

January 2005

January Breaks 4,000 Sales

TORONTO - Thursday, February 3, 2005.

For only the fifth time in history, Toronto sales broke the 4,000 level in January, TREB President Ron Abraham announced today. "With 4,153 sales during the month, 2005 is off to a fast start," said the President. "Although it is still very early in the year, the January figure is a sign of good things to come."

Meanwhile, prices rose modestly in January, with the average climbing two per cent to \$323,141 over December's figure of \$315,231. It was also up nine per cent over January of 2004. "Although it is very early in the year, these price figures do provide a clue as to how 2005 will work out," said Mr. Abraham. "Once again, we will probably experience the same moderate, sustainable, single-digit price increases that have been the norm for the past several years."

Breaking down the total, 1,552 sales were reported in TREB's 28 West districts and averaged \$297,770; 699

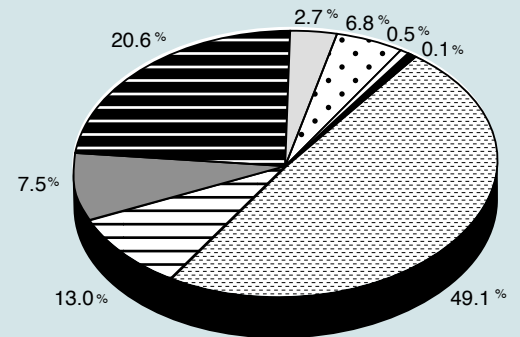
sales were reported in the 14 Central districts and averaged \$436,264; 895 sales were reported in the 23 North districts and averaged \$351,153; and 1,007 sales were reported in TREB's 21 East districts and averaged \$258,824. ■

NEIGHBOURHOOD CORNER

Mississauga

There were 569 sales in the Mississauga area during January, down 12 per cent from the figure recorded in January of 2004. The average price, however, rose seven per cent to \$298,503. Breaking down the total, detached homes in Mississauga (203 sales) averaged about \$418,655, while semis (121 sales) came in at \$279,025. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	2,039	97	\$340,000
Semi-Detached	539	98	\$273,000
Condo Townhouse	308	97	\$215,640
Condo Apt	854	97	\$190,000
Link	111	98	\$258,000
Att/Row/Twnhouse	281	97	\$260,750
Co-op Apt	20	96	\$160,750
Det Condo	1	88	\$1,105,000

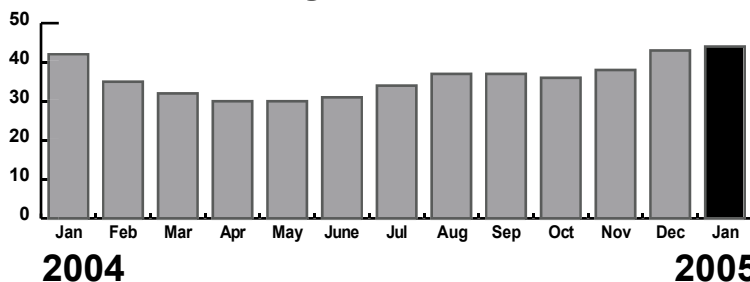
Housing Market Indicators

	Jan. 2004	Jan. 2005	%Change
Sales	4,256	4,153	(-2%)
New Listings	10,020	10,838	(+8%)
Active Listings*	16,347	17,596	(+8%)

* All figures for single-family dwellings.

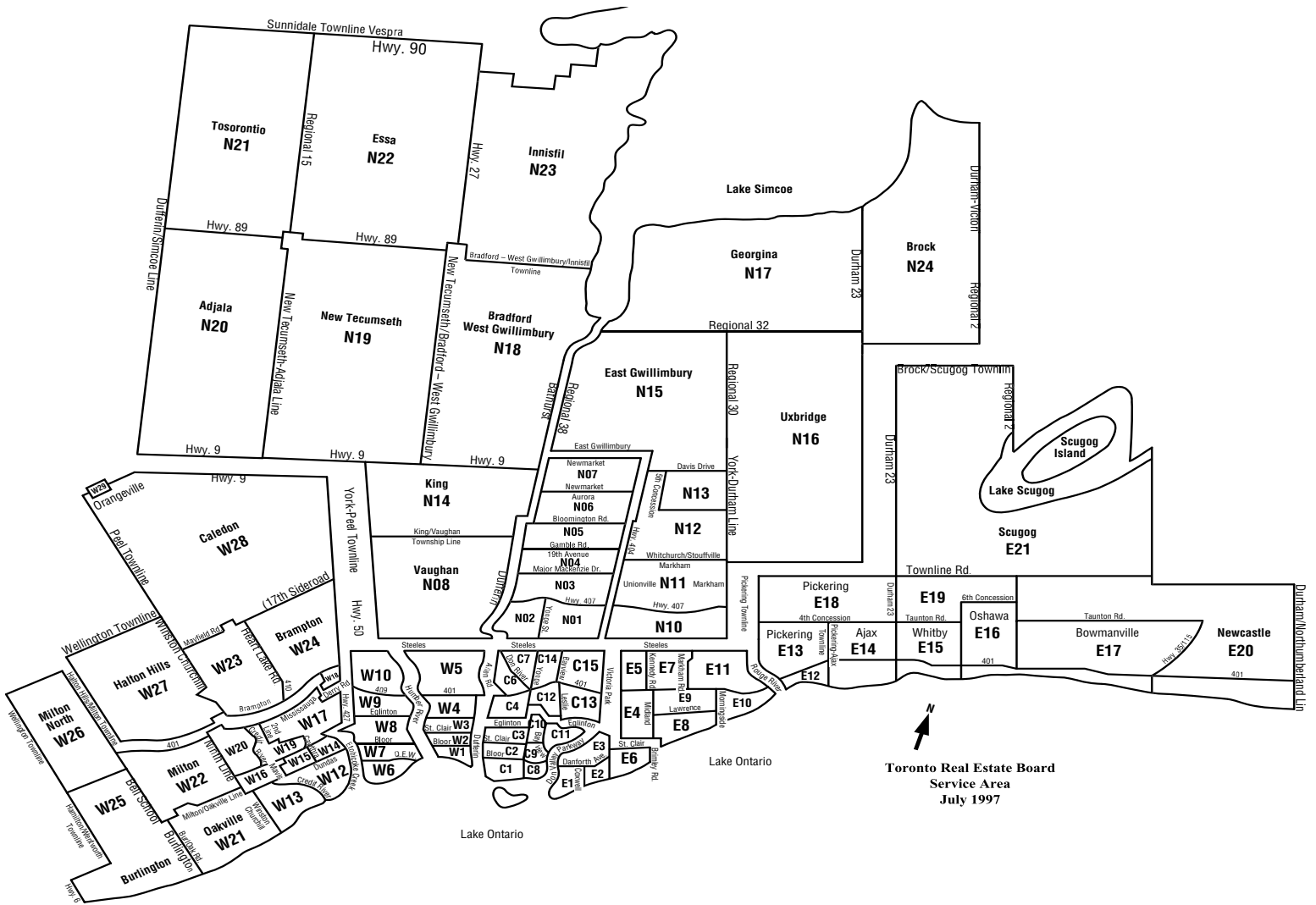
DAYS ON MARKET

Days on Market



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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - January 2005

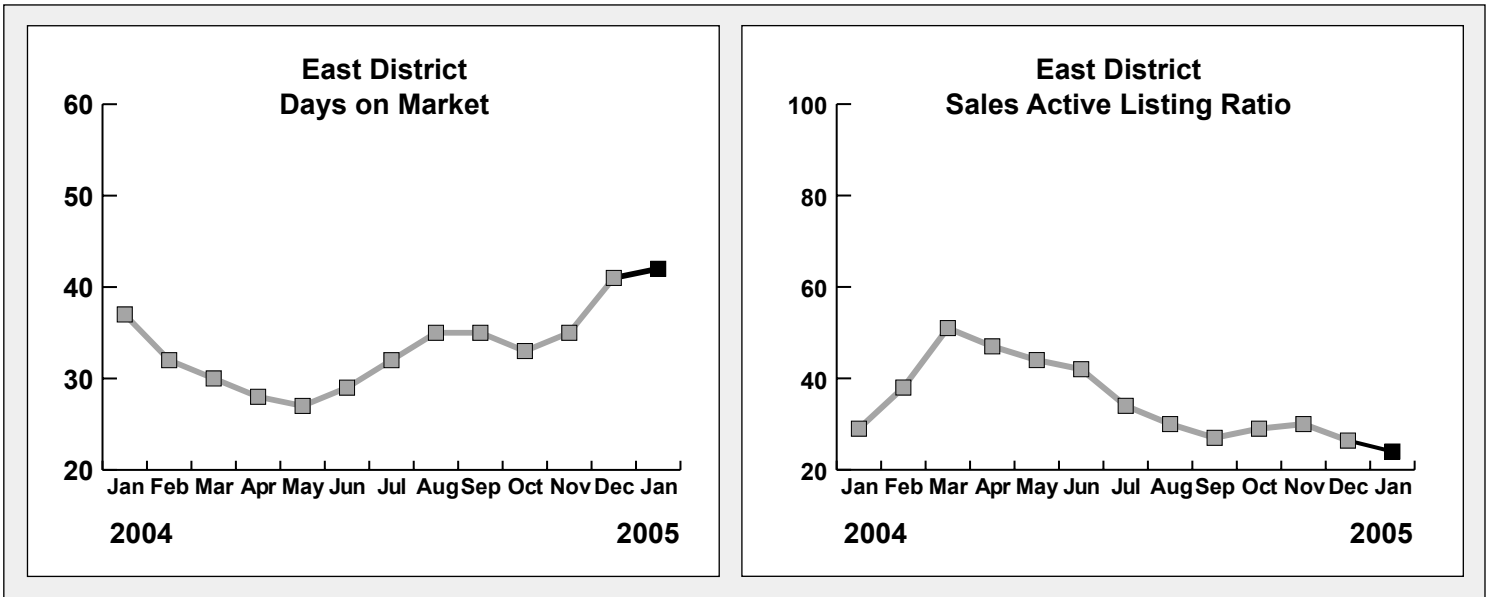
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	17	0.4	6	0.7	2	0.6
\$90,001 - \$100,000	13	0.3	10	1.2	2	0.6
\$100,001 - \$110,000	24	0.6	13	1.5	5	1.6
\$110,001 - \$120,000	21	0.5	12	1.4	1	0.3
\$120,001 - \$130,000	36	0.9	26	3.0	4	1.3
\$130,001 - \$140,000	66	1.6	45	5.3	10	3.2
\$140,001 - \$150,000	71	1.7	42	4.9	20	6.5
\$150,001 - \$160,000	93	2.2	57	6.7	10	3.2
\$160,001 - \$170,000	130	3.1	80	9.4	19	6.2
\$170,001 - \$180,000	127	3.1	79	9.3	11	3.6
\$180,001 - \$190,000	124	3.0	59	6.9	21	6.8
\$190,001 - \$200,000	111	2.7	45	5.3	17	5.5
\$200,001 - \$225,000	345	8.3	115	13.5	57	18.5
\$225,001 - \$250,000	435	10.5	81	9.5	49	15.9
\$250,001 - \$300,000	850	20.5	78	9.1	49	15.9
\$300,001 - \$400,000	941	22.7	68	8.0	22	7.1
\$400,001 - \$500,000	375	9.0	15	1.8	4	1.3
\$500,001 - \$750,000	237	5.7	17	2.0	5	1.6
\$750,001 - \$1,000,000	73	1.8	3	0.4	-	-
\$1,000,001 - \$1,500,000	35	0.8	-	-	-	-
\$1,500,001 -	29	0.7	3	0.4	-	-
Total:	4,153	100	854	100	308	100

Current Month: January 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	103	64	37	\$10,956,677	\$296,126	\$298,000	25	100
E02	107	104	42	\$15,597,413	\$371,367	\$323,057	33	99
E03	244	149	61	\$18,263,602	\$299,403	\$268,500	44	98
E04	256	139	55	\$12,862,040	\$233,855	\$250,000	43	97
E05	281	154	62	\$16,484,068	\$265,872	\$262,750	45	96
E06	90	63	28	\$8,980,055	\$320,716	\$278,750	41	97
E07	333	195	63	\$16,374,400	\$259,911	\$253,000	51	97
E08	287	169	38	\$10,502,000	\$276,368	\$253,000	39	97
E09	289	183	59	\$12,636,850	\$214,184	\$210,000	49	97
E10	181	122	39	\$11,404,450	\$292,422	\$285,000	37	97
E11	463	247	58	\$14,134,477	\$243,698	\$224,000	46	97
E12	27	17	10	\$2,460,750	\$246,075	\$249,750	41	98
E13	261	186	41	\$11,224,800	\$273,776	\$267,000	41	98
E14	258	195	70	\$18,478,590	\$263,980	\$247,250	41	97
E15	296	258	92	\$24,619,500	\$267,603	\$257,250	30	98
E16	349	262	137	\$26,247,570	\$191,588	\$178,000	45	97
E17	219	159	66	\$14,924,300	\$226,126	\$217,000	45	97
E18	22	9	-	-	-	-	-	-
E19	61	44	15	\$4,429,900	\$295,327	\$267,000	42	98
E20	58	28	14	\$4,082,000	\$291,571	\$252,500	59	98
E21	83	50	20	\$5,971,900	\$298,595	\$240,000	54	97
Total	4,268	2,797	1,007	\$260,635,342	\$258,824	\$243,000	42	97

Year-to-Date: January 2005 to January 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	63	37	\$10,956,677	\$296,126	\$298,000	25	100
E02	103	42	\$15,597,413	\$371,367	\$323,057	33	99
E03	149	61	\$18,263,602	\$299,403	\$268,500	44	98
E04	138	55	\$12,862,040	\$233,855	\$250,000	43	97
E05	153	62	\$16,484,068	\$265,872	\$262,750	45	96
E06	63	28	\$8,980,055	\$320,716	\$278,750	41	97
E07	192	63	\$16,374,400	\$259,911	\$253,000	51	97
E08	168	38	\$10,502,000	\$276,368	\$253,000	39	97
E09	182	59	\$12,636,850	\$214,184	\$210,000	49	97
E10	122	39	\$11,404,450	\$292,422	\$285,000	37	97
E11	246	58	\$14,134,477	\$243,698	\$224,000	46	97
E12	16	10	\$2,460,750	\$246,075	\$249,750	41	98
E13	183	41	\$11,224,800	\$273,776	\$267,000	41	98
E14	194	70	\$18,478,590	\$263,980	\$247,250	41	97
E15	255	92	\$24,619,500	\$267,603	\$257,250	30	98
E16	261	137	\$26,247,570	\$191,588	\$178,000	45	97
E17	156	66	\$14,924,300	\$226,126	\$217,000	45	97
E18	9	-	-	-	-	-	-
E19	43	15	\$4,429,900	\$295,327	\$267,000	42	98
E20	28	14	\$4,082,000	\$291,571	\$252,500	59	98
E21	49	20	\$5,971,900	\$298,595	\$240,000	54	97
Total	2,773	1,007	\$260,635,342	\$258,824	\$243,000	42	97



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	26	8	\$294,200	\$284,500	30.8	100	E01	54	25	\$294,403	\$298,000	46.3	100
E02	35	16	\$439,163	\$387,500	45.7	98	E02	41	18	\$347,406	\$289,750	43.9	100
E03	92	32	\$363,894	\$280,000	34.8	98	E03	52	10	\$312,610	\$277,500	19.2	101
E04	83	27	\$276,013	\$275,000	32.5	97	E04	12	3	\$226,503	\$225,000	25.0	99
E05	76	21	\$360,142	\$357,000	27.6	96	E05	12	2	\$303,250	\$303,250	16.7	95
E06	75	22	\$337,025	\$280,000	29.3	97	E06	10	6	\$260,917	\$241,250	60.0	97
E07	119	27	\$341,685	\$325,500	22.7	97	E07	29	2	\$240,500	\$240,500	6.9	96
E08	111	22	\$357,759	\$298,150	19.8	98	E08	14	1	\$215,000	\$215,000	7.1	96
E09	99	24	\$264,094	\$265,500	24.2	97	E09	5	1	\$252,000	\$252,000	20.0	95
E10	130	26	\$335,971	\$311,000	20.0	97	E10	12	-	-	-	-	-
E11	167	20	\$316,250	\$332,500	12.0	98	E11	44	7	\$251,379	\$254,000	15.9	97
E12	17	8	\$267,344	\$261,250	47.1	98	E12	1	-	-	-	-	-
E13	162	22	\$311,045	\$292,600	13.6	97	E13	23	3	\$270,800	\$259,000	13.0	99
E14	203	47	\$293,630	\$270,400	23.2	97	E14	11	3	\$223,333	\$226,000	27.3	98
E15	198	56	\$296,796	\$292,000	28.3	98	E15	15	4	\$232,850	\$243,450	26.7	98
E16	245	88	\$216,436	\$211,500	35.9	97	E16	46	23	\$161,304	\$164,000	50.0	98
E17	125	35	\$262,474	\$245,000	28.0	97	E17	9	3	\$177,000	\$187,000	33.3	98
E18	22	-	-	-	-	-	E18	-	-	-	-	-	-
E19	51	8	\$358,238	\$336,000	15.7	98	E19	-	-	-	-	-	-
E20	53	13	\$297,769	\$270,000	24.5	98	E20	-	-	-	-	-	-
E21	81	20	\$298,595	\$240,000	24.7	97	E21	-	-	-	-	-	-

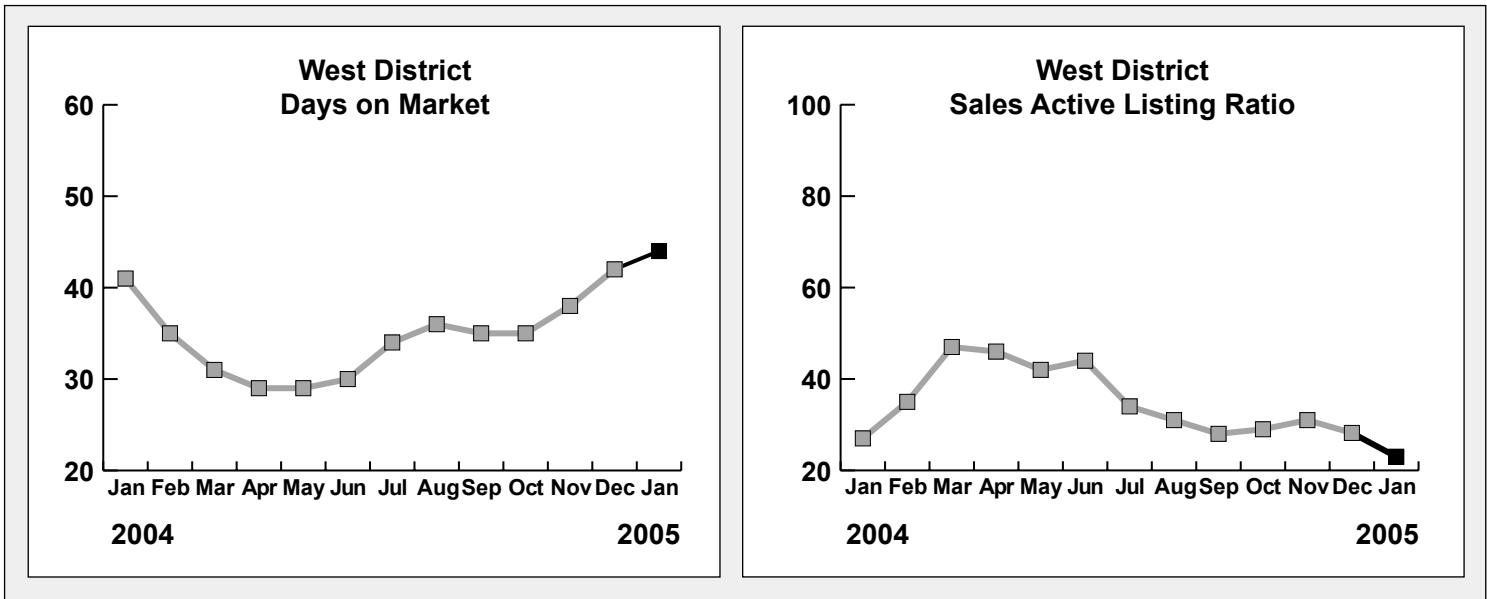
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	1	\$161,000	\$161,000	20.0	98	E01	-	-	-	-	-	-
E02	20	4	\$280,875	\$262,250	20.0	99	E02	-	-	-	-	-	-
E03	93	17	\$148,994	\$149,500	18.3	97	E03	-	-	-	-	-	-
E04	118	19	\$164,167	\$162,000	16.1	96	E04	-	-	-	-	-	-
E05	135	23	\$195,761	\$185,000	17.0	95	E05	10	3	\$278,500	\$273,000	30.0	97
E06	3	-	-	-	-	-	E06	1	-	-	-	-	-
E07	124	19	\$161,584	\$168,300	15.3	96	E07	23	4	\$259,500	\$262,000	17.4	97
E08	110	12	\$154,858	\$150,500	10.9	97	E08	-	-	-	-	-	-
E09	133	26	\$180,196	\$172,600	19.6	97	E09	-	-	-	-	-	-
E10	13	3	\$134,000	\$135,000	23.1	95	E10	3	-	-	-	-	-
E11	132	6	\$148,183	\$152,500	4.6	97	E11	12	2	\$220,500	\$220,500	16.7	97
E12	2	-	-	-	-	-	E12	2	-	-	-	-	-
E13	14	3	\$195,833	\$208,000	21.4	96	E13	10	4	\$237,475	\$234,950	40.0	98
E14	12	6	\$153,000	\$156,000	50.0	98	E14	6	2	\$227,250	\$227,250	33.3	98
E15	5	4	\$217,750	\$211,500	80.0	99	E15	35	8	\$242,125	\$245,000	22.9	99
E16	14	2	\$134,250	\$134,250	14.3	96	E16	6	7	\$177,489	\$175,625	116.7	99
E17	5	2	\$153,500	\$153,500	40.0	97	E17	57	15	\$203,113	\$200,000	26.3	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	5	\$229,800	\$231,000	100.0	98
E20	-	-	-	-	-	-	E20	5	1	\$211,000	\$211,000	20.0	99
E21	-	-	-	-	-	-	E21	2	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	-	-	-	-	-	E01	-	-	-	-	-	-
E02	5	1	\$218,000	\$218,000	20.0	97	E02	-	-	-	-	-	-
E03	1	-	-	-	-	-	E03	-	-	-	-	-	-
E04	37	5	\$258,400	\$273,000	13.5	96	E04	-	-	-	-	-	-
E05	46	9	\$222,787	\$220,800	19.6	98	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	22	8	\$220,788	\$218,750	36.4	97	E07	-	-	-	-	-	-
E08	41	2	\$156,500	\$156,500	4.9	98	E08	-	-	-	-	-	-
E09	46	8	\$170,188	\$163,750	17.4	95	E09	-	-	-	-	-	-
E10	13	4	\$178,750	\$180,000	30.8	97	E10	-	-	-	-	-	-
E11	56	10	\$187,664	\$188,150	17.9	97	E11	2	-	-	-	-	-
E12	4	1	\$148,000	\$148,000	25.0	99	E12	-	-	-	-	-	-
E13	32	5	\$213,700	\$183,000	15.6	98	E13	-	-	-	-	-	-
E14	12	3	\$182,833	\$165,000	25.0	98	E14	1	-	-	-	-	-
E15	18	3	\$178,000	\$173,000	16.7	98	E15	1	-	-	-	-	-
E16	30	14	\$117,950	\$126,250	46.7	97	E16	-	-	-	-	-	-
E17	3	2	\$150,500	\$150,500	66.7	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	15	3	\$360,667	\$350,000	20.0	100
E02	-	-	-	-	-	-	E02	6	3	\$325,333	\$314,000	50.0	97
E03	1	-	-	-	-	-	E03	5	2	\$480,000	\$480,000	40.0	95
E04	5	-	-	-	-	-	E04	1	1	\$319,000	\$319,000	100.0	97
E05	-	1	\$173,000	\$173,000	-	96	E05	2	3	\$266,167	\$265,500	150.0	99
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	2	-	-	-	-	-	E07	14	3	\$264,500	\$264,500	21.4	97
E08	2	-	-	-	-	-	E08	9	1	\$245,000	\$245,000	11.1	98
E09	5	-	-	-	-	-	E09	1	-	-	-	-	-
E10	1	-	-	-	-	-	E10	9	6	\$258,700	\$254,100	66.7	99
E11	2	-	-	-	-	-	E11	48	13	\$218,700	\$212,999	27.1	97
E12	-	-	-	-	-	-	E12	1	1	\$174,000	\$174,000	100.0	98
E13	-	-	-	-	-	-	E13	20	4	\$240,875	\$245,750	20.0	98
E14	-	-	-	-	-	-	E14	13	9	\$231,889	\$236,000	69.2	98
E15	-	-	-	-	-	-	E15	24	17	\$219,147	\$219,000	70.8	98
E16	2	-	-	-	-	-	E16	6	3	\$109,667	\$71,000	50.0	95
E17	1	-	-	-	-	-	E17	19	9	\$172,444	\$173,000	47.4	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	2	\$207,500	\$207,500	50.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: January 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	92	66	26	\$9,139,199	\$351,508	\$391,000	39	101
W02	139	82	29	\$9,604,219	\$331,180	\$315,000	29	99
W03	223	127	35	\$8,393,000	\$239,800	\$225,000	44	96
W04	170	86	49	\$12,140,200	\$247,759	\$230,000	44	96
W05	291	126	44	\$9,994,400	\$227,145	\$251,500	65	95
W06	292	176	39	\$11,115,600	\$285,015	\$277,000	43	97
W07	74	53	26	\$9,844,100	\$378,619	\$392,500	34	99
W08	185	118	45	\$19,919,400	\$442,653	\$375,000	49	98
W09	150	71	25	\$6,821,700	\$272,868	\$290,000	52	96
W10	387	187	54	\$13,357,000	\$247,352	\$261,000	51	96
W12	176	105	42	\$13,380,850	\$318,592	\$275,000	49	97
W13	178	99	38	\$18,037,100	\$474,661	\$352,000	37	98
W14	130	85	39	\$10,190,200	\$261,287	\$260,000	38	96
W15	472	241	82	\$16,632,200	\$202,832	\$178,000	64	98
W16	172	113	61	\$18,468,168	\$302,757	\$282,000	34	98
W17	1	1	-	-	-	-	-	-
W18	134	80	18	\$4,171,000	\$231,722	\$234,750	33	97
W19	494	334	140	\$42,766,838	\$305,477	\$287,500	45	97
W20	456	348	149	\$46,201,938	\$310,080	\$292,000	37	98
W21	239	157	54	\$23,267,300	\$430,876	\$322,000	43	98
W22	93	64	19	\$5,613,900	\$295,468	\$298,000	52	98
W23	1,069	726	250	\$66,070,825	\$264,283	\$256,250	44	98
W24	710	427	134	\$38,615,050	\$288,172	\$271,200	39	97
W25	59	40	16	\$4,910,500	\$306,906	\$280,500	40	98
W26	4	1	1	\$505,000	\$505,000	\$505,000	240	97
W27	158	117	53	\$17,259,050	\$325,642	\$285,100	49	98
W28	171	103	44	\$16,836,080	\$382,638	\$351,500	41	98
W29	109	75	40	\$8,883,900	\$222,098	\$224,000	46	98
Total	6,828	4,208	1,552	\$462,138,717	\$297,770	\$274,000	44	97



Year-to-Date: January 2005 to January 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	65	26	\$9,139,199	\$351,508	\$391,000	39	101
W02	80	29	\$9,604,219	\$331,180	\$315,000	29	99
W03	126	35	\$8,393,000	\$239,800	\$225,000	44	96
W04	86	49	\$12,140,200	\$247,759	\$230,000	44	96
W05	125	44	\$9,994,400	\$227,145	\$251,500	65	95
W06	175	39	\$11,115,600	\$285,015	\$277,000	43	97
W07	52	26	\$9,844,100	\$378,619	\$392,500	34	99
W08	117	45	\$19,919,400	\$442,653	\$375,000	49	98
W09	71	25	\$6,821,700	\$272,868	\$290,000	52	96
W10	184	54	\$13,357,000	\$247,352	\$261,000	51	96
W12	105	42	\$13,380,850	\$318,592	\$275,000	49	97
W13	97	38	\$18,037,100	\$474,661	\$352,000	37	98
W14	85	39	\$10,190,200	\$261,287	\$260,000	38	96
W15	239	82	\$16,632,200	\$202,832	\$178,000	64	98
W16	112	61	\$18,468,168	\$302,757	\$282,000	34	98
W17	1	-	-	-	-	-	-
W18	79	18	\$4,171,000	\$231,722	\$234,750	33	97
W19	331	140	\$42,766,838	\$305,477	\$287,500	45	97
W20	347	149	\$46,201,938	\$310,080	\$292,000	37	98
W21	156	54	\$23,267,300	\$430,876	\$322,000	43	98
W22	64	19	\$5,613,900	\$295,468	\$298,000	52	98
W23	723	250	\$66,070,825	\$264,283	\$256,250	44	98
W24	418	134	\$38,615,050	\$288,172	\$271,200	39	97
W25	38	16	\$4,910,500	\$306,906	\$280,500	40	98
W26	1	1	\$505,000	\$505,000	\$505,000	240	97
W27	117	53	\$17,259,050	\$325,642	\$285,100	49	98
W28	102	44	\$16,836,080	\$382,638	\$351,500	41	98
W29	74	40	\$8,883,900	\$222,098	\$224,000	46	98
Total	4,170	1,552	\$462,138,717	\$297,770	\$274,000	44	97

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	26	9	\$469,833	\$445,000	34.6	100	W01	16	6	\$377,000	\$405,000	37.5	106
W02	48	13	\$383,855	\$342,000	27.1	100	W02	56	13	\$288,638	\$285,000	23.2	98
W03	132	19	\$250,763	\$250,000	14.4	96	W03	63	8	\$288,250	\$273,500	12.7	95
W04	87	23	\$335,261	\$318,000	26.4	95	W04	11	4	\$282,250	\$275,500	36.4	98
W05	37	10	\$341,800	\$337,500	27.0	96	W05	86	10	\$283,050	\$284,000	11.6	97
W06	57	19	\$294,237	\$292,000	33.3	97	W06	7	3	\$351,000	\$389,000	42.9	97
W07	35	17	\$436,906	\$450,000	48.6	100	W07	2	-	-	-	-	-
W08	68	26	\$621,412	\$576,500	38.2	100	W08	3	-	-	-	-	-
W09	31	14	\$357,071	\$357,500	45.2	96	W09	5	1	\$289,000	\$289,000	20.0	96
W10	133	34	\$301,556	\$290,000	25.6	96	W10	12	-	-	-	-	-
W12	95	20	\$414,548	\$375,000	21.1	96	W12	10	2	\$315,000	\$315,000	20.0	98
W13	101	21	\$672,381	\$530,000	20.8	98	W13	15	6	\$262,250	\$252,500	40.0	97
W14	35	13	\$384,654	\$385,000	37.1	97	W14	8	5	\$293,100	\$294,500	62.5	97
W15	28	6	\$368,333	\$369,000	21.4	101	W15	16	6	\$275,333	\$269,500	37.5	98
W16	66	26	\$381,063	\$340,000	39.4	97	W16	23	15	\$264,701	\$260,018	65.2	97
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	50	6	\$249,833	\$247,500	12.0	97	W18	46	9	\$245,789	\$245,000	19.6	98
W19	212	45	\$418,527	\$385,000	21.2	97	W19	52	31	\$294,497	\$293,000	59.6	98
W20	240	66	\$380,685	\$365,500	27.5	98	W20	71	47	\$279,341	\$277,000	66.2	98
W21	177	32	\$527,859	\$406,000	18.1	97	W21	6	6	\$290,583	\$298,500	100.0	99
W22	70	10	\$340,850	\$324,750	14.3	98	W22	11	7	\$257,914	\$250,000	63.6	97
W23	660	142	\$291,882	\$285,000	21.5	98	W23	207	58	\$243,972	\$245,000	28.0	98
W24	404	74	\$347,305	\$336,000	18.3	97	W24	123	22	\$258,573	\$261,000	17.9	98
W25	38	10	\$354,900	\$326,750	26.3	98	W25	3	2	\$238,750	\$238,750	66.7	98
W26	4	1	\$505,000	\$505,000	25.0	97	W26	-	-	-	-	-	-
W27	134	42	\$360,551	\$303,700	31.3	98	W27	4	1	\$251,000	\$251,000	25.0	98
W28	158	37	\$406,164	\$369,000	23.4	97	W28	7	4	\$261,250	\$261,500	57.1	99
W29	81	28	\$249,089	\$238,250	34.6	97	W29	6	5	\$182,360	\$182,000	83.3	97

Condo Apartment

Link

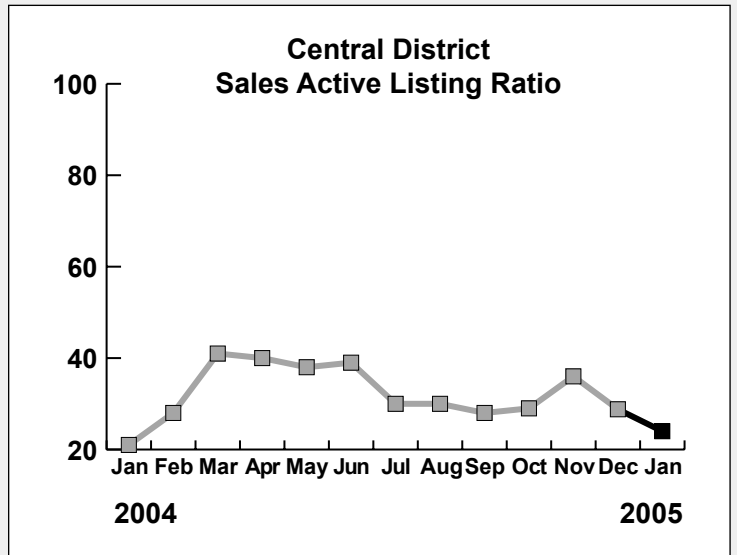
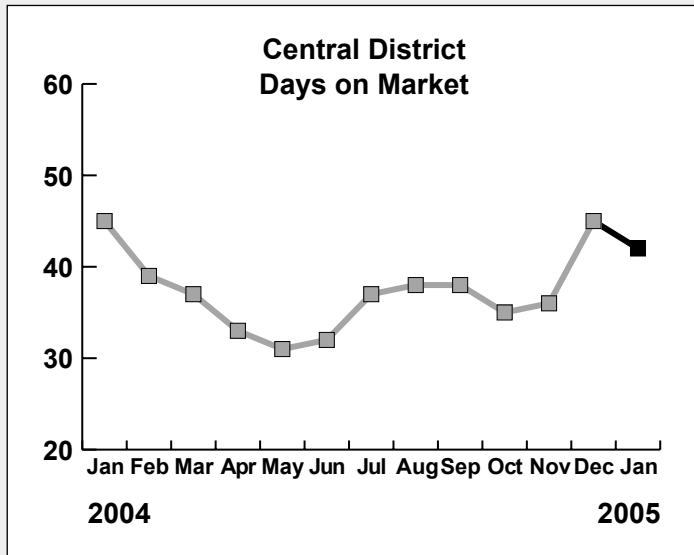
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	33	8	\$211,213	\$219,450	24.2	99	W01	-	-	-	-	-	-
W02	5	-	-	-	-	-	W02	-	-	-	-	-	-
W03	17	8	\$165,313	\$174,000	47.1	97	W03	-	-	-	-	-	-
W04	53	20	\$142,560	\$146,500	37.7	97	W04	-	-	-	-	-	-
W05	105	16	\$127,775	\$138,450	15.2	94	W05	-	-	-	-	-	-
W06	209	17	\$263,065	\$240,000	8.1	97	W06	-	-	-	-	-	-
W07	33	7	\$200,243	\$193,000	21.2	96	W07	-	-	-	-	-	-
W08	96	17	\$198,629	\$184,000	17.7	97	W08	-	-	-	-	-	-
W09	101	10	\$153,370	\$154,500	9.9	96	W09	-	-	-	-	-	-
W10	184	14	\$140,829	\$140,300	7.6	96	W10	3	-	-	-	-	-
W12	54	10	\$172,950	\$171,000	18.5	97	W12	-	-	-	-	-	-
W13	25	5	\$172,200	\$167,000	20.0	97	W13	-	-	-	-	-	-
W14	51	8	\$145,600	\$146,450	15.7	95	W14	3	-	-	-	-	-
W15	387	60	\$177,637	\$169,750	15.5	97	W15	-	-	-	-	-	-
W16	32	7	\$224,143	\$164,000	21.9	97	W16	5	2	\$302,000	\$302,000	40.0	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	13	1	\$128,000	\$128,000	7.7	95	W18	-	-	-	-	-	-
W19	148	27	\$201,563	\$170,000	18.2	97	W19	3	2	\$291,000	\$291,000	66.7	97
W20	39	6	\$193,000	\$198,500	15.4	98	W20	2	2	\$278,250	\$278,250	100.0	98
W21	19	1	\$305,000	\$305,000	5.3	98	W21	2	1	\$274,900	\$274,900	50.0	100
W22	-	-	-	-	-	-	W22	1	-	-	-	-	-
W23	35	8	\$205,750	\$197,000	22.9	97	W23	1	1	\$240,000	\$240,000	100.0	96
W24	89	17	\$161,512	\$164,900	19.1	97	W24	5	1	\$273,000	\$273,000	20.0	94
W25	5	1	\$175,000	\$175,000	20.0	102	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	2	\$141,450	\$141,450	-	99	W27	-	1	\$250,000	\$250,000	-	98
W28	-	-	-	-	-	-	W28	1	1	\$270,000	\$270,000	100.0	99
W29	13	5	\$126,520	\$114,900	38.5	100	W29	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	4	-	-	-	-	-	W01	-	-	-	-	-	-
W02	6	-	-	-	-	-	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	10	2	\$224,500	\$224,500	20.0	95	W04	-	-	-	-	-	-
W05	46	6	\$208,167	\$213,500	13.0	94	W05	-	-	-	-	-	-
W06	5	-	-	-	-	-	W06	-	-	-	-	-	-
W07	-	-	-	-	-	-	W07	-	-	-	-	-	-
W08	14	2	\$193,000	\$193,000	14.3	97	W08	-	-	-	-	-	-
W09	11	-	-	-	-	-	W09	-	-	-	-	-	-
W10	47	5	\$178,900	\$165,000	10.6	96	W10	-	-	-	-	-	-
W12	15	10	\$273,040	\$237,500	66.7	98	W12	1	-	-	-	-	-
W13	34	5	\$247,520	\$230,000	14.7	98	W13	1	-	-	-	-	-
W14	29	11	\$200,855	\$220,000	37.9	97	W14	-	-	-	-	-	-
W15	36	9	\$216,222	\$213,500	25.0	97	W15	-	-	-	-	-	-
W16	45	11	\$219,727	\$215,000	24.4	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	25	2	\$165,950	\$165,950	8.0	95	W18	-	-	-	-	-	-
W19	66	24	\$241,738	\$239,950	36.4	98	W19	-	-	-	-	-	-
W20	88	21	\$207,105	\$195,000	23.9	97	W20	1	-	-	-	-	-
W21	14	8	\$293,800	\$284,950	57.1	97	W21	1	-	-	-	-	-
W22	2	1	\$174,000	\$174,000	50.0	98	W22	-	-	-	-	-	-
W23	88	18	\$193,775	\$204,625	20.5	98	W23	-	-	-	-	-	-
W24	58	7	\$174,929	\$163,000	12.1	97	W24	4	-	-	-	-	-
W25	9	1	\$215,000	\$215,000	11.1	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	15	4	\$167,750	\$168,000	26.7	96	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	1	-	-	-	-	-
W29	3	1	\$150,000	\$150,000	33.3	97	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	2	-	-	-	-	-	W01	11	3	\$319,667	\$382,000	27.3	100
W02	-	-	-	-	-	-	W02	24	3	\$287,267	\$289,900	12.5	100
W03	1	-	-	-	-	-	W03	10	-	-	-	-	-
W04	2	-	-	-	-	-	W04	7	-	-	-	-	-
W05	15	1	\$146,500	\$146,500	6.7	98	W05	2	1	\$306,000	\$306,000	50.0	99
W06	6	-	-	-	-	-	W06	8	-	-	-	-	-
W07	1	-	-	-	-	-	W07	3	2	\$507,500	\$507,500	66.7	97
W08	3	-	-	-	-	-	W08	1	-	-	-	-	-
W09	1	-	-	-	-	-	W09	-	-	-	-	-	-
W10	6	-	-	-	-	-	W10	2	1	\$238,000	\$238,000	50.0	97
W12	1	-	-	-	-	-	W12	-	-	-	-	-	-
W13	-	-	-	-	-	-	W13	2	1	\$245,000	\$245,000	50.0	100
W14	3	1	\$75,000	\$75,000	33.3	76	W14	1	1	\$275,000	\$275,000	100.0	97
W15	5	1	\$166,000	\$166,000	20.0	98	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	-	-	-	-	-	-
W19	1	1	\$209,000	\$209,000	100.0	100	W19	12	10	\$276,884	\$279,000	83.3	97
W20	2	-	-	-	-	-	W20	13	7	\$269,143	\$264,000	53.9	98
W21	-	-	-	-	-	-	W21	20	6	\$283,667	\$277,000	30.0	99
W22	-	-	-	-	-	-	W22	9	1	\$226,000	\$226,000	11.1	96
W23	-	-	-	-	-	-	W23	78	23	\$221,708	\$227,000	29.5	98
W24	-	1	\$155,000	\$155,000	-	95	W24	27	12	\$235,638	\$241,250	44.4	98
W25	-	-	-	-	-	-	W25	4	2	\$247,000	\$247,000	50.0	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	4	3	\$220,333	\$205,000	75.0	98
W28	-	-	-	-	-	-	W28	3	2	\$246,500	\$246,500	66.7	97
W29	-	-	-	-	-	-	W29	6	1	\$215,000	\$215,000	16.7	98

Current Month: January 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	536	293	117	\$34,053,325	\$291,054	\$249,000	41	98
C02	156	108	42	\$24,303,221	\$578,648	\$402,500	32	102
C03	124	64	40	\$29,648,918	\$741,223	\$425,000	44	96
C04	229	170	65	\$39,969,109	\$614,909	\$535,000	39	99
C06	56	31	11	\$4,893,100	\$444,827	\$394,000	35	98
C07	225	123	38	\$11,735,900	\$308,839	\$282,500	50	97
C08	266	155	73	\$20,334,788	\$278,559	\$236,000	46	98
C09	99	63	17	\$17,399,900	\$1,023,524	\$747,500	38	97
C10	110	94	39	\$23,657,900	\$606,613	\$470,000	44	100
C11	92	53	28	\$9,888,600	\$353,164	\$215,000	40	101
C12	132	82	25	\$22,958,000	\$918,320	\$890,000	47	96
C13	140	90	30	\$10,853,999	\$361,800	\$387,500	44	99
C14	446	269	108	\$36,430,940	\$337,324	\$258,000	44	97
C15	268	160	66	\$18,820,705	\$285,162	\$281,250	42	97
Total	2,879	1,755	699	\$304,948,405	\$436,264	\$310,000	42	98



Year-to-Date: January 2005 to January 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	291	117	\$34,053,325	\$291,054	\$249,000	41	98
C02	108	42	\$24,303,221	\$578,648	\$402,500	32	102
C03	64	40	\$29,648,918	\$741,223	\$425,000	44	96
C04	169	65	\$39,969,109	\$614,909	\$535,000	39	99
C06	31	11	\$4,893,100	\$444,827	\$394,000	35	98
C07	122	38	\$11,735,900	\$308,839	\$282,500	50	97
C08	153	73	\$20,334,788	\$278,559	\$236,000	46	98
C09	62	17	\$17,399,900	\$1,023,524	\$747,500	38	97
C10	94	39	\$23,657,900	\$606,613	\$470,000	44	100
C11	53	28	\$9,888,600	\$353,164	\$215,000	40	101
C12	82	25	\$22,958,000	\$918,320	\$890,000	47	96
C13	88	30	\$10,853,999	\$361,800	\$387,500	44	99
C14	269	108	\$36,430,940	\$337,324	\$258,000	44	97
C15	159	66	\$18,820,705	\$285,162	\$281,250	42	97
Total	1,745	699	\$304,948,405	\$436,264	\$310,000	42	98

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	8	3	\$901,333	\$675,000	37.5	105	C01	30	10	\$439,678	\$397,888	33.3	102
C02	38	7	\$904,817	\$649,000	18.4	103	C02	26	11	\$433,000	\$425,000	42.3	105
C03	67	23	\$956,575	\$600,000	34.3	96	C03	23	7	\$477,200	\$257,000	30.4	95
C04	128	47	\$717,853	\$621,000	36.7	100	C04	7	2	\$457,500	\$457,500	28.6	109
C06	37	8	\$530,025	\$426,850	21.6	98	C06	-	-	-	-	-	-
C07	58	10	\$472,650	\$448,750	17.2	99	C07	9	2	\$354,250	\$354,250	22.2	97
C08	4	-	-	-	-	-	C08	17	6	\$444,833	\$417,000	35.3	96
C09	32	6	\$1,986,167	\$1,719,000	18.8	96	C09	4	-	-	-	-	-
C10	48	19	\$919,026	\$659,000	39.6	101	C10	7	5	\$432,600	\$465,000	71.4	103
C11	12	7	\$787,286	\$850,000	58.3	109	C11	5	3	\$457,000	\$451,000	60.0	105
C12	99	17	\$1,172,000	\$1,160,000	17.2	96	C12	1	-	-	-	-	-
C13	19	15	\$485,393	\$451,700	79.0	100	C13	13	2	\$399,500	\$399,500	15.4	98
C14	73	24	\$613,896	\$503,000	32.9	98	C14	2	-	-	-	-	-
C15	50	15	\$443,268	\$400,000	30.0	98	C15	27	14	\$325,229	\$312,500	51.9	96

Condo Apartment

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	438	88	\$252,444	\$230,000	20.1	98	C01	-	-	-	-	-	-
C02	65	18	\$599,722	\$362,500	27.7	99	C02	-	-	-	-	-	-
C03	23	7	\$551,700	\$525,000	30.4	100	C03	-	-	-	-	-	-
C04	73	8	\$299,875	\$249,000	11.0	96	C04	-	-	-	-	-	-
C06	16	3	\$217,633	\$218,000	18.8	96	C06	-	-	-	-	-	-
C07	131	23	\$232,748	\$228,500	17.6	96	C07	2	1	\$335,700	\$335,700	50.0	102
C08	210	57	\$240,058	\$217,000	27.1	98	C08	-	-	-	-	-	-
C09	53	8	\$440,363	\$348,500	15.1	97	C09	-	-	-	-	-	-
C10	46	12	\$254,875	\$236,000	26.1	97	C10	-	-	-	-	-	-
C11	64	14	\$164,900	\$163,500	21.9	97	C11	-	-	-	-	-	-
C12	25	6	\$371,833	\$347,500	24.0	97	C12	-	-	-	-	-	-
C13	98	11	\$213,191	\$170,000	11.2	97	C13	-	-	-	-	-	-
C14	340	77	\$248,460	\$228,000	22.7	97	C14	-	-	-	-	-	-
C15	134	22	\$187,872	\$173,440	16.4	97	C15	3	3	\$323,600	\$315,000	100.0	98

Link

Condo Townhouse

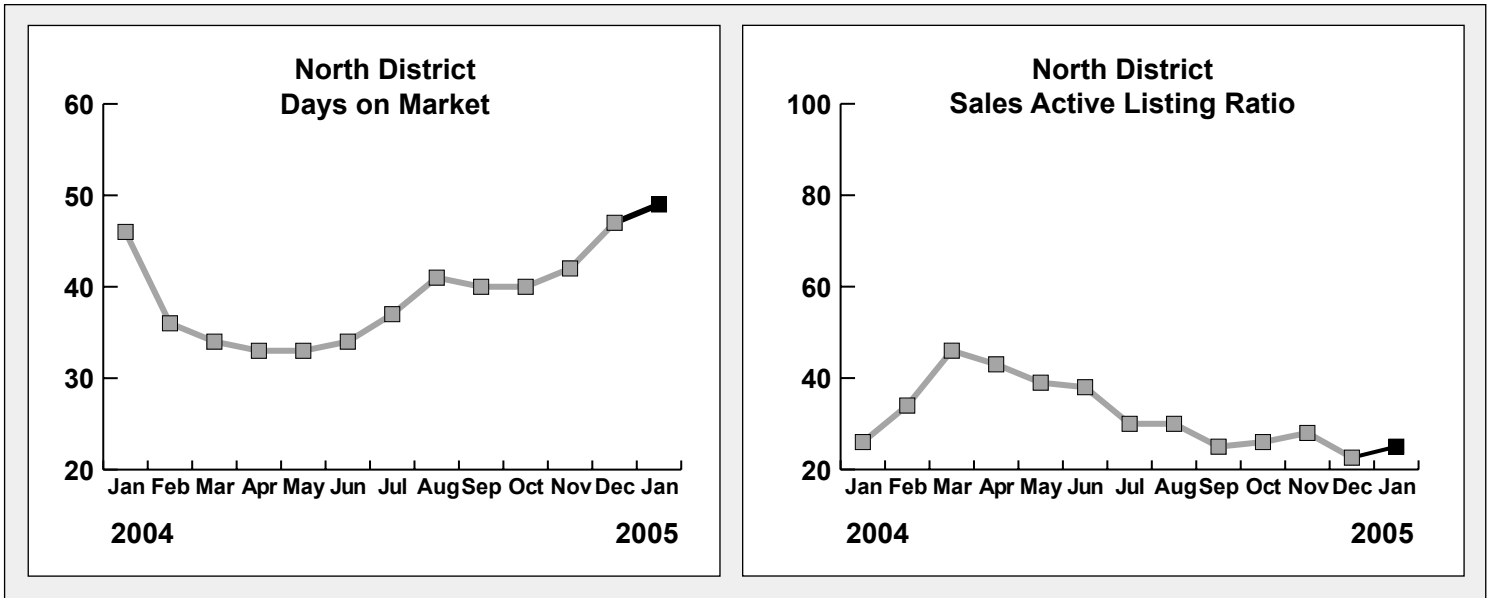
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	27	10	\$279,420	\$290,250	37.0	98	C01	-	-	-	-	-	-
C02	7	2	\$331,250	\$331,250	28.6	99	C02	-	-	-	-	-	-
C03	-	-	-	-	-	-	C03	-	-	-	-	-	-
C04	12	2	\$471,000	\$471,000	16.7	99	C04	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-
C07	20	1	\$290,000	\$290,000	5.0	97	C07	-	-	-	-	-	-
C08	4	1	\$245,000	\$245,000	25.0	98	C08	-	-	-	-	-	-
C09	2	1	\$747,500	\$747,500	50.0	100	C09	-	1	\$1,050,000	\$1,050,000	-	88
C10	9	1	\$580,000	\$580,000	11.1	97	C10	-	-	-	-	-	-
C11	8	3	\$206,000	\$156,000	37.5	97	C11	-	-	-	-	-	-
C12	7	2	\$401,500	\$401,500	28.6	101	C12	-	-	-	-	-	-
C13	2	1	\$270,000	\$270,000	50.0	96	C13	-	-	-	-	-	-
C14	24	5	\$355,500	\$365,000	20.8	98	C14	1	-	-	-	-	-
C15	53	12	\$209,542	\$212,000	22.6	96	C15	-	-	-	-	-	-

Detached Condo

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	4	1	\$170,000	\$170,000	25.0	95	C01	29	5	\$354,650	\$375,250	17.2	98
C02	3	1	\$219,000	\$219,000	33.3	100	C02	17	3	\$510,000	\$460,000	17.7	100
C03	11	3	\$148,467	\$122,000	27.3	95	C03	-	-	-	-	-	-
C04	5	2	\$182,000	\$182,000	40.0	98	C04	4	4	\$402,500	\$392,500	100.0	99
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	4	1	\$322,000	\$322,000	25.0	98
C08	11	1	\$115,000	\$115,000	9.1	97	C08	20	8	\$452,813	\$440,250	40.0	99
C09	8	1	\$162,500	\$162,500	12.5	100	C09	-	-	-	-	-	-
C10	-	2	\$197,450	\$197,450	-	96	C10	-	-	-	-	-	-
C11	2	1	\$80,000	\$80,000	50.0	94	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	1	\$159,000	\$159,000	-	99	C13	8	-	-	-	-	-
C14	2	1	\$244,000	\$244,000	50.0	98	C14	4	1	\$544,500	\$544,500	25.0	97
C15	1	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: January 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	144	83	43	\$14,170,400	\$329,544	\$290,000	41	97	
N02	235	121	45	\$19,812,250	\$440,272	\$341,000	49	96	
N03	388	259	106	\$38,743,238	\$365,502	\$322,375	43	96	
N04	203	145	68	\$27,615,138	\$406,105	\$384,750	43	97	
N05	163	108	39	\$16,024,760	\$410,891	\$390,000	38	97	
N06	172	106	41	\$14,337,800	\$349,702	\$330,000	50	97	
N07	193	159	70	\$19,929,822	\$284,712	\$268,750	39	98	
N08	473	275	116	\$43,448,250	\$374,554	\$350,000	49	97	
N10	229	98	38	\$12,623,251	\$332,191	\$311,501	48	98	
N11	435	268	126	\$46,798,045	\$371,413	\$336,750	46	97	
N12	66	31	11	\$5,807,400	\$527,945	\$439,000	81	95	
N13	56	21	8	\$3,825,000	\$478,125	\$435,000	42	97	
N14	79	32	11	\$5,159,000	\$469,000	\$366,000	56	95	
N15	61	35	20	\$8,379,000	\$418,950	\$382,500	56	98	
N16	61	25	9	\$3,348,900	\$372,100	\$310,000	78	95	
N17	210	93	46	\$9,906,050	\$215,349	\$197,500	60	98	
N18	84	53	29	\$7,579,877	\$261,375	\$235,000	75	97	
N19	114	51	29	\$6,771,400	\$233,497	\$220,000	68	97	
N20	18	9	2	\$1,285,150	\$642,575	\$642,575	154	96	
N21	41	11	3	\$844,600	\$281,533	\$339,000	151	95	
N22	29	10	4	\$1,036,900	\$259,225	\$279,000	104	99	
N23	105	61	22	\$5,225,500	\$237,523	\$220,000	56	98	
N24	62	24	9	\$1,610,500	\$178,944	\$165,000	37	93	
Total	3,621	2,078	895	\$314,282,231	\$351,153	\$321,000	49	97	



Year-to-Date: January 2005 to January 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	83	43	\$14,170,400	\$329,544	\$290,000	41	97
N02	118	45	\$19,812,250	\$440,272	\$341,000	49	96
N03	257	106	\$38,743,238	\$365,502	\$322,375	43	96
N04	144	68	\$27,615,138	\$406,105	\$384,750	43	97
N05	108	39	\$16,024,760	\$410,891	\$390,000	38	97
N06	102	41	\$14,337,800	\$349,702	\$330,000	50	97
N07	159	70	\$19,929,822	\$284,712	\$268,750	39	98
N08	274	116	\$43,448,250	\$374,554	\$350,000	49	97
N10	96	38	\$12,623,251	\$332,191	\$311,501	48	98
N11	265	126	\$46,798,045	\$371,413	\$336,750	46	97
N12	31	11	\$5,807,400	\$527,945	\$439,000	81	95
N13	21	8	\$3,825,000	\$478,125	\$435,000	42	97
N14	32	11	\$5,159,000	\$469,000	\$366,000	56	95
N15	34	20	\$8,379,000	\$418,950	\$382,500	56	98
N16	25	9	\$3,348,900	\$372,100	\$310,000	78	95
N17	92	46	\$9,906,050	\$215,349	\$197,500	60	98
N18	52	29	\$7,579,877	\$261,375	\$235,000	75	97
N19	49	29	\$6,771,400	\$233,497	\$220,000	68	97
N20	6	2	\$1,285,150	\$642,575	\$642,575	154	96
N21	11	3	\$844,600	\$281,533	\$339,000	151	95
N22	9	4	\$1,036,900	\$259,225	\$279,000	104	99
N23	60	22	\$5,225,500	\$237,523	\$220,000	56	98
N24	24	9	\$1,610,500	\$178,944	\$165,000	37	93
Total	2,052	895	\$314,282,231	\$351,153	\$321,000	49	97

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	53	13	\$445,446	\$425,000	24.5	98	N01	3	4	\$347,250	\$346,500	133.3	95
N02	113	20	\$633,800	\$459,500	17.7	97	N02	2	1	\$292,000	\$292,000	50.0	100
N03	184	39	\$546,604	\$528,000	21.2	97	N03	9	7	\$338,713	\$342,600	77.8	98
N04	156	46	\$452,101	\$416,500	29.5	97	N04	12	7	\$282,357	\$276,000	58.3	98
N05	136	34	\$428,097	\$397,500	25.0	96	N05	7	2	\$315,500	\$315,500	28.6	99
N06	113	23	\$418,400	\$385,000	20.4	97	N06	11	6	\$265,883	\$264,400	54.6	97
N07	131	34	\$343,496	\$324,000	26.0	98	N07	20	18	\$238,356	\$237,750	90.0	98
N08	346	68	\$428,156	\$393,500	19.7	96	N08	55	25	\$318,076	\$319,000	45.5	97
N10	117	15	\$396,787	\$400,000	12.8	97	N10	8	2	\$280,001	\$280,001	25.0	97
N11	293	74	\$428,782	\$397,000	25.3	97	N11	42	15	\$304,353	\$298,500	35.7	98
N12	65	9	\$595,933	\$500,000	13.9	94	N12	-	1	\$272,000	\$272,000	-	99
N13	55	8	\$478,125	\$435,000	14.6	97	N13	-	-	-	-	-	-
N14	77	11	\$469,000	\$366,000	14.3	95	N14	1	-	-	-	-	-
N15	61	20	\$418,950	\$382,500	32.8	98	N15	-	-	-	-	-	-
N16	57	9	\$372,100	\$310,000	15.8	95	N16	-	-	-	-	-	-
N17	190	38	\$219,243	\$215,125	20.0	97	N17	3	2	\$189,900	\$189,900	66.7	99
N18	64	17	\$299,352	\$271,000	26.6	95	N18	2	3	\$223,167	\$219,000	150.0	99
N19	87	19	\$259,442	\$226,000	21.8	97	N19	5	2	\$182,500	\$182,500	40.0	96
N20	18	2	\$642,575	\$642,575	11.1	96	N20	-	-	-	-	-	-
N21	41	3	\$281,533	\$339,000	7.3	95	N21	-	-	-	-	-	-
N22	28	3	\$294,333	\$305,000	10.7	99	N22	-	-	-	-	-	-
N23	101	20	\$243,775	\$226,750	19.8	98	N23	-	-	-	-	-	-
N24	62	8	\$183,438	\$167,000	12.9	93	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	53	12	\$270,242	\$223,450	22.6	97	N01	8	4	\$367,975	\$368,450	50.0	99
N02	81	15	\$269,750	\$220,000	18.5	96	N02	17	3	\$304,667	\$309,000	17.7	95
N03	124	30	\$204,293	\$196,500	24.2	97	N03	7	3	\$341,500	\$337,000	42.9	98
N04	6	1	\$135,500	\$135,500	16.7	97	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	2	-	-	-	-	-
N06	7	2	\$166,950	\$166,950	28.6	98	N06	2	1	\$298,000	\$298,000	50.0	99
N07	10	6	\$217,375	\$189,000	60.0	97	N07	1	-	-	-	-	-
N08	28	1	\$240,000	\$240,000	3.6	97	N08	2	1	\$362,500	\$362,500	50.0	97
N10	1	-	-	-	-	-	N10	96	16	\$302,231	\$298,000	16.7	98
N11	11	8	\$281,113	\$257,000	72.7	98	N11	17	8	\$293,375	\$293,000	47.1	97
N12	-	1	\$172,000	\$172,000	-	96	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	2	-	-	-	-	-	N16	-	-	-	-	-	-
N17	3	-	-	-	-	-	N17	1	1	\$200,000	\$200,000	100.0	99
N18	1	-	-	-	-	-	N18	15	6	\$212,400	\$213,000	40.0	98
N19	6	2	\$134,500	\$134,500	33.3	97	N19	6	2	\$217,000	\$217,000	33.3	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse

Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	24	10	\$227,580	\$227,750	41.7	98	N01	-	-	-	-	-	-
N02	19	3	\$307,000	\$310,000	15.8	98	N02	-	-	-	-	-	-
N03	29	8	\$276,375	\$270,250	27.6	98	N03	-	-	-	-	-	-
N04	7	2	\$316,750	\$316,750	28.6	99	N04	-	-	-	-	-	-
N05	2	-	-	-	-	-	N05	-	-	-	-	-	-
N06	17	4	\$317,350	\$293,200	23.5	98	N06	2	-	-	-	-	-
N07	11	5	\$181,400	\$181,000	45.5	98	N07	-	-	-	-	-	-
N08	11	3	\$252,583	\$256,000	27.3	97	N08	-	-	-	-	-	-
N10	1	2	\$240,500	\$240,500	200.0	98	N10	-	-	-	-	-	-
N11	28	4	\$240,625	\$253,750	14.3	96	N11	-	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	2	-	-	-	-	-	N17	-	-	-	-	-	-
N18	2	2	\$173,500	\$173,500	100.0	96	N18	-	-	-	-	-	-
N19	1	-	-	-	-	-	N19	4	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	1	\$143,000	\$143,000	-	98	N24	-	-	-	-	-	-

Co-op Apartment

Attached/Row/Townhouse

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	1	-	-	-	-	-	N01	2	-	-	-	-	-
N02	-	-	-	-	-	-	N02	3	3	\$321,000	\$318,000	100.0	98
N03	5	-	-	-	-	-	N03	30	19	\$299,495	\$316,500	63.3	93
N04	-	-	-	-	-	-	N04	21	12	\$339,417	\$331,250	57.1	98
N05	-	-	-	-	-	-	N05	16	3	\$279,487	\$279,980	18.8	99
N06	1	-	-	-	-	-	N06	19	5	\$243,600	\$240,000	26.3	98
N07	1	-	-	-	-	-	N07	19	7	\$249,900	\$250,000	36.8	98
N08	-	-	-	-	-	-	N08	31	18	\$278,972	\$281,750	58.1	97
N10	-	-	-	-	-	-	N10	6	3	\$264,917	\$266,000	50.0	98
N11	-	-	-	-	-	-	N11	44	17	\$290,853	\$286,000	38.6	98
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	-	-	-	-	-
N17	1	-	-	-	-	-	N17	10	5	\$199,000	\$195,000	50.0	98
N18	-	-	-	-	-	-	N18	-	1	\$200,000	\$200,000	-	105
N19	1	-	-	-	-	-	N19	4	4	\$193,500	\$189,500	100.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	1	\$153,900	\$153,900	-	99
N23	-	-	-	-	-	-	N23	4	2	\$175,000	\$175,000	50.0	100
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	10,838	17,596	N/A	4,153	\$1,342,004,695	\$323,141	\$277,000	44	97
YTD Grand Total:	N/A	N/A	10,740	4,153	\$1,342,004,695	\$323,141	\$277,000	44	97

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1971	13,085	30,426	2004		
1972	14,613	32,513	January	4,256	295,989
1973	16,335	40,605	February	6,060	310,196
1974	17,318	52,806	March	9,076	307,155
1975	22,020	57,581	April	9,168	321,131
1976	19,025	61,389	May	9,193	325,501
1977	20,512	64,559	June	9,275	316,510
1978	21,184	67,333	July	7,329	312,418
1979	23,466	70,830	August	6,743	304,509
1980	26,017	75,694	September	6,588	320,911
1981	29,625	90,203	October	6,666	324,215
1982	25,336	95,496	November	6,301	318,837
1983	30,046	101,626	December	4,232	315,761
1984	31,905	102,318	Total**	83,501	\$315,231
1985	45,509	109,094	2005		
1986	52,919	138,925	January	4,153	323,141
1987	43,475	189,105	Total**	4,153	\$323,141
1988	49,381	229,635			
1989	38,960	273,698			
1990	26,779	255,020			
1991	38,144	234,313			
1992	41,703	214,971			
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
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			
2003	78,898	\$293,067			

* 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

