

Best Month Ever as March tops 9,000 Sales

TORONTO — Tuesday, April 6 2004.

The Toronto resale home market turned in its best performance ever in March, with 9,076 homes trading hands through the TorontoMLS system during the month, President Cynthia Lai announced today. "This figure is up an extraordinary 11 per cent over the April 2002 figure of 8,181 sales, which was our previous best one-month performance," The President said. "It is also the first time sales have cracked the 9,000 level."

Prices eased in March, falling to \$307,155 from the \$310,196 recorded in February, a decline of about one per cent. "An influx of new listings onto the market (14,641) helped ease some of the upwards price pressures of the last several months," Ms. Lai noted.

"We should see housing remain relatively affordable over the course of the year, in spite of high sales volumes." The President went on to say that overall prices were up six per cent over the \$290,185 recorded in March of 2003. She went on to point out, however, that these increases varied

from neighborhood to neighborhood, with some areas like Islington in W-08 rising only about three per cent year-over-year.

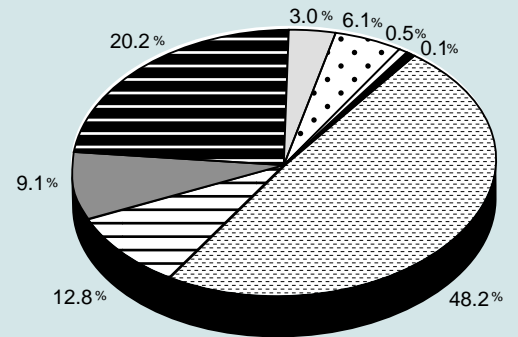
Breaking down the total, 3,433 sales were reported in TREB's 28 West districts and averaged \$287,588; 1,500 sales were reported in the 14 Central districts and averaged \$395,172; 1,849 sales were reported in the 23 North districts and averaged \$339,276; and 2,294 sales were reported in TREB's 21 East districts and averaged \$252,996. ■

NEIGHBOURHOOD CORNER

Beaches and Riverdale

The Beaches (E-2) and Riverdale (E-1) remained hot sub-markets in the first quarter of 2004. The former saw 218 sales over the first three months of the year and an average price of \$399,151, up 11 per cent over the same time period in 2003. The latter saw 193 sales for an average of \$322,437, a 12 per cent increase over January to March of last year. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,377	98	\$328,000
Semi-Detached	1,159	99	\$264,000
Condo Townhouse	831	98	\$210,000
Condo Apt	1,838	97	\$187,000
Link	264	98	\$246,750
Att/Row/Twnhouse	556	98	\$247,000
Co-op Apt	46	97	\$152,450
Det Condo	6	98	\$253,500

Housing Market Indicators

	Mar. 2003	Mar. 2004	%Change
Sales	6,986	9,076	(+30%)
New Listings	12,842	14,641	(+13%)
Active Listings*	18,842	19,749	(+5%)

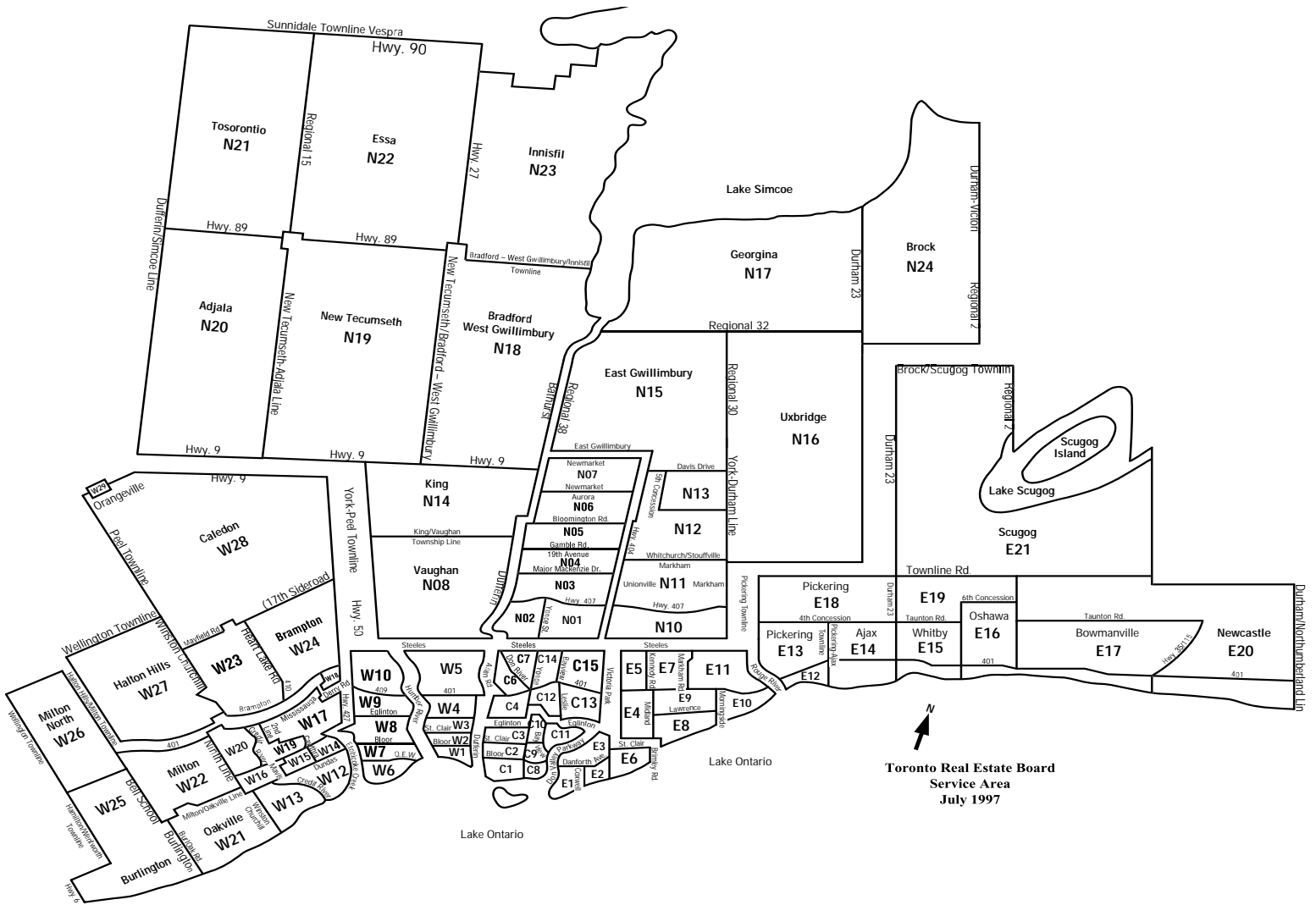
* All figures for single-family dwellings.

DAYS ON MARKET



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Price Category Breakdown - March 2004

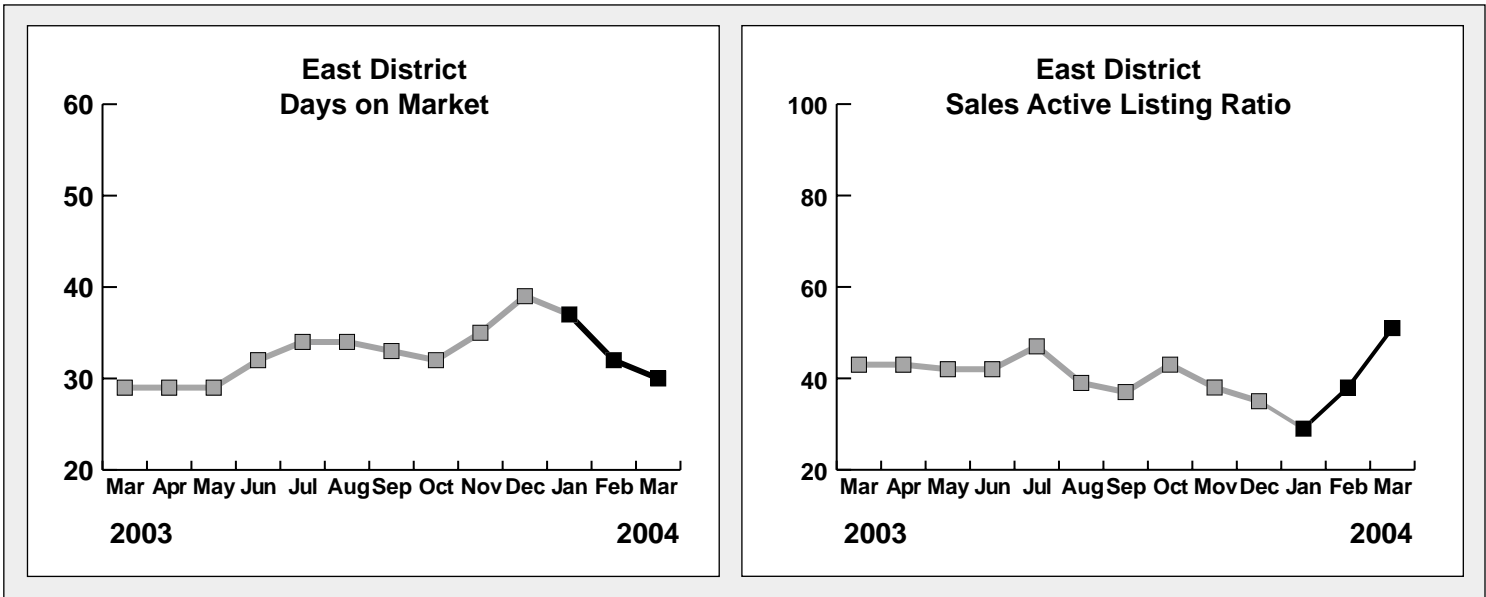
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	31	0.3	8	0.4	13	1.6
\$90,001 - \$100,000	17	0.2	6	0.3	4	0.5
\$100,001 - \$110,000	31	0.3	20	1.1	1	0.1
\$110,001 - \$120,000	41	0.5	30	1.6	3	0.4
\$120,001 - \$130,000	84	0.9	49	2.7	14	1.7
\$130,001 - \$140,000	152	1.7	91	5.0	32	3.9
\$140,001 - \$150,000	187	2.1	122	6.6	25	3.0
\$150,001 - \$160,000	270	3.0	158	8.6	52	6.3
\$160,001 - \$170,000	318	3.5	160	8.7	65	7.8
\$170,001 - \$180,000	298	3.3	152	8.3	39	4.7
\$180,001 - \$190,000	316	3.5	124	6.8	57	6.9
\$190,001 - \$200,000	318	3.5	141	7.7	41	4.9
\$200,001 - \$225,000	857	9.4	243	13.2	165	19.9
\$225,001 - \$250,000	1,019	11.2	176	9.6	147	17.7
\$250,001 - \$300,000	1,783	19.6	164	8.9	110	13.3
\$300,001 - \$400,000	1,914	21.1	127	6.9	32	3.9
\$400,001 - \$500,000	711	7.8	31	1.7	16	1.9
\$500,001 - \$750,000	511	5.6	26	1.4	12	1.4
\$750,001 - \$1,000,000	124	1.4	7	0.4	2	0.2
\$1,000,001 - \$1,500,000	63	0.7	1	0.1	-	-
\$1,500,000 -	32	0.3	-	-	-	-
Total:	9,076	100	1,838	100	830	100

Current Month: March 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	141	160	93	\$30,743,316	\$330,573	\$312,000	21	102
E02	135	147	98	\$37,702,829	\$384,723	\$332,500	19	100
E03	263	245	147	\$42,212,138	\$287,157	\$272,000	21	101
E04	248	170	108	\$23,571,650	\$218,256	\$229,500	36	97
E05	302	226	143	\$36,208,522	\$253,206	\$230,000	32	97
E06	109	103	49	\$16,136,900	\$329,324	\$255,000	18	99
E07	363	259	127	\$33,333,100	\$262,465	\$272,000	34	97
E08	305	195	106	\$26,398,400	\$249,042	\$252,500	33	97
E09	367	230	100	\$21,476,700	\$214,767	\$203,000	48	97
E10	132	116	66	\$19,148,000	\$290,121	\$285,500	25	98
E11	442	307	113	\$27,595,200	\$244,205	\$238,000	35	98
E12	66	49	30	\$7,377,500	\$245,917	\$237,000	28	97
E13	238	222	137	\$36,907,173	\$269,395	\$257,500	26	98
E14	284	271	194	\$48,295,861	\$248,948	\$234,000	27	98
E15	274	283	203	\$52,017,950	\$256,246	\$240,000	25	99
E16	397	415	332	\$61,486,650	\$185,201	\$178,000	30	98
E17	208	186	147	\$30,787,280	\$209,437	\$198,000	26	98
E18	28	11	8	\$3,386,000	\$423,250	\$449,500	42	96
E19	73	61	28	\$7,822,500	\$279,375	\$275,000	24	99
E20	84	38	28	\$7,333,500	\$261,911	\$224,500	45	98
E21	110	62	37	\$10,431,800	\$281,941	\$255,000	57	97
Total	4,569	3,756	2,294	\$580,372,969	\$252,996	\$236,000	30	98

Year-to-Date: January 2004 to March 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	329	193	\$62,230,285	\$322,437	\$305,100	22	101
E02	360	218	\$87,014,894	\$399,151	\$348,700	22	100
E03	559	336	\$92,266,564	\$274,603	\$260,000	27	100
E04	445	227	\$48,865,250	\$215,265	\$215,000	36	97
E05	525	271	\$67,456,239	\$248,916	\$230,000	36	97
E06	235	122	\$37,612,000	\$308,295	\$251,050	24	99
E07	571	270	\$68,458,888	\$253,551	\$254,000	38	97
E08	495	233	\$56,007,095	\$240,374	\$248,000	36	97
E09	535	225	\$48,574,450	\$215,886	\$204,000	47	97
E10	257	135	\$39,626,800	\$293,532	\$288,000	28	98
E11	641	254	\$58,012,250	\$228,395	\$225,000	38	97
E12	112	57	\$14,244,850	\$249,910	\$236,000	29	98
E13	505	292	\$78,735,161	\$269,641	\$260,000	30	98
E14	656	379	\$94,482,361	\$249,294	\$238,000	28	98
E15	656	400	\$100,954,950	\$252,387	\$239,000	28	98
E16	967	665	\$118,519,108	\$178,224	\$170,000	32	98
E17	481	329	\$67,847,480	\$206,223	\$195,900	29	98
E18	35	12	\$5,140,500	\$428,375	\$484,750	56	96
E19	141	76	\$20,522,116	\$270,028	\$259,900	29	98
E20	104	56	\$13,321,900	\$237,891	\$210,750	52	97
E21	143	85	\$23,415,850	\$275,481	\$246,000	55	97
Total	8,752	4,835	\$1,203,308,991	\$248,875	\$232,150	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	34	24	\$392,650	\$354,328	70.6	103	E01	82	55	\$311,860	\$306,000	67.1	103	
E02	53	36	\$479,243	\$388,750	67.9	99	E02	50	43	\$359,309	\$330,100	86.0	102	
E03	98	69	\$328,365	\$297,000	70.4	101	E03	53	37	\$316,940	\$288,200	69.8	104	
E04	100	42	\$283,480	\$269,500	42.0	98	E04	14	5	\$241,000	\$240,000	35.7	98	
E05	68	37	\$361,968	\$360,000	54.4	97	E05	11	7	\$277,286	\$281,000	63.6	98	
E06	91	39	\$353,308	\$257,000	42.9	99	E06	12	5	\$268,780	\$262,000	41.7	101	
E07	134	51	\$332,722	\$325,000	38.1	98	E07	29	11	\$275,755	\$280,000	37.9	98	
E08	142	59	\$313,912	\$272,000	41.6	97	E08	5	-	-	-	-	-	-
E09	110	40	\$272,325	\$269,500	36.4	97	E09	4	3	\$238,000	\$238,000	75.0	97	
E10	100	47	\$315,968	\$301,500	47.0	98	E10	2	7	\$256,243	\$258,000	350.0	99	
E11	158	48	\$300,813	\$305,000	30.4	98	E11	48	17	\$247,494	\$238,000	35.4	99	
E12	38	21	\$275,500	\$248,500	55.3	97	E12	5	3	\$197,000	\$200,000	60.0	95	
E13	147	73	\$318,390	\$315,000	49.7	98	E13	14	20	\$246,359	\$239,500	142.9	99	
E14	208	140	\$269,812	\$260,000	67.3	98	E14	18	10	\$215,610	\$215,750	55.6	99	
E15	183	123	\$289,894	\$276,000	67.2	99	E15	14	7	\$206,200	\$205,000	50.0	100	
E16	288	207	\$207,834	\$196,000	71.9	98	E16	41	48	\$156,915	\$159,000	117.1	99	
E17	134	70	\$238,586	\$225,000	52.2	98	E17	5	8	\$165,625	\$162,000	160.0	98	
E18	28	8	\$423,250	\$449,500	28.6	96	E18	-	-	-	-	-	-	-
E19	55	20	\$302,230	\$305,750	36.4	99	E19	-	1	\$210,000	\$210,000	-	97	
E20	78	24	\$274,500	\$258,750	30.8	98	E20	-	-	-	-	-	-	-
E21	109	37	\$281,941	\$255,000	33.9	97	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	3	3	\$280,467	\$298,000	100.0	98	E01	-	-	-	-	-	-
E02	15	14	\$242,950	\$233,250	93.3	99	E02	-	-	-	-	-	-
E03	98	32	\$157,341	\$148,250	32.7	97	E03	-	-	-	-	-	-
E04	113	50	\$154,370	\$148,000	44.3	97	E04	-	-	-	-	-	-
E05	158	62	\$198,391	\$194,100	39.2	96	E05	12	6	\$299,500	\$292,500	50.0	96
E06	4	5	\$202,800	\$184,500	125.0	97	E06	-	-	-	-	-	-
E07	151	39	\$179,572	\$179,000	25.8	96	E07	20	8	\$285,000	\$281,500	40.0	98
E08	109	38	\$158,397	\$150,250	34.9	97	E08	1	1	\$270,000	\$270,000	100.0	98
E09	195	47	\$173,249	\$178,000	24.1	97	E09	-	-	-	-	-	-
E10	14	2	\$158,000	\$158,000	14.3	97	E10	-	-	-	-	-	-
E11	118	19	\$153,105	\$146,500	16.1	97	E11	20	1	\$223,000	\$223,000	5.0	97
E12	4	1	\$167,000	\$167,000	25.0	97	E12	-	-	-	-	-	-
E13	18	18	\$187,644	\$166,250	100.0	97	E13	6	6	\$228,083	\$222,750	100.0	99
E14	12	13	\$164,400	\$153,000	108.3	99	E14	7	6	\$215,083	\$224,500	85.7	98
E15	10	7	\$163,071	\$160,000	70.0	99	E15	25	26	\$224,977	\$225,000	104.0	99
E16	9	10	\$129,490	\$111,000	111.1	97	E16	14	18	\$174,344	\$178,450	128.6	99
E17	3	3	\$129,633	\$130,000	100.0	98	E17	51	41	\$201,042	\$198,000	80.4	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	5	\$230,980	\$233,000	62.5	99
E20	-	-	-	-	-	-	E20	6	4	\$186,375	\$183,500	66.7	98
E21	-	-	-	-	-	-	E21	1	-	-	-	-	-

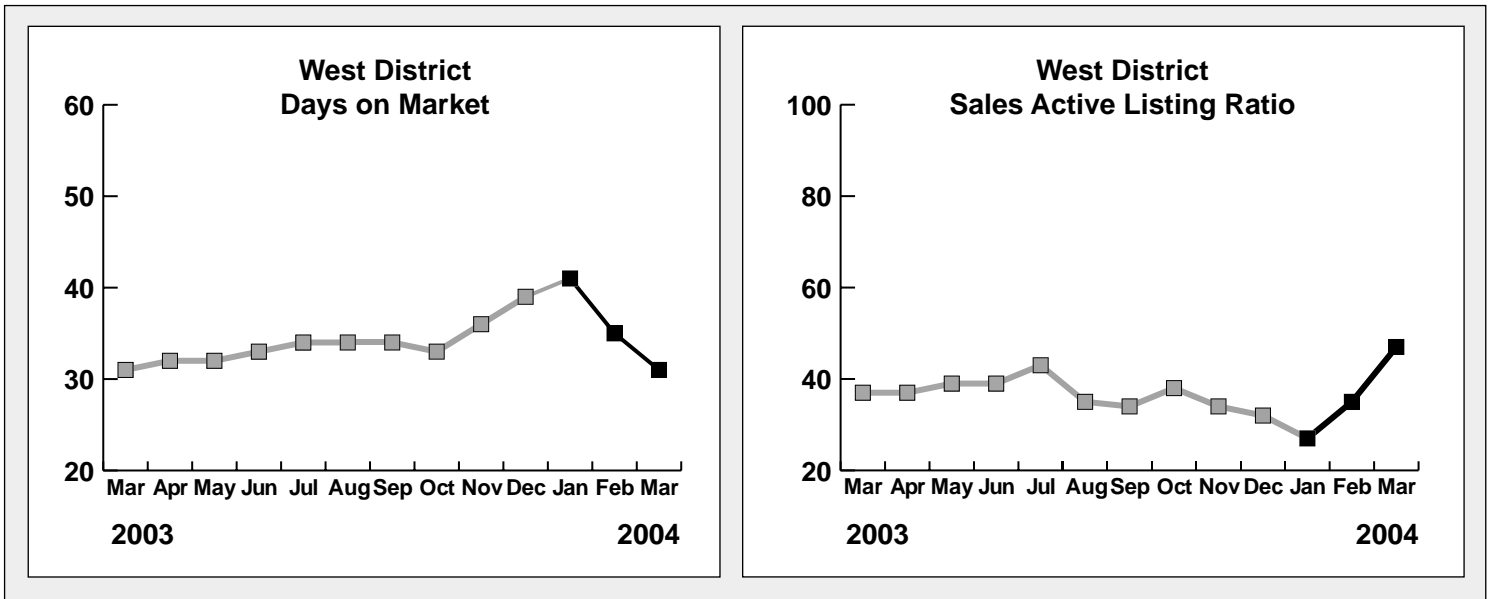
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	1	\$205,000	\$205,000	25.0	100	E01	-	-	-	-	-	-
E02	6	2	\$275,000	\$275,000	33.3	98	E02	-	-	-	-	-	-
E03	5	2	\$165,000	\$165,000	40.0	97	E03	-	-	-	-	-	-
E04	19	9	\$255,333	\$269,000	47.4	99	E04	-	-	-	-	-	-
E05	50	28	\$217,355	\$216,750	56.0	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	16	10	\$225,980	\$220,900	62.5	98	E07	-	-	-	-	-	-
E08	39	6	\$189,583	\$181,000	15.3	98	E08	-	-	-	-	-	-
E09	58	10	\$172,700	\$176,000	17.2	97	E09	-	-	-	-	-	-
E10	12	7	\$198,686	\$216,000	58.3	97	E10	-	-	-	-	-	-
E11	56	19	\$212,384	\$215,200	33.9	98	E11	4	-	-	-	-	-
E12	15	4	\$159,750	\$158,500	26.7	98	E12	-	-	-	-	-	-
E13	32	12	\$182,700	\$172,450	37.5	97	E13	-	-	-	-	-	-
E14	20	10	\$175,450	\$162,000	50.0	98	E14	4	1	\$179,000	\$179,000	25.0	98
E15	20	10	\$186,070	\$184,500	50.0	99	E15	-	1	\$187,000	\$187,000	-	98
E16	36	34	\$112,835	\$107,500	94.4	98	E16	-	-	-	-	-	-
E17	9	6	\$167,083	\$174,250	66.7	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	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	-	-	-	-	-	-	E01	18	10	\$312,100	\$322,000	55.6	95
E02	2	1	\$250,000	\$250,000	50.0	96	E02	9	2	\$399,250	\$399,250	22.2	100
E03	1	-	-	-	-	-	E03	8	7	\$351,900	\$375,500	87.5	100
E04	2	1	\$124,000	\$124,000	50.0	90	E04	-	1	\$320,000	\$320,000	-	97
E05	-	1	\$200,000	\$200,000	-	91	E05	3	2	\$245,750	\$245,750	66.7	99
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	6	1	\$154,900	\$154,900	16.7	99	E07	7	7	\$233,286	\$230,000	100.0	97
E08	7	-	-	-	-	-	E08	2	2	\$225,500	\$225,500	100.0	98
E09	-	-	-	-	-	-	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	4	3	\$265,667	\$263,000	75.0	102
E11	2	1	\$121,000	\$121,000	50.0	92	E11	36	8	\$207,563	\$208,500	22.2	98
E12	-	-	-	-	-	-	E12	4	1	\$195,000	\$195,000	25.0	98
E13	-	-	-	-	-	-	E13	21	8	\$224,875	\$224,000	38.1	99
E14	2	-	-	-	-	-	E14	13	14	\$214,636	\$210,000	107.7	98
E15	1	-	-	-	-	-	E15	21	29	\$202,724	\$202,500	138.1	99
E16	3	1	\$180,000	\$180,000	33.3	95	E16	6	14	\$177,400	\$182,000	233.3	99
E17	-	-	-	-	-	-	E17	6	19	\$164,584	\$167,000	316.7	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	9	2	\$206,500	\$206,500	22.2	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: March 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	111	103	58	\$22,617,205	\$389,952	\$382,500	38	100
W02	176	146	80	\$28,869,000	\$360,863	\$335,000	22	100
W03	265	192	88	\$20,490,942	\$232,852	\$236,500	26	97
W04	252	161	83	\$20,404,850	\$245,842	\$250,000	29	97
W05	319	178	95	\$21,459,150	\$225,886	\$264,000	35	97
W06	255	155	107	\$30,237,067	\$282,589	\$275,000	41	97
W07	84	82	57	\$20,960,700	\$367,732	\$335,000	24	99
W08	291	218	138	\$58,281,489	\$422,330	\$363,500	32	99
W09	184	106	57	\$14,270,125	\$250,353	\$237,000	33	98
W10	400	219	119	\$26,310,500	\$221,097	\$187,000	38	97
W12	228	176	108	\$35,464,300	\$328,373	\$276,500	28	97
W13	224	176	120	\$51,204,658	\$426,705	\$354,950	30	98
W14	143	126	82	\$22,225,700	\$271,045	\$254,500	29	97
W15	412	276	171	\$35,307,585	\$206,477	\$181,500	35	97
W16	213	183	110	\$31,680,300	\$288,003	\$263,025	25	98
W17	1	-	-	-	-	-	-	-
W18	176	100	32	\$7,269,100	\$227,159	\$245,500	37	98
W19	657	529	327	\$96,795,695	\$296,011	\$280,000	31	98
W20	493	498	345	\$101,024,914	\$292,826	\$269,000	23	98
W21	233	155	109	\$41,510,313	\$380,829	\$315,000	35	98
W22	76	53	34	\$9,132,800	\$268,612	\$254,750	30	98
W23	1,044	804	508	\$128,428,619	\$252,812	\$250,000	31	98
W24	658	513	322	\$78,449,635	\$243,632	\$235,500	30	98
W25	61	35	25	\$7,543,390	\$301,736	\$267,000	30	98
W26	8	5	3	\$1,425,000	\$475,000	\$550,000	61	96
W27	119	98	85	\$23,791,057	\$279,895	\$255,000	32	98
W28	202	128	98	\$36,758,949	\$375,091	\$323,000	39	98
W29	93	89	72	\$15,377,599	\$213,578	\$210,000	27	98
Total	7,378	5,504	3,433	\$987,290,642	\$287,588	\$260,000	31	98



Year-to-Date: January 2004 to March 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	207	118	\$47,246,125	\$400,391	\$373,000	32	100
W02	319	148	\$53,628,700	\$362,356	\$310,000	27	99
W03	433	187	\$43,822,141	\$234,343	\$234,500	33	97
W04	376	175	\$42,887,400	\$245,071	\$230,000	35	97
W05	438	200	\$43,840,238	\$219,201	\$256,450	41	97
W06	413	227	\$63,919,216	\$281,582	\$265,000	44	97
W07	194	118	\$45,043,601	\$381,725	\$337,550	33	99
W08	518	271	\$121,667,706	\$448,958	\$360,000	34	99
W09	255	107	\$26,260,032	\$245,421	\$233,000	35	98
W10	576	263	\$55,988,051	\$212,882	\$184,000	40	97
W12	414	232	\$76,165,250	\$328,298	\$278,500	37	97
W13	429	239	\$98,541,796	\$412,309	\$341,000	31	98
W14	275	168	\$42,018,600	\$250,111	\$239,000	33	97
W15	674	392	\$78,943,635	\$201,387	\$176,750	43	97
W16	449	266	\$77,912,950	\$292,906	\$265,500	29	98
W17	-	-	-	-	-	-	-
W18	246	83	\$18,182,799	\$219,070	\$234,000	41	97
W19	1,247	661	\$192,808,220	\$291,692	\$278,000	32	98
W20	1,152	767	\$218,382,648	\$284,723	\$266,500	28	98
W21	434	247	\$96,701,148	\$391,503	\$316,500	36	98
W22	138	77	\$21,025,900	\$273,064	\$255,000	32	98
W23	2,015	1,097	\$277,125,050	\$252,621	\$246,000	33	98
W24	1,259	695	\$172,923,697	\$248,811	\$243,000	31	98
W25	94	49	\$13,730,240	\$280,209	\$252,000	29	98
W26	10	6	\$3,055,000	\$509,167	\$552,500	53	96
W27	241	176	\$49,475,107	\$281,109	\$257,750	38	98
W28	328	202	\$71,917,498	\$356,027	\$320,375	41	98
W29	231	158	\$34,118,799	\$215,942	\$208,500	32	98
Total	13,365	7,329	\$2,087,331,547	\$284,804	\$257,000	34	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	31	21	\$554,667	\$490,000	67.7	100	W01	21	19	\$351,253	\$365,000	90.5	101
W02	67	35	\$473,880	\$472,000	52.2	102	W02	85	32	\$281,375	\$265,000	37.7	99
W03	156	50	\$235,989	\$236,500	32.1	97	W03	81	26	\$256,042	\$257,750	32.1	98
W04	126	47	\$291,064	\$288,000	37.3	97	W04	18	7	\$253,214	\$260,000	38.9	95
W05	66	16	\$314,188	\$313,500	24.2	97	W05	76	35	\$277,173	\$274,000	46.1	98
W06	61	46	\$288,299	\$278,450	75.4	97	W06	13	13	\$271,087	\$285,000	100.0	100
W07	49	40	\$424,863	\$409,000	81.6	100	W07	3	-	-	-	-	-
W08	123	81	\$565,688	\$460,000	65.9	101	W08	5	2	\$335,644	\$335,644	40.0	107
W09	46	21	\$401,810	\$363,000	45.7	100	W09	3	4	\$278,969	\$277,438	133.3	98
W10	139	49	\$299,471	\$287,000	35.3	97	W10	16	4	\$260,750	\$259,000	25.0	98
W12	127	57	\$429,040	\$345,000	44.9	97	W12	11	5	\$280,700	\$290,000	45.5	97
W13	128	78	\$546,473	\$466,500	60.9	98	W13	21	7	\$241,271	\$242,000	33.3	98
W14	41	29	\$401,134	\$379,000	70.7	97	W14	8	7	\$299,643	\$290,000	87.5	99
W15	32	21	\$355,276	\$351,000	65.6	96	W15	16	14	\$262,414	\$249,950	87.5	97
W16	104	45	\$344,157	\$331,500	43.3	98	W16	30	25	\$258,440	\$259,000	83.3	98
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	63	11	\$259,336	\$268,500	17.5	98	W18	66	12	\$241,533	\$249,200	18.2	98
W19	281	134	\$373,778	\$360,500	47.7	98	W19	63	58	\$276,382	\$275,000	92.1	98
W20	212	138	\$374,513	\$344,400	65.1	98	W20	116	93	\$266,076	\$266,000	80.2	98
W21	151	72	\$452,893	\$370,000	47.7	98	W21	11	4	\$254,500	\$258,500	36.4	99
W22	57	14	\$319,179	\$314,500	24.6	98	W22	5	4	\$253,000	\$254,750	80.0	99
W23	699	262	\$282,147	\$276,125	37.5	98	W23	165	123	\$242,858	\$245,000	74.6	98
W24	373	141	\$298,515	\$294,900	37.8	98	W24	105	62	\$242,461	\$244,500	59.1	99
W25	35	16	\$364,868	\$305,500	45.7	98	W25	2	1	\$217,500	\$217,500	50.0	99
W26	7	3	\$475,000	\$550,000	42.9	96	W26	-	-	-	-	-	-
W27	100	65	\$312,136	\$295,000	65.0	98	W27	3	3	\$211,633	\$221,000	100.0	98
W28	186	79	\$407,087	\$330,000	42.5	97	W28	8	5	\$256,440	\$258,200	62.5	100
W29	61	45	\$240,219	\$229,000	73.8	98	W29	11	12	\$173,887	\$176,000	109.1	99

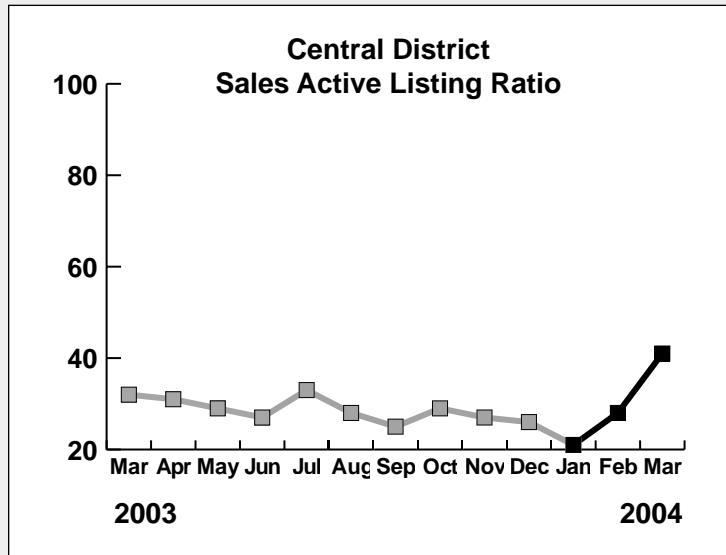
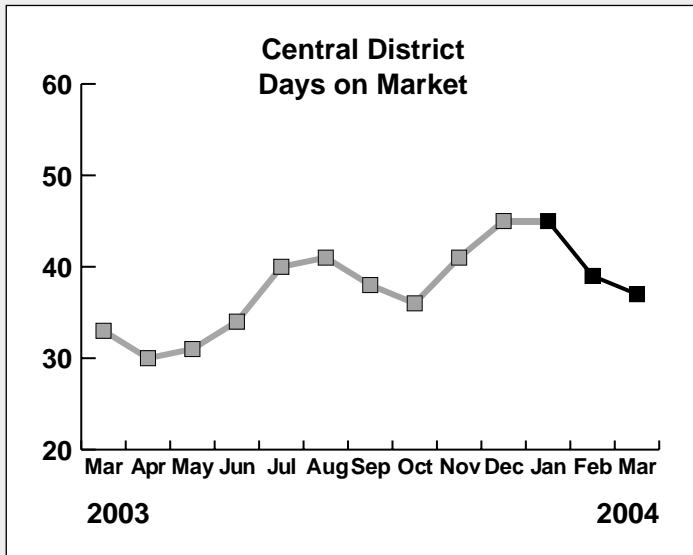
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	48	12	\$244,658	\$222,500	25.0	99	W01	-	-	-	-	-	-
W02	7	5	\$298,900	\$275,000	71.4	96	W02	-	-	-	-	-	-
W03	23	10	\$159,640	\$152,750	43.5	96	W03	-	-	-	-	-	-
W04	83	21	\$148,655	\$154,000	25.3	96	W04	1	-	-	-	-	-
W05	105	28	\$135,536	\$142,500	26.7	96	W05	1	-	-	-	-	-
W06	154	38	\$286,068	\$252,000	24.7	97	W06	-	-	-	-	-	-
W07	27	16	\$213,638	\$216,900	59.3	98	W07	-	-	-	-	-	-
W08	131	49	\$214,719	\$190,000	37.4	97	W08	-	-	-	-	-	-
W09	122	28	\$134,470	\$117,000	23.0	96	W09	-	-	-	-	-	-
W10	174	46	\$145,826	\$146,700	26.4	97	W10	1	1	\$238,000	\$238,000	100.0	100
W12	58	35	\$193,417	\$172,500	60.3	98	W12	-	-	-	-	-	-
W13	28	11	\$148,227	\$152,000	39.3	96	W13	-	-	-	-	-	-
W14	49	19	\$183,263	\$169,900	38.8	98	W14	2	1	\$345,000	\$345,000	50.0	96
W15	303	111	\$171,251	\$167,000	36.6	97	W15	-	1	\$265,000	\$265,000	-	95
W16	26	6	\$339,833	\$339,000	23.1	98	W16	3	4	\$240,250	\$241,500	133.3	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	18	2	\$128,000	\$128,000	11.1	97	W18	-	-	-	-	-	-
W19	191	48	\$200,650	\$173,250	25.1	97	W19	3	2	\$290,000	\$290,000	66.7	97
W20	47	21	\$181,138	\$195,000	44.7	97	W20	8	2	\$287,000	\$287,000	25.0	99
W21	25	9	\$168,478	\$147,000	36.0	97	W21	1	3	\$290,833	\$262,000	300.0	98
W22	2	-	-	-	-	-	W22	1	1	\$209,000	\$209,000	100.0	97
W23	29	18	\$192,550	\$182,500	62.1	97	W23	7	5	\$242,200	\$240,000	71.4	98
W24	67	35	\$157,901	\$148,500	52.2	97	W24	4	2	\$273,500	\$273,500	50.0	98
W25	11	2	\$172,500	\$172,500	18.2	99	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	1	\$110,000	\$110,000	20.0	98	W27	-	2	\$216,950	\$216,950	-	99
W28	-	-	-	-	-	-	W28	4	4	\$259,125	\$261,750	100.0	99
W29	8	5	\$152,980	\$161,000	62.5	97	W29	3	-	-	-	-	-

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	1	3	\$244,167	\$205,000	300.0	98	W01	-	-	-	-	-	-
W02	6	3	\$218,833	\$226,500	50.0	98	W02	1	1	\$140,200	\$140,200	100.0	97
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	19	8	\$228,825	\$208,050	42.1	99	W04	-	-	-	-	-	-
W05	60	14	\$181,721	\$171,500	23.3	97	W05	-	-	-	-	-	-
W06	10	1	\$545,000	\$545,000	10.0	99	W06	-	-	-	-	-	-
W07	1	-	-	-	-	-	W07	-	-	-	-	-	-
W08	21	6	\$211,375	\$209,876	28.6	97	W08	-	-	-	-	-	-
W09	11	2	\$273,500	\$273,500	18.2	99	W09	-	-	-	-	-	-
W10	63	15	\$171,460	\$168,000	23.8	97	W10	-	-	-	-	-	-
W12	29	10	\$265,790	\$228,500	34.5	99	W12	1	-	-	-	-	-
W13	43	23	\$220,235	\$204,900	53.5	98	W13	-	-	-	-	-	-
W14	42	24	\$177,379	\$145,750	57.1	97	W14	-	-	-	-	-	-
W15	59	23	\$203,876	\$199,000	39.0	98	W15	-	-	-	-	-	-
W16	46	26	\$221,779	\$205,000	56.5	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	29	6	\$186,333	\$165,500	20.7	97	W18	-	-	-	-	-	-
W19	84	63	\$229,852	\$235,000	75.0	98	W19	-	-	-	-	-	-
W20	92	73	\$213,534	\$210,000	79.4	98	W20	1	-	-	-	-	-
W21	25	7	\$196,914	\$211,500	28.0	97	W21	-	-	-	-	-	-
W22	4	2	\$165,500	\$165,500	50.0	98	W22	-	1	\$320,000	\$320,000	-	98
W23	86	55	\$184,354	\$182,500	64.0	98	W23	-	-	-	-	-	-
W24	86	47	\$168,228	\$164,000	54.7	98	W24	-	-	-	-	-	-
W25	6	4	\$177,000	\$172,000	66.7	98	W25	1	-	-	-	-	-
W26	1	-	-	-	-	-	W26	-	-	-	-	-	-
W27	8	11	\$160,855	\$164,000	137.5	99	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	4	2	\$142,600	\$142,600	50.0	96	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	\$209,000	\$207,000	30.0	104
W02	-	-	-	-	-	-	W02	10	4	\$247,000	\$244,500	40.0	96
W03	-	-	-	-	-	-	W03	5	2	\$219,000	\$219,000	40.0	98
W04	-	-	-	-	-	-	W04	5	-	-	-	-	-
W05	10	1	\$72,000	\$72,000	10.0	90	W05	1	1	\$320,000	\$320,000	100.0	94
W06	6	4	\$96,650	\$102,500	66.7	93	W06	11	5	\$329,800	\$329,500	45.5	99
W07	2	-	-	-	-	-	W07	2	1	\$548,000	\$548,000	50.0	96
W08	2	-	-	-	-	-	W08	9	-	-	-	-	-
W09	2	2	\$202,050	\$202,050	100.0	99	W09	-	-	-	-	-	-
W10	5	-	-	-	-	-	W10	2	4	\$268,875	\$274,250	200.0	100
W12	1	1	\$178,000	\$178,000	100.0	96	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	4	1	\$195,000	\$195,000	25.0	98
W14	1	1	\$147,000	\$147,000	100.0	95	W14	-	1	\$264,200	\$264,200	-	99
W15	2	1	\$210,000	\$210,000	50.0	95	W15	-	-	-	-	-	-
W16	-	1	\$208,000	\$208,000	-	99	W16	4	3	\$252,667	\$256,000	75.0	101
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	1	\$144,000	\$144,000	-	98	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	34	22	\$272,155	\$268,500	64.7	98
W20	-	-	-	-	-	-	W20	17	18	\$257,289	\$255,750	105.9	99
W21	1	-	-	-	-	-	W21	19	14	\$294,057	\$252,750	73.7	98
W22	-	-	-	-	-	-	W22	7	12	\$232,692	\$232,500	171.4	99
W23	2	-	-	-	-	-	W23	56	45	\$218,182	\$219,300	80.4	98
W24	-	1	\$162,500	\$162,500	-	96	W24	23	34	\$211,284	\$215,000	147.8	98
W25	-	-	-	-	-	-	W25	6	2	\$217,500	\$217,500	33.3	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	1	\$107,000	\$107,000	100.0	96	W27	2	2	\$223,500	\$223,500	100.0	99
W28	-	-	-	-	-	-	W28	3	10	\$228,040	\$227,000	333.3	99
W29	-	-	-	-	-	-	W29	6	8	\$178,875	\$182,000	133.3	97

Current Month: March 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	735	422	303	\$83,369,546	\$275,147	\$231,000	47	98
C02	266	179	106	\$50,731,850	\$478,602	\$356,750	36	99
C03	165	116	68	\$33,631,101	\$494,575	\$377,400	34	99
C04	287	203	120	\$62,793,225	\$523,277	\$497,000	27	101
C06	77	61	36	\$15,583,400	\$432,872	\$363,000	32	98
C07	251	194	91	\$25,901,260	\$284,629	\$259,500	33	98
C08	341	206	156	\$43,422,350	\$278,348	\$229,500	42	98
C09	133	72	48	\$42,817,238	\$892,026	\$630,300	27	100
C10	135	117	98	\$59,557,220	\$607,727	\$450,000	25	101
C11	103	84	46	\$17,222,154	\$374,395	\$352,500	18	101
C12	151	84	38	\$35,251,900	\$927,682	\$700,000	39	98
C13	129	99	57	\$18,468,300	\$324,005	\$315,000	37	99
C14	604	379	180	\$54,664,341	\$303,691	\$234,500	43	98
C15	375	258	153	\$49,344,288	\$322,512	\$300,000	34	98
Total	3,752	2,474	1,500	\$592,758,173	\$395,172	\$289,000	37	99



Year-to-Date: January 2004 to March 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	1,138	615	\$165,745,220	\$269,504	\$232,000	47	98
C02	418	194	\$96,764,050	\$498,784	\$381,500	37	98
C03	269	141	\$78,329,001	\$555,525	\$375,800	37	99
C04	509	289	\$156,209,976	\$540,519	\$494,500	28	100
C06	138	66	\$27,287,018	\$413,440	\$361,500	29	99
C07	422	204	\$63,908,319	\$313,276	\$284,500	36	97
C08	582	327	\$88,773,620	\$271,479	\$235,000	43	98
C09	209	104	\$86,719,652	\$833,843	\$655,750	33	100
C10	320	198	\$113,372,625	\$572,589	\$446,750	24	101
C11	199	96	\$33,592,504	\$349,922	\$295,500	28	100
C12	204	99	\$93,992,800	\$949,422	\$760,000	42	97
C13	242	144	\$45,861,200	\$318,481	\$316,000	36	98
C14	847	391	\$116,532,662	\$298,038	\$238,000	47	98
C15	618	314	\$99,990,338	\$318,441	\$282,750	41	97
Total	6,115	3,182	\$1,267,078,985	\$398,202	\$292,500	39	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	11	6	\$464,850	\$445,800	54.6	101	C01	47	15	\$428,367	\$439,000	31.9	99	
C02	49	18	\$709,750	\$392,500	36.7	100	C02	48	41	\$499,568	\$379,000	85.4	100	
C03	67	38	\$649,063	\$452,500	56.7	101	C03	26	14	\$333,650	\$288,500	53.9	98	
C04	174	80	\$643,288	\$598,000	46.0	102	C04	11	3	\$422,667	\$399,000	27.3	109	
C06	55	26	\$507,785	\$446,500	47.3	99	C06	3	2	\$312,750	\$312,750	66.7	99	
C07	51	29	\$384,086	\$383,000	56.9	98	C07	5	4	\$336,000	\$336,500	80.0	98	
C08	4	1	\$285,200	\$285,200	25.0	114	C08	16	5	\$488,200	\$475,000	31.3	99	
C09	42	18	\$1,456,368	\$1,285,000	42.9	102	C09	1	3	\$890,500	\$780,000	300.0	103	
C10	48	38	\$985,711	\$701,000	79.2	101	C10	12	22	\$447,845	\$411,500	183.3	104	
C11	15	15	\$610,237	\$636,000	100.0	103	C11	7	12	\$395,300	\$385,000	171.4	107	
C12	114	27	\$1,160,393	\$1,029,000	23.7	99	C12	-	-	-	-	-	-	-
C13	26	20	\$446,350	\$440,500	76.9	101	C13	10	7	\$295,543	\$291,000	70.0	100	
C14	118	41	\$518,783	\$480,000	34.8	99	C14	2	-	-	-	-	-	-
C15	88	51	\$468,486	\$445,000	58.0	99	C15	40	27	\$310,511	\$318,300	67.5	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	607	243	\$253,020	\$215,000	40.0	98	C01	-	-	-	-	-	-
C02	138	37	\$362,970	\$299,000	26.8	98	C02	-	-	-	-	-	-
C03	42	11	\$327,364	\$299,000	26.2	99	C03	-	-	-	-	-	-
C04	75	25	\$290,337	\$260,400	33.3	98	C04	-	-	-	-	-	-
C06	18	7	\$212,214	\$212,000	38.9	96	C06	-	-	-	-	-	-
C07	169	39	\$217,668	\$212,000	23.1	97	C07	2	2	\$346,500	\$346,500	100.0	97
C08	276	126	\$250,749	\$220,500	45.7	98	C08	-	-	-	-	-	-
C09	82	20	\$532,595	\$362,500	24.4	97	C09	-	-	-	-	-	-
C10	62	30	\$268,331	\$249,950	48.4	99	C10	-	-	-	-	-	-
C11	73	14	\$163,036	\$150,250	19.2	96	C11	-	-	-	-	-	-
C12	32	6	\$326,800	\$309,250	18.8	97	C12	-	-	-	-	-	-
C13	80	22	\$225,500	\$211,750	27.5	97	C13	-	-	-	-	-	-
C14	435	123	\$224,552	\$216,000	28.3	98	C14	-	-	-	-	-	-
C15	179	46	\$218,415	\$192,750	25.7	97	C15	6	1	\$317,500	\$317,500	16.7	96

Condo Townhouse

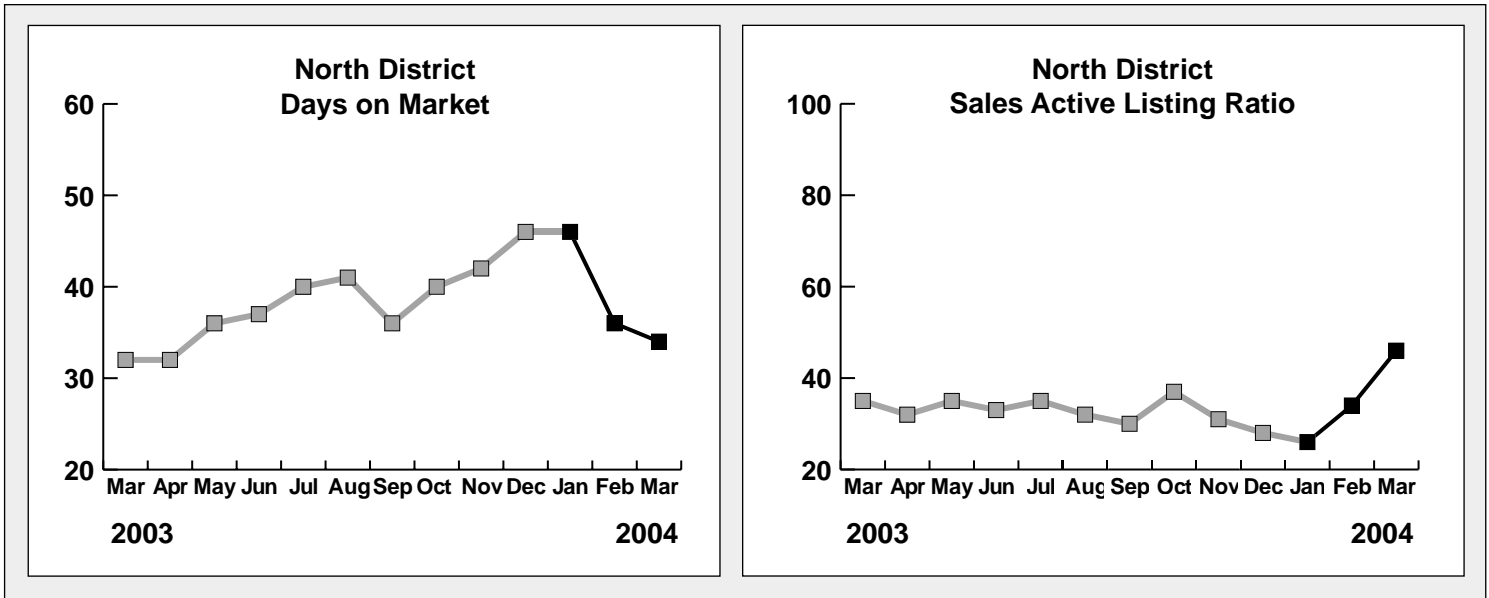
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	49	29	\$278,883	\$269,000	59.2	98	C01	-	-	-	-	-	-
C02	7	3	\$361,000	\$285,500	42.9	98	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	6	5	\$214,360	\$206,500	83.3	97	C04	-	-	-	-	-	-
C06	1	1	\$270,000	\$270,000	100.0	102	C06	-	-	-	-	-	-
C07	18	16	\$244,794	\$243,750	88.9	98	C07	-	-	-	-	-	-
C08	15	11	\$366,200	\$223,500	73.3	98	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-
C10	8	5	\$479,339	\$501,000	62.5	104	C10	-	-	-	-	-	-
C11	7	2	\$143,500	\$143,500	28.6	93	C11	-	-	-	-	-	-
C12	5	5	\$392,100	\$417,000	100.0	97	C12	-	-	-	-	-	-
C13	8	5	\$261,500	\$235,000	62.5	97	C13	-	-	-	-	-	-
C14	38	12	\$321,532	\$318,500	31.6	97	C14	-	-	-	-	-	-
C15	59	28	\$239,396	\$239,750	47.5	98	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	2	-	-	-	-	-	C01	19	10	\$458,350	\$438,000	52.6	98
C02	7	3	\$174,633	\$157,000	42.9	96	C02	17	4	\$609,313	\$563,625	23.5	101
C03	23	5	\$138,920	\$146,000	21.7	95	C03	5	-	-	-	-	-
C04	12	6	\$153,333	\$142,000	50.0	98	C04	9	1	\$812,000	\$812,000	11.1	112
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	-	-	-	-	-	-	C07	6	1	\$320,000	\$320,000	16.7	100
C08	12	1	\$184,500	\$184,500	8.3	97	C08	18	12	\$407,425	\$356,500	66.7	99
C09	5	6	\$463,121	\$481,862	120.0	104	C09	1	1	\$500,500	\$500,500	100.0	104
C10	3	1	\$241,000	\$241,000	33.3	98	C10	2	2	\$780,000	\$780,000	100.0	98
C11	1	1	\$118,000	\$118,000	100.0	94	C11	-	2	\$318,750	\$318,750	-	100
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	5	3	\$401,333	\$396,000	60.0	100
C14	4	1	\$196,000	\$196,000	25.0	94	C14	7	3	\$573,333	\$575,000	42.9	98
C15	3	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: March 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	175	135	73	\$26,189,738	\$358,764	\$340,000	35	98
N02	322	207	145	\$52,429,450	\$361,582	\$348,000	39	97
N03	460	313	209	\$71,594,218	\$342,556	\$297,000	34	98
N04	260	214	137	\$52,336,888	\$382,021	\$383,000	26	98
N05	147	111	50	\$18,185,830	\$363,717	\$364,500	29	98
N06	181	155	113	\$40,450,490	\$357,969	\$302,000	34	98
N07	214	202	155	\$44,339,950	\$286,064	\$257,000	27	98
N08	548	387	278	\$101,651,805	\$365,654	\$350,000	35	98
N10	190	166	111	\$40,550,716	\$365,322	\$350,000	30	98
N11	422	332	192	\$72,795,505	\$379,143	\$361,500	31	98
N12	68	40	21	\$8,138,500	\$387,548	\$325,000	48	97
N13	57	25	7	\$4,359,999	\$622,857	\$690,000	87	97
N14	96	41	24	\$13,473,400	\$561,392	\$518,500	34	97
N15	64	44	29	\$8,661,035	\$298,656	\$273,000	28	98
N16	104	63	37	\$13,720,600	\$370,827	\$350,000	44	97
N17	223	141	102	\$21,026,000	\$206,137	\$197,000	38	98
N18	94	71	54	\$13,371,200	\$247,615	\$234,500	34	97
N19	109	74	40	\$9,074,300	\$226,858	\$208,000	34	97
N20	25	12	2	\$653,500	\$326,750	\$326,750	158	96
N21	38	19	7	\$1,812,613	\$258,945	\$250,000	132	97
N22	44	36	17	\$3,180,400	\$187,082	\$174,000	25	97
N23	119	68	26	\$5,221,550	\$200,829	\$200,000	54	97
N24	90	51	20	\$4,102,800	\$205,140	\$184,500	36	98
Total	4,050	2,907	1,849	\$627,320,487	\$339,276	\$315,000	34	98



Year-to-Date: January 2004 to March 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	307	155	\$56,079,429	\$361,803	\$335,000	36	98
N02	547	306	\$113,146,030	\$369,758	\$340,000	40	100
N03	802	417	\$149,083,674	\$357,515	\$305,000	36	100
N04	500	303	\$114,481,350	\$377,826	\$379,000	33	98
N05	239	105	\$38,555,631	\$367,196	\$357,500	38	97
N06	358	239	\$82,099,871	\$343,514	\$305,000	33	98
N07	514	352	\$100,071,380	\$284,294	\$260,500	32	98
N08	1,004	579	\$207,976,133	\$359,199	\$340,000	36	97
N10	372	214	\$77,126,954	\$360,406	\$338,050	32	98
N11	745	406	\$150,041,472	\$369,560	\$349,500	35	98
N12	92	48	\$18,661,400	\$388,779	\$318,750	44	97
N13	65	24	\$13,113,089	\$546,379	\$505,000	71	97
N14	112	54	\$30,217,000	\$559,574	\$460,000	41	96
N15	107	59	\$18,323,335	\$310,565	\$270,000	38	97
N16	140	66	\$23,381,090	\$354,259	\$324,000	48	97
N17	355	191	\$40,718,437	\$213,186	\$197,000	39	98
N18	180	114	\$27,599,200	\$242,098	\$230,750	40	97
N19	154	80	\$17,893,500	\$223,669	\$198,000	41	98
N20	29	11	\$4,176,500	\$379,682	\$360,000	72	98
N21	46	17	\$4,214,613	\$247,918	\$236,000	95	97
N22	66	37	\$7,611,850	\$205,726	\$194,500	47	98
N23	152	72	\$15,029,150	\$208,738	\$195,750	60	97
N24	103	38	\$7,722,200	\$203,216	\$182,500	45	98
Total	6,989	3,887	\$1,317,323,288	\$338,905	\$312,000	37	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
N01	70	32	\$497,547	\$452,500	45.7	98	N01	8	1	\$283,000	\$283,000	12.5	98
N02	163	74	\$446,080	\$397,250	45.4	98	N02	3	5	\$308,680	\$312,600	166.7	99
N03	182	71	\$531,444	\$530,000	39.0	97	N03	7	4	\$338,750	\$340,500	57.1	99
N04	163	94	\$428,450	\$411,250	57.7	98	N04	18	12	\$273,942	\$261,250	66.7	98
N05	130	39	\$385,137	\$401,000	30.0	98	N05	3	4	\$299,250	\$298,500	133.3	98
N06	117	63	\$430,743	\$375,000	53.9	98	N06	16	18	\$247,989	\$254,000	112.5	99
N07	154	92	\$329,698	\$315,000	59.7	98	N07	19	22	\$237,868	\$240,000	115.8	98
N08	392	169	\$415,707	\$388,500	43.1	97	N08	72	44	\$303,886	\$306,000	61.1	98
N10	90	57	\$423,406	\$413,000	63.3	98	N10	6	3	\$295,000	\$299,000	50.0	95
N11	276	116	\$429,855	\$407,000	42.0	97	N11	34	18	\$290,993	\$293,000	52.9	98
N12	63	19	\$408,763	\$360,000	30.2	97	N12	1	-	-	-	-	-
N13	56	7	\$622,857	\$690,000	12.5	97	N13	-	-	-	-	-	-
N14	95	24	\$561,392	\$518,500	25.3	97	N14	1	-	-	-	-	-
N15	64	27	\$307,483	\$273,900	42.2	98	N15	-	-	-	-	-	-
N16	96	36	\$374,656	\$355,000	37.5	97	N16	1	-	-	-	-	-
N17	203	90	\$210,541	\$201,200	44.3	98	N17	7	2	\$215,000	\$215,000	28.6	99
N18	68	35	\$273,509	\$255,000	51.5	97	N18	6	5	\$181,400	\$170,000	83.3	96
N19	76	28	\$240,621	\$225,250	36.8	97	N19	4	2	\$172,500	\$172,500	50.0	97
N20	25	2	\$326,750	\$326,750	8.0	96	N20	-	-	-	-	-	-
N21	38	7	\$258,945	\$250,000	18.4	97	N21	-	-	-	-	-	-
N22	42	13	\$201,262	\$187,000	31.0	97	N22	-	-	-	-	-	-
N23	119	24	\$205,398	\$203,000	20.2	97	N23	-	-	-	-	-	-
N24	86	19	\$208,042	\$186,000	22.1	98	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	66	19	\$219,966	\$225,000	28.8	97	N01	6	6	\$351,167	\$354,000	100.0	99
N02	105	37	\$245,211	\$230,000	35.2	96	N02	19	10	\$292,400	\$286,500	52.6	98
N03	190	70	\$201,984	\$200,000	36.8	98	N03	3	3	\$326,667	\$320,000	100.0	99
N04	11	7	\$156,500	\$150,000	63.6	98	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	5	4	\$294,875	\$284,750	80.0	99
N06	4	3	\$217,667	\$168,000	75.0	98	N06	4	3	\$301,667	\$327,000	75.0	99
N07	15	4	\$186,475	\$187,450	26.7	97	N07	3	1	\$229,000	\$229,000	33.3	100
N08	18	5	\$269,600	\$277,000	27.8	98	N08	1	-	-	-	-	-
N10	-	-	-	-	-	-	N10	84	50	\$304,412	\$305,500	59.5	98
N11	13	4	\$272,500	\$276,500	30.8	98	N11	21	17	\$294,618	\$288,000	81.0	98
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	1	\$142,000	\$142,000	-	98	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	1	\$233,000	\$233,000	50.0	98
N17	-	-	-	-	-	-	N17	1	-	-	-	-	-
N18	2	-	-	-	-	-	N18	18	13	\$210,185	\$203,500	72.2	99
N19	4	-	-	-	-	-	N19	6	3	\$213,000	\$210,000	50.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
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	23	12	\$231,325	\$231,000	52.2	99	N01	-	-	-	-	-	-
N02	15	9	\$299,533	\$296,900	60.0	98	N02	3	-	-	-	-	-
N03	44	29	\$260,538	\$256,000	65.9	98	N03	1	-	-	-	-	-
N04	14	2	\$334,000	\$334,000	14.3	98	N04	-	-	-	-	-	-
N05	4	1	\$258,000	\$258,000	25.0	97	N05	-	-	-	-	-	-
N06	23	6	\$401,817	\$380,250	26.1	98	N06	-	-	-	-	-	-
N07	14	21	\$205,043	\$207,000	150.0	99	N07	1	-	-	-	-	-
N08	11	5	\$255,860	\$252,900	45.5	97	N08	-	1	\$400,000	\$400,000	-	95
N10	2	-	-	-	-	-	N10	-	-	-	-	-	-
N11	28	19	\$330,579	\$279,000	67.9	97	N11	-	-	-	-	-	-
N12	3	2	\$186,000	\$186,000	66.7	101	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	2	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	2	\$143,750	\$143,750	200.0	99	N17	1	-	-	-	-	-
N18	-	1	\$159,000	\$159,000	-	99	N18	-	-	-	-	-	-
N19	3	1	\$149,000	\$149,000	33.3	99	N19	9	1	\$333,000	\$333,000	11.1	94
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	3	-	-	-	-	-	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	-	1	\$335,000	\$335,000	-	96	N01	2	2	\$294,000	\$294,000	100.0	100
N02	1	-	-	-	-	-	N02	13	10	\$318,350	\$309,500	76.9	98
N03	-	-	-	-	-	-	N03	33	32	\$307,258	\$303,750	97.0	98
N04	-	-	-	-	-	-	N04	54	22	\$318,718	\$315,000	40.7	98
N05	-	-	-	-	-	-	N05	5	2	\$265,500	\$265,500	40.0	98
N06	-	-	-	-	-	-	N06	17	20	\$244,050	\$242,500	117.7	99
N07	-	-	-	-	-	-	N07	8	15	\$232,920	\$230,000	187.5	98
N08	1	-	-	-	-	-	N08	53	54	\$277,758	\$282,500	101.9	98
N10	-	-	-	-	-	-	N10	8	1	\$311,000	\$311,000	12.5	100
N11	-	-	-	-	-	-	N11	50	18	\$295,272	\$295,000	36.0	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	1	\$217,000	\$217,000	-	103
N16	1	-	-	-	-	-	N16	2	-	-	-	-	-
N17	-	1	\$122,000	\$122,000	-	95	N17	10	7	\$176,829	\$174,900	70.0	98
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	1	-	-	-	-	-	N19	6	5	\$174,180	\$180,000	83.3	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	4	\$141,000	\$146,250	400.0	97
N23	-	-	-	-	-	-	N23	-	2	\$146,000	\$146,000	-	98
N24	-	-	-	-	-	-	N24	1	1	\$150,000	\$150,000	100.0	91

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	N/A	19,749	14,641	9,076	\$2,787,742,271	\$307,155	\$265,000	32	98
YTD Grand Total:	N/A	N/A	35,221	19,233	\$5,875,042,811	\$305,467	\$264,000	35	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2003		
1971	13,085	30,426	January	4,403	281,292
1972	14,613	32,513	February	5,965	289,954
1973	16,335	40,605	March	6,986	290,185
1974	17,318	52,806	April	7,307	292,783
1975	22,020	57,581	May	8,025	298,451
1976	19,025	61,389	June	8,033	295,053
1977	20,512	64,559	July	8,084	289,880
1978	21,184	67,333	August	6,549	285,366
1979	23,466	70,830	September	6,751	297,398
1980	26,017	75,694	October	7,227	304,844
1981	29,625	90,203	November	5,847	301,612
1982	25,336	95,496	December	4,194	284,955
1983	30,046	101,626	Total**	78,898	\$293,067
1984	31,905	102,318	2004		
1985	45,509	109,094	January	4,256	295,989
1986	52,919	138,925	February	6,060	310,196
1987	43,475	189,105	March	9,076	307,155
1988	49,381	229,635	Total**	19,233	\$305,467
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	67,612	251,508			
2002	74,759	275,231			

* 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

