

## December 2008

# 2,500 Sales in December, 74,000 in 2008

**TORONTO - Friday, January 9, 2009**

TREB Members reported 2,577 sales in December 2008, compared to the 4,646 recorded during the same month in 2007, and the 4,447 recorded in December 2006, TREB President Maureen O'Neill announced today. "Sales for the whole of 2008 were 74,552, compared to the 93,193 recorded in 2007, and the 83,084 recorded during 2006."

The average price in December of 2008 came in at \$361,415, compared to \$394,931 last year, and \$336,217 in December of 2006. For 2008 as a whole, prices averaged \$379,347, compared to the \$376,236 recorded in 2007, and the \$351,941 average recorded in 2006.

The City of Toronto (416) recorded 1,105 sales in December, compared to 2,302 in December 2007 and 1,827 in December of 2006. For all of 2008, there were 29,878 sales, compared to 39,052 in 2007 and 34,404 in 2006.

The average price in the city was \$387,482 compared to the \$425,842 recorded in December of 2007 and the \$350,139 recorded in December 2006. For all of 2008 the average was \$410,271. In 2007 the comparable figure was \$412,480, and in 2006 \$378,776.

The 905 area saw 1,472 sales in December, from 2,344 in December of 2007 and 2,620 in

December of 2006. For all of 2008, there were 44,674 sales in this region, versus 54,141 in 2007 and 48,680 in 2006.

The average price in the 905 was \$341,847 in December, compared to \$360,307 in 2007 and \$326,509 in 2006. For all of 2008, the average was \$358,665, as compared to \$350,092 in 2007 and \$332,976 in 2006.

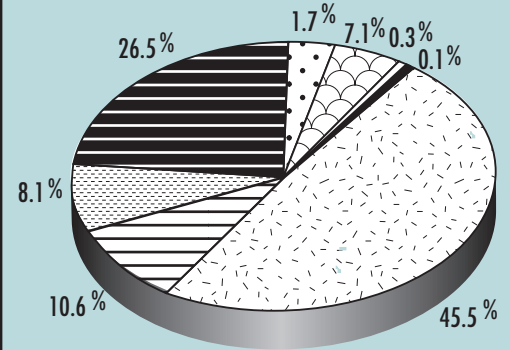
Breaking down the total, 993 sales were reported in TREB's 28 West districts and averaged \$338,855; 473 sales were reported in the 14 Central districts and averaged \$479,095; 491 sales were reported in the 23 North districts and averaged \$381,975; and 620 sales were reported in TREB's 21 East districts and averaged \$291,488.

## Median Price

The median price for December was \$305,000, compared to \$320,950 in 2007 and \$290,000 in 2006.

For all of 2008, the Median was \$325,000, as opposed to 318,200 in 2007 and \$299,000 in 2006. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



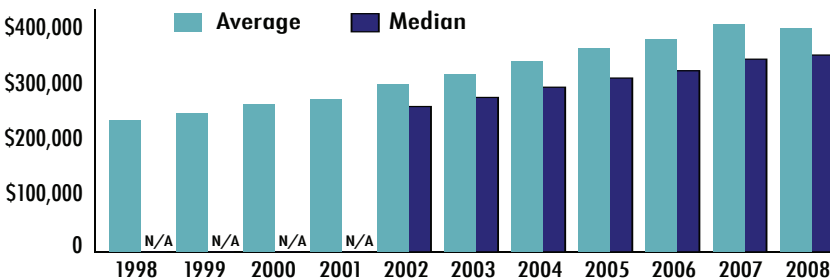
| Dwelling Type    | Sales | %  | Median    |
|------------------|-------|----|-----------|
| Detached         | 1,172 | 95 | \$300,200 |
| Semi-Detached    | 273   | 96 | \$320,000 |
| Condo Townhouse  | 209   | 96 | \$238,000 |
| Condo Apt        | 683   | 95 | \$232,500 |
| Link             | 45    | 96 | \$277,000 |
| Att/Row/Twnhouse | 183   | 97 | \$288,000 |
| Co-op Apt        | 9     | 96 | \$188,000 |
| Det Condo        | 3     | 96 | \$203,000 |

### Housing Market Indicators

|                  | Dec 2007 | Dec 2008 | %Change |
|------------------|----------|----------|---------|
| Sales            | 4,646    | 2,577    | (-45%)  |
| New Listings     | 5,137    | 5,215    | (+2%)   |
| Active Listings* | 13,452   | 19,468   | (+45%)  |
| Days on Market   | 35       | 45       | (+29%)  |

\* All figures for single-family dwellings.

### Annual Average and Median Price



## Inside

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**Price Category Breakdown - December 2008**

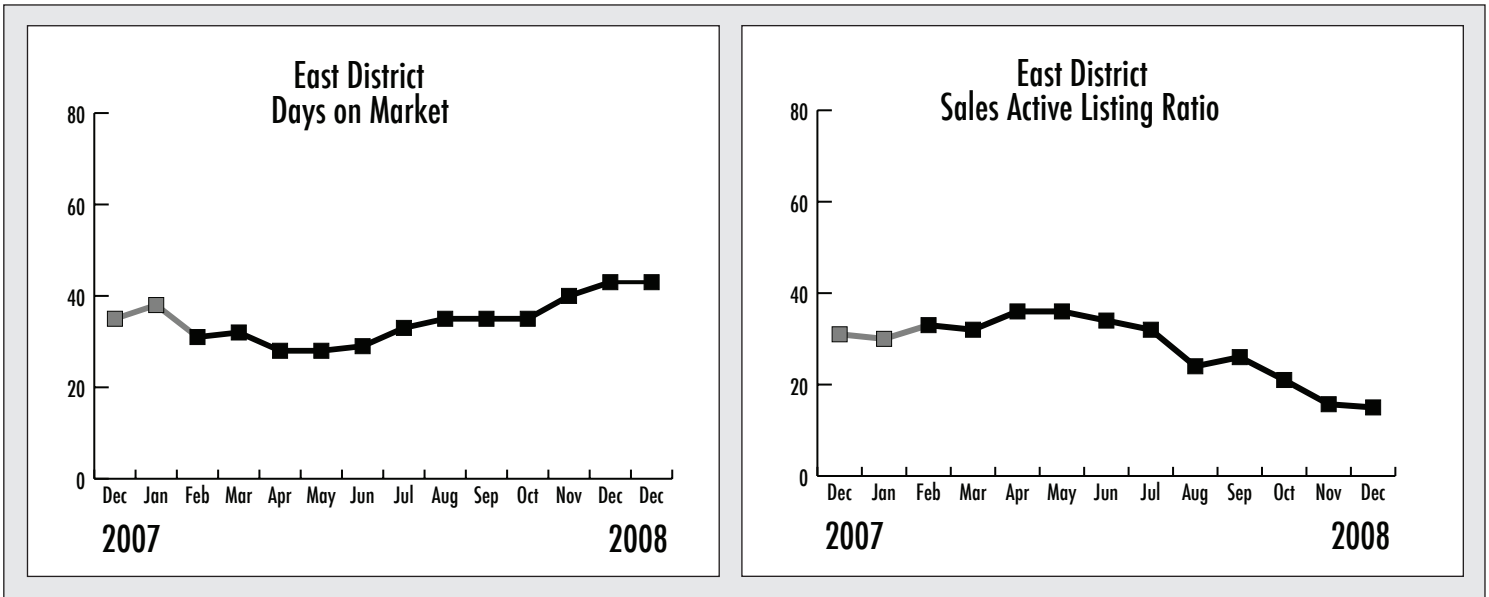
| Price Range               | Total S.F.D  | %S.F.D     | Condo Apt. | %Condo Apt. | Condo T.H. | %Condo T.H. |
|---------------------------|--------------|------------|------------|-------------|------------|-------------|
| - \$90,000                | 19           | 0.7        | 15         | 2.2         | 4          | 1.9         |
| \$90,001 - \$100,000      | 9            | 0.3        | 7          | 1.0         | 2          | 1.0         |
| \$100,001 - \$110,000     | 17           | 0.7        | 12         | 1.8         | 3          | 1.4         |
| \$110,001 - \$120,000     | 16           | 0.6        | 10         | 1.5         | 4          | 1.9         |
| \$120,001 - \$130,000     | 20           | 0.8        | 14         | 2.0         | 2          | 1.0         |
| \$130,001 - \$140,000     | 27           | 1.0        | 17         | 2.5         | 5          | 2.4         |
| \$140,001 - \$150,000     | 36           | 1.4        | 22         | 3.2         | 6          | 2.9         |
| \$150,001 - \$160,000     | 29           | 1.1        | 17         | 2.5         | 8          | 3.8         |
| \$160,001 - \$170,000     | 53           | 2.1        | 39         | 5.7         | 5          | 2.4         |
| \$170,001 - \$180,000     | 50           | 1.9        | 32         | 4.7         | 9          | 4.3         |
| \$180,001 - \$190,000     | 42           | 1.6        | 24         | 3.5         | 5          | 2.4         |
| \$190,001 - \$200,000     | 55           | 2.1        | 31         | 4.5         | 5          | 2.4         |
| \$200,001 - \$225,000     | 185          | 7.2        | 83         | 12.2        | 28         | 13.4        |
| \$225,001 - \$250,000     | 220          | 8.5        | 85         | 12.4        | 31         | 14.8        |
| \$250,001 - \$300,000     | 481          | 18.7       | 129        | 18.9        | 49         | 23.4        |
| \$300,001 - \$400,000     | 652          | 25.3       | 89         | 13.0        | 29         | 13.9        |
| \$400,001 - \$500,000     | 333          | 12.9       | 31         | 4.5         | 7          | 3.3         |
| \$500,001 - \$750,000     | 231          | 9.0        | 17         | 2.5         | 6          | 2.9         |
| \$750,001 - \$1,000,000   | 40           | 1.6        | 4          | 0.6         | 1          | 0.5         |
| \$1,000,001 - \$1,500,000 | 37           | 1.4        | 5          | 0.7         | -          | -           |
| \$1,500,001 -             | 25           | 1.0        | -          | -           | -          | -           |
| <b>Total:</b>             | <b>2,577</b> | <b>100</b> | <b>683</b> | <b>100</b>  | <b>209</b> | <b>100</b>  |

## Current Month: December 2008

| Area         | Active       | New          | Sales      | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|--------------|--------------|------------|----------------------|------------------|------------------|-----------|-----------|
| E01          | 130          | 57           | 34         | \$14,886,500         | \$437,838        | \$405,000        | 35        | 95        |
| E02          | 100          | 37           | 32         | \$16,198,700         | \$506,209        | \$426,600        | 31        | 96        |
| E03          | 256          | 84           | 49         | \$15,602,232         | \$318,413        | \$306,000        | 44        | 96        |
| E04          | 189          | 55           | 32         | \$7,803,100          | \$243,847        | \$252,500        | 39        | 96        |
| E05          | 185          | 50           | 46         | \$13,074,288         | \$284,224        | \$259,250        | 49        | 95        |
| E06          | 124          | 28           | 17         | \$5,849,000          | \$344,059        | \$305,000        | 30        | 95        |
| E07          | 197          | 52           | 28         | \$7,936,550          | \$283,448        | \$289,000        | 41        | 95        |
| E08          | 220          | 59           | 33         | \$8,875,890          | \$268,966        | \$190,000        | 49        | 95        |
| E09          | 217          | 60           | 35         | \$7,423,550          | \$212,101        | \$215,000        | 37        | 96        |
| E10          | 125          | 35           | 19         | \$6,804,400          | \$358,126        | \$380,000        | 46        | 97        |
| E11          | 310          | 88           | 30         | \$6,650,000          | \$221,667        | \$222,500        | 53        | 95        |
| E12          | 36           | 6            | 7          | \$1,822,000          | \$260,286        | \$243,000        | 40        | 96        |
| E13          | 203          | 51           | 21         | \$6,397,200          | \$304,629        | \$282,500        | 33        | 96        |
| E14          | 330          | 115          | 38         | \$10,726,200         | \$282,268        | \$265,000        | 35        | 97        |
| E15          | 312          | 98           | 63         | \$17,000,700         | \$269,852        | \$255,000        | 41        | 97        |
| E16          | 571          | 153          | 70         | \$14,279,190         | \$203,988        | \$194,950        | 49        | 96        |
| E17          | 320          | 105          | 40         | \$10,750,290         | \$268,757        | \$236,000        | 47        | 96        |
| E18          | 21           | 2            | 2          | \$1,585,000          | \$792,500        | \$792,500        | 78        | 96        |
| E19          | 109          | 27           | 5          | \$1,390,000          | \$278,000        | \$276,000        | 37        | 97        |
| E20          | 79           | 15           | 8          | \$1,888,000          | \$236,000        | \$244,500        | 63        | 96        |
| E21          | 156          | 32           | 11         | \$3,779,500          | \$343,591        | \$345,000        | 67        | 95        |
| <b>TOTAL</b> | <b>4,190</b> | <b>1,209</b> | <b>620</b> | <b>\$180,722,290</b> | <b>\$291,488</b> | <b>\$265,000</b> | <b>43</b> | <b>96</b> |

## Year-to-Date: December 2008

| Area         | Listed        | Sales         | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| E01          | 1,577         | 848           | \$375,963,032          | \$443,353        | \$420,000        | 19        | 101       |
| E02          | 1,492         | 759           | \$394,331,038          | \$519,540        | \$451,238        | 17        | 100       |
| E03          | 2,555         | 1,208         | \$444,642,273          | \$368,081        | \$360,000        | 25        | 100       |
| E04          | 1,709         | 847           | \$225,879,064          | \$266,681        | \$285,000        | 32        | 97        |
| E05          | 1,903         | 995           | \$297,973,333          | \$299,471        | \$273,000        | 33        | 97        |
| E06          | 1,097         | 467           | \$183,416,192          | \$392,754        | \$335,000        | 25        | 98        |
| E07          | 1,873         | 938           | \$262,998,214          | \$280,382        | \$270,000        | 32        | 97        |
| E08          | 1,770         | 841           | \$243,750,211          | \$289,834        | \$279,000        | 35        | 97        |
| E09          | 2,100         | 1,069         | \$256,202,384          | \$239,665        | \$226,900        | 35        | 97        |
| E10          | 1,104         | 486           | \$170,897,213          | \$351,640        | \$340,000        | 28        | 97        |
| E11          | 2,233         | 907           | \$235,672,439          | \$259,837        | \$253,000        | 42        | 97        |
| E12          | 462           | 232           | \$67,919,693           | \$292,757        | \$275,000        | 30        | 98        |
| E13          | 1,947         | 909           | \$279,434,626          | \$307,409        | \$294,900        | 33        | 97        |
| E14          | 3,212         | 1,506         | \$446,168,387          | \$296,261        | \$278,500        | 33        | 98        |
| E15          | 3,072         | 1,544         | \$447,825,077          | \$290,042        | \$273,000        | 32        | 98        |
| E16          | 4,803         | 2,186         | \$474,412,215          | \$217,023        | \$207,000        | 38        | 97        |
| E17          | 2,468         | 1,200         | \$293,011,806          | \$244,177        | \$231,000        | 38        | 98        |
| E18          | 129           | 46            | \$31,191,100           | \$678,067        | \$490,000        | 51        | 95        |
| E19          | 870           | 354           | \$123,647,632          | \$349,287        | \$321,500        | 33        | 98        |
| E20          | 651           | 249           | \$69,933,955           | \$280,859        | \$254,500        | 47        | 97        |
| E21          | 879           | 337           | \$107,326,301          | \$318,476        | \$297,000        | 55        | 96        |
| <b>TOTAL</b> | <b>37,906</b> | <b>17,928</b> | <b>\$5,432,596,185</b> | <b>\$303,023</b> | <b>\$278,000</b> | <b>33</b> | <b>98</b> |



| 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             | 28  | 10    | \$425,400 | \$392,500  | 35.7  | 94         | E01                  | 57  | 18    | \$439,250 | \$400,000  | 31.6  | 96         |
| E02             | 37  | 13    | \$709,692 | \$620,000  | 35.1  | 95         | E02                  | 28  | 15    | \$384,013 | \$386,000  | 53.6  | 97         |
| E03             | 132 | 22    | \$371,728 | \$312,500  | 16.7  | 97         | E03                  | 34  | 13    | \$400,558 | \$365,000  | 38.2  | 95         |
| E04             | 91  | 16    | \$289,663 | \$287,500  | 17.6  | 96         | E04                  | 7   | 3     | \$255,000 | \$255,000  | 42.9  | 96         |
| E05             | 44  | 16    | \$415,650 | \$385,000  | 36.4  | 95         | E05                  | 11  | 2     | \$334,500 | \$334,500  | 18.2  | 98         |
| E06             | 96  | 13    | \$361,962 | \$319,000  | 13.5  | 94         | E06                  | 12  | 3     | \$317,167 | \$285,000  | 25.0  | 96         |
| E07             | 65  | 14    | \$344,471 | \$368,500  | 21.5  | 96         | E07                  | 11  | 1     | \$268,000 | \$268,000  | 9.1   | 92         |
| E08             | 122 | 13    | \$441,808 | \$336,000  | 10.7  | 95         | E08                  | 7   | 1     | \$322,500 | \$322,500  | 14.3  | 98         |
| E09             | 74  | 9     | \$279,433 | \$274,900  | 12.2  | 95         | E09                  | 8   | -     | -         | -          | -     | -          |
| E10             | 103 | 15    | \$409,327 | \$400,100  | 14.6  | 96         | E10                  | 6   | -     | -         | -          | -     | -          |
| E11             | 107 | 2     | \$347,000 | \$347,000  | 1.9   | 98         | E11                  | 28  | 5     | \$269,800 | \$284,000  | 17.9  | 95         |
| E12             | 23  | 2     | \$322,500 | \$322,500  | 8.7   | 97         | E12                  | 1   | 3     | \$244,333 | \$243,000  | 300.0 | 93         |
| E13             | 113 | 14    | \$353,371 | \$322,750  | 12.4  | 96         | E13                  | 9   | 2     | \$252,500 | \$252,500  | 22.2  | 97         |
| E14             | 222 | 22    | \$337,427 | \$307,500  | 9.9   | 97         | E14                  | 33  | 1     | \$247,000 | \$247,000  | 3.0   | 97         |
| E15             | 224 | 36    | \$304,817 | \$292,500  | 16.1  | 96         | E15                  | 9   | 1     | \$210,000 | \$210,000  | 11.1  | 96         |
| E16             | 426 | 45    | \$228,782 | \$217,000  | 10.6  | 96         | E16                  | 48  | 4     | \$160,850 | \$164,700  | 8.3   | 97         |
| E17             | 220 | 29    | \$299,944 | \$255,000  | 13.2  | 96         | E17                  | 10  | 2     | \$163,500 | \$163,500  | 20.0  | 92         |
| E18             | 21  | 2     | \$792,500 | \$792,500  | 9.5   | 96         | E18                  | -   | -     | -         | -          | -     | -          |
| E19             | 90  | 4     | \$286,500 | \$285,000  | 4.4   | 97         | E19                  | -   | -     | -         | -          | -     | -          |
| E20             | 71  | 7     | \$234,000 | \$239,000  | 9.9   | 96         | E20                  | -   | -     | -         | -          | -     | -          |
| E21             | 155 | 11    | \$343,591 | \$345,000  | 7.1   | 95         | E21                  | 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 |
| E01             | 23  | 3     | \$420,667 | \$445,000  | 13.0  | 95         | E01  | -   | -     | -         | -          | -     | -          |
| E02             | 18  | 2     | \$241,500 | \$241,500  | 11.1  | 94         | E02  | -   | -     | -         | -          | -     | -          |
| E03             | 71  | 13    | \$159,498 | \$148,000  | 18.3  | 94         | E03  | -   | -     | -         | -          | -     | -          |
| E04             | 69  | 11    | \$177,455 | \$176,000  | 15.9  | 95         | E04  | -   | -     | -         | -          | -     | -          |
| E05             | 90  | 19    | \$182,115 | \$166,000  | 21.1  | 94         | E05  | 6   | 1     | \$336,000 | \$336,000  | 16.7  | 94         |
| E06             | 11  | 1     | \$192,000 | \$192,000  | 9.1   | 96         | E06  | -   | -     | -         | -          | -     | -          |
| E07             | 95  | 8     | \$175,994 | \$173,075  | 8.4   | 96         | E07  | 8   | 1     | \$375,000 | \$375,000  | 12.5  | 97         |
| E08             | 62  | 17    | \$143,817 | \$134,990  | 27.4  | 95         | E08  | 2   | -     | -         | -          | -     | -          |
| E09             | 100 | 21    | \$192,602 | \$207,500  | 21.0  | 96         | E09  | -   | 1     | \$277,000 | \$277,000  | -     | 97         |
| E10             | 4   | 1     | \$125,000 | \$125,000  | 25.0  | 96         | E10  | 1   | -     | -         | -          | -     | -          |
| E11             | 81  | 7     | \$108,429 | \$106,000  | 8.6   | 91         | E11  | 5   | 1     | \$287,500 | \$287,500  | 20.0  | 96         |
| E12             | 3   | -     | -         | -          | -     | -          | E12  | -   | -     | -         | -          | -     | -          |
| E13             | 20  | 2     | \$169,500 | \$169,500  | 10.0  | 96         | E13  | 4   | 1     | \$257,000 | \$257,000  | 25.0  | 97         |
| E14             | 12  | 5     | \$161,000 | \$162,000  | 41.7  | 96         | E14  | 10  | 1     | \$223,500 | \$223,500  | 10.0  | 97         |
| E15             | 22  | 4     | \$199,000 | \$186,000  | 18.2  | 96         | E15  | 10  | 8     | \$255,188 | \$261,500  | 80.0  | 96         |
| E16             | 28  | 1     | \$320,000 | \$320,000  | 3.6   | 97         | E16  | 10  | 4     | \$169,250 | \$168,750  | 40.0  | 94         |
| E17             | 17  | 1     | \$175,000 | \$175,000  | 5.9   | 97         | E17  | 30  | 3     | \$203,667 | \$195,000  | 10.0  | 98         |
| E18             | -   | -     | -         | -          | -     | -          | E18  | -   | -     | -         | -          | -     | -          |
| E19             | -   | -     | -         | -          | -     | -          | E19  | 1   | -     | -         | -          | -     | -          |
| E20             | 8   | -     | -         | -          | -     | -          | E20  | -   | -     | -         | -          | -     | -          |
| 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             | 5   | -     | -         | -          | -     | -          | E01            | -   | -     | -         | -          | -     | -          |
| E02             | 3   | -     | -         | -          | -     | -          | E02            | -   | -     | -         | -          | -     | -          |
| E03             | 5   | 1     | \$143,500 | \$143,500  | 20.0  | 96         | E03            | -   | -     | -         | -          | -     | -          |
| E04             | 13  | 2     | \$225,750 | \$225,750  | 15.4  | 94         | E04            | -   | -     | -         | -          | -     | -          |
| E05             | 28  | 7     | \$240,643 | \$230,000  | 25.0  | 96         | E05            | -   | -     | -         | -          | -     | -          |
| E06             | 1   | -     | -         | -          | -     | -          | E06            | -   | -     | -         | -          | -     | -          |
| E07             | 13  | 2     | \$258,000 | \$258,000  | 15.4  | 96         | E07            | -   | -     | -         | -          | -     | -          |
| E08             | 20  | 2     | \$182,500 | \$182,500  | 10.0  | 98         | E08            | 1   | -     | -         | -          | -     | -          |
| E09             | 29  | 4     | \$146,750 | \$147,000  | 13.8  | 96         | E09            | -   | -     | -         | -          | -     | -          |
| E10             | 5   | 3     | \$179,833 | \$177,500  | 60.0  | 98         | E10            | -   | -     | -         | -          | -     | -          |
| E11             | 48  | 4     | \$204,750 | \$212,000  | 8.3   | 96         | E11            | 4   | 1     | \$203,000 | \$203,000  | 25.0  | 97         |
| E12             | 9   | 2     | \$222,000 | \$222,000  | 22.2  | 101        | E12            | -   | -     | -         | -          | -     | -          |
| E13             | 43  | 2     | \$174,500 | \$174,500  | 4.7   | 97         | E13            | 1   | -     | -         | -          | -     | -          |
| E14             | 17  | 3     | \$186,333 | \$184,000  | 17.7  | 97         | E14            | 2   | 1     | \$196,000 | \$196,000  | 50.0  | 95         |
| E15             | 20  | 5     | \$183,000 | \$181,000  | 25.0  | 97         | E15            | -   | -     | -         | -          | -     | -          |
| E16             | 42  | 9     | \$112,400 | \$109,000  | 21.4  | 95         | E16            | -   | -     | -         | -          | -     | -          |
| E17             | 13  | 1     | \$152,900 | \$152,900  | 7.7   | 99         | E17            | -   | -     | -         | -          | -     | -          |
| E18             | -   | -     | -         | -          | -     | -          | E18            | -   | -     | -         | -          | -     | -          |
| E19             | -   | -     | -         | -          | -     | -          | E19            | -   | -     | -         | -          | -     | -          |
| E20             | -   | 1     | \$250,000 | \$250,000  | -     | 96         | 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                    | 17  | 3     | \$488,000 | \$487,000  | 17.7  | 97         |
| E02             | -   | -     | -         | -          | -     | -          | E02                    | 14  | 2     | \$364,750 | \$364,750  | 14.3  | 96         |
| E03             | 4   | -     | -         | -          | -     | -          | E03                    | 10  | -     | -         | -          | -     | -          |
| E04             | 6   | -     | -         | -          | -     | -          | E04                    | 3   | -     | -         | -          | -     | -          |
| E05             | -   | -     | -         | -          | -     | -          | E05                    | 6   | 1     | \$274,200 | \$274,200  | 16.7  | 97         |
| E06             | -   | -     | -         | -          | -     | -          | E06                    | 4   | -     | -         | -          | -     | -          |
| E07             | 1   | -     | -         | -          | -     | -          | E07                    | 4   | 2     | \$273,500 | \$273,500  | 50.0  | 90         |
| E08             | -   | -     | -         | -          | -     | -          | E08                    | 6   | -     | -         | -          | -     | -          |
| E09             | 1   | -     | -         | -          | -     | -          | E09                    | 5   | -     | -         | -          | -     | -          |
| E10             | -   | -     | -         | -          | -     | -          | E10                    | 6   | -     | -         | -          | -     | -          |
| E11             | 1   | -     | -         | -          | -     | -          | E11                    | 36  | 10    | \$253,850 | \$257,500  | 27.8  | 97         |
| E12             | -   | -     | -         | -          | -     | -          | E12                    | -   | -     | -         | -          | -     | -          |
| E13             | -   | -     | -         | -          | -     | -          | E13                    | 13  | -     | -         | -          | -     | -          |
| E14             | -   | -     | -         | -          | -     | -          | E14                    | 34  | 5     | \$254,460 | \$265,000  | 14.7  | 97         |
| E15             | -   | -     | -         | -          | -     | -          | E15                    | 27  | 9     | \$229,422 | \$232,000  | 33.3  | 98         |
| E16             | -   | -     | -         | -          | -     | -          | E16                    | 17  | 7     | \$190,286 | \$188,000  | 41.2  | 97         |
| E17             | -   | -     | -         | -          | -     | -          | E17                    | 30  | 4     | \$196,500 | \$203,500  | 13.3  | 97         |
| E18             | -   | -     | -         | -          | -     | -          | E18                    | -   | -     | -         | -          | -     | -          |
| E19             | -   | -     | -         | -          | -     | -          | E19                    | 18  | 1     | \$244,000 | \$244,000  | 5.6   | 96         |
| E20             | -   | -     | -         | -          | -     | -          | E20                    | -   | -     | -         | -          | -     | -          |
| E21             | -   | -     | -         | -          | -     | -          | E21                    | -   | -     | -         | -          | -     | -          |

West District

| Current Month: December 2008 |              |              |            |                      |                  |                  |           |           |
|------------------------------|--------------|--------------|------------|----------------------|------------------|------------------|-----------|-----------|
| Area                         | Active       | New          | Sales      | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |
| W01                          | 125          | 47           | 16         | \$6,950,300          | \$434,394        | \$455,000        | 42        | 98        |
| W02                          | 154          | 28           | 19         | \$7,636,115          | \$401,901        | \$400,000        | 39        | 96        |
| W03                          | 197          | 51           | 30         | \$8,198,200          | \$273,273        | \$267,500        | 39        | 96        |
| W04                          | 206          | 43           | 19         | \$5,779,400          | \$304,179        | \$323,000        | 44        | 96        |
| W05                          | 352          | 104          | 28         | \$5,063,820          | \$180,851        | \$149,910        | 56        | 92        |
| W06                          | 247          | 58           | 42         | \$14,097,150         | \$335,646        | \$295,250        | 41        | 95        |
| W07                          | 157          | 49           | 20         | \$6,871,200          | \$343,560        | \$299,900        | 41        | 96        |
| W08                          | 262          | 60           | 44         | \$21,210,425         | \$482,055        | \$412,500        | 46        | 94        |
| W09                          | 103          | 25           | 27         | \$6,900,000          | \$255,556        | \$199,000        | 68        | 93        |
| W10                          | 315          | 84           | 32         | \$7,744,400          | \$242,013        | \$254,500        | 35        | 95        |
| W12                          | 258          | 63           | 32         | \$14,248,740         | \$445,273        | \$397,500        | 42        | 95        |
| W13                          | 193          | 37           | 19         | \$9,316,200          | \$490,326        | \$319,900        | 52        | 94        |
| W14                          | 117          | 26           | 22         | \$5,940,400          | \$270,018        | \$257,950        | 44        | 95        |
| W15                          | 459          | 126          | 67         | \$15,473,223         | \$230,944        | \$219,000        | 41        | 96        |
| W16                          | 145          | 40           | 20         | \$7,699,500          | \$384,975        | \$370,000        | 42        | 95        |
| W17                          | -            | -            | -          | -                    | -                | -                | -         | -         |
| W18                          | 110          | 35           | 13         | \$3,115,500          | \$239,654        | \$240,000        | 49        | 95        |
| W19                          | 426          | 121          | 63         | \$21,216,226         | \$336,765        | \$324,000        | 38        | 96        |
| W20                          | 431          | 138          | 71         | \$25,295,338         | \$356,272        | \$329,500        | 45        | 96        |
| W21                          | 397          | 101          | 46         | \$23,375,900         | \$508,172        | \$408,500        | 43        | 95        |
| W22                          | 252          | 72           | 38         | \$12,242,300         | \$322,166        | \$287,500        | 43        | 97        |
| W23                          | 983          | 298          | 132        | \$40,960,600         | \$310,308        | \$300,000        | 40        | 97        |
| W24                          | 765          | 232          | 90         | \$28,737,211         | \$319,302        | \$310,000        | 41        | 96        |
| W25                          | 108          | 21           | 25         | \$8,088,900          | \$323,556        | \$292,000        | 46        | 96        |
| W26                          | 22           | 3            | 3          | \$1,435,000          | \$478,333        | \$337,000        | 122       | 94        |
| W27                          | 208          | 42           | 39         | \$15,507,620         | \$397,631        | \$349,000        | 71        | 96        |
| W28                          | 257          | 55           | 19         | \$8,730,000          | \$459,474        | \$427,000        | 51        | 96        |
| W29                          | 149          | 28           | 17         | \$4,648,900          | \$273,465        | \$233,000        | 56        | 97        |
| <b>TOTAL</b>                 | <b>7,398</b> | <b>1,987</b> | <b>993</b> | <b>\$336,482,568</b> | <b>\$338,855</b> | <b>\$305,000</b> | <b>45</b> | <b>96</b> |



## Year-to-Date: December 2008

| Area         | Listed        | Sales         | \$ Volume               | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|---------------|-------------------------|------------------|------------------|-----------|-----------|
| W01          | 1,075         | 580           | \$270,519,140           | \$466,412        | \$423,000        | 24        | 100       |
| W02          | 1,365         | 706           | \$328,387,171           | \$465,138        | \$419,000        | 22        | 101       |
| W03          | 1,557         | 701           | \$203,841,290           | \$290,786        | \$290,000        | 34        | 98        |
| W04          | 1,429         | 591           | \$170,394,606           | \$288,316        | \$285,000        | 38        | 97        |
| W05          | 2,603         | 915           | \$245,574,224           | \$268,387        | \$292,500        | 48        | 96        |
| W06          | 2,025         | 1,015         | \$369,113,855           | \$363,659        | \$347,000        | 32        | 98        |
| W07          | 1,150         | 565           | \$251,052,796           | \$444,341        | \$407,900        | 27        | 98        |
| W08          | 2,246         | 1,056         | \$563,127,269           | \$533,264        | \$425,000        | 30        | 97        |
| W09          | 1,009         | 459           | \$143,889,650           | \$313,485        | \$322,500        | 40        | 96        |
| W10          | 2,352         | 944           | \$232,473,247           | \$246,264        | \$250,000        | 42        | 96        |
| W12          | 1,856         | 778           | \$351,987,247           | \$452,426        | \$386,500        | 32        | 97        |
| W13          | 1,585         | 707           | \$360,566,345           | \$509,995        | \$365,000        | 36        | 97        |
| W14          | 1,040         | 542           | \$169,271,056           | \$312,308        | \$306,750        | 29        | 97        |
| W15          | 3,868         | 1,889         | \$454,849,704           | \$240,789        | \$220,000        | 35        | 97        |
| W16          | 1,550         | 752           | \$275,239,888           | \$366,010        | \$332,950        | 28        | 97        |
| W17          | 5             | 1             | \$224,000               | \$224,000        | \$224,000        | 112       | 98        |
| W18          | 857           | 320           | \$82,867,502            | \$258,961        | \$270,000        | 36        | 97        |
| W19          | 4,347         | 2,124         | \$764,626,140           | \$359,993        | \$350,000        | 29        | 97        |
| W20          | 5,109         | 2,594         | \$942,774,112           | \$363,444        | \$345,000        | 28        | 98        |
| W21          | 3,033         | 1,329         | \$700,066,727           | \$526,762        | \$418,000        | 37        | 97        |
| W22          | 2,208         | 992           | \$338,853,413           | \$341,586        | \$320,000        | 28        | 98        |
| W23          | 8,906         | 3,962         | \$1,238,539,868         | \$312,605        | \$302,000        | 33        | 98        |
| W24          | 6,850         | 2,901         | \$941,633,336           | \$324,589        | \$315,000        | 34        | 97        |
| W25          | 890           | 471           | \$163,629,634           | \$347,409        | \$300,000        | 38        | 97        |
| W26          | 109           | 41            | \$26,923,300            | \$656,666        | \$600,000        | 68        | 96        |
| W27          | 1,601         | 838           | \$309,734,306           | \$369,611        | \$340,700        | 38        | 98        |
| W28          | 1,538         | 675           | \$316,966,282           | \$469,580        | \$412,500        | 39        | 97        |
| W29          | 1,028         | 556           | \$161,627,412           | \$290,697        | \$272,250        | 34        | 98        |
| <b>TOTAL</b> | <b>63,191</b> | <b>29,004</b> | <b>\$10,378,753,520</b> | <b>\$357,839</b> | <b>\$320,000</b> | <b>33</b> | <b>98</b> |

**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  | 36  | 3     | \$516,167 | \$582,500  | 8.3   | 100        | W01  | 22  | 5     | \$476,500 | \$485,000  | 22.7  | 94         |   |
| W02  | 54  | 9     | \$465,791 | \$435,000  | 16.7  | 96         | W02  | 45  | 5     | \$425,300 | \$424,000  | 11.1  | 96         |   |
| W03  | 103 | 15    | \$268,360 | \$262,000  | 14.6  | 95         | W03  | 48  | 10    | \$310,930 | \$284,000  | 20.8  | 97         |   |
| W04  | 108 | 11    | \$363,627 | \$365,000  | 10.2  | 96         | W04  | 18  | 2     | \$300,500 | \$300,500  | 11.1  | 96         |   |
| W05  | 88  | 4     | \$337,250 | \$338,500  | 4.6   | 95         | W05  | 94  | 4     | \$286,250 | \$273,500  | 4.3   | 96         |   |
| W06  | 78  | 15    | \$379,560 | \$349,000  | 19.2  | 96         | W06  | 10  | 1     | \$412,000 | \$412,000  | 10.0  | 96         |   |
| W07  | 54  | 7     | \$484,000 | \$492,000  | 13.0  | 97         | W07  | 1   | -     | -         | -          | -     | -          | - |
| W08  | 151 | 21    | \$714,810 | \$525,000  | 13.9  | 93         | W08  | 5   | 2     | \$397,500 | \$397,500  | 40.0  | 95         |   |
| W09  | 37  | 11    | \$434,136 | \$390,000  | 29.7  | 95         | W09  | 2   | -     | -         | -          | -     | -          | - |
| W10  | 101 | 13    | \$313,723 | \$297,200  | 12.9  | 96         | W10  | 11  | -     | -         | -          | -     | -          | - |
| W12  | 173 | 19    | \$474,474 | \$418,000  | 11.0  | 94         | W12  | 16  | -     | -         | -          | -     | -          | - |
| W13  | 122 | 10    | \$702,850 | \$620,000  | 8.2   | 94         | W13  | 22  | 4     | \$300,850 | \$302,250  | 18.2  | 96         |   |
| W14  | 39  | 6     | \$423,250 | \$361,500  | 15.4  | 93         | W14  | 13  | 1     | \$399,500 | \$399,500  | 7.7   | 96         |   |
| W15  | 22  | -     | -         | -          | -     | -          | W15  | 15  | 3     | \$314,333 | \$310,000  | 20.0  | 95         |   |
| W16  | 59  | 14    | \$428,786 | \$394,500  | 23.7  | 95         | W16  | 21  | 1     | \$363,000 | \$363,000  | 4.8   | 99         |   |
| W17  | -   | -     | -         | -          | -     | -          | W17  | -   | -     | -         | -          | -     | -          | - |
| W18  | 43  | 5     | \$303,700 | \$310,000  | 11.6  | 95         | W18  | 35  | 4     | \$231,750 | \$233,500  | 11.4  | 94         |   |
| W19  | 173 | 21    | \$454,006 | \$440,000  | 12.1  | 96         | W19  | 63  | 8     | \$333,063 | \$328,000  | 12.7  | 96         |   |
| W20  | 217 | 30    | \$457,917 | \$411,000  | 13.8  | 96         | W20  | 83  | 15    | \$326,967 | \$324,000  | 18.1  | 96         |   |
| W21  | 278 | 26    | \$644,308 | \$605,500  | 9.4   | 95         | W21  | 13  | 3     | \$346,300 | \$353,000  | 23.1  | 98         |   |
| W22  | 149 | 15    | \$398,460 | \$367,000  | 10.1  | 97         | W22  | 39  | 8     | \$285,125 | \$283,500  | 20.5  | 96         |   |
| W23  | 620 | 79    | \$347,262 | \$335,000  | 12.7  | 97         | W23  | 204 | 35    | \$260,997 | \$260,000  | 17.2  | 97         |   |
| W24  | 496 | 47    | \$399,347 | \$387,000  | 9.5   | 96         | W24  | 101 | 10    | \$292,040 | \$299,000  | 9.9   | 96         |   |
| W25  | 63  | 8     | \$443,500 | \$419,750  | 12.7  | 95         | W25  | 6   | 4     | \$269,875 | \$270,750  | 66.7  | 95         |   |
| W26  | 22  | 3     | \$478,333 | \$337,000  | 13.6  | 94         | W26  | -   | -     | -         | -          | -     | -          | - |
| W27  | 169 | 30    | \$433,204 | \$407,750  | 17.8  | 96         | W27  | 12  | 1     | \$243,000 | \$243,000  | 8.3   | 94         |   |
| W28  | 232 | 16    | \$491,938 | \$455,000  | 6.9   | 96         | W28  | 9   | 1     | \$323,000 | \$323,000  | 11.1  | 95         |   |
| W29  | 117 | 11    | \$296,855 | \$257,000  | 9.4   | 97         | W29  | 13  | 2     | \$224,750 | \$224,750  | 15.4  | 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 |   |
|------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|---|
| W01  | 49  | 6     | \$370,133 | \$394,950  | 12.2  | 97         | W01  | -   | -     | -         | -          | -     | -          | - |
| W02  | 29  | 4     | \$251,125 | \$239,250  | 13.8  | 98         | W02  | -   | -     | -         | -          | -     | -          | - |
| W03  | 31  | 4     | \$188,375 | \$186,000  | 12.9  | 95         | W03  | -   | -     | -         | -          | -     | -          | - |
| W04  | 50  | 4     | \$156,875 | \$157,750  | 8.0   | 96         | W04  | 1   | -     | -         | -          | -     | -          | - |
| W05  | 84  | 13    | \$118,923 | \$115,000  | 15.5  | 90         | W05  | -   | -     | -         | -          | -     | -          | - |
| W06  | 137 | 21    | \$300,464 | \$261,000  | 15.3  | 94         | W06  | -   | -     | -         | -          | -     | -          | - |
| W07  | 83  | 12    | \$263,933 | \$263,000  | 14.5  | 96         | W07  | -   | -     | -         | -          | -     | -          | - |
| W08  | 90  | 16    | \$242,281 | \$211,500  | 17.8  | 95         | W08  | -   | -     | -         | -          | -     | -          | - |
| W09  | 51  | 15    | \$124,167 | \$132,000  | 29.4  | 91         | W09  | -   | -     | -         | -          | -     | -          | - |
| W10  | 160 | 12    | \$164,125 | \$144,000  | 7.5   | 96         | W10  | 2   | -     | -         | -          | -     | -          | - |
| W12  | 41  | 5     | \$353,768 | \$342,000  | 12.2  | 97         | W12  | -   | -     | -         | -          | -     | -          | - |
| W13  | 19  | -     | -         | -          | -     | -          | W13  | -   | -     | -         | -          | -     | -          | - |
| W14  | 31  | 9     | \$196,267 | \$167,000  | 29.0  | 96         | W14  | -   | -     | -         | -          | -     | -          | - |
| W15  | 360 | 52    | \$221,149 | \$211,500  | 14.4  | 96         | W15  | -   | -     | -         | -          | -     | -          | - |
| W16  | 32  | 1     | \$218,000 | \$218,000  | 3.1   | 97         | W16  | 5   | 1     | \$346,000 | \$346,000  | 20.0  | 94         |   |
| W17  | -   | -     | -         | -          | -     | -          | W17  | -   | -     | -         | -          | -     | -          | - |
| W18  | 20  | 2     | \$166,500 | \$166,500  | 10.0  | 96         | W18  | -   | -     | -         | -          | -     | -          | - |
| W19  | 69  | 13    | \$237,769 | \$205,000  | 18.8  | 96         | W19  | 5   | -     | -         | -          | -     | -          | - |
| W20  | 26  | 6     | \$187,917 | \$183,250  | 23.1  | 96         | W20  | 3   | 2     | \$335,500 | \$335,500  | 66.7  | 98         |   |
| W21  | 47  | 6     | \$203,417 | \$209,500  | 12.8  | 96         | W21  | 3   | 1     | \$442,000 | \$442,000  | 33.3  | 96         |   |
| W22  | 5   | -     | -         | -          | -     | -          | W22  | 1   | 1     | \$275,000 | \$275,000  | 100.0 | 95         |   |
| W23  | 21  | 3     | \$207,333 | \$215,000  | 14.3  | 98         | W23  | 2   | -     | -         | -          | -     | -          | - |
| W24  | 57  | 12    | \$152,843 | \$139,750  | 21.1  | 97         | W24  | 3   | -     | -         | -          | -     | -          | - |
| W25  | 9   | 2     | \$180,750 | \$180,750  | 22.2  | 96         | W25  | 1   | 1     | \$292,000 | \$292,000  | 100.0 | 99         |   |
| W26  | -   | -     | -         | -          | -     | -          | W26  | -   | -     | -         | -          | -     | -          | - |
| W27  | 4   | -     | -         | -          | -     | -          | W27  | 1   | -     | -         | -          | -     | -          | - |
| W28  | -   | -     | -         | -          | -     | -          | W28  | 2   | -     | -         | -          | -     | -          | - |
| W29  | 6   | 1     | \$230,000 | \$230,000  | 16.7  | 98         | W29  | -   | -     | -         | -          | -     | -          | - |



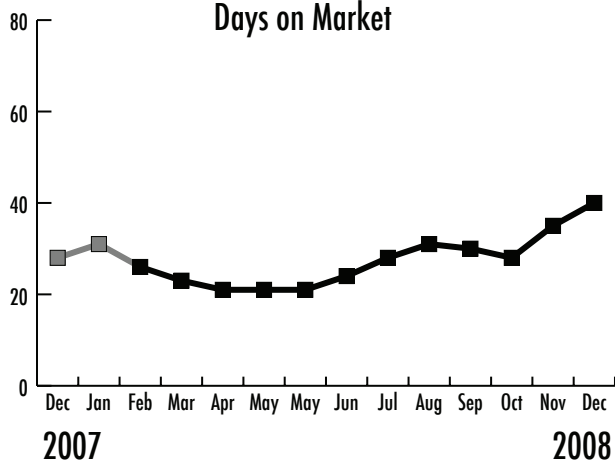
| Condo Townhouse |     |       |           |            |       |            | Detached Condo |     |       |           |            |       |            |
|-----------------|-----|-------|-----------|------------|-------|------------|----------------|-----|-------|-----------|------------|-------|------------|
| Area            | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area           | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| W01             | 15  | -     | -         | -          | -     | -          | W01            | -   | -     | -         | -          | -     | -          |
| W02             | 13  | -     | -         | -          | -     | -          | W02            | -   | -     | -         | -          | -     | -          |
| W03             | 8   | 1     | \$310,000 | \$310,000  | 12.5  | 98         | W03            | -   | -     | -         | -          | -     | -          |
| W04             | 24  | 2     | \$275,500 | \$275,500  | 8.3   | 98         | W04            | -   | -     | -         | -          | -     | -          |
| W05             | 82  | 7     | \$146,260 | \$148,500  | 8.5   | 93         | W05            | -   | -     | -         | -          | -     | -          |
| W06             | 13  | 3     | \$391,000 | \$408,000  | 23.1  | 96         | W06            | -   | -     | -         | -          | -     | -          |
| W07             | 4   | 1     | \$316,000 | \$316,000  | 25.0  | 97         | W07            | -   | -     | -         | -          | -     | -          |
| W08             | 10  | 4     | \$266,981 | \$255,463  | 40.0  | 95         | W08            | -   | -     | -         | -          | -     | -          |
| W09             | 8   | 1     | \$262,000 | \$262,000  | 12.5  | 97         | W09            | -   | -     | -         | -          | -     | -          |
| W10             | 39  | 4     | \$174,000 | \$178,500  | 10.3  | 94         | W10            | -   | -     | -         | -          | -     | -          |
| W12             | 27  | 7     | \$456,700 | \$345,000  | 25.9  | 97         | W12            | -   | -     | -         | -          | -     | -          |
| W13             | 24  | 5     | \$216,860 | \$240,000  | 20.8  | 95         | W13            | 1   | -     | -         | -          | -     | -          |
| W14             | 30  | 5     | \$178,600 | \$155,000  | 16.7  | 96         | W14            | -   | -     | -         | -          | -     | -          |
| W15             | 61  | 12    | \$252,542 | \$246,500  | 19.7  | 97         | W15            | -   | -     | -         | -          | -     | -          |
| W16             | 28  | 3     | \$256,500 | \$252,500  | 10.7  | 96         | W16            | -   | -     | -         | -          | -     | -          |
| W17             | -   | -     | -         | -          | -     | -          | W17            | -   | -     | -         | -          | -     | -          |
| W18             | 11  | 2     | \$168,500 | \$168,500  | 18.2  | 96         | W18            | -   | -     | -         | -          | -     | -          |
| W19             | 79  | 16    | \$269,538 | \$272,000  | 20.3  | 96         | W19            | -   | -     | -         | -          | -     | -          |
| W20             | 69  | 13    | \$255,962 | \$275,000  | 18.8  | 97         | W20            | -   | -     | -         | -          | -     | -          |
| W21             | 18  | 2     | \$184,000 | \$184,000  | 11.1  | 95         | W21            | 1   | -     | -         | -          | -     | -          |
| W22             | 9   | -     | -         | -          | -     | -          | W22            | 1   | -     | -         | -          | -     | -          |
| W23             | 64  | 8     | \$226,763 | \$224,750  | 12.5  | 97         | W23            | -   | -     | -         | -          | -     | -          |
| W24             | 51  | 8     | \$199,875 | \$206,000  | 15.7  | 94         | W24            | 1   | -     | -         | -          | -     | -          |
| W25             | 13  | 4     | \$257,975 | \$247,950  | 30.8  | 98         | W25            | -   | -     | -         | -          | -     | -          |
| W26             | -   | -     | -         | -          | -     | -          | W26            | -   | -     | -         | -          | -     | -          |
| W27             | 15  | 2     | \$215,000 | \$215,000  | 13.3  | 98         | W27            | -   | -     | -         | -          | -     | -          |
| W28             | 5   | -     | -         | -          | -     | -          | W28            | 1   | -     | -         | -          | -     | -          |
| W29             | 9   | -     | -         | -          | -     | -          | W29            | -   | 1     | \$210,000 | \$210,000  | -     | 96         |

| 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             | -   | -     | -         | -          | -     | -          | W01                    | 3   | 2     | \$399,250 | \$399,250  | 66.7  | 107        |
| W02             | 4   | -     | -         | -          | -     | -          | W02                    | 9   | 1     | \$313,000 | \$313,000  | 11.1  | 95         |
| W03             | -   | -     | -         | -          | -     | -          | W03                    | 7   | -     | -         | -          | -     | -          |
| W04             | -   | -     | -         | -          | -     | -          | W04                    | 5   | -     | -         | -          | -     | -          |
| W05             | 2   | -     | -         | -          | -     | -          | W05                    | 2   | -     | -         | -          | -     | -          |
| W06             | 2   | 1     | \$135,000 | \$135,000  | 50.0  | 94         | W06                    | 7   | 1     | \$374,000 | \$374,000  | 14.3  | 99         |
| W07             | 2   | -     | -         | -          | -     | -          | W07                    | 13  | -     | -         | -          | -     | -          |
| W08             | 5   | -     | -         | -          | -     | -          | W08                    | 1   | 1     | \$460,000 | \$460,000  | 100.0 | 98         |
| W09             | 5   | -     | -         | -          | -     | -          | W09                    | -   | -     | -         | -          | -     | -          |
| W10             | 1   | -     | -         | -          | -     | -          | W10                    | 1   | 3     | \$333,500 | \$336,000  | 300.0 | 96         |
| W12             | -   | 1     | \$268,000 | \$268,000  | -     | 96         | W12                    | 1   | -     | -         | -          | -     | -          |
| W13             | -   | -     | -         | -          | -     | -          | W13                    | 5   | -     | -         | -          | -     | -          |
| W14             | -   | -     | -         | -          | -     | -          | W14                    | 4   | 1     | \$342,000 | \$342,000  | 25.0  | 96         |
| W15             | 1   | -     | -         | -          | -     | -          | W15                    | -   | -     | -         | -          | -     | -          |
| W16             | -   | -     | -         | -          | -     | -          | W16                    | -   | -     | -         | -          | -     | -          |
| W17             | -   | -     | -         | -          | -     | -          | W17                    | -   | -     | -         | -          | -     | -          |
| W18             | -   | -     | -         | -          | -     | -          | W18                    | 1   | -     | -         | -          | -     | -          |
| W19             | 1   | -     | -         | -          | -     | -          | W19                    | 36  | 5     | \$322,800 | \$335,000  | 13.9  | 96         |
| W20             | -   | -     | -         | -          | -     | -          | W20                    | 33  | 5     | \$305,468 | \$305,000  | 15.2  | 96         |
| W21             | -   | -     | -         | -          | -     | -          | W21                    | 37  | 8     | \$444,313 | \$324,250  | 21.6  | 97         |
| W22             | -   | -     | -         | -          | -     | -          | W22                    | 48  | 14    | \$264,957 | \$268,950  | 29.2  | 97         |
| W23             | -   | -     | -         | -          | -     | -          | W23                    | 72  | 7     | \$279,414 | \$279,000  | 9.7   | 98         |
| W24             | -   | -     | -         | -          | -     | -          | W24                    | 56  | 13    | \$278,031 | \$285,900  | 23.2  | 97         |
| W25             | -   | -     | -         | -          | -     | -          | W25                    | 16  | 6     | \$296,000 | \$289,500  | 37.5  | 96         |
| W26             | -   | -     | -         | -          | -     | -          | W26                    | -   | -     | -         | -          | -     | -          |
| W27             | -   | -     | -         | -          | -     | -          | W27                    | 7   | 6     | \$306,417 | \$299,000  | 85.7  | 97         |
| W28             | -   | -     | -         | -          | -     | -          | W28                    | 8   | 2     | \$268,000 | \$268,000  | 25.0  | 93         |
| W29             | -   | -     | -         | -          | -     | -          | W29                    | 4   | 2     | \$247,000 | \$247,000  | 50.0  | 99         |

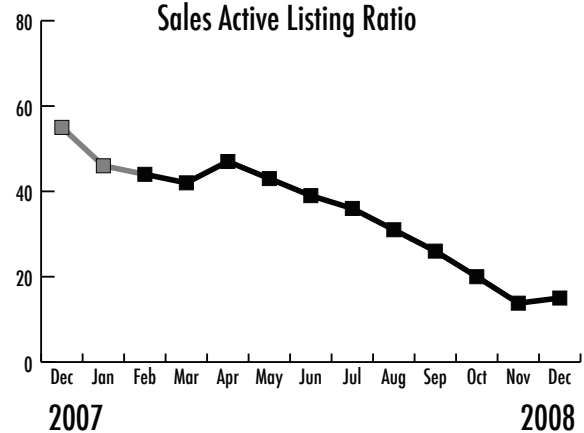
Current Month: December 2008

| Area         | Active       | New        | Sales      | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg%List  |
|--------------|--------------|------------|------------|----------------------|------------------|------------------|-----------|-----------|
| C01          | 795          | 252        | 108        | \$38,297,770         | \$354,609        | \$307,000        | 34        | 96        |
| C02          | 187          | 54         | 25         | \$18,551,000         | \$742,040        | \$600,000        | 37        | 94        |
| C03          | 122          | 25         | 19         | \$10,042,000         | \$528,526        | \$425,000        | 40        | 95        |
| C04          | 242          | 56         | 41         | \$33,765,600         | \$823,551        | \$700,000        | 47        | 94        |
| C06          | 94           | 21         | 10         | \$3,621,500          | \$362,150        | \$367,500        | 34        | 94        |
| C07          | 299          | 114        | 39         | \$14,021,300         | \$359,521        | \$287,000        | 39        | 95        |
| C08          | 302          | 104        | 59         | \$18,652,203         | \$316,139        | \$278,000        | 33        | 95        |
| C09          | 89           | 18         | 8          | \$11,408,333         | \$1,426,042      | \$1,230,000      | 57        | 92        |
| C10          | 228          | 77         | 32         | \$15,189,825         | \$474,682        | \$373,750        | 37        | 95        |
| C11          | 79           | 17         | 13         | \$5,321,000          | \$409,308        | \$325,000        | 46        | 94        |
| C12          | 172          | 28         | 10         | \$20,473,500         | \$2,047,350      | \$1,600,750      | 69        | 90        |
| C13          | 90           | 24         | 24         | \$9,052,000          | \$377,167        | \$383,500        | 48        | 95        |
| C14          | 324          | 87         | 56         | \$18,590,968         | \$331,982        | \$281,000        | 44        | 96        |
| C15          | 246          | 62         | 29         | \$9,624,999          | \$331,897        | \$270,000        | 44        | 94        |
| <b>TOTAL</b> | <b>3,269</b> | <b>939</b> | <b>473</b> | <b>\$226,611,998</b> | <b>\$479,095</b> | <b>\$338,000</b> | <b>40</b> | <b>95</b> |

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: December 2008

| Area         | Listed        | Sales         | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg%List  |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| C01          | 6,118         | 3,200         | \$1,185,789,129        | \$370,559        | \$320,000        | 25        | 99        |
| C02          | 1,562         | 695           | \$497,240,381          | \$715,454        | \$540,000        | 26        | 100       |
| C03          | 1,115         | 490           | \$378,097,017          | \$771,627        | \$453,000        | 29        | 99        |
| C04          | 2,105         | 947           | \$673,923,509          | \$711,640        | \$640,000        | 29        | 98        |
| C06          | 604           | 245           | \$119,436,048          | \$487,494        | \$458,000        | 32        | 97        |
| C07          | 2,294         | 1,130         | \$426,788,414          | \$377,689        | \$315,000        | 28        | 98        |
| C08          | 2,396         | 1,245         | \$448,450,237          | \$360,201        | \$310,000        | 23        | 100       |
| C09          | 653           | 311           | \$322,134,892          | \$1,035,804      | \$735,000        | 25        | 99        |
| C10          | 1,551         | 739           | \$490,542,313          | \$663,792        | \$547,000        | 23        | 99        |
| C11          | 714           | 350           | \$179,319,218          | \$512,341        | \$364,700        | 27        | 99        |
| C12          | 1,020         | 294           | \$386,768,181          | \$1,315,538      | \$957,000        | 34        | 97        |
| C13          | 1,100         | 601           | \$222,472,163          | \$370,170        | \$341,000        | 28        | 98        |
| C14          | 3,234         | 1,671         | \$641,351,794          | \$383,813        | \$305,000        | 28        | 98        |
| C15          | 2,233         | 1,063         | \$415,658,459          | \$391,024        | \$338,000        | 28        | 98        |
| <b>TOTAL</b> | <b>26,699</b> | <b>12,981</b> | <b>\$6,387,971,755</b> | <b>\$492,102</b> | <b>\$359,000</b> | <b>27</b> | <b>99</b> |

## 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  | 13  | 1     | \$550,000   | \$550,000   | 7.7   | 97         | C01  | 40  | 5     | \$682,000 | \$660,000  | 12.5  | 96        |
| C02  | 36  | 7     | \$879,429   | \$611,000   | 19.4  | 96         | C02  | 38  | 5     | \$762,400 | \$725,000  | 13.2  | 94        |
| C03  | 65  | 13    | \$616,615   | \$500,000   | 20.0  | 94         | C03  | 15  | 3     | \$327,000 | \$306,000  | 20.0  | 95        |
| C04  | 172 | 28    | \$1,056,039 | \$972,500   | 16.3  | 94         | C04  | 8   | 3     | \$513,333 | \$495,000  | 37.5  | 97        |
| C06  | 68  | 7     | \$405,857   | \$415,000   | 10.3  | 92         | C06  | 1   | -     | -         | -          | -     | -         |
| C07  | 127 | 8     | \$655,250   | \$528,000   | 6.3   | 94         | C07  | 13  | 2     | \$372,500 | \$372,500  | 15.4  | 95        |
| C08  | 6   | -     | -           | -           | -     | -          | C08  | 16  | 2     | \$635,227 | \$635,227  | 12.5  | 94        |
| C09  | 41  | 4     | \$2,463,333 | \$2,462,500 | 9.8   | 90         | C09  | 5   | 1     | \$535,000 | \$535,000  | 20.0  | 89        |
| C10  | 61  | 7     | \$810,429   | \$680,000   | 11.5  | 95         | C10  | 10  | 3     | \$580,475 | \$646,425  | 30.0  | 94        |
| C11  | 25  | 2     | \$1,087,500 | \$1,087,500 | 8.0   | 87         | C11  | 6   | 2     | \$524,000 | \$524,000  | 33.3  | 97        |
| C12  | 134 | 7     | \$2,748,857 | \$2,150,000 | 5.2   | 89         | C12  | 3   | 1     | \$407,500 | \$407,500  | 33.3  | 93        |
| C13  | 28  | 9     | \$488,889   | \$450,000   | 32.1  | 94         | C13  | 9   | 4     | \$415,000 | \$367,500  | 44.4  | 94        |
| C14  | 114 | 6     | \$690,495   | \$630,000   | 5.3   | 93         | C14  | -   | -     | -         | -          | -     | -         |
| C15  | 66  | 6     | \$522,167   | \$461,500   | 9.1   | 94         | C15  | 25  | 4     | \$367,000 | \$376,500  | 16.0  | 94        |

## 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  | 667 | 91    | \$332,794 | \$296,000  | 13.6  | 96         | C01  | -   | -     | -         | -          | -     | -         |
| C02  | 93  | 10    | \$667,400 | \$500,000  | 10.8  | 94         | C02  | -   | -     | -         | -          | -     | -         |
| C03  | 28  | 3     | \$348,333 | \$385,000  | 10.7  | 96         | C03  | -   | -     | -         | -          | -     | -         |
| C04  | 51  | 8     | \$292,625 | \$224,000  | 15.7  | 94         | C04  | -   | -     | -         | -          | -     | -         |
| C06  | 23  | 3     | \$260,167 | \$265,000  | 13.0  | 98         | C06  | -   | -     | -         | -          | -     | -         |
| C07  | 125 | 26    | \$269,858 | \$275,250  | 20.8  | 96         | C07  | -   | -     | -         | -          | -     | -         |
| C08  | 254 | 51    | \$288,466 | \$275,000  | 20.1  | 95         | C08  | -   | -     | -         | -          | -     | -         |
| C09  | 26  | 2     | \$410,000 | \$410,000  | 7.7   | 95         | C09  | -   | -     | -         | -          | -     | -         |
| C10  | 150 | 21    | \$360,019 | \$327,000  | 14.0  | 96         | C10  | -   | -     | -         | -          | -     | -         |
| C11  | 37  | 6     | \$192,667 | \$174,250  | 16.2  | 95         | C11  | -   | -     | -         | -          | -     | -         |
| C12  | 23  | 1     | \$410,000 | \$410,000  | 4.4   | 94         | C12  | -   | -     | -         | -          | -     | -         |
| C13  | 49  | 8     | \$238,500 | \$218,500  | 16.3  | 96         | C13  | -   | -     | -         | -          | -     | -         |
| C14  | 185 | 42    | \$281,060 | \$257,500  | 22.7  | 96         | C14  | 4   | -     | -         | -          | -     | -         |
| C15  | 115 | 12    | \$285,750 | \$227,500  | 10.4  | 94         | C15  | -   | -     | -         | -          | -     | -         |

## Condo Townhouse

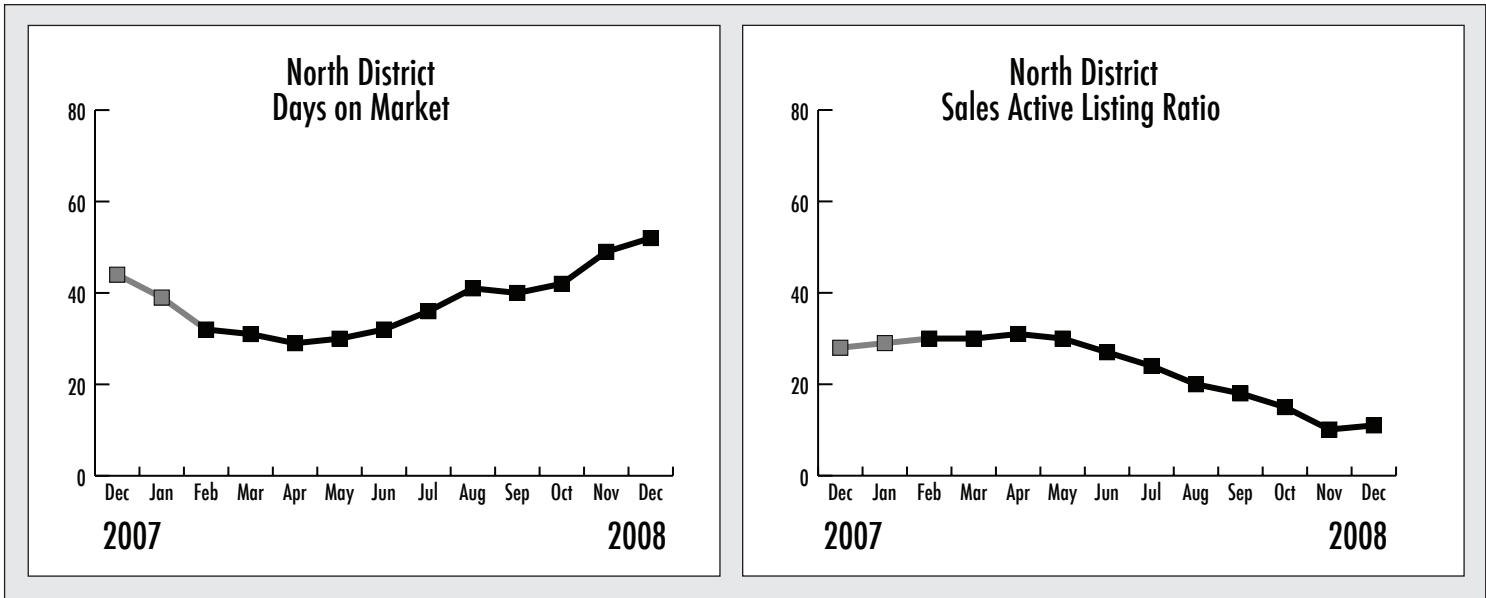
## Detached Condo

| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av.% List |
|------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|-----------|
| C01  | 42  | 9     | \$336,278 | \$325,000  | 21.4  | 96         | C01  | -   | -     | -         | -          | -     | -         |
| C02  | 2   | 1     | \$590,000 | \$590,000  | 50.0  | 89         | C02  | -   | -     | -         | -          | -     | -         |
| C03  | 1   | -     | -         | -          | -     | -          | C03  | -   | -     | -         | -          | -     | -         |
| C04  | 1   | -     | -         | -          | -     | -          | C04  | -   | -     | -         | -          | -     | -         |
| C06  | 1   | -     | -         | -          | -     | -          | C06  | -   | -     | -         | -          | -     | -         |
| C07  | 27  | 3     | \$339,333 | \$344,000  | 11.1  | 96         | C07  | -   | -     | -         | -          | -     | -         |
| C08  | 10  | 2     | \$416,250 | \$416,250  | 20.0  | 97         | C08  | -   | -     | -         | -          | -     | -         |
| C09  | 2   | -     | -         | -          | -     | -          | C09  | -   | -     | -         | -          | -     | -         |
| C10  | 4   | -     | -         | -          | -     | -          | C10  | -   | -     | -         | -          | -     | -         |
| C11  | 8   | 2     | \$226,000 | \$226,000  | 25.0  | 94         | C11  | -   | -     | -         | -          | -     | -         |
| C12  | 12  | 1     | \$414,000 | \$414,000  | 8.3   | 94         | C12  | -   | -     | -         | -          | -     | -         |
| C13  | 2   | 2     | \$322,000 | \$322,000  | 100.0 | 96         | C13  | -   | -     | -         | -          | -     | -         |
| C14  | 18  | 6     | \$388,250 | \$357,500  | 33.3  | 96         | C14  | -   | -     | -         | -          | -     | -         |
| C15  | 36  | 7     | \$227,857 | \$235,000  | 19.4  | 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   | -     | -         | -          | -     | -          | C01                    | 31  | 2     | \$513,500 | \$513,500  | 6.5   | 94         |
| C02             | 5   | -     | -         | -          | -     | -          | C02                    | 13  | 2     | \$659,500 | \$659,500  | 15.4  | 93         |
| C03             | 12  | -     | -         | -          | -     | -          | C03                    | 1   | -     | -         | -          | -     | -          |
| C04             | 7   | 2     | \$157,750 | \$157,750  | 28.6  | 95         | C04                    | 3   | -     | -         | -          | -     | -          |
| C06             | -   | -     | -         | -          | -     | -          | C06                    | 1   | -     | -         | -          | -     | -          |
| C07             | -   | -     | -         | -          | -     | -          | C07                    | 7   | -     | -         | -          | -     | -          |
| C08             | 2   | 1     | \$210,000 | \$210,000  | 50.0  | 100        | C08                    | 14  | 3     | \$542,500 | \$575,000  | 21.4  | 96         |
| C09             | 13  | 1     | \$200,000 | \$200,000  | 7.7   | 98         | C09                    | 2   | -     | -         | -          | -     | -          |
| C10             | 2   | 1     | \$215,000 | \$215,000  | 50.0  | 92         | C10                    | 1   | -     | -         | -          | -     | -          |
| C11             | -   | -     | -         | -          | -     | -          | C11                    | 3   | 1     | \$490,000 | \$490,000  | 33.3  | 98         |
| C12             | -   | -     | -         | -          | -     | -          | C12                    | -   | -     | -         | -          | -     | -          |
| C13             | -   | -     | -         | -          | -     | -          | C13                    | 2   | 1     | \$440,000 | \$440,000  | 50.0  | 96         |
| C14             | 4   | 2     | \$157,000 | \$157,000  | 50.0  | 100        | C14                    | 3   | -     | -         | -          | -     | -          |
| C15             | -   | -     | -         | -          | -     | -          | C15                    | -   | -     | -         | -          | -     | -          |

**North District**

| Current Month: December 2008 |              |              |            |                      |                  |                  |           |           |  |
|------------------------------|--------------|--------------|------------|----------------------|------------------|------------------|-----------|-----------|--|
| Area                         | Active       | New          | Sales      | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |  |
| N01                          | 153          | 46           | 14         | \$6,139,750          | \$438,554        | \$383,500        | 36        | 95        |  |
| N02                          | 244          | 64           | 29         | \$11,732,818         | \$404,580        | \$380,000        | 53        | 96        |  |
| N03                          | 468          | 128          | 60         | \$20,857,600         | \$347,627        | \$325,000        | 38        | 95        |  |
| N04                          | 239          | 64           | 19         | \$7,313,000          | \$384,895        | \$358,000        | 44        | 95        |  |
| N05                          | 227          | 58           | 19         | \$8,953,000          | \$471,211        | \$410,000        | 41        | 95        |  |
| N06                          | 210          | 41           | 27         | \$11,047,900         | \$409,181        | \$368,000        | 56        | 94        |  |
| N07                          | 266          | 50           | 49         | \$14,854,900         | \$303,161        | \$275,000        | 51        | 96        |  |
| N08                          | 617          | 149          | 62         | \$28,213,300         | \$455,053        | \$402,500        | 54        | 95        |  |
| N10                          | 205          | 64           | 25         | \$10,142,600         | \$405,704        | \$378,000        | 42        | 95        |  |
| N11                          | 588          | 139          | 58         | \$26,542,300         | \$457,626        | \$389,500        | 48        | 96        |  |
| N12                          | 105          | 25           | 11         | \$5,537,725          | \$503,430        | \$420,000        | 60        | 96        |  |
| N13                          | 91           | 11           | 3          | \$1,738,000          | \$579,333        | \$590,000        | 96        | 94        |  |
| N14                          | 117          | 20           | 9          | \$4,843,500          | \$538,167        | \$490,000        | 47        | 92        |  |
| N15                          | 86           | 17           | 12         | \$3,847,000          | \$320,583        | \$322,500        | 66        | 96        |  |
| N16                          | 135          | 37           | 13         | \$4,053,939          | \$311,841        | \$289,000        | 41        | 96        |  |
| N17                          | 233          | 52           | 22         | \$4,817,500          | \$218,977        | \$212,000        | 62        | 96        |  |
| N18                          | 120          | 23           | 5          | \$1,669,000          | \$333,800        | \$325,000        | 43        | 95        |  |
| N19                          | 169          | 27           | 27         | \$7,366,300          | \$272,826        | \$229,000        | 66        | 95        |  |
| N20                          | 35           | 6            | 3          | \$1,688,000          | \$562,667        | \$539,000        | 84        | 96        |  |
| N21                          | 35           | 5            | 1          | \$405,000            | \$405,000        | \$405,000        | 37        | 90        |  |
| N22                          | 54           | 11           | 10         | \$2,493,500          | \$249,350        | \$261,750        | 85        | 95        |  |
| N23                          | 138          | 26           | 7          | \$1,710,500          | \$244,357        | \$253,500        | 73        | 97        |  |
| N24                          | 76           | 17           | 6          | \$1,582,500          | \$263,750        | \$292,500        | 70        | 95        |  |
| <b>TOTAL</b>                 | <b>4,611</b> | <b>1,080</b> | <b>491</b> | <b>\$187,549,632</b> | <b>\$381,975</b> | <b>\$349,000</b> | <b>52</b> | <b>95</b> |  |



**Year-to-Date: December 2008**

| Area         | Listed        | Sales         | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| N01          | 1,271         | 575           | \$275,175,771          | \$478,567        | \$417,500        | 33        | 97        |
| N02          | 1,842         | 901           | \$378,825,612          | \$420,450        | \$375,000        | 32        | 97        |
| N03          | 4,050         | 1,789         | \$758,133,539          | \$423,775        | \$375,000        | 29        | 98        |
| N04          | 2,267         | 898           | \$423,417,553          | \$471,512        | \$443,450        | 29        | 98        |
| N05          | 1,750         | 609           | \$295,652,725          | \$485,472        | \$470,000        | 32        | 97        |
| N06          | 1,562         | 714           | \$307,729,407          | \$430,994        | \$370,500        | 34        | 97        |
| N07          | 2,236         | 1,141         | \$391,635,280          | \$343,239        | \$320,000        | 34        | 98        |
| N08          | 4,548         | 1,869         | \$874,494,841          | \$467,895        | \$419,000        | 31        | 97        |
| N10          | 1,654         | 676           | \$285,338,987          | \$422,099        | \$398,750        | 29        | 98        |
| N11          | 4,915         | 2,067         | \$932,703,657          | \$451,235        | \$403,000        | 29        | 98        |
| N12          | 747           | 301           | \$128,182,254          | \$425,855        | \$378,500        | 40        | 97        |
| N13          | 364           | 92            | \$57,718,511           | \$627,375        | \$520,000        | 70        | 96        |
| N14          | 580           | 167           | \$114,866,200          | \$687,822        | \$560,000        | 57        | 95        |
| N15          | 486           | 214           | \$86,870,744           | \$405,938        | \$362,000        | 46        | 97        |
| N16          | 798           | 284           | \$111,410,188          | \$392,289        | \$348,500        | 50        | 97        |
| N17          | 1,666         | 725           | \$194,760,207          | \$268,635        | \$245,000        | 46        | 97        |
| N18          | 783           | 340           | \$104,848,515          | \$308,378        | \$290,000        | 44        | 97        |
| N19          | 922           | 435           | \$127,121,823          | \$292,234        | \$261,000        | 55        | 97        |
| N20          | 154           | 55            | \$26,319,750           | \$478,541        | \$445,000        | 86        | 96        |
| N21          | 144           | 73            | \$25,004,900           | \$342,533        | \$338,000        | 70        | 97        |
| N22          | 368           | 188           | \$48,590,554           | \$258,460        | \$242,000        | 48        | 97        |
| N23          | 877           | 379           | \$99,936,642           | \$263,685        | \$245,000        | 58        | 97        |
| N24          | 388           | 147           | \$33,022,630           | \$224,644        | \$200,000        | 53        | 96        |
| <b>TOTAL</b> | <b>34,372</b> | <b>14,639</b> | <b>\$6,081,760,290</b> | <b>\$415,449</b> | <b>\$372,500</b> | <b>36</b> | <b>97</b> |

| 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             | 87  | 5     | \$668,350 | \$590,000  | 5.8   | 92         | N01                  | 2   | 1     | \$420,000 | \$420,000  | 50.0  | 98         |
| N02             | 120 | 15    | \$513,395 | \$439,900  | 12.5  | 95         | N02                  | 1   | -     | -         | -          | -     | -          |
| N03             | 226 | 20    | \$521,795 | \$489,950  | 8.9   | 95         | N03                  | 17  | 3     | \$387,333 | \$385,000  | 17.7  | 97         |
| N04             | 170 | 8     | \$468,000 | \$482,000  | 4.7   | 96         | N04                  | 15  | 1     | \$250,000 | \$250,000  | 6.7   | 94         |
| N05             | 183 | 14    | \$520,357 | \$467,500  | 7.7   | 94         | N05                  | 11  | 1     | \$360,000 | \$360,000  | 9.1   | 95         |
| N06             | 153 | 19    | \$434,468 | \$397,000  | 12.4  | 94         | N06                  | 17  | -     | -         | -          | -     | -          |
| N07             | 178 | 23    | \$357,213 | \$350,000  | 12.9  | 96         | N07                  | 30  | 7     | \$269,643 | \$275,000  | 23.3  | 96         |
| N08             | 407 | 44    | \$505,761 | \$431,125  | 10.8  | 95         | N08                  | 79  | 9     | \$360,533 | \$351,000  | 11.4  | 97         |
| N10             | 102 | 14    | \$460,164 | \$470,000  | 13.7  | 95         | N10                  | 5   | 2     | \$333,250 | \$333,250  | 40.0  | 95         |
| N11             | 354 | 30    | \$560,350 | \$450,750  | 8.5   | 95         | N11                  | 37  | 10    | \$331,000 | \$317,000  | 27.0  | 97         |
| N12             | 93  | 9     | \$546,700 | \$470,000  | 9.7   | 95         | N12                  | 2   | 1     | \$335,000 | \$335,000  | 50.0  | 99         |
| N13             | 88  | 3     | \$579,333 | \$590,000  | 3.4   | 94         | N13                  | 2   | -     | -         | -          | -     | -          |
| N14             | 102 | 9     | \$538,167 | \$490,000  | 8.8   | 92         | N14                  | -   | -     | -         | -          | -     | -          |
| N15             | 78  | 10    | \$336,200 | \$347,500  | 12.8  | 96         | N15                  | -   | -     | -         | -          | -     | -          |
| N16             | 115 | 9     | \$344,944 | \$318,000  | 7.8   | 96         | N16                  | -   | -     | -         | -          | -     | -          |
| N17             | 215 | 22    | \$218,977 | \$212,000  | 10.2  | 96         | N17                  | 9   | -     | -         | -          | -     | -          |
| N18             | 89  | 5     | \$333,800 | \$325,000  | 5.6   | 95         | N18                  | 9   | -     | -         | -          | -     | -          |
| N19             | 124 | 18    | \$318,517 | \$259,750  | 14.5  | 96         | N19                  | 5   | -     | -         | -          | -     | -          |
| N20             | 35  | 3     | \$562,667 | \$539,000  | 8.6   | 96         | N20                  | -   | -     | -         | -          | -     | -          |
| N21             | 35  | 1     | \$405,000 | \$405,000  | 2.9   | 90         | N21                  | -   | -     | -         | -          | -     | -          |
| N22             | 48  | 10    | \$249,350 | \$261,750  | 20.8  | 95         | N22                  | 1   | -     | -         | -          | -     | -          |
| N23             | 130 | 7     | \$244,357 | \$253,500  | 5.4   | 97         | N23                  | -   | -     | -         | -          | -     | -          |
| N24             | 70  | 5     | \$284,000 | \$335,000  | 7.1   | 95         | N24                  | 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 |
| N01             | 25  | 5     | \$255,600 | \$269,000  | 20.0  | 95         | N01  | 10  | 2     | \$383,500 | \$383,500  | 20.0  | 97         |
| N02             | 73  | 12    | \$281,825 | \$250,500  | 16.4  | 96         | N02  | 16  | -     | -         | -          | -     | -          |
| N03             | 131 | 28    | \$215,246 | \$216,000  | 21.4  | 95         | N03  | 5   | 1     | \$335,000 | \$335,000  | 20.0  | 97         |
| N04             | 23  | 3     | \$216,333 | \$198,000  | 13.0  | 94         | N04  | -   | -     | -         | -          | -     | -          |
| N05             | -   | -     | -         | -          | -     | -          | N05  | 5   | 1     | \$315,000 | \$315,000  | 20.0  | 95         |
| N06             | 6   | 1     | \$210,000 | \$210,000  | 16.7  | 88         | N06  | 2   | -     | -         | -          | -     | -          |
| N07             | 14  | 6     | \$216,750 | \$226,000  | 42.9  | 95         | N07  | 3   | 2     | \$236,000 | \$236,000  | 66.7  | 94         |
| N08             | 57  | -     | -         | -          | -     | -          | N08  | 1   | -     | -         | -          | -     | -          |
| N10             | 33  | -     | -         | -          | -     | -          | N10  | 53  | 6     | \$358,633 | \$350,400  | 11.3  | 97         |
| N11             | 69  | 7     | \$418,757 | \$319,000  | 10.1  | 96         | N11  | 17  | 4     | \$322,600 | \$310,700  | 23.5  | 96         |
| N12             | -   | -     | -         | -          | -     | -          | N12  | -   | -     | -         | -          | -     | -          |
| N13             | -   | -     | -         | -          | -     | -          | N13  | -   | -     | -         | -          | -     | -          |
| N14             | 9   | -     | -         | -          | -     | -          | N14  | -   | -     | -         | -          | -     | -          |
| N15             | -   | -     | -         | -          | -     | -          | N15  | -   | -     | -         | -          | -     | -          |
| N16             | 9   | -     | -         | -          | -     | -          | N16  | 1   | 2     | \$261,500 | \$261,500  | 200.0 | 97         |
| N17             | 2   | -     | -         | -          | -     | -          | N17  | -   | -     | -         | -          | -     | -          |
| N18             | 4   | -     | -         | -          | -     | -          | N18  | 14  | -     | -         | -          | -     | -          |
| N19             | 8   | 2     | \$161,000 | \$161,000  | 25.0  | 93         | N19  | 4   | -     | -         | -          | -     | -          |
| N20             | -   | -     | -         | -          | -     | -          | N20  | -   | -     | -         | -          | -     | -          |
| N21             | -   | -     | -         | -          | -     | -          | N21  | -   | -     | -         | -          | -     | -          |
| N22             | -   | -     | -         | -          | -     | -          | N22  | 1   | -     | -         | -          | -     | -          |
| N23             | -   | -     | -         | -          | -     | -          | N23  | 1   | -     | -         | -          | -     | -          |
| 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             | 28  | 1     | \$333,000 | \$333,000  | 3.6   | 97         | N01            | -   | -     | -         | -          | -     | -          |
| N02             | 26  | 2     | \$325,000 | \$325,000  | 7.7   | 96         | N02            | 1   | -     | -         | -          | -     | -          |
| N03             | 22  | 1     | \$283,000 | \$283,000  | 4.6   | 98         | N03            | -   | -     | -         | -          | -     | -          |
| N04             | 9   | -     | -         | -          | -     | -          | N04            | -   | -     | -         | -          | -     | -          |
| N05             | -   | -     | -         | -          | -     | -          | N05            | -   | -     | -         | -          | -     | -          |
| N06             | 14  | 2     | \$523,500 | \$523,500  | 14.3  | 93         | N06            | -   | -     | -         | -          | -     | -          |
| N07             | 11  | 3     | \$231,333 | \$215,000  | 27.3  | 98         | N07            | -   | -     | -         | -          | -     | -          |
| N08             | 14  | 2     | \$255,500 | \$255,500  | 14.3  | 95         | N08            | 1   | -     | -         | -          | -     | -          |
| N10             | 8   | 1     | \$245,000 | \$245,000  | 12.5  | 96         | N10            | -   | -     | -         | -          | -     | -          |
| N11             | 37  | 3     | \$311,667 | \$320,000  | 8.1   | 95         | N11            | -   | -     | -         | -          | -     | -          |
| N12             | 1   | -     | -         | -          | -     | -          | N12            | -   | -     | -         | -          | -     | -          |
| N13             | -   | -     | -         | -          | -     | -          | N13            | 1   | -     | -         | -          | -     | -          |
| N14             | 4   | -     | -         | -          | -     | -          | N14            | -   | -     | -         | -          | -     | -          |
| N15             | -   | -     | -         | -          | -     | -          | N15            | -   | -     | -         | -          | -     | -          |
| N16             | 8   | -     | -         | -          | -     | -          | N16            | -   | -     | -         | -          | -     | -          |
| N17             | -   | -     | -         | -          | -     | -          | N17            | 1   | -     | -         | -          | -     | -          |
| N18             | 3   | -     | -         | -          | -     | -          | N18            | -   | -     | -         | -          | -     | -          |
| N19             | 2   | 3     | \$146,000 | \$145,000  | 150.0 | 94         | N19            | 18  | -     | -         | -          | -     | -          |
| N20             | -   | -     | -         | -          | -     | -          | N20            | -   | -     | -         | -          | -     | -          |
| N21             | -   | -     | -         | -          | -     | -          | N21            | -   | -     | -         | -          | -     | -          |
| N22             | -   | -     | -         | -          | -     | -          | N22            | -   | -     | -         | -          | -     | -          |
| N23             | -   | -     | -         | -          | -     | -          | N23            | -   | -     | -         | -          | -     | -          |
| N24             | 4   | -     | -         | -          | -     | -          | 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   | -     | -         | -          | -     | -          |
| N02             | -   | -     | -         | -          | -     | -          | N02                    | 7   | -     | -         | -          | -     | -          |
| N03             | 1   | -     | -         | -          | -     | -          | N03                    | 66  | 7     | \$373,543 | \$367,000  | 10.6  | 96         |
| N04             | -   | -     | -         | -          | -     | -          | N04                    | 22  | 7     | \$381,429 | \$350,000  | 31.8  | 96         |
| N05             | -   | -     | -         | -          | -     | -          | N05                    | 28  | 3     | \$331,000 | \$335,000  | 10.7  | 96         |
| N06             | -   | -     | -         | -          | -     | -          | N06                    | 18  | 5     | \$307,200 | \$285,000  | 27.8  | 97         |
| N07             | -   | -     | -         | -          | -     | -          | N07                    | 30  | 8     | \$285,625 | \$282,500  | 26.7  | 98         |
| N08             | 1   | -     | -         | -          | -     | -          | N08                    | 57  | 7     | \$314,857 | \$316,000  | 12.3  | 97         |
| N10             | -   | -     | -         | -          | -     | -          | N10                    | 4   | 2     | \$318,500 | \$318,500  | 50.0  | 96         |
| N11             | -   | -     | -         | -          | -     | -          | N11                    | 74  | 4     | \$316,275 | \$308,500  | 5.4   | 97         |
| N12             | -   | -     | -         | -          | -     | -          | N12                    | 9   | 1     | \$282,425 | \$282,425  | 11.1  | 97         |
| N13             | -   | -     | -         | -          | -     | -          | N13                    | -   | -     | -         | -          | -     | -          |
| N14             | -   | -     | -         | -          | -     | -          | N14                    | 2   | -     | -         | -          | -     | -          |
| N15             | -   | -     | -         | -          | -     | -          | N15                    | 8   | 2     | \$242,500 | \$242,500  | 25.0  | 95         |
| N16             | 1   | -     | -         | -          | -     | -          | N16                    | 1   | 2     | \$213,220 | \$213,220  | 200.0 | 96         |
| N17             | -   | -     | -         | -          | -     | -          | N17                    | 6   | -     | -         | -          | -     | -          |
| N18             | -   | -     | -         | -          | -     | -          | N18                    | 1   | -     | -         | -          | -     | -          |
| N19             | -   | -     | -         | -          | -     | -          | N19                    | 8   | 4     | \$218,250 | \$222,000  | 50.0  | 97         |
| N20             | -   | -     | -         | -          | -     | -          | N20                    | -   | -     | -         | -          | -     | -          |
| N21             | -   | -     | -         | -          | -     | -          | N21                    | -   | -     | -         | -          | -     | -          |
| N22             | -   | -     | -         | -          | -     | -          | N22                    | 4   | -     | -         | -          | -     | -          |
| N23             | -   | -     | -         | -          | -     | -          | N23                    | 7   | -     | -         | -          | -     | -          |
| N24             | -   | -     | -         | -          | -     | -          | N24                    | -   | 1     | \$162,500 | \$162,500  | -     | 93         |

## District Totals

|                    | New        | Active     | Listed     | Sales  | \$ Volume        | Avg Price | Med Price | Avg DOM | Avg Month |
|--------------------|------------|------------|------------|--------|------------------|-----------|-----------|---------|-----------|
| <b>Grand Total</b> | 5,215      | 19,468     | <b>N/A</b> | 2,577  | \$931,366,488    | \$361,415 | \$305,000 | 45      | 96        |
| <b>Year</b>        | <b>N/A</b> | <b>N/A</b> | 162,168    | 74,552 | \$28,281,081,750 | \$379,347 | \$325,000 | 32      | 98        |

## Annual Summary - Single Family

| Year | *Number of Sales | *Average Price | Year                  | *Number of Sales | *Average Price   |
|------|------------------|----------------|-----------------------|------------------|------------------|
| 1974 | 17,318           | 52,806         | <b>2007</b>           |                  |                  |
| 1975 | 22,020           | 57,581         | January               | 5,173            | \$353,724        |
| 1976 | 19,025           | 61,389         | February              | 6,772            | \$368,687        |
| 1977 | 20,512           | 64,559         | March                 | 8,518            | \$365,285        |
| 1978 | 21,184           | 67,333         | April                 | 9,452            | \$379,025        |
| 1979 | 23,466           | 70,830         | May                   | 11,146           | \$382,787        |
| 1980 | 26,017           | 75,694         | June                  | 10,451           | \$381,963        |
| 1981 | 29,625           | 90,203         | July                  | 8,912            | \$366,012        |
| 1982 | 25,336           | 95,496         | August                | 8,059            | \$361,890        |
| 1983 | 30,046           | 101,626        | September             | 6,866            | \$380,132        |
| 1984 | 31,905           | 102,318        | October               | 7,915            | \$394,646        |
| 1985 | 45,509           | 109,094        | November              | 7,313            | \$393,747        |
| 1986 | 52,919           | 138,925        | December              | 4,646            | \$394,931        |
| 1987 | 43,475           | 189,105        | <b>Total**</b>        | <b>93,193</b>    | <b>\$376,236</b> |
| 1988 | 49,381           | 229,635        | <b>2008</b>           |                  |                  |
| 1989 | 38,960           | 273,698        | January               | 5,075            | \$374,449        |
| 1990 | 26,779           | 255,020        | February              | 6,015            | \$382,048        |
| 1991 | 38,144           | 234,313        | March                 | 6,631            | \$380,338        |
| 1992 | 41,703           | 214,971        | April                 | 8,762            | \$398,687        |
| 1993 | 38,990           | 206,490        | May                   | 9,411            | \$398,148        |
| 1994 | 44,237           | 208,921        | June                  | 8,600            | \$395,866        |
| 1995 | 39,273           | 203,028        | July                  | 7,806            | \$371,427        |
| 1996 | 55,779           | 198,150        | August                | 6,318            | \$364,886        |
| 1997 | 58,014           | 211,307        | September             | 6,424            | \$368,549        |
| 1998 | 55,344           | 216,815        | October               | 5,155            | \$352,974        |
| 1999 | 58,957           | 228,372        | November              | 3,640            | \$368,582        |
| 2000 | 58,343           | 243,255        | December              | 2,577            | \$361,415        |
| 2001 | 67,612           | 251,508        | <b>Year-to-Date**</b> | <b>74,552</b>    | <b>\$379,347</b> |
| 2002 | 74,759           | 275,231        |                       |                  |                  |
| 2003 | 78,898           | 293,067        |                       |                  |                  |
| 2004 | 83,501           | 315,231        |                       |                  |                  |
| 2005 | 84,145           | 335,907        |                       |                  |                  |
| 2006 | 83,084           | \$351,941      |                       |                  |                  |

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

\*\*This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

## Single Family Dwelling Sales Comparison

