

Market Watch

For Further Information: 443-8151

November, 1996

November sales top for '96

TORONTO - Tuesday, December 3, 1996 — The Toronto Real Estate Board reported 5,878 sales of single-family dwellings in November, up 9 per cent from 5,398 sales in October, and up 78 per cent from the 3,295 recorded in November 1995.

"It's phenomenal," commented TREB President Jerry England. "The low interest rates are clearly motivating potential buyers to make a move. Our sales activity has once again surpassed that of the previous ten years, and if rates stay low, the market will be well positioned heading into 1997."

November sales mark the highest month for 1996.

Looking at prices, Mr. England noted the average price dipped in November to \$195,801 from \$199,882 in October, a decline of two per cent. The month-over-month median price also dipped to \$172,500 from \$173,500.

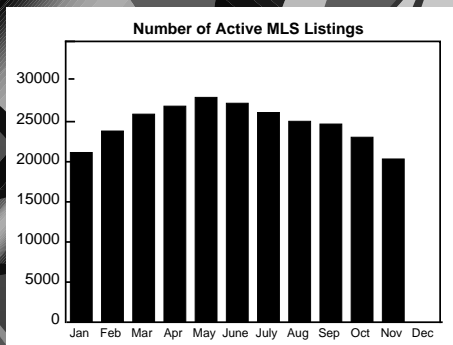
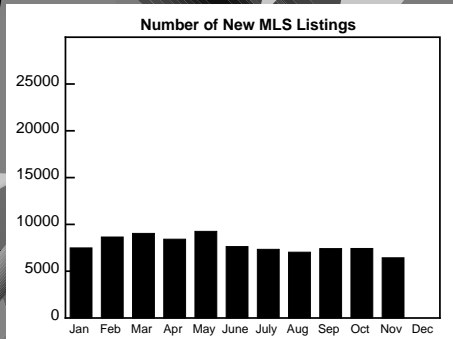
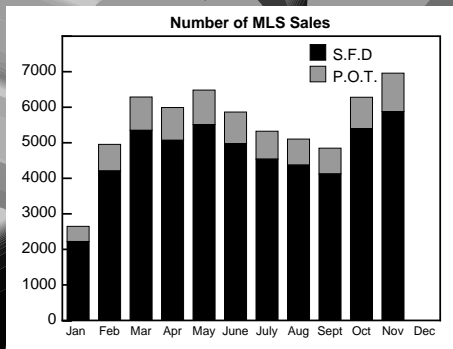
Active listings continued their downward

trend, falling 12 per cent to 20,347 from 23,057 in October.

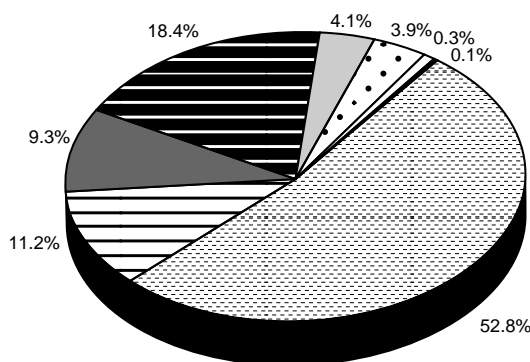
TREB's 5,878 single-family dwelling sales, which were reported throughout the greater Toronto area, totalled \$1,150,918,704, and averaged \$195,801. The median price was \$172,500.

Breaking down the total 2,233 sales were reported in TREB's 27 West districts and averaged \$180,651; 870 sales were reported in the 14 Central districts and averaged \$278,918; 992 sales were reported in the 23 North districts and averaged \$216,519; and 1,783 sales were reported in TREB's 21 East districts and averaged \$162,692.

In addition to the sales of single-family dwellings, TREB Members reported 1,081 sales of properties of other types (P.O.T.) during November moving the total to 6,959. The dollar volume for properties of all types (P.A.T.) was \$1,424,064,031, and the average price was \$204,636.



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,102	\$207,750
Semi Detached	657	167,500
Condo T.H.	547	136,000
Condo Apt.	1,079	112,000
Link	244	166,875
Attached/Row	232	154,750
Co-op Apt.	15	89,000
Detached Condo	2	177,300

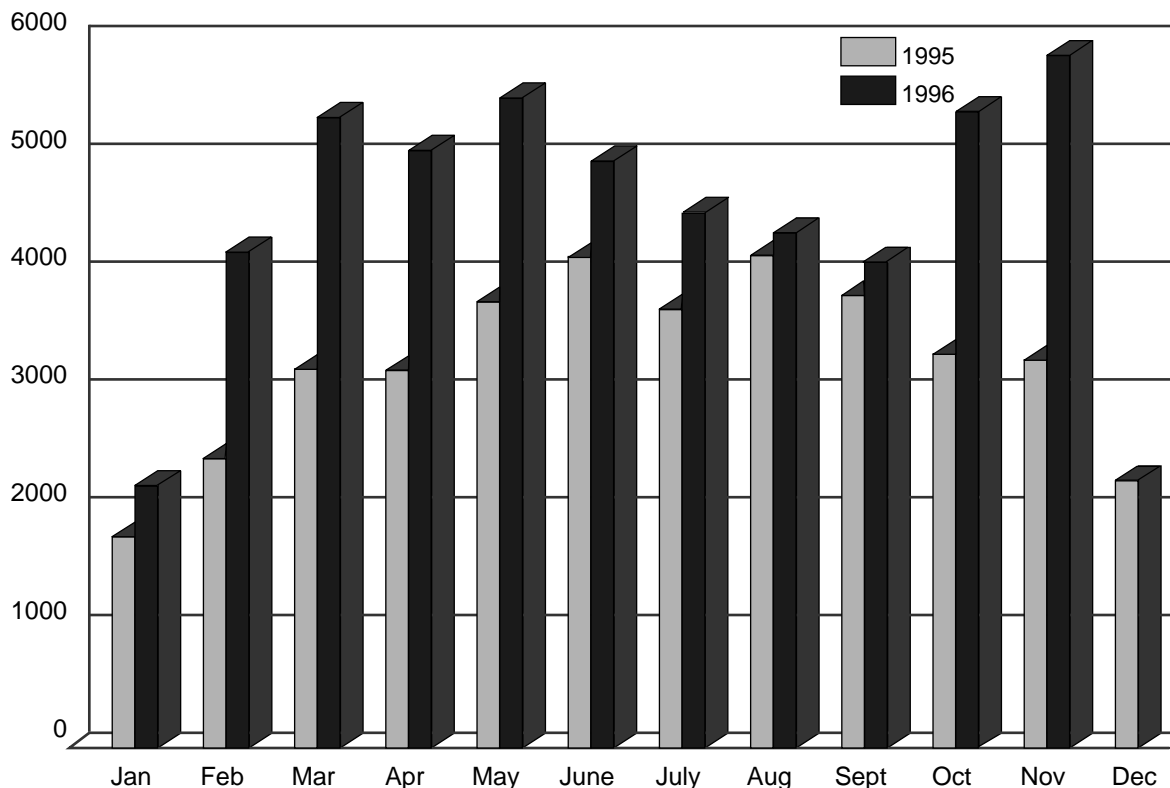
Housing Market Indicators

	November 1995	November 1996	% Change
Sales*	3,295	5,878	(+78%)
New Listings*	5,338	6,432	(+20%)
Active Listings**	23,401	20,347	(-13%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — November

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	334 (5.7)	250 (23.2)	24 (4.4)
90,001 to 110,000	441 (7.5)	267 (24.7)	63 (11.5)
110,001 to 120,000	311 (5.3)	135 (12.5)	69 (12.6)
120,001 to 130,000	320 (5.4)	86 (8.0)	74 (13.5)
130,001 to 140,000	335 (5.7)	66 (6.1)	79 (14.4)
140,001 to 150,000	345 (5.9)	53 (4.9)	63 (11.5)
150,001 to 160,000	385 (6.6)	32 (3.0)	59 (10.8)
160,001 to 170,000	406 (6.9)	30 (2.8)	30 (5.5)
170,001 to 180,000	393 (6.7)	34 (3.1)	30 (5.5)
180,001 to 190,000	361 (6.1)	20 (1.8)	17 (3.1)
190,001 to 200,000	270 (4.6)	14 (1.3)	12 (2.2)
200,001 to 225,000	526 (9.0)	26 (2.4)	11 (2.0)
225,001 to 250,000	446 (7.6)	17 (1.6)	8 (1.5)
250,001 to 300,000	422 (7.2)	19 (1.8)	5 (0.9)
300,001 to 400,000	345 (5.9)	23 (2.1)	3 (0.6)
400,001 to 500,000	108 (1.8)	4 (0.4)	— (—)
500,001 to 750,000	96 (1.6)	3 (0.3)	— (—)
750,000 to 1,000,000	24 (0.4)	— (—)	— (—)
1,000,001 to 1,500,000	8 (0.1)	— (—)	— (—)
Over 1,500,000	2 (0.0)	— (—)	— (—)
TOTAL	5,878 100.0	1,079* 100.0	547** 100.0

* 1,079 condominium apartments sold for \$137,641,223, averaging \$127,563

** 547 condominium townhouses sold for \$77,028,060, averaging \$140,819.

Market Watch

Single-Family Residential November 1996

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>						
E-1	191	104	91	\$15,635,788	\$171,822	\$155,450
E-2	159	84	71	14,779,370	208,160	195,000
E-3	268	126	144	23,627,080	164,077	165,000
E-4	127	52	71	9,990,088	140,705	148,000
E-5	260	121	119	21,376,850	179,637	176,000
E-6	96	56	56	10,509,200	187,664	159,500
E-7	246	120	128	22,318,900	174,366	178,650
E-8	203	110	108	18,014,800	166,804	159,500
E-9	125	65	66	10,105,580	153,115	156,000
E-10	150	84	67	13,062,300	194,960	191,000
E-11	226	103	94	13,875,989	147,617	147,250
E-12	74	33	34	5,193,733	152,757	146,250
E-13	183	91	124	21,798,034	175,791	177,500
E-14	227	103	121	18,529,950	153,140	155,000
E-15	194	98	121	19,866,500	164,186	159,000
E-16	399	191	181	22,996,930	127,055	122,000
E-17	176	76	111	15,789,892	142,251	135,000
E-18	9	3	6	1,791,000	298,500	292,000
E-19	5	3	3	678,900	226,300	230,000
E-20	61	30	30	4,870,600	162,353	149,500
E-21	68	27	37	5,268,400	142,389	133,000
Total	3,447	1,680	1,783	\$290,079,884	\$162,692	\$156,000
<u>West</u>						
W-1	97	57	40	\$7,723,500	\$193,088	\$169,000
W-2	137	65	66	13,503,100	204,592	197,500
W-3	192	90	74	10,781,900	145,701	144,000
W-4	187	84	58	8,489,400	146,369	138,000
W-5	178	79	81	11,184,900	138,085	122,000
W-6	156	86	74	14,268,075	192,812	175,000
W-7	72	41	39	7,967,530	204,296	213,500
W-8	251	136	105	27,633,400	263,175	232,000
W-9	117	62	60	9,928,901	165,482	161,450
W-10	192	92	91	13,167,200	144,695	155,000
W-12	191	88	88	18,098,600	205,666	180,500
W-13	269	151	89	18,826,850	211,538	191,900
W-14	120	45	59	10,669,310	180,836	177,000
W-15	210	70	151	19,344,357	128,108	115,000
W-16	225	105	127	25,044,600	197,202	180,000
W-17	-	-	-	-	-	-
W-18	58	24	27	3,362,000	124,519	117,000
W-19	293	119	144	27,754,030	192,736	194,500
W-20	318	135	162	30,760,588	189,880	182,500
W-21	162	72	133	29,443,011	221,376	197,000
W-22	8	5	2	281,460	140,730	140,730
W-23	501	251	250	42,463,505	169,854	165,500
W-24	359	175	174	25,738,055	147,920	147,250
W-25	12	6	2	304,000	152,000	152,000
W-26	2	2	1	280,000	280,000	280,000
W-27	127	70	62	10,932,650	176,333	165,500
W-28	206	100	74	15,442,300	208,680	209,000
Total	4,640	2,210	2,233	\$403,393,222	\$180,651	\$169,990

Market Watch

November 1996 Continued

<u>Area</u>	<u>Listed</u>	<u>Re-runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central						
C-1	265	151	111	\$20,207,400	\$182,049	\$169,100
C-2	151	96	52	15,972,460	307,163	307,000
C-3	177	100	52	19,243,300	370,063	241,250
C-4	221	121	114	37,404,050	328,106	316,000
C-6	37	21	19	4,351,500	229,026	213,000
C-7	149	71	71	14,038,300	197,723	184,000
C-8	166	80	73	13,156,000	180,219	168,000
C-9	73	44	31	19,678,550	634,792	510,000
C-10	124	77	56	21,403,850	382,212	298,750
C-11	57	25	40	8,401,900	210,048	235,950
C-12	175	136	30	17,901,500	596,717	551,000
C-13	116	52	46	9,730,600	211,535	219,000
C-14	226	130	48	14,063,900	292,998	252,000
C-15	230	111	127	27,105,360	213,428	187,000
Total	2,167	1,215	870	\$242,658,670	\$278,918	\$225,000
North						
N-1	190	99	66	\$15,494,800	\$234,770	\$181,000
N-2	214	99	97	21,955,112	226,341	215,000
N-3	307	166	97	23,668,028	244,000	208,000
N-4	114	55	48	12,130,300	252,715	236,000
N-5	40	21	9	2,687,500	298,611	266,000
N-6	118	68	51	11,690,700	229,229	189,000
N-7	162	73	78	16,042,600	205,674	203,700
N-8	182	98	61	15,790,600	258,862	247,000
N-10	114	48	51	10,825,000	212,255	197,000
N-11	270	135	109	28,062,630	257,455	245,000
N-12	62	30	19	5,960,570	313,714	253,000
N-13	33	18	9	2,088,000	232,000	148,000
N-14	58	34	17	5,313,500	312,559	297,500
N-15	70	29	35	7,469,100	213,403	200,000
N-16	59	29	19	3,868,800	203,621	202,000
N-17	185	80	88	11,391,488	129,449	125,000
N-18	72	32	33	5,352,100	162,185	165,000
N-19	83	37	33	5,067,900	153,573	142,000
N-20	19	8	9	1,604,800	178,311	184,000
N-21	10	3	5	855,900	171,180	159,000
N-22	28	9	20	2,501,000	125,050	125,500
N-23	74	30	26	3,560,600	136,946	135,500
N-24	40	20	12	1,405,900	117,158	112,450
Total	2,504	1,221	992	\$214,786,928	\$216,519	\$195,750
Grand Total	12,758	6,326	5,878	\$1,150,918,704	\$195,801	\$172,500

Listed includes Reruns: East (1,680-49%) West (2,210-48%) Central (1,215-56%) North (1,221-49%)

* Sales to Listings Ratio (SFD only): 46.0%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	54	96%
WEST	55	96%
CENTRAL	58	95%
NORTH	62	96%
TOTAL	56	96%

* Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Market Watch

Eleven Month Single-Family January to November 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>					
E-1	2,392	663	\$113,585,868	\$171,321	\$158,750
E-2	1,903	562	115,419,195	205,372	185,000
E-3	3,785	1,267	197,373,320	155,780	157,000
E-4	1,676	590	84,005,338	142,382	155,000
E-5	3,347	1,024	184,995,657	180,660	173,650
E-6	1,571	441	80,650,810	182,882	160,000
E-7	3,504	1,050	187,258,128	178,341	174,000
E-8	2,695	822	134,282,305	163,360	160,000
E-9	1,700	554	86,846,798	156,763	165,000
E-10	1,770	505	98,942,369	195,925	193,000
E-11	2,327	785	114,297,552	145,602	145,000
E-12	814	298	47,130,283	158,155	151,000
E-13	2,907	977	176,165,842	180,313	176,000
E-14	2,959	1,130	177,890,445	157,425	157,000
E-15	2,759	1,074	177,571,570	165,337	160,000
E-16	4,679	1,799	223,348,423	124,151	120,500
E-17	2,473	779	109,295,585	140,302	133,000
E-18	212	46	14,349,400	311,943	277,200
E-19	195	57	11,343,100	199,002	187,000
E-20	779	200	30,682,578	153,413	145,750
E-21	1,052	304	46,033,978	151,428	145,000
Total	45,499	14,927	\$2,411,468,544	\$161,551	N/A
<u>West</u>					
W-1	1,347	411	\$81,994,363	\$199,500	\$178,000
W-2	1,918	556	114,662,144	206,227	188,500
W-3	2,290	547	75,311,280	137,681	137,000
W-4	1,872	532	78,548,750	147,648	147,000
W-5	2,082	670	91,556,150	136,651	134,000
W-6	2,004	619	110,098,312	177,865	165,000
W-7	976	325	75,827,541	233,316	227,000
W-8	3,459	1,021	262,636,509	257,235	222,500
W-9	1,726	461	83,184,480	180,444	179,300
W-10	2,617	839	117,105,798	139,578	151,700
W-12	2,500	736	143,530,108	195,014	177,000
W-13	3,019	852	190,047,232	223,060	188,000
W-14	1,587	575	95,083,660	165,363	164,000
W-15	2,870	1,173	147,058,351	125,369	114,000
W-16	2,906	1,097	209,272,256	190,768	178,000
W-17	3	1	249,000	249,000	249,000
W-18	845	314	44,454,050	141,573	146,500
W-19	3,445	1,188	229,380,244	193,081	191,000
W-20	3,840	1,514	285,984,441	188,893	175,000
W-21	3,822	1,556	369,833,977	237,683	220,000
W-22	95	26	4,845,760	186,375	191,000
W-23	5,028	2,117	356,945,610	168,609	162,000
W-24	3,568	1,479	222,872,781	150,692	148,000
W-25	182	51	8,552,000	167,686	155,000
W-26	53	5	1,377,850	275,570	285,000
W-27	1,117	405	73,149,545	180,616	167,000
W-28	2,281	721	152,440,431	211,429	194,000
Total	57,452	19,791	\$3,626,002,623	\$183,215	N/A

Market Watch

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Eleven Month Single-Family continued January to November 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	3,455	895	\$160,064,909	\$178,843	\$150,000
C-2	2,301	521	162,093,063	311,119	240,000
C-3	2,116	468	160,696,754	343,369	240,750
C-4	3,326	919	307,323,017	334,410	305,000
C-6	551	157	39,702,501	252,882	234,900
C-7	1,853	589	124,984,300	212,197	204,500
C-8	2,235	595	102,973,205	173,064	153,250
C-9	1,249	304	151,523,195	498,432	434,500
C-10	1,934	521	186,911,942	358,756	285,000
C-11	833	328	68,443,923	208,670	225,000
C-12	1,894	283	161,482,759	570,610	459,000
C-13	1,450	459	97,291,323	211,964	202,100
C-14	2,575	500	147,968,305	295,937	250,000
C-15	3,302	981	220,307,107	224,574	193,000
Total	29,074	7,520	\$2,091,766,303	\$278,160	N/A
North					
N-1	2,612	706	\$182,404,578	\$258,363	\$235,000
N-2	2,814	864	215,483,456	249,402	233,000
N-3	4,014	960	258,300,314	269,063	221,000
N-4	1,678	432	111,993,585	259,244	242,250
N-5	541	102	26,395,000	258,775	259,950
N-6	1,784	553	136,167,208	246,234	215,000
N-7	2,092	798	157,128,353	196,903	185,925
N-8	2,373	488	133,515,840	273,598	255,000
N-9	-	-	-	-	-
N-10	1,477	464	99,157,435	213,701	198,000
N-11	4,065	1,054	287,880,237	273,131	254,000
N-12	775	163	41,843,070	256,706	220,000
N-13	401	75	19,765,550	263,541	199,000
N-14	931	186	52,936,300	284,604	255,000
N-15	858	271	54,486,950	201,059	190,500
N-16	805	220	42,062,500	191,193	175,000
N-17	2,349	751	99,182,788	132,068	129,000
N-18	855	292	48,588,750	166,400	163,500
N-19	1,014	383	57,434,107	149,959	142,000
N-20	224	54	10,990,650	203,531	190,250
N-21	169	53	7,484,300	141,213	142,000
N-22	425	146	19,577,150	134,090	131,250
N-23	1,035	241	33,658,841	139,663	132,750
N-24	624	158	17,999,750	113,922	108,250
Total	33,915	9,414	\$2,114,436,712	\$224,606	N/A
Grand Total	165,940	51,652	\$10,243,674,182	\$198,321	N/A

Includes Re-runs:

East	21,564	West	26,180
Central	15,932	North	16,157

* Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Market Watch

Single-Family West Breakdown November 1996

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	14	263,571	212,000	10	164,350	154,000
W-2	30	247,002	250,000	30	178,492	175,725
W-3	39	145,349	139,000	25	161,064	165,000
W-4	33	182,367	172,000	4	155,325	162,500
W-5	15	200,560	200,000	22	178,305	181,000
W-6	39	185,856	170,000	7	168,371	175,000
W-7	31	217,262	215,000	1	155,500	155,500
W-8	65	344,368	263,000	1	177,000	177,000
W-9	24	264,475	252,500	5	178,380	187,500
W-10	48	186,931	178,250	1	190,000	190,000
W-12	56	251,061	212,500	5	166,000	168,000
W-13	57	253,446	236,500	12	159,833	161,000
W-14	17	262,451	257,000	6	178,833	178,500
W-15	14	228,411	230,000	13	186,408	182,500
W-16	56	246,546	232,750	29	170,900	168,000
W-17	-	-	-	-	-	-
W-18	7	145,143	127,000	7	154,071	156,000
W-19	76	233,355	228,500	9	179,044	180,500
W-20	86	221,635	213,000	18	169,667	170,000
W-21	80	267,345	244,000	6	167,333	168,750
W-22	-	-	-	-	-	-
W-23	146	189,825	182,050	39	149,572	149,000
W-24	68	180,318	185,000	27	158,211	158,000
W-25	1	161,000	161,000	-	-	-
W-26	1	280,000	280,000	-	-	-
W-27	50	189,018	178,000	3	143,167	146,000
W-28	62	225,039	222,500	5	121,280	121,500

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	11	148,636	120,000	-	-	-
W-2	-	-	-	2	170,400	170,400	-	-	-
W-3	-	-	-	9	107,744	112,500	-	-	-
W-4	-	-	-	21	88,095	88,500	-	-	-
W-5	14	108,793	115,000	29	87,610	89,900	1	190,000	190,000
W-6	1	205,000	205,000	25	214,528	177,500	-	-	-
W-7	1	273,110	273,110	4	117,475	120,000	-	-	-
W-8	9	152,944	144,000	29	119,793	112,000	-	-	-
W-9	1	197,000	197,000	30	83,087	65,750	-	-	-
W-10	13	114,715	115,000	28	84,614	85,500	-	-	-
W-12	8	135,988	136,500	19	111,647	110,500	-	-	-
W-13	14	128,957	130,450	5	101,600	87,000	-	-	-
W-14	20	148,395	157,500	9	106,500	107,000	6	191,375	188,750
W-15	20	135,705	137,500	104	105,858	106,000	-	-	-
W-16	26	142,719	142,500	9	156,478	135,900	7	166,129	163,500
W-17	-	-	-	-	-	-	-	-	-
W-18	7	110,714	107,000	6	82,083	80,000	-	-	-
W-19	19	150,171	152,900	31	126,690	114,900	-	-	-
W-20	48	147,508	136,000	2	82,894	82,894	2	160,875	160,875
W-21	18	137,972	142,500	11	120,682	104,000	8	173,025	173,000
W-22	1	121,500	121,500	-	-	-	1	159,960	159,960
W-23	15	127,480	120,900	12	108,625	109,750	7	156,143	156,000
W-24	26	116,685	116,450	37	101,138	95,500	2	175,450	175,450
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	108,607	104,500	1	113,000	113,000	-	-	-
W-28	2	91,500	91,500	1	80,000	80,000	2	165,250	165,250

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	5	151,000	139,000	-	-	-	-	-	-
W-2	2	139,000	139,000	2	59,750	59,750	-	-	-
W-3	1	117,000	117,000	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	2	136,450	136,450	-	-	-	-	-	-
W-7	1	246,000	246,000	1	87,900	87,900	-	-	-
W-8	1	222,000	222,000	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	1	144,000	144,000	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	149,000	149,000	-	-	-	-	-	-
W-14	-	-	-	1	60,000	60,000	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	9	180,778	182,500	-	-	-	-	-	-
W-20	6	179,667	175,500	-	-	-	-	-	-
W-21	10	185,620	163,150	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	31	148,616	146,000	-	-	-	-	-	-
W-24	14	148,421	148,500	-	-	-	-	-	-
W-25	1	143,000	143,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	179,000	179,000	-	-	-	-	-	-
W-28	2	145,000	145,000	-	-	-	-	-	-

Market Watch

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096		183,272,930	16,517	
1964	13,895		241,218,500	17,370	
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995					
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April	3,831	3,204	843,090,243	220,071	212,541
May	4,514	3,785	982,479,781	217,652	212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September	4,560	3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November	4,060	3,295	838,187,466	206,450	197,999
December	2,823	2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
July	5,325	4,539	1,103,019,345	207,140	199,856
August	5,104	4,372	1,050,637,385	205,846	197,622
September	4,848	4,123	976,472,171	201,417	195,486
October	6,281	5,398	1,282,350,382	204,163	199,882
November	6,959	5,878	1,424,064,031	204,636	195,801
TOTAL	60,748	51,652	12,459,195,542	205,096	198,321

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

