

May 2006

May is Best Month Ever!

TORONTO - Monday, June 5, 2006.

With 9,434 sales recorded last month, May 2006 has proven to be the best month ever recorded in the 86 year history of the Toronto Real Estate Board, TREB President John Meehan announced today. "The May figure is up over two per cent from May 2005, when 9,209 sales were recorded, and up almost two per cent over the previous best ever month, June 2004, when 9,275 sales were recorded. The Toronto re-sale market is as healthy as it has ever been."

The president noted that the average price came in at \$365,537 last month, compared to April's \$366,683. "The key is that 17,685 new listings came onto the system in May, which pushed total inventory levels to 26,220 active listings at month-end. Both figures are up considerably over their year ago levels (seven and five per cent, respectively), and this is keeping price inflation to a reasonable level."

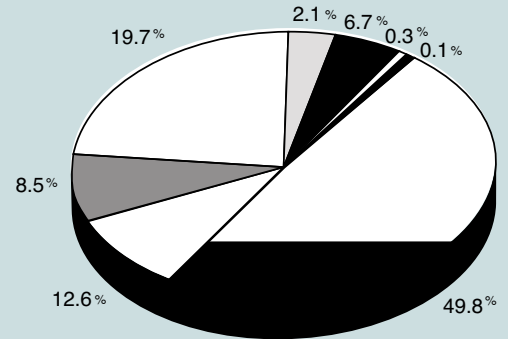
Breaking down the total, 3,504 sales were reported in TREB's 28 West districts and averaged \$340,841; 1,739 sales were reported in the 14 Central districts and averaged \$483,682; 1,898 sales were reported in the 23 North districts and averaged \$390,999; and 2,293 sales were reported in TREB's 21 East districts and averaged \$292,600. ■

NEIGHBOURHOOD CORNER

Brampton

Brampton (W-23 and W-24) has seen 3,296 sales during 2006, up marginally from the 3,292 recorded to the same time last year. The majority of re-sales in this area were of detached (1,837) and semi-detached (731) houses. The average for detached was \$341,585, a seven per cent increase over 2005; the average for semis was \$265,103, up five per cent over 2005. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,702	98	\$380,000
Semi-Detached	1,191	99	\$305,000
Condo Townhouse	803	98	\$230,800
Condo Apt	1,858	98	\$215,000
Link	202	98	\$277,950
Att/Row/Twnhouse	633	99	\$282,600
Co-op Apt	37	96	\$163,000
Det Condo	8	98	\$376,000

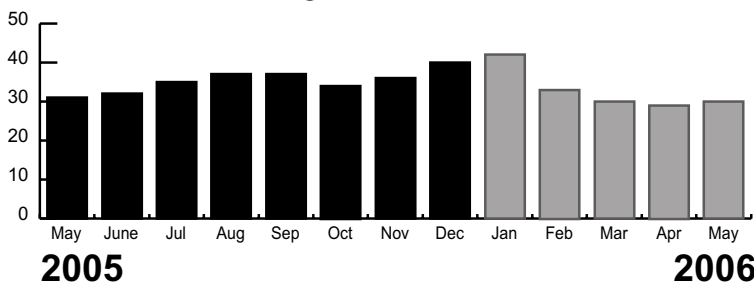
Housing Market Indicators

	May 2005	May 2006	%Change
Sales	9,209	9,434	(+2%)
New Listings	16,443	17,685	(+7%)
Active Listings*	24,875	26,220	(+5%)

* All figures for single-family dwellings.

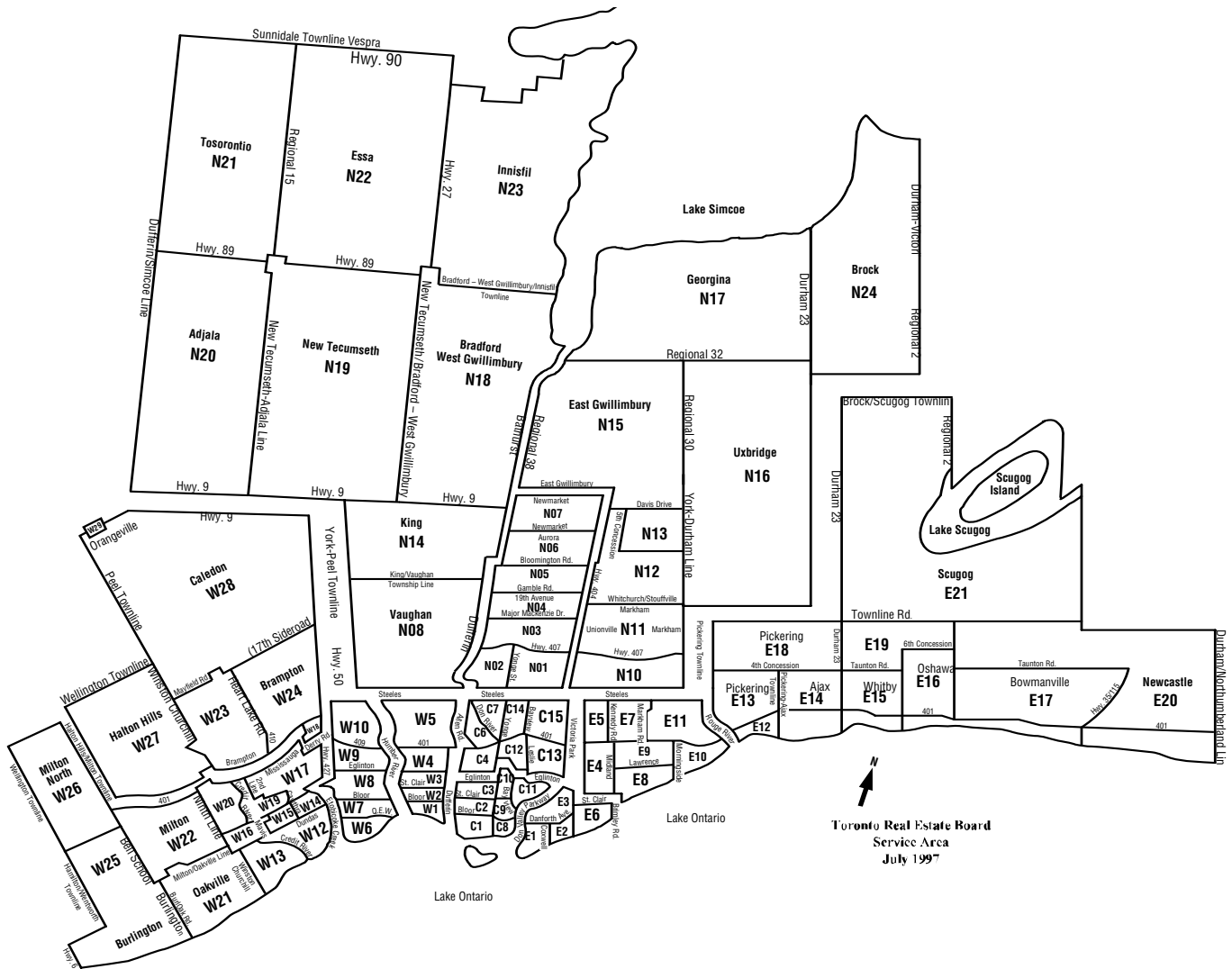
DAYS ON MARKET

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



Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - May 2006

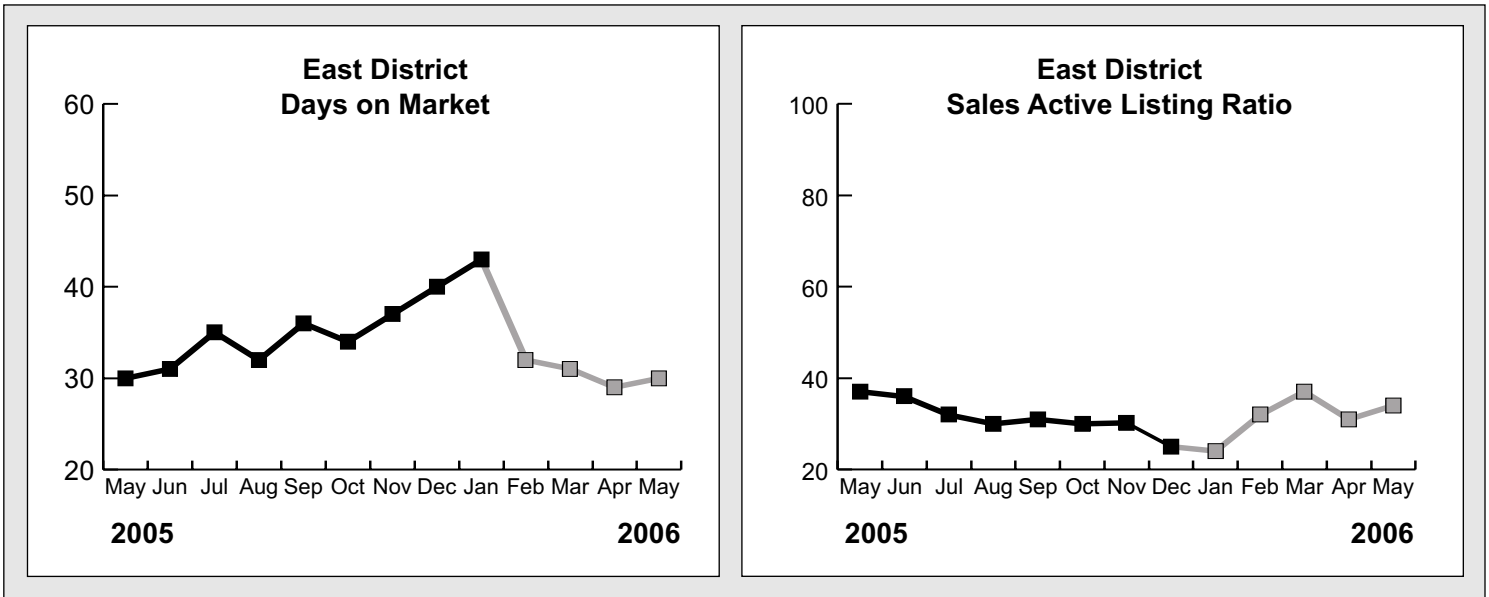
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	26	0.3	13	0.7	4	0.5
\$90,001 - \$100,000	21	0.2	15	0.8	4	0.5
\$100,001 - \$110,000	23	0.2	19	1.0	3	0.4
\$110,001 - \$120,000	31	0.3	25	1.3	3	0.4
\$120,001 - \$130,000	47	0.5	36	1.9	5	0.6
\$130,001 - \$140,000	85	0.9	55	3.0	14	1.7
\$140,001 - \$150,000	103	1.1	63	3.4	18	2.2
\$150,001 - \$160,000	129	1.4	80	4.3	30	3.7
\$160,001 - \$170,000	178	1.9	115	6.2	26	3.2
\$170,001 - \$180,000	204	2.2	122	6.6	26	3.2
\$180,001 - \$190,000	241	2.6	116	6.2	52	6.5
\$190,001 - \$200,000	239	2.5	116	6.2	48	6.0
\$200,001 - \$225,000	651	6.9	236	12.7	131	16.3
\$225,001 - \$250,000	769	8.2	239	12.9	125	15.6
\$250,001 - \$300,000	1,766	18.7	261	14.0	202	25.2
\$300,001 - \$400,000	2,424	25.7	221	11.9	76	9.5
\$400,001 - \$500,000	1,148	12.2	70	3.8	18	2.2
\$500,001 - \$750,000	862	9.1	36	1.9	15	1.9
\$750,001 - \$1,000,000	266	2.8	13	0.7	2	0.2
\$1,000,001 - \$1,500,000	141	1.5	6	0.3	-	-
\$1,500,001 -	80	0.8	1	0.1	1	0.1
Total:	9,434	100	1,858	100	803	100

Current Month: May 2006

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	191	200	123	\$47,791,811	\$388,551	\$373,000	18	103
E02	165	193	128	\$61,717,999	\$482,172	\$407,500	15	101
E03	366	303	145	\$45,211,694	\$311,805	\$299,000	21	101
E04	327	232	133	\$33,772,160	\$253,926	\$270,100	30	97
E05	334	227	114	\$34,838,280	\$305,599	\$298,000	26	97
E06	164	147	78	\$28,749,400	\$368,582	\$285,000	22	98
E07	349	208	120	\$35,262,085	\$293,851	\$289,500	30	97
E08	405	233	116	\$30,385,035	\$261,940	\$260,718	35	97
E09	447	268	115	\$26,843,740	\$233,424	\$233,000	41	97
E10	215	132	73	\$25,274,600	\$346,227	\$340,000	29	98
E11	562	311	128	\$31,601,152	\$246,884	\$247,200	36	97
E12	83	63	32	\$8,945,300	\$279,541	\$260,950	25	97
E13	420	290	142	\$40,536,396	\$285,468	\$272,250	29	98
E14	555	336	194	\$55,295,250	\$285,027	\$268,000	33	98
E15	535	371	168	\$47,631,578	\$283,521	\$265,500	29	98
E16	703	471	251	\$53,526,189	\$213,252	\$200,000	31	98
E17	460	287	132	\$30,854,890	\$233,749	\$224,000	36	98
E18	29	12	3	\$3,196,000	\$1,065,333	\$930,000	74	94
E19	154	86	33	\$10,661,550	\$323,077	\$301,000	40	98
E20	131	61	22	\$5,488,800	\$249,491	\$213,000	45	96
E21	179	71	43	\$13,347,400	\$310,405	\$270,000	61	97
Total	6,774	4,502	2,293	\$670,931,309	\$292,600	\$269,000	30	98

Year-to-Date: January 2006 to May 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	735	434	\$166,259,222	\$383,086	\$360,000	20	103
E02	776	436	\$209,448,795	\$480,387	\$419,450	14	102
E03	1,169	596	\$188,249,006	\$315,854	\$309,250	25	101
E04	941	474	\$117,259,349	\$247,383	\$259,000	35	97
E05	932	498	\$143,156,517	\$287,463	\$278,000	31	97
E06	576	264	\$93,073,957	\$352,553	\$281,925	25	98
E07	914	459	\$128,934,310	\$280,903	\$280,000	31	97
E08	976	401	\$114,923,279	\$286,592	\$265,000	36	97
E09	1,151	532	\$119,947,842	\$225,466	\$215,000	40	97
E10	598	284	\$95,780,216	\$337,254	\$323,250	30	98
E11	1,260	509	\$125,281,341	\$246,132	\$242,000	39	97
E12	262	120	\$34,557,400	\$287,978	\$258,000	29	98
E13	1,239	592	\$172,267,746	\$290,993	\$274,250	32	98
E14	1,572	700	\$195,585,589	\$279,408	\$263,000	32	98
E15	1,564	708	\$195,724,674	\$276,447	\$259,450	32	98
E16	2,090	1,082	\$222,279,129	\$205,434	\$195,000	34	98
E17	1,194	544	\$127,475,588	\$234,330	\$222,000	35	98
E18	49	16	\$10,124,650	\$632,791	\$527,500	63	94
E19	409	179	\$54,110,440	\$302,293	\$282,500	32	98
E20	263	107	\$25,964,800	\$242,662	\$235,000	43	97
E21	346	168	\$53,328,400	\$317,431	\$273,250	57	97
Total	19,016	9,103	\$2,593,732,250	\$284,932	\$263,000	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	60	35	\$442,721	\$395,000	58.3	103	E01	108	67	\$379,774	\$372,100	62.0	104
E02	54	46	\$649,172	\$578,250	85.2	99	E02	52	68	\$408,506	\$376,500	130.8	102
E03	164	68	\$356,663	\$321,500	41.5	102	E03	48	36	\$350,166	\$333,000	75.0	102
E04	140	69	\$310,612	\$307,000	49.3	97	E04	17	6	\$229,333	\$228,000	35.3	97
E05	88	47	\$403,598	\$408,000	53.4	97	E05	13	7	\$306,340	\$293,000	53.9	98
E06	145	60	\$399,115	\$313,000	41.4	98	E06	12	11	\$264,773	\$264,500	91.7	100
E07	106	56	\$370,678	\$367,000	52.8	97	E07	23	13	\$280,648	\$275,800	56.5	97
E08	194	60	\$342,057	\$310,000	30.9	98	E08	18	2	\$250,500	\$250,500	11.1	98
E09	153	39	\$296,054	\$290,000	25.5	97	E09	5	9	\$271,028	\$269,000	180.0	98
E10	169	55	\$376,600	\$368,000	32.5	97	E10	8	7	\$282,743	\$288,000	87.5	99
E11	223	48	\$314,855	\$323,000	21.5	97	E11	55	13	\$261,496	\$284,000	23.6	99
E12	49	20	\$335,290	\$289,750	40.8	97	E12	6	1	\$230,000	\$230,000	16.7	98
E13	259	70	\$352,256	\$332,000	27.0	98	E13	35	15	\$256,867	\$259,000	42.9	98
E14	438	137	\$314,115	\$300,000	31.3	98	E14	25	9	\$239,556	\$233,000	36.0	97
E15	368	109	\$315,616	\$300,000	29.6	98	E15	14	11	\$226,012	\$235,000	78.6	97
E16	545	167	\$235,851	\$229,900	30.6	98	E16	59	28	\$176,220	\$176,000	47.5	98
E17	280	69	\$269,790	\$249,900	24.6	98	E17	14	2	\$195,200	\$195,200	14.3	96
E18	29	3	\$1,065,333	\$930,000	10.3	94	E18	-	-	-	-	-	-
E19	135	24	\$357,294	\$317,625	17.8	98	E19	1	-	-	-	-	-
E20	118	19	\$257,153	\$216,000	16.1	96	E20	-	-	-	-	-	-
E21	178	41	\$315,656	\$270,000	23.0	97	E21	1	2	\$202,750	\$202,750	200.0	98

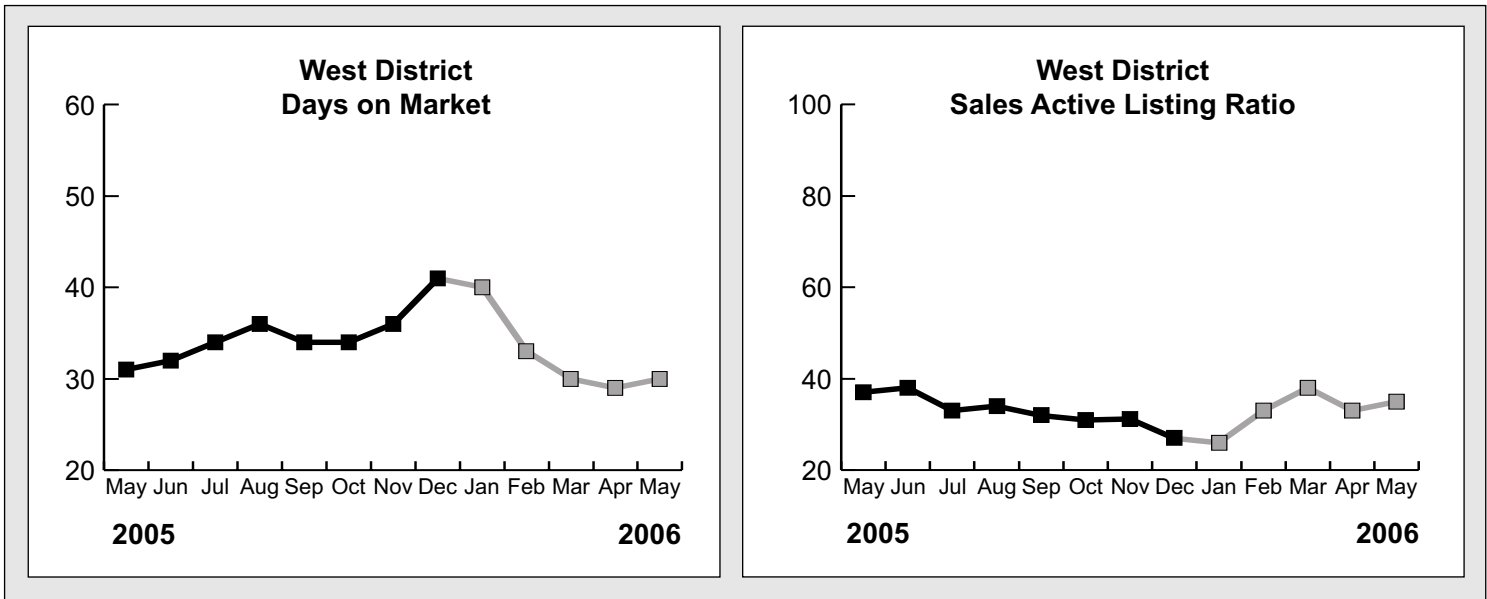
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	3	\$460,400	\$462,200	75.0	100	E01	-	-	-	-	-	-
E02	32	9	\$252,800	\$245,500	28.1	102	E02	-	-	-	-	-	-
E03	134	31	\$185,836	\$166,000	23.1	98	E03	-	-	-	-	-	-
E04	133	43	\$166,885	\$169,900	32.3	97	E04	-	-	-	-	-	-
E05	140	28	\$198,914	\$183,250	20.0	96	E05	11	7	\$349,657	\$336,000	63.6	98
E06	4	4	\$249,000	\$246,250	100.0	99	E06	-	-	-	-	-	-
E07	155	29	\$173,651	\$173,500	18.7	97	E07	28	5	\$307,000	\$313,000	17.9	97
E08	124	40	\$157,115	\$154,000	32.3	97	E08	-	1	\$275,000	\$275,000	-	96
E09	221	59	\$194,413	\$192,000	26.7	97	E09	-	-	-	-	-	-
E10	11	2	\$136,000	\$136,000	18.2	94	E10	1	-	-	-	-	-
E11	135	22	\$135,064	\$140,000	16.3	96	E11	19	5	\$267,200	\$272,500	26.3	96
E12	9	1	\$172,000	\$172,000	11.1	96	E12	1	1	\$233,000	\$233,000	100.0	97
E13	30	17	\$190,367	\$182,750	56.7	97	E13	11	5	\$219,560	\$212,000	45.5	97
E14	20	15	\$162,273	\$158,000	75.0	98	E14	10	7	\$239,643	\$235,000	70.0	97
E15	13	4	\$219,000	\$221,500	30.8	97	E15	42	21	\$245,824	\$253,000	50.0	99
E16	15	6	\$215,233	\$183,750	40.0	98	E16	23	9	\$202,544	\$202,000	39.1	98
E17	18	2	\$140,400	\$140,400	11.1	99	E17	101	24	\$217,333	\$220,250	23.8	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	11	3	\$246,000	\$254,500	27.3	97
E20	6	-	-	-	-	-	E20	4	3	\$200,967	\$203,900	75.0	98
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

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	5	\$264,780	\$253,000	166.7	98	E01	-	-	-	-	-	-
E02	12	-	-	-	-	-	E02	-	-	-	-	-	-
E03	10	2	\$222,750	\$222,750	20.0	96	E03	-	-	-	-	-	-
E04	29	12	\$258,658	\$248,950	41.4	98	E04	-	-	-	-	-	-
E05	80	24	\$226,108	\$228,500	30.0	98	E05	-	-	-	-	-	-
E06	2	2	\$257,500	\$257,500	100.0	97	E06	-	-	-	-	-	-
E07	30	9	\$236,311	\$225,000	30.0	97	E07	-	-	-	-	-	-
E08	54	9	\$202,167	\$205,000	16.7	97	E08	-	-	-	-	-	-
E09	63	7	\$174,429	\$185,000	11.1	96	E09	-	-	-	-	-	-
E10	18	3	\$225,300	\$234,000	16.7	99	E10	-	-	-	-	-	-
E11	83	21	\$202,024	\$197,000	25.3	97	E11	2	-	-	-	-	-
E12	17	8	\$177,938	\$166,250	47.1	98	E12	-	-	-	-	-	-
E13	63	19	\$203,766	\$205,000	30.2	97	E13	-	-	-	-	-	-
E14	31	8	\$217,338	\$216,500	25.8	98	E14	1	1	\$197,500	\$197,500	100.0	94
E15	38	10	\$188,300	\$186,250	26.3	97	E15	-	-	-	-	-	-
E16	47	31	\$133,494	\$138,000	66.0	98	E16	-	-	-	-	-	-
E17	11	6	\$156,417	\$147,500	54.6	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	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	16	13	\$318,973	\$307,000	81.3	104
E02	2	-	-	-	-	-	E02	13	5	\$360,500	\$287,500	38.5	96
E03	2	-	-	-	-	-	E03	8	8	\$268,275	\$259,950	100.0	98
E04	6	1	\$136,000	\$136,000	16.7	97	E04	2	2	\$274,000	\$274,000	100.0	99
E05	-	-	-	-	-	-	E05	2	1	\$281,000	\$281,000	50.0	94
E06	-	-	-	-	-	-	E06	1	1	\$379,000	\$379,000	100.0	100
E07	-	-	-	-	-	-	E07	7	8	\$269,750	\$267,500	114.3	99
E08	1	1	\$159,000	\$159,000	100.0	97	E08	14	3	\$274,167	\$278,000	21.4	99
E09	3	1	\$167,000	\$167,000	33.3	96	E09	2	-	-	-	-	-
E10	-	-	-	-	-	-	E10	8	6	\$272,417	\$268,750	75.0	98
E11	4	-	-	-	-	-	E11	41	19	\$238,882	\$229,000	46.3	97
E12	-	-	-	-	-	-	E12	1	1	\$181,000	\$181,000	100.0	98
E13	1	-	-	-	-	-	E13	21	16	\$238,744	\$239,700	76.2	98
E14	-	1	\$157,900	\$157,900	-	100	E14	30	16	\$243,738	\$243,500	53.3	99
E15	1	-	-	-	-	-	E15	59	13	\$217,077	\$218,000	22.0	98
E16	-	-	-	-	-	-	E16	14	10	\$195,240	\$196,500	71.4	98
E17	1	1	\$145,500	\$145,500	100.0	96	E17	35	28	\$188,150	\$187,500	80.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	7	6	\$224,750	\$223,750	85.7	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: May 2006									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	129	106	57	\$28,192,985	\$494,614	\$450,000	19	102	
W02	223	182	89	\$34,539,593	\$388,085	\$360,000	21	101	
W03	340	209	87	\$23,362,390	\$268,533	\$265,000	29	97	
W04	291	162	98	\$25,296,533	\$258,128	\$256,500	41	97	
W05	600	277	116	\$32,880,400	\$283,452	\$305,000	37	97	
W06	328	200	110	\$38,837,650	\$353,070	\$310,500	32	98	
W07	125	99	67	\$29,302,497	\$437,351	\$403,000	20	100	
W08	325	245	144	\$78,613,370	\$545,926	\$458,050	24	99	
W09	254	154	62	\$20,211,400	\$325,990	\$345,000	31	97	
W10	549	278	95	\$23,358,950	\$245,884	\$280,000	40	97	
W12	296	214	93	\$40,862,179	\$439,378	\$382,500	25	97	
W13	271	192	97	\$48,859,526	\$503,706	\$372,000	25	98	
W14	176	130	75	\$21,072,900	\$280,972	\$284,500	36	98	
W15	607	341	184	\$40,774,288	\$221,599	\$197,000	35	97	
W16	238	205	124	\$40,346,600	\$325,376	\$312,250	25	98	
W17	-	-	-	-	-	-	-	-	
W18	152	99	41	\$10,075,450	\$245,743	\$260,000	25	97	
W19	689	496	280	\$94,872,495	\$338,830	\$325,500	24	98	
W20	613	570	362	\$124,954,942	\$345,179	\$328,500	25	98	
W21	375	253	142	\$68,055,600	\$479,265	\$404,500	27	98	
W22	136	129	84	\$28,857,188	\$343,538	\$330,500	22	98	
W23	1,420	988	509	\$153,697,086	\$301,959	\$285,000	32	98	
W24	992	641	305	\$89,422,240	\$293,188	\$280,000	34	98	
W25	84	59	40	\$15,680,710	\$392,018	\$317,750	34	98	
W26	17	8	5	\$3,368,500	\$673,700	\$772,500	58	96	
W27	215	145	96	\$32,008,900	\$333,426	\$319,000	32	98	
W28	291	148	68	\$28,902,300	\$425,034	\$373,000	38	97	
W29	126	96	74	\$17,899,790	\$241,889	\$235,000	30	98	
Total	9,862	6,626	3,504	\$1,194,306,462	\$340,841	\$305,000	30	98	



Year-to-Date: January 2006 to May 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	429	267	\$121,293,275	\$454,282	\$400,000	22	102
W02	705	386	\$154,488,291	\$400,229	\$335,000	21	100
W03	872	346	\$92,875,720	\$268,427	\$260,500	32	97
W04	724	374	\$96,804,971	\$258,837	\$252,875	42	97
W05	1,249	456	\$125,395,309	\$274,990	\$293,950	40	97
W06	915	459	\$157,285,022	\$342,669	\$310,000	36	98
W07	431	263	\$115,271,060	\$438,293	\$410,000	24	100
W08	1,038	561	\$305,313,228	\$544,230	\$445,000	27	99
W09	546	225	\$70,724,528	\$314,331	\$335,000	33	97
W10	1,193	446	\$107,577,152	\$241,204	\$262,000	42	96
W12	819	419	\$170,932,140	\$407,953	\$339,000	33	97
W13	815	386	\$187,798,451	\$486,524	\$357,500	30	98
W14	533	291	\$85,497,760	\$293,807	\$294,000	33	97
W15	1,610	762	\$166,359,688	\$218,320	\$193,000	38	97
W16	743	397	\$132,873,700	\$334,694	\$315,000	27	98
W17	1	1	\$318,000	\$318,000	\$318,000	43	97
W18	395	178	\$43,428,787	\$243,982	\$255,000	35	97
W19	2,099	1,082	\$352,392,896	\$325,687	\$313,850	27	98
W20	2,314	1,330	\$442,085,271	\$332,395	\$315,000	26	98
W21	1,088	589	\$281,841,185	\$478,508	\$382,000	32	98
W22	502	322	\$103,935,237	\$322,780	\$307,781	28	98
W23	4,298	2,042	\$600,279,890	\$293,967	\$279,600	31	98
W24	2,743	1,254	\$370,986,798	\$295,843	\$282,250	33	97
W25	241	148	\$47,623,210	\$321,778	\$285,000	39	97
W26	37	23	\$14,754,100	\$641,483	\$650,000	60	97
W27	654	420	\$137,902,400	\$328,339	\$310,000	35	98
W28	701	350	\$143,483,850	\$409,954	\$377,000	34	97
W29	416	296	\$77,223,789	\$260,891	\$246,750	36	98
Total	28,111	14,073	\$4,706,745,708	\$334,452	\$296,000	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	44	28	\$670,393	\$573,500	63.6	102	W01	24	10	\$401,869	\$365,000	41.7	104
W02	77	31	\$516,165	\$535,000	40.3	101	W02	84	42	\$334,332	\$338,500	50.0	100
W03	191	49	\$280,002	\$270,000	25.7	97	W03	82	27	\$265,574	\$256,000	32.9	97
W04	147	51	\$319,541	\$315,000	34.7	97	W04	12	8	\$283,354	\$285,500	66.7	97
W05	125	37	\$370,757	\$360,000	29.6	97	W05	155	41	\$312,578	\$305,000	26.5	97
W06	86	34	\$404,106	\$340,500	39.5	100	W06	24	2	\$389,500	\$389,500	8.3	96
W07	67	39	\$519,818	\$489,000	58.2	100	W07	1	-	-	-	-	-
W08	161	95	\$698,872	\$570,000	59.0	100	W08	3	5	\$343,400	\$349,000	166.7	102
W09	73	34	\$437,982	\$429,450	46.6	99	W09	7	3	\$305,300	\$315,000	42.9	98
W10	199	50	\$317,010	\$307,500	25.1	97	W10	28	3	\$265,333	\$269,000	10.7	95
W12	154	54	\$566,121	\$476,500	35.1	97	W12	23	7	\$320,829	\$335,000	30.4	96
W13	175	54	\$702,217	\$605,000	30.9	98	W13	20	18	\$279,563	\$281,000	90.0	99
W14	47	20	\$410,610	\$396,500	42.6	98	W14	8	12	\$338,208	\$329,000	150.0	98
W15	45	16	\$411,272	\$423,750	35.6	99	W15	28	9	\$314,378	\$306,500	32.1	98
W16	104	50	\$398,410	\$379,500	48.1	98	W16	50	23	\$291,848	\$287,000	46.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	42	14	\$283,911	\$285,250	33.3	97	W18	66	18	\$260,261	\$265,250	27.3	97
W19	283	111	\$436,542	\$419,000	39.2	98	W19	75	51	\$321,135	\$323,500	68.0	98
W20	317	172	\$422,603	\$398,000	54.3	98	W20	83	73	\$308,621	\$309,000	88.0	99
W21	281	94	\$567,337	\$470,950	33.5	98	W21	9	8	\$381,550	\$335,400	88.9	99
W22	89	52	\$388,090	\$359,000	58.4	98	W22	22	15	\$285,020	\$284,900	68.2	100
W23	928	292	\$341,508	\$323,750	31.5	98	W23	263	117	\$267,542	\$270,800	44.5	98
W24	589	158	\$358,742	\$355,500	26.8	98	W24	144	59	\$268,469	\$271,000	41.0	98
W25	51	25	\$455,610	\$345,000	49.0	98	W25	2	3	\$272,500	\$267,500	150.0	97
W26	17	5	\$673,700	\$772,500	29.4	96	W26	-	-	-	-	-	-
W27	194	71	\$367,560	\$354,000	36.6	98	W27	3	7	\$233,357	\$238,000	233.3	98
W28	255	51	\$476,410	\$397,000	20.0	97	W28	11	7	\$283,914	\$278,000	63.6	99
W29	100	44	\$276,661	\$257,750	44.0	98	W29	2	13	\$199,231	\$197,500	650.0	99

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	23	9	\$216,322	\$214,000	39.1	98	W01	-	-	-	-	-	-
W02	24	7	\$305,150	\$310,250	29.2	104	W02	-	-	-	-	-	-
W03	43	7	\$168,829	\$152,000	16.3	98	W03	-	-	-	-	-	-
W04	105	31	\$148,406	\$145,000	29.5	96	W04	-	-	-	-	-	-
W05	173	19	\$126,784	\$132,000	11.0	96	W05	-	1	\$305,000	\$305,000	-	96
W06	181	61	\$329,701	\$273,500	33.7	97	W06	-	1	\$340,000	\$340,000	-	94
W07	40	22	\$298,895	\$232,750	55.0	98	W07	-	-	-	-	-	-
W08	142	33	\$220,883	\$199,000	23.2	97	W08	-	-	-	-	-	-
W09	151	22	\$157,214	\$113,000	14.6	95	W09	2	1	\$306,500	\$306,500	50.0	100
W10	249	30	\$143,732	\$146,250	12.1	96	W10	1	1	\$304,500	\$304,500	100.0	100
W12	76	24	\$205,035	\$194,500	31.6	97	W12	-	-	-	-	-	-
W13	23	6	\$153,567	\$132,750	26.1	97	W13	-	-	-	-	-	-
W14	54	21	\$185,200	\$187,500	38.9	97	W14	1	-	-	-	-	-
W15	478	123	\$186,616	\$182,500	25.7	97	W15	-	-	-	-	-	-
W16	17	12	\$286,833	\$229,000	70.6	98	W16	2	2	\$375,000	\$375,000	100.0	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	21	4	\$161,625	\$138,500	19.1	98	W18	-	-	-	-	-	-
W19	166	46	\$226,205	\$212,250	27.7	97	W19	11	2	\$336,250	\$336,250	18.2	98
W20	41	17	\$177,500	\$180,000	41.5	97	W20	5	2	\$317,500	\$317,500	40.0	98
W21	27	4	\$210,250	\$213,000	14.8	97	W21	1	5	\$297,480	\$290,000	500.0	97
W22	1	-	-	-	-	-	W22	2	-	-	-	-	-
W23	32	14	\$195,350	\$188,250	43.8	97	W23	7	-	-	-	-	-
W24	128	30	\$156,772	\$153,250	23.4	97	W24	2	1	\$270,000	\$270,000	50.0	96
W25	4	4	\$334,865	\$239,500	100.0	97	W25	1	2	\$259,000	\$259,000	200.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	-	-	-	-	-	W27	2	1	\$239,000	\$239,000	50.0	100
W28	-	-	-	-	-	-	W28	1	1	\$312,000	\$312,000	100.0	98
W29	3	5	\$161,800	\$135,000	166.7	99	W29	3	-	-	-	-	-

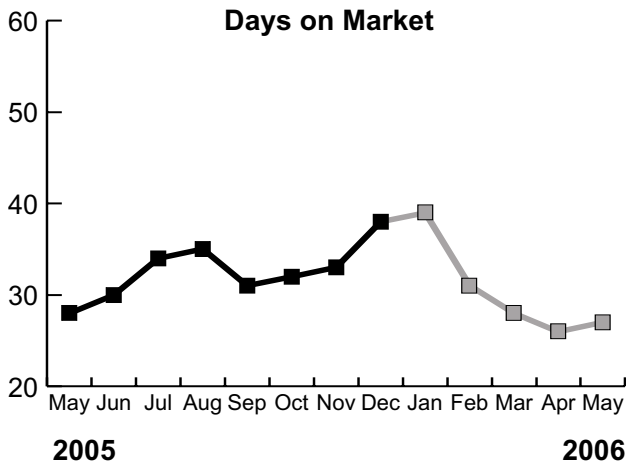
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	22	3	\$284,300	\$279,900	13.6	98	W01	-	-	-	-	-	-
W02	9	1	\$217,000	\$217,000	11.1	94	W02	1	-	-	-	-	-
W03	16	2	\$297,495	\$297,495	12.5	98	W03	-	-	-	-	-	-
W04	21	6	\$250,833	\$247,500	28.6	98	W04	-	-	-	-	-	-
W05	126	15	\$211,853	\$222,000	11.9	97	W05	-	-	-	-	-	-
W06	21	1	\$321,900	\$321,900	4.8	99	W06	-	-	-	-	-	-
W07	3	2	\$283,500	\$283,500	66.7	98	W07	-	-	-	-	-	-
W08	15	8	\$282,613	\$280,000	53.3	99	W08	-	-	-	-	-	-
W09	16	2	\$319,450	\$319,450	12.5	99	W09	-	-	-	-	-	-
W10	69	10	\$180,600	\$181,500	14.5	96	W10	-	-	-	-	-	-
W12	38	7	\$322,143	\$295,000	18.4	99	W12	2	1	\$870,000	\$870,000	50.0	97
W13	49	15	\$239,453	\$237,500	30.6	98	W13	-	1	\$647,100	\$647,100	-	101
W14	62	19	\$208,158	\$220,000	30.7	97	W14	-	-	-	-	-	-
W15	50	34	\$233,581	\$226,500	68.0	97	W15	-	-	-	-	-	-
W16	60	34	\$253,150	\$236,250	56.7	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	5	\$153,900	\$162,000	22.7	96	W18	-	-	-	-	-	-
W19	121	57	\$265,253	\$261,000	47.1	98	W19	1	-	-	-	-	-
W20	136	70	\$248,736	\$226,500	51.5	98	W20	-	-	-	-	-	-
W21	23	14	\$280,729	\$256,500	60.9	98	W21	-	-	-	-	-	-
W22	4	3	\$189,300	\$192,900	75.0	99	W22	-	1	\$367,000	\$367,000	-	99
W23	96	41	\$215,602	\$220,000	42.7	98	W23	-	-	-	-	-	-
W24	79	35	\$187,894	\$180,000	44.3	98	W24	2	-	-	-	-	-
W25	15	2	\$235,000	\$235,000	13.3	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	6	8	\$204,019	\$199,625	133.3	99	W27	-	-	-	-	-	-
W28	4	1	\$226,000	\$226,000	25.0	98	W28	-	-	-	-	-	-
W29	4	4	\$163,875	\$163,750	100.0	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	1	47	\$371,929	\$359,000	50.0	103
W02	3	2	\$132,000	\$132,000	66.7	94	W02	25	6	\$313,252	\$312,506	24.0	107
W03	2	-	-	-	-	-	W03	6	2	\$347,500	\$347,500	33.3	98
W04	-	-	-	-	-	-	W04	6	2	\$313,750	\$313,750	33.3	97
W05	20	2	\$66,500	\$66,500	10.0	95	W05	1	1	\$322,000	\$322,000	100.0	99
W06	3	2	\$101,000	\$101,000	66.7	95	W06	13	9	\$371,489	\$385,000	69.2	98
W07	2	-	-	-	-	-	W07	12	4	\$471,725	\$458,450	33.3	99
W08	3	1	\$115,000	\$115,000	33.3	92	W08	1	2	\$419,250	\$419,250	200.0	100
W09	2	-	-	-	-	-	W09	3	-	-	-	-	-
W10	1	-	-	-	-	-	W10	2	1	\$290,000	\$290,000	50.0	94
W12	1	-	-	-	-	-	W12	2	-	-	-	-	-
W13	1	-	-	-	-	-	W13	3	3	\$249,133	\$259,900	100.0	98
W14	2	-	-	-	-	-	W14	2	3	\$319,333	\$321,000	150.0	100
W15	5	1	\$205,000	\$205,000	20.0	98	W15	1	1	\$264,000	\$264,000	100.0	98
W16	-	-	-	-	-	-	W16	5	3	\$304,833	\$292,000	60.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	1	-	-	-	-	-	W19	31	13	\$295,469	\$294,000	41.9	98
W20	-	-	-	-	-	-	W20	31	28	\$309,778	\$296,000	90.3	98
W21	-	-	-	-	-	-	W21	34	17	\$318,524	\$282,500	50.0	98
W22	-	-	-	-	-	-	W22	18	13	\$266,638	\$268,000	72.2	99
W23	-	-	-	-	-	-	W23	94	45	\$246,662	\$249,000	47.9	98
W24	2	-	-	-	-	-	W24	46	22	\$243,268	\$254,000	47.8	97
W25	-	-	-	-	-	-	W25	10	4	\$286,375	\$282,750	40.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	5	9	\$267,500	\$275,000	180.0	98
W28	-	-	-	-	-	-	W28	20	8	\$260,000	\$261,000	40.0	98
W29	-	-	-	-	-	-	W29	14	8	\$209,024	\$203,500	57.1	99

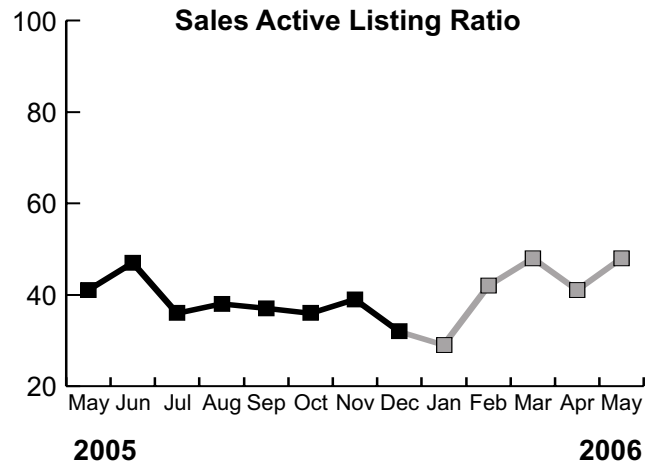
Current Month: May 2006

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	701	540	332	\$107,849,874	\$324,849	\$279,500	30	99
C02	190	161	103	\$65,919,851	\$639,999	\$462,500	21	100
C03	173	122	79	\$60,200,521	\$762,032	\$479,000	24	100
C04	259	245	156	\$114,949,828	\$736,858	\$654,500	24	100
C06	103	78	31	\$13,120,325	\$423,236	\$412,000	38	98
C07	334	230	129	\$45,940,700	\$356,129	\$290,000	31	98
C08	258	218	162	\$50,850,558	\$313,892	\$271,500	24	99
C09	83	76	43	\$41,315,000	\$960,814	\$715,000	21	100
C10	141	153	106	\$80,731,876	\$761,621	\$585,050	17	102
C11	124	95	57	\$31,525,100	\$553,072	\$551,000	24	101
C12	170	117	54	\$54,013,548	\$1,000,251	\$918,500	27	100
C13	171	143	99	\$37,058,316	\$374,326	\$331,000	22	99
C14	557	400	221	\$79,052,782	\$357,705	\$276,000	31	98
C15	385	313	167	\$58,595,568	\$350,872	\$312,000	30	98
Total	3,649	2,891	1,739	\$841,123,847	\$483,682	\$351,500	27	99

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: January 2006 to May 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,251	1,351	\$437,298,252	\$323,685	\$276,000	33	99
C02	675	394	\$243,683,182	\$618,485	\$469,500	27	100
C03	525	285	\$201,297,991	\$706,309	\$449,000	27	100
C04	962	587	\$378,964,338	\$645,595	\$570,000	26	100
C06	282	143	\$64,421,150	\$450,498	\$440,000	31	98
C07	1,001	509	\$187,681,458	\$368,726	\$315,000	28	98
C08	939	628	\$192,524,869	\$306,568	\$265,000	26	99
C09	325	203	\$194,925,192	\$960,223	\$720,000	25	100
C10	586	372	\$268,841,394	\$722,692	\$526,000	17	102
C11	377	197	\$93,626,448	\$475,261	\$440,348	27	100
C12	441	208	\$234,452,243	\$1,127,174	\$909,000	34	99
C13	569	332	\$119,392,204	\$359,615	\$330,500	28	99
C14	1,593	872	\$309,086,487	\$354,457	\$271,500	34	98
C15	1,072	572	\$206,035,736	\$360,202	\$312,500	31	98
Total	11,598	6,653	\$3,132,230,944	\$470,800	\$335,000	29	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	14	7	\$592,400	\$505,500	50.0	104	C01	43	21	\$552,433	\$587,000	48.8	100	
C02	43	21	\$827,905	\$545,000	48.8	100	C02	39	40	\$634,304	\$512,000	102.6	102	
C03	98	47	\$920,598	\$685,000	48.0	100	C03	28	13	\$600,686	\$423,000	46.4	102	
C04	164	111	\$891,992	\$779,000	67.7	101	C04	8	7	\$578,429	\$540,000	87.5	105	
C06	65	19	\$520,464	\$520,000	29.2	99	C06	2	1	\$334,500	\$334,500	50.0	96	
C07	118	40	\$550,033	\$508,000	33.9	99	C07	10	5	\$369,000	\$366,000	50.0	99	
C08	9	-	-	-	-	-	C08	15	8	\$595,000	\$605,000	53.3	100	
C09	42	16	\$1,530,813	\$1,269,500	38.1	100	C09	3	4	\$1,331,250	\$1,422,500	133.3	105	
C10	81	56	\$1,079,229	\$862,500	69.1	101	C10	11	20	\$526,879	\$488,500	181.8	107	
C11	17	31	\$791,226	\$743,000	182.4	104	C11	9	5	\$471,000	\$485,000	55.6	97	
C12	131	36	\$1,257,632	\$1,200,000	27.5	101	C12	-	1	\$365,000	\$365,000	-	96	
C13	44	35	\$556,638	\$544,500	79.6	101	C13	13	14	\$322,064	\$324,950	107.7	99	
C14	119	44	\$685,694	\$594,500	37.0	100	C14	1	-	-	-	-	-	-
C15	90	46	\$589,050	\$537,500	51.1	99	C15	39	27	\$365,598	\$369,000	69.2	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	554	258	\$297,052	\$265,000	46.6	99	C01	-	-	-	-	-	-
C02	81	26	\$559,331	\$384,250	32.1	98	C02	-	-	-	-	-	-
C03	35	10	\$507,400	\$467,000	28.6	99	C03	-	-	-	-	-	-
C04	68	30	\$330,497	\$261,500	44.1	97	C04	-	-	-	-	-	-
C06	36	9	\$244,000	\$231,000	25.0	98	C06	-	-	-	-	-	-
C07	168	70	\$240,004	\$234,000	41.7	97	C07	2	1	\$370,000	\$370,000	50.0	98
C08	197	132	\$285,914	\$265,000	67.0	99	C08	-	-	-	-	-	-
C09	32	14	\$401,214	\$409,000	43.8	99	C09	-	-	-	-	-	-
C10	48	25	\$329,000	\$302,000	52.1	101	C10	-	-	-	-	-	-
C11	83	16	\$223,563	\$206,250	19.3	97	C11	-	-	-	-	-	-
C12	35	10	\$565,930	\$389,950	28.6	98	C12	-	-	-	-	-	-
C13	97	39	\$235,884	\$210,000	40.2	98	C13	-	-	-	-	-	-
C14	406	155	\$261,611	\$246,000	38.2	98	C14	2	-	-	-	-	-
C15	166	58	\$219,338	\$195,000	34.9	97	C15	11	1	\$370,500	\$370,500	9.1	102

Condo Townhouse

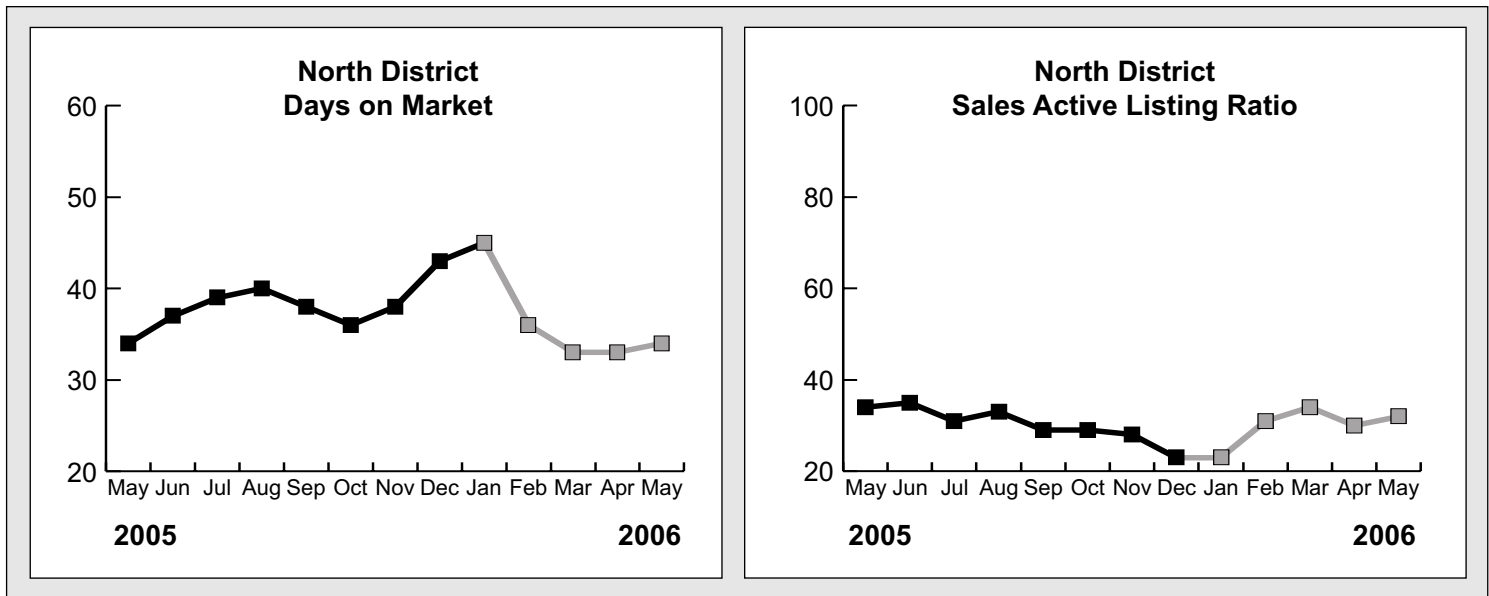
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	47	28	\$286,674	\$274,950	59.6	99	C01	-	-	-	-	-	-
C02	7	1	\$311,000	\$311,000	14.3	98	C02	-	-	-	-	-	-
C03	-	1	\$1,875,000	\$1,875,000	-	100	C03	-	-	-	-	-	-
C04	15	4	\$310,320	\$257,750	26.7	99	C04	-	-	-	-	-	-
C06	-	1	\$289,000	\$289,000	-	96	C06	-	-	-	-	-	-
C07	28	8	\$332,950	\$301,300	28.6	97	C07	-	-	-	-	-	-
C08	11	5	\$222,020	\$230,800	45.5	97	C08	-	-	-	-	-	-
C09	-	4	\$791,250	\$810,000	-	100	C09	-	-	-	-	-	-
C10	-	2	\$229,500	\$229,500	-	100	C10	-	-	-	-	-	-
C11	12	5	\$213,020	\$147,000	41.7	98	C11	-	-	-	-	-	-
C12	4	7	\$387,786	\$398,899	175.0	99	C12	-	-	-	-	-	-
C13	6	6	\$291,933	\$287,000	100.0	97	C13	-	-	-	-	-	-
C14	22	17	\$337,040	\$298,800	77.3	100	C14	-	-	-	-	-	-
C15	78	34	\$246,279	\$247,500	43.6	98	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	6	2	\$170,750	\$170,750	33.3	100	C01	37	16	\$443,382	\$423,000	43.2	101
C02	3	2	\$168,750	\$168,750	66.7	100	C02	17	13	\$613,123	\$475,000	76.5	100
C03	11	6	\$206,083	\$203,750	54.6	96	C03	1	2	\$469,000	\$469,000	200.0	104
C04	4	3	\$172,167	\$168,500	75.0	96	C04	-	1	\$217,000	\$217,000	-	99
C06	-	-	-	-	-	-	C06	-	1	\$412,000	\$412,000	-	96
C07	2	-	-	-	-	-	C07	6	5	\$452,100	\$443,000	83.3	98
C08	2	4	\$120,600	\$114,250	200.0	98	C08	24	13	\$519,801	\$493,017	54.2	100
C09	6	1	\$295,000	\$295,000	16.7	100	C09	-	4	\$605,000	\$630,000	-	101
C10	1	2	\$236,250	\$236,250	200.0	97	C10	-	1	\$601,000	\$601,000	-	100
C11	2	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	3	-	-	-	-	-	C13	8	5	\$423,200	\$408,000	62.5	99
C14	4	1	\$217,000	\$217,000	25.0	95	C14	3	4	\$596,450	\$547,500	133.3	100
C15	-	1	\$162,500	\$162,500	-	92	C15	1	-	-	-	-	-

North District

Current Month: May 2006									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	214	139	86	\$37,625,175	\$437,502	\$386,500	29	97	
N02	307	219	131	\$52,628,959	\$401,748	\$373,000	30	97	
N03	620	409	208	\$84,991,100	\$408,611	\$353,500	26	97	
N04	391	244	122	\$52,912,171	\$433,706	\$431,650	27	98	
N05	305	198	79	\$37,364,000	\$472,962	\$455,000	33	97	
N06	257	202	106	\$46,442,275	\$438,135	\$361,000	28	98	
N07	307	235	164	\$53,761,478	\$327,814	\$294,500	32	98	
N08	696	420	200	\$86,406,630	\$432,033	\$389,500	31	97	
N10	323	196	74	\$28,697,863	\$387,809	\$354,400	26	97	
N11	746	531	264	\$111,109,158	\$420,868	\$381,050	27	98	
N12	103	48	24	\$9,257,800	\$385,742	\$330,000	53	96	
N13	95	52	13	\$8,671,500	\$667,038	\$682,500	30	98	
N14	146	68	31	\$20,574,250	\$663,685	\$555,750	46	95	
N15	115	62	44	\$16,152,900	\$367,111	\$320,000	32	97	
N16	143	60	30	\$12,397,000	\$413,233	\$344,000	64	98	
N17	315	183	91	\$22,598,290	\$248,333	\$230,000	33	98	
N18	128	66	47	\$12,371,500	\$263,223	\$267,000	52	97	
N19	197	104	63	\$17,436,600	\$276,771	\$257,500	53	97	
N20	43	16	8	\$2,864,500	\$358,063	\$319,000	110	97	
N21	64	14	14	\$3,833,200	\$273,800	\$291,000	77	98	
N22	99	45	35	\$7,884,930	\$225,284	\$200,000	64	98	
N23	196	103	43	\$12,051,790	\$280,274	\$245,000	63	97	
N24	125	52	21	\$4,082,400	\$194,400	\$181,000	61	95	
Total	5,935	3,666	1,898	\$742,115,469	\$390,999	\$350,000	34	98	



Year-to-Date: January 2006 to May 2006

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	637	341	\$142,863,865	\$418,956	\$375,250	31	98
N02	864	422	\$166,305,909	\$394,090	\$375,000	31	97
N03	1,745	828	\$335,153,323	\$404,775	\$350,000	32	97
N04	1,079	498	\$211,387,200	\$424,472	\$413,000	27	98
N05	792	323	\$144,211,467	\$446,475	\$432,000	33	98
N06	733	405	\$167,301,725	\$413,091	\$350,000	34	98
N07	963	590	\$196,170,230	\$332,492	\$305,000	29	98
N08	1,862	919	\$383,140,766	\$416,911	\$385,000	32	97
N10	816	333	\$124,230,115	\$373,063	\$353,800	28	98
N11	2,114	1,076	\$444,227,831	\$412,851	\$373,000	30	98
N12	228	109	\$47,327,150	\$434,194	\$372,000	48	97
N13	163	45	\$27,826,600	\$618,369	\$555,800	58	97
N14	259	106	\$65,979,650	\$622,450	\$495,000	59	95
N15	274	140	\$52,377,095	\$374,122	\$323,450	45	97
N16	281	114	\$44,106,098	\$386,896	\$323,750	58	97
N17	738	388	\$94,702,823	\$244,079	\$230,000	43	98
N18	333	180	\$49,633,150	\$275,740	\$265,000	42	98
N19	382	202	\$52,068,273	\$257,764	\$235,750	56	97
N20	64	24	\$9,453,000	\$393,875	\$360,000	89	97
N21	112	42	\$13,660,300	\$325,245	\$295,000	74	98
N22	191	88	\$20,849,555	\$236,927	\$215,000	54	98
N23	371	171	\$42,674,941	\$249,561	\$236,000	54	97
N24	199	73	\$16,644,600	\$228,008	\$190,000	63	96
Total	15,200	7,417	\$2,852,295,666	\$384,562	\$348,000	35	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	110	41	\$611,315	\$543,000	37.3	97	N01	7	-	-	-	-	-
N02	146	73	\$496,220	\$434,000	50.0	97	N02	1	4	\$330,500	\$329,000	400.0	99
N03	295	82	\$600,601	\$567,000	27.8	97	N03	17	8	\$401,250	\$398,500	47.1	99
N04	259	92	\$475,799	\$465,000	35.5	98	N04	22	7	\$296,143	\$279,000	31.8	98
N05	248	64	\$507,409	\$470,000	25.8	97	N05	9	2	\$320,250	\$320,250	22.2	98
N06	181	61	\$530,377	\$427,500	33.7	98	N06	13	13	\$296,300	\$298,000	100.0	99
N07	191	96	\$380,783	\$359,950	50.3	98	N07	43	19	\$265,050	\$275,000	44.2	98
N08	467	127	\$496,096	\$440,000	27.2	97	N08	96	33	\$338,364	\$339,000	34.4	97
N10	204	38	\$457,326	\$442,500	18.6	97	N10	12	4	\$310,250	\$312,500	33.3	98
N11	506	152	\$496,479	\$452,700	30.0	98	N11	93	32	\$330,997	\$324,950	34.4	98
N12	88	23	\$394,383	\$330,000	26.1	96	N12	3	-	-	-	-	-
N13	95	13	\$667,038	\$682,500	13.7	98	N13	-	-	-	-	-	-
N14	142	31	\$663,685	\$555,750	21.8	95	N14	-	-	-	-	-	-
N15	113	36	\$399,222	\$347,000	31.9	97	N15	-	1	\$227,000	\$227,000	-	97
N16	126	28	\$425,429	\$363,000	22.2	98	N16	1	-	-	-	-	-
N17	296	74	\$255,746	\$234,400	25.0	97	N17	9	4	\$250,275	\$252,750	44.4	100
N18	98	34	\$278,306	\$282,450	34.7	97	N18	12	5	\$231,800	\$238,000	41.7	97
N19	138	45	\$299,807	\$290,000	32.6	97	N19	4	3	\$201,333	\$200,000	75.0	97
N20	43	8	\$358,063	\$319,000	18.6	97	N20	-	-	-	-	-	-
N21	64	14	\$273,800	\$291,000	21.9	98	N21	-	-	-	-	-	-
N22	91	27	\$237,109	\$235,000	29.7	98	N22	-	1	\$173,500	\$173,500	-	99
N23	186	42	\$282,495	\$248,750	22.6	97	N23	-	-	-	-	-	-
N24	118	19	\$195,916	\$181,000	16.1	96	N24	-	1	\$125,000	\$125,000	-	92

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	73	20	\$244,553	\$229,000	27.4	97	N01	6	9	\$381,814	\$375,000	150.0	98
N02	122	35	\$251,260	\$216,500	28.7	97	N02	12	5	\$312,400	\$310,500	41.7	98
N03	203	53	\$220,168	\$223,000	26.1	97	N03	12	6	\$359,750	\$359,500	50.0	98
N04	36	5	\$188,100	\$175,000	13.9	98	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	6	5	\$332,100	\$326,000	83.3	99
N06	4	3	\$217,633	\$200,000	75.0	98	N06	3	2	\$298,750	\$298,750	66.7	98
N07	16	8	\$200,425	\$189,500	50.0	98	N07	1	1	\$280,000	\$280,000	100.0	104
N08	35	6	\$254,500	\$230,000	17.1	94	N08	-	1	\$359,000	\$359,000	-	97
N10	10	1	\$207,000	\$207,000	10.0	97	N10	85	26	\$320,734	\$325,500	30.6	97
N11	20	7	\$301,157	\$248,000	35.0	100	N11	29	18	\$337,616	\$321,450	62.1	98
N12	-	-	-	-	-	-	N12	3	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	1	\$157,000	\$157,000	-	97	N15	-	-	-	-	-	-
N16	4	-	-	-	-	-	N16	4	1	\$235,000	\$235,000	25.0	94
N17	1	-	-	-	-	-	N17	2	-	-	-	-	-
N18	1	1	\$131,100	\$131,100	100.0	101	N18	15	6	\$237,333	\$228,250	40.0	98
N19	14	-	-	-	-	-	N19	13	4	\$221,500	\$224,000	30.8	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	5	\$192,700	\$193,000	125.0	98
N23	-	-	-	-	-	-	N23	4	-	-	-	-	-
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	17	15	\$263,727	\$259,000	88.2	98	N01	-	-	-	-	-	-
N02	20	6	\$293,050	\$285,000	30.0	98	N02	2	1	\$440,000	\$440,000	50.0	97
N03	35	24	\$284,694	\$293,500	68.6	98	N03	-	1	\$357,000	\$357,000	-	100
N04	16	2	\$305,500	\$305,500	12.5	96	N04	-	-	-	-	-	-
N05	2	-	-	-	-	-	N05	-	-	-	-	-	-
N06	31	7	\$466,082	\$550,000	22.6	97	N06	3	-	-	-	-	-
N07	21	20	\$248,105	\$218,500	95.2	98	N07	-	-	-	-	-	-
N08	16	4	\$271,000	\$268,500	25.0	97	N08	-	-	-	-	-	-
N10	2	1	\$269,900	\$269,900	50.0	100	N10	-	-	-	-	-	-
N11	41	20	\$300,264	\$296,000	48.8	98	N11	1	-	-	-	-	-
N12	3	1	\$187,000	\$187,000	33.3	96	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	2	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	-	-	-	-	-	N16	-	-	-	-	-	-
N17	2	1	\$139,500	\$139,500	50.0	96	N17	-	-	-	-	-	-
N18	2	1	\$195,000	\$195,000	50.0	98	N18	-	-	-	-	-	-
N19	3	2	\$212,900	\$212,900	66.7	100	N19	10	2	\$320,000	\$320,000	20.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	7	1	\$235,000	\$235,000	14.3	93	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	1	1	\$278,000	\$278,000	100.0	99
N02	-	-	-	-	-	-	N02	4	7	\$361,214	\$362,000	175.0	99
N03	3	2	\$180,000	\$180,000	66.7	97	N03	55	32	\$348,586	\$352,500	58.2	98
N04	1	-	-	-	-	-	N04	57	16	\$344,638	\$334,500	28.1	99
N05	-	-	-	-	-	-	N05	40	8	\$323,600	\$333,250	20.0	98
N06	-	-	-	-	-	-	N06	22	20	\$286,220	\$286,000	90.9	99
N07	1	-	-	-	-	-	N07	34	20	\$266,245	\$268,750	58.8	98
N08	-	-	-	-	-	-	N08	82	29	\$319,534	\$320,000	35.4	98
N10	-	-	-	-	-	-	N10	10	4	\$315,625	\$315,000	40.0	97
N11	-	-	-	-	-	-	N11	56	35	\$310,343	\$305,000	62.5	99
N12	-	-	-	-	-	-	N12	6	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	2	6	\$232,817	\$235,000	300.0	99
N16	1	-	-	-	-	-	N16	1	1	\$250,000	\$250,000	100.0	96
N17	-	-	-	-	-	-	N17	5	12	\$211,042	\$206,750	240.0	99
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	15	7	\$198,500	\$200,000	46.7	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	2	\$173,000	\$173,000	50.0	98
N23	-	-	-	-	-	-	N23	6	1	\$187,000	\$187,000	16.7	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	17,685	26,220	N/A	9,434	\$3,448,477,087	\$365,537	\$309,900	30	98
YTD Grand Total:	N/A	N/A	73,925	37,246	\$13,285,004,568	\$356,683	\$300,000	32	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	May	9,434	365,537
1992	41,703	214,971	Total**	37,246	356,683
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

