

November 2005

November Sets Record: 6,646 Sales

TORONTO - Tuesday, December 6, 2005.

It was all good news as TREB Members reported 6,646 transactions in November, TREB President John Meehan announced today. "The 6,646 figure is a new record for the month, up five per cent over the previous record of 6,301 sales, recorded during November of 2004," Mr. Meehan said. "In addition, year-to-date sales have now reached 79,995, up almost one per cent over 2004. All signs point to another record year with well over 80,000 sales."

The holiday cheer extended to pricing as well, with Toronto's average down marginally (under one per cent) to \$341,177 from October, and the median remaining unchanged at \$291,000. "Home owners should see about a seven per cent increase in the value of their home over 2004, which is well above the rate of inflation," noted the President. "On the other hand, these increases are moderate enough that affordability will not be jeopardized for either move up or first time buyers."

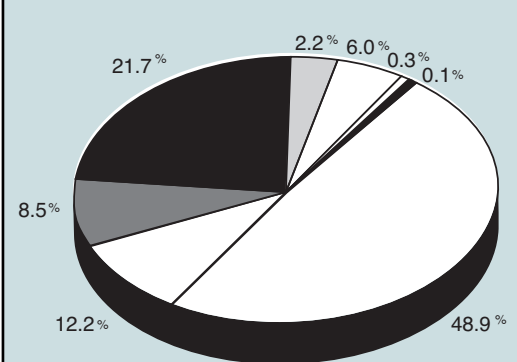
Breaking down the total, 2,526 sales were reported in TREB's 28 West districts and averaged \$318,634; 1,263 sales were reported in the 14 Central districts and averaged \$419,815; 1,284 sales were reported in the 23 North districts and averaged \$378,682; and 1,573 sales were reported in TREB's 21 East districts and averaged \$283,622. ■

NEIGHBOURHOOD CORNER

Orangeville

So far in 2005, the Orangeville area has seen 632 sales for an average of \$248,103. While sales are down five per cent from last year, overall prices have increased 11 per cent over the same period in 2004. Most sales in the area have been detached homes (424), which averaged \$282,202. Semis also made up a good part of Orangeville sales (89), and these averaged \$189,946. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,248	97	\$360,000
Semi-Detached	812	98	\$294,950
Condo Townhouse	568	97	\$223,500
Condo Apt	1,440	97	\$206,000
Link	145	97	\$270,000
Att/Row/Twnhouse	401	98	\$274,000
Co-op Apt	20	96	\$181,500
Det Condo	12	96	\$326,900

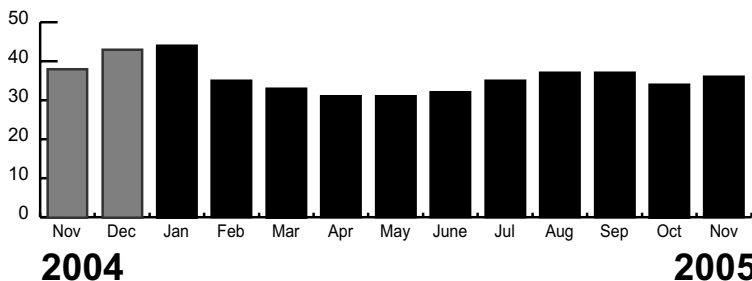
Housing Market Indicators

	Nov 2004	Nov 2005	%Change
Sales	6,301	6,646	(+5%)
New Listings	9,565	10,172	(+6%)
Active Listings*	20,273	21,120	(+4%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



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Price Category Breakdown - November 2005

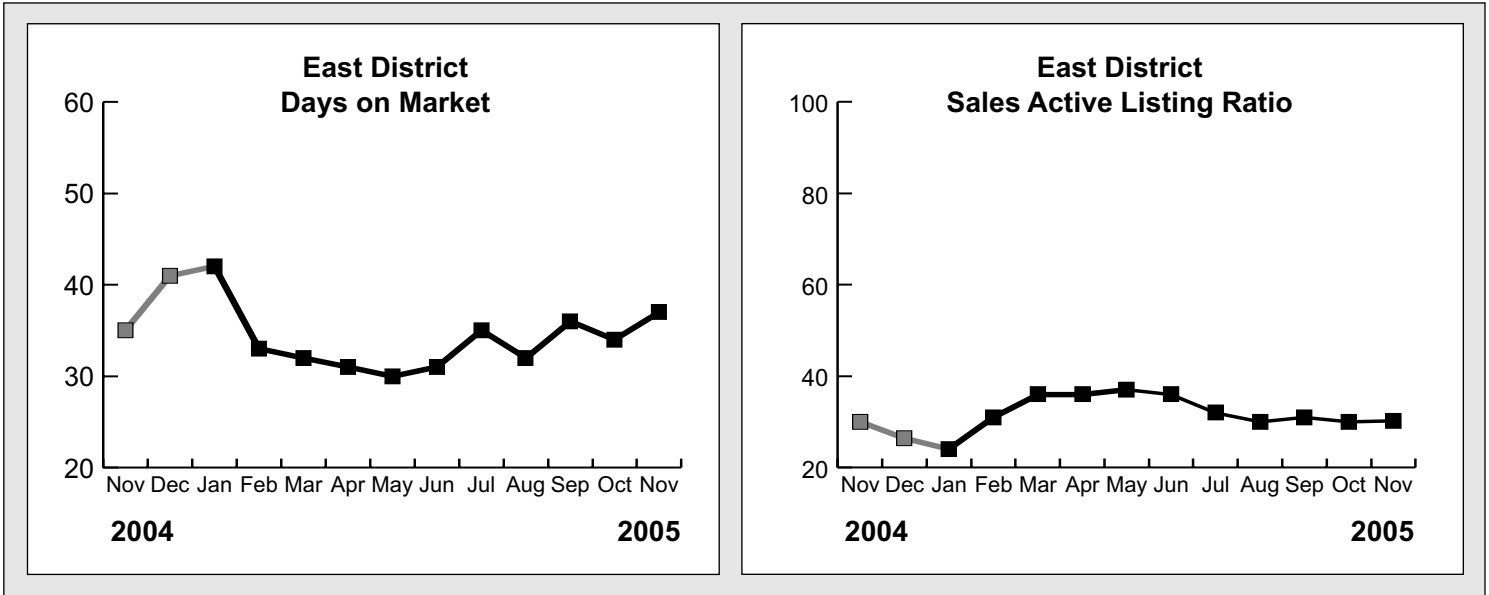
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	14	0.2	12	0.8	-	-
\$90,001 - \$100,000	17	0.3	13	0.9	3	0.5
\$100,001 - \$110,000	33	0.5	25	1.7	5	0.9
\$110,001 - \$120,000	31	0.5	21	1.5	3	0.5
\$120,001 - \$130,000	42	0.6	32	2.2	7	1.2
\$130,001 - \$140,000	83	1.2	60	4.2	11	1.9
\$140,001 - \$150,000	81	1.2	52	3.6	16	2.8
\$150,001 - \$160,000	111	1.7	75	5.2	21	3.7
\$160,001 - \$170,000	166	2.5	101	7.0	25	4.4
\$170,001 - \$180,000	181	2.7	107	7.4	37	6.5
\$180,001 - \$190,000	162	2.4	87	6.0	27	4.8
\$190,001 - \$200,000	188	2.8	91	6.3	34	6.0
\$200,001 - \$225,000	547	8.2	234	16.3	107	18.8
\$225,001 - \$250,000	622	9.4	168	11.7	90	15.8
\$250,001 - \$300,000	1,268	19.1	181	12.6	106	18.7
\$300,001 - \$400,000	1,625	24.5	119	8.3	49	8.6
\$400,001 - \$500,000	682	10.3	35	2.4	16	2.8
\$500,001 - \$750,000	543	8.2	18	1.3	7	1.2
\$750,001 - \$1,000,000	131	2.0	7	0.5	1	0.2
\$1,000,001 - \$1,500,000	82	1.2	2	0.1	3	0.5
\$1,500,001 -	37	0.6	-	-	-	-
Total:	6,646	100	1,440	100	568	100

Current Month: November 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	157	121	85	\$30,964,029	\$364,283	\$335,000	21	101
E02	122	119	79	\$38,822,916	\$491,429	\$407,500	18	99
E03	336	215	129	\$39,991,761	\$310,014	\$310,000	32	99
E04	300	120	91	\$22,530,985	\$247,593	\$270,000	40	97
E05	297	156	95	\$27,827,076	\$292,917	\$274,000	34	97
E06	145	86	49	\$14,395,600	\$293,788	\$251,200	32	97
E07	280	133	92	\$22,547,338	\$245,080	\$226,500	49	97
E08	351	156	83	\$24,466,400	\$294,776	\$261,000	36	97
E09	322	157	79	\$17,707,950	\$224,151	\$215,000	39	96
E10	164	74	48	\$15,215,400	\$316,988	\$295,000	39	97
E11	434	176	77	\$18,400,700	\$238,970	\$239,500	47	97
E12	55	26	13	\$2,957,900	\$227,531	\$247,000	41	98
E13	326	147	92	\$26,294,320	\$285,808	\$265,000	35	97
E14	352	169	104	\$27,654,649	\$265,910	\$254,500	33	98
E15	381	188	126	\$35,410,700	\$281,037	\$262,250	43	97
E16	578	279	167	\$34,498,352	\$206,577	\$204,000	38	97
E17	221	110	90	\$21,902,185	\$243,358	\$234,500	38	98
E18	28	4	4	\$2,945,000	\$736,250	\$775,000	73	91
E19	94	37	30	\$10,360,800	\$345,360	\$296,500	46	98
E20	93	24	15	\$4,158,000	\$277,200	\$260,000	68	96
E21	160	46	25	\$7,086,000	\$283,440	\$264,000	62	96
Total	5,196	2,543	1,573	\$446,138,061	\$283,622	\$259,900	37	98

Year-to-Date: January 2005 to November 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,454	904	\$313,889,037	\$347,222	\$324,750	19	101
E02	1,447	874	\$381,020,315	\$435,950	\$377,850	18	100
E03	2,532	1,397	\$422,376,147	\$302,345	\$288,500	25	100
E04	1,908	941	\$227,327,649	\$241,581	\$256,000	38	97
E05	2,174	1,205	\$329,492,902	\$273,438	\$260,500	37	97
E06	1,085	517	\$160,217,931	\$309,899	\$273,000	26	98
E07	2,243	1,215	\$315,647,662	\$259,792	\$260,000	38	97
E08	2,104	860	\$221,221,040	\$257,234	\$256,000	38	97
E09	2,100	1,068	\$239,037,008	\$223,817	\$216,400	37	97
E10	1,175	614	\$189,053,857	\$307,905	\$297,000	37	97
E11	2,593	1,075	\$263,526,991	\$245,141	\$239,000	43	97
E12	429	228	\$58,902,400	\$258,344	\$243,000	35	98
E13	2,218	1,106	\$316,315,099	\$285,999	\$271,250	35	98
E14	2,624	1,392	\$376,709,959	\$270,625	\$256,000	33	98
E15	2,880	1,520	\$414,134,662	\$272,457	\$256,700	33	98
E16	3,724	2,185	\$433,969,554	\$198,613	\$188,000	34	98
E17	1,929	1,191	\$274,225,553	\$230,248	\$218,000	35	98
E18	125	39	\$20,186,000	\$517,590	\$460,000	66	95
E19	734	374	\$113,232,977	\$302,762	\$277,450	35	98
E20	456	243	\$65,567,500	\$269,825	\$245,000	48	97
E21	749	361	\$104,389,387	\$289,167	\$256,000	48	97
Total	36,683	19,309	\$5,240,443,630	\$271,399	\$254,900	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
E01	39	20	\$442,821	\$409,800	51.3	102	E01	80	47	\$365,499	\$335,000	58.8	102
E02	51	36	\$643,031	\$502,000	70.6	99	E02	44	29	\$381,632	\$350,000	65.9	100
E03	139	68	\$362,141	\$335,000	48.9	100	E03	54	26	\$335,921	\$332,750	48.2	102
E04	109	46	\$287,273	\$285,000	42.2	97	E04	25	8	\$275,088	\$266,950	32.0	99
E05	69	38	\$400,210	\$375,500	55.1	97	E05	16	9	\$285,354	\$285,000	56.3	98
E06	121	36	\$309,892	\$260,500	29.8	97	E06	17	9	\$256,333	\$251,000	52.9	98
E07	96	27	\$344,919	\$330,000	28.1	97	E07	22	5	\$276,200	\$275,000	22.7	96
E08	169	48	\$369,688	\$295,500	28.4	97	E08	8	3	\$226,333	\$229,000	37.5	96
E09	116	35	\$282,603	\$280,000	30.2	97	E09	3	-	-	-	-	-
E10	119	33	\$363,045	\$320,000	27.7	97	E10	5	1	\$293,500	\$293,500	20.0	98
E11	141	28	\$308,804	\$303,000	19.9	97	E11	50	13	\$244,831	\$234,000	26.0	97
E12	38	8	\$252,438	\$249,250	21.1	98	E12	5	2	\$233,700	\$233,700	40.0	99
E13	194	50	\$343,526	\$321,000	25.8	97	E13	23	8	\$274,438	\$277,500	34.8	98
E14	248	78	\$286,379	\$282,750	31.5	98	E14	11	4	\$214,625	\$209,500	36.4	97
E15	280	76	\$321,716	\$305,000	27.1	97	E15	13	2	\$223,000	\$223,000	15.4	97
E16	417	111	\$227,252	\$230,000	26.6	97	E16	62	23	\$169,955	\$169,000	37.1	97
E17	158	49	\$283,765	\$260,000	31.0	98	E17	4	1	\$178,000	\$178,000	25.0	96
E18	28	4	\$736,250	\$775,000	14.3	91	E18	-	-	-	-	-	-
E19	81	22	\$389,836	\$345,000	27.2	97	E19	-	-	-	-	-	-
E20	91	15	\$277,200	\$260,000	16.5	96	E20	-	-	-	-	-	-
E21	157	23	\$290,130	\$264,000	14.7	96	E21	1	1	\$174,000	\$174,000	100.0	97

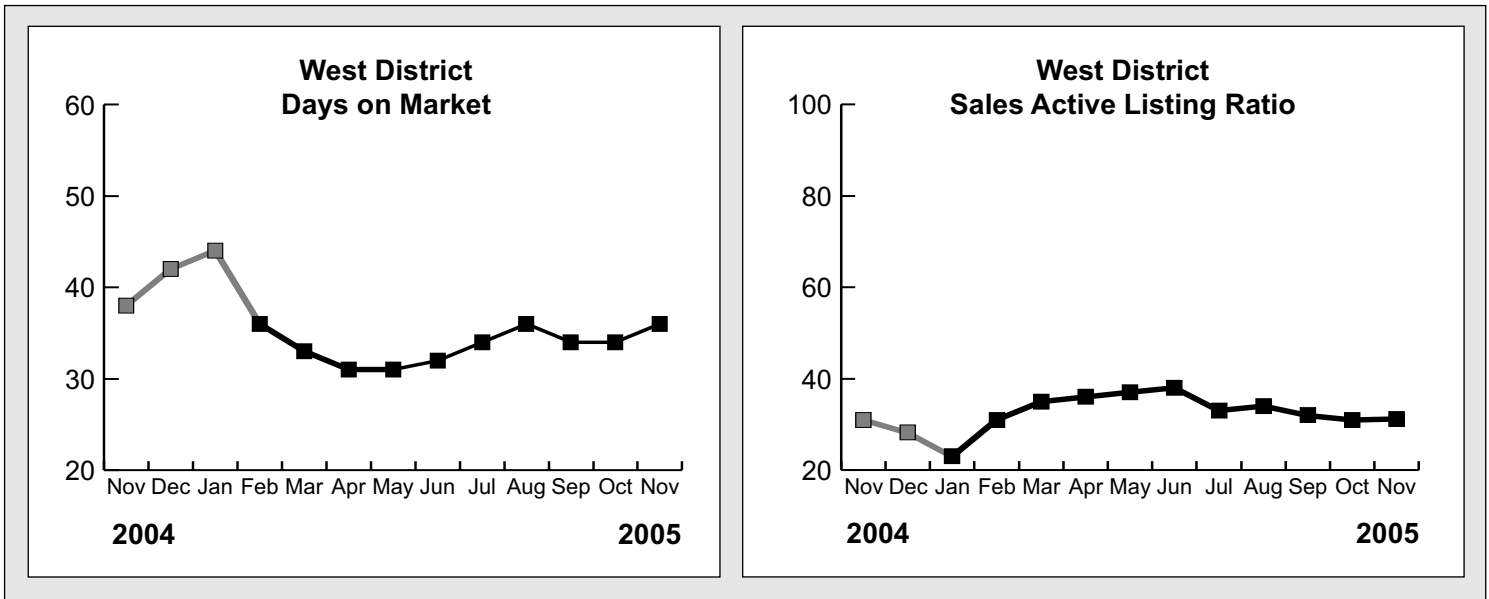
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	8	1	\$149,900	\$149,900	12.5	100	E01	-	-	-	-	-	-
E02	13	6	\$363,583	\$310,500	46.2	100	E02	-	-	-	-	-	-
E03	111	31	\$170,361	\$156,000	27.9	96	E03	-	-	-	-	-	-
E04	133	24	\$153,335	\$159,000	18.1	96	E04	-	-	-	-	-	-
E05	136	36	\$202,108	\$197,750	26.5	97	E05	10	-	-	-	-	-
E06	4	4	\$233,125	\$217,250	100.0	97	E06	-	-	-	-	-	-
E07	105	41	\$175,316	\$176,800	39.1	97	E07	17	6	\$285,650	\$272,000	35.3	97
E08	114	24	\$185,563	\$159,500	21.1	96	E08	5	-	-	-	-	-
E09	156	39	\$180,836	\$187,000	25.0	96	E09	-	-	-	-	-	-
E10	14	1	\$110,000	\$110,000	7.1	94	E10	-	-	-	-	-	-
E11	110	18	\$134,139	\$140,500	16.4	96	E11	8	-	-	-	-	-
E12	3	1	\$148,500	\$148,500	33.3	93	E12	-	-	-	-	-	-
E13	31	10	\$197,595	\$176,950	32.3	98	E13	14	4	\$215,625	\$227,250	28.6	96
E14	33	4	\$151,625	\$150,500	12.1	98	E14	11	2	\$225,500	\$225,500	18.2	99
E15	16	1	\$242,500	\$242,500	6.3	95	E15	19	12	\$247,167	\$253,500	63.2	98
E16	7	5	\$157,080	\$116,000	71.4	96	E16	18	9	\$206,861	\$208,000	50.0	98
E17	2	3	\$134,833	\$136,000	150.0	97	E17	39	22	\$210,405	\$209,450	56.4	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	1	\$229,900	\$229,900	20.0	100
E20	-	-	-	-	-	-	E20	2	-	-	-	-	-
E21	-	-	-	-	-	-	E21	2	1	\$239,000	\$239,000	50.0	99

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	4	\$176,750	\$180,500	133.3	96	E01	-	-	-	-	-	-
E02	1	1	\$435,000	\$435,000	100.0	99	E02	-	-	-	-	-	-
E03	7	-	-	-	-	-	E03	-	-	-	-	-	-
E04	27	12	\$258,558	\$274,000	44.4	97	E04	-	-	-	-	-	-
E05	60	11	\$226,818	\$224,000	18.3	97	E05	-	-	-	-	-	-
E06	2	-	-	-	-	-	E06	-	-	-	-	-	-
E07	23	8	\$215,336	\$215,000	34.8	97	E07	-	-	-	-	-	-
E08	43	7	\$189,143	\$203,000	16.3	97	E08	-	-	-	-	-	-
E09	44	5	\$152,850	\$169,000	11.4	95	E09	-	-	-	-	-	-
E10	19	7	\$184,786	\$180,000	36.8	96	E10	-	-	-	-	-	-
E11	76	9	\$206,444	\$207,000	11.8	97	E11	2	1	\$207,000	\$207,000	50.0	97
E12	8	2	\$161,250	\$161,250	25.0	97	E12	-	-	-	-	-	-
E13	53	14	\$198,921	\$206,250	26.4	98	E13	-	-	-	-	-	-
E14	19	7	\$193,271	\$189,000	36.8	98	E14	2	1	\$194,000	\$194,000	50.0	95
E15	15	14	\$190,964	\$188,050	93.3	98	E15	2	-	-	-	-	-
E16	59	14	\$126,732	\$120,500	23.7	96	E16	-	-	-	-	-	-
E17	4	3	\$187,500	\$168,000	75.0	95	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	2	-	-	-	-	-	E01	25	13	\$313,251	\$321,000	52.0	99
E02	3	-	-	-	-	-	E02	10	7	\$284,286	\$326,000	70.0	98
E03	1	-	-	-	-	-	E03	24	4	\$337,750	\$325,000	16.7	98
E04	2	-	-	-	-	-	E04	4	1	\$333,000	\$333,000	25.0	98
E05	3	-	-	-	-	-	E05	3	1	\$280,000	\$280,000	33.3	96
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	4	-	-	-	-	-	E07	13	5	\$245,800	\$246,000	38.5	97
E08	1	-	-	-	-	-	E08	11	1	\$264,900	\$264,900	9.1	98
E09	1	-	-	-	-	-	E09	2	-	-	-	-	-
E10	1	-	-	-	-	-	E10	6	6	\$256,317	\$257,750	100.0	98
E11	2	-	-	-	-	-	E11	45	8	\$261,488	\$270,000	17.8	97
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	11	6	\$216,528	\$209,750	54.6	98
E14	-	-	-	-	-	-	E14	28	8	\$231,775	\$237,500	28.6	98
E15	-	-	-	-	-	-	E15	36	21	\$220,583	\$225,000	58.3	98
E16	-	-	-	-	-	-	E16	15	5	\$188,600	\$180,000	33.3	98
E17	-	-	-	-	-	-	E17	14	12	\$185,317	\$190,950	85.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	7	\$222,071	\$227,000	87.5	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: November 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	93	50	48	\$18,831,500	\$392,323	\$324,000	32	99
W02	171	100	71	\$25,185,214	\$354,721	\$330,000	37	98
W03	287	124	51	\$13,086,572	\$256,599	\$250,000	31	97
W04	321	152	60	\$14,958,800	\$249,313	\$229,500	63	96
W05	484	180	88	\$23,054,500	\$261,983	\$285,000	41	96
W06	299	134	111	\$34,749,679	\$313,060	\$297,000	35	98
W07	95	58	47	\$19,613,000	\$417,298	\$381,000	29	98
W08	255	118	106	\$52,371,846	\$494,074	\$400,000	30	98
W09	170	77	42	\$12,557,400	\$298,986	\$336,500	42	96
W10	479	192	89	\$20,965,100	\$235,563	\$262,000	41	96
W12	269	124	70	\$25,036,390	\$357,663	\$304,000	36	97
W13	225	91	64	\$36,233,515	\$566,149	\$478,500	40	97
W14	141	68	54	\$15,642,500	\$289,676	\$267,500	39	97
W15	492	250	149	\$30,218,259	\$202,807	\$190,000	37	97
W16	153	87	72	\$23,840,100	\$331,113	\$304,250	32	97
W17	1	1	-	-	-	-	-	-
W18	139	64	35	\$8,764,700	\$250,420	\$258,000	36	96
W19	550	265	170	\$52,905,150	\$311,207	\$302,500	32	97
W20	446	266	236	\$76,743,850	\$325,186	\$300,000	31	98
W21	323	140	92	\$41,225,300	\$448,101	\$393,000	34	97
W22	125	68	67	\$21,424,400	\$319,767	\$305,000	40	97
W23	1,147	579	360	\$103,175,725	\$286,599	\$270,500	33	98
W24	783	400	215	\$60,219,529	\$280,091	\$270,000	36	97
W25	83	42	36	\$11,859,925	\$329,442	\$277,000	48	98
W26	21	6	3	\$1,363,000	\$454,333	\$358,000	45	98
W27	200	87	70	\$20,719,400	\$295,991	\$267,500	37	98
W28	233	90	65	\$26,257,000	\$403,954	\$372,000	52	97
W29	119	48	55	\$13,866,000	\$252,109	\$235,000	41	98
Total	8,104	3,861	2,526	\$804,868,354	\$318,634	\$284,000	36	97



Year-to-Date: January 2005 to November 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	848	556	\$217,058,614	\$390,393	\$361,500	27	100
W02	1,274	719	\$279,575,951	\$388,840	\$345,900	25	100
W03	1,646	749	\$189,548,268	\$253,068	\$250,000	34	97
W04	1,502	678	\$187,142,088	\$276,021	\$273,000	37	97
W05	2,147	876	\$222,141,840	\$253,587	\$280,000	43	96
W06	1,978	1,057	\$331,984,063	\$314,081	\$290,000	37	98
W07	802	511	\$212,626,011	\$416,098	\$399,000	26	99
W08	1,881	1,155	\$549,507,184	\$475,764	\$390,000	29	99
W09	1,008	505	\$151,720,769	\$300,437	\$315,000	37	97
W10	2,386	1,039	\$247,842,801	\$238,540	\$260,000	42	97
W12	1,624	894	\$345,816,802	\$386,820	\$321,000	35	98
W13	1,520	855	\$387,582,396	\$453,313	\$348,000	31	97
W14	1,066	631	\$172,959,370	\$274,104	\$259,000	33	97
W15	3,061	1,633	\$344,997,180	\$211,266	\$190,000	39	97
W16	1,516	941	\$303,060,698	\$322,062	\$297,000	30	98
W17	7	-	-	-	-	-	-
W18	874	399	\$94,652,750	\$237,225	\$246,500	36	97
W19	4,362	2,538	\$798,092,789	\$314,457	\$300,000	32	98
W20	4,606	2,948	\$923,221,764	\$313,169	\$295,000	29	98
W21	1,925	1,093	\$474,697,253	\$434,307	\$358,000	36	98
W22	955	572	\$179,322,880	\$313,502	\$297,000	31	98
W23	8,526	4,497	\$1,255,457,257	\$279,177	\$265,000	34	98
W24	5,480	2,898	\$819,532,422	\$282,792	\$269,000	34	98
W25	482	308	\$101,349,065	\$329,055	\$270,000	46	98
W26	52	21	\$12,618,000	\$600,857	\$475,000	71	97
W27	1,436	941	\$290,023,994	\$308,208	\$283,500	39	98
W28	1,323	780	\$302,819,309	\$388,230	\$349,250	39	98
W29	947	632	\$156,800,901	\$248,103	\$232,000	38	98
Total	55,234	30,426	\$9,552,152,419	\$313,947	\$281,500	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	33	17	\$585,235	\$550,000	51.5	99	W01	17	15	\$363,160	\$370,000	88.2	102
W02	67	29	\$433,934	\$458,000	43.3	99	W02	67	28	\$321,915	\$314,950	41.8	98
W03	163	38	\$262,180	\$257,450	23.3	97	W03	84	7	\$240,036	\$234,250	8.3	97
W04	143	27	\$337,585	\$330,000	18.9	96	W04	23	3	\$258,000	\$280,000	13.0	95
W05	112	23	\$359,852	\$344,000	20.5	96	W05	112	36	\$297,122	\$292,500	32.1	97
W06	82	49	\$362,941	\$324,500	59.8	99	W06	14	5	\$293,998	\$296,000	35.7	98
W07	54	29	\$491,293	\$410,000	53.7	98	W07	1	1	\$275,000	\$275,000	100.0	96
W08	117	64	\$668,246	\$543,500	54.7	98	W08	2	3	\$377,629	\$362,888	150.0	99
W09	53	22	\$433,927	\$393,100	41.5	97	W09	6	1	\$320,000	\$320,000	16.7	97
W10	174	48	\$298,842	\$294,900	27.6	97	W10	16	5	\$277,400	\$285,000	31.3	96
W12	152	41	\$453,741	\$430,000	27.0	97	W12	8	3	\$301,333	\$303,000	37.5	97
W13	132	39	\$770,670	\$625,000	29.6	97	W13	18	9	\$247,211	\$247,500	50.0	97
W14	39	20	\$420,600	\$398,000	51.3	96	W14	10	4	\$308,000	\$304,000	40.0	97
W15	35	8	\$377,313	\$374,000	22.9	96	W15	24	9	\$309,389	\$304,000	37.5	98
W16	74	32	\$410,150	\$359,000	43.2	98	W16	31	12	\$288,875	\$294,250	38.7	97
W17	-	-	-	-	-	-	W17	1	-	-	-	-	-
W18	46	15	\$266,840	\$275,000	32.6	97	W18	53	15	\$260,767	\$258,000	28.3	96
W19	231	61	\$417,362	\$410,000	26.4	97	W19	45	29	\$305,472	\$307,000	64.4	98
W20	206	109	\$408,263	\$394,000	52.9	98	W20	80	47	\$293,512	\$298,500	58.8	98
W21	218	62	\$525,868	\$425,000	28.4	98	W21	12	5	\$295,800	\$318,000	41.7	98
W22	81	39	\$357,949	\$335,000	48.2	97	W22	22	15	\$271,960	\$270,000	68.2	98
W23	746	205	\$324,562	\$312,500	27.5	98	W23	229	70	\$257,698	\$258,500	30.6	98
W24	450	113	\$332,658	\$342,000	25.1	97	W24	116	44	\$260,026	\$260,500	37.9	97
W25	50	21	\$391,400	\$323,000	42.0	98	W25	4	-	-	-	-	-
W26	21	2	\$521,500	\$521,500	9.5	99	W26	-	1	\$320,000	\$320,000	-	97
W27	173	46	\$340,543	\$323,500	26.6	98	W27	3	7	\$235,771	\$249,900	233.3	98
W28	194	55	\$429,209	\$380,000	28.4	97	W28	11	4	\$272,625	\$269,750	36.4	97
W29	95	39	\$280,785	\$255,000	41.1	98	W29	11	6	\$199,400	\$199,750	54.6	99

Condo Apartment

Link

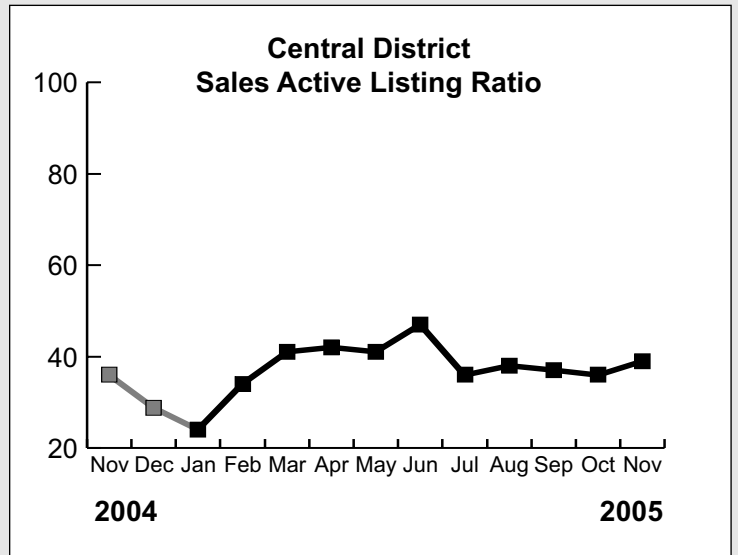
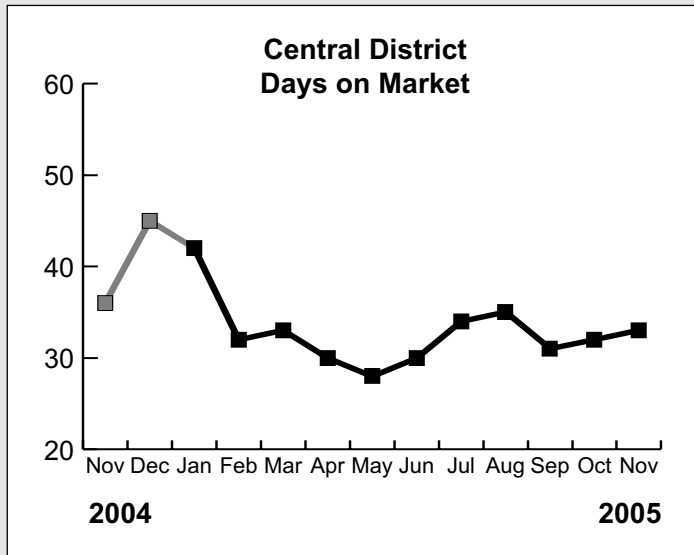
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	19	13	\$208,085	\$214,900	68.4	98	W01	-	-	-	-	-	-
W02	16	6	\$252,750	\$254,750	37.5	98	W02	-	-	-	-	-	-
W03	36	4	\$183,120	\$183,745	11.1	99	W03	-	-	-	-	-	-
W04	125	25	\$150,620	\$150,000	20.0	97	W04	1	-	-	-	-	-
W05	161	20	\$129,385	\$131,250	12.4	95	W05	-	-	-	-	-	-
W06	169	46	\$250,285	\$226,000	27.2	97	W06	-	-	-	-	-	-
W07	29	12	\$224,000	\$235,000	41.4	98	W07	-	-	-	-	-	-
W08	121	30	\$205,440	\$179,500	24.8	98	W08	-	-	-	-	-	-
W09	96	18	\$129,611	\$111,000	18.8	95	W09	1	-	-	-	-	-
W10	232	28	\$134,382	\$136,350	12.1	95	W10	4	-	-	-	-	-
W12	79	16	\$183,094	\$157,000	20.3	98	W12	-	-	-	-	-	-
W13	29	4	\$243,125	\$208,250	13.8	96	W13	-	-	-	-	-	-
W14	46	11	\$174,000	\$170,000	23.9	97	W14	3	-	-	-	-	-
W15	378	104	\$177,111	\$172,500	27.5	97	W15	-	-	-	-	-	-
W16	10	5	\$395,500	\$459,000	50.0	97	W16	2	2	\$295,500	\$295,500	100.0	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	18	-	-	-	-	-	W18	-	-	-	-	-	-
W19	147	40	\$199,725	\$182,500	27.2	97	W19	5	2	\$323,750	\$323,750	40.0	98
W20	30	11	\$176,091	\$168,000	36.7	97	W20	4	3	\$288,333	\$287,000	75.0	96
W21	35	6	\$305,083	\$215,000	17.1	100	W21	3	2	\$235,000	\$235,000	66.7	82
W22	-	-	-	-	-	-	W22	1	3	\$292,333	\$292,000	300.0	98
W23	30	12	\$180,633	\$180,850	40.0	98	W23	3	1	\$268,000	\$268,000	33.3	98
W24	88	22	\$162,786	\$146,500	25.0	97	W24	6	1	\$282,000	\$282,000	16.7	99
W25	11	1	\$208,000	\$208,000	9.1	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	2	2	\$191,250	\$191,250	100.0	98	W27	5	-	-	-	-	-
W28	-	-	-	-	-	-	W28	1	-	-	-	-	-
W29	4	2	\$157,250	\$157,250	50.0	99	W29	1	1	\$235,000	\$235,000	100.0	100

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	5	-	-	-	-	-	W01	-	-	-	-	-	-
W02	3	1	\$230,000	\$230,000	33.3	96	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	20	4	\$244,875	\$244,250	20.0	97	W04	-	-	-	-	-	-
W05	81	9	\$165,978	\$142,000	11.1	96	W05	-	-	-	-	-	-
W06	12	6	\$375,667	\$418,250	50.0	99	W06	-	-	-	-	-	-
W07	3	-	-	-	-	-	W07	-	-	-	-	-	-
W08	9	8	\$271,500	\$264,500	88.9	98	W08	-	-	-	-	-	-
W09	10	1	\$358,000	\$358,000	10.0	97	W09	-	-	-	-	-	-
W10	45	7	\$169,000	\$169,500	15.6	97	W10	-	-	-	-	-	-
W12	30	9	\$253,277	\$237,500	30.0	97	W12	-	-	-	-	-	-
W13	41	11	\$249,818	\$233,000	26.8	97	W13	1	-	-	-	-	-
W14	38	19	\$214,974	\$225,000	50.0	97	W14	-	-	-	-	-	-
W15	52	27	\$215,787	\$219,000	51.9	97	W15	-	-	-	-	-	-
W16	34	20	\$218,840	\$211,200	58.8	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	21	5	\$170,120	\$160,000	23.8	95	W18	-	-	-	-	-	-
W19	94	31	\$254,477	\$252,000	33.0	98	W19	-	-	-	-	-	-
W20	103	53	\$226,710	\$226,000	51.5	98	W20	-	-	-	-	-	-
W21	23	6	\$268,267	\$237,300	26.1	98	W21	-	-	-	-	-	-
W22	2	4	\$228,750	\$182,500	200.0	98	W22	-	1	\$305,000	\$305,000	-	95
W23	84	35	\$206,204	\$214,800	41.7	98	W23	-	-	-	-	-	-
W24	77	21	\$178,710	\$174,000	27.3	97	W24	3	2	\$355,000	\$355,000	66.7	98
W25	9	6	\$207,733	\$207,250	66.7	98	W25	2	1	\$400,000	\$400,000	50.0	93
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	9	\$173,778	\$175,000	180.0	98	W27	-	-	-	-	-	-
W28	3	1	\$225,000	\$225,000	33.3	98	W28	-	-	-	-	-	-
W29	2	4	\$157,000	\$152,500	200.0	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	2	-	-	-	-	-	W01	17	3	\$243,333	\$252,000	17.7	94
W02	1	-	-	-	-	-	W02	17	7	\$263,000	\$265,000	41.2	100
W03	1	-	-	-	-	-	W03	3	2	\$355,500	\$355,500	66.7	98
W04	3	-	-	-	-	-	W04	6	1	\$325,000	\$325,000	16.7	97
W05	16	-	-	-	-	-	W05	2	-	-	-	-	-
W06	3	1	\$111,500	\$111,500	33.3	97	W06	19	4	\$404,250	\$404,500	21.1	98
W07	-	1	\$148,000	\$148,000	-	96	W07	8	4	\$563,625	\$565,000	50.0	99
W08	3	1	\$136,000	\$136,000	33.3	97	W08	3	-	-	-	-	-
W09	2	-	-	-	-	-	W09	2	-	-	-	-	-
W10	2	-	-	-	-	-	W10	6	1	\$288,000	\$288,000	16.7	98
W12	-	-	-	-	-	-	W12	-	1	\$320,000	\$320,000	-	94
W13	-	-	-	-	-	-	W13	4	1	\$232,000	\$232,000	25.0	93
W14	-	-	-	-	-	-	W14	5	-	-	-	-	-
W15	3	1	\$169,500	\$169,500	33.3	96	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	1	\$303,500	\$303,500	50.0	96
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	1	-	-	-	-	-	W19	27	7	\$294,579	\$283,000	25.9	97
W20	-	-	-	-	-	-	W20	23	13	\$279,269	\$274,000	56.5	98
W21	1	-	-	-	-	-	W21	31	11	\$293,855	\$285,000	35.5	98
W22	-	-	-	-	-	-	W22	19	5	\$257,600	\$258,000	26.3	99
W23	-	1	\$229,000	\$229,000	-	97	W23	55	36	\$242,219	\$242,500	65.5	98
W24	1	-	-	-	-	-	W24	42	12	\$238,483	\$233,250	28.6	98
W25	-	-	-	-	-	-	W25	6	7	\$255,161	\$257,500	116.7	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	12	6	\$242,917	\$243,500	50.0	99
W28	-	-	-	-	-	-	W28	24	5	\$267,000	\$275,000	20.8	99
W29	1	-	-	-	-	-	W29	5	3	\$180,500	\$172,000	60.0	98

Current Month: November 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	697	409	252	\$75,348,518	\$299,002	\$271,500	40	99
C02	193	108	85	\$45,447,488	\$534,676	\$465,150	28	99
C03	170	98	53	\$33,175,250	\$625,948	\$450,000	27	99
C04	232	138	111	\$69,318,550	\$624,491	\$595,000	24	99
C06	101	56	33	\$14,288,138	\$432,974	\$420,000	33	97
C07	255	113	88	\$31,208,980	\$354,648	\$295,000	37	98
C08	276	177	137	\$37,605,550	\$274,493	\$240,000	30	98
C09	98	50	29	\$25,345,900	\$873,997	\$558,000	32	100
C10	95	67	70	\$41,280,900	\$589,727	\$479,000	19	100
C11	84	44	29	\$10,763,950	\$371,171	\$366,000	37	100
C12	138	54	28	\$29,101,427	\$1,039,337	\$853,000	47	97
C13	135	82	53	\$18,769,501	\$354,142	\$322,000	27	99
C14	469	219	184	\$63,797,338	\$346,725	\$262,750	37	98
C15	298	148	111	\$34,774,700	\$313,286	\$265,000	32	97
Total	3,241	1,763	1,263	\$530,226,190	\$419,815	\$310,000	33	98



Year-to-Date: January 2005 to November 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	4,400	2,707	\$825,465,971	\$304,938	\$264,500	35	99
C02	1,423	844	\$464,658,071	\$550,543	\$421,050	26	100
C03	1,108	635	\$410,173,388	\$645,942	\$420,000	30	99
C04	2,004	1,221	\$773,548,625	\$633,537	\$558,000	28	100
C06	535	240	\$109,833,851	\$457,641	\$418,000	31	98
C07	1,701	969	\$340,748,582	\$351,650	\$305,000	34	99
C08	2,046	1,364	\$393,223,529	\$288,287	\$245,000	32	99
C09	692	415	\$369,307,103	\$889,897	\$625,000	29	100
C10	1,128	821	\$507,623,204	\$618,299	\$485,000	22	100
C11	728	442	\$185,754,083	\$420,258	\$358,500	29	101
C12	827	431	\$439,490,401	\$1,019,699	\$830,000	37	98
C13	1,163	660	\$226,547,304	\$343,253	\$311,250	31	99
C14	3,327	1,994	\$669,745,239	\$335,880	\$258,150	37	98
C15	2,327	1,335	\$435,085,924	\$325,907	\$283,000	34	98
Total	23,409	14,078	\$6,151,205,275	\$436,937	\$318,000	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	10	4	\$703,750	\$689,000	40.0	115	C01	35	19	\$468,711	\$485,000	54.3	98
C02	54	24	\$577,382	\$470,000	44.4	98	C02	49	33	\$503,546	\$402,000	67.4	100
C03	97	30	\$816,620	\$652,500	30.9	99	C03	21	15	\$354,843	\$306,500	71.4	99
C04	131	74	\$769,014	\$717,500	56.5	99	C04	7	10	\$509,905	\$495,750	142.9	105
C06	67	27	\$464,061	\$435,500	40.3	97	C06	1	1	\$322,000	\$322,000	100.0	98
C07	94	28	\$540,493	\$508,750	29.8	98	C07	18	4	\$346,550	\$348,850	22.2	98
C08	2	3	\$646,667	\$640,000	150.0	99	C08	10	6	\$394,733	\$394,750	60.0	99
C09	39	8	\$1,863,125	\$1,700,000	20.5	100	C09	6	2	\$798,250	\$798,250	33.3	104
C10	49	25	\$986,900	\$883,000	51.0	99	C10	15	15	\$533,753	\$515,000	100.0	104
C11	10	8	\$687,625	\$640,750	80.0	106	C11	5	7	\$387,193	\$381,100	140.0	99
C12	111	23	\$1,166,745	\$927,000	20.7	97	C12	-	-	-	-	-	-
C13	29	17	\$530,947	\$495,000	58.6	101	C13	14	10	\$327,230	\$314,000	71.4	101
C14	111	45	\$620,796	\$557,000	40.5	98	C14	-	-	-	-	-	-
C15	53	29	\$526,472	\$519,000	54.7	99	C15	26	13	\$330,208	\$333,000	50.0	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	587	191	\$268,016	\$249,000	32.5	98	C01	-	-	-	-	-	-
C02	65	18	\$448,350	\$346,000	27.7	99	C02	-	-	-	-	-	-
C03	34	5	\$529,200	\$450,000	14.7	99	C03	-	-	-	-	-	-
C04	81	24	\$280,458	\$224,000	29.6	97	C04	-	-	-	-	-	-
C06	30	3	\$223,833	\$220,000	10.0	97	C06	-	1	\$480,000	\$480,000	-	92
C07	109	46	\$237,895	\$220,500	42.2	98	C07	2	-	-	-	-	-
C08	225	112	\$253,713	\$233,500	49.8	98	C08	-	-	-	-	-	-
C09	46	14	\$391,321	\$387,500	30.4	97	C09	-	-	-	-	-	-
C10	21	27	\$276,319	\$256,000	128.6	100	C10	-	-	-	-	-	-
C11	57	13	\$168,577	\$157,000	22.8	96	C11	-	-	-	-	-	-
C12	22	4	\$461,575	\$353,900	18.2	96	C12	-	-	-	-	-	-
C13	84	24	\$244,171	\$215,000	28.6	97	C13	-	-	-	-	-	-
C14	335	127	\$247,591	\$230,000	37.9	98	C14	1	-	-	-	-	-
C15	146	44	\$206,041	\$196,000	30.1	97	C15	2	2	\$329,250	\$329,250	100.0	95

Condo Townhouse

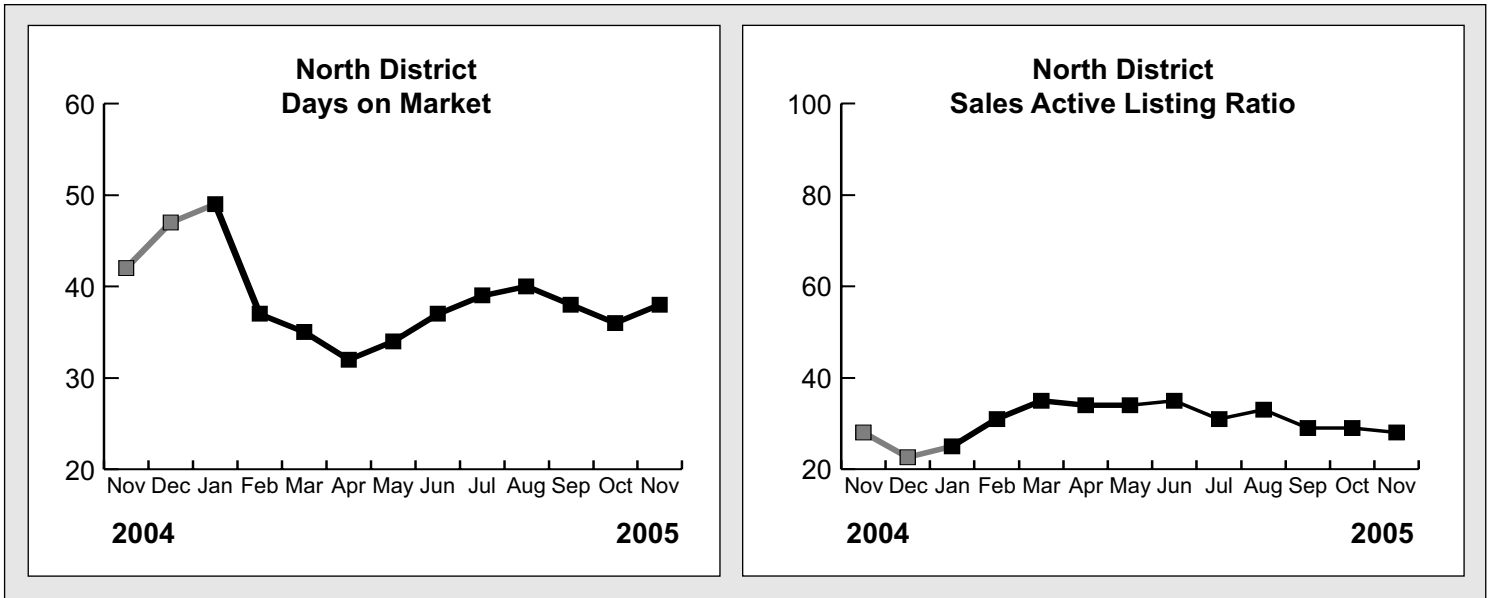
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	36	24	\$306,925	\$306,000	66.7	98	C01	-	-	-	-	-	-
C02	6	6	\$743,500	\$660,500	100.0	99	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	7	1	\$281,000	\$281,000	14.3	100	C04	-	-	-	-	-	-
C06	2	1	\$285,000	\$285,000	50.0	99	C06	-	-	-	-	-	-
C07	23	9	\$377,889	\$338,000	39.1	98	C07	1	-	-	-	-	-
C08	19	11	\$302,891	\$257,000	57.9	99	C08	-	-	-	-	-	-
C09	-	1	\$1,115,000	\$1,115,000	-	119	C09	-	-	-	-	-	-
C10	6	3	\$380,500	\$310,000	50.0	101	C10	-	-	-	-	-	-
C11	11	1	\$361,100	\$361,100	9.1	103	C11	-	-	-	-	-	-
C12	5	1	\$420,000	\$420,000	20.0	98	C12	-	-	-	-	-	-
C13	4	-	-	-	-	-	C13	-	-	-	-	-	-
C14	18	9	\$320,056	\$319,000	50.0	97	C14	-	-	-	-	-	-
C15	69	23	\$238,696	\$250,000	33.3	96	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	1	\$178,000	\$178,000	50.0	99	C01	27	13	\$376,362	\$361,000	48.2	98
C02	4	-	-	-	-	-	C02	15	4	\$610,500	\$540,500	26.7	104
C03	12	3	\$236,000	\$242,000	25.0	95	C03	4	-	-	-	-	-
C04	4	2	\$150,250	\$150,250	50.0	92	C04	2	-	-	-	-	-
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	7	1	\$344,800	\$344,800	14.3	99
C08	4	3	\$165,000	\$185,000	75.0	92	C08	16	2	\$527,250	\$527,250	12.5	98
C09	5	3	\$324,967	\$375,000	60.0	103	C09	2	1	\$1,276,000	\$1,276,000	50.0	104
C10	2	-	-	-	-	-	C10	2	-	-	-	-	-
C11	-	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	1	\$216,000	\$216,000	100.0	99	C13	3	1	\$395,000	\$395,000	33.3	99
C14	-	1	\$320,000	\$320,000	-	98	C14	4	2	\$608,500	\$608,500	50.0	97
C15	2	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: November 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	202	96	49	\$19,061,100	\$389,002	\$366,800	30	98	
N02	255	146	69	\$27,573,065	\$399,610	\$365,000	33	97	
N03	519	258	164	\$62,030,501	\$378,235	\$335,000	34	97	
N04	284	143	99	\$41,337,090	\$417,546	\$410,000	31	97	
N05	219	77	48	\$22,640,700	\$471,681	\$418,000	39	97	
N06	207	97	76	\$30,710,488	\$404,085	\$319,500	36	97	
N07	183	124	108	\$33,105,199	\$306,530	\$292,000	36	98	
N08	530	263	168	\$68,230,441	\$406,134	\$362,500	31	97	
N10	219	101	62	\$22,358,843	\$360,627	\$335,000	35	97	
N11	512	242	157	\$66,330,438	\$422,487	\$385,000	37	98	
N12	74	30	29	\$10,180,100	\$351,038	\$320,000	51	97	
N13	73	9	5	\$4,512,500	\$902,500	\$510,000	90	96	
N14	144	38	21	\$13,798,100	\$657,052	\$483,000	61	95	
N15	82	36	19	\$6,337,600	\$333,558	\$298,000	44	98	
N16	130	43	14	\$6,360,500	\$454,321	\$312,500	45	96	
N17	313	94	74	\$16,787,000	\$226,851	\$225,450	53	97	
N18	113	50	34	\$10,039,500	\$295,279	\$270,000	46	97	
N19	127	50	30	\$7,547,200	\$251,573	\$235,500	34	98	
N20	39	7	8	\$2,716,900	\$339,613	\$314,950	70	98	
N21	52	12	2	\$589,000	\$294,500	\$294,500	82	98	
N22	66	18	6	\$2,312,000	\$385,333	\$392,500	75	97	
N23	131	46	27	\$8,781,992	\$325,259	\$204,000	45	96	
N24	105	25	15	\$2,887,800	\$192,520	\$187,500	59	96	
Total	4,579	2,005	1,284	\$486,228,057	\$378,682	\$335,000	38	97	



Year-to-Date: January 2005 to November 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,295	709	\$279,204,837	\$393,801	\$360,000	32	98
N02	1,681	866	\$341,877,704	\$394,778	\$359,900	35	97
N03	3,593	1,902	\$745,950,205	\$392,193	\$339,900	33	97
N04	2,028	1,092	\$449,818,906	\$411,922	\$404,000	30	98
N05	1,292	587	\$253,168,522	\$431,292	\$408,000	36	98
N06	1,507	872	\$334,692,404	\$383,822	\$326,000	35	98
N07	1,997	1,324	\$416,766,338	\$314,778	\$290,000	32	98
N08	3,704	2,019	\$814,721,794	\$403,527	\$369,000	34	97
N10	1,626	842	\$301,407,047	\$357,966	\$335,000	36	97
N11	3,746	2,211	\$877,916,688	\$397,068	\$366,000	35	98
N12	402	204	\$87,876,600	\$430,768	\$360,000	48	97
N13	294	112	\$61,457,800	\$548,730	\$461,000	55	97
N14	534	242	\$139,234,089	\$575,347	\$471,250	50	96
N15	466	274	\$102,290,085	\$373,321	\$331,000	45	97
N16	531	254	\$90,642,990	\$356,862	\$307,000	47	97
N17	1,543	943	\$220,106,300	\$233,411	\$215,000	44	98
N18	616	396	\$109,971,772	\$277,706	\$259,950	46	97
N19	692	478	\$120,927,269	\$252,986	\$230,000	49	97
N20	143	65	\$23,945,449	\$368,392	\$326,000	67	96
N21	165	85	\$23,205,759	\$273,009	\$270,000	74	97
N22	261	150	\$37,094,201	\$247,295	\$215,000	48	97
N23	715	378	\$94,662,246	\$250,429	\$220,000	50	99
N24	396	177	\$38,187,856	\$215,751	\$187,500	58	96
Total	29,227	16,182	\$5,965,126,861	\$368,627	\$333,000	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	80	22	\$525,718	\$502,500	27.5	97	N01	2	2	\$312,000	\$312,000	100.0	101
N02	140	40	\$491,141	\$439,000	28.6	97	N02	1	1	\$335,000	\$335,000	100.0	99
N03	228	59	\$554,514	\$525,000	25.9	98	N03	4	8	\$377,125	\$376,500	200.0	99
N04	193	65	\$466,466	\$440,000	33.7	97	N04	18	5	\$304,400	\$299,500	27.8	98
N05	187	37	\$520,738	\$437,000	19.8	97	N05	6	4	\$314,000	\$325,000	66.7	98
N06	149	50	\$457,996	\$369,500	33.6	96	N06	18	2	\$265,500	\$265,500	11.1	98
N07	107	69	\$344,262	\$333,750	64.5	98	N07	28	17	\$254,241	\$263,000	60.7	98
N08	374	92	\$486,942	\$429,250	24.6	97	N08	64	32	\$328,775	\$328,500	50.0	98
N10	132	31	\$408,335	\$409,500	23.5	97	N10	14	6	\$302,183	\$292,900	42.9	99
N11	335	97	\$488,803	\$431,000	29.0	98	N11	49	16	\$307,181	\$307,500	32.7	98
N12	72	27	\$357,411	\$320,000	37.5	96	N12	-	1	\$230,000	\$230,000	-	97
N13	73	5	\$902,500	\$510,000	6.9	96	N13	-	-	-	-	-	-
N14	140	21	\$657,052	\$483,000	15.0	95	N14	-	-	-	-	-	-
N15	77	14	\$376,400	\$323,000	18.2	98	N15	1	-	-	-	-	-
N16	105	14	\$454,321	\$312,500	13.3	96	N16	2	-	-	-	-	-
N17	294	64	\$234,203	\$236,500	21.8	96	N17	2	3	\$223,667	\$222,500	150.0	98
N18	91	24	\$324,621	\$310,700	26.4	97	N18	4	2	\$201,500	\$201,500	50.0	96
N19	94	17	\$289,253	\$288,500	18.1	99	N19	4	3	\$196,467	\$196,500	75.0	98
N20	39	8	\$339,613	\$314,950	20.5	98	N20	-	-	-	-	-	-
N21	52	2	\$294,500	\$294,500	3.9	98	N21	-	-	-	-	-	-
N22	57	5	\$423,000	\$470,000	8.8	96	N22	-	-	-	-	-	-
N23	128	23	\$349,226	\$215,000	18.0	96	N23	-	-	-	-	-	-
N24	102	13	\$187,085	\$187,500	12.8	95	N24	-	-	-	-	-	-

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	77	9	\$229,444	\$222,000	11.7	97	N01	11	5	\$380,600	\$380,000	45.5	97
N02	91	17	\$241,441	\$227,000	18.7	96	N02	8	4	\$323,381	\$322,763	50.0	97
N03	195	46	\$220,672	\$216,250	23.6	97	N03	11	3	\$342,333	\$343,000	27.3	98
N04	26	5	\$236,400	\$178,000	19.2	98	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	4	1	\$320,500	\$320,500	25.0	97
N06	2	1	\$215,000	\$215,000	50.0	96	N06	5	1	\$319,000	\$319,000	20.0	100
N07	10	4	\$192,350	\$196,250	40.0	97	N07	4	2	\$252,250	\$252,250	50.0	99
N08	40	12	\$260,042	\$242,500	30.0	94	N08	1	3	\$337,167	\$335,000	300.0	98
N10	2	-	-	-	-	-	N10	62	23	\$319,971	\$315,000	37.1	97
N11	18	4	\$249,375	\$224,000	22.2	98	N11	20	13	\$321,392	\$316,000	65.0	97
N12	-	-	-	-	-	-	N12	-	1	\$300,000	\$300,000	-	100
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	1	\$138,000	\$138,000	-	99	N15	-	-	-	-	-	-
N16	18	-	-	-	-	-	N16	3	-	-	-	-	-
N17	-	1	\$110,000	\$110,000	-	95	N17	4	1	\$255,000	\$255,000	25.0	96
N18	3	-	-	-	-	-	N18	8	6	\$245,933	\$251,300	75.0	97
N19	8	1	\$174,000	\$174,000	12.5	99	N19	10	4	\$239,750	\$241,500	40.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	7	1	\$197,000	\$197,000	14.3	99
N23	-	-	-	-	-	-	N23	3	2	\$205,950	\$205,950	66.7	97
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	27	8	\$243,563	\$220,000	29.6	98	N01	-	-	-	-	-	-
N02	8	5	\$284,900	\$280,000	62.5	97	N02	2	-	-	-	-	-
N03	47	14	\$278,479	\$284,000	29.8	98	N03	-	1	\$318,800	\$318,800	-	94
N04	13	2	\$320,000	\$320,000	15.4	96	N04	-	-	-	-	-	-
N05	2	-	-	-	-	-	N05	-	-	-	-	-	-
N06	22	7	\$321,129	\$240,000	31.8	97	N06	1	1	\$629,900	\$629,900	100.0	100
N07	18	9	\$218,633	\$214,900	50.0	98	N07	-	-	-	-	-	-
N08	11	3	\$269,333	\$275,000	27.3	98	N08	-	1	\$305,000	\$305,000	-	94
N10	3	1	\$248,000	\$248,000	33.3	97	N10	-	-	-	-	-	-
N11	32	6	\$291,300	\$296,500	18.8	95	N11	1	2	\$575,000	\$575,000	200.0	98
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	2	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	3	\$122,000	\$131,000	300.0	97	N17	-	-	-	-	-	-
N18	6	2	\$185,000	\$185,000	33.3	99	N18	-	-	-	-	-	-
N19	3	2	\$147,500	\$147,500	66.7	96	N19	5	1	\$265,000	\$265,000	20.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	1	\$289,900	\$289,900	50.0	97	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	5	3	\$318,267	\$301,000	60.0	97
N02	1	-	-	-	-	-	N02	4	2	\$384,950	\$384,950	50.0	98
N03	1	-	-	-	-	-	N03	33	33	\$330,357	\$335,000	100.0	97
N04	-	-	-	-	-	-	N04	34	22	\$348,764	\$344,250	64.7	97
N05	-	-	-	-	-	-	N05	20	6	\$299,483	\$304,500	30.0	98
N06	-	-	-	-	-	-	N06	10	14	\$276,279	\$271,950	140.0	99
N07	-	-	-	-	-	-	N07	16	7	\$255,343	\$254,000	43.8	99
N08	1	-	-	-	-	-	N08	39	25	\$306,640	\$312,500	64.1	98
N10	-	-	-	-	-	-	N10	6	1	\$280,000	\$280,000	16.7	97
N11	1	-	-	-	-	-	N11	56	19	\$312,011	\$316,000	33.9	99
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	4	4	\$232,500	\$230,000	100.0	98
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	11	2	\$198,000	\$198,000	18.2	99
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	1	\$148,000	\$148,000	-	96	N19	3	1	\$199,500	\$199,500	33.3	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	2	\$168,950	\$168,950	-	97
N24	-	-	-	-	-	-	N24	1	1	\$165,800	\$165,800	100.0	98

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	10,172	21,120	N/A	6,646	\$2,267,460,662	\$341,177	\$291,000	36	98
YTD Grand Total:	N/A	N/A	144,553	79,995	\$26,908,928,185	\$336,383	\$287,000	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	June	9,153	345,065
1992	41,703	214,971	July	7,387	326,034
1993	38,990	206,490	August	7,498	323,255
1994	44,237	208,921	September	7,326	338,267
1995	39,273	203,028	October	7,174	342,450
1996	55,779	198,150	November	6,646	341,177
1997	58,014	211,307	Total**	79,995	\$336,383
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

