

April 2006

Over 8,000 Sales Make for Solid April

TORONTO - Wednesday, May 3, 2006.

Toronto Real Estate Board Members reported a solid 8,361 sales in April, TREB President John Meehan reported today. "April's result was the third best performance ever recorded for the month, and year-to-date sales, at 28,020, are up five per cent over January-to-April of 2005."

Meanwhile, prices trended upward in April, with the average rising four per cent over March to \$366,683. It was also up seven per cent over the \$342,032 recorded in April of 2005. "A price jump like this is good news for home-owners. However, potential purchasers can take comfort from the fact that, with listings up four per cent over last April 25,245, further increases should be quite limited for the remainder of the year."

Breaking down the total, 3,189 sales were reported in TREB's 28 West districts and averaged \$340,900; 1,442 sales were reported in the 14 Central districts and averaged

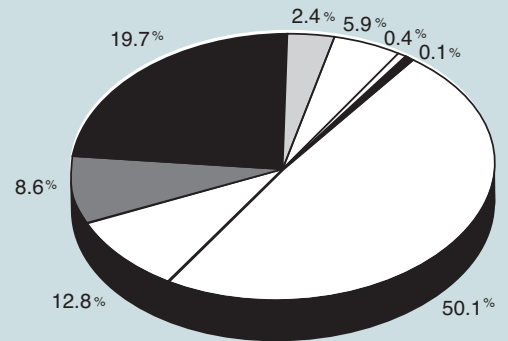
\$499,194; 1,701 sales were reported in the 23 North districts and averaged \$393,841; and 2,029; sales were reported in TREB's 21 East districts and averaged \$290,262. ■

NEIGHBOURHOOD CORNER

Markham

So far in 2006, TREB Members have recorded 821 sales in the Markham area (N11), up eight per cent over the 757 sales recorded in the first four months of 2005. Of these, 451 were of detached homes, which averaged \$482,576, a five per cent increase over 2005. In addition, 126 sales were of Attached-Row Houses, which transacted for an average of \$306,769. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,192	98	\$380,000
Semi-Detached	1,072	100	\$299,250
Condo Townhouse	717	98	\$232,000
Condo Apt	1,649	98	\$210,000
Link	199	98	\$270,000
Att/Row/Twnhouse	495	98	\$282,000
Co-op Apt	34	96	\$161,750
Det Condo	3	96	\$372,000

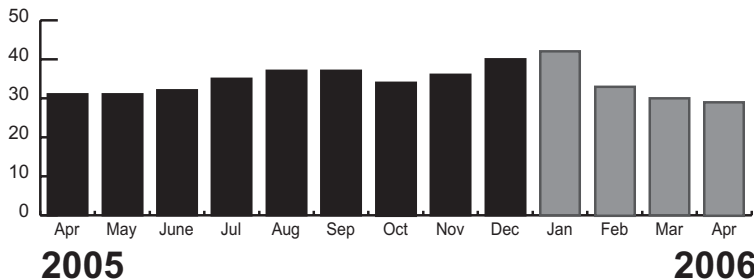
Housing Market Indicators

	Apr 2005	Apr 2006	%Change
Sales	8,834	8,361	(-5%)
New Listings	16,161	15,419	(-4%)
Active Listings*	24,202	25,245	(+4%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



Inside

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



Price Category Breakdown - April 2006

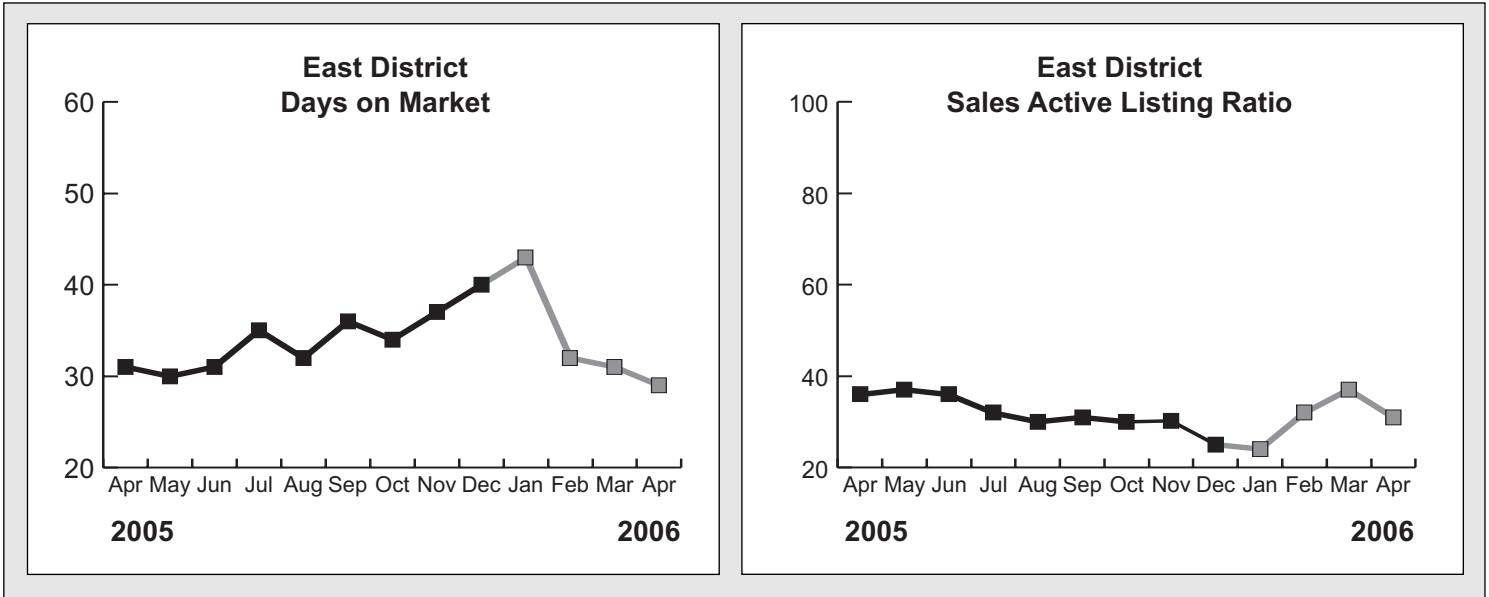
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	21	0.3	15	0.9	3	0.4
\$90,001 - \$100,000	14	0.2	9	0.5	2	0.3
\$100,001 - \$110,000	18	0.2	14	0.8	4	0.6
\$110,001 - \$120,000	38	0.5	25	1.5	5	0.7
\$120,001 - \$130,000	55	0.7	41	2.5	5	0.7
\$130,001 - \$140,000	87	1.0	64	3.9	15	2.1
\$140,001 - \$150,000	104	1.2	69	4.2	16	2.2
\$150,001 - \$160,000	127	1.5	76	4.6	29	4.0
\$160,001 - \$170,000	169	2.0	109	6.6	31	4.3
\$170,001 - \$180,000	203	2.4	115	7.0	36	5.0
\$180,001 - \$190,000	219	2.6	114	6.9	46	6.4
\$190,001 - \$200,000	191	2.3	97	5.9	30	4.2
\$200,001 - \$225,000	575	6.9	225	13.6	103	14.4
\$225,001 - \$250,000	656	7.8	184	11.2	117	16.3
\$250,001 - \$300,000	1,600	19.1	226	13.7	152	21.2
\$300,001 - \$400,000	2,092	25.0	169	10.2	80	11.2
\$400,001 - \$500,000	973	11.6	43	2.6	24	3.3
\$500,001 - \$750,000	803	9.6	45	2.7	15	2.1
\$750,001 - \$1,000,000	207	2.5	4	0.2	2	0.3
\$1,000,001 - \$1,500,000	123	1.5	1	0.1	1	0.1
\$1,500,001 -	86	1.0	4	0.2	1	0.1
Total:	8,361	100	1,649	100	717	100

Current Month: April 2006

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	163	156	92	\$37,286,271	\$405,286	\$371,000	12	104
E02	175	188	88	\$47,480,213	\$539,548	\$444,000	11	102
E03	332	254	138	\$44,776,162	\$324,465	\$319,500	24	101
E04	341	210	110	\$26,991,990	\$245,382	\$267,000	33	97
E05	312	185	112	\$33,005,288	\$294,690	\$292,900	26	97
E06	160	127	64	\$24,834,517	\$388,039	\$280,675	26	98
E07	345	217	112	\$30,725,217	\$274,332	\$267,600	31	97
E08	394	193	90	\$26,012,600	\$289,029	\$259,250	31	97
E09	430	206	124	\$27,987,076	\$225,702	\$215,000	36	97
E10	213	137	59	\$18,257,700	\$309,453	\$296,000	26	98
E11	525	264	109	\$27,764,388	\$254,719	\$251,000	32	97
E12	78	62	35	\$10,373,700	\$296,391	\$258,500	27	98
E13	410	260	127	\$39,311,937	\$309,543	\$291,900	27	98
E14	568	336	146	\$40,166,700	\$275,114	\$262,000	29	98
E15	494	316	155	\$42,840,043	\$276,387	\$255,000	33	98
E16	665	416	246	\$51,789,700	\$210,527	\$195,750	31	98
E17	419	266	122	\$28,963,938	\$237,409	\$223,000	31	98
E18	29	12	4	\$1,862,250	\$465,563	\$478,625	37	96
E19	146	80	38	\$11,955,800	\$314,626	\$290,500	43	98
E20	124	46	20	\$4,778,300	\$238,915	\$222,000	31	97
E21	175	81	38	\$11,778,000	\$309,947	\$285,000	62	97
Total	6,498	4,012	2,029	\$588,941,790	\$290,262	\$265,000	29	98

Year-to-Date: January 2006 to April 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	538	312	\$118,680,311	\$380,386	\$357,400	21	103
E02	585	313	\$149,804,996	\$478,610	\$427,300	14	102
E03	865	454	\$143,962,312	\$317,098	\$310,500	27	100
E04	721	344	\$84,193,189	\$244,748	\$258,000	37	97
E05	708	388	\$109,455,237	\$282,101	\$270,000	32	97
E06	430	189	\$65,181,557	\$344,876	\$279,000	26	98
E07	710	341	\$94,322,225	\$276,605	\$275,000	31	97
E08	744	288	\$85,447,144	\$296,691	\$268,000	36	97
E09	885	420	\$93,901,602	\$223,575	\$214,444	41	97
E10	468	212	\$70,885,616	\$334,366	\$321,050	31	98
E11	952	387	\$95,330,989	\$246,333	\$239,000	39	97
E12	202	90	\$26,314,100	\$292,379	\$257,250	31	98
E13	956	452	\$132,153,350	\$292,375	\$275,000	33	98
E14	1,238	510	\$141,633,039	\$277,712	\$260,000	32	98
E15	1,191	543	\$149,050,596	\$274,495	\$259,000	33	98
E16	1,619	840	\$170,663,040	\$203,170	\$193,000	34	97
E17	908	415	\$97,519,698	\$234,987	\$221,000	34	98
E18	37	13	\$6,928,650	\$532,973	\$515,000	61	94
E19	325	148	\$44,505,890	\$300,715	\$280,050	31	98
E20	201	86	\$20,663,000	\$240,267	\$237,450	42	97
E21	275	125	\$39,981,000	\$319,848	\$275,000	56	97
Total	14,558	6,870	\$1,940,577,541	\$282,471	\$260,000	33	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	59	32	\$453,397	\$385,500	54.2	102	E01	83	48	\$391,582	\$374,500	57.8	105
E02	58	42	\$696,012	\$530,950	72.4	102	E02	53	39	\$400,254	\$390,250	73.6	103
E03	131	58	\$362,384	\$342,665	44.3	100	E03	37	45	\$357,472	\$337,000	121.6	104
E04	141	57	\$304,961	\$295,000	40.4	98	E04	22	6	\$232,817	\$235,450	27.3	98
E05	91	41	\$390,274	\$392,800	45.1	97	E05	14	10	\$309,160	\$292,900	71.4	97
E06	134	52	\$414,421	\$296,000	38.8	98	E06	15	6	\$271,125	\$265,000	40.0	98
E07	114	39	\$367,392	\$374,000	34.2	97	E07	27	14	\$285,791	\$291,000	51.9	98
E08	178	49	\$381,010	\$290,000	27.5	97	E08	11	6	\$248,150	\$249,000	54.6	98
E09	135	39	\$304,897	\$291,500	28.9	97	E09	11	4	\$256,900	\$251,500	36.4	98
E10	167	40	\$349,643	\$325,500	24.0	98	E10	8	3	\$316,700	\$320,100	37.5	100
E11	202	43	\$308,981	\$300,000	21.3	98	E11	52	16	\$285,531	\$295,000	30.8	98
E12	43	25	\$337,188	\$287,000	58.1	98	E12	3	3	\$232,833	\$225,000	100.0	98
E13	244	72	\$371,130	\$342,250	29.5	98	E13	33	8	\$261,913	\$262,400	24.2	99
E14	439	106	\$296,019	\$282,000	24.2	98	E14	25	6	\$249,917	\$250,500	24.0	98
E15	351	83	\$319,739	\$300,000	23.7	98	E15	18	7	\$231,386	\$224,500	38.9	99
E16	527	158	\$234,518	\$228,950	30.0	98	E16	38	37	\$171,054	\$171,000	97.4	98
E17	251	61	\$278,519	\$255,000	24.3	98	E17	10	3	\$160,333	\$174,000	30.0	97
E18	29	4	\$465,563	\$478,625	13.8	96	E18	-	-	-	-	-	-
E19	130	30	\$333,560	\$314,750	23.1	98	E19	1	-	-	-	-	-
E20	108	17	\$243,782	\$225,500	15.7	97	E20	-	-	-	-	-	-
E21	172	36	\$313,639	\$293,750	20.9	97	E21	2	-	-	-	-	-

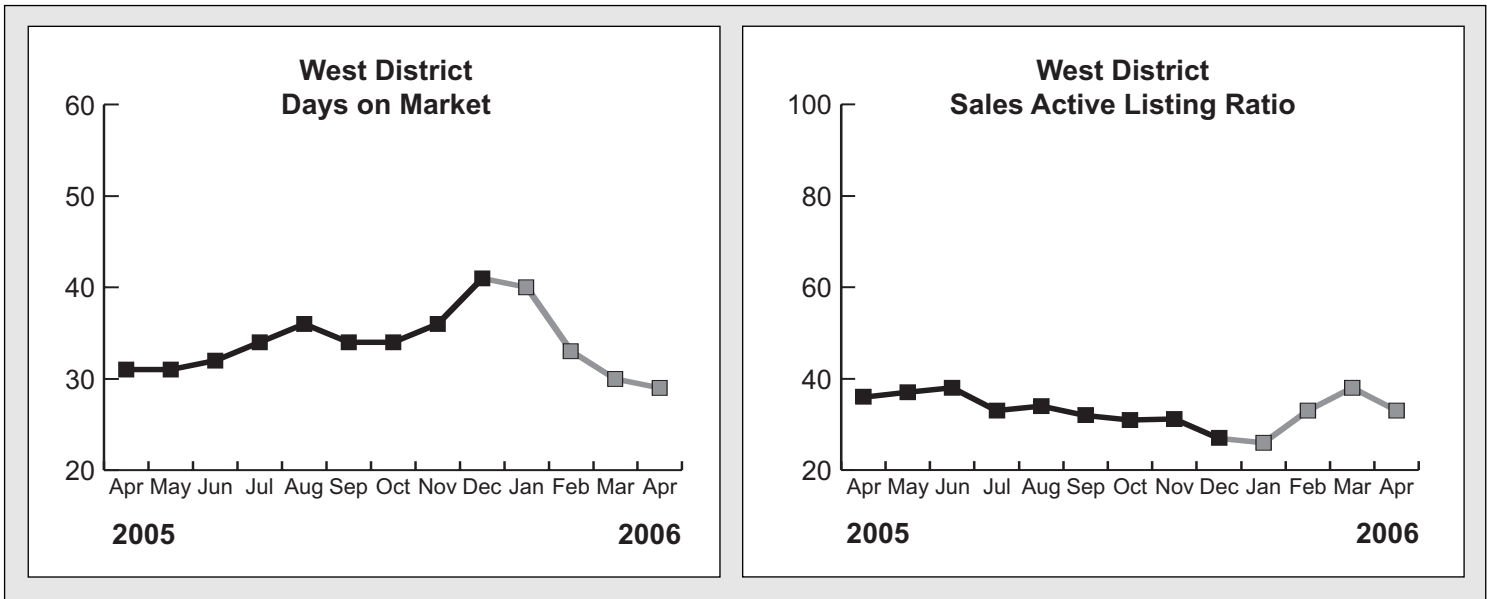
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	6	1	\$137,000	\$137,000	16.7	98	E01	-	-	-	-	-	-
E02	33	3	\$358,300	\$330,000	9.1	100	E02	-	-	-	-	-	-
E03	145	25	\$183,134	\$160,000	17.2	97	E03	-	-	-	-	-	-
E04	141	37	\$156,566	\$158,000	26.2	96	E04	-	-	-	-	-	-
E05	129	34	\$203,695	\$194,950	26.4	96	E05	14	4	\$354,500	\$362,500	28.6	98
E06	5	5	\$284,180	\$227,000	100.0	100	E06	-	-	-	-	-	-
E07	145	35	\$174,784	\$171,000	24.1	97	E07	25	7	\$314,214	\$318,000	28.0	97
E08	131	23	\$145,039	\$143,500	17.6	96	E08	2	1	\$292,600	\$292,600	50.0	98
E09	230	66	\$188,904	\$182,900	28.7	97	E09	1	-	-	-	-	-
E10	14	2	\$159,250	\$159,250	14.3	95	E10	1	-	-	-	-	-
E11	125	18	\$144,838	\$146,500	14.4	97	E11	15	2	\$216,500	\$216,500	13.3	100
E12	8	2	\$147,250	\$147,250	25.0	99	E12	3	-	-	-	-	-
E13	31	14	\$216,436	\$201,500	45.2	98	E13	12	5	\$269,780	\$269,900	41.7	99
E14	31	8	\$169,375	\$160,000	25.8	96	E14	8	4	\$241,013	\$238,500	50.0	98
E15	11	4	\$211,250	\$206,250	36.4	98	E15	39	18	\$243,422	\$250,000	46.2	99
E16	13	8	\$167,800	\$148,500	61.5	98	E16	22	16	\$196,063	\$193,000	72.7	98
E17	15	2	\$128,250	\$128,250	13.3	99	E17	87	30	\$218,325	\$215,250	34.5	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	8	5	\$250,400	\$260,000	62.5	98
E20	7	-	-	-	-	-	E20	6	3	\$211,333	\$213,000	50.0	98
E21	-	-	-	-	-	-	E21	1	2	\$243,500	\$243,500	200.0	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	1	2	\$230,100	\$230,100	200.0	97	E01	-	-	-	-	-	-
E02	11	-	-	-	-	-	E02	-	-	-	-	-	-
E03	5	1	\$161,800	\$161,800	20.0	95	E03	-	-	-	-	-	-
E04	30	10	\$241,940	\$229,450	33.3	99	E04	-	-	-	-	-	-
E05	61	21	\$236,752	\$227,000	34.4	98	E05	-	-	-	-	-	-
E06	4	-	-	-	-	-	E06	-	-	-	-	-	-
E07	25	10	\$228,510	\$228,500	40.0	97	E07	-	-	-	-	-	-
E08	56	8	\$198,463	\$205,500	14.3	97	E08	-	-	-	-	-	-
E09	51	15	\$173,389	\$188,000	29.4	97	E09	-	-	-	-	-	-
E10	12	9	\$172,656	\$180,000	75.0	98	E10	-	-	-	-	-	-
E11	84	20	\$218,870	\$221,500	23.8	97	E11	-	-	-	-	-	-
E12	17	5	\$190,200	\$190,000	29.4	97	E12	-	-	-	-	-	-
E13	62	12	\$184,275	\$173,500	19.4	98	E13	-	-	-	-	-	-
E14	24	7	\$198,057	\$207,000	29.2	98	E14	2	-	-	-	-	-
E15	38	13	\$199,000	\$196,000	34.2	98	E15	-	-	-	-	-	-
E16	53	22	\$141,791	\$132,500	41.5	97	E16	-	-	-	-	-	-
E17	11	4	\$135,750	\$134,500	36.4	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	1	\$234,000	\$234,000	-	98	E19	-	-	-	-	-	-
E20	3	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	14	9	\$376,046	\$385,000	64.3	101
E02	2	-	-	-	-	-	E02	18	4	\$390,725	\$406,500	22.2	99
E03	2	-	-	-	-	-	E03	12	9	\$325,722	\$345,000	75.0	98
E04	4	-	-	-	-	-	E04	3	-	-	-	-	-
E05	1	-	-	-	-	-	E05	2	2	\$298,500	\$298,500	100.0	96
E06	-	-	-	-	-	-	E06	2	1	\$237,000	\$237,000	50.0	93
E07	-	-	-	-	-	-	E07	9	7	\$256,257	\$259,000	77.8	98
E08	1	1	\$141,000	\$141,000	100.0	94	E08	15	2	\$248,500	\$248,500	13.3	98
E09	1	-	-	-	-	-	E09	1	-	-	-	-	-
E10	-	-	-	-	-	-	E10	11	5	\$289,900	\$265,000	45.5	98
E11	3	-	-	-	-	-	E11	44	10	\$249,220	\$241,000	22.7	98
E12	-	-	-	-	-	-	E12	4	-	-	-	-	-
E13	-	-	-	-	-	-	E13	28	16	\$244,059	\$252,750	57.1	98
E14	-	-	-	-	-	-	E14	39	15	\$238,917	\$240,000	38.5	99
E15	1	-	-	-	-	-	E15	36	30	\$228,947	\$225,000	83.3	98
E16	-	-	-	-	-	-	E16	12	5	\$161,600	\$173,000	41.7	96
E17	1	1	\$125,000	\$125,000	100.0	96	E17	44	21	\$191,381	\$190,000	47.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	7	2	\$231,500	\$231,500	28.6	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: April 2006								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	103	98	64	\$28,985,405	\$452,897	\$391,250	19	103
W02	202	169	84	\$33,096,933	\$394,011	\$325,250	20	100
W03	335	148	61	\$16,139,850	\$264,588	\$266,000	25	97
W04	317	137	70	\$18,444,380	\$263,491	\$270,000	34	97
W05	613	284	110	\$30,549,438	\$277,722	\$295,000	34	96
W06	338	190	114	\$38,203,586	\$335,119	\$312,000	30	98
W07	122	101	70	\$30,081,410	\$429,734	\$410,000	19	101
W08	321	214	133	\$69,012,177	\$518,889	\$483,000	25	99
W09	214	107	48	\$15,503,328	\$322,986	\$363,014	35	98
W10	533	247	111	\$28,380,100	\$255,677	\$278,500	37	97
W12	253	159	109	\$45,600,451	\$418,353	\$339,000	35	98
W13	277	166	92	\$53,303,150	\$579,382	\$395,950	31	97
W14	166	119	64	\$20,150,900	\$314,858	\$315,500	32	98
W15	615	344	165	\$36,225,599	\$219,549	\$195,000	36	97
W16	226	173	88	\$29,404,450	\$334,141	\$315,000	25	97
W17	-	-	-	-	-	-	-	-
W18	150	86	40	\$9,542,201	\$238,555	\$253,500	31	97
W19	668	479	245	\$80,319,770	\$327,836	\$326,250	26	98
W20	575	461	327	\$110,435,508	\$337,723	\$320,000	25	98
W21	359	224	126	\$63,487,858	\$503,872	\$387,450	33	97
W22	139	111	67	\$21,655,988	\$323,224	\$301,500	27	98
W23	1,412	891	468	\$137,912,927	\$294,686	\$279,500	28	98
W24	991	566	277	\$84,389,024	\$304,654	\$286,500	33	98
W25	87	52	25	\$7,594,900	\$303,796	\$288,000	44	98
W26	21	6	4	\$2,625,000	\$656,250	\$645,000	21	98
W27	205	134	90	\$29,262,650	\$325,141	\$314,000	31	98
W28	268	155	76	\$31,309,400	\$411,966	\$385,000	28	97
W29	122	101	61	\$15,512,400	\$254,302	\$244,900	28	99
Total	9,632	5,922	3,189	\$1,087,128,783	\$340,900	\$300,000	29	98



Year-to-Date: January 2006 to April 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	322	210	\$93,100,290	\$443,335	\$375,000	22	102
W02	528	299	\$120,846,698	\$404,170	\$330,000	21	100
W03	668	263	\$70,631,330	\$268,560	\$260,000	33	97
W04	563	277	\$71,748,438	\$259,020	\$249,000	43	97
W05	981	341	\$92,639,809	\$271,671	\$292,000	41	97
W06	715	351	\$118,959,372	\$338,916	\$308,000	37	98
W07	333	198	\$86,581,563	\$437,281	\$410,000	26	100
W08	794	420	\$228,664,858	\$544,440	\$445,000	28	99
W09	392	164	\$50,589,128	\$308,470	\$329,500	34	97
W10	920	352	\$84,467,202	\$239,964	\$260,000	42	96
W12	607	327	\$130,293,961	\$398,452	\$330,000	36	97
W13	625	289	\$138,938,925	\$480,758	\$350,000	32	97
W14	403	217	\$64,884,860	\$299,009	\$295,000	31	97
W15	1,269	580	\$126,106,900	\$217,426	\$191,000	38	97
W16	541	276	\$93,342,100	\$338,196	\$314,500	27	97
W17	1	1	\$318,000	\$318,000	\$318,000	43	97
W18	301	137	\$33,353,337	\$243,455	\$254,000	38	97
W19	1,608	807	\$259,038,701	\$320,990	\$310,000	28	98
W20	1,744	976	\$320,446,829	\$328,327	\$311,000	26	98
W21	833	450	\$215,246,085	\$478,325	\$379,125	33	98
W22	375	240	\$75,642,049	\$315,175	\$298,000	30	98
W23	3,335	1,547	\$450,192,504	\$291,010	\$278,000	31	98
W24	2,116	954	\$283,039,058	\$296,687	\$283,000	33	97
W25	183	108	\$31,942,500	\$295,764	\$266,250	40	97
W26	29	18	\$11,385,600	\$632,533	\$597,500	61	97
W27	507	325	\$106,333,500	\$327,180	\$310,000	36	98
W28	553	284	\$116,106,550	\$408,826	\$379,250	33	98
W29	317	223	\$59,558,999	\$267,081	\$252,000	38	98
Total	21,563	10,634	\$3,534,399,146	\$332,368	\$294,000	32	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
W01	34	27	\$652,435	\$615,000	79.4	105	W01	17	11	\$380,182	\$381,000	64.7	105	
W02	67	34	\$514,567	\$538,950	50.8	101	W02	75	31	\$307,860	\$287,000	41.3	99	
W03	183	32	\$270,575	\$270,000	17.5	97	W03	95	19	\$270,629	\$261,350	20.0	98	
W04	143	35	\$333,026	\$328,000	24.5	98	W04	21	6	\$314,083	\$313,250	28.6	96	
W05	122	31	\$377,880	\$351,000	25.4	97	W05	151	40	\$313,035	\$301,500	26.5	97	
W06	72	32	\$378,048	\$331,285	44.4	100	W06	16	8	\$351,625	\$331,750	50.0	100	
W07	60	43	\$519,521	\$510,000	71.7	103	W07	-	1	\$251,000	\$251,000	-	105	
W08	157	81	\$693,464	\$651,500	51.6	101	W08	3	4	\$341,250	\$343,500	133.3	100	
W09	61	27	\$446,934	\$425,000	44.3	100	W09	6	-	-	-	-	-	-
W10	194	62	\$318,769	\$314,450	32.0	98	W10	19	7	\$273,714	\$279,000	36.8	97	
W12	137	62	\$507,973	\$405,000	45.3	98	W12	10	9	\$309,056	\$312,000	90.0	98	
W13	168	58	\$785,221	\$590,000	34.5	97	W13	26	11	\$273,832	\$279,250	42.3	97	
W14	37	23	\$442,630	\$460,000	62.2	98	W14	14	11	\$313,591	\$315,000	78.6	98	
W15	38	11	\$407,400	\$391,000	29.0	98	W15	16	11	\$324,545	\$325,500	68.8	98	
W16	93	36	\$417,178	\$382,500	38.7	97	W16	43	21	\$292,771	\$290,000	48.8	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	36	13	\$272,892	\$280,000	36.1	96	W18	68	17	\$258,706	\$261,001	25.0	98	
W19	290	96	\$420,993	\$414,000	33.1	98	W19	61	46	\$320,113	\$323,500	75.4	98	
W20	297	141	\$426,477	\$393,000	47.5	98	W20	81	75	\$305,129	\$302,000	92.6	99	
W21	271	82	\$626,188	\$479,000	30.3	97	W21	10	4	\$287,575	\$291,150	40.0	99	
W22	101	35	\$370,414	\$359,000	34.7	98	W22	17	18	\$281,233	\$278,600	105.9	99	
W23	908	271	\$335,510	\$320,000	29.9	98	W23	266	102	\$262,485	\$262,500	38.4	98	
W24	589	149	\$380,108	\$362,500	25.3	98	W24	143	47	\$271,564	\$273,000	32.9	98	
W25	55	14	\$351,700	\$309,500	25.5	98	W25	6	2	\$277,500	\$277,500	33.3	97	
W26	21	4	\$656,250	\$645,000	19.1	98	W26	-	-	-	-	-	-	-
W27	183	72	\$351,876	\$340,000	39.3	98	W27	9	4	\$253,375	\$250,750	44.4	97	
W28	230	59	\$449,622	\$413,500	25.7	97	W28	11	9	\$283,644	\$285,000	81.8	99	
W29	100	40	\$289,403	\$268,500	40.0	99	W29	8	12	\$198,292	\$200,700	150.0	98	

Condo Apartment

Link

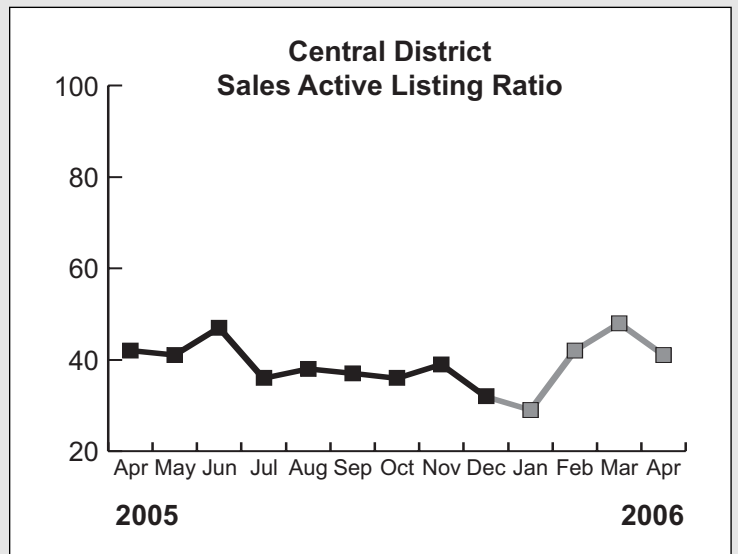
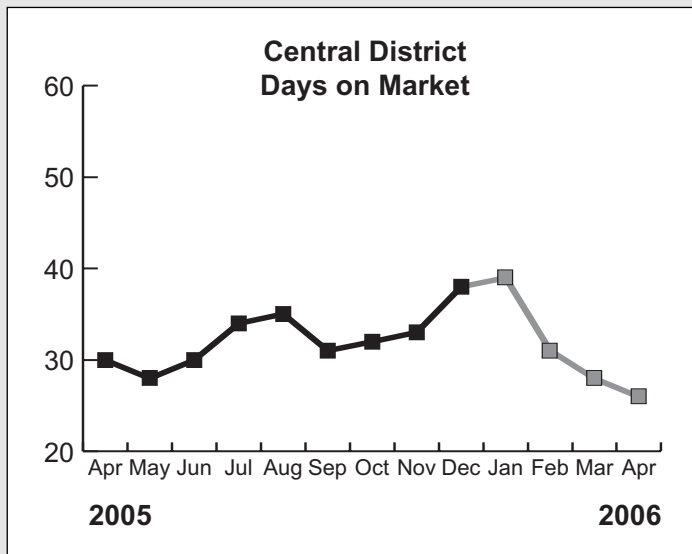
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	17	13	\$248,835	\$200,000	76.5	98	W01	-	-	-	-	-	-
W02	23	11	\$306,409	\$309,000	47.8	100	W02	-	-	-	-	-	-
W03	41	6	\$162,000	\$137,000	14.6	98	W03	-	-	-	-	-	-
W04	122	22	\$135,822	\$130,000	18.0	96	W04	-	1	\$346,000	\$346,000	-	97
W05	179	23	\$139,078	\$141,000	12.9	96	W05	-	-	-	-	-	-
W06	209	53	\$299,953	\$268,000	25.4	96	W06	1	-	-	-	-	-
W07	48	19	\$236,868	\$226,000	39.6	98	W07	-	-	-	-	-	-
W08	134	42	\$237,321	\$206,000	31.3	97	W08	-	-	-	-	-	-
W09	125	18	\$150,894	\$109,450	14.4	96	W09	2	-	-	-	-	-
W10	250	31	\$146,343	\$144,000	12.4	96	W10	1	-	-	-	-	-
W12	72	24	\$241,379	\$212,500	33.3	97	W12	-	-	-	-	-	-
W13	29	4	\$145,475	\$150,000	13.8	96	W13	-	-	-	-	-	-
W14	52	14	\$176,643	\$175,000	26.9	97	W14	-	-	-	-	-	-
W15	494	118	\$187,856	\$180,500	23.9	97	W15	-	-	-	-	-	-
W16	24	5	\$307,170	\$207,000	20.8	98	W16	2	3	\$305,333	\$328,000	150.0	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	6	\$126,183	\$124,300	27.3	96	W18	-	-	-	-	-	-
W19	169	38	\$201,689	\$185,500	22.5	97	W19	6	4	\$332,750	\$331,750	66.7	98
W20	42	16	\$180,425	\$175,450	38.1	97	W20	3	3	\$325,167	\$326,500	100.0	99
W21	22	10	\$212,350	\$203,000	45.5	97	W21	4	3	\$305,667	\$311,000	75.0	101
W22	-	1	\$199,000	\$199,000	-	102	W22	1	-	-	-	-	-
W23	31	17	\$188,747	\$192,000	54.8	97	W23	9	2	\$250,500	\$250,500	22.2	97
W24	123	28	\$153,857	\$142,250	22.8	97	W24	3	1	\$259,900	\$259,900	33.3	100
W25	5	2	\$173,600	\$173,600	40.0	99	W25	2	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	3	-	-	-	-	-	W27	1	3	\$241,667	\$245,000	300.0	98
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-
W29	5	3	\$146,800	\$139,900	60.0	98	W29	3	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	15	4	\$248,125	\$251,250	26.7	100	W01	-	-	-	-	-	-
W02	8	2	\$245,750	\$245,750	25.0	98	W02	1	-	-	-	-	-
W03	12	2	\$298,750	\$298,750	16.7	97	W03	-	-	-	-	-	-
W04	23	5	\$244,980	\$227,500	21.7	98	W04	-	-	-	-	-	-
W05	140	13	\$202,862	\$160,000	9.3	95	W05	-	-	-	-	-	-
W06	16	11	\$382,605	\$370,000	68.8	98	W06	-	-	-	-	-	-
W07	2	2	\$431,500	\$431,500	100.0	100	W07	-	-	-	-	-	-
W08	21	6	\$251,517	\$240,950	28.6	99	W08	-	-	-	-	-	-
W09	15	1	\$465,000	\$465,000	6.7	99	W09	-	-	-	-	-	-
W10	65	9	\$177,756	\$169,500	13.9	98	W10	-	-	-	-	-	-
W12	31	14	\$395,107	\$294,250	45.2	99	W12	1	-	-	-	-	-
W13	50	17	\$213,782	\$203,000	34.0	97	W13	-	-	-	-	-	-
W14	60	14	\$242,357	\$259,000	23.3	98	W14	-	-	-	-	-	-
W15	60	24	\$242,467	\$235,000	40.0	98	W15	-	-	-	-	-	-
W16	58	21	\$249,310	\$243,000	36.2	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	24	4	\$209,875	\$187,750	16.7	98	W18	-	-	-	-	-	-
W19	121	47	\$249,453	\$258,500	38.8	98	W19	1	-	-	-	-	-
W20	124	76	\$247,130	\$239,500	61.3	98	W20	-	-	-	-	-	-
W21	29	12	\$246,650	\$237,450	41.4	98	W21	-	-	-	-	-	-
W22	4	-	-	-	-	-	W22	-	-	-	-	-	-
W23	97	43	\$200,316	\$207,000	44.3	98	W23	-	-	-	-	-	-
W24	79	32	\$177,766	\$175,000	40.5	98	W24	1	1	\$372,000	\$372,000	100.0	98
W25	11	4	\$247,500	\$242,500	36.4	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	9	\$191,411	\$167,500	180.0	98	W27	-	-	-	-	-	-
W28	5	2	\$301,950	\$301,950	40.0	98	W28	-	-	-	-	-	-
W29	2	4	\$167,375	\$167,750	200.0	100	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	18	9	\$328,922	\$282,000	50.0	104
W02	4	-	-	-	-	-	W02	24	6	\$366,000	\$317,500	25.0	97
W03	-	-	-	-	-	-	W03	4	2	\$385,000	\$385,000	50.0	99
W04	-	-	-	-	-	-	W04	8	1	\$345,000	\$345,000	12.5	99
W05	20	2	\$73,875	\$73,875	10.0	89	W05	1	1	\$330,000	\$330,000	100.0	97
W06	7	3	\$151,833	\$125,500	42.9	95	W06	17	7	\$390,200	\$390,000	41.2	98
W07	1	-	-	-	-	-	W07	11	5	\$425,500	\$415,000	45.5	98
W08	2	-	-	-	-	-	W08	4	-	-	-	-	-
W09	3	2	\$127,500	\$127,500	66.7	94	W09	2	-	-	-	-	-
W10	1	-	-	-	-	-	W10	3	2	\$282,000	\$282,000	66.7	97
W12	1	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	4	2	\$266,000	\$266,000	50.0	97
W14	-	-	-	-	-	-	W14	3	2	\$327,450	\$327,450	66.7	98
W15	6	1	\$188,000	\$188,000	16.7	96	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	6	2	\$275,250	\$275,250	33.3	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	-	-	-	-	-	-	W19	20	14	\$318,557	\$311,850	70.0	99
W20	-	-	-	-	-	-	W20	28	16	\$298,338	\$293,500	57.1	98
W21	-	-	-	-	-	-	W21	23	15	\$332,657	\$283,450	65.2	98
W22	-	-	-	-	-	-	W22	16	13	\$263,869	\$265,000	81.3	99
W23	-	-	-	-	-	-	W23	101	33	\$239,179	\$235,000	32.7	98
W24	2	2	\$155,500	\$155,500	100.0	98	W24	51	17	\$238,235	\$242,000	33.3	98
W25	-	-	-	-	-	-	W25	8	3	\$259,633	\$269,900	37.5	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	4	2	\$233,200	\$233,200	50.0	99
W28	-	-	-	-	-	-	W28	22	6	\$270,833	\$267,500	27.3	99
W29	-	-	-	-	-	-	W29	4	2	\$223,450	\$223,450	50.0	99

Current Month: April 2006

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	699	403	276	\$90,196,413	\$326,799	\$288,700	31	100
C02	188	141	84	\$56,309,509	\$670,351	\$522,000	28	102
C03	174	111	64	\$44,960,500	\$702,508	\$391,250	23	100
C04	247	187	129	\$89,114,967	\$690,814	\$631,312	24	101
C06	78	43	31	\$14,329,100	\$462,229	\$450,000	29	98
C07	328	178	112	\$43,748,990	\$390,616	\$320,500	24	98
C08	252	182	131	\$37,880,335	\$289,163	\$257,000	22	99
C09	76	57	49	\$57,935,498	\$1,182,357	\$1,000,000	25	99
C10	132	139	90	\$71,532,671	\$794,807	\$535,550	12	103
C11	127	62	42	\$17,081,900	\$406,712	\$274,000	24	101
C12	156	92	58	\$62,538,315	\$1,078,247	\$843,000	24	99
C13	176	133	69	\$24,895,169	\$360,800	\$315,000	26	99
C14	514	323	192	\$68,801,155	\$358,339	\$261,500	32	98
C15	329	214	115	\$40,513,200	\$352,289	\$291,000	26	98
Total	3,476	2,265	1,442	\$719,837,722	\$499,194	\$349,250	26	100



Year-to-Date: January 2006 to April 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	1,711	1,024	\$333,267,378	\$325,456	\$275,000	34	99
C02	518	295	\$180,294,231	\$611,167	\$472,512	29	100
C03	405	206	\$141,097,470	\$684,939	\$388,500	28	100
C04	719	432	\$264,591,010	\$612,479	\$543,325	26	100
C06	204	112	\$51,300,825	\$458,043	\$441,000	29	98
C07	773	380	\$141,740,758	\$373,002	\$322,495	27	98
C08	721	471	\$143,067,011	\$303,752	\$262,900	27	99
C09	249	160	\$153,610,192	\$960,064	\$722,500	26	100
C10	434	267	\$188,436,118	\$705,753	\$505,999	17	102
C11	283	140	\$62,101,348	\$443,581	\$400,000	28	100
C12	324	157	\$181,667,595	\$1,157,118	\$902,000	36	99
C13	429	234	\$82,796,888	\$353,833	\$330,500	30	99
C14	1,196	653	\$230,795,205	\$353,438	\$270,000	34	98
C15	759	407	\$148,015,168	\$363,674	\$313,000	31	98
Total	8,725	4,938	\$2,302,781,197	\$466,339	\$331,250	30	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	15	8	\$482,650	\$479,500	53.3	104	C01	32	28	\$546,768	\$474,000	87.5	109
C02	48	20	\$888,113	\$674,500	41.7	101	C02	44	25	\$624,785	\$470,000	56.8	104
C03	97	40	\$909,288	\$683,500	41.2	99	C03	27	8	\$307,988	\$294,950	29.6	105
C04	156	90	\$863,031	\$769,800	57.7	102	C04	1	8	\$548,625	\$546,000	800.0	102
C06	46	23	\$541,922	\$505,000	50.0	98	C06	1	1	\$339,500	\$339,500	100.0	99
C07	103	41	\$598,278	\$520,000	39.8	98	C07	7	8	\$370,688	\$373,750	114.3	99
C08	8	-	-	-	-	-	C08	20	7	\$557,986	\$549,900	35.0	98
C09	31	25	\$1,588,176	\$1,560,000	80.7	99	C09	3	5	\$1,350,818	\$1,275,000	166.7	101
C10	71	40	\$1,282,053	\$776,500	56.3	103	C10	11	21	\$510,014	\$488,000	190.9	106
C11	22	11	\$811,136	\$771,000	50.0	108	C11	5	8	\$486,875	\$469,250	160.0	101
C12	114	39	\$1,391,200	\$1,265,000	34.2	99	C12	-	6	\$362,250	\$365,000	-	99
C13	37	16	\$551,094	\$557,500	43.2	101	C13	21	7	\$335,711	\$340,180	33.3	99
C14	114	46	\$653,807	\$582,500	40.4	98	C14	-	1	\$406,000	\$406,000	-	94
C15	72	34	\$576,665	\$545,750	47.2	100	C15	29	12	\$361,167	\$367,250	41.4	99

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	567	208	\$284,824	\$265,000	36.7	99	C01	-	-	-	-	-	-
C02	68	27	\$532,167	\$429,000	39.7	99	C02	-	-	-	-	-	-
C03	35	11	\$472,464	\$387,500	31.4	101	C03	-	-	-	-	-	-
C04	69	23	\$240,291	\$242,000	33.3	98	C04	-	-	-	-	-	-
C06	28	7	\$217,914	\$230,000	25.0	97	C06	-	-	-	-	-	-
C07	178	56	\$253,421	\$240,900	31.5	98	C07	3	-	-	-	-	-
C08	187	109	\$260,987	\$237,000	58.3	99	C08	-	-	-	-	-	-
C09	31	14	\$657,714	\$495,000	45.2	98	C09	-	-	-	-	-	-
C10	47	23	\$321,077	\$302,100	48.9	104	C10	-	-	-	-	-	-
C11	86	22	\$177,655	\$184,000	25.6	98	C11	-	-	-	-	-	-
C12	35	7	\$497,571	\$287,000	20.0	97	C12	-	-	-	-	-	-
C13	101	37	\$283,627	\$260,000	36.6	99	C13	-	-	-	-	-	-
C14	366	121	\$242,612	\$229,000	33.1	98	C14	3	-	-	-	-	-
C15	151	41	\$233,276	\$218,000	27.2	97	C15	6	1	\$355,000	\$355,000	16.7	99

Condo Townhouse

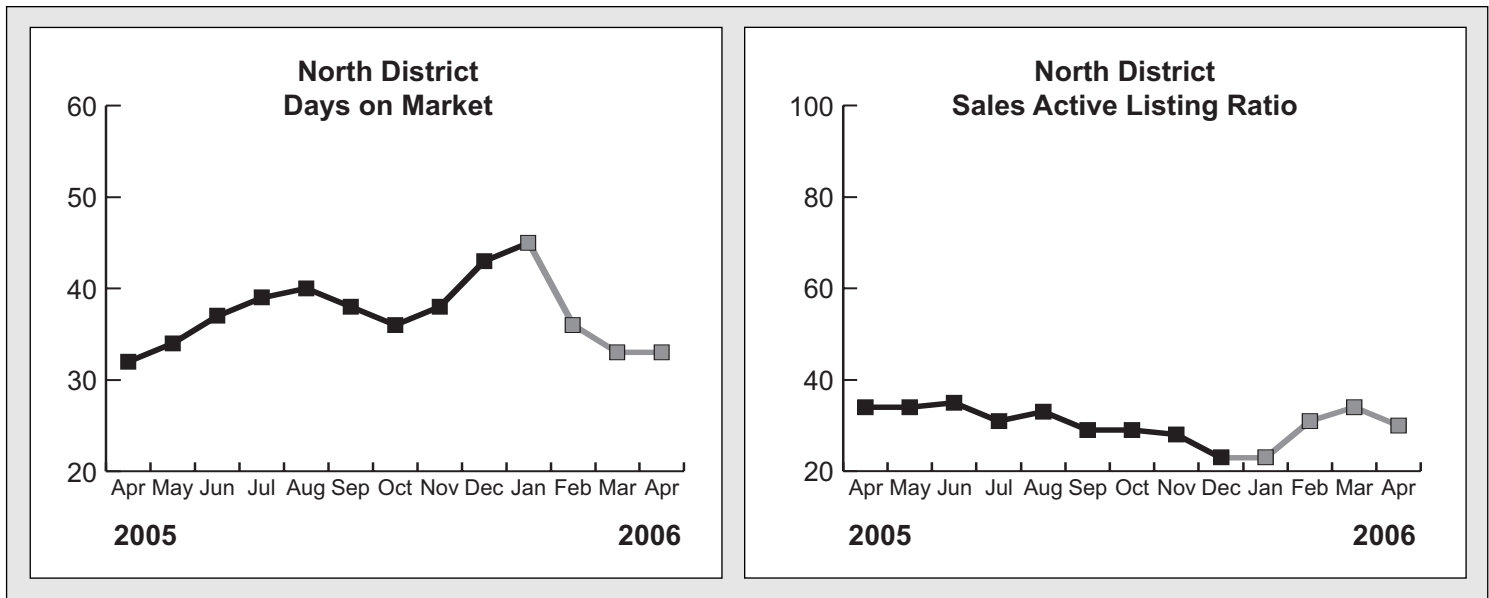
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	45	26	\$359,513	\$364,250	57.8	101	C01	-	-	-	-	-	-
C02	4	4	\$882,750	\$620,000	100.0	95	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	12	4	\$226,500	\$217,500	33.3	98	C04	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-
C07	27	7	\$294,641	\$302,000	25.9	98	C07	-	-	-	-	-	-
C08	11	6	\$366,650	\$354,950	54.6	100	C08	-	-	-	-	-	-
C09	3	-	-	-	-	-	C09	-	-	-	-	-	-
C10	-	3	\$399,167	\$317,500	-	99	C10	-	-	-	-	-	-
C11	13	1	\$356,000	\$356,000	7.7	97	C11	-	-	-	-	-	-
C12	7	6	\$437,500	\$446,500	85.7	104	C12	-	-	-	-	-	-
C13	9	5	\$263,800	\$250,000	55.6	97	C13	-	-	-	-	-	-
C14	20	21	\$359,262	\$330,000	105.0	99	C14	-	-	-	-	-	-
C15	70	25	\$254,852	\$248,000	35.7	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	6	1	\$394,000	\$394,000	16.7	99	C01	34	5	\$408,200	\$400,000	14.7	97
C02	6	-	-	-	-	-	C02	18	8	\$628,517	\$715,568	44.4	106
C03	12	5	\$185,600	\$181,000	41.7	97	C03	2	-	-	-	-	-
C04	8	4	\$155,125	\$155,750	50.0	96	C04	1	-	-	-	-	-
C06	-	-	-	-	-	-	C06	2	-	-	-	-	-
C07	2	-	-	-	-	-	C07	8	-	-	-	-	-
C08	4	3	\$159,000	\$155,000	75.0	98	C08	22	6	\$475,000	\$470,000	27.3	100
C09	5	4	\$387,750	\$370,500	80.0	100	C09	3	1	\$718,000	\$718,000	33.3	97
C10	3	2	\$176,500	\$176,500	66.7	98	C10	-	1	\$605,000	\$605,000	-	95
C11	1	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	2	-	-	-	-	-	C13	6	4	\$478,625	\$496,500	66.7	97
C14	3	1	\$256,500	\$256,500	33.3	98	C14	8	2	\$581,500	\$581,500	25.0	100
C15	1	2	\$141,000	\$141,000	200.0	94	C15	-	-	-	-	-	-

North District

Current Month: April 2006									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	218	148	90	\$38,184,102	\$424,268	\$385,000	31	97	
N02	310	181	81	\$32,573,750	\$402,145	\$360,000	29	97	
N03	610	377	192	\$82,125,736	\$427,738	\$387,000	27	98	
N04	372	246	118	\$52,184,700	\$442,243	\$410,000	22	98	
N05	283	168	74	\$33,392,750	\$451,253	\$437,650	28	98	
N06	217	132	110	\$44,631,200	\$405,738	\$353,750	31	98	
N07	277	210	142	\$49,150,454	\$346,130	\$317,500	28	98	
N08	664	392	193	\$81,733,100	\$423,488	\$397,000	26	98	
N10	284	180	75	\$29,237,800	\$389,837	\$367,500	28	98	
N11	691	454	247	\$105,612,002	\$427,579	\$383,000	30	98	
N12	104	52	24	\$10,861,500	\$452,563	\$374,250	39	98	
N13	86	30	12	\$6,885,300	\$573,775	\$555,400	60	97	
N14	142	57	22	\$15,714,000	\$714,273	\$505,500	66	96	
N15	115	57	34	\$13,026,395	\$383,129	\$339,000	52	97	
N16	146	55	25	\$9,659,347	\$386,374	\$315,000	58	97	
N17	297	148	82	\$18,155,500	\$221,409	\$229,950	44	97	
N18	142	69	38	\$10,778,350	\$283,641	\$267,000	49	97	
N19	183	85	47	\$11,354,350	\$241,582	\$222,000	61	97	
N20	40	9	5	\$2,224,500	\$444,900	\$505,000	47	97	
N21	74	27	7	\$2,766,600	\$395,229	\$280,000	55	98	
N22	106	34	22	\$5,198,625	\$236,301	\$217,750	45	98	
N23	165	78	44	\$10,214,750	\$232,153	\$225,500	42	97	
N24	113	31	17	\$4,259,300	\$250,547	\$215,000	82	95	
Total	5,639	3,220	1,701	\$669,924,111	\$393,841	\$352,000	33	98	



Year-to-Date: January 2006 to April 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	498	255	\$105,238,690	\$412,701	\$370,000	31	98
N02	648	297	\$116,118,950	\$390,973	\$375,000	31	97
N03	1,338	623	\$251,354,223	\$403,458	\$349,000	34	97
N04	837	383	\$161,280,029	\$421,097	\$410,000	27	98
N05	593	245	\$107,307,367	\$437,989	\$430,000	33	98
N06	531	307	\$124,295,950	\$404,873	\$350,000	35	98
N07	728	431	\$144,471,752	\$335,201	\$308,000	28	98
N08	1,443	728	\$300,095,636	\$412,219	\$381,750	32	98
N10	620	261	\$96,410,252	\$369,388	\$354,000	28	98
N11	1,585	821	\$337,468,673	\$411,046	\$370,000	31	98
N12	179	85	\$38,069,350	\$447,875	\$375,000	46	97
N13	111	32	\$19,155,100	\$598,597	\$555,400	70	96
N14	191	75	\$45,405,400	\$605,405	\$480,000	65	95
N15	212	99	\$37,420,695	\$377,987	\$335,000	51	98
N16	220	87	\$33,034,098	\$379,702	\$320,000	56	97
N17	555	299	\$72,605,433	\$242,828	\$230,000	47	97
N18	271	133	\$37,261,650	\$280,163	\$265,000	39	98
N19	279	139	\$34,631,673	\$249,149	\$232,000	58	97
N20	47	16	\$6,588,500	\$411,781	\$385,000	78	97
N21	98	28	\$9,827,100	\$350,968	\$295,400	72	97
N22	146	54	\$13,160,525	\$243,713	\$217,750	47	98
N23	272	128	\$30,623,151	\$239,243	\$231,750	50	97
N24	148	52	\$12,562,200	\$241,581	\$195,500	64	96
Total	11,550	5,578	\$2,134,386,397	\$382,644	\$347,000	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	104	44	\$583,393	\$523,750	42.3	98	N01	2	-	-	-	-	-
N02	139	40	\$530,441	\$447,000	28.8	97	N02	2	-	-	-	-	-
N03	265	95	\$587,452	\$543,000	35.9	98	N03	11	12	\$379,042	\$384,000	109.1	98
N04	252	82	\$495,502	\$457,000	32.5	98	N04	22	12	\$297,500	\$291,000	54.6	97
N05	244	56	\$490,622	\$454,750	23.0	98	N05	5	5	\$321,100	\$318,000	100.0	99
N06	151	67	\$475,275	\$428,000	44.4	98	N06	11	13	\$271,092	\$275,000	118.2	98
N07	168	93	\$394,789	\$345,000	55.4	98	N07	25	22	\$268,323	\$281,250	88.0	98
N08	475	117	\$489,514	\$448,000	24.6	98	N08	80	36	\$338,708	\$338,500	45.0	98
N10	183	38	\$452,313	\$453,000	20.8	97	N10	8	1	\$271,000	\$271,000	12.5	97
N11	463	150	\$503,296	\$467,000	32.4	98	N11	92	30	\$320,834	\$316,500	32.6	98
N12	92	20	\$487,175	\$385,000	21.7	98	N12	3	1	\$268,000	\$268,000	33.3	98
N13	86	12	\$573,775	\$555,400	14.0	97	N13	-	-	-	-	-	-
N14	141	21	\$686,524	\$435,000	14.9	96	N14	-	-	-	-	-	-
N15	106	32	\$392,512	\$346,050	30.2	97	N15	1	1	\$231,000	\$231,000	100.0	98
N16	125	20	\$426,667	\$326,250	16.0	97	N16	1	-	-	-	-	-
N17	274	77	\$225,974	\$230,000	28.1	97	N17	6	-	-	-	-	-
N18	113	24	\$311,288	\$292,000	21.2	97	N18	11	3	\$231,633	\$219,900	27.3	99
N19	136	28	\$277,654	\$265,000	20.6	97	N19	6	4	\$193,600	\$193,450	66.7	98
N20	40	5	\$444,900	\$505,000	12.5	97	N20	-	-	-	-	-	-
N21	74	7	\$395,229	\$280,000	9.5	98	N21	-	-	-	-	-	-
N22	88	18	\$245,257	\$228,000	20.5	98	N22	-	-	-	-	-	-
N23	160	42	\$233,256	\$228,500	26.3	97	N23	-	-	-	-	-	-
N24	107	17	\$250,547	\$215,000	15.9	95	N24	1	-	-	-	-	-

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	74	26	\$237,339	\$238,250	35.1	96	N01	11	6	\$356,333	\$355,500	54.6	99
N02	134	29	\$251,159	\$248,000	21.6	97	N02	13	4	\$321,250	\$323,000	30.8	96
N03	218	50	\$203,798	\$193,000	22.9	97	N03	10	4	\$367,750	\$349,000	40.0	97
N04	35	1	\$183,000	\$183,000	2.9	99	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	7	5	\$366,800	\$347,000	71.4	98
N06	7	2	\$173,000	\$173,000	28.6	97	N06	2	1	\$267,500	\$267,500	50.0	99
N07	20	8	\$206,313	\$183,000	40.0	97	N07	-	-	-	-	-	-
N08	40	1	\$200,000	\$200,000	2.5	95	N08	-	-	-	-	-	-
N10	15	2	\$224,000	\$224,000	13.3	97	N10	68	32	\$337,059	\$338,500	47.1	99
N11	15	5	\$287,300	\$248,000	33.3	98	N11	27	15	\$330,340	\$315,000	55.6	98
N12	-	-	-	-	-	-	N12	2	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	1	-	-	-	-	-	N15	-	-	-	-	-	-
N16	10	1	\$148,000	\$148,000	10.0	102	N16	4	-	-	-	-	-
N17	2	3	\$108,000	\$108,000	150.0	97	N17	1	1	\$237,000	\$237,000	100.0	99
N18	3	-	-	-	-	-	N18	13	7	\$265,007	\$265,000	53.9	99
N19	8	4	\$163,125	\$162,500	50.0	98	N19	13	2	\$217,375	\$217,375	15.4	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	13	3	\$206,333	\$209,000	23.1	95
N23	-	-	-	-	-	-	N23	3	1	\$213,000	\$213,000	33.3	99
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	25	9	\$275,056	\$240,000	36.0	97	N01	-	-	-	-	-	-
N02	12	6	\$350,167	\$324,500	50.0	98	N02	3	-	-	-	-	-
N03	47	8	\$257,250	\$260,000	17.0	99	N03	2	-	-	-	-	-
N04	17	4	\$305,875	\$314,250	23.5	98	N04	-	-	-	-	-	-
N05	3	1	\$307,500	\$307,500	33.3	95	N05	-	-	-	-	-	-
N06	28	10	\$385,600	\$261,500	35.7	97	N06	3	-	-	-	-	-
N07	32	7	\$235,000	\$222,000	21.9	98	N07	-	-	-	-	-	-
N08	11	4	\$272,125	\$271,750	36.4	98	N08	-	-	-	-	-	-
N10	1	1	\$263,000	\$263,000	100.0	99	N10	-	-	-	-	-	-
N11	40	12	\$280,346	\$277,000	30.0	98	N11	1	-	-	-	-	-
N12	5	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$1,297,000	\$1,297,000	-	96
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	3	1	\$275,000	\$275,000	33.3	95	N16	-	-	-	-	-	-
N17	3	-	-	-	-	-	N17	-	-	-	-	-	-
N18	2	3	\$184,167	\$176,000	150.0	99	N18	-	-	-	-	-	-
N19	3	5	\$168,080	\$168,400	166.7	95	N19	5	1	\$243,000	\$243,000	20.0	95
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	5	-	-	-	-	-	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	2	5	\$346,100	\$313,500	250.0	98
N02	-	-	-	-	-	-	N02	7	2	\$343,250	\$343,250	28.6	101
N03	4	-	-	-	-	-	N03	53	23	\$350,017	\$344,000	43.4	97
N04	-	-	-	-	-	-	N04	46	19	\$346,158	\$337,000	41.3	99
N05	-	-	-	-	-	-	N05	24	7	\$310,129	\$312,000	29.2	98
N06	-	-	-	-	-	-	N06	15	17	\$282,006	\$285,000	113.3	99
N07	-	-	-	-	-	-	N07	32	12	\$269,708	\$266,500	37.5	99
N08	-	-	-	-	-	-	N08	58	35	\$313,657	\$315,000	60.3	98
N10	-	-	-	-	-	-	N10	9	1	\$282,000	\$282,000	11.1	99
N11	-	-	-	-	-	-	N11	53	35	\$306,769	\$305,000	66.0	98
N12	-	-	-	-	-	-	N12	2	3	\$283,333	\$280,000	150.0	97
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	7	1	\$235,000	\$235,000	14.3	98
N16	1	-	-	-	-	-	N16	2	3	\$234,333	\$232,000	150.0	97
N17	-	-	-	-	-	-	N17	11	1	\$194,500	\$194,500	9.1	98
N18	-	-	-	-	-	-	N18	-	1	\$205,000	\$205,000	-	101
N19	-	-	-	-	-	-	N19	12	3	\$211,667	\$207,000	25.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	1	\$165,000	\$165,000	20.0	97
N23	-	-	-	-	-	-	N23	2	1	\$205,000	\$205,000	50.0	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	15,419	25,245	N/A	8,361	\$3,065,832,406	\$366,683	\$305,000	29	98
YTD Grand Total:	N/A	N/A	56,396	28,020	\$9,912,144,281	\$353,752	\$299,000	33	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1972	14,613	32,513	2005		
1973	16,335	40,605	January	4,153	323,141
1974	17,318	52,806	February	6,171	334,272
1975	22,020	57,581	March	7,904	330,545
1976	19,025	61,389	April	8,834	342,032
1977	20,512	64,559	May	9,209	346,474
1978	21,184	67,333	June	9,153	345,065
1979	23,466	70,830	July	7,387	326,034
1980	26,017	75,694	August	7,498	323,255
1981	29,625	90,203	September	7,326	338,267
1982	25,336	95,496	October	7,174	342,450
1983	30,046	101,626	November	6,646	341,177
1984	31,905	102,318	December	4,255	327,216
1985	45,509	109,094	Total**	84,145	\$335,907
1986	52,919	138,925	2006		
1987	43,475	189,105	January	4,587	332,687
1988	49,381	229,635	February	6,756	353,928
1989	38,960	273,698	March	8,707	353,134
1990	26,779	255,020	April	8,361	366,683
1991	38,144	234,313	Total**	28,020	353,752
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			
2004	83,501	\$315,231			

* Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

** On June 30th, TREB switched from the old Trebnet system to TorontoMLS. Minor discrepancies may occur between the year-to-date figures provided by the old system and those provided by the new.

Single Family Dwelling Sales Comparison

