

Banner Year as November Breaks Record

TORONTO — Thursday December 4, 2003.

With November continuing a record breaking streak for a sixth consecutive month, 2003 will be the best year ever for the Toronto real estate market, TREB President Cynthia Lai announced today.

"With residential sales reaching 74,764, the 11 month total is already above the 74,759 sales recorded in all of 2002," the President said. "By the end of December, we should be up five per cent over last year's figure, and closing in on the 80,000 sale mark. It will be a truly remarkable end to a remarkable year."

Sales for November reached 5,847, besting the previous record November (November 2002, with 5,537 sales) by about six per cent.

Breaking down the total, 2,207 sales were reported in TREB's 28 West districts and averaged \$282,696; 1,006 sales were reported in the 14 Central districts and averaged \$407,632; 1,134 sales were reported

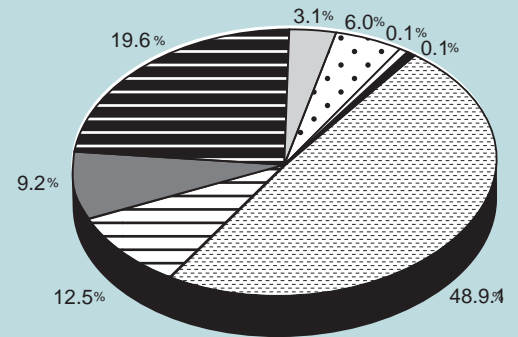
in the 23 North districts and averaged \$321,582; and 1,500 sales were reported in TREB's 21 East districts and averaged \$243,244. ■

NEIGHBOURHOOD CORNER

South Markham (N-10)

For the first eleven months of the year, the South half of Markham (N-10, from Hwy. 407 to Steeles, and Hwy. 404 to the Pickering Town Line) has seen 864 sales of single family dwellings, down 11 per cent from the same period in 2002. The average price for the January to November 2003 period is \$331,484, up six per cent from the \$311,524 recording during the same time last year. Of homes sold in this area, the vast majority were either Detached (361 sales) or Link (458). The 2003 average price for the former was \$392,947, and for the latter: \$290,977. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



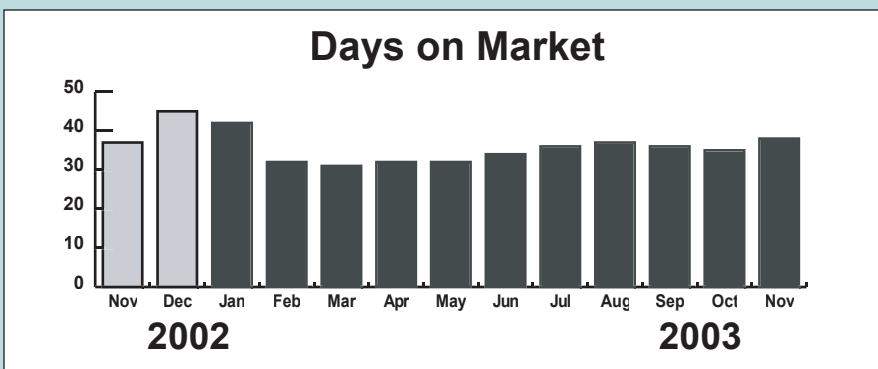
Dwelling Type	Sales	%	Median
Detached	2,859	97	\$317,000
Semi-Detached	734	98	\$255,950
Condo Townhouse	536	97	\$200,650
Condo Apt	1,148	97	\$186,000
Link	183	98	\$240,000
Att/Row/Twnhouse	352	98	\$243,250
Co-op Apt	30	97	\$159,500
Det Condo	5	97	\$246,000

Housing Market Indicators

	Nov. 2002	Nov. 2003	%Change
Sales	5,537	5,847	(+6%)
New Listings	7,328	8,632	(+18%)
Active Listings*	14,937	17,827	(+19%)

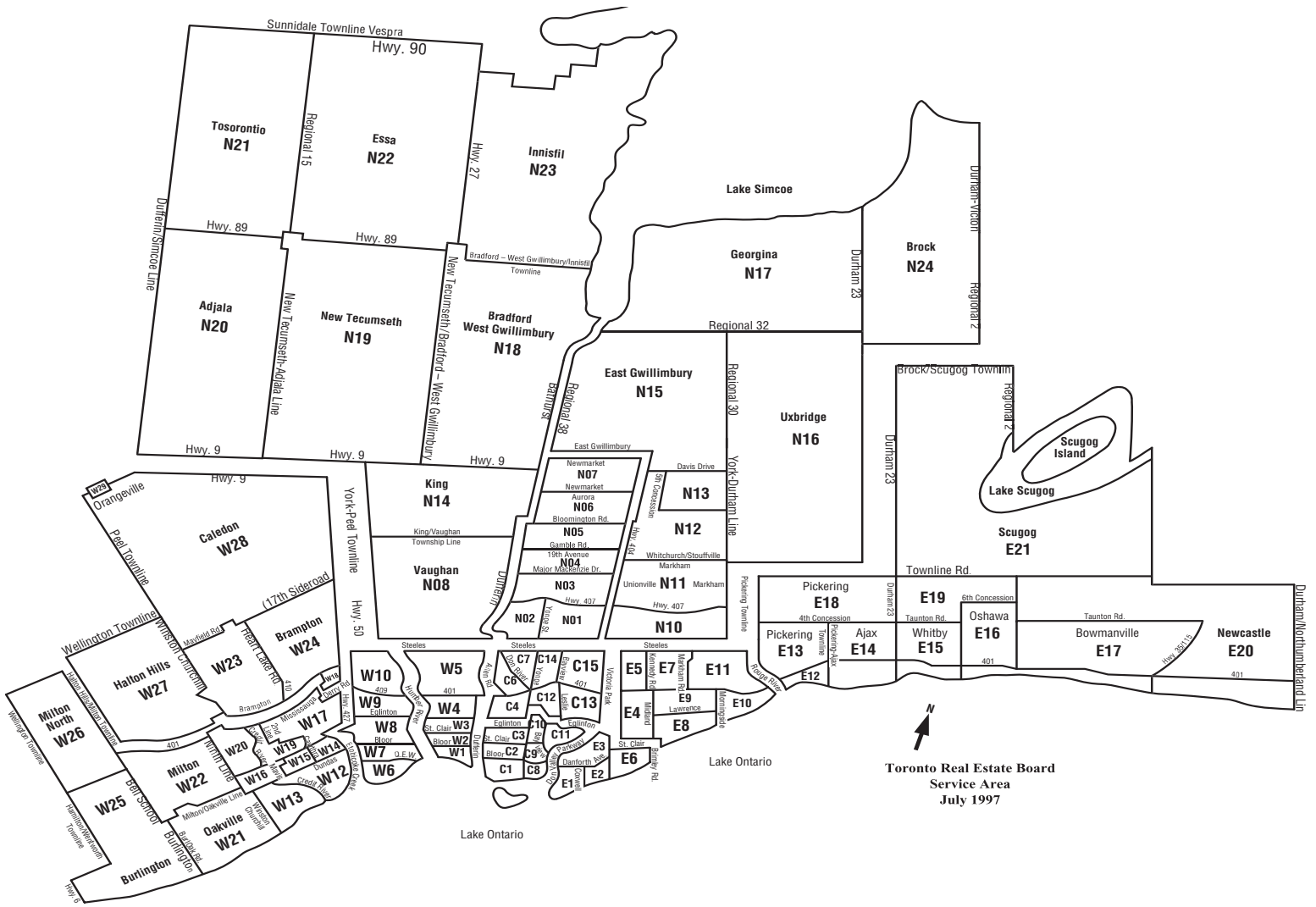
* All figures for single-family dwellings.

DAYS ON MARKET



In November, days-on-market was 38. This figure tends to fluctuate seasonally, rising near Christmas and at the start of the new year.

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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - November 2003

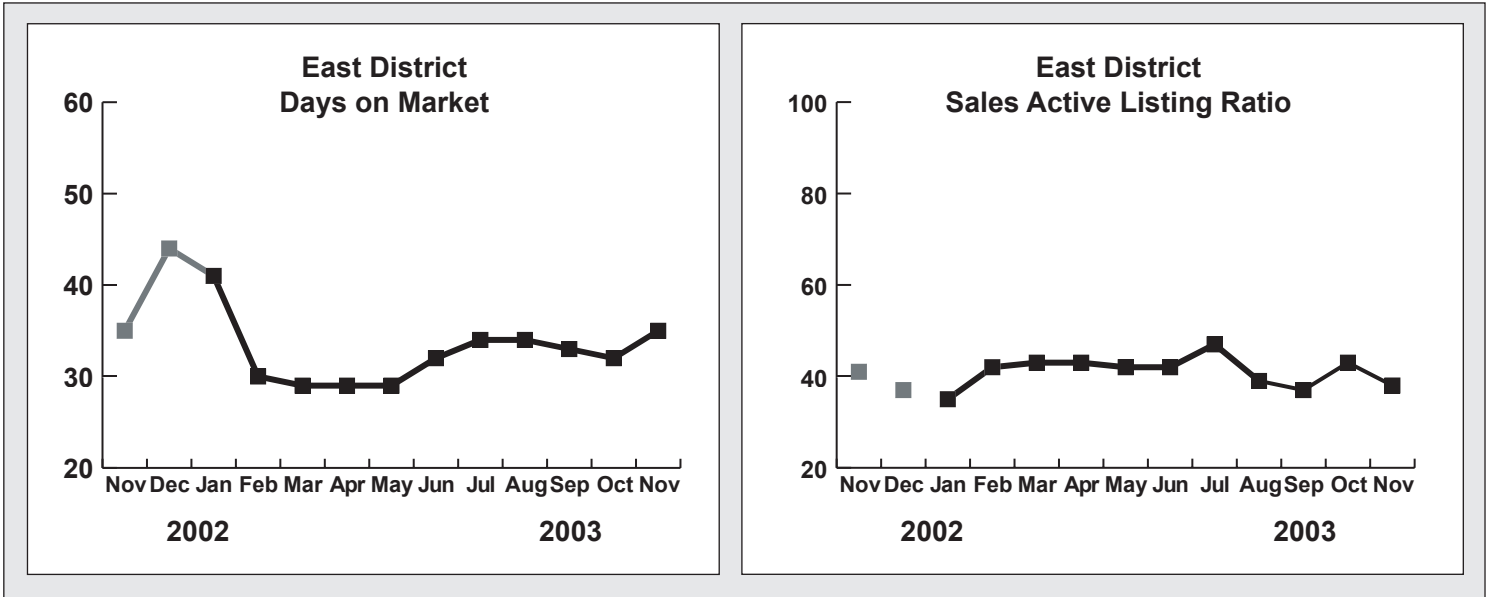
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	26	0.4	6	0.5	10	1.9
\$90,001 - \$100,000	16	0.3	10	0.9	1	0.2
\$100,001 - \$110,000	24	0.4	12	1.0	4	0.7
\$110,001 - \$120,000	39	0.7	21	1.8	7	1.3
\$120,001 - \$130,000	66	1.1	38	3.3	12	2.2
\$130,001 - \$140,000	105	1.8	52	4.5	20	3.7
\$140,001 - \$150,000	145	2.5	90	7.9	21	3.9
\$150,001 - \$160,000	192	3.3	92	8.0	33	6.2
\$160,001 - \$170,000	223	3.8	114	10.0	42	7.8
\$170,001 - \$180,000	199	3.4	90	7.9	40	7.5
\$180,001 - \$190,000	229	3.9	100	8.7	41	7.6
\$190,001 - \$200,000	194	3.3	65	5.7	36	6.7
\$200,001 - \$225,000	539	9.2	146	12.8	83	15.5
\$225,001 - \$250,000	687	11.7	99	8.6	93	17.4
\$250,001 - \$300,000	1,175	20.1	93	8.1	61	11.4
\$300,001 - \$400,000	1,147	19.6	76	6.6	22	4.1
\$400,001 - \$500,000	398	6.8	17	1.5	4	0.7
\$500,001 - \$750,000	304	5.2	19	1.7	4	0.7
\$750,001 - \$1,000,000	72	1.2	5	0.4	2	0.4
\$1,000,001 - \$1,500,000	39	0.7	-	-	-	-
\$1,500,000 -	28	0.5	-	-	-	-
Total:	5,847	100	1,148	100	536	100

Current Month: November 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	146	114	78	\$22,757,162	\$291,758	\$271,050	24	99
E02	127	89	57	\$22,789,050	\$399,808	\$335,000	19	99
E03	307	175	130	\$31,243,205	\$240,332	\$236,750	29	98
E04	211	112	66	\$15,228,500	\$230,735	\$238,500	33	97
E05	301	139	90	\$23,618,758	\$262,431	\$252,245	39	97
E06	125	78	54	\$15,667,112	\$290,132	\$257,500	29	97
E07	325	155	86	\$21,399,000	\$248,826	\$240,450	45	97
E08	289	143	72	\$17,610,000	\$244,583	\$243,500	37	97
E09	335	139	68	\$14,365,038	\$211,251	\$189,500	41	98
E10	115	54	38	\$11,404,950	\$300,130	\$302,450	37	97
E11	329	160	87	\$19,513,979	\$224,299	\$227,000	44	98
E12	42	25	14	\$3,165,900	\$226,136	\$218,000	26	97
E13	193	122	90	\$22,812,100	\$253,468	\$250,000	34	98
E14	218	125	114	\$28,309,150	\$248,326	\$240,500	31	98
E15	192	122	115	\$27,801,770	\$241,755	\$237,000	30	98
E16	368	239	205	\$35,128,842	\$171,360	\$163,500	34	98
E17	151	88	71	\$14,278,940	\$201,112	\$195,500	36	98
E18	19	5	7	\$3,166,000	\$452,286	\$482,000	83	96
E19	37	19	17	\$4,753,400	\$279,612	\$252,000	32	98
E20	67	31	15	\$3,309,035	\$220,602	\$192,000	67	97
E21	90	34	26	\$6,544,300	\$251,704	\$235,750	65	97
Total	3,987	2,168	1,500	\$364,866,191	\$243,244	\$230,450	35	98

Year-to-Date: January to November 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,442	865	\$245,151,992	\$283,413	\$262,000	23	100
E02	1,443	831	\$302,508,594	\$364,030	\$320,000	18	100
E03	2,413	1,377	\$357,551,891	\$259,660	\$249,000	28	99
E04	1,499	922	\$207,692,780	\$225,263	\$232,500	32	97
E05	1,956	1,170	\$301,172,238	\$257,412	\$245,000	34	97
E06	1,018	555	\$160,082,268	\$288,437	\$248,000	24	98
E07	2,069	1,235	\$309,198,852	\$250,363	\$245,000	33	97
E08	1,741	963	\$231,023,950	\$239,900	\$238,000	32	97
E09	1,868	993	\$214,251,407	\$215,762	\$212,000	37	98
E10	1,024	668	\$187,671,908	\$280,946	\$273,000	33	98
E11	1,966	1,147	\$251,061,013	\$218,885	\$218,000	35	98
E12	405	253	\$59,019,077	\$233,277	\$226,000	28	98
E13	1,833	1,198	\$308,538,345	\$257,545	\$252,000	32	99
E14	2,108	1,425	\$338,373,930	\$237,455	\$230,000	32	98
E15	2,018	1,477	\$353,214,078	\$239,143	\$233,000	35	98
E16	3,200	2,281	\$387,679,980	\$169,961	\$163,000	34	98
E17	1,462	1,091	\$214,678,823	\$196,773	\$185,000	34	98
E18	109	33	\$14,293,750	\$433,144	\$440,000	59	96
E19	351	213	\$59,976,962	\$281,582	\$257,500	38	98
E20	368	198	\$47,471,435	\$239,755	\$225,000	45	97
E21	563	355	\$84,930,098	\$239,240	\$219,900	46	97
Total	30,856	19,250	\$4,635,543,371	\$240,807	\$228,000	32	98



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	43	15	\$339,813	\$319,000	34.9	100	E01	64	52	\$287,821	\$264,900	81.3	99
E02	48	25	\$498,980	\$379,900	52.1	98	E02	43	23	\$324,880	\$305,900	53.5	100
E03	134	60	\$289,634	\$272,500	44.8	98	E03	52	25	\$252,482	\$249,000	48.1	98
E04	75	32	\$280,716	\$274,000	42.7	98	E04	20	3	\$265,500	\$280,000	15.0	97
E05	70	27	\$358,406	\$348,000	38.6	97	E05	17	6	\$286,367	\$271,600	35.3	97
E06	101	40	\$315,333	\$290,000	39.6	97	E06	19	6	\$222,500	\$230,000	31.6	97
E07	103	31	\$328,481	\$319,300	30.1	97	E07	22	6	\$266,300	\$248,500	27.3	95
E08	137	41	\$300,723	\$262,500	29.9	97	E08	5	2	\$209,500	\$209,500	40.0	98
E09	88	21	\$280,276	\$264,000	23.9	98	E09	6	1	\$235,000	\$235,000	16.7	98
E10	82	30	\$324,593	\$317,550	36.6	97	E10	8	2	\$253,500	\$253,500	25.0	98
E11	108	25	\$260,076	\$258,000	23.2	96	E11	36	14	\$245,429	\$246,000	38.9	97
E12	33	7	\$260,843	\$295,000	21.2	97	E12	2	2	\$210,000	\$210,000	100.0	98
E13	113	46	\$299,289	\$278,950	40.7	97	E13	14	14	\$223,743	\$222,500	100.0	99
E14	156	84	\$268,782	\$257,750	53.9	98	E14	10	5	\$222,180	\$217,000	50.0	98
E15	131	68	\$271,617	\$269,810	51.9	98	E15	7	6	\$196,833	\$192,000	85.7	98
E16	235	125	\$190,471	\$178,500	53.2	98	E16	45	35	\$150,189	\$152,000	77.8	98
E17	94	30	\$238,261	\$222,125	31.9	97	E17	3	3	\$153,500	\$155,000	100.0	97
E18	19	7	\$452,286	\$482,000	36.8	96	E18	-	-	-	-	-	-
E19	34	13	\$300,385	\$259,000	38.2	98	E19	-	-	-	-	-	-
E20	64	11	\$236,458	\$218,900	17.2	97	E20	-	-	-	-	-	-
E21	90	26	\$251,704	\$235,750	28.9	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	7	4	\$253,162	\$253,500	57.1	98	E01	-	-	-	-	-	-
E02	21	5	\$260,060	\$285,000	23.8	98	E02	-	-	-	-	-	-
E03	97	40	\$165,503	\$156,600	41.2	97	E03	1	-	-	-	-	-
E04	94	21	\$152,462	\$148,500	22.3	97	E04	-	-	-	-	-	-
E05	156	33	\$202,176	\$193,000	21.2	96	E05	11	4	\$274,375	\$272,000	36.4	98
E06	4	6	\$191,817	\$189,450	150.0	98	E06	-	-	-	-	-	-
E07	153	30	\$168,233	\$172,500	19.6	96	E07	20	7	\$266,043	\$260,000	35.0	97
E08	103	16	\$154,663	\$158,500	15.5	97	E08	3	-	-	-	-	-
E09	206	30	\$180,971	\$185,000	14.6	97	E09	-	1	\$274,000	\$274,000	-	99
E10	8	2	\$157,375	\$157,375	25.0	98	E10	2	1	\$206,000	\$206,000	50.0	94
E11	101	18	\$162,161	\$157,250	17.8	104	E11	11	3	\$262,000	\$240,000	27.3	97
E12	1	2	\$135,750	\$135,750	200.0	96	E12	1	1	\$233,000	\$233,000	100.0	97
E13	24	10	\$190,540	\$169,500	41.7	98	E13	4	3	\$226,667	\$220,000	75.0	97
E14	17	6	\$161,250	\$155,500	35.3	96	E14	4	4	\$199,975	\$201,500	100.0	98
E15	7	7	\$174,129	\$155,000	100.0	97	E15	22	19	\$219,947	\$216,000	86.4	98
E16	13	3	\$125,383	\$127,000	23.1	95	E16	11	14	\$177,079	\$174,450	127.3	99
E17	2	1	\$135,000	\$135,000	50.0	96	E17	39	19	\$195,311	\$197,000	48.7	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	3	\$220,467	\$219,000	100.0	99
E20	-	-	-	-	-	-	E20	3	4	\$177,000	\$173,500	133.3	99
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

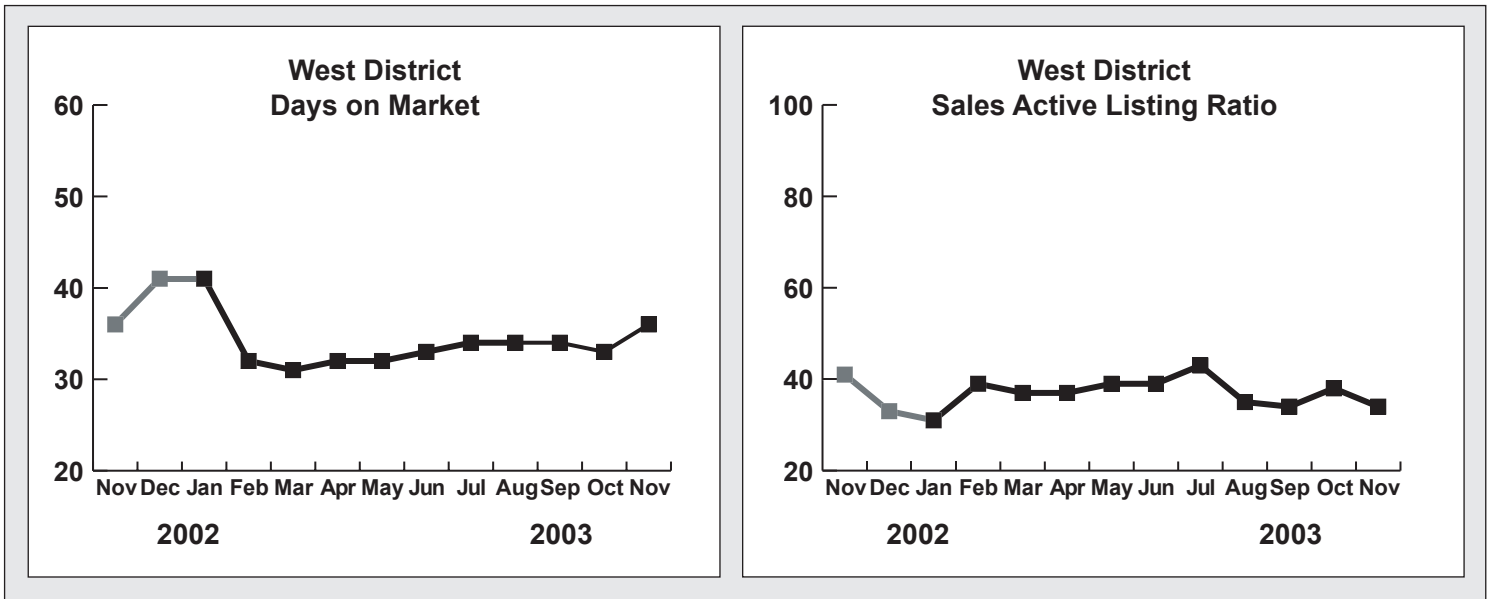
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	1	\$160,000	\$160,000	33.3	95	E01	-	-	-	-	-	-
E02	5	2	\$344,750	\$344,750	40.0	99	E02	-	-	-	-	-	-
E03	2	2	\$185,000	\$185,000	100.0	98	E03	-	-	-	-	-	-
E04	20	10	\$224,740	\$225,950	50.0	97	E04	-	-	-	-	-	-
E05	40	18	\$223,127	\$213,150	45.0	98	E05	-	-	-	-	-	-
E06	1	1	\$262,900	\$262,900	100.0	97	E06	-	1	\$305,000	\$305,000	-	95
E07	19	5	\$218,180	\$210,000	26.3	97	E07	-	-	-	-	-	-
E08	39	12	\$187,146	\$184,500	30.8	98	E08	-	-	-	-	-	-
E09	34	14	\$170,221	\$171,500	41.2	98	E09	-	-	-	-	-	-
E10	11	1	\$164,000	\$164,000	9.1	97	E10	-	-	-	-	-	-
E11	41	17	\$208,928	\$201,500	41.5	98	E11	2	-	-	-	-	-
E12	5	2	\$207,750	\$207,750	40.0	97	E12	-	-	-	-	-	-
E13	22	10	\$178,300	\$174,000	45.5	98	E13	-	-	-	-	-	-
E14	20	7	\$163,386	\$158,500	35.0	98	E14	3	2	\$184,250	\$184,250	66.7	99
E15	10	5	\$159,940	\$149,800	50.0	100	E15	-	-	-	-	-	-
E16	57	23	\$110,656	\$103,500	40.4	98	E16	-	-	-	-	-	-
E17	5	3	\$146,800	\$159,900	60.0	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	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	29	6	\$253,433	\$253,750	20.7	97
E02	3	-	-	-	-	-	E02	7	2	\$426,250	\$426,250	28.6	98
E03	5	-	-	-	-	-	E03	16	3	\$187,667	\$181,500	18.8	94
E04	-	-	-	-	-	-	E04	2	-	-	-	-	-
E05	4	1	\$208,000	\$208,000	25.0	95	E05	3	1	\$230,000	\$230,000	33.3	96
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	-	-	-	-	-	-	E07	8	7	\$231,157	\$235,000	87.5	98
E08	2	1	\$141,000	\$141,000	50.0	99	E08	-	-	-	-	-	-
E09	1	1	\$158,000	\$158,000	100.0	96	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	4	2	\$237,700	\$237,700	50.0	99
E11	-	-	-	-	-	-	E11	30	10	\$231,940	\$233,950	33.3	98
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	2	1	\$161,000	\$161,000	50.0	98	E13	14	6	\$230,500	\$240,750	42.9	98
E14	-	-	-	-	-	-	E14	8	6	\$223,500	\$222,500	75.0	98
E15	-	1	\$155,500	\$155,500	-	99	E15	15	9	\$199,744	\$202,000	60.0	98
E16	-	1	\$146,500	\$146,500	-	100	E16	7	4	\$129,125	\$145,000	57.1	95
E17	-	-	-	-	-	-	E17	8	15	\$158,953	\$160,000	187.5	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	1	\$187,000	\$187,000	-	96
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: November 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	95	50	36	\$12,309,611	\$341,934	\$312,000	34	96
W02	149	97	57	\$19,682,734	\$345,311	\$306,000	22	99
W03	251	108	64	\$14,443,800	\$225,684	\$220,000	34	96
W04	205	76	61	\$15,683,514	\$257,107	\$263,000	34	96
W05	316	144	68	\$14,543,050	\$213,868	\$214,875	44	96
W06	281	115	66	\$18,335,300	\$277,808	\$262,500	34	97
W07	74	45	32	\$12,065,750	\$377,055	\$327,500	37	99
W08	203	120	91	\$43,118,550	\$473,830	\$348,000	41	97
W09	138	65	47	\$13,948,400	\$296,774	\$277,000	42	96
W10	372	175	93	\$18,914,500	\$203,382	\$167,000	45	97
W12	222	99	65	\$20,844,750	\$320,688	\$257,000	39	97
W13	198	79	83	\$28,279,300	\$340,714	\$285,000	39	97
W14	145	81	46	\$10,828,300	\$235,398	\$230,000	36	97
W15	401	176	117	\$23,801,300	\$203,430	\$178,500	38	97
W16	187	94	90	\$25,537,621	\$283,751	\$260,500	35	97
W17	3	1	1	\$280,000	\$280,000	\$280,000	45	97
W18	162	76	46	\$10,035,250	\$218,158	\$232,000	43	97
W19	563	310	179	\$52,636,408	\$294,058	\$278,500	31	97
W20	429	263	224	\$63,579,938	\$283,839	\$268,000	31	98
W21	218	107	71	\$24,697,090	\$347,846	\$308,000	32	98
W22	57	29	17	\$4,845,500	\$285,029	\$281,000	34	98
W23	843	475	298	\$76,425,344	\$256,461	\$247,000	33	98
W24	511	270	174	\$43,059,710	\$247,470	\$245,000	31	97
W25	42	14	10	\$6,301,750	\$630,175	\$280,000	38	95
W26	7	2	1	\$549,000	\$549,000	\$549,000	10	100
W27	129	74	66	\$19,550,100	\$296,214	\$269,000	49	98
W28	186	74	54	\$18,842,950	\$348,944	\$310,000	49	97
W29	86	55	50	\$10,769,800	\$215,396	\$201,000	36	98
Total	6,473	3,274	2,207	\$623,909,320	\$282,696	\$256,000	36	97



Year-to-Date: January to November 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01		797	483	\$169,677,382	\$351,299	\$330,000	25	99
W02		1,175	683	\$224,415,218	\$328,573	\$294,000	27	99
W03		1,466	745	\$167,451,223	\$224,767	\$220,000	34	97
W04		1,273	720	\$168,564,446	\$234,117	\$230,000	40	97
W05		1,726	1,025	\$224,235,881	\$218,767	\$240,000	38	97
W06		1,731	901	\$246,281,209	\$273,342	\$260,000	37	98
W07		607	373	\$137,289,568	\$368,069	\$345,000	29	99
W08		1,750	1,139	\$487,797,463	\$428,268	\$347,500	32	98
W09		871	518	\$131,461,651	\$253,787	\$245,000	34	97
W10		2,054	1,209	\$260,345,022	\$215,339	\$197,000	38	97
W12		1,478	837	\$264,718,955	\$316,271	\$265,000	34	97
W13		1,538	954	\$337,723,862	\$354,008	\$269,000	37	97
W14		980	635	\$148,048,030	\$233,147	\$228,000	32	97
W15		2,389	1,482	\$293,032,338	\$197,728	\$177,000	36	97
W16		1,597	1,036	\$294,337,021	\$284,109	\$260,000	31	97
W17		21	17	\$4,781,940	\$281,291	\$266,990	32	98
W18		913	478	\$102,514,610	\$214,466	\$229,900	34	97
W19		4,051	2,519	\$711,364,983	\$282,400	\$269,000	31	98
W20		3,994	2,712	\$743,118,272	\$274,011	\$258,375	29	98
W21		1,456	846	\$290,348,979	\$343,202	\$290,000	37	97
W22		357	203	\$54,089,840	\$266,452	\$245,000	36	98
W23		6,272	3,874	\$951,669,821	\$245,656	\$235,000	32	98
W24		4,133	2,662	\$632,508,011	\$237,606	\$229,500	32	98
W25		299	188	\$66,222,550	\$352,248	\$249,850	45	97
W26		27	9	\$3,975,500	\$441,722	\$330,000	47	97
W27		1,047	765	\$206,212,024	\$269,558	\$249,900	37	98
W28		1,213	741	\$256,475,625	\$346,121	\$315,000	41	97
W29		808	617	\$126,106,997	\$204,387	\$194,900	33	98
Total		46,023	28,371	\$7,704,768,421	\$271,572	\$246,500	33	98

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	22	15	\$465,807	\$465,000	68.2	98	W01	32	6	\$254,500	\$284,000	18.8	89
W02	53	27	\$423,719	\$391,000	50.9	99	W02	62	24	\$276,263	\$274,000	38.7	99
W03	161	38	\$231,697	\$220,500	23.6	96	W03	65	20	\$228,670	\$224,500	30.8	96
W04	102	35	\$307,611	\$295,500	34.3	96	W04	12	4	\$293,875	\$289,000	33.3	98
W05	66	17	\$332,500	\$343,000	25.8	97	W05	77	15	\$263,483	\$260,000	19.5	97
W06	67	34	\$282,356	\$278,000	50.8	97	W06	14	4	\$294,975	\$262,500	28.6	97
W07	56	28	\$398,902	\$348,000	50.0	99	W07	2	1	\$239,900	\$239,900	50.0	96
W08	82	51	\$662,125	\$525,000	62.2	98	W08	2	2	\$289,750	\$289,750	100.0	96
W09	40	25	\$398,946	\$339,000	62.5	98	W09	3	1	\$275,000	\$275,000	33.3	98
W10	159	32	\$285,516	\$275,000	20.1	97	W10	15	4	\$269,500	\$267,500	26.7	97
W12	132	32	\$428,828	\$376,250	24.2	96	W12	7	6	\$268,250	\$269,250	85.7	98
W13	122	47	\$448,534	\$375,000	38.5	97	W13	13	11	\$227,209	\$226,500	84.6	97
W14	28	13	\$353,254	\$321,000	46.4	98	W14	7	6	\$267,833	\$267,000	85.7	97
W15	22	10	\$373,790	\$331,000	45.5	98	W15	29	14	\$282,679	\$286,000	48.3	97
W16	73	40	\$360,046	\$317,007	54.8	97	W16	44	16	\$248,344	\$252,750	36.4	98
W17	1	-	-	-	-	-	W17	2	1	\$280,000	\$280,000	50.0	97
W18	56	19	\$259,066	\$252,000	33.9	97	W18	61	8	\$251,688	\$255,500	13.1	100
W19	217	82	\$364,901	\$336,000	37.8	97	W19	67	30	\$267,553	\$272,500	44.8	98
W20	169	112	\$340,826	\$324,375	66.3	97	W20	88	49	\$255,517	\$256,300	55.7	98
W21	151	41	\$414,892	\$356,000	27.2	97	W21	5	6	\$251,667	\$248,250	120.0	99
W22	35	12	\$315,208	\$295,750	34.3	98	W22	9	1	\$240,000	\$240,000	11.1	99
W23	516	159	\$293,555	\$282,000	30.8	98	W23	160	67	\$232,307	\$228,000	41.9	98
W24	277	92	\$289,271	\$295,500	33.2	97	W24	103	32	\$238,211	\$235,625	31.1	98
W25	26	4	\$1,253,750	\$647,500	15.4	92	W25	2	-	-	-	-	-
W26	7	1	\$549,000	\$549,000	14.3	100	W26	-	-	-	-	-	-
W27	113	51	\$327,325	\$292,000	45.1	98	W27	4	3	\$210,000	\$223,000	75.0	99
W28	176	39	\$393,296	\$333,500	22.2	96	W28	5	6	\$238,917	\$242,250	120.0	98
W29	68	33	\$244,773	\$229,000	48.5	98	W29	6	8	\$158,925	\$159,000	133.3	98

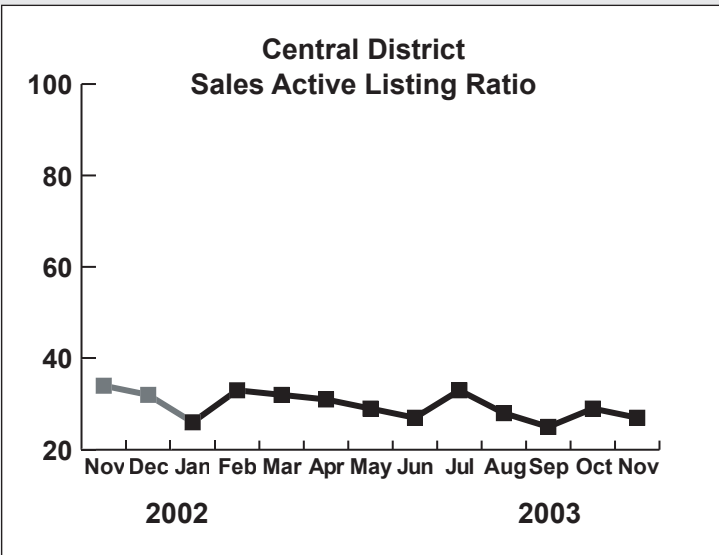
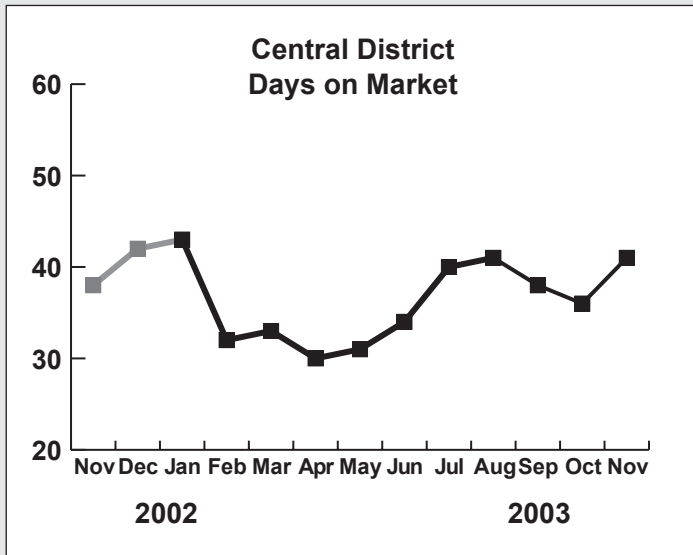
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	33	8	\$245,000	\$220,750	24.2	98	W01	-	-	-	-	-	-
W02	13	1	\$255,000	\$255,000	7.7	97	W02	-	-	-	-	-	-
W03	21	5	\$174,180	\$170,000	23.8	97	W03	-	-	-	-	-	-
W04	75	16	\$147,125	\$154,000	21.3	96	W04	1	3	\$298,705	\$314,900	300.0	100
W05	104	23	\$126,817	\$129,000	22.1	96	W05	-	-	-	-	-	-
W06	179	21	\$266,419	\$214,900	11.7	96	W06	-	-	-	-	-	-
W07	11	1	\$207,100	\$207,100	9.1	96	W07	-	-	-	-	-	-
W08	94	31	\$228,585	\$185,000	33.0	97	W08	-	-	-	-	-	-
W09	84	17	\$163,456	\$153,000	20.2	95	W09	-	-	-	-	-	-
W10	150	42	\$143,052	\$144,750	28.0	97	W10	-	1	\$261,000	\$261,000	-	97
W12	59	19	\$193,763	\$167,000	32.2	97	W12	1	1	\$255,000	\$255,000	100.0	98
W13	14	5	\$133,680	\$124,500	35.7	96	W13	-	-	-	-	-	-
W14	46	9	\$145,056	\$135,000	19.6	96	W14	2	-	-	-	-	-
W15	282	70	\$165,684	\$164,000	24.8	97	W15	1	-	-	-	-	-
W16	26	5	\$258,180	\$218,000	19.2	96	W16	7	2	\$238,000	\$238,000	28.6	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	11	7	\$131,143	\$130,000	63.6	97	W18	-	-	-	-	-	-
W19	168	25	\$188,098	\$169,000	14.9	97	W19	4	1	\$277,000	\$277,000	25.0	99
W20	51	11	\$158,909	\$150,000	21.6	97	W20	2	3	\$268,667	\$265,000	150.0	98
W21	20	5	\$259,100	\$237,000	25.0	98	W21	4	-	-	-	-	-
W22	-	-	-	-	-	-	W22	1	-	-	-	-	-
W23	27	7	\$184,414	\$169,900	25.9	97	W23	6	1	\$225,000	\$225,000	16.7	95
W24	46	18	\$162,042	\$150,950	39.1	97	W24	7	1	\$255,000	\$255,000	14.3	98
W25	8	4	\$238,000	\$232,500	50.0	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	3	\$198,000	\$229,000	300.0	100	W27	1	1	\$219,000	\$219,000	100.0	100
W28	-	-	-	-	-	-	W28	1	3	\$262,000	\$253,000	300.0	98
W29	7	3	\$157,633	\$159,000	42.9	98	W29	1	1	\$165,500	\$165,500	100.0	97

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	1	2	\$231,750	\$231,750	200.0	99	W01	-	-	-	-	-	-
W02	8	2	\$245,500	\$245,500	25.0	98	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	6	2	\$176,250	\$176,250	33.3	97	W04	1	-	-	-	-	-
W05	61	10	\$158,950	\$136,500	16.4	96	W05	-	-	-	-	-	-
W06	9	1	\$312,500	\$312,500	11.1	99	W06	-	-	-	-	-	-
W07	-	-	-	-	-	-	W07	-	-	-	-	-	-
W08	19	6	\$232,417	\$208,750	31.6	97	W08	-	-	-	-	-	-
W09	9	3	\$253,667	\$249,000	33.3	94	W09	-	-	-	-	-	-
W10	41	10	\$163,300	\$164,500	24.4	95	W10	-	-	-	-	-	-
W12	22	6	\$221,042	\$222,625	27.3	97	W12	1	-	-	-	-	-
W13	45	20	\$201,525	\$176,000	44.4	97	W13	-	-	-	-	-	-
W14	61	18	\$184,639	\$216,000	29.5	97	W14	-	-	-	-	-	-
W15	61	22	\$196,727	\$190,000	36.1	97	W15	-	-	-	-	-	-
W16	34	25	\$195,896	\$187,500	73.5	97	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	33	12	\$181,792	\$161,000	36.4	97	W18	-	-	-	-	-	-
W19	83	28	\$228,591	\$227,500	33.7	98	W19	-	-	-	-	-	-
W20	99	43	\$206,479	\$201,500	43.4	97	W20	-	-	-	-	-	-
W21	15	5	\$288,900	\$302,000	33.3	98	W21	-	-	-	-	-	-
W22	5	1	\$163,500	\$163,500	20.0	97	W22	1	-	-	-	-	-
W23	94	26	\$184,254	\$194,250	27.7	98	W23	-	-	-	-	-	-
W24	58	20	\$158,665	\$156,500	34.5	97	W24	-	-	-	-	-	-
W25	5	1	\$172,250	\$172,250	20.0	96	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	6	6	\$161,417	\$158,000	100.0	98	W27	-	-	-	-	-	-
W28	1	2	\$200,500	\$200,500	200.0	97	W28	-	-	-	-	-	-
W29	1	1	\$124,500	\$124,500	100.0	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	-	-	-	-	-	-	W01	7	5	\$274,400	\$290,000	71.4	96
W02	1	-	-	-	-	-	W02	11	3	\$288,667	\$280,000	27.3	98
W03	-	-	-	-	-	-	W03	4	1	\$195,000	\$195,000	25.0	98
W04	2	1	\$139,000	\$139,000	50.0	97	W04	6	-	-	-	-	-
W05	5	2	\$73,500	\$73,500	40.0	92	W05	3	1	\$285,000	\$285,000	33.3	99
W06	2	1	\$112,000	\$112,000	50.0	94	W06	10	5	\$307,200	\$337,000	50.0	98
W07	2	1	\$105,000	\$105,000	50.0	96	W07	3	1	\$344,500	\$344,500	33.3	94
W08	2	-	-	-	-	-	W08	4	1	\$290,000	\$290,000	25.0	97
W09	2	1	\$160,000	\$160,000	50.0	100	W09	-	-	-	-	-	-
W10	2	2	\$152,500	\$152,500	100.0	96	W10	5	2	\$246,400	\$246,400	40.0	98
W12	-	-	-	-	-	-	W12	-	1	\$250,000	\$250,000	-	97
W13	-	-	-	-	-	-	W13	4	-	-	-	-	-
W14	1	-	-	-	-	-	W14	-	-	-	-	-	-
W15	3	1	\$180,000	\$180,000	33.3	97	W15	3	-	-	-	-	-
W16	1	-	-	-	-	-	W16	2	2	\$249,000	\$249,000	100.0	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	2	-	-	-	-	-	W19	22	13	\$254,454	\$254,900	59.1	98
W20	-	-	-	-	-	-	W20	20	6	\$242,417	\$236,750	30.0	98
W21	-	-	-	-	-	-	W21	23	14	\$245,464	\$243,000	60.9	98
W22	-	-	-	-	-	-	W22	6	3	\$219,833	\$217,000	50.0	98
W23	-	-	-	-	-	-	W23	40	38	\$207,345	\$210,500	95.0	98
W24	4	1	\$150,000	\$150,000	25.0	97	W24	16	10	\$232,900	\$236,500	62.5	98
W25	-	1	\$162,500	\$162,500	-	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	3	2	\$222,500	\$222,500	66.7	98
W28	-	-	-	-	-	-	W28	3	4	\$220,975	\$219,950	133.3	98
W29	-	-	-	-	-	-	W29	3	4	\$164,500	\$166,500	133.3	97

Current Month: November 2003

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	873	337	174	\$49,529,068	\$284,650	\$227,500	46	97
C02	264	113	66	\$34,752,800	\$526,558	\$414,500	38	98
C03	174	98	46	\$25,421,800	\$552,648	\$365,500	36	97
C04	248	136	100	\$58,090,380	\$580,904	\$525,000	31	99
C06	53	25	21	\$8,256,150	\$393,150	\$375,000	27	97
C07	262	110	57	\$18,793,425	\$329,709	\$311,500	34	97
C08	380	164	109	\$28,422,461	\$260,757	\$237,000	50	98
C09	108	42	37	\$30,804,700	\$832,559	\$487,500	48	99
C10	140	68	54	\$28,052,204	\$519,485	\$397,000	31	99
C11	98	50	24	\$7,750,300	\$322,929	\$287,500	29	98
C12	146	59	36	\$32,314,288	\$897,619	\$731,250	36	98
C13	123	60	57	\$18,016,288	\$316,075	\$287,000	35	98
C14	536	205	137	\$42,473,096	\$310,023	\$245,000	51	98
C15	347	158	88	\$27,400,986	\$311,375	\$273,750	43	96
Total	3,752	1,625	1,006	\$410,077,946	\$407,632	\$306,000	41	98



Year-to-Date: January to November 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	4,761	2,252	\$613,272,206	\$272,323	\$237,750	43	98
C02	1,568	789	\$390,806,881	\$495,319	\$374,000	32	98
C03	1,072	601	\$363,309,546	\$604,508	\$385,000	32	98
C04	1,874	1,126	\$606,038,491	\$538,222	\$472,500	26	99
C06	432	241	\$91,863,718	\$381,177	\$359,000	29	97
C07	1,502	786	\$252,709,503	\$321,513	\$305,000	36	97
C08	2,244	1,105	\$296,306,680	\$268,151	\$230,000	40	98
C09	754	413	\$298,019,891	\$721,598	\$487,000	37	99
C10	1,205	770	\$383,373,880	\$497,888	\$392,000	27	99
C11	749	445	\$159,442,626	\$358,298	\$339,000	27	99
C12	780	409	\$361,214,114	\$883,164	\$690,000	41	97
C13	982	624	\$194,493,284	\$311,688	\$300,000	29	98
C14	2,915	1,393	\$427,634,180	\$306,988	\$256,000	43	97
C15	2,478	1,279	\$388,799,823	\$303,987	\$266,000	35	97
Total	23,316	12,233	\$4,827,284,823	\$394,612	\$300,000	36	98

Detached Houses

Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	12	6	\$451,117	\$458,350	50.0	99	C01	50	11	\$478,933	\$485,000	22.0	98	
C02	44	12	\$611,633	\$425,000	27.3	101	C02	50	23	\$501,165	\$392,000	46.0	98	
C03	71	31	\$676,935	\$550,000	43.7	97	C03	44	5	\$252,560	\$285,000	11.4	95	
C04	156	69	\$666,100	\$591,000	44.2	100	C04	13	12	\$490,958	\$442,000	92.3	99	
C06	35	17	\$443,068	\$388,000	48.6	98	C06	2	-	-	-	-	-	-
C07	99	25	\$441,664	\$395,000	25.3	97	C07	10	3	\$305,500	\$310,000	30.0	96	
C08	3	2	\$547,500	\$547,500	66.7	98	C08	15	9	\$385,100	\$365,000	60.0	99	
C09	29	15	\$1,455,533	\$1,250,000	51.7	101	C09	1	1	\$1,212,000	\$1,212,000	100.0	99	
C10	38	22	\$777,790	\$545,500	57.9	99	C10	9	10	\$415,183	\$384,500	111.1	104	
C11	10	11	\$508,182	\$470,000	110.0	98	C11	4	1	\$441,300	\$441,300	25.0	105	
C12	112	27	\$1,010,796	\$820,000	24.1	99	C12	-	1	\$329,900	\$329,900	-	95	
C13	20	19	\$451,021	\$410,000	95.0	97	C13	16	15	\$276,733	\$272,000	93.8	98	
C14	98	35	\$512,640	\$465,000	35.7	99	C14	-	-	-	-	-	-	-
C15	58	29	\$464,800	\$430,000	50.0	96	C15	39	10	\$298,900	\$304,000	25.6	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	
C01	732	144	\$259,714	\$217,750	19.7	97	C01	-	-	-	-	-	-	-
C02	136	15	\$435,627	\$421,500	11.0	95	C02	-	-	-	-	-	-	-
C03	33	5	\$408,600	\$339,000	15.2	100	C03	-	-	-	-	-	-	-
C04	56	10	\$342,000	\$290,000	17.9	96	C04	-	-	-	-	-	-	-
C06	12	4	\$181,000	\$175,000	33.3	92	C06	1	-	-	-	-	-	-
C07	131	23	\$224,927	\$217,000	17.6	97	C07	2	1	\$315,500	\$315,500	50.0	99	
C08	311	86	\$236,008	\$226,500	27.7	98	C08	-	-	-	-	-	-	-
C09	66	14	\$361,729	\$320,500	21.2	96	C09	-	-	-	-	-	-	-
C10	77	18	\$329,339	\$263,500	23.4	97	C10	-	-	-	-	-	-	-
C11	74	12	\$143,250	\$137,750	16.2	97	C11	-	-	-	-	-	-	-
C12	30	3	\$1,079,963	\$457,888	10.0	94	C12	-	-	-	-	-	-	-
C13	79	20	\$225,394	\$205,944	25.3	97	C13	-	-	-	-	-	-	-
C14	401	91	\$229,993	\$215,000	22.7	97	C14	-	-	-	-	-	-	-
C15	170	29	\$219,648	\$183,500	17.1	97	C15	5	1	\$307,000	\$307,000	20.0	97	

Condo Townhouse

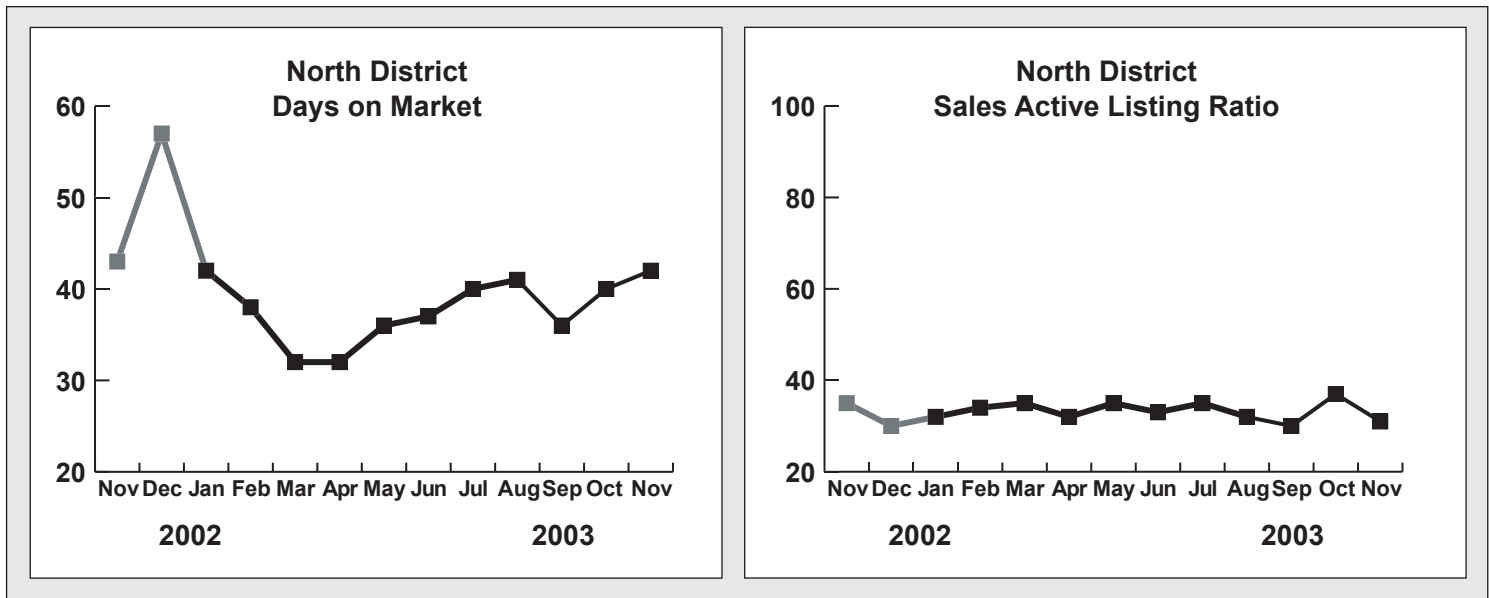
Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	40	7	\$299,350	\$290,550	17.5	97	C01	-	-	-	-	-	-	-
C02	7	4	\$496,450	\$413,000	57.1	98	C02	-	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	7	4	\$229,250	\$224,000	57.1	98	C04	-	-	-	-	-	-	-
C06	2	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	19	4	\$235,875	\$228,750	21.1	97	C07	-	-	-	-	-	-	-
C08	16	3	\$284,667	\$215,000	18.8	96	C08	-	-	-	-	-	-	-
C09	1	3	\$523,167	\$487,500	300.0	98	C09	-	-	-	-	-	-	-
C10	9	-	-	-	-	-	C10	-	-	-	-	-	-	-
C11	9	-	-	-	-	-	C11	-	-	-	-	-	-	-
C12	4	5	\$290,600	\$277,000	125.0	97	C12	-	-	-	-	-	-	-
C13	5	2	\$226,500	\$226,500	40.0	99	C13	-	-	-	-	-	-	-
C14	30	9	\$271,922	\$247,000	30.0	97	C14	-	-	-	-	-	-	-
C15	75	19	\$224,000	\$228,000	25.3	96	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	5	-	-	-	-	-	C01	34	6	\$343,317	\$329,000	17.7	97
C02	6	-	-	-	-	-	C02	21	12	\$613,850	\$420,500	57.1	100
C03	20	5	\$226,200	\$193,000	25.0	96	C03	4	-	-	-	-	-
C04	7	-	-	-	-	-	C04	9	5	\$380,200	\$419,000	55.6	97
C06	-	-	-	-	-	-	C06	1	-	-	-	-	-
C07	-	-	-	-	-	-	C07	1	1	\$403,000	\$403,000	100.0	98
C08	10	1	\$305,000	\$305,000	10.0	98	C08	25	8	\$300,739	\$312,500	32.0	98
C09	10	4	\$281,500	\$297,500	40.0	97	C09	1	-	-	-	-	-
C10	7	3	\$171,967	\$164,900	42.9	99	C10	-	1	\$345,000	\$345,000	-	86
C11	1	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	2	1	\$335,000	\$335,000	50.0	100
C14	3	-	-	-	-	-	C14	4	2	\$577,000	\$577,000	50.0	99
C15	-	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: November 2003									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	176	74	54	\$18,120,940	\$335,573	\$265,500	42	97	
N02	305	133	84	\$31,725,130	\$377,680	\$356,000	41	96	
N03	433	166	126	\$41,904,238	\$332,573	\$289,000	44	97	
N04	273	134	83	\$29,630,000	\$356,988	\$355,000	42	97	
N05	92	35	23	\$7,998,250	\$347,750	\$358,000	34	99	
N06	147	86	57	\$18,394,300	\$322,707	\$277,000	35	98	
N07	181	109	81	\$23,775,899	\$293,530	\$250,100	36	97	
N08	543	237	172	\$59,728,890	\$347,261	\$320,000	32	97	
N10	175	95	64	\$21,002,850	\$328,170	\$317,500	39	97	
N11	373	178	119	\$42,834,348	\$359,953	\$329,000	37	97	
N12	67	32	12	\$5,535,500	\$461,292	\$396,500	52	97	
N13	42	10	8	\$2,587,000	\$323,375	\$301,000	77	95	
N14	92	21	20	\$8,097,000	\$404,850	\$364,250	49	95	
N15	51	15	20	\$6,430,000	\$321,500	\$287,500	46	98	
N16	78	27	16	\$5,101,900	\$318,869	\$288,500	69	97	
N17	171	69	70	\$14,272,430	\$203,892	\$181,765	51	97	
N18	67	26	40	\$9,930,500	\$248,263	\$231,000	50	98	
N19	78	35	31	\$6,646,788	\$214,413	\$200,000	36	96	
N20	19	5	2	\$746,000	\$373,000	\$373,000	45	97	
N21	28	9	4	\$789,000	\$197,250	\$184,500	44	97	
N22	39	9	12	\$2,868,850	\$239,071	\$241,750	68	96	
N23	132	46	22	\$4,340,990	\$197,318	\$202,500	75	97	
N24	53	14	14	\$2,213,200	\$158,086	\$142,000	58	95	
Total	3,615	1,565	1,134	\$364,674,003	\$321,582	\$295,000	42	97	



Year-to-Date: January to November 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,192	700	\$245,663,382	\$350,948	\$317,000	36	97
N02	1,858	1,001	\$353,756,032	\$353,403	\$324,000	35	97
N03	2,763	1,504	\$527,557,090	\$350,769	\$292,000	38	97
N04	1,892	1,044	\$379,752,936	\$363,748	\$355,000	34	98
N05	615	338	\$124,599,233	\$368,637	\$339,951	41	98
N06	1,155	782	\$259,114,547	\$331,349	\$276,000	34	98
N07	1,628	1,188	\$326,507,903	\$274,838	\$252,000	31	98
N08	3,468	1,936	\$677,772,773	\$350,089	\$325,000	37	97
N10	1,412	864	\$286,401,923	\$331,484	\$318,000	31	98
N11	2,931	1,783	\$650,322,291	\$364,735	\$339,000	34	98
N12	379	215	\$83,712,054	\$389,358	\$327,500	45	97
N13	189	85	\$36,952,200	\$434,732	\$350,000	57	96
N14	395	196	\$90,147,550	\$459,936	\$410,625	53	96
N15	387	261	\$81,007,800	\$310,375	\$284,000	42	97
N16	465	287	\$81,552,774	\$284,156	\$250,000	54	97
N17	1,282	900	\$182,277,378	\$202,530	\$183,000	44	97
N18	486	355	\$82,427,080	\$232,189	\$220,500	44	98
N19	641	498	\$105,757,001	\$212,363	\$195,000	46	97
N20	118	67	\$21,299,600	\$317,904	\$276,000	71	97
N21	128	84	\$18,667,780	\$222,235	\$219,750	60	97
N22	250	186	\$35,920,803	\$193,123	\$175,500	53	97
N23	771	457	\$91,406,460	\$200,014	\$187,000	55	97
N24	296	179	\$33,567,906	\$187,530	\$158,500	66	96
Total	24,701	14,910	\$4,776,144,496	\$320,332	\$292,500	39	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	64	20	\$494,975	\$430,500	31.3	96	N01	5	3	\$258,333	\$260,000	60.0	98
N02	141	49	\$452,944	\$390,000	34.8	96	N02	5	-	-	-	-	-
N03	175	50	\$464,904	\$456,500	28.6	97	N03	4	2	\$346,450	\$346,450	50.0	99
N04	217	53	\$405,942	\$401,000	24.4	97	N04	16	8	\$253,250	\$240,500	50.0	97
N05	80	17	\$372,935	\$368,000	21.3	99	N05	7	1	\$259,350	\$259,350	14.3	91
N06	94	33	\$371,952	\$320,000	35.1	97	N06	15	6	\$241,517	\$244,000	40.0	98
N07	128	52	\$337,863	\$300,000	40.6	97	N07	29	7	\$245,929	\$246,000	24.1	99
N08	401	93	\$406,724	\$378,000	23.2	96	N08	57	34	\$292,325	\$295,250	59.7	98
N10	72	23	\$383,113	\$381,000	31.9	98	N10	8	-	-	-	-	-
N11	248	69	\$422,681	\$409,000	27.8	97	N11	30	15	\$269,100	\$269,000	50.0	98
N12	67	11	\$488,955	\$410,000	16.4	97	N12	-	-	-	-	-	-
N13	42	8	\$323,375	\$301,000	19.1	95	N13	-	-	-	-	-	-
N14	92	19	\$414,579	\$372,000	20.7	95	N14	-	-	-	-	-	-
N15	50	19	\$329,737	\$290,000	38.0	98	N15	-	-	-	-	-	-
N16	76	15	\$328,593	\$290,000	19.7	97	N16	-	-	-	-	-	-
N17	157	58	\$210,834	\$196,500	36.9	96	N17	5	2	\$181,500	\$181,500	40.0	98
N18	56	30	\$261,393	\$241,500	53.6	98	N18	1	2	\$165,500	\$165,500	200.0	97
N19	62	17	\$237,817	\$229,888	27.4	96	N19	3	3	\$168,500	\$173,500	100.0	98
N20	19	2	\$373,000	\$373,000	10.5	97	N20	-	-	-	-	-	-
N21	28	4	\$197,250	\$184,500	14.3	97	N21	-	-	-	-	-	-
N22	38	11	\$245,714	\$247,500	29.0	96	N22	1	-	-	-	-	-
N23	129	19	\$206,236	\$209,000	14.7	97	N23	-	-	-	-	-	-
N24	49	14	\$158,086	\$142,000	28.6	95	N24	-	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	69	19	\$233,260	\$228,500	27.5	97	N01	9	2	\$324,500	\$324,500	22.2	98
N02	113	16	\$238,391	\$206,500	14.2	97	N02	12	6	\$291,057	\$281,000	50.0	97
N03	172	37	\$206,485	\$194,000	21.5	97	N03	4	1	\$312,500	\$312,500	25.0	98
N04	4	2	\$177,225	\$177,225	50.0	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	2	\$302,500	\$302,500	-	98
N06	8	1	\$155,000	\$155,000	12.5	95	N06	-	3	\$265,667	\$277,000	-	99
N07	6	4	\$166,375	\$168,250	66.7	95	N07	1	3	\$213,833	\$204,500	300.0	98
N08	16	4	\$264,750	\$233,500	25.0	96	N08	3	1	\$287,000	\$287,000	33.3	99
N10	-	-	-	-	-	-	N10	87	39	\$299,573	\$305,000	44.8	97
N11	22	1	\$185,000	\$185,000	4.6	97	N11	21	8	\$256,250	\$261,750	38.1	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	1	-	-	-	-	-
N17	1	-	-	-	-	-	N17	2	1	\$186,000	\$186,000	50.0	101
N18	-	-	-	-	-	-	N18	8	8	\$219,713	\$226,000	100.0	100
N19	4	-	-	-	-	-	N19	2	5	\$184,200	\$187,000	250.0	96
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	1	\$166,000	\$166,000	-	98
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	25	8	\$230,688	\$208,250	32.0	97	N01	-	-	-	-	-	-
N02	17	4	\$254,875	\$250,000	23.5	97	N02	-	-	-	-	-	-
N03	45	15	\$267,073	\$263,800	33.3	97	N03	1	-	-	-	-	-
N04	7	1	\$272,000	\$272,000	14.3	98	N04	-	-	-	-	-	-
N05	2	-	-	-	-	-	N05	-	-	-	-	-	-
N06	19	5	\$324,900	\$229,000	26.3	97	N06	-	-	-	-	-	-
N07	5	8	\$205,875	\$210,750	160.0	98	N07	-	-	-	-	-	-
N08	9	11	\$251,891	\$252,000	122.2	98	N08	-	-	-	-	-	-
N10	1	-	-	-	-	-	N10	-	-	-	-	-	-
N11	33	14	\$294,939	\$268,250	42.4	98	N11	-	-	-	-	-	-
N12	-	1	\$157,000	\$157,000	-	98	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	3	2	\$130,500	\$130,500	66.7	100	N17	-	-	-	-	-	-
N18	1	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	2	\$145,500	\$145,500	-	99	N19	5	2	\$278,000	\$278,000	40.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	4	-	-	-	-	-	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	-	-	-	-	-	-	N01	4	2	\$260,000	\$260,000	50.0	97
N02	3	-	-	-	-	-	N02	14	9	\$327,867	\$313,000	64.3	97
N03	-	-	-	-	-	-	N03	32	21	\$286,076	\$284,500	65.6	98
N04	-	-	-	-	-	-	N04	29	19	\$287,505	\$285,000	65.5	98
N05	-	-	-	-	-	-	N05	3	3	\$264,667	\$265,000	100.0	98
N06	1	-	-	-	-	-	N06	10	9	\$232,700	\$232,000	90.0	99
N07	-	-	-	-	-	-	N07	12	7	\$218,786	\$222,000	58.3	99
N08	2	-	-	-	-	-	N08	55	29	\$270,612	\$270,000	52.7	98
N10	-	-	-	-	-	-	N10	7	2	\$253,950	\$253,950	28.6	98
N11	-	-	-	-	-	-	N11	19	12	\$272,392	\$258,500	63.2	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$220,000	\$220,000	-	96
N15	-	-	-	-	-	-	N15	1	1	\$165,000	\$165,000	100.0	97
N16	-	-	-	-	-	-	N16	-	1	\$173,000	\$173,000	-	96
N17	1	-	-	-	-	-	N17	2	7	\$176,290	\$178,000	350.0	100
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	2	2	\$165,200	\$165,200	100.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	1	3	\$140,833	\$140,500	300.0	98
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	8,632	17,827	8,632	5,847	\$1,763,527,460	\$301,612	\$260,000	38	97
YTD Grand Total:	N/A	N/A	124,896	74,764	\$21,943,741,111	\$293,507	\$255,000	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1970	10,498	29,492	2002		
1971	13,085	30,426	January	4,869	\$262,919
1972	14,613	32,513	February	6,866	270,883
1973	16,335	40,605	March	7,602	274,874
1974	17,318	52,806	April	8,181	277,664
1975	22,020	57,581	May	8,042	278,323
1976	19,025	61,389	June	6,627	278,698
1977	20,512	64,559	July	5,727	274,348
1978	21,184	67,333	August	5,418	266,154
1979	23,466	70,830	September	5,846	282,765
1980	26,017	75,694	October	6,455	279,771
1981	29,625	90,203	November	5,537	285,323
1982	25,336	95,496	December	3,589	275,002
1983	30,046	101,626	Total**	74,759	\$275,371
1984	31,905	102,318	2003		
1985	45,509	109,094	January	4,403	281,292
1986	52,919	138,925	February	5,965	289,954
1987	43,475	189,105	March	6,986	290,185
1988	49,381	229,635	April	7,307	292,783
1989	38,960	273,698	May	8,025	298,451
1990	26,779	255,020	June	8,033	295,053
1991	38,144	234,313	July	8,084	289,880
1992	41,703	214,971	August	6,549	285,366
1993	38,990	206,490	September	6,751	297,398
1994	44,237	208,921	October	7,227	304,844
1995	39,273	203,028	November	5,847	301,612
1996	55,779	198,150	December		
1997	58,014	211,307	Total**	74,764	\$293,507
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	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.

Single Family Dwelling Sales Comparison

