

June 2005

9,153 Sales Make for 2nd Best June Ever

TORONTO - Wednesday, July 6, 2005.

In June, TREB Members reported 9,153 sales of single-family homes throughout the Greater Toronto Area, TREB President John Meehan announced today. "This figure makes last month the second best June ever recorded, down only one per cent from the record 9,275 sales recorded in June of 2004," the President noted. "It is also only the sixth time in Board history that total monthly sales have exceeded 9,000."

Prices fell marginally in June, down a little less than one per cent to \$345,065 from May's \$346,474. "While the sales pace remains very strong," Mr. Meehan said, "price increases have been relatively moderate. In fact, the June figure represents only a nine per cent increase over the \$316,510 recorded in June of 2004, which is line with the single-digit annual increases we have seen over the course of the last several years."

Inventory at the end of June was 23,876, up seven per cent over June 2004. On average, houses sold during June were on market for 40 days.

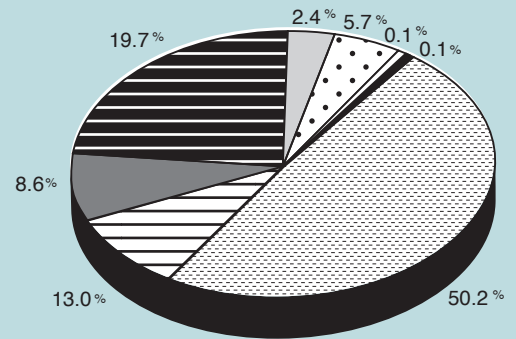
Breaking down the total, 3,494 sales were reported in TREB's 28 West districts and averaged \$322,687; 1,673 sales were reported in the 14 Central districts and averaged \$458,775; 1,812 sales were reported in the 23 North districts and averaged \$368,340; and 2,174 sales were reported in TREB's 21 East districts and averaged \$274,128. ■

NEIGHBOURHOOD CORNER

Etobicoke

In Etobicoke (districts W-6 to W-10), 2,379 sales have been recorded in the first six months of 2005, down two per cent from the 2,423 recorded during in the same time frame last year. The average price rose to \$357,070, a seven per cent increase over 2004. Of these sales, 1,269 were detached homes, which averaged \$457,673, a six per cent increase over the \$430,145 recorded during the same time in 2004. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,592	98	\$360,000
Semi-Detached	1,194	99	\$288,000
Condo Townhouse	788	98	\$228,000
Condo Apt	1,807	98	\$198,000
Link	22	98	\$276,750
Att/Row/Twnhouse	520	98	\$270,000
Co-op Apt	118	97	\$174,500
Det Condo	6	97	\$238,500

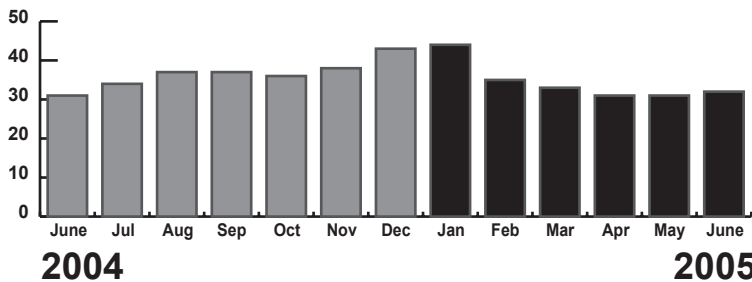
Housing Market Indicators

	June 2004	June 2005	%Change
Sales	9,275	9,153	(-1%)
New Listings	14,719	14,576	(-1%)
Active Listings*	22,368	23,876	(+7%)

* All figures for single-family dwellings.

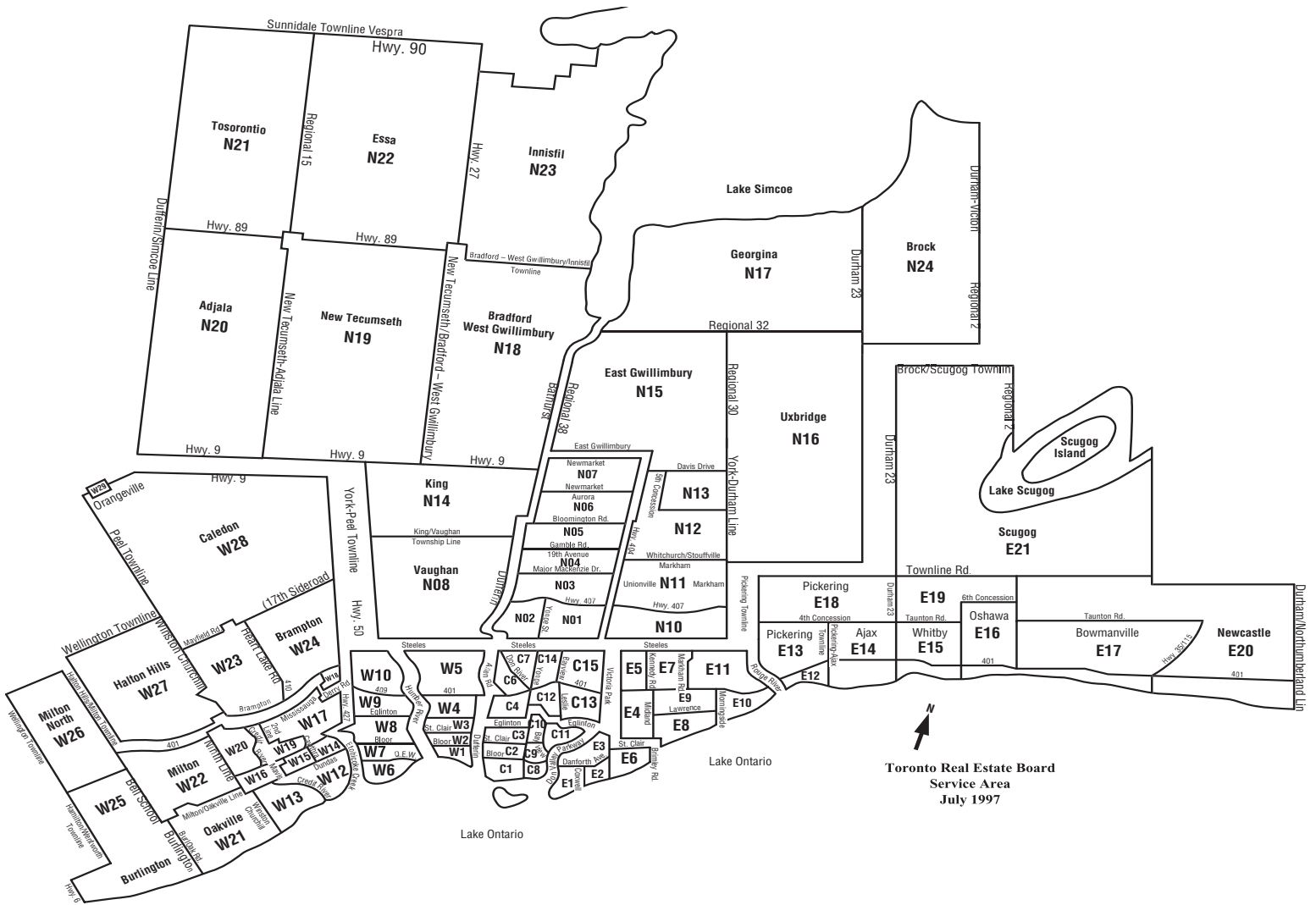
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - June 2005

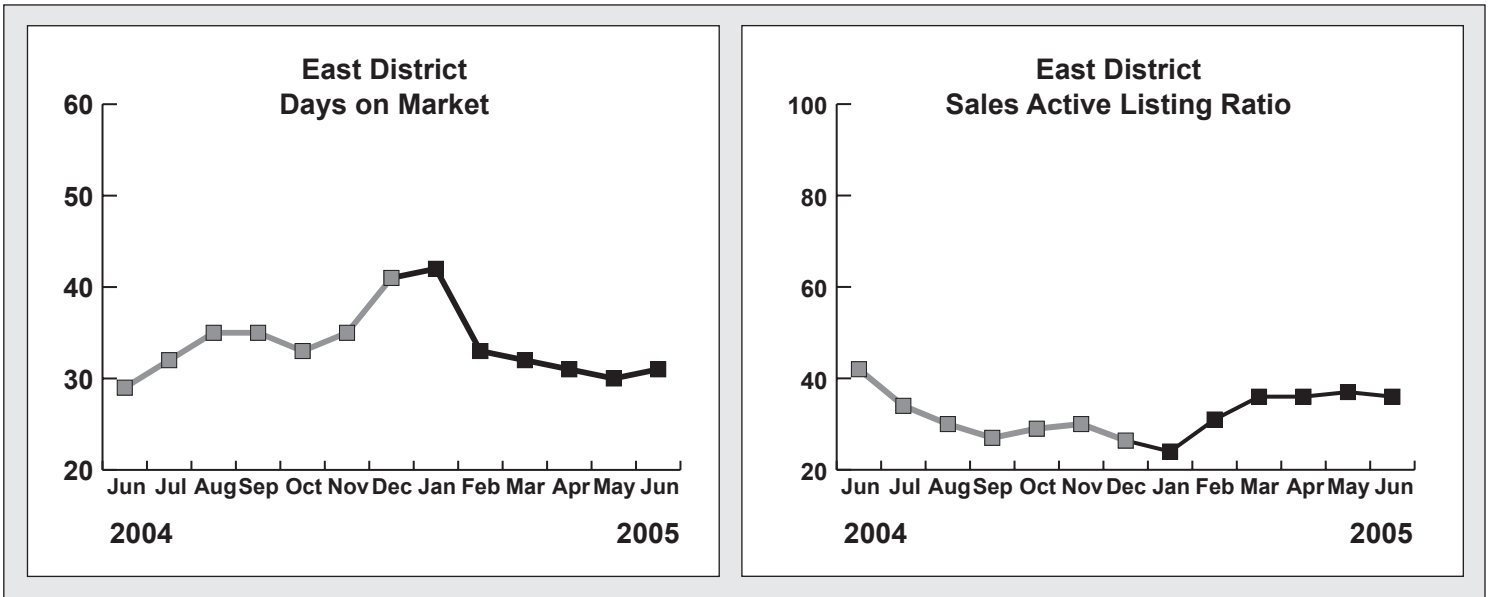
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	17	0.2	7	0.4	5	0.6
\$90,001 - \$100,000	19	0.2	11	0.6	6	0.8
\$100,001 - \$110,000	20	0.2	16	0.9	2	0.3
\$110,001 - \$120,000	40	0.4	31	1.7	2	0.3
\$120,001 - \$130,000	56	0.6	40	2.2	9	1.1
\$130,001 - \$140,000	78	0.9	51	2.8	17	2.2
\$140,001 - \$150,000	132	1.4	94	5.2	15	1.9
\$150,001 - \$160,000	190	2.1	123	6.8	24	3.0
\$160,001 - \$170,000	269	2.9	194	10.7	30	3.8
\$170,001 - \$180,000	223	2.4	122	6.8	33	4.2
\$180,001 - \$190,000	260	2.8	138	7.6	52	6.6
\$190,001 - \$200,000	224	2.4	111	6.1	37	4.7
\$200,001 - \$225,000	697	7.6	243	13.4	151	19.2
\$225,001 - \$250,000	873	9.5	178	9.9	140	17.8
\$250,001 - \$300,000	1,757	19.2	208	11.5	162	20.6
\$300,001 - \$400,000	2,206	24.1	143	7.9	82	10.4
\$400,001 - \$500,000	998	10.9	40	2.2	12	1.5
\$500,001 - \$750,000	723	7.9	42	2.3	9	1.1
\$750,001 - \$1,000,000	210	2.3	8	0.4	-	-
\$1,000,001 - \$1,500,000	94	1.0	3	0.2	-	-
\$1,500,001 -	67	0.7	4	0.2	-	-
Total:	9,153	100	1,807	100	788	100

Current Month: June 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	163	166	109	\$39,860,157	\$365,690	\$335,000	15	102
E02	141	141	83	\$35,579,550	\$428,669	\$375,000	18	101
E03	327	269	153	\$47,067,880	\$307,633	\$298,000	20	100
E04	355	163	114	\$28,198,551	\$247,356	\$262,500	32	98
E05	373	233	139	\$36,792,071	\$264,691	\$258,000	33	97
E06	173	114	48	\$14,921,447	\$310,863	\$292,750	22	99
E07	407	244	135	\$34,782,274	\$257,646	\$251,000	35	96
E08	428	218	94	\$25,018,600	\$266,155	\$265,000	34	97
E09	367	221	137	\$31,441,400	\$229,499	\$230,000	33	97
E10	203	122	66	\$21,420,150	\$324,548	\$312,500	38	97
E11	528	260	123	\$31,244,500	\$254,020	\$250,000	40	97
E12	63	37	34	\$9,939,600	\$292,341	\$257,500	31	97
E13	338	228	127	\$36,242,650	\$285,375	\$272,000	39	98
E14	413	261	159	\$43,002,974	\$270,459	\$254,000	30	98
E15	400	266	170	\$46,854,150	\$275,613	\$254,500	35	98
E16	571	389	234	\$48,481,415	\$207,186	\$191,250	31	98
E17	283	176	125	\$28,816,800	\$230,534	\$222,000	29	98
E18	51	10	3	\$1,484,000	\$494,667	\$355,000	50	98
E19	138	71	41	\$13,052,314	\$318,349	\$293,000	37	99
E20	83	44	28	\$7,402,200	\$264,364	\$243,500	35	97
E21	168	75	52	\$14,351,050	\$275,982	\$256,000	42	97
Total	5,973	3,708	2,174	\$595,953,733	\$274,128	\$259,000	31	98

Year-to-Date: January 2005 to June 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	820	515	\$182,881,721	\$355,110	\$330,000	18	102
E02	850	519	\$219,720,588	\$423,354	\$374,000	17	101
E03	1,391	793	\$245,508,808	\$309,595	\$291,000	24	100
E04	1,070	509	\$122,044,964	\$239,774	\$250,000	37	97
E05	1,235	667	\$179,495,049	\$269,108	\$256,905	37	97
E06	594	272	\$86,708,781	\$318,782	\$280,750	25	98
E07	1,389	688	\$179,344,480	\$260,675	\$264,250	37	97
E08	1,230	475	\$121,531,204	\$255,855	\$258,500	36	97
E09	1,212	610	\$133,813,802	\$219,367	\$208,500	37	97
E10	709	355	\$109,868,807	\$309,490	\$300,000	36	97
E11	1,592	636	\$155,946,491	\$245,199	\$237,950	41	97
E12	235	130	\$34,635,440	\$266,426	\$244,000	32	98
E13	1,299	624	\$177,701,479	\$284,778	\$273,150	33	98
E14	1,566	787	\$210,654,757	\$267,668	\$255,000	31	98
E15	1,688	856	\$232,671,089	\$271,812	\$256,250	31	98
E16	2,103	1,256	\$247,867,717	\$197,347	\$187,500	32	98
E17	1,147	686	\$156,523,757	\$228,169	\$218,000	33	98
E18	78	13	\$6,868,000	\$528,308	\$355,000	68	95
E19	425	202	\$60,010,427	\$297,081	\$275,000	32	98
E20	260	141	\$38,791,000	\$275,113	\$247,500	46	97
E21	404	205	\$59,867,550	\$292,037	\$265,000	44	97
Total	21,297	10,939	\$2,962,455,911	\$270,816	\$254,000	32	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	41	20	\$468,695	\$392,450	48.8	100	E01	94	74	\$347,071	\$331,500	78.7	103
E02	66	31	\$543,352	\$537,000	47.0	100	E02	54	38	\$377,722	\$367,750	70.4	102
E03	122	76	\$339,341	\$314,500	62.3	100	E03	56	43	\$344,233	\$315,000	76.8	103
E04	137	55	\$307,155	\$295,000	40.2	98	E04	37	12	\$250,925	\$232,000	32.4	98
E05	122	46	\$361,989	\$356,500	37.7	97	E05	9	10	\$285,917	\$288,000	111.1	97
E06	131	42	\$322,308	\$298,750	32.1	99	E06	35	4	\$221,125	\$230,000	11.4	97
E07	152	52	\$341,735	\$335,000	34.2	97	E07	28	9	\$265,917	\$266,000	32.1	96
E08	194	58	\$314,405	\$293,000	29.9	97	E08	17	6	\$253,483	\$244,500	35.3	96
E09	148	60	\$288,212	\$282,250	40.5	97	E09	10	6	\$238,333	\$236,000	60.0	98
E10	149	49	\$357,301	\$332,000	32.9	96	E10	6	6	\$265,917	\$273,000	100.0	98
E11	200	50	\$316,680	\$316,000	25.0	98	E11	59	21	\$258,562	\$255,000	35.6	97
E12	37	21	\$344,076	\$280,000	56.8	97	E12	6	6	\$222,167	\$218,500	100.0	98
E13	198	69	\$334,443	\$327,000	34.9	98	E13	31	13	\$267,638	\$267,500	41.9	98
E14	290	121	\$290,472	\$275,000	41.7	98	E14	22	5	\$228,800	\$230,000	22.7	96
E15	284	110	\$305,443	\$295,000	38.7	98	E15	13	12	\$231,542	\$237,000	92.3	98
E16	402	161	\$232,533	\$220,000	40.1	98	E16	74	32	\$172,174	\$173,250	43.2	99
E17	174	61	\$263,251	\$249,000	35.1	98	E17	13	3	\$176,167	\$180,000	23.1	97
E18	51	3	\$494,667	\$355,000	5.9	98	E18	-	-	-	-	-	-
E19	110	31	\$341,107	\$300,000	28.2	99	E19	1	-	-	-	-	-
E20	75	25	\$273,292	\$266,000	33.3	97	E20	-	-	-	-	-	-
E21	165	51	\$276,589	\$257,000	30.9	97	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	1	\$325,000	\$325,000	25.0	97	E01	-	-	-	-	-	-
E02	12	8	\$295,288	\$296,950	66.7	99	E02	-	-	-	-	-	-
E03	122	30	\$171,730	\$151,000	24.6	97	E03	-	-	-	-	-	-
E04	143	33	\$148,804	\$145,500	23.1	97	E04	-	-	-	-	-	-
E05	154	48	\$185,581	\$182,250	31.2	96	E05	8	5	\$297,240	\$296,200	62.5	99
E06	5	1	\$190,000	\$190,000	20.0	103	E06	1	-	-	-	-	-
E07	143	47	\$169,640	\$168,000	32.9	96	E07	36	10	\$275,060	\$269,800	27.8	96
E08	140	22	\$157,382	\$142,250	15.7	97	E08	4	-	-	-	-	-
E09	154	61	\$180,095	\$170,000	39.6	97	E09	-	-	-	-	-	-
E10	18	2	\$146,000	\$146,000	11.1	100	E10	1	-	-	-	-	-
E11	130	20	\$138,040	\$140,000	15.4	96	E11	12	5	\$252,700	\$252,500	41.7	95
E12	5	-	-	-	-	-	E12	1	2	\$271,000	\$271,000	200.0	98
E13	18	8	\$186,688	\$167,500	44.4	97	E13	20	7	\$264,143	\$258,000	35.0	97
E14	28	12	\$174,450	\$161,000	42.9	97	E14	9	2	\$293,500	\$293,500	22.2	96
E15	10	1	\$151,000	\$151,000	10.0	97	E15	37	18	\$241,594	\$247,275	48.7	99
E16	16	2	\$157,700	\$157,700	12.5	95	E16	19	7	\$196,714	\$206,000	36.8	99
E17	7	1	\$135,500	\$135,500	14.3	99	E17	60	31	\$223,713	\$225,000	51.7	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	17	6	\$265,583	\$259,250	35.3	99
E20	-	-	-	-	-	-	E20	8	3	\$189,967	\$189,900	37.5	95
E21	-	-	-	-	-	-	E21	3	1	\$245,000	\$245,000	33.3	100

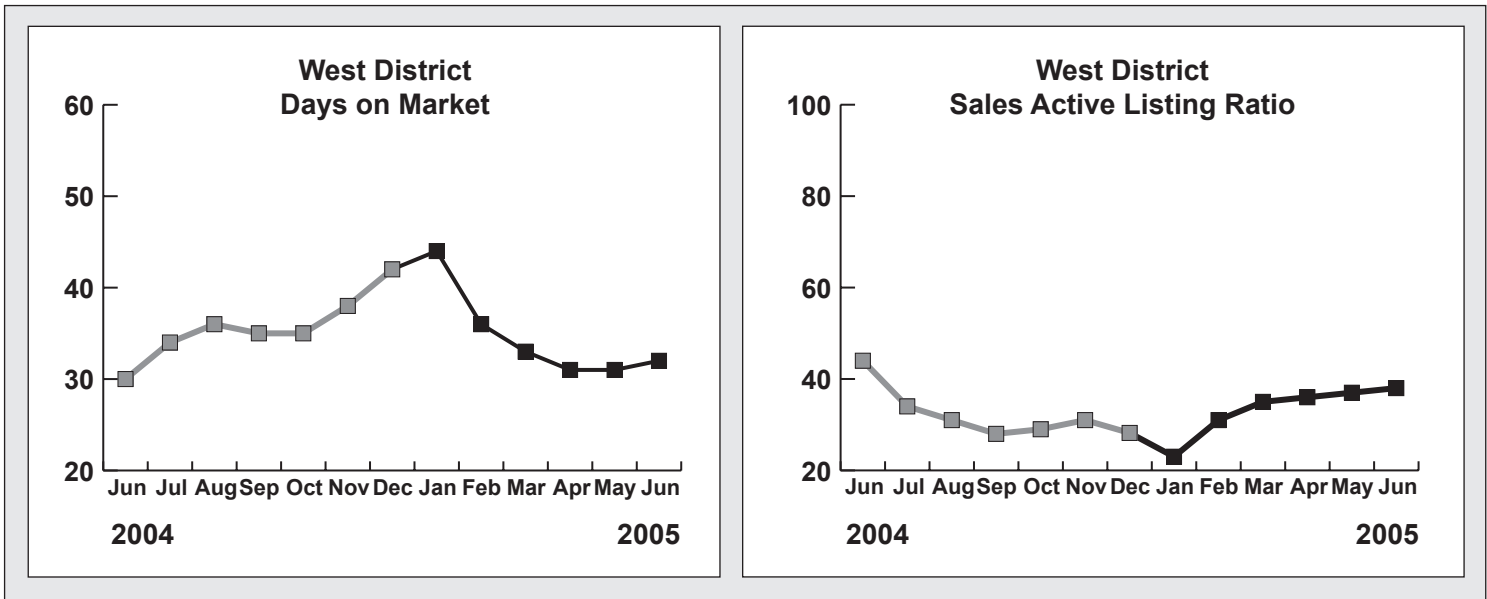
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	6	1	\$178,000	\$178,000	16.7	89	E01	-	-	-	-	-	-
E02	3	3	\$320,967	\$327,000	100.0	99	E02	-	-	-	-	-	-
E03	10	-	-	-	-	-	E03	-	-	-	-	-	-
E04	27	13	\$243,885	\$247,000	48.2	97	E04	-	-	-	-	-	-
E05	77	24	\$219,471	\$217,000	31.2	96	E05	-	-	-	-	-	-
E06	-	1	\$310,000	\$310,000	-	103	E06	-	-	-	-	-	-
E07	34	10	\$221,190	\$218,900	29.4	97	E07	-	-	-	-	-	-
E08	55	6	\$212,900	\$209,250	10.9	98	E08	-	-	-	-	-	-
E09	48	10	\$173,290	\$165,000	20.8	97	E09	-	-	-	-	-	-
E10	18	6	\$204,817	\$198,450	33.3	97	E10	-	-	-	-	-	-
E11	80	15	\$210,360	\$210,000	18.8	97	E11	3	1	\$205,000	\$205,000	33.3	98
E12	14	4	\$171,250	\$175,500	28.6	98	E12	-	-	-	-	-	-
E13	45	14	\$195,679	\$196,500	31.1	97	E13	-	-	-	-	-	-
E14	28	7	\$182,929	\$178,000	25.0	97	E14	1	-	-	-	-	-
E15	27	10	\$180,290	\$176,000	37.0	98	E15	-	-	-	-	-	-
E16	49	27	\$117,376	\$125,000	55.1	97	E16	-	-	-	-	-	-
E17	8	3	\$149,667	\$138,000	37.5	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	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	18	13	\$330,769	\$335,000	72.2	103
E02	-	-	-	-	-	-	E02	6	3	\$352,333	\$361,000	50.0	105
E03	1	-	-	-	-	-	E03	16	4	\$331,000	\$298,500	25.0	98
E04	2	-	-	-	-	-	E04	9	1	\$212,900	\$212,900	11.1	97
E05	2	-	-	-	-	-	E05	1	6	\$270,000	\$271,000	600.0	98
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	4	1	\$175,000	\$175,000	25.0	97	E07	10	6	\$251,367	\$250,500	60.0	98
E08	1	-	-	-	-	-	E08	17	2	\$261,200	\$261,200	11.8	100
E09	5	-	-	-	-	-	E09	2	-	-	-	-	-
E10	-	-	-	-	-	-	E10	11	3	\$265,333	\$262,000	27.3	98
E11	2	-	-	-	-	-	E11	42	11	\$236,000	\$260,000	26.2	97
E12	-	1	\$154,000	\$154,000	-	97	E12	-	-	-	-	-	-
E13	-	-	-	-	-	-	E13	26	16	\$225,300	\$225,000	61.5	98
E14	-	-	-	-	-	-	E14	35	12	\$229,250	\$233,000	34.3	99
E15	-	-	-	-	-	-	E15	29	19	\$219,703	\$220,000	65.5	98
E16	-	-	-	-	-	-	E16	11	5	\$134,500	\$153,000	45.5	94
E17	1	-	-	-	-	-	E17	20	26	\$181,169	\$183,250	130.0	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	10	4	\$221,125	\$225,000	40.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: June 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	108	104	67	\$26,050,152	\$388,808	\$378,000	16	100
W02	170	125	88	\$34,987,475	\$397,585	\$354,000	24	101
W03	279	158	79	\$20,571,950	\$260,404	\$252,000	31	97
W04	279	154	80	\$22,435,400	\$280,443	\$267,500	32	97
W05	450	228	104	\$27,383,340	\$263,301	\$287,000	38	96
W06	351	209	110	\$36,157,899	\$328,708	\$297,000	32	98
W07	95	86	70	\$31,413,723	\$448,767	\$411,000	23	100
W08	281	197	140	\$68,682,350	\$490,588	\$402,000	27	99
W09	202	110	54	\$17,538,150	\$324,781	\$342,500	38	98
W10	491	223	108	\$26,784,571	\$248,005	\$261,000	46	96
W12	261	174	106	\$45,269,600	\$427,072	\$336,500	29	98
W13	248	142	104	\$48,144,350	\$462,926	\$350,450	26	98
W14	182	116	70	\$19,975,100	\$285,359	\$255,500	25	97
W15	531	308	202	\$42,690,750	\$211,340	\$184,800	37	97
W16	223	171	105	\$33,242,919	\$316,599	\$290,000	29	98
W17	4	3	-	-	-	-	-	-
W18	186	101	33	\$7,505,300	\$227,433	\$238,200	34	97
W19	657	441	323	\$101,961,858	\$315,671	\$298,000	27	98
W20	710	537	346	\$107,519,620	\$310,750	\$292,750	27	98
W21	307	191	131	\$53,263,050	\$406,588	\$354,000	32	98
W22	156	106	61	\$19,251,300	\$315,595	\$315,000	28	98
W23	1,345	791	503	\$141,927,422	\$282,162	\$269,000	32	98
W24	892	600	337	\$97,775,139	\$290,134	\$272,500	33	98
W25	74	43	45	\$17,022,290	\$378,273	\$281,000	58	97
W26	15	6	4	\$2,930,500	\$732,625	\$654,000	57	93
W27	289	137	87	\$28,143,788	\$323,492	\$275,000	37	98
W28	260	142	74	\$31,217,491	\$421,858	\$377,500	34	98
W29	172	107	63	\$17,621,550	\$279,707	\$255,000	36	98
Total	9,218	5,710	3,494	\$1,127,467,037	\$322,687	\$285,000	32	98



Year-to-Date: January 2005 to June 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	527	331	\$127,850,383	\$386,255	\$355,000	27	101
W02	714	412	\$167,126,150	\$405,646	\$350,766	23	101
W03	913	415	\$104,296,896	\$251,318	\$250,000	34	97
W04	781	374	\$104,942,189	\$280,594	\$270,750	34	97
W05	1,155	456	\$116,556,339	\$255,606	\$280,000	43	96
W06	1,151	564	\$176,680,294	\$313,263	\$289,000	35	98
W07	439	298	\$127,513,211	\$427,897	\$407,250	25	100
W08	1,094	656	\$320,473,804	\$488,527	\$390,000	28	99
W09	556	283	\$87,762,509	\$310,115	\$317,000	36	97
W10	1,374	578	\$137,040,901	\$237,095	\$259,000	43	97
W12	874	479	\$183,546,523	\$383,187	\$322,000	35	98
W13	889	495	\$228,369,580	\$461,353	\$354,000	29	98
W14	611	339	\$92,651,420	\$273,308	\$259,000	29	97
W15	1,736	867	\$183,902,267	\$212,113	\$187,700	41	97
W16	901	542	\$172,955,417	\$319,106	\$295,000	30	98
W17	6	-	-	-	-	-	-
W18	519	228	\$52,708,100	\$231,176	\$241,500	36	97
W19	2,610	1,480	\$460,987,159	\$311,478	\$295,500	57	98
W20	2,824	1,646	\$513,634,885	\$312,050	\$293,400	29	98
W21	1,100	617	\$271,499,054	\$440,031	\$345,000	35	98
W22	544	278	\$84,984,280	\$305,699	\$290,000	28	98
W23	4,897	2,500	\$689,580,994	\$275,832	\$264,500	48	98
W24	3,168	1,607	\$456,530,211	\$284,088	\$269,000	33	98
W25	259	170	\$57,872,090	\$340,424	\$271,250	50	98
W26	25	11	\$6,097,000	\$554,273	\$472,500	57	96
W27	863	512	\$156,826,972	\$306,303	\$282,250	36	98
W28	764	433	\$167,028,221	\$385,746	\$349,000	36	98
W29	548	332	\$81,411,250	\$245,215	\$233,250	36	98
Total	31,842	16,903	\$5,330,828,099	\$315,378	\$280,000	38	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	35	23	\$515,031	\$525,000	65.7	100	W01	31	21	\$386,390	\$410,000	67.7	101
W02	61	41	\$491,780	\$469,900	67.2	101	W02	72	32	\$328,178	\$328,500	44.4	103
W03	149	46	\$258,753	\$251,000	30.9	96	W03	100	26	\$291,050	\$284,000	26.0	97
W04	155	48	\$340,683	\$324,950	31.0	97	W04	19	6	\$278,333	\$297,500	31.6	97
W05	97	33	\$356,618	\$360,000	34.0	97	W05	129	33	\$297,252	\$292,000	25.6	97
W06	94	38	\$313,413	\$296,500	40.4	98	W06	11	9	\$316,222	\$323,000	81.8	98
W07	50	51	\$493,798	\$470,000	102.0	100	W07	4	2	\$364,250	\$364,250	50.0	103
W08	127	83	\$651,961	\$570,000	65.4	99	W08	1	5	\$327,960	\$351,800	500.0	102
W09	48	30	\$454,635	\$420,000	62.5	99	W09	7	1	\$317,000	\$317,000	14.3	99
W10	189	56	\$321,814	\$307,450	29.6	97	W10	23	4	\$255,375	\$253,500	17.4	96
W12	128	60	\$556,438	\$447,500	46.9	98	W12	10	7	\$315,271	\$310,000	70.0	98
W13	142	57	\$655,144	\$535,000	40.1	97	W13	27	16	\$261,588	\$263,750	59.3	98
W14	45	22	\$448,136	\$435,000	48.9	97	W14	16	7	\$304,186	\$309,900	43.8	98
W15	33	13	\$425,615	\$375,000	39.4	97	W15	19	18	\$310,264	\$315,000	94.7	97
W16	116	45	\$388,451	\$360,000	38.8	97	W16	30	21	\$271,900	\$270,000	70.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	73	9	\$254,722	\$275,000	12.3	95	W18	56	15	\$253,320	\$256,000	26.8	98
W19	302	128	\$409,512	\$398,750	42.4	97	W19	82	55	\$300,282	\$298,000	67.1	98
W20	358	154	\$382,987	\$367,000	43.0	98	W20	133	92	\$280,876	\$278,500	69.2	98
W21	232	84	\$485,087	\$439,250	36.2	98	W21	12	10	\$298,980	\$292,000	83.3	98
W22	123	37	\$358,449	\$335,000	30.1	98	W22	15	13	\$266,462	\$273,000	86.7	98
W23	882	313	\$309,703	\$299,000	35.5	97	W23	258	96	\$255,362	\$255,301	37.2	98
W24	500	169	\$358,110	\$350,000	33.8	97	W24	171	79	\$257,472	\$259,000	46.2	98
W25	43	29	\$474,562	\$350,000	67.4	97	W25	4	1	\$205,000	\$205,000	25.0	93
W26	15	4	\$732,625	\$654,000	26.7	93	W26	-	-	-	-	-	-
W27	237	64	\$362,436	\$321,250	27.0	98	W27	6	3	\$234,167	\$234,000	50.0	99
W28	220	62	\$448,887	\$390,000	28.2	98	W28	13	6	\$293,582	\$276,995	46.2	100
W29	133	47	\$309,993	\$287,000	35.3	98	W29	12	8	\$194,363	\$189,500	66.7	98

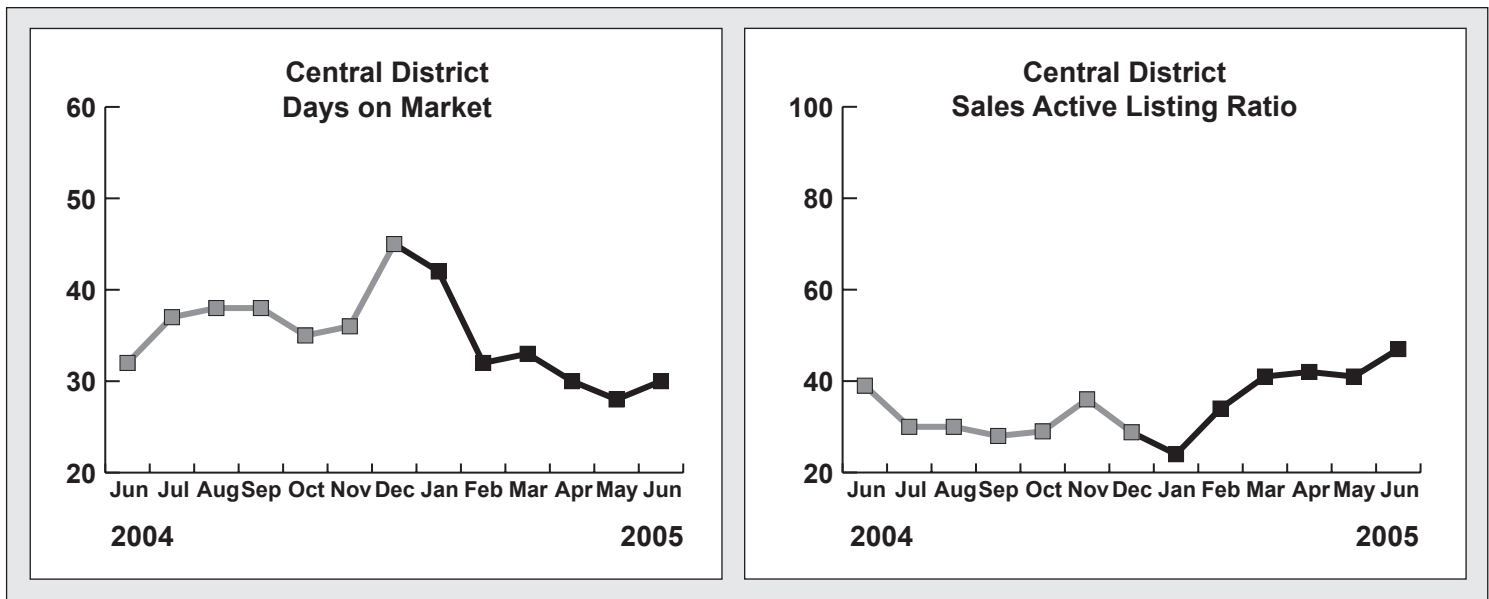
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	21	13	\$251,427	\$208,250	61.9	98	W01	-	-	-	-	-	-
W02	16	7	\$250,614	\$215,000	43.8	99	W02	-	-	-	-	-	-
W03	28	7	\$157,429	\$145,000	25.0	97	W03	-	-	-	-	-	-
W04	84	18	\$143,589	\$146,000	21.4	96	W04	-	-	-	-	-	-
W05	132	28	\$137,991	\$149,000	21.2	96	W05	-	1	\$289,000	\$289,000	-	95
W06	208	50	\$340,466	\$255,500	24.0	98	W06	-	-	-	-	-	-
W07	26	10	\$274,550	\$246,500	38.5	98	W07	-	-	-	-	-	-
W08	132	40	\$243,385	\$202,500	30.3	98	W08	-	-	-	-	-	-
W09	131	23	\$155,743	\$137,500	17.6	96	W09	1	-	-	-	-	-
W10	221	35	\$146,957	\$148,000	15.8	96	W10	1	2	\$256,000	\$256,000	200.0	96
W12	85	25	\$205,620	\$180,000	29.4	98	W12	-	-	-	-	-	-
W13	29	4	\$192,250	\$171,500	13.8	100	W13	-	-	-	-	-	-
W14	51	21	\$176,562	\$181,000	41.2	97	W14	3	1	\$344,000	\$344,000	33.3	98
W15	398	137	\$174,474	\$168,500	34.4	97	W15	2	-	-	-	-	-
W16	13	12	\$279,050	\$207,500	92.3	98	W16	6	4	\$276,130	\$265,760	66.7	97
W17	4	-	-	-	-	-	W17	-	-	-	-	-	-
W18	21	3	\$133,667	\$132,000	14.3	96	W18	-	-	-	-	-	-
W19	142	55	\$203,033	\$176,000	38.7	97	W19	15	4	\$311,125	\$315,001	26.7	97
W20	40	17	\$172,559	\$165,500	42.5	97	W20	15	2	\$322,750	\$322,750	13.3	99
W21	18	9	\$221,000	\$175,000	50.0	97	W21	4	-	-	-	-	-
W22	1	-	-	-	-	-	W22	3	-	-	-	-	-
W23	26	8	\$191,438	\$186,000	30.8	98	W23	6	2	\$229,750	\$229,750	33.3	97
W24	102	33	\$162,942	\$166,000	32.4	97	W24	4	3	\$260,333	\$242,000	75.0	98
W25	11	8	\$198,625	\$190,750	72.7	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	6	3	\$209,000	\$237,000	50.0	97	W27	1	1	\$248,500	\$248,500	100.0	99
W28	-	-	-	-	-	-	W28	2	1	\$284,000	\$284,000	50.0	100
W29	11	-	-	-	-	-	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	13	6	\$283,550	\$275,700	46.2	99	W01	-	-	-	-	-	-
W02	6	3	\$217,167	\$213,500	50.0	96	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	15	8	\$228,500	\$210,250	53.3	98	W04	-	-	-	-	-	-
W05	80	7	\$191,840	\$180,000	8.8	95	W05	-	-	-	-	-	-
W06	19	7	\$363,629	\$379,900	36.8	97	W06	-	-	-	-	-	-
W07	3	3	\$239,667	\$240,000	100.0	97	W07	-	-	-	-	-	-
W08	17	10	\$252,790	\$252,450	58.8	98	W08	-	-	-	-	-	-
W09	10	-	-	-	-	-	W09	-	-	-	-	-	-
W10	45	8	\$176,500	\$180,000	17.8	95	W10	-	-	-	-	-	-
W12	37	12	\$300,417	\$283,500	32.4	98	W12	-	1	\$659,900	\$659,900	-	100
W13	41	26	\$215,260	\$194,500	63.4	98	W13	-	-	-	-	-	-
W14	64	19	\$207,105	\$225,000	29.7	97	W14	-	-	-	-	-	-
W15	71	33	\$226,970	\$225,750	46.5	98	W15	-	-	-	-	-	-
W16	53	23	\$243,461	\$235,000	43.4	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	34	6	\$168,667	\$170,250	17.7	98	W18	-	-	-	-	-	-
W19	92	64	\$246,633	\$249,950	69.6	98	W19	1	-	-	-	-	-
W20	138	67	\$228,545	\$221,000	48.6	98	W20	-	-	-	-	-	-
W21	21	11	\$241,477	\$230,000	52.4	98	W21	1	-	-	-	-	-
W22	5	2	\$181,350	\$181,350	40.0	97	W22	-	-	-	-	-	-
W23	92	43	\$205,845	\$210,000	46.7	98	W23	-	-	-	-	-	-
W24	78	35	\$184,790	\$175,000	44.9	97	W24	4	1	\$370,000	\$370,000	25.0	97
W25	11	4	\$200,750	\$205,000	36.4	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	20	9	\$181,044	\$178,500	45.0	98	W27	-	-	-	-	-	-
W28	5	3	\$249,667	\$238,000	60.0	100	W28	-	-	-	-	-	-
W29	11	3	\$169,000	\$170,000	27.3	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	1	1	\$183,000	\$183,000	100.0	105	W01	7	3	\$312,467	\$295,000	42.9	99
W02	1	-	-	-	-	-	W02	13	5	\$383,400	\$395,000	38.5	99
W03	1	-	-	-	-	-	W03	1	-	-	-	-	-
W04	1	-	-	-	-	-	W04	5	-	-	-	-	-
W05	12	1	\$76,000	\$76,000	8.3	90	W05	-	1	\$234,000	\$234,000	-	98
W06	6	2	\$133,000	\$133,000	33.3	97	W06	13	4	\$391,875	\$386,250	30.8	98
W07	-	-	-	-	-	-	W07	12	4	\$509,250	\$508,500	33.3	98
W08	2	-	-	-	-	-	W08	2	2	\$333,250	\$333,250	100.0	102
W09	4	-	-	-	-	-	W09	1	-	-	-	-	-
W10	3	1	\$142,000	\$142,000	33.3	95	W10	9	2	\$266,000	\$266,000	22.2	95
W12	-	-	-	-	-	-	W12	1	1	\$271,000	\$271,000	100.0	97
W13	1	-	-	-	-	-	W13	8	1	\$250,000	\$250,000	12.5	98
W14	1	-	-	-	-	-	W14	2	-	-	-	-	-
W15	6	1	\$180,000	\$180,000	16.7	97	W15	2	-	-	-	-	-
W16	-	-	-	-	-	-	W16	5	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	2	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	22	17	\$284,294	\$285,000	77.3	98
W20	-	-	-	-	-	-	W20	26	14	\$271,964	\$266,500	53.9	98
W21	-	-	-	-	-	-	W21	19	17	\$287,100	\$283,000	89.5	98
W22	-	-	-	-	-	-	W22	9	9	\$240,222	\$235,000	100.0	99
W23	2	-	-	-	-	-	W23	79	41	\$234,961	\$240,000	51.9	98
W24	-	-	-	-	-	-	W24	33	17	\$230,498	\$250,000	51.5	98
W25	-	-	-	-	-	-	W25	3	3	\$221,000	\$223,000	100.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	19	7	\$248,643	\$249,000	36.8	98
W28	-	-	-	-	-	-	W28	20	2	\$296,000	\$296,000	10.0	100
W29	-	-	-	-	-	-	W29	5	5	\$198,000	\$210,000	100.0	99

Current Month: June 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	658	398	322	\$101,130,574	\$314,070	\$257,450	35	99
C02	199	150	106	\$66,852,929	\$630,688	\$455,500	22	100
C03	176	103	79	\$50,100,733	\$634,186	\$465,000	24	100
C04	261	183	152	\$101,313,894	\$666,539	\$575,000	24	100
C06	84	54	26	\$11,671,300	\$448,896	\$418,500	27	99
C07	310	182	120	\$44,969,740	\$374,748	\$320,000	32	105
C08	287	195	167	\$46,693,658	\$279,603	\$239,000	34	98
C09	101	47	44	\$42,942,197	\$975,959	\$764,500	26	100
C10	112	115	103	\$67,374,251	\$654,119	\$505,000	18	102
C11	108	75	56	\$22,937,637	\$409,601	\$363,000	27	102
C12	167	83	56	\$63,432,050	\$1,132,715	\$825,000	44	98
C13	186	108	83	\$28,428,600	\$342,513	\$316,000	28	98
C14	538	321	201	\$68,268,775	\$339,646	\$269,000	35	98
C15	367	244	158	\$51,413,468	\$325,402	\$280,300	34	98
Total	3,554	2,258	1,673	\$767,529,806	\$458,775	\$331,000	30	99



Year-to-Date: January 2005 to June 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,347	1,433	\$438,657,659	\$306,111	\$264,000	35	99
C02	816	483	\$271,833,313	\$562,802	\$420,000	24	100
C03	641	376	\$253,683,760	\$674,691	\$427,875	28	99
C04	1,195	717	\$464,986,837	\$648,517	\$579,000	28	100
C06	276	122	\$54,119,200	\$443,600	\$409,500	23	98
C07	982	523	\$183,619,148	\$351,088	\$310,000	34	99
C08	1,146	767	\$218,996,920	\$285,524	\$242,000	33	99
C09	408	246	\$220,959,078	\$898,208	\$611,000	28	100
C10	722	528	\$327,939,436	\$621,097	\$485,000	22	101
C11	453	268	\$114,133,747	\$425,872	\$389,500	28	101
C12	523	268	\$284,330,111	\$1,060,933	\$854,000	37	98
C13	699	375	\$130,929,031	\$349,144	\$320,000	29	99
C14	1,870	1,048	\$356,596,103	\$340,263	\$256,000	38	98
C15	1,329	734	\$247,554,311	\$337,267	\$306,400	35	98
Total	13,407	7,888	\$3,568,338,654	\$452,376	\$326,000	32	99

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	17	5	\$518,700	\$412,500	29.4	93	C01	36	32	\$493,972	\$437,500	88.9	101
C02	46	24	\$808,389	\$620,500	52.2	99	C02	52	44	\$677,618	\$600,000	84.6	102
C03	101	60	\$693,637	\$512,500	59.4	100	C03	30	8	\$365,063	\$346,000	26.7	103
C04	144	106	\$810,821	\$706,428	73.6	100	C04	11	12	\$470,314	\$445,000	109.1	106
C06	59	20	\$509,090	\$460,000	33.9	100	C06	3	1	\$278,000	\$278,000	33.3	93
C07	101	41	\$533,135	\$480,000	40.6	98	C07	19	6	\$366,317	\$365,000	31.6	99
C08	6	-	-	-	-	-	C08	21	6	\$465,481	\$443,500	28.6	104
C09	44	18	\$1,468,528	\$1,602,500	40.9	100	C09	5	6	\$1,408,396	\$1,143,000	120.0	104
C10	57	47	\$1,006,831	\$745,000	82.5	103	C10	6	22	\$489,186	\$492,500	366.7	105
C11	13	21	\$715,080	\$675,000	161.5	108	C11	4	7	\$425,609	\$421,261	175.0	100
C12	129	46	\$1,278,259	\$1,109,500	35.7	98	C12	-	2	\$340,125	\$340,125	-	100
C13	30	31	\$492,923	\$462,000	103.3	99	C13	19	14	\$319,864	\$315,000	73.7	99
C14	114	42	\$681,778	\$598,750	36.8	99	C14	-	1	\$415,000	\$415,000	-	104
C15	71	50	\$503,876	\$485,000	70.4	99	C15	33	24	\$326,563	\$334,000	72.7	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	536	240	\$281,986	\$235,000	44.8	98	C01	-	-	-	-	-	-
C02	71	31	\$479,400	\$395,000	43.7	99	C02	-	-	-	-	-	-
C03	37	9	\$496,111	\$519,000	24.3	98	C03	-	-	-	-	-	-
C04	84	26	\$281,516	\$229,750	31.0	98	C04	-	-	-	-	-	-
C06	20	4	\$231,000	\$227,250	20.0	97	C06	-	-	-	-	-	-
C07	144	58	\$268,338	\$222,250	40.3	112	C07	4	3	\$327,000	\$320,000	75.0	96
C08	220	133	\$253,446	\$219,900	60.5	98	C08	-	-	-	-	-	-
C09	46	14	\$407,573	\$283,500	30.4	98	C09	-	-	-	-	-	-
C10	36	30	\$280,107	\$266,500	83.3	99	C10	-	-	-	-	-	-
C11	75	25	\$180,868	\$184,000	33.3	97	C11	-	-	-	-	-	-
C12	28	6	\$529,233	\$329,700	21.4	97	C12	-	-	-	-	-	-
C13	129	32	\$217,716	\$205,000	24.8	97	C13	-	-	-	-	-	-
C14	388	140	\$237,661	\$233,750	36.1	97	C14	-	-	-	-	-	-
C15	170	56	\$208,512	\$186,950	32.9	97	C15	2	-	-	-	-	-

Condo Townhouse

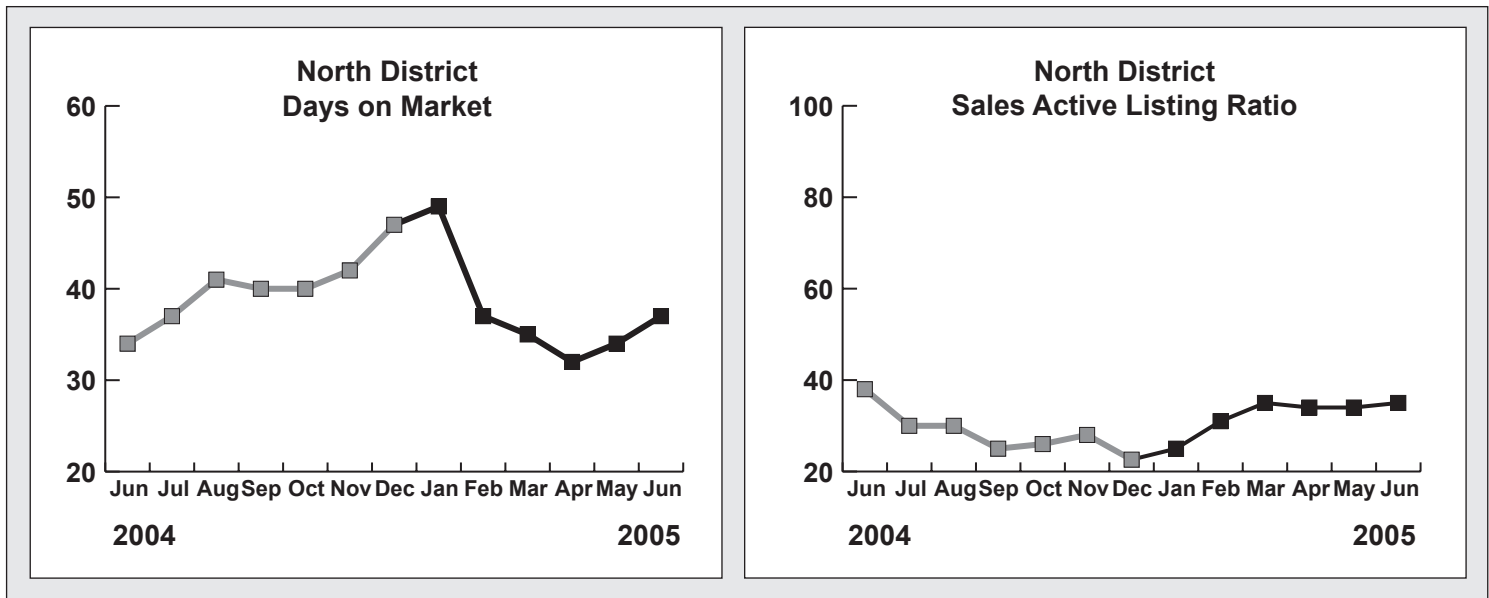
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	22	32	\$310,397	\$300,000	145.5	100	C01	-	-	-	-	-	-
C02	6	1	\$246,000	\$246,000	16.7	99	C02	-	-	-	-	-	-
C03	1	1	\$410,000	\$410,000	100.0	93	C03	-	-	-	-	-	-
C04	9	3	\$336,933	\$261,000	33.3	99	C04	-	-	-	-	-	-
C06	1	1	\$287,500	\$287,500	100.0	92	C06	-	-	-	-	-	-
C07	31	11	\$353,818	\$297,000	35.5	99	C07	-	-	-	-	-	-
C08	12	10	\$321,160	\$261,050	83.3	99	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-
C10	8	2	\$261,950	\$261,950	25.0	99	C10	-	-	-	-	-	-
C11	16	2	\$152,500	\$152,500	12.5	96	C11	-	-	-	-	-	-
C12	9	2	\$388,250	\$388,250	22.2	100	C12	-	-	-	-	-	-
C13	4	5	\$260,600	\$275,000	125.0	100	C13	-	-	-	-	-	-
C14	28	18	\$330,367	\$342,500	64.3	98	C14	-	-	-	-	-	-
C15	86	28	\$239,482	\$240,000	32.6	97	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	4	-	-	-	-	-	C01	43	13	\$393,900	\$386,500	30.2	101
C02	2	-	-	-	-	-	C02	22	6	\$421,500	\$374,000	27.3	99
C03	5	-	-	-	-	-	C03	2	1	\$687,000	\$687,000	50.0	98
C04	8	3	\$151,633	\$120,000	37.5	96	C04	5	2	\$469,000	\$469,000	40.0	104
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	3	-	-	-	-	-	C07	8	1	\$476,690	\$476,690	12.5	100
C08	9	3	\$166,617	\$169,900	33.3	98	C08	19	15	\$432,067	\$375,000	79.0	98
C09	4	5	\$346,260	\$289,300	125.0	97	C09	-	1	\$621,000	\$621,000	-	107
C10	5	2	\$182,000	\$182,000	40.0	95	C10	-	-	-	-	-	-
C11	-	1	\$115,000	\$115,000	-	100	C11	-	-	-	-	-	-
C12	1	-	-	-	-	-	C12	-	-	-	-	-	-
C13	2	-	-	-	-	-	C13	2	1	\$400,000	\$400,000	50.0	100
C14	2	-	-	-	-	-	C14	6	-	-	-	-	-
C15	5	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: June 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	198	126	73	\$31,209,625	\$427,529	\$352,000	35	97	
N02	287	187	97	\$39,495,838	\$407,174	\$360,000	32	97	
N03	555	375	217	\$79,336,077	\$365,604	\$329,000	31	98	
N04	282	202	131	\$52,463,780	\$400,487	\$374,000	29	98	
N05	229	128	59	\$25,527,800	\$432,675	\$398,000	35	98	
N06	253	141	106	\$42,439,975	\$400,377	\$334,513	36	97	
N07	303	202	153	\$48,151,250	\$314,714	\$292,000	32	98	
N08	630	336	214	\$85,531,100	\$399,678	\$374,500	35	97	
N10	292	162	97	\$35,120,829	\$362,070	\$340,000	36	97	
N11	613	365	252	\$99,796,694	\$396,019	\$370,000	34	98	
N12	93	37	16	\$9,522,000	\$595,125	\$443,000	40	97	
N13	99	27	8	\$5,232,300	\$654,038	\$517,750	93	100	
N14	121	51	30	\$17,158,100	\$571,937	\$522,500	50	96	
N15	95	43	39	\$15,687,800	\$402,251	\$353,000	46	97	
N16	132	65	40	\$12,459,250	\$311,481	\$279,000	40	97	
N17	263	148	98	\$20,709,800	\$211,324	\$202,500	39	98	
N18	121	55	37	\$10,550,700	\$285,154	\$265,000	42	97	
N19	138	64	44	\$11,251,000	\$255,705	\$231,450	48	97	
N20	47	15	6	\$2,042,000	\$340,333	\$307,500	50	96	
N21	53	15	10	\$2,537,800	\$253,780	\$217,500	84	97	
N22	60	30	22	\$4,979,400	\$226,336	\$214,000	44	98	
N23	173	91	36	\$9,998,100	\$277,725	\$231,500	50	98	
N24	94	35	27	\$6,231,200	\$230,785	\$189,900	80	96	
Total	5,131	2,900	1,812	\$667,432,418	\$368,340	\$334,000	37	97	



Year-to-Date: January 2005 to June 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	747	414	\$157,287,442	\$379,921	\$341,000	31	98
N02	1,001	505	\$200,047,039	\$396,133	\$364,000	35	97
N03	1,998	1,045	\$411,109,327	\$393,406	\$339,000	33	97
N04	1,168	643	\$264,422,997	\$411,233	\$400,000	30	98
N05	720	323	\$138,422,286	\$428,552	\$410,000	35	98
N06	909	502	\$192,720,629	\$383,906	\$325,500	34	98
N07	1,251	762	\$237,743,270	\$311,999	\$292,000	30	98
N08	2,150	1,130	\$453,713,791	\$401,517	\$369,900	33	97
N10	942	423	\$150,298,091	\$355,315	\$334,000	37	97
N11	2,176	1,234	\$484,293,287	\$392,458	\$361,000	34	98
N12	203	84	\$37,785,200	\$449,824	\$380,000	48	97
N13	183	62	\$34,944,200	\$563,616	\$459,000	53	97
N14	277	130	\$68,998,349	\$530,757	\$430,500	48	96
N15	283	171	\$63,060,350	\$368,774	\$330,000	41	97
N16	291	135	\$46,220,690	\$342,375	\$305,000	44	97
N17	829	536	\$120,164,800	\$224,188	\$213,400	45	98
N18	346	223	\$61,771,727	\$277,003	\$256,000	44	97
N19	396	276	\$68,650,700	\$248,734	\$227,500	54	97
N20	77	26	\$9,708,649	\$373,410	\$322,500	64	96
N21	94	43	\$11,923,554	\$277,292	\$285,000	80	97
N22	152	93	\$21,567,401	\$231,908	\$215,000	43	97
N23	394	184	\$45,572,140	\$247,675	\$220,000	47	97
N24	214	97	\$20,813,706	\$214,574	\$189,900	57	97
Total	16,801	9,041	\$3,301,239,625	\$365,141	\$331,000	36	97

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	74	26	\$667,231	\$499,000	35.1	96	N01	4	2	\$315,000	\$315,000	50.0	97
N02	135	58	\$484,281	\$410,750	43.0	97	N02	1	1	\$320,000	\$320,000	100.0	100
N03	252	82	\$541,525	\$490,000	32.5	98	N03	12	7	\$345,414	\$358,000	58.3	98
N04	208	89	\$441,781	\$437,000	42.8	98	N04	17	4	\$310,948	\$304,895	23.5	99
N05	197	46	\$470,126	\$422,500	23.4	98	N05	11	2	\$299,250	\$299,250	18.2	97
N06	182	63	\$489,250	\$370,000	34.6	97	N06	13	16	\$264,578	\$264,625	123.1	99
N07	213	100	\$356,142	\$334,500	47.0	98	N07	37	20	\$249,670	\$257,500	54.1	99
N08	444	133	\$458,801	\$430,000	30.0	97	N08	79	29	\$326,714	\$330,000	36.7	98
N10	159	41	\$420,452	\$415,000	25.8	96	N10	14	2	\$277,000	\$277,000	14.3	98
N11	458	151	\$462,061	\$430,000	33.0	98	N11	49	30	\$313,263	\$313,450	61.2	99
N12	90	16	\$595,125	\$443,000	17.8	97	N12	1	-	-	-	-	-
N13	99	8	\$654,038	\$517,750	8.1	100	N13	-	-	-	-	-	-
N14	119	30	\$571,937	\$522,500	25.2	96	N14	1	-	-	-	-	-
N15	92	35	\$423,480	\$360,300	38.0	97	N15	2	-	-	-	-	-
N16	117	31	\$335,661	\$296,000	26.5	97	N16	-	2	\$230,500	\$230,500	-	100
N17	241	84	\$215,283	\$208,500	34.9	98	N17	3	2	\$197,500	\$197,500	66.7	99
N18	98	24	\$317,304	\$281,250	24.5	97	N18	5	2	\$199,250	\$199,250	40.0	94
N19	117	31	\$282,226	\$248,600	26.5	98	N19	2	3	\$191,500	\$192,500	150.0	98
N20	47	6	\$340,333	\$307,500	12.8	96	N20	-	-	-	-	-	-
N21	53	10	\$253,780	\$217,500	18.9	97	N21	-	-	-	-	-	-
N22	54	17	\$244,524	\$237,500	31.5	98	N22	-	1	\$155,000	\$155,000	-	97
N23	169	35	\$280,720	\$233,000	20.7	98	N23	-	-	-	-	-	-
N24	94	27	\$230,785	\$189,900	28.7	96	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	61	17	\$244,882	\$238,000	27.9	97	N01	18	11	\$348,473	\$354,000	61.1	97
N02	117	22	\$271,468	\$241,250	18.8	97	N02	9	4	\$307,875	\$314,750	44.4	97
N03	178	68	\$205,045	\$201,650	38.2	98	N03	9	5	\$358,280	\$352,000	55.6	98
N04	16	4	\$174,313	\$177,125	25.0	98	N04	-	2	\$320,000	\$320,000	-	98
N05	1	-	-	-	-	-	N05	4	3	\$329,667	\$342,000	75.0	97
N06	9	3	\$174,333	\$178,000	33.3	98	N06	3	-	-	-	-	-
N07	14	8	\$193,113	\$184,450	57.1	98	N07	1	2	\$230,500	\$230,500	200.0	88
N08	23	7	\$265,500	\$280,000	30.4	98	N08	4	-	-	-	-	-
N10	2	-	-	-	-	-	N10	103	52	\$323,035	\$320,500	50.5	97
N11	12	6	\$247,667	\$247,500	50.0	96	N11	22	12	\$329,400	\$301,750	54.6	98
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	10	1	\$143,000	\$143,000	10.0	102	N16	5	1	\$262,000	\$262,000	20.0	99
N17	2	1	\$97,000	\$97,000	50.0	97	N17	3	-	-	-	-	-
N18	1	-	-	-	-	-	N18	15	9	\$236,333	\$235,000	60.0	97
N19	5	3	\$152,333	\$155,000	60.0	98	N19	5	1	\$209,000	\$209,000	20.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	1	\$183,000	\$183,000	33.3	99
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
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	36	14	\$281,102	\$249,000	38.9	97	N01	-	-	-	-	-	-
N02	18	6	\$294,583	\$271,500	33.3	97	N02	-	-	-	-	-	-
N03	54	27	\$274,663	\$267,500	50.0	97	N03	-	-	-	-	-	-
N04	9	5	\$313,098	\$306,000	55.6	98	N04	-	-	-	-	-	-
N05	5	1	\$235,000	\$235,000	20.0	95	N05	-	-	-	-	-	-
N06	25	10	\$317,760	\$244,750	40.0	98	N06	3	-	-	-	-	-
N07	15	9	\$216,483	\$210,000	60.0	99	N07	-	-	-	-	-	-
N08	21	8	\$282,800	\$277,950	38.1	97	N08	-	-	-	-	-	-
N10	2	2	\$265,250	\$265,250	100.0	99	N10	-	-	-	-	-	-
N11	15	21	\$268,443	\$272,000	140.0	97	N11	-	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	1	\$278,000	\$278,000	-	104	N16	-	-	-	-	-	-
N17	2	1	\$155,000	\$155,000	50.0	100	N17	-	-	-	-	-	-
N18	2	-	-	-	-	-	N18	-	-	-	-	-	-
N19	3	1	\$166,500	\$166,500	33.3	98	N19	3	3	\$233,333	\$235,000	100.0	96
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	-	-	-	-	-	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	1	-	-	-	-	-	N01	4	3	\$433,333	\$325,000	75.0	99
N02	2	-	-	-	-	-	N02	5	6	\$352,708	\$338,250	120.0	98
N03	1	-	-	-	-	-	N03	49	28	\$334,386	\$339,500	57.1	98
N04	-	-	-	-	-	-	N04	32	27	\$333,287	\$332,000	84.4	99
N05	-	-	-	-	-	-	N05	11	7	\$297,071	\$284,000	63.6	97
N06	-	-	-	-	-	-	N06	18	14	\$263,100	\$259,250	77.8	98
N07	-	-	-	-	-	-	N07	23	14	\$256,386	\$254,000	60.9	99
N08	-	-	-	-	-	-	N08	59	37	\$295,000	\$298,000	62.7	98
N10	-	-	-	-	-	-	N10	12	-	-	-	-	-
N11	-	-	-	-	-	-	N11	57	32	\$298,484	\$297,500	56.1	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	4	\$216,500	\$221,500	400.0	98
N16	-	-	-	-	-	-	N16	-	4	\$227,438	\$229,875	-	100
N17	2	-	-	-	-	-	N17	10	10	\$197,900	\$193,500	100.0	98
N18	-	-	-	-	-	-	N18	-	2	\$204,950	\$204,950	-	99
N19	-	-	-	-	-	-	N19	3	2	\$197,500	\$197,500	66.7	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	3	\$161,500	\$163,000	100.0	96
N23	-	-	-	-	-	-	N23	4	1	\$172,900	\$172,900	25.0	100
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	14,576	23,876	N/A	9,153	\$3,158,382,994	\$345,065	\$292,000	32	98
YTD Grand Total:	N/A	N/A	83,347	44,771	\$15,162,862,289	\$338,676	\$287,000	33	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1971	13,085	30,426	2004		
1972	14,613	32,513	January	4,256	295,989
1973	16,335	40,605	February	6,060	310,196
1974	17,318	52,806	March	9,076	307,155
1975	22,020	57,581	April	9,168	321,131
1976	19,025	61,389	May	9,193	325,501
1977	20,512	64,559	June	9,275	316,510
1978	21,184	67,333	July	7,329	312,418
1979	23,466	70,830	August	6,743	304,509
1980	26,017	75,694	September	6,588	320,911
1981	29,625	90,203	October	6,666	324,215
1982	25,336	95,496	November	6,301	318,837
1983	30,046	101,626	December	4,232	315,761
1984	31,905	102,318	Total**	83,501	\$315,231
1985	45,509	109,094	2005		
1986	52,919	138,925	January	4,153	323,141
1987	43,475	189,105	February	6,171	334,272
1988	49,381	229,635	March	7,904	330,545
1989	38,960	273,698	April	8,834	342,032
1990	26,779	255,020	May	9,209	346,474
1991	38,144	234,313	June	9,153	345,065
1992	41,703	214,971	Total**	44,771	\$338,676
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	67,612	251,508			
2002	74,759	275,231			
2003	78,898	\$293,067			

* 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

