

## Second Best February Ever

TORONTO — Thursday, March 4, 2004.

**T**REB Members recorded 6,060 sales in February, up two per cent from February of 2003 and the second best total for the month ever recorded.

"A number of factors that contributed to this result," noted TREB President Cynthia Lai. "The leap-year gave us an extra sales day in 2004 and last year's weather was even worse than in this February. Nevertheless, any month with over 6,000 sales is indicative of a very healthy market."

Prices trended higher in February, with the GTA-wide average coming in at \$310,190, up five per cent over the January figure of \$295,989, and up seven per cent from the \$289,954 recorded during February of 2003. "This increase occurred across all four of TREB's four geographic areas," The President noted, "and was accompanied by a two per cent increase in the median price, which went to \$265,000 from January's \$259,978.

However, it should be noted that not all districts or neighborhoods were equally active. Prices in the East end of Toronto, for example, rose one per cent over 2003."

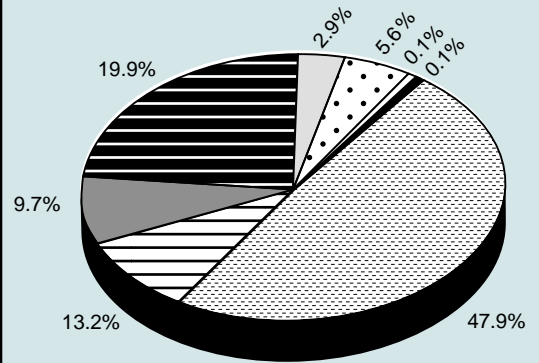
Breaking down the total, 2,334 sales were reported in TREB's 28 West districts and averaged \$287,714; 988 sales were reported in the 14 Central districts and averaged \$419,686; 1,227 sales were reported in the 23 North districts and averaged \$338,844; and 1,511 sales were reported in TREB's 21 East districts and averaged \$250,045. ■

### NEIGHBOURHOOD CORNER

#### Unionville

Most of the ten sales in Unionville (West side of N-11) this year have been detached homes, and most of these two-stories. Their average price is \$520,189, up a full 31 per cent over the same two-month period last year. The median price was \$482,900, and the most expensive sale \$799,000. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



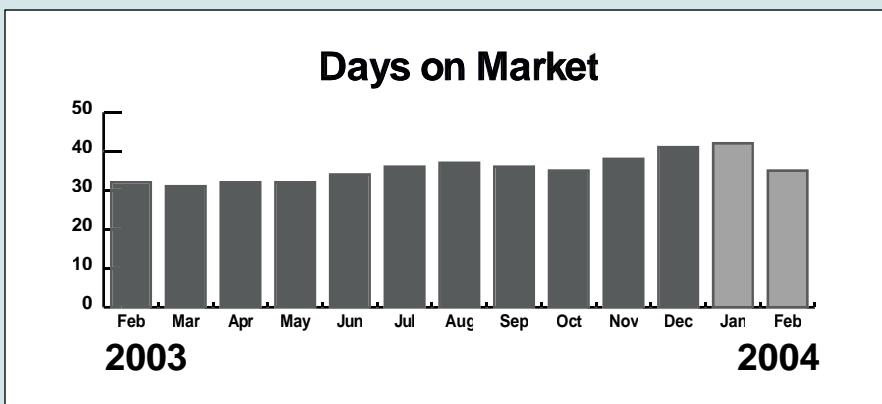
Dwelling Type	Sales	%	Median
Detached	2,908	98	\$326,900
Semi-Detached	802	99	\$260,050
Condo Townhouse	591	98	\$209,000
Condo Apt	1,204	97	\$187,000
Link	178	103	\$236,250
Att/Row/Twnhouse	342	98	\$248,500
Co-op Apt	25	97	\$248,500
Det Condo	10	97	\$225,000

### Housing Market Indicators

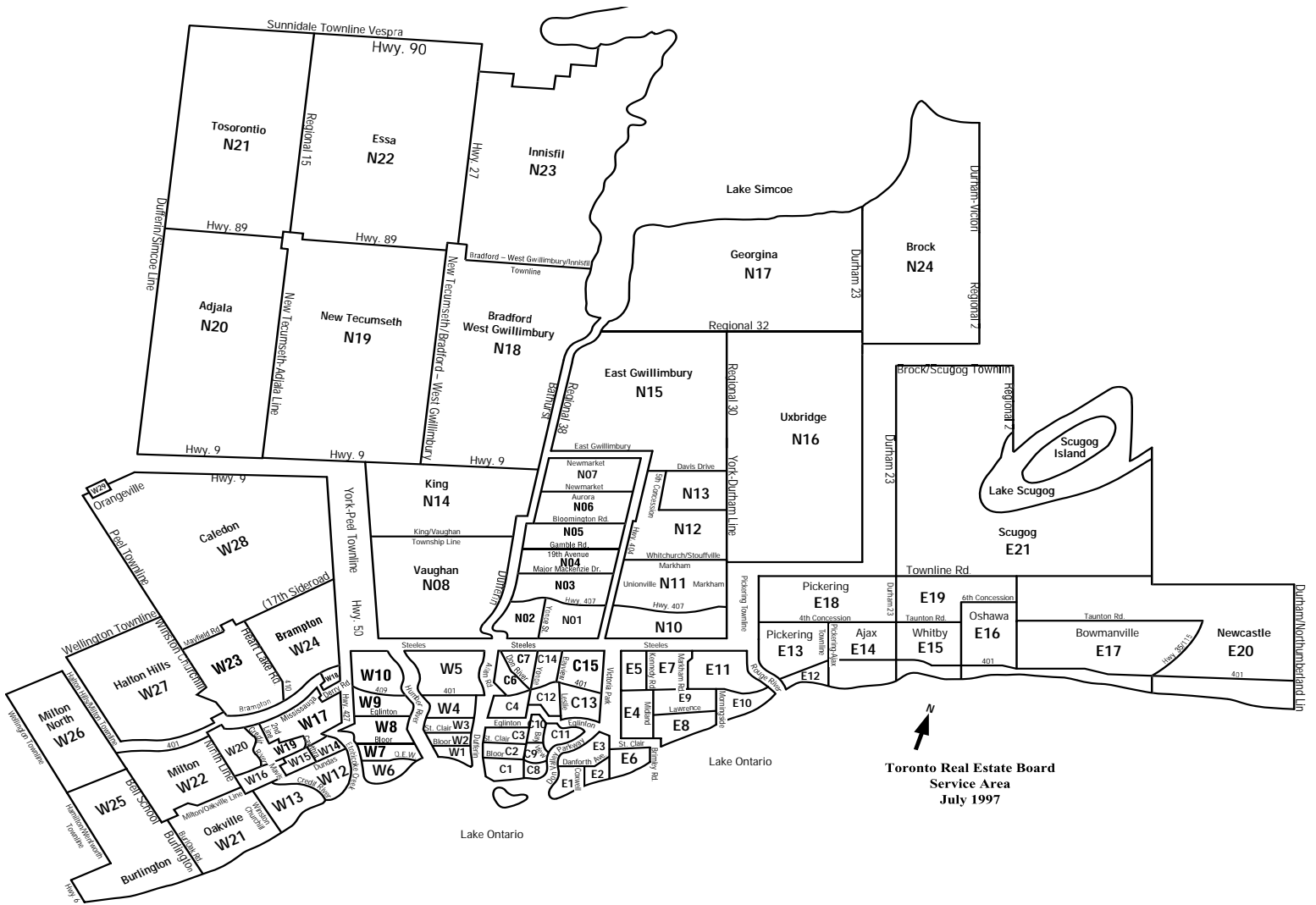
	Feb. 2003	Feb. 2004	%Change
Sales	5,965	6,060	(+2%)
New Listings	10,631	11,117	(+2%)
Active Listings*	15,873	17,640	(+11%)

\* All figures for single-family dwellings.

### DAYS ON MARKET



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**Price Category Breakdown - February 2004**

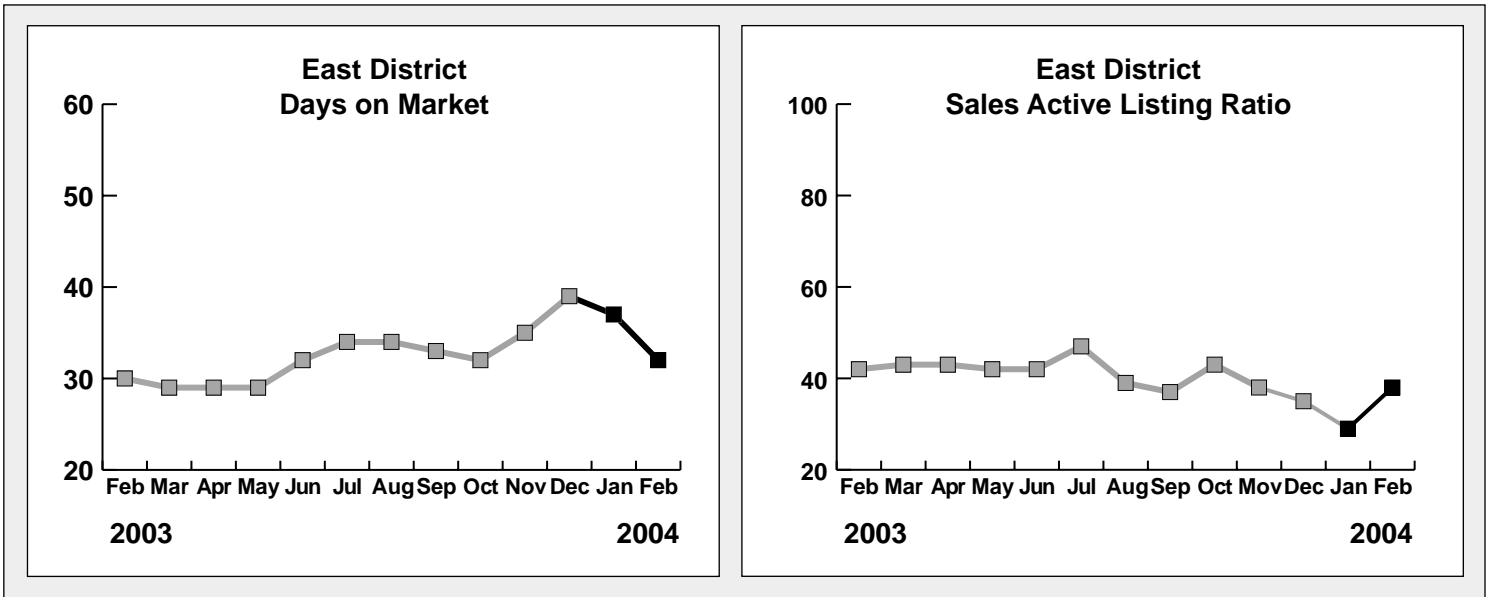
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	28	0.5	11	0.9	9	1.5
\$90,001 - \$100,000	16	0.3	10	0.8	3	0.5
\$100,001 - \$110,000	17	0.3	9	0.7	3	0.5
\$110,001 - \$120,000	50	0.8	31	2.6	8	1.4
\$120,001 - \$130,000	53	0.9	31	2.6	12	2.0
\$130,001 - \$140,000	98	1.6	69	5.7	10	1.7
\$140,001 - \$150,000	121	2.0	71	5.9	18	3.0
\$150,001 - \$160,000	155	2.6	102	8.5	24	4.1
\$160,001 - \$170,000	231	3.8	126	10.5	49	8.3
\$170,001 - \$180,000	217	3.6	101	8.4	46	7.8
\$180,001 - \$190,000	201	3.3	73	6.1	35	5.9
\$190,001 - \$200,000	205	3.4	82	6.8	48	8.1
\$200,001 - \$225,000	574	9.5	142	11.8	119	20.1
\$225,001 - \$250,000	716	11.8	108	9.0	99	16.8
\$250,001 - \$300,000	1,218	20.1	132	11.0	62	10.5
\$300,001 - \$400,000	1,221	20.1	61	5.1	38	6.4
\$400,001 - \$500,000	438	7.2	26	2.2	3	0.5
\$500,001 - \$750,000	319	5.3	10	0.8	4	0.7
\$750,001 - \$1,000,000	91	1.5	3	0.2	1	0.2
\$1,000,001 - \$1,500,000	62	1.0	6	0.5	-	-
\$1,500,000 -	29	0.5	-	-	-	-
<b>Total:</b>	<b>6,060</b>	<b>100</b>	<b>1,204</b>	<b>100</b>	<b>591</b>	<b>100</b>

## Current Month: February 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	112	99	56	\$17,838,800	\$318,550	\$294,000	19	102
E02	118	118	73	\$31,534,877	\$431,985	\$375,000	22	100
E03	215	179	113	\$31,937,369	\$282,632	\$270,000	28	100
E04	238	147	68	\$14,600,700	\$214,716	\$211,750	32	97
E05	281	170	78	\$19,162,517	\$245,673	\$237,500	40	97
E06	89	76	45	\$13,052,300	\$290,051	\$252,000	22	99
E07	303	181	86	\$21,186,788	\$246,358	\$248,750	40	97
E08	273	164	83	\$19,794,395	\$238,487	\$247,000	37	98
E09	304	143	68	\$14,520,400	\$213,535	\$202,000	42	97
E10	107	65	41	\$12,620,100	\$307,807	\$300,000	31	98
E11	321	191	85	\$18,617,750	\$219,032	\$207,000	37	97
E12	55	38	13	\$3,777,050	\$290,542	\$238,550	18	99
E13	202	146	99	\$27,735,938	\$280,161	\$270,000	33	98
E14	260	208	120	\$29,836,850	\$248,640	\$240,000	27	98
E15	246	195	114	\$28,411,500	\$249,224	\$235,000	25	98
E16	380	299	187	\$32,641,625	\$174,554	\$165,500	32	98
E17	192	159	107	\$21,958,300	\$205,218	\$195,900	29	98
E18	26	14	2	\$801,000	\$400,500	\$400,500	77	97
E19	51	44	25	\$6,515,216	\$260,609	\$255,000	25	98
E20	81	32	18	\$3,359,400	\$186,633	\$190,500	41	97
E21	98	47	30	\$7,915,000	\$263,833	\$239,500	53	98
<b>Total</b>	<b>3,952</b>	<b>2,715</b>	<b>1,511</b>	<b>\$377,817,875</b>	<b>\$250,045</b>	<b>\$233,000</b>	<b>32</b>	<b>98</b>

## Year-to-Date: January 2004 to February 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	177	100	\$31,486,969	\$314,870	\$292,850	22	101
E02	214	120	\$49,312,065	\$410,934	\$357,500	23	100
E03	319	190	\$50,451,426	\$265,534	\$251,600	31	99
E04	280	119	\$25,293,600	\$212,551	\$210,200	36	97
E05	302	128	\$31,247,717	\$244,123	\$230,000	41	97
E06	138	73	\$21,475,100	\$294,179	\$249,500	27	99
E07	317	145	\$35,647,788	\$245,847	\$248,000	42	97
E08	305	127	\$29,608,695	\$233,139	\$245,000	39	97
E09	310	125	\$27,097,750	\$216,782	\$204,000	46	97
E10	142	70	\$20,979,300	\$299,704	\$295,500	31	98
E11	337	144	\$31,190,050	\$216,598	\$216,000	39	97
E12	65	27	\$6,867,350	\$254,346	\$236,000	29	98
E13	283	156	\$42,231,988	\$270,718	\$261,000	32	98
E14	389	189	\$47,224,900	\$249,867	\$240,000	28	98
E15	381	200	\$49,762,000	\$248,810	\$236,500	31	98
E16	558	338	\$58,005,458	\$171,614	\$163,750	33	98
E17	297	183	\$37,246,200	\$203,531	\$192,000	31	98
E18	24	5	\$2,070,500	\$414,100	\$484,500	83	97
E19	80	49	\$12,959,516	\$264,480	\$255,000	30	98
E20	65	29	\$6,202,400	\$213,876	\$197,000	57	96
E21	81	48	\$12,984,050	\$270,501	\$237,500	53	97
<b>Total</b>	<b>5,064</b>	<b>2,565</b>	<b>\$629,344,822</b>	<b>\$245,359</b>	<b>\$229,000</b>	<b>34</b>	<b>98</b>



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	21	9	\$363,011	\$330,000	42.9	102	E01	64	37	\$330,724	\$293,000	57.8	103
E02	46	31	\$584,094	\$494,000	67.4	99	E02	40	29	\$347,041	\$337,000	72.5	99
E03	81	52	\$329,313	\$286,125	64.2	100	E03	34	27	\$314,414	\$299,350	79.4	102
E04	76	25	\$272,880	\$265,000	32.9	98	E04	13	8	\$219,638	\$222,750	61.5	97
E05	63	20	\$346,104	\$337,750	31.8	96	E05	12	5	\$268,960	\$263,800	41.7	97
E06	73	33	\$312,264	\$266,000	45.2	99	E06	9	8	\$245,200	\$254,250	88.9	98
E07	107	33	\$311,264	\$303,000	30.8	98	E07	28	4	\$263,250	\$260,500	14.3	97
E08	131	40	\$288,415	\$264,500	30.5	98	E08	2	1	\$240,000	\$240,000	50.0	100
E09	81	25	\$271,820	\$263,000	30.9	98	E09	3	2	\$242,750	\$242,750	66.7	98
E10	76	30	\$333,070	\$317,000	39.5	98	E10	3	3	\$273,000	\$275,000	100.0	100
E11	113	23	\$302,013	\$274,500	20.4	96	E11	31	9	\$221,667	\$222,000	29.0	96
E12	31	8	\$340,256	\$349,000	25.8	99	E12	6	1	\$207,000	\$207,000	16.7	99
E13	126	64	\$319,034	\$310,000	50.8	98	E13	14	2	\$240,000	\$240,000	14.3	100
E14	192	80	\$275,877	\$265,750	41.7	98	E14	14	7	\$218,843	\$225,000	50.0	97
E15	162	61	\$289,339	\$280,000	37.7	98	E15	14	5	\$203,180	\$202,000	35.7	98
E16	262	104	\$204,233	\$191,250	39.7	98	E16	35	38	\$148,954	\$149,500	108.6	99
E17	113	50	\$237,132	\$219,250	44.3	98	E17	5	3	\$152,933	\$166,900	60.0	98
E18	26	2	\$400,500	\$400,500	7.7	97	E18	-	-	-	-	-	-
E19	40	18	\$272,934	\$279,250	45.0	98	E19	-	-	-	-	-	-
E20	75	16	\$187,463	\$205,000	21.3	97	E20	-	-	-	-	-	-
E21	97	30	\$263,833	\$239,500	30.9	98	E21	-	-	-	-	-	-

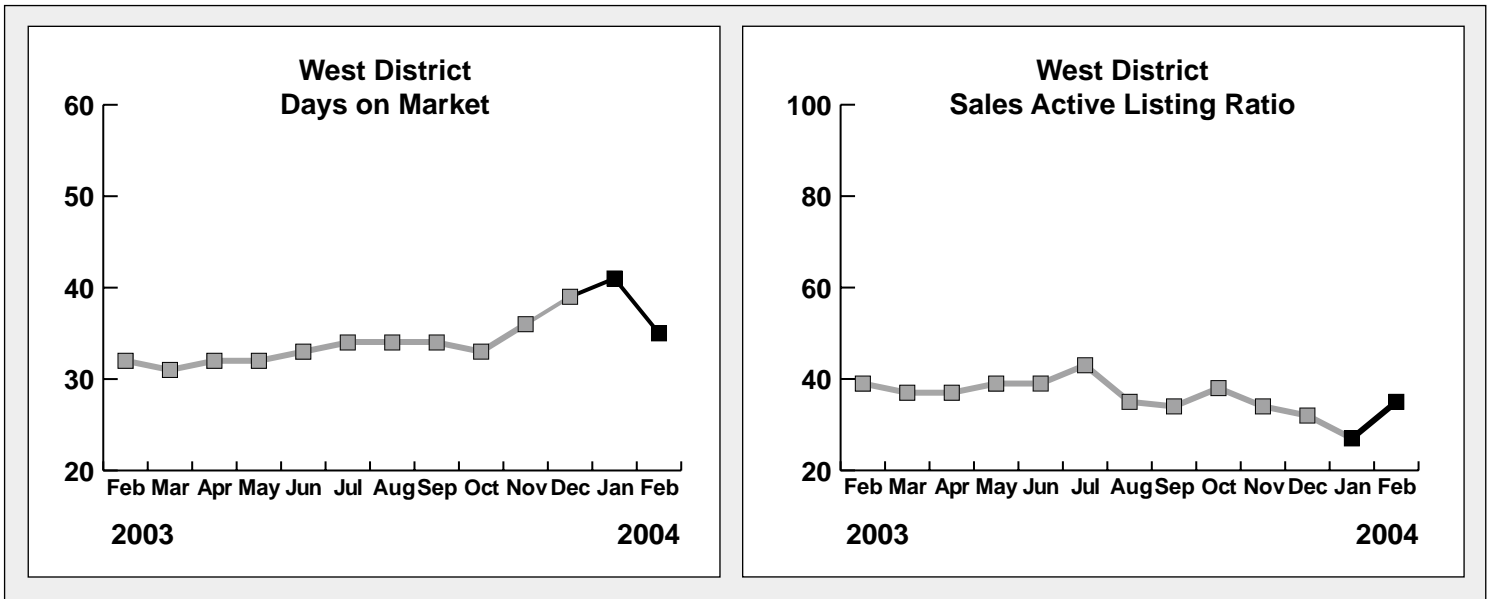
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	3	\$182,500	\$125,500	75.0	97	E01	-	-	-	-	-	-
E02	22	5	\$251,260	\$184,900	22.7	103	E02	-	-	-	-	-	-
E03	86	26	\$149,862	\$147,250	30.2	96	E03	-	-	-	-	-	-
E04	127	29	\$154,624	\$159,000	22.8	97	E04	-	-	-	-	-	-
E05	157	35	\$191,284	\$190,000	22.3	96	E05	8	-	-	-	-	-
E06	6	4	\$196,500	\$195,500	66.7	99	E06	-	-	-	-	-	-
E07	124	31	\$178,303	\$177,000	25.0	97	E07	21	4	\$304,500	\$318,000	19.1	98
E08	100	25	\$182,368	\$165,000	25.0	98	E08	1	1	\$277,000	\$277,000	100.0	98
E09	176	33	\$171,782	\$169,000	18.8	97	E09	-	-	-	-	-	-
E10	11	1	\$155,000	\$155,000	9.1	97	E10	-	-	-	-	-	-
E11	95	24	\$149,885	\$155,250	25.3	97	E11	14	2	\$236,500	\$236,500	14.3	97
E12	3	-	-	-	-	-	E12	1	1	\$243,000	\$243,000	100.0	98
E13	24	9	\$208,833	\$176,000	37.5	98	E13	5	3	\$225,917	\$215,000	60.0	100
E14	16	9	\$156,278	\$153,000	56.3	98	E14	2	4	\$218,975	\$223,700	200.0	99
E15	11	2	\$201,250	\$201,250	18.2	98	E15	25	17	\$226,915	\$224,000	68.0	98
E16	8	11	\$126,682	\$129,000	137.5	97	E16	13	9	\$181,156	\$183,000	69.2	99
E17	5	3	\$158,333	\$150,000	60.0	97	E17	52	33	\$192,400	\$190,000	63.5	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	5	\$237,580	\$240,000	100.0	99
E20	-	-	-	-	-	-	E20	6	2	\$180,000	\$180,000	33.3	98
E21	-	-	-	-	-	-	E21	1	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	-	-	-	-	-	E01	-	-	-	-	-	-
E02	3	3	\$285,000	\$271,000	100.0	98	E02	-	-	-	-	-	-
E03	7	1	\$142,000	\$142,000	14.3	98	E03	-	-	-	-	-	-
E04	19	5	\$248,900	\$251,500	26.3	97	E04	-	-	-	-	-	-
E05	39	15	\$229,187	\$229,000	38.5	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	12	12	\$220,150	\$211,500	100.0	97	E07	-	-	-	-	-	-
E08	33	13	\$187,592	\$184,000	39.4	97	E08	-	-	-	-	-	-
E09	44	8	\$196,325	\$188,050	18.2	98	E09	-	-	-	-	-	-
E10	17	2	\$197,000	\$197,000	11.8	98	E10	-	-	-	-	-	-
E11	39	11	\$189,191	\$185,500	28.2	98	E11	2	2	\$216,500	\$216,500	100.0	97
E12	10	3	\$201,667	\$199,000	30.0	99	E12	-	-	-	-	-	-
E13	23	14	\$189,357	\$179,000	60.9	98	E13	-	-	-	-	-	-
E14	18	10	\$185,890	\$176,500	55.6	98	E14	3	3	\$179,000	\$178,000	100.0	98
E15	10	11	\$171,191	\$180,000	110.0	97	E15	1	-	-	-	-	-
E16	43	22	\$103,036	\$94,000	51.2	96	E16	-	-	-	-	-	-
E17	5	6	\$138,500	\$138,000	120.0	98	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	20	7	\$255,343	\$248,500	35.0	98
E02	2	2	\$173,250	\$173,250	100.0	102	E02	5	3	\$302,000	\$300,000	60.0	102
E03	-	-	-	-	-	-	E03	7	7	\$326,500	\$337,000	100.0	99
E04	2	-	-	-	-	-	E04	1	1	\$293,000	\$293,000	100.0	99
E05	1	1	\$242,000	\$242,000	100.0	98	E05	1	2	\$260,450	\$260,450	200.0	100
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	4	-	-	-	-	-	E07	7	2	\$237,450	\$237,450	28.6	100
E08	4	1	\$150,000	\$150,000	25.0	97	E08	2	2	\$296,450	\$296,450	100.0	98
E09	-	-	-	-	-	-	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	-	5	\$252,000	\$248,000	-	98
E11	3	1	\$133,000	\$133,000	33.3	98	E11	24	13	\$227,623	\$209,500	54.2	97
E12	-	-	-	-	-	-	E12	4	-	-	-	-	-
E13	-	-	-	-	-	-	E13	10	7	\$232,786	\$228,500	70.0	98
E14	-	-	-	-	-	-	E14	15	7	\$222,357	\$225,000	46.7	98
E15	-	-	-	-	-	-	E15	23	18	\$200,156	\$202,500	78.3	99
E16	6	1	\$105,000	\$105,000	16.7	98	E16	13	2	\$172,738	\$172,738	15.4	99
E17	-	-	-	-	-	-	E17	12	12	\$165,642	\$169,000	100.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	2	\$207,250	\$207,250	40.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: February 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	85	55	40	\$17,925,320	\$448,133	\$429,500	25	101	
W02	147	107	37	\$15,479,800	\$418,373	\$340,000	26	100	
W03	224	130	61	\$14,862,800	\$243,652	\$242,800	37	97	
W04	215	111	54	\$12,626,500	\$233,824	\$213,000	39	97	
W05	303	152	76	\$16,591,688	\$218,312	\$258,950	47	96	
W06	253	128	73	\$21,683,650	\$297,036	\$249,900	48	96	
W07	79	68	36	\$14,482,600	\$402,294	\$357,750	34	99	
W08	253	163	83	\$38,974,850	\$469,577	\$354,000	34	98	
W09	162	86	32	\$7,238,007	\$226,188	\$205,950	38	97	
W10	369	199	71	\$14,889,051	\$209,705	\$187,000	43	97	
W12	203	143	67	\$21,398,750	\$319,384	\$284,000	40	97	
W13	207	141	77	\$30,920,438	\$401,564	\$312,000	29	98	
W14	126	79	55	\$12,597,100	\$229,038	\$234,000	37	97	
W15	363	217	118	\$23,764,350	\$201,393	\$180,000	47	97	
W16	179	135	95	\$28,763,650	\$302,775	\$270,000	33	98	
W17	1	-	-	-	-	-	-	-	
W18	151	84	30	\$6,232,299	\$207,743	\$222,000	33	97	
W19	581	376	196	\$57,772,695	\$294,759	\$270,250	31	102	
W20	417	352	258	\$72,475,238	\$280,912	\$270,000	29	98	
W21	222	135	83	\$33,796,085	\$407,182	\$338,000	38	98	
W22	69	50	27	\$7,499,900	\$277,774	\$255,000	29	98	
W23	915	652	361	\$92,336,375	\$255,779	\$241,000	30	98	
W24	590	416	222	\$56,792,607	\$255,823	\$250,000	31	98	
W25	61	29	13	\$3,103,650	\$238,742	\$230,750	28	97	
W26	8	3	3	\$1,630,000	\$543,333	\$650,000	44	97	
W27	116	73	59	\$16,726,100	\$283,493	\$267,000	42	98	
W28	191	116	59	\$20,276,149	\$343,664	\$310,000	40	98	
W29	91	76	48	\$10,684,300	\$222,590	\$213,250	34	99	
<b>Total</b>	<b>6,581</b>	<b>4,276</b>	<b>2,334</b>	<b>\$671,523,952</b>	<b>\$287,714</b>	<b>\$255,000</b>	<b>35</b>	<b>98</b>	



**Year-to-Date: January 2004 to February 2004**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	108	60	\$24,628,920	\$410,482	\$364,650	26	100
W02	175	68	\$24,759,700	\$364,113	\$306,250	33	98
W03	247	100	\$23,589,199	\$235,892	\$234,000	40	97
W04	217	92	\$22,482,550	\$244,376	\$223,000	41	97
W05	269	107	\$22,649,988	\$211,682	\$242,000	46	96
W06	261	122	\$34,232,049	\$280,591	\$253,000	46	97
W07	111	62	\$24,502,901	\$395,208	\$345,750	42	99
W08	306	137	\$64,713,317	\$472,360	\$360,000	36	98
W09	151	50	\$11,989,907	\$239,798	\$232,250	37	97
W10	365	146	\$30,176,551	\$206,689	\$177,000	42	97
W12	241	125	\$41,379,950	\$331,040	\$284,000	45	97
W13	256	122	\$48,161,138	\$394,763	\$328,000	33	98
W14	151	86	\$19,792,900	\$230,150	\$225,000	38	97
W15	400	222	\$43,864,050	\$197,586	\$174,500	50	97
W16	270	157	\$46,495,650	\$296,151	\$268,000	32	98
W17	-	-	-	-	-	-	-
W18	153	52	\$11,169,699	\$214,802	\$230,000	45	97
W19	728	343	\$101,911,525	\$297,118	\$278,000	34	100
W20	663	427	\$118,534,734	\$277,599	\$263,000	31	98
W21	282	138	\$55,190,835	\$399,934	\$333,500	38	98
W22	85	43	\$11,893,100	\$276,584	\$255,000	34	98
W23	1,223	602	\$152,265,631	\$252,933	\$240,500	35	98
W24	759	377	\$95,531,562	\$253,399	\$249,000	32	98
W25	62	24	\$6,186,850	\$257,785	\$231,375	29	98
W26	5	3	\$1,630,000	\$543,333	\$650,000	44	97
W27	146	92	\$25,996,050	\$282,566	\$262,450	43	98
W28	200	105	\$35,554,549	\$338,615	\$310,000	42	97
W29	143	86	\$18,741,200	\$217,921	\$207,000	36	98
<b>Total</b>	<b>7,977</b>	<b>3,948</b>	<b>\$1,118,024,505</b>	<b>\$283,188</b>	<b>\$255,000</b>	<b>37</b>	<b>98</b>

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	24	20	\$611,920	\$562,250	83.3	103	W01	20	11	\$314,447	\$315,000	55.0	100
W02	55	22	\$496,814	\$370,050	40.0	100	W02	70	11	\$314,536	\$320,000	15.7	102
W03	132	34	\$246,797	\$247,300	25.8	97	W03	66	20	\$258,760	\$265,750	30.3	97
W04	102	26	\$301,712	\$247,500	25.5	97	W04	17	4	\$233,750	\$231,000	23.5	96
W05	60	14	\$309,221	\$280,000	23.3	96	W05	75	24	\$281,246	\$279,450	32.0	98
W06	67	25	\$283,288	\$273,000	37.3	97	W06	14	3	\$249,800	\$249,900	21.4	99
W07	50	28	\$443,664	\$416,500	56.0	100	W07	2	-	-	-	-	-
W08	95	43	\$675,885	\$616,200	45.3	100	W08	3	-	-	-	-	-
W09	37	11	\$355,309	\$345,000	29.7	98	W09	6	1	\$258,000	\$258,000	16.7	100
W10	122	30	\$280,000	\$274,500	24.6	97	W10	12	1	\$317,500	\$317,500	8.3	99
W12	117	33	\$399,020	\$336,000	28.2	98	W12	9	8	\$272,563	\$283,000	88.9	97
W13	129	43	\$542,845	\$459,000	33.3	98	W13	17	13	\$242,585	\$250,500	76.5	98
W14	39	13	\$353,692	\$325,000	33.3	97	W14	11	4	\$278,250	\$279,000	36.4	97
W15	30	4	\$361,000	\$332,000	13.3	98	W15	16	21	\$276,629	\$280,000	131.3	97
W16	82	42	\$387,012	\$350,500	51.2	98	W16	25	22	\$245,877	\$244,750	88.0	98
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	48	5	\$258,180	\$263,000	10.4	96	W18	63	13	\$235,615	\$235,000	20.6	97
W19	229	65	\$416,831	\$360,000	28.4	111	W19	61	39	\$276,377	\$273,000	63.9	98
W20	180	102	\$355,881	\$335,500	56.7	98	W20	86	63	\$264,765	\$265,500	73.3	99
W21	150	54	\$499,052	\$396,000	36.0	98	W21	7	10	\$255,950	\$266,000	142.9	98
W22	48	13	\$328,962	\$292,500	27.1	98	W22	7	9	\$242,333	\$240,000	128.6	97
W23	577	191	\$291,929	\$280,000	33.1	98	W23	174	88	\$230,949	\$231,000	50.6	98
W24	310	110	\$301,486	\$300,500	35.5	98	W24	91	48	\$242,231	\$244,500	52.8	98
W25	39	7	\$280,821	\$254,000	18.0	97	W25	2	1	\$232,000	\$232,000	50.0	97
W26	8	3	\$543,333	\$650,000	37.5	97	W26	-	-	-	-	-	-
W27	95	47	\$301,381	\$285,000	49.5	98	W27	3	3	\$236,633	\$235,000	100.0	99
W28	173	46	\$374,025	\$335,625	26.6	97	W28	6	7	\$240,571	\$239,000	116.7	98
W29	68	34	\$243,982	\$233,500	50.0	98	W29	5	5	\$170,200	\$166,000	100.0	99

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	32	5	\$230,800	\$187,000	15.6	97	W01	-	-	-	-	-	-
W02	7	1	\$110,000	\$110,000	14.3	92	W02	-	-	-	-	-	-
W03	21	7	\$185,214	\$205,000	33.3	97	W03	-	-	-	-	-	-
W04	72	20	\$142,100	\$143,500	27.8	96	W04	1	-	-	-	-	-
W05	99	25	\$127,480	\$124,500	25.3	96	W05	-	-	-	-	-	-
W06	145	38	\$323,712	\$233,450	26.2	96	W06	-	-	-	-	-	-
W07	22	5	\$206,900	\$212,000	22.7	96	W07	-	-	-	-	-	-
W08	134	33	\$248,721	\$180,000	24.6	97	W08	-	-	-	-	-	-
W09	106	17	\$148,036	\$124,800	16.0	97	W09	-	-	-	-	-	-
W10	170	34	\$144,066	\$146,000	20.0	97	W10	-	-	-	-	-	-
W12	61	17	\$184,447	\$172,000	27.9	97	W12	-	1	\$278,000	\$278,000	-	98
W13	25	6	\$164,750	\$141,750	24.0	96	W13	-	-	-	-	-	-
W14	42	11	\$153,018	\$161,000	26.2	97	W14	-	2	\$287,650	\$287,650	-	100
W15	265	72	\$170,555	\$165,000	27.2	97	W15	-	-	-	-	-	-
W16	20	6	\$259,083	\$210,750	30.0	97	W16	6	4	\$254,625	\$252,750	66.7	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	13	4	\$129,750	\$127,500	30.8	95	W18	-	-	-	-	-	-
W19	182	34	\$178,259	\$168,000	18.7	97	W19	2	3	\$283,333	\$300,000	150.0	97
W20	51	15	\$172,667	\$163,000	29.4	98	W20	2	4	\$274,625	\$275,750	200.0	98
W21	26	5	\$185,600	\$167,500	19.2	98	W21	4	-	-	-	-	-
W22	2	-	-	-	-	-	W22	1	-	-	-	-	-
W23	29	7	\$166,143	\$167,500	24.1	98	W23	10	3	\$246,967	\$234,900	30.0	98
W24	75	21	\$153,615	\$149,000	28.0	97	W24	3	5	\$266,700	\$257,000	166.7	98
W25	8	2	\$167,000	\$167,000	25.0	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	-	-	-	-	-	W27	1	1	\$199,000	\$199,000	100.0	100
W28	-	-	-	-	-	-	W28	4	3	\$250,333	\$257,000	75.0	99
W29	9	3	\$179,667	\$162,500	33.3	98	W29	-	-	-	-	-	-

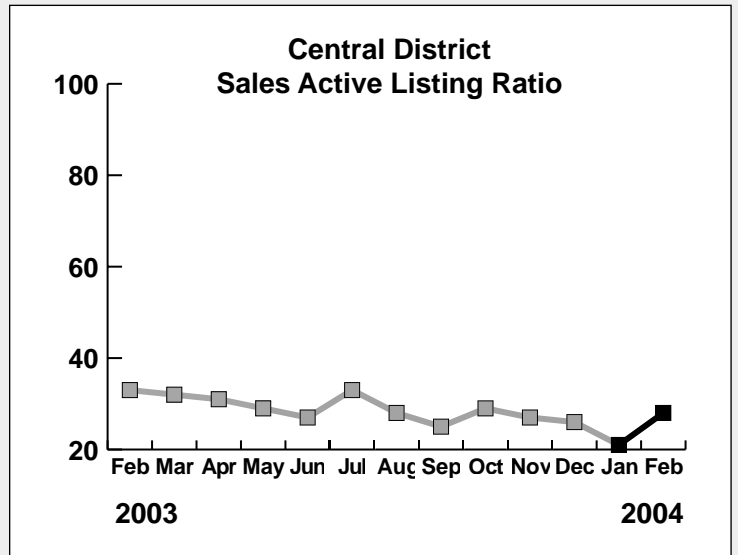
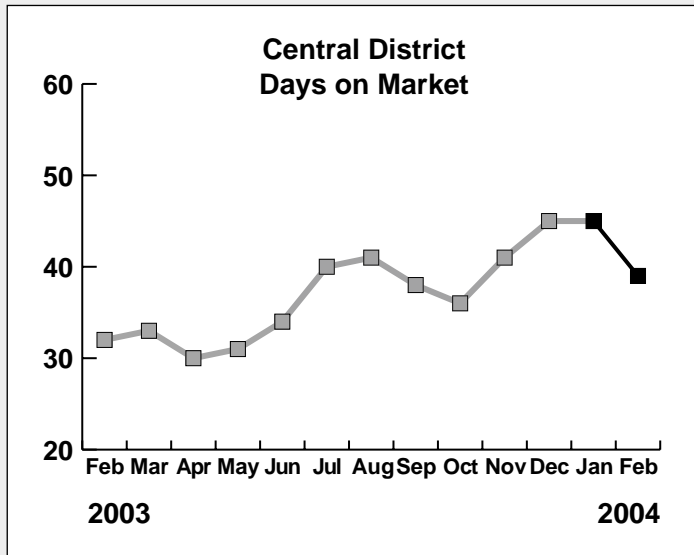


Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	3	1	\$153,000	\$153,000	33.3	98	W01	-	-	-	-	-	-
W02	6	-	-	-	-	-	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	16	2	\$210,250	\$210,250	12.5	99	W04	-	-	-	-	-	-
W05	63	12	\$170,482	\$155,500	19.1	96	W05	-	-	-	-	-	-
W06	9	2	\$369,750	\$369,750	22.2	99	W06	-	-	-	-	-	-
W07	1	-	-	-	-	-	W07	-	-	-	-	-	-
W08	13	6	\$213,000	\$197,000	46.2	96	W08	-	-	-	-	-	-
W09	10	1	\$270,000	\$270,000	10.0	97	W09	-	-	-	-	-	-
W10	58	4	\$193,325	\$191,000	6.9	98	W10	-	-	-	-	-	-
W12	13	7	\$281,000	\$193,000	53.9	98	W12	1	1	\$670,000	\$670,000	100.0	91
W13	33	15	\$229,067	\$177,000	45.5	97	W13	-	-	-	-	-	-
W14	33	22	\$188,891	\$202,450	66.7	97	W14	-	-	-	-	-	-
W15	47	21	\$201,486	\$209,000	44.7	98	W15	-	-	-	-	-	-
W16	43	19	\$209,532	\$215,000	44.2	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	8	\$169,925	\$168,000	30.8	97	W18	-	-	-	-	-	-
W19	80	44	\$226,689	\$230,000	55.0	98	W19	-	-	-	-	-	-
W20	87	59	\$206,554	\$197,000	67.8	98	W20	-	1	\$227,000	\$227,000	-	95
W21	19	7	\$201,400	\$185,900	36.8	98	W21	-	-	-	-	-	-
W22	4	1	\$145,000	\$145,000	25.0	100	W22	1	-	-	-	-	-
W23	69	40	\$186,878	\$191,500	58.0	99	W23	-	-	-	-	-	-
W24	87	21	\$172,014	\$163,000	24.1	98	W24	-	-	-	-	-	-
W25	6	2	\$173,000	\$173,000	33.3	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	10	4	\$181,475	\$173,000	40.0	97	W27	-	-	-	-	-	-
W28	1	1	\$197,000	\$197,000	100.0	99	W28	-	-	-	-	-	-
W29	1	2	\$157,450	\$157,450	200.0	103	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	-	-	-	-	-	-	W01	6	3	\$307,000	\$297,000	50.0	101
W02	-	-	-	-	-	-	W02	8	3	\$326,667	\$245,000	37.5	100
W03	-	-	-	-	-	-	W03	5	-	-	-	-	-
W04	1	-	-	-	-	-	W04	6	2	\$292,250	\$292,250	33.3	95
W05	6	-	-	-	-	-	W05	-	1	\$279,900	\$279,900	-	100
W06	6	3	\$131,833	\$100,000	50.0	95	W06	12	2	\$208,000	\$208,000	16.7	97
W07	-	-	-	-	-	-	W07	4	3	\$341,833	\$340,000	75.0	97
W08	2	-	-	-	-	-	W08	6	1	\$426,000	\$426,000	16.7	99
W09	3	2	\$142,500	\$142,500	66.7	96	W09	-	-	-	-	-	-
W10	4	-	-	-	-	-	W10	3	2	\$250,000	\$250,000	66.7	96
W12	1	-	-	-	-	-	W12	1	-	-	-	-	-
W13	-	-	-	-	-	-	W13	3	-	-	-	-	-
W14	1	2	\$116,000	\$116,000	200.0	94	W14	-	1	\$240,000	\$240,000	-	96
W15	5	-	-	-	-	-	W15	-	-	-	-	-	-
W16	1	-	-	-	-	-	W16	2	2	\$272,875	\$272,875	100.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	-	-	-	-	-	W19	26	11	\$274,082	\$266,000	42.3	99
W20	-	-	-	-	-	-	W20	11	14	\$242,357	\$243,500	127.3	98
W21	1	-	-	-	-	-	W21	15	7	\$278,571	\$244,400	46.7	98
W22	-	-	-	-	-	-	W22	6	4	\$224,350	\$224,450	66.7	99
W23	-	1	\$164,500	\$164,500	-	98	W23	56	31	\$216,481	\$218,000	55.4	98
W24	1	1	\$180,000	\$180,000	100.0	97	W24	23	16	\$228,144	\$233,750	69.6	99
W25	-	-	-	-	-	-	W25	5	1	\$225,900	\$225,900	20.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	2	1	\$199,900	\$199,900	50.0	98	W27	1	3	\$242,167	\$240,000	300.0	100
W28	-	-	-	-	-	-	W28	7	2	\$219,500	\$219,500	28.6	99
W29	-	-	-	-	-	-	W29	8	4	\$171,000	\$166,750	50.0	97

**Current Month: February 2004**

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	774	365	192	\$49,019,424	\$255,310	\$238,000	42	98
C02	246	126	57	\$30,418,500	\$533,658	\$429,000	41	98
C03	150	80	39	\$28,671,654	\$735,171	\$418,000	34	100
C04	259	158	105	\$59,718,551	\$568,748	\$472,000	26	99
C06	66	45	15	\$6,203,518	\$413,568	\$388,000	23	100
C07	200	129	60	\$19,170,259	\$319,504	\$295,000	33	97
C08	341	183	109	\$28,155,450	\$258,307	\$233,500	45	98
C09	130	74	34	\$27,829,951	\$818,528	\$706,500	34	100
C10	142	116	64	\$36,971,905	\$577,686	\$473,500	23	101
C11	102	55	26	\$9,581,750	\$368,529	\$229,750	32	100
C12	134	63	40	\$42,210,000	\$1,055,250	\$875,000	52	97
C13	119	66	48	\$14,896,000	\$310,333	\$294,500	32	99
C14	494	238	114	\$34,119,700	\$299,296	\$240,750	50	98
C15	334	184	85	\$27,683,350	\$325,686	\$275,000	44	97
<b>Total</b>	<b>3,491</b>	<b>1,882</b>	<b>988</b>	<b>\$414,650,012</b>	<b>\$419,686</b>	<b>\$295,700</b>	<b>39</b>	<b>98</b>



**Year-to-Date: January 2004 to February 2004**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	721	312	\$82,375,674	\$264,025	\$235,000	47	98
C02	244	90	\$47,147,200	\$523,858	\$425,000	39	98
C03	157	73	\$44,697,900	\$612,300	\$375,000	40	99
C04	311	170	\$93,796,751	\$551,746	\$492,500	29	99
C06	80	30	\$11,703,618	\$390,121	\$361,500	25	99
C07	234	113	\$38,007,059	\$336,346	\$316,900	39	97
C08	377	172	\$45,666,270	\$265,502	\$240,000	44	98
C09	137	56	\$43,902,414	\$783,972	\$685,000	38	100
C10	204	100	\$53,815,405	\$538,154	\$445,250	24	101
C11	116	50	\$16,370,350	\$327,407	\$183,000	37	99
C12	121	62	\$59,665,900	\$962,353	\$770,000	44	97
C13	143	88	\$27,827,900	\$316,226	\$322,750	35	98
C14	467	211	\$61,868,321	\$293,215	\$240,885	51	97
C15	364	162	\$51,221,050	\$316,179	\$268,000	47	97
<b>Total</b>	<b>3,676</b>	<b>1,689</b>	<b>\$678,065,812</b>	<b>\$401,460</b>	<b>\$297,000</b>	<b>41</b>	<b>98</b>

## Detached Houses

## Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	13	4	\$348,750	\$339,500	30.8	99	C01	34	8	\$400,888	\$370,550	23.5	101
C02	42	14	\$755,079	\$564,500	33.3	100	C02	51	15	\$432,067	\$360,000	29.4	100
C03	55	23	\$1,018,094	\$889,000	41.8	101	C03	31	6	\$311,250	\$235,500	19.4	97
C04	138	75	\$665,199	\$546,700	54.4	100	C04	10	8	\$495,453	\$476,250	80.0	103
C06	44	13	\$444,809	\$415,018	29.6	101	C06	2	-	-	-	-	-
C07	55	23	\$429,485	\$401,000	41.8	98	C07	8	4	\$310,500	\$307,500	50.0	98
C08	3	1	\$350,000	\$350,000	33.3	97	C08	12	10	\$433,590	\$412,500	83.3	99
C09	30	14	\$1,286,804	\$1,076,475	46.7	102	C09	1	4	\$992,000	\$957,500	400.0	96
C10	46	33	\$809,628	\$626,500	71.7	101	C10	16	12	\$447,223	\$417,506	75.0	107
C11	14	10	\$667,880	\$665,500	71.4	103	C11	6	2	\$399,000	\$399,000	33.3	106
C12	101	29	\$1,293,207	\$1,155,000	28.7	97	C12	-	1	\$325,000	\$325,000	-	97
C13	22	15	\$435,233	\$419,000	68.2	99	C13	11	4	\$302,750	\$303,000	36.4	99
C14	84	22	\$557,045	\$446,000	26.2	99	C14	2	-	-	-	-	-
C15	62	22	\$542,427	\$463,500	35.5	96	C15	41	11	\$308,127	\$310,000	26.8	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
C01	657	150	\$239,062	\$216,250	22.8	97	C01	-	-	-	-	-	-
C02	130	23	\$457,474	\$415,000	17.7	97	C02	-	-	-	-	-	-
C03	37	7	\$374,143	\$387,000	18.9	99	C03	-	-	-	-	-	-
C04	80	20	\$276,745	\$252,500	25.0	97	C04	-	-	-	-	-	-
C06	18	2	\$210,500	\$210,500	11.1	97	C06	-	-	-	-	-	-
C07	111	28	\$234,432	\$233,750	25.2	96	C07	2	-	-	-	-	-
C08	281	87	\$232,437	\$225,000	31.0	98	C08	-	-	-	-	-	-
C09	87	11	\$370,109	\$302,000	12.6	99	C09	-	-	-	-	-	-
C10	64	17	\$245,882	\$239,500	26.6	98	C10	-	-	-	-	-	-
C11	69	13	\$149,612	\$140,000	18.8	97	C11	-	-	-	-	-	-
C12	29	4	\$532,875	\$369,500	13.8	95	C12	-	-	-	-	-	-
C13	77	21	\$226,952	\$212,000	27.3	98	C13	-	-	-	-	-	-
C14	367	77	\$224,030	\$222,000	21.0	97	C14	-	-	-	-	-	-
C15	175	26	\$234,519	\$181,000	14.9	97	C15	3	2	\$346,500	\$346,500	66.7	97

## Condo Townhouse

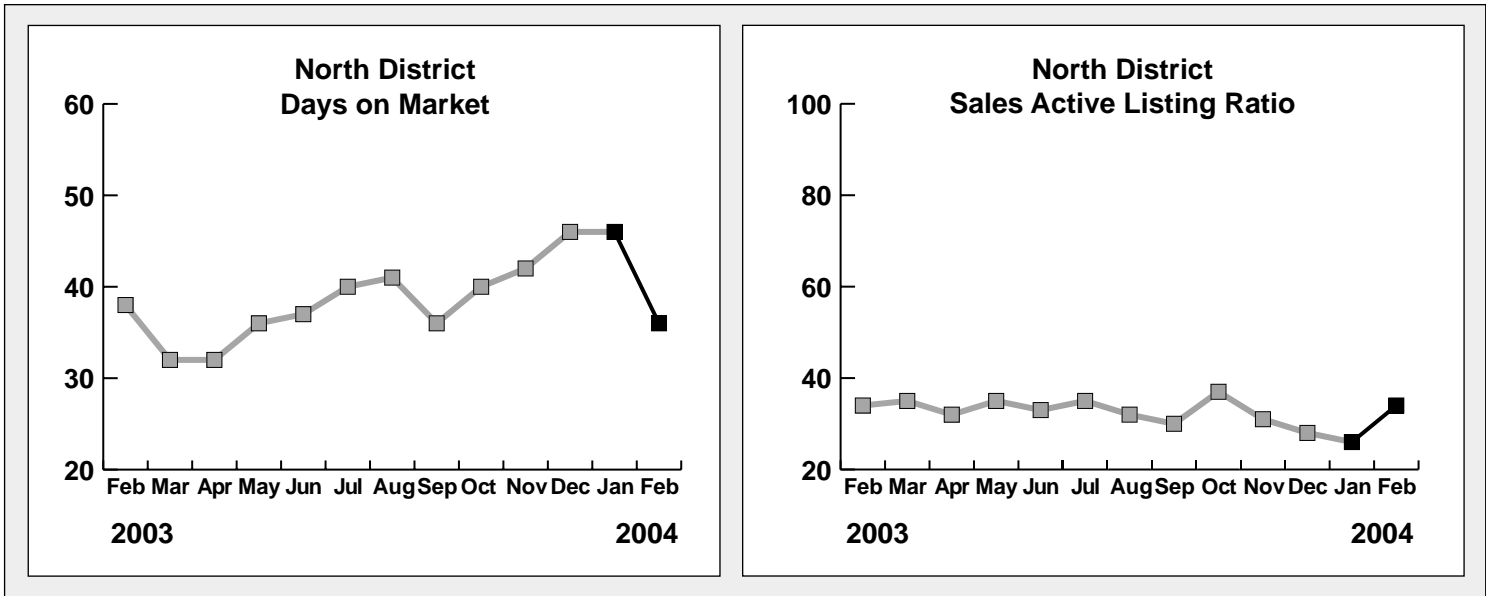
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	46	21	\$276,165	\$288,000	45.7	99	C01	-	-	-	-	-	-
C02	7	2	\$607,750	\$607,750	28.6	94	C02	-	-	-	-	-	-
C03	1	1	\$405,000	\$405,000	100.0	95	C03	-	-	-	-	-	-
C04	7	1	\$205,000	\$205,000	14.3	98	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	18	3	\$260,667	\$260,000	16.7	97	C07	-	-	-	-	-	-
C08	18	4	\$245,375	\$223,250	22.2	98	C08	-	-	-	-	-	-
C09	2	-	-	-	-	-	C09	-	-	-	-	-	-
C10	9	1	\$490,500	\$490,500	11.1	100	C10	-	-	-	-	-	-
C11	10	1	\$160,000	\$160,000	10.0	94	C11	-	-	-	-	-	-
C12	4	6	\$375,083	\$398,000	150.0	100	C12	-	-	-	-	-	-
C13	6	5	\$247,900	\$224,000	83.3	99	C13	-	-	-	-	-	-
C14	34	14	\$302,814	\$291,000	41.2	98	C14	-	-	-	-	-	-
C15	52	24	\$232,085	\$224,450	46.2	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	20	9	\$306,500	\$321,000	45.0	99
C02	5	-	-	-	-	-	C02	11	3	\$543,000	\$500,000	27.3	101
C03	23	1	\$134,000	\$134,000	4.4	99	C03	3	1	\$230,000	\$230,000	33.3	82
C04	15	1	\$125,100	\$125,100	6.7	100	C04	9	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	-	-	-	-	-	-	C07	6	2	\$352,000	\$352,000	33.3	98
C08	10	1	\$136,500	\$136,500	10.0	100	C08	17	6	\$354,917	\$314,000	35.3	97
C09	9	5	\$355,100	\$315,000	55.6	99	C09	1	-	-	-	-	-
C10	6	1	\$217,000	\$217,000	16.7	99	C10	1	-	-	-	-	-
C11	2	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	3	3	\$383,667	\$373,000	100.0	100
C14	2	-	-	-	-	-	C14	5	1	\$375,000	\$375,000	20.0	99
C15	1	-	-	-	-	-	C15	-	-	-	-	-	-

## North District

Current Month: February 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	146	94	50	\$19,208,280	\$384,166	\$368,750	30	98	
N02	325	190	99	\$38,990,280	\$393,841	\$329,000	41	107	
N03	451	260	111	\$40,688,956	\$366,567	\$318,000	34	97	
N04	231	170	97	\$36,027,590	\$371,418	\$365,000	31	98	
N05	109	73	38	\$14,274,501	\$375,645	\$345,000	45	97	
N06	159	126	77	\$26,916,117	\$349,560	\$315,000	27	98	
N07	203	178	110	\$31,590,690	\$287,188	\$279,200	29	98	
N08	538	318	187	\$65,124,238	\$348,258	\$331,000	34	97	
N10	164	118	60	\$21,201,450	\$353,358	\$338,050	27	98	
N11	353	226	136	\$50,003,050	\$367,669	\$351,500	33	98	
N12	57	28	14	\$5,299,400	\$378,529	\$291,500	35	98	
N13	42	15	13	\$6,072,100	\$467,085	\$374,000	52	97	
N14	94	37	15	\$7,618,500	\$507,900	\$465,000	59	97	
N15	52	35	22	\$7,127,300	\$323,968	\$260,000	30	95	
N16	85	47	20	\$6,366,490	\$318,325	\$307,495	38	97	
N17	207	116	53	\$11,118,737	\$209,787	\$203,700	36	98	
N18	84	52	40	\$9,435,700	\$235,893	\$221,500	41	97	
N19	87	45	20	\$4,390,800	\$219,540	\$192,000	59	98	
N20	17	7	7	\$2,645,000	\$377,857	\$360,000	52	98	
N21	27	18	6	\$1,214,000	\$202,333	\$179,750	42	97	
N22	29	19	14	\$3,043,450	\$217,389	\$201,525	46	99	
N23	91	43	26	\$5,011,200	\$192,738	\$193,250	62	97	
N24	65	29	12	\$2,393,900	\$199,492	\$185,500	64	96	
<b>Total</b>	<b>3,616</b>	<b>2,244</b>	<b>1,227</b>	<b>\$415,761,729</b>	<b>\$338,844</b>	<b>\$313,000</b>	<b>36</b>	<b>98</b>	



**Year-to-Date: January 2004 to February 2004**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	177	83	\$30,319,691	\$365,297	\$330,000	36	97
N02	344	161	\$60,716,580	\$377,122	\$330,000	41	103
N03	495	210	\$78,101,456	\$371,912	\$317,400	38	102
N04	292	167	\$62,434,462	\$373,859	\$371,000	38	98
N05	128	55	\$20,369,801	\$370,360	\$338,500	45	97
N06	204	126	\$41,649,381	\$330,551	\$305,000	33	98
N07	317	198	\$55,973,430	\$282,694	\$267,500	36	98
N08	622	306	\$108,179,328	\$353,527	\$335,500	37	97
N10	208	105	\$37,384,238	\$356,040	\$338,000	33	98
N11	413	217	\$78,258,967	\$360,640	\$345,000	37	98
N12	52	27	\$10,522,900	\$389,737	\$308,000	41	97
N13	40	18	\$8,896,090	\$494,227	\$374,500	62	97
N14	71	30	\$16,743,600	\$558,120	\$427,500	48	96
N15	63	32	\$10,155,300	\$317,353	\$260,000	46	95
N16	77	29	\$9,660,490	\$333,120	\$305,000	54	97
N17	214	90	\$19,919,437	\$221,327	\$199,500	41	97
N18	109	61	\$14,441,000	\$236,738	\$221,500	45	98
N19	80	40	\$8,819,200	\$220,480	\$197,500	48	98
N20	16	9	\$3,523,000	\$391,444	\$360,000	53	98
N21	27	10	\$2,402,000	\$240,200	\$220,000	69	97
N22	29	20	\$4,431,450	\$221,573	\$201,525	66	99
N23	84	46	\$9,807,600	\$213,209	\$190,000	63	97
N24	52	18	\$3,619,400	\$201,078	\$180,500	54	97
<b>Total</b>	<b>4,114</b>	<b>2,058</b>	<b>\$696,328,801</b>	<b>\$338,352</b>	<b>\$307,745</b>	<b>40</b>	<b>98</b>

**Detached Houses**

**Semi-Detached Houses**

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	51	27	\$509,373	\$435,800	52.9	98	N01	3	4	\$283,500	\$281,950	133.3	99
N02	157	55	\$443,398	\$405,000	35.0	98	N02	4	5	\$289,200	\$273,500	125.0	98
N03	172	46	\$527,301	\$513,750	26.7	97	N03	5	4	\$339,913	\$335,450	80.0	99
N04	154	72	\$397,517	\$389,100	46.8	98	N04	17	5	\$269,600	\$246,000	29.4	98
N05	89	29	\$405,635	\$375,000	32.6	97	N05	5	4	\$294,225	\$295,950	80.0	99
N06	106	51	\$396,914	\$358,000	48.1	98	N06	14	5	\$258,620	\$260,000	35.7	97
N07	142	71	\$320,744	\$313,000	50.0	98	N07	23	15	\$242,206	\$240,000	65.2	99
N08	384	111	\$394,768	\$364,000	28.9	97	N08	61	30	\$299,050	\$304,500	49.2	98
N10	81	29	\$405,129	\$398,250	35.8	98	N10	5	5	\$267,860	\$261,500	100.0	99
N11	223	84	\$423,964	\$398,500	37.7	98	N11	29	14	\$290,543	\$293,400	48.3	98
N12	55	14	\$378,529	\$291,500	25.5	98	N12	1	-	-	-	-	-
N13	42	12	\$477,342	\$374,500	28.6	97	N13	-	-	-	-	-	-
N14	94	15	\$507,900	\$465,000	16.0	97	N14	-	-	-	-	-	-
N15	50	22	\$323,968	\$260,000	44.0	95	N15	-	-	-	-	-	-
N16	81	16	\$346,374	\$324,000	19.8	97	N16	-	1	\$151,500	\$151,500	-	95
N17	185	42	\$219,413	\$210,000	22.7	97	N17	6	4	\$210,000	\$205,000	66.7	98
N18	63	23	\$263,583	\$256,000	36.5	97	N18	4	2	\$191,500	\$191,500	50.0	99
N19	66	9	\$276,711	\$277,500	13.6	98	N19	2	1	\$175,000	\$175,000	50.0	97
N20	17	7	\$377,857	\$360,000	41.2	98	N20	-	-	-	-	-	-
N21	27	6	\$202,333	\$179,750	22.2	97	N21	-	-	-	-	-	-
N22	27	14	\$217,389	\$201,525	51.9	99	N22	-	-	-	-	-	-
N23	90	26	\$192,738	\$193,250	28.9	97	N23	-	-	-	-	-	-
N24	63	10	\$194,990	\$178,500	15.9	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	57	11	\$203,191	\$186,000	19.3	96	N01	7	1	\$327,000	\$327,000	14.3	96
N02	111	20	\$220,970	\$213,000	18.0	97	N02	20	9	\$619,944	\$293,000	45.0	197
N03	193	25	\$198,746	\$194,000	13.0	97	N03	4	3	\$321,000	\$317,000	75.0	97
N04	14	1	\$154,000	\$154,000	7.1	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	5	-	-	-	-	-
N06	5	3	\$224,667	\$193,000	60.0	97	N06	3	-	-	-	-	-
N07	9	4	\$169,750	\$164,000	44.4	97	N07	1	2	\$228,000	\$228,000	200.0	100
N08	14	6	\$240,500	\$243,000	42.9	97	N08	-	1	\$345,000	\$345,000	-	99
N10	-	-	-	-	-	-	N10	74	25	\$312,736	\$305,000	33.8	98
N11	11	8	\$271,688	\$282,000	72.7	98	N11	20	9	\$282,111	\$274,000	45.0	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	1	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	2	\$227,500	\$227,500	100.0	98
N17	-	1	\$80,000	\$80,000	-	95	N17	1	1	\$165,000	\$165,000	100.0	97
N18	1	-	-	-	-	-	N18	15	12	\$205,567	\$197,450	80.0	99
N19	3	1	\$136,000	\$136,000	33.3	97	N19	3	4	\$181,875	\$181,250	133.3	100
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
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	25	6	\$248,267	\$217,000	24.0	97	N01	-	-	-	-	-	-
N02	20	4	\$290,375	\$285,000	20.0	98	N02	2	1	\$483,000	\$483,000	50.0	99
N03	44	20	\$258,925	\$264,000	45.5	98	N03	1	-	-	-	-	-
N04	12	2	\$333,000	\$333,000	16.7	98	N04	-	-	-	-	-	-
N05	4	1	\$284,900	\$284,900	25.0	100	N05	-	-	-	-	-	-
N06	17	4	\$301,000	\$222,500	23.5	98	N06	-	-	-	-	-	-
N07	19	7	\$199,857	\$180,000	36.8	99	N07	-	-	-	-	-	-
N08	8	6	\$262,250	\$265,000	75.0	98	N08	1	-	-	-	-	-
N10	2	1	\$295,000	\$295,000	50.0	98	N10	-	-	-	-	-	-
N11	25	13	\$246,262	\$242,000	52.0	98	N11	1	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	1	\$344,000	\$344,000	-	100
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	1	\$218,000	\$218,000	100.0	99	N16	-	-	-	-	-	-
N17	2	1	\$105,000	\$105,000	50.0	98	N17	1	-	-	-	-	-
N18	1	1	\$159,500	\$159,500	100.0	99	N18	-	-	-	-	-	-
N19	2	2	\$146,500	\$146,500	100.0	98	N19	6	1	\$264,000	\$264,000	16.7	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	1	2	\$222,000	\$222,000	200.0	97	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	2	1	\$269,500	\$269,500	50.0	100
N02	-	-	-	-	-	-	N02	11	5	\$302,800	\$286,000	45.5	98
N03	-	-	-	-	-	-	N03	32	13	\$304,869	\$307,000	40.6	97
N04	-	-	-	-	-	-	N04	34	17	\$308,141	\$303,000	50.0	99
N05	-	-	-	-	-	-	N05	6	4	\$262,325	\$259,900	66.7	98
N06	1	-	-	-	-	-	N06	13	14	\$250,171	\$250,000	107.7	98
N07	1	-	-	-	-	-	N07	8	11	\$240,982	\$246,000	137.5	99
N08	-	-	-	-	-	-	N08	70	33	\$271,877	\$274,000	47.1	98
N10	-	-	-	-	-	-	N10	2	-	-	-	-	-
N11	-	-	-	-	-	-	N11	44	8	\$301,075	\$290,000	18.2	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	11	4	\$178,350	\$174,950	36.4	99
N18	-	-	-	-	-	-	N18	-	2	\$182,000	\$182,000	-	96
N19	1	-	-	-	-	-	N19	4	2	\$152,450	\$152,450	50.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-
N24	-	-	-	-	-	-	N24	1	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	11,117	17,640	N/A	6,060	\$1,879,753,568	\$310,190	\$265,000	35	98
<b>YTD Grand Total:</b>	<b>N/A</b>	<b>N/A</b>	<b>20,831</b>	<b>10,260</b>	<b>\$3,121,763,940</b>	<b>\$304,265</b>	<b>\$262,000</b>	<b>38</b>	<b>98</b>

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
<b>1970</b>	10,498	29,492	<b>2003</b>		
<b>1971</b>	13,085	30,426	January	4,403	281,292
<b>1972</b>	14,613	32,513	February	5,965	289,954
<b>1973</b>	16,335	40,605	March	6,986	290,185
<b>1974</b>	17,318	52,806	April	7,307	292,783
<b>1975</b>	22,020	57,581	May	8,025	298,451
<b>1976</b>	19,025	61,389	June	8,033	295,053
<b>1977</b>	20,512	64,559	July	8,084	289,880
<b>1978</b>	21,184	67,333	August	6,549	285,366
<b>1979</b>	23,466	70,830	September	6,751	297,398
<b>1980</b>	26,017	75,694	October	7,227	304,844
<b>1981</b>	29,625	90,203	November	5,847	301,612
<b>1982</b>	25,336	95,496	December	4,194	284,955
<b>1983</b>	30,046	101,626	<b>Total**</b>	<b>78,898</b>	<b>\$293,067</b>
<b>1984</b>	31,905	102,318	<b>2004</b>		
<b>1985</b>	45,509	109,094	January	4,256	295,989
<b>1986</b>	52,919	138,925	February	6,060	310,196
<b>1987</b>	43,475	189,105	<b>Total**</b>	<b>10,260</b>	<b>\$304,265</b>
<b>1988</b>	49,381	229,635			
<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>	67,612	251,508			
<b>2002</b>	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

