Market Vatch For Media Inquiries: 443-8159 For All Other Inquiries: 443-8152

December 2002

2002 Best Year Ever For Sales

TORONTO — Monday, January 6, 2003.

n 2002, the Toronto resale Real Estate market put in its best year ever, with 74,759 homes being sold through the local MLS system, TREB President Ann Bosley reported today. "This figure is up about 10 per cent from the 67,612 level recorded in 2001, which was our previous record," The President said.

"Last year was especially good for potential home sellers, as prices rose to \$275,371, up 9 per cent from the \$251,508 recorded in 2001 and, before adjusting for inflation, to their highest level ever."

"Nevertheless, low interest rates and a strong labour market kept first-time buyers in the game, as evidenced by the surge in the condominium sector (apartments and townhouses), which in December amounted to 35 per cent of the total homes sold."

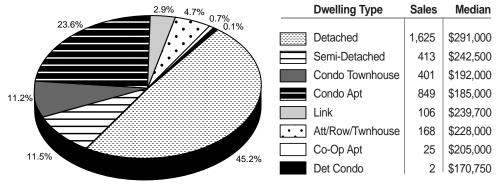
"Looking forward to 2003, there is nothing in the fundamentals of the local or national economy that suggests anything other than another strong year. While sales levels have eased off over the past few months, and will probably continue to moderate into the Spring, this is only after a two year string of record-breaking performances."

Breaking down the total, 1,381 sales were reported in TREB's 28 West districts and averaged \$248,163; 633 sales were reported in the 14 Central districts and averaged \$373,851; 690 sales were reported in the 23 North districts and averaged \$310,316; and 885 sales were reported in TREB's 21 East districts and averaged \$218,646. ■

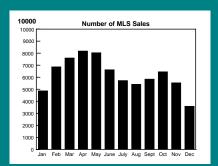
Mississauga

In Mississauga (W-12 to W-20) the latter half of this year saw prices climb 10 per cent to \$256,824 over the \$233,151 recorded for the whole of 2001. Average Days-on-Market in Mississauga was 34, as compared to a city-wide average of 38 days. ■

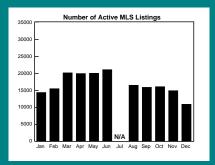
SINGLE-FAMILY RESIDENTIAL BREAKDOWN



Housing Market Indicators											
	December 2001	December 2002	% Change								
Sales*	4,762	3,589	(-25%)								
New Listings*	4,214	4,169	(-1%)								
Active Listings*	N/A	10,923	N/A								



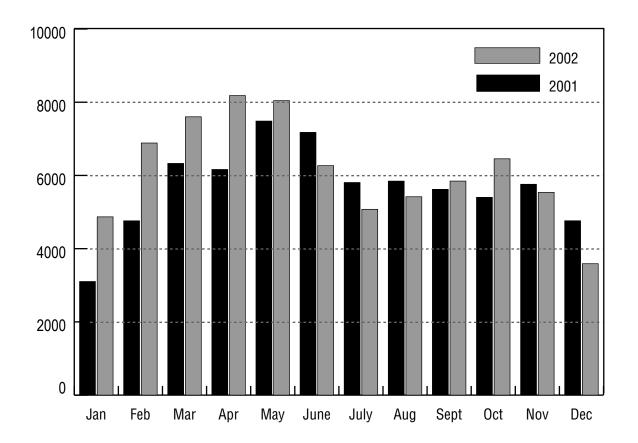








SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — DECEMBER

Price	e Ra	ange	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
0	-	\$90,000	23	0.6	9	1.1	6	1.5
\$90,001	-	\$100,000	17	0.5	9	1.1	3	0.7
\$100,001	-	\$110,000	22	0.6	14	1.7	4	1.0
\$110,001	-	\$120,000	33	0.9	17	2.0	6	1.5
\$120,001	-	\$130,000	84	2.3	49	5.8	16	4.0
\$130,001	-	\$140,000	84	2.3	46	5.4	15	3.7
\$140,001	-	\$150,000	116	3.2	63	7.4	23	5.7
\$150,001	-	\$160,000	140	3.9	75	8.8	28	7.0
\$160,001	-	\$170,000	138	3.8	62	7.3	30	7.5
\$170,001	-	\$180,000	166	4.6	64	7.5	31	7.7
\$180,001	-	\$190,000	164	4.6	62	7.3	34	8.5
\$190,001	-	\$200,000	159	4.4	55	6.5	29	7.2
\$200,001	-	\$225,000	406	11.3	112	13.2	69	17.2
\$225,001	-	\$250,000	442	12.3	65	7.7	50	12.5
\$250,001	-	\$300,000	646	18.0	68	8.0	35	8.7
\$300,001	-	\$400,000	587	16.4	52	6.1	17	4.2
\$400,001	-	\$500,000	172	4.8	12	1.4	3	0.7
\$500,001	-	\$750,000	121	3.4	9	1.1	2	0.5
\$750,001	-	\$1,000,000	34	0.9	5	0.6	-	-
\$1,000,001	-	\$1,500,000	23	0.6	-	-	-	-
\$1,500,000	-	-	12	0.3	-	-	-	-
Total:	-	-	3,589	100	849	100	401	100



SINGLE-FAMILY RESIDENTIAL - DECEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>								
East E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20	49 33 73 49 77 23 78 59 82 30 79 12 72 63 58 101 57 3 12 7	88 60 167 97 151 58 159 150 187 90 203 29 172 152 192 258 139 13 27 41	38 26 67 39 86 16 61 48 53 22 57 18 59 50 54 111 54	\$8,994,370 \$8,731,395 \$14,887,724 \$8,112,200 \$20,648,377 \$4,197,888 \$14,384,738 \$10,646,900 \$10,843,100 \$6,066,998 \$10,874,950 \$4,300,600 \$14,206,750 \$11,455,900 \$12,176,750 \$17,312,390 \$10,102,630	\$236,694 \$335,823 \$222,205 \$208,005 \$240,097 \$262,368 \$235,815 \$221,810 \$204,587 \$275,773 \$190,789 \$238,922 \$240,792 \$229,118 \$225,495 \$155,967 \$187,086	\$233,500 \$283,000 \$200,000 \$230,000 \$231,500 \$209,000 \$218,500 \$205,000 \$268,000 \$189,900 \$227,000 \$241,250 \$219,750 \$214,000 \$154,000 \$170,500	29 20 49 31 52 56 57 34 48 44 42 40 41 51 34 45 42	98 99 98 98 97 96 97 97 97 96 97 98 98 98
E21	21	80	14	\$3,231,500	\$230,821	\$199,500	106	100
Total	1,038	2,513	885	\$193,501,560	\$218,646	\$206,500	44	97
<u>West</u>								
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21 W22 W23 W24 W25 W26 W27 W28	13 43 71 51 67 67 14 46 26 95 49 65 39 79 48 - 34 177 132 37 7 214 157 15 - 30 37	48 106 139 149 206 170 34 141 74 272 133 173 87 210 111 3 84 380 276 114 29 451 381 39 4 79 129	16 39 46 38 48 50 17 40 31 60 52 51 32 83 51 - 22 127 119 43 3 186 122 7 - 36 31	\$4,701,600 \$12,090,750 \$9,873,000 \$8,472,100 \$9,004,900 \$13,418,900 \$5,242,200 \$13,966,225 \$7,817,700 \$11,376,500 \$14,244,950 \$16,637,000 \$7,373,000 \$15,064,400 \$13,868,746 - \$4,474,500 \$33,490,730 \$29,405,315 \$13,612,900 \$681,000 \$43,447,879 \$26,218,290 \$2,850,900 - \$9,604,400 \$9,535,600	\$293,850 \$310,019 \$214,630 \$222,950 \$187,602 \$268,378 \$308,365 \$349,156 \$252,184 \$189,608 \$273,941 \$326,216 \$230,406 \$181,499 \$271,936 - \$203,386 \$263,707 \$247,103 \$316,579 \$227,000 \$233,591 \$214,904 \$407,271 - \$266,789 \$307,600	\$260,050 \$295,000 \$210,000 \$219,000 \$161,750 \$241,500 \$307,500 \$291,250 \$202,500 \$160,050 \$241,000 \$296,500 \$227,000 \$167,100 \$242,000 \$217,250 \$252,500 \$239,900 \$275,000 \$264,000 \$222,750 \$210,000 \$270,000	52 73 20 46 49 36 31 39 55 41 43 41 50 39 37 37 32 33 38 88	95 98 97 97 96 97 98 97 97 97 97 97 97 97 97 97 97 97 97 97
W29 Total	44 1,657	96 4,118	31 1,381	\$6,239,300 \$342,712,785	\$201,268 \$248,163	\$200,000 \$230,000	50 41	97 97



SINGLE-FAMILY RESIDENTIAL CONTINUED - DECEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	148 49 34 43 10 47 73 21 16 26 23 41 112 45	442 141 95 109 34 126 222 73 55 52 103 79 296 132	116 35 31 51 12 51 59 19 38 26 15 31 97 52	\$30,993,500 \$19,043,424 \$16,308,300 \$26,896,175 \$4,594,800 \$15,373,500 \$15,868,100 \$11,553,500 \$24,770,000 \$7,160,900 \$13,373,000 \$8,515,500 \$26,515,450 \$15,681,750	\$267,185 \$544,098 \$526,074 \$527,376 \$382,900 \$301,441 \$268,951 \$608,079 \$651,842 \$275,419 \$891,533 \$274,694 \$273,355 \$301,572	\$227,450 \$383,000 \$503,000 \$451,500 \$356,500 \$289,500 \$243,000 \$530,000 \$384,500 \$191,750 \$975,000 \$267,000 \$235,000 \$258,250	47 33 52 29 40 47 25 35 40 42 43 41 46 60	98 98 98 101 96 97 97 97 98 98 98 95 98
Total	688	1,959	633	\$236,647,899	\$373,851	\$284,000	42	98
<u>North</u>								
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	35 72 76 54 21 37 44 117 38 92 10 4 20 15 18 37 13 22 7 2 11 31	100 144 234 165 49 99 107 333 99 242 51 25 63 44 55 151 56 91 19 13 30 110 53	32 62 85 44 17 35 51 101 38 88 5 6 11 8 37 16 20 3 11 9	\$9,810,250 \$20,879,400 \$28,875,145 \$15,068,950 \$5,720,500 \$11,318,200 \$13,434,400 \$34,385,490 \$12,139,798 \$29,942,300 \$2,509,000 \$2,321,500 \$2,321,500 \$2,762,000 \$2,762,000 \$2,106,500 \$7,320,170 \$3,740,500 \$4,252,000 \$4,252,000 \$1,077,700 \$1,077,700 \$1,728,000 \$1,220,500	\$306,570 \$336,765 \$339,708 \$342,476 \$336,500 \$323,377 \$263,420 \$340,450 \$319,468 \$340,253 \$501,800 \$464,300 \$430,667 \$251,091 \$263,313 \$197,842 \$233,781 \$212,600 \$266,667 \$122,000 \$215,540 \$157,091 \$135,611	\$263,650 \$296,000 \$283,000 \$357,250 \$325,000 \$292,000 \$242,000 \$313,500 \$303,500 \$323,000 \$435,000 \$576,000 \$262,500 \$219,000 \$192,000 \$192,000 \$192,000 \$192,000 \$192,000 \$143,000 \$143,000 \$143,000	39 52 48 40 43 33 41 46 33 44 38 80 36 33 68 52 60 60 94 140 94 46 67	98 97 98 98 97 98 97 98 97 98 99 96 96 97 98 98 95 95
Total	786	2,333	690	\$214,118,303	\$310,316	\$285,000	57	97
Grand Total	4,169	10,923	3,589	\$986,980,547	\$275,002	\$239,900	45	97



FIVE MONTH SINGLE-FAMILY - JULY TO DECEMBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
	Listed	Galcs	ψ Volume	Avgine	Med i fiec	Avg Dolli	Avg /ILISt
<u>East</u>							
E01 E02	1,291 1,139	386 323	\$102,041,653 \$110,433,682	\$264,357 \$341,900	\$248,900 \$299,000	27 20	99 99
E03	2,240	664	\$157,544,993	\$237,267	\$227,000	43	98
E04 E05	1,170 1,880	384 597	\$78,465,427 \$146,099,079	\$204,337 \$244,722	\$211,500 \$230,500	31 50	97 97
E06	806	221	\$58,074,782	\$262,782	\$235,000	32	97
E07 E08	1,906 1,502	620 424	\$148,041,774 \$97,071,505	\$238,777 \$228,942	\$231,750 \$225,250	42 35	97 97
E09	1,477	460	\$95,310,151	\$207,196	\$210,000	40	96
E10 E11	893 1,705	244 461	\$65,657,686 \$92,790,074	\$269,089 \$201,280	\$258,250 \$194,000	39 41	97 97
E12 E13	365 1,759	94 513	\$20,650,250	\$219,684 \$236,836	\$208,500 \$235,000	35 40	97 99
E14	1,948	559	\$121,496,914 \$126,444,238	\$226,197	\$216,000	35	98
E15 E16	2,016 2,921	595 969	\$132,859,335 \$154,746,140	\$223,293 \$159,697	\$215,000 \$153,900	35 35	98 97
E17	1,352	420	\$78,430,705	\$186,740	\$174,950	36	98
E18 E19	102 235	16 62	\$6,513,500 \$16,017,213	\$407,094 \$258,342	\$332,500 \$258,000	80 40	95 97
E20	335	94	\$20,525,750	\$218,359	\$192,000	42	97
E21	579	150	\$32,055,430	\$213,703	\$197,500	52	97
Total	27,621	8,256	\$1,861,270,281	\$225,445	\$214,500	38	98
<u>West</u>							
W01 W02	659	204 313	\$67,101,773	\$328,930 \$300,777	\$292,250	28 37	98 98
W03	1,059 1,264	346	\$93,830,314 \$73,148,060	\$299,777 \$211,411	\$275,000 \$208,000	37	96
W04 W05	1,221 1,567	354 447	\$79,378,637 \$89,730,486	\$224,233 \$200,739	\$221,250 \$215,000	42 41	96 96
W06	1,426	395	\$108,751,712	\$275,321	\$254,500	37	97
W07 W08	572 1,740	187 473	\$64,073,405 \$178,903,238	\$342,639 \$378,231	\$329,000 \$314,000	29 34	98 97
W09	821	232	\$52,546,000	\$226,491	\$224,500	39	96
W10 W12	1,937 1,374	536 401	\$107,406,499 \$116,009,600	\$200,385 \$289,301	\$188,750 \$250,000	24 38	97 97
W13	1,530	414	\$139,102,409	\$335,996	\$254,000	38	97
W14 W15	964 2,302	283 713	\$64,441,570 \$133,593,624	\$227,709 \$187,368	\$221,000 \$173,000	34 40	97 97
W16 W17	1,546 9	475	\$128,364,616	\$270,241	\$247,000	32	97 -
W18	698	204	\$41,548,200	\$203,668	\$218,000	31	97
W19 W20	3,866 3,536	1,127 1,080	\$304,692,051 \$278,550,701	\$270,357 \$257,917	\$257,900 \$243,000	35 25	97 98
W21	2,723	324	\$106,224,129	\$327,852	\$277,000	39	97
W22 W23	372 5,098	47 1,634	\$12,242,200 \$378,078,470	\$260,472 \$231,382	\$235,900 \$220,000	38 38	97 97
W24	3,614	1,119	\$251,805,578	\$225,027	\$217,000	38	97
W25 W26	440 43	64 4	\$16,575,700 \$1,462,000	\$258,995 \$365,500	\$212,750 \$311,000	54 63	97 98
W27	988	352	\$88,054,299	\$250,154	\$234,750	38	97
W28 W29	1,075 800	341 246	\$108,805,585 \$48,949,550	\$319,078 \$198,982	\$279,900 \$185,900	48 39	99 98
Total	43,244	12,315	\$3,133,370,406	\$254,435	\$233,000	36	97



FIVE MONTH SINGLE-FAMILY CONTINUED - JULY TO DECEMBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>Central</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	3,564 1,214 871 1,608 332 1,221 1,825 567 1,002 712 794 833 2,135 1,749	1,003 336 231 459 97 371 517 144 318 213 166 255 657 545	\$271,206,279 \$151,527,278 \$138,867,368 \$235,643,957 \$37,204,100 \$111,050,568 \$133,808,703 \$98,437,600 \$163,749,435 \$70,603,743 \$142,421,690 \$74,573,399 \$207,206,651 \$162,562,428	\$270,395 \$450,974 \$601,157 \$513,386 \$383,547 \$299,328 \$258,818 \$683,594 \$514,935 \$331,473 \$857,962 \$292,445 \$315,383 \$298,280	\$236,500 \$346,100 \$448,000 \$460,000 \$345,500 \$280,000 \$225,000 \$490,000 \$390,000 \$290,000 \$689,500 \$282,000 \$262,000 \$257,500	38 33 36 33 34 36 33 35 25 30 42 34 39 52	98 98 97 100 97 97 99 97 99 95 98 97
Total	18,427	5,312	\$1,998,863,199	\$376,292	\$288,750	37	98
<u>North</u>							
N01 N02 N03 N04 N05 N06 N07 N08 N10 N11 N12 N13 N14 N15 N16 N17 N18 N19 N20 N21 N22 N23 N24	1,097 1,523 2,333 1,539 480 1,083 1,426 2,880 1,393 2,503 326 182 394 353 373 1,323 533 630 109 126 259 713 345	327 474 680 419 152 338 485 861 443 766 91 45 84 99 102 401 174 192 27 34 76 199 89	\$116,059,809 \$162,594,269 \$232,399,812 \$148,634,596 \$52,239,600 \$104,129,313 \$125,308,270 \$281,850,578 \$141,021,806 \$258,934,111 \$32,500,200 \$20,422,000 \$41,671,900 \$26,789,550 \$27,303,900 \$76,119,145 \$38,968,278 \$38,809,250 \$8,203,500 \$7,276,800 \$14,060,550 \$36,562,940 \$15,097,500	\$354,923 \$343,026 \$341,764 \$354,737 \$343,682 \$308,075 \$258,368 \$327,353 \$318,334 \$338,034 \$357,145 \$453,822 \$496,094 \$270,602 \$267,685 \$189,823 \$223,956 \$202,132 \$303,833 \$214,024 \$185,007 \$183,733 \$169,635	\$308,000 \$307,250 \$285,750 \$345,000 \$325,000 \$259,900 \$240,500 \$310,000 \$312,400 \$296,000 \$380,000 \$432,500 \$230,250 \$253,250 \$172,900 \$205,000 \$184,000 \$293,000 \$208,250 \$168,000 \$173,000 \$159,000	36 40 43 39 39 34 31 39 36 44 53 61 51 45 60 42 101 50 89 68 65 39 67	97 97 98 97 98 98 98 97 98 96 97 96 97 97 98 97 97 95 97 97
Total	21,923	6,558	\$2,006,957,677	\$306,032	\$278,000	43	97
Grand Total	111,215	32,441	\$9,000,461,563	\$277,441	\$240,000	38	98



SINGLE-FAMILY EAST BREAKDOWN - DECEMBER 2002

	Detached Houses			Sei	mi-Detache	d 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
E01	12	\$282,575	\$276,500	18	\$221,040	\$219,250	1	\$110,000	\$110,000	-	-	-
E02	9	\$388,056	\$363,500	14	\$323,135	\$267,950	1	\$209,000	\$209,000	-	-	-
E03	23	\$290,087	\$255,000	13	\$248,902	\$230,600	26	\$154,481	\$154,500	-	-	-
E04	19	\$254,395	\$255,000	3	\$201,333	\$214,000	15	\$147,713	\$155,000	-	-	-
E05	24	\$322,453	\$322,500	3	\$251,667	\$265,000	36	\$192,753	\$179,500	5	\$261,120	\$264,000
E06	13	\$262,876	\$209,000	3	\$260,167	\$305,000	-	-	-	-	-	-
E07	20	\$329,668	\$285,500	6	\$250,583	\$251,250	27	\$168,959	\$173,888	2	\$238,000	\$238,000
E08	25	\$276,636	\$255,000	3	\$220,833	\$285,000	16	\$148,000	\$140,000	-	-	-
E09	21	\$248,829	\$252,000	-	-	-	25	\$182,828	\$178,000	-	-	-
E10	14	\$314,121	\$277,400	3	\$239,099	\$245,000	-	_	-	-	-	-
E11	14	\$235,525	\$234,750	6	\$209,417	\$206,000	20	\$147,205	\$150,500	2	\$241,750	\$241,750
E12	14	\$264,271	\$236,400	1	\$179,000	\$179,000	1	\$136,000	\$136,000	-	-	-
E13	31	\$282,629	\$277,500	8	\$218,281	\$216,750	4	\$210,375	\$209,000	1	\$195,000	\$195,000
E14	32	\$253,322	\$251,500	4	\$189,500	\$183,000	2	\$172,550	\$172,550	1	\$218,500	\$218,500
E15	35	\$252,077	\$258,000	2	\$160,500	\$160,500	1	\$226,000	\$226,000	5	\$195,100	\$195,000
E16	73	\$170,379	\$170,000	13	\$144,542	\$147,000	3	\$101,000	\$122,500	4	\$153,350	\$150,250
E17	21	\$216,479	\$218,000	1	\$151,000	\$151,000	-	_	-	23	\$176,556	\$173,000
E18	-	-	-	-	-	-	-	-	-	-	-	-
E19	3	\$233,300	\$298,000	-	-	-	-	-	-	-	-	-
E20	7	\$182,929	\$161,000	-	-	-	-	-	-	2	\$173,000	\$173,000
E21	14	\$230,821	\$199,500	-	-	-	_	-	-	-	-	-

	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
E01	2	\$162,125	\$162,125	_	_	-	_	_	_	5	\$238,100	\$250,000
E02	2	\$253,000	\$253,000	_	-	-	_	_	_	-	-	-
E03	2	\$190,000	\$190,000	_	-	-	2	\$148,250	\$148,250	1	\$287,000	\$287,000
E04	1	\$260,000	\$260,000	_	-	-	-	ψo,2oo	ψo,200 -	1	\$199,000	\$199,000
E05	16	\$211,919	\$209,000	_	_	-	2	\$259,550	\$259,550	-	-	·
E06	-	-	-	_	-	-	_	-	-	_	-	-
E07	3	\$205,000	\$209,000	_	-	-	_	_	_	3	\$211,667	\$215,000
E08	3	\$178,667	\$200,000	_	-	-	1	\$164,500	\$164,500	-	-	-
E09	7	\$149,571	\$151,000	_	-	-		φ.σ.,σσσ -	φ.σ.,σσσ -	_	-	_
E10	3	\$158,000	\$174,000	_	-	-	_	_	_	2	\$239,000	\$239,000
E11	8	\$199,875	\$189,500	_	-	-	_	_	_	7	\$184,929	\$193,000
E12	2	\$142,900	\$142,900	_	-	-	_	_	_	_	-	·
E13	13	\$171,654	\$168,500	_	-	-	_	_	_	2	\$215,500	\$215,500
E14	2	\$156,250	\$156,250	2	\$170,750	\$170,750	_	_	_	7	\$196,286	\$195,500
E15	7	\$158,721	\$165,700	_	-	-	_	_	_	4	\$180,125	\$176,250
E16	14	\$102,054	\$108,250	_	-	-	_	_	_	4	\$162,623	\$164,500
E17	2	\$165,250	\$165,250	_	-	-	_	_	_	7	\$144,900	\$149,000
E18	-	-	-	_	-	-	_	_	_	_	-	· / -
E19	-	-	-	_	-	-	_	_	_	_	-	-
E20	-	-	-	_	-	-	_	_	_	_	-	_
E21	-	_	-	_	_	-	_	_	_	_	_	-



SINGLE-FAMILY WEST BREAKDOWN - DECEMBER 2002

	Detached Houses			Sei	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	6	\$389,750	\$369,000	4	\$299,500	\$284,500	5	\$198,820	\$184,000	_	_	
W02	10	\$425,740	\$415,450	25	\$276,334	\$275,990	1	\$295,000	\$295,000	_	_	_
W03	28	\$224,161	\$218,250	8	\$227,688	\$216,500	8	\$174.750	\$194,500	-	-	-
W04	18	\$292,417	\$281,250	3	\$256,500	\$265,000	14	\$129,043	\$127,750	-	-	-
W05	10	\$286,700	\$296,500	8	\$250,238	\$246,000	16	\$121,938	\$127,500	-	-	-
W06	24	\$268,471	\$241,500	2	\$229,900	\$229,900	17	\$236,788	\$228,000	-	-	-
W07	13	\$339,092	\$318,000	-	-	-	3	\$164,667	\$194,000	-	-	-
W08	19	\$496,691	\$385,000	1	\$268,000	\$268,000	15	\$216,207	\$197,500	-	-	-
W09	12	\$438,225	\$336,950	1	\$247,000	\$247,000	18	\$128,444	\$114,500	-	-	-
W10	22	\$262,905	\$254,000	1	\$254,000	\$254,000	30	\$141,500	\$143,250	1	\$215,000	\$215,000
W12	23	\$361,904	\$282,000	4	\$249,875	\$251,500	15	\$185,360	\$185,000	-	-	-
W13	28	\$436,554	\$411,750	2	\$212,500	\$212,500	7	\$142,000	\$160,000	-	-	-
W14	11	\$324,273	\$330,000	2	\$254,000	\$254,000	6	\$128,083	\$125,500	2	\$256,000	\$256,000
W15	4	\$291,950	\$288,900	9	\$263,767	\$264,900	59	\$160,436	\$155,000	-	-	-
W16	25	\$356,694	\$325,000	3	\$229,167	\$242,000	1	\$152,000	\$152,000	2	\$229,694	\$229,694
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	8	\$219,563	\$228,000	8	\$224,938	\$229,000	2	\$133,500	\$133,500	-	-	-
W19	48	\$337,691	\$333,500	22	\$252,254	\$255,700	20	\$189,870	\$175,500	-	-	-
W20	43	\$311,174	\$323,000	30	\$241,294	\$243,250	8	\$160,863	\$149,750	1	\$249,900	\$249,900
W21	25	\$381,476	\$328,000	4	\$214,000	\$214,500	1	\$202,000	\$202,000	1	\$275,000	\$275,000
W22	2	\$238,000	\$238,000	1	\$205,000	\$205,000	-	-	-	-	-	-
W23	99	\$265,884	\$250,000	36	\$209,481	\$214,500	5	\$169,380	\$167,900	4	\$221,975	\$219,000
W24	48	\$263,535	\$269,250	31	\$220,906	\$227,000	14	\$140,429	\$132,000	-	-	-
W25	5	\$494,580	\$270,000	-	-	-	2	\$189,000	\$189,000	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	29	\$289,772	\$280,500	-	-	-	-	-	-	-	-	-
W28	26	\$324,115	\$312,000	3	\$210,933	\$225,000	-	-	-	1	\$248,800	\$248,800
W29	23	\$221,926	\$213,000	3	\$151,000	\$155,000	1	\$140,000	\$140,000	-	-	-

	Cond	do Townhou	ise		Det Condo C			Со-ор	Co-op Apt A			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 W02 W03	1	\$183,500 -	\$183,500 -	- - -	- - -	- - -	- - -	-	-	1 2 2	\$171,000 \$223,250 \$188,500	\$171,000 \$223,250 \$188,500		
W04 W05 W06 W07	3 12 2	\$210,833 \$170,625 \$313,000	\$231,500 \$161,750 \$313,000	- - -	- - -	-	- 2 2	\$68,750 \$462,500	\$68,750 \$462,500	3	\$313,133	\$342,500		
W07 W08 W09 W10	3 - 5	\$211,667 \$157,720	\$280,000 - \$160,100	- - -	- - -	-	- 2 - 1	\$191,500 \$90,000	\$191,500 - \$90,000	-	\$340,000 - - -	\$340,000 - - -		
W12 W13 W14	10 12 11	\$214,125 \$215,875 \$183,409	\$216,000 \$179,250 \$218,000	- - -	- - -	- - -	- - -	φοσ,σσσ - - -	φοσ,σσσ - - -	2	\$202,000	\$202,000		
W15 W16 W17 W18	11 20 - 4	\$187,000 \$182,625 - \$162,875	\$185,000 \$176,500 - \$141,250	- -	- - -	-	- - -	- - -	-	-	- -	-		
W19 W20 W21	31 35 4	\$214,985 \$194,177 \$197,000	\$219,000 \$188,000 \$185,000	- - -	- -	-	2 - -	\$149,500 - -	\$149,500 - -	4 2 8	\$242,750 \$226,500 \$244,375	\$245,000 \$226,500 \$235,250		
W22 W23 W24 W25	22 21	\$179,514 \$150,785	\$183,000 \$147,000	- - -	- - -	- - -	- 1 -	\$205,000	\$205,000	19 8	\$194,474 \$198,500	\$195,000 \$194,250		
W26 W27 W28	5	\$158,900	\$135,000	- - -	- - -	- - -	- - -	- - -	- - -	- 2 1	\$203,250 \$227,000	\$203,250 \$227,000		
W29	3	\$129,333	\$138,500	-	-	-	-	-	-	1	\$154,000	\$154,000		

Market Watch

SINGLE-FAMILY CENTRAL BREAKDOWN - DECEMBER 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	4	\$364,075	\$349,900	7	\$395,714	\$385,000	92	\$251,785	\$218,000	-	-	-
C02	6	\$580,254	\$578,262	11	\$490,536	\$396,000	11	\$587,682	\$373,000	-	-	-
C03	22	\$521,855	\$486,500	4	\$591,500	\$592,500	3	\$419,667	\$550,000	-	-	-
C04	35	\$615,605	\$515,000	3	\$339,167	\$343,000	13	\$333,269	\$235,000	-	-	-
C06	12	\$382,900	\$356,500	-	-	-	-	-	-	-	-	-
C07	20	\$385,150	\$353,500	1	\$290,000	\$290,000	20	\$227,175	\$214,500	1	\$280,000	\$280,000
C08	1	\$565,000	\$565,000	4	\$409,875	\$402,000	50	\$244,292	\$220,000	-	-	-
C09	5	\$1,077,400	\$1,075,000	1:	\$1,280,000	\$1,280,000	7	\$345,143	\$435,000	-	-	-
C10	12	\$1,351,667	\$1,010,500	8	\$415,375	\$398,250	15	\$282,333	\$277,000	-	-	-
C11	6	\$554,583	\$579,500	4	\$331,500	\$330,000	15	\$156,560	\$129,500	-	-	-
C12	12	\$1,040,917	\$1,005,000	-	-	-	2	\$282,750	\$282,750	-	-	-
C13	8	\$414,363	\$354,950	4	\$284,250	\$279,000	16	\$207,100	\$179,500	-	-	-
C14	16	\$452,656	\$409,000	-	-	-	67	\$226,668	\$223,000	-	-	-
C15	15	\$411,833	\$390,000	3	\$287,833	\$325,000	18	\$283,569	\$207,000	1	\$297,000	\$297,000

	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	10	\$264,400	\$237,000	_	_	_	-	-	-	3	\$319,667	\$377,000	
C02	2	\$268,250	\$268,250	-	-	-	-	-	-	5	\$633,000	\$579,000	
C03	-	-	-	-	-	-	-	-	-	2	\$601,250	\$601,250	
C04	-	-	-	-	-	-	-	-	-	-	-	-	
C06	-	-	-	-	-	-	-	-	-	-	-	-	
C07	7	\$286,143	\$262,000	-	-	-	1	\$184,000	\$184,000	1	\$370,000	\$370,000	
C08	-	-	-	-	-	-	1	\$249,000	\$249,000	3	\$400,000	\$480,000	
C09	1	\$750,000	\$750,000	-	-	-	5	\$344,100	\$360,000	-	-	-	
C10	2	\$256,000	\$256,000	-	-	-	-	-	-	1	\$480,000	\$480,000	
C11	1	\$159,000	\$159,000	-	-	-	-	-	-	-	-	-	
C12	1	\$316,500	\$316,500	-	-	-	-	-	-	-	-	-	
C13	3	\$250,000	\$290,000	-	-	-	-	-	-	-	-	-	
C14	12	\$294,683	\$288,500	-	-	-	1	\$215,000	\$215,000	1	\$335,000	\$335,000	
C15	15	\$215.967	\$225,000	_	_	_	_	_	_	_	_	_	

Market Watch

SINGLE-FAMILY NORTH BREAKDOWN - DECEMBER 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
N01	12	\$394,663	\$393,250	2	\$258,150	\$258,150	10	\$282,400	\$234,000	1	\$312,000	\$312,000
N02	28	\$426,732	\$354,500	3	\$290,833	\$294,000	23	\$248,713	\$225,000	3	\$289,167	\$303,000
N03	25	\$566,008	\$473,000	9	\$298,267	\$299,500	28	\$205,228	\$200,000	4	\$263,750	\$262,500
N04	32	\$377,811	\$376,500	1	\$208,000	\$208,000	4	\$190,250	\$187,000	_	-	·
N05	13	\$365,308	\$350,000	1	\$256,500	\$256,500	-	_	_	_	-	_
N06	22	\$373,214	\$320,250	3	\$214,167	\$238,000	-	-	-	_	-	_
N07	31	\$295,935	\$279,900	7	\$220,286	\$231,000	2	\$166,500	\$166,500	_	-	_
N08	64	\$385,176	\$346,750	20	\$277,360	\$281,750	3	\$252,500	\$355,000	_	-	-
N10	14	\$375,686	\$348,500	-	-	-	-	_	_	23	\$287,574	\$293,000
N11	55	\$390,758	\$382,000	3	\$266,667	\$272,000	4	\$213,550	\$202,250	8	\$255,063	\$258,500
N12	5	\$501,800	\$435,000	-	-	-	-	_	_	_	-	-
N13	5	\$464,300	\$576,000	-	-	-	-	-	-	_	-	_
N14	6	\$430,667	\$337,000	-	-	-	-	-	-	_	-	-
N15	10	\$255,900	\$239,500	-	-	-	-	-	-	_	-	_
N16	7	\$273,643	\$288,000	-	-	-	-	-	-	1	\$191,000	\$191,000
N17	36	\$198,477	\$196,000	1	\$175,000	\$175,000	-	-	-	_	-	-
N18	10	\$271,400	\$273,500	1	\$135,000	\$135,000	-	-	-	4	\$179,625	\$181,000
N19	15	\$235,700	\$242,000	-	-	-	-	-	-	3	\$164,000	\$175,000
N20	3	\$266,667	\$465,000	-	-	-	-	-	-	_	-	-
N21	1	\$122,000	\$122,000	-	-	-	-	-	-	_	-	_
N22	5	\$215,540	\$203,000	-	-	-	-	-	-	_	-	_
N23	11	\$157,091	\$143,000	-	-	-	-	-	-	_	-	_
N24	8	\$140,063	\$129,250	-	-	-	-	-	-	l _	_	_

	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
N01 N02 N03 N04 N05	7 3 8 1	\$203,143 \$265,833 \$250,425 \$238,000	\$204,000 \$325,000 \$263,350 \$238,000	-	- - - - -	- - - - -	- 1 - - -	\$375,000 - - - -	\$375,000 - - - -	- 1 11 6 3	\$298,000 \$294,159 \$295,333 \$238,333	\$298,000 \$292,750 \$300,500 \$255,000
N06 N07 N08 N10	5 7 2 1	\$262,600 \$224,057 \$243,250 \$266,000	\$190,000 \$185,000 \$243,250 \$266,000	- - -	- - -	- - -	1 - -	\$180,000 - - -	\$180,000 - - -	5 3 12	\$230,400 \$212,333 \$245,250	\$231,000 \$217,000 \$249,250
N11 N12 N13	8 -	\$274,600	\$261,000	-	- - -	- - -	- - -	-	-	10	\$255,910	\$256,250 -
N14 N15 N16	-	-	- -	-	- - -	- -	-	-	-	- 1 -	\$203,000	\$203,000 -
N17 N18 N19	- - 2	- - \$112,250	- - \$112,250	- - -	- - -	- - -	-	-	-	- 1 -	\$173,000 -	\$173,000 -
N20 N21 N22 N23	- - -	-	- - -	- - -	-	- - -	- - -	- - -	- - -		- - -	-
N23 N24	1	\$100,000	\$100,000	-	-	-	-	-	-	-	-	-



	_(Single Fem	ily Only)		(Single-Family Only)			
Year	(Single-Fam * Number of Sales		Year	(Single-Fam * Number of Sales	ily Only) *Average Price		
roui	rtambor or caree	7(Vorago i 1100	rour	Trambor of Caroc	71101 ago 1 1100		
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 1973	14,613 16,335	32,513 40,605	June July	6,627 5,727	278,698 274,348		
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	November	5,537	285,323		
1978	21,184	67,333	December	3,589	275,002		
1979	23,466	70,830	patrati	74 750	4075 077		
1980	26,017	75,694	Total**	74,759	\$275,371		
1981 1982	29,625 25,336	90,203 95,496					
1983	30,046	101,626					
1984	31,905	102,318	* Due to District rev	visions, caution should be	exercised when		
1985	45,509	109,094	_	cal comparisons. Please r	efer to appropri-		
1986	52,919	138,925	ate maps.				
1987	43,475	189,105	** On June 30th Ti	REB switched from the ol	d Trehnet system		
1988	49,381	229,635		nor discrepancies may oc			
1989 1990	38,960 36,770	273,698	year-to-date figures	s provided by the old syste			
1990	26,779 38,144	255,020 234,313	provided by the new	W.			
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 1998	58,014 55,344	211,307 216,815					
1999	55,344 58,957	228,372					
2000	58,343	243,255					
	, -	,					
2001	0.400	225 525					
January	3,103	235,535					
February March	4,761 6,328	252,072 248,601					
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 November	5,402 5,759	251,479 257,947					
December	5,759 4,762	257,947 255,584					
2000111001	1,7 02	200,004					
Total	67,612	251,508					
			1				



