

# Market Watch

For Media Inquiries: 443-8159  
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**July 2003**

## 8,084 Sales for Best July, 2nd Best Month Ever!

TORONTO — Thursday, August 7, 2003.

The Toronto residential resale market continued its hot summer run in July with 8,084 residential properties sold during the course of the month, Toronto Real Estate Board President Cynthia Lai announced today, "Sales were up an incredible 39 per cent over the 5,807 sales recorded in 2001, which was our previous best July, and up an even more incredible 41 per cent from the 5,727 sales recorded in July of 2002.

Last month was also the second best month ever seen in TREB's history, the best being April of 2002, when 8,181 sold properties passed through the TorontoMLS system, and was only the fifth time Toronto passed the 8,000 sale barrier."

"It has been an extremely unusual year," Ms. Lai went on to note, "the market actually strengthened into the summer months after a relatively lackluster spring, which is the opposite of the usual pattern. If the second half maintains the current pace, 2003 will prove the best year for Toronto resales ever recorded."

Prices declined for the second straight month in July, as the average price fell almost two per cent to \$289,880 from June, due in part to a decline in the number of upper-end homes sold in the central area of Toronto. This figure was up six per cent from the \$274,348 recorded in July of 2002.

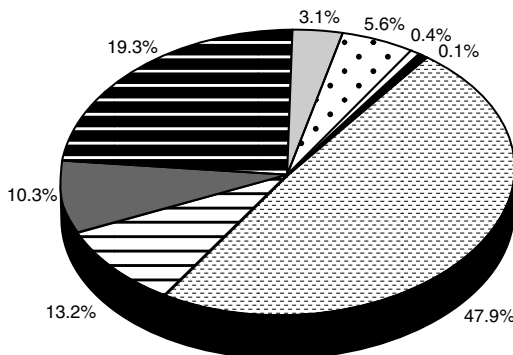
Breaking down the total, 3,091 sales were reported in TREB's 28 West districts and averaged \$272,669; 1,308 sales were reported in the 14 Central districts and averaged \$364,137; 1,591 sales were reported in the 23 North districts and averaged \$323,172; and 2,094 sales were reported in TREB's 21 East districts and averaged \$243,608.

### NEIGHBOURHOOD CORNER

#### North York East

The East half of North York (C12 through C15) saw 401 sales during July, for an average of \$358,549. Of these, 167 were condominium apartments, which sold for an average of \$230,595, and 57 were town-house condominiums, which averaged \$257,927. Days-on-Market was 42, and average per cent sale-to-list-price ratio was 98 per cent. ■

### SINGLE-FAMILY RESIDENTIAL BREAKDOWN

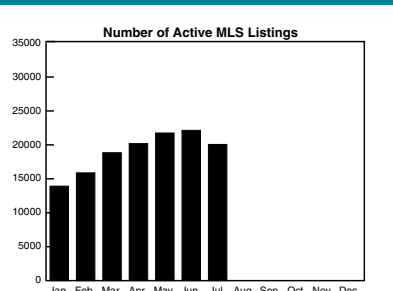
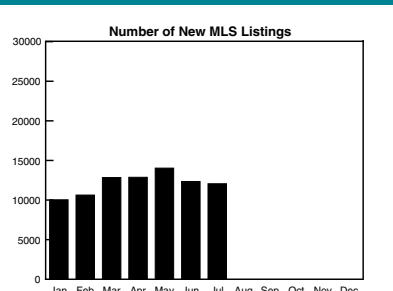
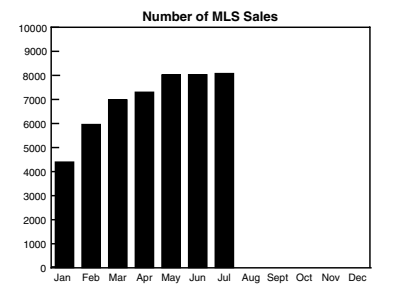


Dwelling Type	Sales	Median
Detached	3,876	\$310,000
Semi-Detached	1,069	\$253,000
Condo Townhouse	831	\$205,000
Condo Apt	1,565	\$183,000
Link	255	\$246,000
Att/Row/Twnhouse	452	\$233,000
Co-Op Apt	31	\$180,000
Det Condo	5	\$228,000

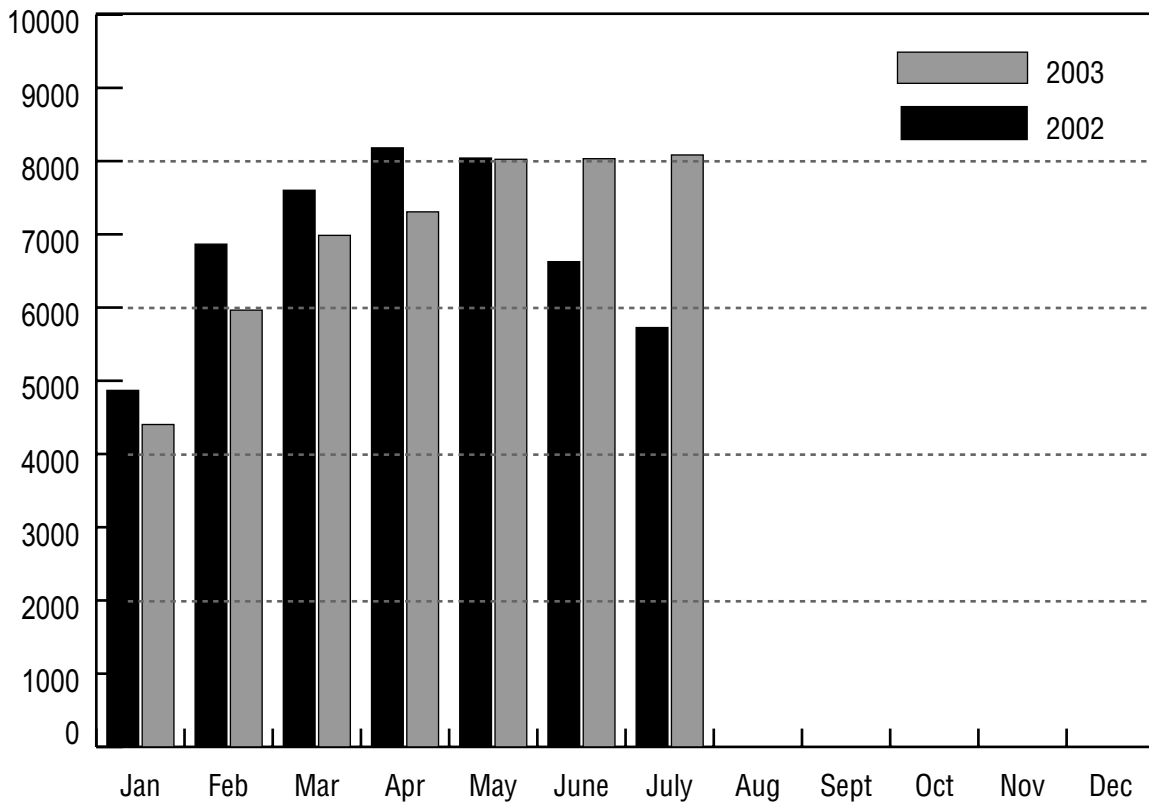
### Housing Market Indicators

	July 2002	July 2003	% Change
Sales*	5,727	8,084	(+41%)
New Listings*	8,686	12,059	(+39%)
Active Listings*	—	20,063	—

\* All figures for single-family dwellings.



## SINGLE-FAMILY DWELLING SALES COMPARISON



## PRICE CATEGORY BREAKDOWN — JULY

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	24	0.3	10	0.6	7	0.8
\$90,001 - \$100,000	18	0.2	8	0.5	2	0.2
\$100,001 - \$110,000	31	0.4	19	1.2	3	0.4
\$110,001 - \$120,000	47	0.6	27	1.7	9	1.1
\$120,001 - \$130,000	129	1.6	78	5.0	21	2.5
\$130,001 - \$140,000	124	1.5	76	4.9	18	2.2
\$140,001 - \$150,000	203	2.5	106	6.8	36	4.3
\$150,001 - \$160,000	297	3.7	147	9.4	75	9.0
\$160,001 - \$170,000	306	3.8	166	10.6	43	5.2
\$170,001 - \$180,000	292	3.6	118	7.5	49	5.9
\$180,001 - \$190,000	294	3.6	102	6.5	59	7.1
\$190,001 - \$200,000	282	3.5	82	5.2	58	7.0
\$200,001 - \$225,000	911	11.3	214	13.7	174	21.0
\$225,001 - \$250,000	978	12.1	113	7.2	150	18.1
\$250,001 - \$300,000	1,643	20.3	150	9.6	74	8.9
\$300,001 - \$400,000	1,511	18.7	105	6.7	40	4.8
\$400,001 - \$500,000	491	6.1	24	1.5	7	0.8
\$500,001 - \$750,000	364	4.5	15	1.0	4	0.5
\$750,001 - \$1,000,000	73	0.9	1	0.1	-	-
\$1,000,001 - \$1,500,000	43	0.5	2	0.1	1	0.1
\$1,500,000 -	23	0.3	-	-	-	-
<b>Total:</b>	<b>8,084</b>	<b>100</b>	<b>1,563</b>	<b>100</b>	<b>830</b>	<b>100</b>

## SINGLE-FAMILY RESIDENTIAL - JULY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>East</b>								
E01	145	176	97	\$27,864,149	\$287,259	\$265,000	27	99
E02	129	139	83	\$28,444,271	\$342,702	\$289,000	25	99
E03	210	322	129	\$33,121,505	\$256,756	\$250,000	30	98
E04	140	223	116	\$25,039,700	\$215,859	\$214,250	32	97
E05	215	302	136	\$36,404,418	\$267,680	\$261,500	37	97
E06	99	118	60	\$17,198,652	\$286,644	\$243,000	27	98
E07	255	340	164	\$42,514,138	\$259,233	\$260,000	32	97
E08	167	263	89	\$21,332,900	\$239,696	\$242,500	31	97
E09	170	322	98	\$20,764,500	\$211,883	\$208,400	38	97
E10	104	145	77	\$22,999,020	\$298,689	\$297,500	33	97
E11	203	308	143	\$32,847,030	\$229,700	\$228,000	33	98
E12	39	52	31	\$7,569,200	\$244,168	\$230,000	30	98
E13	163	225	129	\$34,598,578	\$268,206	\$252,000	34	98
E14	203	290	142	\$34,075,790	\$239,970	\$227,500	38	98
E15	200	261	152	\$36,950,470	\$243,095	\$233,500	41	98
E16	322	456	237	\$40,880,540	\$172,492	\$165,000	35	98
E17	134	180	120	\$22,823,500	\$190,196	\$180,700	32	98
E18	9	32	3	\$1,325,000	\$441,667	\$440,000	19	98
E19	33	65	21	\$7,171,300	\$341,490	\$245,000	46	97
E20	29	81	28	\$7,494,600	\$267,664	\$237,000	55	98
E21	57	109	39	\$8,696,300	\$222,982	\$210,000	36	97
<b>Total</b>	<b>3,026</b>	<b>4,409</b>	<b>2,094</b>	<b>\$510,115,561</b>	<b>\$243,608</b>	<b>\$231,000</b>	<b>34</b>	<b>98</b>
<b>West</b>								
W01	81	131	52	\$19,032,499	\$366,010	\$347,500	27	98
W02	102	165	80	\$26,354,300	\$329,429	\$291,050	29	98
W03	146	282	90	\$20,020,073	\$222,445	\$220,000	36	96
W04	130	226	79	\$18,409,400	\$233,030	\$235,000	35	97
W05	195	353	101	\$22,654,900	\$224,306	\$240,000	36	97
W06	173	333	97	\$25,966,950	\$267,701	\$258,000	39	97
W07	54	72	37	\$13,468,900	\$364,024	\$335,000	27	99
W08	128	260	96	\$36,107,150	\$376,116	\$340,100	33	98
W09	64	132	51	\$11,587,800	\$227,212	\$199,000	32	97
W10	207	351	149	\$41,229,099	\$276,705	\$215,000	33	97
W12	160	275	87	\$26,773,950	\$307,747	\$260,000	27	97
W13	108	240	96	\$33,487,725	\$348,830	\$266,500	34	97
W14	104	151	55	\$12,488,030	\$227,055	\$235,000	29	97
W15	246	380	162	\$31,599,738	\$195,060	\$181,250	37	97
W16	149	238	122	\$34,626,500	\$283,824	\$266,500	38	97
W17	2	2	2	\$514,000	\$257,000	\$257,000	19	97
W18	97	168	51	\$10,809,000	\$211,941	\$220,000	31	97
W19	398	582	281	\$79,350,550	\$282,386	\$270,000	33	98
W20	369	488	290	\$81,044,926	\$279,465	\$260,000	31	101
W21	127	246	100	\$36,331,350	\$363,314	\$273,950	42	97
W22	35	60	29	\$7,485,300	\$258,114	\$232,000	48	98
W23	624	850	446	\$110,297,839	\$247,305	\$233,750	32	100
W24	395	572	302	\$73,627,201	\$243,799	\$235,000	33	98
W25	25	59	15	\$4,980,100	\$332,007	\$245,000	52	96
W26	1	8	-	-	-	-	-	-
W27	101	162	78	\$22,012,900	\$282,217	\$245,500	38	97
W28	104	235	79	\$29,176,600	\$369,324	\$352,000	41	97
W29	76	104	64	\$13,381,771	\$209,090	\$187,950	25	98
<b>Total</b>	<b>4,401</b>	<b>7,125</b>	<b>3,091</b>	<b>\$842,818,551</b>	<b>\$272,669</b>	<b>\$246,000</b>	<b>34</b>	<b>98</b>

## SINGLE-FAMILY RESIDENTIAL CONTINUED - JULY 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>Central</b>								
C01	419	893	262	\$67,550,780	\$257,827	\$229,444	46	97
C02	134	274	87	\$39,919,124	\$458,841	\$355,000	43	98
C03	81	152	59	\$30,440,000	\$515,932	\$300,000	38	96
C04	137	236	92	\$42,083,257	\$457,427	\$419,750	32	98
C06	34	59	25	\$8,503,905	\$340,156	\$340,000	34	98
C07	133	242	88	\$29,351,388	\$333,539	\$317,500	41	98
C08	222	400	126	\$32,044,998	\$254,325	\$211,950	38	98
C09	55	111	45	\$33,325,500	\$740,567	\$465,000	39	97
C10	93	160	71	\$32,858,940	\$462,802	\$372,500	33	99
C11	76	118	52	\$16,435,633	\$316,070	\$271,500	30	99
C12	67	174	35	\$30,423,088	\$869,231	\$693,888	55	99
C13	103	134	66	\$20,552,200	\$311,397	\$298,750	29	98
C14	303	592	143	\$43,799,907	\$306,293	\$247,500	48	97
C15	238	441	157	\$49,002,999	\$312,121	\$277,000	35	97
<b>Total</b>	<b>2,095</b>	<b>3,986</b>	<b>1,308</b>	<b>\$476,291,719</b>	<b>\$364,137</b>	<b>\$282,750</b>	<b>40</b>	<b>98</b>
<b>North</b>								
N01	120	211	81	\$30,073,086	\$371,273	\$329,000	39	97
N02	180	306	120	\$43,036,350	\$358,636	\$318,150	35	97
N03	299	539	166	\$59,901,451	\$360,852	\$295,000	37	97
N04	175	298	105	\$37,002,200	\$352,402	\$355,000	35	98
N05	46	114	35	\$12,859,701	\$367,420	\$325,000	48	97
N06	83	153	70	\$23,587,040	\$336,958	\$258,500	37	98
N07	166	229	110	\$30,432,240	\$276,657	\$250,000	38	98
N08	332	626	205	\$70,648,629	\$344,627	\$327,500	39	97
N10	183	245	74	\$24,396,282	\$329,679	\$319,000	32	98
N11	333	512	208	\$77,785,939	\$373,971	\$343,250	34	97
N12	37	81	20	\$9,071,538	\$453,577	\$306,125	42	96
N13	26	51	15	\$5,738,400	\$382,560	\$375,000	56	96
N14	52	126	22	\$8,552,500	\$388,750	\$315,000	45	97
N15	44	81	32	\$8,619,400	\$269,356	\$247,000	43	97
N16	49	103	40	\$11,531,400	\$288,285	\$251,400	54	97
N17	132	245	103	\$19,480,200	\$189,128	\$176,000	45	97
N18	52	99	35	\$8,645,400	\$247,011	\$221,000	42	97
N19	61	118	46	\$9,116,050	\$198,175	\$192,225	52	98
N20	7	34	10	\$2,504,900	\$250,490	\$242,000	65	97
N21	9	29	8	\$1,808,035	\$226,004	\$236,450	70	101
N22	23	60	18	\$3,916,900	\$217,606	\$193,500	53	97
N23	82	180	48	\$10,816,250	\$225,339	\$201,750	49	97
N24	46	103	20	\$4,643,400	\$232,170	\$163,750	72	97
<b>Total</b>	<b>2,537</b>	<b>4,543</b>	<b>1,591</b>	<b>\$514,167,291</b>	<b>\$323,172</b>	<b>\$293,000</b>	<b>40</b>	<b>97</b>
<b>Grand Total</b>								
<b>12,059</b>	<b>20,063</b>	<b>8,084</b>	<b>\$2,343,393,122</b>	<b>\$289,880</b>	<b>\$254,900</b>	<b>36</b>	<b>98</b>	

## JANUARY TO JULY 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>East</b>							
E01	957	558	\$159,358,997	\$285,590	\$258,500	22	100
E02	980	547	\$198,474,858	\$362,843	\$315,750	17	100
E03	1,558	880	\$231,013,304	\$262,515	\$250,150	28	99
E04	977	590	\$133,018,762	\$225,456	\$235,000	30	98
E05	1,291	769	\$197,353,866	\$256,637	\$244,000	34	97
E06	642	353	\$102,918,667	\$291,554	\$245,000	22	98
E07	1,341	799	\$198,731,103	\$248,725	\$244,000	32	97
E08	1,087	598	\$144,798,400	\$242,138	\$237,250	30	97
E09	1,221	662	\$141,037,744	\$213,048	\$211,844	36	98
E10	716	452	\$127,076,858	\$281,143	\$270,000	33	98
E11	1,283	760	\$162,808,805	\$214,222	\$212,000	33	98
E12	283	173	\$40,575,377	\$234,540	\$225,000	26	98
E13	1,268	813	\$210,902,157	\$259,412	\$250,000	31	100
E14	1,438	934	\$218,401,221	\$233,834	\$226,000	32	98
E15	1,382	958	\$228,221,725	\$238,227	\$232,000	36	98
E16	2,116	1,437	\$242,772,887	\$168,944	\$162,500	33	98
E17	1,025	764	\$148,797,670	\$194,761	\$183,495	34	98
E18	69	12	\$4,935,000	\$411,250	\$393,000	46	96
E19	242	120	\$34,402,950	\$286,691	\$255,000	35	97
E20	250	132	\$32,200,200	\$243,941	\$232,500	41	97
E21	387	245	\$58,964,447	\$240,671	\$221,000	44	97
<b>Total</b>	<b>20,513</b>	<b>12,556</b>	<b>\$3,019,464,998</b>	<b>\$240,480</b>	<b>\$226,000</b>	<b>31</b>	<b>98</b>
<b>West</b>							
W01	528	307	\$110,261,520	\$359,158	\$338,000	22	100
W02	779	441	\$145,990,934	\$331,045	\$295,900	28	99
W03	969	472	\$104,751,423	\$221,931	\$217,000	34	97
W04	858	471	\$108,878,380	\$231,164	\$228,000	39	97
W05	1,116	655	\$143,009,031	\$218,334	\$240,000	39	97
W06	1,149	571	\$157,179,962	\$275,271	\$260,500	36	98
W07	402	247	\$90,857,169	\$367,843	\$344,551	28	99
W08	1,191	745	\$318,439,235	\$427,435	\$349,900	30	99
W09	557	338	\$85,114,352	\$251,818	\$246,750	33	97
W10	1,338	814	\$176,193,677	\$216,454	\$201,500	37	97
W12	990	540	\$167,589,330	\$310,351	\$260,000	33	97
W13	1,068	654	\$233,755,337	\$357,424	\$270,000	36	97
W14	653	425	\$97,568,330	\$229,573	\$227,000	31	97
W15	1,520	977	\$192,057,994	\$196,579	\$176,000	36	97
W16	1,084	679	\$190,898,362	\$281,146	\$259,900	30	97
W17	14	13	\$3,700,940	\$284,688	\$266,990	33	99
W18	623	327	\$69,035,260	\$211,117	\$223,000	33	97
W19	2,643	1,676	\$468,685,556	\$279,645	\$265,000	32	98
W20	2,689	1,822	\$497,890,575	\$273,266	\$256,950	29	98
W21	959	532	\$176,911,351	\$332,540	\$283,000	36	98
W22	226	120	\$31,398,890	\$261,657	\$238,650	37	98
W23	4,103	2,513	\$609,306,052	\$242,462	\$232,000	32	98
W24	2,695	1,724	\$403,242,874	\$233,900	\$225,000	33	98
W25	209	127	\$44,823,300	\$352,939	\$245,000	46	97
W26	15	4	\$1,409,000	\$352,250	\$287,500	53	97
W27	719	504	\$134,026,599	\$265,926	\$242,000	36	98
W28	805	470	\$157,895,900	\$335,949	\$306,000	39	97
W29	546	420	\$85,348,220	\$203,210	\$194,950	34	98
<b>Total</b>	<b>30,448</b>	<b>18,588</b>	<b>\$5,006,219,553</b>	<b>\$269,325</b>	<b>\$244,000</b>	<b>33</b>	<b>98</b>

JANUARY TO JULY 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>Central</b>							
C01	3,198	1,476	\$401,916,264	\$272,301	\$240,000	42	98
C02	1,002	496	\$246,989,324	\$497,962	\$375,000	32	99
C03	704	403	\$239,202,017	\$593,553	\$380,000	30	98
C04	1,203	732	\$391,061,214	\$534,237	\$476,250	25	100
C06	299	156	\$59,116,668	\$378,953	\$353,000	29	98
C07	952	502	\$159,733,527	\$318,194	\$295,000	36	97
C08	1,431	696	\$188,395,319	\$270,683	\$233,000	36	98
C09	514	279	\$196,811,091	\$705,416	\$485,000	35	99
C10	818	500	\$248,891,413	\$497,783	\$392,500	25	99
C11	504	299	\$108,334,099	\$362,321	\$340,000	25	100
C12	510	251	\$221,982,738	\$884,393	\$700,000	38	97
C13	675	417	\$130,530,471	\$313,023	\$305,000	28	98
C14	1,832	835	\$259,743,887	\$311,071	\$260,000	43	97
C15	1,691	827	\$249,536,438	\$301,737	\$260,000	32	97
<b>Total</b>	<b>15,333</b>	<b>7,869</b>	<b>\$3,102,244,470</b>	<b>\$394,236</b>	<b>\$301,500</b>	<b>34</b>	<b>98</b>
<b>North</b>							
N01	800	455	\$160,658,599	\$353,096	\$318,000	34	97
N02	1,188	622	\$214,922,234	\$345,534	\$319,000	34	97
N03	1,811	937	\$333,358,214	\$355,772	\$295,000	36	97
N04	1,240	683	\$247,950,706	\$363,032	\$357,000	32	98
N05	414	226	\$84,850,384	\$375,444	\$332,750	41	97
N06	792	531	\$173,378,667	\$326,514	\$275,000	32	98
N07	1,124	768	\$209,621,300	\$272,944	\$254,000	31	98
N08	2,266	1,244	\$430,343,788	\$345,936	\$325,000	35	97
N10	944	549	\$182,216,535	\$331,906	\$317,000	30	98
N11	1,964	1,136	\$415,088,123	\$365,394	\$338,500	33	98
N12	259	145	\$57,590,088	\$397,173	\$324,000	43	97
N13	124	49	\$21,825,200	\$445,412	\$375,000	55	96
N14	266	115	\$52,278,250	\$454,593	\$411,250	50	96
N15	271	165	\$49,616,700	\$300,707	\$275,000	40	97
N16	321	181	\$50,333,424	\$278,085	\$249,900	49	97
N17	892	599	\$117,121,523	\$195,528	\$181,000	41	97
N18	323	220	\$50,616,800	\$230,076	\$216,500	42	98
N19	439	324	\$68,975,200	\$212,886	\$195,000	48	97
N20	82	42	\$12,688,000	\$302,095	\$265,500	74	97
N21	84	54	\$12,176,815	\$225,497	\$222,500	59	97
N22	186	126	\$23,790,853	\$188,816	\$177,000	47	97
N23	535	297	\$58,625,520	\$197,392	\$184,000	52	97
N24	214	102	\$18,002,606	\$176,496	\$156,308	61	97
<b>Total</b>	<b>16,539</b>	<b>9,570</b>	<b>\$3,046,029,529</b>	<b>\$318,289</b>	<b>\$290,500</b>	<b>37</b>	<b>97</b>
<b>Grand Total</b>	<b>82,833</b>	<b>48,583</b>	<b>\$14,171,258,550</b>	<b>\$291,692</b>	<b>\$252,900</b>	<b>34</b>	<b>98</b>



## SINGLE-FAMILY WEST BREAKDOWN - JULY 2003

Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	23	\$455,070	\$418,000	16	\$334,531	\$347,500	9	\$240,044	\$225,000	-	-	-
W02	34	\$410,368	\$366,000	39	\$271,328	\$267,000	4	\$275,750	\$276,500	-	-	-
W03	49	\$230,442	\$223,500	29	\$228,879	\$226,000	11	\$163,718	\$136,000	-	-	-
W04	43	\$278,823	\$275,000	6	\$253,167	\$266,500	19	\$141,947	\$146,000	1	\$305,000	\$305,000
W05	23	\$330,752	\$298,000	30	\$268,457	\$270,950	33	\$133,021	\$138,900	-	-	-
W06	49	\$276,754	\$270,000	3	\$235,667	\$265,000	36	\$253,114	\$224,500	-	-	-
W07	29	\$392,255	\$371,100	-	-	-	4	\$205,875	\$177,750	-	-	-
W08	60	\$483,246	\$404,275	1	\$281,500	\$281,500	31	\$189,739	\$178,000	-	-	-
W09	18	\$361,783	\$362,500	3	\$249,000	\$238,000	29	\$144,386	\$128,000	-	-	-
W10	61	\$284,151	\$270,000	10	\$258,970	\$258,750	53	\$312,970	\$145,000	-	-	-
W12	50	\$377,224	\$333,500	9	\$247,944	\$255,000	22	\$180,607	\$168,000	-	-	-
W13	53	\$472,842	\$412,500	14	\$226,107	\$225,000	5	\$163,600	\$150,000	-	-	-
W14	11	\$371,955	\$380,000	7	\$263,043	\$256,500	17	\$152,141	\$150,000	1	\$315,000	\$315,000
W15	9	\$363,932	\$377,888	14	\$266,779	\$266,000	108	\$170,386	\$167,000	-	-	-
W16	61	\$340,244	\$325,000	18	\$249,050	\$245,000	11	\$241,000	\$183,000	5	\$247,600	\$248,000
W17	-	-	-	2	\$257,000	\$257,000	-	-	-	-	-	-
W18	15	\$243,573	\$258,000	21	\$229,943	\$226,500	7	\$129,657	\$125,000	-	-	-
W19	107	\$360,856	\$350,000	47	\$268,119	\$267,000	42	\$199,916	\$175,000	2	\$269,000	\$269,000
W20	120	\$334,839	\$320,000	66	\$253,391	\$255,000	9	\$185,333	\$176,500	6	\$246,083	\$241,000
W21	50	\$492,996	\$374,250	14	\$275,350	\$270,000	11	\$183,091	\$168,000	6	\$228,400	\$235,700
W22	15	\$297,220	\$295,000	6	\$231,667	\$229,500	-	-	-	-	-	-
W23	238	\$283,628	\$269,450	93	\$224,468	\$223,000	10	\$192,175	\$187,500	5	\$231,600	\$230,000
W24	131	\$303,382	\$286,900	83	\$233,023	\$234,000	28	\$143,782	\$143,050	-	-	-
W25	11	\$376,536	\$329,000	1	\$211,700	\$211,700	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	58	\$309,879	\$283,500	6	\$226,833	\$227,500	1	\$205,000	\$205,000	-	-	-
W28	70	\$388,654	\$362,450	1	\$248,000	\$248,000	-	-	-	2	\$240,400	\$240,400
W29	40	\$237,569	\$215,750	13	\$162,769	\$161,000	-	-	-	3	\$181,667	\$180,000

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	-	-	-	-	-	-	-	-	-	4	\$263,250	\$239,000
W02	-	-	-	-	-	-	-	-	-	3	\$239,000	\$232,000
W03	-	-	-	-	-	-	-	-	-	1	\$290,000	\$290,000
W04	8	\$201,125	\$184,500	-	-	-	2	\$145,000	\$145,000	-	-	-
W05	15	\$173,613	\$160,000	-	-	-	-	-	-	-	-	-
W06	4	\$311,975	\$340,450	-	-	-	1	\$145,000	\$145,000	4	\$298,500	\$298,500
W07	1	\$230,000	\$230,000	-	-	-	-	-	-	3	\$346,667	\$338,000
W08	3	\$244,667	\$257,000	-	-	-	1	\$215,000	\$215,000	-	-	-
W09	-	-	-	-	-	-	1	\$141,500	\$141,500	-	-	-
W10	18	\$171,072	\$163,450	-	-	-	1	\$160,000	\$160,000	6	\$246,583	\$251,000
W12	6	\$284,650	\$220,250	-	-	-	-	-	-	-	-	-
W13	22	\$183,576	\$179,350	-	-	-	-	-	-	2	\$202,450	\$202,450
W14	18	\$197,046	\$224,500	-	-	-	1	\$107,000	\$107,000	-	-	-
W15	28	\$200,814	\$195,750	-	-	-	2	\$167,500	\$167,500	1	\$230,000	\$230,000
W16	26	\$202,685	\$211,400	-	-	-	-	-	-	1	\$229,900	\$229,900
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	8	\$177,375	\$171,000	-	-	-	-	-	-	-	-	-
W19	60	\$219,616	\$223,500	-	-	-	1	\$174,000	\$174,000	22	\$265,995	\$264,000
W20	76	\$234,155	\$208,750	-	-	-	-	-	-	13	\$246,165	\$248,000
W21	5	\$199,400	\$199,000	-	-	-	-	-	-	14	\$246,089	\$225,750
W22	1	\$164,500	\$164,500	-	-	-	-	-	-	7	\$210,357	\$205,000
W23	58	\$176,414	\$174,500	-	-	-	1	\$250,000	\$250,000	41	\$203,834	\$207,000
W24	42	\$167,102	\$160,000	-	-	-	1	\$132,500	\$132,500	17	\$198,029	\$202,000
W25	1	\$180,500	\$180,500	-	-	-	-	-	-	2	\$223,000	\$223,000
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	5	\$153,880	\$159,900	-	-	-	-	-	-	8	\$213,063	\$210,500
W28	2	\$192,000	\$192,000	-	-	-	-	-	-	4	\$214,500	\$216,500
W29	3	\$132,667	\$128,000	-	-	-	-	-	-	5	\$164,000	\$170,000







(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
<b>1966</b>	13,428	\$21,360	<b>2002</b>		
<b>1967</b>	12,432	24,078	January	4,869	\$262,919
<b>1968</b>	12,245	26,732	February	6,866	270,883
<b>1969</b>	12,493	28,929	March	7,602	274,874
<b>1970</b>	10,498	29,492	April	8,181	277,664
<b>1971</b>	13,085	30,426	May	8,042	278,323
<b>1972</b>	14,613	32,513	June	6,627	278,698
<b>1973</b>	16,335	40,605	July	5,727	274,348
<b>1974</b>	17,318	52,806	August	5,418	266,154
<b>1975</b>	22,020	57,581	September	5,846	282,765
<b>1976</b>	19,025	61,389	October	6,455	279,771
<b>1977</b>	20,512	64,559	November	5,537	285,323
<b>1978</b>	21,184	67,333	December	3,589	275,002
<b>1979</b>	23,466	70,830	<b>Total**</b>	<b>74,759</b>	<b>\$275,371</b>
<b>1980</b>	26,017	75,694	<b>2003</b>		
<b>1981</b>	29,625	90,203	January	4,403	281,292
<b>1982</b>	25,336	95,496	February	5,965	289,954
<b>1983</b>	30,046	101,626	March	6,986	290,185
<b>1984</b>	31,905	102,318	April	7,307	292,783
<b>1985</b>	45,509	109,094	May	8,025	298,451
<b>1986</b>	52,919	138,925	June	8,033	295,053
<b>1987</b>	43,475	189,105	July	8,084	289,880
<b>1988</b>	49,381	229,635	<b>Total**</b>	<b>45,583</b>	<b>\$291,692</b>
<b>1989</b>	38,960	273,698			
<b>1990</b>	26,779	255,020			
<b>1991</b>	38,144	234,313			
<b>1992</b>	41,703	214,971			
<b>1993</b>	38,990	206,490			
<b>1994</b>	44,237	208,921			
<b>1995</b>	39,273	203,028			
<b>1996</b>	55,779	198,150			
<b>1997</b>	58,014	211,307			
<b>1998</b>	55,344	216,815			
<b>1999</b>	58,957	228,372			
<b>2000</b>	58,343	243,255			
<b>2001</b>					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
<b>Total</b>	<b>67,612</b>	<b>\$251,508</b>			

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

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

