

Market Watch

For Further Information: 443-8152

April, 1998

April best month in '98

TORONTO - Friday, May 1, 1998 — TREB Members reported 5,825 sales of single-family dwellings in April, Jimmy Lee, TREB President, announced today. While this was down nine per cent from the 6,423 recorded in April 1997, it beat March's total of 5,005 sales by 16 per cent.

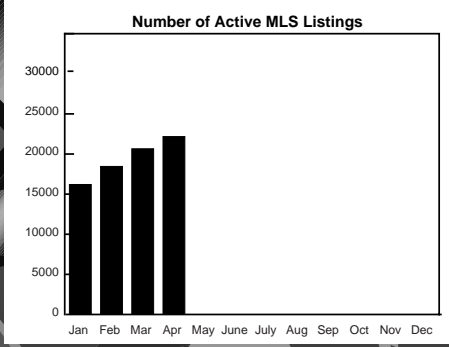
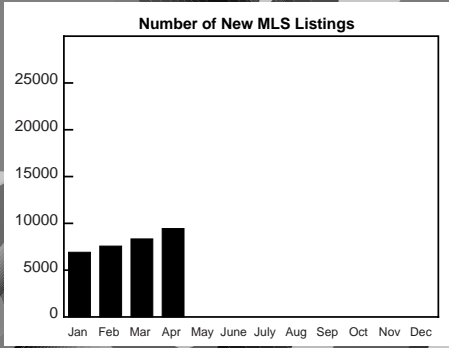
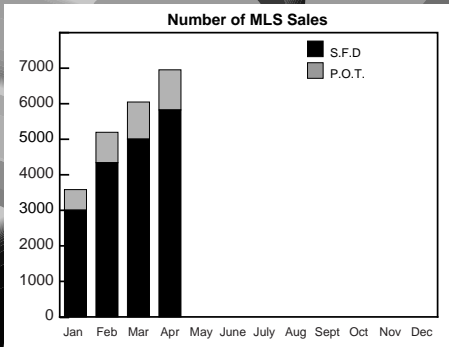
Prices edged upwards in April. The average rose marginally to \$222,194 from \$221,564, and the median went to \$189,000 from \$187,000, a gain of one per cent. Further, prices were up from the previous year's figures. The average increased four per cent from \$213,107 last year, and the median rose two per cent from \$185,000 in April '97.

Active listings were on the rise in April, up seven per cent to 22,174 from the 20,654 recorded in March. They were down less than one per cent from the 22,311 seen in April of 1997.

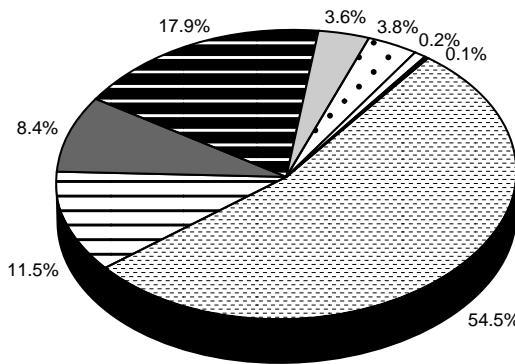
TREB's 5,825 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,294,280,282, and averaged \$222,194. The median price was \$189,000.

Breaking down the total 2,221 sales were reported in TREB's 28 West districts and averaged \$203,430; 840 sales were reported in the 14 Central districts and averaged \$329,757; 1,045 sales were reported in the 23 North districts and averaged \$246,470; and 1,719 sales were reported in TREB's 21 East districts and averaged \$179,119.

In addition to the sales of single-family dwellings, TREB Members reported 1,129 sales of properties of other types (P.O.T.) during April moving the total to 6,954. The dollar volume for properties of all types (P.A.T.) was \$1,601,125,236, and the average price was \$230,245.



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,173	\$230,000
Semi Detached	670	181,000
Condo T.H.	488	143,000
Condo Apt.	1,041	130,000
Link	212	183,500
Attached/Row	222	166,750
Co-op Apt.	12	108,950
Detached Condo	7	161,000

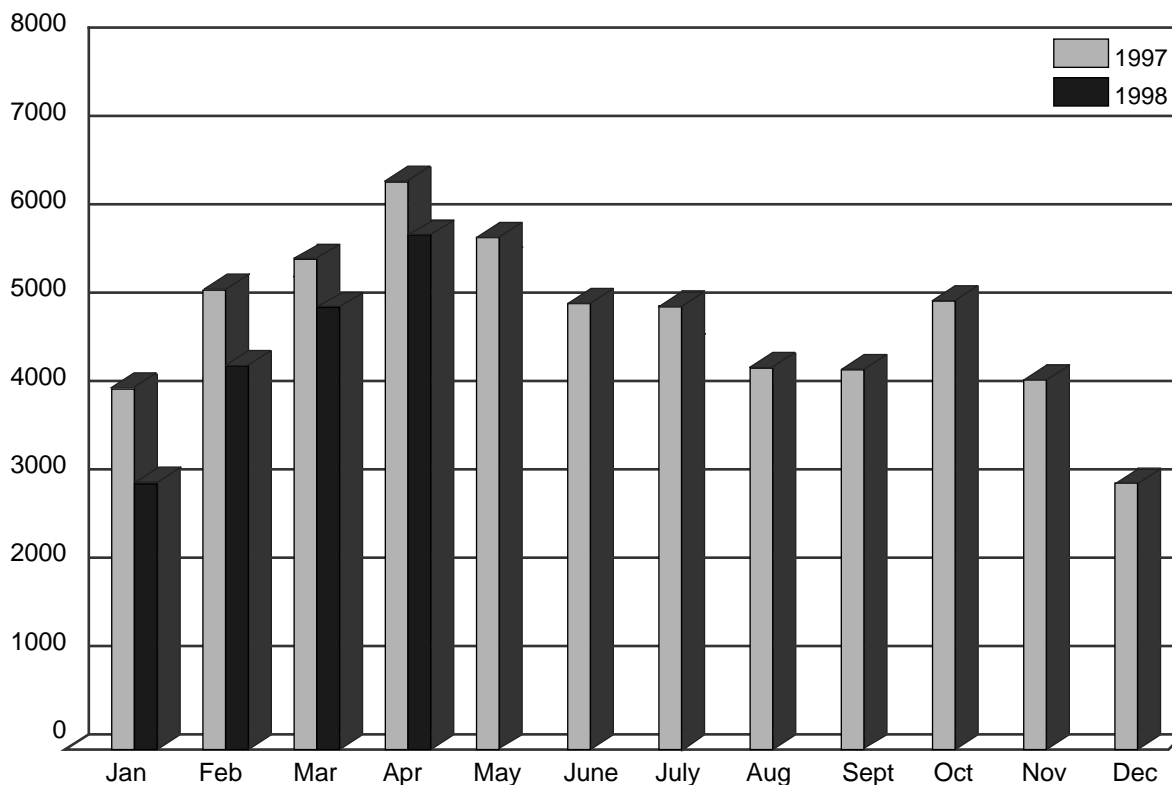
Housing Market Indicators

	April 1997	April 1998	% Change
Sales*	6,423	5,825	(-9%)
New Listings*	9,898	9,447	(-4%)
Active Listings**	22,311	22,174	(-1%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — April

Price Range	Total S.F.D.	Condo Apt.	Condo T.H.
Up to \$90,000	195 (3.3)	125 (12.0)	29 (5.9)
90,001 to 110,000	266 (4.6)	167 (16.0)	30 (6.2)
110,001 to 120,000	218 (3.7)	108 (10.4)	35 (7.2)
120,001 to 130,000	303 (5.2)	129 (12.4)	72 (14.8)
130,001 to 140,000	290 (5.0)	102 (9.8)	69 (14.1)
140,001 to 150,000	292 (5.0)	77 (7.4)	55 (11.3)
150,001 to 160,000	355 (6.1)	61 (5.9)	61 (12.5)
160,001 to 170,000	347 (6.0)	48 (4.6)	32 (6.6)
170,001 to 180,000	344 (5.9)	31 (3.0)	27 (5.5)
180,001 to 190,000	374 (6.4)	32 (3.1)	19 (3.9)
190,001 to 200,000	255 (4.4)	23 (2.2)	10 (2.1)
200,001 to 225,000	610 (10.5)	35 (3.3)	23 (4.7)
225,001 to 250,000	494 (8.5)	27 (2.6)	8 (1.6)
250,001 to 300,000	624 (10.7)	35 (3.4)	10 (2.0)
300,001 to 400,000	499 (8.6)	23 (2.2)	6 (1.2)
400,001 to 500,000	158 (2.7)	7 (0.7)	1 (0.2)
500,001 to 750,000	129 (2.2)	9 (0.8)	1 (0.2)
750,000 to 1,000,000	43 (0.7)	— (—)	— (—)
1,000,001 to 1,500,000	22 (0.4)	2 (0.2)	— (—)
Over 1,500,000	7 (0.1)	— (—)	— (—)
TOTAL	5,825 100.0	1,041* 100.0	488** 100.0

* 1,041 condominium apartments sold for \$155,969,429, averaging \$149,826

** 488 condominium townhouses sold for \$73,434,071, averaging \$150,479.

Market Watch

Single-Family Residential April 1998

<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	211	89	74	\$14,665,267	\$198,179	\$184,750
E-2	231	94	88	22,322,300	253,663	231,500
E-3	377	160	115	21,828,375	189,812	185,000
E-4	186	77	62	9,812,159	158,261	169,000
E-5	395	187	100	18,662,700	186,627	182,250
E-6	126	61	49	10,124,950	206,632	175,250
E-7	335	144	120	21,306,050	177,550	169,900
E-8	268	141	63	12,193,600	193,549	184,000
E-9	203	79	64	10,535,000	164,609	168,000
E-10	187	84	73	15,399,240	210,948	205,000
E-11	264	121	90	14,299,886	158,888	161,000
E-12	68	38	26	4,793,200	184,354	170,500
E-13	333	157	127	25,296,250	199,183	190,000
E-14	326	169	139	24,735,490	177,953	172,900
E-15	255	119	100	18,628,290	186,283	180,000
E-16	546	227	227	30,022,646	132,258	130,000
E-17	284	121	126	19,179,250	152,216	147,250
E-18	17	6	3	878,500	292,833	277,000
E-19	18	10	7	1,619,000	231,286	235,000
E-20	69	31	23	4,293,550	186,676	175,000
E-21	99	32	43	7,309,150	169,980	169,900
Total	4,798	2,147	1,719	\$307,904,853	\$179,119	\$169,100
<u>West</u>						
W-1	112	43	43	\$10,530,700	\$244,900	\$216,000
W-2	163	65	51	11,706,900	229,547	225,000
W-3	222	96	88	14,058,800	159,759	156,000
W-4	171	63	49	8,344,870	170,303	158,000
W-5	207	78	66	10,872,100	164,729	183,750
W-6	182	74	66	13,174,050	199,607	188,950
W-7	94	39	38	10,409,830	273,943	255,000
W-8	325	156	105	32,098,450	305,700	250,000
W-9	111	45	57	9,569,800	167,891	160,000
W-10	276	119	91	13,685,800	150,393	133,000
W-12	222	96	87	21,525,800	247,423	218,500
W-13	272	144	94	22,922,488	243,856	199,500
W-14	167	74	74	14,248,000	192,541	194,000
W-15	282	120	137	19,548,793	142,692	133,000
W-16	328	149	116	25,515,514	219,961	194,750
W-17	-	-	-	-	-	-
W-18	77	27	35	5,198,688	148,534	150,000
W-19	421	188	149	31,444,170	211,035	203,000
W-20	514	261	200	41,917,925	209,590	196,550
W-21	169	69	69	19,616,725	284,300	263,500
W-22	7	4	2	307,000	153,500	153,500
W-23	533	193	261	49,893,801	191,164	180,000
W-24	414	150	176	29,988,340	170,388	170,250
W-25	18	7	9	2,151,900	239,100	198,000
W-26	3	-	1	265,000	265,000	265,000
W-27	125	48	61	11,954,100	195,969	197,000
W-28	166	70	49	13,484,500	275,194	230,000
W-29	107	39	47	7,383,950	157,105	148,750
Total	5,688	2,417	2,221	\$451,817,994	\$203,430	\$185,000

Market Watch

April 1998 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	342	157	99	\$22,016,580	\$222,390	\$170,000
C-2	215	107	48	18,612,653	387,764	308,999
C-3	200	104	50	23,937,018	478,740	302,500
C-4	294	133	99	39,178,100	395,738	340,000
C-6	57	20	9	3,603,000	400,333	307,500
C-7	227	118	57	13,645,150	239,389	225,000
C-8	295	120	83	15,763,800	189,925	163,500
C-9	96	49	41	27,080,920	660,510	565,000
C-10	197	94	80	33,885,750	423,572	323,750
C-11	90	33	29	7,632,603	263,193	285,000
C-12	184	105	34	18,945,900	557,232	497,500
C-13	130	61	50	11,302,950	226,059	215,000
C-14	278	124	52	15,898,150	305,734	255,500
C-15	327	156	109	25,493,361	233,884	221,000
Total	2,932	1,381	840	\$276,995,935	\$329,757	\$259,250

North

N-1	256	121	88	\$23,152,260	\$263,094	\$233,000
N-2	313	150	80	23,093,392	288,667	260,000
N-3	376	187	92	27,646,081	300,501	290,000
N-4	185	90	60	16,855,411	280,924	279,500
N-5	33	21	8	4,215,000	526,875	357,500
N-6	194	80	50	13,363,150	267,263	232,500
N-7	278	119	94	19,576,775	208,264	201,750
N-8	269	123	80	21,663,250	270,791	272,500
N-10	172	66	82	19,354,688	236,033	223,650
N-11	430	211	110	31,356,513	285,059	261,500
N-12	76	39	17	4,833,480	284,322	252,000
N-13	25	13	7	1,171,000	167,286	126,500
N-14	82	40	19	6,175,250	325,013	287,000
N-15	76	34	31	7,694,000	248,194	225,000
N-16	78	37	25	5,618,400	224,736	214,000
N-17	283	128	64	9,484,750	148,199	126,900
N-18	93	40	17	3,019,400	177,612	169,000
N-19	114	49	45	7,697,500	171,056	149,000
N-20	23	10	7	1,300,000	185,714	177,500
N-21	21	9	9	1,559,400	173,267	158,500
N-22	40	9	12	1,551,000	129,250	111,500
N-23	127	37	32	4,949,800	154,681	142,450
N-24	70	27	16	2,231,000	139,438	135,500
Total	3,614	1,640	1,045	\$257,561,500	\$246,470	\$225,000

Grand Total	17,032	7,585	5,825	\$1,294,280,282	\$222,194	\$189,000
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Listed includes Reruns: East (2,147-45%) West (2,417-42%) Central (1,381-47%) North (1,640-45%)

* Sales to Listings Ratio (SFD only): 34.2%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	42	97%
WEST	40	97%
CENTRAL	36	97%
NORTH	53	96%
TOTAL	43	97%

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

Market Watch

Four Month Single-Family January to April 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
East					
E-1	625	201	\$38,702,299	\$192,549	\$177,500
E-2	772	243	59,299,081	244,029	217,000
E-3	1,153	399	70,681,075	177,146	172,000
E-4	561	192	30,662,839	159,702	170,000
E-5	1,273	336	61,960,786	184,407	180,000
E-6	514	162	30,302,300	187,051	171,250
E-7	1,196	355	63,721,841	179,498	175,000
E-8	864	256	44,461,988	173,680	168,200
E-9	588	197	30,856,963	156,634	161,900
E-10	611	186	40,236,440	216,325	212,250
E-11	898	258	40,512,124	157,024	158,000
E-12	239	73	12,587,100	172,426	169,500
E-13	1,148	423	79,739,820	188,510	184,250
E-14	1,073	383	66,919,490	174,725	170,000
E-15	848	342	62,433,021	182,553	177,250
E-16	1,809	672	86,350,912	128,498	125,000
E-17	901	327	49,626,005	151,761	146,250
E-18	62	10	3,135,000	313,500	261,500
E-19	91	26	5,257,100	202,196	202,250
E-20	237	77	12,949,150	168,171	158,000
E-21	306	114	18,888,090	165,685	167,000
Total	15,769	5,232	\$909,283,424	\$173,793	N/A
West					
W-1	339	130	\$31,944,100	\$245,724	\$225,000
W-2	554	186	45,044,900	242,177	225,250
W-3	774	244	37,406,200	153,304	152,000
W-4	570	163	26,248,220	161,032	155,000
W-5	745	215	31,250,740	145,352	126,000
W-6	640	214	43,006,727	200,966	188,200
W-7	323	122	33,009,655	270,571	255,000
W-8	1,015	374	111,864,150	299,102	247,500
W-9	411	154	27,996,895	181,798	179,000
W-10	967	325	47,701,946	146,775	130,000
W-12	789	240	53,994,515	224,977	198,300
W-13	918	290	73,447,578	253,268	200,000
W-14	576	207	39,162,050	189,189	184,000
W-15	1,038	430	61,633,293	143,333	129,000
W-16	1,020	358	77,055,766	215,240	200,055
W-17	-	-	-	-	-
W-18	299	117	17,440,788	149,067	159,900
W-19	1,359	484	100,915,437	208,503	204,000
W-20	1,694	625	130,934,845	209,496	192,500
W-21	548	213	60,594,475	284,481	255,000
W-22	31	7	1,959,000	279,857	269,000
W-23	1,810	810	150,500,451	185,803	175,000
W-24	1,383	539	89,342,327	165,756	163,000
W-25	71	25	5,638,300	225,532	185,000
W-26	11	4	1,108,500	277,125	247,500
W-27	425	189	37,316,550	197,442	195,000
W-28	554	169	43,769,250	258,990	232,950
W-29	341	133	20,586,950	154,789	145,900
Total	19,205	6,967	\$1,400,873,608	\$201,073	N/A

Market Watch

4b

Four Month Single-Family continued January to April 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	1,119	335	\$68,815,351	\$205,419	\$164,000
C-2	659	193	73,636,481	381,536	285,000
C-3	565	172	76,397,547	444,172	281,125
C-4	903	320	128,751,399	402,348	365,000
C-6	184	36	11,819,500	328,319	282,000
C-7	685	189	46,636,130	246,752	235,000
C-8	854	277	51,646,490	186,449	163,500
C-9	292	88	49,790,534	565,802	462,000
C-10	573	226	89,475,749	395,910	325,125
C-11	265	97	24,912,080	256,826	275,000
C-12	548	99	60,546,038	611,576	525,000
C-13	455	176	40,134,188	228,035	213,000
C-14	840	160	48,453,438	302,834	263,000
C-15	1,032	320	77,388,882	241,840	221,000
Total	8,974	2,688	\$848,403,807	\$315,626	N/A
North					
N-1	854	262	\$70,616,534	\$269,529	\$255,000
N-2	993	262	72,848,385	278,047	263,250
N-3	1,244	281	81,282,008	289,260	242,500
N-4	690	179	49,478,779	276,418	270,000
N-5	135	33	12,680,900	384,270	278,500
N-6	626	194	50,897,865	262,360	234,000
N-7	853	334	69,318,315	207,540	199,450
N-8	866	235	65,568,350	279,014	270,000
N-10	681	231	53,840,449	233,076	217,000
N-11	1,337	320	90,917,976	284,119	266,500
N-12	243	51	14,442,380	283,184	240,000
N-13	130	24	8,178,500	340,771	270,000
N-14	219	46	16,112,250	350,266	288,000
N-15	274	94	20,223,668	215,145	200,000
N-16	262	77	17,128,950	222,454	209,500
N-17	863	234	34,386,790	146,952	133,445
N-18	339	83	14,107,400	169,969	163,500
N-19	393	138	22,606,000	163,812	149,500
N-20	67	19	3,585,500	188,711	182,000
N-21	79	23	3,411,300	148,317	144,500
N-22	142	34	4,994,400	146,894	141,000
N-23	367	95	14,189,100	149,359	147,000
N-24	216	41	5,179,450	126,328	124,000
Total	11,873	3,290	\$795,995,249	\$241,944	N/A
Grand Total	55,821	18,177	\$3,954,556,088	\$217,558	N/A

Includes Re-runs:

East	6,722	West	7,763
Central	3,968	North	5,099

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

Market Watch

Single-Family Central Breakdown April 1998

	Detached Houses			Semi-Detached Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	2	209,600	209,600	14	233,807	214,250
C-2	14	458,140	437,000	13	392,769	318,000
C-3	31	589,936	426,000	11	310,182	196,000
C-4	73	448,777	378,000	10	284,490	284,500
C-6	9	400,333	307,500	-	-	-
C-7	24	300,781	260,000	3	250,300	244,000
C-8	1	329,000	329,000	9	303,211	310,000
C-9	22	945,010	850,000	1	540,000	540,000
C-10	45	548,308	465,000	23	286,130	275,000
C-11	14	375,000	354,000	4	298,776	303,051
C-12	27	646,737	542,000	1	236,000	236,000
C-13	19	308,953	288,000	7	201,321	208,500
C-14	23	429,896	332,800	-	-	-
C-15	40	325,373	327,500	14	222,450	221,500

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	2	231,500	231,500	72	219,061	157,500	-	-	-
C-2	3	400,000	395,000	12	363,775	273,250	-	-	-
C-3	-	-	-	6	330,167	323,500	-	-	-
C-4	1	365,000	365,000	14	191,964	135,500	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	2	188,750	188,750	25	183,920	172,000	3	233,333	227,500
C-8	2	197,000	197,000	63	162,173	153,000	-	-	-
C-9	2	487,500	487,500	11	347,118	286,000	-	-	-
C-10	3	205,300	205,000	8	191,250	181,000	-	-	-
C-11	2	91,250	91,250	9	111,667	123,000	-	-	-
C-12	6	208,000	211,500	-	-	-	-	-	-
C-13	2	167,750	167,750	22	167,641	137,000	-	-	-
C-14	2	268,500	268,500	26	197,444	188,250	-	-	-
C-15	23	171,474	171,900	30	163,115	136,750	1	263,800	263,800

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	9	232,078	217,700	-	-	-	-	-	-
C-2	5	290,480	249,900	1	75,000	75,000	-	-	-
C-3	-	-	-	2	128,000	128,000	-	-	-
C-4	1	520,000	520,000	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	-	-	-	-	-	-	-	-	-
C-8	8	261,875	221,950	-	-	-	-	-	-
C-9	-	-	-	5	191,480	205,000	-	-	-
C-10	1	485,000	485,000	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	1	340,000	340,000	-	-	-	-	-	-
C-15	1	263,000	263,000	-	-	-	-	-	-

Market Watch

Single-Family West Breakdown April 1998

Detached Houses			Semi-Detached Houses			
<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	
W-1	14	377,586	277,000	11	225,682	226,000
W-2	25	276,264	277,000	22	184,264	181,250
W-3	53	154,192	155,000	23	185,783	181,000
W-4	29	199,577	180,500	6	180,417	176,000
W-5	15	233,867	221,000	23	199,522	196,000
W-6	43	191,745	185,000	5	185,700	194,000
W-7	32	297,435	295,250	-	-	-
W-8	67	386,611	300,000	-	-	-
W-9	19	267,553	260,000	2	177,500	177,500
W-10	37	208,639	199,900	4	182,875	180,000
W-12	52	311,671	273,000	10	194,600	190,750
W-13	52	329,514	308,500	10	169,700	167,500
W-14	25	261,640	258,000	8	193,538	190,500
W-15	14	238,721	235,000	11	185,636	181,000
W-16	49	283,702	241,500	25	184,544	182,000
W-17	-	-	-	-	-	-
W-18	9	178,567	170,000	13	166,223	166,000
W-19	70	269,274	260,000	9	191,944	193,000
W-20	101	255,356	238,000	35	189,451	186,900
W-21	47	327,389	293,000	2	194,950	194,950
W-22	-	-	-	1	172,000	172,000
W-23	160	214,826	205,000	31	165,352	165,000
W-24	85	203,474	201,000	23	175,689	172,000
W-25	6	295,983	219,450	1	122,000	122,000
W-26	1	265,000	265,000	-	-	-
W-27	48	212,733	210,500	1	155,000	155,000
W-28	44	287,514	237,750	1	162,000	162,000
W-29	28	179,698	168,250	14	126,464	127,250

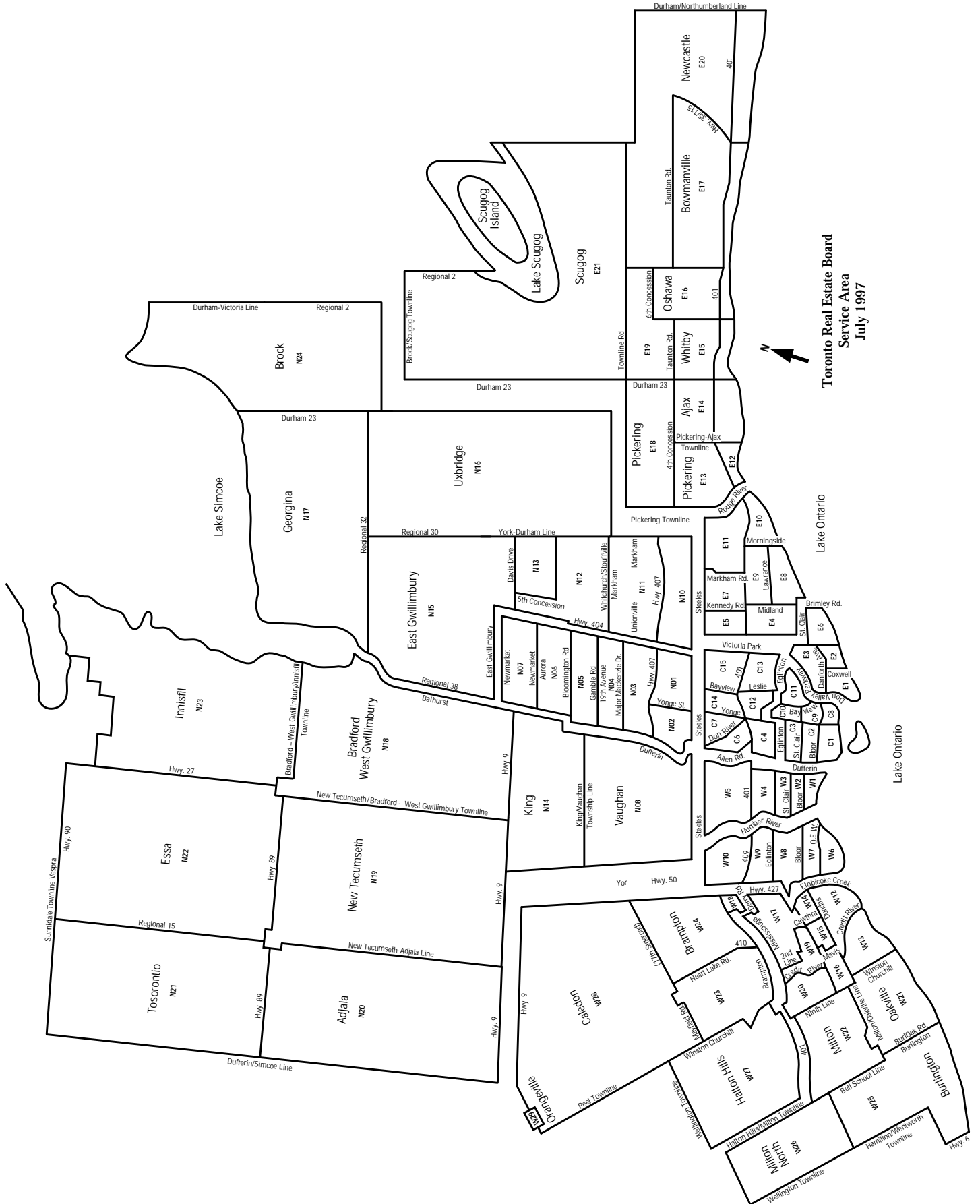
Townhouse Condominiums			Condominium Apartments			Link Houses		
<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	-	-	16	152,375	146,250	-	-	-
W-2	-	-	2	191,750	191,750	-	-	-
W-3	-	-	11	133,236	154,500	-	-	-
W-4	-	-	14	105,332	105,000	-	-	-
W-5	10	121,490	17	88,600	89,900	-	-	-
W-6	-	-	16	240,719	218,500	-	-	-
W-7	1	174,000	4	124,000	126,000	-	-	-
W-8	8	181,000	27	144,985	129,500	-	-	-
W-9	3	207,667	33	106,312	85,000	-	-	-
W-10	11	121,545	38	97,543	91,000	-	-	-
W-12	11	149,355	14	123,571	117,000	-	-	-
W-13	17	135,315	14	119,313	100,600	-	-	-
W-14	17	139,853	19	143,205	135,000	5	212,060	202,000
W-15	19	146,947	92	121,714	119,950	-	-	-
W-16	24	165,792	10	146,900	137,500	5	195,800	194,500
W-17	-	-	-	-	-	-	-	-
W-18	9	120,188	4	87,250	87,500	-	-	-
W-19	19	168,547	40	137,893	126,500	-	-	-
W-20	46	146,648	7	107,843	109,500	2	184,988	184,987
W-21	3	163,167	7	160,743	142,000	-	-	-
W-22	1	135,000	-	-	-	-	-	-
W-23	19	130,958	9	124,678	123,500	6	172,817	174,750
W-24	29	135,955	29	106,567	104,500	2	196,450	196,450
W-25	1	116,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	10	125,540	-	-	-	1	141,000	141,000
W-28	-	-	-	-	-	-	-	-
W-29	2	112,450	1	95,000	95,000	1	134,000	134,000

Attached/Row			Co-op Apartments			Detached Condominiums		
<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	2	162,000	-	-	-	-	-	-
W-2	2	181,500	-	-	-	-	-	-
W-3	1	148,000	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-
W-5	-	-	1	54,000	54,000	-	-	-
W-6	-	-	2	74,500	74,500	-	-	-
W-7	1	221,900	-	-	-	-	-	-
W-8	2	369,950	1	93,000	93,000	-	-	-
W-9	-	-	-	-	-	-	-	-
W-10	1	191,000	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-
W-13	1	120,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-
W-15	1	175,000	-	-	-	-	-	-
W-16	3	191,167	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-
W-19	11	195,400	-	-	-	-	-	-
W-20	7	184,643	-	-	-	2	166,500	166,500
W-21	10	222,483	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-
W-23	36	159,683	-	-	-	-	-	-
W-24	8	153,275	-	-	-	-	-	-
W-25	1	138,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-
W-27	1	191,500	-	-	-	-	-	-
W-28	4	167,975	-	-	-	-	-	-
W-29	1	128,000	-	-	-	-	-	-

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	47,100	39,273	9,902,240,806	210,238	203,028
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
April	7,626	6,423	1,747,789,607	229,188	213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
July	6,009	5,024	1,321,621,647	219,940	213,634
August	5,159	4,317	1,142,782,104	221,512	211,785
September	5,159	4,298	1,135,176,105	220,038	213,567
October	6,035	5,077	1,330,266,221	220,425	211,791
November	5,122	4,185	1,134,135,799	221,424	212,127
December	3,769	3,017	865,690,228	229,687	205,710
TOTAL	69,530	58,014	15,334,247,984	220,541	211,307
1998					
January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
TOTAL	21,781	18,177	4,901,936,705	225,056	217,558

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



Toronto Real Estate Board
Service Area
July 1997

"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."