

Market Watch

For Further Information: 443-8152

January, 1996

Resale market heats up in January

TORONTO - Friday, February 2, 1996— The Toronto resale housing market kicked off the year with sales up 24 per cent from 1995, Jerry England, President of the Toronto Real Estate Board (TREB), announced today.

"It's been a fabulous start to 1996," commented Mr. England. "Interest rates are at their lowest levels in two years. And we currently have more than 21,000 residential properties listed for sale across the Toronto area. Without a doubt — it's a good time to buy."

Mr. England noted there were 2,222 sales of single-family dwellings last month, compared to 1,791 sales in January 1995. "At this rate, the indicators are pointing to a good February and March market."

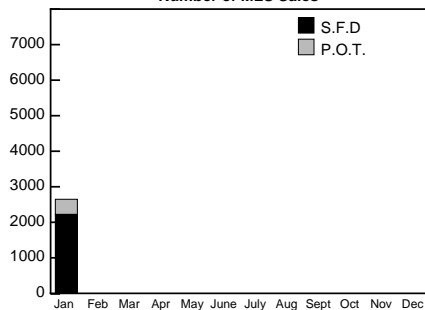
TREB's 2,222 single-family dwelling

sales, which were reported throughout the Greater Toronto Area, totalled \$433,666,541, and averaged \$195,169. The median price was \$166,000.

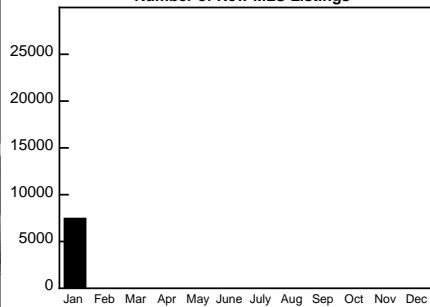
Breaking down the total 880 sales were reported in TREB's 27 West districts and averaged \$178,666; 330 sales were reported in the 14 Central districts and averaged \$276,620; 405 sales were reported in the 23 North districts and averaged \$225,564; and 607 sales were reported in TREB's 21 East districts and averaged \$154,534.

In addition to the sales of single-family dwellings, TREB Members reported 426 sales of properties of other types (P.O.T.) during January moving the total to 2,648. The dollar volume for properties of all types (P.A.T.) was \$561,139,885, and the average price was \$211,910.

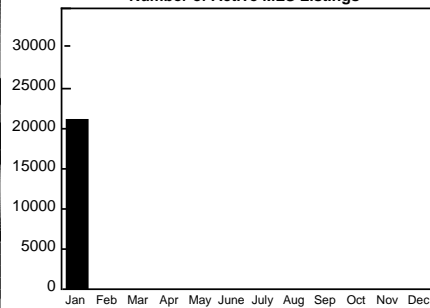
Number of MLS Sales



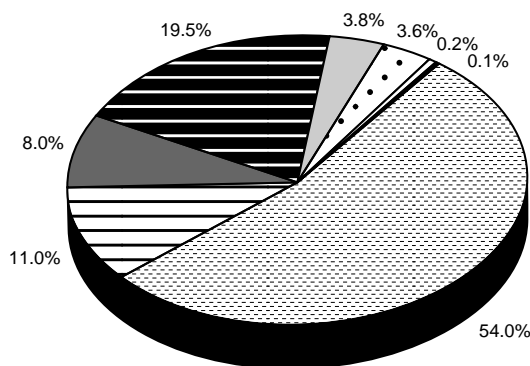
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	1,199	\$200,000
Semi Detached	240	156,400
Condo T.H.	178	125,000
Condo Apt.	433	112,000
Link	85	174,000
Attached/Row	81	154,500
Co-op Apt.	4	101,000
Detached Condo	2	158,500

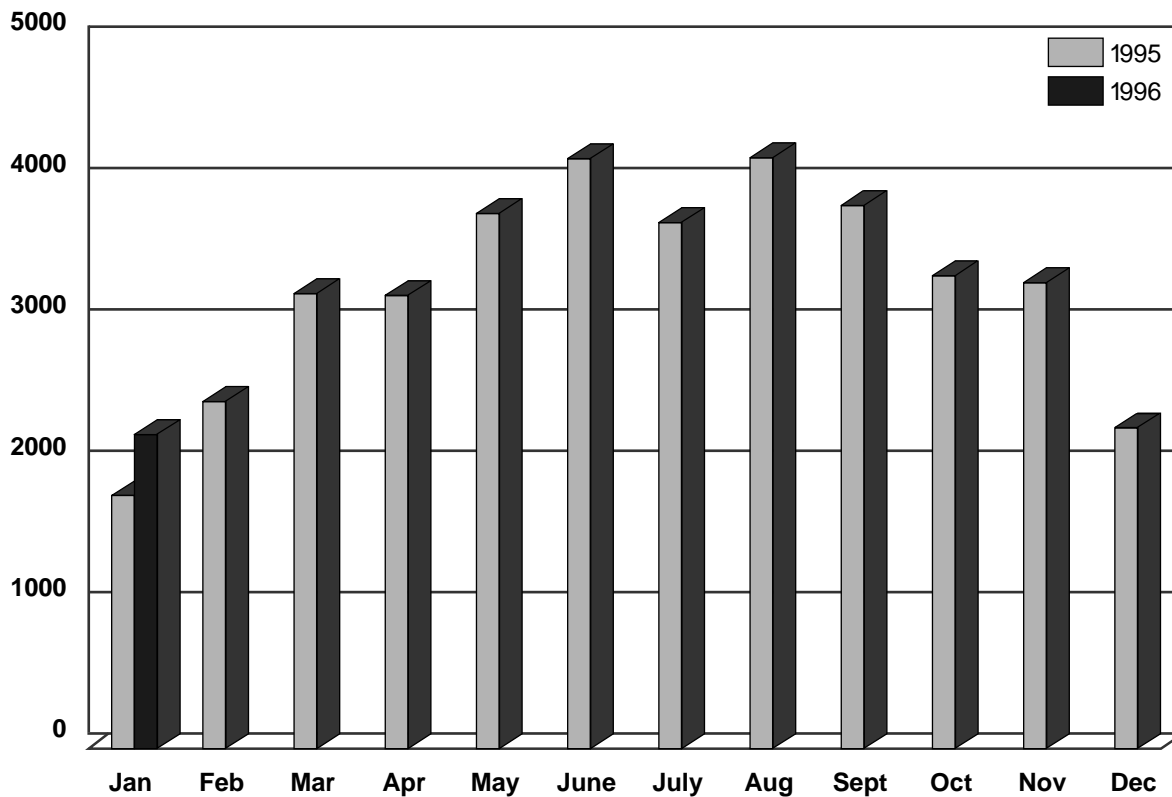
Housing Market Indicators

	January 1995	January 1996	% Change
Sales*	1,791	2,222	(+24%)
New Listings*	6,778	7,488	(+10%)
Active Listings**	20,576	21,155	(+2%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — January

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	169 (7.6)	117 (27.0)	17 (9.5)
90,001 to 110,000	173 (7.8)	96 (22.2)	27 (15.2)
110,001 to 120,000	132 (6.0)	49 (11.3)	30 (16.9)
120,001 to 130,000	113 (5.1)	31 (7.2)	30 (16.9)
130,001 to 140,000	133 (6.0)	29 (6.7)	20 (11.2)
140,001 to 150,000	125 (5.6)	20 (4.6)	20 (11.2)
150,001 to 160,000	185 (8.3)	18 (4.2)	14 (7.9)
160,001 to 170,000	153 (6.9)	16 (3.7)	3 (1.7)
170,001 to 180,000	128 (5.8)	9 (2.1)	4 (2.2)
180,001 to 190,000	123 (5.5)	10 (2.3)	4 (2.2)
190,001 to 200,000	87 (3.9)	1 (0.2)	— (—)
200,001 to 225,000	169 (7.6)	8 (1.9)	1 (0.6)
225,001 to 250,000	125 (5.6)	9 (2.1)	5 (2.8)
250,001 to 300,000	159 (7.2)	8 (1.8)	2 (1.1)
300,001 to 400,000	145 (6.5)	7 (1.6)	— (—)
400,001 to 500,000	47 (2.1)	1 (0.2)	— (—)
500,001 to 750,000	37 (1.7)	3 (0.7)	1 (0.6)
750,000 to 1,000,000	12 (0.5)	1 (0.2)	— (—)
1,000,001 to 1,500,000	5 (0.2)	— (—)	— (—)
Over 1,500,000	2 (0.1)	— (—)	— (—)
TOTAL	2,222 100.0	433* 100.0	178** 100.0

* 433 condominium apartments sold for \$55,335,387, averaging \$127,795

** 178 condominium townhouses sold for \$23,584,600, averaging \$132,497.

Single-Family Residential January 1996

<u>Area</u>	<u>Listed</u>	<u>Re-Runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
East						
E-1	176	77	33	\$5,294,900	\$160,452	\$153,000
E-2	136	69	34	6,153,350	180,981	163,750
E-3	310	154	71	11,427,200	160,946	160,000
E-4	123	50	26	3,576,100	137,542	151,000
E-5	200	69	36	6,368,410	176,900	166,875
E-6	115	55	16	2,409,288	150,581	143,000
E-7	276	129	50	8,408,780	168,176	161,250
E-8	205	94	41	5,445,378	132,814	130,000
E-9	119	46	22	3,411,300	155,059	154,000
E-10	133	45	14	2,369,000	169,214	176,750
E-11	177	69	26	3,235,000	124,423	116,250
E-12	62	28	13	1,822,900	140,223	138,000
E-13	263	136	37	6,612,800	178,724	181,500
E-14	247	101	46	7,000,500	152,185	148,000
E-15	232	85	33	5,496,600	166,564	161,000
E-16	367	117	68	7,896,200	116,121	115,500
E-17	180	48	21	3,228,000	153,714	140,000
E-18	21	11	1	307,000	307,000	307,000
E-19	18	5	5	993,000	198,600	184,000
E-20	75	14	3	479,700	159,900	129,800
E-21	78	7	11	1,866,800	169,709	161,000
Total	3,513	1,409	607	\$93,802,206	\$154,534	\$150,000
West						
W-1	109	48	26	\$4,842,350	\$186,244	\$170,300
W-2	157	61	28	5,180,000	185,000	165,500
W-3	221	92	29	3,768,600	129,952	128,500
W-4	143	57	18	2,765,200	153,622	151,500
W-5	180	70	31	3,875,900	125,029	123,000
W-6	172	85	26	4,880,300	187,704	163,750
W-7	76	32	11	2,584,100	234,918	228,800
W-8	267	145	42	10,112,500	240,774	212,500
W-9	134	57	15	2,036,750	135,783	130,000
W-10	258	111	48	6,519,600	135,825	136,950
W-12	207	79	30	5,544,050	184,802	170,000
W-13	254	125	43	9,524,600	221,502	190,000
W-14	109	44	27	3,678,600	136,244	133,000
W-15	219	79	58	6,932,588	119,527	112,875
W-16	251	94	65	13,280,600	204,317	188,500
W-17	1	-	-	-	-	-
W-18	64	22	17	2,290,700	134,747	139,000
W-19	264	103	55	9,985,590	181,556	174,000
W-20	295	118	55	10,289,350	187,079	166,700
W-21	348	122	67	16,484,400	246,036	199,500
W-22	7	5	1	112,000	112,000	112,000
W-23	361	82	95	16,219,400	170,731	163,000
W-24	232	61	56	7,921,399	141,454	144,750
W-25	15	2	3	382,000	127,333	137,000
W-26	1	-	-	-	-	-
W-27	26	11	3	658,000	219,333	235,000
W-28	147	51	31	7,357,900	237,352	220,000
Total	4,518	1,756	880	\$157,226,477	\$178,666	\$161,500

January 1996 Continued

<u>Area</u>	<u>Listed</u>	<u>Re-Runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central						
C-1	270	131	53	\$10,488,000	\$197,887	\$161,500
C-2	176	98	20	5,124,700	256,235	194,400
C-3	146	78	18	5,315,620	295,312	158,000
C-4	275	154	45	14,102,850	313,397	264,000
C-6	41	20	8	2,164,900	270,613	269,500
C-7	127	55	32	6,468,800	202,150	202,500
C-8	174	92	28	4,216,200	150,579	140,500
C-9	101	63	11	7,902,000	718,364	620,000
C-10	138	66	16	6,119,500	382,469	258,500
C-11	68	28	12	2,077,900	173,158	174,000
C-12	127	71	12	7,692,800	641,067	495,900
C-13	111	57	14	3,103,000	221,643	197,500
C-14	183	63	20	7,069,200	353,460	286,500
C-15	232	117	41	9,439,150	230,223	201,500
Total	2,169	1,093	330	\$91,284,620	\$276,620	\$210,250
North						
N-1	216	109	31	\$9,320,900	\$300,674	\$260,000
N-2	243	109	38	9,532,080	250,844	241,500
N-3	297	144	37	10,792,888	291,700	230,000
N-4	115	47	19	4,685,800	246,621	249,000
N-5	44	19	5	1,083,500	216,700	190,000
N-6	134	53	20	4,212,000	210,600	178,000
N-7	145	49	37	7,273,650	196,585	190,000
N-8	219	111	25	7,211,990	288,480	242,000
N-10	116	46	19	4,828,100	254,111	193,800
N-11	306	134	45	11,555,280	256,784	254,000
N-12	60	26	7	2,293,000	327,571	278,000
N-13	37	10	6	1,098,500	183,083	161,250
N-14	62	25	7	1,713,900	244,843	195,000
N-15	62	25	12	2,048,500	170,708	162,750
N-16	65	20	6	974,400	162,400	157,450
N-17	177	40	31	3,796,050	122,453	114,000
N-18	61	14	16	2,702,400	168,900	158,750
N-19	77	26	16	2,281,300	142,581	128,700
N-20	12	3	1	271,000	271,000	271,000
N-21	15	8	4	540,000	135,000	140,000
N-22	23	4	6	893,000	148,833	157,000
N-23	80	23	10	1,611,500	161,150	146,000
N-24	39	14	7	633,500	90,500	83,000
Total	2,605	1,059	405	\$91,353,238	\$225,564	\$195,000
Grand Total	12,805	5,317	2,222	\$433,666,541	\$195,169	\$166,000

*Includes Reruns: East (1,409-40%) West (1,756-38%)
 Central (1,093-50%) North (1,059-40%)

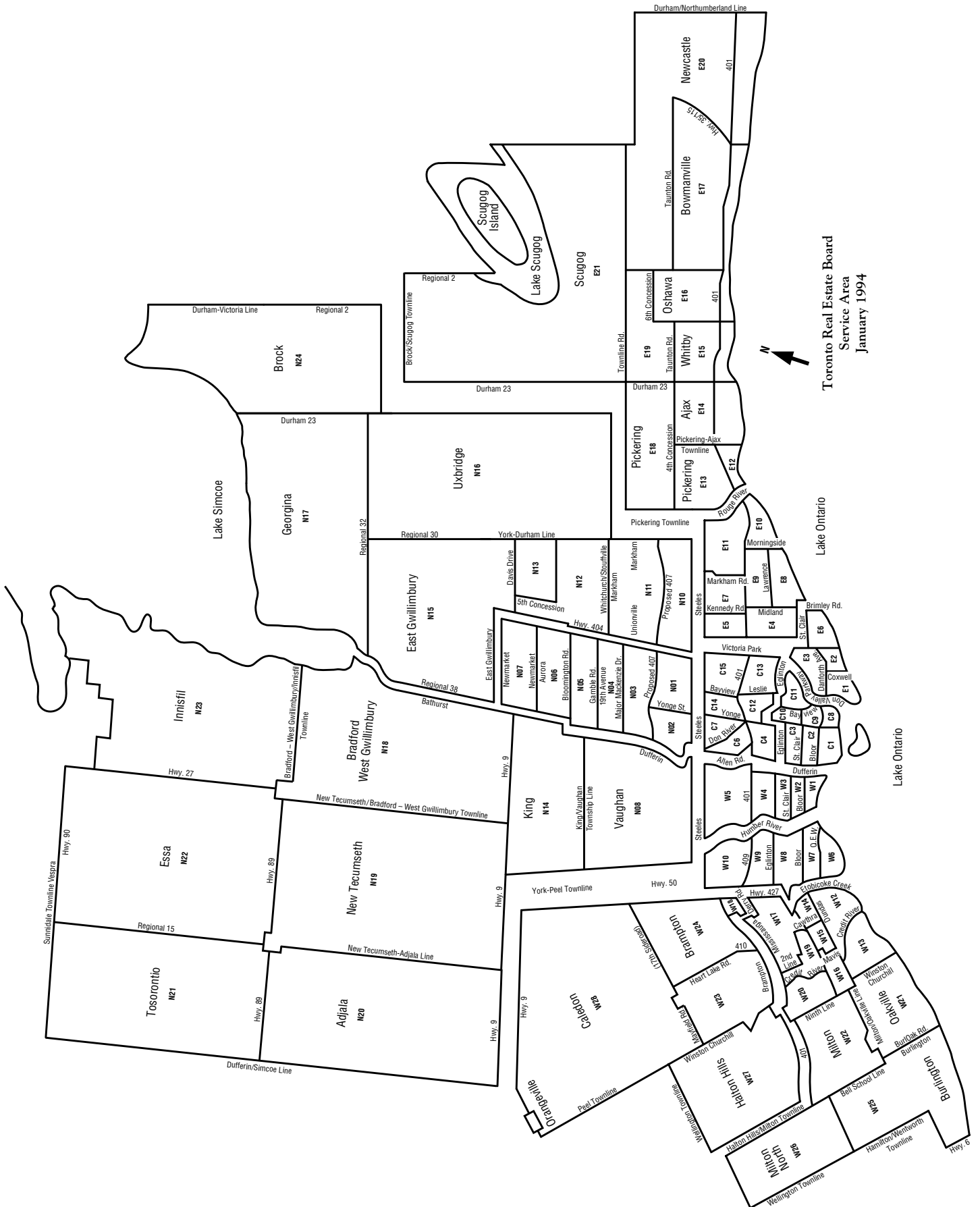
	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	65	95%
WEST	68	95%
CENTRAL	69	94%
NORTH	68	95%
TOTAL	67	95%

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

Market Watch

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096		183,272,930	16,517	
1964	13,895		241,218,500	17,370	
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995					
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April	3,831	3,204	843,090,243	220,071	212,541
May	4,514	3,785	982,479,781	217,652	212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September	4,560	3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November	4,060	3,295	838,187,466	206,450	197,999
December	2,823	2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996					
January	2,648	2,222	561,139,885	211,910	195,169
TOTAL	2,648	2,222	561,139,885	211,910	195,169

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



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