

Five Consecutive Record Months! October Exceeds 7,000 Sales!

TORONTO — Wednesday, November 5, 2003.

Toronto's residential resale market continued its winning ways in October, with Toronto Real Estate Board Members reporting an October record 7,227 sales during the course of the month, TREB President Cynthia Lai announced today. "The local market turned in its fifth straight record-setting month, with sales up 12 per cent over October 2002, which was our previous best ever October," Ms. Lai stated. "Not only that, sales were up seven per cent over September, so it appears that the Fall selling season will be an active one as well."

Ms. Lai went on to note that prices in October continued their upward swing, coming in at \$304,844 in October. This is up two per cent from September's figure of \$297,398, and up nine per cent from the figure of \$279,771 recorded for the same month in 2002. "In addition," said the President, "the year-to-date price, at \$292,836, is up six per cent from the

first 10 months of last year. So what we are seeing are price gains that are steady enough to satisfy the homeowner, but not so steep as to price first time buyers out of the market."

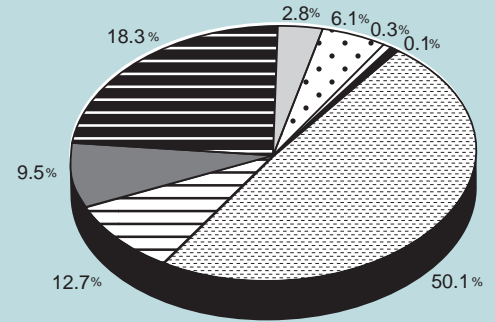
Breaking down the total, 2,969 sales were reported in TREB's 28 West districts and averaged \$281,166; 1,188 sales were reported in the 14 Central districts and averaged \$418,140; 1,497 sales were reported in the 23 North districts and averaged \$330,341; and 1,846 sales were reported in TREB's 21 East districts and averaged \$245,838. ■

NEIGHBOURHOOD CORNER

Agincourt

The neighborhood of Agincourt (within E07) saw 12 sales in October, for an average sold price of \$345,058. Of these, half were detached homes that sold for an average of \$431,417. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



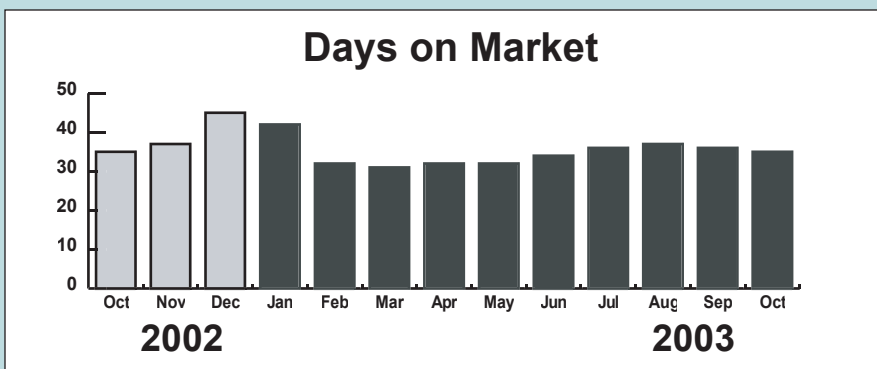
Dwelling Type	Sales	%	Median
Detached	3,620	98	\$320,000
Semi-Detached	917	98	\$257,000
Condo Townhouse	686	97	\$203,400
Condo Apt	1,326	97	\$186,000
Link	207	98	\$249,990
Att/Row/Twnhouse	438	98	\$238,000
Co-op Apt	26	96	\$172,450
Det Condo	7	97	\$295,000

Housing Market Indicators

	Oct. 2002	Oct. 2003	%Change
Sales	6,455	7,227	(+12%)
New Listings	9,790	11,423	(+17%)
Active Listings*	16,110	19,417	(+20%)

* All figures for single-family dwellings.

DAYS ON MARKET



In October, days-on-market was 35. This figure tends to fluctuate seasonally and depending on the strength of the market. In 1996, when first introduced, it was near 55-60.

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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - October 2003

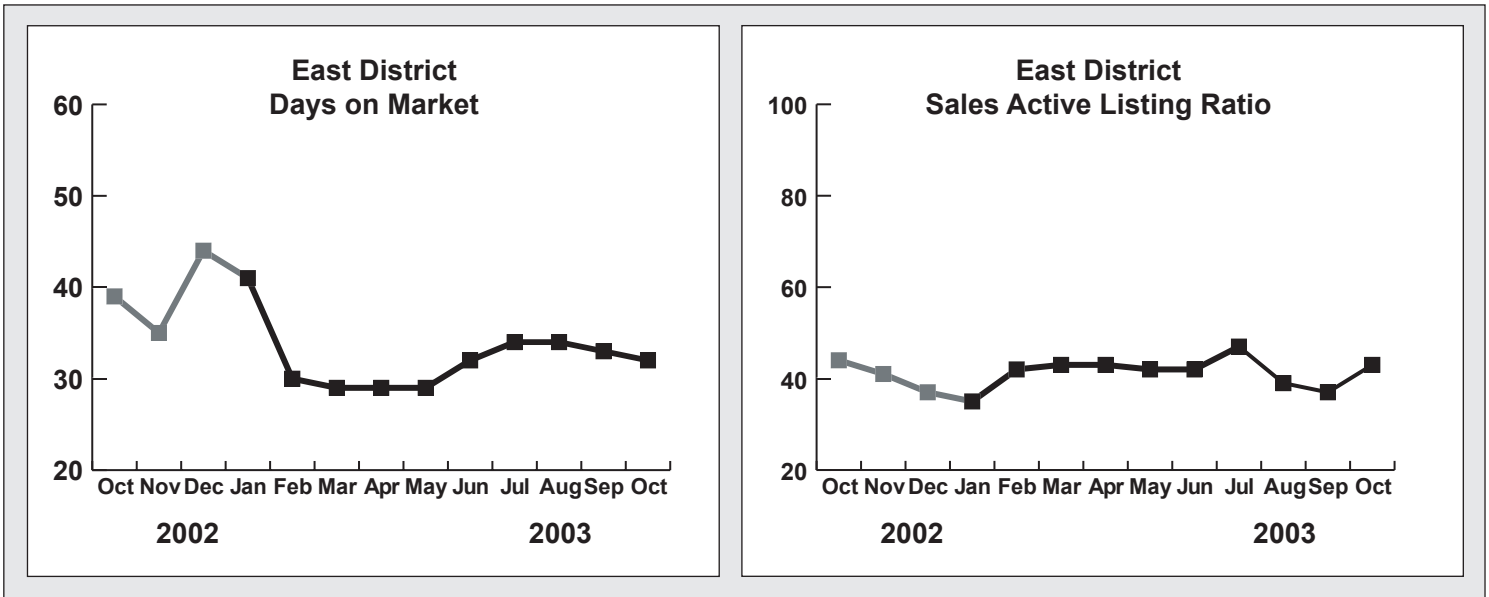
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	31	0.4	15	1.1	8	1.2
\$90,001 - \$100,000	19	0.3	13	1.0	2	0.3
\$100,001 - \$110,000	32	0.4	18	1.4	6	0.9
\$110,001 - \$120,000	39	0.5	18	1.4	4	0.6
\$120,001 - \$130,000	87	1.2	44	3.3	19	2.8
\$130,001 - \$140,000	130	1.8	71	5.4	28	4.1
\$140,001 - \$150,000	170	2.4	85	6.4	26	3.8
\$150,001 - \$160,000	236	3.3	116	8.7	43	6.3
\$160,001 - \$170,000	241	3.3	123	9.3	54	7.9
\$170,001 - \$180,000	233	3.2	103	7.8	47	6.9
\$180,001 - \$190,000	266	3.7	92	6.9	55	8.0
\$190,001 - \$200,000	227	3.1	77	5.8	40	5.8
\$200,001 - \$225,000	706	9.8	168	12.7	127	18.5
\$225,001 - \$250,000	820	11.3	122	9.2	98	14.3
\$250,001 - \$300,000	1,409	19.5	130	9.8	74	10.8
\$300,001 - \$400,000	1,515	21.0	82	6.2	36	5.2
\$400,001 - \$500,000	509	7.0	25	1.9	8	1.2
\$500,001 - \$750,000	355	4.9	16	1.2	10	1.5
\$750,001 - \$1,000,000	107	1.5	4	0.3	1	0.1
\$1,000,001 - \$1,500,000	70	1.0	4	0.3	-	-
\$1,500,000 -	25	0.3	-	-	-	-
Total:	7,227	100	1,326	100	686	100

Current Month: October 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	156	145	104	\$29,759,038	\$286,145	\$273,450	23	99
E02	137	123	87	\$31,481,100	\$361,852	\$320,000	17	100
E03	359	257	145	\$39,033,544	\$269,197	\$248,900	27	98
E04	222	148	97	\$22,120,050	\$228,042	\$234,000	35	97
E05	314	183	107	\$27,384,950	\$255,934	\$247,250	37	97
E06	150	102	54	\$16,064,289	\$297,487	\$264,250	26	97
E07	334	174	124	\$30,812,000	\$248,484	\$238,000	36	97
E08	292	193	102	\$23,845,900	\$233,783	\$234,000	33	97
E09	341	168	85	\$19,242,757	\$226,385	\$220,000	39	97
E10	122	81	57	\$15,627,400	\$274,165	\$260,000	28	97
E11	328	159	95	\$22,006,850	\$231,651	\$229,000	36	97
E12	46	29	21	\$4,672,800	\$222,514	\$217,000	28	98
E13	220	148	107	\$27,680,238	\$258,694	\$260,000	31	98
E14	274	207	131	\$32,007,711	\$244,334	\$235,000	29	98
E15	221	169	141	\$35,051,313	\$248,591	\$239,500	37	98
E16	403	282	240	\$40,868,550	\$170,286	\$160,000	35	98
E17	160	121	79	\$16,239,680	\$205,566	\$195,000	26	98
E18	28	9	7	\$3,279,750	\$468,536	\$475,000	67	96
E19	46	33	26	\$7,487,999	\$288,000	\$280,950	40	97
E20	66	22	14	\$3,560,500	\$254,321	\$236,500	44	97
E21	106	36	23	\$5,590,250	\$243,054	\$206,000	43	96
Total	4,325	2,789	1,846	\$453,816,669	\$245,838	\$235,000	32	98

Year-to-Date: January to October 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,330	787	\$224,487,330	\$285,244	\$260,000	23	100
E02	1,354	775	\$280,051,544	\$361,357	\$320,000	18	100
E03	2,247	1,248	\$326,449,686	\$261,578	\$250,000	28	99
E04	1,393	856	\$192,465,780	\$224,843	\$231,500	32	97
E05	1,825	1,081	\$277,746,480	\$256,935	\$245,000	34	97
E06	948	502	\$144,800,156	\$288,447	\$247,750	23	98
E07	1,921	1,150	\$288,177,852	\$250,589	\$245,250	32	97
E08	1,611	892	\$213,620,950	\$239,485	\$237,600	31	97
E09	1,734	927	\$200,396,369	\$216,177	\$213,000	37	98
E10	971	630	\$176,266,958	\$279,789	\$270,000	32	98
E11	1,811	1,064	\$232,525,034	\$218,539	\$217,000	34	98
E12	381	239	\$55,853,177	\$233,695	\$227,000	28	98
E13	1,712	1,109	\$286,102,245	\$257,982	\$252,000	32	99
E14	1,986	1,313	\$310,666,780	\$236,608	\$229,500	32	98
E15	1,897	1,365	\$326,126,308	\$238,920	\$232,000	35	98
E16	2,964	2,081	\$353,330,938	\$169,789	\$163,000	34	98
E17	1,379	1,022	\$200,777,883	\$196,456	\$185,000	34	98
E18	105	26	\$11,127,750	\$427,990	\$418,000	52	96
E19	332	196	\$55,223,562	\$281,753	\$257,750	38	98
E20	339	187	\$45,262,728	\$242,047	\$234,900	43	97
E21	530	329	\$78,385,798	\$238,255	\$217,500	45	97
Total	28,770	17,779	\$4,279,845,308	\$240,725	\$228,000	32	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	33	25	\$334,128	\$331,000	75.8	98	E01	86	58	\$279,062	\$257,950	67.4	100
E02	60	40	\$421,925	\$385,000	66.7	99	E02	45	29	\$320,338	\$315,000	64.4	100
E03	156	67	\$321,866	\$278,000	43.0	98	E03	65	36	\$288,300	\$265,625	55.4	99
E04	88	45	\$288,153	\$277,000	51.1	97	E04	20	8	\$224,513	\$224,050	40.0	99
E05	70	40	\$331,955	\$325,000	57.1	97	E05	22	4	\$274,125	\$269,500	18.2	97
E06	116	50	\$306,206	\$266,250	43.1	97	E06	27	3	\$199,333	\$200,000	11.1	97
E07	102	40	\$335,300	\$319,500	39.2	97	E07	22	10	\$265,890	\$263,900	45.5	98
E08	149	56	\$281,973	\$266,750	37.6	97	E08	6	5	\$198,600	\$194,000	83.3	97
E09	89	41	\$277,390	\$275,000	46.1	98	E09	3	5	\$244,300	\$255,000	166.7	99
E10	94	42	\$300,867	\$289,000	44.7	97	E10	6	3	\$266,333	\$267,000	50.0	99
E11	110	32	\$303,961	\$303,250	29.1	98	E11	38	11	\$249,500	\$253,000	29.0	98
E12	32	11	\$272,000	\$265,000	34.4	98	E12	5	2	\$210,450	\$210,450	40.0	98
E13	136	63	\$290,828	\$283,000	46.3	98	E13	19	11	\$236,255	\$225,000	57.9	99
E14	190	90	\$266,694	\$251,000	47.4	98	E14	12	8	\$221,490	\$218,000	66.7	98
E15	161	82	\$282,663	\$264,450	50.9	98	E15	8	4	\$204,000	\$204,000	50.0	98
E16	274	142	\$189,566	\$184,450	51.8	98	E16	45	33	\$152,494	\$155,000	73.3	98
E17	101	35	\$242,425	\$225,000	34.7	97	E17	3	2	\$143,500	\$143,500	66.7	98
E18	28	7	\$468,536	\$475,000	25.0	96	E18	-	-	-	-	-	-
E19	40	19	\$317,763	\$300,000	47.5	97	E19	-	-	-	-	-	-
E20	65	13	\$260,885	\$238,000	20.0	97	E20	-	-	-	-	-	-
E21	105	23	\$243,054	\$206,000	21.9	96	E21	-	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	11	1	\$148,000	\$148,000	9.1	96	E01	-	-	-	-	-	-
E02	18	7	\$321,129	\$320,000	38.9	111	E02	-	-	-	-	-	-
E03	111	35	\$152,974	\$145,000	31.5	97	E03	1	-	-	-	-	-
E04	91	30	\$148,585	\$147,750	33.0	96	E04	-	-	-	-	-	-
E05	152	32	\$191,470	\$184,500	21.1	97	E05	14	6	\$278,750	\$269,000	42.9	97
E06	5	1	\$156,000	\$156,000	20.0	99	E06	-	-	-	-	-	-
E07	162	44	\$176,957	\$176,750	27.2	97	E07	19	9	\$252,778	\$249,000	47.4	97
E08	97	30	\$164,767	\$162,250	30.9	97	E08	1	-	-	-	-	-
E09	198	30	\$175,770	\$177,000	15.2	97	E09	1	-	-	-	-	-
E10	7	2	\$146,000	\$146,000	28.6	97	E10	1	-	-	-	-	-
E11	87	23	\$147,622	\$149,000	26.4	97	E11	11	3	\$249,333	\$245,000	27.3	96
E12	3	3	\$148,300	\$153,000	100.0	99	E12	-	-	-	-	-	-
E13	22	6	\$222,500	\$224,500	27.3	98	E13	9	5	\$245,000	\$237,000	55.6	99
E14	20	8	\$161,438	\$145,000	40.0	98	E14	7	4	\$205,373	\$207,497	57.1	96
E15	8	8	\$167,750	\$152,500	100.0	97	E15	27	19	\$233,873	\$236,000	70.4	99
E16	14	8	\$126,406	\$103,000	57.1	96	E16	15	21	\$168,869	\$173,500	140.0	98
E17	2	1	\$165,000	\$165,000	50.0	97	E17	38	20	\$197,270	\$196,950	52.6	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	3	\$214,333	\$210,000	60.0	96
E20	-	-	-	-	-	-	E20	1	1	\$169,000	\$169,000	100.0	101
E21	-	-	-	-	-	-	E21	1	-	-	-	-	-

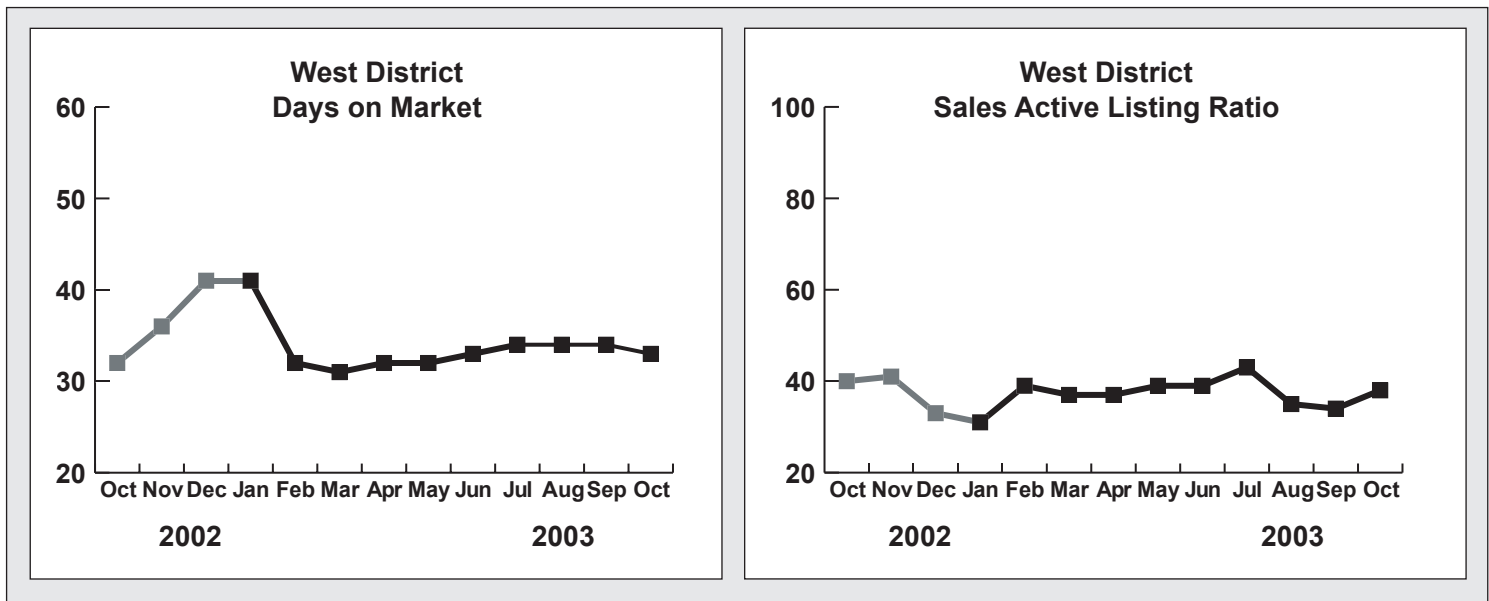
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	2	3	\$198,767	\$192,000	150.0	100	E01	-	-	-	-	-	-
E02	5	5	\$248,520	\$231,100	100.0	98	E02	-	-	-	-	-	-
E03	3	1	\$165,000	\$165,000	33.3	97	E03	-	-	-	-	-	-
E04	22	14	\$207,107	\$212,500	63.6	97	E04	-	-	-	-	-	-
E05	51	24	\$207,358	\$204,850	47.1	97	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	1	-	-	-	-	-
E07	19	16	\$220,450	\$212,000	84.2	98	E07	-	-	-	-	-	-
E08	34	11	\$192,673	\$190,000	32.4	99	E08	-	-	-	-	-	-
E09	47	9	\$152,797	\$165,000	19.2	96	E09	-	-	-	-	-	-
E10	9	8	\$177,625	\$179,250	88.9	97	E10	-	-	-	-	-	-
E11	49	15	\$201,953	\$215,000	30.6	97	E11	1	-	-	-	-	-
E12	5	4	\$175,750	\$183,000	80.0	98	E12	-	-	-	-	-	-
E13	20	14	\$177,321	\$166,250	70.0	97	E13	-	-	-	-	-	-
E14	24	7	\$169,500	\$162,500	29.2	98	E14	6	-	-	-	-	-
E15	8	7	\$175,429	\$180,000	87.5	98	E15	-	-	-	-	-	-
E16	48	26	\$111,173	\$118,000	54.2	97	E16	-	-	-	-	-	-
E17	3	1	\$153,000	\$153,000	33.3	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	1	\$279,900	\$279,900	-	100	E01	24	16	\$262,253	\$274,500	66.7	99
E02	3	2	\$262,500	\$262,500	66.7	97	E02	6	4	\$324,700	\$299,900	66.7	98
E03	5	-	-	-	-	-	E03	18	6	\$261,775	\$257,750	33.3	99
E04	-	-	-	-	-	-	E04	1	-	-	-	-	-
E05	2	-	-	-	-	-	E05	3	1	\$234,100	\$234,100	33.3	100
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	-	-	-	-	-	-	E07	10	5	\$230,560	\$231,500	50.0	98
E08	4	-	-	-	-	-	E08	1	-	-	-	-	-
E09	3	-	-	-	-	-	E09	-	-	-	-	-	-
E10	1	-	-	-	-	-	E10	4	2	\$239,500	\$239,500	50.0	96
E11	-	-	-	-	-	-	E11	32	11	\$214,818	\$221,500	34.4	97
E12	-	1	\$112,000	\$112,000	-	97	E12	1	-	-	-	-	-
E13	2	-	-	-	-	-	E13	12	8	\$214,600	\$207,000	66.7	98
E14	1	-	-	-	-	-	E14	14	14	\$209,557	\$209,450	100.0	98
E15	1	-	-	-	-	-	E15	8	21	\$192,541	\$192,771	262.5	98
E16	1	-	-	-	-	-	E16	6	10	\$146,990	\$150,500	166.7	98
E17	-	-	-	-	-	-	E17	13	20	\$160,220	\$161,000	153.9	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	4	\$201,875	\$205,250	400.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: October 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	116	75	57	\$21,306,200	\$373,793	\$345,000	28	99
W02	145	102	79	\$24,656,950	\$312,113	\$295,000	26	98
W03	272	156	71	\$16,702,800	\$235,251	\$225,000	31	97
W04	230	139	71	\$17,862,952	\$251,591	\$253,000	41	97
W05	314	171	103	\$22,396,200	\$217,439	\$216,000	33	97
W06	299	158	101	\$27,792,133	\$275,170	\$271,500	37	98
W07	82	54	37	\$13,972,124	\$377,625	\$355,000	24	98
W08	240	142	114	\$51,168,109	\$448,843	\$350,000	32	99
W09	155	88	50	\$12,499,400	\$249,988	\$228,500	30	97
W10	391	185	108	\$23,159,250	\$214,438	\$224,500	37	97
W12	248	138	72	\$26,090,200	\$362,364	\$308,000	38	97
W13	254	146	92	\$33,395,075	\$362,990	\$270,500	35	97
W14	136	88	53	\$12,948,600	\$244,313	\$240,000	28	97
W15	415	270	144	\$30,402,857	\$211,131	\$180,000	35	97
W16	229	135	91	\$26,021,700	\$285,953	\$259,000	35	97
W17	3	3	1	\$275,000	\$275,000	\$275,000	10	98
W18	169	97	29	\$6,525,800	\$225,028	\$237,000	29	97
W19	580	376	216	\$61,995,933	\$287,018	\$275,000	32	98
W20	502	372	233	\$64,525,876	\$276,935	\$265,000	29	98
W21	234	124	81	\$31,561,207	\$389,645	\$304,000	35	98
W22	62	34	18	\$5,112,800	\$284,044	\$273,500	27	98
W23	887	550	378	\$93,583,590	\$247,576	\$235,750	33	98
W24	559	388	282	\$69,575,651	\$246,722	\$238,700	31	98
W25	48	21	17	\$4,906,800	\$288,635	\$249,900	42	98
W26	7	5	-	-	-	-	-	-
W27	135	81	66	\$18,526,850	\$280,710	\$256,750	40	98
W28	206	109	85	\$31,948,400	\$375,864	\$335,000	40	97
W29	96	55	47	\$9,110,800	\$193,847	\$182,500	29	98
Total	7,014	4,262	2,696	\$758,023,257	\$281,166	\$255,000	33	98



Year-to-Date: January to October 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	747	448	\$157,702,771	\$352,015	\$330,500	24	100
W02	1,086	626	\$204,732,484	\$327,049	\$291,500	28	99
W03	1,363	683	\$153,546,423	\$224,812	\$220,000	34	97
W04	1,203	661	\$153,471,732	\$232,181	\$228,000	40	97
W05	1,600	958	\$209,872,331	\$219,073	\$240,000	38	97
W06	1,626	837	\$228,566,409	\$273,078	\$260,000	37	98
W07	562	341	\$125,223,818	\$367,225	\$345,000	28	99
W08	1,639	1,047	\$444,308,613	\$424,364	\$347,000	31	99
W09	810	471	\$117,513,251	\$249,497	\$243,000	33	97
W10	1,896	1,119	\$241,860,422	\$216,140	\$203,000	37	97
W12	1,380	772	\$243,874,205	\$315,899	\$266,000	34	97
W13	1,462	873	\$310,477,062	\$355,644	\$268,000	36	97
W14	901	588	\$136,857,730	\$232,751	\$227,500	31	97
W15	2,222	1,369	\$270,358,038	\$197,486	\$177,000	35	97
W16	1,508	947	\$269,164,400	\$284,229	\$260,000	31	97
W17	18	15	\$4,228,940	\$281,929	\$266,990	32	98
W18	845	433	\$92,637,360	\$213,943	\$229,000	33	97
W19	3,753	2,348	\$661,033,575	\$281,530	\$268,250	31	98
W20	3,734	2,490	\$680,162,334	\$273,158	\$257,450	29	98
W21	1,349	776	\$265,967,406	\$342,742	\$289,700	38	97
W22	329	186	\$49,244,340	\$264,755	\$242,750	36	98
W23	5,824	3,581	\$876,465,477	\$244,754	\$234,000	32	98
W24	3,869	2,490	\$590,168,301	\$237,015	\$229,000	32	98
W25	286	178	\$59,920,800	\$336,634	\$249,650	45	97
W26	25	8	\$3,426,500	\$428,313	\$325,000	52	97
W27	974	699	\$186,661,924	\$267,041	\$248,000	36	98
W28	1,144	689	\$238,379,175	\$345,978	\$317,000	40	97
W29	753	567	\$115,337,197	\$203,417	\$193,000	33	98
Total	42,908	26,200	\$7,091,163,018	\$270,655	\$245,500	33	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	34	23	\$499,613	\$450,000	67.7	100	W01	37	17	\$318,306	\$330,000	46.0	102	
W02	59	32	\$378,422	\$354,500	54.2	99	W02	57	35	\$279,850	\$265,000	61.4	99	
W03	173	38	\$234,371	\$223,000	22.0	96	W03	76	26	\$250,565	\$244,500	34.2	97	
W04	114	38	\$309,113	\$287,500	33.3	98	W04	16	2	\$294,100	\$294,100	12.5	99	
W05	67	23	\$322,717	\$325,000	34.3	97	W05	86	27	\$274,378	\$278,000	31.4	98	
W06	81	47	\$283,415	\$271,500	58.0	98	W06	9	6	\$306,100	\$301,000	66.7	97	
W07	67	32	\$404,723	\$367,000	47.8	98	W07	4	-	-	-	-	-	-
W08	104	68	\$592,823	\$487,500	65.4	100	W08	2	-	-	-	-	-	-
W09	56	20	\$370,200	\$377,000	35.7	98	W09	1	-	-	-	-	-	-
W10	160	44	\$283,375	\$271,000	27.5	97	W10	17	7	\$260,536	\$252,500	41.2	98	
W12	150	41	\$432,229	\$363,000	27.3	97	W12	10	2	\$302,250	\$302,250	20.0	100	
W13	150	49	\$498,359	\$470,000	32.7	97	W13	17	18	\$231,889	\$232,000	105.9	98	
W14	29	11	\$355,064	\$358,800	37.9	98	W14	10	8	\$262,438	\$264,000	80.0	97	
W15	25	25	\$335,384	\$320,000	100.0	97	W15	34	13	\$273,923	\$267,000	38.2	98	
W16	95	42	\$358,238	\$323,500	44.2	97	W16	47	20	\$244,255	\$245,750	42.6	98	
W17	1	-	-	-	-	-	W17	2	1	\$275,000	\$275,000	50.0	98	
W18	64	8	\$261,113	\$276,000	12.5	97	W18	55	11	\$237,355	\$243,500	20.0	97	
W19	234	90	\$357,281	\$350,000	38.5	97	W19	66	46	\$268,452	\$270,500	69.7	98	
W20	227	104	\$336,392	\$328,250	45.8	98	W20	97	51	\$257,682	\$257,000	52.6	98	
W21	155	48	\$487,527	\$353,500	31.0	98	W21	7	7	\$254,700	\$250,000	100.0	98	
W22	38	10	\$337,390	\$323,500	26.3	98	W22	5	3	\$237,300	\$243,000	60.0	99	
W23	537	207	\$282,464	\$279,000	38.6	97	W23	173	64	\$231,414	\$230,500	37.0	98	
W24	315	135	\$302,716	\$300,000	42.9	98	W24	106	58	\$233,654	\$238,700	54.7	98	
W25	30	11	\$345,627	\$275,000	36.7	97	W25	1	-	-	-	-	-	-
W26	7	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	120	54	\$304,825	\$286,000	45.0	98	W27	3	1	\$167,900	\$167,900	33.3	96	
W28	189	73	\$399,327	\$342,000	38.6	97	W28	10	6	\$230,917	\$231,500	60.0	98	
W29	73	28	\$216,582	\$207,250	38.4	98	W29	6	11	\$159,182	\$159,000	183.3	98	

Condo Apartment

Link

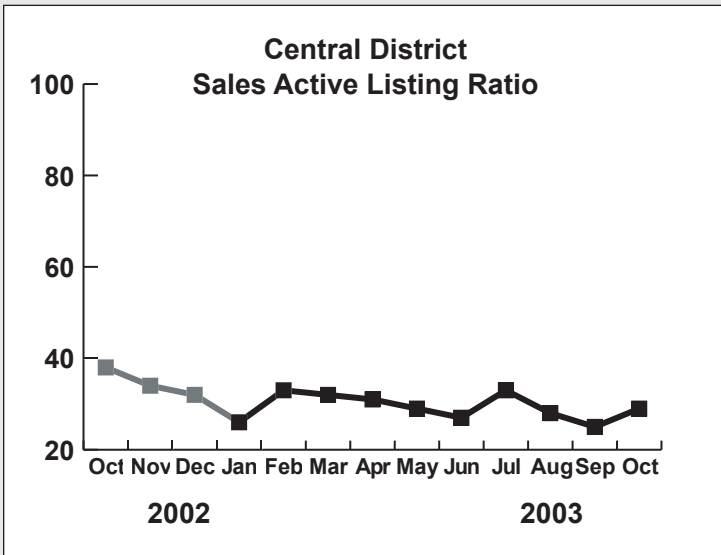
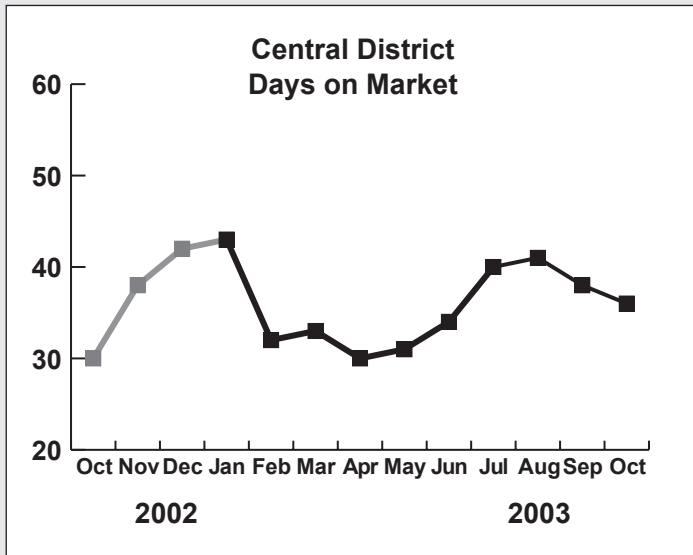
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	32	13	\$257,146	\$215,000	40.6	97	W01	-	-	-	-	-	-	-
W02	10	3	\$274,667	\$252,000	30.0	97	W02	-	-	-	-	-	-	-
W03	19	7	\$183,143	\$171,000	36.8	97	W03	-	-	-	-	-	-	-
W04	79	19	\$136,121	\$139,000	24.1	97	W04	2	3	\$306,551	\$314,900	150.0	100	
W05	93	36	\$122,028	\$128,500	38.7	96	W05	-	-	-	-	-	-	-
W06	184	31	\$241,907	\$224,000	16.9	97	W06	-	-	-	-	-	-	-
W07	7	2	\$188,000	\$188,000	28.6	97	W07	-	-	-	-	-	-	-
W08	109	30	\$224,055	\$210,000	27.5	97	W08	-	-	-	-	-	-	-
W09	89	25	\$159,096	\$142,000	28.1	95	W09	-	-	-	-	-	-	-
W10	157	43	\$143,716	\$147,000	27.4	97	W10	1	3	\$258,267	\$249,900	300.0	100	
W12	62	16	\$229,963	\$180,750	25.8	97	W12	1	-	-	-	-	-	-
W13	17	6	\$149,667	\$142,500	35.3	97	W13	-	-	-	-	-	-	-
W14	35	11	\$181,909	\$170,000	31.4	97	W14	2	3	\$306,333	\$326,000	150.0	97	
W15	277	84	\$168,330	\$162,900	30.3	97	W15	1	-	-	-	-	-	-
W16	26	7	\$242,100	\$206,700	26.9	97	W16	5	1	\$273,000	\$273,000	20.0	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	15	1	\$126,000	\$126,000	6.7	97	W18	-	-	-	-	-	-	-
W19	160	33	\$197,334	\$171,000	20.6	97	W19	5	2	\$267,500	\$267,500	40.0	98	
W20	52	14	\$187,171	\$182,750	26.9	97	W20	6	2	\$280,500	\$280,500	33.3	96	
W21	31	8	\$220,188	\$184,500	25.8	96	W21	4	1	\$247,000	\$247,000	25.0	95	
W22	-	-	-	-	-	-	W22	1	-	-	-	-	-	-
W23	21	10	\$185,150	\$176,750	47.6	97	W23	5	1	\$234,000	\$234,000	20.0	98	
W24	48	35	\$151,663	\$148,500	72.9	97	W24	3	3	\$254,667	\$258,000	100.0	98	
W25	8	1	\$113,000	\$113,000	12.5	98	W25	1	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	1	2	\$210,450	\$210,450	200.0	101	
W28	-	-	-	-	-	-	W28	3	1	\$249,000	\$249,000	33.3	99	
W29	10	1	\$168,000	\$168,000	10.0	99	W29	2	1	\$176,000	\$176,000	50.0	98	

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	3	1	\$142,000	\$142,000	33.3	95	W01	-	-	-	-	-	-
W02	8	1	\$226,500	\$226,500	12.5	95	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	10	6	\$206,333	\$191,000	60.0	97	W04	1	-	-	-	-	-
W05	59	17	\$186,618	\$192,000	28.8	95	W05	-	-	-	-	-	-
W06	6	7	\$340,500	\$312,500	116.7	98	W06	-	-	-	-	-	-
W07	-	2	\$276,500	\$276,500	-	97	W07	-	-	-	-	-	-
W08	20	10	\$229,250	\$231,000	50.0	98	W08	-	-	-	-	-	-
W09	8	3	\$291,667	\$260,000	37.5	97	W09	-	-	-	-	-	-
W10	47	10	\$173,140	\$171,500	21.3	97	W10	-	-	-	-	-	-
W12	20	13	\$314,223	\$223,000	65.0	97	W12	1	-	-	-	-	-
W13	62	18	\$204,861	\$184,000	29.0	97	W13	-	-	-	-	-	-
W14	60	20	\$201,170	\$208,450	33.3	96	W14	-	-	-	-	-	-
W15	66	22	\$196,250	\$191,000	33.3	97	W15	-	-	-	-	-	-
W16	51	20	\$192,645	\$189,250	39.2	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	35	9	\$188,889	\$171,000	25.7	97	W18	-	-	-	-	-	-
W19	79	34	\$219,835	\$229,500	43.0	98	W19	-	-	-	-	-	-
W20	107	55	\$209,200	\$202,500	51.4	98	W20	-	-	-	-	-	-
W21	11	6	\$275,333	\$227,500	54.6	96	W21	-	-	-	-	-	-
W22	6	1	\$142,000	\$142,000	16.7	95	W22	6	-	-	-	-	-
W23	90	53	\$178,149	\$175,000	58.9	99	W23	-	-	-	-	-	-
W24	62	29	\$158,824	\$154,000	46.8	97	W24	-	1	\$305,000	\$305,000	-	98
W25	6	3	\$189,167	\$203,000	50.0	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	7	\$149,643	\$144,500	175.0	98	W27	-	-	-	-	-	-
W28	2	1	\$253,000	\$253,000	50.0	98	W28	-	-	-	-	-	-
W29	1	2	\$136,500	\$136,500	200.0	99	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	10	3	\$306,333	\$335,000	30.0	98
W02	1	-	-	-	-	-	W02	9	8	\$212,775	\$213,000	88.9	99
W03	-	-	-	-	-	-	W03	4	-	-	-	-	-
W04	2	-	-	-	-	-	W04	6	3	\$261,500	\$264,500	50.0	97
W05	7	-	-	-	-	-	W05	2	-	-	-	-	-
W06	5	1	\$118,000	\$118,000	20.0	94	W06	14	9	\$292,711	\$295,000	64.3	99
W07	1	1	\$92,000	\$92,000	100.0	84	W07	3	-	-	-	-	-
W08	1	2	\$130,000	\$130,000	200.0	101	W08	4	4	\$395,500	\$385,000	100.0	99
W09	1	1	\$78,000	\$78,000	100.0	89	W09	-	1	\$165,000	\$165,000	-	92
W10	5	1	\$181,000	\$181,000	20.0	98	W10	4	-	-	-	-	-
W12	1	-	-	-	-	-	W12	3	-	-	-	-	-
W13	-	-	-	-	-	-	W13	8	1	\$216,000	\$216,000	12.5	96
W14	-	-	-	-	-	-	W14	-	-	-	-	-	-
W15	9	-	-	-	-	-	W15	3	-	-	-	-	-
W16	1	-	-	-	-	-	W16	4	1	\$270,000	\$270,000	25.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	35	11	\$270,036	\$262,500	31.4	98
W20	1	-	-	-	-	-	W20	12	7	\$244,555	\$238,000	58.3	98
W21	1	-	-	-	-	-	W21	25	11	\$246,955	\$244,000	44.0	98
W22	-	-	-	-	-	-	W22	6	4	\$221,250	\$219,500	66.7	100
W23	1	-	-	-	-	-	W23	60	43	\$204,086	\$200,000	71.7	98
W24	4	1	\$119,000	\$119,000	25.0	100	W24	21	20	\$202,750	\$221,500	95.2	98
W25	1	-	-	-	-	-	W25	1	2	\$212,200	\$212,200	200.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	2	1	\$225,000	\$225,000	50.0	98	W27	4	1	\$205,000	\$205,000	25.0	100
W28	-	-	-	-	-	-	W28	2	4	\$227,500	\$231,500	200.0	99
W29	1	-	-	-	-	-	W29	3	4	\$169,625	\$172,750	133.3	101

Current Month: October 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	885	464	191	\$53,657,786	\$280,931	\$240,000	43	98
C02	284	143	100	\$50,115,664	\$501,157	\$363,000	28	98
C03	164	86	60	\$47,649,400	\$794,157	\$459,500	29	98
C04	273	180	108	\$61,585,518	\$570,236	\$480,750	24	100
C06	59	39	31	\$10,548,000	\$340,258	\$370,000	31	97
C07	276	143	72	\$25,005,199	\$347,294	\$335,000	34	97
C08	428	219	112	\$31,083,600	\$277,532	\$239,000	45	98
C09	124	73	40	\$33,331,000	\$833,275	\$597,000	41	98
C10	154	95	80	\$38,650,417	\$483,130	\$390,762	25	99
C11	100	70	43	\$15,655,624	\$364,084	\$335,000	23	100
C12	161	66	47	\$35,326,700	\$751,632	\$564,900	58	96
C13	146	96	48	\$14,784,290	\$308,006	\$270,750	29	98
C14	606	276	133	\$41,694,490	\$313,492	\$260,000	42	97
C15	371	214	123	\$37,662,479	\$306,199	\$283,500	37	97
Total	4,031	2,164	1,188	\$496,750,167	\$418,140	\$315,000	36	98



Year-to-Date: January to October 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	4,430	2,078	\$563,743,138	\$271,291	\$239,000	43	98
C02	1,461	724	\$356,344,081	\$492,188	\$370,000	31	98
C03	981	555	\$337,887,746	\$608,807	\$385,000	32	98
C04	1,743	1,028	\$548,843,111	\$533,894	\$470,000	26	99
C06	409	221	\$83,977,568	\$379,989	\$356,500	30	97
C07	1,392	729	\$233,856,078	\$320,790	\$301,800	36	97
C08	2,080	996	\$267,884,219	\$268,960	\$229,000	39	98
C09	712	376	\$267,215,191	\$710,679	\$485,000	36	99
C10	1,137	716	\$355,319,676	\$496,257	\$391,625	26	99
C11	699	421	\$151,692,326	\$360,314	\$339,000	27	99
C12	722	373	\$328,899,826	\$881,769	\$689,000	41	97
C13	925	567	\$176,476,996	\$311,247	\$300,000	29	98
C14	2,715	1,256	\$385,161,084	\$306,657	\$257,185	43	97
C15	2,326	1,192	\$361,756,837	\$303,487	\$266,000	34	97
Total	21,732	11,232	\$4,419,057,877	\$393,435	\$300,000	35	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	19	5	\$585,200	\$579,000	26.3	103	C01	54	15	\$389,960	\$355,000	27.8	101	
C02	44	21	\$691,764	\$550,000	47.7	100	C02	58	40	\$482,828	\$392,500	69.0	98	
C03	84	42	\$1,002,179	\$815,000	50.0	98	C03	32	11	\$278,445	\$269,500	34.4	98	
C04	179	79	\$658,903	\$568,000	44.1	99	C04	15	13	\$389,754	\$386,000	86.7	104	
C06	42	22	\$376,727	\$377,500	52.4	97	C06	-	-	-	-	-	-	-
C07	106	42	\$412,283	\$383,250	39.6	97	C07	11	-	-	-	-	-	-
C08	6	3	\$628,667	\$526,000	50.0	127	C08	21	9	\$472,778	\$505,000	42.9	97	
C09	32	15	\$1,463,433	\$1,159,500	46.9	101	C09	1	2	\$1,335,000	\$1,335,000	200.0	96	
C10	52	31	\$732,999	\$494,500	59.6	99	C10	8	14	\$433,646	\$396,850	175.0	102	
C11	14	16	\$612,908	\$607,500	114.3	103	C11	2	7	\$377,571	\$362,000	350.0	102	
C12	124	29	\$960,293	\$802,000	23.4	96	C12	-	1	\$300,000	\$300,000	-	94	
C13	37	19	\$438,258	\$382,000	51.4	98	C13	23	7	\$273,571	\$270,000	30.4	98	
C14	116	39	\$472,126	\$418,000	33.6	98	C14	-	-	-	-	-	-	-
C15	89	36	\$442,581	\$391,500	40.5	98	C15	37	16	\$315,894	\$311,501	43.2	97	

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	728	142	\$248,996	\$217,900	19.5	97	C01	-	-	-	-	-	-	-
C02	134	30	\$374,773	\$265,000	22.4	97	C02	-	-	-	-	-	-	-
C03	24	4	\$346,250	\$355,000	16.7	98	C03	-	-	-	-	-	-	-
C04	54	12	\$315,533	\$234,950	22.2	99	C04	-	-	-	-	-	-	-
C06	15	6	\$223,667	\$219,500	40.0	97	C06	-	1	\$375,000	\$375,000	-	100	
C07	131	24	\$250,988	\$236,000	18.3	97	C07	3	1	\$313,500	\$313,500	33.3	93	
C08	348	86	\$233,928	\$217,750	24.7	97	C08	-	-	-	-	-	-	-
C09	75	17	\$329,382	\$280,000	22.7	97	C09	-	-	-	-	-	-	-
C10	75	28	\$265,761	\$249,500	37.3	98	C10	-	-	-	-	-	-	-
C11	74	17	\$162,006	\$146,000	23.0	97	C11	-	-	-	-	-	-	-
C12	28	12	\$422,017	\$309,250	42.9	98	C12	-	-	-	-	-	-	-
C13	77	19	\$200,863	\$180,000	24.7	97	C13	-	-	-	-	-	-	-
C14	448	80	\$232,370	\$228,000	17.9	97	C14	-	-	-	-	-	-	-
C15	171	36	\$233,167	\$204,000	21.1	97	C15	4	4	\$323,500	\$322,500	100.0	98	

Condo Townhouse

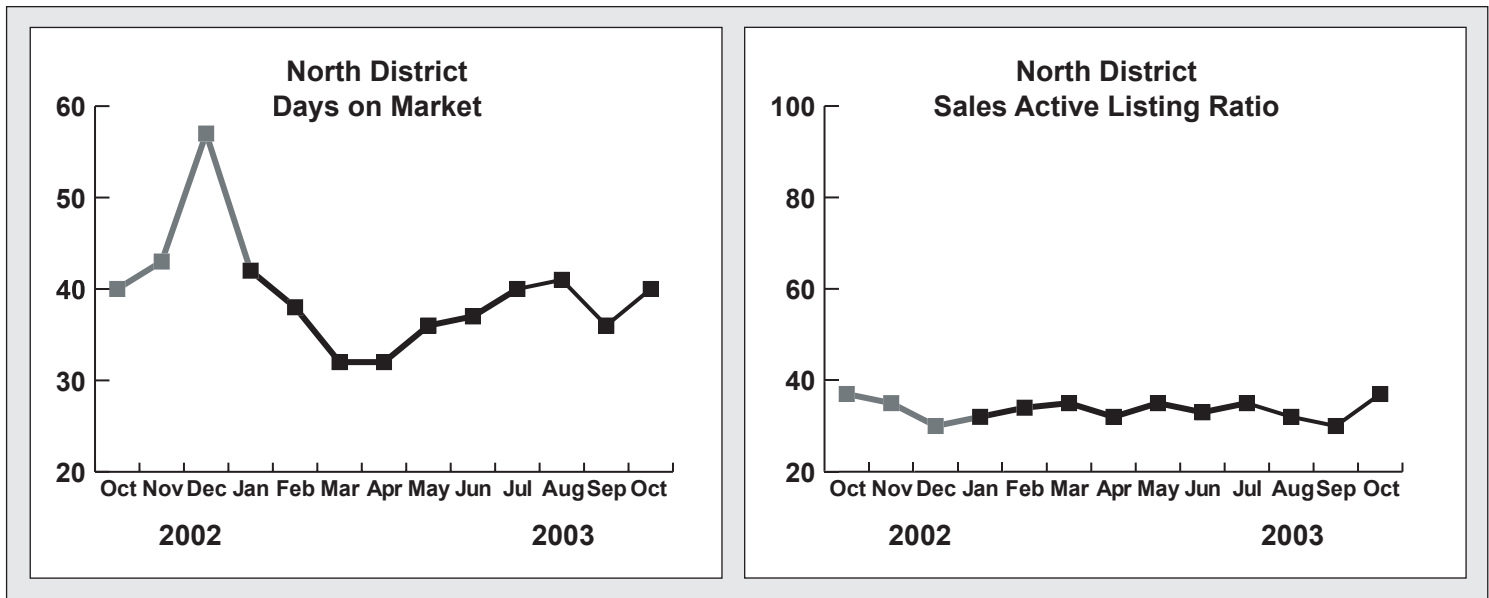
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	44	18	\$276,536	\$277,000	40.9	98	C01	-	-	-	-	-	-	-
C02	12	2	\$563,500	\$563,500	16.7	99	C02	-	-	-	-	-	-	-
C03	2	1	\$610,000	\$610,000	50.0	88	C03	-	-	-	-	-	-	-
C04	8	2	\$212,500	\$212,500	25.0	97	C04	-	-	-	-	-	-	-
C06	1	2	\$271,500	\$271,500	200.0	99	C06	-	-	-	-	-	-	-
C07	22	4	\$233,025	\$233,500	18.2	97	C07	-	-	-	-	-	-	-
C08	17	2	\$228,500	\$228,500	11.8	94	C08	-	-	-	-	-	-	-
C09	4	2	\$446,000	\$446,000	50.0	98	C09	-	-	-	-	-	-	-
C10	9	4	\$307,250	\$272,500	44.4	97	C10	-	-	-	-	-	-	-
C11	9	3	\$150,667	\$150,000	33.3	98	C11	-	-	-	-	-	-	-
C12	8	5	\$422,800	\$440,000	62.5	98	C12	-	-	-	-	-	-	-
C13	5	3	\$242,000	\$236,000	60.0	100	C13	-	-	-	-	-	-	-
C14	32	11	\$317,545	\$296,000	34.4	98	C14	-	-	-	-	-	-	-
C15	70	30	\$228,743	\$223,500	42.9	97	C15	-	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	6	-	-	-	-	-	C01	34	11	\$413,393	\$401,200	32.4	100
C02	7	1	\$315,000	\$315,000	14.3	97	C02	29	6	\$598,383	\$495,000	20.7	99
C03	20	1	\$155,000	\$155,000	5.0	98	C03	2	1	\$345,000	\$345,000	50.0	99
C04	6	2	\$127,000	\$127,000	33.3	97	C04	11	-	-	-	-	-
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	3	1	\$420,000	\$420,000	33.3	98
C08	13	2	\$172,450	\$172,450	15.4	98	C08	23	10	\$402,290	\$438,000	43.5	98
C09	11	4	\$554,500	\$457,500	36.4	92	C09	1	-	-	-	-	-
C10	9	1	\$195,000	\$195,000	11.1	98	C10	1	2	\$495,550	\$495,550	200.0	99
C11	1	-	-	-	-	-	C11	-	-	-	-	-	-
C12	1	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	3	-	-	-	-	-
C14	4	1	\$141,500	\$141,500	25.0	97	C14	6	2	\$528,750	\$528,750	33.3	96
C15	-	1	\$125,000	\$125,000	-	96	C15	-	-	-	-	-	-

North District

Current Month: October 2003									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	196	102	71	\$24,670,818	\$347,476	\$320,000	33	97	
N02	335	188	107	\$40,548,268	\$378,956	\$345,000	36	97	
N03	504	265	147	\$50,370,788	\$342,658	\$288,800	42	97	
N04	292	182	116	\$42,416,600	\$365,660	\$353,350	36	97	
N05	103	61	24	\$8,847,200	\$368,633	\$370,000	31	97	
N06	148	99	75	\$28,704,190	\$382,723	\$315,500	31	98	
N07	188	130	106	\$29,157,913	\$275,075	\$247,500	29	98	
N08	615	352	195	\$69,034,955	\$354,025	\$334,500	40	97	
N10	188	127	91	\$29,719,588	\$326,589	\$310,000	35	97	
N11	413	249	195	\$70,489,321	\$361,484	\$340,000	35	98	
N12	63	24	19	\$7,445,300	\$391,858	\$352,000	52	97	
N13	47	17	12	\$6,094,400	\$507,867	\$317,500	51	96	
N14	113	33	23	\$12,795,400	\$556,322	\$473,000	58	94	
N15	68	36	26	\$8,896,700	\$342,181	\$309,700	50	97	
N16	93	37	24	\$7,679,000	\$319,958	\$266,500	65	97	
N17	208	104	82	\$16,767,688	\$204,484	\$185,000	47	97	
N18	90	49	30	\$7,402,000	\$246,733	\$229,700	32	97	
N19	90	43	53	\$10,803,925	\$203,848	\$197,000	48	98	
N20	23	8	9	\$3,464,100	\$384,900	\$380,000	62	100	
N21	29	7	11	\$2,871,000	\$261,000	\$265,000	52	97	
N22	45	16	18	\$3,155,000	\$175,278	\$160,500	68	96	
N23	130	56	43	\$8,610,250	\$200,238	\$207,000	62	97	
N24	66	23	20	\$4,575,400	\$228,770	\$174,750	68	97	
Total	4,047	2,208	1,497	\$494,519,804	\$330,341	\$299,900	40	97	



Year-to-Date: January to October 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,116	646	\$227,542,442	\$352,233	\$318,000	35	97
N02	1,730	917	\$322,030,902	\$351,179	\$322,000	34	97
N03	2,602	1,380	\$486,467,852	\$352,513	\$293,000	38	97
N04	1,759	963	\$350,902,936	\$364,385	\$355,000	34	98
N05	580	315	\$116,600,983	\$370,162	\$338,000	41	97
N06	1,069	725	\$240,720,247	\$332,028	\$276,000	34	98
N07	1,525	1,107	\$302,732,004	\$273,471	\$252,000	31	98
N08	3,236	1,768	\$619,297,383	\$350,281	\$325,000	37	97
N10	1,324	801	\$265,703,573	\$331,715	\$318,000	31	98
N11	2,757	1,664	\$607,487,943	\$365,077	\$340,000	33	98
N12	348	203	\$78,181,554	\$385,131	\$324,000	44	97
N13	179	77	\$34,365,200	\$446,301	\$353,000	55	96
N14	375	176	\$82,050,550	\$466,196	\$418,500	54	96
N15	374	242	\$75,062,800	\$310,177	\$283,100	42	97
N16	439	271	\$76,450,874	\$282,107	\$250,000	53	97
N17	1,217	834	\$168,746,948	\$202,334	\$183,000	43	97
N18	462	315	\$72,496,580	\$230,148	\$218,000	43	98
N19	608	467	\$99,110,213	\$212,227	\$195,000	47	97
N20	113	65	\$20,553,600	\$316,209	\$275,000	72	97
N21	120	81	\$18,230,780	\$225,071	\$220,000	61	97
N22	241	175	\$33,365,803	\$190,662	\$175,000	52	97
N23	725	435	\$87,065,470	\$200,151	\$187,000	54	97
N24	282	165	\$31,354,706	\$190,029	\$159,000	66	97
Total	23,181	13,792	\$4,416,521,343	\$320,223	\$292,000	38	97

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	79	30	\$461,107	\$408,500	38.0	97	N01	7	6	\$301,667	\$287,500	85.7	98
N02	160	66	\$441,069	\$383,250	41.3	97	N02	3	1	\$295,000	\$295,000	33.3	98
N03	211	52	\$511,315	\$452,000	24.6	98	N03	5	7	\$325,414	\$325,000	140.0	98
N04	222	80	\$409,966	\$395,000	36.0	97	N04	19	9	\$245,356	\$243,000	47.4	98
N05	90	19	\$399,711	\$415,000	21.1	97	N05	4	1	\$288,000	\$288,000	25.0	96
N06	104	54	\$425,661	\$357,000	51.9	97	N06	12	5	\$246,100	\$258,000	41.7	99
N07	137	64	\$313,954	\$284,500	46.7	98	N07	30	24	\$221,416	\$219,250	80.0	99
N08	438	117	\$407,142	\$375,000	26.7	97	N08	79	33	\$287,370	\$285,000	41.8	98
N10	75	35	\$392,677	\$382,000	46.7	97	N10	5	3	\$252,333	\$247,000	60.0	99
N11	284	123	\$414,312	\$390,000	43.3	97	N11	33	13	\$276,868	\$273,888	39.4	99
N12	62	16	\$434,338	\$364,450	25.8	97	N12	-	-	-	-	-	-
N13	47	12	\$507,867	\$317,500	25.5	96	N13	-	-	-	-	-	-
N14	113	23	\$556,322	\$473,000	20.4	94	N14	-	-	-	-	-	-
N15	67	23	\$364,313	\$320,000	34.3	97	N15	-	-	-	-	-	-
N16	90	21	\$334,571	\$270,000	23.3	97	N16	-	-	-	-	-	-
N17	187	74	\$208,294	\$196,000	39.6	97	N17	7	-	-	-	-	-
N18	78	18	\$278,917	\$253,800	23.1	97	N18	3	3	\$180,667	\$187,000	100.0	97
N19	70	32	\$214,991	\$210,750	45.7	98	N19	4	5	\$160,100	\$157,000	125.0	98
N20	23	9	\$384,900	\$380,000	39.1	100	N20	-	-	-	-	-	-
N21	29	11	\$261,000	\$265,000	37.9	97	N21	-	-	-	-	-	-
N22	43	17	\$176,529	\$165,000	39.5	96	N22	1	-	-	-	-	-
N23	126	41	\$201,835	\$208,000	32.5	97	N23	-	-	-	-	-	-
N24	62	20	\$228,770	\$174,750	32.3	97	N24	-	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	75	20	\$255,518	\$223,000	26.7	96	N01	9	4	\$298,750	\$298,500	44.4	94
N02	115	18	\$250,594	\$224,250	15.7	96	N02	19	6	\$293,667	\$289,000	31.6	98
N03	196	48	\$213,639	\$208,750	24.5	97	N03	5	2	\$284,500	\$284,500	40.0	99
N04	3	5	\$168,100	\$160,000	166.7	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	-	-	-	-	-
N06	7	1	\$189,900	\$189,900	14.3	95	N06	2	1	\$265,000	\$265,000	50.0	101
N07	5	2	\$170,500	\$170,500	40.0	98	N07	2	-	-	-	-	-
N08	19	3	\$236,333	\$235,000	15.8	97	N08	2	-	-	-	-	-
N10	-	-	-	-	-	-	N10	99	50	\$288,658	\$289,000	50.5	97
N11	17	10	\$262,100	\$262,000	58.8	98	N11	24	13	\$278,038	\$277,000	54.2	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	1	\$141,000	\$141,000	-	98	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	3	-	-	-	-	-
N18	-	-	-	-	-	-	N18	8	7	\$218,786	\$222,000	87.5	98
N19	3	-	-	-	-	-	N19	6	2	\$168,000	\$168,000	33.3	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	1	\$154,000	\$154,000	100.0	96
N23	-	-	-	-	-	-	N23	1	1	\$202,000	\$202,000	100.0	95
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	24	10	\$248,225	\$219,000	41.7	98	N01	-	-	-	-	-	-
N02	16	8	\$278,000	\$277,500	50.0	98	N02	-	1	\$385,000	\$385,000	-	96
N03	37	15	\$254,987	\$256,000	40.5	97	N03	-	-	-	-	-	-
N04	6	4	\$294,725	\$295,000	66.7	96	N04	-	-	-	-	-	-
N05	2	1	\$250,000	\$250,000	50.0	97	N05	-	-	-	-	-	-
N06	16	6	\$351,500	\$213,750	37.5	98	N06	-	-	-	-	-	-
N07	7	8	\$197,863	\$197,450	114.3	99	N07	-	-	-	-	-	-
N08	15	6	\$244,917	\$249,000	40.0	97	N08	-	-	-	-	-	-
N10	-	1	\$235,500	\$235,500	-	98	N10	-	-	-	-	-	-
N11	33	12	\$252,992	\$254,500	36.4	98	N11	-	-	-	-	-	-
N12	1	3	\$165,300	\$163,000	300.0	97	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	3	\$217,667	\$188,000	-	97	N16	-	-	-	-	-	-
N17	3	1	\$110,000	\$110,000	33.3	96	N17	-	-	-	-	-	-
N18	1	2	\$154,000	\$154,000	200.0	98	N18	-	-	-	-	-	-
N19	1	2	\$141,250	\$141,250	200.0	97	N19	5	5	\$266,080	\$264,500	100.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	4	-	-	-	-	-	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	2	1	\$240,000	\$240,000	50.0	96
N02	4	-	-	-	-	-	N02	18	7	\$323,000	\$308,000	38.9	97
N03	3	1	\$185,000	\$185,000	33.3	97	N03	47	22	\$303,227	\$300,000	46.8	98
N04	-	-	-	-	-	-	N04	42	18	\$299,539	\$291,000	42.9	98
N05	-	-	-	-	-	-	N05	5	3	\$238,233	\$238,000	60.0	99
N06	-	-	-	-	-	-	N06	7	8	\$240,513	\$242,000	114.3	99
N07	-	-	-	-	-	-	N07	7	8	\$228,375	\$222,500	114.3	99
N08	1	-	-	-	-	-	N08	61	36	\$270,490	\$269,250	59.0	98
N10	-	-	-	-	-	-	N10	9	2	\$275,250	\$275,250	22.2	99
N11	-	-	-	-	-	-	N11	22	24	\$277,427	\$272,000	109.1	99
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	2	\$188,250	\$188,250	200.0	99
N16	1	-	-	-	-	-	N16	2	-	-	-	-	-
N17	-	-	-	-	-	-	N17	7	7	\$177,700	\$165,000	100.0	98
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	1	7	\$167,829	\$159,900	700.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	1	\$133,000	\$133,000	33.3	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	11,423	19,417	N/A	7,227	\$2,203,109,897	\$304,844	\$263,000	35	98
YTD Grand Total:	N/A	N/A	116,591	69,003	\$20,206,587,546	\$292,836	\$255,000	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2002		
1971	13,085	30,426	January	4,869	\$262,919
1972	14,613	32,513	February	6,866	270,883
1973	16,335	40,605	March	7,602	274,874
1974	17,318	52,806	April	8,181	277,664
1975	22,020	57,581	May	8,042	278,323
1976	19,025	61,389	June	6,627	278,698
1977	20,512	64,559	July	5,727	274,348
1978	21,184	67,333	August	5,418	266,154
1979	23,466	70,830	September	5,846	282,765
1980	26,017	75,694	October	6,455	279,771
1981	29,625	90,203	November	5,537	285,323
1982	25,336	95,496	December	3,589	275,002
1983	30,046	101,626	Total**	74,759	\$275,371
1984	31,905	102,318	2003		
1985	45,509	109,094	January	4,403	281,292
1986	52,919	138,925	February	5,965	289,954
1987	43,475	189,105	March	6,986	290,185
1988	49,381	229,635	April	7,307	292,783
1989	38,960	273,698	May	8,025	298,451
1990	26,779	255,020	June	8,033	295,053
1991	38,144	234,313	July	8,084	289,880
1992	41,703	214,971	August	6,549	285,366
1993	38,990	206,490	September	6,751	297,398
1994	44,237	208,921	October	7,227	304,844
1995	39,273	203,028	November		
1996	55,779	198,150	December		
1997	58,014	211,307	Total**	69,003	\$292,836
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	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.

Single Family Dwelling Sales Comparison

