

February 2005

Second Best Ever: February Up Two Per Cent Over 2004

TORONTO - Thursday, March 3, 2005.

In February, Toronto Real Estate Board Members reported a robust 6,171 sales, TREB President Ron Abraham announced today. "This result is our second best February number ever, a two per cent improvement over 2004's 6,060 figure, and down only moderately from the record of 6,866 sales set in February of 2002." The President also noted that sales were up 48 per cent from the 4,153 sales recorded in January, a figure in line with the seasonal trend.

Prices rose last month, up three per cent over to \$334,272 from January's figure of \$323,141. It was also up eight per cent from the \$310,196 recorded during February 2004. The median price came in at \$281,000, up one per cent over January.

Breaking down the total, 2,335 sales were reported in TREB's 28 West districts and averaged \$313,254; 1,074 sales were reported in the 14 Central districts and averaged

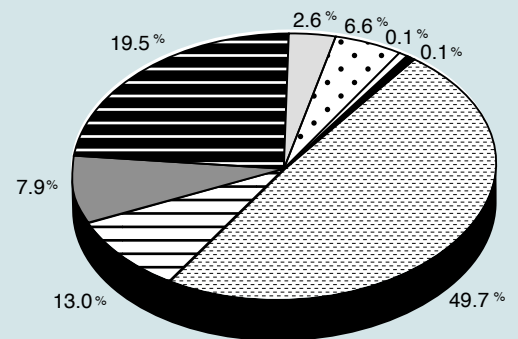
\$447,007; 1,264 sales were reported in the 23 North districts and averaged \$355,188; and 1,498 sales were reported in TREB's 21 East districts and averaged \$268,559. ■

NEIGHBOURHOOD CORNER

Unionville

Almost all of the 13 sales recorded in Unionville (N-11) this year were of Detached homes (mostly two-story), which sold for an average of \$517,633 and ranged from \$385,000 to \$650,000. The average is up fifteen per cent over the \$450,631 recorded during the first two months of 2004. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,066	98	\$353,000
Semi-Detached	805	99	\$277,000
Condo Townhouse	488	97	\$217,750
Condo Apt	1,206	97	\$199,000
Link	164	98	\$258,450
Att/Row/Twnhouse	407	98	\$264,000
Co-op Apt	29	96	\$167,500
Det Condo	6	97	\$255,250

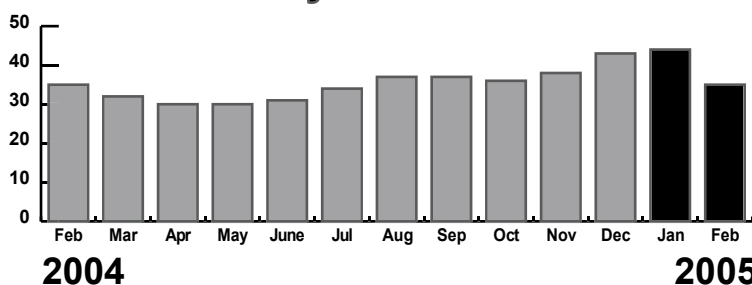
Housing Market Indicators

	Feb. 2004	Feb. 2005	%Change
Sales	6,060	6,171	(+2%)
New Listings	11,117	11,657	(+5%)
Active Listings*	17,640	19,618	(+11%)

* All figures for single-family dwellings.

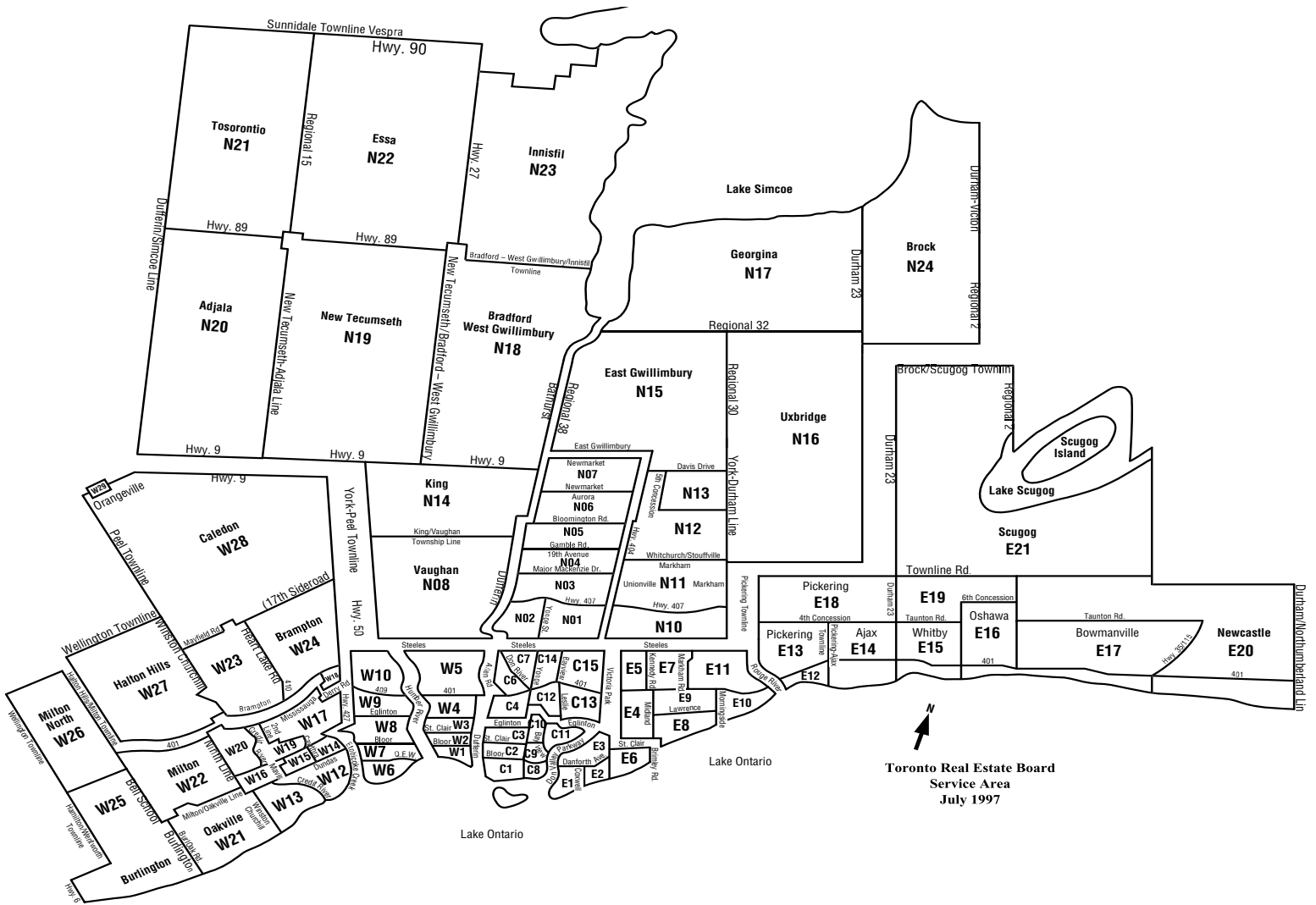
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - February 2005

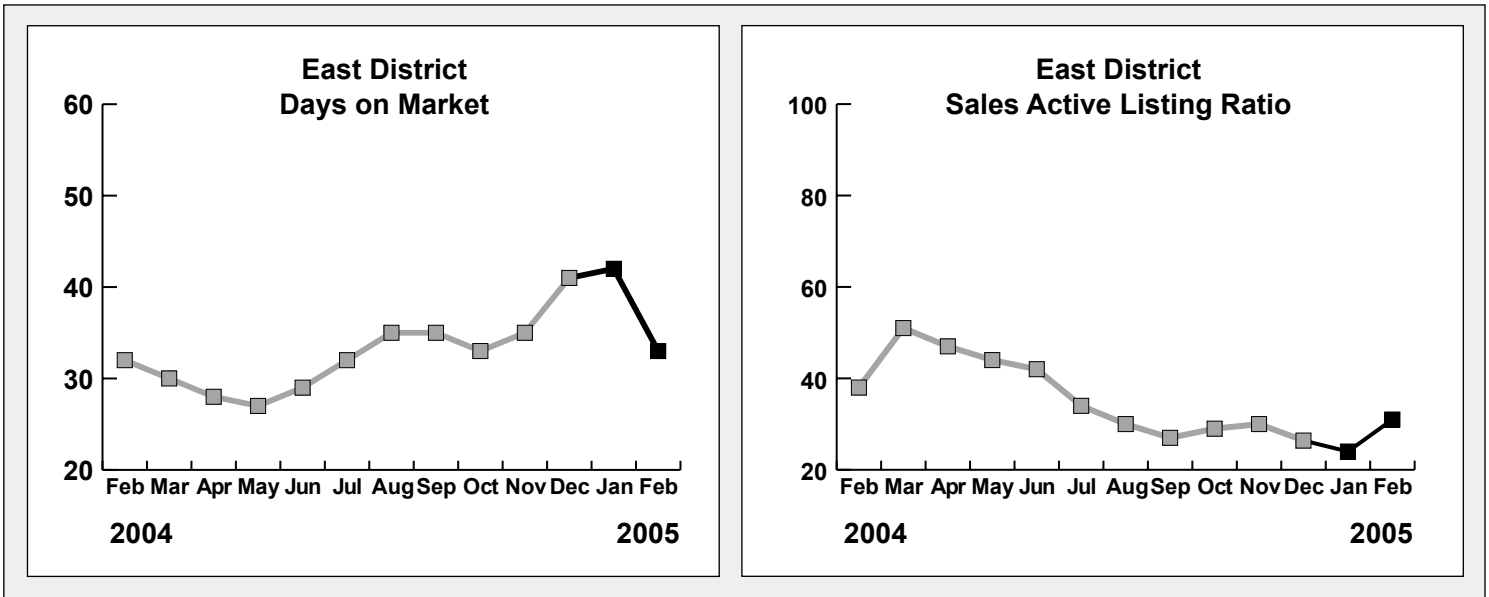
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	20	0.3	10	0.8	4	0.8
\$90,001 - \$100,000	17	0.3	7	0.6	7	1.4
\$100,001 - \$110,000	19	0.3	10	0.8	4	0.8
\$110,001 - \$120,000	22	0.4	18	1.5	1	0.2
\$120,001 - \$130,000	43	0.7	28	2.3	6	1.2
\$130,001 - \$140,000	63	1.0	43	3.6	13	2.7
\$140,001 - \$150,000	97	1.6	54	4.5	22	4.5
\$150,001 - \$160,000	120	1.9	86	7.1	13	2.7
\$160,001 - \$170,000	192	3.1	109	9.0	35	7.2
\$170,001 - \$180,000	175	2.8	95	7.9	28	5.7
\$180,001 - \$190,000	172	2.8	81	6.7	23	4.7
\$190,001 - \$200,000	186	3.0	82	6.8	30	6.1
\$200,001 - \$225,000	505	8.2	175	14.5	81	16.6
\$225,001 - \$250,000	615	10.0	132	10.9	78	16.0
\$250,001 - \$300,000	1,227	19.9	125	10.4	95	19.5
\$300,001 - \$400,000	1,459	23.6	92	7.6	36	7.4
\$400,001 - \$500,000	575	9.3	31	2.6	9	1.8
\$500,001 - \$750,000	448	7.3	22	1.8	3	0.6
\$750,001 - \$1,000,000	111	1.8	2	0.2	-	-
\$1,000,001 - \$1,500,000	69	1.1	2	0.2	-	-
\$1,500,001 -	36	0.6	2	0.2	-	-
Total:	6,171	100	1,206	100	488	100

Current Month: February 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	119	126	67	\$23,098,920	\$344,760	\$330,000	21	102
E02	124	123	83	\$33,556,728	\$404,298	\$365,000	17	101
E03	241	165	111	\$34,941,455	\$314,788	\$299,000	24	100
E04	288	145	62	\$14,439,350	\$232,893	\$235,900	32	98
E05	305	158	72	\$19,852,300	\$275,726	\$263,500	40	96
E06	113	100	50	\$14,883,090	\$297,662	\$269,000	23	99
E07	356	175	90	\$23,456,676	\$260,630	\$271,000	38	97
E08	327	170	63	\$15,197,908	\$241,237	\$237,500	40	97
E09	342	196	79	\$17,208,138	\$217,825	\$201,200	38	97
E10	171	87	59	\$18,705,300	\$317,039	\$300,000	42	98
E11	489	211	100	\$23,317,530	\$233,175	\$219,875	42	97
E12	45	42	12	\$3,211,990	\$267,666	\$248,500	22	98
E13	301	191	97	\$28,165,002	\$290,361	\$265,500	32	98
E14	311	211	98	\$25,647,075	\$261,705	\$253,000	29	98
E15	386	269	111	\$29,593,188	\$266,605	\$245,000	28	98
E16	404	276	168	\$31,693,963	\$188,655	\$184,250	33	98
E17	242	169	100	\$21,752,140	\$217,521	\$208,000	34	98
E18	29	9	1	\$335,000	\$335,000	\$335,000	18	96
E19	66	50	29	\$9,082,900	\$313,203	\$297,000	35	98
E20	86	48	9	\$2,705,500	\$300,611	\$312,000	65	95
E21	94	55	37	\$11,457,900	\$309,673	\$285,000	43	97
Total	4,839	2,976	1,498	\$402,302,053	\$268,559	\$252,750	33	98

Year-to-Date: January 2005 to February 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	189	103	\$33,830,597	\$328,452	\$320,500	22	101
E02	227	123	\$48,531,641	\$394,566	\$360,000	22	100
E03	311	172	\$53,205,057	\$309,332	\$278,000	31	100
E04	281	116	\$27,011,390	\$232,857	\$238,500	37	97
E05	308	134	\$36,336,368	\$271,167	\$263,500	42	96
E06	163	78	\$23,863,145	\$305,938	\$275,750	29	98
E07	367	152	\$39,512,076	\$259,948	\$265,000	43	97
E08	335	100	\$25,467,908	\$254,679	\$247,500	40	97
E09	375	138	\$29,844,988	\$216,268	\$203,450	43	97
E10	211	97	\$29,974,750	\$309,018	\$297,000	40	98
E11	457	157	\$36,906,017	\$235,070	\$221,000	43	97
E12	58	22	\$5,672,740	\$257,852	\$248,500	31	98
E13	374	138	\$39,389,802	\$285,433	\$266,250	35	98
E14	403	167	\$43,665,665	\$261,471	\$250,000	34	98
E15	523	203	\$54,212,688	\$267,058	\$250,000	29	98
E16	535	304	\$57,576,633	\$189,397	\$179,000	39	98
E17	325	166	\$36,676,440	\$220,942	\$209,000	38	98
E18	18	1	\$335,000	\$335,000	\$335,000	18	96
E19	93	44	\$13,512,800	\$307,109	\$294,500	37	98
E20	76	23	\$6,787,500	\$295,109	\$280,000	61	97
E21	102	57	\$17,429,800	\$305,786	\$281,000	47	97
Total	5,731	2,495	\$659,743,005	\$264,426	\$248,100	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
E01	36	16	\$415,182	\$403,493	44.4	99	E01	56	38	\$322,510	\$303,750	67.9	103
E02	48	27	\$499,114	\$465,000	56.3	101	E02	44	42	\$381,958	\$341,500	95.5	101
E03	92	60	\$356,390	\$313,500	65.2	101	E03	49	29	\$324,846	\$315,000	59.2	102
E04	81	28	\$283,148	\$275,000	34.6	98	E04	19	1	\$230,000	\$230,000	5.3	98
E05	86	25	\$380,892	\$368,000	29.1	97	E05	13	4	\$278,750	\$281,500	30.8	98
E06	90	36	\$310,366	\$287,950	40.0	99	E06	9	10	\$275,980	\$258,000	111.1	99
E07	128	33	\$322,330	\$318,000	25.8	97	E07	26	14	\$273,471	\$270,000	53.9	98
E08	137	31	\$301,206	\$283,000	22.6	97	E08	10	3	\$240,833	\$222,500	30.0	97
E09	117	30	\$281,450	\$271,000	25.6	98	E09	7	-	-	-	-	-
E10	120	44	\$345,245	\$335,150	36.7	97	E10	10	5	\$287,900	\$297,000	50.0	100
E11	195	33	\$313,122	\$280,000	16.9	97	E11	41	15	\$232,867	\$224,000	36.6	97
E12	27	7	\$316,284	\$271,000	25.9	99	E12	3	1	\$205,000	\$205,000	33.3	98
E13	191	57	\$338,000	\$315,000	29.8	97	E13	29	5	\$232,700	\$235,000	17.2	99
E14	237	72	\$279,480	\$270,863	30.4	98	E14	18	3	\$226,667	\$216,500	16.7	98
E15	276	59	\$312,615	\$293,500	21.4	98	E15	13	11	\$224,618	\$226,000	84.6	98
E16	296	99	\$216,143	\$204,000	33.5	98	E16	39	32	\$159,166	\$162,750	82.1	97
E17	146	45	\$255,165	\$236,500	30.8	98	E17	11	7	\$157,929	\$165,000	63.6	96
E18	29	1	\$335,000	\$335,000	3.5	96	E18	-	-	-	-	-	-
E19	60	22	\$343,314	\$341,000	36.7	98	E19	-	-	-	-	-	-
E20	73	8	\$310,750	\$319,000	11.0	95	E20	-	-	-	-	-	-
E21	90	35	\$315,486	\$285,000	38.9	97	E21	1	1	\$159,900	\$159,900	100.0	100

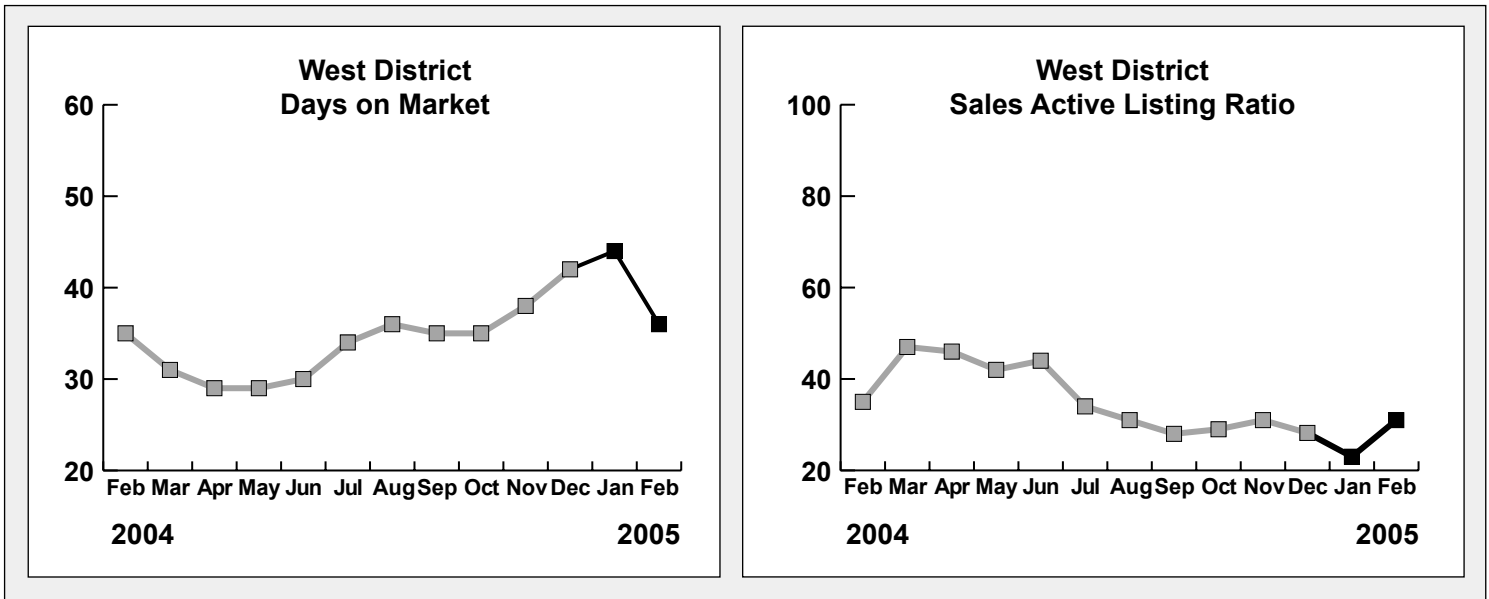
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	1	\$163,000	\$163,000	20.0	99	E01	-	-	-	-	-	-
E02	16	11	\$279,264	\$225,200	68.8	99	E02	-	-	-	-	-	-
E03	88	18	\$162,689	\$150,000	20.5	96	E03	-	-	-	-	-	-
E04	136	19	\$155,974	\$162,500	14.0	96	E04	-	-	-	-	-	-
E05	150	22	\$193,318	\$182,500	14.7	95	E05	12	4	\$292,250	\$289,500	33.3	97
E06	12	4	\$237,525	\$226,000	33.3	100	E06	1	-	-	-	-	-
E07	148	24	\$171,150	\$165,250	16.2	96	E07	18	9	\$284,389	\$295,000	50.0	97
E08	113	19	\$156,163	\$162,500	16.8	97	E08	-	-	-	-	-	-
E09	157	39	\$181,068	\$175,500	24.8	97	E09	-	-	-	-	-	-
E10	10	4	\$142,000	\$141,500	40.0	97	E10	2	1	\$251,000	\$251,000	50.0	98
E11	144	21	\$137,881	\$147,000	14.6	97	E11	9	5	\$253,300	\$243,000	55.6	99
E12	4	1	\$154,000	\$154,000	25.0	96	E12	1	2	\$232,000	\$232,000	200.0	98
E13	13	8	\$195,375	\$172,500	61.5	98	E13	15	3	\$271,833	\$285,000	20.0	98
E14	14	3	\$176,633	\$158,000	21.4	97	E14	7	4	\$230,250	\$222,500	57.1	99
E15	6	3	\$175,167	\$150,000	50.0	97	E15	41	13	\$235,285	\$236,000	31.7	98
E16	12	5	\$158,380	\$114,900	41.7	99	E16	13	6	\$178,962	\$179,500	46.2	99
E17	5	2	\$152,500	\$152,500	40.0	98	E17	60	26	\$208,346	\$208,000	43.3	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	3	\$233,333	\$222,000	100.0	99
E20	-	-	-	-	-	-	E20	13	1	\$219,500	\$219,500	7.7	98
E21	-	-	-	-	-	-	E21	3	1	\$256,000	\$256,000	33.3	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
E01	3	1	\$379,000	\$379,000	33.3	97	E01	-	-	-	-	-	-
E02	8	1	\$325,000	\$325,000	12.5	99	E02	-	-	-	-	-	-
E03	3	1	\$233,800	\$233,800	33.3	97	E03	-	-	-	-	-	-
E04	34	13	\$242,669	\$236,800	38.2	98	E04	-	-	-	-	-	-
E05	42	15	\$216,933	\$217,500	35.7	97	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	25	6	\$218,100	\$209,050	24.0	98	E07	-	-	-	-	-	-
E08	45	8	\$203,564	\$199,254	17.8	98	E08	-	-	-	-	-	-
E09	55	9	\$167,722	\$167,000	16.4	97	E09	-	-	-	-	-	-
E10	19	2	\$198,500	\$198,500	10.5	98	E10	-	-	-	-	-	-
E11	53	12	\$178,042	\$165,000	22.6	97	E11	4	-	-	-	-	-
E12	9	1	\$175,000	\$175,000	11.1	97	E12	-	-	-	-	-	-
E13	35	13	\$209,154	\$204,000	37.1	98	E13	-	-	-	-	-	-
E14	16	7	\$180,343	\$165,000	43.8	98	E14	2	-	-	-	-	-
E15	24	8	\$174,863	\$173,950	33.3	99	E15	-	1	\$209,000	\$209,000	-	96
E16	39	18	\$115,022	\$100,500	46.2	97	E16	-	-	-	-	-	-
E17	3	2	\$150,250	\$150,250	66.7	96	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	19	11	\$332,602	\$335,700	57.9	102
E02	-	-	-	-	-	-	E02	8	2	\$320,750	\$320,750	25.0	96
E03	1	-	-	-	-	-	E03	8	3	\$325,108	\$320,990	37.5	99
E04	9	1	\$163,000	\$163,000	11.1	96	E04	9	-	-	-	-	-
E05	-	-	-	-	-	-	E05	2	2	\$269,500	\$269,500	100.0	97
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	2	-	-	-	-	-	E07	9	4	\$253,875	\$250,500	44.4	98
E08	4	-	-	-	-	-	E08	18	2	\$271,200	\$271,200	11.1	99
E09	4	1	\$193,500	\$193,500	25.0	97	E09	2	-	-	-	-	-
E10	2	-	-	-	-	-	E10	8	3	\$286,333	\$286,000	37.5	99
E11	-	-	-	-	-	-	E11	43	14	\$228,071	\$215,250	32.6	98
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	18	11	\$239,818	\$245,000	61.1	97
E14	-	-	-	-	-	-	E14	17	9	\$236,806	\$242,000	52.9	98
E15	-	-	-	-	-	-	E15	26	16	\$217,875	\$216,750	61.5	98
E16	-	2	\$141,250	\$141,250	-	97	E16	5	6	\$163,983	\$180,000	120.0	98
E17	-	1	\$125,000	\$125,000	-	96	E17	17	17	\$177,453	\$180,500	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	4	\$207,500	\$210,500	200.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: February 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	108	74	45	\$18,167,500	\$403,722	\$365,000	28	100
W02	144	84	55	\$20,237,319	\$367,951	\$315,000	32	99
W03	254	126	53	\$12,960,050	\$244,529	\$242,500	37	96
W04	205	109	39	\$10,885,050	\$279,104	\$267,900	32	98
W05	332	140	50	\$11,748,500	\$234,970	\$270,500	54	97
W06	302	144	84	\$24,399,706	\$290,473	\$270,500	41	98
W07	88	77	49	\$20,122,327	\$410,660	\$385,000	23	100
W08	218	150	88	\$42,808,025	\$486,455	\$385,250	27	99
W09	162	85	40	\$11,998,701	\$299,968	\$298,500	39	97
W10	456	219	74	\$15,679,500	\$211,885	\$180,250	46	97
W12	216	128	59	\$22,655,346	\$383,989	\$342,000	45	97
W13	196	117	63	\$30,974,000	\$491,651	\$380,000	33	97
W14	140	85	51	\$12,838,500	\$251,735	\$210,000	30	97
W15	503	240	113	\$23,866,400	\$211,207	\$186,000	39	98
W16	181	118	68	\$21,492,598	\$316,068	\$276,000	43	97
W17	-	-	-	-	-	-	-	-
W18	143	73	37	\$8,633,500	\$233,338	\$236,500	41	96
W19	570	382	214	\$66,384,000	\$310,206	\$288,750	37	98
W20	499	360	228	\$72,278,901	\$317,013	\$291,000	33	98
W21	249	133	84	\$44,283,900	\$527,189	\$342,500	39	98
W22	100	69	40	\$12,413,280	\$310,332	\$302,700	32	98
W23	1,179	673	347	\$94,240,742	\$271,587	\$259,250	33	98
W24	765	452	238	\$66,693,870	\$280,226	\$269,661	36	98
W25	66	35	21	\$6,110,000	\$290,952	\$272,500	52	97
W26	7	4	1	\$345,000	\$345,000	\$345,000	23	96
W27	184	127	84	\$25,272,900	\$300,868	\$280,000	33	98
W28	189	105	63	\$22,886,301	\$363,275	\$335,000	47	98
W29	113	67	47	\$11,073,000	\$235,596	\$230,000	32	98
Total	7,569	4,376	2,335	\$731,448,916	\$313,254	\$275,000	36	98



Year-to-Date: January 2005 to February 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	139	70	\$27,066,799	\$386,669	\$368,500	30	101
W02	165	84	\$29,841,538	\$355,256	\$315,000	31	99
W03	249	88	\$21,353,050	\$242,648	\$237,000	40	96
W04	194	88	\$23,025,250	\$261,651	\$255,000	39	97
W05	265	93	\$21,507,900	\$231,268	\$270,000	59	96
W06	317	123	\$35,515,306	\$288,742	\$272,500	41	97
W07	128	75	\$29,966,427	\$399,552	\$385,000	27	100
W08	267	133	\$62,727,425	\$471,635	\$380,500	34	99
W09	155	64	\$18,651,401	\$291,428	\$298,500	42	96
W10	402	127	\$28,776,500	\$226,587	\$240,000	48	96
W12	231	101	\$36,036,196	\$356,794	\$317,000	47	97
W13	215	101	\$49,011,100	\$485,258	\$379,000	34	97
W14	168	90	\$23,028,700	\$255,874	\$242,450	34	97
W15	479	192	\$40,016,600	\$208,420	\$183,900	50	98
W16	229	128	\$39,631,266	\$309,619	\$279,000	38	97
W17	-	-	-	-	-	-	-
W18	149	54	\$12,654,600	\$234,344	\$236,750	39	97
W19	709	350	\$107,795,838	\$307,988	\$288,000	40	98
W20	703	376	\$117,742,839	\$313,146	\$291,500	34	98
W21	287	138	\$67,551,200	\$489,501	\$338,250	40	98
W22	132	59	\$18,027,180	\$305,545	\$299,900	38	98
W23	1,388	592	\$159,221,567	\$268,955	\$258,450	38	98
W24	866	365	\$102,717,920	\$281,419	\$269,800	37	98
W25	70	37	\$11,020,500	\$297,851	\$275,000	47	98
W26	5	2	\$850,000	\$425,000	\$425,000	132	97
W27	244	137	\$42,531,950	\$310,452	\$284,000	39	98
W28	208	106	\$39,330,381	\$371,041	\$346,000	45	98
W29	140	87	\$19,956,900	\$229,390	\$227,500	39	98
Total	8,504	3,860	\$1,185,556,333	\$307,139	\$275,000	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
W01	26	23	\$518,030	\$475,000	88.5	102	W01	21	9	\$328,556	\$350,000	42.9	99
W02	40	26	\$465,746	\$422,500	65.0	99	W02	64	23	\$284,022	\$275,000	35.9	98
W03	144	25	\$239,762	\$250,000	17.4	94	W03	80	17	\$263,294	\$256,000	21.3	96
W04	106	24	\$320,583	\$304,500	22.6	98	W04	16	-	-	-	-	-
W05	54	11	\$346,455	\$332,500	20.4	99	W05	108	16	\$291,750	\$289,250	14.8	98
W06	60	38	\$305,096	\$285,000	63.3	98	W06	5	-	-	-	-	-
W07	40	39	\$459,316	\$425,000	97.5	101	W07	3	-	-	-	-	-
W08	82	49	\$679,151	\$592,000	59.8	100	W08	3	2	\$374,000	\$374,000	66.7	97
W09	37	17	\$432,629	\$367,000	46.0	98	W09	2	3	\$289,667	\$294,000	150.0	98
W10	170	28	\$292,743	\$286,250	16.5	97	W10	17	4	\$282,950	\$281,000	23.5	98
W12	112	34	\$465,031	\$390,000	30.4	97	W12	14	4	\$285,850	\$295,000	28.6	97
W13	111	41	\$628,698	\$545,000	36.9	97	W13	17	6	\$267,917	\$267,500	35.3	98
W14	43	14	\$432,243	\$423,000	32.6	98	W14	9	3	\$303,333	\$308,000	33.3	96
W15	28	8	\$431,813	\$410,500	28.6	98	W15	24	5	\$318,600	\$313,000	20.8	98
W16	90	25	\$447,808	\$430,000	27.8	97	W16	22	9	\$266,833	\$265,000	40.9	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	54	13	\$273,754	\$243,900	24.1	96	W18	55	12	\$241,642	\$243,100	21.8	97
W19	236	90	\$408,432	\$386,000	38.1	97	W19	63	36	\$283,642	\$288,000	57.1	98
W20	262	112	\$382,037	\$363,000	42.8	98	W20	82	45	\$284,384	\$280,000	54.9	98
W21	182	56	\$661,582	\$422,250	30.8	97	W21	7	5	\$265,200	\$278,000	71.4	99
W22	71	27	\$341,777	\$330,000	38.0	98	W22	17	4	\$250,875	\$251,150	23.5	99
W23	743	200	\$302,159	\$290,000	26.9	98	W23	206	76	\$244,275	\$243,000	36.9	98
W24	436	121	\$332,894	\$327,000	27.8	98	W24	138	55	\$264,400	\$265,000	39.9	98
W25	43	9	\$389,278	\$340,000	20.9	97	W25	3	1	\$278,000	\$278,000	33.3	98
W26	7	1	\$345,000	\$345,000	14.3	96	W26	-	-	-	-	-	-
W27	154	63	\$336,332	\$314,500	40.9	98	W27	4	3	\$252,667	\$253,000	75.0	99
W28	177	53	\$382,326	\$354,000	29.9	98	W28	5	8	\$260,188	\$261,001	160.0	99
W29	84	31	\$267,426	\$252,000	36.9	98	W29	8	7	\$182,286	\$183,000	87.5	97

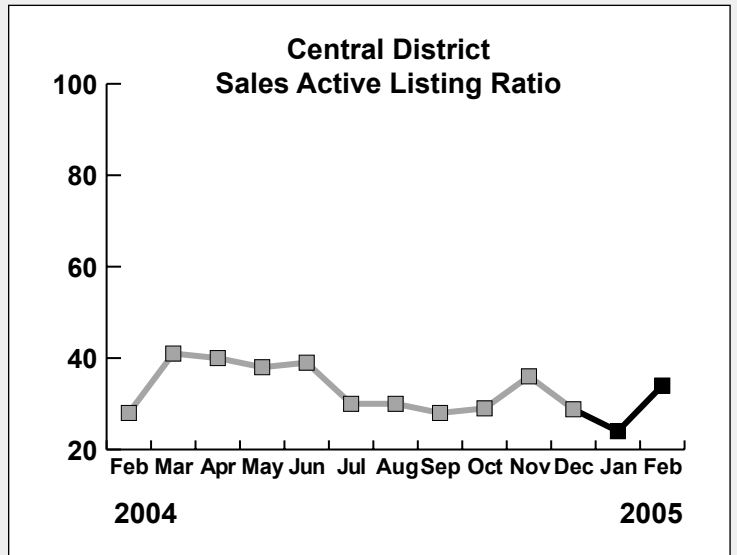
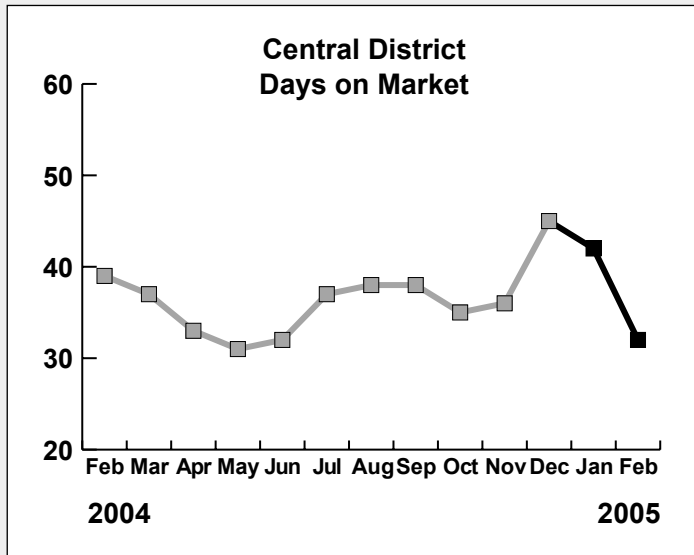
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	37	10	\$262,780	\$222,000	27.0	98	W01	-	-	-	-	-	-
W02	7	2	\$227,200	\$227,200	28.6	99	W02	-	-	-	-	-	-
W03	21	5	\$172,800	\$168,000	23.8	98	W03	-	-	-	-	-	-
W04	64	10	\$163,405	\$162,450	15.6	97	W04	-	1	\$380,000	\$380,000	-	97
W05	98	16	\$129,469	\$128,250	16.3	96	W05	-	-	-	-	-	-
W06	223	37	\$250,932	\$231,000	16.6	97	W06	-	-	-	-	-	-
W07	34	10	\$220,900	\$204,000	29.4	99	W07	-	-	-	-	-	-
W08	113	29	\$224,112	\$201,000	25.7	97	W08	-	-	-	-	-	-
W09	108	16	\$162,694	\$126,250	14.8	95	W09	1	-	-	-	-	-
W10	206	29	\$144,190	\$144,000	14.1	96	W10	2	-	-	-	-	-
W12	68	14	\$234,993	\$208,000	20.6	97	W12	-	-	-	-	-	-
W13	29	5	\$166,380	\$160,000	17.2	96	W13	-	-	-	-	-	-
W14	53	20	\$147,180	\$137,250	37.7	97	W14	3	2	\$316,250	\$316,250	66.7	95
W15	405	81	\$180,768	\$175,000	20.0	97	W15	1	-	-	-	-	-
W16	21	14	\$223,314	\$172,950	66.7	97	W16	6	3	\$316,333	\$319,000	50.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	16	1	\$122,500	\$122,500	6.3	94	W18	-	-	-	-	-	-
W19	169	37	\$187,224	\$172,500	21.9	97	W19	4	5	\$292,800	\$293,000	125.0	99
W20	42	13	\$182,573	\$169,250	31.0	96	W20	5	2	\$288,250	\$288,250	40.0	100
W21	22	6	\$202,983	\$177,950	27.3	98	W21	2	1	\$255,000	\$255,000	50.0	98
W22	-	-	-	-	-	-	W22	-	1	\$289,900	\$289,900	-	97
W23	36	9	\$179,333	\$190,000	25.0	96	W23	4	4	\$238,375	\$239,750	100.0	97
W24	94	19	\$159,916	\$165,000	20.2	97	W24	5	-	-	-	-	-
W25	7	1	\$139,000	\$139,000	14.3	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	3	1	\$181,000	\$181,000	33.3	98	W27	1	1	\$219,000	\$219,000	100.0	98
W28	-	-	-	-	-	-	W28	2	2	\$270,750	\$270,750	100.0	100
W29	15	1	\$109,900	\$109,900	6.7	100	W29	1	1	\$227,000	\$227,000	100.0	99

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	12	-	-	-	-	-	W01	-	-	-	-	-	-
W02	6	-	-	-	-	-	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	14	2	\$272,500	\$272,500	14.3	97	W04	-	-	-	-	-	-
W05	58	3	\$230,667	\$220,000	5.2	97	W05	-	-	-	-	-	-
W06	7	2	\$331,500	\$331,500	28.6	97	W06	-	-	-	-	-	-
W07	3	-	-	-	-	-	W07	-	-	-	-	-	-
W08	12	6	\$272,483	\$274,500	50.0	98	W08	-	-	-	-	-	-
W09	11	4	\$292,975	\$273,000	36.4	97	W09	-	-	-	-	-	-
W10	45	13	\$166,877	\$168,000	28.9	97	W10	-	-	-	-	-	-
W12	20	7	\$344,429	\$269,000	35.0	96	W12	1	-	-	-	-	-
W13	34	11	\$250,727	\$259,000	32.4	98	W13	-	-	-	-	-	-
W14	28	11	\$194,636	\$197,500	39.3	96	W14	-	-	-	-	-	-
W15	42	19	\$219,826	\$226,500	45.2	98	W15	-	-	-	-	-	-
W16	42	16	\$219,469	\$195,000	38.1	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	18	11	\$186,591	\$180,000	61.1	96	W18	-	-	-	-	-	-
W19	78	36	\$235,311	\$234,950	46.2	98	W19	-	-	-	-	-	-
W20	86	44	\$236,001	\$233,500	51.2	97	W20	-	1	\$200,000	\$200,000	-	95
W21	19	2	\$311,000	\$311,000	10.5	98	W21	1	-	-	-	-	-
W22	4	-	-	-	-	-	W22	-	-	-	-	-	-
W23	111	23	\$207,870	\$216,500	20.7	98	W23	-	-	-	-	-	-
W24	59	23	\$172,289	\$165,000	39.0	97	W24	3	1	\$420,000	\$420,000	33.3	98
W25	8	7	\$212,214	\$216,000	87.5	97	W25	-	1	\$239,500	\$239,500	-	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	17	12	\$166,875	\$163,000	70.6	97	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	-	4	\$157,125	\$160,500	-	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	2	1	\$173,000	\$173,000	50.0	99	W01	10	2	\$247,500	\$247,500	20.0	97
W02	-	-	-	-	-	-	W02	27	4	\$285,255	\$265,000	14.8	99
W03	1	-	-	-	-	-	W03	8	6	\$271,000	\$260,500	75.0	97
W04	-	-	-	-	-	-	W04	5	2	\$316,000	\$316,000	40.0	99
W05	13	3	\$75,333	\$66,000	23.1	89	W05	1	1	\$280,000	\$280,000	100.0	95
W06	5	1	\$88,000	\$88,000	20.0	99	W06	2	6	\$461,759	\$437,500	300.0	99
W07	1	-	-	-	-	-	W07	7	-	-	-	-	-
W08	3	-	-	-	-	-	W08	5	2	\$323,750	\$323,750	40.0	97
W09	2	-	-	-	-	-	W09	1	-	-	-	-	-
W10	11	-	-	-	-	-	W10	5	-	-	-	-	-
W12	-	-	-	-	-	-	W12	1	-	-	-	-	-
W13	1	-	-	-	-	-	W13	4	-	-	-	-	-
W14	3	1	\$160,000	\$160,000	33.3	96	W14	1	-	-	-	-	-
W15	3	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	1	\$309,000	\$309,000	-	100
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	1	\$209,000	\$209,000	100.0	97	W19	19	9	\$260,278	\$262,000	47.4	98
W20	-	-	-	-	-	-	W20	22	11	\$287,227	\$274,000	50.0	98
W21	1	-	-	-	-	-	W21	15	14	\$272,457	\$270,000	93.3	98
W22	-	-	-	-	-	-	W22	8	8	\$236,488	\$232,500	100.0	98
W23	-	-	-	-	-	-	W23	79	35	\$225,589	\$229,000	44.3	98
W24	1	-	-	-	-	-	W24	29	19	\$234,242	\$245,000	65.5	98
W25	1	-	-	-	-	-	W25	4	2	\$232,250	\$232,250	50.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	5	4	\$230,875	\$230,000	80.0	98
W28	-	-	-	-	-	-	W28	4	-	-	-	-	-
W29	-	-	-	-	-	-	W29	5	3	\$180,467	\$169,900	60.0	99

Current Month: February 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	575	319	195	\$57,223,445	\$293,454	\$255,000	37	98
C02	182	117	63	\$28,618,129	\$454,256	\$320,000	25	99
C03	136	94	48	\$34,706,860	\$723,060	\$408,500	21	101
C04	258	168	80	\$51,424,427	\$642,805	\$627,500	21	100
C06	68	44	16	\$7,105,000	\$444,063	\$400,000	17	98
C07	234	137	83	\$26,347,070	\$317,435	\$266,500	45	98
C08	238	147	124	\$37,592,312	\$303,164	\$241,400	36	99
C09	97	62	43	\$43,963,000	\$1,022,395	\$800,000	23	101
C10	132	123	79	\$43,651,668	\$552,553	\$455,000	24	100
C11	103	71	38	\$17,367,318	\$457,035	\$430,000	26	101
C12	160	69	29	\$33,387,123	\$1,151,280	\$992,123	24	98
C13	149	82	45	\$17,392,689	\$386,504	\$350,199	35	99
C14	474	274	145	\$53,442,600	\$368,570	\$250,700	39	98
C15	305	175	86	\$27,864,250	\$324,003	\$291,500	36	98
Total	3,111	1,882	1,074	\$480,085,891	\$447,007	\$320,000	32	99



Year-to-Date: January 2005 to February 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	609	311	\$90,579,370	\$291,252	\$250,000	38	98
C02	225	104	\$52,536,350	\$505,157	\$371,000	27	100
C03	160	88	\$64,355,778	\$731,316	\$415,000	31	99
C04	336	144	\$90,368,536	\$627,559	\$565,000	28	100
C06	75	27	\$11,998,100	\$444,374	\$394,000	24	98
C07	258	120	\$37,836,970	\$315,308	\$272,000	46	98
C08	300	197	\$57,927,100	\$294,046	\$240,000	40	99
C09	123	60	\$61,362,900	\$1,022,715	\$753,250	27	100
C10	217	119	\$67,962,133	\$571,110	\$470,000	30	100
C11	124	66	\$27,255,918	\$412,968	\$343,950	32	101
C12	152	53	\$54,717,123	\$1,032,399	\$925,000	34	98
C13	170	75	\$28,246,688	\$376,623	\$370,300	38	99
C14	544	253	\$89,873,540	\$355,231	\$255,000	41	98
C15	333	152	\$46,684,955	\$307,138	\$290,000	38	97
Total	3,626	1,769	\$781,705,461	\$441,891	\$315,000	36	99

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	9	5	\$655,900	\$550,000	55.6	104	C01	34	16	\$465,204	\$377,000	47.1	99
C02	43	17	\$661,735	\$565,000	39.5	98	C02	33	20	\$454,325	\$348,000	60.6	100
C03	74	28	\$959,125	\$727,500	37.8	100	C03	27	11	\$341,351	\$350,360	40.7	105
C04	143	57	\$751,353	\$705,000	39.9	100	C04	5	7	\$562,490	\$538,777	140.0	109
C06	47	13	\$486,923	\$425,000	27.7	98	C06	-	-	-	-	-	-
C07	72	25	\$481,949	\$454,000	34.7	99	C07	9	6	\$353,417	\$350,000	66.7	98
C08	5	2	\$648,500	\$648,500	40.0	98	C08	11	13	\$544,231	\$522,500	118.2	100
C09	36	19	\$1,537,432	\$1,370,000	52.8	102	C09	2	6	\$1,142,667	\$1,051,000	300.0	105
C10	58	35	\$815,203	\$669,000	60.3	103	C10	12	12	\$486,667	\$462,500	100.0	100
C11	9	19	\$666,601	\$630,000	211.1	104	C11	7	4	\$390,250	\$400,000	57.1	102
C12	121	24	\$1,258,922	\$1,022,500	19.8	99	C12	1	-	-	-	-	-
C13	20	19	\$512,737	\$461,000	95.0	99	C13	14	7	\$297,857	\$301,000	50.0	99
C14	77	37	\$734,251	\$712,800	48.1	98	C14	-	2	\$387,000	\$387,000	-	102
C15	54	27	\$467,294	\$458,000	50.0	98	C15	31	12	\$312,842	\$327,000	38.7	98

Semi-Detached Houses

Condo Apartment

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	478	145	\$262,970	\$227,300	30.3	98	C01	-	-	-	-	-	-
C02	78	19	\$285,270	\$263,000	24.4	98	C02	-	-	-	-	-	-
C03	22	6	\$600,500	\$522,500	27.3	97	C03	-	-	-	-	-	-
C04	79	14	\$281,064	\$258,450	17.7	97	C04	-	-	-	-	-	-
C06	19	2	\$255,000	\$255,000	10.5	99	C06	-	-	-	-	-	-
C07	132	43	\$219,824	\$218,000	32.6	97	C07	2	1	\$363,500	\$363,500	50.0	98
C08	192	96	\$258,881	\$229,500	50.0	99	C08	-	-	-	-	-	-
C09	48	16	\$446,925	\$370,000	33.3	100	C09	-	-	-	-	-	-
C10	50	29	\$291,609	\$272,000	58.0	98	C10	-	-	-	-	-	-
C11	75	12	\$210,075	\$185,000	16.0	97	C11	-	-	-	-	-	-
C12	31	4	\$695,000	\$282,500	12.9	96	C12	-	-	-	-	-	-
C13	106	15	\$270,699	\$215,000	14.2	97	C13	-	1	\$350,000	\$350,000	-	110
C14	363	102	\$235,714	\$220,300	28.1	98	C14	-	-	-	-	-	-
C15	150	25	\$236,572	\$215,000	16.7	98	C15	1	4	\$332,925	\$347,650	400.0	98

Link

Condo Townhouse

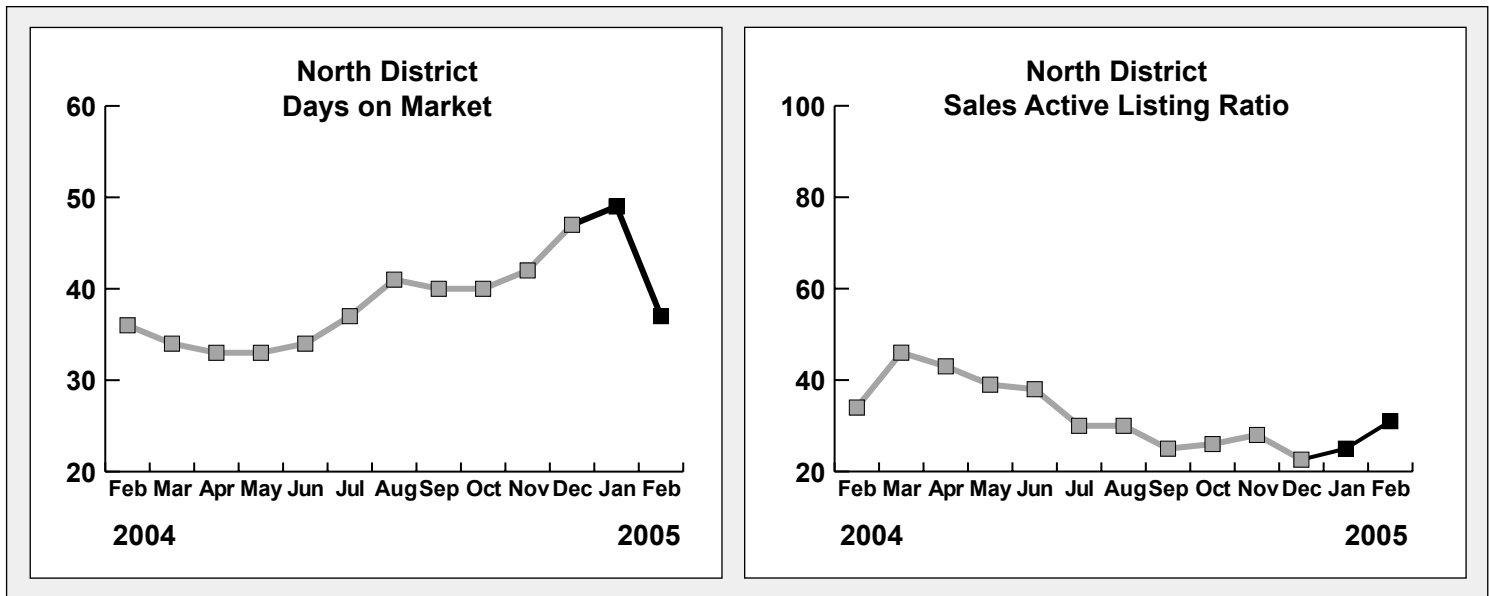
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	24	17	\$275,457	\$265,000	70.8	98	C01	-	-	-	-	-	-
C02	8	2	\$270,500	\$270,500	25.0	99	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	15	1	\$220,000	\$220,000	6.7	98	C04	-	-	-	-	-	-
C06	1	1	\$265,000	\$265,000	100.0	95	C06	-	-	-	-	-	-
C07	17	7	\$275,414	\$270,000	41.2	99	C07	-	-	-	-	-	-
C08	10	-	-	-	-	-	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-
C10	11	3	\$274,300	\$282,000	27.3	98	C10	-	-	-	-	-	-
C11	11	2	\$148,000	\$148,000	18.2	93	C11	-	-	-	-	-	-
C12	7	1	\$393,000	\$393,000	14.3	98	C12	-	-	-	-	-	-
C13	3	-	-	-	-	-	C13	-	-	-	-	-	-
C14	24	4	\$364,625	\$349,250	16.7	99	C14	1	-	-	-	-	-
C15	67	18	\$235,956	\$236,600	26.9	98	C15	-	-	-	-	-	-

Detached Condo

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	4	1	\$95,800	\$95,800	25.0	96	C01	26	11	\$326,500	\$330,000	42.3	98
C02	3	1	\$140,000	\$140,000	33.3	93	C02	17	4	\$545,250	\$574,500	23.5	103
C03	11	3	\$164,500	\$167,500	27.3	97	C03	1	-	-	-	-	-
C04	7	-	-	-	-	-	C04	9	1	\$505,000	\$505,000	11.1	97
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	1	1	\$433,990	\$433,990	100.0	98
C08	7	5	\$181,600	\$175,000	71.4	97	C08	13	8	\$432,469	\$412,825	61.5	99
C09	8	2	\$372,500	\$372,500	25.0	98	C09	1	-	-	-	-	-
C10	1	-	-	-	-	-	C10	-	-	-	-	-	-
C11	1	-	-	-	-	-	C11	-	1	\$324,000	\$324,000	-	98
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	6	3	\$385,066	\$395,000	50.0	102
C14	3	-	-	-	-	-	C14	6	-	-	-	-	-
C15	2	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: February 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	164	112	66	\$23,065,665	\$349,480	\$340,000	35	98	
N02	252	132	59	\$21,717,551	\$368,094	\$353,000	38	97	
N03	419	262	148	\$59,902,895	\$404,749	\$351,250	35	97	
N04	238	170	81	\$32,586,050	\$402,297	\$415,000	26	98	
N05	157	79	53	\$21,689,540	\$409,237	\$382,500	35	98	
N06	205	134	69	\$24,109,425	\$349,412	\$295,000	35	98	
N07	240	187	104	\$32,537,700	\$312,863	\$288,000	30	98	
N08	548	359	173	\$66,927,700	\$386,865	\$361,500	33	98	
N10	259	151	49	\$16,986,280	\$346,659	\$331,000	41	97	
N11	482	298	173	\$66,263,588	\$383,027	\$359,900	35	97	
N12	69	29	17	\$6,982,000	\$410,706	\$405,000	35	97	
N13	76	33	6	\$3,131,000	\$521,833	\$419,000	46	97	
N14	90	34	16	\$7,958,000	\$497,375	\$402,500	54	96	
N15	75	44	24	\$8,591,800	\$357,992	\$290,500	38	96	
N16	67	33	20	\$6,373,500	\$318,675	\$313,500	42	98	
N17	244	137	78	\$17,616,800	\$225,856	\$222,950	51	99	
N18	90	52	36	\$10,136,550	\$281,571	\$264,000	42	98	
N19	129	63	39	\$9,651,800	\$247,482	\$228,000	60	98	
N20	24	10	3	\$1,420,000	\$473,333	\$540,000	62	96	
N21	43	10	5	\$936,500	\$187,300	\$165,000	122	95	
N22	43	23	7	\$1,492,500	\$213,214	\$207,500	18	95	
N23	120	51	28	\$6,498,250	\$232,080	\$236,500	42	97	
N24	65	20	10	\$2,383,000	\$238,300	\$226,000	71	97	
Total	4,099	2,423	1,264	\$448,958,094	\$355,188	\$328,000	37	98	



Year-to-Date: January 2005 to February 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	195	108	\$36,681,065	\$339,639	\$330,500	37	97
N02	249	103	\$41,057,801	\$398,619	\$345,000	42	97
N03	521	253	\$98,324,133	\$388,633	\$338,000	38	97
N04	313	149	\$60,201,188	\$404,035	\$390,000	33	97
N05	187	91	\$37,368,300	\$410,641	\$390,000	37	97
N06	236	109	\$37,657,225	\$345,479	\$300,000	41	97
N07	345	173	\$52,193,022	\$301,694	\$278,000	34	98
N08	632	287	\$109,721,950	\$382,306	\$357,000	39	97
N10	245	87	\$29,609,531	\$340,339	\$324,500	44	97
N11	563	298	\$112,719,133	\$378,252	\$352,150	40	97
N12	60	28	\$12,789,400	\$456,764	\$406,500	53	96
N13	55	14	\$6,956,000	\$496,857	\$426,500	44	97
N14	66	27	\$13,117,000	\$485,815	\$385,000	55	95
N15	78	44	\$16,970,800	\$385,700	\$360,000	46	97
N16	58	29	\$9,722,400	\$335,255	\$312,000	53	97
N17	230	123	\$27,366,350	\$222,491	\$217,000	55	98
N18	104	65	\$17,716,427	\$272,560	\$255,000	56	97
N19	112	68	\$16,423,200	\$241,518	\$224,000	63	97
N20	16	5	\$2,705,150	\$541,030	\$627,500	98	96
N21	21	8	\$1,781,100	\$222,638	\$181,750	133	95
N22	32	11	\$2,529,400	\$229,945	\$253,000	49	97
N23	109	50	\$11,723,750	\$234,475	\$232,250	48	97
N24	44	19	\$3,993,500	\$210,184	\$186,500	55	95
Total	4,471	2,149	\$759,327,825	\$353,340	\$325,000	42	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	65	27	\$460,222	\$427,500	41.5	98	N01	3	2	\$295,500	\$295,500	66.7	103
N02	123	29	\$469,612	\$438,500	23.6	97	N02	2	1	\$320,000	\$320,000	50.0	103
N03	186	76	\$519,951	\$493,500	40.9	97	N03	5	5	\$362,900	\$351,500	100.0	98
N04	177	58	\$446,330	\$430,500	32.8	97	N04	11	5	\$285,400	\$273,000	45.5	98
N05	141	36	\$465,090	\$424,000	25.5	97	N05	2	8	\$304,488	\$306,500	400.0	99
N06	152	36	\$416,662	\$367,500	23.7	97	N06	10	14	\$263,336	\$264,750	140.0	98
N07	164	56	\$372,740	\$358,250	34.2	98	N07	34	17	\$238,215	\$237,000	50.0	99
N08	404	101	\$444,877	\$410,000	25.0	98	N08	62	37	\$324,357	\$328,000	59.7	98
N10	121	26	\$397,738	\$404,500	21.5	97	N10	11	2	\$272,500	\$272,500	18.2	98
N11	316	104	\$448,499	\$417,400	32.9	97	N11	52	13	\$303,277	\$313,800	25.0	98
N12	68	16	\$418,688	\$406,500	23.5	97	N12	-	-	-	-	-	-
N13	75	6	\$521,833	\$419,000	8.0	97	N13	-	-	-	-	-	-
N14	88	15	\$512,200	\$420,000	17.1	96	N14	-	1	\$275,000	\$275,000	-	96
N15	75	24	\$357,992	\$290,500	32.0	96	N15	-	-	-	-	-	-
N16	65	16	\$343,475	\$339,600	24.6	98	N16	1	-	-	-	-	-
N17	222	65	\$231,048	\$225,000	29.3	99	N17	3	3	\$224,800	\$219,900	100.0	99
N18	64	25	\$306,482	\$290,000	39.1	98	N18	1	5	\$208,200	\$198,000	500.0	98
N19	104	28	\$270,368	\$239,000	26.9	97	N19	5	2	\$194,750	\$194,750	40.0	98
N20	24	3	\$473,333	\$540,000	12.5	96	N20	-	-	-	-	-	-
N21	43	5	\$187,300	\$165,000	11.6	95	N21	-	-	-	-	-	-
N22	38	7	\$213,214	\$207,500	18.4	95	N22	-	-	-	-	-	-
N23	116	25	\$241,432	\$243,500	21.6	97	N23	-	-	-	-	-	-
N24	64	9	\$247,056	\$237,000	14.1	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	61	17	\$276,329	\$235,000	27.9	97	N01	7	5	\$338,880	\$342,000	71.4	96
N02	92	16	\$223,331	\$225,000	17.4	97	N02	13	4	\$298,250	\$303,001	30.8	97
N03	148	26	\$217,242	\$216,750	17.6	97	N03	5	6	\$347,250	\$340,000	120.0	98
N04	6	3	\$176,333	\$175,000	50.0	97	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	1	1	\$290,000	\$290,000	100.0	100
N06	7	3	\$188,000	\$185,000	42.9	98	N06	2	-	-	-	-	-
N07	10	1	\$180,000	\$180,000	10.0	97	N07	1	1	\$245,000	\$245,000	100.0	98
N08	26	7	\$262,143	\$220,000	26.9	95	N08	4	-	-	-	-	-
N10	1	1	\$195,000	\$195,000	100.0	98	N10	117	19	\$298,163	\$310,000	16.2	97
N11	6	9	\$253,611	\$225,000	150.0	97	N11	17	10	\$281,600	\$271,500	58.8	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	2	\$207,500	\$207,500	-	96	N16	-	1	\$259,900	\$259,900	-	100
N17	1	1	\$126,750	\$126,750	100.0	99	N17	1	1	\$203,000	\$203,000	100.0	98
N18	-	-	-	-	-	-	N18	20	6	\$238,917	\$248,250	30.0	99
N19	4	2	\$139,500	\$139,500	50.0	104	N19	5	3	\$204,833	\$212,000	60.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	-	-	-	-	-
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	26	10	\$230,967	\$227,625	38.5	97	N01	-	-	-	-	-	-
N02	19	4	\$283,250	\$283,000	21.1	99	N02	-	-	-	-	-	-
N03	32	11	\$292,018	\$285,000	34.4	98	N03	1	-	-	-	-	-
N04	11	1	\$318,500	\$318,500	9.1	98	N04	-	-	-	-	-	-
N05	3	-	-	-	-	-	N05	-	-	-	-	-	-
N06	13	5	\$405,980	\$336,000	38.5	97	N06	4	-	-	-	-	-
N07	14	13	\$238,769	\$219,000	92.9	98	N07	-	-	-	-	-	-
N08	9	4	\$284,000	\$280,500	44.4	98	N08	-	-	-	-	-	-
N10	-	1	\$240,000	\$240,000	-	98	N10	-	-	-	-	-	-
N11	35	10	\$273,670	\$269,250	28.6	98	N11	-	1	\$445,000	\$445,000	-	97
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	5	-	-	-	-	-	N17	-	-	-	-	-	-
N18	4	-	-	-	-	-	N18	-	-	-	-	-	-
N19	1	-	-	-	-	-	N19	5	1	\$271,000	\$271,000	20.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	-	-	-	-	-	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	\$185,000	\$185,000	-	97	N01	2	4	\$290,500	\$287,000	200.0	98
N02	-	-	-	-	-	-	N02	3	5	\$375,900	\$381,500	166.7	98
N03	5	-	-	-	-	-	N03	37	24	\$317,838	\$321,000	64.9	98
N04	-	-	-	-	-	-	N04	32	14	\$316,029	\$319,750	43.8	98
N05	-	-	-	-	-	-	N05	10	8	\$277,550	\$275,000	80.0	98
N06	-	1	\$174,000	\$174,000	-	96	N06	17	10	\$265,500	\$266,500	58.8	98
N07	-	1	\$195,000	\$195,000	-	98	N07	17	15	\$259,373	\$252,000	88.2	100
N08	1	-	-	-	-	-	N08	42	24	\$292,621	\$288,000	57.1	98
N10	-	-	-	-	-	-	N10	9	-	-	-	-	-
N11	-	-	-	-	-	-	N11	56	26	\$284,496	\$281,750	46.4	98
N12	-	-	-	-	-	-	N12	-	1	\$283,000	\$283,000	-	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	1	1	\$203,000	\$203,000	100.0	97
N17	-	1	\$155,500	\$155,500	-	94	N17	12	7	\$205,571	\$215,500	58.3	99
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	1	\$135,500	\$135,500	-	97	N19	5	2	\$196,000	\$196,000	40.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	3	\$154,150	\$153,950	100.0	97
N24	-	-	-	-	-	-	N24	1	1	\$159,500	\$159,500	100.0	97

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	11,657	19,618	N/A	6,171	\$2,062,794,954	\$334,272	\$281,000	35	98
YTD Grand Total:	N/A	N/A	22,332	10,273	\$3,386,332,624	\$329,634	\$280,000	39	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1971	13,085	30,426	2004		
1972	14,613	32,513	January	4,256	295,989
1973	16,335	40,605	February	6,060	310,196
1974	17,318	52,806	March	9,076	307,155
1975	22,020	57,581	April	9,168	321,131
1976	19,025	61,389	May	9,193	325,501
1977	20,512	64,559	June	9,275	316,510
1978	21,184	67,333	July	7,329	312,418
1979	23,466	70,830	August	6,743	304,509
1980	26,017	75,694	September	6,588	320,911
1981	29,625	90,203	October	6,666	324,215
1982	25,336	95,496	November	6,301	318,837
1983	30,046	101,626	December	4,232	315,761
1984	31,905	102,318	Total**	83,501	\$315,231
1985	45,509	109,094	2005		
1986	52,919	138,925	January	4,153	323,141
1987	43,475	189,105	February	6,171	334,272
1988	49,381	229,635	Total**	10,273	\$329,634
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			
2003	78,898	\$293,067			

* 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

