

October 2004

October's 6,666 Sales Up From September

TORONTO - Wednesday, November 3, 2004.

October sales rose one per cent over September to 6,666, making this month the 2nd best October ever, TREB President Ron Abraham announced today. "In addition to having a strong month sales-wise, prices continued their advance in October, with the average rising one per cent to \$324,215 over September's \$320,911, and six per cent over the \$304,844 recorded in October of 2003."

In other highlights, Mr. Abraham noted that average Days on Market came in at 36 days, a brisk pace by historical standards, and that the average list-to-sale price ratio remained at 98 per cent, indicative of a seller's market.

Breaking down the total, 2,564 sales were reported in TREB's 28 West districts and averaged \$298,351; 1,136 sales were reported in the 14 Central districts and averaged \$441,051; 1,291 sales were reported

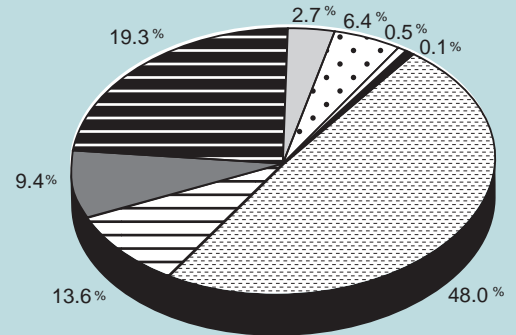
in the 23 North districts and averaged \$350,790; and 1,675 sales were reported in TREB's 21 East districts and averaged \$264,084. ■

NEIGHBOURHOOD CORNER

Agincourt

Sales in Agincourt have mostly been of detached homes and condominium apartments this year, with smaller numbers of semi-detached and condo-townhouses also transacting. There have been 78 sales of detached for an average of \$349,042. These sales are up marginally from the 76 that passed through TREB's MLS system in 2003, though the average price is down six per cent from the \$380,783 recorded during that time frame. Condo apartments averaged \$161,450 in 2004, this price up three per cent over the 2003 figure of \$156,340. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,203	97	\$341,000
Semi-Detached	904	98	\$274,950
Condo Townhouse	627	98	\$216,500
Condo Apt	1,286	97	\$194,250
Link	177	98	\$257,000
Att/Row/Twnhouse	427	98	\$264,000
Co-op Apt	35	95	\$166,000
Det Condo	7	97	\$230,000

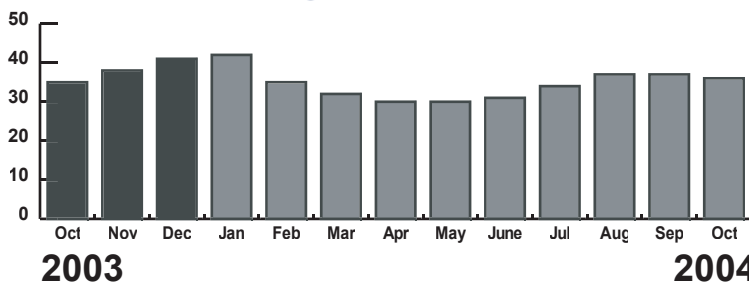
Housing Market Indicators

	Oct. 2003	Oct. 2004	%Change
Sales	7,227	6,666	(-8%)
New Listings	11,423	12,393	(+8%)
Active Listings*	19,417	23,353	(+20%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - October 2004

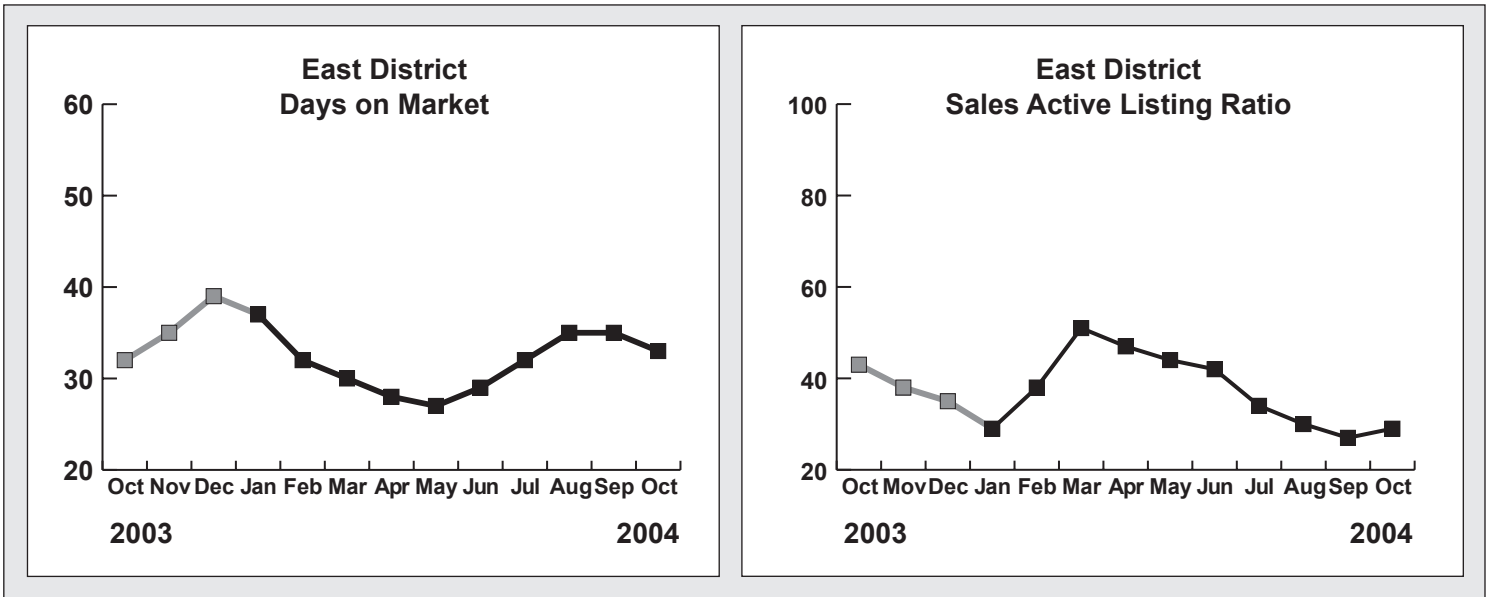
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	18	0.3	3	0.2	3	0.5
\$90,001 - \$100,000	13	0.2	4	0.3	2	0.3
\$100,001 - \$110,000	15	0.2	9	0.7	-	-
\$110,001 - \$120,000	39	0.6	26	2.0	3	0.5
\$120,001 - \$130,000	60	0.9	37	2.9	11	1.8
\$130,001 - \$140,000	73	1.1	48	3.7	13	2.1
\$140,001 - \$150,000	118	1.8	69	5.4	17	2.7
\$150,001 - \$160,000	195	2.9	123	9.6	23	3.7
\$160,001 - \$170,000	200	3.0	112	8.7	34	5.4
\$170,001 - \$180,000	216	3.2	106	8.2	41	6.5
\$180,001 - \$190,000	220	3.3	89	6.9	44	7.0
\$190,001 - \$200,000	173	2.6	62	4.8	39	6.2
\$200,001 - \$225,000	592	8.9	160	12.4	137	21.9
\$225,001 - \$250,000	695	10.4	123	9.6	101	16.1
\$250,001 - \$300,000	1,324	19.9	137	10.7	106	16.9
\$300,001 - \$400,000	1,470	22.1	116	9.0	38	6.1
\$400,001 - \$500,000	626	9.4	29	2.3	9	1.4
\$500,001 - \$750,000	400	6.0	22	1.7	4	0.6
\$750,001 - \$1,000,000	116	1.7	7	0.5	1	0.2
\$1,000,001 - \$1,500,000	64	1.0	2	0.2	1	0.2
\$1,500,001 -	-39	0.6	0.2	-	-	-
Total:	6,666	100	1,286	100	627	100

Current Month: October 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	195	161	96	\$30,367,050	\$316,323	\$294,450	16	100
E02	134	125	90	\$38,266,509	\$425,183	\$367,800	18	100
E03	365	249	116	\$33,292,721	\$287,006	\$261,500	26	99
E04	374	187	74	\$18,213,250	\$246,125	\$268,000	36	98
E05	333	180	108	\$29,684,238	\$274,854	\$253,950	37	97
E06	125	93	57	\$18,667,100	\$327,493	\$279,000	26	97
E07	456	212	95	\$25,151,000	\$264,747	\$251,000	42	97
E08	367	188	79	\$20,188,450	\$255,550	\$244,000	41	97
E09	402	225	92	\$19,999,668	\$217,388	\$204,500	49	97
E10	209	99	56	\$16,462,000	\$293,964	\$289,000	38	97
E11	609	258	84	\$20,073,840	\$238,974	\$224,125	46	97
E12	46	32	24	\$5,807,000	\$241,958	\$236,750	30	97
E13	326	175	94	\$24,514,200	\$260,789	\$246,000	35	98
E14	318	201	94	\$24,937,788	\$265,296	\$253,000	32	98
E15	369	235	123	\$31,950,650	\$259,761	\$244,000	28	98
E16	503	293	218	\$40,723,988	\$186,807	\$176,000	31	97
E17	239	131	107	\$24,775,550	\$231,547	\$207,000	39	98
E18	35	15	5	\$2,661,500	\$532,300	\$510,000	22	96
E19	65	34	15	\$4,276,200	\$285,080	\$275,000	25	98
E20	97	35	14	\$3,302,800	\$235,914	\$245,450	54	98
E21	104	51	34	\$9,025,500	\$265,456	\$258,750	42	97
Total	5,671	3,179	1,675	\$442,341,002	\$264,084	\$244,000	33	98

Year-to-Date: January 2004 to October 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,397	803	\$257,406,112	\$320,556	\$301,700	19	101
E02	1,271	815	\$325,015,335	\$398,792	\$352,000	19	100
E03	2,261	1,291	\$361,017,484	\$279,642	\$271,000	25	100
E04	1,738	834	\$192,401,702	\$230,697	\$245,750	34	97
E05	2,023	1,085	\$285,499,435	\$263,133	\$247,000	35	97
E06	911	522	\$162,348,774	\$311,013	\$260,450	23	98
E07	2,301	1,092	\$282,048,208	\$258,286	\$258,200	36	97
E08	1,830	875	\$219,575,544	\$250,943	\$250,000	37	97
E09	1,975	958	\$209,076,995	\$218,243	\$207,000	43	97
E10	1,102	565	\$171,498,450	\$303,537	\$292,000	29	98
E11	2,546	965	\$228,806,860	\$237,106	\$230,000	41	97
E12	372	234	\$58,404,386	\$249,591	\$236,500	29	98
E13	1,844	1,087	\$299,204,183	\$275,257	\$260,000	31	98
E14	2,151	1,316	\$336,626,331	\$255,795	\$242,000	28	98
E15	2,300	1,405	\$366,557,526	\$260,895	\$242,900	28	98
E16	3,365	2,378	\$444,229,478	\$186,808	\$177,000	29	98
E17	1,689	1,177	\$255,900,515	\$217,418	\$202,000	30	98
E18	119	45	\$21,707,400	\$482,387	\$400,000	48	95
E19	422	281	\$82,330,909	\$292,993	\$275,000	32	98
E20	396	222	\$55,784,033	\$251,279	\$228,500	50	97
E21	601	385	\$109,082,525	\$283,331	\$255,000	47	97
Total	32,614	18,335	\$4,724,522,185	\$257,678	\$241,000	31	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	47	20	\$384,185	\$408,500	42.6	98	E01	106	54	\$303,625	\$291,550	50.9	101
E02	40	34	\$527,358	\$461,000	85.0	100	E02	67	47	\$371,365	\$350,000	70.2	100
E03	163	62	\$340,258	\$285,750	38.0	99	E03	68	24	\$288,321	\$266,750	35.3	100
E04	149	43	\$289,266	\$284,000	28.9	98	E04	18	3	\$225,633	\$228,000	16.7	98
E05	101	35	\$392,917	\$369,998	34.7	97	E05	14	4	\$272,775	\$271,550	28.6	99
E06	98	43	\$351,249	\$290,000	43.9	98	E06	18	7	\$274,271	\$295,000	38.9	96
E07	175	39	\$344,903	\$338,000	22.3	96	E07	39	5	\$262,800	\$255,000	12.8	98
E08	162	37	\$343,934	\$280,000	22.8	97	E08	21	2	\$225,000	\$225,000	9.5	95
E09	147	33	\$281,248	\$275,000	22.5	97	E09	11	3	\$222,267	\$228,000	27.3	96
E10	148	41	\$330,251	\$307,500	27.7	97	E10	8	2	\$240,250	\$240,250	25.0	98
E11	229	30	\$307,293	\$300,750	13.1	98	E11	60	14	\$249,571	\$245,000	23.3	97
E12	31	17	\$258,471	\$245,000	54.8	97	E12	2	1	\$227,000	\$227,000	50.0	97
E13	202	44	\$325,464	\$309,950	21.8	98	E13	28	12	\$245,292	\$244,500	42.9	99
E14	246	73	\$284,326	\$267,500	29.7	98	E14	13	4	\$197,375	\$201,000	30.8	98
E15	241	70	\$294,890	\$286,000	29.1	98	E15	18	7	\$212,629	\$208,000	38.9	98
E16	355	140	\$205,098	\$200,000	39.4	97	E16	65	45	\$160,520	\$159,000	69.2	97
E17	156	50	\$285,505	\$255,000	32.1	97	E17	8	8	\$162,625	\$162,500	100.0	98
E18	35	5	\$532,300	\$510,000	14.3	96	E18	-	-	-	-	-	-
E19	59	9	\$311,911	\$289,900	15.3	98	E19	-	-	-	-	-	-
E20	89	12	\$242,408	\$253,450	13.5	98	E20	-	-	-	-	-	-
E21	100	31	\$274,384	\$265,000	31.0	97	E21	1	3	\$173,200	\$177,000	300.0	99

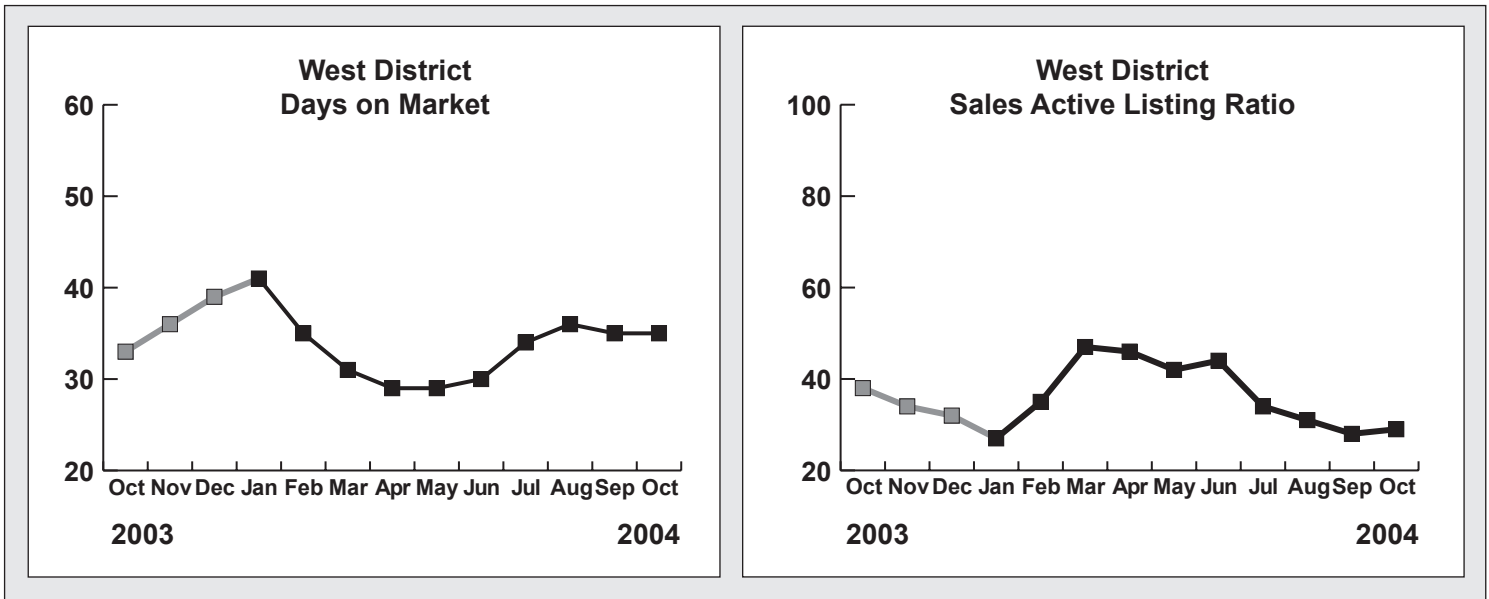
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	4	\$296,500	\$293,000	100.0	99	E01	-	-	-	-	-	-
E02	12	6	\$328,692	\$294,325	50.0	99	E02	-	-	-	-	-	-
E03	121	28	\$161,071	\$157,000	23.1	98	E03	-	-	-	-	-	-
E04	154	20	\$154,845	\$157,500	13.0	97	E04	-	-	-	-	-	-
E05	127	43	\$203,422	\$181,250	33.9	96	E05	11	5	\$305,960	\$306,000	45.5	96
E06	7	3	\$219,167	\$192,000	42.9	98	E06	-	-	-	-	-	-
E07	161	27	\$172,674	\$172,000	16.8	97	E07	26	6	\$266,500	\$265,500	23.1	98
E08	125	29	\$155,721	\$155,000	23.2	97	E08	-	1	\$288,000	\$288,000	-	96
E09	173	44	\$178,345	\$176,544	25.4	97	E09	-	-	-	-	-	-
E10	17	3	\$133,667	\$137,000	17.7	96	E10	3	-	-	-	-	-
E11	162	12	\$149,125	\$152,250	7.4	97	E11	16	4	\$229,000	\$227,500	25.0	97
E12	3	1	\$145,000	\$145,000	33.3	97	E12	-	2	\$251,000	\$251,000	-	98
E13	21	14	\$179,421	\$165,750	66.7	98	E13	9	3	\$255,167	\$260,000	33.3	98
E14	13	3	\$150,833	\$156,500	23.1	96	E14	9	3	\$222,167	\$225,000	33.3	98
E15	6	4	\$206,000	\$209,000	66.7	98	E15	46	15	\$237,960	\$244,000	32.6	98
E16	8	2	\$125,250	\$125,250	25.0	101	E16	21	8	\$189,600	\$192,500	38.1	99
E17	3	1	\$135,000	\$135,000	33.3	96	E17	51	28	\$201,175	\$197,750	54.9	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	5	\$249,400	\$260,000	100.0	98
E20	-	-	-	-	-	-	E20	4	2	\$196,950	\$196,950	50.0	97
E21	2	-	-	-	-	-	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	5	5	\$241,200	\$230,000	100.0	100	E01	-	-	-	-	-	-
E02	5	-	-	-	-	-	E02	-	-	-	-	-	-
E03	5	-	-	-	-	-	E03	-	-	-	-	-	-
E04	48	7	\$240,286	\$234,000	14.6	98	E04	-	-	-	-	-	-
E05	78	18	\$219,156	\$219,750	23.1	98	E05	-	-	-	-	-	-
E06	1	1	\$238,000	\$238,000	100.0	99	E06	-	-	-	-	-	-
E07	36	10	\$224,450	\$218,250	27.8	96	E07	-	-	-	-	-	-
E08	45	8	\$206,000	\$209,000	17.8	98	E08	-	-	-	-	-	-
E09	67	12	\$183,708	\$185,750	17.9	97	E09	-	-	-	-	-	-
E10	17	7	\$178,000	\$185,000	41.2	97	E10	-	-	-	-	-	-
E11	75	13	\$196,504	\$199,000	17.3	98	E11	6	2	\$202,500	\$202,500	33.3	96
E12	8	3	\$179,667	\$184,000	37.5	98	E12	-	-	-	-	-	-
E13	48	14	\$176,279	\$167,825	29.2	98	E13	-	-	-	-	-	-
E14	15	4	\$198,500	\$197,500	26.7	97	E14	1	1	\$171,000	\$171,000	100.0	98
E15	12	10	\$177,640	\$180,000	83.3	98	E15	-	-	-	-	-	-
E16	42	16	\$123,313	\$129,000	38.1	97	E16	-	-	-	-	-	-
E17	7	1	\$123,000	\$123,000	14.3	100	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	4	-	-	-	-	-	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	33	13	\$299,662	\$325,000	39.4	100
E02	2	-	-	-	-	-	E02	8	3	\$303,333	\$315,000	37.5	96
E03	2	-	-	-	-	-	E03	6	2	\$383,500	\$383,500	33.3	98
E04	3	-	-	-	-	-	E04	2	1	\$319,000	\$319,000	50.0	97
E05	-	2	\$175,150	\$175,150	-	95	E05	2	1	\$269,000	\$269,000	50.0	96
E06	-	1	\$215,000	\$215,000	-	100	E06	1	2	\$266,500	\$266,500	200.0	96
E07	2	-	-	-	-	-	E07	17	8	\$235,013	\$230,500	47.1	97
E08	2	-	-	-	-	-	E08	12	2	\$280,500	\$280,500	16.7	95
E09	3	-	-	-	-	-	E09	1	-	-	-	-	-
E10	2	-	-	-	-	-	E10	14	3	\$264,733	\$255,700	21.4	97
E11	5	1	\$115,000	\$115,000	20.0	97	E11	56	8	\$197,625	\$198,500	14.3	97
E12	-	-	-	-	-	-	E12	2	-	-	-	-	-
E13	1	-	-	-	-	-	E13	17	7	\$215,000	\$209,000	41.2	98
E14	-	1	\$170,000	\$170,000	-	97	E14	21	5	\$227,700	\$223,500	23.8	98
E15	-	-	-	-	-	-	E15	46	17	\$214,715	\$216,000	37.0	98
E16	-	2	\$95,000	\$95,000	-	97	E16	12	5	\$171,300	\$169,500	41.7	99
E17	3	-	-	-	-	-	E17	11	19	\$174,126	\$175,000	172.7	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	1	\$222,000	\$222,000	100.0	97
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: October 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	140	92	42	\$16,507,414	\$393,034	\$398,500	21	101
W02	223	129	94	\$32,137,387	\$341,887	\$314,250	23	98
W03	266	136	74	\$17,671,550	\$238,805	\$236,750	33	97
W04	248	127	74	\$19,087,614	\$257,941	\$244,500	37	97
W05	371	167	84	\$20,827,400	\$247,945	\$266,500	42	100
W06	307	148	74	\$22,508,210	\$304,165	\$287,500	38	97
W07	105	60	33	\$12,246,315	\$371,100	\$340,000	36	99
W08	282	181	117	\$57,264,740	\$489,442	\$380,000	34	98
W09	220	96	41	\$13,767,100	\$335,783	\$330,000	36	97
W10	489	198	95	\$22,198,900	\$233,673	\$250,000	44	97
W12	281	135	73	\$26,656,200	\$365,153	\$290,900	33	97
W13	253	129	66	\$27,925,703	\$423,117	\$291,500	36	97
W14	164	82	51	\$13,714,500	\$268,912	\$255,000	35	97
W15	611	319	152	\$31,230,400	\$205,463	\$184,950	33	97
W16	226	153	74	\$22,455,000	\$303,446	\$282,000	30	97
W17	3	-	-	-	-	-	-	-
W18	155	82	33	\$7,717,200	\$233,855	\$245,000	44	96
W19	709	404	233	\$70,583,907	\$302,935	\$285,000	32	98
W20	583	384	255	\$75,287,032	\$295,243	\$276,500	29	98
W21	283	138	85	\$31,147,350	\$366,439	\$303,000	39	98
W22	93	58	29	\$8,175,800	\$281,924	\$267,000	29	98
W23	1,298	684	340	\$89,506,350	\$263,254	\$254,900	36	98
W24	779	423	224	\$59,390,326	\$265,135	\$253,000	34	97
W25	71	33	11	\$2,926,000	\$266,000	\$225,000	28	98
W26	11	3	1	\$411,500	\$411,500	\$411,500	79	96
W27	183	116	71	\$21,432,500	\$301,866	\$265,000	38	98
W28	245	114	76	\$28,198,400	\$371,032	\$335,000	42	97
W29	138	82	62	\$13,996,400	\$225,748	\$220,000	47	98
Total	8,737	4,673	2,564	\$764,971,198	\$298,351	\$268,750	35	98



Year-to-Date: January 2004 to October 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	814	511	\$204,284,355	\$399,774	\$370,000	27	100
W02	1,275	687	\$250,365,002	\$364,432	\$321,000	26	100
W03	1,446	708	\$168,210,516	\$237,585	\$236,250	33	97
W04	1,321	710	\$177,269,189	\$249,675	\$250,000	36	97
W05	1,676	872	\$206,304,926	\$236,588	\$264,000	37	97
W06	1,601	887	\$262,322,503	\$295,741	\$280,000	38	98
W07	673	419	\$161,890,248	\$386,373	\$361,000	29	100
W08	1,769	1,084	\$481,687,083	\$444,361	\$365,000	31	99
W09	941	452	\$133,351,464	\$295,025	\$310,000	34	98
W10	2,082	997	\$227,492,453	\$228,177	\$241,500	40	97
W12	1,492	899	\$303,488,417	\$337,584	\$290,000	33	97
W13	1,492	882	\$358,061,585	\$405,966	\$320,500	31	98
W14	927	594	\$153,332,138	\$258,135	\$247,000	33	97
W15	2,677	1,440	\$295,600,321	\$205,278	\$182,000	37	97
W16	1,551	1,003	\$303,466,653	\$302,559	\$273,500	29	98
W17	3	1	\$640,000	\$640,000	\$640,000	208	81
W18	805	378	\$87,188,249	\$230,657	\$243,250	39	97
W19	4,277	2,471	\$744,626,262	\$301,346	\$285,000	31	98
W20	4,132	2,773	\$812,775,734	\$293,103	\$275,000	27	98
W21	1,516	908	\$349,642,108	\$385,068	\$325,000	36	98
W22	517	301	\$86,161,650	\$286,251	\$265,900	29	98
W23	7,155	3,988	\$1,044,392,561	\$261,884	\$253,000	33	98
W24	4,599	2,584	\$666,782,558	\$258,043	\$250,000	31	98
W25	316	181	\$52,292,190	\$288,907	\$251,000	36	98
W26	37	20	\$9,808,400	\$490,420	\$454,250	50	96
W27	1,020	710	\$206,907,582	\$291,419	\$262,000	32	98
W28	1,205	729	\$275,554,649	\$377,990	\$330,000	40	98
W29	844	604	\$135,528,829	\$224,385	\$216,250	32	98
Total	48,163	27,793	\$8,159,427,625	\$293,579	\$265,000	33	98

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	48	21	\$449,552	\$455,000	43.8	100	W01	25	8	\$406,427	\$423,010	32.0	101
W02	78	34	\$443,779	\$435,000	43.6	99	W02	99	40	\$302,369	\$309,750	40.4	99
W03	157	43	\$239,684	\$236,000	27.4	97	W03	75	24	\$261,360	\$260,625	32.0	97
W04	126	45	\$304,098	\$292,000	35.7	98	W04	16	4	\$283,000	\$279,500	25.0	96
W05	83	25	\$369,056	\$345,000	30.1	96	W05	98	18	\$287,556	\$288,500	18.4	96
W06	103	31	\$295,863	\$283,000	30.1	98	W06	17	1	\$240,000	\$240,000	5.9	96
W07	57	20	\$405,225	\$350,000	35.1	99	W07	2	-	-	-	-	-
W08	125	68	\$643,818	\$548,650	54.4	98	W08	1	2	\$335,000	\$335,000	200.0	102
W09	63	23	\$457,365	\$395,000	36.5	99	W09	6	1	\$297,000	\$297,000	16.7	98
W10	198	47	\$301,548	\$292,000	23.7	97	W10	14	3	\$257,833	\$254,500	21.4	96
W12	151	41	\$486,729	\$440,000	27.2	97	W12	17	2	\$254,450	\$254,450	11.8	97
W13	130	35	\$587,472	\$427,500	26.9	97	W13	20	12	\$250,750	\$251,500	60.0	97
W14	66	12	\$420,208	\$403,500	18.2	96	W14	15	10	\$290,360	\$276,000	66.7	98
W15	43	12	\$347,250	\$356,500	27.9	97	W15	22	12	\$303,750	\$300,000	54.6	97
W16	112	38	\$371,108	\$342,000	33.9	97	W16	37	12	\$271,333	\$268,500	32.4	98
W17	2	-	-	-	-	-	W17	-	-	-	-	-	-
W18	58	8	\$276,375	\$275,000	13.8	96	W18	56	17	\$247,641	\$244,500	30.4	97
W19	335	85	\$391,671	\$389,000	25.4	97	W19	69	40	\$286,535	\$285,000	58.0	98
W20	300	108	\$360,905	\$348,000	36.0	97	W20	115	63	\$271,136	\$274,500	54.8	98
W21	215	45	\$448,187	\$405,000	20.9	98	W21	7	5	\$284,180	\$282,000	71.4	98
W22	74	14	\$323,929	\$305,000	18.9	97	W22	11	4	\$257,225	\$258,250	36.4	99
W23	792	181	\$296,234	\$289,000	22.9	97	W23	253	69	\$248,968	\$245,000	27.3	98
W24	445	109	\$323,453	\$300,000	24.5	97	W24	131	52	\$247,913	\$250,000	39.7	97
W25	48	3	\$426,667	\$450,000	6.3	95	W25	4	3	\$228,833	\$224,500	75.0	99
W26	11	1	\$411,500	\$411,500	9.1	96	W26	-	-	-	-	-	-
W27	158	50	\$344,118	\$310,000	31.7	97	W27	6	4	\$222,000	\$241,500	66.7	99
W28	222	62	\$397,297	\$353,500	27.9	97	W28	10	9	\$257,722	\$257,000	90.0	97
W29	91	41	\$253,761	\$236,000	45.1	98	W29	12	9	\$181,333	\$183,000	75.0	98

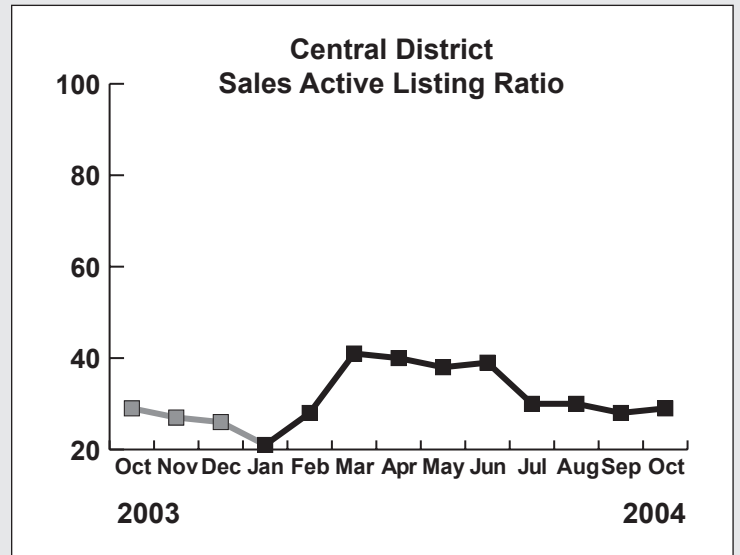
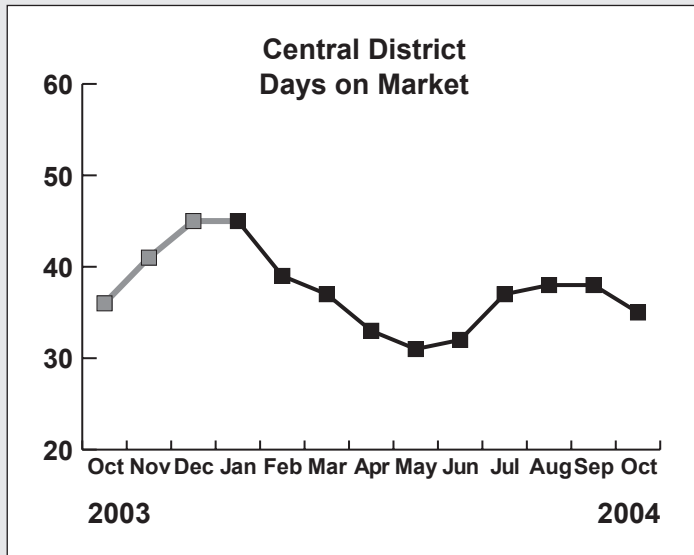
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	49	6	\$208,083	\$204,750	12.2	98	W01	-	-	-	-	-	-
W02	8	2	\$236,875	\$236,875	25.0	97	W02	-	-	-	-	-	-
W03	24	7	\$156,071	\$133,000	29.2	97	W03	-	-	-	-	-	-
W04	77	17	\$149,724	\$145,000	22.1	97	W04	-	-	-	-	-	-
W05	132	25	\$148,900	\$145,000	18.9	111	W05	-	-	-	-	-	-
W06	162	37	\$305,945	\$282,000	22.8	97	W06	-	-	-	-	-	-
W07	33	10	\$266,732	\$233,250	30.3	98	W07	-	-	-	-	-	-
W08	128	36	\$259,759	\$220,500	28.1	97	W08	-	-	-	-	-	-
W09	135	16	\$162,544	\$157,500	11.9	96	W09	2	-	-	-	-	-
W10	204	29	\$148,767	\$146,750	14.2	96	W10	4	-	-	-	-	-
W12	84	25	\$198,296	\$167,500	29.8	97	W12	-	-	-	-	-	-
W13	38	4	\$179,575	\$158,200	10.5	97	W13	-	-	-	-	-	-
W14	37	15	\$179,960	\$174,000	40.5	97	W14	4	-	-	-	-	-
W15	485	97	\$172,469	\$166,900	20.0	97	W15	-	-	-	-	-	-
W16	21	5	\$174,800	\$170,000	23.8	97	W16	7	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	13	4	\$136,075	\$134,700	30.8	96	W18	-	-	-	-	-	-
W19	170	35	\$206,991	\$192,000	20.6	97	W19	6	4	\$284,500	\$282,500	66.7	98
W20	40	9	\$178,967	\$164,000	22.5	97	W20	5	4	\$282,750	\$283,500	80.0	99
W21	16	8	\$255,063	\$214,250	50.0	97	W21	3	3	\$267,667	\$250,000	100.0	98
W22	-	-	-	-	-	-	W22	-	2	\$238,500	\$238,500	-	99
W23	37	10	\$202,720	\$199,400	27.0	96	W23	7	2	\$269,200	\$269,200	28.6	98
W24	98	27	\$164,922	\$155,850	27.6	96	W24	2	-	-	-	-	-
W25	5	1	\$135,000	\$135,000	20.0	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	2	\$209,500	\$209,500	200.0	98	W27	-	-	-	-	-	-
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-
W29	19	5	\$139,540	\$119,000	26.3	99	W29	1	1	\$214,000	\$214,000	100.0	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
W01	-	-	-	-	-	-	W01	-	-	-	-	-	-
W02	9	2	\$233,844	\$233,844	22.2	96	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	22	8	\$215,738	\$217,000	36.4	98	W04	-	-	-	-	-	-
W05	53	13	\$195,077	\$195,000	24.5	96	W05	-	-	-	-	-	-
W06	8	2	\$341,500	\$341,500	25.0	98	W06	-	-	-	-	-	-
W07	4	-	-	-	-	-	W07	-	-	-	-	-	-
W08	23	5	\$238,280	\$244,000	21.7	97	W08	-	-	-	-	-	-
W09	9	1	\$350,000	\$350,000	11.1	96	W09	-	-	-	-	-	-
W10	53	14	\$172,207	\$166,000	26.4	97	W10	-	-	-	-	-	-
W12	25	4	\$242,250	\$245,500	16.0	100	W12	1	-	-	-	-	-
W13	55	13	\$245,954	\$194,900	23.6	97	W13	2	-	-	-	-	-
W14	37	13	\$228,385	\$252,000	35.1	97	W14	-	-	-	-	-	-
W15	55	29	\$215,652	\$217,000	52.7	98	W15	-	-	-	-	-	-
W16	46	18	\$221,272	\$215,750	39.1	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	28	4	\$188,000	\$171,500	14.3	97	W18	-	-	-	-	-	-
W19	94	50	\$245,826	\$236,000	53.2	98	W19	1	-	-	-	-	-
W20	100	53	\$226,306	\$231,000	53.0	98	W20	2	\$227,000	\$227,000	200.0	97	-
W21	26	12	\$219,904	\$217,500	46.2	98	W21	-	-	-	-	-	-
W22	2	1	\$178,000	\$178,000	50.0	99	W22	-	-	-	-	-	-
W23	114	44	\$194,780	\$185,400	38.6	98	W23	-	-	-	-	-	-
W24	68	24	\$165,833	\$163,000	35.3	97	W24	3	1	\$380,000	\$380,000	33.3	99
W25	10	2	\$186,750	\$186,750	20.0	100	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	15	11	\$179,327	\$178,000	73.3	98	W27	-	-	-	-	-	-
W28	3	1	\$264,000	\$264,000	33.3	99	W28	1	-	-	-	-	-
W29	10	3	\$154,167	\$154,000	30.0	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	18	7	\$366,699	\$380,000	38.9	103
W02	-	-	-	-	-	-	W02	29	16	\$250,794	\$269,450	55.2	98
W03	1	-	-	-	-	-	W03	9	-	-	-	-	-
W04	2	-	-	-	-	-	W04	5	-	-	-	-	-
W05	5	3	\$55,500	\$56,000	60.0	85	W05	-	-	-	-	-	-
W06	9	-	-	-	-	-	W06	8	3	\$364,497	\$312,500	37.5	101
W07	2	-	-	-	-	-	W07	7	3	\$491,500	\$509,000	42.9	98
W08	4	-	-	-	-	-	W08	1	6	\$378,733	\$353,750	600.0	97
W09	5	-	-	-	-	-	W09	-	-	-	-	-	-
W10	10	-	-	-	-	-	W10	6	2	\$263,750	\$263,750	33.3	99
W12	1	-	-	-	-	-	W12	2	1	\$265,000	\$265,000	50.0	100
W13	-	-	-	-	-	-	W13	8	2	\$219,750	\$219,750	25.0	98
W14	5	1	\$100,000	\$100,000	20.0	91	W14	-	-	-	-	-	-
W15	6	1	\$197,000	\$197,000	16.7	99	W15	-	1	\$238,000	\$238,000	-	100
W16	-	-	-	-	-	-	W16	3	1	\$240,000	\$240,000	33.3	96
W17	-	-	-	-	-	-	W17	1	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	3	-	-	-	-	-	W19	31	19	\$271,395	\$267,000	61.3	98
W20	1	-	-	-	-	-	W20	21	16	\$252,363	\$252,000	76.2	98
W21	-	-	-	-	-	-	W21	16	12	\$339,642	\$265,950	75.0	97
W22	-	-	-	-	-	-	W22	6	8	\$244,613	\$244,000	133.3	99
W23	-	-	-	-	-	-	W23	95	34	\$222,746	\$225,750	35.8	98
W24	3	-	-	-	-	-	W24	29	11	\$220,864	\$236,000	37.9	97
W25	-	-	-	-	-	-	W25	3	2	\$225,500	\$225,500	66.7	100
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	3	4	\$236,750	\$238,500	133.3	98
W28	-	-	-	-	-	-	W28	9	4	\$245,625	\$246,500	44.4	98
W29	-	-	-	-	-	-	W29	5	3	\$195,333	\$195,000	60.0	98

Current Month: October 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	700	329	206	\$62,369,700	\$302,766	\$265,250	38	98
C02	224	138	87	\$52,666,843	\$605,366	\$387,000	34	99
C03	192	114	61	\$44,857,069	\$735,362	\$335,000	33	99
C04	322	195	92	\$53,699,829	\$583,694	\$540,500	26	98
C06	78	50	23	\$10,219,825	\$444,340	\$423,000	25	97
C07	284	138	69	\$23,897,890	\$346,346	\$363,000	38	97
C08	363	219	112	\$28,609,661	\$255,443	\$229,750	42	98
C09	125	81	39	\$29,548,700	\$757,659	\$582,500	28	99
C10	167	114	82	\$48,055,172	\$586,039	\$475,000	19	100
C11	134	76	37	\$15,770,600	\$426,232	\$405,000	25	99
C12	188	68	33	\$36,374,425	\$1,102,255	\$788,000	38	96
C13	165	94	59	\$19,284,190	\$326,851	\$341,000	24	98
C14	620	291	142	\$46,495,368	\$327,432	\$251,500	54	97
C15	380	177	94	\$29,184,486	\$310,473	\$300,000	36	97
Total	3,942	2,084	1,136	\$501,033,758	\$441,051	\$330,000	35	98



Year-to-Date: January 2004 to October 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,986	2,347	\$652,927,991	\$278,197	\$241,000	40	98
C02	1,407	795	\$444,200,664	\$558,743	\$412,500	35	99
C03	1,038	598	\$358,687,955	\$599,813	\$382,500	33	99
C04	1,828	1,057	\$592,233,987	\$560,297	\$515,000	27	100
C06	477	261	\$110,343,262	\$422,771	\$383,000	30	98
C07	1,607	848	\$267,251,353	\$315,155	\$276,500	34	97
C08	1,926	1,159	\$313,400,345	\$270,406	\$235,500	40	98
C09	677	396	\$308,098,506	\$778,027	\$551,300	34	100
C10	1,092	723	\$404,403,617	\$559,341	\$437,000	26	101
C11	714	377	\$148,312,235	\$393,401	\$376,250	27	100
C12	834	419	\$404,654,511	\$965,763	\$760,180	37	98
C13	941	566	\$185,595,716	\$327,908	\$310,250	30	98
C14	3,095	1,597	\$506,770,005	\$317,326	\$249,500	45	98
C15	2,159	1,203	\$383,998,042	\$319,200	\$290,000	36	97
Total	21,781	12,346	\$5,080,878,189	\$411,540	\$305,000	36	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	19	5	\$501,006	\$495,000	26.3	102	C01	49	13	\$443,811	\$410,000	26.5	104	
C02	47	25	\$957,300	\$725,000	53.2	99	C02	55	27	\$529,008	\$429,000	49.1	101	
C03	107	33	\$1,044,835	\$722,000	30.8	101	C03	43	14	\$383,286	\$279,500	32.6	96	
C04	203	72	\$671,407	\$626,000	35.5	99	C04	11	5	\$391,140	\$419,000	45.5	99	
C06	60	19	\$486,780	\$433,000	31.7	97	C06	-	-	-	-	-	-	-
C07	99	33	\$439,103	\$402,000	33.3	97	C07	9	7	\$383,286	\$370,000	77.8	100	
C08	10	1	\$490,000	\$490,000	10.0	98	C08	24	6	\$418,083	\$415,000	25.0	97	
C09	44	17	\$1,207,118	\$1,150,000	38.6	98	C09	5	3	\$739,167	\$731,000	60.0	99	
C10	82	35	\$850,870	\$687,687	42.7	101	C10	14	16	\$475,897	\$457,500	114.3	101	
C11	20	14	\$696,929	\$690,500	70.0	103	C11	3	7	\$398,714	\$405,000	233.3	98	
C12	145	23	\$1,292,788	\$1,075,000	15.9	96	C12	6	-	-	-	-	-	-
C13	31	25	\$418,784	\$407,000	80.7	98	C13	21	5	\$308,940	\$291,000	23.8	99	
C14	108	31	\$603,644	\$510,000	28.7	96	C14	1	1	\$500,000	\$500,000	100.0	95	
C15	87	25	\$438,960	\$436,000	28.7	98	C15	47	18	\$319,106	\$321,000	38.3	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	556	150	\$275,145	\$239,000	27.0	97	C01	-	-	-	-	-	-	-
C02	86	22	\$393,017	\$243,472	25.6	97	C02	-	-	-	-	-	-	-
C03	28	5	\$493,700	\$420,000	17.9	97	C03	-	-	-	-	-	-	-
C04	81	10	\$258,980	\$282,450	12.4	97	C04	-	-	-	-	-	-	-
C06	18	3	\$222,000	\$235,000	16.7	96	C06	-	-	-	-	-	-	-
C07	144	26	\$222,211	\$211,000	18.1	96	C07	1	-	-	-	-	-	-
C08	276	84	\$240,663	\$224,500	30.4	98	C08	1	-	-	-	-	-	-
C09	61	16	\$352,231	\$336,400	26.2	99	C09	-	-	-	-	-	-	-
C10	59	25	\$335,643	\$279,900	42.4	99	C10	-	-	-	-	-	-	-
C11	89	12	\$170,708	\$160,250	13.5	97	C11	-	-	-	-	-	-	-
C12	33	5	\$958,760	\$439,900	15.2	100	C12	-	-	-	-	-	-	-
C13	99	21	\$255,595	\$208,000	21.2	98	C13	-	-	-	-	-	-	-
C14	473	93	\$235,608	\$223,000	19.7	97	C14	-	1	\$490,000	\$490,000	-	98	
C15	155	24	\$241,783	\$175,750	15.5	96	C15	6	1	\$318,000	\$318,000	16.7	97	

Condo Townhouse

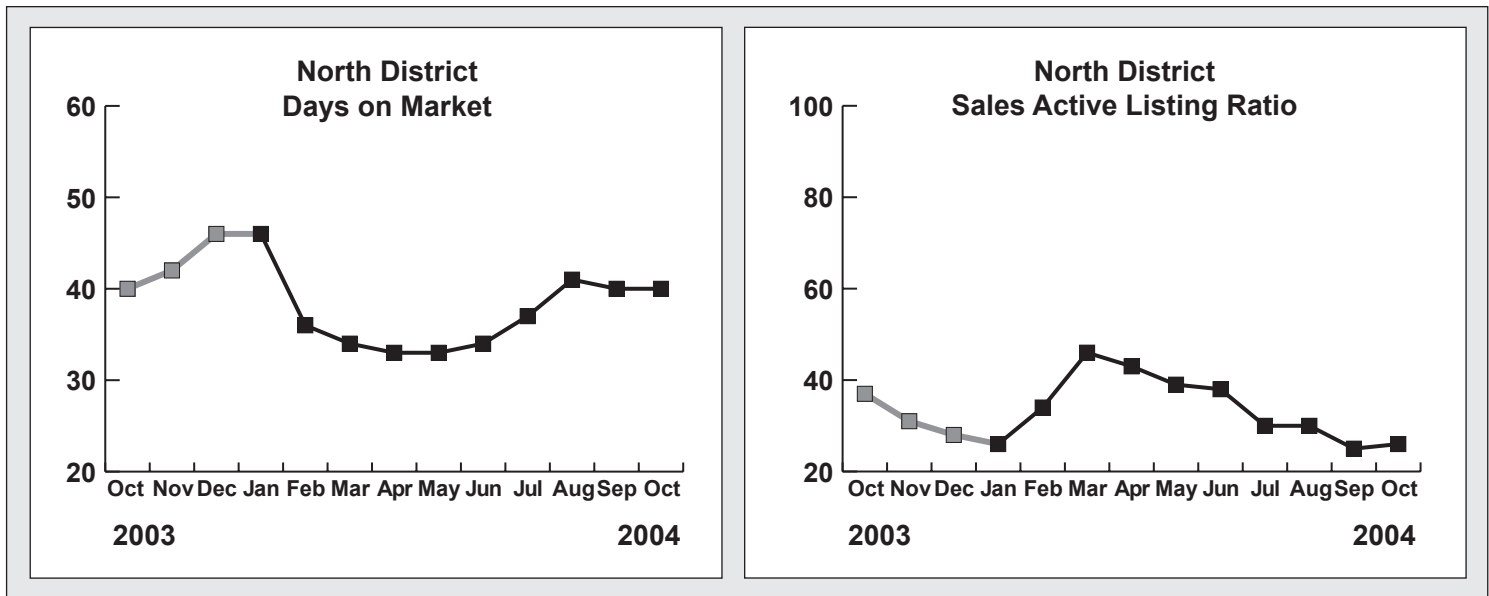
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	31	21	\$280,471	\$285,000	67.7	98	C01	-	-	-	-	-	-	-
C02	13	7	\$505,786	\$450,000	53.9	99	C02	-	-	-	-	-	-	-
C03	1	1	\$885,000	\$885,000	100.0	96	C03	-	-	-	-	-	-	-
C04	5	3	\$215,000	\$208,000	60.0	100	C04	-	-	-	-	-	-	-
C06	-	1	\$305,000	\$305,000	-	96	C06	-	-	-	-	-	-	-
C07	21	3	\$315,667	\$282,000	14.3	97	C07	-	-	-	-	-	-	-
C08	11	11	\$229,000	\$210,000	100.0	97	C08	-	-	-	-	-	-	-
C09	2	1	\$360,500	\$360,500	50.0	97	C09	1	-	-	-	-	-	-
C10	8	2	\$293,750	\$293,750	25.0	99	C10	-	-	-	-	-	-	-
C11	18	2	\$222,000	\$222,000	11.1	96	C11	-	-	-	-	-	-	-
C12	4	5	\$369,300	\$350,000	125.0	94	C12	-	-	-	-	-	-	-
C13	6	6	\$233,567	\$224,200	100.0	98	C13	-	-	-	-	-	-	-
C14	28	12	\$271,253	\$243,270	42.9	98	C14	-	-	-	-	-	-	-
C15	82	25	\$247,712	\$250,000	30.5	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	3	-	-	-	-	-	C01	42	17	\$407,853	\$410,000	40.5	100
C02	4	1	\$265,000	\$265,000	25.0	95	C02	19	5	\$399,850	\$410,000	26.3	100
C03	12	8	\$207,250	\$190,500	66.7	95	C03	1	-	-	-	-	-
C04	11	2	\$84,000	\$84,000	18.2	97	C04	11	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	2	-	-	-	-	-	C07	8	-	-	-	-	-
C08	11	3	\$130,167	\$138,500	27.3	94	C08	30	7	\$355,143	\$350,000	23.3	98
C09	10	2	\$407,000	\$407,000	20.0	100	C09	2	-	-	-	-	-
C10	4	1	\$205,000	\$205,000	25.0	98	C10	-	3	\$492,267	\$479,000	-	99
C11	2	-	-	-	-	-	C11	2	2	\$365,050	\$365,050	100.0	104
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	1	\$165,000	\$165,000	-	103	C13	8	1	\$336,000	\$336,000	12.5	96
C14	1	2	\$293,000	\$293,000	200.0	98	C14	9	2	\$519,944	\$519,944	22.2	96
C15	2	1	\$153,000	\$153,000	50.0	96	C15	1	-	-	-	-	-

North District

Current Month: October 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	188	94	56	\$19,486,675	\$347,976	\$315,500	43	97	
N02	328	168	78	\$28,022,452	\$359,262	\$342,500	35	97	
N03	547	274	153	\$53,927,377	\$352,467	\$318,000	38	97	
N04	315	166	83	\$31,022,063	\$373,760	\$368,000	34	97	
N05	208	106	44	\$17,978,288	\$408,597	\$371,944	31	97	
N06	228	115	76	\$26,286,040	\$345,869	\$291,000	42	98	
N07	278	168	99	\$29,585,750	\$298,846	\$274,900	37	98	
N08	622	327	180	\$73,822,000	\$410,122	\$349,700	34	97	
N10	347	164	73	\$25,665,888	\$351,588	\$328,100	33	97	
N11	633	327	151	\$58,481,000	\$387,291	\$350,000	40	97	
N12	72	27	21	\$7,805,400	\$371,686	\$355,900	74	97	
N13	80	37	8	\$4,752,500	\$594,063	\$543,750	30	97	
N14	100	42	26	\$12,552,601	\$482,792	\$427,500	49	96	
N15	75	33	22	\$7,869,900	\$357,723	\$353,500	49	97	
N16	84	23	23	\$8,866,077	\$385,482	\$323,000	59	97	
N17	298	137	63	\$13,331,150	\$211,606	\$194,000	43	97	
N18	118	55	23	\$5,527,900	\$240,343	\$227,500	34	95	
N19	144	53	39	\$9,311,400	\$238,754	\$200,000	56	97	
N20	28	12	6	\$1,829,400	\$304,900	\$297,000	33	95	
N21	41	19	7	\$1,970,650	\$281,521	\$310,000	58	98	
N22	46	21	9	\$2,101,877	\$233,542	\$237,000	82	97	
N23	133	57	31	\$9,200,400	\$296,787	\$222,000	53	95	
N24	90	32	20	\$3,473,500	\$173,675	\$154,750	47	95	
Total	5,003	2,457	1,291	\$452,870,288	\$350,790	\$320,000	40	97	



Year-to-Date: January 2004 to October 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,167	636	\$232,665,509	\$365,826	\$338,500	34	98
N02	1,668	893	\$323,229,867	\$361,960	\$333,000	36	97
N03	3,024	1,661	\$598,537,149	\$360,347	\$312,000	36	98
N04	1,820	1,024	\$389,363,128	\$380,237	\$367,000	32	98
N05	893	428	\$171,196,906	\$399,993	\$378,500	37	97
N06	1,297	882	\$317,269,939	\$359,716	\$299,950	34	98
N07	1,735	1,194	\$347,317,433	\$290,886	\$268,500	31	98
N08	3,414	2,015	\$759,970,424	\$377,157	\$349,000	33	98
N10	1,598	758	\$270,415,764	\$356,749	\$337,625	32	97
N11	3,331	1,818	\$695,035,461	\$382,308	\$355,000	34	98
N12	333	206	\$83,966,500	\$407,604	\$337,150	47	97
N13	234	102	\$56,696,365	\$555,847	\$424,250	64	97
N14	423	221	\$117,352,914	\$531,009	\$451,000	53	96
N15	405	257	\$87,792,645	\$341,606	\$312,000	38	98
N16	462	273	\$92,453,432	\$338,657	\$312,000	50	97
N17	1,323	810	\$179,124,730	\$221,142	\$203,250	40	97
N18	589	372	\$94,915,328	\$255,149	\$239,000	39	98
N19	657	426	\$99,622,671	\$233,856	\$215,950	49	97
N20	102	47	\$15,981,300	\$340,028	\$315,000	70	96
N21	139	73	\$18,689,758	\$256,024	\$245,000	69	98
N22	190	124	\$25,736,597	\$207,553	\$188,435	45	98
N23	561	315	\$69,569,573	\$220,856	\$204,500	50	97
N24	383	193	\$39,909,950	\$206,787	\$177,000	48	96
Total	25,748	14,728	\$5,086,813,343	\$345,384	\$315,000	37	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	85	18	\$495,018	\$428,000	21.2	96	N01	8	2	\$305,500	\$305,500	25.0	101
N02	189	40	\$454,585	\$404,250	21.2	97	N02	1	1	\$282,000	\$282,000	100.0	97
N03	281	55	\$517,401	\$480,000	19.6	97	N03	13	9	\$328,944	\$343,000	69.2	98
N04	246	50	\$417,609	\$414,000	20.3	97	N04	16	8	\$305,313	\$313,750	50.0	99
N05	182	32	\$452,072	\$417,500	17.6	97	N05	13	4	\$308,500	\$309,500	30.8	100
N06	151	43	\$419,035	\$360,000	28.5	97	N06	20	6	\$266,917	\$267,750	30.0	98
N07	177	53	\$362,537	\$345,000	29.9	98	N07	46	15	\$213,560	\$215,000	32.6	98
N08	429	103	\$490,658	\$423,000	24.0	96	N08	80	43	\$316,505	\$320,000	53.8	98
N10	167	29	\$419,706	\$410,000	17.4	97	N10	17	1	\$269,000	\$269,000	5.9	98
N11	451	87	\$460,068	\$421,500	19.3	97	N11	59	17	\$302,344	\$299,000	28.8	98
N12	70	21	\$371,686	\$355,900	30.0	97	N12	1	-	-	-	-	-
N13	80	8	\$594,063	\$543,750	10.0	97	N13	-	-	-	-	-	-
N14	100	25	\$473,344	\$415,000	25.0	96	N14	-	-	-	-	-	-
N15	74	22	\$357,723	\$353,500	29.7	97	N15	-	-	-	-	-	-
N16	81	22	\$392,776	\$324,000	27.2	97	N16	-	-	-	-	-	-
N17	278	60	\$210,919	\$194,000	21.6	97	N17	10	1	\$172,000	\$172,000	10.0	99
N18	86	13	\$257,038	\$267,000	15.1	94	N18	8	3	\$208,300	\$195,000	37.5	97
N19	109	25	\$272,456	\$242,500	22.9	96	N19	4	3	\$182,500	\$182,000	75.0	97
N20	28	6	\$304,900	\$297,000	21.4	95	N20	-	-	-	-	-	-
N21	41	7	\$281,521	\$310,000	17.1	98	N21	-	-	-	-	-	-
N22	42	9	\$233,542	\$237,000	21.4	97	N22	-	-	-	-	-	-
N23	130	29	\$306,566	\$226,000	22.3	95	N23	-	-	-	-	-	-
N24	88	18	\$176,833	\$159,000	20.5	95	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	62	22	\$256,832	\$220,750	35.5	97	N01	9	3	\$331,333	\$337,000	33.3	98
N02	80	20	\$225,670	\$213,500	25.0	97	N02	24	3	\$342,333	\$342,000	12.5	97
N03	146	51	\$225,041	\$206,500	34.9	96	N03	10	1	\$340,000	\$340,000	10.0	99
N04	8	1	\$172,000	\$172,000	12.5	95	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	3	3	\$278,667	\$275,000	100.0	97
N06	6	3	\$215,667	\$207,000	50.0	96	N06	2	-	-	-	-	-
N07	12	4	\$179,500	\$175,000	33.3	99	N07	4	5	\$238,580	\$237,000	125.0	98
N08	29	5	\$246,800	\$265,000	17.2	96	N08	-	-	-	-	-	-
N10	-	-	-	-	-	-	N10	150	43	\$307,567	\$306,000	28.7	97
N11	10	7	\$261,429	\$240,000	70.0	97	N11	23	9	\$298,833	\$273,000	39.1	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	1	\$225,000	\$225,000	-	94
N17	2	-	-	-	-	-	N17	-	-	-	-	-	-
N18	-	-	-	-	-	-	N18	18	6	\$231,583	\$229,750	33.3	98
N19	10	1	\$145,000	\$145,000	10.0	99	N19	8	3	\$188,667	\$189,000	37.5	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	-	-	-	-	-
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-
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	23	8	\$302,819	\$304,500	34.8	98	N01	-	-	-	-	-	-
N02	24	11	\$285,423	\$268,000	45.8	97	N02	-	-	-	-	-	-
N03	46	17	\$252,641	\$265,000	37.0	97	N03	-	-	-	-	-	-
N04	8	2	\$335,750	\$335,750	25.0	100	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	27	12	\$245,658	\$217,000	44.4	99	N06	-	-	-	-	-	-
N07	15	5	\$198,980	\$190,000	33.3	98	N07	-	-	-	-	-	-
N08	9	3	\$288,000	\$285,000	33.3	98	N08	-	-	-	-	-	-
N10	5	-	-	-	-	-	N10	-	-	-	-	-	-
N11	37	8	\$266,781	\$256,500	21.6	97	N11	1	-	-	-	-	-
N12	1	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$719,000	\$719,000	-	97
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	5	1	\$172,000	\$172,000	20.0	98	N18	-	-	-	-	-	-
N19	4	2	\$158,000	\$158,000	50.0	96	N19	7	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	2	\$145,250	\$145,250	100.0	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	-	-	-	-	-	-	N01	1	3	\$299,500	\$300,000	300.0	97
N02	1	1	\$214,000	\$214,000	100.0	97	N02	9	2	\$331,500	\$331,500	22.2	98
N03	2	-	-	-	-	-	N03	49	20	\$319,890	\$323,000	40.8	98
N04	1	-	-	-	-	-	N04	34	22	\$311,618	\$316,750	64.7	98
N05	-	-	-	-	-	-	N05	10	5	\$288,400	\$287,000	50.0	98
N06	-	-	-	-	-	-	N06	22	12	\$255,929	\$259,000	54.6	99
N07	1	1	\$195,000	\$195,000	100.0	98	N07	23	16	\$254,194	\$258,450	69.6	98
N08	-	-	-	-	-	-	N08	75	26	\$291,404	\$286,500	34.7	98
N10	-	-	-	-	-	-	N10	8	-	-	-	-	-
N11	-	-	-	-	-	-	N11	52	23	\$289,630	\$287,000	44.2	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	-	-	-	-	-
N17	-	-	-	-	-	-	N17	7	2	\$252,000	\$252,000	28.6	97
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	2	5	\$185,100	\$180,500	250.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	2	\$155,000	\$155,000	200.0	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	12,393	23,353	N/A	6,666	\$2,161,216,246	\$324,215	\$276,000	36	98
YTD Grand Total:	N/A	N/A	128,306	73,202	\$23,051,641,342	\$314,905	\$271,000	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2003		
1971	13,085	30,426	January	4,403	281,292
1972	14,613	32,513	February	5,965	289,954
1973	16,335	40,605	March	6,986	290,185
1974	17,318	52,806	April	7,307	292,783
1975	22,020	57,581	May	8,025	298,451
1976	19,025	61,389	June	8,033	295,053
1977	20,512	64,559	July	8,084	289,880
1978	21,184	67,333	August	6,549	285,366
1979	23,466	70,830	September	6,751	297,398
1980	26,017	75,694	October	7,227	304,844
1981	29,625	90,203	November	5,847	301,612
1982	25,336	95,496	December	4,194	284,955
1983	30,046	101,626	Total**	78,898	\$293,067
1984	31,905	102,318	2004		
1985	45,509	109,094	January	4,256	295,989
1986	52,919	138,925	February	6,060	310,196
1987	43,475	189,105	March	9,076	307,155
1988	49,381	229,635	April	9,168	321,131
1989	38,960	273,698	May	9,193	325,501
1990	26,779	255,020	June	9,275	316,510
1991	38,144	234,313	July	7,329	312,418
1992	41,703	214,971	August	6,743	304,509
1993	38,990	206,490	September	6,588	320,911
1994	44,237	208,921	October	6,666	324,215
1995	39,273	203,028	Total**	73,202	\$314,905
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	67,612	251,508			
2002	74,759	275,231			

* 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

