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

August 2003

Another Record Set in August

TORONTO — Thursday, September 4, 2003.

The Toronto resale home market continued its winning ways in August, chalking up 6,549 sales, the best-ever figure for that month ever recorded, TREB President Cynthia Lai announced today. "Sales were up 12 per cent from the 5,845 figure of August 2001, which was our previous record, and up 21 per cent from last August. With 22,666 sales in the past three months we are on pace for our best summer market ever and a record-breaking year."

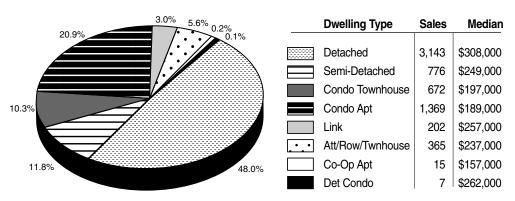
Prices continued to decline in August, down another one per cent to \$285,772 from the \$289,880. "Even though sales have surged in the second half of the year, prices have begun to moderate," noted Ms. Lai. "This is because we have a fairly healthy supply of inventory. The 19,134 active listing figure is up 16 per cent from the 16, 535 number recorded in August of 2002."

Breaking down the total, 2,401 sales were reported in TREB's 28 West districts and averaged \$265,244; 1,062 sales were reported in the 14 Central districts and averaged \$368,473; 1,388 sales were reported in the 23 North districts and averaged \$317,050; and 1,698 sales were reported in TREB's 21 East districts and averaged \$235,941.

North York West

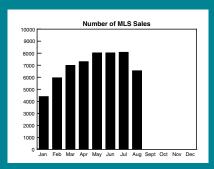
North York's West end (districts C04, C06, and C07) saw 1,563 sales of all types in the first 8 months of 2003, a three per cent increase over the 1,517 recorded in the first eight months of 2002. Of these, 411 were condominium apartments which sold for an average of \$260,834, up about one per cent from the \$257,312 recorded in the first eight months of 2002. In addition, 925 detached homes sold, and these averaged \$537,357, a three per cent increase over the same period last year. ■

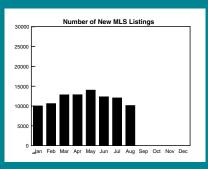
SINGLE-FAMILY RESIDENTIAL BREAKDOWN



Housing Market Indicators										
	August 2002	August 2003	% Change							
Sales*	5,418	6,549	(+21%)							
New Listings*	8,255	10,140	(+23%)							
Active Listings*	16,535	19,134	(+16%)							
* All figures for single-family		13,104	(+10/8)							

^{*} All figures for single-family dwellings.



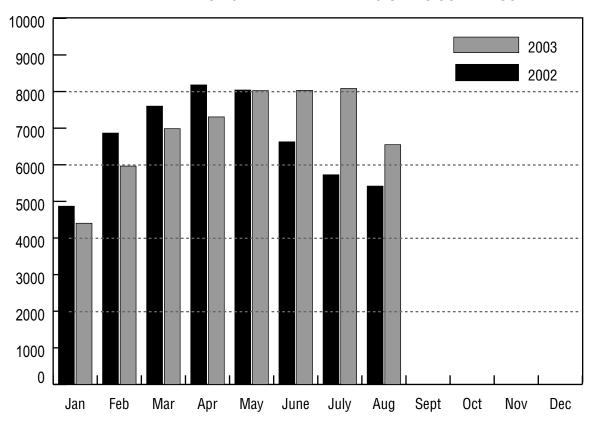








SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — AUGUST

Price	R	ange	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
-	-	\$90,000	28	0.4	10	0.7	6	0.9
\$90,001	-	\$100,000	18	0.3	10	0.7	6	0.9
\$100,001	-	\$110,000	19	0.3	9	0.7	7	1.0
\$110,001	-	\$120,000	40	0.6	21	1.5	7	1.0
\$120,001	-	\$130,000	85	1.3	52	3.8	16	2.4
\$130,001	-	\$140,000	117	1.8	68	5.0	21	3.1
\$140,001	-	\$150,000	166	2.5	93	6.8	24	3.6
\$150,001	-	\$160,000	244	3.7	120	8.8	61	9.1
\$160,001	-	\$170,000	237	3.6	124	9.1	49	7.3
\$170,001	-	\$180,000	265	4.0	109	8.0	52	7.7
\$180,001	-	\$190,000	249	3.8	90	6.6	42	6.3
\$190,001	-	\$200,000	281	4.3	91	6.7	62	9.2
\$200,001	-	\$225,000	670	10.2	184	13.5	115	17.1
\$225,001	-	\$250,000	775	11.8	119	8.7	90	13.4
\$250,001	-	\$300,000	1,334	20.4	122	8.9	80	11.9
\$300,001	-	\$400,000	1,303	19.9	96	7.0	26	3.9
\$400,001	-	\$500,000	369	5.6	25	1.8	2	0.3
\$500,001	-	\$750,000	242	3.7	21	1.5	6	0.9
\$750,001	-	\$1,000,000	52	0.8	2	0.1	-	-
\$1,000,001	-	\$1,500,000	33	0.5	1	0.1	-	-
\$1,500,000	-	-	22	0.3	-	-	-	-
Total:			6,549	100	1,369	100	672	100



SINGLE-FAMILY RESIDENTIAL - AUGUST 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>								
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	94 92 180 133 197 94 197 169 166 84 192 29 144 171 163 279 119 13 20 34 48	162 128 301 223 314 126 358 274 312 139 316 47 231 266 230 455 179 27 50 68 111	55 64 109 83 116 47 102 96 104 63 113 20 90 130 134 205 81 4 25 24 33	\$14,956,373 \$21,788,050 \$26,587,588 \$18,879,538 \$29,903,730 \$11,910,900 \$26,517,150 \$22,564,400 \$23,314,050 \$17,198,200 \$25,319,899 \$4,660,500 \$23,669,050 \$30,934,900 \$30,783,050 \$34,414,900 \$16,254,543 \$1,485,000 \$7,036,200 \$5,721,928 \$6,727,051	\$271,934 \$340,438 \$243,923 \$227,464 \$257,791 \$253,423 \$259,972 \$235,046 \$224,174 \$272,987 \$224,070 \$233,025 \$262,989 \$237,961 \$229,724 \$167,878 \$200,673 \$371,250 \$281,448 \$238,414 \$203,850	\$262,100 \$323,500 \$238,000 \$233,000 \$243,750 \$230,000 \$256,000 \$237,450 \$232,000 \$262,000 \$220,000 \$234,000 \$254,250 \$235,500 \$224,750 \$165,000 \$185,000 \$357,000 \$275,000 \$234,900 \$190,000	27 22 32 39 30 23 32 34 41 35 37 46 36 34 30 33 44 31 42 50 52	98 99 98 97 97 98 97 96 98 97 97 98 98 98 98 97 97
Total	2,618	4,317	1,698	\$400,627,000	\$235,941	\$229,000	34	98
West								
W01 W02 W03 W04 W05 W06 W07 W08 W09 W10 W12 W13 W14 W15 W16 W17 W18 W19 W20 W21	57 83 107 105 164 130 44 112 67 184 91 104 70 208 109 3 64 330 306 104 28	117 148 247 219 309 313 74 235 135 387 232 235 136 390 210 5 146 532 479 232	43 55 63 58 114 82 21 77 31 91 72 58 51 118 82 232 203 68 25	\$13,029,100 \$16,612,700 \$14,592,800 \$13,068,100 \$25,177,350 \$21,041,664 \$7,145,025 \$28,637,369 \$7,333,900 \$20,123,000 \$21,292,800 \$18,412,400 \$11,642,500 \$22,367,037 \$24,312,738 - \$9,469,300 \$67,062,354 \$55,198,200 \$23,981,800 \$61,87,350	\$303,002 \$302,049 \$231,632 \$225,312 \$220,854 \$256,606 \$340,239 \$371,914 \$236,577 \$221,132 \$295,733 \$317,455 \$228,284 \$189,551 \$296,497	\$290,000 \$268,500 \$230,000 \$215,500 \$218,500 \$249,995 \$326,600 \$320,000 \$232,000 \$242,500 \$242,450 \$212,000 \$175,000 \$279,250 \$276,995 \$276,995 \$253,000 \$293,000 \$234,000	31 33 44 34 40 31 37 39 39 34 43 35 37 37 32 30 27 44 35	97 97 97 97 98 99 98 98 97 97 97 97 97 97
W22 W23 W24 W25 W26 W27 W28 W29	28 567 370 27 3 83 90 68	51 846 568 63 7 158 216	25 355 263 15 2 71 64 45	\$6,187,350 \$90,655,515 \$62,421,600 \$5,000,200 \$1,395,000 \$18,250,800 \$23,132,025 \$9,309,200	\$247,494 \$255,368 \$237,344 \$333,347 \$697,500 \$257,054 \$361,438 \$206,871	\$234,000 \$244,000 \$232,000 \$266,900 \$697,500 \$262,000 \$345,500 \$187,900	35 33 32 53 27 32 44 32	98 100 98 96 101 98 97
Total	3,678	6,801	2,401	\$636,851,827	\$265,244	\$246,000	34	98



SINGLE-FAMILY RESIDENTIAL CONTINUED - AUGUST 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central	<u>I</u>							
C01 C02 C03 C04 C06 C07 C08 C09 C10 C11 C12 C13 C14 C15	322 118 71 131 34 150 147 54 71 47 62 65 301 195	785 259 155 222 63 257 369 112 144 108 165 130 583 391	227 54 35 78 18 78 85 22 62 37 35 41 161 129	\$60,311,688 \$23,223,175 \$21,966,811 \$38,258,225 \$7,467,400 \$24,514,810 \$22,936,100 \$12,148,200 \$34,918,444 \$10,562,853 \$34,176,200 \$11,595,590 \$49,816,167 \$39,423,170	\$265,690 \$430,059 \$627,623 \$490,490 \$414,856 \$314,292 \$269,836 \$552,191 \$563,201 \$285,483 \$976,463 \$282,819 \$309,417 \$305,606	\$229,000 \$342,000 \$386,200 \$419,000 \$334,500 \$308,255 \$239,900 \$365,150 \$390,500 \$181,500 \$648,800 \$280,000 \$242,000 \$260,000	50 29 38 33 40 39 43 48 39 38 43 33 42 38	97 98 97 98 96 97 97 99 98 98 97 98
Total	1,768	3,743	1,062	\$391,318,833	\$368,473	\$276,000	41	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	94 169 248 156 49 80 125 280 127 264 28 13 27 29 39 113 49 61 7 14 18 65 21	194 311 504 295 104 147 191 598 222 482 75 47 103 63 101 243 99 122 25 31 57 171 88	60 97 152 79 30 59 119 163 91 172 20 9 23 32 27 77 37 34 9 9 18 47 24	\$21,878,005 \$32,287,300 \$52,267,950 \$28,539,330 \$10,486,699 \$17,420,390 \$32,081,361 \$58,319,700 \$29,335,950 \$63,806,676 \$6,822,266 \$3,223,000 \$9,837,400 \$9,736,900 \$7,871,000 \$18,550,100 \$8,143,530 \$6,867,800 \$2,659,500 \$1,852,400 \$3,919,150 \$9,210,400 \$4,948,800	\$364,633 \$332,859 \$343,868 \$361,257 \$349,557 \$295,261 \$269,591 \$357,790 \$322,373 \$370,969 \$341,113 \$358,111 \$427,713 \$304,278 \$291,519 \$240,910 \$220,095 \$201,994 \$295,500 \$205,822 \$217,731 \$195,966 \$206,200	\$329,000 \$308,000 \$292,000 \$344,000 \$332,000 \$266,000 \$258,000 \$323,000 \$354,000 \$354,000 \$385,000 \$385,000 \$249,000 \$250,000 \$195,000 \$115,000 \$188,450 \$300,000 \$203,000 \$195,000 \$195,000 \$195,000 \$195,000 \$195,000 \$195,000 \$195,000 \$195,000	38 37 40 41 49 34 30 43 30 33 55 54 44 44 53 49 49 40 67 98 76 52 86	97 97 98 98 98 98 97 97 96 96 96 97 98 98 98 96 96
Total	2,076	4,273	1,388	\$440,065,607	\$317,050	\$291,000	41	98
Grand Total	10,140	19,134	6,549	\$1,868,863,267	\$285,366	\$253,500	37	98



JANUARY TO AUGUST 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<u>East</u>							
E01 E02 E03 E04 E05 E06 E07 E08 E09 E10 E11 E12 E13 E14 E15 E16 E17 E18 E19 E20 E21	1,052 1,069 1,732 1,106 1,486 734 1,536 1,248 1,384 799 1,476 311 1,409 1,607 1,545 2,393 1,142 82 262 285 436	613 610 989 673 883 398 903 694 765 513 873 192 902 1,063 1,091 1,642 844 16 144 156 278	\$174,316,270 \$220,047,908 \$257,600,892 \$151,898,300 \$226,611,796 \$114,411,067 \$225,894,053 \$167,362,800 \$164,193,794 \$143,668,058 \$188,241,704 \$44,989,877 \$234,304,207 \$249,189,121 \$258,763,775 \$277,187,787 \$164,807,213 \$6,420,000 \$40,789,150 \$37,922,128 \$65,691,498	\$284,366 \$360,734 \$260,466 \$225,703 \$256,639 \$287,465 \$250,160 \$241,157 \$214,632 \$280,055 \$215,626 \$234,322 \$259,761 \$234,421 \$237,180 \$168,811 \$195,269 \$401,250 \$283,258 \$243,091 \$236,300	\$260,000 \$319,450 \$250,000 \$234,500 \$244,000 \$243,950 \$245,800 \$237,250 \$213,000 \$269,800 \$214,000 \$225,000 \$250,000 \$250,000 \$163,000 \$184,000 \$393,000 \$256,500 \$234,900 \$218,250	23 18 28 31 33 22 32 31 36 33 34 28 32 33 35 42 36 43 45	100 100 99 98 97 98 97 98 98 98 100 98 98 98 98 97 97
Total	23,094	14,242	\$3,414,311,398	\$239,735	\$226,500	32	98
West							
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 W29	583 857 1,066 963 1,271 1,275 444 1,301 625 1,518 1,077 1,170 722 1,727 1,194 17 678 2,964 2,990 1,062 254 4,649 3,060 235 18 800 894 614	350 496 534 529 768 653 267 822 369 904 612 712 476 1,095 760 13 369 1,907 2,021 600 145 2,862 1,984 142 6 575 534 465	\$123,290,620 \$162,603,634 \$119,108,223 \$121,946,480 \$167,566,381 \$178,221,626 \$97,843,194 \$347,076,604 \$92,448,252 \$196,051,677 \$188,882,130 \$252,167,737 \$109,210,830 \$214,425,031 \$214,840,600 \$37,700,940 \$78,504,560 \$535,500,410 \$550,316,275 \$200,893,151 \$37,586,240 \$698,510,067 \$464,899,974 \$49,823,500 \$2,804,000 \$152,277,399 \$181,027,925 \$94,657,420	\$352,259 \$327,830 \$230,523 \$218,185 \$272,927 \$366,454 \$422,234 \$250,537 \$216,871 \$308,631 \$354,168 \$229,435 \$195,822 \$282,685 \$284,688 \$212,749 \$280,808 \$272,299 \$334,822 \$259,215 \$244,064 \$234,325 \$350,870 \$467,333 \$264,830 \$339,004 \$203,564	\$331,750 \$290,000 \$218,500 \$227,000 \$240,000 \$259,000 \$341,100 \$347,000 \$245,000 \$265,500 \$261,000 \$265,500 \$224,750 \$175,900 \$259,950 \$266,990 \$256,500 \$267,000 \$256,000 \$236,500 \$233,000 \$233,000 \$245,000 \$245,000 \$325,000 \$245,000 \$325,000 \$245,000 \$325,000 \$325,000 \$325,000 \$325,000 \$310,000 \$194,000	23 28 34 39 38 36 28 31 33 37 31 36 31 33 32 28 37 37 37 32 28 37 37 32 33 47 44 36 40 34	100 99 97 97 98 99 99 97 97 97 97 98 98 98 98 98 98 98 98 98
Total	34,028	20,970	\$5,636,184,880	\$268,774	\$244,000	33	98



JANUARY TO AUGUST 2003 (CONTINUED)

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	3,521 1,116 771 1,333 331 1,098 1,580 569 890 552 572 736 2,129 1,886	1,702 550 438 809 174 580 780 301 562 336 286 458 995 954	\$462,074,952 \$270,212,499 \$261,168,828 \$428,579,439 \$66,584,068 \$184,260,337 \$211,135,419 \$208,959,291 \$283,809,857 \$118,896,952 \$256,158,938 \$142,126,061 \$308,560,054 \$288,266,608	\$271,489 \$491,295 \$596,276 \$529,764 \$382,667 \$317,690 \$270,686 \$694,217 \$505,000 \$353,860 \$895,661 \$310,319 \$310,111 \$302,166	\$239,700 \$371,500 \$382,500 \$469,900 \$350,000 \$295,500 \$233,500 \$480,000 \$392,000 \$331,750 \$692,944 \$300,559 \$258,000 \$260,000	43 32 31 25 30 37 36 35 27 27 27 38 29 43 33	98 99 98 99 97 97 98 99 99 99 97 98 98
Total	17,084	8,925	\$3,490,793,303	\$391,125	\$299,800	35	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	895 1,358 2,056 1,397 462 870 1,247 2,537 1,065 2,227 285 138 293 301 357 1,005 371 500 89 98 204 599 234	515 718 1,088 761 256 590 887 1,407 640 1,305 164 58 138 197 208 674 255 358 51 63 144 343 126	\$182,536,604 \$246,800,534 \$384,669,164 \$276,197,536 \$95,337,083 \$190,799,057 \$241,702,661 \$488,657,488 \$211,551,485 \$477,250,799 \$64,052,854 \$25,048,200 \$62,115,650 \$59,353,600 \$58,204,424 \$135,357,623 \$58,004,330 \$75,843,000 \$15,347,500 \$14,029,215 \$27,710,003 \$68,021,420 \$22,951,406	\$354,440 \$343,733 \$353,556 \$362,940 \$372,410 \$323,388 \$272,495 \$347,305 \$330,549 \$365,709 \$390,566 \$431,866 \$450,113 \$301,287 \$279,829 \$200,827 \$227,468 \$211,852 \$300,931 \$222,686 \$192,431 \$198,313 \$182,154	\$318,000 \$318,000 \$294,000 \$356,500 \$332,750 \$275,000 \$255,000 \$325,000 \$318,000 \$339,000 \$322,500 \$375,000 \$409,950 \$275,000 \$249,950 \$183,450 \$216,000 \$194,725 \$268,000 \$120,000 \$177,500 \$185,000 \$156,308	35 34 36 33 42 33 31 36 30 33 44 55 49 41 50 42 42 48 73 65 50 52 66	97 97 98 97 98 98 97 98 97 96 96 97 97 97 97 97 97
Total	18,588	10,946	\$3,481,541,636	\$318,065	\$291,000	37	98
Grand Total	92,794	55,083	\$16,022,922,217	\$290,887	\$253,000	34	98



SINGLE-FAMILY EAST BREAKDOWN - AUGUST 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	
E01	10	\$293,812	\$335,862	38	\$273,271	\$275,000	2	\$315,325	\$315,325	-	-	-	
E02	26	\$369,329	\$348,300	26	\$316,258	\$295,250	5	\$383,580	\$344,900	-	-	-	
E03	47	\$282,671	\$268,000	20	\$279,930	\$277,500	38	\$174,998	\$156,500	-	-	-	
E04	39	\$274,505	\$263,000	7	\$233,714	\$223,000	25	\$155,058	\$150,000	-	-	-	
E05	35	\$346,611	\$348,000	4	\$297,750	\$296,000	41	\$194,806	\$187,000	10	\$289,060	\$288,250	
E06	36	\$267,375	\$239,000	7	\$220,914	\$222,500	4	\$184,750	\$195,500	-	-	-	
E07	37	\$346,000	\$339,100	11	\$261,991	\$258,000	32	\$169,489	\$166,375	10	\$263,780	\$258,500	
E08	54	\$281,693	\$265,000	1	\$195,000	\$195,000	29	\$166,779	\$158,000	1	\$272,000	\$272,000	
E09	47	\$271,886	\$271,000	2	\$226,500	\$226,500	39	\$182,908	\$180,000	-	-	-	
E10	46	\$306,548	\$289,000	4	\$243,375	\$244,250	2	\$146,500	\$146,500	-	-	-	
E11	33	\$293,082	\$280,000	17	\$240,529	\$225,000	31	\$145,806	\$154,000	10	\$246,890	\$236,950	
E12	13	\$260,885	\$255,000	2	\$229,000	\$229,000	1	\$150,000	\$150,000	-	-	-	
E13	50	\$317,579	\$291,000	6	\$226,250	\$225,500	13	\$152,185	\$152,000	4	\$242,000	\$241,500	
E14	94	\$259,184	\$251,000	9	\$204,011	\$202,500	9	\$147,600	\$147,000	4	\$190,250	\$181,500	
E15	70	\$262,324	\$263,000	10	\$193,710	\$193,500	7	\$193,929	\$195,000	16	\$223,119	\$225,750	
E16	109	\$191,161	\$185,000	45	\$153,229	\$150,000	11	\$142,909	\$126,500	9	\$170,478	\$176,000	
E17	40	\$236,560	\$231,000	3	\$156,333	\$159,000	1	\$115,000	\$115,000	22	\$181,507	\$181,250	
E18	4	\$371,250	\$357,000	-	-	-	-	-	-	-	-	-	
E19	24	\$284,508	\$279,500	-	-	-	-	_	_	1	\$208,000	\$208,000	
E20	22	\$244,315	\$234,950	-	-	-	-	_	_	2	\$173,500	\$173,500	
E21	31	\$201,582	\$190,000	1	\$183,000	\$183,000	_	_	_	-	-	-	

	Cond	do Townhou	ıse		Det Con	do		Со-ор	Apt	P	tt/Row/Twn	house
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
E01	1	\$169,800	\$169,800	_	_	_	_	_	_	4	\$208,375	\$210,000
E02	1	\$215,000	\$215,000	-	-	-	_	_	_	6	\$304,983	\$307,450
E03	1	\$245,000	\$245,000	_	-	-	_	_	_	3	\$269,500	\$295,000
E04	12	\$221,782	\$224,500	_	-	-	_	_	_	-	-	-
E05	23	\$215,551	\$214,080	_	-	-	_	_	_	3	\$248,667	\$242,500
E06	-	-	-	_	-	-	_	_	_	-	-	-
E07	8	\$228,975	\$228,900	_	-	-	_	_	_	4	\$235,000	\$238,500
E08	11	\$186,309	\$175,000	_	-	-	_	_	_	-	-	-
E09	15	\$186,467	\$178,000	_	-	-	1	\$152,000	\$152,000	-	-	-
E10	11	\$166,409	\$165,000	_	-	-	-	-	-	-	-	-
E11	10	\$198,240	\$201,000	_	-	-	_	_	_	12	\$215,658	\$208,850
E12	4	\$165,250	\$165,000	_	-	-	_	_	_	_	·	· / -
E13	12	\$197,908	\$189,750	_	-	-	_	_	_	5	\$222,260	\$214,900
E14	8	\$173,500	\$169,000	_	-	-	_	_	_	6	\$209,683	\$202,500
E15	13	\$157,915	\$161,000	_	-	-	_	_	_	18	\$194,611	\$189,000
E16	24	\$101,079	\$104,500	_	-	-	_	_	_	7	\$164,414	\$171,000
E17	4	\$145,500	\$139,000	_	-	-	_	_	_	11	\$148,455	\$153,000
E18	-	-	-	_	-	-	_	_	_	_	·	· / -
E19	-	-	-	-	-	_	_	_	_	_	-	-
E20	-	-	-	_	-	_	_	_	_	_	_	_
E21	1	\$295,000	\$295,000	_	_	_	_	_		_	_	_



SINGLE-FAMILY WEST BREAKDOWN - AUGUST 2003

	Detached Houses							S 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	14	\$364,571	\$335,000	14	\$304,393	\$317,850	11	\$241,964	\$215,000	_	-	-
W02	24	\$354,925	\$307,000	24	\$262,504	\$260,500	3	\$308,333	\$330,000	-	-	-
W03	39	\$233,600	\$230,000	17	\$256,971	\$239,000	6	\$152,317	\$148,500	-	-	-
W04	28	\$289,843	\$269,000	1	\$195,000	\$195,000	22	\$146,977	\$140,750	1	\$292,000	\$292,000
W05	23	\$338,915	\$319,500	34	\$270,635	\$270,000	35	\$128,297	\$135,000	-	-	-
W06	37	\$269,818	\$267,000	5	\$256,900	\$250,000	31	\$241,327	\$215,000	-	-	-
W07	18	\$357,057	\$339,800	-	-	-	2	\$191,500	\$191,500	-	-	-
W08	43	\$502,633	\$390,219	-	-	-	32	\$209,083	\$193,950	-	-	-
W09	11	\$353,245	\$323,200	3	\$253,000	\$255,000	16	\$160,825	\$136,000	-	-	-
W10	42	\$285,383	\$276,500	5	\$251,820	\$249,000	32	\$141,313	\$146,000	2	\$246,500	\$246,500
W12	37	\$367,362	\$332,000	5	\$258,900	\$261,500	16	\$185,313	\$175,500	-	-	-
W13	26	\$479,473	\$359,500	7	\$224,257	\$219,900	4	\$148,750	\$148,500	-	-	-
W14	14	\$372,214	\$374,250	2	\$267,250	\$267,250	14	\$143,500	\$138,000	-	-	-
W15	7	\$304,571	\$308,500	10	\$268,990	\$267,950	85	\$166,630	\$162,000	-	-	-
W16	45	\$359,982	\$327,500	8	\$228,938	\$232,000	5	\$256,620	\$163,800	2	\$260,000	\$260,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	16	\$247,525	\$262,500	17	\$240,082	\$249,000	4	\$131,250	\$127,500	-	-	-
W19	103	\$356,427	\$345,500	31	\$267,980	\$269,990	42	\$212,653	\$200,000	2	\$281,750	\$281,750
W20	87	\$341,925	\$326,000	42	\$247,533	\$250,500	9	\$158,406	\$161,500	4	\$255,925	\$255,900
W21	46	\$411,159	\$332,500	3	\$262,000	\$245,000	2	\$174,500	\$174,500	1	\$235,250	\$235,250
W22	11	\$285,591	\$290,000	6	\$220,408	\$229,475	-	-	-	-	-	-
W23	197	\$281,903	\$274,900	69	\$264,540	\$229,000	6	\$180,333	\$178,000	-	-	-
W24	112	\$289,406	\$283,500	74	\$230,749	\$231,250	31	\$148,187	\$146,000	2	\$269,250	\$269,250
W25	10	\$420,770	\$331,500	-	-	-	1	\$155,000	\$155,000	-	-	-
W26	2	\$697,500	\$697,500	-	-	-	-	-	-	-	-	-
W27	52	\$286,390	\$282,500	3	\$210,000	\$215,000	3	\$162,000	\$185,000	-	-	-
W28	49	\$402,841	\$362,000	7	\$237,129	\$244,900	-	-	-	1	\$239,900	\$239,900
W29	30	\$231,693	\$211,450	12	\$159,617	\$159,750	1	\$173,000	\$173,000	-	-	-

	Cond	do Townhou	ise		Det Cond	do		Co-op	Apt	Α	tt/Row/Twn	house
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	2	\$287,000	\$287,000	-	-	-	_	-	-	2	\$214,000	\$214,000
W02	1	\$200,900	\$200,900	-	-	-	-	-	-	3	\$222,833	\$200,000
W03	-	-	-	-	-	-	-	-	-	1	\$200,000	\$200,000
W04	6	\$205,333	\$190,000	-	-	-	-	-	-	-	-	-
W05	21	\$170,257	\$163,000	-	-	-	1	\$114,900	\$114,900	-	-	-
W06	4	\$323,750	\$330,000	-	-	-	2	\$98,500	\$98,500	3	\$266,917	\$295,000
W07	-	-	-	-	-	-	-	-	-	1	\$335,000	\$335,000
W08	2	\$166,750	\$166,750	_	-	-	-	-	-	-	-	-
W09	-	-	-	_	_	_	1	\$116,000	\$116,000	-	-	-
W10	8	\$182,788	\$173,400	_	_	-	1	\$153,500	\$153,500	1	\$247,000	\$247,000
W12	12	\$244,992	\$220,000	_	_	_	-	-	-	2	\$250,500	\$250,500
W13	20	\$177,215	\$167,750	-	_	-	-	-	-	1	\$237,000	\$237,000
W14	21	\$185,143	\$195,000	-	-	-	-	-	-	-	-	-
W15	13	\$212,162	\$200,000	-	-	-	1	\$160,000	\$160,000	2	\$231,750	\$231,750
W16	20	\$200,448	\$194,500	-	-	-	-	-	-	2	\$235,000	\$235,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	4	\$186,375	\$174,250	-	-	-	1	\$157,000	\$157,000	-	-	-
W19	41	\$222,760	\$230,000	-	-	-	-	-	-	13	\$262,685	\$265,000
W20	50	\$200,064	\$186,250	-	-	-	-	-	-	11	\$236,527	\$235,000
W21	6	\$194,917	\$190,500	-	-	-	-	-	-	10	\$252,875	\$241,500
W22	-	-	-	1	\$285,000	\$285,000	-	-	-	8	\$215,425	\$211,000
W23	48	\$179,987	\$184,000	'_	Ψ200,000	Ψ200,000	-	-	-	35	\$204,173	\$200,000
W24	31	\$158,174	\$152,000	_	_	_	-	-	-	12	\$217,667	\$219,250
W25	4	\$159,375	\$157,000	-	_	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	9	\$147,944	\$139,000	' -	-	-	-	-	-	4	\$227,750	\$230,500
W28	1	\$177,500	\$177,500				-	-	-	6	\$219,250	\$217,500
W29	1	\$124,500	\$124,500				-	-	-	1	\$145,500	\$145,500

Market Watch

SINGLE-FAMILY CENTRAL BREAKDOWN - AUGUST 2003

	Detached Houses		Se	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	1	\$379,000	\$379,000	4	\$482,625	\$387,750	199	\$261,357	\$225,000	-	-	-
C02	13	\$553,008	\$425,100	11	\$416,127	\$339,000	17	\$355,040	\$293,500	-	-	-
C03	25	\$739,448	\$525,000	5	\$393,722	\$268,500	5	\$302,400	\$262,000	-	-	-
C04	45	\$585,887	\$515,000	4	\$419,529	\$405,059	22	\$370,377	\$238,995	-	-	-
C06	13	\$489,962	\$364,000	-	-	-	4	\$209,475	\$208,000	-	-	-
C07	35	\$392,026	\$360,000	5	\$323,500	\$323,000	27	\$233,889	\$209,000	1	\$281,000	\$281,000
C08	5	\$503,800	\$450,000	1	\$314,000	\$314,000	72	\$249,092	\$222,500	-	-	-
C09	6	\$1,086,417	\$971,250	-	-	-	12	\$350,992	\$274,000	-	-	-
C10	25	\$911,090	\$580,000	15	\$373,127	\$350,000	18	\$290,183	\$269,950	-	-	-
C11	14	\$488,382	\$425,177	1	\$375,000	\$375,000	18	\$150,611	\$137,250	-	-	-
C12	26	\$1,138,404	\$801,500	2	\$313,500	\$313,500	3	\$651,300	\$339,900	-	-	-
C13	12	\$364,208	\$356,250	7	\$277,286	\$280,000	18	\$237,005	\$219,000	-	-	-
C14	41	\$501,861	\$431,500	-	-	-	110	\$238,212	\$218,750	-	-	-
C15	40	\$466,075	\$444,000	14	\$307,128	\$308,250	42	\$216,445	\$199,500	1	\$282,000	\$282,000

	Condo Townhouse				Det Con	do	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	19	\$258,321	\$255,000	_	_	-	_	-	-	4	\$271,000	\$272,000
C02	3	\$418,500	\$423,000	-	-	-	-	-	-	10	\$416,550	\$223,000
C03	-	-	-	-	-	-	-	-	-	-	-	-
C04	6	\$266,167	\$247,500	-	-	-	-	-	-	1	\$469,900	\$469,900
C06	1	\$260,000	\$260,000	-	-	-	-	-	-	-	-	-
C07	10	\$258,040	\$263,500	-	-	-	-	-	-	-	-	-
C08	5	\$315,700	\$315,000	-	-	-	1	\$150,000	\$150,000	1	\$440,000	\$440,000
C09	-	-	-	-	-	-	4	\$354,450	\$355,650	-	-	-
C10	4	\$330,250	\$274,000	_	-	-	-	-	-	-	-	-
C11	4	\$159,875	\$159,500	_	-	-	-	-	-	-	-	-
C12	4	\$499,200	\$504,000	_	-	-	-	-	-	-	-	-
C13	4	\$254,500	\$257,500	_	-	-	-	-	-	-	-	-
C14	8	\$292,688	\$285,750	_	-	-	1	\$235,000	\$235,000	1	\$460,000	\$460,000
C15	32	\$222,115	\$215,000	_	_	_	_	· -	· -	_	· -	· -

Market Watch

SINGLE-FAMILY NORTH BREAKDOWN - AUGUST 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
N01	26	\$506,593	\$439,500	2	\$346,000	\$346,000	15	\$238,440	\$195,000	3	\$331,667	\$330,000
N02	41	\$419,098	\$385,800	4	\$297,950	\$294,400	23	\$233,478	\$229,500	12	\$296,417	\$296,500
N03	54	\$498,836	\$457,000	4	\$329,200	\$325,500	40	\$227,885	\$208,000	4	\$281,050	\$279,500
N04	56	\$393,876	\$378,400	3	\$273,667	\$253,000	2	\$155,500	\$155,500	-	-	-
N05	19	\$392,316	\$368,000	4	\$275,650	\$278,250	-	-	-	3	\$289,667	\$270,000
N06	30	\$356,393	\$330,000	13	\$235,608	\$243,000	1	\$186,500	\$186,500	1	\$289,000	\$289,000
N07	68	\$318,358	\$299,500	21	\$219,631	\$225,000	3	\$167,333	\$175,000	-	-	-
N08	98	\$417,089	\$386,000	21	\$285,095	\$282,500	2	\$235,500	\$235,500	1	\$276,000	\$276,000
N10	36	\$370,953	\$371,000	4	\$253,625	\$254,250	-	-	-	48	\$295,795	\$299,750
N11	107	\$424,874	\$390,000	14	\$287,378	\$283,500	9	\$251,656	\$240,000	9	\$306,667	\$285,000
N12	17	\$373,295	\$339,000	-	-	-	-	-	-	-	-	-
N13	9	\$358,111	\$335,000	-	-	-	-	-	-	-	_	-
N14	23	\$427,713	\$385,000	-	-	-	-	-	-	-	_	-
N15	31	\$308,287	\$250,000	-	-	-	-	-	-	-	_	-
N16	22	\$316,295	\$271,250	-	-	-	1	\$129,500	\$129,500	1	\$220,000	\$220,000
N17	72	\$246,251	\$198,750	-	-	-	1	\$150,000	\$150,000	-	-	-
N18	23	\$239,762	\$235,000	3	\$168,333	\$170,000	-	-	-	9	\$197,333	\$194,000
N19	16	\$225,231	\$228,000	2	\$161,200	\$161,200	2	\$137,500	\$137,500	3	\$180,633	\$186,900
N20	9	\$295,500	\$300,000	-	-	-	-	-	-	-	-	-
N21	9	\$205,822	\$203,000	-	-	-	-	-	-	-	_	-
N22	18	\$217,731	\$195,000	-	-	-	-	-	-	-	_	-
N23	44	\$197,805	\$189,500	-	-	-	-	-	-	2	\$182,500	\$182,500
N24	24	\$206,200	\$152,500	-	-	-	-	-	-	_	-	-

	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
N01	13	\$243,306	\$245,000	-	-	-	-	-	-	1	\$280,000	\$280,000
N02	9	\$262,722	\$258,000	-	-	-	-	-	-	8	\$327,625	\$313,000
N03	14	\$244,821	\$246,500	1	\$262,000	\$262,000	-	-	-	35	\$288,140	\$285,900
N04	3	\$299,167	\$292,500	-	-	-	-	-	-	15	\$296,853	\$302,500
N05	-	-	-	-	-	-	-	-	-	4	\$265,275	\$262,000
N06	5	\$217,820	\$205,000	-	-	-	-	-	-	9	\$233,456	\$231,500
N07	15	\$190,680	\$197,000	-	-	-	1	\$177,000	\$177,000	11	\$207,414	\$215,000
N08	5	\$240,200	\$238,000	-	-	-	-	-	-	36	\$264,167	\$265,750
N10	2	\$254,000	\$254,000	-	-	-	-	-	-	1	\$261,000	\$261,000
N11	14	\$266,976	\$281,500	1	\$423,000	\$423,000	-	-	-	18	\$285,350	\$285,400
N12	3	\$158,750	\$160,000	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	1	\$180,000	\$180,000
N16	2	\$192,000	\$192,000	-	-	-	-	-	-	1	\$179,000	\$179,000
N17	1	\$105,000	\$105,000	-	-	-	-	-	-	3	\$188,333	\$183,000
N18	1	\$151,000	\$151,000	-	-	-	-	-	-	1	\$197,000	\$197,000
N19	1	\$144,900	\$144,900	4	\$242,250	\$246,000	-	-	-	6	\$168,483	\$166,000
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	1	\$142,000	\$142,000
N24	-	-	-	-	-	-	-	-	-	-	-	-



	(Single-Fam	ily Only)		(Single-Family Only)			
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price		
1000	10 100	#04.000	0000				
1966 1967	13,428	\$21,360	2002	4.960	\$262.010		
	12,432	24,078	January	4,869 6,866	\$262,919		
1968 1969	12,245	26,732	February March	6,866 7,602	270,883 274,874		
1970	12,493 10,498	28,929 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		-,	-,		
1980	26,017	75,694	Total**	74,759	\$275,371		
1981	29,625	90,203		·	•		
1982	25,336	95,496	2003				
1983	30,046	101,626	January	4,403	281,292		
1984	31,905	102,318	February	5,965	289,954		
1985	45,509	109,094	March	6,986	290,185		
1986	52,919	138,925	April	7,307	292,783		
1987	43,475	189,105	May	8,025	298,451		
1988	49,381	229,635	June	8,033	295,053		
1989	38,960	273,698	July	8,084	289,880		
1990	26,779	255,020	August	6,549	285,366		
1991	38,144	234,313	Total**	FF 000	¢000 007		
1992 1993	41,703	214,971 206,490	Total**	55,083	\$290,887		
1994	38,990 44,237	208,921					
1995	39,273	203,028	* Due to District rev	visions, caution should be	exercised when		
1996	55,779	198,150		cal comparisons. Please r			
1997	58,014	211,307	ate maps.	·			
1998	55,344	216,815					
1999	58,957	228,372		REB switched from the ol			
2000	58,343	243,255		nor discrepancies may oc			
			provided by the nev	s provided by the old syst	em and mose		
2001			provided by the field	•••			
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 5,845	250,095 247,472					
August	5,845 5,021	247,472					
September October	5,021 5,402	245,530 251,479					
November	5,759	257,47 <i>9</i> 257,947					
December	4,762	255,584					
_ 500601	.,	===,== :					
Total	67,612	\$251,508					
			I				



