

April 2005

Second Best April

TORONTO - Thursday, May 5, 2005.

With 8,834 sales recorded through the TorontoMLS system, April 2005 put in the second best performance for that month ever recorded, TREB President Ron Abraham announced today. "April sales were up 12 per cent over the 7,904 recorded in March," Mr. Abraham said. "Though down a little from the record pace of April 2004 (9,168 sales), the 8,834 figure still indicates a hot, hot market. In fact, had there been as many sales days this year as in April 2004, we might have set a new record."

Overall, prices resumed their upward trend in April, rising to 342,032, a three per cent increase over March and six per cent above the \$321,131 recorded during April of 2004.

Breaking down the total, 3,330 sales were reported in TREB's 28 West districts and averaged \$316,446; 1,536 sales were reported in the 14

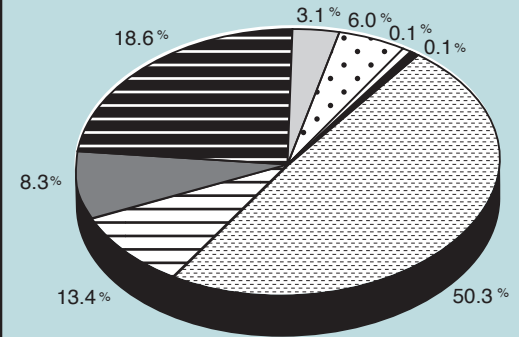
Central districts and averaged \$455,153; 1,775 sales were reported in the 23 North districts and averaged \$380,778; and 2,193 sales were reported in TREB's 21 East districts and averaged \$270,293. ■

NEIGHBOURHOOD CORNER

Cabbagetown

This year the majority of re-sales in Cabbagetown have been semi-detached houses, condominium apartments, and attached row-houses. Semis have averaged \$541,997, up 15 per cent over last year. Condo apartments have averaged \$222,335 in 2005, down three per cent from the \$229,853 recorded during January to April of 2004. Finally, attached rowhouses averaged \$507,325, up six per cent over the same time period in 2004. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,442	98	\$358,000
Semi-Detached	1,186	99	\$280,000
Condo Townhouse	730	98	\$222,950
Condo Apt	1,642	98	\$199,950
Link	272	98	\$256,000
Att/Row/Twnhouse	533	98	\$266,000
Co-op Apt	24	98	\$185,500
Det Condo	5	97	\$251,000

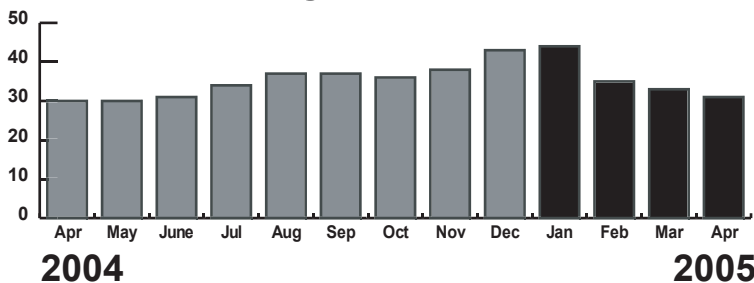
Housing Market Indicators

	Apr. 2004	Apr. 2005	%Change
Sales	9,168	8,834	(-4%)
New Listings	14,658	16,161	(+10%)
Active Listings*	20,633	24,202	(+17%)

* All figures for single-family dwellings.

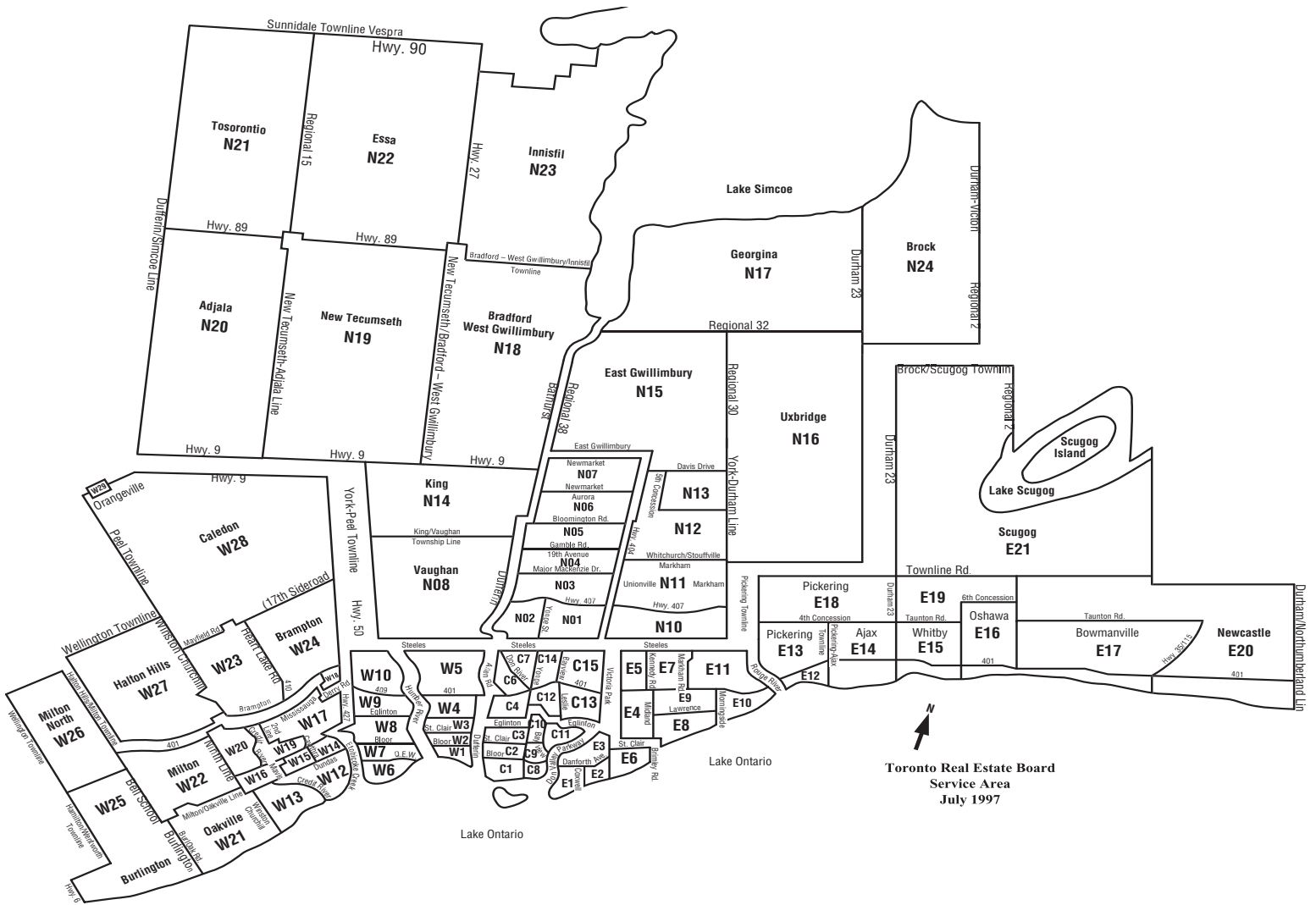
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board Service Area July 1997

Price Category Breakdown - April 2005

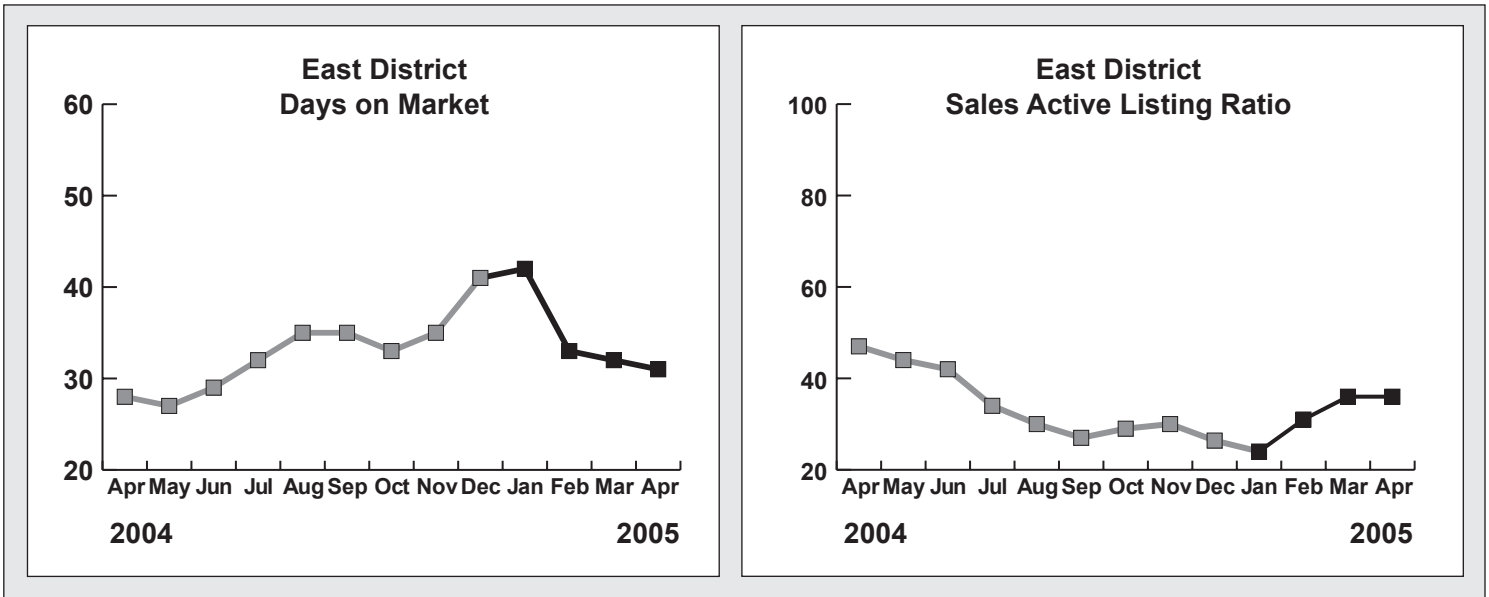
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	18	0.2	9	0.5	4	0.5
\$90,001 - \$100,000	21	0.2	12	0.7	8	1.1
\$100,001 - \$110,000	30	0.3	18	1.1	5	0.7
\$110,001 - \$120,000	48	0.5	33	2.0	5	0.7
\$120,001 - \$130,000	53	0.6	37	2.3	7	1.0
\$130,001 - \$140,000	104	1.2	70	4.3	17	2.3
\$140,001 - \$150,000	101	1.1	58	3.5	22	3.0
\$150,001 - \$160,000	179	2.0	109	6.6	38	5.2
\$160,001 - \$170,000	250	2.8	144	8.8	51	7.0
\$170,001 - \$180,000	247	2.8	132	8.0	45	6.2
\$180,001 - \$190,000	233	2.6	121	7.4	38	5.2
\$190,001 - \$200,000	219	2.5	91	5.5	34	4.7
\$200,001 - \$225,000	662	7.5	216	13.2	107	14.7
\$225,001 - \$250,000	849	9.6	187	11.4	125	17.1
\$250,001 - \$300,000	1,793	20.3	187	11.4	143	19.6
\$300,001 - \$400,000	2,100	23.8	134	8.2	57	7.8
\$400,001 - \$500,000	939	10.6	48	2.9	18	2.5
\$500,001 - \$750,000	618	7.0	26	1.6	6	0.8
\$750,001 - \$1,000,000	206	2.3	4	0.2	-	-
\$1,000,001 - \$1,500,000	107	1.2	4	0.2	-	-
\$1,500,001 -	57	0.6	2	0.1	-	-
Total:	8,834	100	1,642	100	730	100

Current Month: April 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	143	157	108	\$38,131,392	\$353,068	\$323,459	16	103
E02	139	167	95	\$40,924,814	\$430,788	\$380,022	15	101
E03	316	265	142	\$45,785,682	\$322,434	\$299,500	22	101
E04	393	216	80	\$19,297,574	\$241,220	\$243,500	32	97
E05	361	239	132	\$35,475,143	\$268,751	\$250,500	39	97
E06	148	114	48	\$16,676,300	\$347,423	\$291,500	23	98
E07	437	260	142	\$37,628,956	\$264,993	\$274,500	37	97
E08	394	249	110	\$27,852,157	\$253,201	\$258,500	36	97
E09	381	244	135	\$28,930,076	\$214,297	\$205,000	39	97
E10	203	125	69	\$20,900,731	\$302,909	\$290,000	36	98
E11	575	330	124	\$30,497,374	\$245,947	\$232,994	43	97
E12	63	48	32	\$8,142,300	\$254,447	\$234,250	43	98
E13	383	252	126	\$34,992,588	\$277,719	\$269,250	31	98
E14	431	331	151	\$40,482,400	\$268,095	\$256,000	30	98
E15	443	330	174	\$48,473,351	\$278,582	\$259,550	30	98
E16	508	395	259	\$49,536,727	\$191,261	\$179,000	28	98
E17	272	216	157	\$37,111,561	\$236,379	\$220,000	31	98
E18	44	18	1	\$800,000	\$800,000	\$800,000	104	89
E19	120	81	39	\$11,526,000	\$295,538	\$275,000	33	99
E20	102	60	38	\$10,511,000	\$276,605	\$260,500	43	97
E21	158	95	31	\$9,076,200	\$292,781	\$279,900	39	97
Total	6,014	4,192	2,193	\$592,752,326	\$270,293	\$253,500	31	98

Year-to-Date: January 2005 to April 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	475	301	\$104,550,883	\$347,345	\$325,000	20	102
E02	536	320	\$133,445,439	\$417,017	\$370,100	18	101
E03	812	451	\$139,522,065	\$309,362	\$287,919	26	100
E04	681	277	\$65,208,364	\$235,409	\$243,000	37	97
E05	764	390	\$104,294,082	\$267,421	\$252,875	39	97
E06	353	172	\$55,475,445	\$322,532	\$280,750	27	98
E07	889	410	\$106,816,320	\$260,528	\$264,900	39	97
E08	784	298	\$75,086,804	\$251,969	\$252,500	38	97
E09	788	363	\$77,967,002	\$214,785	\$204,000	38	97
E10	447	220	\$67,297,807	\$305,899	\$295,000	37	98
E11	1,057	398	\$96,086,241	\$241,423	\$232,375	42	97
E12	144	73	\$18,262,340	\$250,169	\$240,500	36	98
E13	856	371	\$104,977,576	\$282,958	\$268,000	32	98
E14	1,004	459	\$121,412,370	\$264,515	\$250,000	32	98
E15	1,117	516	\$140,108,239	\$271,528	\$256,250	29	98
E16	1,283	773	\$150,361,160	\$194,516	\$186,000	34	98
E17	735	436	\$98,913,857	\$226,867	\$217,000	34	98
E18	48	5	\$2,494,000	\$498,800	\$335,000	63	94
E19	267	122	\$36,150,199	\$296,313	\$275,000	32	98
E20	176	86	\$23,817,400	\$276,947	\$259,000	47	97
E21	262	119	\$35,792,400	\$300,776	\$275,000	49	97
Total	13,478	6,560	\$1,758,039,993	\$267,994	\$251,000	33	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	35	27	\$430,539	\$392,000	77.1	103	E01	72	65	\$334,342	\$319,900	90.3	103
E02	55	37	\$499,693	\$425,000	67.3	100	E02	51	50	\$383,570	\$350,559	98.0	102
E03	129	78	\$352,629	\$308,500	60.5	101	E03	58	38	\$351,558	\$348,000	65.5	103
E04	144	38	\$293,411	\$279,950	26.4	97	E04	38	7	\$231,625	\$230,000	18.4	98
E05	117	43	\$387,698	\$373,500	36.8	98	E05	15	8	\$282,400	\$277,000	53.3	98
E06	107	35	\$363,243	\$284,000	32.7	98	E06	23	10	\$323,080	\$300,000	43.5	98
E07	153	61	\$341,964	\$335,000	39.9	97	E07	36	8	\$279,227	\$276,000	22.2	97
E08	180	62	\$308,822	\$276,900	34.4	98	E08	22	7	\$259,500	\$268,000	31.8	98
E09	139	41	\$286,259	\$271,500	29.5	97	E09	7	8	\$232,250	\$235,500	114.3	97
E10	150	46	\$341,798	\$324,500	30.7	97	E10	7	8	\$272,816	\$274,500	114.3	98
E11	210	52	\$321,598	\$330,750	24.8	97	E11	67	12	\$241,833	\$240,000	17.9	97
E12	39	23	\$282,535	\$260,000	59.0	98	E12	5	3	\$215,167	\$217,000	60.0	98
E13	235	68	\$330,487	\$321,750	28.9	98	E13	31	15	\$256,987	\$256,000	48.4	99
E14	324	109	\$289,331	\$279,000	33.6	98	E14	18	9	\$230,500	\$235,000	50.0	97
E15	316	106	\$315,916	\$293,000	33.5	98	E15	22	6	\$211,400	\$212,250	27.3	99
E16	359	158	\$213,393	\$208,750	44.0	98	E16	60	43	\$168,535	\$170,000	71.7	99
E17	175	82	\$265,432	\$248,000	46.9	98	E17	8	5	\$181,380	\$174,500	62.5	98
E18	44	1	\$800,000	\$800,000	2.3	89	E18	-	-	-	-	-	-
E19	99	28	\$318,571	\$293,950	28.3	98	E19	-	-	-	-	-	-
E20	93	32	\$288,700	\$266,950	34.4	97	E20	-	-	-	-	-	-
E21	154	29	\$299,610	\$285,000	18.8	97	E21	-	2	\$193,750	\$193,750	-	100

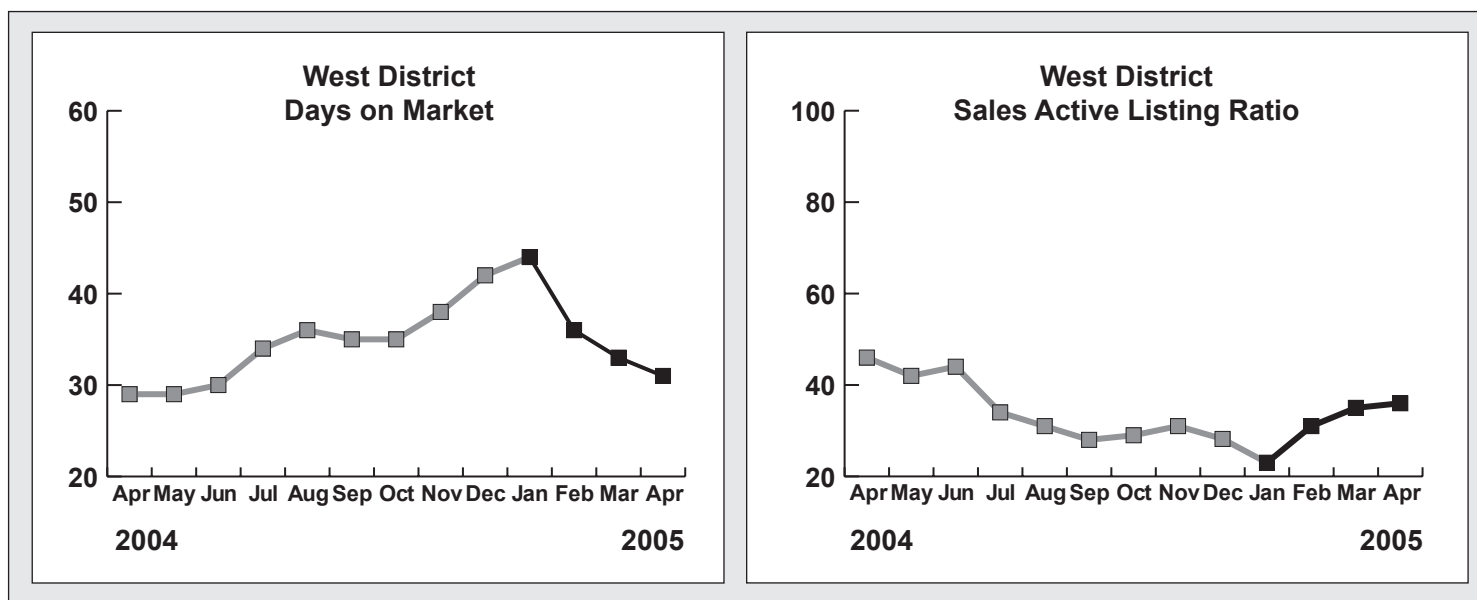
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	3	\$256,000	\$285,000	60.0	97	E01	-	-	-	-	-	-
E02	18	2	\$279,950	\$279,950	11.1	103	E02	-	-	-	-	-	-
E03	103	19	\$150,468	\$155,000	18.5	97	E03	-	-	-	-	-	-
E04	165	21	\$151,462	\$158,000	12.7	98	E04	-	-	-	-	-	-
E05	147	54	\$184,751	\$177,900	36.7	97	E05	9	6	\$306,667	\$304,000	66.7	98
E06	14	2	\$172,500	\$172,500	14.3	99	E06	1	-	-	-	-	-
E07	153	46	\$169,536	\$169,000	30.1	97	E07	36	7	\$295,555	\$290,000	19.4	98
E08	115	29	\$146,534	\$148,000	25.2	97	E08	4	-	-	-	-	-
E09	175	70	\$178,808	\$178,450	40.0	97	E09	1	1	\$274,000	\$274,000	100.0	98
E10	13	3	\$163,333	\$165,000	23.1	97	E10	2	-	-	-	-	-
E11	161	26	\$135,308	\$140,500	16.2	96	E11	16	2	\$263,500	\$263,500	12.5	97
E12	4	2	\$143,000	\$143,000	50.0	96	E12	2	-	-	-	-	-
E13	21	8	\$180,000	\$173,500	38.1	97	E13	15	8	\$235,363	\$234,950	53.3	98
E14	21	9	\$182,522	\$160,000	42.9	98	E14	11	2	\$224,550	\$224,550	18.2	99
E15	5	3	\$175,000	\$175,000	60.0	99	E15	38	29	\$241,772	\$247,900	76.3	98
E16	13	3	\$128,500	\$126,500	23.1	98	E16	15	16	\$192,338	\$191,500	106.7	99
E17	5	-	-	-	-	-	E17	62	53	\$215,622	\$217,500	85.5	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	14	5	\$258,100	\$252,000	35.7	99
E20	-	-	-	-	-	-	E20	9	6	\$212,100	\$214,750	66.7	98
E21	-	-	-	-	-	-	E21	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
E01	5	2	\$237,750	\$237,750	40.0	100	E01	-	-	-	-	-	-
E02	4	2	\$369,000	\$369,000	50.0	101	E02	-	-	-	-	-	-
E03	6	1	\$245,000	\$245,000	16.7	98	E03	-	-	-	-	-	-
E04	31	14	\$238,993	\$239,000	45.2	98	E04	-	-	-	-	-	-
E05	68	19	\$221,784	\$219,000	27.9	98	E05	-	-	-	-	-	-
E06	2	-	-	-	-	-	E06	-	-	-	-	-	-
E07	39	12	\$223,525	\$210,250	30.8	97	E07	-	-	-	-	-	-
E08	48	10	\$203,630	\$207,000	20.8	97	E08	-	-	-	-	-	-
E09	54	15	\$169,660	\$175,000	27.8	98	E09	-	-	-	-	-	-
E10	24	7	\$191,143	\$177,000	29.2	98	E10	-	-	-	-	-	-
E11	75	19	\$202,395	\$208,000	25.3	96	E11	6	-	-	-	-	-
E12	12	4	\$178,125	\$161,250	33.3	98	E12	-	-	-	-	-	-
E13	46	19	\$187,020	\$178,000	41.3	99	E13	-	-	-	-	-	-
E14	27	10	\$188,400	\$186,000	37.0	98	E14	-	-	-	-	-	-
E15	27	9	\$176,144	\$173,900	33.3	99	E15	1	-	-	-	-	-
E16	52	33	\$125,070	\$127,500	63.5	97	E16	-	-	-	-	-	-
E17	5	3	\$164,000	\$174,000	60.0	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	1	-	-	-	-	-	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	26	11	\$321,009	\$350,000	42.3	103
E02	1	-	-	-	-	-	E02	10	4	\$489,950	\$507,450	40.0	100
E03	1	-	-	-	-	-	E03	19	6	\$302,917	\$286,000	31.6	98
E04	2	-	-	-	-	-	E04	13	-	-	-	-	-
E05	1	-	-	-	-	-	E05	4	2	\$257,250	\$257,250	50.0	100
E06	-	-	-	-	-	-	E06	1	1	\$387,000	\$387,000	100.0	99
E07	3	-	-	-	-	-	E07	17	8	\$248,188	\$251,000	47.1	98
E08	3	-	-	-	-	-	E08	22	2	\$301,450	\$301,450	9.1	100
E09	4	-	-	-	-	-	E09	1	-	-	-	-	-
E10	-	1	\$137,000	\$137,000	-	98	E10	7	4	\$257,625	\$257,750	57.1	98
E11	-	-	-	-	-	-	E11	40	13	\$229,369	\$211,300	32.5	99
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	35	8	\$223,550	\$225,000	22.9	97
E14	-	-	-	-	-	-	E14	30	12	\$241,250	\$241,000	40.0	99
E15	-	-	-	-	-	-	E15	34	21	\$218,867	\$218,000	61.8	99
E16	-	-	-	-	-	-	E16	9	6	\$163,900	\$162,750	66.7	98
E17	1	-	-	-	-	-	E17	16	14	\$179,950	\$181,450	87.5	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	7	6	\$219,250	\$219,000	85.7	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: April 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	104	102	78	\$31,186,633	\$399,829	\$351,000	30	101
W02	182	155	86	\$37,366,725	\$434,497	\$392,500	19	101
W03	285	184	95	\$24,314,556	\$255,943	\$250,000	31	97
W04	274	150	61	\$17,940,939	\$294,114	\$285,000	34	96
W05	453	215	81	\$19,748,550	\$243,809	\$271,000	38	97
W06	352	226	127	\$37,923,315	\$298,609	\$290,000	35	98
W07	102	77	43	\$18,765,930	\$436,417	\$410,000	30	100
W08	271	211	130	\$65,184,000	\$501,415	\$390,000	26	101
W09	179	79	63	\$18,333,088	\$291,001	\$313,000	38	97
W10	555	290	107	\$25,759,371	\$240,742	\$268,000	37	97
W12	254	158	94	\$32,738,677	\$348,284	\$319,250	39	98
W13	257	165	107	\$47,566,450	\$444,546	\$351,000	29	98
W14	178	134	58	\$16,212,570	\$279,527	\$290,000	30	98
W15	577	318	140	\$29,924,299	\$213,745	\$190,250	35	97
W16	214	187	114	\$38,115,435	\$334,346	\$301,500	27	98
W17	2	2	-	-	-	-	-	-
W18	178	102	59	\$13,557,250	\$229,784	\$243,000	37	97
W19	736	539	275	\$85,149,700	\$309,635	\$303,500	29	98
W20	664	559	307	\$98,421,879	\$320,592	\$299,900	26	98
W21	336	218	107	\$47,271,433	\$441,789	\$390,000	34	97
W22	142	97	63	\$19,414,300	\$308,163	\$285,000	27	98
W23	1,437	972	509	\$139,352,184	\$273,776	\$263,000	32	98
W24	907	606	313	\$89,799,397	\$286,899	\$271,000	30	98
W25	82	47	37	\$13,879,800	\$375,130	\$290,000	39	99
W26	11	6	3	\$1,577,500	\$525,833	\$460,000	21	98
W27	234	153	114	\$34,155,083	\$299,606	\$286,750	32	98
W28	232	151	90	\$34,453,949	\$382,822	\$337,250	35	98
W29	149	90	69	\$15,653,300	\$226,859	\$223,000	30	99
Total	9,347	6,193	3,330	\$1,053,766,313	\$316,446	\$280,000	31	98



Year-to-Date: January 2005 to April 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	313	201	\$77,743,457	\$386,783	\$352,000	32	101
W02	441	234	\$93,381,563	\$399,067	\$340,000	24	100
W03	580	251	\$62,640,616	\$249,564	\$246,000	36	96
W04	486	213	\$59,614,889	\$279,882	\$274,000	36	97
W05	701	248	\$60,285,400	\$243,086	\$274,500	47	96
W06	735	342	\$102,134,793	\$298,640	\$276,750	36	98
W07	263	165	\$68,509,193	\$415,207	\$403,000	26	100
W08	673	380	\$184,765,627	\$486,225	\$385,000	29	100
W09	339	173	\$51,095,549	\$295,350	\$309,000	38	97
W10	913	337	\$77,917,181	\$231,208	\$251,000	44	97
W12	523	284	\$104,239,423	\$367,040	\$317,250	39	98
W13	565	291	\$132,547,080	\$455,488	\$351,500	30	97
W14	387	206	\$55,089,620	\$267,425	\$260,000	31	97
W15	1,111	500	\$106,372,249	\$212,745	\$188,250	42	97
W16	563	333	\$104,873,739	\$314,936	\$290,000	33	98
W17	2	-	-	-	-	-	-
W18	341	147	\$33,735,250	\$229,492	\$238,000	38	97
W19	1,692	875	\$269,101,188	\$307,544	\$289,000	34	98
W20	1,720	973	\$305,370,808	\$313,845	\$295,000	30	98
W21	706	355	\$160,432,932	\$451,924	\$350,000	37	97
W22	337	158	\$48,003,430	\$303,819	\$289,450	30	98
W23	3,181	1,525	\$414,883,517	\$272,055	\$261,000	35	98
W24	2,003	965	\$270,679,017	\$280,496	\$267,000	34	98
W25	163	101	\$33,527,000	\$331,951	\$270,000	47	98
W26	15	6	\$2,766,500	\$461,083	\$451,250	55	98
W27	551	338	\$101,415,183	\$300,045	\$280,050	35	98
W28	483	272	\$101,123,930	\$371,779	\$339,000	38	98
W29	338	207	\$47,542,300	\$229,673	\$226,000	35	98
Total	20,125	10,080	\$3,129,791,434	\$310,495	\$278,000	35	98

Detached Houses							Semi-Detached Houses							
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	35	29	\$587,059	\$512,500	82.9	101	W01	25	16	\$357,875	\$374,450	64.0	102	
W02	67	45	\$524,993	\$480,000	67.2	103	W02	88	31	\$352,905	\$350,000	35.2	99	
W03	147	58	\$268,905	\$261,500	39.5	98	W03	99	28	\$253,041	\$250,500	28.3	97	
W04	149	36	\$365,609	\$347,500	24.2	97	W04	20	5	\$330,600	\$332,000	25.0	97	
W05	99	17	\$332,935	\$332,000	17.2	97	W05	141	31	\$295,440	\$286,000	22.0	97	
W06	85	49	\$306,036	\$294,000	57.7	100	W06	11	3	\$359,167	\$295,000	27.3	101	
W07	41	29	\$479,270	\$457,000	70.7	100	W07	2	-	-	-	-	-	-
W08	114	73	\$700,163	\$621,000	64.0	103	W08	1	3	\$312,333	\$319,500	300.0	103	
W09	42	34	\$399,856	\$367,500	81.0	99	W09	5	1	\$322,000	\$322,000	20.0	98	
W10	227	60	\$299,092	\$290,000	26.4	97	W10	16	1	\$284,500	\$284,500	6.3	98	
W12	146	54	\$442,968	\$380,000	37.0	98	W12	14	12	\$288,042	\$283,000	85.7	98	
W13	144	60	\$627,058	\$552,750	41.7	98	W13	29	16	\$252,547	\$250,250	55.2	97	
W14	49	16	\$403,769	\$372,500	32.7	98	W14	9	9	\$328,411	\$327,000	100.0	99	
W15	36	10	\$413,190	\$400,500	27.8	98	W15	26	13	\$283,000	\$280,500	50.0	97	
W16	115	59	\$400,011	\$355,000	51.3	98	W16	25	16	\$272,975	\$275,000	64.0	99	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	73	23	\$246,233	\$250,000	31.5	96	W18	68	24	\$250,750	\$253,000	35.3	97	
W19	346	103	\$404,611	\$385,000	29.8	98	W19	96	51	\$303,027	\$307,000	53.1	98	
W20	333	137	\$398,780	\$370,000	41.1	98	W20	129	81	\$287,379	\$285,000	62.8	98	
W21	241	70	\$541,217	\$439,500	29.1	98	W21	20	7	\$308,571	\$298,000	35.0	98	
W22	118	32	\$359,669	\$342,500	27.1	98	W22	12	16	\$265,838	\$267,500	133.3	98	
W23	957	285	\$308,933	\$297,900	29.8	98	W23	245	110	\$250,098	\$253,450	44.9	98	
W24	516	168	\$344,096	\$345,500	32.6	98	W24	157	69	\$257,907	\$257,000	44.0	98	
W25	52	23	\$482,713	\$348,000	44.2	99	W25	2	-	-	-	-	-	-
W26	11	3	\$525,833	\$460,000	27.3	98	W26	-	-	-	-	-	-	-
W27	204	85	\$332,488	\$320,000	41.7	98	W27	-	9	\$225,056	\$230,000	-	97	
W28	202	69	\$419,412	\$360,000	34.2	98	W28	4	9	\$268,555	\$272,000	225.0	100	
W29	122	39	\$263,826	\$249,900	32.0	98	W29	5	11	\$190,800	\$190,000	220.0	99	

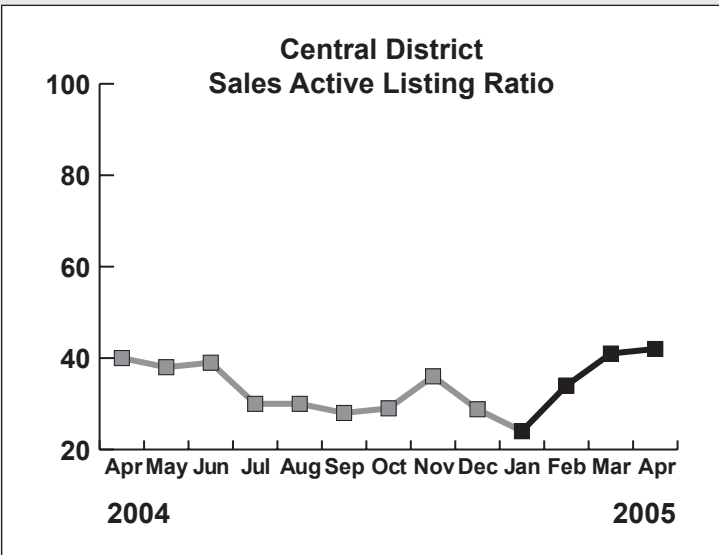
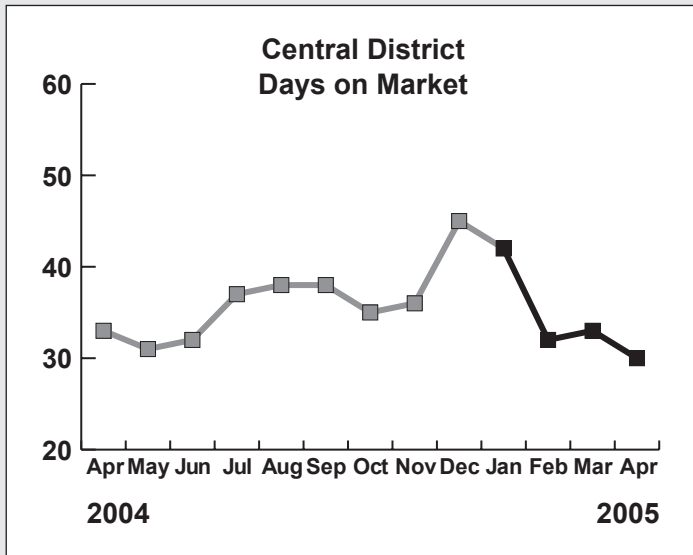
Condo Apartment							Link							
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	17	18	\$233,078	\$235,500	105.9	99	W01	-	-	-	-	-	-	-
W02	5	1	\$275,000	\$275,000	20.0	99	W02	-	-	-	-	-	-	-
W03	32	9	\$181,433	\$183,000	28.1	97	W03	-	-	-	-	-	-	-
W04	78	16	\$139,563	\$137,500	20.5	95	W04	-	-	-	-	-	-	-
W05	125	25	\$144,200	\$145,000	20.0	96	W05	-	-	-	-	-	-	-
W06	232	59	\$285,786	\$250,000	25.4	97	W06	-	1	\$360,000	\$360,000	-	95	
W07	43	10	\$295,760	\$268,250	23.3	100	W07	-	-	-	-	-	-	-
W08	132	45	\$230,118	\$193,000	34.1	97	W08	-	1	\$369,000	\$369,000	-	100	
W09	118	26	\$149,469	\$124,000	22.0	95	W09	1	-	-	-	-	-	-
W10	232	33	\$144,859	\$147,000	14.2	97	W10	3	-	-	-	-	-	-
W12	69	20	\$168,995	\$157,950	29.0	97	W12	-	-	-	-	-	-	-
W13	28	4	\$142,250	\$143,500	14.3	95	W13	1	1	\$279,000	\$279,000	100.0	100	
W14	67	16	\$188,519	\$174,000	23.9	97	W14	2	3	\$316,333	\$315,000	150.0	98	
W15	443	93	\$183,040	\$177,500	21.0	97	W15	3	-	-	-	-	-	-
W16	21	9	\$332,111	\$259,500	42.9	97	W16	3	3	\$264,000	\$269,000	100.0	95	
W17	2	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	14	6	\$138,750	\$140,000	42.9	96	W18	-	-	-	-	-	-	-
W19	158	42	\$186,138	\$171,000	26.6	97	W19	5	3	\$309,667	\$307,000	60.0	97	
W20	40	16	\$169,325	\$164,650	40.0	97	W20	9	2	\$290,000	\$290,000	22.2	96	
W21	21	6	\$167,039	\$158,167	28.6	98	W21	3	1	\$276,000	\$276,000	33.3	99	
W22	-	-	-	-	-	-	W22	2	2	\$260,500	\$260,500	100.0	98	
W23	32	13	\$180,569	\$173,900	40.6	98	W23	2	2	\$235,250	\$235,250	100.0	99	
W24	114	20	\$144,350	\$139,750	17.5	97	W24	4	3	\$276,667	\$278,000	75.0	98	
W25	13	1	\$205,000	\$205,000	7.7	95	W25	1	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	2	2	\$158,500	\$158,500	100.0	99	W27	2	1	\$189,000	\$189,000	50.0	97	
W28	-	-	-	-	-	-	W28	1	4	\$270,250	\$279,000	400.0	98	
W29	11	6	\$136,717	\$127,500	54.6	98	W29	-	-	-	-	-	-	-

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	7	\$249,157	\$262,000	58.3	98	W01	-	-	-	-	-	-
W02	7	2	\$348,500	\$348,500	28.6	100	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	20	4	\$223,250	\$210,000	20.0	97	W04	-	-	-	-	-	-
W05	73	7	\$182,071	\$179,000	9.6	97	W05	-	-	-	-	-	-
W06	8	7	\$395,814	\$416,500	87.5	100	W06	-	-	-	-	-	-
W07	4	2	\$406,250	\$406,250	50.0	98	W07	-	-	-	-	-	-
W08	19	6	\$243,633	\$242,000	31.6	98	W08	-	-	-	-	-	-
W09	9	2	\$264,900	\$264,900	22.2	98	W09	-	-	-	-	-	-
W10	58	8	\$174,488	\$173,000	13.8	98	W10	-	-	-	-	-	-
W12	23	7	\$249,143	\$236,000	30.4	97	W12	-	-	-	-	-	-
W13	45	23	\$188,970	\$176,000	51.1	97	W13	-	-	-	-	-	-
W14	49	14	\$202,234	\$196,250	28.6	97	W14	-	-	-	-	-	-
W15	64	22	\$218,441	\$218,425	34.4	98	W15	-	-	-	-	-	-
W16	50	25	\$232,212	\$235,000	50.0	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	23	6	\$173,900	\$178,200	26.1	97	W18	-	-	-	-	-	-
W19	106	61	\$247,963	\$247,000	57.6	98	W19	1	-	-	-	-	-
W20	132	56	\$238,878	\$247,500	42.4	98	W20	-	1	\$220,000	\$220,000	-	98
W21	24	6	\$199,550	\$222,250	25.0	84	W21	1	-	-	-	-	-
W22	3	1	\$184,000	\$184,000	33.3	100	W22	-	-	-	-	-	-
W23	109	48	\$196,976	\$199,000	44.0	98	W23	-	-	-	-	-	-
W24	73	31	\$168,312	\$164,500	42.5	98	W24	5	-	-	-	-	-
W25	11	10	\$184,150	\$183,500	90.9	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	16	11	\$174,600	\$170,000	68.8	98	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	5	5	\$156,460	\$159,000	100.0	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	-	1	\$119,000	\$119,000	-	92	W01	15	7	\$339,633	\$284,000	46.7	103
W02	-	1	\$359,000	\$359,000	-	100	W02	15	6	\$245,167	\$234,500	40.0	100
W03	2	-	-	-	-	-	W03	5	-	-	-	-	-
W04	1	-	-	-	-	-	W04	6	-	-	-	-	-
W05	13	1	\$50,500	\$50,500	7.7	92	W05	2	-	-	-	-	-
W06	4	5	\$153,701	\$111,500	125.0	96	W06	12	3	\$363,167	\$360,000	25.0	99
W07	1	-	-	-	-	-	W07	11	2	\$548,500	\$548,500	18.2	99
W08	2	-	-	-	-	-	W08	3	2	\$474,500	\$474,500	66.7	97
W09	3	-	-	-	-	-	W09	1	-	-	-	-	-
W10	9	-	-	-	-	-	W10	10	5	\$270,620	\$278,000	50.0	98
W12	1	-	-	-	-	-	W12	1	1	\$238,000	\$238,000	100.0	100
W13	1	-	-	-	-	-	W13	9	3	\$235,967	\$239,000	33.3	97
W14	1	-	-	-	-	-	W14	1	-	-	-	-	-
W15	5	2	\$142,500	\$142,500	40.0	99	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	-	2	\$280,450	\$280,450	-	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	2	-	-	-	-	-	W19	22	15	\$276,520	\$273,500	68.2	99
W20	-	-	-	-	-	-	W20	21	14	\$258,929	\$261,000	66.7	99
W21	-	-	-	-	-	-	W21	26	17	\$279,453	\$270,000	65.4	98
W22	-	-	-	-	-	-	W22	7	12	\$245,542	\$243,500	171.4	99
W23	-	-	-	-	-	-	W23	92	51	\$225,937	\$225,000	55.4	98
W24	3	-	-	-	-	-	W24	35	22	\$239,138	\$241,750	62.9	99
W25	-	-	-	-	-	-	W25	2	3	\$243,633	\$240,000	150.0	100
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	9	6	\$240,250	\$238,000	66.7	99
W28	-	-	-	-	-	-	W28	24	8	\$252,063	\$248,250	33.3	98
W29	-	-	-	-	-	-	W29	6	8	\$207,838	\$213,500	133.3	100

Current Month: April 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	687	413	275	\$85,310,256	\$310,219	\$259,500	32	102
C02	224	165	92	\$56,467,819	\$613,781	\$464,500	22	102
C03	160	121	84	\$59,032,029	\$702,762	\$379,000	28	100
C04	297	227	154	\$99,331,717	\$645,011	\$589,750	30	101
C06	80	44	24	\$10,850,000	\$452,083	\$413,500	23	99
C07	284	190	93	\$32,266,050	\$346,947	\$305,000	29	98
C08	292	203	128	\$34,255,104	\$267,618	\$233,500	22	99
C09	124	100	41	\$27,819,900	\$678,534	\$430,000	32	101
C10	123	128	96	\$59,914,644	\$624,111	\$481,500	21	101
C11	127	103	54	\$25,747,621	\$476,808	\$470,050	30	102
C12	164	96	52	\$54,551,300	\$1,049,063	\$910,000	37	99
C13	204	149	80	\$29,318,458	\$366,481	\$320,125	27	99
C14	523	336	215	\$71,715,748	\$333,562	\$246,000	41	98
C15	367	263	148	\$52,535,040	\$354,966	\$312,500	33	98
Total	3,656	2,538	1,536	\$699,115,686	\$455,153	\$325,000	30	100



Year-to-Date: January 2005 to April 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	1,449	823	\$246,667,823	\$299,718	\$261,500	35	100
C02	516	282	\$153,005,210	\$542,572	\$405,000	25	101
C03	393	229	\$156,016,527	\$681,295	\$390,000	31	99
C04	753	412	\$261,320,623	\$634,273	\$580,000	32	100
C06	171	75	\$34,113,400	\$454,845	\$409,000	24	98
C07	603	303	\$101,838,008	\$336,099	\$291,800	37	98
C08	716	461	\$132,469,374	\$287,352	\$240,000	33	99
C09	270	150	\$125,676,331	\$837,842	\$551,000	30	100
C10	447	309	\$182,107,881	\$589,346	\$467,700	24	101
C11	287	156	\$67,025,439	\$429,650	\$405,000	29	101
C12	331	159	\$161,339,573	\$1,014,714	\$860,000	37	98
C13	451	215	\$76,990,780	\$358,097	\$330,000	30	99
C14	1,196	647	\$221,491,825	\$342,337	\$255,000	40	98
C15	821	427	\$141,804,584	\$332,095	\$300,000	37	98
Total	8,404	4,648	\$2,061,867,378	\$443,603	\$321,000	33	99

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	5	\$464,240	\$480,000	45.5	103	C01	39	22	\$445,657	\$397,500	56.4	101	
C02	52	20	\$967,196	\$917,750	38.5	102	C02	56	32	\$636,050	\$523,250	57.1	103	
C03	99	56	\$872,723	\$505,000	56.6	100	C03	25	14	\$420,645	\$317,000	56.0	101	
C04	160	116	\$750,893	\$646,000	72.5	102	C04	6	11	\$480,799	\$485,190	183.3	107	
C06	50	21	\$484,214	\$419,500	42.0	99	C06	3	-	-	-	-	-	-
C07	92	31	\$523,931	\$450,000	33.7	99	C07	12	8	\$357,438	\$363,000	66.7	98	
C08	3	1	\$560,000	\$560,000	33.3	98	C08	13	8	\$527,739	\$497,000	61.5	100	
C09	61	10	\$1,351,400	\$1,325,500	16.4	106	C09	4	3	\$848,633	\$659,900	75.0	106	
C10	65	38	\$1,005,776	\$774,500	58.5	102	C10	10	21	\$488,883	\$475,000	210.0	104	
C11	16	25	\$740,695	\$697,000	156.3	106	C11	3	7	\$481,514	\$480,100	233.3	104	
C12	125	38	\$1,320,784	\$1,164,000	30.4	100	C12	-	1	\$332,000	\$332,000	-	98	
C13	39	25	\$549,786	\$495,000	64.1	101	C13	13	17	\$325,568	\$313,000	130.8	99	
C14	106	49	\$632,258	\$581,000	46.2	98	C14	-	-	-	-	-	-	-
C15	78	56	\$515,990	\$470,500	71.8	99	C15	44	17	\$331,288	\$342,000	38.6	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
C01	569	212	\$283,613	\$237,125	37.3	103	C01	-	-	-	-	-	-
C02	80	30	\$398,637	\$377,500	37.5	99	C02	-	-	-	-	-	-
C03	27	8	\$335,563	\$315,500	29.6	97	C03	-	-	-	-	-	-
C04	101	23	\$255,796	\$230,000	22.8	98	C04	-	-	-	-	-	-
C06	26	3	\$227,167	\$223,000	11.5	99	C06	-	-	-	-	-	-
C07	138	49	\$234,963	\$219,000	35.5	97	C07	4	-	-	-	-	-
C08	238	110	\$241,388	\$224,500	46.2	99	C08	-	-	-	-	-	-
C09	48	22	\$422,955	\$327,500	45.8	99	C09	-	-	-	-	-	-
C10	40	30	\$306,623	\$279,500	75.0	98	C10	-	-	-	-	-	-
C11	96	21	\$176,864	\$169,500	21.9	96	C11	-	-	-	-	-	-
C12	31	10	\$304,050	\$318,000	32.3	97	C12	-	-	-	-	-	-
C13	137	31	\$252,650	\$221,000	22.6	97	C13	-	-	-	-	-	-
C14	378	147	\$232,943	\$224,500	38.9	98	C14	-	-	-	-	-	-
C15	166	36	\$224,153	\$186,400	21.7	97	C15	4	2	\$303,750	\$303,750	50.0	94

Condo Townhouse

Detached Condo

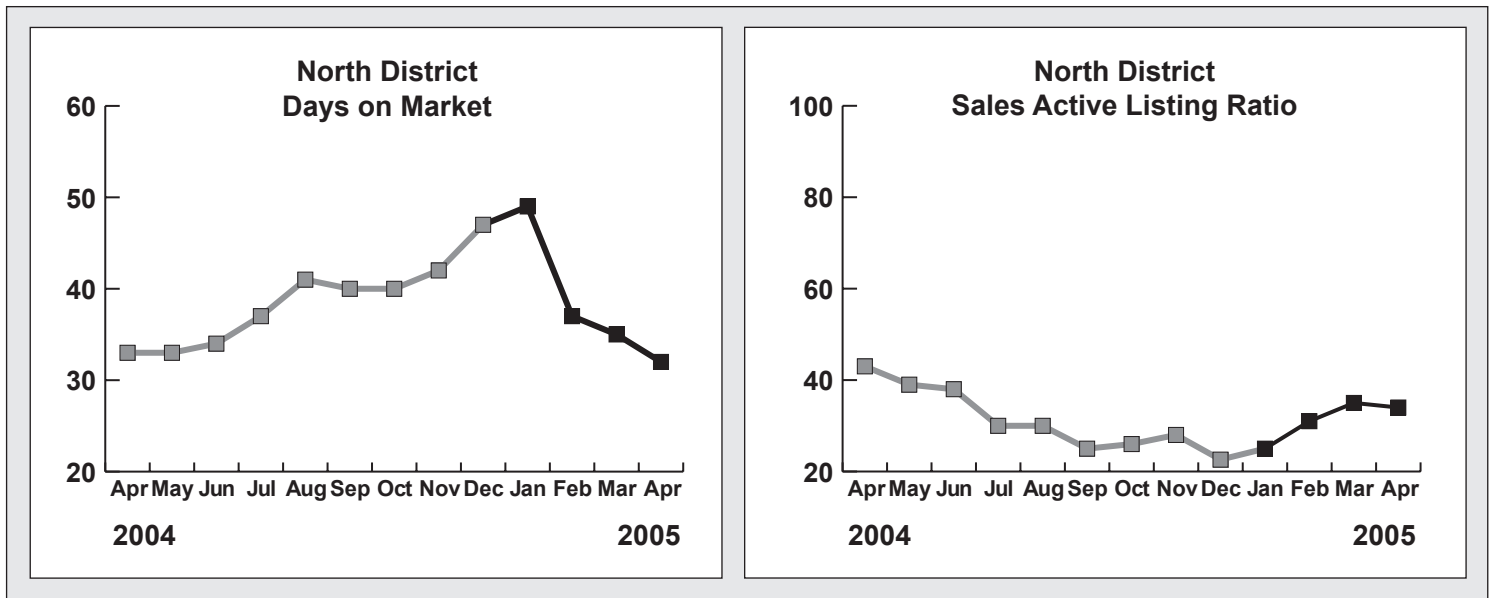
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	31	19	\$328,661	\$339,900	61.3	100	C01	-	1	\$251,000	\$251,000	-	97
C02	6	1	\$472,000	\$472,000	16.7	108	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	13	3	\$245,667	\$275,000	23.1	98	C04	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-
C07	25	4	\$313,375	\$304,750	16.0	98	C07	-	-	-	-	-	-
C08	9	3	\$190,500	\$212,000	33.3	98	C08	-	-	-	-	-	-
C09	3	1	\$615,000	\$615,000	33.3	103	C09	-	-	-	-	-	-
C10	4	7	\$318,557	\$284,500	175.0	100	C10	-	-	-	-	-	-
C11	12	1	\$145,500	\$145,500	8.3	100	C11	-	-	-	-	-	-
C12	8	3	\$329,667	\$311,000	37.5	100	C12	-	-	-	-	-	-
C13	6	6	\$298,667	\$281,500	100.0	97	C13	-	-	-	-	-	-
C14	28	17	\$309,759	\$299,900	60.7	98	C14	1	-	-	-	-	-
C15	72	37	\$252,181	\$250,000	51.4	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	1	-	-	-	-	-	C01	36	16	\$410,188	\$439,000	44.4	97
C02	7	2	\$177,600	\$177,600	28.6	99	C02	23	7	\$569,143	\$630,000	30.4	105
C03	8	5	\$201,200	\$185,000	62.5	97	C03	-	1	\$580,000	\$580,000	-	97
C04	12	-	-	-	-	-	C04	5	1	\$319,000	\$319,000	20.0	100
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	2	-	-	-	-	-	C07	11	1	\$398,000	\$398,000	9.1	100
C08	10	1	\$186,000	\$186,000	10.0	99	C08	19	5	\$432,600	\$395,000	26.3	99
C09	8	5	\$368,000	\$345,000	62.5	101	C09	-	-	-	-	-	-
C10	3	-	-	-	-	-	C10	1	-	-	-	-	-
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	8	1	\$415,000	\$415,000	12.5	97
C14	4	-	-	-	-	-	C14	6	2	\$613,295	\$613,295	33.3	97
C15	3	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: April 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	185	154	85	\$34,512,564	\$406,030	\$380,000	28	98
N02	282	172	118	\$48,426,700	\$410,396	\$386,750	33	97
N03	550	356	206	\$88,591,978	\$430,058	\$350,500	30	97
N04	302	220	136	\$57,102,886	\$419,874	\$402,500	28	98
N05	225	135	55	\$23,224,700	\$422,267	\$435,000	29	98
N06	286	199	94	\$38,205,100	\$406,437	\$331,000	30	98
N07	329	226	154	\$47,520,877	\$308,577	\$294,500	27	98
N08	636	399	239	\$100,759,380	\$421,587	\$374,500	31	97
N10	311	186	72	\$26,696,480	\$370,784	\$335,000	32	98
N11	597	439	239	\$95,706,038	\$400,444	\$371,000	29	98
N12	77	36	12	\$4,753,000	\$396,083	\$360,000	46	98
N13	94	42	21	\$12,536,900	\$596,995	\$561,000	55	97
N14	129	57	18	\$11,967,750	\$664,875	\$483,000	27	96
N15	104	60	27	\$9,490,150	\$351,487	\$307,000	31	97
N16	118	64	26	\$9,654,800	\$371,338	\$344,750	37	98
N17	271	159	104	\$23,285,850	\$223,902	\$214,000	38	98
N18	128	75	28	\$7,294,700	\$260,525	\$253,950	39	97
N19	150	77	62	\$14,939,950	\$240,967	\$227,000	51	97
N20	32	11	9	\$3,134,500	\$348,278	\$314,000	47	96
N21	55	22	8	\$2,689,400	\$336,175	\$339,450	54	97
N22	56	30	25	\$6,332,300	\$253,292	\$215,000	40	98
N23	156	67	29	\$6,965,700	\$240,197	\$230,000	51	97
N24	112	52	8	\$2,088,611	\$261,076	\$179,000	34	99
Total	5,185	3,238	1,775	\$675,880,314	\$380,778	\$340,000	32	98



Year-to-Date: January 2005 to April 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	468	269	\$99,094,417	\$368,381	\$335,000	33	98
N02	630	313	\$123,468,751	\$394,469	\$360,000	36	97
N03	1,242	605	\$241,292,711	\$398,831	\$340,000	34	97
N04	755	399	\$166,385,660	\$417,007	\$409,000	30	98
N05	457	203	\$86,238,102	\$424,818	\$410,000	35	98
N06	595	290	\$107,070,455	\$369,208	\$323,000	34	98
N07	835	469	\$144,508,720	\$308,121	\$288,000	29	98
N08	1,408	722	\$287,426,151	\$398,097	\$362,000	33	97
N10	605	249	\$87,947,911	\$353,204	\$332,700	39	97
N11	1,375	757	\$293,986,785	\$388,358	\$362,000	34	98
N12	117	55	\$22,917,300	\$416,678	\$362,000	50	97
N13	122	41	\$21,649,900	\$528,046	\$460,000	46	97
N14	169	62	\$34,327,750	\$553,673	\$435,500	44	96
N15	186	100	\$36,563,050	\$365,631	\$340,500	40	97
N16	167	67	\$23,466,950	\$350,253	\$315,000	44	97
N17	532	341	\$77,206,600	\$226,412	\$215,500	47	98
N18	225	137	\$37,280,327	\$272,119	\$255,000	49	98
N19	270	177	\$43,301,200	\$244,640	\$226,000	54	97
N20	43	16	\$6,456,650	\$403,541	\$322,500	76	96
N21	60	22	\$6,405,400	\$291,155	\$314,000	93	97
N22	91	48	\$11,569,200	\$241,025	\$215,000	48	97
N23	237	106	\$25,066,750	\$236,479	\$220,000	49	97
N24	137	42	\$8,628,611	\$205,443	\$178,000	55	97
Total	10,726	5,490	\$1,992,259,351	\$362,889	\$330,000	37	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	64	40	\$546,819	\$467,500	62.5	99	N01	5	1	\$287,000	\$287,000	20.0	99
N02	136	76	\$475,643	\$431,000	55.9	98	N02	3	-	-	-	-	-
N03	235	94	\$599,860	\$517,500	40.0	97	N03	11	5	\$366,620	\$367,000	45.5	99
N04	226	98	\$464,867	\$435,009	43.4	98	N04	14	13	\$295,977	\$279,000	92.9	98
N05	193	41	\$462,751	\$450,000	21.2	98	N05	7	4	\$323,375	\$329,000	57.1	99
N06	204	51	\$510,296	\$400,000	25.0	98	N06	20	14	\$281,393	\$280,450	70.0	98
N07	234	95	\$349,743	\$339,000	40.6	98	N07	39	25	\$246,360	\$252,000	64.1	98
N08	470	143	\$498,830	\$446,000	30.4	97	N08	64	36	\$327,511	\$326,500	56.3	98
N10	172	28	\$479,407	\$436,000	16.3	97	N10	9	4	\$286,625	\$287,250	44.4	100
N11	422	148	\$458,126	\$418,400	35.1	98	N11	54	30	\$303,087	\$301,000	55.6	98
N12	77	12	\$396,083	\$360,000	15.6	98	N12	-	-	-	-	-	-
N13	94	21	\$596,995	\$561,000	22.3	97	N13	-	-	-	-	-	-
N14	127	17	\$687,868	\$487,000	13.4	96	N14	1	1	\$274,000	\$274,000	100.0	95
N15	98	26	\$356,448	\$316,000	26.5	97	N15	1	-	-	-	-	-
N16	111	24	\$386,867	\$361,750	21.6	98	N16	1	-	-	-	-	-
N17	244	88	\$229,109	\$224,000	36.1	97	N17	7	8	\$205,313	\$209,750	114.3	98
N18	103	18	\$281,411	\$268,750	17.5	97	N18	4	2	\$206,000	\$206,000	50.0	97
N19	123	37	\$269,504	\$246,000	30.1	97	N19	9	6	\$182,400	\$178,000	66.7	98
N20	32	9	\$348,278	\$314,000	28.1	96	N20	-	-	-	-	-	-
N21	55	8	\$336,175	\$339,450	14.6	97	N21	-	-	-	-	-	-
N22	48	20	\$271,945	\$223,000	41.7	98	N22	-	-	-	-	-	-
N23	154	27	\$243,619	\$237,500	17.5	96	N23	-	-	-	-	-	-
N24	110	8	\$261,076	\$179,000	7.3	99	N24	1	-	-	-	-	-

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	64	26	\$264,285	\$220,500	40.6	97	N01	17	5	\$365,380	\$381,000	29.4	98
N02	103	18	\$269,056	\$224,000	17.5	96	N02	8	13	\$318,462	\$324,000	162.5	98
N03	190	44	\$225,691	\$214,500	23.2	97	N03	9	9	\$350,111	\$340,000	100.0	98
N04	13	2	\$152,000	\$152,000	15.4	97	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	4	3	\$304,333	\$305,000	75.0	98
N06	8	3	\$258,667	\$265,000	37.5	99	N06	6	1	\$332,000	\$332,000	16.7	98
N07	11	9	\$203,278	\$190,000	81.8	98	N07	2	4	\$251,000	\$251,500	200.0	99
N08	37	6	\$289,000	\$256,000	16.2	97	N08	1	1	\$339,500	\$339,500	100.0	97
N10	1	-	-	-	-	-	N10	117	38	\$304,219	\$308,000	32.5	98
N11	13	5	\$265,000	\$247,000	38.5	98	N11	24	15	\$326,420	\$319,300	62.5	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	2	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	1	\$136,000	\$136,000	100.0	97	N16	3	-	-	-	-	-
N17	2	-	-	-	-	-	N17	4	1	\$227,000	\$227,000	25.0	95
N18	1	-	-	-	-	-	N18	18	7	\$233,914	\$232,500	38.9	98
N19	2	-	-	-	-	-	N19	4	7	\$217,271	\$219,000	175.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	2	\$201,450	\$201,450	66.7	98
N23	-	-	-	-	-	-	N23	-	2	\$194,000	\$194,000	-	98
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	30	10	\$271,950	\$244,000	33.3	98	N01	-	-	-	-	-	-
N02	26	8	\$287,375	\$260,000	30.8	97	N02	-	-	-	-	-	-
N03	52	11	\$304,955	\$295,000	21.2	97	N03	1	-	-	-	-	-
N04	13	3	\$346,833	\$342,000	23.1	97	N04	-	-	-	-	-	-
N05	7	-	-	-	-	-	N05	-	-	-	-	-	-
N06	19	7	\$324,143	\$226,000	36.8	97	N06	4	-	-	-	-	-
N07	18	6	\$221,650	\$216,450	33.3	98	N07	-	-	-	-	-	-
N08	15	11	\$274,809	\$265,000	73.3	97	N08	-	-	-	-	-	-
N10	3	-	-	-	-	-	N10	-	-	-	-	-	-
N11	31	16	\$312,009	\$283,500	51.6	98	N11	-	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	2	\$146,500	\$146,500	200.0	98	N17	-	-	-	-	-	-
N18	2	1	\$179,900	\$179,900	50.0	100	N18	-	-	-	-	-	-
N19	3	3	\$157,000	\$157,000	100.0	98	N19	5	3	\$252,667	\$265,500	60.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	1	-	-	-	-	-	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	-	-	-	-	-	N01	4	3	\$311,667	\$295,000	75.0	99
N02	-	-	-	-	-	-	N02	6	3	\$331,933	\$348,500	50.0	96
N03	3	-	-	-	-	-	N03	49	43	\$324,097	\$329,000	87.8	98
N04	-	-	-	-	-	-	N04	34	20	\$317,685	\$321,500	58.8	98
N05	-	-	-	-	-	-	N05	14	7	\$292,200	\$292,500	50.0	98
N06	-	-	-	-	-	-	N06	25	18	\$270,194	\$267,500	72.0	99
N07	-	-	-	-	-	-	N07	25	15	\$264,860	\$262,400	60.0	99
N08	1	-	-	-	-	-	N08	48	42	\$298,569	\$298,500	87.5	98
N10	-	-	-	-	-	-	N10	9	2	\$283,125	\$283,125	22.2	98
N11	1	-	-	-	-	-	N11	52	25	\$303,892	\$310,000	48.1	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	3	1	\$222,500	\$222,500	33.3	99
N16	-	-	-	-	-	-	N16	1	1	\$234,000	\$234,000	100.0	100
N17	-	-	-	-	-	-	N17	13	5	\$192,360	\$192,000	38.5	98
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	4	6	\$187,333	\$182,500	150.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	3	\$163,500	\$165,000	60.0	98
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	16,161	24,202	N/A	8,834	\$3,021,514,639	\$342,032	\$287,125	31	98
YTD Grand Total:	N/A	N/A	52,733	26,778	\$8,941,958,156	\$333,929	\$284,000	35	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	March	7,904	330,545
1989	38,960	273,698	April	8,834	342,032
1990	26,779	255,020	Total**	26,778	\$333,929
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

