

September 2004

6,588 Sales Make September Another Hot Month

TORONTO — Wednesday, October 6, 2004.

Last month saw the second best September ever recorded for sales, with 6,588 single family homes transacted through the TorontoMLS system, TREB President Ron Abraham said today. "With sales strong, average prices bounced back as well, going to \$320,911 from the \$304,509 recorded in August, a five per cent increase.

This figure was also up eight per cent over the \$297,398 recorded in September of '03."

Also in September, inventory reached its highest level of the year with 24,293 active listings. This is a 15 per cent increase over the 21,101 recorded in September of 2003, and up nine per cent over last month. "This is good news for potential home buyers." "A higher level of inventory should put some constraints on price increases going forward," Mr. Abraham noted.

Breaking down the total, 2,552 sales were reported in TREB's 28 West

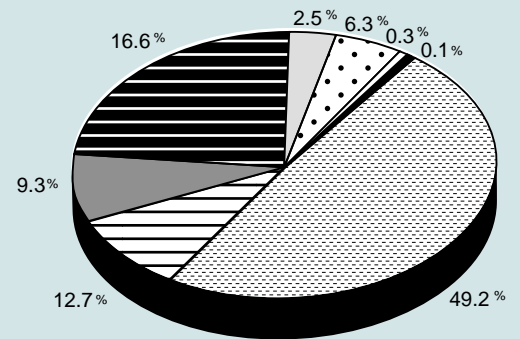
districts and averaged \$297,806; 1,139 sales were reported in the 14 Central districts and averaged \$421,064; 1,295 sales were reported in the 23 North districts and averaged \$355,776; and 1,602 sales were reported in TREB's 21 East districts and averaged \$258,326. ■

NEIGHBOURHOOD CORNER

East York

So far this year in East York (E03), there have been 1,176 sales of single-family dwellings, up seven per cent over the first nine months of 2003. Of these sales, 573 were of detached homes, which averaged \$319,809, up almost six per cent from the \$302,167 figure recorded last year. In addition, 284 semi-detached homes were recorded as sold for an average of \$307,752, an eleven per cent increase over the \$278,296 recorded for the same nine-month frame in '03. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,244	98	\$339,000
Semi-Detached	837	98	\$270,000
Condo Townhouse	612	98	\$215,000
Condo Apt	1,289	97	\$193,000
Link	163	97	\$265,000
Att/Row/Twnhouse	414	98	\$261,400
Co-op Apt	23	98	\$131,000
Det Condo	6	98	\$253,000

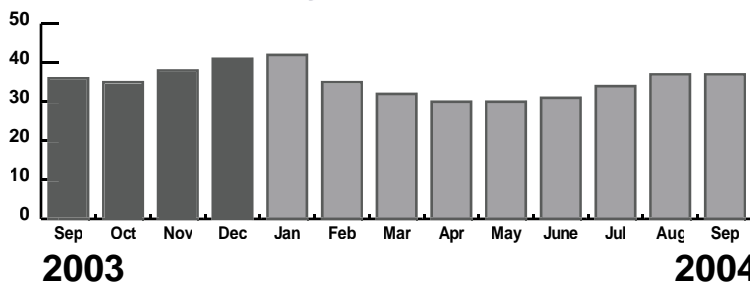
Housing Market Indicators

	Sept. 2003	Sept. 2004	%Change
Sales	6,751	6,588	(-2%)
New Listings	12,768	14,107	(+10%)
Active Listings*	21,101	24,293	(+15%)

* All figures for single-family dwellings.

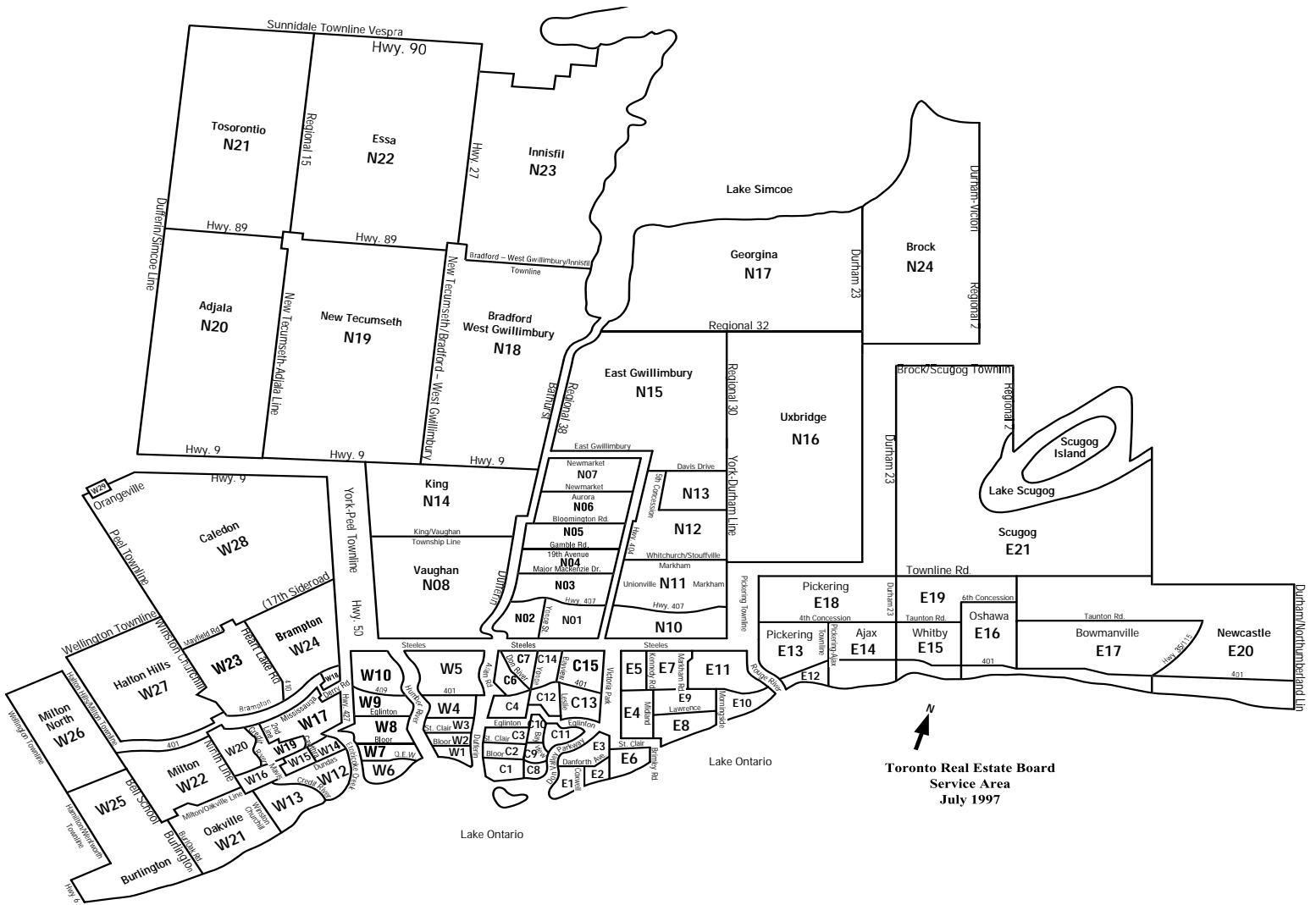
DAYS ON MARKET

Days on Market



Inside

District Map	2
Price Category Breakdown	2
East District	3
West District	6
Toronto District	10
North District	12
Annual Summary	16
Single Family Comparison	16



Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - September 2004

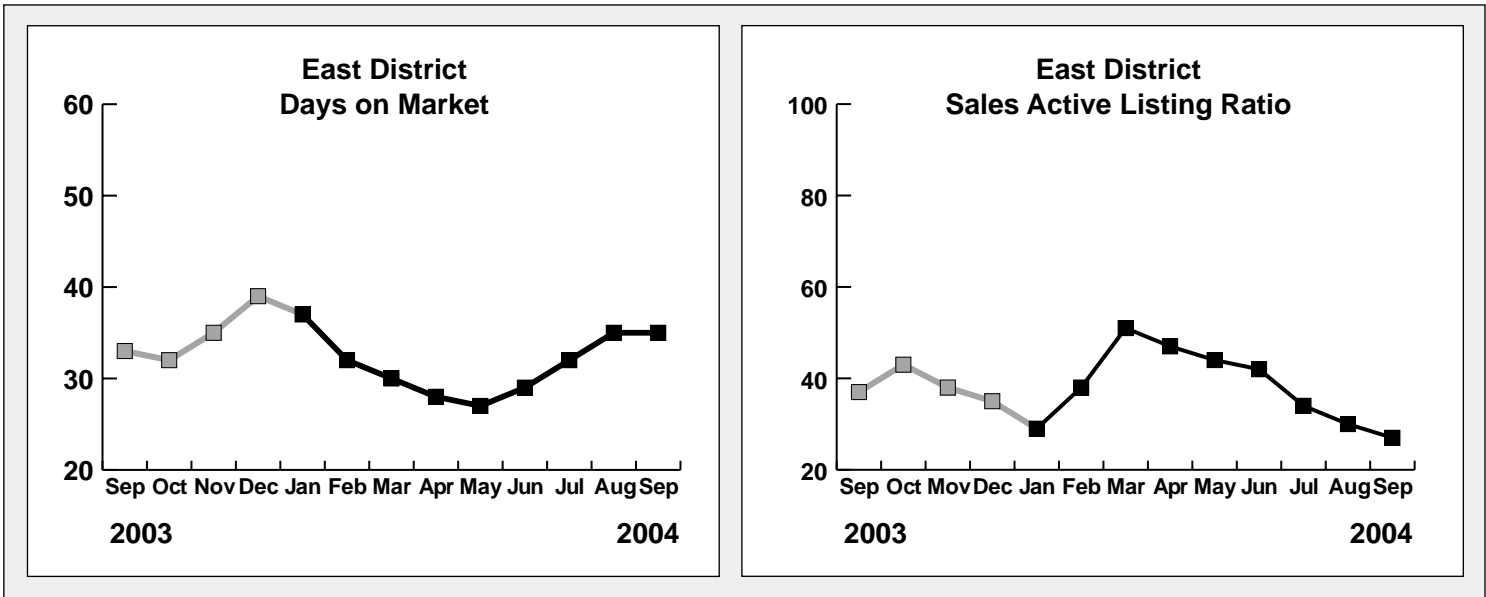
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	19	0.3	9	0.7	2	0.3
\$90,001 - \$100,000	14	0.2	8	0.6	2	0.3
\$100,001 - \$110,000	18	0.3	11	0.9	3	0.5
\$110,001 - \$120,000	26	0.4	18	1.4	4	0.7
\$120,001 - \$130,000	71	1.1	43	3.3	10	1.6
\$130,001 - \$140,000	96	1.5	54	4.2	21	3.4
\$140,001 - \$150,000	101	1.5	65	5.0	16	2.6
\$150,001 - \$160,000	180	2.7	109	8.5	32	5.2
\$160,001 - \$170,000	200	3.0	112	8.7	35	5.7
\$170,001 - \$180,000	222	3.4	119	9.2	41	6.7
\$180,001 - \$190,000	208	3.2	87	6.7	41	6.7
\$190,001 - \$200,000	193	2.9	76	5.9	38	6.2
\$200,001 - \$225,000	577	8.8	175	13.6	107	17.5
\$225,001 - \$250,000	675	10.2	122	9.5	102	16.7
\$250,001 - \$300,000	1,325	20.1	147	11.4	97	15.8
\$300,001 - \$400,000	1,473	22.4	90	7.0	45	7.4
\$400,001 - \$500,000	586	8.9	20	1.6	11	1.8
\$500,001 - \$750,000	403	6.1	18	1.4	2	0.3
\$750,001 - \$1,000,000	104	1.6	2	0.2	3	0.5
\$1,000,001 - \$1,500,000	66	1.0	4	0.3	-	-
\$1,500,001 -	31	0.5	-	-	-	-
Total:	6,588	100	1,289	100	612	100

Current Month: September 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	202	156	65	\$21,085,471	\$324,392	\$310,000	20	99
E02	158	155	72	\$27,741,800	\$385,303	\$358,000	17	100
E03	357	260	115	\$31,387,950	\$272,939	\$270,000	29	97
E04	395	212	70	\$17,379,050	\$248,272	\$259,500	43	97
E05	372	210	107	\$29,663,400	\$277,228	\$258,000	37	97
E06	140	110	50	\$15,960,200	\$319,204	\$258,500	24	98
E07	485	232	82	\$20,372,768	\$248,448	\$225,500	44	97
E08	358	201	75	\$17,874,700	\$238,329	\$240,000	42	97
E09	412	209	89	\$19,912,980	\$223,741	\$224,000	54	97
E10	238	135	50	\$14,351,000	\$287,020	\$289,000	33	97
E11	625	252	86	\$20,433,800	\$237,602	\$237,400	42	97
E12	56	32	14	\$3,287,900	\$234,850	\$235,750	40	99
E13	339	197	73	\$20,370,750	\$279,051	\$279,000	43	98
E14	309	224	121	\$29,618,030	\$244,777	\$240,000	32	98
E15	366	257	114	\$30,466,600	\$267,251	\$235,000	30	98
E16	550	400	222	\$42,139,570	\$189,818	\$181,500	29	98
E17	261	161	102	\$21,106,280	\$206,924	\$195,000	34	98
E18	33	13	5	\$2,925,000	\$585,000	\$425,000	53	94
E19	68	47	23	\$7,570,300	\$329,143	\$295,000	35	97
E20	100	41	19	\$5,916,000	\$311,368	\$285,000	54	97
E21	120	61	48	\$14,275,000	\$297,396	\$256,250	48	97
Total	5,944	3,565	1,602	\$413,838,549	\$258,326	\$241,900	35	98

Year-to-Date: January 2004 to September 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,240	707	\$227,039,062	\$321,130	\$304,000	19	101
E02	1,150	725	\$286,748,826	\$395,516	\$349,900	19	100
E03	2,017	1,176	\$327,939,763	\$278,860	\$273,500	25	100
E04	1,556	761	\$174,470,452	\$229,265	\$245,000	34	97
E05	1,845	980	\$256,709,197	\$261,948	\$246,000	34	97
E06	821	465	\$143,681,674	\$308,993	\$260,000	23	99
E07	2,093	999	\$257,519,008	\$257,777	\$259,000	35	97
E08	1,647	800	\$200,402,094	\$250,503	\$250,750	36	97
E09	1,759	866	\$189,077,327	\$218,334	\$207,250	42	97
E10	1,003	509	\$155,036,450	\$304,590	\$292,000	28	98
E11	2,291	883	\$209,217,520	\$236,939	\$230,000	41	97
E12	341	210	\$52,597,386	\$250,464	\$236,500	29	98
E13	1,671	994	\$274,921,483	\$276,581	\$262,000	30	98
E14	1,954	1,225	\$312,395,043	\$255,016	\$241,000	28	98
E15	2,070	1,287	\$335,833,276	\$260,943	\$242,500	28	98
E16	3,081	2,173	\$406,066,290	\$186,869	\$177,500	28	98
E17	1,559	1,076	\$232,386,965	\$215,973	\$200,000	29	98
E18	104	40	\$19,045,900	\$476,148	\$399,000	51	95
E19	390	266	\$78,054,709	\$293,439	\$275,000	32	98
E20	363	209	\$52,746,233	\$252,374	\$228,000	50	97
E21	550	350	\$99,834,025	\$285,240	\$254,950	48	97
Total	29,505	16,701	\$4,291,722,683	\$256,974	\$241,000	31	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	54	16	\$345,563	\$333,450	29.6	98	E01	105	39	\$329,084	\$310,000	37.1	100
E02	50	27	\$487,222	\$421,000	54.0	99	E02	82	35	\$334,811	\$300,000	42.7	101
E03	156	67	\$302,988	\$285,000	43.0	97	E03	68	21	\$297,595	\$292,000	30.9	98
E04	160	39	\$293,324	\$280,000	24.4	98	E04	23	6	\$222,250	\$225,500	26.1	97
E05	113	39	\$376,656	\$375,000	34.5	97	E05	15	9	\$281,933	\$275,600	60.0	98
E06	109	37	\$346,978	\$281,000	33.9	98	E06	20	8	\$250,375	\$250,000	40.0	98
E07	181	28	\$341,325	\$338,000	15.5	96	E07	42	6	\$258,250	\$265,250	14.3	98
E08	151	40	\$298,338	\$271,000	26.5	97	E08	22	3	\$235,000	\$233,000	13.6	95
E09	176	40	\$279,225	\$274,400	22.7	97	E09	11	2	\$217,500	\$217,500	18.2	95
E10	172	34	\$319,503	\$307,000	19.8	97	E10	9	2	\$290,000	\$290,000	22.2	96
E11	235	37	\$275,692	\$263,500	15.7	98	E11	74	9	\$262,444	\$276,000	12.2	97
E12	37	5	\$254,000	\$248,500	13.5	99	E12	3	2	\$241,250	\$241,250	66.7	100
E13	210	43	\$329,626	\$322,400	20.5	98	E13	26	6	\$259,667	\$262,250	23.1	100
E14	230	78	\$268,616	\$255,500	33.9	98	E14	13	6	\$227,667	\$227,000	46.2	99
E15	271	61	\$319,777	\$302,000	22.5	97	E15	16	9	\$201,833	\$205,000	56.3	98
E16	397	139	\$209,838	\$214,000	35.0	98	E16	77	46	\$167,066	\$167,500	59.7	98
E17	163	38	\$245,032	\$233,000	23.3	98	E17	10	10	\$168,690	\$168,500	100.0	98
E18	33	5	\$585,000	\$425,000	15.2	94	E18	-	-	-	-	-	-
E19	60	13	\$401,731	\$388,000	21.7	97	E19	-	-	-	-	-	-
E20	90	16	\$329,125	\$310,000	17.8	96	E20	-	-	-	-	-	-
E21	117	47	\$300,245	\$260,000	40.2	97	E21	2	1	\$163,500	\$163,500	50.0	99

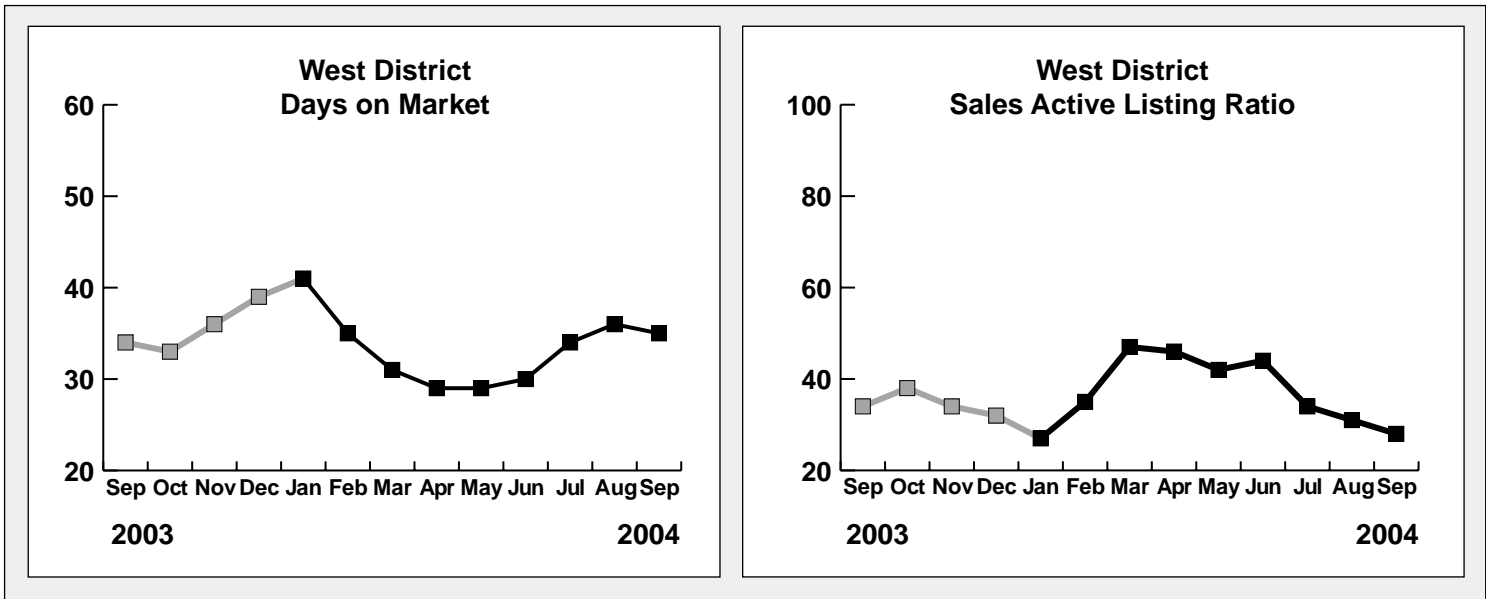
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	7	1	\$403,000	\$403,000	14.3	96	E01	-	-	-	-	-	-
E02	11	5	\$233,900	\$210,000	45.5	98	E02	-	-	-	-	-	-
E03	121	24	\$165,115	\$159,950	19.8	97	E03	-	-	-	-	-	-
E04	153	16	\$151,338	\$151,250	10.5	97	E04	-	-	-	-	-	-
E05	142	34	\$187,024	\$170,750	23.9	96	E05	15	3	\$290,667	\$296,000	20.0	98
E06	5	5	\$223,800	\$199,000	100.0	99	E06	-	-	-	-	-	-
E07	170	32	\$172,205	\$172,900	18.8	97	E07	25	5	\$265,900	\$257,000	20.0	96
E08	130	23	\$147,887	\$150,000	17.7	96	E08	1	-	-	-	-	-
E09	153	41	\$180,341	\$178,990	26.8	97	E09	1	-	-	-	-	-
E10	16	5	\$146,800	\$148,000	31.3	98	E10	2	-	-	-	-	-
E11	158	13	\$147,223	\$149,500	8.2	97	E11	22	4	\$254,500	\$255,000	18.2	97
E12	4	1	\$165,000	\$165,000	25.0	94	E12	2	-	-	-	-	-
E13	26	4	\$155,975	\$163,450	15.4	97	E13	12	5	\$227,960	\$223,000	41.7	97
E14	12	10	\$164,165	\$156,750	83.3	98	E14	13	4	\$218,975	\$217,450	30.8	99
E15	7	8	\$209,250	\$213,000	114.3	98	E15	38	10	\$231,890	\$233,500	26.3	98
E16	9	4	\$164,500	\$126,500	44.4	99	E16	18	6	\$186,598	\$182,950	33.3	98
E17	4	1	\$195,000	\$195,000	25.0	98	E17	58	25	\$201,012	\$195,500	43.1	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	7	6	\$250,217	\$257,250	85.7	98
E20	-	-	-	-	-	-	E20	6	3	\$216,667	\$210,000	50.0	98
E21	1	-	-	-	-	-	E21	-	-	-	-	-	-

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	8	1	\$183,800	\$183,800	12.5	97	E01	-	-	-	-	-	-
E02	5	1	\$385,000	\$385,000	20.0	99	E02	-	-	-	-	-	-
E03	6	-	-	-	-	-	E03	-	-	-	-	-	-
E04	54	8	\$234,313	\$237,500	14.8	97	E04	-	-	-	-	-	-
E05	82	21	\$236,743	\$222,000	25.6	96	E05	1	-	-	-	-	-
E06	3	-	-	-	-	-	E06	-	-	-	-	-	-
E07	44	9	\$214,867	\$215,000	20.5	98	E07	-	-	-	-	-	-
E08	39	9	\$203,867	\$199,900	23.1	98	E08	-	-	-	-	-	-
E09	68	6	\$152,500	\$139,500	8.8	93	E09	-	-	-	-	-	-
E10	25	4	\$202,500	\$198,500	16.0	98	E10	-	-	-	-	-	-
E11	73	13	\$210,369	\$210,000	17.8	97	E11	7	-	-	-	-	-
E12	9	5	\$239,280	\$192,000	55.6	99	E12	-	-	-	-	-	-
E13	50	10	\$181,965	\$176,325	20.0	97	E13	-	-	-	-	-	-
E14	20	14	\$194,243	\$194,000	70.0	98	E14	4	-	-	-	-	-
E15	9	12	\$178,533	\$189,950	133.3	98	E15	-	-	-	-	-	-
E16	40	19	\$128,889	\$140,000	47.5	98	E16	-	-	-	-	-	-
E17	9	7	\$158,786	\$172,000	77.8	97	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	4	-	-	-	-	-	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	28	8	\$266,923	\$267,750	28.6	97
E02	2	-	-	-	-	-	E02	8	4	\$328,475	\$329,950	50.0	98
E03	2	-	-	-	-	-	E03	4	3	\$291,833	\$278,500	75.0	98
E04	3	-	-	-	-	-	E04	2	1	\$310,000	\$310,000	50.0	93
E05	2	-	-	-	-	-	E05	2	1	\$234,000	\$234,000	50.0	96
E06	-	-	-	-	-	-	E06	3	-	-	-	-	-
E07	2	-	-	-	-	-	E07	21	2	\$246,150	\$246,150	9.5	95
E08	2	-	-	-	-	-	E08	13	-	-	-	-	-
E09	2	-	-	-	-	-	E09	1	-	-	-	-	-
E10	-	-	-	-	-	-	E10	14	5	\$272,780	\$280,000	35.7	98
E11	5	-	-	-	-	-	E11	51	10	\$220,450	\$208,500	19.6	98
E12	-	-	-	-	-	-	E12	1	1	\$174,000	\$174,000	100.0	97
E13	1	1	\$188,000	\$188,000	100.0	99	E13	14	4	\$216,875	\$217,000	28.6	96
E14	1	-	-	-	-	-	E14	16	9	\$229,222	\$217,000	56.3	98
E15	-	-	-	-	-	-	E15	25	14	\$214,886	\$218,750	56.0	99
E16	3	1	\$107,000	\$107,000	33.3	96	E16	6	7	\$136,214	\$155,000	116.7	97
E17	2	-	-	-	-	-	E17	15	21	\$179,828	\$180,000	140.0	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	4	\$211,625	\$211,500	400.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: September 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	129	90	49	\$19,377,502	\$395,459	\$364,100	24	101
W02	260	173	72	\$26,395,500	\$366,604	\$319,500	26	100
W03	289	159	64	\$14,924,350	\$233,193	\$234,500	37	96
W04	291	139	68	\$15,934,950	\$234,338	\$241,050	31	97
W05	383	181	77	\$19,607,100	\$254,638	\$283,800	34	97
W06	330	199	80	\$21,741,900	\$271,774	\$266,500	33	98
W07	111	77	37	\$12,277,622	\$331,828	\$315,000	38	99
W08	285	190	114	\$47,342,799	\$415,288	\$358,250	39	99
W09	212	98	43	\$13,395,500	\$311,523	\$317,000	39	98
W10	538	211	93	\$21,798,300	\$234,390	\$250,000	49	97
W12	281	154	74	\$26,364,400	\$356,276	\$310,600	35	97
W13	274	154	73	\$28,240,650	\$386,858	\$262,000	38	97
W14	169	107	55	\$13,170,000	\$239,455	\$212,000	31	97
W15	599	348	134	\$28,526,214	\$212,882	\$188,250	42	97
W16	211	132	89	\$26,596,650	\$298,839	\$285,000	32	97
W17	3	2	-	-	-	-	-	-
W18	162	86	48	\$11,332,300	\$236,090	\$240,000	38	96
W19	723	473	219	\$66,829,959	\$305,160	\$289,500	36	97
W20	624	471	237	\$70,482,401	\$297,394	\$284,000	29	98
W21	309	170	90	\$39,851,400	\$442,793	\$375,000	38	98
W22	94	57	26	\$7,892,150	\$303,544	\$302,450	24	98
W23	1,344	781	354	\$93,977,100	\$265,472	\$253,500	34	98
W24	823	528	236	\$63,772,100	\$270,221	\$255,000	35	97
W25	65	32	18	\$5,208,500	\$289,361	\$242,500	41	98
W26	10	1	2	\$917,500	\$458,750	\$458,750	29	96
W27	178	98	66	\$19,590,950	\$296,833	\$267,250	31	98
W28	266	136	75	\$30,512,950	\$406,839	\$361,000	44	97
W29	145	81	59	\$13,940,094	\$236,273	\$216,500	39	98
Total	9,108	5,328	2,552	\$760,000,841	\$297,806	\$270,000	35	98



Year-to-Date: January 2004 to September 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	728	469	\$187,776,941	\$400,377	\$366,300	28	100
W02	1,149	595	\$218,974,415	\$368,024	\$327,500	26	100
W03	1,315	635	\$150,835,366	\$237,536	\$235,500	33	97
W04	1,195	637	\$158,326,575	\$248,550	\$251,000	35	97
W05	1,512	790	\$185,880,526	\$235,292	\$263,500	37	97
W06	1,459	814	\$240,644,293	\$295,632	\$280,000	38	98
W07	615	386	\$149,643,933	\$387,679	\$366,000	29	100
W08	1,590	969	\$425,709,493	\$439,329	\$365,000	31	99
W09	845	411	\$119,584,364	\$290,960	\$308,000	34	98
W10	1,891	905	\$206,142,053	\$227,781	\$241,000	40	97
W12	1,357	830	\$278,529,217	\$335,577	\$290,000	33	97
W13	1,365	816	\$330,135,882	\$404,578	\$322,625	31	98
W14	846	543	\$139,617,638	\$257,123	\$244,000	33	97
W15	2,360	1,290	\$264,936,921	\$205,377	\$182,000	38	97
W16	1,397	931	\$281,594,653	\$302,465	\$273,000	29	98
W17	3	1	\$640,000	\$640,000	\$640,000	208	81
W18	728	345	\$79,471,049	\$230,351	\$242,000	38	97
W19	3,881	2,249	\$677,542,155	\$301,264	\$285,000	31	98
W20	3,750	2,523	\$738,772,202	\$292,815	\$275,000	27	98
W21	1,383	823	\$318,494,758	\$386,992	\$328,888	36	98
W22	458	272	\$77,985,850	\$286,713	\$265,450	28	98
W23	6,485	3,658	\$957,870,211	\$261,856	\$252,500	33	98
W24	4,192	2,368	\$609,946,632	\$257,579	\$250,000	31	98
W25	284	171	\$49,601,190	\$290,065	\$253,000	36	98
W26	34	19	\$9,396,900	\$494,574	\$457,000	48	96
W27	903	642	\$186,273,482	\$290,146	\$262,000	31	98
W28	1,091	655	\$248,130,249	\$378,825	\$330,000	40	98
W29	764	542	\$121,532,429	\$224,230	\$215,000	30	98
Total	43,580	25,289	\$7,413,989,377	\$293,171	\$265,000	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
W01	40	19	\$544,153	\$525,000	47.5	100	W01	28	14	\$366,100	\$377,551	50.0	103
W02	81	30	\$459,623	\$464,950	37.0	100	W02	120	32	\$306,363	\$290,000	26.7	100
W03	174	36	\$233,960	\$234,500	20.7	96	W03	83	21	\$256,948	\$246,000	25.3	97
W04	141	35	\$298,831	\$290,000	24.8	97	W04	21	3	\$282,500	\$282,500	14.3	97
W05	85	26	\$336,092	\$340,000	30.6	97	W05	94	25	\$290,240	\$290,000	26.6	96
W06	106	42	\$286,307	\$295,000	39.6	99	W06	11	4	\$315,000	\$301,000	36.4	97
W07	58	19	\$396,137	\$353,000	32.8	101	W07	2	-	-	-	-	-
W08	133	67	\$540,693	\$470,000	50.4	100	W08	2	1	\$325,000	\$325,000	50.0	103
W09	56	24	\$433,983	\$382,500	42.9	99	W09	6	-	-	-	-	-
W10	208	40	\$316,660	\$299,500	19.2	97	W10	17	6	\$262,500	\$255,750	35.3	97
W12	152	42	\$452,740	\$392,000	27.6	97	W12	18	6	\$307,150	\$312,500	33.3	96
W13	150	29	\$650,367	\$525,000	19.3	97	W13	21	12	\$252,167	\$256,000	57.1	98
W14	56	14	\$390,286	\$380,500	25.0	98	W14	20	2	\$300,000	\$300,000	10.0	97
W15	46	17	\$346,280	\$345,000	37.0	96	W15	30	8	\$278,913	\$283,150	26.7	98
W16	113	42	\$365,265	\$334,600	37.2	98	W16	33	14	\$268,864	\$268,000	42.4	98
W17	2	-	-	-	-	-	W17	-	-	-	-	-	-
W18	59	18	\$278,217	\$280,000	30.5	96	W18	60	18	\$240,411	\$247,000	30.0	97
W19	335	88	\$392,181	\$375,500	26.3	97	W19	75	33	\$287,482	\$282,500	44.0	98
W20	318	91	\$375,943	\$363,500	28.6	98	W20	118	64	\$275,722	\$276,250	54.2	98
W21	224	56	\$537,034	\$420,000	25.0	98	W21	8	2	\$271,500	\$271,500	25.0	98
W22	71	17	\$344,097	\$345,000	23.9	98	W22	11	1	\$265,000	\$265,000	9.1	99
W23	825	192	\$300,134	\$289,500	23.3	98	W23	247	71	\$240,203	\$243,000	28.7	98
W24	461	110	\$336,838	\$308,000	23.9	97	W24	151	54	\$257,346	\$257,450	35.8	98
W25	42	9	\$382,500	\$302,000	21.4	98	W25	2	2	\$236,500	\$236,500	100.0	98
W26	10	2	\$458,750	\$458,750	20.0	96	W26	-	-	-	-	-	-
W27	149	50	\$319,804	\$294,950	33.6	98	W27	3	4	\$250,500	\$249,500	133.3	99
W28	243	62	\$440,104	\$376,500	25.5	97	W28	8	6	\$243,333	\$248,000	75.0	98
W29	102	43	\$262,228	\$227,000	42.2	98	W29	13	7	\$184,200	\$182,500	53.9	99

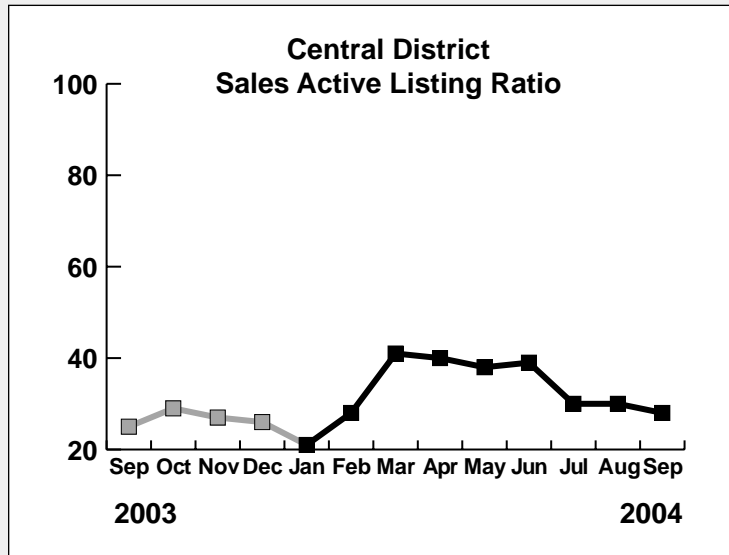
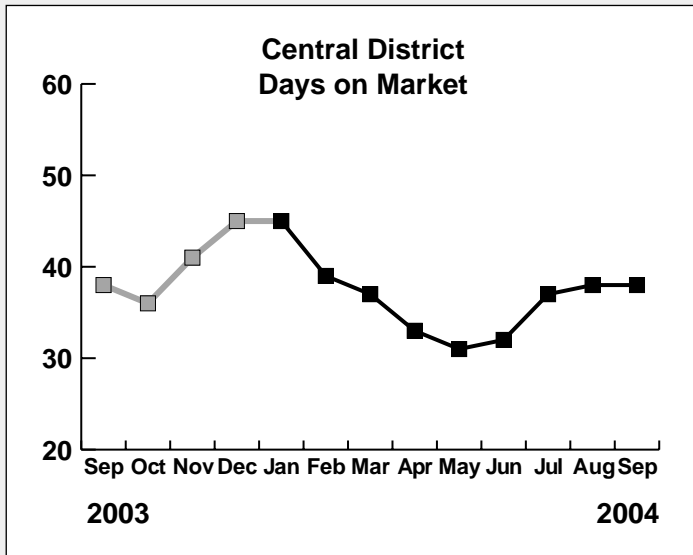
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	45	11	\$239,655	\$227,000	24.4	100	W01	-	-	-	-	-	-
W02	12	3	\$297,300	\$269,900	25.0	101	W02	-	-	-	-	-	-
W03	24	7	\$157,986	\$155,000	29.2	98	W03	-	-	-	-	-	-
W04	98	24	\$130,369	\$129,600	24.5	95	W04	-	-	-	-	-	-
W05	137	16	\$126,706	\$131,500	11.7	96	W05	-	-	-	-	-	-
W06	185	27	\$249,185	\$224,000	14.6	97	W06	-	-	-	-	-	-
W07	43	15	\$233,401	\$219,000	34.9	97	W07	-	-	-	-	-	-
W08	124	37	\$231,578	\$186,000	29.8	97	W08	-	-	-	-	-	-
W09	136	16	\$155,500	\$136,750	11.8	96	W09	1	-	-	-	-	-
W10	230	35	\$149,363	\$150,000	15.2	96	W10	2	-	-	-	-	-
W12	90	14	\$165,564	\$161,450	15.6	97	W12	-	-	-	-	-	-
W13	41	10	\$154,800	\$138,500	24.4	97	W13	-	-	-	-	-	-
W14	42	24	\$173,042	\$176,000	57.1	96	W14	2	2	\$331,750	\$331,750	100.0	100
W15	449	89	\$180,378	\$175,000	19.8	97	W15	-	-	-	-	-	-
W16	19	7	\$178,086	\$162,500	36.8	96	W16	5	4	\$279,000	\$279,000	80.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	14	3	\$138,000	\$136,000	21.4	96	W18	-	-	-	-	-	-
W19	164	43	\$207,122	\$178,500	26.2	97	W19	9	1	\$310,000	\$310,000	11.1	98
W20	47	12	\$176,733	\$179,450	25.5	97	W20	8	3	\$281,500	\$285,000	37.5	98
W21	16	8	\$247,250	\$220,000	50.0	96	W21	7	1	\$242,500	\$242,500	14.3	97
W22	-	-	-	-	-	-	W22	3	-	-	-	-	-
W23	46	7	\$203,129	\$193,000	15.2	97	W23	10	1	\$235,000	\$235,000	10.0	98
W24	97	22	\$151,645	\$150,250	22.7	97	W24	1	-	-	-	-	-
W25	8	1	\$152,500	\$152,500	12.5	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	-	-	-	-	-	W27	1	-	-	-	-	-
W28	-	-	-	-	-	-	W28	2	2	\$281,500	\$281,500	100.0	99
W29	14	5	\$147,780	\$145,000	35.7	99	W29	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
W01	-	1	\$214,000	\$214,000	-	93	W01	-	-	-	-	-	-
W02	8	1	\$205,800	\$205,800	12.5	96	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	25	5	\$233,600	\$235,000	20.0	98	W04	-	-	-	-	-	-
W05	59	8	\$179,475	\$176,900	13.6	97	W05	-	-	-	-	-	-
W06	9	2	\$283,500	\$283,500	22.2	99	W06	-	-	-	-	-	-
W07	4	1	\$305,000	\$305,000	25.0	97	W07	-	-	-	-	-	-
W08	18	9	\$247,000	\$255,000	50.0	97	W08	-	-	-	-	-	-
W09	8	1	\$249,900	\$249,900	12.5	100	W09	-	-	-	-	-	-
W10	68	10	\$175,900	\$170,750	14.7	98	W10	-	-	-	-	-	-
W12	18	11	\$265,773	\$265,000	61.1	97	W12	1	-	-	-	-	-
W13	52	19	\$193,158	\$178,000	36.5	98	W13	2	1	\$680,000	\$680,000	50.0	97
W14	43	13	\$176,115	\$145,000	30.2	97	W14	-	-	-	-	-	-
W15	67	20	\$217,725	\$212,500	29.9	97	W15	-	-	-	-	-	-
W16	40	22	\$233,127	\$212,500	55.0	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	28	9	\$175,889	\$178,000	32.1	95	W18	-	-	-	-	-	-
W19	101	41	\$244,366	\$246,000	40.6	98	W19	1	-	-	-	-	-
W20	110	55	\$225,598	\$219,000	50.0	98	W20	2	2	\$217,500	\$217,500	100.0	98
W21	28	7	\$241,643	\$219,000	25.0	98	W21	-	1	\$274,000	\$274,000	-	98
W22	1	2	\$192,500	\$192,500	200.0	98	W22	-	-	-	-	-	-
W23	135	38	\$194,534	\$201,150	28.2	98	W23	-	-	-	-	-	-
W24	82	35	\$172,871	\$166,000	42.7	97	W24	3	-	-	-	-	-
W25	9	5	\$181,700	\$175,000	55.6	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	13	5	\$177,950	\$175,250	38.5	98	W27	-	-	-	-	-	-
W28	4	-	-	-	-	-	W28	1	-	-	-	-	-
W29	10	2	\$157,000	\$157,000	20.0	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	16	4	\$265,750	\$229,000	25.0	99
W02	-	-	-	-	-	-	W02	39	6	\$284,250	\$251,250	15.4	98
W03	-	-	-	-	-	-	W03	8	-	-	-	-	-
W04	2	-	-	-	-	-	W04	4	1	\$331,500	\$331,500	25.0	98
W05	8	2	\$74,800	\$74,800	25.0	92	W05	-	-	-	-	-	-
W06	9	1	\$110,000	\$110,000	11.1	96	W06	10	4	\$263,000	\$278,500	40.0	96
W07	1	-	-	-	-	-	W07	3	2	\$472,500	\$472,500	66.7	99
W08	5	-	-	-	-	-	W08	3	-	-	-	-	-
W09	5	2	\$121,000	\$121,000	40.0	97	W09	-	-	-	-	-	-
W10	9	-	-	-	-	-	W10	4	2	\$285,100	\$285,100	50.0	97
W12	-	-	-	-	-	-	W12	2	1	\$265,000	\$265,000	50.0	98
W13	-	-	-	-	-	-	W13	8	2	\$228,000	\$228,000	25.0	98
W14	6	-	-	-	-	-	W14	-	-	-	-	-	-
W15	6	-	-	-	-	-	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	1	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	37	13	\$276,608	\$272,000	35.1	98
W20	1	-	-	-	-	-	W20	20	10	\$281,720	\$256,250	50.0	99
W21	-	-	-	-	-	-	W21	26	15	\$336,567	\$264,000	57.7	99
W22	-	-	-	-	-	-	W22	8	6	\$232,083	\$228,750	75.0	98
W23	-	-	-	-	-	-	W23	81	45	\$227,729	\$228,000	55.6	99
W24	1	-	-	-	-	-	W24	27	15	\$229,100	\$235,000	55.6	97
W25	-	-	-	-	-	-	W25	3	1	\$232,000	\$232,000	33.3	100
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	7	7	\$244,143	\$246,000	100.0	97
W28	-	-	-	-	-	-	W28	8	5	\$240,700	\$235,000	62.5	99
W29	-	-	-	-	-	-	W29	5	2	\$161,000	\$161,000	40.0	93

Current Month: September 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	731	411	203	\$56,844,765	\$280,023	\$238,000	44	98
C02	238	169	82	\$40,873,057	\$498,452	\$429,000	31	99
C03	189	130	53	\$33,010,119	\$622,832	\$379,000	30	98
C04	313	209	94	\$55,576,270	\$591,237	\$525,000	25	100
C06	79	52	22	\$9,641,089	\$438,231	\$396,250	25	98
C07	311	176	75	\$26,166,190	\$348,883	\$333,000	40	97
C08	328	189	109	\$30,894,700	\$283,438	\$255,000	47	98
C09	109	83	46	\$41,479,000	\$901,717	\$640,000	35	100
C10	177	155	62	\$29,658,644	\$478,365	\$425,000	21	100
C11	132	95	36	\$15,811,325	\$439,203	\$399,450	32	101
C12	211	106	38	\$39,161,000	\$1,030,553	\$782,000	44	97
C13	175	137	60	\$19,967,700	\$332,795	\$297,500	32	98
C14	667	310	155	\$48,727,420	\$314,370	\$238,500	51	97
C15	405	246	104	\$31,780,328	\$305,580	\$285,500	38	97
Total	4,065	2,468	1,139	\$479,591,607	\$421,064	\$306,000	38	98



Year-to-Date: January 2004 to September 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,657	2,143	\$591,040,291	\$275,800	\$239,000	40	98
C02	1,268	708	\$391,533,821	\$553,014	\$419,500	35	99
C03	923	537	\$313,830,886	\$584,415	\$385,000	33	99
C04	1,634	965	\$538,534,158	\$558,066	\$510,000	27	100
C06	428	239	\$100,616,437	\$420,989	\$380,000	30	98
C07	1,472	780	\$243,673,463	\$312,402	\$272,250	33	97
C08	1,709	1,049	\$285,123,684	\$271,805	\$235,500	40	98
C09	596	357	\$278,549,806	\$780,252	\$541,000	35	100
C10	978	641	\$356,348,445	\$555,926	\$431,000	27	101
C11	639	340	\$132,541,635	\$389,828	\$373,125	27	101
C12	767	386	\$368,280,086	\$954,093	\$758,500	37	98
C13	849	507	\$166,311,526	\$328,031	\$310,000	31	98
C14	2,807	1,455	\$460,274,637	\$316,340	\$249,000	44	98
C15	1,984	1,112	\$355,643,556	\$319,823	\$290,000	36	97
Total	19,711	11,219	\$4,582,302,431	\$408,441	\$305,000	36	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	3	\$686,333	\$690,000	15.8	100	C01	45	16	\$424,288	\$427,500	35.6	101
C02	60	16	\$486,719	\$433,250	26.7	101	C02	63	30	\$542,352	\$389,000	47.6	100
C03	100	35	\$747,778	\$496,000	35.0	99	C03	48	8	\$417,800	\$257,950	16.7	97
C04	203	73	\$662,667	\$572,000	36.0	100	C04	9	6	\$504,183	\$478,550	66.7	108
C06	56	19	\$467,215	\$416,000	33.9	97	C06	-	-	-	-	-	-
C07	110	32	\$455,553	\$420,000	29.1	98	C07	11	4	\$331,125	\$327,250	36.4	98
C08	9	2	\$505,000	\$505,000	22.2	98	C08	21	5	\$549,600	\$565,000	23.8	97
C09	46	21	\$1,495,786	\$1,275,000	45.7	100	C09	6	2	\$439,500	\$439,500	33.3	98
C10	82	19	\$772,757	\$585,000	23.2	100	C10	14	12	\$426,105	\$433,100	85.7	104
C11	17	14	\$739,852	\$745,800	82.4	106	C11	6	6	\$433,483	\$423,950	100.0	100
C12	161	29	\$1,225,934	\$940,000	18.0	97	C12	3	-	-	-	-	-
C13	45	22	\$483,905	\$433,750	48.9	100	C13	16	4	\$296,650	\$297,550	25.0	100
C14	127	32	\$613,622	\$509,000	25.2	97	C14	1	-	-	-	-	-
C15	93	28	\$477,168	\$468,150	30.1	98	C15	61	17	\$311,715	\$309,000	27.9	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
C01	573	164	\$251,821	\$227,750	28.6	97	C01	-	-	-	-	-	-
C02	80	23	\$469,826	\$382,500	28.8	97	C02	-	-	-	-	-	-
C03	21	4	\$424,000	\$397,500	19.1	96	C03	-	-	-	-	-	-
C04	73	12	\$293,167	\$233,750	16.4	96	C04	-	-	-	-	-	-
C06	23	2	\$252,000	\$252,000	8.7	99	C06	-	-	-	-	-	-
C07	166	29	\$242,810	\$243,500	17.5	97	C07	1	1	\$329,000	\$329,000	100.0	100
C08	241	87	\$245,760	\$225,900	36.1	98	C08	1	-	-	-	-	-
C09	50	13	\$333,062	\$326,000	26.0	98	C09	-	-	-	-	-	-
C10	66	20	\$259,825	\$239,500	30.3	99	C10	-	-	-	-	-	-
C11	89	11	\$168,045	\$160,000	12.4	96	C11	-	-	-	-	-	-
C12	40	5	\$318,980	\$301,000	12.5	97	C12	-	-	-	-	-	-
C13	95	27	\$230,970	\$212,000	28.4	97	C13	-	-	-	-	-	-
C14	492	110	\$228,477	\$215,500	22.4	97	C14	1	-	-	-	-	-
C15	159	35	\$215,811	\$195,000	22.0	96	C15	5	2	\$315,750	\$315,750	40.0	94

Condo Townhouse

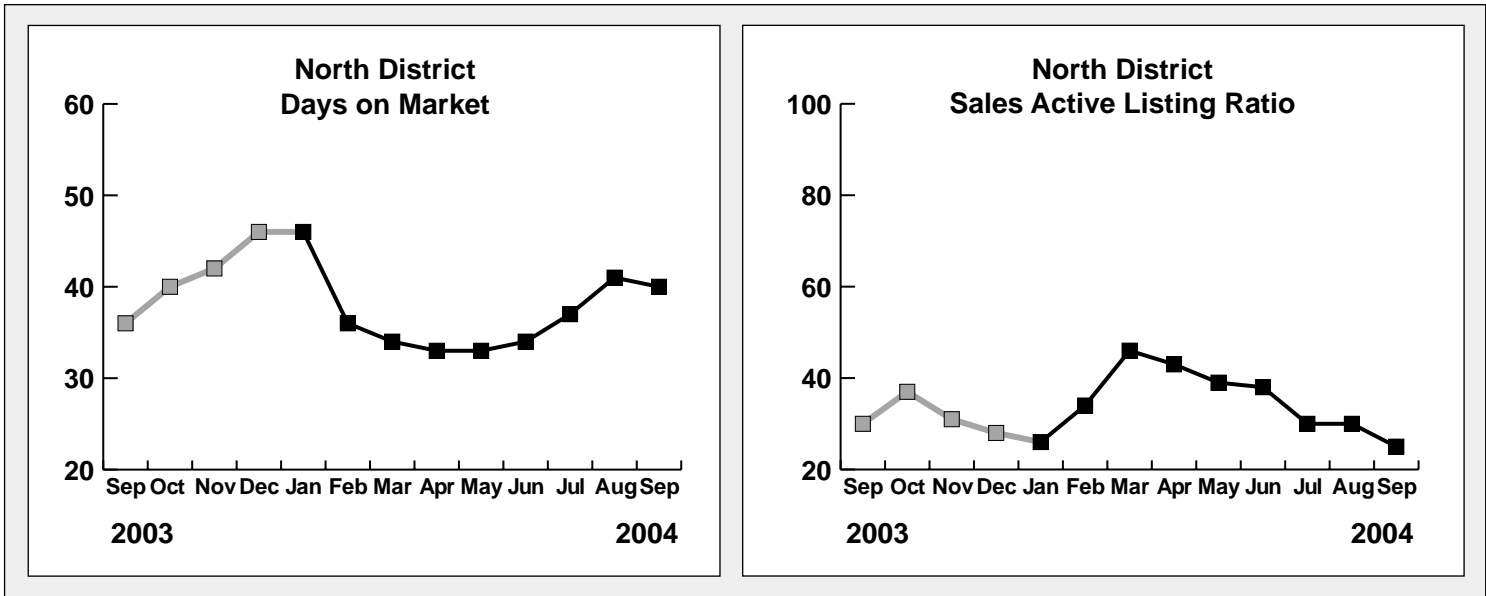
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	43	11	\$260,843	\$248,000	25.6	99	C01	-	-	-	-	-	-
C02	13	3	\$562,000	\$625,000	23.1	105	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	7	2	\$242,250	\$242,250	28.6	98	C04	-	-	-	-	-	-
C06	-	1	\$260,000	\$260,000	-	97	C06	-	-	-	-	-	-
C07	17	7	\$294,129	\$285,000	41.2	97	C07	-	-	-	-	-	-
C08	20	3	\$299,000	\$232,000	15.0	100	C08	-	-	-	-	-	-
C09	2	4	\$659,500	\$650,500	200.0	101	C09	1	-	-	-	-	-
C10	7	4	\$324,250	\$298,000	57.1	98	C10	-	-	-	-	-	-
C11	15	4	\$152,000	\$156,500	26.7	95	C11	-	-	-	-	-	-
C12	7	4	\$503,500	\$431,500	57.1	100	C12	-	-	-	-	-	-
C13	10	6	\$255,000	\$250,000	60.0	96	C13	-	-	-	-	-	-
C14	32	13	\$304,538	\$271,000	40.6	97	C14	1	-	-	-	-	-
C15	86	21	\$230,504	\$232,500	24.4	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	2	-	-	-	-	-	C01	49	9	\$425,467	\$375,000	18.4	101
C02	5	1	\$131,000	\$131,000	20.0	94	C02	17	9	\$465,778	\$525,000	52.9	100
C03	17	5	\$164,900	\$127,000	29.4	97	C03	1	1	\$975,000	\$975,000	100.0	98
C04	11	1	\$174,000	\$174,000	9.1	97	C04	10	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	2	-	-	-	-	-	C07	4	2	\$417,295	\$417,295	50.0	99
C08	10	1	\$100,000	\$100,000	10.0	89	C08	26	11	\$432,600	\$460,000	42.3	99
C09	4	5	\$360,120	\$240,000	125.0	108	C09	-	1	\$420,100	\$420,100	-	105
C10	5	1	\$182,000	\$182,000	20.0	96	C10	3	6	\$531,250	\$511,250	200.0	98
C11	1	-	-	-	-	-	C11	4	1	\$396,000	\$396,000	25.0	99
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	8	1	\$369,000	\$369,000	12.5	97
C14	5	-	-	-	-	-	C14	8	-	-	-	-	-
C15	-	1	\$95,000	\$95,000	-	95	C15	1	-	-	-	-	-

North District

Current Month: September 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	210	115	59	\$24,227,700	\$410,639	\$375,000	35	97	
N02	319	177	58	\$20,825,150	\$359,054	\$330,500	35	97	
N03	581	319	119	\$45,848,150	\$385,279	\$328,800	36	97	
N04	335	192	87	\$32,996,099	\$379,266	\$355,000	41	98	
N05	192	105	52	\$20,142,171	\$387,349	\$366,500	41	97	
N06	235	151	77	\$29,409,470	\$381,941	\$320,000	35	98	
N07	280	198	100	\$29,828,650	\$298,287	\$281,450	33	98	
N08	656	328	160	\$60,958,500	\$380,991	\$346,000	35	98	
N10	355	190	69	\$23,561,554	\$341,472	\$335,000	42	97	
N11	652	387	177	\$66,508,468	\$375,754	\$355,500	36	97	
N12	80	38	26	\$11,769,200	\$452,662	\$371,000	56	97	
N13	62	22	10	\$6,108,500	\$610,850	\$697,500	80	101	
N14	114	48	32	\$15,883,300	\$496,353	\$500,000	53	95	
N15	78	42	26	\$10,035,200	\$385,969	\$313,750	38	98	
N16	108	38	27	\$9,878,150	\$365,857	\$345,000	53	96	
N17	278	143	80	\$19,131,630	\$239,145	\$212,000	47	97	
N18	120	52	26	\$7,550,200	\$290,392	\$287,250	47	98	
N19	157	64	45	\$10,452,200	\$232,271	\$218,000	54	98	
N20	31	11	7	\$2,441,000	\$348,714	\$314,500	66	96	
N21	38	10	7	\$1,959,400	\$279,914	\$262,000	68	97	
N22	42	17	4	\$778,900	\$194,725	\$193,500	46	96	
N23	139	67	37	\$7,896,300	\$213,414	\$209,000	42	96	
N24	114	32	10	\$2,539,900	\$253,990	\$183,000	48	96	
Total	5,176	2,746	1,295	\$460,729,792	\$355,776	\$324,000	40	97	



Year-to-Date: January 2004 to September 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,074	581	\$213,532,834	\$367,526	\$340,000	33	98
N02	1,507	817	\$296,109,415	\$362,435	\$333,000	37	97
N03	2,749	1,511	\$546,105,772	\$361,420	\$312,000	35	99
N04	1,663	945	\$359,983,565	\$380,935	\$367,000	32	98
N05	782	383	\$152,810,006	\$398,982	\$378,000	38	97
N06	1,183	807	\$291,349,899	\$361,028	\$300,000	33	98
N07	1,572	1,096	\$318,001,683	\$290,148	\$267,950	30	98
N08	3,093	1,837	\$686,739,424	\$373,837	\$348,000	33	98
N10	1,443	686	\$245,214,876	\$357,456	\$338,000	32	97
N11	3,004	1,670	\$638,450,951	\$382,306	\$355,000	34	98
N12	307	185	\$76,161,100	\$411,682	\$334,000	44	97
N13	197	94	\$51,943,865	\$552,594	\$421,250	67	97
N14	380	195	\$104,800,313	\$537,438	\$455,000	53	96
N15	372	235	\$79,922,745	\$340,097	\$302,000	37	98
N16	439	250	\$83,587,355	\$334,349	\$311,000	49	97
N17	1,188	750	\$166,637,480	\$222,183	\$204,500	40	97
N18	538	349	\$89,387,428	\$256,124	\$239,900	39	98
N19	605	388	\$90,497,271	\$233,240	\$216,000	48	98
N20	91	41	\$14,151,900	\$345,168	\$315,000	76	96
N21	120	66	\$16,719,108	\$253,320	\$243,500	70	98
N22	169	115	\$23,634,720	\$205,519	\$187,000	42	98
N23	504	285	\$60,552,673	\$212,466	\$201,000	50	97
N24	352	173	\$36,436,450	\$210,615	\$182,000	48	97
Toatal	23,332	13,459	\$4,642,730,833	\$344,954	\$315,000	36	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	88	28	\$542,911	\$444,000	31.8	98	N01	9	4	\$288,000	\$286,500	44.4	97
N02	184	26	\$488,217	\$457,500	14.1	97	N02	1	-	-	-	-	-
N03	292	53	\$535,562	\$490,000	18.2	97	N03	16	-	-	-	-	-
N04	250	54	\$423,158	\$400,000	21.6	98	N04	21	11	\$294,227	\$271,500	52.4	98
N05	170	40	\$417,117	\$399,000	23.5	97	N05	12	2	\$305,250	\$305,250	16.7	97
N06	159	49	\$453,606	\$396,000	30.8	98	N06	18	11	\$277,136	\$270,000	61.1	98
N07	180	62	\$342,519	\$325,000	34.4	99	N07	49	12	\$238,879	\$243,000	24.5	98
N08	462	88	\$449,277	\$415,000	19.1	97	N08	92	28	\$314,300	\$315,000	30.4	98
N10	193	27	\$399,393	\$400,000	14.0	97	N10	6	2	\$288,500	\$288,500	33.3	98
N11	471	102	\$438,704	\$417,250	21.7	97	N11	56	18	\$301,128	\$298,250	32.1	98
N12	80	24	\$467,675	\$379,500	30.0	97	N12	-	1	\$262,000	\$262,000	-	97
N13	62	10	\$610,850	\$697,500	16.1	101	N13	-	-	-	-	-	-
N14	113	31	\$504,558	\$520,000	27.4	95	N14	-	-	-	-	-	-
N15	78	26	\$385,969	\$313,750	33.3	98	N15	-	-	-	-	-	-
N16	105	26	\$372,583	\$346,750	24.8	96	N16	-	-	-	-	-	-
N17	263	73	\$245,529	\$231,800	27.8	97	N17	7	1	\$235,000	\$235,000	14.3	98
N18	92	20	\$308,695	\$300,500	21.7	98	N18	9	3	\$220,167	\$225,000	33.3	99
N19	119	28	\$260,864	\$257,750	23.5	98	N19	5	3	\$171,000	\$169,000	60.0	98
N20	31	7	\$348,714	\$314,500	22.6	96	N20	-	-	-	-	-	-
N21	38	7	\$279,914	\$262,000	18.4	97	N21	-	-	-	-	-	-
N22	42	4	\$194,725	\$193,500	9.5	96	N22	-	-	-	-	-	-
N23	134	36	\$214,258	\$209,500	26.9	96	N23	-	-	-	-	-	-
N24	112	9	\$268,544	\$188,000	8.0	96	N24	-	1	\$123,000	\$123,000	-	95

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	70	14	\$285,079	\$242,000	20.0	98	N01	8	5	\$371,140	\$333,000	62.5	96
N02	82	19	\$212,142	\$214,500	23.2	97	N02	19	1	\$323,000	\$323,000	5.3	95
N03	163	28	\$209,523	\$201,500	17.2	97	N03	6	4	\$320,750	\$320,000	66.7	95
N04	9	1	\$158,000	\$158,000	11.1	99	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	4	2	\$304,000	\$304,000	50.0	99
N06	6	3	\$238,667	\$209,000	50.0	98	N06	2	-	-	-	-	-
N07	11	11	\$191,636	\$187,000	100.0	98	N07	6	1	\$237,500	\$237,500	16.7	97
N08	22	3	\$291,667	\$302,000	13.6	97	N08	-	-	-	-	-	-
N10	-	-	-	-	-	-	N10	145	39	\$306,178	\$314,000	26.9	97
N11	11	4	\$236,500	\$225,000	36.4	97	N11	24	18	\$302,156	\$281,750	75.0	96
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	1	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	16	3	\$238,600	\$236,000	18.8	100
N19	7	1	\$169,000	\$169,000	14.3	97	N19	13	2	\$207,500	\$207,500	15.4	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-
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	31	8	\$253,425	\$240,500	25.8	97	N01	-	-	-	-	-	-
N02	25	8	\$292,975	\$283,750	32.0	98	N02	-	-	-	-	-	-
N03	50	12	\$283,842	\$276,000	24.0	96	N03	-	-	-	-	-	-
N04	9	6	\$308,133	\$310,000	66.7	99	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	29	6	\$227,833	\$212,500	20.7	99	N06	-	-	-	-	-	-
N07	13	3	\$229,833	\$220,000	23.1	98	N07	-	-	-	-	-	-
N08	9	5	\$292,000	\$287,000	55.6	97	N08	-	-	-	-	-	-
N10	5	-	-	-	-	-	N10	-	-	-	-	-	-
N11	34	15	\$282,220	\$257,000	44.1	97	N11	1	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	-	-	-	-	-	-	N17	-	-	-	-	-	-
N18	3	-	-	-	-	-	N18	-	-	-	-	-	-
N19	4	5	\$150,600	\$148,000	125.0	98	N19	5	2	\$310,000	\$310,000	40.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	-	-	-	-	-	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	4	-	-	-	-	-
N02	2	-	-	-	-	-	N02	6	4	\$358,500	\$358,500	66.7	99
N03	5	-	-	-	-	-	N03	49	22	\$313,982	\$316,000	44.9	98
N04	-	-	-	-	-	-	N04	44	15	\$326,817	\$315,750	34.1	98
N05	-	-	-	-	-	-	N05	6	8	\$279,875	\$276,500	133.3	98
N06	-	-	-	-	-	-	N06	21	8	\$256,413	\$250,000	38.1	99
N07	3	1	\$200,000	\$200,000	33.3	96	N07	18	10	\$249,090	\$260,750	55.6	98
N08	-	-	-	-	-	-	N08	71	36	\$285,742	\$286,000	50.7	98
N10	-	-	-	-	-	-	N10	6	1	\$260,000	\$260,000	16.7	98
N11	-	-	-	-	-	-	N11	55	20	\$286,115	\$284,250	36.4	98
N12	-	-	-	-	-	-	N12	-	1	\$283,000	\$283,000	-	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$242,000	\$242,000	-	95
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	1	\$191,000	\$191,000	50.0	96
N17	-	-	-	-	-	-	N17	7	6	\$162,167	\$175,000	85.7	97
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	4	4	\$169,500	\$165,750	100.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	4	1	\$183,000	\$183,000	25.0	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	14,107	24,293	N/A	6,588	\$2,114,160,789	\$320,911	\$275,000	37	98
YTD Grand Total:	N/A	N/A	116,128	66,668	\$20,930,745,324	\$313,955	\$270,000	33	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	April	9,168	321,131
1989	38,960	273,698	May	9,193	325,501
1990	26,779	255,020	June	9,275	316,510
1991	38,144	234,313	July	7,329	312,418
1992	41,703	214,971	August	6,743	304,509
1993	38,990	206,490	September	6,588	320,911
1994	44,237	208,921	Total**	66,668	\$313,955
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

