

May 2005

## 9,209 Sales Make for Best May Ever

TORONTO - Monday, June 6, 2005.

The Toronto resale home market accelerated to a record pace in May, with 9,209 homes changing hands, the best ever total for May, and the second best monthly total ever recorded in the history of the Toronto Real Estate Board. "Sales increased four per cent over April's 8,834 total, and were up marginally over the 9,193 figure recorded in May of 2004," TREB President Ron Abraham commented. "This 9,209 figure is also down a bare one per cent from the all-time record of 9,275 sales recorded in June of 2004."

Average prices rose another one per cent in May, going to \$346,474 from April's \$342,032. They were also up six per cent from the \$325,501 recorded during May of 2004. Meanwhile, at \$292,950, the median increased two per cent over April, and six per cent over May of 2005.

Breaking down the total, 3,486 sales were reported in TREB's 28 West districts and averaged \$322,137;

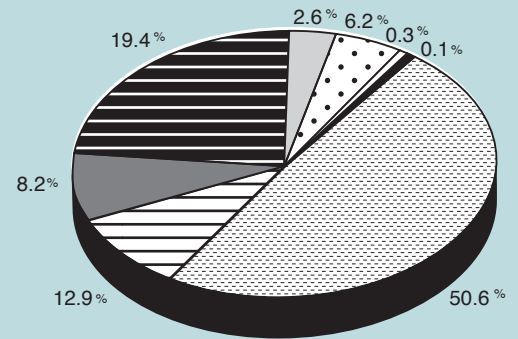
1,618 sales were reported in the 14 Central districts and averaged \$470,806; 1,809 sales were reported in the 23 North districts and averaged \$370,678; and 2,296 sales were reported in TREB's 21 East districts and averaged \$276,739. ■

### NEIGHBOURHOOD CORNER

#### Brampton

Brampton (W-23 W-24) remains one of the most active submarkets in the GTA this year, with a total of 3,292 sales to date, down three per cent from the 3,409 recorded during the first five months of 2004. Most of these sales were of detached (1,818) and semi-detached (702) homes. Average prices for detached homes rose to \$319,371, an eight per cent increase over the \$295,987 recorded from January to May of 2004. Semis averaged \$252,421, a five per cent over the same time frame last year. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,666	98	\$360,000
Semi-Detached	1,186	99	\$285,000
Condo Townhouse	758	98	\$224,250
Condo Apt	1,790	97	\$205,000
Link	243	98	\$269,000
Att/Row/Twnhouse	571	98	\$270,000
Co-op Apt	28	96	\$158,750
Det Condo	7	98	\$368,000

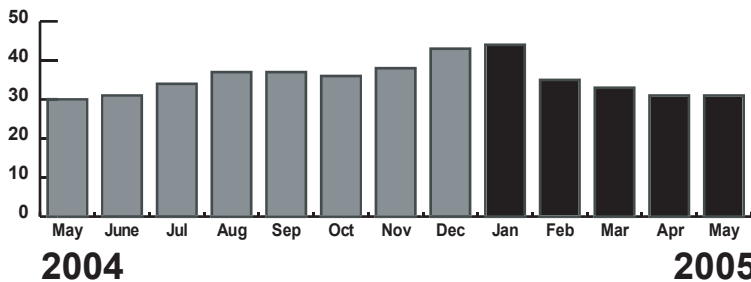
### Housing Market Indicators

	May 2004	May 2005	%Change
Sales	9,193	9,209	(-)
New Listings	15,120	16,443	(+9%)
Active Listings*	22,484	24,875	(+11%)

\* All figures for single-family dwellings.

### DAYS ON MARKET

#### Days on Market



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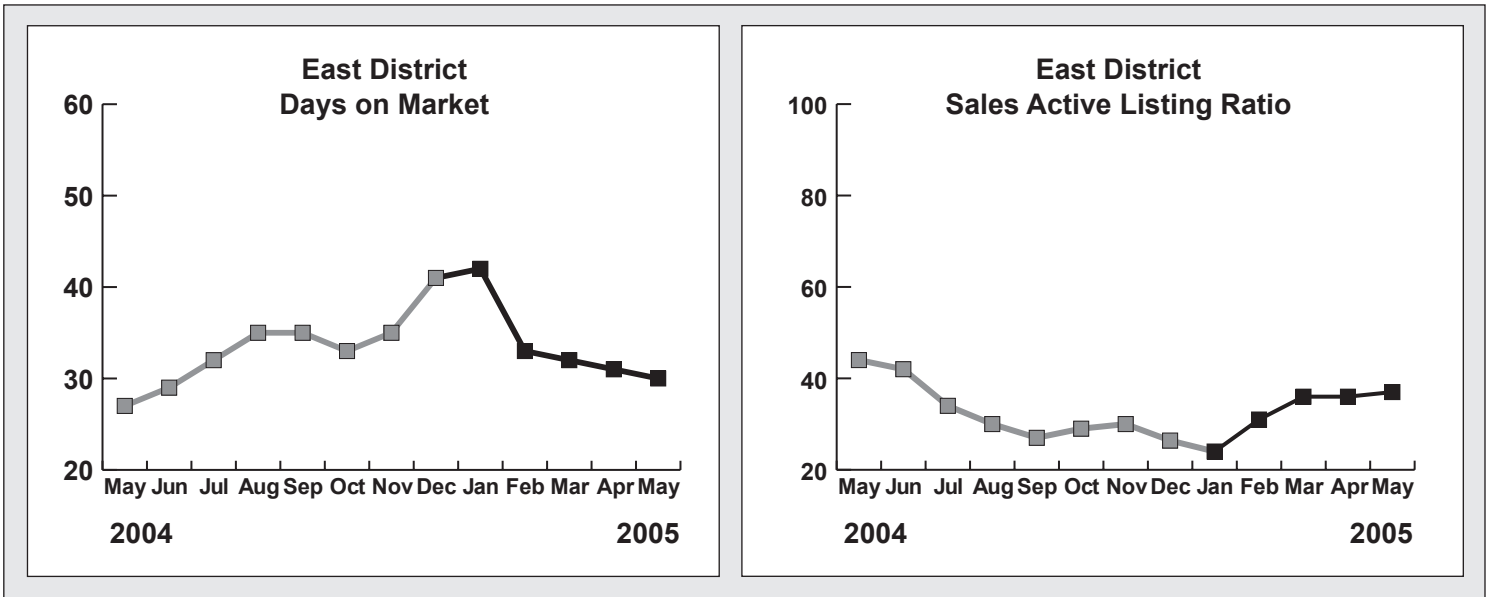


## Current Month: May 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	156	180	113	\$41,781,181	\$369,745	\$355,000	17	102
E02	135	177	117	\$50,952,499	\$435,491	\$383,500	15	100
E03	316	315	193	\$60,433,763	\$313,128	\$292,000	22	100
E04	404	237	121	\$29,625,049	\$244,835	\$265,000	39	97
E05	368	239	142	\$39,596,896	\$278,851	\$265,000	33	97
E06	160	133	54	\$17,041,689	\$315,587	\$274,500	20	99
E07	417	266	144	\$37,918,886	\$263,326	\$266,000	33	97
E08	410	235	87	\$22,205,200	\$255,232	\$265,000	29	97
E09	372	207	116	\$25,835,300	\$222,718	\$212,400	38	97
E10	207	144	71	\$21,910,850	\$308,604	\$305,000	34	98
E11	574	282	125	\$31,097,100	\$248,777	\$243,000	39	97
E12	74	52	28	\$7,793,500	\$278,339	\$252,500	30	97
E13	365	220	132	\$38,555,453	\$292,087	\$284,500	31	98
E14	425	307	176	\$47,936,913	\$272,369	\$260,500	29	98
E15	439	303	176	\$47,890,200	\$272,103	\$263,500	31	98
E16	567	441	256	\$50,512,042	\$197,313	\$188,250	27	98
E17	312	241	133	\$30,823,000	\$231,752	\$221,500	29	98
E18	53	21	5	\$2,890,000	\$578,000	\$390,000	83	94
E19	137	94	41	\$11,407,914	\$278,242	\$263,500	30	98
E20	91	37	30	\$8,791,400	\$293,047	\$249,950	53	97
E21	171	66	36	\$10,394,100	\$288,725	\$265,000	30	98
<b>Total</b>	<b>6,153</b>	<b>4,197</b>	<b>2,296</b>	<b>\$635,392,935</b>	<b>\$276,739</b>	<b>\$259,700</b>	<b>30</b>	<b>98</b>

## Year-to-Date: January 2005 to May 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	656	412	\$145,890,064	\$354,102	\$329,500	19	102
E02	712	436	\$184,141,038	\$422,342	\$373,750	17	101
E03	1,125	642	\$199,150,928	\$310,204	\$290,000	25	100
E04	913	396	\$94,405,413	\$238,398	\$250,000	38	97
E05	1,005	531	\$143,551,978	\$270,343	\$256,500	38	97
E06	479	224	\$71,787,334	\$320,479	\$280,000	25	98
E07	1,149	554	\$144,735,206	\$261,255	\$265,000	37	97
E08	1,015	383	\$96,890,004	\$252,977	\$255,000	36	97
E09	992	477	\$103,217,202	\$216,388	\$205,000	38	97
E10	589	290	\$88,983,657	\$306,840	\$298,500	36	98
E11	1,337	515	\$125,131,991	\$242,975	\$235,500	41	97
E12	196	98	\$25,209,840	\$257,243	\$242,500	31	98
E13	1,075	500	\$142,258,529	\$284,517	\$273,900	32	98
E14	1,307	633	\$168,902,283	\$266,828	\$254,000	31	98
E15	1,424	690	\$187,319,539	\$271,478	\$256,950	30	98
E16	1,719	1,028	\$200,719,202	\$195,252	\$187,000	32	98
E17	973	566	\$128,743,857	\$227,463	\$217,000	33	98
E18	69	10	\$5,384,000	\$538,400	\$362,500	73	94
E19	358	162	\$47,270,113	\$291,791	\$271,000	31	98
E20	215	115	\$32,203,800	\$280,033	\$256,000	49	97
E21	329	154	\$45,801,500	\$297,412	\$266,250	45	97
<b>Total</b>	<b>17,637</b>	<b>8,816</b>	<b>\$2,381,697,478</b>	<b>\$270,156</b>	<b>\$253,000</b>	<b>32</b>	<b>98</b>



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	35	27	\$414,108	\$379,000	77.1	100	E01	95	67	\$369,190	\$358,000	70.5	103
E02	61	45	\$526,914	\$460,000	73.8	99	E02	56	54	\$384,466	\$365,889	96.4	101
E03	121	96	\$362,772	\$325,000	79.3	100	E03	63	47	\$335,743	\$312,000	74.6	101
E04	151	64	\$295,845	\$285,000	42.4	97	E04	45	11	\$245,864	\$237,000	24.4	96
E05	119	52	\$384,890	\$379,000	43.7	97	E05	15	6	\$279,600	\$269,400	40.0	98
E06	127	41	\$337,438	\$285,000	32.3	99	E06	28	8	\$263,877	\$270,500	28.6	99
E07	146	55	\$341,401	\$330,000	37.7	97	E07	31	14	\$276,214	\$276,000	45.2	98
E08	188	53	\$305,904	\$287,500	28.2	98	E08	22	6	\$248,567	\$256,250	27.3	98
E09	150	40	\$295,508	\$292,500	26.7	98	E09	6	5	\$231,080	\$236,000	83.3	98
E10	155	49	\$354,602	\$328,000	31.6	99	E10	9	3	\$276,750	\$277,000	33.3	97
E11	208	53	\$301,908	\$312,000	25.5	97	E11	72	17	\$250,024	\$245,000	23.6	98
E12	46	19	\$306,421	\$277,000	41.3	97	E12	6	5	\$217,700	\$220,000	83.3	97
E13	232	76	\$339,402	\$313,700	32.8	98	E13	26	19	\$267,268	\$268,000	73.1	99
E14	314	123	\$298,863	\$294,000	39.2	98	E14	20	7	\$230,714	\$220,000	35.0	97
E15	318	112	\$301,685	\$289,500	35.2	98	E15	23	7	\$233,557	\$245,000	30.4	99
E16	405	157	\$219,986	\$216,000	38.8	98	E16	65	42	\$171,407	\$173,500	64.6	99
E17	191	71	\$263,930	\$254,000	37.2	98	E17	11	7	\$173,786	\$176,000	63.6	98
E18	53	5	\$578,000	\$390,000	9.4	94	E18	-	-	-	-	-	-
E19	118	25	\$303,541	\$290,000	21.2	98	E19	-	-	-	-	-	-
E20	85	26	\$305,708	\$271,000	30.6	97	E20	-	-	-	-	-	-
E21	167	33	\$293,639	\$265,000	19.8	98	E21	-	2	\$188,000	\$188,000	-	98

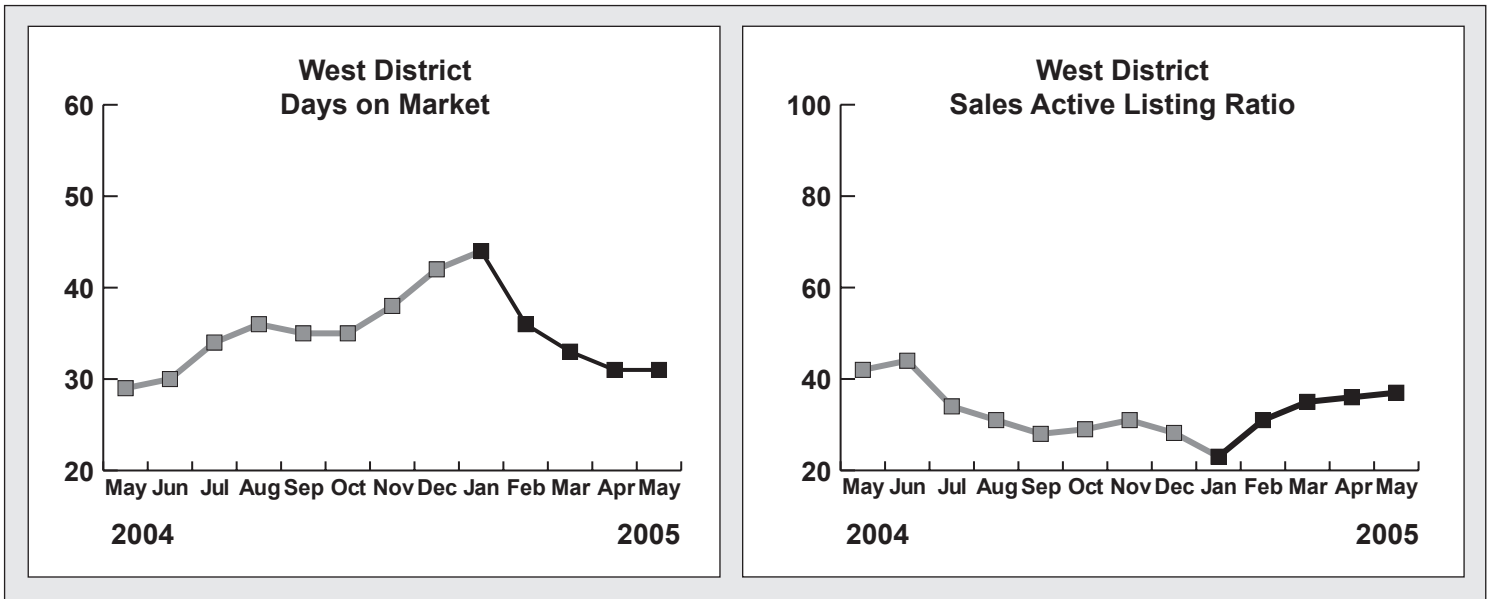
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	2	5	\$284,020	\$277,000	250.0	99	E01	-	-	-	-	-	-
E02	13	12	\$291,117	\$296,200	92.3	101	E02	-	-	-	-	-	-
E03	110	38	\$170,795	\$154,750	34.6	97	E03	-	-	-	-	-	-
E04	165	36	\$153,681	\$154,500	21.8	97	E04	-	-	-	-	-	-
E05	155	47	\$188,998	\$175,500	30.3	96	E05	10	7	\$303,629	\$297,800	70.0	98
E06	3	4	\$201,425	\$184,000	133.3	98	E06	1	-	-	-	-	-
E07	161	40	\$169,629	\$170,000	24.8	97	E07	36	12	\$271,900	\$269,000	33.3	97
E08	125	25	\$152,520	\$143,000	20.0	96	E08	4	-	-	-	-	-
E09	165	56	\$183,130	\$179,500	33.9	97	E09	1	-	-	-	-	-
E10	13	2	\$134,250	\$134,250	15.4	98	E10	3	1	\$240,000	\$240,000	33.3	92
E11	148	21	\$140,586	\$145,000	14.2	97	E11	14	5	\$265,960	\$254,000	35.7	97
E12	4	2	\$160,000	\$160,000	50.0	96	E12	1	-	-	-	-	-
E13	17	7	\$203,157	\$203,000	41.2	98	E13	16	5	\$251,180	\$248,900	31.3	98
E14	27	9	\$158,303	\$147,500	33.3	97	E14	10	6	\$233,631	\$227,500	60.0	98
E15	7	3	\$159,833	\$153,000	42.9	97	E15	31	20	\$241,715	\$243,500	64.5	99
E16	12	6	\$176,833	\$129,000	50.0	98	E16	16	11	\$190,705	\$195,000	68.8	99
E17	5	5	\$140,580	\$137,000	100.0	99	E17	69	33	\$215,345	\$216,000	47.8	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	9	10	\$247,340	\$247,250	111.1	99
E20	-	-	-	-	-	-	E20	6	4	\$210,750	\$209,500	66.7	99
E21	-	-	-	-	-	-	E21	4	-	-	-	-	-

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	4	\$269,875	\$233,750	133.3	98	E01	-	-	-	-	-	-
E02	3	1	\$460,000	\$460,000	33.3	98	E02	-	-	-	-	-	-
E03	7	1	\$255,000	\$255,000	14.3	94	E03	-	-	-	-	-	-
E04	31	10	\$245,400	\$249,000	32.3	96	E04	-	-	-	-	-	-
E05	67	27	\$225,348	\$222,800	40.3	97	E05	-	-	-	-	-	-
E06	-	1	\$290,000	\$290,000	-	97	E06	-	-	-	-	-	-
E07	31	14	\$219,349	\$215,000	45.2	97	E07	1	-	-	-	-	-
E08	52	2	\$218,950	\$218,950	3.9	99	E08	-	-	-	-	-	-
E09	47	14	\$170,807	\$178,250	29.8	98	E09	-	-	-	-	-	-
E10	21	11	\$160,282	\$165,000	52.4	96	E10	-	-	-	-	-	-
E11	88	14	\$222,714	\$231,750	15.9	98	E11	4	1	\$226,000	\$226,000	25.0	100
E12	16	2	\$281,500	\$281,500	12.5	98	E12	-	-	-	-	-	-
E13	40	18	\$186,683	\$178,350	45.0	98	E13	-	-	-	-	-	-
E14	24	14	\$206,786	\$212,750	58.3	98	E14	1	-	-	-	-	-
E15	24	13	\$183,435	\$195,500	54.2	98	E15	1	-	-	-	-	-
E16	54	30	\$125,680	\$127,000	55.6	97	E16	-	-	-	-	-	-
E17	6	4	\$179,250	\$180,000	66.7	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	1	\$328,000	\$328,000	-	97	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	21	10	\$336,495	\$348,001	47.6	104
E02	-	1	\$435,000	\$435,000	-	97	E02	2	4	\$522,950	\$534,950	200.0	99
E03	1	-	-	-	-	-	E03	14	11	\$280,227	\$275,000	78.6	100
E04	1	-	-	-	-	-	E04	11	-	-	-	-	-
E05	-	-	-	-	-	-	E05	2	3	\$270,767	\$273,300	150.0	99
E06	-	-	-	-	-	-	E06	1	-	-	-	-	-
E07	4	-	-	-	-	-	E07	7	9	\$239,556	\$240,000	128.6	98
E08	3	-	-	-	-	-	E08	16	1	\$250,000	\$250,000	6.3	96
E09	2	1	\$213,000	\$213,000	50.0	97	E09	1	-	-	-	-	-
E10	-	-	-	-	-	-	E10	6	5	\$286,700	\$274,000	83.3	98
E11	-	-	-	-	-	-	E11	40	14	\$229,964	\$217,000	35.0	97
E12	1	-	-	-	-	-	E12	-	-	-	-	-	-
E13	-	-	-	-	-	-	E13	34	7	\$234,929	\$230,000	20.6	97
E14	-	-	-	-	-	-	E14	29	17	\$225,897	\$225,000	58.6	98
E15	-	-	-	-	-	-	E15	35	21	\$227,052	\$226,000	60.0	98
E16	1	-	-	-	-	-	E16	14	10	\$184,600	\$182,500	71.4	98
E17	1	-	-	-	-	-	E17	29	13	\$180,092	\$180,000	44.8	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	10	6	\$224,333	\$225,000	60.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: May 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01	121	112	64	\$24,544,774	\$383,512	\$352,500	24	101	
W02	181	152	91	\$39,007,112	\$428,650	\$375,000	19	101	
W03	295	190	90	\$22,318,180	\$247,980	\$254,950	32	98	
W04	269	148	84	\$23,535,400	\$280,183	\$262,750	32	97	
W05	454	240	107	\$29,652,599	\$277,127	\$288,500	41	96	
W06	345	212	118	\$40,145,602	\$340,217	\$300,000	34	98	
W07	114	93	63	\$27,590,295	\$437,941	\$420,000	22	101	
W08	301	226	140	\$68,510,827	\$489,363	\$386,750	29	100	
W09	190	108	56	\$19,128,810	\$341,586	\$355,000	30	99	
W10	514	257	139	\$33,755,049	\$242,842	\$266,000	38	97	
W12	262	183	92	\$35,254,800	\$383,204	\$325,500	30	98	
W13	276	186	106	\$51,365,150	\$484,577	\$363,500	29	97	
W14	177	110	68	\$19,243,700	\$282,996	\$259,500	29	98	
W15	565	321	169	\$35,620,768	\$210,774	\$188,500	42	97	
W16	227	174	108	\$36,325,759	\$336,350	\$320,000	24	98	
W17	3	1	-	-	-	-	-	-	
W18	162	87	51	\$12,258,550	\$240,364	\$247,500	33	97	
W19	728	489	300	\$95,457,513	\$318,192	\$307,000	28	98	
W20	704	579	351	\$108,905,727	\$310,273	\$291,000	25	98	
W21	323	205	134	\$58,837,972	\$439,089	\$343,500	34	98	
W22	148	102	62	\$18,660,550	\$300,977	\$286,500	25	98	
W23	1,487	966	501	\$141,157,655	\$281,752	\$267,900	31	98	
W24	894	588	323	\$93,373,380	\$289,082	\$274,000	31	98	
W25	98	52	27	\$8,308,800	\$307,733	\$287,000	44	98	
W26	13	4	1	\$400,000	\$400,000	\$400,000	76	95	
W27	276	175	88	\$27,572,001	\$313,318	\$304,000	37	97	
W28	242	142	90	\$35,664,800	\$396,276	\$356,000	32	98	
W29	164	106	63	\$16,372,400	\$259,879	\$240,000	37	98	
<b>Total</b>	<b>9,533</b>	<b>6,208</b>	<b>3,486</b>	<b>\$1,122,968,173</b>	<b>\$322,137</b>	<b>\$288,000</b>	<b>31</b>	<b>98</b>	



## Year-to-Date: January 2005 to May 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	425	264	\$101,800,231	\$385,607	\$351,000	30	101
W02	591	324	\$132,138,675	\$407,835	\$350,000	23	101
W03	762	339	\$84,355,946	\$248,838	\$248,500	35	97
W04	631	296	\$82,915,289	\$280,119	\$273,500	35	97
W05	936	353	\$89,515,999	\$253,586	\$280,000	45	96
W06	946	459	\$142,035,395	\$309,445	\$283,000	36	98
W07	354	228	\$96,099,488	\$421,489	\$406,000	25	100
W08	899	518	\$252,356,454	\$487,175	\$383,500	29	100
W09	447	229	\$70,224,359	\$306,657	\$315,000	36	97
W10	1,160	473	\$110,940,330	\$234,546	\$258,500	42	97
W12	703	375	\$139,242,423	\$371,313	\$321,000	37	98
W13	749	393	\$180,843,230	\$460,161	\$358,000	29	98
W14	496	272	\$73,650,820	\$270,775	\$260,000	31	97
W15	1,430	667	\$141,558,517	\$212,232	\$188,000	42	97
W16	734	439	\$140,564,498	\$320,192	\$296,500	31	98
W17	3	-	-	-	-	-	-
W18	424	196	\$45,480,800	\$232,045	\$242,500	37	97
W19	2,174	1,166	\$361,412,301	\$309,959	\$295,000	32	98
W20	2,292	1,312	\$409,587,535	\$312,186	\$293,400	29	98
W21	911	489	\$219,455,904	\$448,785	\$345,000	36	98
W22	439	218	\$66,007,980	\$302,789	\$288,000	28	98
W23	4,132	2,014	\$552,852,972	\$274,505	\$264,000	34	98
W24	2,579	1,278	\$361,288,272	\$282,698	\$268,500	33	98
W25	216	127	\$41,545,800	\$327,132	\$272,500	47	98
W26	19	7	\$3,166,500	\$452,357	\$442,500	58	98
W27	727	426	\$128,987,184	\$302,787	\$283,750	35	98
W28	623	360	\$136,190,730	\$378,308	\$344,250	36	98
W29	443	270	\$63,914,700	\$236,721	\$228,250	36	98
<b>Total</b>	<b>26,245</b>	<b>13,492</b>	<b>\$4,228,132,332</b>	<b>\$313,381</b>	<b>\$280,000</b>	<b>34</b>	<b>98</b>

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	42	23	\$513,838	\$475,000	54.8	104	W01	30	17	\$370,735	\$355,000	56.7	102
W02	71	41	\$556,366	\$475,000	57.8	101	W02	72	40	\$344,768	\$327,500	55.6	102
W03	158	49	\$246,116	\$254,900	31.0	98	W03	109	28	\$279,982	\$280,750	25.7	97
W04	155	47	\$344,070	\$345,000	30.3	97	W04	20	5	\$259,900	\$290,000	25.0	96
W05	107	33	\$376,230	\$345,000	30.8	96	W05	138	45	\$293,498	\$286,000	32.6	97
W06	91	51	\$370,382	\$321,500	56.0	100	W06	10	1	\$217,000	\$217,000	10.0	105
W07	60	43	\$510,995	\$490,000	71.7	103	W07	2	1	\$389,000	\$389,000	50.0	97
W08	142	86	\$634,530	\$470,050	60.6	101	W08	3	2	\$338,875	\$338,875	66.7	96
W09	54	32	\$449,819	\$420,000	59.3	100	W09	3	3	\$331,033	\$310,000	100.0	102
W10	202	76	\$303,714	\$289,500	37.6	97	W10	22	4	\$269,350	\$270,000	18.2	99
W12	150	48	\$485,398	\$403,000	32.0	99	W12	9	8	\$304,588	\$303,600	88.9	99
W13	165	59	\$687,614	\$560,000	35.8	97	W13	33	11	\$254,836	\$255,000	33.3	99
W14	49	25	\$424,936	\$430,000	51.0	99	W14	10	5	\$290,980	\$292,000	50.0	98
W15	33	9	\$418,878	\$379,900	27.3	98	W15	28	12	\$302,708	\$302,500	42.9	98
W16	110	61	\$400,264	\$357,000	55.5	98	W16	32	15	\$279,267	\$280,500	46.9	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	69	15	\$281,643	\$265,000	21.7	96	W18	50	25	\$246,396	\$248,900	50.0	97
W19	336	123	\$403,663	\$389,000	36.6	97	W19	77	63	\$300,463	\$303,000	81.8	98
W20	360	146	\$385,929	\$368,000	40.6	98	W20	146	93	\$285,299	\$284,888	63.7	98
W21	238	75	\$571,220	\$443,000	31.5	98	W21	17	18	\$298,606	\$268,500	105.9	99
W22	121	36	\$336,893	\$324,000	29.8	98	W22	11	13	\$264,269	\$262,500	118.2	99
W23	984	289	\$316,817	\$307,500	29.4	98	W23	270	96	\$252,574	\$253,750	35.6	98
W24	494	178	\$339,694	\$333,661	36.0	98	W24	162	68	\$262,042	\$265,000	42.0	98
W25	61	16	\$374,988	\$332,500	26.2	98	W25	3	1	\$305,000	\$305,000	33.3	98
W26	13	1	\$400,000	\$400,000	7.7	95	W26	-	-	-	-	-	-
W27	230	71	\$340,238	\$343,000	30.9	97	W27	6	-	-	-	-	-
W28	206	74	\$421,241	\$377,500	35.9	98	W28	9	6	\$276,833	\$278,500	66.7	100
W29	140	43	\$297,995	\$265,000	30.7	98	W29	6	7	\$185,800	\$185,000	116.7	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	23	10	\$206,420	\$202,500	43.5	98	W01	-	-	-	-	-	-
W02	11	2	\$295,500	\$295,500	18.2	101	W02	-	-	-	-	-	-
W03	23	12	\$185,750	\$185,000	52.2	97	W03	-	-	-	-	-	-
W04	77	23	\$163,504	\$156,000	29.9	97	W04	-	-	-	-	-	-
W05	123	17	\$131,765	\$129,000	13.8	95	W05	1	-	-	-	-	-
W06	213	60	\$312,877	\$258,000	28.2	97	W06	-	-	-	-	-	-
W07	37	10	\$207,650	\$192,000	27.0	98	W07	-	-	-	-	-	-
W08	135	38	\$227,705	\$208,250	28.2	98	W08	-	-	-	-	-	-
W09	119	19	\$164,395	\$141,000	16.0	97	W09	2	-	-	-	-	-
W10	227	38	\$141,317	\$144,700	16.7	97	W10	3	-	-	-	-	-
W12	74	21	\$190,438	\$190,000	28.4	97	W12	-	-	-	-	-	-
W13	24	8	\$150,513	\$145,800	33.3	97	W13	-	1	\$387,000	\$387,000	-	97
W14	57	24	\$165,854	\$158,000	42.1	96	W14	1	2	\$324,450	\$324,450	200.0	98
W15	422	124	\$183,497	\$178,000	29.4	97	W15	1	1	\$264,000	\$264,000	100.0	100
W16	21	7	\$294,357	\$228,000	33.3	98	W16	7	1	\$285,000	\$285,000	14.3	98
W17	3	-	-	-	-	-	W17	-	-	-	-	-	-
W18	13	4	\$142,750	\$142,750	30.8	97	W18	-	-	-	-	-	-
W19	160	43	\$199,198	\$176,000	26.9	97	W19	9	5	\$311,500	\$304,500	55.6	99
W20	40	17	\$183,126	\$179,000	42.5	97	W20	10	2	\$317,500	\$317,500	20.0	98
W21	17	8	\$245,925	\$192,000	47.1	97	W21	1	4	\$266,375	\$267,750	400.0	99
W22	1	-	-	-	-	-	W22	2	1	\$256,000	\$256,000	50.0	97
W23	23	18	\$201,539	\$196,750	78.3	97	W23	4	3	\$239,167	\$238,000	75.0	98
W24	110	21	\$147,560	\$142,000	19.1	96	W24	4	1	\$275,000	\$275,000	25.0	99
W25	15	4	\$179,750	\$182,000	26.7	96	W25	1	1	\$258,000	\$258,000	100.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	1	\$230,000	\$230,000	20.0	96	W27	1	1	\$275,000	\$275,000	100.0	99
W28	-	-	-	-	-	-	W28	1	4	\$298,250	\$302,250	400.0	99
W29	9	2	\$195,450	\$195,450	22.2	99	W29	-	-	-	-	-	-



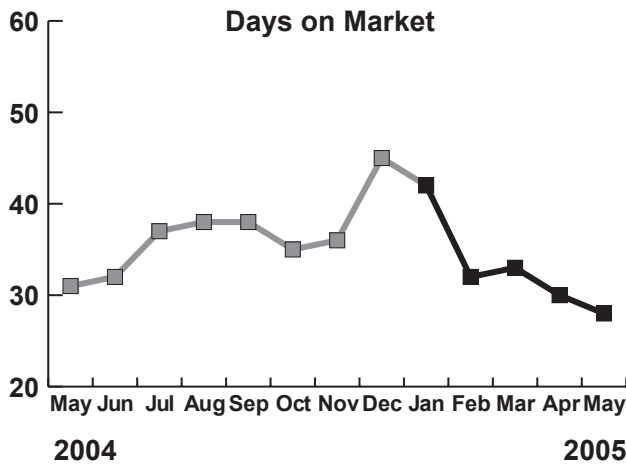
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	14	3	\$246,600	\$265,000	21.4	99	W01	-	-	-	-	-	-
W02	10	1	\$227,500	\$227,500	10.0	99	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	14	7	\$240,143	\$241,000	50.0	97	W04	-	-	-	-	-	-
W05	72	10	\$165,560	\$169,500	13.9	96	W05	-	-	-	-	-	-
W06	14	1	\$312,500	\$312,500	7.1	98	W06	-	-	-	-	-	-
W07	4	4	\$309,750	\$286,500	100.0	99	W07	-	-	-	-	-	-
W08	17	11	\$314,836	\$255,000	64.7	97	W08	-	-	-	-	-	-
W09	8	1	\$478,000	\$478,000	12.5	96	W09	-	-	-	-	-	-
W10	47	13	\$174,638	\$165,000	27.7	97	W10	-	-	-	-	-	-
W12	28	14	\$380,771	\$284,450	50.0	98	W12	-	-	-	-	-	-
W13	46	25	\$238,664	\$195,000	54.4	98	W13	-	-	-	-	-	-
W14	57	12	\$211,333	\$226,000	21.1	98	W14	-	-	-	-	-	-
W15	70	23	\$226,117	\$222,500	32.9	97	W15	-	-	-	-	-	-
W16	55	22	\$218,780	\$213,750	40.0	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	29	7	\$186,143	\$179,000	24.1	97	W18	-	-	-	-	-	-
W19	118	52	\$244,203	\$245,000	44.1	98	W19	1	-	-	-	-	-
W20	128	76	\$232,478	\$227,450	59.4	98	W20	1	-	-	-	-	-
W21	22	11	\$224,491	\$220,000	50.0	98	W21	1	-	-	-	-	-
W22	4	1	\$152,000	\$152,000	25.0	99	W22	-	-	-	-	-	-
W23	113	39	\$197,559	\$185,000	34.5	98	W23	-	-	-	-	-	-
W24	84	30	\$184,963	\$171,500	35.7	98	W24	4	2	\$385,000	\$385,000	50.0	99
W25	13	4	\$198,625	\$195,500	30.8	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	15	12	\$180,083	\$175,501	80.0	98	W27	-	-	-	-	-	-
W28	6	-	-	-	-	-	W28	-	-	-	-	-	-
W29	4	6	\$155,733	\$163,500	150.0	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	1	-	-	-	-	-	W01	11	11	\$329,091	\$309,000	100.0	100
W02	1	-	-	-	-	-	W02	15	7	\$226,700	\$197,000	46.7	93
W03	1	-	-	-	-	-	W03	4	1	\$190,000	\$190,000	25.0	90
W04	1	-	-	-	-	-	W04	2	2	\$311,500	\$311,500	100.0	99
W05	11	2	\$67,000	\$67,000	18.2	90	W05	2	-	-	-	-	-
W06	8	-	-	-	-	-	W06	9	5	\$390,800	\$390,000	55.6	98
W07	-	-	-	-	-	-	W07	11	5	\$382,600	\$380,000	45.5	98
W08	1	1	\$138,500	\$138,500	100.0	99	W08	3	2	\$504,500	\$504,500	66.7	97
W09	3	1	\$140,000	\$140,000	33.3	94	W09	1	-	-	-	-	-
W10	4	1	\$88,000	\$88,000	25.0	96	W10	9	7	\$266,714	\$278,000	77.8	97
W12	-	1	\$189,000	\$189,000	-	95	W12	1	-	-	-	-	-
W13	1	-	-	-	-	-	W13	7	2	\$217,500	\$217,500	28.6	97
W14	2	-	-	-	-	-	W14	1	-	-	-	-	-
W15	10	-	-	-	-	-	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	2	2	\$281,000	\$281,000	100.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	2	-	-	-	-	-	W19	25	14	\$289,729	\$285,250	56.0	98
W20	-	-	-	-	-	-	W20	19	17	\$271,224	\$270,000	89.5	98
W21	-	-	-	-	-	-	W21	27	18	\$284,406	\$266,500	66.7	98
W22	-	-	-	-	-	-	W22	9	11	\$244,445	\$246,500	122.2	99
W23	2	-	-	-	-	-	W23	91	56	\$237,509	\$240,000	61.5	98
W24	-	2	\$162,250	\$162,250	-	97	W24	36	21	\$241,514	\$253,000	58.3	99
W25	-	-	-	-	-	-	W25	4	1	\$232,500	\$232,500	25.0	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	18	3	\$249,700	\$255,000	16.7	98
W28	-	-	-	-	-	-	W28	20	6	\$273,167	\$281,000	30.0	100
W29	-	-	-	-	-	-	W29	5	5	\$186,540	\$169,000	100.0	99

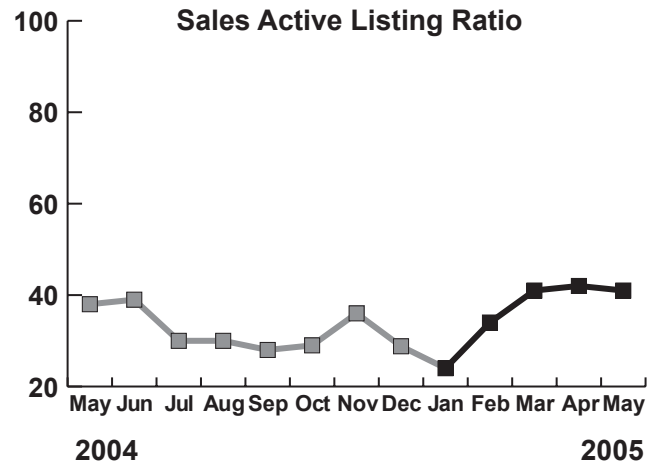
Current Month: May 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	740	501	301	\$95,971,062	\$318,841	\$274,900	34	98
C02	232	154	98	\$53,211,174	\$542,971	\$418,500	24	100
C03	195	146	70	\$48,254,500	\$689,350	\$470,500	23	98
C04	312	266	163	\$110,924,607	\$680,519	\$579,000	22	100
C06	85	53	22	\$8,525,000	\$387,500	\$377,500	14	98
C07	314	203	103	\$38,007,800	\$369,008	\$350,000	31	98
C08	322	236	140	\$40,031,788	\$285,941	\$249,450	31	99
C09	120	90	53	\$52,760,550	\$995,482	\$755,000	26	99
C10	135	162	117	\$79,015,304	\$675,344	\$510,000	17	101
C11	128	93	57	\$24,366,671	\$427,485	\$299,000	25	101
C12	181	109	53	\$58,823,488	\$1,109,877	\$825,000	29	98
C13	215	142	84	\$27,548,051	\$327,953	\$315,000	29	99
C14	547	364	204	\$68,339,503	\$334,998	\$253,500	33	99
C15	382	274	153	\$55,984,759	\$365,913	\$335,000	28	98
<b>Total</b>	<b>3,908</b>	<b>2,793</b>	<b>1,618</b>	<b>\$761,764,257</b>	<b>\$470,806</b>	<b>\$340,055</b>	<b>28</b>	<b>99</b>

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: January 2005 to May 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	1,949	1,117	\$340,622,885	\$304,944	\$264,900	35	99
C02	665	379	\$205,792,884	\$542,989	\$405,000	25	100
C03	537	298	\$204,118,027	\$684,960	\$415,000	29	99
C04	1,016	571	\$367,580,943	\$643,749	\$579,000	30	100
C06	223	97	\$42,638,400	\$439,571	\$405,000	22	98
C07	802	404	\$139,169,408	\$344,479	\$310,000	35	98
C08	952	600	\$172,303,262	\$287,172	\$244,000	33	99
C09	359	202	\$178,016,881	\$881,272	\$584,000	29	100
C10	608	426	\$261,123,185	\$612,965	\$479,000	22	101
C11	378	213	\$91,392,110	\$429,071	\$390,000	28	101
C12	440	212	\$220,898,061	\$1,041,972	\$859,000	35	98
C13	593	296	\$103,773,931	\$350,588	\$326,500	30	99
C14	1,557	849	\$289,128,328	\$340,552	\$255,000	38	98
C15	1,089	578	\$196,691,343	\$340,296	\$310,500	35	98
<b>Total</b>	<b>11,168</b>	<b>6,242</b>	<b>\$2,813,249,648</b>	<b>\$450,697</b>	<b>\$325,000</b>	<b>32</b>	<b>99</b>

## 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	18	4	\$414,650	\$371,800	22.2	96	C01	46	29	\$493,461	\$461,000	63.0	102
C02	56	24	\$778,350	\$670,000	42.9	100	C02	66	26	\$554,699	\$428,834	39.4	101
C03	123	51	\$807,965	\$652,600	41.5	99	C03	28	8	\$376,938	\$341,250	28.6	99
C04	191	112	\$841,883	\$723,850	58.6	101	C04	7	12	\$477,250	\$488,000	171.4	104
C06	60	15	\$457,433	\$418,000	25.0	98	C06	3	-	-	-	-	-
C07	99	45	\$506,591	\$460,000	45.5	99	C07	16	6	\$351,833	\$362,000	37.5	98
C08	5	2	\$623,105	\$623,105	40.0	114	C08	20	7	\$535,357	\$460,000	35.0	101
C09	57	27	\$1,482,435	\$1,395,000	47.4	99	C09	7	3	\$990,000	\$840,000	42.9	99
C10	73	53	\$1,010,953	\$735,000	72.6	100	C10	15	24	\$532,029	\$511,750	160.0	106
C11	21	18	\$821,702	\$809,500	85.7	105	C11	6	7	\$496,833	\$520,100	116.7	109
C12	145	38	\$1,395,900	\$1,240,000	26.2	98	C12	1	-	-	-	-	-
C13	44	26	\$481,937	\$444,600	59.1	100	C13	23	7	\$316,414	\$315,000	30.4	99
C14	121	49	\$604,834	\$532,500	40.5	101	C14	1	-	-	-	-	-
C15	80	55	\$527,249	\$500,000	68.8	99	C15	40	23	\$322,783	\$323,000	57.5	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	590	231	\$292,409	\$247,500	39.2	98	C01	-	-	-	-	-	-
C02	81	30	\$416,643	\$306,500	37.0	99	C02	-	-	-	-	-	-
C03	39	7	\$489,900	\$430,000	18.0	98	C03	-	-	-	-	-	-
C04	91	27	\$302,850	\$252,000	29.7	97	C04	-	-	-	-	-	-
C06	20	5	\$218,200	\$220,000	25.0	97	C06	-	-	-	-	-	-
C07	156	41	\$239,200	\$227,000	26.3	97	C07	5	2	\$352,500	\$352,500	40.0	96
C08	248	112	\$259,701	\$245,000	45.2	98	C08	-	-	-	-	-	-
C09	45	20	\$446,415	\$404,500	44.4	99	C09	-	-	-	-	-	-
C10	37	30	\$307,613	\$293,450	81.1	99	C10	-	-	-	-	-	-
C11	89	29	\$184,990	\$182,500	32.6	97	C11	-	-	-	-	-	-
C12	25	12	\$379,608	\$371,900	48.0	98	C12	-	-	-	-	-	-
C13	135	43	\$232,430	\$208,900	31.9	97	C13	-	-	-	-	-	-
C14	384	140	\$237,847	\$221,000	36.5	98	C14	-	-	-	-	-	-
C15	171	41	\$255,709	\$216,200	24.0	96	C15	-	5	\$354,555	\$361,000	-	98

## Condo Townhouse

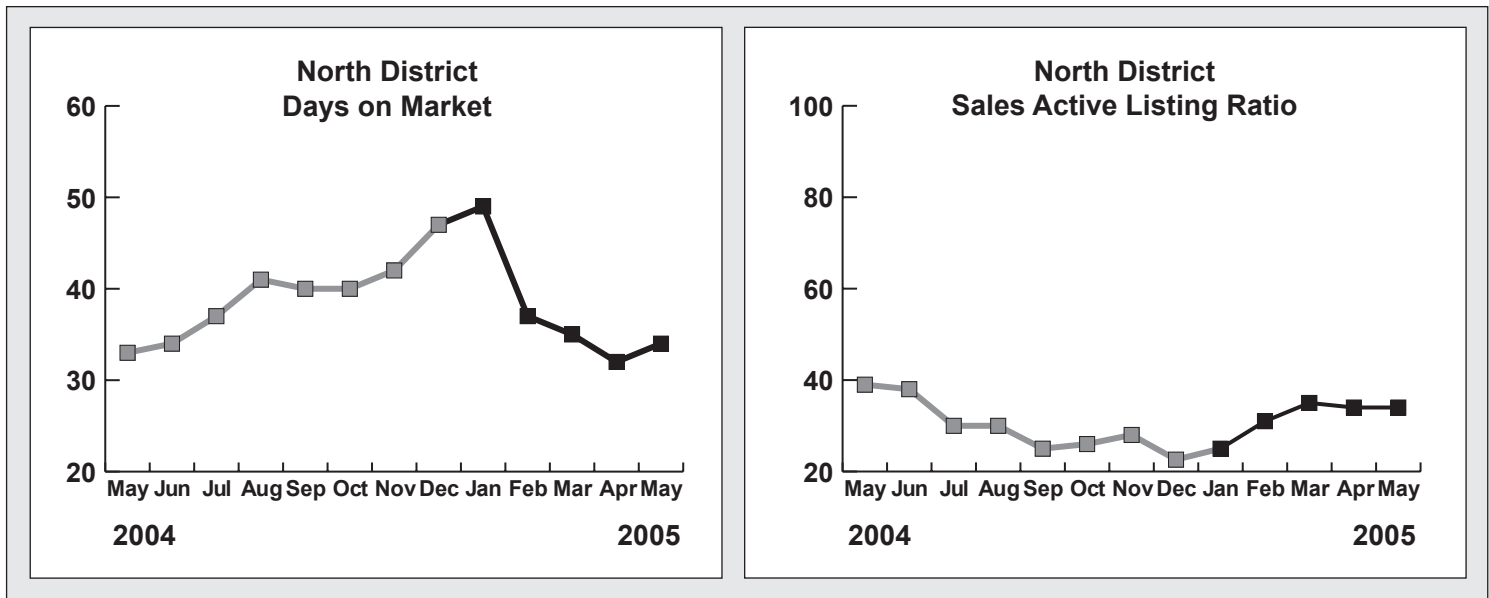
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	37	21	\$315,455	\$311,000	56.8	100	C01	-	-	-	-	-	-
C02	6	-	-	-	-	-	C02	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-
C04	11	7	\$264,400	\$237,800	63.6	97	C04	-	-	-	-	-	-
C06	1	2	\$286,250	\$286,250	200.0	102	C06	-	-	-	-	-	-
C07	28	8	\$271,625	\$274,000	28.6	98	C07	-	-	-	-	-	-
C08	13	7	\$222,800	\$234,000	53.9	99	C08	-	-	-	-	-	-
C09	3	-	-	-	-	-	C09	-	-	-	-	-	-
C10	4	8	\$335,527	\$293,600	200.0	98	C10	-	-	-	-	-	-
C11	11	2	\$146,750	\$146,750	18.2	96	C11	-	-	-	-	-	-
C12	10	3	\$408,000	\$415,000	30.0	101	C12	-	-	-	-	-	-
C13	8	3	\$256,300	\$279,900	37.5	99	C13	-	-	-	-	-	-
C14	33	12	\$321,083	\$300,000	36.4	98	C14	-	1	\$475,000	\$475,000	-	99
C15	87	28	\$246,793	\$248,000	32.2	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	2	-	-	-	-	-	C01	47	16	\$364,444	\$350,000	34.0	100
C02	4	2	\$129,000	\$129,000	50.0	96	C02	19	16	\$459,456	\$413,000	84.2	100
C03	4	4	\$150,875	\$156,750	100.0	92	C03	-	-	-	-	-	-
C04	9	4	\$163,500	\$144,250	44.4	97	C04	3	1	\$225,000	\$225,000	33.3	96
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	1	-	-	-	-	-	C07	9	1	\$415,000	\$415,000	11.1	99
C08	11	3	\$181,333	\$183,000	27.3	96	C08	25	9	\$427,556	\$395,000	36.0	99
C09	7	3	\$278,833	\$259,000	42.9	100	C09	1	-	-	-	-	-
C10	6	1	\$198,000	\$198,000	16.7	97	C10	-	1	\$555,500	\$555,500	-	98
C11	1	-	-	-	-	-	C11	-	1	\$440,000	\$440,000	-	110
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	4	5	\$407,880	\$401,000	125.0	99
C14	2	-	-	-	-	-	C14	6	2	\$538,000	\$538,000	33.3	97
C15	4	-	-	-	-	-	C15	-	1	\$395,000	\$395,000	-	101

North District

Current Month: May 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	210	155	73	\$27,453,400	\$376,074	\$365,000	22	98
N02	284	192	98	\$38,824,450	\$396,168	\$375,000	34	97
N03	542	377	227	\$92,073,339	\$405,609	\$356,000	29	98
N04	294	219	118	\$48,274,057	\$409,102	\$400,000	29	97
N05	228	136	66	\$28,532,884	\$432,316	\$410,000	37	98
N06	281	179	110	\$44,647,799	\$405,889	\$336,750	31	98
N07	328	224	145	\$46,564,700	\$321,136	\$300,000	32	98
N08	666	413	201	\$83,676,640	\$416,302	\$390,000	32	97
N10	307	187	81	\$28,820,350	\$355,807	\$328,000	33	97
N11	645	441	239	\$96,725,308	\$404,708	\$356,500	32	98
N12	92	51	13	\$5,345,900	\$411,223	\$400,000	51	97
N13	98	35	14	\$9,087,000	\$649,071	\$466,500	55	97
N14	124	56	38	\$17,512,499	\$460,855	\$417,000	53	97
N15	103	56	34	\$11,859,400	\$348,806	\$297,000	35	97
N16	130	61	29	\$10,519,290	\$362,734	\$315,000	46	97
N17	273	150	104	\$24,347,100	\$234,107	\$209,900	43	98
N18	123	69	50	\$14,283,700	\$285,674	\$257,750	31	97
N19	136	63	57	\$14,685,500	\$257,640	\$242,000	59	97
N20	42	21	4	\$1,209,999	\$302,500	\$320,000	39	98
N21	57	19	12	\$3,118,054	\$259,838	\$253,750	48	97
N22	56	30	23	\$5,018,801	\$218,209	\$210,000	33	98
N23	154	69	43	\$11,027,290	\$256,449	\$215,000	43	97
N24	108	42	30	\$6,948,895	\$231,630	\$209,500	41	97
<b>Total</b>	<b>5,281</b>	<b>3,245</b>	<b>1,809</b>	<b>\$670,556,355</b>	<b>\$370,678</b>	<b>\$335,000</b>	<b>34</b>	<b>98</b>



## Year-to-Date: January 2005 to May 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	623	341	\$126,077,817	\$369,730	\$340,000	31	98
N02	820	410	\$162,068,201	\$395,288	\$364,500	35	97
N03	1,623	831	\$332,870,050	\$400,566	\$342,000	33	97
N04	969	516	\$214,198,217	\$415,113	\$407,750	30	98
N05	593	267	\$114,099,486	\$427,339	\$410,000	35	98
N06	770	397	\$150,577,154	\$379,288	\$325,000	33	98
N07	1,056	612	\$190,553,420	\$311,362	\$293,000	29	98
N08	1,817	919	\$369,099,291	\$401,631	\$368,000	33	97
N10	783	328	\$116,132,261	\$354,062	\$332,350	37	97
N11	1,813	989	\$387,933,093	\$392,248	\$360,000	34	98
N12	169	68	\$28,263,200	\$415,635	\$368,500	50	97
N13	156	54	\$29,711,900	\$550,220	\$459,000	47	97
N14	225	100	\$51,840,249	\$518,402	\$425,000	47	96
N15	241	133	\$47,892,550	\$360,094	\$329,000	39	97
N16	227	95	\$33,761,440	\$355,384	\$315,000	45	97
N17	682	442	\$100,394,900	\$227,138	\$215,000	46	98
N18	293	187	\$51,564,027	\$275,743	\$256,000	44	97
N19	332	232	\$57,399,700	\$247,413	\$227,000	55	97
N20	63	20	\$7,666,649	\$383,332	\$322,500	69	97
N21	79	34	\$9,523,454	\$280,102	\$295,000	77	97
N22	122	71	\$16,588,001	\$233,634	\$215,000	43	97
N23	305	148	\$35,574,040	\$240,365	\$216,750	47	97
N24	178	70	\$14,582,506	\$208,322	\$188,250	48	97
<b>Total</b>	<b>13,939</b>	<b>7,264</b>	<b>\$2,648,371,606</b>	<b>\$364,589</b>	<b>\$330,000</b>	<b>36</b>	<b>98</b>

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	78	33	\$497,045	\$470,000	42.3	99	N01	4	2	\$281,000	\$281,000	50.0	98
N02	140	53	\$493,044	\$435,000	37.9	97	N02	1	3	\$338,467	\$333,900	300.0	99
N03	227	103	\$565,881	\$510,000	45.4	97	N03	10	8	\$364,913	\$364,400	80.0	97
N04	217	85	\$446,614	\$438,500	39.2	97	N04	14	5	\$306,738	\$330,888	35.7	97
N05	195	49	\$477,253	\$445,000	25.1	98	N05	10	1	\$322,500	\$322,500	10.0	98
N06	204	69	\$486,144	\$390,000	33.8	98	N06	18	12	\$269,175	\$275,800	66.7	98
N07	234	88	\$369,464	\$356,000	37.6	98	N07	36	23	\$253,065	\$257,000	63.9	98
N08	470	133	\$477,168	\$435,000	28.3	97	N08	76	22	\$328,059	\$326,750	29.0	98
N10	165	34	\$421,285	\$407,750	20.6	97	N10	10	2	\$312,000	\$312,000	20.0	97
N11	461	139	\$477,660	\$423,500	30.2	97	N11	59	28	\$311,582	\$311,150	47.5	98
N12	91	13	\$411,223	\$400,000	14.3	97	N12	-	-	-	-	-	-
N13	98	14	\$649,071	\$466,500	14.3	97	N13	-	-	-	-	-	-
N14	122	37	\$466,473	\$420,000	30.3	96	N14	1	-	-	-	-	-
N15	97	28	\$383,943	\$344,500	28.9	97	N15	2	1	\$248,000	\$248,000	50.0	97
N16	114	27	\$373,992	\$320,000	23.7	97	N16	1	1	\$182,500	\$182,500	100.0	91
N17	249	88	\$241,715	\$222,000	35.3	98	N17	2	4	\$211,450	\$206,950	200.0	99
N18	93	39	\$298,597	\$275,000	41.9	97	N18	4	3	\$233,333	\$229,000	75.0	99
N19	116	39	\$280,923	\$266,500	33.6	97	N19	7	4	\$197,500	\$193,250	57.1	96
N20	42	4	\$302,500	\$320,000	9.5	98	N20	-	-	-	-	-	-
N21	57	12	\$259,838	\$253,750	21.1	97	N21	-	-	-	-	-	-
N22	48	19	\$227,174	\$219,000	39.6	98	N22	1	-	-	-	-	-
N23	152	41	\$260,263	\$217,500	27.0	97	N23	-	-	-	-	-	-
N24	108	28	\$234,193	\$209,500	25.9	96	N24	-	1	\$139,500	\$139,500	-	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
N01	69	18	\$235,572	\$218,250	26.1	98	N01	17	6	\$349,017	\$346,450	35.3	98
N02	104	25	\$245,680	\$232,000	24.0	97	N02	10	5	\$294,960	\$289,000	50.0	99
N03	183	59	\$226,439	\$227,500	32.2	97	N03	9	5	\$355,800	\$356,000	55.6	100
N04	14	2	\$175,500	\$175,500	14.3	99	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	4	4	\$338,250	\$337,500	100.0	98
N06	8	3	\$289,114	\$331,343	37.5	98	N06	2	5	\$297,822	\$309,900	250.0	99
N07	16	4	\$192,875	\$182,500	25.0	98	N07	3	2	\$263,500	\$263,500	66.7	99
N08	32	9	\$236,600	\$225,000	28.1	97	N08	4	-	-	-	-	-
N10	2	1	\$208,000	\$208,000	50.0	102	N10	118	41	\$312,589	\$315,000	34.8	97
N11	12	7	\$282,429	\$256,000	58.3	98	N11	23	16	\$312,025	\$305,250	69.6	97
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	3	\$153,000	\$151,000	-	98	N15	-	-	-	-	-	-
N16	11	-	-	-	-	-	N16	1	-	-	-	-	-
N17	3	1	\$167,000	\$167,000	33.3	98	N17	2	1	\$201,500	\$201,500	50.0	98
N18	1	-	-	-	-	-	N18	23	7	\$249,057	\$251,000	30.4	98
N19	2	1	\$169,000	\$169,000	50.0	97	N19	4	2	\$210,000	\$210,000	50.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	4	1	\$196,500	\$196,500	25.0	98
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	36	12	\$283,125	\$258,000	33.3	98	N01	-	-	-	-	-	-
N02	24	7	\$299,557	\$265,000	29.2	98	N02	-	-	-	-	-	-
N03	62	19	\$266,995	\$259,500	30.7	99	N03	-	-	-	-	-	-
N04	15	4	\$307,500	\$319,000	26.7	98	N04	-	-	-	-	-	-
N05	6	1	\$290,000	\$290,000	16.7	97	N05	-	-	-	-	-	-
N06	25	5	\$230,200	\$224,000	20.0	98	N06	2	-	-	-	-	-
N07	15	10	\$230,600	\$228,500	66.7	98	N07	-	-	-	-	-	-
N08	19	5	\$285,560	\$285,000	26.3	98	N08	-	-	-	-	-	-
N10	2	1	\$278,000	\$278,000	50.0	98	N10	-	-	-	-	-	-
N11	31	20	\$296,230	\$281,500	64.5	98	N11	-	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	1	\$239,000	\$239,000	100.0	100	N16	-	-	-	-	-	-
N17	2	1	\$133,000	\$133,000	50.0	99	N17	-	-	-	-	-	-
N18	2	-	-	-	-	-	N18	-	-	-	-	-	-
N19	1	4	\$157,750	\$157,500	400.0	98	N19	4	3	\$317,667	\$301,000	75.0	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	1	\$252,000	\$252,000	-	100	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	5	2	\$378,500	\$378,500	40.0	99
N02	-	-	-	-	-	-	N02	5	5	\$392,800	\$392,000	100.0	98
N03	1	1	\$186,000	\$186,000	100.0	98	N03	50	32	\$327,203	\$325,000	64.0	99
N04	-	-	-	-	-	-	N04	32	22	\$327,145	\$325,050	68.8	99
N05	-	-	-	-	-	-	N05	13	11	\$289,273	\$286,000	84.6	98
N06	-	-	-	-	-	-	N06	22	16	\$272,894	\$275,000	72.7	99
N07	-	-	-	-	-	-	N07	24	18	\$257,050	\$266,000	75.0	99
N08	1	-	-	-	-	-	N08	64	32	\$294,964	\$287,500	50.0	98
N10	-	-	-	-	-	-	N10	10	2	\$285,250	\$285,250	20.0	98
N11	-	-	-	-	-	-	N11	59	29	\$300,424	\$294,000	49.2	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$253,000	\$253,000	-	99
N15	-	-	-	-	-	-	N15	4	2	\$201,000	\$201,000	50.0	98
N16	-	-	-	-	-	-	N16	2	-	-	-	-	-
N17	-	-	-	-	-	-	N17	15	9	\$192,100	\$192,000	60.0	99
N18	-	-	-	-	-	-	N18	-	1	\$195,000	\$195,000	-	99
N19	-	-	-	-	-	-	N19	2	4	\$191,625	\$192,000	200.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	3	\$168,667	\$167,000	100.0	98
N23	-	-	-	-	-	-	N23	2	2	\$178,250	\$178,250	100.0	99
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	16,443	24,875	N/A	9,209	\$3,190,681,720	\$346,474	\$292,950	31	98
<b>YTD Grand Total:</b>	N/A	N/A	68,989	35,814	\$12,071,451,064	\$337,060	\$285,000	34	98

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
<b>1971</b>	13,085	30,426	<b>2004</b>		
<b>1972</b>	14,613	32,513	January	4,256	295,989
<b>1973</b>	16,335	40,605	February	6,060	310,196
<b>1974</b>	17,318	52,806	March	9,076	307,155
<b>1975</b>	22,020	57,581	April	9,168	321,131
<b>1976</b>	19,025	61,389	May	9,193	325,501
<b>1977</b>	20,512	64,559	June	9,275	316,510
<b>1978</b>	21,184	67,333	July	7,329	312,418
<b>1979</b>	23,466	70,830	August	6,743	304,509
<b>1980</b>	26,017	75,694	September	6,588	320,911
<b>1981</b>	29,625	90,203	October	6,666	324,215
<b>1982</b>	25,336	95,496	November	6,301	318,837
<b>1983</b>	30,046	101,626	December	4,232	315,761
<b>1984</b>	31,905	102,318	<b>Total**</b>	<b>83,501</b>	<b>\$315,231</b>
<b>1985</b>	45,509	109,094	<b>2005</b>		
<b>1986</b>	52,919	138,925	January	4,153	323,141
<b>1987</b>	43,475	189,105	February	6,171	334,272
<b>1988</b>	49,381	229,635	March	7,904	330,545
<b>1989</b>	38,960	273,698	April	8,834	342,032
<b>1990</b>	26,779	255,020	May	9,209	346,474
<b>1991</b>	38,144	234,313	<b>Total**</b>	<b>35,814</b>	<b>\$337,060</b>
<b>1992</b>	41,703	214,971			
<b>1993</b>	38,990	206,490			
<b>1994</b>	44,237	208,921			
<b>1995</b>	39,273	203,028			
<b>1996</b>	55,779	198,150			
<b>1997</b>	58,014	211,307			
<b>1998</b>	55,344	216,815			
<b>1999</b>	58,957	228,372			
<b>2000</b>	58,343	243,255			
<b>2001</b>	67,612	251,508			
<b>2002</b>	74,759	275,231			
<b>2003</b>	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

