

May 2005

9,209 Sales Make for Best May Ever

TORONTO - Monday, June 6, 2005.

The Toronto resale home market accelerated to a record pace in May, with 9,209 homes changing hands, the best ever total for May, and the second best monthly total ever recorded in the history of the Toronto Real Estate Board. "Sales increased four per cent over April's 8,834 total, and were up marginally over the 9,193 figure recorded in May of 2004," TREB President Ron Abraham commented. "This 9,209 figure is also down a bare one per cent from the all-time record of 9,275 sales recorded in June of 2004."

Average prices rose another one per cent in May, going to \$346,474 from April's \$342,032. They were also up six per cent from the \$325,501 recorded during May of 2004. Meanwhile, at \$292,950, the median increased two per cent over April, and six per cent over May of 2005.

Breaking down the total, 3,486 sales were reported in TREB's 28 West districts and averaged \$322,137;

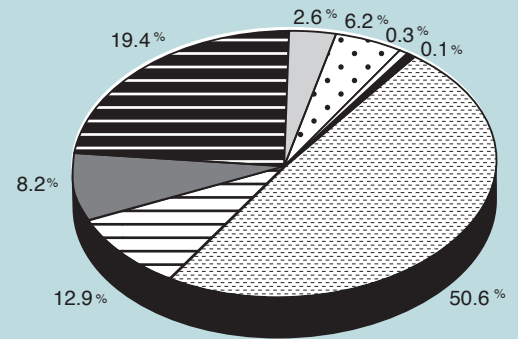
1,618 sales were reported in the 14 Central districts and averaged \$470,806; 1,809 sales were reported in the 23 North districts and averaged \$370,678; and 2,296 sales were reported in TREB's 21 East districts and averaged \$276,739. ■

NEIGHBOURHOOD CORNER

Brampton

Brampton (W-23 W-24) remains one of the most active submarkets in the GTA this year, with a total of 3,292 sales to date, down three per cent from the 3,409 recorded during the first five months of 2004. Most of these sales were of detached (1,818) and semi-detached (702) homes. Average prices for detached homes rose to \$319,371, an eight per cent increase over the \$295,987 recorded from January to May of 2004. Semis averaged \$252,421, a five per cent over the same time frame last year. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



| Dwelling Type | Sales | % | Median |
|------------------|-------|----|-----------|
| Detached | 4,666 | 98 | \$360,000 |
| Semi-Detached | 1,186 | 99 | \$285,000 |
| Condo Townhouse | 758 | 98 | \$224,250 |
| Condo Apt | 1,790 | 97 | \$205,000 |
| Link | 243 | 98 | \$269,000 |
| Att/Row/Twnhouse | 571 | 98 | \$270,000 |
| Co-op Apt | 28 | 96 | \$158,750 |
| Det Condo | 7 | 98 | \$368,000 |

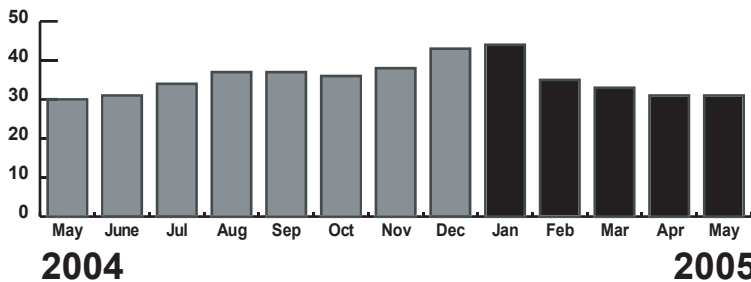
Housing Market Indicators

| | May 2004 | May 2005 | %Change |
|------------------|----------|----------|---------|
| Sales | 9,193 | 9,209 | (-) |
| New Listings | 15,120 | 16,443 | (+9%) |
| Active Listings* | 22,484 | 24,875 | (+11%) |

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



Inside

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Toronto Real Estate Board Service Area July 1997

Price Category Breakdown - May 2005

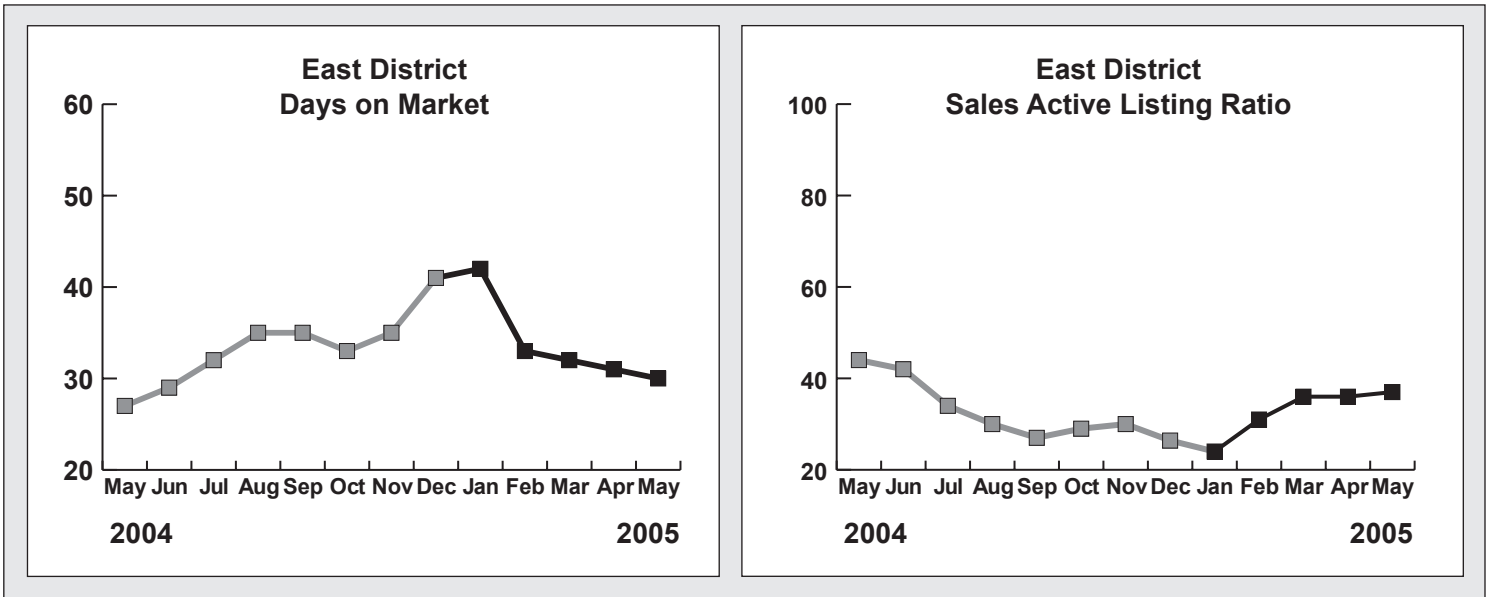
| Price Range | Total S.F.D | %S.F.D | Condo Apt. | %Condo Apt. | Condo T.H. | %Condo T.H. |
|---------------------------|--------------|------------|--------------|-------------|------------|-------------|
| - \$90,000 | 24 | 0.3 | 14 | 0.8 | 5 | 0.7 |
| \$90,001 - \$100,000 | 8 | 0.1 | 4 | 0.2 | 2 | 0.3 |
| \$100,001 - \$110,000 | 33 | 0.4 | 21 | 1.2 | 6 | 0.8 |
| \$110,001 - \$120,000 | 37 | 0.4 | 27 | 1.5 | 6 | 0.8 |
| \$120,001 - \$130,000 | 52 | 0.6 | 39 | 2.2 | 8 | 1.1 |
| \$130,001 - \$140,000 | 101 | 1.1 | 66 | 3.8 | 16 | 2.1 |
| \$140,001 - \$150,000 | 129 | 1.4 | 85 | 4.9 | 21 | 2.8 |
| \$150,001 - \$160,000 | 155 | 1.7 | 88 | 5.0 | 27 | 3.6 |
| \$160,001 - \$170,000 | 242 | 2.6 | 150 | 8.6 | 43 | 5.7 |
| \$170,001 - \$180,000 | 249 | 2.7 | 133 | 7.6 | 44 | 5.8 |
| \$180,001 - \$190,000 | 242 | 2.6 | 125 | 7.1 | 45 | 5.9 |
| \$190,001 - \$200,000 | 225 | 2.4 | 91 | 5.2 | 39 | 5.1 |
| \$200,001 - \$225,000 | 658 | 7.1 | 222 | 12.7 | 124 | 16.4 |
| \$225,001 - \$250,000 | 904 | 9.8 | 203 | 11.6 | 136 | 17.9 |
| \$250,001 - \$300,000 | 1,842 | 20.0 | 227 | 13.0 | 158 | 20.8 |
| \$300,001 - \$400,000 | 2,243 | 24.4 | 160 | 9.1 | 56 | 7.4 |
| \$400,001 - \$500,000 | 1,007 | 10.9 | 47 | 2.7 | 15 | 2.0 |
| \$500,001 - \$750,000 | 681 | 7.4 | 31 | 1.8 | 6 | 0.8 |
| \$750,001 - \$1,000,000 | 197 | 2.1 | 10 | 0.6 | 1 | 0.1 |
| \$1,000,001 - \$1,500,000 | 118 | 1.3 | 6 | 0.3 | - | - |
| \$1,500,001 - | 62 | 0.7 | 1 | 0.1 | - | - |
| Total: | 9,209 | 100 | 1,750 | 100 | 758 | 100 |

Current Month: May 2005

| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| E01 | 156 | 180 | 113 | \$41,781,181 | \$369,745 | \$355,000 | 17 | 102 |
| E02 | 135 | 177 | 117 | \$50,952,499 | \$435,491 | \$383,500 | 15 | 100 |
| E03 | 316 | 315 | 193 | \$60,433,763 | \$313,128 | \$292,000 | 22 | 100 |
| E04 | 404 | 237 | 121 | \$29,625,049 | \$244,835 | \$265,000 | 39 | 97 |
| E05 | 368 | 239 | 142 | \$39,596,896 | \$278,851 | \$265,000 | 33 | 97 |
| E06 | 160 | 133 | 54 | \$17,041,689 | \$315,587 | \$274,500 | 20 | 99 |
| E07 | 417 | 266 | 144 | \$37,918,886 | \$263,326 | \$266,000 | 33 | 97 |
| E08 | 410 | 235 | 87 | \$22,205,200 | \$255,232 | \$265,000 | 29 | 97 |
| E09 | 372 | 207 | 116 | \$25,835,300 | \$222,718 | \$212,400 | 38 | 97 |
| E10 | 207 | 144 | 71 | \$21,910,850 | \$308,604 | \$305,000 | 34 | 98 |
| E11 | 574 | 282 | 125 | \$31,097,100 | \$248,777 | \$243,000 | 39 | 97 |
| E12 | 74 | 52 | 28 | \$7,793,500 | \$278,339 | \$252,500 | 30 | 97 |
| E13 | 365 | 220 | 132 | \$38,555,453 | \$292,087 | \$284,500 | 31 | 98 |
| E14 | 425 | 307 | 176 | \$47,936,913 | \$272,369 | \$260,500 | 29 | 98 |
| E15 | 439 | 303 | 176 | \$47,890,200 | \$272,103 | \$263,500 | 31 | 98 |
| E16 | 567 | 441 | 256 | \$50,512,042 | \$197,313 | \$188,250 | 27 | 98 |
| E17 | 312 | 241 | 133 | \$30,823,000 | \$231,752 | \$221,500 | 29 | 98 |
| E18 | 53 | 21 | 5 | \$2,890,000 | \$578,000 | \$390,000 | 83 | 94 |
| E19 | 137 | 94 | 41 | \$11,407,914 | \$278,242 | \$263,500 | 30 | 98 |
| E20 | 91 | 37 | 30 | \$8,791,400 | \$293,047 | \$249,950 | 53 | 97 |
| E21 | 171 | 66 | 36 | \$10,394,100 | \$288,725 | \$265,000 | 30 | 98 |
| Total | 6,153 | 4,197 | 2,296 | \$635,392,935 | \$276,739 | \$259,700 | 30 | 98 |

Year-to-Date: January 2005 to May 2005

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| E01 | 656 | 412 | \$145,890,064 | \$354,102 | \$329,500 | 19 | 102 |
| E02 | 712 | 436 | \$184,141,038 | \$422,342 | \$373,750 | 17 | 101 |
| E03 | 1,125 | 642 | \$199,150,928 | \$310,204 | \$290,000 | 25 | 100 |
| E04 | 913 | 396 | \$94,405,413 | \$238,398 | \$250,000 | 38 | 97 |
| E05 | 1,005 | 531 | \$143,551,978 | \$270,343 | \$256,500 | 38 | 97 |
| E06 | 479 | 224 | \$71,787,334 | \$320,479 | \$280,000 | 25 | 98 |
| E07 | 1,149 | 554 | \$144,735,206 | \$261,255 | \$265,000 | 37 | 97 |
| E08 | 1,015 | 383 | \$96,890,004 | \$252,977 | \$255,000 | 36 | 97 |
| E09 | 992 | 477 | \$103,217,202 | \$216,388 | \$205,000 | 38 | 97 |
| E10 | 589 | 290 | \$88,983,657 | \$306,840 | \$298,500 | 36 | 98 |
| E11 | 1,337 | 515 | \$125,131,991 | \$242,975 | \$235,500 | 41 | 97 |
| E12 | 196 | 98 | \$25,209,840 | \$257,243 | \$242,500 | 31 | 98 |
| E13 | 1,075 | 500 | \$142,258,529 | \$284,517 | \$273,900 | 32 | 98 |
| E14 | 1,307 | 633 | \$168,902,283 | \$266,828 | \$254,000 | 31 | 98 |
| E15 | 1,424 | 690 | \$187,319,539 | \$271,478 | \$256,950 | 30 | 98 |
| E16 | 1,719 | 1,028 | \$200,719,202 | \$195,252 | \$187,000 | 32 | 98 |
| E17 | 973 | 566 | \$128,743,857 | \$227,463 | \$217,000 | 33 | 98 |
| E18 | 69 | 10 | \$5,384,000 | \$538,400 | \$362,500 | 73 | 94 |
| E19 | 358 | 162 | \$47,270,113 | \$291,791 | \$271,000 | 31 | 98 |
| E20 | 215 | 115 | \$32,203,800 | \$280,033 | \$256,000 | 49 | 97 |
| E21 | 329 | 154 | \$45,801,500 | \$297,412 | \$266,250 | 45 | 97 |
| Total | 17,637 | 8,816 | \$2,381,697,478 | \$270,156 | \$253,000 | 32 | 98 |



| Detached Houses | | | | | | | Semi-Detached Houses | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|----------------------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| E01 | 35 | 27 | \$414,108 | \$379,000 | 77.1 | 100 | E01 | 95 | 67 | \$369,190 | \$358,000 | 70.5 | 103 |
| E02 | 61 | 45 | \$526,914 | \$460,000 | 73.8 | 99 | E02 | 56 | 54 | \$384,466 | \$365,889 | 96.4 | 101 |
| E03 | 121 | 96 | \$362,772 | \$325,000 | 79.3 | 100 | E03 | 63 | 47 | \$335,743 | \$312,000 | 74.6 | 101 |
| E04 | 151 | 64 | \$295,845 | \$285,000 | 42.4 | 97 | E04 | 45 | 11 | \$245,864 | \$237,000 | 24.4 | 96 |
| E05 | 119 | 52 | \$384,890 | \$379,000 | 43.7 | 97 | E05 | 15 | 6 | \$279,600 | \$269,400 | 40.0 | 98 |
| E06 | 127 | 41 | \$337,438 | \$285,000 | 32.3 | 99 | E06 | 28 | 8 | \$263,877 | \$270,500 | 28.6 | 99 |
| E07 | 146 | 55 | \$341,401 | \$330,000 | 37.7 | 97 | E07 | 31 | 14 | \$276,214 | \$276,000 | 45.2 | 98 |
| E08 | 188 | 53 | \$305,904 | \$287,500 | 28.2 | 98 | E08 | 22 | 6 | \$248,567 | \$256,250 | 27.3 | 98 |
| E09 | 150 | 40 | \$295,508 | \$292,500 | 26.7 | 98 | E09 | 6 | 5 | \$231,080 | \$236,000 | 83.3 | 98 |
| E10 | 155 | 49 | \$354,602 | \$328,000 | 31.6 | 99 | E10 | 9 | 3 | \$276,750 | \$277,000 | 33.3 | 97 |
| E11 | 208 | 53 | \$301,908 | \$312,000 | 25.5 | 97 | E11 | 72 | 17 | \$250,024 | \$245,000 | 23.6 | 98 |
| E12 | 46 | 19 | \$306,421 | \$277,000 | 41.3 | 97 | E12 | 6 | 5 | \$217,700 | \$220,000 | 83.3 | 97 |
| E13 | 232 | 76 | \$339,402 | \$313,700 | 32.8 | 98 | E13 | 26 | 19 | \$267,268 | \$268,000 | 73.1 | 99 |
| E14 | 314 | 123 | \$298,863 | \$294,000 | 39.2 | 98 | E14 | 20 | 7 | \$230,714 | \$220,000 | 35.0 | 97 |
| E15 | 318 | 112 | \$301,685 | \$289,500 | 35.2 | 98 | E15 | 23 | 7 | \$233,557 | \$245,000 | 30.4 | 99 |
| E16 | 405 | 157 | \$219,986 | \$216,000 | 38.8 | 98 | E16 | 65 | 42 | \$171,407 | \$173,500 | 64.6 | 99 |
| E17 | 191 | 71 | \$263,930 | \$254,000 | 37.2 | 98 | E17 | 11 | 7 | \$173,786 | \$176,000 | 63.6 | 98 |
| E18 | 53 | 5 | \$578,000 | \$390,000 | 9.4 | 94 | E18 | - | - | - | - | - | - |
| E19 | 118 | 25 | \$303,541 | \$290,000 | 21.2 | 98 | E19 | - | - | - | - | - | - |
| E20 | 85 | 26 | \$305,708 | \$271,000 | 30.6 | 97 | E20 | - | - | - | - | - | - |
| E21 | 167 | 33 | \$293,639 | \$265,000 | 19.8 | 98 | E21 | - | 2 | \$188,000 | \$188,000 | - | 98 |

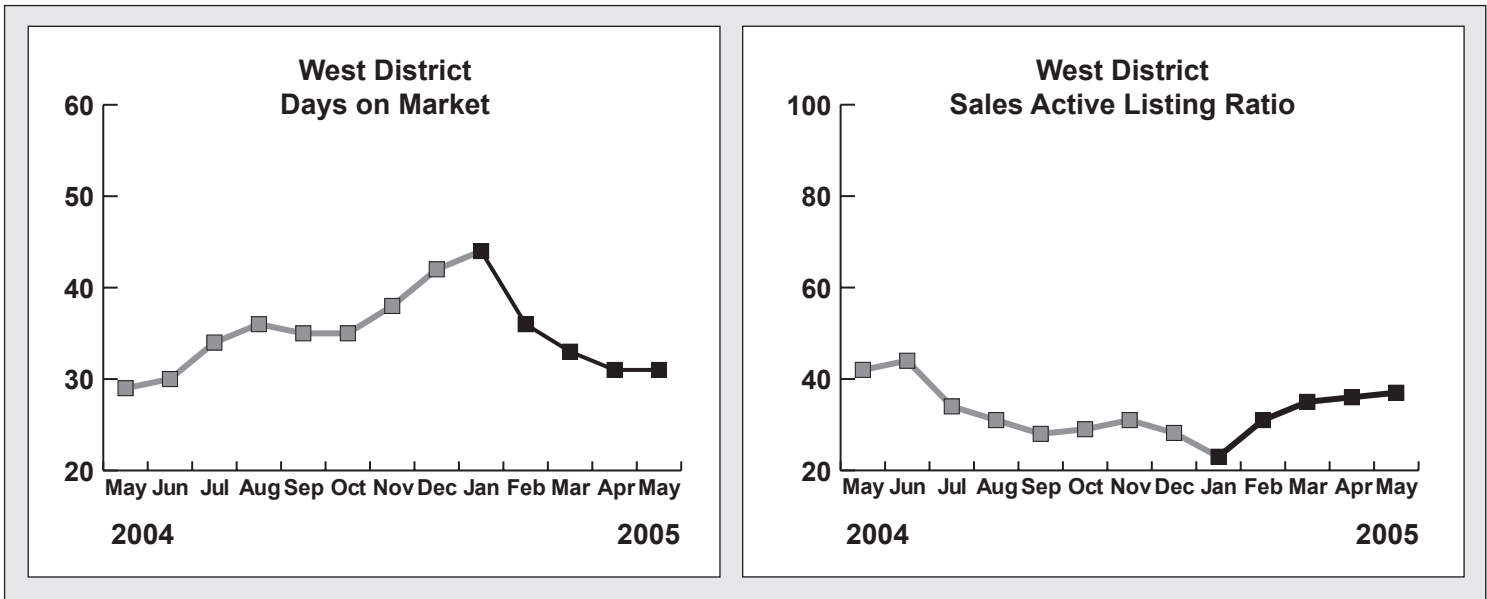
| Condo Apartment | | | | | | | Link | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| E01 | 2 | 5 | \$284,020 | \$277,000 | 250.0 | 99 | E01 | - | - | - | - | - | - |
| E02 | 13 | 12 | \$291,117 | \$296,200 | 92.3 | 101 | E02 | - | - | - | - | - | - |
| E03 | 110 | 38 | \$170,795 | \$154,750 | 34.6 | 97 | E03 | - | - | - | - | - | - |
| E04 | 165 | 36 | \$153,681 | \$154,500 | 21.8 | 97 | E04 | - | - | - | - | - | - |
| E05 | 155 | 47 | \$188,998 | \$175,500 | 30.3 | 96 | E05 | 10 | 7 | \$303,629 | \$297,800 | 70.0 | 98 |
| E06 | 3 | 4 | \$201,425 | \$184,000 | 133.3 | 98 | E06 | 1 | - | - | - | - | - |
| E07 | 161 | 40 | \$169,629 | \$170,000 | 24.8 | 97 | E07 | 36 | 12 | \$271,900 | \$269,000 | 33.3 | 97 |
| E08 | 125 | 25 | \$152,520 | \$143,000 | 20.0 | 96 | E08 | 4 | - | - | - | - | - |
| E09 | 165 | 56 | \$183,130 | \$179,500 | 33.9 | 97 | E09 | 1 | - | - | - | - | - |
| E10 | 13 | 2 | \$134,250 | \$134,250 | 15.4 | 98 | E10 | 3 | 1 | \$240,000 | \$240,000 | 33.3 | 92 |
| E11 | 148 | 21 | \$140,586 | \$145,000 | 14.2 | 97 | E11 | 14 | 5 | \$265,960 | \$254,000 | 35.7 | 97 |
| E12 | 4 | 2 | \$160,000 | \$160,000 | 50.0 | 96 | E12 | 1 | - | - | - | - | - |
| E13 | 17 | 7 | \$203,157 | \$203,000 | 41.2 | 98 | E13 | 16 | 5 | \$251,180 | \$248,900 | 31.3 | 98 |
| E14 | 27 | 9 | \$158,303 | \$147,500 | 33.3 | 97 | E14 | 10 | 6 | \$233,631 | \$227,500 | 60.0 | 98 |
| E15 | 7 | 3 | \$159,833 | \$153,000 | 42.9 | 97 | E15 | 31 | 20 | \$241,715 | \$243,500 | 64.5 | 99 |
| E16 | 12 | 6 | \$176,833 | \$129,000 | 50.0 | 98 | E16 | 16 | 11 | \$190,705 | \$195,000 | 68.8 | 99 |
| E17 | 5 | 5 | \$140,580 | \$137,000 | 100.0 | 99 | E17 | 69 | 33 | \$215,345 | \$216,000 | 47.8 | 99 |
| E18 | - | - | - | - | - | - | E18 | - | - | - | - | - | - |
| E19 | - | - | - | - | - | - | E19 | 9 | 10 | \$247,340 | \$247,250 | 111.1 | 99 |
| E20 | - | - | - | - | - | - | E20 | 6 | 4 | \$210,750 | \$209,500 | 66.7 | 99 |
| E21 | - | - | - | - | - | - | E21 | 4 | - | - | - | - | - |

| 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 | 4 | \$269,875 | \$233,750 | 133.3 | 98 | E01 | - | - | - | - | - | - |
| E02 | 3 | 1 | \$460,000 | \$460,000 | 33.3 | 98 | E02 | - | - | - | - | - | - |
| E03 | 7 | 1 | \$255,000 | \$255,000 | 14.3 | 94 | E03 | - | - | - | - | - | - |
| E04 | 31 | 10 | \$245,400 | \$249,000 | 32.3 | 96 | E04 | - | - | - | - | - | - |
| E05 | 67 | 27 | \$225,348 | \$222,800 | 40.3 | 97 | E05 | - | - | - | - | - | - |
| E06 | - | 1 | \$290,000 | \$290,000 | - | 97 | E06 | - | - | - | - | - | - |
| E07 | 31 | 14 | \$219,349 | \$215,000 | 45.2 | 97 | E07 | 1 | - | - | - | - | - |
| E08 | 52 | 2 | \$218,950 | \$218,950 | 3.9 | 99 | E08 | - | - | - | - | - | - |
| E09 | 47 | 14 | \$170,807 | \$178,250 | 29.8 | 98 | E09 | - | - | - | - | - | - |
| E10 | 21 | 11 | \$160,282 | \$165,000 | 52.4 | 96 | E10 | - | - | - | - | - | - |
| E11 | 88 | 14 | \$222,714 | \$231,750 | 15.9 | 98 | E11 | 4 | 1 | \$226,000 | \$226,000 | 25.0 | 100 |
| E12 | 16 | 2 | \$281,500 | \$281,500 | 12.5 | 98 | E12 | - | - | - | - | - | - |
| E13 | 40 | 18 | \$186,683 | \$178,350 | 45.0 | 98 | E13 | - | - | - | - | - | - |
| E14 | 24 | 14 | \$206,786 | \$212,750 | 58.3 | 98 | E14 | 1 | - | - | - | - | - |
| E15 | 24 | 13 | \$183,435 | \$195,500 | 54.2 | 98 | E15 | 1 | - | - | - | - | - |
| E16 | 54 | 30 | \$125,680 | \$127,000 | 55.6 | 97 | E16 | - | - | - | - | - | - |
| E17 | 6 | 4 | \$179,250 | \$180,000 | 66.7 | 99 | E17 | - | - | - | - | - | - |
| E18 | - | - | - | - | - | - | E18 | - | - | - | - | - | - |
| E19 | - | - | - | - | - | - | E19 | - | - | - | - | - | - |
| E20 | - | - | - | - | - | - | E20 | - | - | - | - | - | - |
| E21 | - | 1 | \$328,000 | \$328,000 | - | 97 | 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 | 21 | 10 | \$336,495 | \$348,001 | 47.6 | 104 |
| E02 | - | 1 | \$435,000 | \$435,000 | - | 97 | E02 | 2 | 4 | \$522,950 | \$534,950 | 200.0 | 99 |
| E03 | 1 | - | - | - | - | - | E03 | 14 | 11 | \$280,227 | \$275,000 | 78.6 | 100 |
| E04 | 1 | - | - | - | - | - | E04 | 11 | - | - | - | - | - |
| E05 | - | - | - | - | - | - | E05 | 2 | 3 | \$270,767 | \$273,300 | 150.0 | 99 |
| E06 | - | - | - | - | - | - | E06 | 1 | - | - | - | - | - |
| E07 | 4 | - | - | - | - | - | E07 | 7 | 9 | \$239,556 | \$240,000 | 128.6 | 98 |
| E08 | 3 | - | - | - | - | - | E08 | 16 | 1 | \$250,000 | \$250,000 | 6.3 | 96 |
| E09 | 2 | 1 | \$213,000 | \$213,000 | 50.0 | 97 | E09 | 1 | - | - | - | - | - |
| E10 | - | - | - | - | - | - | E10 | 6 | 5 | \$286,700 | \$274,000 | 83.3 | 98 |
| E11 | - | - | - | - | - | - | E11 | 40 | 14 | \$229,964 | \$217,000 | 35.0 | 97 |
| E12 | 1 | - | - | - | - | - | E12 | - | - | - | - | - | - |
| E13 | - | - | - | - | - | - | E13 | 34 | 7 | \$234,929 | \$230,000 | 20.6 | 97 |
| E14 | - | - | - | - | - | - | E14 | 29 | 17 | \$225,897 | \$225,000 | 58.6 | 98 |
| E15 | - | - | - | - | - | - | E15 | 35 | 21 | \$227,052 | \$226,000 | 60.0 | 98 |
| E16 | 1 | - | - | - | - | - | E16 | 14 | 10 | \$184,600 | \$182,500 | 71.4 | 98 |
| E17 | 1 | - | - | - | - | - | E17 | 29 | 13 | \$180,092 | \$180,000 | 44.8 | 99 |
| E18 | - | - | - | - | - | - | E18 | - | - | - | - | - | - |
| E19 | - | - | - | - | - | - | E19 | 10 | 6 | \$224,333 | \$225,000 | 60.0 | 98 |
| E20 | - | - | - | - | - | - | E20 | - | - | - | - | - | - |
| E21 | - | - | - | - | - | - | E21 | - | - | - | - | - | - |

West District

| Current Month: May 2005 | | | | | | | | | |
|-------------------------|--------------|--------------|--------------|------------------------|------------------|------------------|-----------|-----------|--|
| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List | |
| W01 | 121 | 112 | 64 | \$24,544,774 | \$383,512 | \$352,500 | 24 | 101 | |
| W02 | 181 | 152 | 91 | \$39,007,112 | \$428,650 | \$375,000 | 19 | 101 | |
| W03 | 295 | 190 | 90 | \$22,318,180 | \$247,980 | \$254,950 | 32 | 98 | |
| W04 | 269 | 148 | 84 | \$23,535,400 | \$280,183 | \$262,750 | 32 | 97 | |
| W05 | 454 | 240 | 107 | \$29,652,599 | \$277,127 | \$288,500 | 41 | 96 | |
| W06 | 345 | 212 | 118 | \$40,145,602 | \$340,217 | \$300,000 | 34 | 98 | |
| W07 | 114 | 93 | 63 | \$27,590,295 | \$437,941 | \$420,000 | 22 | 101 | |
| W08 | 301 | 226 | 140 | \$68,510,827 | \$489,363 | \$386,750 | 29 | 100 | |
| W09 | 190 | 108 | 56 | \$19,128,810 | \$341,586 | \$355,000 | 30 | 99 | |
| W10 | 514 | 257 | 139 | \$33,755,049 | \$242,842 | \$266,000 | 38 | 97 | |
| W12 | 262 | 183 | 92 | \$35,254,800 | \$383,204 | \$325,500 | 30 | 98 | |
| W13 | 276 | 186 | 106 | \$51,365,150 | \$484,577 | \$363,500 | 29 | 97 | |
| W14 | 177 | 110 | 68 | \$19,243,700 | \$282,996 | \$259,500 | 29 | 98 | |
| W15 | 565 | 321 | 169 | \$35,620,768 | \$210,774 | \$188,500 | 42 | 97 | |
| W16 | 227 | 174 | 108 | \$36,325,759 | \$336,350 | \$320,000 | 24 | 98 | |
| W17 | 3 | 1 | - | - | - | - | - | - | |
| W18 | 162 | 87 | 51 | \$12,258,550 | \$240,364 | \$247,500 | 33 | 97 | |
| W19 | 728 | 489 | 300 | \$95,457,513 | \$318,192 | \$307,000 | 28 | 98 | |
| W20 | 704 | 579 | 351 | \$108,905,727 | \$310,273 | \$291,000 | 25 | 98 | |
| W21 | 323 | 205 | 134 | \$58,837,972 | \$439,089 | \$343,500 | 34 | 98 | |
| W22 | 148 | 102 | 62 | \$18,660,550 | \$300,977 | \$286,500 | 25 | 98 | |
| W23 | 1,487 | 966 | 501 | \$141,157,655 | \$281,752 | \$267,900 | 31 | 98 | |
| W24 | 894 | 588 | 323 | \$93,373,380 | \$289,082 | \$274,000 | 31 | 98 | |
| W25 | 98 | 52 | 27 | \$8,308,800 | \$307,733 | \$287,000 | 44 | 98 | |
| W26 | 13 | 4 | 1 | \$400,000 | \$400,000 | \$400,000 | 76 | 95 | |
| W27 | 276 | 175 | 88 | \$27,572,001 | \$313,318 | \$304,000 | 37 | 97 | |
| W28 | 242 | 142 | 90 | \$35,664,800 | \$396,276 | \$356,000 | 32 | 98 | |
| W29 | 164 | 106 | 63 | \$16,372,400 | \$259,879 | \$240,000 | 37 | 98 | |
| Total | 9,533 | 6,208 | 3,486 | \$1,122,968,173 | \$322,137 | \$288,000 | 31 | 98 | |



Year-to-Date: January 2005 to May 2005

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| W01 | 425 | 264 | \$101,800,231 | \$385,607 | \$351,000 | 30 | 101 |
| W02 | 591 | 324 | \$132,138,675 | \$407,835 | \$350,000 | 23 | 101 |
| W03 | 762 | 339 | \$84,355,946 | \$248,838 | \$248,500 | 35 | 97 |
| W04 | 631 | 296 | \$82,915,289 | \$280,119 | \$273,500 | 35 | 97 |
| W05 | 936 | 353 | \$89,515,999 | \$253,586 | \$280,000 | 45 | 96 |
| W06 | 946 | 459 | \$142,035,395 | \$309,445 | \$283,000 | 36 | 98 |
| W07 | 354 | 228 | \$96,099,488 | \$421,489 | \$406,000 | 25 | 100 |
| W08 | 899 | 518 | \$252,356,454 | \$487,175 | \$383,500 | 29 | 100 |
| W09 | 447 | 229 | \$70,224,359 | \$306,657 | \$315,000 | 36 | 97 |
| W10 | 1,160 | 473 | \$110,940,330 | \$234,546 | \$258,500 | 42 | 97 |
| W12 | 703 | 375 | \$139,242,423 | \$371,313 | \$321,000 | 37 | 98 |
| W13 | 749 | 393 | \$180,843,230 | \$460,161 | \$358,000 | 29 | 98 |
| W14 | 496 | 272 | \$73,650,820 | \$270,775 | \$260,000 | 31 | 97 |
| W15 | 1,430 | 667 | \$141,558,517 | \$212,232 | \$188,000 | 42 | 97 |
| W16 | 734 | 439 | \$140,564,498 | \$320,192 | \$296,500 | 31 | 98 |
| W17 | 3 | - | - | - | - | - | - |
| W18 | 424 | 196 | \$45,480,800 | \$232,045 | \$242,500 | 37 | 97 |
| W19 | 2,174 | 1,166 | \$361,412,301 | \$309,959 | \$295,000 | 32 | 98 |
| W20 | 2,292 | 1,312 | \$409,587,535 | \$312,186 | \$293,400 | 29 | 98 |
| W21 | 911 | 489 | \$219,455,904 | \$448,785 | \$345,000 | 36 | 98 |
| W22 | 439 | 218 | \$66,007,980 | \$302,789 | \$288,000 | 28 | 98 |
| W23 | 4,132 | 2,014 | \$552,852,972 | \$274,505 | \$264,000 | 34 | 98 |
| W24 | 2,579 | 1,278 | \$361,288,272 | \$282,698 | \$268,500 | 33 | 98 |
| W25 | 216 | 127 | \$41,545,800 | \$327,132 | \$272,500 | 47 | 98 |
| W26 | 19 | 7 | \$3,166,500 | \$452,357 | \$442,500 | 58 | 98 |
| W27 | 727 | 426 | \$128,987,184 | \$302,787 | \$283,750 | 35 | 98 |
| W28 | 623 | 360 | \$136,190,730 | \$378,308 | \$344,250 | 36 | 98 |
| W29 | 443 | 270 | \$63,914,700 | \$236,721 | \$228,250 | 36 | 98 |
| Total | 26,245 | 13,492 | \$4,228,132,332 | \$313,381 | \$280,000 | 34 | 98 |

| Detached Houses | | | | | | | Semi-Detached Houses | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|----------------------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| W01 | 42 | 23 | \$513,838 | \$475,000 | 54.8 | 104 | W01 | 30 | 17 | \$370,735 | \$355,000 | 56.7 | 102 |
| W02 | 71 | 41 | \$556,366 | \$475,000 | 57.8 | 101 | W02 | 72 | 40 | \$344,768 | \$327,500 | 55.6 | 102 |
| W03 | 158 | 49 | \$246,116 | \$254,900 | 31.0 | 98 | W03 | 109 | 28 | \$279,982 | \$280,750 | 25.7 | 97 |
| W04 | 155 | 47 | \$344,070 | \$345,000 | 30.3 | 97 | W04 | 20 | 5 | \$259,900 | \$290,000 | 25.0 | 96 |
| W05 | 107 | 33 | \$376,230 | \$345,000 | 30.8 | 96 | W05 | 138 | 45 | \$293,498 | \$286,000 | 32.6 | 97 |
| W06 | 91 | 51 | \$370,382 | \$321,500 | 56.0 | 100 | W06 | 10 | 1 | \$217,000 | \$217,000 | 10.0 | 105 |
| W07 | 60 | 43 | \$510,995 | \$490,000 | 71.7 | 103 | W07 | 2 | 1 | \$389,000 | \$389,000 | 50.0 | 97 |
| W08 | 142 | 86 | \$634,530 | \$470,050 | 60.6 | 101 | W08 | 3 | 2 | \$338,875 | \$338,875 | 66.7 | 96 |
| W09 | 54 | 32 | \$449,819 | \$420,000 | 59.3 | 100 | W09 | 3 | 3 | \$331,033 | \$310,000 | 100.0 | 102 |
| W10 | 202 | 76 | \$303,714 | \$289,500 | 37.6 | 97 | W10 | 22 | 4 | \$269,350 | \$270,000 | 18.2 | 99 |
| W12 | 150 | 48 | \$485,398 | \$403,000 | 32.0 | 99 | W12 | 9 | 8 | \$304,588 | \$303,600 | 88.9 | 99 |
| W13 | 165 | 59 | \$687,614 | \$560,000 | 35.8 | 97 | W13 | 33 | 11 | \$254,836 | \$255,000 | 33.3 | 99 |
| W14 | 49 | 25 | \$424,936 | \$430,000 | 51.0 | 99 | W14 | 10 | 5 | \$290,980 | \$292,000 | 50.0 | 98 |
| W15 | 33 | 9 | \$418,878 | \$379,900 | 27.3 | 98 | W15 | 28 | 12 | \$302,708 | \$302,500 | 42.9 | 98 |
| W16 | 110 | 61 | \$400,264 | \$357,000 | 55.5 | 98 | W16 | 32 | 15 | \$279,267 | \$280,500 | 46.9 | 98 |
| W17 | - | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | 69 | 15 | \$281,643 | \$265,000 | 21.7 | 96 | W18 | 50 | 25 | \$246,396 | \$248,900 | 50.0 | 97 |
| W19 | 336 | 123 | \$403,663 | \$389,000 | 36.6 | 97 | W19 | 77 | 63 | \$300,463 | \$303,000 | 81.8 | 98 |
| W20 | 360 | 146 | \$385,929 | \$368,000 | 40.6 | 98 | W20 | 146 | 93 | \$285,299 | \$284,888 | 63.7 | 98 |
| W21 | 238 | 75 | \$571,220 | \$443,000 | 31.5 | 98 | W21 | 17 | 18 | \$298,606 | \$268,500 | 105.9 | 99 |
| W22 | 121 | 36 | \$336,893 | \$324,000 | 29.8 | 98 | W22 | 11 | 13 | \$264,269 | \$262,500 | 118.2 | 99 |
| W23 | 984 | 289 | \$316,817 | \$307,500 | 29.4 | 98 | W23 | 270 | 96 | \$252,574 | \$253,750 | 35.6 | 98 |
| W24 | 494 | 178 | \$339,694 | \$333,661 | 36.0 | 98 | W24 | 162 | 68 | \$262,042 | \$265,000 | 42.0 | 98 |
| W25 | 61 | 16 | \$374,988 | \$332,500 | 26.2 | 98 | W25 | 3 | 1 | \$305,000 | \$305,000 | 33.3 | 98 |
| W26 | 13 | 1 | \$400,000 | \$400,000 | 7.7 | 95 | W26 | - | - | - | - | - | - |
| W27 | 230 | 71 | \$340,238 | \$343,000 | 30.9 | 97 | W27 | 6 | - | - | - | - | - |
| W28 | 206 | 74 | \$421,241 | \$377,500 | 35.9 | 98 | W28 | 9 | 6 | \$276,833 | \$278,500 | 66.7 | 100 |
| W29 | 140 | 43 | \$297,995 | \$265,000 | 30.7 | 98 | W29 | 6 | 7 | \$185,800 | \$185,000 | 116.7 | 98 |

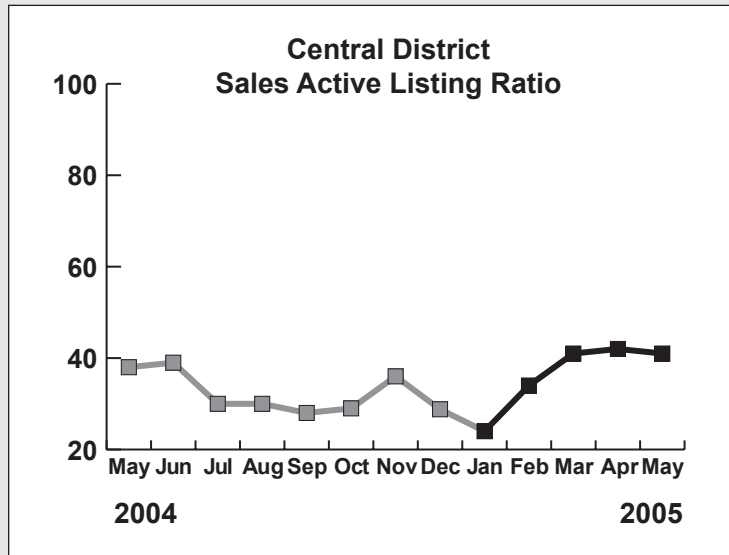
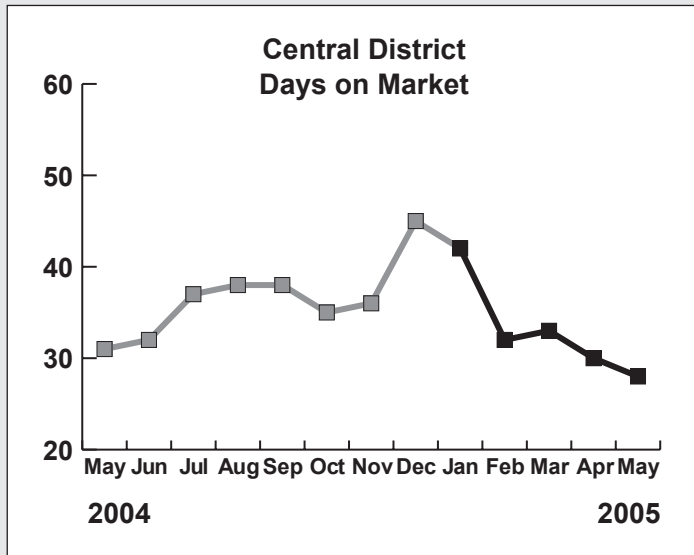
| Condo Apartment | | | | | | | Link | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| W01 | 23 | 10 | \$206,420 | \$202,500 | 43.5 | 98 | W01 | - | - | - | - | - | - |
| W02 | 11 | 2 | \$295,500 | \$295,500 | 18.2 | 101 | W02 | - | - | - | - | - | - |
| W03 | 23 | 12 | \$185,750 | \$185,000 | 52.2 | 97 | W03 | - | - | - | - | - | - |
| W04 | 77 | 23 | \$163,504 | \$156,000 | 29.9 | 97 | W04 | - | - | - | - | - | - |
| W05 | 123 | 17 | \$131,765 | \$129,000 | 13.8 | 95 | W05 | 1 | - | - | - | - | - |
| W06 | 213 | 60 | \$312,877 | \$258,000 | 28.2 | 97 | W06 | - | - | - | - | - | - |
| W07 | 37 | 10 | \$207,650 | \$192,000 | 27.0 | 98 | W07 | - | - | - | - | - | - |
| W08 | 135 | 38 | \$227,705 | \$208,250 | 28.2 | 98 | W08 | - | - | - | - | - | - |
| W09 | 119 | 19 | \$164,395 | \$141,000 | 16.0 | 97 | W09 | 2 | - | - | - | - | - |
| W10 | 227 | 38 | \$141,317 | \$144,700 | 16.7 | 97 | W10 | 3 | - | - | - | - | - |
| W12 | 74 | 21 | \$190,438 | \$190,000 | 28.4 | 97 | W12 | - | - | - | - | - | - |
| W13 | 24 | 8 | \$150,513 | \$145,800 | 33.3 | 97 | W13 | - | 1 | \$387,000 | \$387,000 | - | 97 |
| W14 | 57 | 24 | \$165,854 | \$158,000 | 42.1 | 96 | W14 | 1 | 2 | \$324,450 | \$324,450 | 200.0 | 98 |
| W15 | 422 | 124 | \$183,497 | \$178,000 | 29.4 | 97 | W15 | 1 | 1 | \$264,000 | \$264,000 | 100.0 | 100 |
| W16 | 21 | 7 | \$294,357 | \$228,000 | 33.3 | 98 | W16 | 7 | 1 | \$285,000 | \$285,000 | 14.3 | 98 |
| W17 | 3 | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | 13 | 4 | \$142,750 | \$142,750 | 30.8 | 97 | W18 | - | - | - | - | - | - |
| W19 | 160 | 43 | \$199,198 | \$176,000 | 26.9 | 97 | W19 | 9 | 5 | \$311,500 | \$304,500 | 55.6 | 99 |
| W20 | 40 | 17 | \$183,126 | \$179,000 | 42.5 | 97 | W20 | 10 | 2 | \$317,500 | \$317,500 | 20.0 | 98 |
| W21 | 17 | 8 | \$245,925 | \$192,000 | 47.1 | 97 | W21 | 1 | 4 | \$266,375 | \$267,750 | 400.0 | 99 |
| W22 | 1 | - | - | - | - | - | W22 | 2 | 1 | \$256,000 | \$256,000 | 50.0 | 97 |
| W23 | 23 | 18 | \$201,539 | \$196,750 | 78.3 | 97 | W23 | 4 | 3 | \$239,167 | \$238,000 | 75.0 | 98 |
| W24 | 110 | 21 | \$147,560 | \$142,000 | 19.1 | 96 | W24 | 4 | 1 | \$275,000 | \$275,000 | 25.0 | 99 |
| W25 | 15 | 4 | \$179,750 | \$182,000 | 26.7 | 96 | W25 | 1 | 1 | \$258,000 | \$258,000 | 100.0 | 99 |
| W26 | - | - | - | - | - | - | W26 | - | - | - | - | - | - |
| W27 | 5 | 1 | \$230,000 | \$230,000 | 20.0 | 96 | W27 | 1 | 1 | \$275,000 | \$275,000 | 100.0 | 99 |
| W28 | - | - | - | - | - | - | W28 | 1 | 4 | \$298,250 | \$302,250 | 400.0 | 99 |
| W29 | 9 | 2 | \$195,450 | \$195,450 | 22.2 | 99 | 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 | 14 | 3 | \$246,600 | \$265,000 | 21.4 | 99 | W01 | - | - | - | - | - | - |
| W02 | 10 | 1 | \$227,500 | \$227,500 | 10.0 | 99 | W02 | 1 | - | - | - | - | - |
| W03 | - | - | - | - | - | - | W03 | - | - | - | - | - | - |
| W04 | 14 | 7 | \$240,143 | \$241,000 | 50.0 | 97 | W04 | - | - | - | - | - | - |
| W05 | 72 | 10 | \$165,560 | \$169,500 | 13.9 | 96 | W05 | - | - | - | - | - | - |
| W06 | 14 | 1 | \$312,500 | \$312,500 | 7.1 | 98 | W06 | - | - | - | - | - | - |
| W07 | 4 | 4 | \$309,750 | \$286,500 | 100.0 | 99 | W07 | - | - | - | - | - | - |
| W08 | 17 | 11 | \$314,836 | \$255,000 | 64.7 | 97 | W08 | - | - | - | - | - | - |
| W09 | 8 | 1 | \$478,000 | \$478,000 | 12.5 | 96 | W09 | - | - | - | - | - | - |
| W10 | 47 | 13 | \$174,638 | \$165,000 | 27.7 | 97 | W10 | - | - | - | - | - | - |
| W12 | 28 | 14 | \$380,771 | \$284,450 | 50.0 | 98 | W12 | - | - | - | - | - | - |
| W13 | 46 | 25 | \$238,664 | \$195,000 | 54.4 | 98 | W13 | - | - | - | - | - | - |
| W14 | 57 | 12 | \$211,333 | \$226,000 | 21.1 | 98 | W14 | - | - | - | - | - | - |
| W15 | 70 | 23 | \$226,117 | \$222,500 | 32.9 | 97 | W15 | - | - | - | - | - | - |
| W16 | 55 | 22 | \$218,780 | \$213,750 | 40.0 | 97 | W16 | - | - | - | - | - | - |
| W17 | - | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | 29 | 7 | \$186,143 | \$179,000 | 24.1 | 97 | W18 | - | - | - | - | - | - |
| W19 | 118 | 52 | \$244,203 | \$245,000 | 44.1 | 98 | W19 | 1 | - | - | - | - | - |
| W20 | 128 | 76 | \$232,478 | \$227,450 | 59.4 | 98 | W20 | 1 | - | - | - | - | - |
| W21 | 22 | 11 | \$224,491 | \$220,000 | 50.0 | 98 | W21 | 1 | - | - | - | - | - |
| W22 | 4 | 1 | \$152,000 | \$152,000 | 25.0 | 99 | W22 | - | - | - | - | - | - |
| W23 | 113 | 39 | \$197,559 | \$185,000 | 34.5 | 98 | W23 | - | - | - | - | - | - |
| W24 | 84 | 30 | \$184,963 | \$171,500 | 35.7 | 98 | W24 | 4 | 2 | \$385,000 | \$385,000 | 50.0 | 99 |
| W25 | 13 | 4 | \$198,625 | \$195,500 | 30.8 | 97 | W25 | 1 | - | - | - | - | - |
| W26 | - | - | - | - | - | - | W26 | - | - | - | - | - | - |
| W27 | 15 | 12 | \$180,083 | \$175,501 | 80.0 | 98 | W27 | - | - | - | - | - | - |
| W28 | 6 | - | - | - | - | - | W28 | - | - | - | - | - | - |
| W29 | 4 | 6 | \$155,733 | \$163,500 | 150.0 | 98 | 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 | - | - | - | - | - | W01 | 11 | 11 | \$329,091 | \$309,000 | 100.0 | 100 |
| W02 | 1 | - | - | - | - | - | W02 | 15 | 7 | \$226,700 | \$197,000 | 46.7 | 93 |
| W03 | 1 | - | - | - | - | - | W03 | 4 | 1 | \$190,000 | \$190,000 | 25.0 | 90 |
| W04 | 1 | - | - | - | - | - | W04 | 2 | 2 | \$311,500 | \$311,500 | 100.0 | 99 |
| W05 | 11 | 2 | \$67,000 | \$67,000 | 18.2 | 90 | W05 | 2 | - | - | - | - | - |
| W06 | 8 | - | - | - | - | - | W06 | 9 | 5 | \$390,800 | \$390,000 | 55.6 | 98 |
| W07 | - | - | - | - | - | - | W07 | 11 | 5 | \$382,600 | \$380,000 | 45.5 | 98 |
| W08 | 1 | 1 | \$138,500 | \$138,500 | 100.0 | 99 | W08 | 3 | 2 | \$504,500 | \$504,500 | 66.7 | 97 |
| W09 | 3 | 1 | \$140,000 | \$140,000 | 33.3 | 94 | W09 | 1 | - | - | - | - | - |
| W10 | 4 | 1 | \$88,000 | \$88,000 | 25.0 | 96 | W10 | 9 | 7 | \$266,714 | \$278,000 | 77.8 | 97 |
| W12 | - | 1 | \$189,000 | \$189,000 | - | 95 | W12 | 1 | - | - | - | - | - |
| W13 | 1 | - | - | - | - | - | W13 | 7 | 2 | \$217,500 | \$217,500 | 28.6 | 97 |
| W14 | 2 | - | - | - | - | - | W14 | 1 | - | - | - | - | - |
| W15 | 10 | - | - | - | - | - | W15 | 1 | - | - | - | - | - |
| W16 | - | - | - | - | - | - | W16 | 2 | 2 | \$281,000 | \$281,000 | 100.0 | 98 |
| W17 | - | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | 1 | - | - | - | - | - | W18 | - | - | - | - | - | - |
| W19 | 2 | - | - | - | - | - | W19 | 25 | 14 | \$289,729 | \$285,250 | 56.0 | 98 |
| W20 | - | - | - | - | - | - | W20 | 19 | 17 | \$271,224 | \$270,000 | 89.5 | 98 |
| W21 | - | - | - | - | - | - | W21 | 27 | 18 | \$284,406 | \$266,500 | 66.7 | 98 |
| W22 | - | - | - | - | - | - | W22 | 9 | 11 | \$244,445 | \$246,500 | 122.2 | 99 |
| W23 | 2 | - | - | - | - | - | W23 | 91 | 56 | \$237,509 | \$240,000 | 61.5 | 98 |
| W24 | - | 2 | \$162,250 | \$162,250 | - | 97 | W24 | 36 | 21 | \$241,514 | \$253,000 | 58.3 | 99 |
| W25 | - | - | - | - | - | - | W25 | 4 | 1 | \$232,500 | \$232,500 | 25.0 | 97 |
| W26 | - | - | - | - | - | - | W26 | - | - | - | - | - | - |
| W27 | 1 | - | - | - | - | - | W27 | 18 | 3 | \$249,700 | \$255,000 | 16.7 | 98 |
| W28 | - | - | - | - | - | - | W28 | 20 | 6 | \$273,167 | \$281,000 | 30.0 | 100 |
| W29 | - | - | - | - | - | - | W29 | 5 | 5 | \$186,540 | \$169,000 | 100.0 | 99 |

Current Month: May 2005

| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| C01 | 740 | 501 | 301 | \$95,971,062 | \$318,841 | \$274,900 | 34 | 98 |
| C02 | 232 | 154 | 98 | \$53,211,174 | \$542,971 | \$418,500 | 24 | 100 |
| C03 | 195 | 146 | 70 | \$48,254,500 | \$689,350 | \$470,500 | 23 | 98 |
| C04 | 312 | 266 | 163 | \$110,924,607 | \$680,519 | \$579,000 | 22 | 100 |
| C06 | 85 | 53 | 22 | \$8,525,000 | \$387,500 | \$377,500 | 14 | 98 |
| C07 | 314 | 203 | 103 | \$38,007,800 | \$369,008 | \$350,000 | 31 | 98 |
| C08 | 322 | 236 | 140 | \$40,031,788 | \$285,941 | \$249,450 | 31 | 99 |
| C09 | 120 | 90 | 53 | \$52,760,550 | \$995,482 | \$755,000 | 26 | 99 |
| C10 | 135 | 162 | 117 | \$79,015,304 | \$675,344 | \$510,000 | 17 | 101 |
| C11 | 128 | 93 | 57 | \$24,366,671 | \$427,485 | \$299,000 | 25 | 101 |
| C12 | 181 | 109 | 53 | \$58,823,488 | \$1,109,877 | \$825,000 | 29 | 98 |
| C13 | 215 | 142 | 84 | \$27,548,051 | \$327,953 | \$315,000 | 29 | 99 |
| C14 | 547 | 364 | 204 | \$68,339,503 | \$334,998 | \$253,500 | 33 | 99 |
| C15 | 382 | 274 | 153 | \$55,984,759 | \$365,913 | \$335,000 | 28 | 98 |
| Total | 3,908 | 2,793 | 1,618 | \$761,764,257 | \$470,806 | \$340,055 | 28 | 99 |



Year-to-Date: January 2005 to May 2005

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| C01 | 1,949 | 1,117 | \$340,622,885 | \$304,944 | \$264,900 | 35 | 99 |
| C02 | 665 | 379 | \$205,792,884 | \$542,989 | \$405,000 | 25 | 100 |
| C03 | 537 | 298 | \$204,118,027 | \$684,960 | \$415,000 | 29 | 99 |
| C04 | 1,016 | 571 | \$367,580,943 | \$643,749 | \$579,000 | 30 | 100 |
| C06 | 223 | 97 | \$42,638,400 | \$439,571 | \$405,000 | 22 | 98 |
| C07 | 802 | 404 | \$139,169,408 | \$344,479 | \$310,000 | 35 | 98 |
| C08 | 952 | 600 | \$172,303,262 | \$287,172 | \$244,000 | 33 | 99 |
| C09 | 359 | 202 | \$178,016,881 | \$881,272 | \$584,000 | 29 | 100 |
| C10 | 608 | 426 | \$261,123,185 | \$612,965 | \$479,000 | 22 | 101 |
| C11 | 378 | 213 | \$91,392,110 | \$429,071 | \$390,000 | 28 | 101 |
| C12 | 440 | 212 | \$220,898,061 | \$1,041,972 | \$859,000 | 35 | 98 |
| C13 | 593 | 296 | \$103,773,931 | \$350,588 | \$326,500 | 30 | 99 |
| C14 | 1,557 | 849 | \$289,128,328 | \$340,552 | \$255,000 | 38 | 98 |
| C15 | 1,089 | 578 | \$196,691,343 | \$340,296 | \$310,500 | 35 | 98 |
| Total | 11,168 | 6,242 | \$2,813,249,648 | \$450,697 | \$325,000 | 32 | 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 | 18 | 4 | \$414,650 | \$371,800 | 22.2 | 96 | C01 | 46 | 29 | \$493,461 | \$461,000 | 63.0 | 102 | |
| C02 | 56 | 24 | \$778,350 | \$670,000 | 42.9 | 100 | C02 | 66 | 26 | \$554,699 | \$428,834 | 39.4 | 101 | |
| C03 | 123 | 51 | \$807,965 | \$652,600 | 41.5 | 99 | C03 | 28 | 8 | \$376,938 | \$341,250 | 28.6 | 99 | |
| C04 | 191 | 112 | \$841,883 | \$723,850 | 58.6 | 101 | C04 | 7 | 12 | \$477,250 | \$488,000 | 171.4 | 104 | |
| C06 | 60 | 15 | \$457,433 | \$418,000 | 25.0 | 98 | C06 | 3 | - | - | - | - | - | - |
| C07 | 99 | 45 | \$506,591 | \$460,000 | 45.5 | 99 | C07 | 16 | 6 | \$351,833 | \$362,000 | 37.5 | 98 | |
| C08 | 5 | 2 | \$623,105 | \$623,105 | 40.0 | 114 | C08 | 20 | 7 | \$535,357 | \$460,000 | 35.0 | 101 | |
| C09 | 57 | 27 | \$1,482,435 | \$1,395,000 | 47.4 | 99 | C09 | 7 | 3 | \$990,000 | \$840,000 | 42.9 | 99 | |
| C10 | 73 | 53 | \$1,010,953 | \$735,000 | 72.6 | 100 | C10 | 15 | 24 | \$532,029 | \$511,750 | 160.0 | 106 | |
| C11 | 21 | 18 | \$821,702 | \$809,500 | 85.7 | 105 | C11 | 6 | 7 | \$496,833 | \$520,100 | 116.7 | 109 | |
| C12 | 145 | 38 | \$1,395,900 | \$1,240,000 | 26.2 | 98 | C12 | 1 | - | - | - | - | - | - |
| C13 | 44 | 26 | \$481,937 | \$444,600 | 59.1 | 100 | C13 | 23 | 7 | \$316,414 | \$315,000 | 30.4 | 99 | |
| C14 | 121 | 49 | \$604,834 | \$532,500 | 40.5 | 101 | C14 | 1 | - | - | - | - | - | - |
| C15 | 80 | 55 | \$527,249 | \$500,000 | 68.8 | 99 | C15 | 40 | 23 | \$322,783 | \$323,000 | 57.5 | 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 | 590 | 231 | \$292,409 | \$247,500 | 39.2 | 98 | C01 | - | - | - | - | - | - | - |
| C02 | 81 | 30 | \$416,643 | \$306,500 | 37.0 | 99 | C02 | - | - | - | - | - | - | - |
| C03 | 39 | 7 | \$489,900 | \$430,000 | 18.0 | 98 | C03 | - | - | - | - | - | - | - |
| C04 | 91 | 27 | \$302,850 | \$252,000 | 29.7 | 97 | C04 | - | - | - | - | - | - | - |
| C06 | 20 | 5 | \$218,200 | \$220,000 | 25.0 | 97 | C06 | - | - | - | - | - | - | - |
| C07 | 156 | 41 | \$239,200 | \$227,000 | 26.3 | 97 | C07 | 5 | 2 | \$352,500 | \$352,500 | 40.0 | 96 | |
| C08 | 248 | 112 | \$259,701 | \$245,000 | 45.2 | 98 | C08 | - | - | - | - | - | - | - |
| C09 | 45 | 20 | \$446,415 | \$404,500 | 44.4 | 99 | C09 | - | - | - | - | - | - | - |
| C10 | 37 | 30 | \$307,613 | \$293,450 | 81.1 | 99 | C10 | - | - | - | - | - | - | - |
| C11 | 89 | 29 | \$184,990 | \$182,500 | 32.6 | 97 | C11 | - | - | - | - | - | - | - |
| C12 | 25 | 12 | \$379,608 | \$371,900 | 48.0 | 98 | C12 | - | - | - | - | - | - | - |
| C13 | 135 | 43 | \$232,430 | \$208,900 | 31.9 | 97 | C13 | - | - | - | - | - | - | - |
| C14 | 384 | 140 | \$237,847 | \$221,000 | 36.5 | 98 | C14 | - | - | - | - | - | - | - |
| C15 | 171 | 41 | \$255,709 | \$216,200 | 24.0 | 96 | C15 | - | 5 | \$354,555 | \$361,000 | - | 98 | |

Condo Townhouse

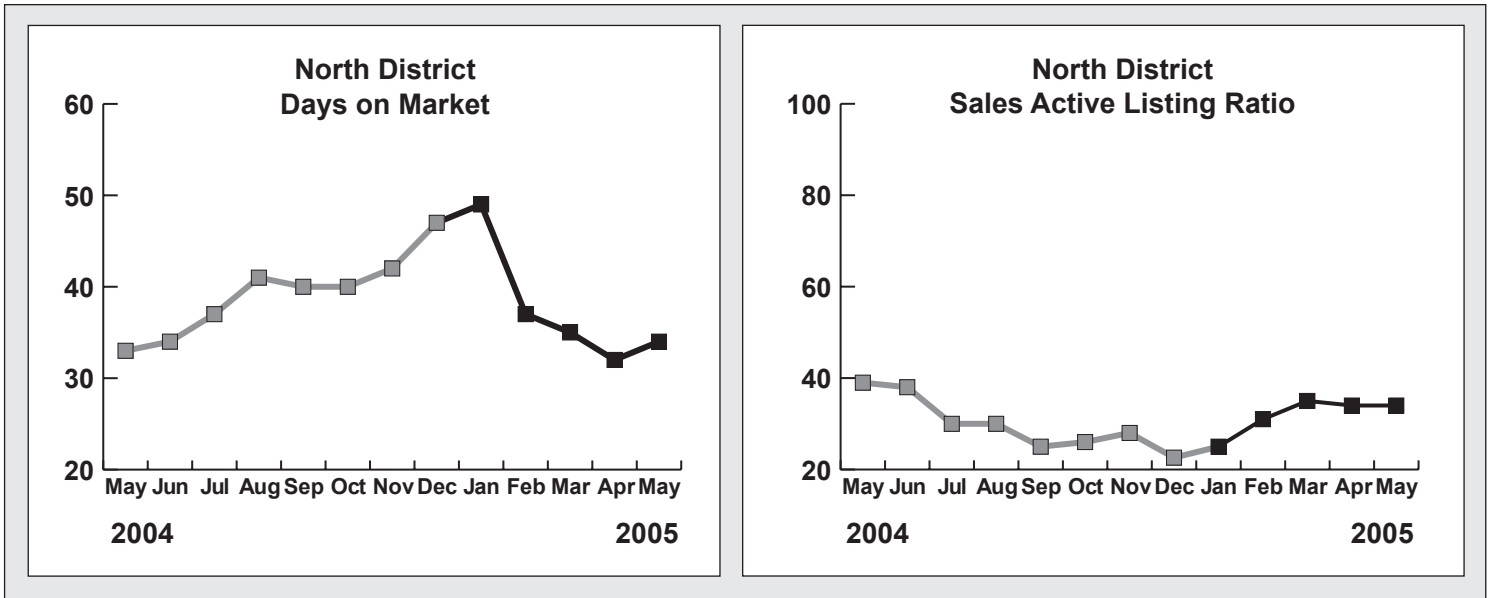
Detached Condo

| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | |
|------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|---|
| C01 | 37 | 21 | \$315,455 | \$311,000 | 56.8 | 100 | C01 | - | - | - | - | - | - | - |
| C02 | 6 | - | - | - | - | - | C02 | - | - | - | - | - | - | - |
| C03 | 1 | - | - | - | - | - | C03 | - | - | - | - | - | - | - |
| C04 | 11 | 7 | \$264,400 | \$237,800 | 63.6 | 97 | C04 | - | - | - | - | - | - | - |
| C06 | 1 | 2 | \$286,250 | \$286,250 | 200.0 | 102 | C06 | - | - | - | - | - | - | - |
| C07 | 28 | 8 | \$271,625 | \$274,000 | 28.6 | 98 | C07 | - | - | - | - | - | - | - |
| C08 | 13 | 7 | \$222,800 | \$234,000 | 53.9 | 99 | C08 | - | - | - | - | - | - | - |
| C09 | 3 | - | - | - | - | - | C09 | - | - | - | - | - | - | - |
| C10 | 4 | 8 | \$335,527 | \$293,600 | 200.0 | 98 | C10 | - | - | - | - | - | - | - |
| C11 | 11 | 2 | \$146,750 | \$146,750 | 18.2 | 96 | C11 | - | - | - | - | - | - | - |
| C12 | 10 | 3 | \$408,000 | \$415,000 | 30.0 | 101 | C12 | - | - | - | - | - | - | - |
| C13 | 8 | 3 | \$256,300 | \$279,900 | 37.5 | 99 | C13 | - | - | - | - | - | - | - |
| C14 | 33 | 12 | \$321,083 | \$300,000 | 36.4 | 98 | C14 | - | 1 | \$475,000 | \$475,000 | - | 99 | - |
| C15 | 87 | 28 | \$246,793 | \$248,000 | 32.2 | 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 | 47 | 16 | \$364,444 | \$350,000 | 34.0 | 100 |
| C02 | 4 | 2 | \$129,000 | \$129,000 | 50.0 | 96 | C02 | 19 | 16 | \$459,456 | \$413,000 | 84.2 | 100 |
| C03 | 4 | 4 | \$150,875 | \$156,750 | 100.0 | 92 | C03 | - | - | - | - | - | - |
| C04 | 9 | 4 | \$163,500 | \$144,250 | 44.4 | 97 | C04 | 3 | 1 | \$225,000 | \$225,000 | 33.3 | 96 |
| C06 | - | - | - | - | - | - | C06 | 1 | - | - | - | - | - |
| C07 | 1 | - | - | - | - | - | C07 | 9 | 1 | \$415,000 | \$415,000 | 11.1 | 99 |
| C08 | 11 | 3 | \$181,333 | \$183,000 | 27.3 | 96 | C08 | 25 | 9 | \$427,556 | \$395,000 | 36.0 | 99 |
| C09 | 7 | 3 | \$278,833 | \$259,000 | 42.9 | 100 | C09 | 1 | - | - | - | - | - |
| C10 | 6 | 1 | \$198,000 | \$198,000 | 16.7 | 97 | C10 | - | 1 | \$555,500 | \$555,500 | - | 98 |
| C11 | 1 | - | - | - | - | - | C11 | - | 1 | \$440,000 | \$440,000 | - | 110 |
| C12 | - | - | - | - | - | - | C12 | - | - | - | - | - | - |
| C13 | 1 | - | - | - | - | - | C13 | 4 | 5 | \$407,880 | \$401,000 | 125.0 | 99 |
| C14 | 2 | - | - | - | - | - | C14 | 6 | 2 | \$538,000 | \$538,000 | 33.3 | 97 |
| C15 | 4 | - | - | - | - | - | C15 | - | 1 | \$395,000 | \$395,000 | - | 101 |

North District

| Current Month: May 2005 | | | | | | | | |
|-------------------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
| N01 | 210 | 155 | 73 | \$27,453,400 | \$376,074 | \$365,000 | 22 | 98 |
| N02 | 284 | 192 | 98 | \$38,824,450 | \$396,168 | \$375,000 | 34 | 97 |
| N03 | 542 | 377 | 227 | \$92,073,339 | \$405,609 | \$356,000 | 29 | 98 |
| N04 | 294 | 219 | 118 | \$48,274,057 | \$409,102 | \$400,000 | 29 | 97 |
| N05 | 228 | 136 | 66 | \$28,532,884 | \$432,316 | \$410,000 | 37 | 98 |
| N06 | 281 | 179 | 110 | \$44,647,799 | \$405,889 | \$336,750 | 31 | 98 |
| N07 | 328 | 224 | 145 | \$46,564,700 | \$321,136 | \$300,000 | 32 | 98 |
| N08 | 666 | 413 | 201 | \$83,676,640 | \$416,302 | \$390,000 | 32 | 97 |
| N10 | 307 | 187 | 81 | \$28,820,350 | \$355,807 | \$328,000 | 33 | 97 |
| N11 | 645 | 441 | 239 | \$96,725,308 | \$404,708 | \$356,500 | 32 | 98 |
| N12 | 92 | 51 | 13 | \$5,345,900 | \$411,223 | \$400,000 | 51 | 97 |
| N13 | 98 | 35 | 14 | \$9,087,000 | \$649,071 | \$466,500 | 55 | 97 |
| N14 | 124 | 56 | 38 | \$17,512,499 | \$460,855 | \$417,000 | 53 | 97 |
| N15 | 103 | 56 | 34 | \$11,859,400 | \$348,806 | \$297,000 | 35 | 97 |
| N16 | 130 | 61 | 29 | \$10,519,290 | \$362,734 | \$315,000 | 46 | 97 |
| N17 | 273 | 150 | 104 | \$24,347,100 | \$234,107 | \$209,900 | 43 | 98 |
| N18 | 123 | 69 | 50 | \$14,283,700 | \$285,674 | \$257,750 | 31 | 97 |
| N19 | 136 | 63 | 57 | \$14,685,500 | \$257,640 | \$242,000 | 59 | 97 |
| N20 | 42 | 21 | 4 | \$1,209,999 | \$302,500 | \$320,000 | 39 | 98 |
| N21 | 57 | 19 | 12 | \$3,118,054 | \$259,838 | \$253,750 | 48 | 97 |
| N22 | 56 | 30 | 23 | \$5,018,801 | \$218,209 | \$210,000 | 33 | 98 |
| N23 | 154 | 69 | 43 | \$11,027,290 | \$256,449 | \$215,000 | 43 | 97 |
| N24 | 108 | 42 | 30 | \$6,948,895 | \$231,630 | \$209,500 | 41 | 97 |
| Total | 5,281 | 3,245 | 1,809 | \$670,556,355 | \$370,678 | \$335,000 | 34 | 98 |



Year-to-Date: January 2005 to May 2005

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| N01 | 623 | 341 | \$126,077,817 | \$369,730 | \$340,000 | 31 | 98 |
| N02 | 820 | 410 | \$162,068,201 | \$395,288 | \$364,500 | 35 | 97 |
| N03 | 1,623 | 831 | \$332,870,050 | \$400,566 | \$342,000 | 33 | 97 |
| N04 | 969 | 516 | \$214,198,217 | \$415,113 | \$407,750 | 30 | 98 |
| N05 | 593 | 267 | \$114,099,486 | \$427,339 | \$410,000 | 35 | 98 |
| N06 | 770 | 397 | \$150,577,154 | \$379,288 | \$325,000 | 33 | 98 |
| N07 | 1,056 | 612 | \$190,553,420 | \$311,362 | \$293,000 | 29 | 98 |
| N08 | 1,817 | 919 | \$369,099,291 | \$401,631 | \$368,000 | 33 | 97 |
| N10 | 783 | 328 | \$116,132,261 | \$354,062 | \$332,350 | 37 | 97 |
| N11 | 1,813 | 989 | \$387,933,093 | \$392,248 | \$360,000 | 34 | 98 |
| N12 | 169 | 68 | \$28,263,200 | \$415,635 | \$368,500 | 50 | 97 |
| N13 | 156 | 54 | \$29,711,900 | \$550,220 | \$459,000 | 47 | 97 |
| N14 | 225 | 100 | \$51,840,249 | \$518,402 | \$425,000 | 47 | 96 |
| N15 | 241 | 133 | \$47,892,550 | \$360,094 | \$329,000 | 39 | 97 |
| N16 | 227 | 95 | \$33,761,440 | \$355,384 | \$315,000 | 45 | 97 |
| N17 | 682 | 442 | \$100,394,900 | \$227,138 | \$215,000 | 46 | 98 |
| N18 | 293 | 187 | \$51,564,027 | \$275,743 | \$256,000 | 44 | 97 |
| N19 | 332 | 232 | \$57,399,700 | \$247,413 | \$227,000 | 55 | 97 |
| N20 | 63 | 20 | \$7,666,649 | \$383,332 | \$322,500 | 69 | 97 |
| N21 | 79 | 34 | \$9,523,454 | \$280,102 | \$295,000 | 77 | 97 |
| N22 | 122 | 71 | \$16,588,001 | \$233,634 | \$215,000 | 43 | 97 |
| N23 | 305 | 148 | \$35,574,040 | \$240,365 | \$216,750 | 47 | 97 |
| N24 | 178 | 70 | \$14,582,506 | \$208,322 | \$188,250 | 48 | 97 |
| Total | 13,939 | 7,264 | \$2,648,371,606 | \$364,589 | \$330,000 | 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 | 78 | 33 | \$497,045 | \$470,000 | 42.3 | 99 | N01 | 4 | 2 | \$281,000 | \$281,000 | 50.0 | 98 |
| N02 | 140 | 53 | \$493,044 | \$435,000 | 37.9 | 97 | N02 | 1 | 3 | \$338,467 | \$333,900 | 300.0 | 99 |
| N03 | 227 | 103 | \$565,881 | \$510,000 | 45.4 | 97 | N03 | 10 | 8 | \$364,913 | \$364,400 | 80.0 | 97 |
| N04 | 217 | 85 | \$446,614 | \$438,500 | 39.2 | 97 | N04 | 14 | 5 | \$306,738 | \$330,888 | 35.7 | 97 |
| N05 | 195 | 49 | \$477,253 | \$445,000 | 25.1 | 98 | N05 | 10 | 1 | \$322,500 | \$322,500 | 10.0 | 98 |
| N06 | 204 | 69 | \$486,144 | \$390,000 | 33.8 | 98 | N06 | 18 | 12 | \$269,175 | \$275,800 | 66.7 | 98 |
| N07 | 234 | 88 | \$369,464 | \$356,000 | 37.6 | 98 | N07 | 36 | 23 | \$253,065 | \$257,000 | 63.9 | 98 |
| N08 | 470 | 133 | \$477,168 | \$435,000 | 28.3 | 97 | N08 | 76 | 22 | \$328,059 | \$326,750 | 29.0 | 98 |
| N10 | 165 | 34 | \$421,285 | \$407,750 | 20.6 | 97 | N10 | 10 | 2 | \$312,000 | \$312,000 | 20.0 | 97 |
| N11 | 461 | 139 | \$477,660 | \$423,500 | 30.2 | 97 | N11 | 59 | 28 | \$311,582 | \$311,150 | 47.5 | 98 |
| N12 | 91 | 13 | \$411,223 | \$400,000 | 14.3 | 97 | N12 | - | - | - | - | - | - |
| N13 | 98 | 14 | \$649,071 | \$466,500 | 14.3 | 97 | N13 | - | - | - | - | - | - |
| N14 | 122 | 37 | \$466,473 | \$420,000 | 30.3 | 96 | N14 | 1 | - | - | - | - | - |
| N15 | 97 | 28 | \$383,943 | \$344,500 | 28.9 | 97 | N15 | 2 | 1 | \$248,000 | \$248,000 | 50.0 | 97 |
| N16 | 114 | 27 | \$373,992 | \$320,000 | 23.7 | 97 | N16 | 1 | 1 | \$182,500 | \$182,500 | 100.0 | 91 |
| N17 | 249 | 88 | \$241,715 | \$222,000 | 35.3 | 98 | N17 | 2 | 4 | \$211,450 | \$206,950 | 200.0 | 99 |
| N18 | 93 | 39 | \$298,597 | \$275,000 | 41.9 | 97 | N18 | 4 | 3 | \$233,333 | \$229,000 | 75.0 | 99 |
| N19 | 116 | 39 | \$280,923 | \$266,500 | 33.6 | 97 | N19 | 7 | 4 | \$197,500 | \$193,250 | 57.1 | 96 |
| N20 | 42 | 4 | \$302,500 | \$320,000 | 9.5 | 98 | N20 | - | - | - | - | - | - |
| N21 | 57 | 12 | \$259,838 | \$253,750 | 21.1 | 97 | N21 | - | - | - | - | - | - |
| N22 | 48 | 19 | \$227,174 | \$219,000 | 39.6 | 98 | N22 | 1 | - | - | - | - | - |
| N23 | 152 | 41 | \$260,263 | \$217,500 | 27.0 | 97 | N23 | - | - | - | - | - | - |
| N24 | 108 | 28 | \$234,193 | \$209,500 | 25.9 | 96 | N24 | - | 1 | \$139,500 | \$139,500 | - | 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 |
| N01 | 69 | 18 | \$235,572 | \$218,250 | 26.1 | 98 | N01 | 17 | 6 | \$349,017 | \$346,450 | 35.3 | 98 |
| N02 | 104 | 25 | \$245,680 | \$232,000 | 24.0 | 97 | N02 | 10 | 5 | \$294,960 | \$289,000 | 50.0 | 99 |
| N03 | 183 | 59 | \$226,439 | \$227,500 | 32.2 | 97 | N03 | 9 | 5 | \$355,800 | \$356,000 | 55.6 | 100 |
| N04 | 14 | 2 | \$175,500 | \$175,500 | 14.3 | 99 | N04 | 2 | - | - | - | - | - |
| N05 | - | - | - | - | - | - | N05 | 4 | 4 | \$338,250 | \$337,500 | 100.0 | 98 |
| N06 | 8 | 3 | \$289,114 | \$331,343 | 37.5 | 98 | N06 | 2 | 5 | \$297,822 | \$309,900 | 250.0 | 99 |
| N07 | 16 | 4 | \$192,875 | \$182,500 | 25.0 | 98 | N07 | 3 | 2 | \$263,500 | \$263,500 | 66.7 | 99 |
| N08 | 32 | 9 | \$236,600 | \$225,000 | 28.1 | 97 | N08 | 4 | - | - | - | - | - |
| N10 | 2 | 1 | \$208,000 | \$208,000 | 50.0 | 102 | N10 | 118 | 41 | \$312,589 | \$315,000 | 34.8 | 97 |
| N11 | 12 | 7 | \$282,429 | \$256,000 | 58.3 | 98 | N11 | 23 | 16 | \$312,025 | \$305,250 | 69.6 | 97 |
| N12 | - | - | - | - | - | - | N12 | 1 | - | - | - | - | - |
| N13 | - | - | - | - | - | - | N13 | - | - | - | - | - | - |
| N14 | - | - | - | - | - | - | N14 | - | - | - | - | - | - |
| N15 | - | 3 | \$153,000 | \$151,000 | - | 98 | N15 | - | - | - | - | - | - |
| N16 | 11 | - | - | - | - | - | N16 | 1 | - | - | - | - | - |
| N17 | 3 | 1 | \$167,000 | \$167,000 | 33.3 | 98 | N17 | 2 | 1 | \$201,500 | \$201,500 | 50.0 | 98 |
| N18 | 1 | - | - | - | - | - | N18 | 23 | 7 | \$249,057 | \$251,000 | 30.4 | 98 |
| N19 | 2 | 1 | \$169,000 | \$169,000 | 50.0 | 97 | N19 | 4 | 2 | \$210,000 | \$210,000 | 50.0 | 98 |
| N20 | - | - | - | - | - | - | N20 | - | - | - | - | - | - |
| N21 | - | - | - | - | - | - | N21 | - | - | - | - | - | - |
| N22 | - | - | - | - | - | - | N22 | 4 | 1 | \$196,500 | \$196,500 | 25.0 | 98 |
| N23 | - | - | - | - | - | - | N23 | - | - | - | - | - | - |
| N24 | - | - | - | - | - | - | N24 | - | - | - | - | - | - |

| Condo Townhouse | | | | | | | Detached Condo | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|----------------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| N01 | 36 | 12 | \$283,125 | \$258,000 | 33.3 | 98 | N01 | - | - | - | - | - | - |
| N02 | 24 | 7 | \$299,557 | \$265,000 | 29.2 | 98 | N02 | - | - | - | - | - | - |
| N03 | 62 | 19 | \$266,995 | \$259,500 | 30.7 | 99 | N03 | - | - | - | - | - | - |
| N04 | 15 | 4 | \$307,500 | \$319,000 | 26.7 | 98 | N04 | - | - | - | - | - | - |
| N05 | 6 | 1 | \$290,000 | \$290,000 | 16.7 | 97 | N05 | - | - | - | - | - | - |
| N06 | 25 | 5 | \$230,200 | \$224,000 | 20.0 | 98 | N06 | 2 | - | - | - | - | - |
| N07 | 15 | 10 | \$230,600 | \$228,500 | 66.7 | 98 | N07 | - | - | - | - | - | - |
| N08 | 19 | 5 | \$285,560 | \$285,000 | 26.3 | 98 | N08 | - | - | - | - | - | - |
| N10 | 2 | 1 | \$278,000 | \$278,000 | 50.0 | 98 | N10 | - | - | - | - | - | - |
| N11 | 31 | 20 | \$296,230 | \$281,500 | 64.5 | 98 | N11 | - | - | - | - | - | - |
| N12 | - | - | - | - | - | - | N12 | - | - | - | - | - | - |
| N13 | - | - | - | - | - | - | N13 | - | - | - | - | - | - |
| N14 | - | - | - | - | - | - | N14 | 1 | - | - | - | - | - |
| N15 | - | - | - | - | - | - | N15 | - | - | - | - | - | - |
| N16 | 1 | 1 | \$239,000 | \$239,000 | 100.0 | 100 | N16 | - | - | - | - | - | - |
| N17 | 2 | 1 | \$133,000 | \$133,000 | 50.0 | 99 | N17 | - | - | - | - | - | - |
| N18 | 2 | - | - | - | - | - | N18 | - | - | - | - | - | - |
| N19 | 1 | 4 | \$157,750 | \$157,500 | 400.0 | 98 | N19 | 4 | 3 | \$317,667 | \$301,000 | 75.0 | 97 |
| N20 | - | - | - | - | - | - | N20 | - | - | - | - | - | - |
| N21 | - | - | - | - | - | - | N21 | - | - | - | - | - | - |
| N22 | - | - | - | - | - | - | N22 | - | - | - | - | - | - |
| N23 | - | - | - | - | - | - | N23 | - | - | - | - | - | - |
| N24 | - | 1 | \$252,000 | \$252,000 | - | 100 | 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 | 5 | 2 | \$378,500 | \$378,500 | 40.0 | 99 |
| N02 | - | - | - | - | - | - | N02 | 5 | 5 | \$392,800 | \$392,000 | 100.0 | 98 |
| N03 | 1 | 1 | \$186,000 | \$186,000 | 100.0 | 98 | N03 | 50 | 32 | \$327,203 | \$325,000 | 64.0 | 99 |
| N04 | - | - | - | - | - | - | N04 | 32 | 22 | \$327,145 | \$325,050 | 68.8 | 99 |
| N05 | - | - | - | - | - | - | N05 | 13 | 11 | \$289,273 | \$286,000 | 84.6 | 98 |
| N06 | - | - | - | - | - | - | N06 | 22 | 16 | \$272,894 | \$275,000 | 72.7 | 99 |
| N07 | - | - | - | - | - | - | N07 | 24 | 18 | \$257,050 | \$266,000 | 75.0 | 99 |
| N08 | 1 | - | - | - | - | - | N08 | 64 | 32 | \$294,964 | \$287,500 | 50.0 | 98 |
| N10 | - | - | - | - | - | - | N10 | 10 | 2 | \$285,250 | \$285,250 | 20.0 | 98 |
| N11 | - | - | - | - | - | - | N11 | 59 | 29 | \$300,424 | \$294,000 | 49.2 | 98 |
| N12 | - | - | - | - | - | - | N12 | - | - | - | - | - | - |
| N13 | - | - | - | - | - | - | N13 | - | - | - | - | - | - |
| N14 | - | - | - | - | - | - | N14 | - | 1 | \$253,000 | \$253,000 | - | 99 |
| N15 | - | - | - | - | - | - | N15 | 4 | 2 | \$201,000 | \$201,000 | 50.0 | 98 |
| N16 | - | - | - | - | - | - | N16 | 2 | - | - | - | - | - |
| N17 | - | - | - | - | - | - | N17 | 15 | 9 | \$192,100 | \$192,000 | 60.0 | 99 |
| N18 | - | - | - | - | - | - | N18 | - | 1 | \$195,000 | \$195,000 | - | 99 |
| N19 | - | - | - | - | - | - | N19 | 2 | 4 | \$191,625 | \$192,000 | 200.0 | 98 |
| N20 | - | - | - | - | - | - | N20 | - | - | - | - | - | - |
| N21 | - | - | - | - | - | - | N21 | - | - | - | - | - | - |
| N22 | - | - | - | - | - | - | N22 | 3 | 3 | \$168,667 | \$167,000 | 100.0 | 98 |
| N23 | - | - | - | - | - | - | N23 | 2 | 2 | \$178,250 | \$178,250 | 100.0 | 99 |
| N24 | - | - | - | - | - | - | N24 | - | - | - | - | - | - |

District Totals

| | New | Active | Listed | Sales | \$ Volume | Av. Price | Med. Price | Av. DOM | Av. % List |
|-------------------------|--------|--------|--------|--------|------------------|-----------|------------|---------|------------|
| Grand Total: | 16,443 | 24,875 | N/A | 9,209 | \$3,190,681,720 | \$346,474 | \$292,950 | 31 | 98 |
| YTD Grand Total: | N/A | N/A | 68,989 | 35,814 | \$12,071,451,064 | \$337,060 | \$285,000 | 34 | 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 | May | 9,209 | 346,474 |
| 1991 | 38,144 | 234,313 | Total** | 35,814 | \$337,060 |
| 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

