

Market Watch

For Media Inquiries: 443-8159
For All Other Inquiries: 443-8152

December 2002

2002 Best Year Ever For Sales

TORONTO — Monday, January 6, 2003.

In 2002, the Toronto resale Real Estate market put in its best year ever, with 74,759 homes being sold through the local MLS system, TREB President Ann Bosley reported today. "This figure is up about 10 per cent from the 67,612 level recorded in 2001, which was our previous record," The President said.

"Last year was especially good for potential home sellers, as prices rose to \$275,371, up 9 per cent from the \$251,508 recorded in 2001 and, before adjusting for inflation, to their highest level ever."

"Nevertheless, low interest rates and a strong labour market kept first-time buyers in the game, as evidenced by the surge in the condominium sector (apartments and townhouses), which in December amounted to 35 per cent of the total homes sold."

"Looking forward to 2003, there is nothing in the fundamentals of the local or national economy that suggests anything other than another strong year. While sales levels have eased off over the past few

months, and will probably continue to moderate into the Spring, this is only after a two year string of record-breaking performances."

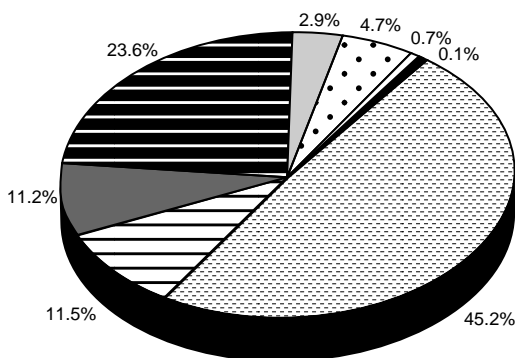
Breaking down the total, 1,381 sales were reported in TREB's 28 West districts and averaged \$248,163; 633 sales were reported in the 14 Central districts and averaged \$373,851; 690 sales were reported in the 23 North districts and averaged \$310,316; and 885 sales were reported in TREB's 21 East districts and averaged \$218,646. ■

NEIGHBOURHOOD CORNER

Mississauga

In Mississauga (W-12 to W-20) the latter half of this year saw prices climb 10 per cent to \$256,824 over the \$233,151 recorded for the whole of 2001. Average Days-on-Market in Mississauga was 34, as compared to a city-wide average of 38 days. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

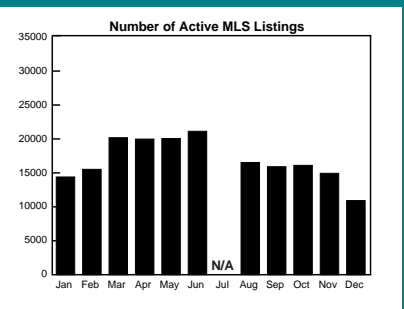
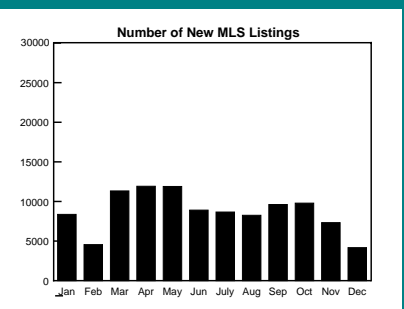
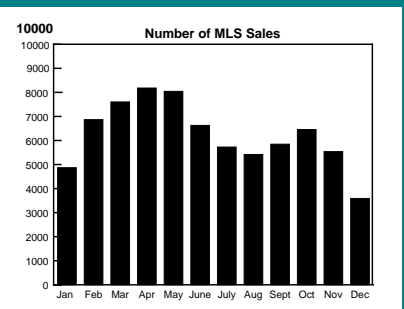


Dwelling Type	Sales	Median
Detached	1,625	\$291,000
Semi-Detached	413	\$242,500
Condo Townhouse	401	\$192,000
Condo Apt	849	\$185,000
Link	106	\$239,700
Att/Row/Twnhouse	168	\$228,000
Co-Op Apt	25	\$205,000
Det Condo	2	\$170,750

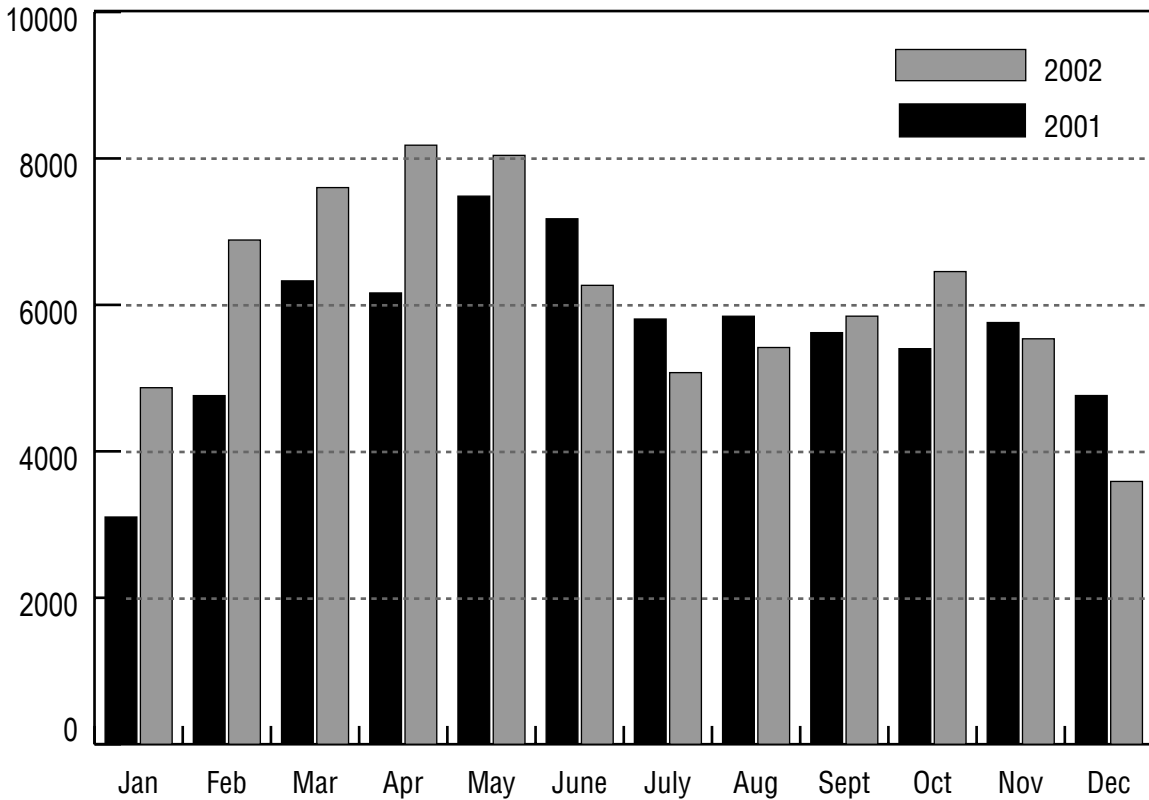
Housing Market Indicators

	December 2001	December 2002	% Change
Sales*	4,762	3,589	(-25%)
New Listings*	4,214	4,169	(-1%)
Active Listings*	N/A	10,923	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — DECEMBER

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
0 - \$90,000	23	0.6	9	1.1	6	1.5
\$90,001 - \$100,000	17	0.5	9	1.1	3	0.7
\$100,001 - \$110,000	22	0.6	14	1.7	4	1.0
\$110,001 - \$120,000	33	0.9	17	2.0	6	1.5
\$120,001 - \$130,000	84	2.3	49	5.8	16	4.0
\$130,001 - \$140,000	84	2.3	46	5.4	15	3.7
\$140,001 - \$150,000	116	3.2	63	7.4	23	5.7
\$150,001 - \$160,000	140	3.9	75	8.8	28	7.0
\$160,001 - \$170,000	138	3.8	62	7.3	30	7.5
\$170,001 - \$180,000	166	4.6	64	7.5	31	7.7
\$180,001 - \$190,000	164	4.6	62	7.3	34	8.5
\$190,001 - \$200,000	159	4.4	55	6.5	29	7.2
\$200,001 - \$225,000	406	11.3	112	13.2	69	17.2
\$225,001 - \$250,000	442	12.3	65	7.7	50	12.5
\$250,001 - \$300,000	646	18.0	68	8.0	35	8.7
\$300,001 - \$400,000	587	16.4	52	6.1	17	4.2
\$400,001 - \$500,000	172	4.8	12	1.4	3	0.7
\$500,001 - \$750,000	121	3.4	9	1.1	2	0.5
\$750,001 - \$1,000,000	34	0.9	5	0.6	-	-
\$1,000,001 - \$1,500,000	23	0.6	-	-	-	-
\$1,500,000 -	12	0.3	-	-	-	-
Total:	3,589	100	849	100	401	100

SINGLE-FAMILY RESIDENTIAL - DECEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	49	88	38	\$8,994,370	\$236,694	\$233,500	29	98
E02	33	60	26	\$8,731,395	\$335,823	\$283,000	20	99
E03	73	167	67	\$14,887,724	\$222,205	\$200,000	49	98
E04	49	97	39	\$8,112,200	\$208,005	\$230,000	31	98
E05	77	151	86	\$20,648,377	\$240,097	\$219,000	52	97
E06	23	58	16	\$4,197,888	\$262,368	\$231,500	56	96
E07	78	159	61	\$14,384,738	\$235,815	\$209,000	57	97
E08	59	150	48	\$10,646,900	\$221,810	\$218,500	34	97
E09	82	187	53	\$10,843,100	\$204,587	\$205,000	48	97
E10	30	90	22	\$6,066,998	\$275,773	\$268,000	44	97
E11	79	203	57	\$10,874,950	\$190,789	\$189,900	42	97
E12	12	29	18	\$4,300,600	\$238,922	\$227,000	40	96
E13	72	172	59	\$14,206,750	\$240,792	\$241,250	41	97
E14	63	152	50	\$11,455,900	\$229,118	\$219,750	51	98
E15	58	192	54	\$12,176,750	\$225,495	\$214,000	34	98
E16	101	258	111	\$17,312,390	\$155,967	\$154,000	45	97
E17	57	139	54	\$10,102,630	\$187,086	\$170,500	42	98
E18	3	13	-	-	-	-	-	-
E19	12	27	3	\$699,900	\$233,300	\$298,000	18	96
E20	7	41	9	\$1,626,500	\$180,722	\$160,000	47	96
E21	21	80	14	\$3,231,500	\$230,821	\$199,500	106	100
Total	1,038	2,513	885	\$193,501,560	\$218,646	\$206,500	44	97
West								
W01	13	48	16	\$4,701,600	\$293,850	\$260,050	52	95
W02	43	106	39	\$12,090,750	\$310,019	\$295,000	73	98
W03	71	139	46	\$9,873,000	\$214,630	\$210,000	20	97
W04	51	149	38	\$8,472,100	\$222,950	\$219,000	46	97
W05	67	206	48	\$9,004,900	\$187,602	\$161,750	49	96
W06	67	170	50	\$13,418,900	\$268,378	\$241,500	36	97
W07	14	34	17	\$5,242,200	\$308,365	\$307,500	31	98
W08	46	141	40	\$13,966,225	\$349,156	\$291,250	39	97
W09	26	74	31	\$7,817,700	\$252,184	\$202,500	55	96
W10	95	272	60	\$11,376,500	\$189,608	\$160,050	41	97
W12	49	133	52	\$14,244,950	\$273,941	\$241,000	43	97
W13	65	173	51	\$16,637,000	\$326,216	\$296,500	54	97
W14	39	87	32	\$7,373,000	\$230,406	\$227,000	21	97
W15	79	210	83	\$15,064,400	\$181,499	\$167,100	43	97
W16	48	111	51	\$13,868,746	\$271,936	\$242,000	41	97
W17	-	3	-	-	-	-	-	-
W18	34	84	22	\$4,474,500	\$203,386	\$217,250	50	97
W19	177	380	127	\$33,490,730	\$263,707	\$252,500	39	97
W20	132	276	119	\$29,405,315	\$247,103	\$239,900	37	97
W21	37	114	43	\$13,612,900	\$316,579	\$275,000	37	97
W22	7	29	3	\$681,000	\$227,000	\$264,000	32	98
W23	214	451	186	\$43,447,879	\$233,591	\$222,750	33	97
W24	157	381	122	\$26,218,290	\$214,904	\$210,000	38	98
W25	15	39	7	\$2,850,900	\$407,271	\$270,000	88	96
W26	-	4	-	-	-	-	-	-
W27	30	79	36	\$9,604,400	\$266,789	\$248,450	38	97
W28	37	129	31	\$9,535,600	\$307,600	\$300,000	66	96
W29	44	96	31	\$6,239,300	\$201,268	\$200,000	50	97
Total	1,657	4,118	1,381	\$342,712,785	\$248,163	\$230,000	41	97

SINGLE-FAMILY RESIDENTIAL CONTINUED - DECEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	148	442	116	\$30,993,500	\$267,185	\$227,450	47	98
C02	49	141	35	\$19,043,424	\$544,098	\$383,000	33	98
C03	34	95	31	\$16,308,300	\$526,074	\$503,000	52	98
C04	43	109	51	\$26,896,175	\$527,376	\$451,500	29	101
C06	10	34	12	\$4,594,800	\$382,900	\$356,500	40	96
C07	47	126	51	\$15,373,500	\$301,441	\$289,500	47	97
C08	73	222	59	\$15,868,100	\$268,951	\$243,000	25	97
C09	21	73	19	\$11,553,500	\$608,079	\$530,000	35	97
C10	16	55	38	\$24,770,000	\$651,842	\$384,500	40	98
C11	26	52	26	\$7,160,900	\$275,419	\$191,750	42	98
C12	23	103	15	\$13,373,000	\$891,533	\$975,000	43	95
C13	41	79	31	\$8,515,500	\$274,694	\$267,000	41	98
C14	112	296	97	\$26,515,450	\$273,355	\$235,000	46	97
C15	45	132	52	\$15,681,750	\$301,572	\$258,250	60	96
Total	688	1,959	633	\$236,647,899	\$373,851	\$284,000	42	98
North								
N01	35	100	32	\$9,810,250	\$306,570	\$263,650	39	98
N02	72	144	62	\$20,879,400	\$336,765	\$296,000	52	97
N03	76	234	85	\$28,875,145	\$339,708	\$283,000	48	98
N04	54	165	44	\$15,068,950	\$342,476	\$357,250	40	98
N05	21	49	17	\$5,720,500	\$336,500	\$325,000	43	97
N06	37	99	35	\$11,318,200	\$323,377	\$292,000	33	98
N07	44	107	51	\$13,434,400	\$263,420	\$242,000	41	98
N08	117	333	101	\$34,385,490	\$340,450	\$313,500	46	97
N10	38	99	38	\$12,139,798	\$319,468	\$303,500	33	98
N11	92	242	88	\$29,942,300	\$340,253	\$323,000	44	97
N12	10	51	5	\$2,509,000	\$501,800	\$435,000	38	98
N13	4	25	5	\$2,321,500	\$464,300	\$576,000	80	99
N14	20	63	6	\$2,584,000	\$430,667	\$337,000	36	96
N15	15	44	11	\$2,762,000	\$251,091	\$262,500	33	96
N16	18	55	8	\$2,106,500	\$263,313	\$219,000	68	97
N17	37	151	37	\$7,320,170	\$197,842	\$192,000	52	96
N18	13	56	16	\$3,740,500	\$233,781	\$222,500	60	98
N19	22	91	20	\$4,252,000	\$212,600	\$189,500	60	96
N20	7	19	3	\$800,000	\$266,667	\$465,000	94	88
N21	2	13	1	\$122,000	\$122,000	\$122,000	140	95
N22	11	30	5	\$1,077,700	\$215,540	\$203,000	94	98
N23	31	110	11	\$1,728,000	\$157,091	\$143,000	46	95
N24	10	53	9	\$1,220,500	\$135,611	\$126,000	67	95
Total	786	2,333	690	\$214,118,303	\$310,316	\$285,000	57	97
Grand Total								
Total	4,169	10,923	3,589	\$986,980,547	\$275,002	\$239,900	45	97

FIVE MONTH SINGLE-FAMILY - JULY TO DECEMBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	1,291	386	\$102,041,653	\$264,357	\$248,900	27	99
E02	1,139	323	\$110,433,682	\$341,900	\$299,000	20	99
E03	2,240	664	\$157,544,993	\$237,267	\$227,000	43	98
E04	1,170	384	\$78,465,427	\$204,337	\$211,500	31	97
E05	1,880	597	\$146,099,079	\$244,722	\$230,500	50	97
E06	806	221	\$58,074,782	\$262,782	\$235,000	32	97
E07	1,906	620	\$148,041,774	\$238,777	\$231,750	42	97
E08	1,502	424	\$97,071,505	\$228,942	\$225,250	35	97
E09	1,477	460	\$95,310,151	\$207,196	\$210,000	40	96
E10	893	244	\$65,657,686	\$269,089	\$258,250	39	97
E11	1,705	461	\$92,790,074	\$201,280	\$194,000	41	97
E12	365	94	\$20,650,250	\$219,684	\$208,500	35	97
E13	1,759	513	\$121,496,914	\$236,836	\$235,000	40	99
E14	1,948	559	\$126,444,238	\$226,197	\$216,000	35	98
E15	2,016	595	\$132,859,335	\$223,293	\$215,000	35	98
E16	2,921	969	\$154,746,140	\$159,697	\$153,900	35	97
E17	1,352	420	\$78,430,705	\$186,740	\$174,950	36	98
E18	102	16	\$6,513,500	\$407,094	\$332,500	80	95
E19	235	62	\$16,017,213	\$258,342	\$258,000	40	97
E20	335	94	\$20,525,750	\$218,359	\$192,000	42	97
E21	579	150	\$32,055,430	\$213,703	\$197,500	52	97
Total	27,621	8,256	\$1,861,270,281	\$225,445	\$214,500	38	98
West							
W01	659	204	\$67,101,773	\$328,930	\$292,250	28	98
W02	1,059	313	\$93,830,314	\$299,777	\$275,000	37	98
W03	1,264	346	\$73,148,060	\$211,411	\$208,000	37	96
W04	1,221	354	\$79,378,637	\$224,233	\$221,250	42	96
W05	1,567	447	\$89,730,486	\$200,739	\$215,000	41	96
W06	1,426	395	\$108,751,712	\$275,321	\$254,500	37	97
W07	572	187	\$64,073,405	\$342,639	\$329,000	29	98
W08	1,740	473	\$178,903,238	\$378,231	\$314,000	34	97
W09	821	232	\$52,546,000	\$226,491	\$224,500	39	96
W10	1,937	536	\$107,406,499	\$200,385	\$188,750	24	97
W12	1,374	401	\$116,009,600	\$289,301	\$250,000	38	97
W13	1,530	414	\$139,102,409	\$335,996	\$254,000	38	97
W14	964	283	\$64,441,570	\$227,709	\$221,000	34	97
W15	2,302	713	\$133,593,624	\$187,368	\$173,000	40	97
W16	1,546	475	\$128,364,616	\$270,241	\$247,000	32	97
W17	9	-	-	-	-	-	-
W18	698	204	\$41,548,200	\$203,668	\$218,000	31	97
W19	3,866	1,127	\$304,692,051	\$270,357	\$257,900	35	97
W20	3,536	1,080	\$278,550,701	\$257,917	\$243,000	25	98
W21	2,723	324	\$106,224,129	\$327,852	\$277,000	39	97
W22	372	47	\$12,242,200	\$260,472	\$235,900	38	97
W23	5,098	1,634	\$378,078,470	\$231,382	\$220,000	38	97
W24	3,614	1,119	\$251,805,578	\$225,027	\$217,000	38	97
W25	440	64	\$16,575,700	\$258,995	\$212,750	54	97
W26	43	4	\$1,462,000	\$365,500	\$311,000	63	98
W27	988	352	\$88,054,299	\$250,154	\$234,750	38	97
W28	1,075	341	\$108,805,585	\$319,078	\$279,900	48	99
W29	800	246	\$48,949,550	\$198,982	\$185,900	39	98
Total	43,244	12,315	\$3,133,370,406	\$254,435	\$233,000	36	97

FIVE MONTH SINGLE-FAMILY CONTINUED - JULY TO DECEMBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	3,564	1,003	\$271,206,279	\$270,395	\$236,500	38	98
C02	1,214	336	\$151,527,278	\$450,974	\$346,100	33	98
C03	871	231	\$138,867,368	\$601,157	\$448,000	36	97
C04	1,608	459	\$235,643,957	\$513,386	\$460,000	33	100
C06	332	97	\$37,204,100	\$383,547	\$345,500	34	97
C07	1,221	371	\$111,050,568	\$299,328	\$280,000	36	97
C08	1,825	517	\$133,808,703	\$258,818	\$225,000	33	99
C09	567	144	\$98,437,600	\$683,594	\$490,000	35	97
C10	1,002	318	\$163,749,435	\$514,935	\$390,000	25	99
C11	712	213	\$70,603,743	\$331,473	\$290,000	30	99
C12	794	166	\$142,421,690	\$857,962	\$689,500	42	95
C13	833	255	\$74,573,399	\$292,445	\$282,000	34	98
C14	2,135	657	\$207,206,651	\$315,383	\$262,000	39	97
C15	1,749	545	\$162,562,428	\$298,280	\$257,500	52	100
Total	18,427	5,312	\$1,998,863,199	\$376,292	\$288,750	37	98
North							
N01	1,097	327	\$116,059,809	\$354,923	\$308,000	36	97
N02	1,523	474	\$162,594,269	\$343,026	\$307,250	40	97
N03	2,333	680	\$232,399,812	\$341,764	\$285,750	43	97
N04	1,539	419	\$148,634,596	\$354,737	\$345,000	39	98
N05	480	152	\$52,239,600	\$343,682	\$325,000	39	97
N06	1,083	338	\$104,129,313	\$308,075	\$259,900	34	98
N07	1,426	485	\$125,308,270	\$258,368	\$240,500	31	98
N08	2,880	861	\$281,850,578	\$327,353	\$310,000	39	98
N10	1,393	443	\$141,021,806	\$318,334	\$302,000	36	97
N11	2,503	766	\$258,934,111	\$338,034	\$312,400	44	98
N12	326	91	\$32,500,200	\$357,145	\$296,000	53	96
N13	182	45	\$20,422,000	\$453,822	\$380,000	61	97
N14	394	84	\$41,671,900	\$496,094	\$432,500	51	96
N15	353	99	\$26,789,550	\$270,602	\$230,250	45	97
N16	373	102	\$27,303,900	\$267,685	\$253,250	60	97
N17	1,323	401	\$76,119,145	\$189,823	\$172,900	42	97
N18	533	174	\$38,968,278	\$223,956	\$205,000	101	98
N19	630	192	\$38,809,250	\$202,132	\$184,000	50	97
N20	109	27	\$8,203,500	\$303,833	\$293,000	89	95
N21	126	34	\$7,276,800	\$214,024	\$208,250	68	97
N22	259	76	\$14,060,550	\$185,007	\$168,000	65	97
N23	713	199	\$36,562,940	\$183,733	\$173,000	39	101
N24	345	89	\$15,097,500	\$169,635	\$159,000	67	96
Total	21,923	6,558	\$2,006,957,677	\$306,032	\$278,000	43	97
Grand Total	111,215	32,441	\$9,000,461,563	\$277,441	\$240,000	38	98

SINGLE-FAMILY WEST BREAKDOWN - DECEMBER 2002

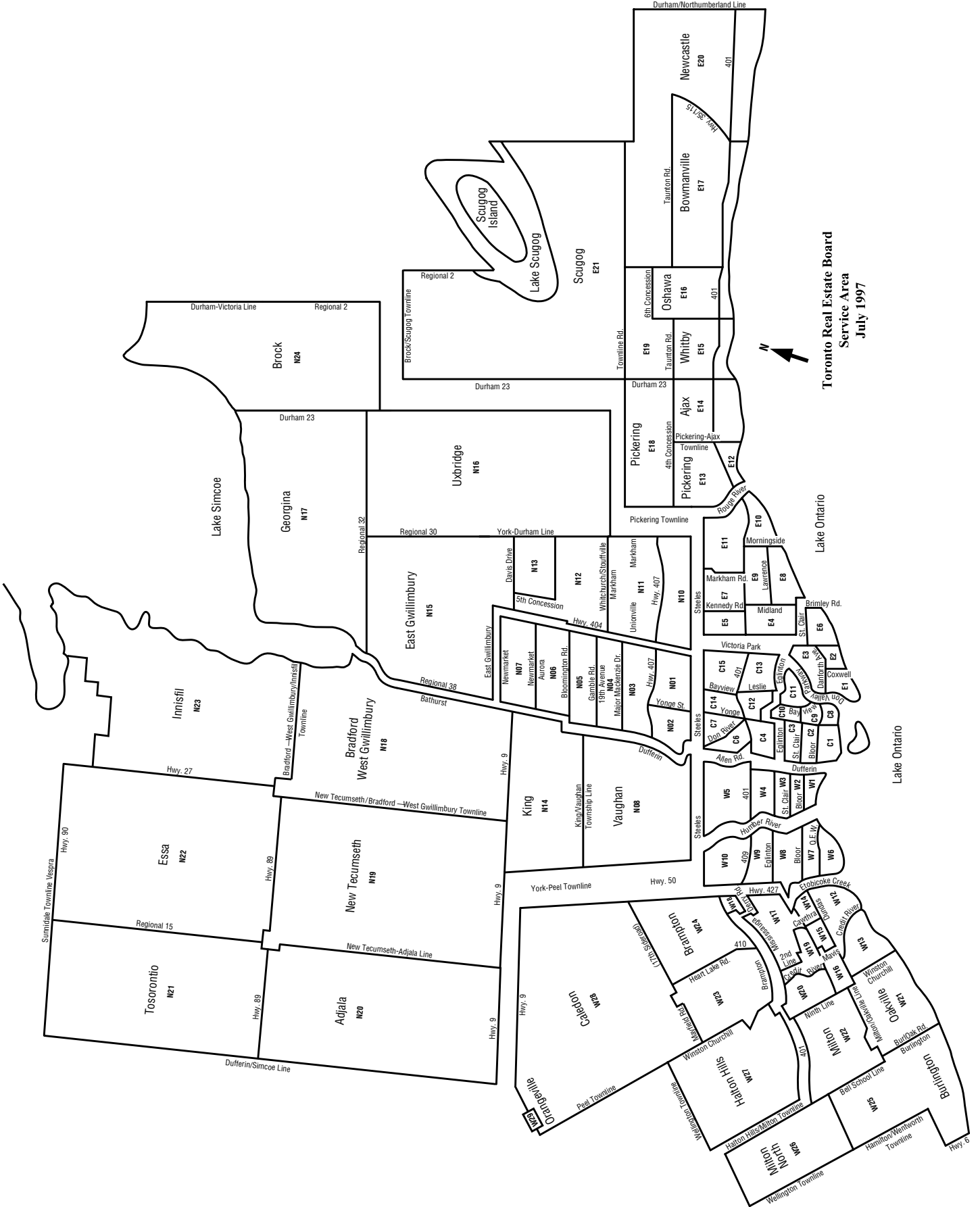
Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	6	\$389,750	\$369,000	4	\$299,500	\$284,500	5	\$198,820	\$184,000	-	-	-
W02	10	\$425,740	\$415,450	25	\$276,334	\$275,990	1	\$295,000	\$295,000	-	-	-
W03	28	\$224,161	\$218,250	8	\$227,688	\$216,500	8	\$174,750	\$194,500	-	-	-
W04	18	\$292,417	\$281,250	3	\$256,500	\$265,000	14	\$129,043	\$127,750	-	-	-
W05	10	\$286,700	\$296,500	8	\$250,238	\$246,000	16	\$121,938	\$127,500	-	-	-
W06	24	\$268,471	\$241,500	2	\$229,900	\$229,900	17	\$236,788	\$228,000	-	-	-
W07	13	\$339,092	\$318,000	-	-	-	3	\$164,667	\$194,000	-	-	-
W08	19	\$496,691	\$385,000	1	\$268,000	\$268,000	15	\$216,207	\$197,500	-	-	-
W09	12	\$438,225	\$336,950	1	\$247,000	\$247,000	18	\$128,444	\$114,500	-	-	-
W10	22	\$262,905	\$254,000	1	\$254,000	\$254,000	30	\$141,500	\$143,250	1	\$215,000	\$215,000
W12	23	\$361,904	\$282,000	4	\$249,875	\$251,500	15	\$185,360	\$185,000	-	-	-
W13	28	\$436,554	\$411,750	2	\$212,500	\$212,500	7	\$142,000	\$160,000	-	-	-
W14	11	\$324,273	\$330,000	2	\$254,000	\$254,000	6	\$128,083	\$125,500	2	\$256,000	\$256,000
W15	4	\$291,950	\$288,900	9	\$263,767	\$264,900	59	\$160,436	\$155,000	-	-	-
W16	25	\$356,694	\$325,000	3	\$229,167	\$242,000	1	\$152,000	\$152,000	2	\$229,694	\$229,694
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	8	\$219,563	\$228,000	8	\$224,938	\$229,000	2	\$133,500	\$133,500	-	-	-
W19	48	\$337,691	\$333,500	22	\$252,254	\$255,700	20	\$189,870	\$175,500	-	-	-
W20	43	\$311,174	\$323,000	30	\$241,294	\$243,250	8	\$160,863	\$149,750	1	\$249,900	\$249,900
W21	25	\$381,476	\$328,000	4	\$214,000	\$214,500	1	\$202,000	\$202,000	1	\$275,000	\$275,000
W22	2	\$238,000	\$238,000	1	\$205,000	\$205,000	-	-	-	-	-	-
W23	99	\$265,884	\$250,000	36	\$209,481	\$214,500	5	\$169,380	\$167,900	4	\$221,975	\$219,000
W24	48	\$263,535	\$269,250	31	\$220,906	\$227,000	14	\$140,429	\$132,000	-	-	-
W25	5	\$494,580	\$270,000	-	-	-	2	\$189,000	\$189,000	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	29	\$289,772	\$280,500	-	-	-	-	-	-	-	-	-
W28	26	\$324,115	\$312,000	3	\$210,933	\$225,000	-	-	-	1	\$248,800	\$248,800
W29	23	\$221,926	\$213,000	3	\$151,000	\$155,000	1	\$140,000	\$140,000	-	-	-

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	-	-	-	-	-	-	-	-	-	1	\$171,000	\$171,000
W02	1	\$183,500	\$183,500	-	-	-	-	-	-	2	\$223,250	\$223,250
W03	-	-	-	-	-	-	-	-	-	2	\$188,500	\$188,500
W04	3	\$210,833	\$231,500	-	-	-	-	-	-	-	-	-
W05	12	\$170,625	\$161,750	-	-	-	2	\$68,750	\$68,750	-	-	-
W06	2	\$313,000	\$313,000	-	-	-	2	\$462,500	\$462,500	3	\$313,133	\$342,500
W07	-	-	-	-	-	-	-	-	-	1	\$340,000	\$340,000
W08	3	\$211,667	\$280,000	-	-	-	2	\$191,500	\$191,500	-	-	-
W09	-	-	-	-	-	-	-	-	-	-	-	-
W10	5	\$157,720	\$160,100	-	-	-	1	\$90,000	\$90,000	-	-	-
W12	10	\$214,125	\$216,000	-	-	-	-	-	-	-	-	-
W13	12	\$215,875	\$179,250	-	-	-	-	-	-	2	\$202,000	\$202,000
W14	11	\$183,409	\$218,000	-	-	-	-	-	-	-	-	-
W15	11	\$187,000	\$185,000	-	-	-	-	-	-	-	-	-
W16	20	\$182,625	\$176,500	-	-	-	-	-	-	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	4	\$162,875	\$141,250	-	-	-	-	-	-	-	-	-
W19	31	\$214,985	\$219,000	-	-	-	2	\$149,500	\$149,500	4	\$242,750	\$245,000
W20	35	\$194,177	\$188,000	-	-	-	-	-	-	2	\$226,500	\$226,500
W21	4	\$197,000	\$185,000	-	-	-	-	-	-	8	\$244,375	\$235,250
W22	-	-	-	-	-	-	-	-	-	-	-	-
W23	22	\$179,514	\$183,000	-	-	-	1	\$205,000	\$205,000	19	\$194,474	\$195,000
W24	21	\$150,785	\$147,000	-	-	-	-	-	-	8	\$198,500	\$194,250
W25	-	-	-	-	-	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	5	\$158,900	\$135,000	-	-	-	-	-	-	2	\$203,250	\$203,250
W28	-	-	-	-	-	-	-	-	-	1	\$227,000	\$227,000
W29	3	\$129,333	\$138,500	-	-	-	-	-	-	1	\$154,000	\$154,000

(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
1966	13,428	\$21,360	2002		
1967	12,432	24,078	January	4,869	\$262,919
1968	12,245	26,732	February	6,866	270,883
1969	12,493	28,929	March	7,602	274,874
1970	10,498	29,492	April	8,181	277,664
1971	13,085	30,426	May	8,042	278,323
1972	14,613	32,513	June	6,627	278,698
1973	16,335	40,605	July	5,727	274,348
1974	17,318	52,806	August	5,418	266,154
1975	22,020	57,581	September	5,846	282,765
1976	19,025	61,389	October	6,455	279,771
1977	20,512	64,559	November	5,537	285,323
1978	21,184	67,333	December	3,589	275,002
1979	23,466	70,830	Total**	74,759	\$275,371
1980	26,017	75,694			
1981	29,625	90,203			
1982	25,336	95,496			
1983	30,046	101,626			
1984	31,905	102,318			
1985	45,509	109,094			
1986	52,919	138,925			
1987	43,475	189,105			
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					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
Total	67,612	251,508			

* 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.



Toronto Real Estate Board
Service Area
July 1997

"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."