

## 2004 off to Good Start with Over 4,000 Sales

TORONTO — Thursday, February 05, 2004.

**W**ith 4,256 sales reported in the first month of the year, 2004 is off to a positive start, TREB President Cynthia Lai reported today.

"Last month's result is only the fourth time sales have broken the 4,000 level in a January," Ms. Lai. noted. "And although the figure is down somewhat from the record setting 4,869 sales reported in 2002, it is a signal that sales this year will remain active."

Prices rebounded in January over the close of 2003, rising four per cent to \$295,989 over December's figure of \$284,955. They were also up five per cent from the \$281,292 recorded in January of 2003. "The upcoming year will see moderate price increases," Ms. Lai predicted, "...but these should not be much more than the rate of inflation."

Breaking down the total, 1,629 sales were reported in TREB's 28 West districts and averaged \$276,264; 707

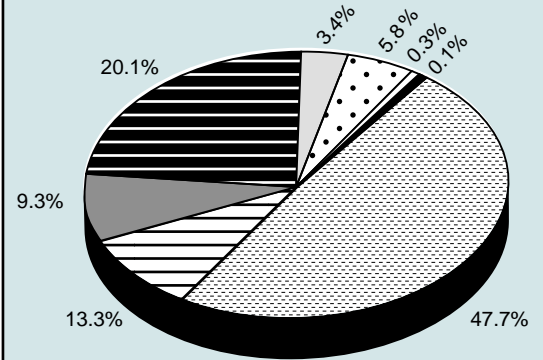
sales were reported in the 14 Central districts and averaged \$376,586; 850 sales were reported in the 23 North districts and averaged \$338,726; and 1,070 sales were reported in TREB's 21 East districts and averaged \$238,815. ■

### NEIGHBOURHOOD CORNER

#### Mississauga

The Mississauga area (W-12 through W-20) registered 645 sales in January, down 10 per cent from the 721 recorded during the same time-frame in 2003. However, the overall average in Mississauga came to \$277,594, up seven percent over the \$259,207 recorded in January of last year. Average days-on-market was 43, about the same as the Board-wide figure of 42. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



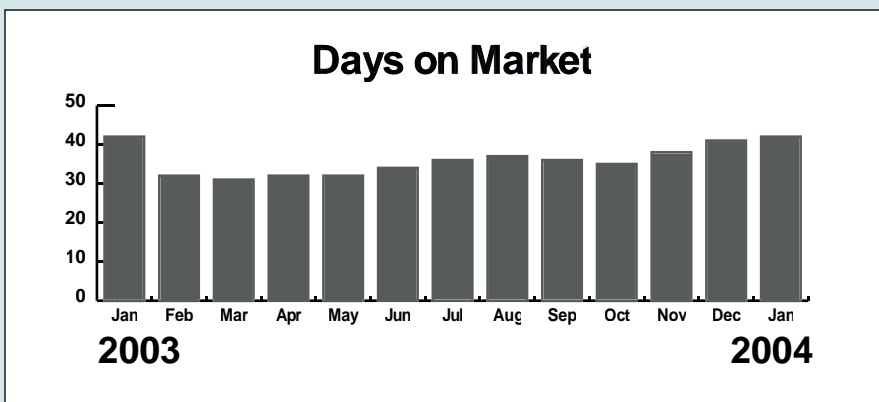
Dwelling Type	Sales	%	Median
Detached	2,027	97	\$318,500
Semi-Detached	567	98	\$254,500
Condo Townhouse	399	97	\$205,000
Condo Apt	855	98	\$185,000
Link	144	98	\$228,500
Att/Row/Twnhouse	248	98	\$240,500
Co-op Apt	13	97	\$175,000
Det Condo	1	97	\$174,000

### Housing Market Indicators

	Jan. 2003	Jan. 2004	%Change
Sales	4,403	4,256	(-3%)
New Listings	10,033	10,020	(-9%)
Active Listings*	13,919	16,347	(+18%)

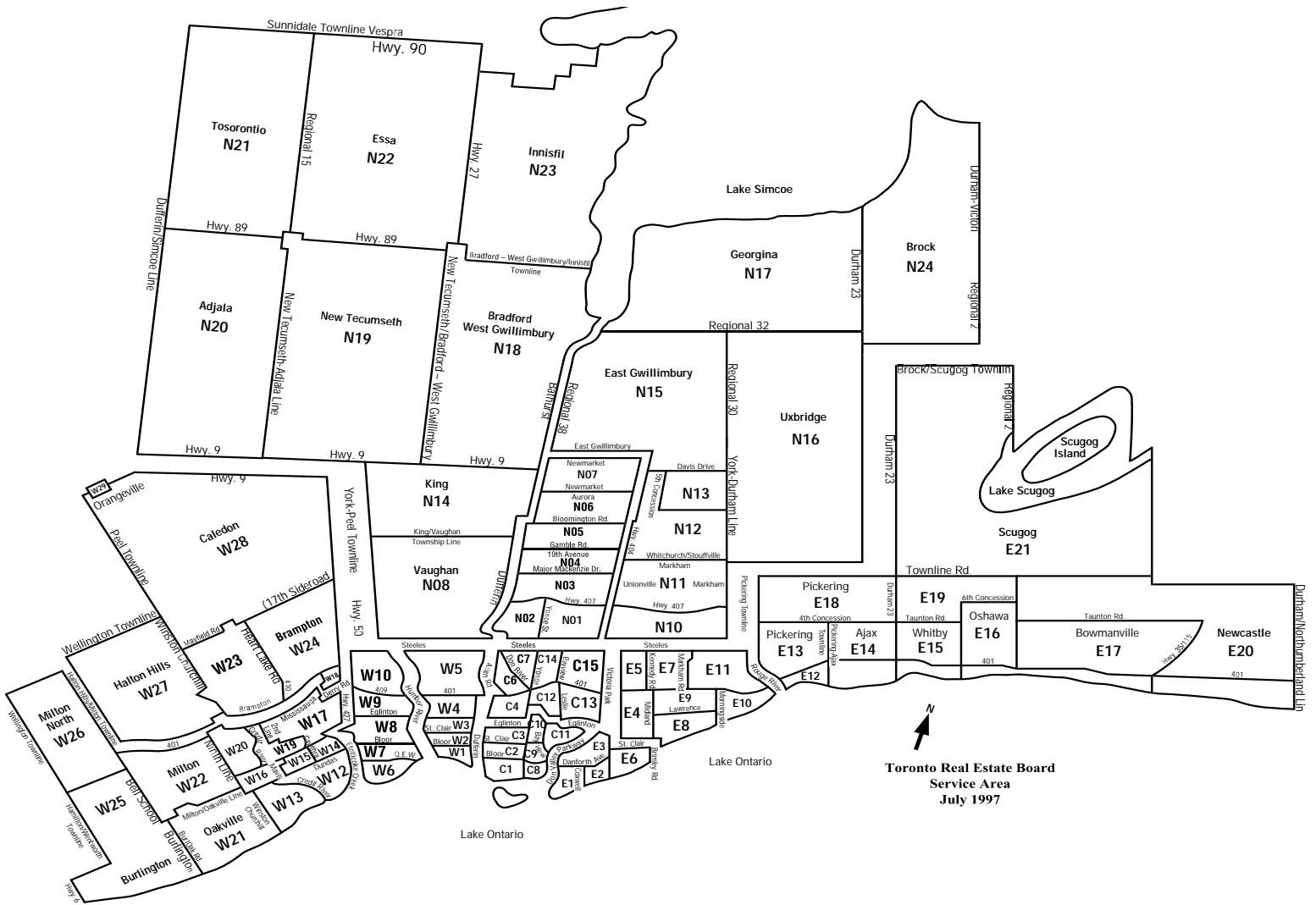
\* All figures for single-family dwellings.

### DAYS ON MARKET



Average days-on-market in January was 42 days.

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Toronto Real Estate Board  
Service Area  
July 1997

**Price Category Breakdown - January 2004**

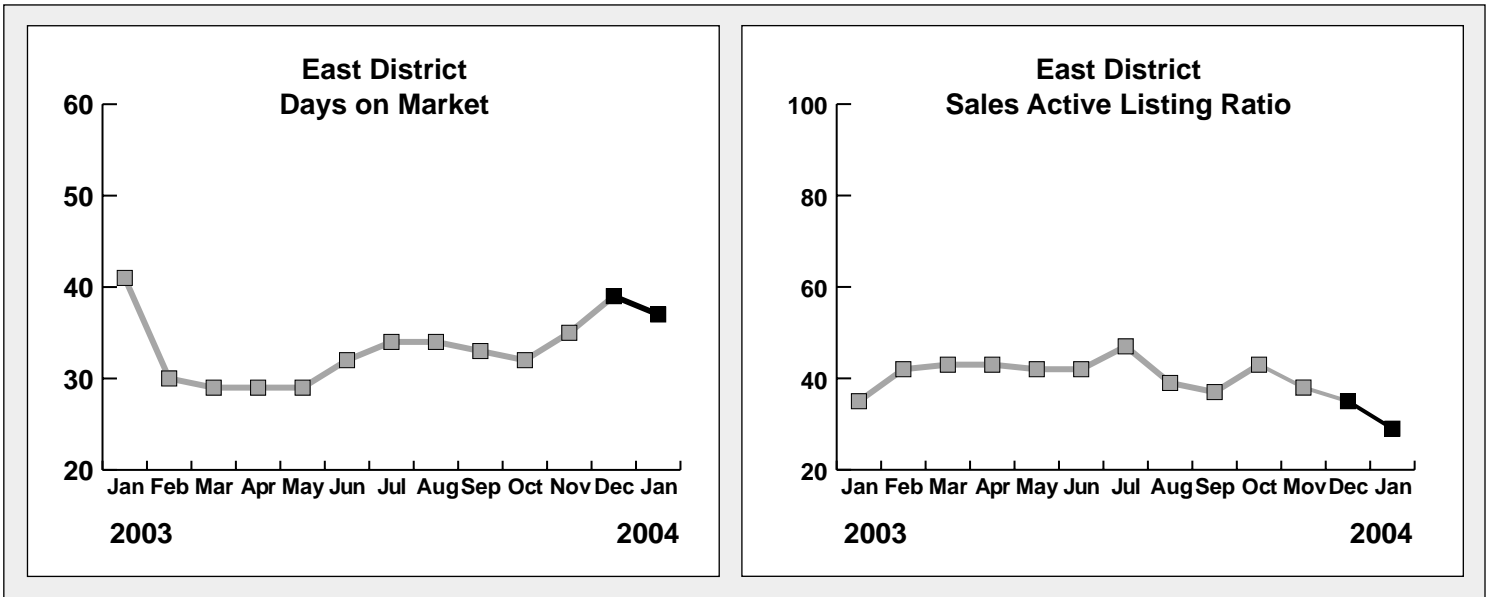
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	14	0.3	8	0.9	2	0.5
\$90,001 - \$100,000	13	0.3	6	0.7	3	0.8
\$100,001 - \$110,000	17	0.4	8	0.9	5	1.3
\$110,001 - \$120,000	29	0.7	16	1.9	5	1.3
\$120,001 - \$130,000	50	1.2	25	2.9	9	2.3
\$130,001 - \$140,000	71	1.7	41	4.8	11	2.8
\$140,001 - \$150,000	123	2.9	69	8.1	19	4.8
\$150,001 - \$160,000	148	3.5	88	10.3	24	6.0
\$160,001 - \$170,000	162	3.8	89	10.4	30	7.5
\$170,001 - \$180,000	134	3.1	58	6.8	24	6.0
\$180,001 - \$190,000	153	3.6	53	6.2	25	6.3
\$190,001 - \$200,000	166	3.9	59	6.9	26	6.5
\$200,001 - \$225,000	381	9.0	90	10.6	72	18.0
\$225,001 - \$250,000	498	11.7	68	8.0	70	17.5
\$250,001 - \$300,000	858	20.2	72	8.4	44	11.0
\$300,001 - \$400,000	843	19.8	68	8.0	23	5.8
\$400,001 - \$500,000	293	6.9	23	2.7	3	0.8
\$500,001 - \$750,000	215	5.1	10	1.2	4	1.0
\$750,001 - \$1,000,000	52	1.2	2	0.2	-	-
\$1,000,001 - \$1,500,000	22	0.5	-	-	-	-
\$1,500,000 -	14	0.3	-	-	-	-
<b>Total:</b>	<b>4,256</b>	<b>100</b>	<b>855</b>	<b>100</b>	<b>399</b>	<b>100</b>

## Current Month: January 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	101	83	44	\$13,648,169	\$310,186	\$281,500	26	100
E02	94	99	48	\$18,303,188	\$381,316	\$355,000	26	100
E03	216	147	80	\$19,105,957	\$238,824	\$245,000	35	99
E04	218	140	51	\$10,692,900	\$209,665	\$206,000	42	97
E05	251	132	50	\$12,085,200	\$241,704	\$209,000	43	97
E06	91	67	28	\$8,422,800	\$300,814	\$239,000	35	98
E07	283	144	60	\$14,716,000	\$245,267	\$247,500	46	96
E08	249	148	45	\$10,105,300	\$224,562	\$243,500	42	97
E09	307	174	57	\$12,577,350	\$220,655	\$204,000	52	97
E10	104	78	29	\$8,359,200	\$288,248	\$282,000	31	98
E11	294	150	59	\$12,572,300	\$213,090	\$218,000	43	97
E12	38	30	14	\$3,090,300	\$220,736	\$225,000	40	98
E13	202	139	57	\$14,496,050	\$254,317	\$243,000	31	98
E14	226	185	72	\$18,042,050	\$250,584	\$242,000	30	98
E15	210	195	88	\$21,947,500	\$249,403	\$242,000	37	98
E16	350	261	153	\$25,603,333	\$167,342	\$155,500	33	98
E17	165	143	76	\$15,287,900	\$201,157	\$189,050	33	98
E18	16	10	4	\$1,585,500	\$396,375	\$400,250	85	97
E19	39	36	25	\$6,753,300	\$270,132	\$255,000	35	98
E20	77	34	12	\$3,068,900	\$255,742	\$218,700	79	96
E21	88	36	18	\$5,069,050	\$281,614	\$237,000	53	96
<b>Total</b>	<b>3,619</b>	<b>2,431</b>	<b>1,070</b>	<b>\$255,532,247</b>	<b>\$238,815</b>	<b>\$223,000</b>	<b>37</b>	<b>98</b>

## Year-to-Date: January 2004 to January 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	84	44	\$13,648,169	\$310,186	\$281,500	26	100
E02	98	48	\$18,303,188	\$381,316	\$355,000	26	100
E03	146	80	\$19,105,957	\$238,824	\$245,000	35	99
E04	138	51	\$10,692,900	\$209,665	\$206,000	42	97
E05	132	50	\$12,085,200	\$241,704	\$209,000	43	97
E06	66	28	\$8,422,800	\$300,814	\$239,000	35	98
E07	141	60	\$14,716,000	\$245,267	\$247,500	46	96
E08	146	45	\$10,105,300	\$224,562	\$243,500	42	97
E09	171	57	\$12,577,350	\$220,655	\$204,000	52	97
E10	78	29	\$8,359,200	\$288,248	\$282,000	31	98
E11	150	59	\$12,572,300	\$213,090	\$218,000	43	97
E12	29	14	\$3,090,300	\$220,736	\$225,000	40	98
E13	139	57	\$14,496,050	\$254,317	\$243,000	31	98
E14	184	72	\$18,042,050	\$250,584	\$242,000	30	98
E15	189	88	\$21,947,500	\$249,403	\$242,000	37	98
E16	260	153	\$25,603,333	\$167,342	\$155,500	33	98
E17	139	76	\$15,287,900	\$201,157	\$189,050	33	98
E18	10	4	\$1,585,500	\$396,375	\$400,250	85	97
E19	36	25	\$6,753,300	\$270,132	\$255,000	35	98
E20	34	12	\$3,068,900	\$255,742	\$218,700	79	96
E21	35	18	\$5,069,050	\$281,614	\$237,000	53	96
<b>Total</b>	<b>2,405</b>	<b>1,070</b>	<b>\$255,532,247</b>	<b>\$238,815</b>	<b>\$223,000</b>	<b>37</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	28	12	\$405,462	\$349,250	42.9	101	E01	49	20	\$294,577	\$296,250	40.8	100
E02	29	19	\$459,063	\$410,000	65.5	99	E02	35	20	\$392,109	\$361,000	57.1	101
E03	83	30	\$264,870	\$257,500	36.1	100	E03	27	24	\$296,790	\$284,000	88.9	100
E04	68	21	\$263,048	\$262,000	30.9	97	E04	18	8	\$205,375	\$201,250	44.4	99
E05	50	15	\$349,953	\$345,000	30.0	97	E05	10	2	\$265,750	\$265,750	20.0	98
E06	67	22	\$323,950	\$245,500	32.8	99	E06	15	2	\$233,500	\$233,500	13.3	96
E07	103	20	\$325,360	\$322,500	19.4	95	E07	16	8	\$271,988	\$265,400	50.0	98
E08	104	20	\$291,305	\$272,500	19.2	97	E08	4	-	-	-	-	-
E09	74	21	\$281,621	\$271,000	28.4	97	E09	5	1	\$252,000	\$252,000	20.0	99
E10	78	19	\$321,537	\$319,900	24.4	98	E10	5	3	\$266,667	\$268,000	60.0	99
E11	101	22	\$261,432	\$260,750	21.8	97	E11	23	7	\$226,000	\$217,000	30.4	98
E12	25	12	\$228,483	\$235,000	48.0	97	E12	1	-	-	-	-	-
E13	130	25	\$310,492	\$291,000	19.2	97	E13	6	8	\$252,656	\$237,750	133.3	99
E14	157	53	\$269,114	\$262,500	33.8	98	E14	15	4	\$204,500	\$207,000	26.7	98
E15	128	51	\$279,051	\$267,000	39.8	98	E15	9	5	\$203,180	\$198,000	55.6	97
E16	225	86	\$185,560	\$180,500	38.2	98	E16	44	34	\$148,362	\$148,000	77.3	98
E17	102	27	\$247,481	\$232,000	26.5	98	E17	1	4	\$141,100	\$141,450	400.0	96
E18	16	4	\$396,375	\$400,250	25.0	97	E18	-	-	-	-	-	-
E19	32	21	\$283,038	\$274,000	65.6	97	E19	-	1	\$206,500	\$206,500	-	98
E20	70	10	\$266,040	\$244,450	14.3	95	E20	-	-	-	-	-	-
E21	88	18	\$281,614	\$237,000	20.5	96	E21	-	-	-	-	-	-

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	2	\$210,500	\$210,500	40.0	94	E01	-	-	-	-	-	-
E02	20	5	\$137,180	\$106,000	25.0	96	E02	-	-	-	-	-	-
E03	91	26	\$155,265	\$153,000	28.6	96	E03	-	-	-	-	-	-
E04	112	18	\$148,911	\$147,500	16.1	96	E04	-	-	-	-	-	-
E05	145	23	\$171,243	\$165,000	15.9	97	E05	5	3	\$299,667	\$306,000	60.0	96
E06	8	4	\$207,225	\$185,950	50.0	99	E06	-	-	-	-	-	-
E07	115	23	\$171,583	\$172,800	20.0	96	E07	20	1	\$250,000	\$250,000	5.0	96
E08	92	22	\$165,145	\$153,500	23.9	96	E08	1	-	-	-	-	-
E09	190	33	\$183,827	\$188,000	17.4	97	E09	-	-	-	-	-	-
E10	9	1	\$153,000	\$153,000	11.1	98	E10	-	-	-	-	-	-
E11	84	19	\$151,705	\$155,000	22.6	97	E11	11	-	-	-	-	-
E12	2	-	-	-	-	-	E12	2	-	-	-	-	-
E13	21	5	\$176,800	\$171,000	23.8	97	E13	6	3	\$256,167	\$267,500	50.0	98
E14	15	4	\$185,000	\$171,250	26.7	99	E14	3	2	\$228,250	\$228,250	66.7	98
E15	9	1	\$205,000	\$205,000	11.1	97	E15	34	13	\$230,669	\$227,000	38.2	98
E16	16	4	\$110,550	\$116,850	25.0	97	E16	12	9	\$175,022	\$168,300	75.0	98
E17	4	1	\$127,700	\$127,700	25.0	98	E17	43	30	\$191,397	\$188,800	69.8	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	1	\$220,000	\$220,000	25.0	98
E20	-	-	-	-	-	-	E20	7	2	\$204,250	\$204,250	28.6	99
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

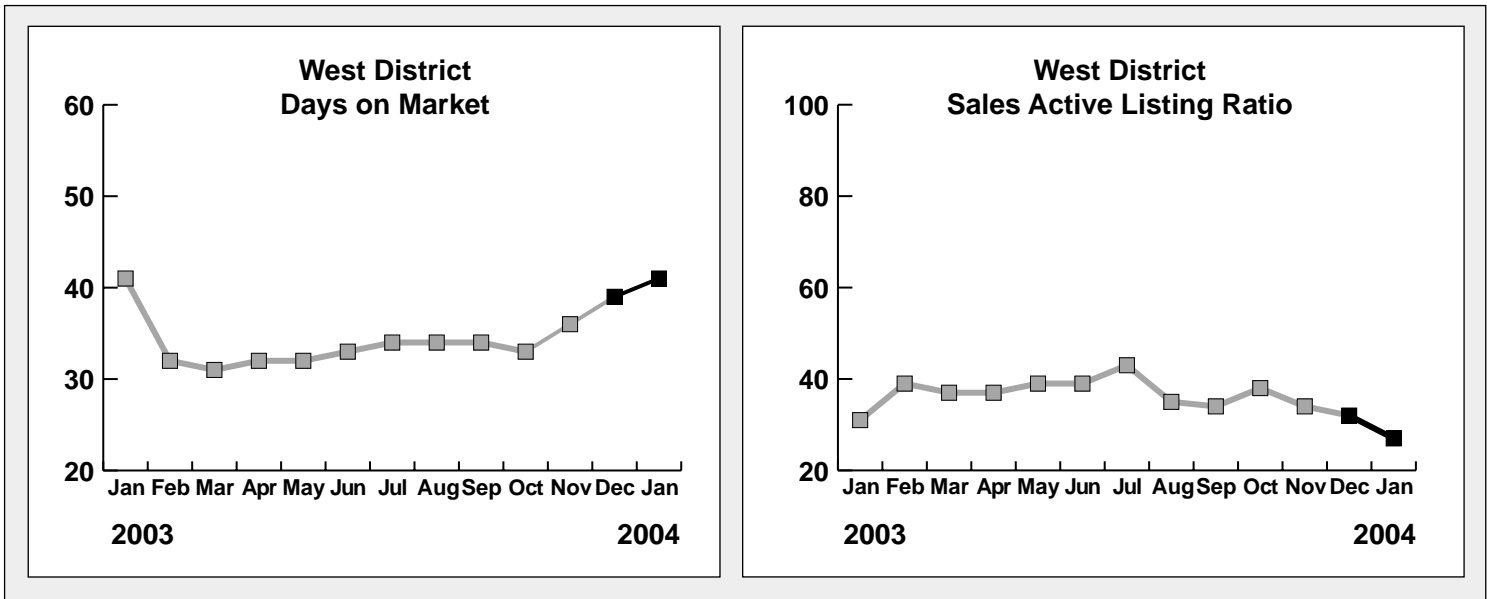
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	1	1	\$220,500	\$220,500	100.0	99	E01	-	-	-	-	-	-
E02	4	2	\$246,450	\$246,450	50.0	99	E02	-	-	-	-	-	-
E03	4	-	-	-	-	-	E03	-	-	-	-	-	-
E04	16	4	\$211,375	\$207,250	25.0	96	E04	-	-	-	-	-	-
E05	36	7	\$209,543	\$203,000	19.4	96	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	20	4	\$222,125	\$209,000	20.0	96	E07	-	-	-	-	-	-
E08	42	3	\$215,333	\$200,000	7.1	96	E08	-	-	-	-	-	-
E09	38	2	\$172,500	\$172,500	5.3	97	E09	-	-	-	-	-	-
E10	10	3	\$187,667	\$178,000	30.0	97	E10	-	-	-	-	-	-
E11	42	8	\$217,488	\$225,000	19.1	97	E11	2	-	-	-	-	-
E12	7	1	\$173,500	\$173,500	14.3	99	E12	-	-	-	-	-	-
E13	29	9	\$163,889	\$162,500	31.0	98	E13	-	-	-	-	-	-
E14	19	4	\$189,375	\$190,750	21.1	99	E14	3	1	\$174,000	\$174,000	33.3	97
E15	14	4	\$180,500	\$172,000	28.6	98	E15	-	-	-	-	-	-
E16	47	13	\$112,500	\$105,000	27.7	98	E16	-	-	-	-	-	-
E17	7	4	\$143,875	\$139,250	57.1	99	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	1	-	-	-	-	-	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	18	9	\$249,955	\$251,000	50.0	100
E02	3	1	\$150,000	\$150,000	33.3	94	E02	3	1	\$410,000	\$410,000	33.3	98
E03	1	-	-	-	-	-	E03	10	-	-	-	-	-
E04	2	-	-	-	-	-	E04	2	-	-	-	-	-
E05	2	-	-	-	-	-	E05	3	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	3	-	-	-	-	-	E07	6	4	\$237,000	\$236,500	66.7	97
E08	4	-	-	-	-	-	E08	2	-	-	-	-	-
E09	-	-	-	-	-	-	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	2	3	\$244,667	\$248,000	150.0	98
E11	2	-	-	-	-	-	E11	29	3	\$205,500	\$208,000	10.3	97
E12	-	-	-	-	-	-	E12	1	1	\$175,000	\$175,000	100.0	99
E13	-	-	-	-	-	-	E13	10	7	\$226,429	\$226,000	70.0	98
E14	3	-	-	-	-	-	E14	11	4	\$208,250	\$208,000	36.4	97
E15	-	-	-	-	-	-	E15	16	14	\$198,164	\$198,450	87.5	98
E16	2	-	-	-	-	-	E16	4	7	\$160,143	\$152,500	175.0	99
E17	-	-	-	-	-	-	E17	8	10	\$159,640	\$163,000	125.0	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	2	\$191,500	\$191,500	100.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: January 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	85	54	20	\$6,703,600	\$335,180	\$320,750	27	98
W02	112	69	31	\$9,279,900	\$299,352	\$290,000	42	96
W03	221	123	39	\$8,726,399	\$223,754	\$220,000	44	97
W04	198	111	38	\$9,856,050	\$259,370	\$249,450	44	97
W05	318	125	31	\$6,058,300	\$195,429	\$192,000	45	96
W06	248	133	50	\$13,056,399	\$261,128	\$269,000	45	97
W07	59	44	26	\$10,020,301	\$385,396	\$345,750	53	99
W08	211	143	54	\$25,738,467	\$476,638	\$364,500	39	98
W09	143	68	18	\$4,751,900	\$263,994	\$245,500	35	98
W10	346	177	77	\$15,552,500	\$201,981	\$167,000	39	97
W12	180	102	58	\$19,981,200	\$344,503	\$282,500	51	97
W13	174	118	46	\$17,515,600	\$380,774	\$333,250	38	98
W14	129	75	31	\$7,195,800	\$232,123	\$211,500	41	97
W15	347	191	105	\$20,230,700	\$192,673	\$170,000	53	97
W16	179	141	62	\$17,732,000	\$286,000	\$268,000	32	98
W17	1	-	-	-	-	-	-	-
W18	138	73	23	\$5,171,400	\$224,843	\$235,000	61	97
W19	531	358	149	\$44,574,830	\$299,160	\$285,000	37	97
W20	405	315	171	\$46,646,496	\$272,787	\$258,000	34	98
W21	215	149	55	\$21,394,750	\$388,995	\$319,000	38	98
W22	63	37	16	\$4,393,200	\$274,575	\$270,250	43	98
W23	836	594	246	\$61,026,656	\$248,076	\$240,000	43	98
W24	532	362	155	\$38,738,955	\$249,929	\$248,000	34	98
W25	49	34	11	\$3,083,200	\$280,291	\$250,000	31	98
W26	9	2	-	-	-	-	-	-
W27	118	77	33	\$9,269,950	\$280,908	\$257,500	45	98
W28	174	87	46	\$15,278,400	\$332,139	\$314,000	45	97
W29	79	73	38	\$8,056,900	\$212,024	\$194,000	38	98
<b>Total</b>	<b>6,100</b>	<b>3,835</b>	<b>1,629</b>	<b>\$450,033,853</b>	<b>\$276,264</b>	<b>\$253,000</b>	<b>41</b>	<b>98</b>



## Year-to-Date: January 2004 to January 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
W01		54	20	\$6,703,600	\$335,180	\$320,750	27	98
W02		69	31	\$9,279,900	\$299,352	\$290,000	42	96
W03		120	39	\$8,726,399	\$223,754	\$220,000	44	97
W04		111	38	\$9,856,050	\$259,370	\$249,450	44	97
W05		123	31	\$6,058,300	\$195,429	\$192,000	45	96
W06		133	50	\$13,056,399	\$261,128	\$269,000	45	97
W07		43	26	\$10,020,301	\$385,396	\$345,750	53	99
W08		143	54	\$25,738,467	\$476,638	\$364,500	39	98
W09		65	18	\$4,751,900	\$263,994	\$245,500	35	98
W10		175	77	\$15,552,500	\$201,981	\$167,000	39	97
W12		100	58	\$19,981,200	\$344,503	\$282,500	51	97
W13		117	46	\$17,515,600	\$380,774	\$333,250	38	98
W14		72	31	\$7,195,800	\$232,123	\$211,500	41	97
W15		186	105	\$20,230,700	\$192,673	\$170,000	53	97
W16		140	62	\$17,732,000	\$286,000	\$268,000	32	98
W17		-	-	-	-	-	-	-
W18		73	23	\$5,171,400	\$224,843	\$235,000	61	97
W19		357	149	\$44,574,830	\$299,160	\$285,000	37	97
W20		313	171	\$46,646,496	\$272,787	\$258,000	34	98
W21		147	55	\$21,394,750	\$388,995	\$319,000	38	98
W22		37	16	\$4,393,200	\$274,575	\$270,250	43	98
W23		590	246	\$61,026,656	\$248,076	\$240,000	43	98
W24		349	155	\$38,738,955	\$249,929	\$248,000	34	98
W25		34	11	\$3,083,200	\$280,291	\$250,000	31	98
W26		2	-	-	-	-	-	-
W27		75	33	\$9,269,950	\$280,908	\$257,500	45	98
W28		87	46	\$15,278,400	\$332,139	\$314,000	45	97
W29		71	38	\$8,056,900	\$212,024	\$194,000	38	98
<b>Total</b>		<b>3,786</b>	<b>1,629</b>	<b>\$450,033,853</b>	<b>\$276,264</b>	<b>\$253,000</b>	<b>41</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	23	8	\$420,875	\$382,000	34.8	98	W01	23	6	\$312,833	\$285,000	26.1	99	
W02	40	12	\$350,583	\$313,750	30.0	97	W02	50	13	\$277,838	\$283,000	26.0	96	
W03	138	19	\$233,742	\$231,000	13.8	98	W03	60	16	\$226,675	\$216,000	26.7	95	
W04	94	20	\$335,433	\$343,500	21.3	97	W04	13	1	\$304,000	\$304,000	7.7	97	
W05	67	6	\$302,483	\$300,000	9.0	96	W05	78	6	\$270,917	\$264,500	7.7	98	
W06	61	23	\$280,522	\$278,000	37.7	97	W06	6	1	\$289,000	\$289,000	16.7	93	
W07	34	20	\$396,125	\$338,250	58.8	99	W07	2	-	-	-	-	-	-
W08	75	31	\$665,547	\$545,000	41.3	99	W08	1	1	\$295,000	\$295,000	100.0	95	
W09	33	8	\$398,750	\$403,500	24.2	99	W09	4	-	-	-	-	-	-
W10	126	30	\$273,617	\$276,000	23.8	97	W10	14	3	\$251,000	\$250,000	21.4	98	
W12	103	31	\$432,090	\$349,000	30.1	97	W12	9	5	\$275,700	\$271,000	55.6	98	
W13	108	27	\$503,863	\$505,000	25.0	98	W13	12	1	\$247,000	\$247,000	8.3	99	
W14	29	8	\$373,313	\$367,500	27.6	97	W14	12	3	\$275,667	\$275,000	25.0	98	
W15	18	9	\$332,944	\$330,000	50.0	97	W15	24	7	\$278,200	\$274,000	29.2	97	
W16	74	32	\$337,616	\$302,500	43.2	98	W16	33	17	\$246,412	\$248,000	51.5	97	
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	47	8	\$241,063	\$234,500	17.0	97	W18	50	7	\$240,986	\$239,900	14.0	97	
W19	201	69	\$369,616	\$348,000	34.3	97	W19	48	25	\$271,196	\$274,000	52.1	98	
W20	162	62	\$348,048	\$319,500	38.3	98	W20	75	52	\$259,521	\$258,000	69.3	98	
W21	144	34	\$468,816	\$394,750	23.6	98	W21	10	6	\$254,917	\$248,250	60.0	98	
W22	44	10	\$310,500	\$326,500	22.7	98	W22	11	1	\$235,000	\$235,000	9.1	96	
W23	521	136	\$276,291	\$267,500	26.1	98	W23	160	55	\$235,162	\$234,000	34.4	98	
W24	281	70	\$302,587	\$288,000	24.9	97	W24	103	38	\$236,794	\$243,500	36.9	98	
W25	32	7	\$330,171	\$263,500	21.9	98	W25	3	-	-	-	-	-	-
W26	9	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	97	26	\$312,598	\$287,500	26.8	98	W27	3	1	\$169,000	\$169,000	33.3	98	
W28	157	36	\$359,219	\$336,000	22.9	97	W28	5	6	\$237,917	\$240,500	120.0	98	
W29	64	23	\$239,517	\$217,000	35.9	97	W29	3	7	\$163,686	\$168,900	233.3	99	

**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	2	\$262,800	\$262,800	6.1	102	W01	-	-	-	-	-	-	-
W02	6	2	\$236,000	\$236,000	33.3	91	W02	-	-	-	-	-	-	-
W03	20	4	\$164,625	\$163,000	20.0	97	W03	-	-	-	-	-	-	-
W04	72	14	\$150,279	\$148,750	19.4	97	W04	1	1	\$245,000	\$245,000	100.0	92	
W05	99	9	\$114,211	\$98,000	9.1	95	W05	-	-	-	-	-	-	-
W06	150	21	\$228,448	\$212,000	14.0	97	W06	-	-	-	-	-	-	-
W07	19	3	\$308,933	\$279,000	15.8	98	W07	-	-	-	-	-	-	-
W08	110	15	\$204,100	\$162,000	13.6	96	W08	-	-	-	-	-	-	-
W09	95	9	\$146,044	\$121,500	9.5	96	W09	-	-	-	-	-	-	-
W10	147	33	\$142,439	\$144,500	22.5	97	W10	-	-	-	-	-	-	-
W12	53	16	\$176,681	\$175,750	30.2	98	W12	1	-	-	-	-	-	-
W13	18	3	\$131,667	\$122,000	16.7	95	W13	-	-	-	-	-	-	-
W14	44	6	\$143,417	\$136,250	13.6	97	W14	1	1	\$338,800	\$338,800	100.0	108	
W15	254	65	\$161,092	\$162,000	25.6	97	W15	-	-	-	-	-	-	-
W16	23	1	\$184,000	\$184,000	4.4	98	W16	7	1	\$224,500	\$224,500	14.3	98	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	10	2	\$129,000	\$129,000	20.0	96	W18	-	-	-	-	-	-	-
W19	176	22	\$198,900	\$174,250	12.5	97	W19	3	3	\$285,000	\$285,000	100.0	98	
W20	52	11	\$170,900	\$160,000	21.2	96	W20	2	3	\$234,167	\$235,000	150.0	98	
W21	21	2	\$202,000	\$202,000	9.5	98	W21	3	2	\$240,250	\$240,250	66.7	97	
W22	-	-	-	-	-	-	W22	-	-	-	-	-	-	-
W23	29	9	\$195,444	\$175,000	31.0	97	W23	6	1	\$226,500	\$226,500	16.7	99	
W24	56	13	\$152,338	\$150,000	23.2	97	W24	9	2	\$279,000	\$279,000	22.2	98	
W25	7	3	\$197,333	\$195,000	42.9	98	W25	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	2	-	-	-	-	-	W27	1	1	\$194,000	\$194,000	100.0	98	
W28	-	-	-	-	-	-	W28	7	-	-	-	-	-	-
W29	10	-	-	-	-	-	W29	-	3	\$189,333	\$188,000	-	99	

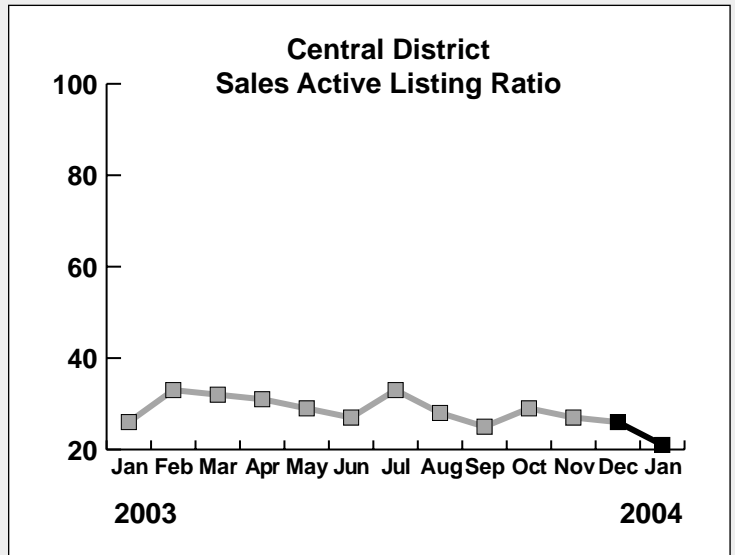
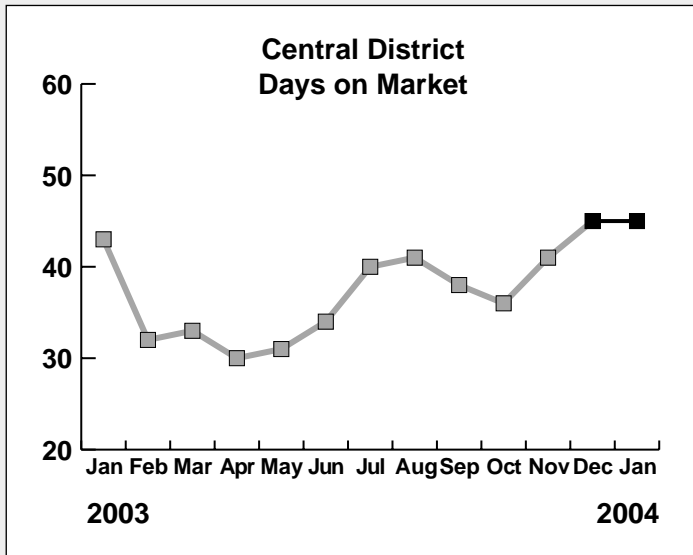


Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	1	1	\$212,000	\$212,000	100.0	99	W01	-	-	-	-	-	-
W02	5	1	\$202,000	\$202,000	20.0	96	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	12	1	\$245,500	\$245,500	8.3	98	W04	-	-	-	-	-	-
W05	66	9	\$170,667	\$181,000	13.6	96	W05	-	-	-	-	-	-
W06	10	-	-	-	-	-	W06	-	-	-	-	-	-
W07	-	-	-	-	-	-	W07	-	-	-	-	-	-
W08	17	6	\$242,500	\$252,000	35.3	96	W08	-	-	-	-	-	-
W09	7	1	\$247,500	\$247,500	14.3	96	W09	-	-	-	-	-	-
W10	50	9	\$171,111	\$165,000	18.0	97	W10	-	-	-	-	-	-
W12	11	6	\$396,833	\$371,000	54.6	97	W12	2	-	-	-	-	-
W13	34	12	\$218,317	\$197,500	35.3	99	W13	-	-	-	-	-	-
W14	39	13	\$167,923	\$147,000	33.3	96	W14	-	-	-	-	-	-
W15	48	21	\$199,133	\$195,000	43.8	98	W15	-	-	-	-	-	-
W16	39	11	\$211,891	\$189,000	28.2	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	30	6	\$216,333	\$234,000	20.0	98	W18	-	-	-	-	-	-
W19	84	25	\$230,586	\$233,000	29.8	98	W19	-	-	-	-	-	-
W20	99	34	\$200,529	\$185,000	34.3	98	W20	1	-	-	-	-	-
W21	18	4	\$267,250	\$218,500	22.2	96	W21	-	-	-	-	-	-
W22	1	1	\$170,000	\$170,000	100.0	97	W22	1	-	-	-	-	-
W23	74	28	\$180,025	\$181,000	37.8	98	W23	-	-	-	-	-	-
W24	63	21	\$165,829	\$155,000	33.3	98	W24	-	-	-	-	-	-
W25	4	1	\$180,000	\$180,000	25.0	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	10	5	\$155,880	\$160,400	50.0	97	W27	-	-	-	-	-	-
W28	2	1	\$253,000	\$253,000	50.0	97	W28	-	-	-	-	-	-
W29	1	-	-	-	-	-	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	5	3	\$240,667	\$255,000	60.0	95
W02	-	-	-	-	-	-	W02	10	3	\$262,333	\$262,000	30.0	98
W03	-	-	-	-	-	-	W03	3	-	-	-	-	-
W04	-	-	-	-	-	-	W04	6	1	\$249,000	\$249,000	16.7	96
W05	6	1	\$54,000	\$54,000	16.7	90	W05	2	-	-	-	-	-
W06	7	1	\$105,000	\$105,000	14.3	96	W06	14	4	\$353,250	\$336,000	28.6	99
W07	-	-	-	-	-	-	W07	4	3	\$390,333	\$396,000	75.0	98
W08	3	-	-	-	-	-	W08	5	1	\$295,000	\$295,000	20.0	95
W09	4	-	-	-	-	-	W09	-	-	-	-	-	-
W10	6	1	\$76,500	\$76,500	16.7	96	W10	3	1	\$274,000	\$274,000	33.3	95
W12	1	-	-	-	-	-	W12	-	-	-	-	-	-
W13	-	-	-	-	-	-	W13	2	3	\$216,500	\$222,500	150.0	98
W14	3	-	-	-	-	-	W14	1	-	-	-	-	-
W15	3	1	\$166,000	\$166,000	33.3	92	W15	-	2	\$234,000	\$234,000	-	99
W16	-	-	-	-	-	-	W16	3	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	1	-	-	-	-	-	W18	-	-	-	-	-	-
W19	-	-	-	-	-	-	W19	19	5	\$259,200	\$263,000	26.3	97
W20	-	-	-	-	-	-	W20	14	9	\$241,333	\$245,000	64.3	97
W21	3	-	-	-	-	-	W21	16	7	\$281,714	\$245,000	43.8	98
W22	-	-	-	-	-	-	W22	6	4	\$220,800	\$218,000	66.7	98
W23	1	-	-	-	-	-	W23	45	17	\$205,353	\$205,000	37.8	98
W24	3	-	-	-	-	-	W24	17	11	\$230,809	\$237,000	64.7	98
W25	-	-	-	-	-	-	W25	3	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	2	-	-	-	-	-	W27	3	-	-	-	-	-
W28	-	-	-	-	-	-	W28	3	3	\$222,000	\$219,000	100.0	98
W29	-	-	-	-	-	-	W29	1	5	\$166,840	\$178,000	500.0	100

Current Month: January 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	798	362	120	\$33,356,250	\$277,969	\$231,000	54	97
C02	230	119	33	\$16,728,700	\$506,930	\$425,000	36	97
C03	145	81	34	\$16,026,246	\$471,360	\$297,500	46	98
C04	250	155	66	\$34,826,200	\$527,670	\$516,500	33	98
C06	52	36	15	\$5,500,100	\$366,673	\$340,000	27	98
C07	201	109	53	\$18,836,800	\$355,411	\$323,000	46	96
C08	338	195	64	\$17,745,820	\$277,278	\$262,500	44	98
C09	104	65	22	\$16,072,463	\$730,567	\$556,500	44	99
C10	120	89	36	\$16,843,500	\$467,875	\$378,475	26	100
C11	90	60	24	\$6,788,600	\$282,858	\$169,500	42	98
C12	135	61	24	\$18,769,900	\$782,079	\$680,000	33	96
C13	125	81	40	\$12,931,900	\$323,298	\$335,950	38	98
C14	477	236	97	\$27,748,621	\$286,068	\$240,885	53	97
C15	301	187	79	\$24,071,200	\$304,699	\$260,000	52	97
<b>Total</b>	<b>3,366</b>	<b>1,836</b>	<b>707</b>	<b>\$266,246,300</b>	<b>\$376,586</b>	<b>\$300,000</b>	<b>45</b>	<b>97</b>



Year-to-Date: January 2004 to January 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	360	120	\$33,356,250	\$277,969	\$231,000	54	97
C02	119	33	\$16,728,700	\$506,930	\$425,000	36	97
C03	81	34	\$16,026,246	\$471,360	\$297,500	46	98
C04	153	66	\$34,826,200	\$527,670	\$516,500	33	98
C06	36	15	\$5,500,100	\$366,673	\$340,000	27	98
C07	107	53	\$18,836,800	\$355,411	\$323,000	46	96
C08	192	64	\$17,745,820	\$277,278	\$262,500	44	98
C09	63	22	\$16,072,463	\$730,567	\$556,500	44	99
C10	89	36	\$16,843,500	\$467,875	\$378,475	26	100
C11	59	24	\$6,788,600	\$282,858	\$169,500	42	98
C12	60	24	\$18,769,900	\$782,079	\$680,000	33	96
C13	78	40	\$12,931,900	\$323,298	\$335,950	38	98
C14	231	97	\$27,748,621	\$286,068	\$240,885	53	97
C15	186	79	\$24,071,200	\$304,699	\$260,000	52	97
<b>Total</b>	<b>1,814</b>	<b>707</b>	<b>\$266,246,300</b>	<b>\$376,586</b>	<b>\$300,000</b>	<b>45</b>	<b>97</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	10	3	\$548,333	\$589,000	30.0	96	C01	33	7	\$349,429	\$369,000	21.2	97	
C02	36	8	\$760,250	\$500,000	22.2	96	C02	39	10	\$366,920	\$338,500	25.6	98	
C03	55	20	\$601,337	\$392,564	36.4	98	C03	33	7	\$273,214	\$250,000	21.2	97	
C04	129	46	\$621,189	\$540,000	35.7	99	C04	13	4	\$567,375	\$616,000	30.8	100	
C06	35	12	\$406,425	\$359,550	34.3	99	C06	3	-	-	-	-	-	-
C07	73	23	\$469,957	\$436,000	31.5	96	C07	9	4	\$333,650	\$342,500	44.4	97	
C08	2	-	-	-	-	-	C08	9	6	\$340,317	\$351,950	66.7	101	
C09	19	6	\$1,206,833	\$1,093,000	31.6	99	C09	4	2	\$854,667	\$854,667	50.0	111	
C10	34	12	\$733,013	\$641,450	35.3	99	C10	4	7	\$448,279	\$437,000	175.0	107	
C11	10	4	\$696,750	\$654,500	40.0	100	C11	3	3	\$417,033	\$418,000	100.0	106	
C12	97	16	\$992,125	\$937,500	16.5	96	C12	-	1	\$317,500	\$317,500	-	101	
C13	20	13	\$415,785	\$416,800	65.0	98	C13	9	5	\$286,900	\$274,000	55.6	98	
C14	77	19	\$501,284	\$408,000	24.7	99	C14	2	-	-	-	-	-	-
C15	50	20	\$494,360	\$469,500	40.0	97	C15	37	14	\$285,250	\$285,250	37.8	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	685	96	\$266,934	\$223,500	14.0	97	C01	-	-	-	-	-	-	-
C02	134	12	\$451,042	\$394,500	9.0	97	C02	-	-	-	-	-	-	-
C03	33	5	\$342,600	\$350,000	15.2	97	C03	-	-	-	-	-	-	-
C04	82	8	\$208,125	\$211,250	9.8	94	C04	-	-	-	-	-	-	-
C06	13	2	\$186,500	\$186,500	15.4	97	C06	-	-	-	-	-	-	-
C07	101	15	\$239,920	\$229,900	14.9	97	C07	-	2	\$317,450	\$317,450	-	97	
C08	279	47	\$263,530	\$240,000	16.9	98	C08	-	-	-	-	-	-	-
C09	72	10	\$568,113	\$464,500	13.9	97	C09	-	-	-	-	-	-	-
C10	68	16	\$275,900	\$280,000	23.5	98	C10	-	-	-	-	-	-	-
C11	69	14	\$165,393	\$147,900	20.3	97	C11	-	-	-	-	-	-	-
C12	32	4	\$364,350	\$377,700	12.5	97	C12	-	-	-	-	-	-	-
C13	88	18	\$268,739	\$251,400	20.5	97	C13	-	-	-	-	-	-	-
C14	357	69	\$226,361	\$217,000	19.3	96	C14	-	-	-	-	-	-	-
C15	156	21	\$213,286	\$188,000	13.5	96	C15	4	1	\$300,000	\$300,000	25.0	92	

## Condo Townhouse

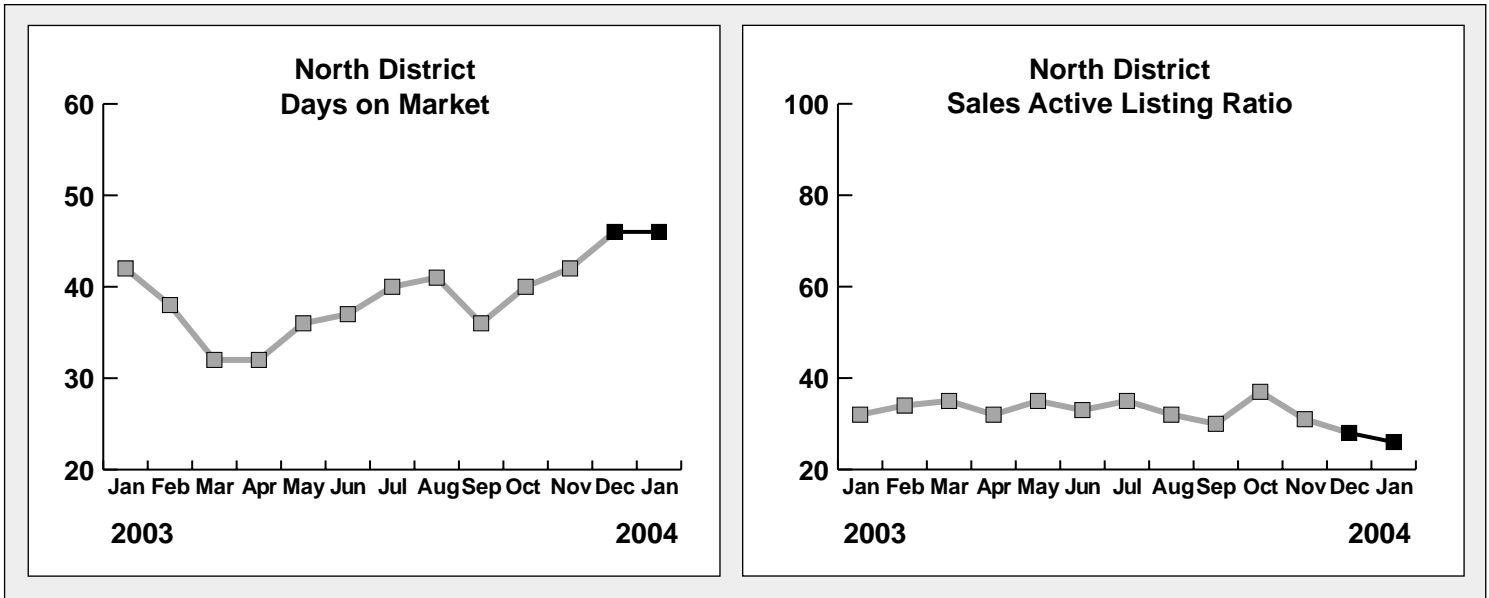
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	43	8	\$256,563	\$255,000	18.6	97	C01	-	-	-	-	-	-	-
C02	6	-	-	-	-	-	C02	-	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	6	5	\$256,400	\$232,000	83.3	98	C04	-	-	-	-	-	-	-
C06	1	1	\$250,000	\$250,000	100.0	96	C06	-	-	-	-	-	-	-
C07	13	8	\$244,938	\$246,500	61.5	97	C07	-	-	-	-	-	-	-
C08	15	5	\$253,000	\$236,000	33.3	96	C08	-	-	-	-	-	-	-
C09	-	1	\$700,000	\$700,000	-	100	C09	-	-	-	-	-	-	-
C10	8	-	-	-	-	-	C10	-	-	-	-	-	-	-
C11	8	3	\$145,000	\$141,000	37.5	95	C11	-	-	-	-	-	-	-
C12	6	3	\$373,667	\$389,000	50.0	99	C12	-	-	-	-	-	-	-
C13	6	3	\$300,000	\$328,000	50.0	98	C13	-	-	-	-	-	-	-
C14	32	9	\$289,478	\$279,000	28.1	96	C14	-	-	-	-	-	-	-
C15	53	23	\$235,283	\$228,000	43.4	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	3	-	-	-	-	-	C01	24	6	\$264,517	\$260,000	25.0	97
C02	7	-	-	-	-	-	C02	8	3	\$521,667	\$569,000	37.5	99
C03	19	2	\$187,000	\$187,000	10.5	96	C03	3	-	-	-	-	-
C04	12	2	\$200,000	\$200,000	16.7	96	C04	8	1	\$635,000	\$635,000	12.5	101
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	1	-	-	-	-	-	C07	4	1	\$500,000	\$500,000	25.0	98
C08	14	-	-	-	-	-	C08	19	6	\$342,167	\$281,500	31.6	96
C09	8	3	\$247,000	\$216,000	37.5	98	C09	1	-	-	-	-	-
C10	5	-	-	-	-	-	C10	1	1	\$495,000	\$495,000	100.0	99
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	2	1	\$354,900	\$354,900	50.0	100
C14	4	-	-	-	-	-	C14	5	-	-	-	-	-
C15	1	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: January 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	144	84	33	\$11,111,411	\$336,709	\$290,000	45	97	
N02	289	160	63	\$22,051,300	\$350,021	\$340,000	41	97	
N03	394	241	101	\$38,222,500	\$378,441	\$307,500	44	106	
N04	224	126	75	\$28,198,372	\$375,978	\$380,000	47	98	
N05	99	57	17	\$6,095,300	\$358,547	\$302,500	47	97	
N06	131	80	50	\$15,200,764	\$304,015	\$267,450	42	98	
N07	167	140	90	\$24,942,740	\$277,142	\$257,250	44	98	
N08	514	310	123	\$44,269,090	\$359,911	\$340,000	40	97	
N10	143	99	45	\$16,182,788	\$359,618	\$336,000	40	97	
N11	333	188	84	\$29,477,917	\$350,928	\$334,909	46	98	
N12	56	24	14	\$6,183,500	\$441,679	\$348,000	52	96	
N13	42	24	5	\$2,823,990	\$564,798	\$440,000	88	95	
N14	76	34	15	\$9,125,100	\$608,340	\$375,000	36	95	
N15	44	29	10	\$3,028,000	\$302,800	\$285,000	81	96	
N16	73	31	9	\$3,294,000	\$366,000	\$295,000	91	97	
N17	163	100	37	\$8,800,700	\$237,857	\$190,000	47	96	
N18	84	61	21	\$5,005,300	\$238,348	\$222,000	53	99	
N19	69	37	20	\$4,428,400	\$221,420	\$198,000	37	97	
N20	18	9	2	\$878,000	\$439,000	\$439,000	55	99	
N21	17	9	4	\$1,188,000	\$297,000	\$315,000	110	96	
N22	24	10	6	\$1,388,000	\$231,333	\$205,500	112	101	
N23	101	42	20	\$4,796,400	\$239,820	\$186,250	64	97	
N24	57	23	6	\$1,225,500	\$204,250	\$164,500	35	99	
<b>Total</b>	<b>3,262</b>	<b>1,918</b>	<b>850</b>	<b>\$287,917,072</b>	<b>\$338,726</b>	<b>\$304,500</b>	<b>46</b>	<b>98</b>	



**Year-to-Date: January 2004 to January 2004**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	83	33	\$11,111,411	\$336,709	\$290,000	45	97
N02	158	63	\$22,051,300	\$350,021	\$340,000	41	97
N03	238	101	\$38,222,500	\$378,441	\$307,500	44	106
N04	124	75	\$28,198,372	\$375,978	\$380,000	47	98
N05	57	17	\$6,095,300	\$358,547	\$302,500	47	97
N06	78	50	\$15,200,764	\$304,015	\$267,450	42	98
N07	141	90	\$24,942,740	\$277,142	\$257,250	44	98
N08	308	123	\$44,269,090	\$359,911	\$340,000	40	97
N10	96	45	\$16,182,788	\$359,618	\$336,000	40	97
N11	187	84	\$29,477,917	\$350,928	\$334,909	46	98
N12	24	14	\$6,183,500	\$441,679	\$348,000	52	96
N13	24	5	\$2,823,990	\$564,798	\$440,000	88	95
N14	34	15	\$9,125,100	\$608,340	\$375,000	36	95
N15	29	10	\$3,028,000	\$302,800	\$285,000	81	96
N16	30	9	\$3,294,000	\$366,000	\$295,000	91	97
N17	98	37	\$8,800,700	\$237,857	\$190,000	47	96
N18	61	21	\$5,005,300	\$238,348	\$222,000	53	99
N19	35	20	\$4,428,400	\$221,420	\$198,000	37	97
N20	9	2	\$878,000	\$439,000	\$439,000	55	99
N21	9	4	\$1,188,000	\$297,000	\$315,000	110	96
N22	10	6	\$1,388,000	\$231,333	\$205,500	112	101
N23	41	20	\$4,796,400	\$239,820	\$186,250	64	97
N24	23	6	\$1,225,500	\$204,250	\$164,500	35	99
<b>Total</b>	<b>1,897</b>	<b>850</b>	<b>\$287,917,072</b>	<b>\$338,726</b>	<b>\$304,500</b>	<b>46</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	57	14	\$458,964	\$415,750	24.6	98	N01	4	-	-	-	-	-
N02	139	33	\$420,600	\$412,000	23.7	97	N02	7	1	\$289,000	\$289,000	14.3	97
N03	159	39	\$523,841	\$529,000	24.5	97	N03	6	4	\$327,625	\$340,000	66.7	100
N04	161	59	\$403,222	\$398,500	36.7	97	N04	15	3	\$281,667	\$300,000	20.0	97
N05	84	12	\$392,375	\$338,500	14.3	97	N05	8	2	\$274,950	\$274,950	25.0	99
N06	87	27	\$356,924	\$345,000	31.0	99	N06	10	8	\$242,127	\$246,257	80.0	98
N07	114	55	\$317,192	\$300,000	48.3	98	N07	18	16	\$222,356	\$231,725	88.9	98
N08	383	78	\$411,326	\$375,000	20.4	97	N08	45	19	\$286,074	\$282,000	42.2	97
N10	69	21	\$443,971	\$401,000	30.4	96	N10	11	1	\$250,000	\$250,000	9.1	98
N11	217	51	\$397,453	\$369,000	23.5	98	N11	24	8	\$274,600	\$278,000	33.3	99
N12	56	14	\$441,679	\$348,000	25.0	96	N12	-	-	-	-	-	-
N13	41	5	\$564,798	\$440,000	12.2	95	N13	-	-	-	-	-	-
N14	76	14	\$633,436	\$395,000	18.4	94	N14	-	1	\$257,000	\$257,000	-	101
N15	44	10	\$302,800	\$285,000	22.7	96	N15	-	-	-	-	-	-
N16	68	8	\$383,000	\$325,000	11.8	97	N16	1	-	-	-	-	-
N17	142	34	\$241,979	\$190,000	23.9	96	N17	4	1	\$211,500	\$211,500	25.0	98
N18	60	12	\$261,042	\$257,500	20.0	98	N18	2	2	\$197,250	\$197,250	100.0	99
N19	50	14	\$240,243	\$230,000	28.0	97	N19	2	2	\$171,500	\$171,500	100.0	98
N20	18	2	\$439,000	\$439,000	11.1	99	N20	-	-	-	-	-	-
N21	17	4	\$297,000	\$315,000	23.5	96	N21	-	-	-	-	-	-
N22	24	5	\$247,200	\$229,000	20.8	102	N22	-	-	-	-	-	-
N23	101	18	\$251,633	\$199,250	17.8	97	N23	-	-	-	-	-	-
N24	55	5	\$215,100	\$179,000	9.1	99	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	59	12	\$228,168	\$235,250	20.3	97	N01	3	3	\$303,333	\$282,000	100.0	95
N02	98	11	\$234,955	\$231,000	11.2	97	N02	20	8	\$286,125	\$277,000	40.0	98
N03	153	28	\$290,750	\$212,500	18.3	128	N03	3	4	\$302,475	\$305,500	133.3	99
N04	10	2	\$155,000	\$155,000	20.0	99	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	-	-	-	-	-	-
N06	6	1	\$170,000	\$170,000	16.7	98	N06	1	3	\$262,333	\$233,000	300.0	98
N07	9	2	\$176,250	\$176,250	22.2	98	N07	1	1	\$208,000	\$208,000	100.0	97
N08	14	2	\$201,500	\$201,500	14.3	97	N08	1	-	-	-	-	-
N10	-	-	-	-	-	-	N10	60	22	\$289,723	\$285,750	36.7	98
N11	15	4	\$272,625	\$281,250	26.7	99	N11	23	7	\$308,471	\$275,000	30.4	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	2	1	\$230,000	\$230,000	50.0	98
N17	1	-	-	-	-	-	N17	1	1	\$192,000	\$192,000	100.0	99
N18	1	-	-	-	-	-	N18	19	6	\$220,133	\$217,450	31.6	99
N19	4	-	-	-	-	-	N19	4	2	\$190,000	\$190,000	50.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	1	\$152,000	\$152,000	-	96
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	18	3	\$224,300	\$225,000	16.7	98	N01	-	-	-	-	-	-
N02	15	5	\$274,000	\$256,500	33.3	97	N02	2	-	-	-	-	-
N03	43	13	\$250,846	\$260,000	30.2	98	N03	1	-	-	-	-	-
N04	9	1	\$267,000	\$267,000	11.1	99	N04	-	-	-	-	-	-
N05	2	1	\$277,000	\$277,000	50.0	99	N05	-	-	-	-	-	-
N06	16	5	\$220,600	\$231,000	31.3	98	N06	-	-	-	-	-	-
N07	15	4	\$202,000	\$187,500	26.7	97	N07	-	-	-	-	-	-
N08	7	2	\$251,500	\$251,500	28.6	98	N08	2	-	-	-	-	-
N10	1	1	\$235,500	\$235,500	100.0	96	N10	-	-	-	-	-	-
N11	33	7	\$267,143	\$263,000	21.2	97	N11	-	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	1	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	3	-	-	-	-	-	N17	1	-	-	-	-	-
N18	-	1	\$157,500	\$157,500	-	98	N18	-	-	-	-	-	-
N19	2	-	-	-	-	-	N19	6	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	1	\$150,000	\$150,000	50.0	97	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	3	1	\$365,000	\$365,000	33.3	97
N02	-	-	-	-	-	-	N02	8	5	\$327,800	\$330,000	62.5	97
N03	-	-	-	-	-	-	N03	29	13	\$297,715	\$296,000	44.8	98
N04	-	-	-	-	-	-	N04	29	10	\$298,628	\$285,000	34.5	98
N05	-	-	-	-	-	-	N05	5	2	\$279,950	\$279,950	40.0	98
N06	1	-	-	-	-	-	N06	10	6	\$261,133	\$259,450	60.0	99
N07	-	1	\$175,000	\$175,000	-	97	N07	10	11	\$217,818	\$216,000	110.0	98
N08	-	-	-	-	-	-	N08	62	22	\$265,650	\$269,000	35.5	97
N10	-	-	-	-	-	-	N10	2	-	-	-	-	-
N11	-	-	-	-	-	-	N11	21	7	\$270,171	\$275,000	33.3	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	10	1	\$169,900	\$169,900	10.0	100
N18	-	-	-	-	-	-	N18	2	-	-	-	-	-
N19	1	-	-	-	-	-	N19	-	2	\$171,000	\$171,000	-	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	2	\$133,500	\$133,500	-	97
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	10,020	16,347	N/A	4,256	\$1,259,729,472	\$295,989	\$259,978	42	98
<b>YTD Grand Total:</b>	N/A	N/A	9,902	4,256	\$1,259,729,472	\$295,989	\$259,978	42	98

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
<b>1970</b>	10,498	29,492	<b>2003</b>		
<b>1971</b>	13,085	30,426	January	4,403	281,292
<b>1972</b>	14,613	32,513	February	5,965	289,954
<b>1973</b>	16,335	40,605	March	6,986	290,185
<b>1974</b>	17,318	52,806	April	7,307	292,783
<b>1975</b>	22,020	57,581	May	8,025	298,451
<b>1976</b>	19,025	61,389	June	8,033	295,053
<b>1977</b>	20,512	64,559	July	8,084	289,880
<b>1978</b>	21,184	67,333	August	6,549	285,366
<b>1979</b>	23,466	70,830	September	6,751	297,398
<b>1980</b>	26,017	75,694	October	7,227	304,844
<b>1981</b>	29,625	90,203	November	5,847	301,612
<b>1982</b>	25,336	95,496	December	4,194	284,955
<b>1983</b>	30,046	101,626	<b>Total**</b>	<b>78,898</b>	<b>\$293,067</b>
<b>1984</b>	31,905	102,318	<b>2004</b>		
<b>1985</b>	45,509	109,094	January	4,256	295,989
<b>1986</b>	52,919	138,925	<b>Total**</b>	<b>4,256</b>	<b>\$295,989</b>
<b>1987</b>	43,475	189,105			
<b>1988</b>	49,381	229,635			
<b>1989</b>	38,960	273,698			
<b>1990</b>	26,779	255,020			
<b>1991</b>	38,144	234,313			
<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			

\* 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

