

December 2004

83,000 Sales in 2004! Best Year Ever!

TORONTO - Wednesday January 5, 2005.

With 83,501 single-family dwellings changing hands, 2004 was the best year for sales ever recorded, TREB President Ron Abraham announced today. "The year-end total was up six per cent from the previous record of 78,898," Mr. Abraham said. "In addition, 2004 prices were up seven per cent over 2003 to \$315,231, their highest level ever recorded. The median price came in at \$270,000, up six per cent over last year."

December alone saw 4,232 sales, the second best December on the books and up one per cent over the same month last year. "The fact that we recorded over 4,000 transactions in what is usually the slowest month of the year is a good sign going forward," Mr. Abraham noted. "2005 should get off to a healthy start."

Breaking down the total, 1,601 sales were reported in TREB's 28 West

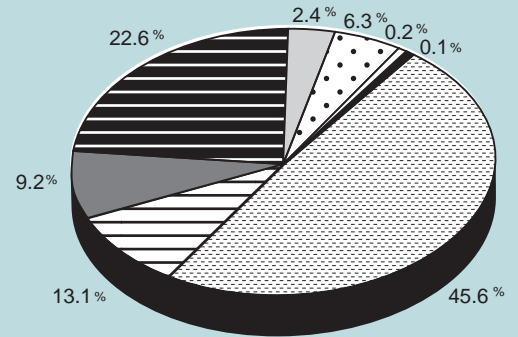
districts and averaged \$285,749; 782 sales were reported in the 14 Central districts and averaged \$417,999; 800 sales were reported in the 23 North districts and averaged \$365,112; and 1,049 sales were reported in TREB's 21 East districts and averaged \$247,715. ■

NEIGHBOURHOOD CORNER

The City of Toronto

In 2004, The City of Toronto (E-1 to E-11, W-1 to W-10, and C-1 to C-15) saw 33,963 single-family dwelling sales, up four per cent over the 32,528 sales recorded in 2003. The average price for these sales was \$326,514, a three per cent increase over last year. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	1,932	97	\$335,000
Semi-Detached	553	97	\$269,500
Condo Townhouse	391	97	\$208,800
Condo Apt	959	97	\$192,000
Link	102	97	\$267,000
Att/Row/Twnhouse	267	98	\$261,000
Co-op Apt	24	95	\$138,000
Det Condo	4	98	\$302,500

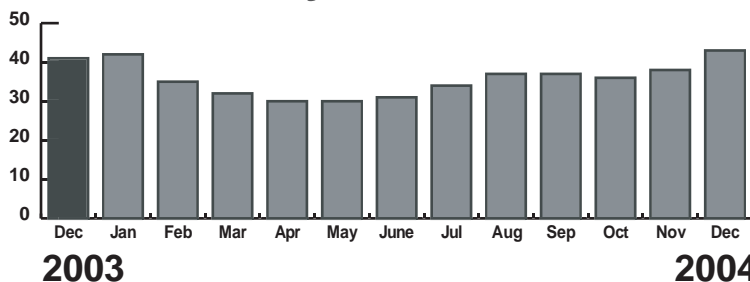
Housing Market Indicators

	Dec. 2003	Dec. 2004	%Change
Sales	4,194	4,232	(+1%)
New Listings	5,059	4,903	(-3%)
Active Listings*	13,644	16,592	(+22%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - December 2004

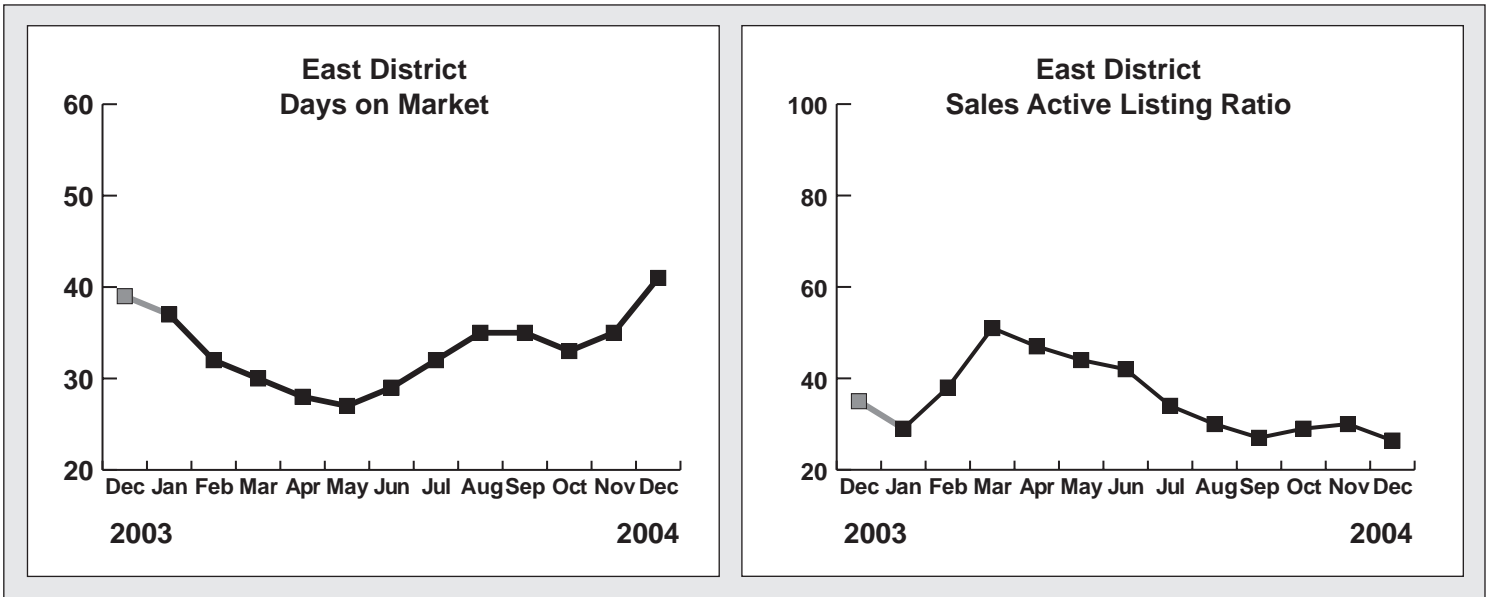
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	13	0.3	5	0.5	-	-
\$90,001 - \$100,000	16	0.4	10	1.0	3	0.8
\$100,001 - \$110,000	19	0.4	12	1.3	4	1.0
\$110,001 - \$120,000	33	0.8	19	2.0	5	1.3
\$120,001 - \$130,000	43	1.0	29	3.0	8	2.0
\$130,001 - \$140,000	77	1.8	50	5.2	11	2.8
\$140,001 - \$150,000	102	2.4	65	6.8	22	5.6
\$150,001 - \$160,000	111	2.6	68	7.1	24	6.1
\$160,001 - \$170,000	139	3.3	80	8.3	31	7.9
\$170,001 - \$180,000	144	3.4	76	7.9	27	6.9
\$180,001 - \$190,000	119	2.8	59	6.2	19	4.9
\$190,001 - \$200,000	138	3.3	62	6.5	22	5.6
\$200,001 - \$225,000	398	9.4	119	12.4	67	17.1
\$225,001 - \$250,000	435	10.3	79	8.2	63	16.1
\$250,001 - \$300,000	823	19.4	86	9.0	59	15.1
\$300,001 - \$400,000	936	22.1	96	10.0	19	4.9
\$400,001 - \$500,000	318	7.5	23	2.4	4	1.0
\$500,001 - \$750,000	240	5.7	9	0.9	2	0.5
\$750,001 - \$1,000,000	58	1.4	6	0.6	1	0.3
\$1,000,001 - \$1,500,000	41	1.0	2	0.2	-	-
\$1,500,001 -	29	0.7	4	0.4	-	-
Total:	4,232	100	959	100	391	100

Current Month: December 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	112	43	46	\$13,198,844	\$286,931	\$285,200	28	98
E02	78	31	35	\$13,793,352	\$394,096	\$350,000	34	98
E03	245	94	69	\$19,167,301	\$277,787	\$250,000	35	98
E04	273	78	54	\$13,511,800	\$250,219	\$262,000	38	97
E05	273	68	56	\$14,055,750	\$250,996	\$229,400	41	96
E06	87	31	28	\$7,094,600	\$253,379	\$239,750	27	98
E07	325	83	73	\$18,515,076	\$253,631	\$249,000	44	97
E08	265	81	44	\$9,955,700	\$226,266	\$222,500	44	97
E09	283	82	71	\$14,919,888	\$210,139	\$194,000	48	97
E10	164	38	37	\$10,758,999	\$290,784	\$289,899	48	97
E11	452	110	73	\$16,113,900	\$220,738	\$210,000	51	97
E12	28	12	19	\$4,975,600	\$261,874	\$248,000	42	97
E13	206	51	66	\$17,292,950	\$262,014	\$250,000	45	97
E14	226	74	79	\$19,769,568	\$250,248	\$245,000	40	98
E15	255	81	78	\$20,301,900	\$260,281	\$244,000	33	98
E16	316	99	129	\$23,897,500	\$185,252	\$171,000	43	97
E17	180	53	54	\$11,525,440	\$213,434	\$200,500	37	98
E18	21	2	1	\$570,000	\$570,000	\$570,000	125	97
E19	43	11	13	\$3,990,400	\$306,954	\$298,900	33	96
E20	60	11	14	\$3,766,900	\$269,064	\$253,000	44	98
E21	78	14	10	\$2,677,900	\$267,790	\$240,500	67	87
Total	3,970	1,147	1,049	\$259,853,368	\$247,715	\$234,000	41	97

Year-to-Date: January 2004 to December 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,564	933	\$295,652,456	\$316,884	\$298,000	19	100
E02	1,390	920	\$364,437,956	\$396,128	\$350,000	20	100
E03	2,504	1,467	\$411,390,535	\$280,430	\$272,000	25	99
E04	1,958	970	\$224,650,446	\$231,598	\$248,000	35	97
E05	2,243	1,219	\$320,420,414	\$262,855	\$246,000	35	97
E06	1,011	596	\$181,747,003	\$304,945	\$259,950	24	98
E07	2,535	1,236	\$318,155,184	\$257,407	\$256,900	37	97
E08	2,054	978	\$245,298,024	\$250,816	\$250,000	37	97
E09	2,190	1,117	\$242,697,851	\$217,277	\$205,500	42	97
E10	1,227	641	\$193,510,849	\$301,889	\$290,000	30	98
E11	2,840	1,125	\$265,856,660	\$236,317	\$230,000	42	97
E12	405	264	\$66,112,486	\$250,426	\$237,000	31	98
E13	2,013	1,223	\$335,827,483	\$274,593	\$259,900	31	98
E14	2,382	1,481	\$378,751,165	\$255,740	\$245,000	29	98
E15	2,545	1,604	\$417,244,615	\$260,128	\$242,500	28	98
E16	3,656	2,667	\$496,480,678	\$186,157	\$176,900	30	98
E17	1,866	1,328	\$288,404,475	\$217,172	\$202,000	31	98
E18	123	48	\$23,474,500	\$489,052	\$415,000	51	95
E19	456	310	\$91,837,309	\$296,249	\$276,000	33	98
E20	433	254	\$64,398,233	\$253,536	\$230,000	51	97
E21	646	421	\$118,531,625	\$281,548	\$254,000	48	97
Total	36,041	20,802	\$5,344,879,947	\$256,941	\$240,500	32	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	27	7	\$352,035	\$350,000	25.9	98	E01	60	25	\$270,552	\$260,000	41.7	98
E02	22	8	\$503,000	\$465,000	36.4	97	E02	28	22	\$385,718	\$350,500	78.6	98
E03	95	38	\$322,058	\$275,000	40.0	99	E03	48	15	\$314,073	\$320,000	31.3	100
E04	92	31	\$272,523	\$269,500	33.7	97	E04	24	3	\$230,500	\$222,500	12.5	97
E05	83	15	\$357,227	\$357,500	18.1	96	E05	10	5	\$267,260	\$273,500	50.0	99
E06	71	24	\$262,354	\$255,000	33.8	98	E06	13	1	\$200,500	\$200,500	7.7	96
E07	120	30	\$332,046	\$332,000	25.0	98	E07	21	5	\$245,940	\$249,000	23.8	96
E08	109	20	\$298,555	\$267,500	18.4	97	E08	13	2	\$237,450	\$237,450	15.4	97
E09	96	23	\$268,087	\$268,500	24.0	97	E09	6	1	\$250,000	\$250,000	16.7	96
E10	124	26	\$331,269	\$311,000	21.0	97	E10	5	1	\$242,000	\$242,000	20.0	97
E11	165	22	\$314,927	\$316,000	13.3	97	E11	45	7	\$254,429	\$256,000	15.6	97
E12	20	12	\$311,675	\$291,250	60.0	97	E12	1	2	\$209,000	\$209,000	200.0	97
E13	129	29	\$336,902	\$307,250	22.5	97	E13	20	11	\$236,891	\$236,000	55.0	97
E14	173	50	\$271,873	\$261,500	28.9	98	E14	8	3	\$222,333	\$222,000	37.5	96
E15	175	44	\$300,664	\$288,500	25.1	98	E15	8	7	\$218,700	\$218,000	87.5	99
E16	227	77	\$208,969	\$197,500	33.9	97	E16	34	26	\$160,827	\$158,250	76.5	97
E17	114	22	\$264,648	\$229,450	19.3	98	E17	8	6	\$152,400	\$158,500	75.0	99
E18	21	1	\$570,000	\$570,000	4.8	97	E18	-	-	-	-	-	-
E19	36	12	\$309,783	\$301,450	33.3	96	E19	-	-	-	-	-	-
E20	57	14	\$269,064	\$253,000	24.6	98	E20	-	-	-	-	-	-
E21	76	10	\$267,790	\$240,500	13.2	87	E21	-	-	-	-	-	-

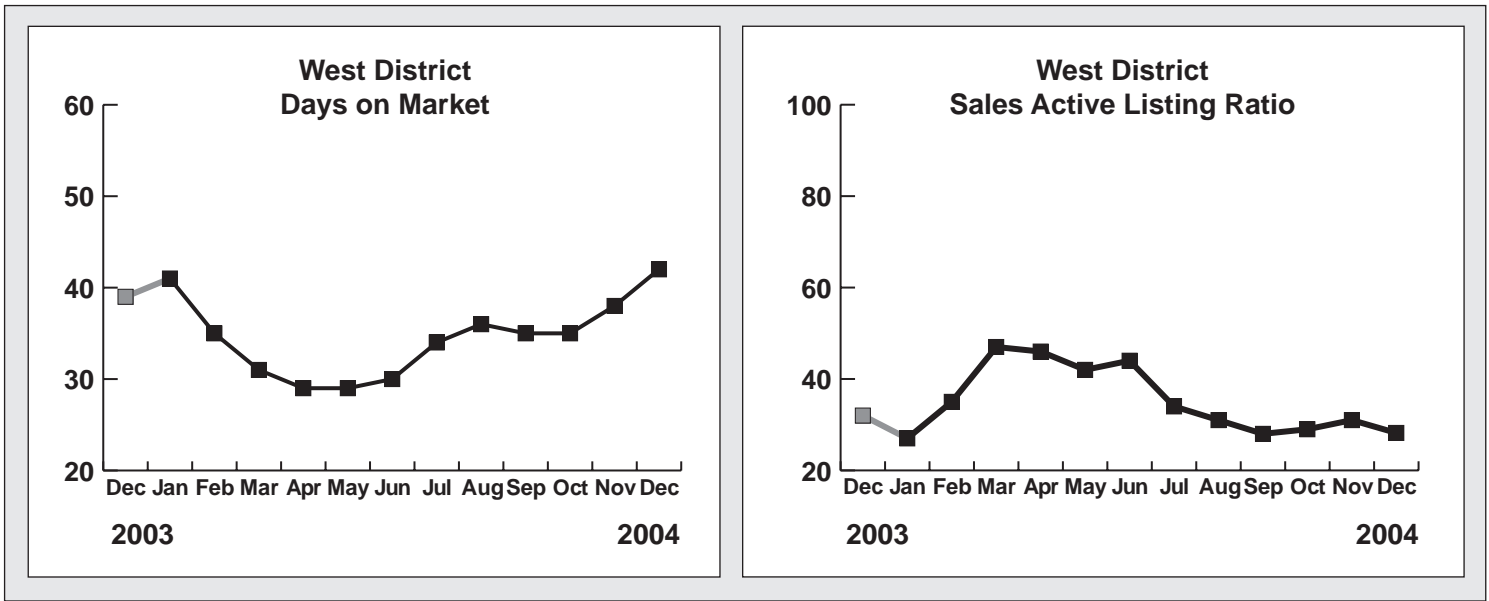
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	2	\$383,500	\$383,500	50.0	99	E01	-	-	-	-	-	-
E02	15	2	\$252,776	\$252,776	13.3	98	E02	-	-	-	-	-	-
E03	97	16	\$138,625	\$134,500	16.5	97	E03	-	-	-	-	-	-
E04	121	8	\$171,750	\$165,750	6.6	97	E04	-	-	-	-	-	-
E05	122	26	\$198,990	\$197,500	21.3	95	E05	8	-	-	-	-	-
E06	2	3	\$199,200	\$194,100	150.0	98	E06	-	-	-	-	-	-
E07	131	24	\$166,038	\$164,500	18.3	97	E07	16	5	\$280,160	\$275,000	31.3	96
E08	102	18	\$146,850	\$143,150	17.7	96	E08	1	1	\$290,000	\$290,000	100.0	87
E09	132	37	\$184,470	\$177,000	28.0	97	E09	-	-	-	-	-	-
E10	12	1	\$119,000	\$119,000	8.3	92	E10	2	-	-	-	-	-
E11	121	23	\$133,087	\$139,000	19.0	96	E11	12	2	\$242,250	\$242,250	16.7	95
E12	2	1	\$135,000	\$135,000	50.0	96	E12	2	-	-	-	-	-
E13	8	7	\$189,357	\$164,500	87.5	98	E13	7	3	\$236,167	\$238,000	42.9	97
E14	10	5	\$186,180	\$158,900	50.0	97	E14	9	3	\$221,667	\$208,000	33.3	96
E15	6	1	\$134,000	\$134,000	16.7	94	E15	28	9	\$220,100	\$221,000	32.1	98
E16	7	4	\$132,500	\$139,000	57.1	97	E16	11	2	\$190,000	\$190,000	18.2	99
E17	3	2	\$131,500	\$131,500	66.7	96	E17	40	16	\$199,837	\$203,995	40.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	1	\$273,000	\$273,000	20.0	98
E20	-	-	-	-	-	-	E20	3	-	-	-	-	-
E21	2	-	-	-	-	-	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	1	\$175,000	\$175,000	20.0	95	E01	-	-	-	-	-	-
E02	5	2	\$296,500	\$296,500	40.0	102	E02	-	-	-	-	-	-
E03	1	-	-	-	-	-	E03	-	-	-	-	-	-
E04	31	9	\$235,433	\$233,500	29.0	97	E04	-	-	-	-	-	-
E05	45	9	\$218,033	\$210,000	20.0	97	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	22	7	\$215,614	\$215,500	31.8	97	E07	-	-	-	-	-	-
E08	35	3	\$192,133	\$167,500	8.6	97	E08	-	-	-	-	-	-
E09	46	10	\$167,850	\$176,750	21.7	96	E09	-	-	-	-	-	-
E10	11	4	\$137,125	\$133,000	36.4	96	E10	-	-	-	-	-	-
E11	56	7	\$180,500	\$168,000	12.5	98	E11	1	1	\$210,000	\$210,000	100.0	96
E12	2	4	\$170,625	\$167,500	200.0	97	E12	-	-	-	-	-	-
E13	31	14	\$173,571	\$176,500	45.2	98	E13	-	-	-	-	-	-
E14	9	5	\$191,600	\$194,000	55.6	98	E14	1	1	\$196,500	\$196,500	100.0	100
E15	9	5	\$188,980	\$188,000	55.6	98	E15	-	-	-	-	-	-
E16	31	17	\$127,965	\$129,000	54.8	97	E16	-	-	-	-	-	-
E17	4	3	\$181,000	\$168,000	75.0	97	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	16	11	\$275,345	\$285,399	68.8	98
E02	1	1	\$185,000	\$185,000	100.0	100	E02	7	-	-	-	-	-
E03	1	-	-	-	-	-	E03	3	-	-	-	-	-
E04	3	-	-	-	-	-	E04	2	3	\$293,067	\$309,900	150.0	99
E05	2	-	-	-	-	-	E05	3	1	\$225,000	\$225,000	33.3	96
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	1	1	\$219,000	\$219,000	100.0	100	E07	14	1	\$210,000	\$210,000	7.1	98
E08	1	-	-	-	-	-	E08	4	-	-	-	-	-
E09	1	-	-	-	-	-	E09	2	-	-	-	-	-
E10	1	-	-	-	-	-	E10	9	5	\$247,300	\$252,000	55.6	98
E11	2	-	-	-	-	-	E11	50	11	\$216,864	\$200,000	22.0	97
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	11	2	\$226,500	\$226,500	18.2	98
E14	-	-	-	-	-	-	E14	16	12	\$229,875	\$226,750	75.0	98
E15	-	-	-	-	-	-	E15	29	12	\$206,833	\$206,250	41.4	98
E16	-	-	-	-	-	-	E16	6	3	\$180,000	\$170,000	50.0	97
E17	-	1	\$134,500	\$134,500	-	99	E17	11	4	\$162,725	\$177,950	36.4	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: December 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	83	23	29	\$10,799,600	\$372,400	\$340,000	29	98	
W02	129	27	42	\$14,067,200	\$334,933	\$301,750	50	96	
W03	217	73	50	\$12,955,700	\$259,114	\$251,000	39	97	
W04	199	62	44	\$11,191,290	\$254,348	\$238,500	47	96	
W05	305	76	53	\$13,210,400	\$249,253	\$278,000	44	96	
W06	232	80	57	\$18,107,950	\$317,683	\$300,000	49	96	
W07	66	17	22	\$8,601,950	\$390,998	\$360,000	28	99	
W08	160	48	52	\$20,673,450	\$397,566	\$312,750	43	98	
W09	154	45	27	\$5,646,100	\$209,115	\$177,000	48	95	
W10	391	114	64	\$14,553,800	\$227,403	\$242,750	54	96	
W12	157	39	42	\$11,872,800	\$282,686	\$274,750	46	96	
W13	164	42	43	\$16,037,100	\$372,956	\$264,300	38	97	
W14	126	50	38	\$8,923,500	\$234,829	\$214,500	53	95	
W15	470	120	107	\$20,938,958	\$195,691	\$176,000	43	97	
W16	167	56	43	\$10,968,350	\$255,078	\$249,900	39	97	
W17	-	-	-	-	-	-	-	-	
W18	117	36	32	\$7,180,800	\$224,400	\$232,500	38	97	
W19	480	147	137	\$42,661,700	\$311,399	\$299,000	41	97	
W20	403	134	136	\$38,792,500	\$285,239	\$272,000	33	97	
W21	192	66	49	\$17,209,750	\$351,219	\$334,000	50	97	
W22	83	21	18	\$6,022,900	\$334,606	\$313,250	61	99	
W23	990	334	237	\$62,331,901	\$263,004	\$252,000	40	98	
W24	667	206	147	\$39,308,600	\$267,405	\$250,000	36	97	
W25	45	12	17	\$4,744,800	\$279,106	\$267,000	39	98	
W26	6	-	-	-	-	-	-	-	
W27	121	30	44	\$13,674,850	\$310,792	\$282,000	41	97	
W28	155	40	37	\$19,990,500	\$540,284	\$368,000	52	95	
W29	95	35	34	\$7,018,100	\$206,415	\$214,750	42	98	
Total	6,374	1,933	1,601	\$457,484,549	\$285,749	\$261,000	42	97	



Year-to-Date: January 2004 to December 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	913	601	\$238,698,348	\$397,169	\$367,500	28	100
W02	1,377	796	\$288,024,102	\$361,839	\$320,000	27	99
W03	1,621	811	\$194,330,116	\$239,618	\$238,500	34	97
W04	1,493	816	\$203,419,779	\$249,289	\$249,950	37	97
W05	1,877	989	\$235,269,476	\$237,886	\$265,000	38	97
W06	1,806	1,042	\$311,365,293	\$298,815	\$281,250	40	98
W07	750	485	\$188,044,498	\$387,721	\$365,000	29	100
W08	1,909	1,224	\$539,352,361	\$440,647	\$362,750	32	98
W09	1,051	526	\$152,688,414	\$290,282	\$305,000	35	97
W10	2,354	1,159	\$265,114,253	\$228,744	\$243,000	42	97
W12	1,625	1,027	\$343,844,795	\$334,805	\$289,900	35	97
W13	1,652	997	\$402,077,035	\$403,287	\$318,000	32	98
W14	1,038	677	\$174,166,238	\$257,262	\$247,000	34	97
W15	3,046	1,679	\$343,722,279	\$204,718	\$182,000	38	97
W16	1,717	1,127	\$338,016,853	\$299,926	\$273,000	30	98
W17	2	2	\$985,000	\$492,500	\$492,500	139	87
W18	885	436	\$99,989,149	\$229,333	\$241,250	39	97
W19	4,704	2,793	\$842,354,262	\$301,595	\$285,000	32	98
W20	4,555	3,088	\$903,884,734	\$292,709	\$275,000	28	98
W21	1,693	1,037	\$397,550,550	\$383,366	\$329,000	37	98
W22	594	341	\$98,073,050	\$287,604	\$267,000	30	98
W23	8,018	4,515	\$1,184,040,163	\$262,246	\$253,000	34	98
W24	5,151	2,917	\$754,277,583	\$258,580	\$250,000	32	98
W25	359	223	\$66,358,490	\$297,572	\$255,700	37	98
W26	38	21	\$10,508,400	\$500,400	\$457,000	52	96
W27	1,124	821	\$239,326,632	\$291,506	\$262,000	32	98
W28	1,325	833	\$322,979,549	\$387,731	\$334,000	42	97
W29	934	697	\$155,940,028	\$223,730	\$217,000	34	98
Total	53,611	31,680	\$9,294,401,430	\$293,384	\$265,000	34	98

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	17	8	\$508,775	\$505,600	47.1	101	W01	18	7	\$419,714	\$392,500	38.9	98
W02	38	18	\$418,778	\$370,750	47.4	95	W02	61	19	\$282,963	\$292,000	31.2	96
W03	119	30	\$267,623	\$251,000	25.2	96	W03	66	15	\$271,433	\$278,000	22.7	97
W04	107	20	\$335,125	\$315,000	18.7	97	W04	11	4	\$288,000	\$273,500	36.4	96
W05	52	14	\$341,207	\$329,450	26.9	97	W05	80	18	\$278,667	\$280,500	22.5	95
W06	55	30	\$305,758	\$287,750	54.6	97	W06	13	2	\$345,250	\$345,250	15.4	95
W07	23	17	\$445,144	\$429,000	73.9	100	W07	1	-	-	-	-	-
W08	60	24	\$607,942	\$411,500	40.0	99	W08	1	-	-	-	-	-
W09	35	6	\$354,333	\$314,000	17.1	97	W09	5	1	\$275,000	\$275,000	20.0	97
W10	141	29	\$285,845	\$274,000	20.6	96	W10	10	6	\$250,733	\$250,750	60.0	98
W12	81	19	\$373,121	\$320,000	23.5	96	W12	11	4	\$288,000	\$285,000	36.4	97
W13	86	20	\$575,465	\$415,000	23.3	97	W13	15	5	\$262,740	\$253,000	33.3	98
W14	38	11	\$367,545	\$361,000	29.0	96	W14	9	1	\$333,000	\$333,000	11.1	98
W15	25	6	\$436,167	\$372,000	24.0	98	W15	18	3	\$287,000	\$286,000	16.7	97
W16	69	13	\$332,231	\$308,000	18.8	98	W16	28	13	\$251,731	\$250,000	46.4	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	43	14	\$268,000	\$275,500	32.6	97	W18	47	8	\$238,175	\$247,500	17.0	98
W19	210	58	\$401,526	\$395,500	27.6	97	W19	50	23	\$295,665	\$295,000	46.0	98
W20	205	44	\$367,134	\$345,000	21.5	97	W20	77	46	\$274,395	\$270,500	59.7	98
W21	145	31	\$398,161	\$350,000	21.4	98	W21	5	1	\$280,000	\$280,000	20.0	98
W22	62	13	\$374,492	\$355,000	21.0	99	W22	15	2	\$256,250	\$256,250	13.3	98
W23	629	122	\$298,258	\$287,750	19.4	98	W23	192	55	\$243,429	\$245,000	28.7	98
W24	391	66	\$338,808	\$337,576	16.9	97	W24	109	37	\$240,681	\$242,000	33.9	98
W25	29	8	\$364,413	\$325,750	27.6	98	W25	1	-	-	-	-	-
W26	6	-	-	-	-	-	W26	-	-	-	-	-	-
W27	100	32	\$355,798	\$337,000	32.0	97	W27	3	2	\$222,950	\$222,950	66.7	99
W28	142	31	\$599,197	\$400,000	21.8	95	W28	9	3	\$231,000	\$234,000	33.3	94
W29	65	22	\$234,200	\$227,000	33.9	97	W29	6	2	\$174,500	\$174,500	33.3	98

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	34	8	\$266,375	\$227,500	23.5	97	W01	1	-	-	-	-	-
W02	3	-	-	-	-	-	W02	-	-	-	-	-	-
W03	22	4	\$157,125	\$151,000	18.2	97	W03	-	-	-	-	-	-
W04	65	17	\$149,758	\$143,000	26.2	95	W04	-	-	-	-	-	-
W05	113	13	\$135,038	\$137,000	11.5	96	W05	-	-	-	-	-	-
W06	151	20	\$347,260	\$318,250	13.3	96	W06	-	-	-	-	-	-
W07	36	4	\$230,625	\$222,000	11.1	96	W07	-	-	-	-	-	-
W08	85	21	\$202,510	\$171,000	24.7	97	W08	-	-	-	-	-	-
W09	104	16	\$147,975	\$132,750	15.4	95	W09	-	-	-	-	-	-
W10	177	20	\$148,625	\$146,500	11.3	96	W10	5	-	-	-	-	-
W12	47	12	\$164,417	\$155,750	25.5	96	W12	-	-	-	-	-	-
W13	30	7	\$154,071	\$148,000	23.3	98	W13	-	-	-	-	-	-
W14	43	8	\$189,500	\$190,250	18.6	96	W14	2	-	-	-	-	-
W15	384	85	\$172,876	\$170,000	22.1	97	W15	-	1	\$264,500	\$264,500	-	96
W16	33	4	\$156,875	\$157,000	12.1	96	W16	2	1	\$205,000	\$205,000	50.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	4	4	\$138,625	\$138,750	100.0	96	W18	-	-	-	-	-	-
W19	145	26	\$199,981	\$173,500	17.9	97	W19	3	-	-	-	-	-
W20	36	5	\$185,500	\$185,000	13.9	95	W20	6	2	\$309,450	\$309,450	33.3	98
W21	10	5	\$238,000	\$245,000	50.0	96	W21	2	1	\$248,500	\$248,500	50.0	99
W22	-	-	-	-	-	-	W22	1	-	-	-	-	-
W23	35	5	\$167,800	\$167,000	14.3	97	W23	3	-	-	-	-	-
W24	84	21	\$165,460	\$162,500	25.0	97	W24	3	1	\$249,500	\$249,500	33.3	96
W25	4	2	\$201,500	\$201,500	50.0	98	W25	-	1	\$267,000	\$267,000	-	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	1	\$109,500	\$109,500	25.0	94	W27	1	1	\$189,900	\$189,900	100.0	97
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-
W29	16	4	\$127,675	\$119,950	25.0	97	W29	1	\$198,000	\$198,000	-	98	

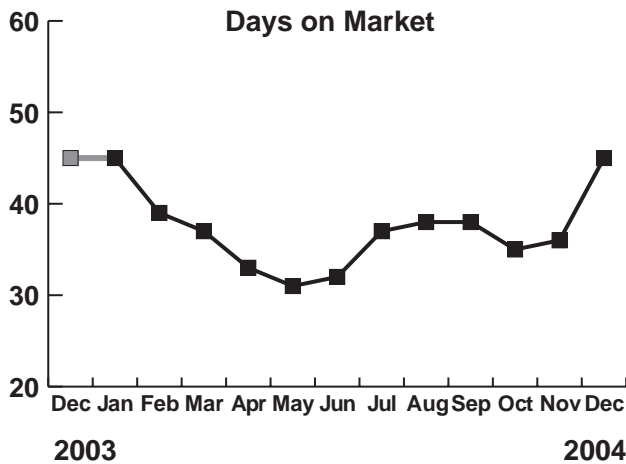
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	2	-	-	-	-	-	W01	-	-	-	-	-	-
W02	5	2	\$200,000	\$200,000	40.0	96	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	12	2	\$239,950	\$239,950	16.7	93	W04	-	-	-	-	-	-
W05	48	8	\$207,750	\$200,000	16.7	96	W05	-	-	-	-	-	-
W06	5	3	\$283,500	\$282,500	60.0	96	W06	-	-	-	-	-	-
W07	1	-	-	-	-	-	W07	-	-	-	-	-	-
W08	10	7	\$261,450	\$255,000	70.0	98	W08	-	-	-	-	-	-
W09	8	2	\$310,750	\$310,750	25.0	98	W09	-	-	-	-	-	-
W10	49	4	\$153,750	\$151,250	8.2	96	W10	-	-	-	-	-	-
W12	17	6	\$230,583	\$228,500	35.3	98	W12	1	-	-	-	-	-
W13	28	11	\$194,145	\$170,000	39.3	95	W13	1	-	-	-	-	-
W14	29	16	\$177,906	\$171,250	55.2	96	W14	-	-	-	-	-	-
W15	33	11	\$212,500	\$215,500	33.3	98	W15	-	-	-	-	-	-
W16	34	11	\$210,305	\$215,000	32.4	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	23	6	\$161,483	\$163,700	26.1	96	W18	-	-	-	-	-	-
W19	51	22	\$236,455	\$237,000	43.1	97	W19	-	-	-	-	-	-
W20	66	28	\$207,895	\$201,500	42.4	98	W20	-	-	-	-	-	-
W21	14	3	\$179,167	\$172,000	21.4	96	W21	1	-	-	-	-	-
W22	2	1	\$155,000	\$155,000	50.0	100	W22	-	-	-	-	-	-
W23	75	26	\$197,681	\$206,750	34.7	98	W23	-	-	-	-	-	-
W24	52	12	\$171,367	\$168,000	23.1	97	W24	3	-	-	-	-	-
W25	8	4	\$176,125	\$174,000	50.0	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	10	7	\$186,286	\$180,000	70.0	97	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	2	2	\$142,000	\$142,000	100.0	97	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	1	-	-	-	-	-	W01	10	6	\$276,733	\$260,750	60.0	97
W02	-	-	-	-	-	-	W02	22	3	\$250,967	\$269,000	13.6	97
W03	2	-	-	-	-	-	W03	8	1	\$227,000	\$227,000	12.5	93
W04	1	-	-	-	-	-	W04	3	1	\$311,000	\$311,000	33.3	98
W05	11	-	-	-	-	-	W05	1	-	-	-	-	-
W06	3	1	\$124,000	\$124,000	33.3	96	W06	5	1	\$325,000	\$325,000	20.0	96
W07	1	1	\$112,000	\$112,000	100.0	98	W07	4	-	-	-	-	-
W08	3	-	-	-	-	-	W08	1	-	-	-	-	-
W09	1	2	\$128,000	\$128,000	200.0	93	W09	-	-	-	-	-	-
W10	6	1	\$60,900	\$60,900	16.7	92	W10	3	4	\$277,875	\$278,500	133.3	97
W12	-	-	-	-	-	-	W12	-	1	\$275,000	\$275,000	-	99
W13	-	-	-	-	-	-	W13	4	-	-	-	-	-
W14	3	2	\$92,500	\$92,500	66.7	80	W14	2	-	-	-	-	-
W15	10	1	\$164,500	\$164,500	10.0	98	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	1	\$231,000	\$231,000	100.0	100
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	3	1	\$189,000	\$189,000	33.3	95	W19	18	7	\$283,200	\$283,900	38.9	98
W20	1	-	-	-	-	-	W20	12	11	\$240,818	\$246,000	91.7	97
W21	-	-	-	-	-	-	W21	15	8	\$326,344	\$314,500	53.3	97
W22	-	-	-	-	-	-	W22	3	2	\$243,500	\$243,500	66.7	99
W23	-	-	-	-	-	-	W23	56	29	\$226,797	\$230,000	51.8	98
W24	1	-	-	-	-	-	W24	24	10	\$226,150	\$232,500	41.7	99
W25	-	-	-	-	-	-	W25	3	2	\$227,500	\$227,500	66.7	96
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	3	1	\$240,000	\$240,000	33.3	96
W28	-	-	-	-	-	-	W28	3	3	\$240,800	\$239,000	100.0	99
W29	1	-	-	-	-	-	W29	5	3	\$174,667	\$174,000	60.0	99

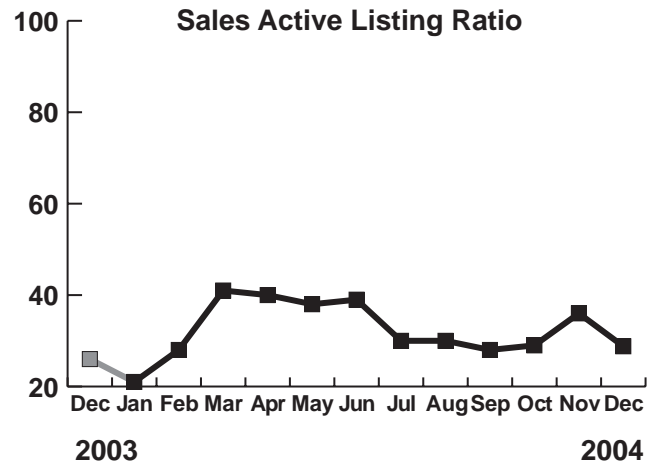
Current Month: December 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	514	195	146	\$43,989,389	\$301,297	\$260,000	43	98
C02	146	42	48	\$28,034,000	\$584,042	\$413,750	37	97
C03	132	37	37	\$25,366,500	\$685,581	\$322,000	41	98
C04	192	61	61	\$37,118,690	\$608,503	\$526,500	38	98
C06	51	19	20	\$9,130,000	\$456,500	\$422,000	34	97
C07	217	58	55	\$20,900,500	\$380,009	\$359,000	48	96
C08	256	92	87	\$22,189,963	\$255,057	\$226,500	47	98
C09	72	11	25	\$19,533,800	\$781,352	\$415,000	56	100
C10	77	31	46	\$22,211,440	\$482,857	\$433,500	36	99
C11	89	24	21	\$5,531,600	\$263,410	\$209,000	35	98
C12	116	15	29	\$32,102,400	\$1,106,979	\$1,160,000	56	96
C13	117	39	30	\$8,642,090	\$288,070	\$285,500	40	98
C14	461	148	111	\$32,797,719	\$295,475	\$226,000	61	97
C15	270	66	66	\$19,326,913	\$292,832	\$264,500	44	97
Total	2,710	838	782	\$326,875,004	\$417,999	\$303,550	45	97

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: January 2004 to December 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	4,466	2,716	\$759,149,810	\$279,510	\$243,000	40	98
C02	1,543	913	\$512,332,989	\$561,153	\$417,000	35	99
C03	1,165	696	\$422,432,550	\$606,943	\$375,000	33	99
C04	2,013	1,218	\$685,338,108	\$562,675	\$510,000	28	99
C06	536	302	\$129,499,362	\$428,806	\$386,500	29	98
C07	1,793	969	\$311,029,903	\$320,980	\$282,900	35	97
C08	2,171	1,385	\$373,052,470	\$269,352	\$235,000	40	98
C09	739	462	\$357,557,419	\$773,934	\$537,000	35	100
C10	1,207	847	\$465,175,348	\$549,203	\$431,000	27	100
C11	798	443	\$173,491,165	\$391,628	\$367,250	27	100
C12	915	488	\$469,841,811	\$962,791	\$772,500	39	97
C13	1,051	646	\$211,166,039	\$326,882	\$310,000	31	98
C14	3,472	1,853	\$586,090,894	\$316,293	\$250,000	46	97
C15	2,392	1,374	\$438,502,055	\$319,143	\$291,500	36	97
Total	24,261	14,312	\$5,894,659,923	\$411,868	\$305,300	36	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	11	3	\$653,000	\$429,000	27.3	96	C01	30	6	\$420,363	\$404,088	20.0	101
C02	22	12	\$689,167	\$546,000	54.6	98	C02	37	12	\$430,875	\$371,500	32.4	95
C03	71	19	\$1,065,658	\$680,000	26.8	98	C03	28	9	\$228,000	\$212,000	32.1	97
C04	104	43	\$741,202	\$665,000	41.4	98	C04	5	3	\$481,053	\$466,660	60.0	111
C06	36	18	\$481,889	\$464,500	50.0	97	C06	-	-	-	-	-	-
C07	56	29	\$504,621	\$460,000	51.8	96	C07	9	1	\$379,000	\$379,000	11.1	100
C08	6	1	\$690,000	\$690,000	16.7	99	C08	13	4	\$477,000	\$467,500	30.8	94
C09	25	7	\$1,518,571	\$1,625,000	28.0	98	C09	1	1	\$750,000	\$750,000	100.0	101
C10	32	18	\$705,094	\$646,500	56.3	99	C10	7	6	\$452,383	\$459,000	85.7	102
C11	3	3	\$514,333	\$520,000	100.0	105	C11	3	5	\$369,220	\$370,000	166.7	100
C12	92	20	\$1,384,075	\$1,350,500	21.7	96	C12	1	2	\$313,750	\$313,750	200.0	96
C13	19	-	-	-	-	-	C13	13	8	\$307,738	\$296,750	61.5	98
C14	88	14	\$661,300	\$551,600	15.9	96	C14	1	-	-	-	-	-
C15	43	16	\$435,863	\$445,000	37.2	98	C15	29	9	\$313,933	\$315,500	31.0	97

Condo Apartment

Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	414	122	\$283,114	\$239,450	29.5	97	C01	-	-	-	-	-	-
C02	63	15	\$575,400	\$320,000	23.8	97	C02	-	-	-	-	-	-
C03	21	8	\$349,938	\$327,500	38.1	96	C03	-	-	-	-	-	-
C04	58	10	\$230,385	\$208,500	17.2	98	C04	-	-	-	-	-	-
C06	13	2	\$228,000	\$228,000	15.4	97	C06	-	-	-	-	-	-
C07	128	18	\$202,611	\$185,500	14.1	97	C07	-	-	-	-	-	-
C08	203	73	\$228,346	\$215,600	36.0	98	C08	1	-	-	-	-	-
C09	39	15	\$506,920	\$344,900	38.5	102	C09	-	-	-	-	-	-
C10	33	18	\$297,069	\$270,000	54.6	97	C10	-	-	-	-	-	-
C11	72	8	\$157,813	\$139,500	11.1	96	C11	-	-	-	-	-	-
C12	20	5	\$630,980	\$395,000	25.0	96	C12	-	-	-	-	-	-
C13	78	20	\$276,700	\$272,750	25.6	97	C13	-	-	-	-	-	-
C14	338	88	\$230,341	\$216,400	26.0	97	C14	-	-	-	-	-	-
C15	145	18	\$227,294	\$190,500	12.4	96	C15	4	1	\$337,000	\$337,000	25.0	97

Condo Townhouse

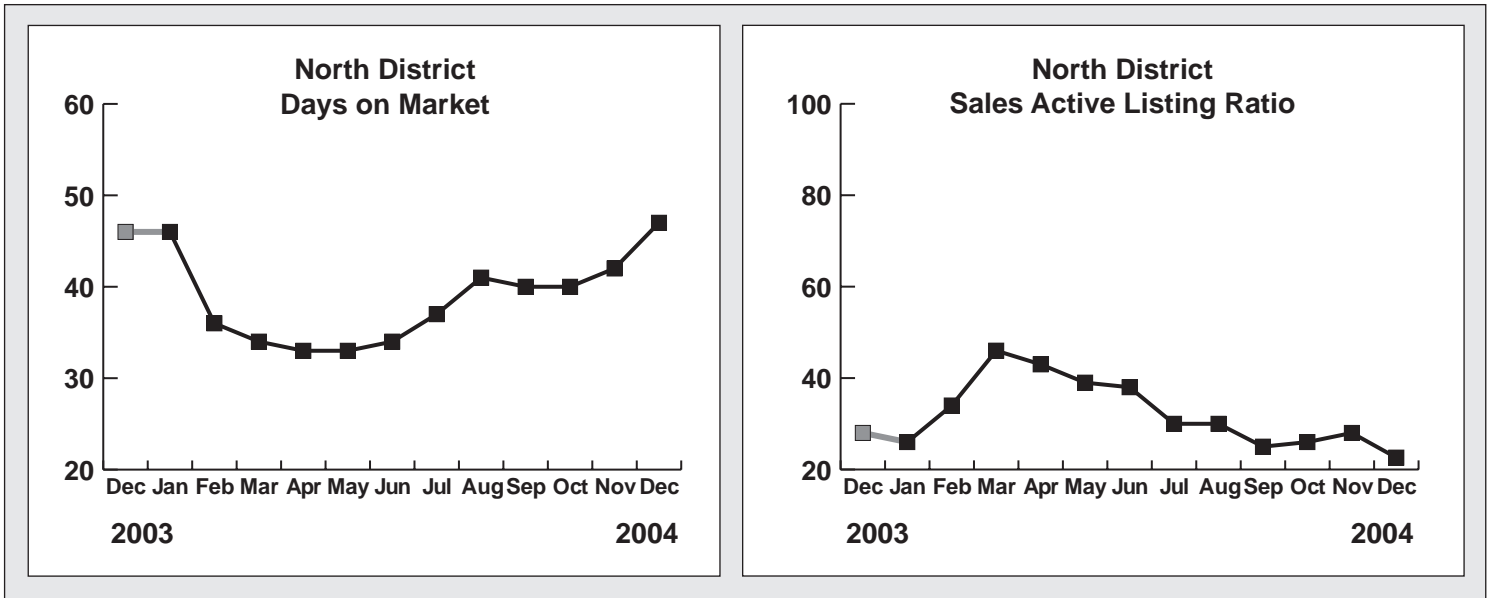
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	24	10	\$340,630	\$285,500	41.7	98	C01	-	-	-	-	-	-
C02	6	3	\$441,500	\$412,500	50.0	97	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	10	1	\$245,000	\$245,000	10.0	98	C04	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-
C07	18	4	\$275,125	\$273,000	22.2	96	C07	-	-	-	-	-	-
C08	2	2	\$210,000	\$210,000	100.0	99	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	1	-	-	-	-	-
C10	4	4	\$364,550	\$297,000	100.0	98	C10	-	-	-	-	-	-
C11	8	3	\$138,333	\$145,000	37.5	94	C11	-	-	-	-	-	-
C12	3	2	\$319,250	\$319,250	66.7	101	C12	-	-	-	-	-	-
C13	3	1	\$238,200	\$238,200	33.3	100	C13	-	-	-	-	-	-
C14	23	5	\$327,500	\$314,000	21.7	97	C14	1	-	-	-	-	-
C15	49	20	\$221,945	\$218,000	40.8	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	6	-	-	-	-	-	C01	29	5	\$312,400	\$322,000	17.2	102
C02	4	-	-	-	-	-	C02	14	6	\$773,000	\$680,000	42.9	97
C03	11	1	\$267,500	\$267,500	9.1	103	C03	-	-	-	-	-	-
C04	6	2	\$95,000	\$95,000	33.3	99	C04	9	2	\$532,500	\$532,500	22.2	98
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	5	3	\$380,000	\$285,000	60.0	97
C08	11	1	\$127,173	\$127,173	9.1	91	C08	20	6	\$395,917	\$337,500	30.0	95
C09	4	2	\$275,000	\$275,000	50.0	97	C09	-	-	-	-	-	-
C10	1	-	-	-	-	-	C10	-	-	-	-	-	-
C11	2	1	\$135,000	\$135,000	50.0	97	C11	1	1	\$330,000	\$330,000	100.0	100
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	4	1	\$408,000	\$408,000	25.0	98
C14	4	2	\$242,500	\$242,500	50.0	97	C14	6	2	\$573,500	\$573,500	33.3	98
C15	-	1	\$308,000	\$308,000	-	92	C15	-	1	\$352,500	\$352,500	-	96

North District

Current Month: December 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	146	38	31	\$11,725,400	\$378,239	\$305,000	46	96
N02	239	85	51	\$20,632,900	\$404,567	\$362,000	36	97
N03	369	106	91	\$37,654,650	\$413,787	\$342,000	46	97
N04	216	70	60	\$22,211,500	\$370,192	\$370,500	43	96
N05	149	41	32	\$14,822,490	\$463,203	\$408,500	55	97
N06	159	54	45	\$17,204,350	\$382,319	\$290,000	52	97
N07	160	58	56	\$16,770,472	\$299,473	\$271,750	47	98
N08	452	132	126	\$49,194,183	\$390,430	\$331,500	42	97
N10	251	88	49	\$18,192,300	\$371,271	\$342,500	41	96
N11	428	114	98	\$35,632,638	\$363,598	\$331,000	50	97
N12	61	13	7	\$3,277,500	\$468,214	\$386,000	27	95
N13	61	8	10	\$6,291,400	\$629,140	\$575,000	52	95
N14	80	18	13	\$5,453,000	\$419,462	\$347,500	47	96
N15	61	15	7	\$2,432,900	\$347,557	\$269,000	56	98
N16	57	18	12	\$3,220,500	\$268,375	\$284,500	58	96
N17	204	48	45	\$10,782,300	\$239,607	\$233,000	65	95
N18	91	17	11	\$3,124,900	\$284,082	\$262,000	38	97
N19	112	24	19	\$4,289,150	\$225,745	\$211,000	41	97
N20	15	2	2	\$1,046,500	\$523,250	\$523,250	52	102
N21	41	4	1	\$267,900	\$267,900	\$267,900	367	100
N22	28	7	7	\$1,340,400	\$191,486	\$166,500	51	97
N23	98	17	18	\$4,246,250	\$235,903	\$211,500	54	97
N24	60	8	9	\$2,276,000	\$252,889	\$215,000	36	94
Total	3,538	985	800	\$292,089,583	\$365,112	\$320,250	47	97



Year-to-Date: January 2004 to December 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,290	721	\$266,168,709	\$369,166	\$337,000	35	98
N02	1,892	1,020	\$371,810,955	\$364,521	\$333,051	37	97
N03	3,340	1,897	\$688,105,965	\$362,734	\$315,000	37	98
N04	2,021	1,148	\$436,527,266	\$380,250	\$366,750	33	98
N05	1,007	503	\$202,750,896	\$403,083	\$380,000	38	97
N06	1,432	992	\$356,233,189	\$359,106	\$299,950	35	98
N07	1,881	1,343	\$391,596,455	\$291,583	\$270,000	32	98
N08	3,807	2,293	\$870,589,331	\$379,673	\$348,000	34	97
N10	1,813	873	\$311,100,364	\$356,358	\$337,750	33	97
N11	3,700	2,076	\$790,403,899	\$380,734	\$353,400	35	98
N12	377	229	\$93,281,100	\$407,341	\$336,000	47	97
N13	267	120	\$66,830,265	\$556,919	\$434,000	63	97
N14	473	252	\$132,386,914	\$525,345	\$456,000	51	96
N15	446	277	\$95,665,345	\$345,362	\$312,500	39	98
N16	502	301	\$100,213,432	\$332,935	\$309,990	51	97
N17	1,468	917	\$202,091,180	\$220,383	\$202,900	41	97
N18	645	417	\$106,804,728	\$256,126	\$240,000	41	98
N19	725	480	\$112,917,521	\$235,245	\$216,000	49	97
N20	108	50	\$17,345,800	\$346,916	\$331,500	70	96
N21	154	81	\$20,654,758	\$254,997	\$242,000	70	98
N22	200	138	\$28,865,297	\$209,169	\$188,435	46	98
N23	618	361	\$80,501,122	\$222,995	\$205,000	52	97
N24	419	218	\$45,357,350	\$208,061	\$177,000	48	96
Total	28,585	16,707	\$5,788,201,841	\$346,454	\$316,000	37	98

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	55	13	\$544,454	\$418,000	23.6	95	N01	4	2	\$268,750	\$268,750	50.0	98
N02	131	31	\$483,081	\$398,500	23.7	97	N02	-	-	-	-	-	-
N03	168	42	\$582,099	\$538,000	25.0	96	N03	13	4	\$305,725	\$308,500	30.8	98
N04	157	42	\$405,476	\$405,500	26.8	96	N04	18	2	\$226,500	\$226,500	11.1	96
N05	124	28	\$487,232	\$440,000	22.6	96	N05	11	3	\$282,667	\$283,000	27.3	98
N06	98	23	\$498,435	\$360,000	23.5	97	N06	15	6	\$257,750	\$247,500	40.0	97
N07	101	35	\$346,045	\$330,000	34.7	98	N07	23	9	\$230,489	\$222,000	39.1	97
N08	329	63	\$486,892	\$420,000	19.2	96	N08	56	25	\$317,600	\$315,000	44.6	97
N10	125	25	\$434,236	\$421,500	20.0	95	N10	8	3	\$280,500	\$264,000	37.5	98
N11	280	59	\$419,537	\$407,000	21.1	97	N11	45	13	\$290,600	\$295,000	28.9	97
N12	58	6	\$498,750	\$431,000	10.3	95	N12	1	-	-	-	-	-
N13	60	10	\$629,140	\$575,000	16.7	95	N13	-	-	-	-	-	-
N14	79	13	\$419,462	\$347,500	16.5	96	N14	-	-	-	-	-	-
N15	61	7	\$347,557	\$269,000	11.5	98	N15	-	-	-	-	-	-
N16	56	10	\$294,450	\$292,250	17.9	96	N16	-	-	-	-	-	-
N17	189	44	\$241,030	\$235,000	23.3	95	N17	2	-	-	-	-	-
N18	70	8	\$306,863	\$269,950	11.4	97	N18	3	-	-	-	-	-
N19	84	14	\$222,707	\$210,500	16.7	97	N19	4	1	\$198,000	\$198,000	25.0	100
N20	15	2	\$523,250	\$523,250	13.3	102	N20	-	-	-	-	-	-
N21	41	1	\$267,900	\$267,900	2.4	100	N21	-	-	-	-	-	-
N22	27	6	\$193,400	\$155,700	22.2	97	N22	-	-	-	-	-	-
N23	94	17	\$240,603	\$213,000	18.1	97	N23	-	-	-	-	-	-
N24	59	9	\$252,889	\$215,000	15.3	94	N24	-	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	60	6	\$238,917	\$256,750	10.0	98	N01	8	3	\$333,333	\$325,000	37.5	95
N02	76	7	\$242,964	\$225,000	9.2	97	N02	12	7	\$295,236	\$290,000	58.3	97
N03	113	23	\$221,948	\$208,500	20.4	97	N03	8	3	\$339,667	\$330,000	37.5	98
N04	4	1	\$187,000	\$187,000	25.0	99	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	1	1	\$332,000	\$332,000	100.0	99
N06	7	-	-	-	-	-	N06	-	-	-	-	-	-
N07	12	3	\$183,667	\$180,000	25.0	97	N07	1	2	\$274,500	\$274,500	200.0	98
N08	20	3	\$231,833	\$192,500	15.0	93	N08	1	1	\$283,500	\$283,500	100.0	95
N10	-	-	-	-	-	-	N10	108	21	\$309,281	\$307,000	19.4	96
N11	13	3	\$225,667	\$205,000	23.1	98	N11	21	6	\$294,897	\$295,000	28.6	97
N12	1	-	-	-	-	-	N12	-	1	\$285,000	\$285,000	-	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	3	-	-	-	-	-	N17	1	-	-	-	-	-
N18	1	-	-	-	-	-	N18	13	3	\$223,333	\$230,000	23.1	97
N19	9	1	\$219,250	\$219,250	11.1	95	N19	6	1	\$215,000	\$215,000	16.7	90
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	1	\$180,000	\$180,000	100.0	96
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	18	7	\$239,500	\$240,000	38.9	97	N01	-	-	-	-	-	-
N02	15	3	\$287,000	\$272,000	20.0	97	N02	-	-	-	-	-	-
N03	37	5	\$265,980	\$257,000	13.5	96	N03	-	-	-	-	-	-
N04	6	4	\$316,500	\$313,500	66.7	98	N04	-	-	-	-	-	-
N05	1	-	-	-	-	-	N05	-	-	-	-	-	-
N06	14	6	\$265,475	\$222,000	42.9	98	N06	2	-	-	-	-	-
N07	10	5	\$198,000	\$185,000	50.0	98	N07	-	-	-	-	-	-
N08	8	6	\$268,333	\$276,250	75.0	98	N08	-	-	-	-	-	-
N10	2	-	-	-	-	-	N10	-	-	-	-	-	-
N11	22	5	\$230,000	\$242,000	22.7	97	N11	-	1	\$445,000	\$445,000	-	97
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	4	-	-	-	-	-	N18	-	-	-	-	-	-
N19	1	1	\$144,000	\$144,000	100.0	96	N19	3	1	\$395,000	\$395,000	33.3	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	1	-	-	-	-	-	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	1	-	-	-	-	-	N02	4	3	\$343,000	\$324,500	75.0	97
N03	3	-	-	-	-	-	N03	27	14	\$323,564	\$315,000	51.9	98
N04	-	1	\$171,000	\$171,000	-	99	N04	30	10	\$310,450	\$314,000	33.3	97
N05	-	-	-	-	-	-	N05	12	-	-	-	-	-
N06	1	-	-	-	-	-	N06	22	10	\$260,100	\$260,000	45.5	98
N07	-	-	-	-	-	-	N07	13	2	\$247,250	\$247,250	15.4	98
N08	-	-	-	-	-	-	N08	38	28	\$285,393	\$279,000	73.7	98
N10	-	-	-	-	-	-	N10	8	-	-	-	-	-
N11	-	-	-	-	-	-	N11	47	11	\$278,255	\$277,000	23.4	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	1	\$138,000	\$138,000	-	97	N16	1	1	\$138,000	\$138,000	100.0	97
N17	1	-	-	-	-	-	N17	7	1	\$177,000	\$177,000	14.3	98
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	1	-	-	-	-	-	N19	4	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	3	1	\$156,000	\$156,000	33.3	99
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	N/A	16,592	4,903	4,232	\$1,336,302,504	\$315,761	\$270,000	43	97
YTD Grand Total:	N/A	N/A	142,498	83,501	\$26,322,143,141	\$315,231	\$271,900	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2003		
1971	13,085	30,426	January	4,403	281,292
1972	14,613	32,513	February	5,965	289,954
1973	16,335	40,605	March	6,986	290,185
1974	17,318	52,806	April	7,307	292,783
1975	22,020	57,581	May	8,025	298,451
1976	19,025	61,389	June	8,033	295,053
1977	20,512	64,559	July	8,084	289,880
1978	21,184	67,333	August	6,549	285,366
1979	23,466	70,830	September	6,751	297,398
1980	26,017	75,694	October	7,227	304,844
1981	29,625	90,203	November	5,847	301,612
1982	25,336	95,496	December	4,194	284,955
1983	30,046	101,626	Total**	78,898	\$293,067
1984	31,905	102,318	2004		
1985	45,509	109,094	January	4,256	295,989
1986	52,919	138,925	February	6,060	310,196
1987	43,475	189,105	March	9,076	307,155
1988	49,381	229,635	April	9,168	321,131
1989	38,960	273,698	May	9,193	325,501
1990	26,779	255,020	June	9,275	316,510
1991	38,144	234,313	July	7,329	312,418
1992	41,703	214,971	August	6,743	304,509
1993	38,990	206,490	September	6,588	320,911
1994	44,237	208,921	October	6,666	324,215
1995	39,273	203,028	November	6,301	318,837
1996	55,779	198,150	December	4,232	315,761
1997	58,014	211,307	Total**	83,501	\$315,231
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	67,612	251,508			
2002	74,759	275,231			

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

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

Single Family Dwelling Sales Comparison

