C06	295	72	\$27,858,800	\$386,928	\$343,000	30	97
C07	1,078	261	\$77,556,618	\$297,152	\$282,000	33	97
C08	1,598	360	\$92,425,826	\$256,738	\$220,000	33	100
C09	488	81	\$57,131,700	\$705,330	\$599,000	32	98
C10	915	216	\$104,421,135	\$483,431	\$383,300	22	100
C11	632	143	\$47,001,125	\$328,679	\$320,000	28	99
C12	721	124	\$100,728,690	\$812,328	\$670,000	40	94
C13	733	171	\$49,397,709	\$288,875	\$283,000	33	98
C14	1,854	456	\$147,095,713	\$322,578	\$265,000	38	98
C15	1,621	402	\$122,715,578	\$305,263	\$264,150	54	99
Total	16,408	3,738	\$1,378,342,256	\$368,738	\$287,175	36	98
North							
N01	990	242	\$88,349,159	\$365,079	\$310,500	36	96
N02	1,358	321	\$108,900,684	\$339,254	\$310,000	37	97
N03	2,105	488	\$168,910,267	\$346,128	\$288,900	41	97
N04	1,390	304	\$108,067,331	\$355,485	\$339,500	38	97
N05	437	106	\$36,310,600	\$342,553	\$325,000	35	98
N06	982	251	\$76,778,613	\$305,891	\$259,900	34	98
N07	1,287	348	\$89,602,600	\$257,479	\$239,745	29	98
N08	2,546	619	\$201,489,675	\$325,508	\$312,000	37	99
N10	1,277	332	\$106,170,007	\$319,789	\$302,000	37	97
N11	2,259	547	\$184,922,612	\$338,067	\$310,000	44	98
N12	293	71	\$24,348,700	\$342,939	\$296,000	49	96
N13	170	34	\$14,998,100	\$441,121	\$377,500	48	96
N14	349	62	\$31,769,400	\$512,410	\$440,000	50	96
N15	315	76	\$20,547,350	\$270,360	\$227,500	47	97
N16	334	76	\$20,483,900	\$269,525	\$254,750	58	97
N17	1,202	300	\$57,157,525	\$190,525	\$172,000	41	97
N18	481	127	\$27,447,078	\$216,119	\$200,000	58	98
N19	566	129	\$25,815,250	\$200,118	\$182,000	48	97
N20	96	18	\$5,490,500	\$305,028	\$279,500	76	97
N21	120	25	\$5,227,300	\$209,092	\$200,000	68	97
N22	237	58	\$10,642,950	\$183,499	\$166,700	59	97
N23	642	155	\$28,374,990	\$183,064	\$177,000	47	97
N24	313	73	\$12,524,400	\$171,567	\$159,000	67	96
Total	19,749	4,762	\$1,454,328,991	\$305,403	\$276,500	41	97
Grand Total	100,150	23,384	\$6,456,355,563	\$276,101	\$240,000	37	98

SINGLE-FAMILY WEST BREAKDOWN - OCTOBER 2002

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	13	\$430,115	\$405,000	11	\$279,327	\$280,000	13	\$200,946	\$185,000	-	-	-
W02	24	\$353,313	\$340,500	16	\$261,813	\$258,000	2	\$215,000	\$215,000	-	-	-
W03	41	\$215,963	\$208,000	18	\$222,639	\$221,250	11	\$155,091	\$170,000	-	-	-
W04	42	\$280,955	\$262,500	4	\$230,000	\$254,000	26	\$128,054	\$129,250	-	-	-
W05	21	\$279,583	\$277,000	20	\$253,440	\$256,500	29	\$111,545	\$106,000	-	-	-
W06	52	\$279,180	\$260,000	7	\$270,986	\$260,000	23	\$327,560	\$257,000	-	-	-
W07	32	\$395,643	\$371,500	2	\$225,000	\$225,000	4	\$299,250	\$238,500	-	-	-
W08	62	\$477,666	\$406,500	1	\$267,500	\$267,500	37	\$207,653	\$179,500	-	-	-
W09	15	\$353,700	\$350,500	3	\$254,000	\$267,000	23	\$140,185	\$116,000	1	\$263,000	\$263,000
W10	38	\$260,242	\$249,700	4	\$215,000	\$214,000	35	\$133,760	\$140,000	-	-	-
W12	40	\$347,315	\$312,500	5	\$235,980	\$249,900	25	\$170,780	\$164,000	-	-	-
W13	31	\$526,477	\$425,000	9	\$225,389	\$217,000	11	\$160,982	\$166,000	-	-	-
W14	15	\$339,200	\$314,000	5	\$257,100	\$247,500	13	\$150,265	\$144,000	2	\$262,500	\$262,500
W15	11	\$329,318	\$338,000	12	\$253,942	\$257,950	84	\$161,449	\$154,950	-	-	-
W16	36	\$319,913	\$286,250	14	\$235,132	\$234,250	9	\$298,300	\$195,000	3	\$257,533	\$268,500
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	12	\$241,958	\$246,000	13	\$229,169	\$232,000	6	\$121,917	\$122,500	-	-	-
W19	104	\$331,417	\$319,250	38	\$252,142	\$256,000	40	\$197,622	\$175,250	3	\$256,333	\$260,000
W20	95	\$342,769	\$310,000	38	\$240,539	\$244,000	6	\$177,000	\$179,000	2	\$235,200	\$235,200
W21	39	\$360,978	\$333,000	1	\$215,000	\$215,000	7	\$245,000	\$250,000	4	\$225,825	\$227,150
W22	10	\$273,950	\$271,000	-	-	-	-	-	-	-	-	-
W23	191	\$262,363	\$255,000	45	\$206,840	\$205,000	7	\$151,000	\$156,000	2	\$217,000	\$217,000
W24	105	\$278,670	\$261,000	69	\$217,284	\$219,000	21	\$148,338	\$146,000	-	-	-
W25	6	\$245,133	\$239,950	1	\$163,000	\$163,000	2	\$166,500	\$166,500	1	\$188,000	\$188,000
W26	3	\$416,667	\$628,000	-	-	-	-	-	-	-	-	-
W27	55	\$261,851	\$240,000	4	\$170,225	\$175,000	1	\$160,000	\$160,000	1	\$189,500	\$189,500
W28	55	\$352,487	\$310,000	7	\$214,929	\$220,000	-	-	-	1	\$209,000	\$209,000
W29	36	\$224,028	\$212,500	10	\$150,400	\$150,750	-	-	-	1	\$186,000	\$186,000

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	2	\$180,500	\$180,500	-	-	-	-	-	-	3	\$257,000	\$308,000
W02	3	\$196,000	\$225,000	-	-	-	-	-	-	4	\$225,250	\$219,000
W03	-	-	-	-	-	-	-	-	-	-	-	-
W04	6	\$215,567	\$223,250	-	-	-	1	\$198,000	\$198,000	-	-	-
W05	12	\$173,142	\$173,000	-	-	-	2	\$75,800	\$75,800	-	-	-
W06	2	\$447,500	\$447,500	-	-	-	2	\$203,750	\$203,750	3	\$267,667	\$350,000
W07	-	-	-	-	-	-	-	-	-	-	-	-
W08	8	\$211,250	\$214,500	-	-	-	-	-	-	2	\$260,500	\$260,500
W09	3	\$306,667	\$375,000	-	-	-	1	\$136,000	\$136,000	-	-	-
W10	5	\$186,700	\$169,000	-	-	-	1	\$57,500	\$57,500	-	-	-
W12	9	\$302,256	\$220,000	-	-	-	1	\$138,000	\$138,000	-	-	-
W13	26	\$189,135	\$170,000	-	-	-	-	-	-	2	\$184,750	\$184,750
W14	12	\$163,367	\$152,450	-	-	-	-	-	-	1	\$241,000	\$241,000
W15	30	\$190,153	\$186,750	-	-	-	1	\$160,000	\$160,000	-	-	-
W16	18	\$192,361	\$196,500	-	-	-	-	-	-	3	\$204,333	\$226,500
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	8	\$179,963	\$176,000	-	-	-	-	-	-	-	-	-
W19	43	\$206,244	\$214,000	-	-	-	-	-	-	6	\$258,083	\$258,500
W20	50	\$197,008	\$189,500	1	\$238,000	\$238,000	-	-	-	8	\$214,375	\$209,500
W21	4	\$216,400	\$192,300	-	-	-	-	-	-	10	\$237,690	\$221,500
W22	3	\$154,667	\$173,000	-	-	-	-	-	-	2	\$205,000	\$205,000
W23	38	\$174,495	\$180,250	-	-	-	1	\$167,000	\$167,000	28	\$190,214	\$190,000
W24	27	\$154,311	\$147,000	-	-	-	1	\$180,000	\$180,000	13	\$196,438	\$199,900
W25	2	\$144,750	\$144,750	-	-	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	10	\$141,530	\$146,500	-	-	-	-	-	-	3	\$208,667	\$237,000
W28	-	-	-	-	-	-	-	-	-	8	\$209,950	\$211,500
W29	6	\$124,983	\$126,500	-	-	-	1	\$140,000	\$140,000	4	\$150,575	\$155,900

SINGLE-FAMILY CENTRAL BREAKDOWN - OCTOBER 2002

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	6	\$352,767	\$371,500	22	\$383,091	\$377,000	134	\$265,164	\$222,400	-	-	-
C02	11	\$543,445	\$518,000	29	\$393,624	\$350,000	24	\$366,688	\$288,000	-	-	-
C03	37	\$697,446	\$528,000	11	\$256,682	\$253,000	5	\$480,100	\$482,500	-	-	-
C04	76	\$578,731	\$518,500	9	\$378,856	\$369,900	22	\$343,672	\$259,745	-	-	-
C06	20	\$456,545	\$367,000	1	\$236,500	\$236,500	2	\$188,500	\$188,500	-	-	-
C07	35	\$368,471	\$341,500	2	\$294,000	\$294,000	23	\$242,230	\$229,000	1	\$298,000	\$298,000
C08	1	\$395,000	\$395,000	8	\$516,900	\$526,250	88	\$240,317	\$216,000	-	-	-
C09	13	\$965,538	\$775,000	2	\$433,550	\$433,550	9	\$489,778	\$320,000	-	-	-
C10	32	\$780,992	\$573,125	15	\$420,393	\$395,500	22	\$260,125	\$251,750	-	-	-
C11	19	\$588,563	\$625,000	4	\$312,625	\$309,750	10	\$157,910	\$167,000	-	-	-
C12	19	\$795,079	\$749,000	1	\$306,500	\$306,500	4	\$800,500	\$752,500	-	-	-
C13	17	\$375,635	\$338,700	10	\$286,035	\$285,550	19	\$225,231	\$210,500	-	-	-
C14	35	\$448,111	\$399,900	-	-	-	91	\$236,722	\$225,000	-	-	-
C15	42	\$408,497	\$405,750	11	\$289,373	\$293,300	27	\$203,346	\$176,000	2	\$265,000	\$265,000

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
C01	26	\$231,588	\$238,500	-	-	-	-	-	-	12	\$369,608	\$323,000
C02	1	\$209,000	\$209,000	-	-	-	1	\$260,000	\$260,000	3	\$776,000	\$869,000
C03	-	-	-	-	-	-	1	\$110,000	\$110,000	-	-	-
C04	1	\$380,000	\$380,000	-	-	-	1	\$121,000	\$121,000	-	-	-
C06	-	-	-	-	-	-	-	-	-	-	-	-
C07	5	\$238,200	\$232,000	1	\$232,000	\$232,000	1	\$168,000	\$168,000	1	\$345,000	\$345,000
C08	3	\$228,967	\$369,900	-	-	-	-	-	-	4	\$306,450	\$289,400
C09	-	-	-	-	-	-	5	\$311,400	\$330,000	1	\$432,000	\$432,000
C10	2	\$268,000	\$268,000	-	-	-	-	-	-	1	\$320,000	\$320,000
C11	1	\$146,000	\$146,000	-	-	-	1	\$113,000	\$113,000	3	\$278,300	\$279,900
C12	3	\$384,000	\$430,000	-	-	-	-	-	-	-	-	-
C13	9	\$263,833	\$283,000	-	-	-	-	-	-	-	-	-
C14	10	\$228,900	\$219,000	-	-	-	1	\$196,000	\$196,000	1	\$480,000	\$480,000
C15	36	\$212,754	\$207,750	-	-	-	-	-	-	1	\$318,000	\$318,000

(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
1966	13,428	\$ 21,360	2002		
1967	12,432	24,078	January	4,869	\$ 262,919
1968	12,245	26,732	February	6,866	270,883
1969	12,493	28,929	March	7,602	274,874
1970	10,498	29,492	April	8,181	277,664
1971	13,085	30,426	May	8,042	278,323
1972	14,613	32,513	June	6,627	278,698
1973	16,335	40,605	July	5,727	274,348
1974	17,318	52,806	August	5,418	266,154
1975	22,020	57,581	September	5,846	282,765
1976	19,025	61,389	October	6,455	279,771
1977	20,512	64,559	Total**	65,613	\$275,167
1978	21,184	67,333			
1979	23,466	70,830			
1980	26,017	75,694			
1981	29,625	90,203			
1982	25,336	95,496			
1983	30,046	101,626			
1984	31,905	102,318			
1985	45,509	109,094			
1986	52,919	138,925			
1987	43,475	189,105			
1988	49,381	229,635			
1989	38,960	273,698			
1990	26,779	255,020			
1991	38,144	234,313			
1992	41,703	214,971			
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
Total	67,612	251,508			

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

** On June 30th, TREB switched from the old Trebnet system to TorontoMLS. Minor discrepancies may occur between the year-to-date figures provided by the old system and those provided by the new.

