

Market Watch

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

May 2003

May Cracks 8,000 Sale Barrier

TORONTO — Thursday, June 5, 2003.

For only the third time in history, 8,000 plus existing home sales were recorded through the Toronto MLS system, TREB President Ann Bosley reported today. "Although the precise figure of 8,025 sales is down marginally from last May's 8,042, it is by far the best result for 2003 to date. Given our city's troubled spring, to see such a robust Toronto re-sale market is very encouraging.

Prices continued their upward progress in May, going to \$298,451 from April's \$292,783, a two per cent increase, and up seven per cent over May of last year. "This is clearly good news for sellers," Mrs. Bosley said. "However, active listings climbed eight per cent during the month, to 21,747. Eventually the increase in inventory will exert a welcome moderating effect on sold values."

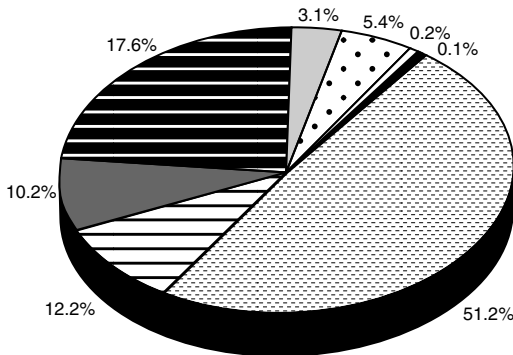
Breaking down the total, 3,061 sales were reported in TREB's 28 West districts and averaged \$274,189; 1,299 sales

were reported in the 14 Central districts and averaged \$412,733; 1,615 sales were reported in the 23 North districts and averaged \$321,263; and 2,050 sales were reported in TREB's 21 East districts and averaged \$244,292.

NEIGHBOURHOOD CORNER Etobicoke

With 1,841 residential transactions to date this year, the Etobicoke (W-6 to W-10) housing market has slowed about 13 per cent over the same period in 2002, when 2,127 sales were recorded. However, prices for all types of residential property have risen to \$305,927, a six per cent increase over the \$288,768 recorded in Jan.-May 2002. Breaking down the total, the year-to-date average price for detached homes in Etobicoke was about \$337,000, and for condo apartments \$192,000. Finally, days-on-market averaged 33 days, identical to the city-wide average. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

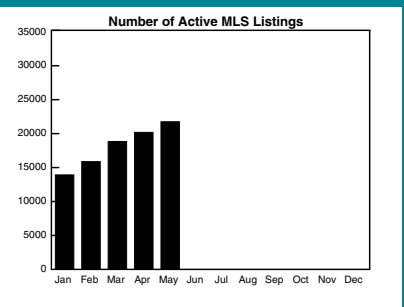
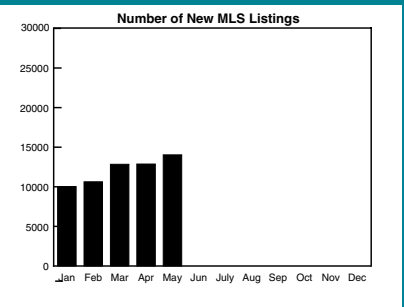
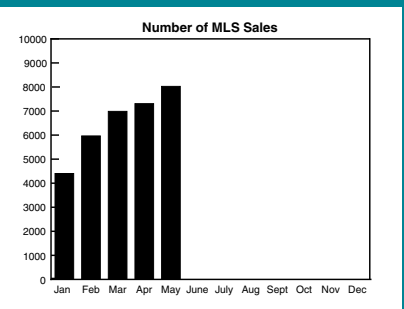


Dwelling Type	Sales	Median
Detached	4,106	\$312,000
Semi-Detached	978	\$249,900
Condo Townhouse	817	\$195,000
Condo Apt	1,414	\$185,343
Link	247	\$237,000
Att/Row/Twnhouse	436	\$229,500
Co-Op Apt	19	\$149,000
Det Condo	8	\$222,450

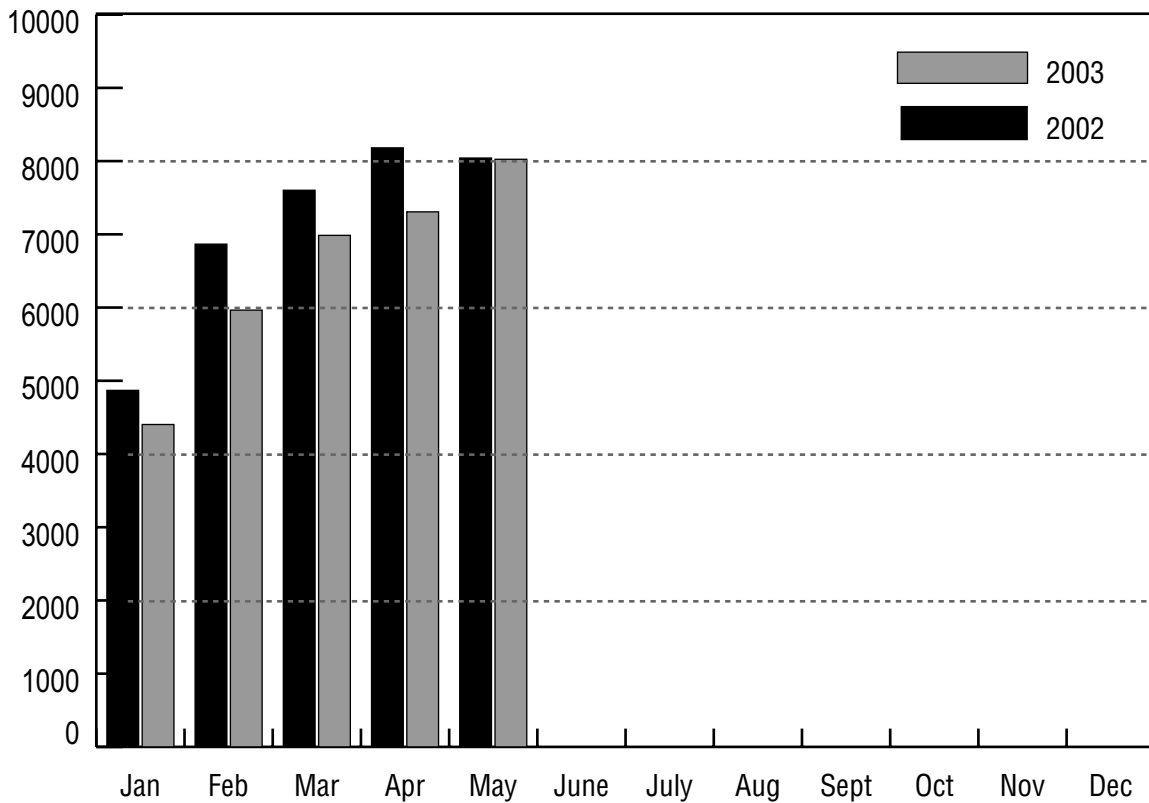
Housing Market Indicators

	May 2002	May 2003	% Change
Sales*	8,042	8,025	-
New Listings*	11,894	14,032	(+18%)
Active Listings*	-	21,747	-

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN —MAY

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	36	0.4	15	1.1	11	1.3
\$90,001 - \$100,000	15	0.2	9	0.6	2	0.2
\$100,001 - \$110,000	25	0.3	11	0.8	5	0.6
\$110,001 - \$120,000	51	0.6	24	1.7	15	1.8
\$120,001 - \$130,000	118	1.5	55	3.9	23	2.8
\$130,001 - \$140,000	130	1.6	71	5.0	25	3.1
\$140,001 - \$150,000	185	2.3	94	6.7	36	4.4
\$150,001 - \$160,000	261	3.3	119	8.4	73	8.9
\$160,001 - \$170,000	321	4.0	155	11.0	63	7.7
\$170,001 - \$180,000	278	3.5	102	7.2	61	7.5
\$180,001 - \$190,000	299	3.7	93	6.6	71	8.7
\$190,001 - \$200,000	314	3.9	91	6.4	59	7.2
\$200,001 - \$225,000	815	10.2	160	11.3	143	17.5
\$225,001 - \$250,000	971	12.1	116	8.2	104	12.7
\$250,001 - \$300,000	1,505	18.8	130	9.2	80	9.8
\$300,001 - \$400,000	1,560	19.4	105	7.4	31	3.8
\$400,001 - \$500,000	541	6.7	35	2.5	10	1.2
\$500,001 - \$750,000	406	5.1	20	1.4	4	0.5
\$750,001 - \$1,000,000	107	1.3	3	0.2	1	0.1
\$1,000,001 - \$1,500,000	60	0.7	4	0.3	-	-
\$1,500,000 -	27	0.3	-	-	-	-
Total:	8,025	100	1,414	100	817	100

SINGLE-FAMILY RESIDENTIAL - MAY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	165	188	106	\$32,692,232	\$308,417	\$271,750	18	101
E02	175	169	91	\$34,269,870	\$376,592	\$329,000	16	100
E03	288	343	138	\$38,353,100	\$277,921	\$255,250	21	99
E04	148	222	108	\$24,703,724	\$228,738	\$238,500	30	98
E05	231	324	126	\$32,655,370	\$259,170	\$246,745	31	97
E06	120	137	54	\$17,217,885	\$318,850	\$245,500	22	97
E07	233	310	119	\$29,613,058	\$248,849	\$247,000	30	97
E08	168	257	96	\$24,309,150	\$253,220	\$237,750	30	96
E09	226	339	94	\$20,198,600	\$214,879	\$214,000	31	98
E10	122	168	74	\$20,998,200	\$283,759	\$273,500	27	98
E11	206	325	129	\$26,946,500	\$208,888	\$209,000	32	98
E12	60	66	42	\$10,305,477	\$245,369	\$221,000	28	99
E13	206	297	127	\$31,402,863	\$247,267	\$245,000	31	98
E14	246	327	141	\$33,477,700	\$237,431	\$233,000	30	97
E15	214	315	154	\$36,806,296	\$239,002	\$233,250	37	98
E16	374	520	240	\$40,396,252	\$168,318	\$161,400	32	98
E17	155	213	131	\$26,527,030	\$202,496	\$189,000	38	99
E18	13	31	2	\$495,000	\$247,500	\$247,500	81	90
E19	53	74	24	\$6,651,050	\$277,127	\$258,500	34	97
E20	44	98	19	\$4,624,400	\$243,389	\$235,000	27	98
E21	59	115	35	\$8,155,490	\$233,014	\$205,000	35	97
Total	3,506	4,838	2,050	\$500,799,247	\$244,292	\$228,000	29	98
West								
W01	91	116	62	\$22,833,668	\$368,285	\$342,500	25	99
W02	138	196	73	\$24,155,000	\$330,890	\$285,000	28	98
W03	173	318	74	\$16,298,900	\$220,255	\$220,750	33	97
W04	144	279	66	\$15,159,050	\$229,683	\$238,500	34	97
W05	194	335	108	\$23,476,258	\$217,373	\$234,500	37	97
W06	185	352	83	\$23,394,014	\$281,856	\$275,000	29	98
W07	77	97	41	\$14,532,201	\$354,444	\$357,000	31	99
W08	187	272	129	\$56,784,920	\$440,193	\$363,000	32	98
W09	107	166	66	\$16,506,800	\$250,103	\$258,000	28	96
W10	217	385	118	\$24,679,200	\$209,146	\$226,200	35	97
W12	159	264	84	\$25,835,430	\$307,565	\$281,000	32	97
W13	186	299	123	\$45,777,100	\$372,172	\$292,500	33	97
W14	105	151	78	\$17,897,750	\$229,458	\$233,500	28	97
W15	221	372	150	\$29,808,400	\$198,723	\$176,750	33	98
W16	198	261	124	\$36,958,438	\$298,052	\$272,250	29	98
W17	1	2	-	-	-	-	-	-
W18	109	186	63	\$13,069,360	\$207,450	\$220,000	30	98
W19	428	639	234	\$66,467,025	\$284,047	\$270,000	31	98
W20	446	578	288	\$80,351,777	\$278,999	\$263,000	28	98
W21	142	265	92	\$28,794,299	\$312,982	\$282,500	32	97
W22	45	79	22	\$5,668,233	\$257,647	\$241,567	31	97
W23	653	977	436	\$106,553,718	\$244,389	\$235,000	32	98
W24	411	643	293	\$69,963,417	\$238,783	\$224,000	29	98
W25	28	65	20	\$6,838,550	\$341,928	\$279,500	43	97
W26	1	6	1	\$330,000	\$330,000	\$330,000	64	92
W27	113	174	85	\$24,295,100	\$285,825	\$264,000	37	98
W28	137	247	88	\$30,620,650	\$347,962	\$307,500	40	98
W29	74	119	60	\$12,244,350	\$204,073	\$205,000	38	98
Total	4,970	7,843	3,061	\$839,293,608	\$274,189	\$248,000	32	98

SINGLE-FAMILY RESIDENTIAL CONTINUED - MAY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	505	1,047	231	\$63,740,341	\$275,932	\$242,500	40	98
C02	192	289	85	\$45,004,118	\$529,460	\$400,000	27	100
C03	128	208	63	\$42,696,700	\$677,725	\$449,500	25	98
C04	248	270	146	\$82,807,983	\$567,178	\$480,000	20	100
C06	48	70	30	\$10,227,250	\$340,908	\$330,000	29	96
C07	163	266	81	\$26,308,849	\$324,801	\$310,000	39	97
C08	265	421	106	\$29,877,190	\$281,860	\$237,000	36	98
C09	81	152	49	\$37,899,338	\$773,456	\$585,000	31	99
C10	150	182	88	\$46,490,671	\$528,303	\$384,000	28	99
C11	76	108	54	\$20,530,780	\$380,200	\$392,500	21	99
C12	84	181	40	\$32,822,000	\$820,550	\$662,500	35	97
C13	122	156	63	\$18,975,018	\$301,191	\$283,000	22	98
C14	345	583	128	\$40,415,623	\$315,747	\$254,500	40	98
C15	346	521	135	\$38,343,988	\$284,030	\$254,000	30	98
Total	2,753	4,454	1,299	\$536,139,849	\$412,733	\$316,000	31	98
North								
N01	146	199	83	\$26,634,550	\$320,898	\$299,000	33	97
N02	188	322	94	\$34,115,550	\$362,931	\$322,250	34	97
N03	338	535	146	\$54,688,000	\$374,575	\$300,000	30	98
N04	220	320	128	\$47,892,441	\$374,160	\$371,000	31	98
N05	75	132	45	\$15,219,300	\$338,207	\$315,000	42	97
N06	142	195	92	\$33,042,200	\$359,154	\$301,600	32	98
N07	181	243	139	\$41,097,150	\$295,663	\$280,000	31	98
N08	364	640	200	\$68,764,989	\$343,825	\$318,500	34	97
N10	157	203	82	\$26,564,700	\$323,960	\$315,000	30	97
N11	342	505	194	\$68,640,821	\$353,819	\$327,194	31	97
N12	48	79	28	\$11,172,100	\$399,004	\$349,500	37	98
N13	17	55	8	\$2,598,000	\$324,750	\$177,750	63	94
N14	46	125	20	\$9,797,150	\$489,858	\$413,125	55	95
N15	46	83	31	\$10,805,800	\$348,574	\$330,000	38	98
N16	48	101	22	\$5,311,700	\$241,441	\$231,500	57	98
N17	116	232	96	\$19,392,037	\$202,000	\$186,500	39	97
N18	54	92	27	\$5,789,300	\$214,419	\$204,000	44	98
N19	78	131	71	\$15,093,150	\$212,580	\$187,000	43	97
N20	12	38	8	\$2,597,900	\$324,738	\$262,750	85	97
N21	19	33	15	\$3,880,200	\$258,680	\$245,000	55	100
N22	29	54	29	\$5,237,400	\$180,600	\$185,000	50	98
N23	95	197	39	\$7,201,000	\$184,641	\$173,000	42	97
N24	42	98	18	\$3,304,000	\$183,556	\$171,750	66	97
Total	2,803	4,612	1,615	\$518,839,438	\$321,263	\$295,000	36	97
Grand Total	14,032	21,747	8,025	\$2,395,072,142	\$298,451	\$256,100	32	98

JANUARY TO MAY 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	661	387	\$111,798,891	\$288,886	\$260,000	22	101
E02	722	387	\$141,390,367	\$365,350	\$315,000	16	100
E03	1,135	604	\$157,750,337	\$261,176	\$250,000	27	99
E04	671	382	\$86,451,374	\$226,313	\$236,800	28	98
E05	905	512	\$130,079,768	\$254,062	\$238,190	33	97
E06	460	234	\$67,669,259	\$289,185	\$247,750	21	98
E07	889	514	\$126,252,977	\$245,628	\$240,000	32	97
E08	745	398	\$96,515,650	\$242,502	\$230,250	31	97
E09	888	447	\$95,165,706	\$212,899	\$211,888	35	97
E10	506	293	\$80,735,650	\$275,548	\$265,900	33	98
E11	887	509	\$105,352,475	\$206,979	\$203,000	34	98
E12	204	115	\$27,265,677	\$237,093	\$221,000	25	99
E13	942	550	\$140,384,929	\$255,245	\$250,000	31	99
E14	1,041	617	\$143,597,641	\$232,735	\$225,000	31	98
E15	1,012	648	\$152,743,784	\$235,716	\$230,000	34	98
E16	1,536	973	\$163,264,647	\$167,795	\$160,000	33	98
E17	746	523	\$102,806,000	\$196,570	\$182,000	35	98
E18	46	7	\$2,788,000	\$398,286	\$390,000	44	96
E19	178	78	\$21,198,050	\$271,770	\$255,000	31	97
E20	187	81	\$18,753,800	\$231,528	\$220,000	37	97
E21	273	172	\$41,266,347	\$239,921	\$224,450	47	97
Total	14,634	8,431	\$2,013,231,329	\$238,789	\$225,000	31	98
West							
W01	360	206	\$75,235,689	\$365,222	\$336,500	21	101
W02	560	294	\$97,713,616	\$332,359	\$299,500	28	99
W03	691	302	\$65,939,050	\$218,341	\$215,000	32	97
W04	619	305	\$70,587,300	\$231,434	\$226,000	38	97
W05	782	446	\$95,836,082	\$214,879	\$235,750	40	97
W06	814	381	\$106,230,363	\$278,820	\$265,000	34	98
W07	289	161	\$57,778,518	\$358,873	\$340,000	29	99
W08	877	532	\$231,602,587	\$435,343	\$352,000	30	99
W09	418	229	\$58,229,302	\$254,276	\$258,000	33	97
W10	951	538	\$109,371,578	\$203,293	\$198,000	39	97
W12	675	359	\$112,917,580	\$314,534	\$258,000	35	97
W13	814	454	\$161,450,937	\$355,619	\$269,000	37	97
W14	463	294	\$67,020,400	\$227,961	\$221,000	32	97
W15	1,070	686	\$134,628,655	\$196,252	\$173,250	36	97
W16	790	452	\$125,224,836	\$277,046	\$256,000	28	97
W17	9	9	\$2,511,940	\$279,104	\$266,990	40	99
W18	436	208	\$42,718,160	\$205,376	\$214,950	34	97
W19	1,868	1,133	\$316,831,210	\$279,639	\$265,000	32	98
W20	1,969	1,218	\$330,417,715	\$271,279	\$252,845	28	98
W21	692	349	\$112,687,601	\$322,887	\$290,100	34	98
W22	162	69	\$18,199,190	\$263,756	\$246,000	36	97
W23	2,942	1,632	\$394,207,216	\$241,549	\$230,000	31	98
W24	1,898	1,120	\$257,503,824	\$229,914	\$222,500	33	98
W25	148	81	\$26,836,950	\$331,320	\$242,500	38	97
W26	10	4	\$1,409,000	\$352,250	\$287,500	53	97
W27	516	335	\$88,162,699	\$263,172	\$240,000	37	98
W28	584	320	\$105,652,800	\$330,165	\$294,000	41	97
W29	378	278	\$56,038,449	\$201,577	\$195,125	37	98
Total	21,785	12,395	\$3,322,943,247	\$268,087	\$242,000	33	98

JANUARY TO MAY 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	2,345	982	\$271,240,981	\$276,213	\$243,250	40	98
C02	713	330	\$165,798,200	\$502,419	\$384,000	30	99
C03	539	270	\$158,688,249	\$587,734	\$411,500	26	99
C04	906	526	\$284,846,868	\$541,534	\$480,000	23	100
C06	214	102	\$38,194,986	\$374,461	\$356,250	29	98
C07	684	337	\$106,494,739	\$316,008	\$292,000	37	97
C08	1,023	473	\$129,225,221	\$273,203	\$237,000	35	98
C09	402	196	\$135,658,091	\$692,133	\$484,500	34	99
C10	622	352	\$178,710,523	\$507,700	\$395,000	24	100
C11	348	209	\$75,815,437	\$362,753	\$348,000	26	100
C12	387	188	\$170,154,000	\$905,074	\$707,500	37	97
C13	491	278	\$88,028,601	\$316,650	\$305,050	28	98
C14	1,254	566	\$175,046,372	\$309,269	\$260,000	43	97
C15	1,222	527	\$155,822,021	\$295,677	\$257,000	30	97
Total	11,150	5,336	\$2,133,724,289	\$399,873	\$307,000	33	98
North							
N01	557	303	\$103,693,277	\$342,222	\$317,000	34	97
N02	844	414	\$141,009,268	\$340,602	\$319,000	33	97
N03	1,212	582	\$203,316,496	\$349,341	\$291,750	34	97
N04	888	458	\$168,249,758	\$367,358	\$360,550	31	98
N05	305	156	\$58,359,283	\$374,098	\$332,250	41	98
N06	608	365	\$119,214,862	\$326,616	\$279,000	32	98
N07	835	546	\$149,690,926	\$274,159	\$257,000	30	98
N08	1,601	844	\$292,114,820	\$346,108	\$324,750	35	97
N10	634	369	\$121,239,103	\$328,561	\$316,000	30	98
N11	1,325	741	\$266,174,738	\$359,210	\$335,000	32	98
N12	186	97	\$38,168,350	\$393,488	\$326,000	42	97
N13	77	27	\$12,319,800	\$456,289	\$375,000	51	97
N14	189	83	\$38,647,650	\$465,634	\$415,000	46	96
N15	187	106	\$32,697,200	\$308,464	\$293,000	40	97
N16	225	118	\$32,178,724	\$272,701	\$241,000	50	97
N17	615	405	\$79,481,153	\$196,250	\$182,000	40	97
N18	229	147	\$32,781,600	\$223,004	\$213,000	43	98
N19	325	227	\$49,260,250	\$217,006	\$195,000	48	97
N20	61	25	\$7,878,600	\$315,144	\$275,000	77	98
N21	66	37	\$8,488,100	\$229,408	\$220,000	57	96
N22	131	87	\$15,921,653	\$183,008	\$175,000	46	97
N23	382	194	\$37,657,920	\$194,113	\$180,000	54	97
N24	137	62	\$10,239,706	\$165,157	\$156,858	62	96
Total	11,619	6,393	\$2,018,783,237	\$315,780	\$290,000	36	98
Grand Total	59,188	32,555	\$9,488,682,102	\$291,466	\$251,500	33	98

SINGLE-FAMILY WEST BREAKDOWN - MAY 2003

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	25	\$500,349	\$461,000	15	\$362,643	\$361,300	17	\$210,900	\$200,000	-	-	-
W02	27	\$446,485	\$390,000	34	\$263,309	\$263,500	6	\$287,567	\$281,500	-	-	-
W03	33	\$220,394	\$215,000	32	\$231,025	\$231,000	7	\$185,443	\$186,000	-	-	-
W04	32	\$272,334	\$264,750	6	\$267,033	\$266,600	16	\$139,938	\$144,000	-	-	-
W05	29	\$300,620	\$285,000	30	\$268,895	\$266,000	31	\$117,141	\$122,000	1	\$277,000	\$277,000
W06	41	\$283,808	\$275,000	6	\$276,283	\$275,350	27	\$267,656	\$237,000	-	-	-
W07	34	\$378,334	\$372,500	-	-	-	7	\$238,407	\$207,500	-	-	-
W08	86	\$543,836	\$460,500	3	\$291,833	\$298,000	30	\$226,367	\$198,450	-	-	-
W09	28	\$347,032	\$351,250	4	\$264,750	\$267,500	26	\$142,285	\$119,000	-	-	-
W10	55	\$270,860	\$264,000	5	\$236,100	\$229,500	44	\$141,418	\$147,250	1	\$228,500	\$228,500
W12	39	\$381,594	\$332,000	9	\$273,767	\$267,900	21	\$187,898	\$175,500	-	-	-
W13	66	\$521,146	\$441,500	12	\$220,500	\$221,000	10	\$167,050	\$145,000	2	\$257,500	\$257,500
W14	18	\$355,583	\$341,500	11	\$266,091	\$260,000	15	\$177,460	\$176,500	3	\$295,000	\$312,000
W15	17	\$323,700	\$314,000	17	\$257,147	\$250,100	98	\$167,729	\$163,250	1	\$230,000	\$230,000
W16	65	\$354,114	\$318,000	20	\$241,400	\$240,000	9	\$216,444	\$197,000	5	\$269,500	\$269,500
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	25	\$235,808	\$240,000	20	\$224,205	\$221,600	8	\$129,820	\$126,850	-	-	-
W19	102	\$356,565	\$345,000	36	\$260,939	\$261,750	30	\$188,355	\$169,500	1	\$276,500	\$276,500
W20	148	\$336,549	\$319,750	55	\$250,607	\$249,000	11	\$160,809	\$158,500	2	\$291,450	\$291,450
W21	57	\$369,393	\$340,000	6	\$231,750	\$228,500	1	\$140,000	\$140,000	6	\$249,917	\$247,500
W22	12	\$294,619	\$283,450	-	-	-	-	-	-	1	\$218,000	\$218,000
W23	239	\$279,862	\$265,000	68	\$222,263	\$223,000	11	\$172,955	\$162,000	3	\$219,333	\$220,000
W24	134	\$288,736	\$276,500	77	\$222,706	\$222,000	26	\$150,573	\$145,500	2	\$249,900	\$249,900
W25	14	\$388,171	\$305,000	-	-	-	2	\$373,375	\$373,375	-	-	-
W26	1	\$330,000	\$330,000	-	-	-	-	-	-	-	-	-
W27	67	\$315,158	\$286,000	4	\$183,500	\$180,000	3	\$132,333	\$115,000	1	\$178,000	\$178,000
W28	68	\$383,855	\$338,750	11	\$236,000	\$234,000	-	-	-	1	\$253,000	\$253,000
W29	46	\$221,053	\$209,500	6	\$158,733	\$161,000	1	\$158,000	\$158,000	-	-	-

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	-	-	-	-	-	-	-	-	-	5	\$260,000	\$232,000
W02	-	-	-	-	-	-	1	\$130,000	\$130,000	5	\$258,400	\$250,000
W03	-	-	-	-	-	-	-	-	-	2	\$167,500	\$167,500
W04	10	\$201,475	\$183,125	-	-	-	-	-	-	2	\$294,200	\$294,200
W05	17	\$163,709	\$155,250	-	-	-	-	-	-	-	-	-
W06	4	\$320,625	\$312,500	-	-	-	1	\$329,000	\$329,000	4	\$315,500	\$308,000
W07	-	-	-	-	-	-	-	-	-	-	-	-
W08	8	\$218,250	\$216,000	-	-	-	1	\$182,500	\$182,500	1	\$420,000	\$420,000
W09	7	\$270,929	\$248,500	-	-	-	1	\$135,000	\$135,000	-	-	-
W10	10	\$168,200	\$170,000	-	-	-	2	\$114,250	\$114,250	1	\$240,000	\$240,000
W12	15	\$302,900	\$230,000	-	-	-	-	-	-	-	-	-
W13	32	\$198,686	\$168,000	-	-	-	-	-	-	1	\$192,000	\$192,000
W14	30	\$158,945	\$136,500	-	-	-	-	-	-	1	\$255,000	\$255,000
W15	17	\$192,153	\$190,000	-	-	-	-	-	-	-	-	-
W16	24	\$233,148	\$209,500	-	-	-	-	-	-	1	\$222,000	\$222,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	10	\$165,150	\$156,800	-	-	-	-	-	-	-	-	-
W19	51	\$218,537	\$220,000	-	-	-	-	-	-	14	\$259,357	\$254,750
W20	63	\$194,060	\$191,000	1	\$230,000	\$230,000	-	-	-	9	\$242,389	\$233,000
W21	6	\$180,150	\$178,200	-	-	-	-	-	-	15	\$226,533	\$229,000
W22	1	\$169,500	\$169,500	-	-	-	-	-	-	8	\$218,163	\$218,400
W23	64	\$178,492	\$178,500	2	\$321,500	\$321,500	-	-	-	51	\$207,229	\$209,000
W24	35	\$163,479	\$156,000	-	-	-	1	\$215,000	\$215,000	16	\$195,619	\$202,750
W25	4	\$164,350	\$164,950	-	-	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	5	\$160,600	\$165,000	-	-	-	-	-	-	5	\$213,500	\$209,000
W28	2	\$198,250	\$198,250	-	-	-	-	-	-	6	\$212,167	\$206,750
W29	5	\$136,700	\$134,500	-	-	-	-	-	-	2	\$141,000	\$141,000

SINGLE-FAMILY CENTRAL BREAKDOWN - MAY 2003

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	5	\$470,620	\$489,000	19	\$382,333	\$380,000	167	\$255,022	\$223,000	-	-	-
C02	24	\$540,121	\$408,000	26	\$644,774	\$494,250	24	\$401,296	\$313,750	-	-	-
C03	43	\$799,712	\$605,700	11	\$328,782	\$252,000	6	\$611,000	\$512,000	-	-	-
C04	108	\$625,600	\$526,750	13	\$407,692	\$399,000	20	\$444,810	\$317,500	-	-	-
C06	23	\$381,396	\$346,600	-	-	-	5	\$190,630	\$206,000	-	-	-
C07	36	\$403,192	\$366,500	5	\$327,740	\$327,000	34	\$248,316	\$237,400	-	-	-
C08	2	\$544,000	\$544,000	10	\$494,700	\$461,000	81	\$237,576	\$218,800	-	-	-
C09	22	\$1,143,841	\$986,250	1	\$1,560,000	\$1,560,000	24	\$449,785	\$317,000	-	-	-
C10	34	\$860,173	\$731,000	15	\$411,802	\$395,000	31	\$276,073	\$270,000	-	-	-
C11	24	\$575,468	\$568,500	7	\$410,700	\$398,000	18	\$161,897	\$142,250	-	-	-
C12	28	\$987,375	\$745,000	-	-	-	7	\$446,643	\$384,000	-	-	-
C13	23	\$409,626	\$405,000	7	\$272,074	\$268,000	27	\$219,889	\$200,000	1	\$311,100	\$311,100
C14	33	\$504,413	\$431,000	-	-	-	82	\$242,372	\$218,250	-	-	-
C15	37	\$418,751	\$375,000	15	\$294,907	\$283,000	59	\$216,890	\$188,000	-	-	-

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	30	\$273,233	\$268,750	-	-	-	-	-	-	10	\$333,720	\$340,250
C02	2	\$502,500	\$502,500	-	-	-	-	-	-	9	\$515,667	\$539,000
C03	-	-	-	-	-	-	1	\$277,000	\$277,000	2	\$374,750	\$374,750
C04	3	\$231,667	\$235,000	-	-	-	1	\$145,000	\$145,000	1	\$207,000	\$207,000
C06	2	\$251,000	\$251,000	-	-	-	-	-	-	-	-	-
C07	6	\$285,417	\$256,000	-	-	-	-	-	-	-	-	-
C08	3	\$245,333	\$262,000	-	-	-	-	-	-	10	\$386,250	\$375,000
C09	-	-	-	-	-	-	2	\$190,000	\$190,000	-	-	-
C10	5	\$253,420	\$260,000	-	-	-	-	-	-	3	\$414,133	\$440,000
C11	5	\$186,100	\$159,000	-	-	-	-	-	-	-	-	-
C12	5	\$409,800	\$410,000	-	-	-	-	-	-	-	-	-
C13	5	\$280,200	\$275,000	-	-	-	-	-	-	-	-	-
C14	11	\$265,045	\$240,000	-	-	-	-	-	-	2	\$490,000	\$490,000
C15	23	\$230,786	\$236,000	-	-	-	-	-	-	1	\$322,000	\$322,000

SINGLE-FAMILY NORTH BREAKDOWN - MAY 2003

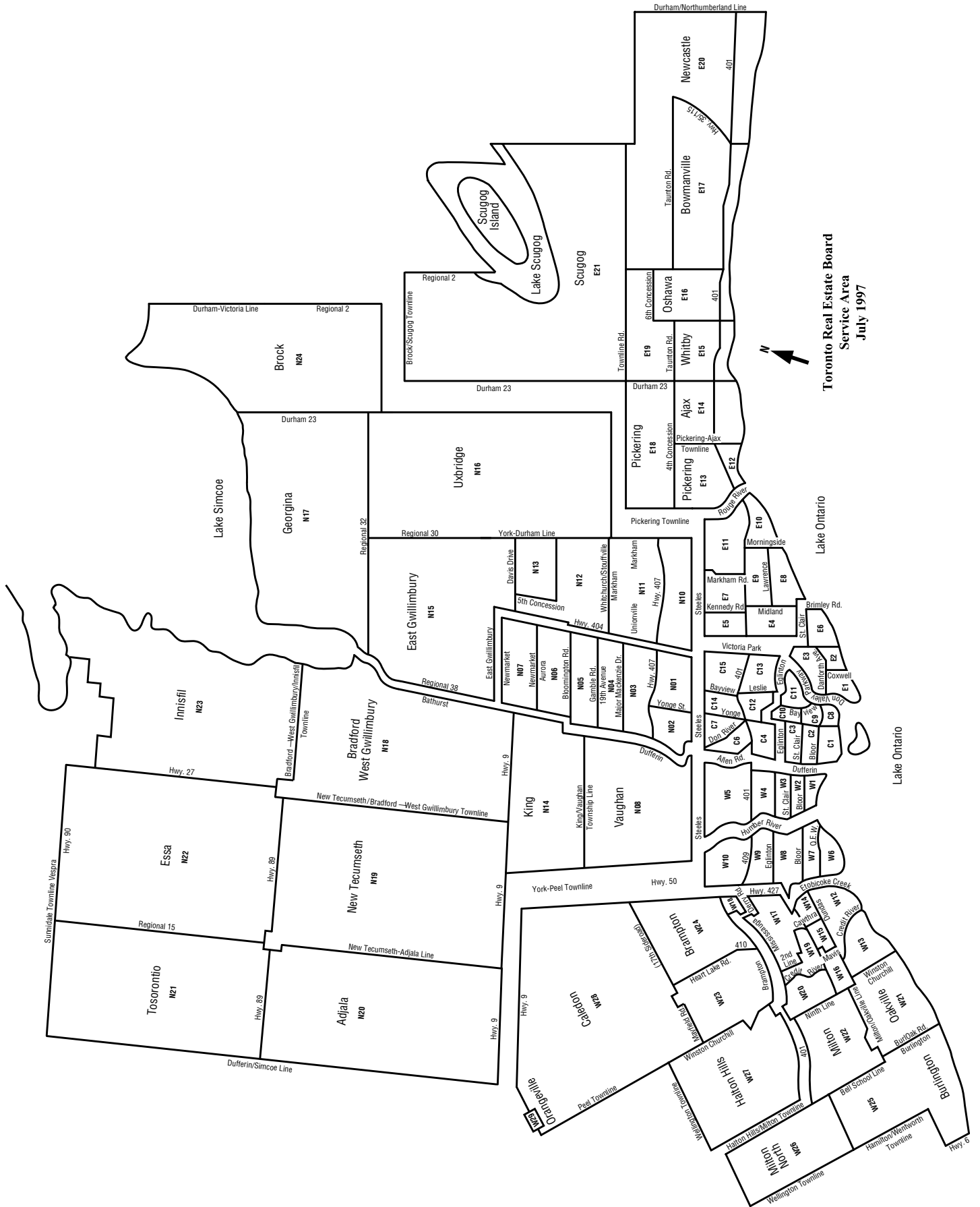
Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	39	\$416,400	\$410,000	-	-	-	19	\$220,497	\$201,000	2	\$321,250	\$321,250
N02	53	\$429,624	\$385,000	2	\$297,000	\$297,000	17	\$263,559	\$245,000	12	\$283,075	\$279,000
N03	71	\$500,173	\$490,000	4	\$295,250	\$312,500	36	\$233,397	\$224,000	4	\$297,125	\$297,750
N04	93	\$413,982	\$392,000	6	\$271,983	\$263,500	5	\$168,600	\$170,500	-	-	-
N05	28	\$387,071	\$380,000	5	\$273,600	\$275,000	-	-	-	3	\$269,933	\$268,000
N06	59	\$416,761	\$331,000	6	\$232,867	\$222,750	2	\$248,350	\$248,350	3	\$236,000	\$245,000
N07	106	\$324,151	\$295,000	14	\$213,671	\$212,750	3	\$176,233	\$167,700	1	\$257,000	\$257,000
N08	121	\$394,240	\$372,000	38	\$280,977	\$280,000	4	\$225,125	\$229,750	1	\$280,000	\$280,000
N10	31	\$385,676	\$380,000	-	-	-	-	-	-	47	\$290,335	\$290,000
N11	123	\$405,168	\$365,000	14	\$279,893	\$281,500	8	\$241,313	\$234,750	10	\$306,580	\$287,000
N12	27	\$407,448	\$372,000	-	-	-	-	-	-	-	-	-
N13	8	\$324,750	\$177,750	-	-	-	-	-	-	-	-	-
N14	20	\$489,858	\$413,125	-	-	-	-	-	-	-	-	-
N15	30	\$354,093	\$335,000	-	-	-	-	-	-	-	-	-
N16	17	\$248,688	\$240,000	2	\$203,250	\$203,250	-	-	-	3	\$225,833	\$232,000
N17	90	\$203,800	\$188,000	1	\$205,000	\$205,000	1	\$122,000	\$122,000	-	-	-
N18	16	\$236,963	\$234,750	4	\$172,000	\$172,000	-	-	-	6	\$189,983	\$187,500
N19	48	\$234,554	\$219,400	4	\$147,500	\$148,500	-	-	-	6	\$174,333	\$175,750
N20	8	\$324,738	\$262,750	-	-	-	-	-	-	-	-	-
N21	15	\$258,680	\$245,000	-	-	-	-	-	-	-	-	-
N22	23	\$191,365	\$187,000	1	\$160,000	\$160,000	-	-	-	1	\$145,000	\$145,000
N23	34	\$190,065	\$182,450	-	-	-	-	-	-	2	\$169,500	\$169,500
N24	16	\$190,656	\$185,000	-	-	-	-	-	-	-	-	-

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	21	\$240,690	\$215,000	-	-	-	-	-	-	2	\$254,250	\$254,250
N02	5	\$262,620	\$248,000	-	-	-	1	\$274,000	\$274,000	4	\$321,750	\$318,000
N03	12	\$258,075	\$271,950	-	-	-	-	-	-	19	\$279,316	\$285,000
N04	4	\$254,688	\$274,875	-	-	-	-	-	-	20	\$294,925	\$291,000
N05	2	\$233,500	\$233,500	-	-	-	-	-	-	7	\$248,071	\$243,500
N06	10	\$303,100	\$222,500	-	-	-	-	-	-	12	\$235,033	\$232,250
N07	9	\$187,667	\$189,500	-	-	-	-	-	-	6	\$211,833	\$211,000
N08	5	\$232,000	\$222,000	-	-	-	-	-	-	31	\$259,494	\$255,000
N10	2	\$232,500	\$232,500	-	-	-	-	-	-	2	\$249,000	\$249,000
N11	21	\$250,143	\$237,000	-	-	-	-	-	-	18	\$257,628	\$256,650
N12	1	\$171,000	\$171,000	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	1	\$183,000	\$183,000
N16	-	-	-	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	4	\$180,750	\$177,000
N18	-	-	-	-	-	-	-	-	-	1	\$170,000	\$170,000
N19	4	\$158,250	\$155,250	2	\$220,450	\$220,450	-	-	-	7	\$160,664	\$157,750
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	4	\$132,750	\$132,500
N23	-	-	-	-	-	-	-	-	-	3	\$133,267	\$130,000
N24	1	\$115,500	\$115,500	-	-	-	-	-	-	1	\$138,000	\$138,000

(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	November	5,537	285,323
1978	21,184	67,333	December	3,589	275,002
1979	23,466	70,830	Total**	74,759	\$275,371
1980	26,017	75,694	2003		
1981	29,625	90,203	January	4,403	281,292
1982	25,336	95,496	February	5,965	289,954
1983	30,046	101,626	March	6,986	290,185
1984	31,905	102,318	April	7,307	292,783
1985	45,509	109,094	May	8,025	298,451
1986	52,919	138,925	Total**	32,555	\$291,466
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.



"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."