

# Market Watch

For Media Inquiries: 443-8150  
For All Other Inquiries: 443-8152

November, 1999

## Prices Up, Sales Strong in November

TORONTO - Wednesday, December 1, 1999 — The Toronto real estate market had another great month, with 4,119 sales reported and prices hitting their highest level since 1991, TREB President Elect Marilyn Baubie said today. "With November's average price at \$236,214, we have a 2 per cent increase over last month and a 10 per cent increase over the \$214,465 figure recorded in November of 1998."

The President Elect went on to note that, at 14,726 active listings, the Board's inventory has plunged a whopping 18 per cent from last November's 18,047. "Fewer houses on the market means fewer choices for buyers and continued upward pressure on prices. That's good news for vendors."

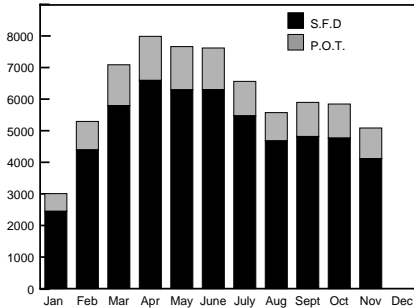
Breaking down the total 1,537 sales were reported in TREB's 28 West districts and averaged \$213,666; 659 sales were reported in the 14 Central districts and averaged

\$358,705; 748 sales were reported in the 23 North districts and averaged \$258,698; and 1,175 sales were reported in TREB's 21 East districts and averaged \$182,697.

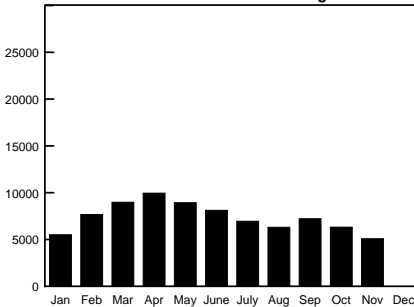
### Neighbourhood Corner Don Mills/Parkway West

Prices in this higher-end enclave have shown a gradual improvement over the past several years. During the May-November period, the average for a detached home in the area was \$380,038. This is up 5 per cent from the \$363,063 recorded over the same time last year. The price of condominium townhouses also increased, up 3 per cent to \$158,833 from 1998's \$154,383 figure.

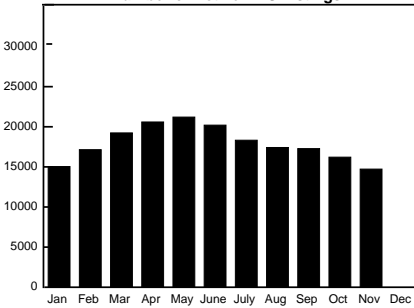
Number of MLS Sales



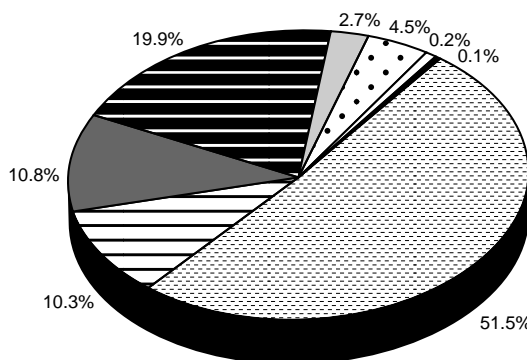
Number of New MLS Listings



Number of Active MLS Listings



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,121	\$245,000
Semi Detached	426	200,000
Condo T.H.	444	154,000
Condo Apt.	822	142,000
Link	113	190,000
Attached/Row	184	181,450
Co-op Apt.	7	135,000
Detached Condo	3	175,000

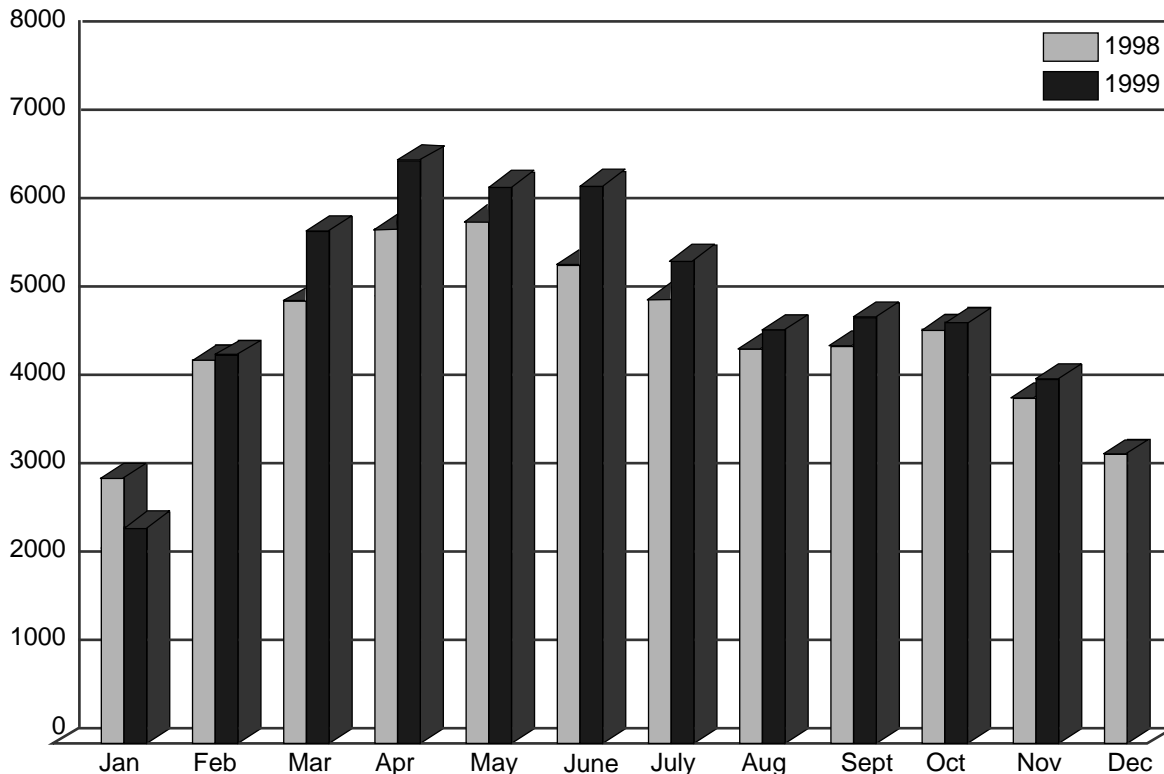
### Housing Market Indicators

	November 1998	November 1999	% Change
Sales*	3,905	4,119	(+5%)
Sales (P.O.T.)	948	967	(+2%)
New Listings*	5,263	5,083	(-3%)
Active Listings**	18,047	14,726	(-18%)

\* 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	108 (2.6)	65 (7.9)	25 (5.6)
90,001 to 110,000	162 (3.9)	100 (12.2)	24 (5.4)
110,001 to 120,000	131 (3.2)	73 (8.9)	21 (5.0)
120,001 to 130,000	174 (4.2)	84 (10.2)	35 (7.9)
130,001 to 140,000	214 (5.2)	82 (10.0)	57 (12.8)
140,001 to 150,000	216 (5.3)	76 (9.2)	47 (10.6)
150,001 to 160,000	209 (5.1)	55 (6.7)	46 (10.4)
160,001 to 170,000	226 (5.5)	41 (5.0)	46 (10.4)
170,001 to 180,000	224 (5.4)	42 (5.1)	37 (8.3)
180,001 to 190,000	244 (5.9)	36 (4.4)	31 (7.0)
190,001 to 200,000	184 (4.5)	19 (2.3)	15 (3.4)
200,001 to 225,000	427 (10.4)	45 (5.5)	27 (6.1)
225,001 to 250,000	388 (9.4)	22 (2.7)	13 (2.9)
250,001 to 300,000	465 (11.3)	34 (4.1)	8 (1.8)
300,001 to 400,000	424 (10.3)	28 (3.4)	9 (2.0)
400,001 to 500,000	146 (3.5)	13 (1.6)	1 (0.2)
500,001 to 750,000	117 (2.8)	4 (0.5)	1 (0.2)
750,000 to 1,000,000	38 (0.9)	1 (0.1)	— (—)
1,000,001 to 1,500,000	15 (0.4)	1 (0.1)	— (—)
Over 1,500,000	7 (0.2)	1 (0.1)	— (—)
<b>TOTAL</b>	<b>4,119 100.0</b>	<b>822* 100.0</b>	<b>444** 100.0</b>

\* 822 condominium apartments sold for \$134,784,927, averaging \$163,971

\*\* 444 condominium townhouses sold for \$70,953,638, averaging \$159,805.

## Single-Family Residential November 1999

<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>
<b><u>East</u></b>						
E-1	151	82	52	\$10,676,404	\$205,315	\$187,431
E-2	124	61	51	13,340,000	261,569	235,000
E-3	242	124	117	22,207,750	189,810	180,000
E-4	94	44	35	5,769,350	164,839	175,000
E-5	216	119	94	17,789,338	189,248	170,500
E-6	114	65	37	7,451,700	201,397	174,000
E-7	145	60	79	15,737,576	199,210	192,500
E-8	132	77	47	9,227,588	196,332	192,000
E-9	122	63	61	10,232,700	167,749	175,000
E-10	116	73	31	6,308,488	203,500	199,900
E-11	120	56	62	10,061,749	162,286	164,000
E-12	42	19	19	2,926,375	154,020	156,000
E-13	246	162	80	15,994,450	199,931	208,500
E-14	210	115	80	14,606,600	182,583	179,250
E-15	157	91	56	10,903,010	194,697	195,250
E-16	380	199	146	18,882,425	129,332	125,500
E-17	191	109	78	11,936,800	153,036	141,500
E-18	10	9	4	1,269,000	317,250	278,250
E-19	36	21	8	3,050,500	381,313	369,000
E-20	35	19	14	2,236,300	159,736	165,000
E-21	48	30	24	4,061,000	169,208	161,000
<b>Total</b>	<b>2,931</b>	<b>1,598</b>	<b>1,175</b>	<b>\$214,669,103</b>	<b>\$182,697</b>	<b>\$171,000</b>
<b><u>West</u></b>						
W-1	71	36	37	\$8,879,500	\$239,986	\$200,000
W-2	140	89	44	11,370,350	258,417	238,000
W-3	159	91	55	8,877,300	161,405	155,000
W-4	126	74	50	9,942,700	198,854	179,850
W-5	168	86	57	8,765,300	153,777	150,000
W-6	180	109	59	12,977,090	219,951	197,000
W-7	61	37	31	9,410,287	303,558	299,000
W-8	201	139	63	21,652,525	343,691	287,500
W-9	84	48	30	5,860,900	195,363	190,250
W-10	195	107	76	12,841,801	168,971	155,500
W-12	136	79	56	14,179,000	253,196	185,250
W-13	185	112	50	13,034,101	260,682	214,500
W-14	120	67	45	7,885,500	175,233	166,000
W-15	215	114	105	16,030,606	152,672	138,000
W-16	148	87	53	11,913,399	224,781	198,000
W-17	-	-	-	-	-	-
W-18	57	32	15	2,636,400	175,760	180,000
W-19	366	213	126	28,065,302	222,740	215,000
W-20	338	191	123	28,983,200	235,636	223,000
W-21	114	63	34	9,370,280	275,596	257,500
W-22	2	1	-	-	-	-
W-23	387	194	159	32,268,650	202,947	191,500
W-24	359	155	154	28,270,750	183,576	175,000
W-25	22	9	5	1,089,900	217,980	251,000
W-26	1	-	1	289,000	289,000	289,000
W-27	129	55	45	10,018,290	222,629	221,000
W-28	121	57	33	8,877,855	269,026	251,000
W-29	71	31	31	4,915,314	158,559	145,000
<b>Total</b>	<b>4,156</b>	<b>2,276</b>	<b>1,537</b>	<b>\$328,405,300</b>	<b>\$213,666</b>	<b>\$191,500</b>

## Single-Family Residential November 1999 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>
<b>Central</b>						
C-1	262	131	80	\$18,598,850	\$232,486	\$212,250
C-2	179	112	63	22,832,165	362,415	275,000
C-3	159	109	50	27,893,200	557,864	407,500
C-4	274	183	72	27,493,941	381,860	341,000
C-6	68	44	12	4,915,300	409,608	401,500
C-7	160	97	47	11,794,100	250,938	239,000
C-8	206	114	50	11,328,175	226,564	188,500
C-9	124	90	28	16,580,901	592,175	500,000
C-10	128	70	55	24,260,123	441,093	370,000
C-11	87	51	22	6,781,668	308,258	297,700
C-12	148	109	32	23,753,600	742,300	610,000
C-13	91	60	25	6,541,400	261,656	259,000
C-14	206	145	59	16,829,600	285,247	263,000
C-15	201	135	64	16,783,550	262,243	241,100
<b>Total</b>	<b>2,293</b>	<b>1,450</b>	<b>659</b>	<b>\$236,386,573</b>	<b>\$358,705</b>	<b>\$275,500</b>
<b>North</b>						
N-1	190	122	45	\$12,800,995	\$284,467	\$238,875
N-2	253	154	57	18,030,140	316,318	259,000
N-3	261	152	73	20,500,700	280,832	256,000
N-4	143	83	44	13,959,275	317,256	316,000
N-5	45	39	11	4,732,000	430,182	360,000
N-6	152	87	51	13,439,707	263,524	225,000
N-7	150	89	67	15,938,000	237,881	220,000
N-8	256	160	50	15,066,762	301,335	275,000
N-10	104	58	35	8,871,900	253,483	238,000
N-11	325	229	82	23,541,225	287,088	287,625
N-12	62	37	12	3,340,400	278,367	253,400
N-13	29	20	2	530,000	265,000	265,000
N-14	69	51	17	5,805,000	341,471	329,000
N-15	34	11	17	4,167,100	245,124	235,000
N-16	46	27	16	3,854,000	240,875	215,900
N-17	166	97	54	9,059,000	167,759	156,000
N-18	63	38	32	5,915,350	184,855	170,500
N-19	70	32	32	5,878,984	183,718	170,000
N-20	12	9	3	760,000	253,333	250,000
N-21	10	6	4	667,300	166,825	175,200
N-22	23	10	4	592,000	148,000	121,000
N-23	85	31	23	3,779,300	164,317	162,500
N-24	37	16	17	2,277,275	133,957	124,000
<b>Total</b>	<b>2,585</b>	<b>1,558</b>	<b>748</b>	<b>\$193,506,413</b>	<b>\$258,698</b>	<b>\$232,750</b>
<b>Grand Total</b>	<b>11,965</b>	<b>6,882</b>	<b>4,119</b>	<b>\$972,967,389</b>	<b>\$236,214</b>	<b>\$199,000</b>

Listed includes Reruns: East (1,598-54%) West (2,276-55%) Central (1,450-63%) North (1,558-60%)

\* Sales to Listings Ratio (SFD only): 34.4%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	44	97%
WEST	44	97%
CENTRAL	42	97%
NORTH	56	97%
<b>TOTAL</b>	<b>46</b>	<b>97%</b>

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

# Market Watch

4a

## Eleven Month Residential January to November 1999

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>East</b>					
E-1	1,981	700	\$141,719,349	\$202,456	\$185,000
E-2	1,826	615	160,175,348	260,448	235,000
E-3	3,441	1,269	230,232,720	181,428	180,000
E-4	1,485	669	106,668,473	159,445	166,888
E-5	2,984	1,138	218,797,827	192,265	183,000
E-6	1,421	419	84,455,997	201,566	180,000
E-7	2,671	1,136	217,548,624	191,504	187,734
E-8	2,274	788	144,299,639	183,121	173,250
E-9	1,819	698	118,425,583	169,664	175,000
E-10	1,592	486	107,359,228	220,904	218,990
E-11	2,122	768	123,515,288	160,827	163,000
E-12	609	251	43,103,200	171,726	173,000
E-13	3,255	1,070	216,849,099	202,663	195,000
E-14	2,770	1,093	198,452,240	181,567	175,000
E-15	2,778	1,043	194,838,608	186,806	179,000
E-16	5,251	1,936	256,407,360	132,442	129,900
E-17	2,560	967	152,085,053	157,275	148,000
E-18	161	35	10,464,400	298,983	278,500
E-19	387	104	23,392,350	224,926	193,200
E-20	514	171	30,643,250	179,200	165,000
E-21	938	319	57,705,950	180,896	173,000
<b>Total</b>	<b>42,839</b>	<b>15,675</b>	<b>\$2,837,139,586</b>	<b>\$180,998</b>	<b>N/A</b>
<b>West</b>					
W-1	1,120	419	\$106,866,111	\$255,050	\$225,111
W-2	1,873	547	133,328,429	243,745	226,000
W-3	1,990	604	100,138,456	165,792	162,000
W-4	1,797	583	100,680,180	172,693	170,000
W-5	2,292	784	120,308,720	153,455	133,250
W-6	2,134	650	139,913,662	215,252	197,250
W-7	929	350	97,572,773	278,779	270,000
W-8	2,798	986	320,897,599	325,454	268,000
W-9	1,252	474	92,044,684	194,187	193,000
W-10	3,082	1,041	164,509,308	158,030	140,000
W-12	2,201	775	184,009,993	237,432	203,500
W-13	2,566	844	225,168,012	266,787	217,000
W-14	1,808	580	106,597,261	183,788	181,000
W-15	3,051	1,244	184,584,243	148,380	137,000
W-16	2,688	982	223,968,386	228,074	205,000
W-17	14	2	539,900	269,950	269,950
W-18	927	264	42,732,170	161,864	168,500
W-19	4,777	1,581	354,364,401	224,139	216,000
W-20	5,318	1,923	423,941,121	220,458	203,000
W-21	1,548	471	133,408,574	283,245	238,500
W-22	46	20	3,970,300	198,515	190,450
W-23	5,809	2,296	453,325,802	197,442	185,000
W-24	4,599	1,888	338,435,414	179,256	171,500
W-25	249	81	19,025,037	234,877	175,750
W-26	20	5	1,863,000	372,600	305,000
W-27	1,424	615	130,207,389	211,719	200,000
W-28	1,777	552	153,402,345	277,903	254,000
W-29	1,036	431	69,991,685	162,394	157,000
<b>Total</b>	<b>59,125</b>	<b>20,992</b>	<b>\$4,425,794,955</b>	<b>\$210,832</b>	<b>N/A</b>

See 4b...

# Market Watch

4b

## Eleven Month Residential continued January to November 1999

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>					
C-1	3,349	1,112	\$239,413,860	\$215,300	\$187,250
C-2	2,349	625	243,381,403	389,410	285,500
C-3	1,777	467	215,490,498	461,436	315,750
C-4	3,252	917	386,324,991	421,292	376,750
C-6	647	147	45,315,275	308,267	281,000
C-7	1,970	567	141,521,050	249,596	238,000
C-8	2,383	825	172,387,310	208,954	185,750
C-9	1,202	314	204,249,573	650,476	523,000
C-10	1,927	591	257,542,353	435,774	340,000
C-11	932	330	92,846,828	281,354	275,000
C-12	1,875	346	237,017,213	685,021	565,500
C-13	1,344	469	113,313,302	241,606	230,000
C-14	2,640	689	202,704,120	294,200	253,000
C-15	3,087	1,025	253,494,539	247,312	219,000
<b>Total</b>	<b>28,734</b>	<b>8,424</b>	<b>\$2,805,002,315</b>	<b>\$332,977</b>	<b>N/A</b>
<b>North</b>					
N-1	2,712	697	\$189,839,123	\$272,366	\$240,000
N-2	2,984	851	244,696,212	287,540	251,900
N-3	4,042	1,087	315,781,479	290,507	247,000
N-4	2,142	552	157,161,257	284,712	278,000
N-5	505	105	33,876,850	322,637	290,000
N-6	2,266	651	175,941,591	270,264	232,000
N-7	2,420	959	206,592,057	215,424	204,000
N-8	3,599	798	225,739,796	282,882	265,000
N-10	1,593	630	155,457,290	246,758	233,650
N-11	4,751	1,083	316,617,753	292,352	275,000
N-12	740	189	51,916,645	274,691	240,000
N-13	417	67	23,818,760	355,504	302,360
N-14	870	179	62,127,500	347,081	317,500
N-15	834	277	65,588,613	236,782	219,950
N-16	709	229	52,585,352	229,630	210,800
N-17	2,532	752	114,469,990	152,221	144,000
N-18	830	314	57,578,179	183,370	174,250
N-19	1,092	376	65,248,784	173,534	160,000
N-20	163	50	11,132,050	222,641	198,500
N-21	190	63	10,531,750	167,171	169,950
N-22	330	132	18,688,999	141,583	136,500
N-23	1,061	362	54,324,360	150,067	145,000
N-24	696	192	27,649,425	144,007	131,000
<b>Total</b>	<b>37,478</b>	<b>10,595</b>	<b>\$2,637,363,815</b>	<b>\$248,925</b>	<b>N/A</b>
<b>Grand Total</b>	<b>168,176</b>	<b>55,686</b>	<b>\$12,705,300,671</b>	<b>\$228,160</b>	<b>N/A</b>

Includes Re-runs:

East	20,954	West	29,502
Central	15,976	North	20,718

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









## Single-Family West Breakdown November 1999

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	11	372,545	300,000	8	208,625	210,000
W-2	25	298,588	320,100	11	198,650	209,000
W-3	30	158,233	152,250	15	186,767	178,500
W-4	27	245,504	212,500	4	239,275	240,500
W-5	12	217,458	219,500	14	205,493	206,000
W-6	23	209,447	197,000	2	164,000	164,000
W-7	29	310,217	300,000	-	-	-
W-8	34	472,386	373,500	1	260,000	260,000
W-9	9	305,778	288,000	2	242,500	242,500
W-10	33	223,939	219,500	1	246,900	246,900
W-12	27	372,537	265,000	3	192,833	187,000
W-13	23	377,535	350,000	5	188,800	192,500
W-14	10	287,600	296,500	4	228,750	226,000
W-15	11	263,573	270,000	5	204,700	204,000
W-16	22	296,955	264,000	9	197,767	197,000
W-17	-	-	-	-	-	-
W-18	5	217,180	219,000	5	186,800	180,000
W-19	51	287,508	279,000	14	210,886	215,000
W-20	66	287,715	257,750	15	208,980	207,000
W-21	20	344,470	291,500	1	202,000	202,000
W-22	-	-	-	-	-	-
W-23	94	226,780	222,750	20	172,680	168,950
W-24	68	218,648	224,750	30	192,157	191,500
W-25	2	211,500	211,500	-	-	-
W-26	1	289,000	289,000	-	-	-
W-27	35	240,351	230,000	3	195,667	204,000
W-28	28	282,671	265,000	3	203,333	210,000
W-29	16	184,676	164,000	7	139,357	141,000

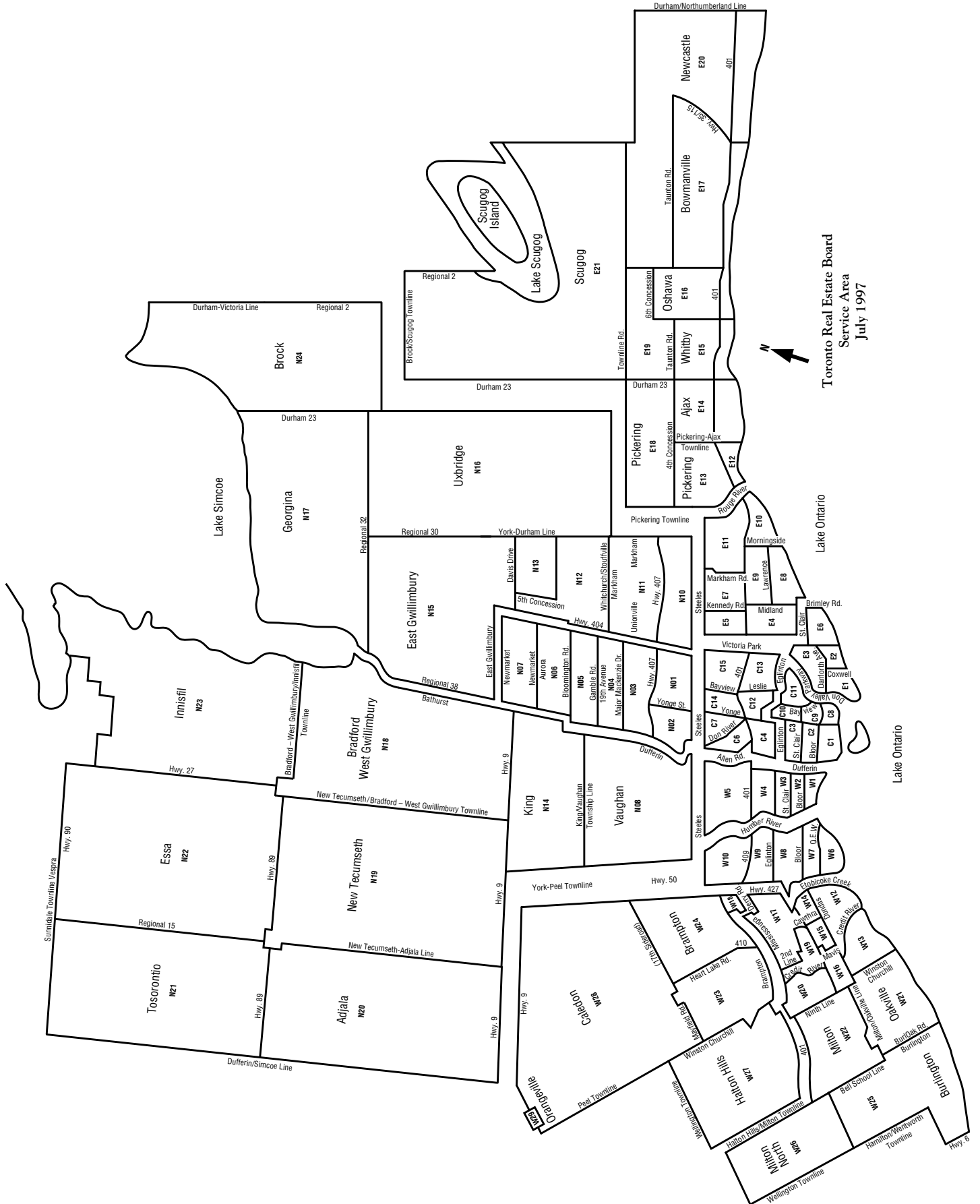
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	9	176,389	155,000	-	-	-
W-2	1	152,000	152,000	2	287,500	287,500	-	-	-
W-3	-	-	-	6	119,483	121,750	-	-	-
W-4	3	196,333	204,000	15	104,400	98,000	-	-	-
W-5	8	138,625	144,000	23	94,343	98,500	-	-	-
W-6	2	259,500	259,500	29	235,821	197,500	-	-	-
W-7	-	-	-	1	129,000	129,000	-	-	-
W-8	5	165,780	173,000	23	195,761	148,000	-	-	-
W-9	2	329,250	329,250	17	115,612	86,900	-	-	-
W-10	9	146,500	152,000	32	115,622	115,000	1	186,500	186,500
W-12	3	161,300	154,000	23	132,961	131,000	-	-	-
W-13	14	152,557	143,300	5	138,100	131,500	-	-	-
W-14	14	132,321	121,500	17	131,882	118,000	-	-	-
W-15	15	161,207	161,500	74	130,942	130,750	-	-	-
W-16	10	164,950	167,000	7	147,071	162,000	5	184,300	181,000
W-17	-	-	-	-	-	-	-	-	-
W-18	4	128,375	127,250	1	103,000	103,000	-	-	-
W-19	29	172,490	175,000	22	153,582	146,000	-	-	-
W-20	34	162,009	149,500	3	109,000	104,000	1	168,000	168,000
W-21	2	171,500	171,500	5	163,600	119,000	1	188,000	188,000
W-22	-	-	-	-	-	-	-	-	-
W-23	14	158,357	143,000	6	154,667	170,000	2	190,500	190,500
W-24	32	136,684	132,000	14	118,950	119,000	-	-	-
W-25	1	135,000	135,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	5	129,200	135,000	-	-	-	1	154,000	154,000
W-28	-	-	-	-	-	-	-	-	-
W-29	5	119,300	119,000	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	9	169,444	165,000	-	-	-	-	-	-
W-2	5	198,700	199,000	-	-	-	-	-	-
W-3	4	152,975	152,500	-	-	-	-	-	-
W-4	1	202,000	202,000	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	1	292,000	292,000	2	91,000	91,000	-	-	-
W-7	1	285,000	285,000	-	-	-	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	3	193,500	190,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	-	-	-	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	10	206,900	205,000	-	-	-	-	-	-
W-20	4	214,000	217,000	-	-	-	-	-	-
W-21	5	185,976	189,900	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	23	172,685	165,000	-	-	-	-	-	-
W-24	10	159,880	156,950	-	-	-	-	-	-
W-25	2	265,950	265,950	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	219,000	219,000	-	-	-	-	-	-
W-28	2	176,539	176,539	-	-	-	-	-	-
W-29	3	129,500	126,000	-	-	-	-	-	-

# 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	69,530	58,014	15,334,247,984	220,541	211,307
<b>1998</b>					
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
May	7,084	5,912	1,627,867,532	229,795	222,148
June	6,484	5,410	1,515,114,077	233,670	225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
September	5,429	4,492	1,187,538,665	218,740	213,917
October	5,681	4,688	1,274,397,550	224,326	217,908
November	4,853	3,905	1,076,535,860	221,829	214,465
December	4,090	3,272	900,326,933	220,129	215,131
<b>Total</b>	<b>66,876</b>	<b>55,344</b>	<b>15,050,497,785</b>	<b>225,051</b>	<b>216,815</b>
<b>1999</b>					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
August	5,573	4,679	1,290,398,886	231,545	225,976
September	5,897	4,818	1,388,000,890	235,374	228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
<b>Total</b>	<b>67,623</b>	<b>55,686</b>	<b>15,909,293,874</b>	<b>235,264</b>	<b>228,160</b>

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



"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."