

## It's a Hat Trick! Three Consecutive All Time Record Months

TORONTO — Monday, June 7, 2004.

The Toronto Real Estate market posted its third consecutive all time record performance in May, with 9,193 single-family dwellings changing hands through the TorontoMLS system, TREB President Cynthia Lai reported today. "This figure is up just slightly from April's 9,168 figure, our previous all-time record, and up 15 per cent over May of 2003."

"The March, April, and May period was the best three month stretch in the history of the city (27,437 sales), and 2004 is on course to be the best year our local resale market has ever seen," Ms. Lai remarked. "As President of the Toronto Real Estate Board, these kinds of results make me very proud. In fact, when I leave office at the end of June, my term will have marked the best twelve month period that the Toronto resale market has ever recorded."

Ms. Lai went on to say that prices continued their upward trajectory in May, with the average going to \$325,501, a one per cent increase over last month, and a nine per cent increase of May of last year. Fortunately, inventory also rose, to 22,484 active listings, a nine per cent increase

over the previous month. "We have plenty of listings," Ms. Lai said. "And as long as that is the case the price increases we are seeing should be relatively constrained."

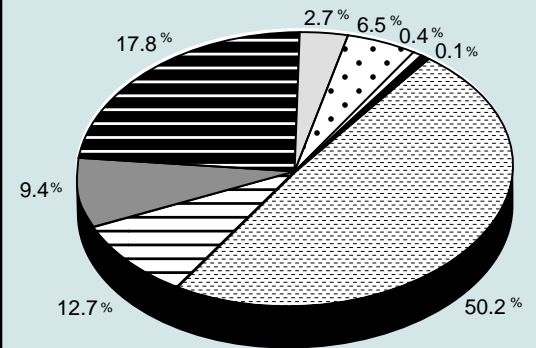
Breaking down the total, 3,438 sales were reported in TREB's 28 West districts and averaged \$300,128; 1,559 sales were reported in the 14 Central districts and averaged \$444,138; 1,848 sales were reported in the 23 North districts and averaged \$349,317; and 2,348 sales were reported in TREB's 21 East districts and averaged \$265,137. ■

### NEIGHBOURHOOD CORNER

#### Brampton

Brampton (W-23 & W-24) remains one of the hottest sub-markets in the GTA, with a year-to-date sales figure of 3,409 single-family dwellings and an average price of \$256,282. Of these sales, the majority were of detached homes (1,756), which sold for an average of \$295,987. In addition, there were 757 sales of semi-detached homes for an average of \$241,048, and 374 condo-townhouse sales for an average of \$179,922. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,622	98	\$340,000
Semi-Detached	1,171	99	\$271,000
Condo Townhouse	865	98	\$214,000
Condo Apt	1,643	97	\$191,000
Link	250	98	\$256,250
Att/Row/Twnhouse	596	99	\$254,750
Co-op Apt	37	97	\$166,000
Det Condo	9	97	\$214,000

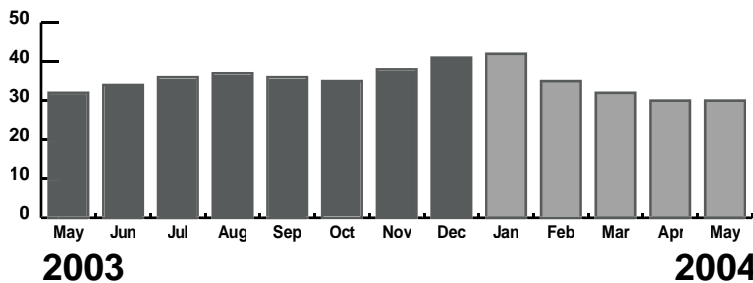
### Housing Market Indicators

	May 2003	May 2004	%Change
Sales	8,025	9,193	(+14%)
New Listings	14,032	15,120	(+8%)
Active Listings*	21,747	22,484	(+3%)

\* All figures for single-family dwellings.

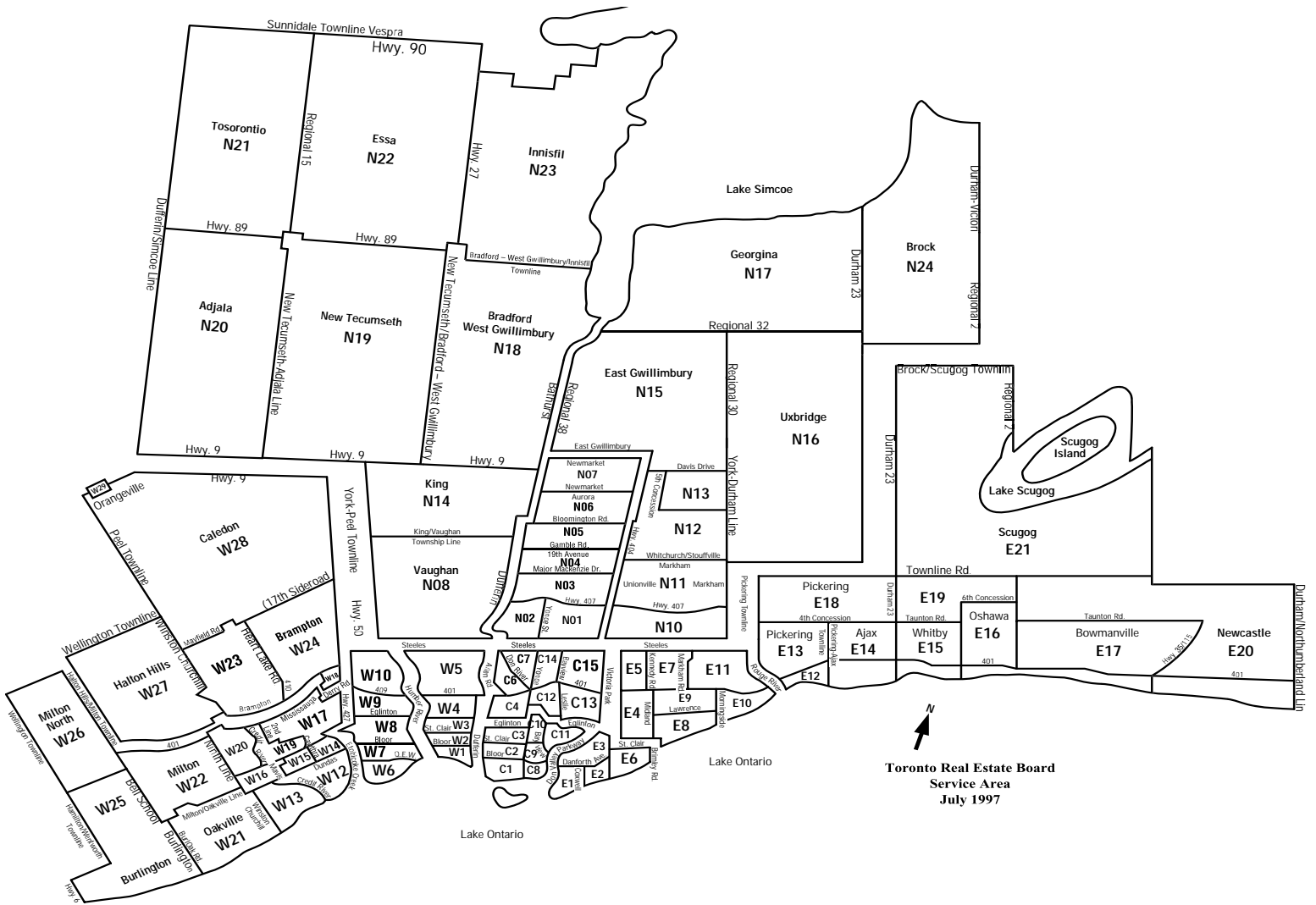
### DAYS ON MARKET

#### Days on Market



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Toronto Real Estate Board  
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**Price Category Breakdown - May 2004**

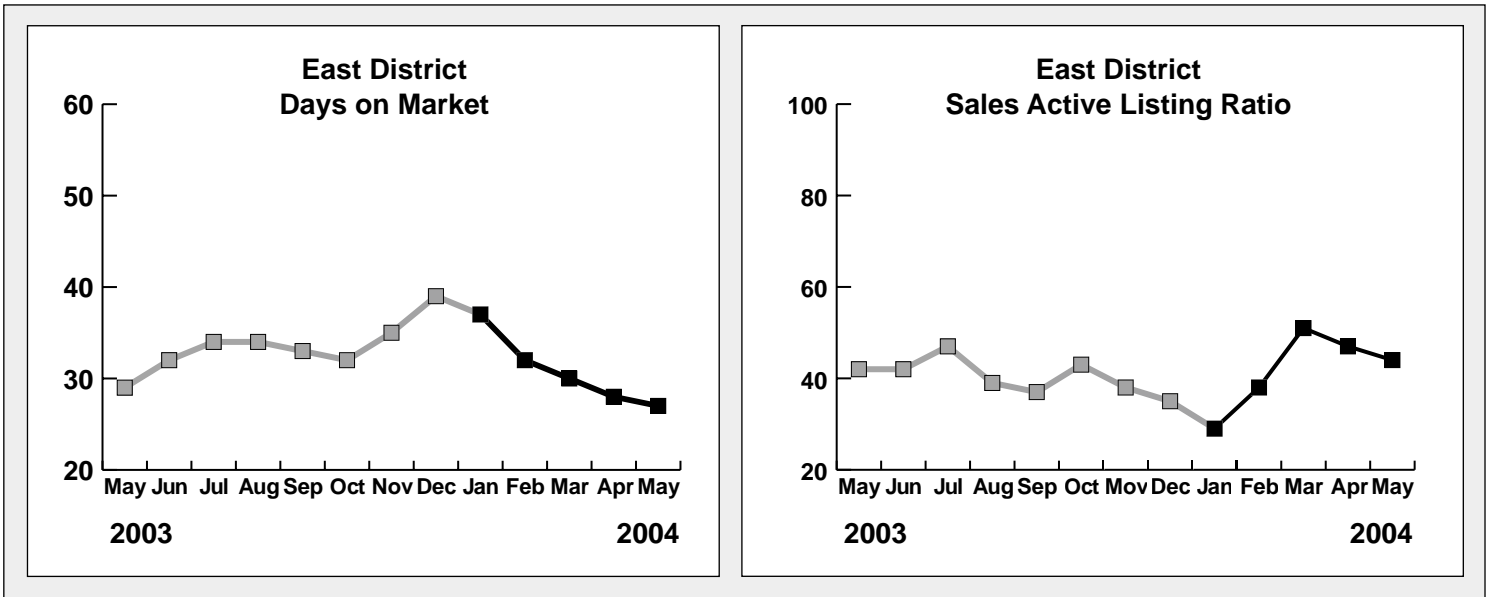
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	28	0.3	13	0.8	7	0.8
\$90,001 - \$100,000	21	0.2	9	0.5	8	0.9
\$100,001 - \$110,000	18	0.2	10	0.6	2	0.2
\$110,001 - \$120,000	47	0.5	34	2.1	5	0.6
\$120,001 - \$130,000	69	0.8	39	2.4	16	1.8
\$130,001 - \$140,000	118	1.3	69	4.2	22	2.5
\$140,001 - \$150,000	164	1.8	95	5.8	31	3.6
\$150,001 - \$160,000	212	2.3	135	8.2	36	4.2
\$160,001 - \$170,000	305	3.3	172	10.5	57	6.6
\$170,001 - \$180,000	283	3.1	140	8.5	57	6.6
\$180,001 - \$190,000	266	2.9	102	6.2	59	6.8
\$190,001 - \$200,000	246	2.7	92	5.6	55	6.4
\$200,001 - \$225,000	774	8.4	189	11.5	156	18.0
\$225,001 - \$250,000	992	10.8	165	10.1	153	17.7
\$250,001 - \$300,000	1,834	19.9	157	9.6	119	13.8
\$300,001 - \$400,000	2,043	22.2	126	7.7	50	5.8
\$400,001 - \$500,000	893	9.7	47	2.9	24	2.8
\$500,001 - \$750,000	589	6.4	31	1.9	7	0.8
\$750,001 - \$1,000,000	163	1.8	10	0.6	-	-
\$1,000,001 - \$1,500,000	85	0.9	3	0.2	1	0.1
\$1,500,000 -	43	0.5	-	-	-	-
<b>Total:</b>	<b>9,193</b>	<b>100</b>	<b>1,643</b>	<b>100</b>	<b>865</b>	<b>100</b>

## Current Month: May 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	190	193	91	\$31,716,866	\$348,537	\$331,000	14	103
E02	143	169	115	\$46,278,688	\$402,423	\$349,900	17	100
E03	314	262	167	\$49,668,328	\$297,415	\$285,000	20	101
E04	298	197	114	\$27,253,588	\$239,067	\$258,000	32	97
E05	380	270	128	\$35,328,930	\$276,007	\$257,500	29	97
E06	122	121	84	\$25,796,217	\$307,098	\$270,509	18	99
E07	463	290	151	\$39,748,629	\$263,236	\$260,000	33	97
E08	364	221	117	\$28,536,600	\$243,903	\$247,000	30	98
E09	407	224	105	\$22,316,470	\$212,538	\$200,000	35	97
E10	190	125	69	\$21,347,800	\$309,388	\$289,000	28	98
E11	591	262	98	\$23,600,450	\$240,821	\$228,000	40	97
E12	59	44	32	\$7,377,949	\$230,561	\$229,000	29	98
E13	262	215	136	\$37,800,947	\$277,948	\$256,000	27	98
E14	282	258	172	\$45,759,200	\$266,042	\$249,450	24	98
E15	295	259	193	\$51,801,030	\$268,399	\$251,000	27	98
E16	437	383	296	\$56,579,901	\$191,148	\$181,850	24	98
E17	248	187	147	\$33,206,200	\$225,893	\$208,000	28	99
E18	27	12	4	\$2,558,000	\$639,500	\$384,000	34	88
E19	63	44	45	\$13,162,700	\$292,504	\$277,500	32	98
E20	95	41	34	\$8,828,800	\$259,671	\$235,000	36	97
E21	130	72	50	\$13,874,900	\$277,498	\$241,750	45	97
<b>Total</b>	<b>5,360</b>	<b>3,849</b>	<b>2,348</b>	<b>\$622,542,193</b>	<b>\$265,137</b>	<b>\$250,000</b>	<b>27</b>	<b>99</b>

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

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	669	392	\$126,670,000	\$323,138	\$304,500	19	101
E02	667	425	\$170,840,408	\$401,977	\$349,900	19	100
E03	1,065	645	\$180,697,923	\$280,152	\$270,000	24	100
E04	816	426	\$95,131,838	\$223,314	\$235,000	34	97
E05	1,009	524	\$134,936,717	\$257,513	\$241,100	33	97
E06	456	270	\$84,169,686	\$311,740	\$259,950	21	99
E07	1,123	552	\$142,953,152	\$258,973	\$259,250	35	97
E08	933	450	\$112,170,982	\$249,269	\$249,450	34	98
E09	975	450	\$96,691,970	\$214,871	\$202,000	42	97
E10	521	280	\$85,392,950	\$304,975	\$291,500	25	98
E11	1,197	465	\$109,436,150	\$235,347	\$230,000	37	97
E12	197	119	\$30,277,399	\$254,432	\$240,000	27	98
E13	925	582	\$160,135,758	\$275,147	\$259,950	28	98
E14	1,111	717	\$183,911,463	\$256,501	\$241,000	27	98
E15	1,162	767	\$198,403,008	\$258,674	\$242,500	27	98
E16	1,707	1,263	\$232,415,309	\$184,018	\$174,000	29	98
E17	876	610	\$130,532,780	\$213,988	\$200,000	28	99
E18	55	21	\$10,015,000	\$476,905	\$400,000	50	94
E19	231	159	\$44,966,119	\$282,806	\$274,000	30	98
E20	207	115	\$27,904,100	\$242,644	\$222,000	48	97
E21	288	178	\$49,072,850	\$275,690	\$247,500	51	97
<b>Total</b>	<b>16,190</b>	<b>9,410</b>	<b>\$2,406,725,562</b>	<b>\$255,763</b>	<b>\$239,500</b>	<b>30</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	54	26	\$364,595	\$341,950	48.2	101	E01	96	53	\$355,687	\$336,000	55.2	105
E02	62	46	\$496,450	\$448,250	74.2	100	E02	54	52	\$359,196	\$325,000	96.3	101
E03	137	80	\$338,211	\$309,500	58.4	101	E03	61	49	\$323,660	\$312,000	80.3	104
E04	122	67	\$282,406	\$276,000	54.9	98	E04	21	7	\$239,114	\$231,500	33.3	98
E05	97	49	\$369,971	\$353,000	50.5	98	E05	18	4	\$267,375	\$265,250	22.2	97
E06	93	64	\$321,864	\$277,750	68.8	100	E06	18	17	\$259,701	\$253,000	94.4	98
E07	162	61	\$333,548	\$327,000	37.7	97	E07	41	15	\$273,693	\$264,500	36.6	98
E08	165	61	\$300,976	\$282,000	37.0	98	E08	12	5	\$242,500	\$225,000	41.7	98
E09	133	41	\$271,537	\$269,000	30.8	97	E09	6	3	\$245,500	\$243,000	50.0	97
E10	132	52	\$335,371	\$307,500	39.4	97	E10	12	3	\$273,033	\$266,100	25.0	100
E11	225	38	\$308,861	\$295,000	16.9	98	E11	64	10	\$253,800	\$234,000	15.6	98
E12	35	20	\$254,397	\$252,575	57.1	97	E12	1	2	\$219,000	\$219,000	200.0	99
E13	147	71	\$337,016	\$314,900	48.3	98	E13	13	15	\$247,400	\$251,000	115.4	98
E14	204	118	\$290,312	\$270,000	57.8	98	E14	10	8	\$226,750	\$227,500	80.0	100
E15	194	116	\$304,137	\$286,250	59.8	98	E15	9	9	\$216,333	\$212,900	100.0	99
E16	324	187	\$216,493	\$210,000	57.7	98	E16	38	47	\$161,500	\$165,000	123.7	98
E17	148	70	\$267,617	\$248,950	47.3	98	E17	7	5	\$181,200	\$167,000	71.4	114
E18	27	4	\$639,500	\$384,000	14.8	88	E18	-	-	-	-	-	-
E19	53	33	\$315,585	\$293,000	62.3	98	E19	-	-	-	-	-	-
E20	88	29	\$269,941	\$262,000	33.0	97	E20	-	-	-	-	-	-
E21	128	49	\$278,998	\$245,000	38.3	97	E21	-	-	-	-	-	-

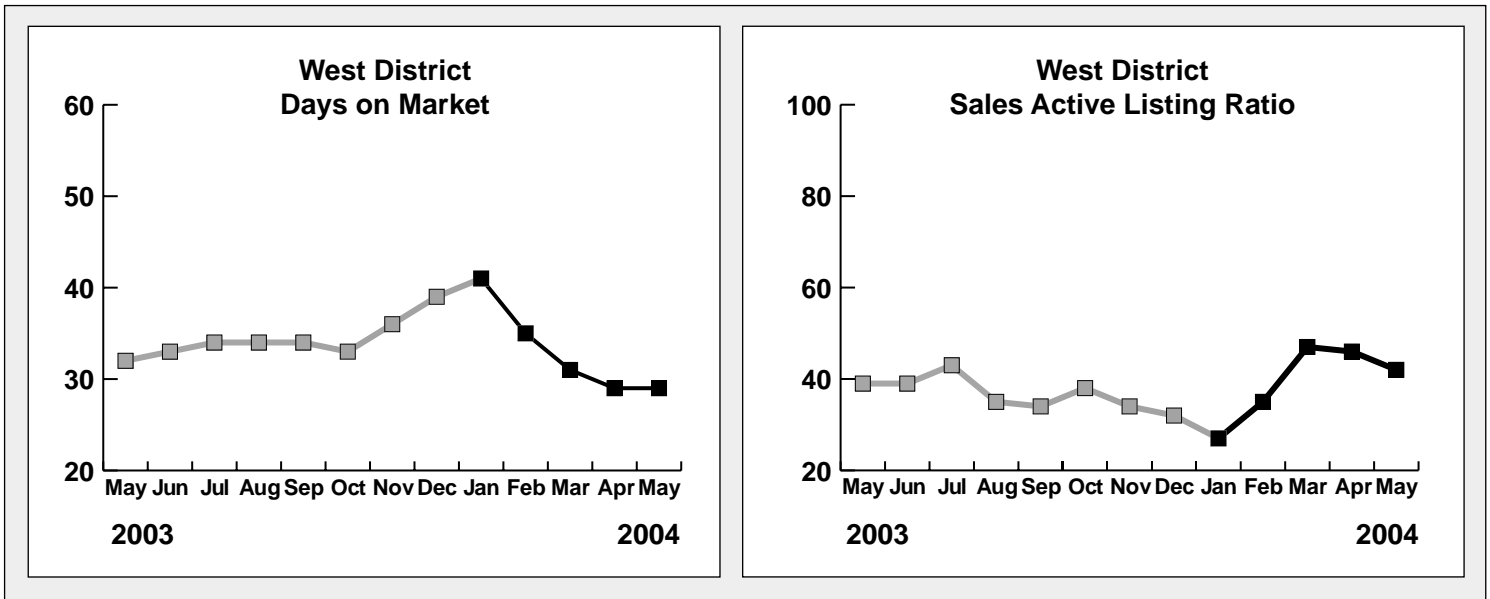
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	1	\$451,107	\$451,107	33.3	103	E01	-	-	-	-	-	-
E02	14	5	\$223,980	\$209,000	35.7	98	E02	-	-	-	-	-	-
E03	99	30	\$159,423	\$141,950	30.3	97	E03	-	-	-	-	-	-
E04	117	32	\$152,753	\$159,000	27.4	96	E04	-	-	-	-	-	-
E05	180	41	\$194,928	\$176,000	22.8	97	E05	16	6	\$295,750	\$304,500	37.5	98
E06	8	3	\$260,667	\$285,000	37.5	98	E06	-	-	-	-	-	-
E07	181	46	\$172,733	\$170,000	25.4	97	E07	28	6	\$306,708	\$294,000	21.4	98
E08	133	33	\$157,926	\$158,000	24.8	97	E08	1	2	\$288,250	\$288,250	200.0	98
E09	203	46	\$170,565	\$173,500	22.7	98	E09	-	-	-	-	-	-
E10	14	1	\$164,000	\$164,000	7.1	98	E10	2	-	-	-	-	-
E11	135	20	\$143,000	\$147,000	14.8	96	E11	24	5	\$277,700	\$260,000	20.8	98
E12	6	-	-	-	-	-	E12	1	2	\$248,500	\$248,500	200.0	98
E13	27	9	\$185,855	\$165,000	33.3	99	E13	14	7	\$242,143	\$239,000	50.0	97
E14	10	12	\$219,817	\$164,450	120.0	98	E14	10	2	\$234,000	\$234,000	20.0	99
E15	13	2	\$251,500	\$251,500	15.4	96	E15	30	22	\$238,518	\$238,950	73.3	99
E16	13	9	\$126,133	\$120,000	69.2	99	E16	16	11	\$192,882	\$199,000	68.8	99
E17	2	1	\$114,000	\$114,000	50.0	99	E17	64	48	\$200,017	\$190,650	75.0	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	6	8	\$240,238	\$242,450	133.3	99
E20	-	-	-	-	-	-	E20	7	5	\$200,100	\$210,000	71.4	99
E21	-	-	-	-	-	-	E21	2	1	\$204,000	\$204,000	50.0	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
E01	9	2	\$164,250	\$164,250	22.2	97	E01	-	-	-	-	-	-
E02	6	3	\$292,967	\$279,900	50.0	99	E02	-	-	-	-	-	-
E03	4	1	\$225,900	\$225,900	25.0	98	E03	-	-	-	-	-	-
E04	35	8	\$221,313	\$221,000	22.9	97	E04	-	-	-	-	-	-
E05	63	27	\$225,419	\$222,500	42.9	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	32	11	\$225,325	\$225,100	34.4	98	E07	-	-	-	-	-	-
E08	44	15	\$194,433	\$192,000	34.1	98	E08	-	-	-	-	-	-
E09	62	14	\$172,643	\$179,750	22.6	97	E09	-	-	-	-	-	-
E10	21	8	\$192,238	\$183,450	38.1	98	E10	-	-	-	-	-	-
E11	83	12	\$201,608	\$198,000	14.5	98	E11	3	-	-	-	-	-
E12	16	8	\$169,375	\$162,250	50.0	98	E12	-	-	-	-	-	-
E13	43	18	\$178,583	\$174,000	41.9	98	E13	-	-	-	-	-	-
E14	28	15	\$196,120	\$198,000	53.6	98	E14	2	2	\$177,500	\$177,500	100.0	97
E15	19	13	\$175,823	\$180,000	68.4	98	E15	-	1	\$197,000	\$197,000	-	99
E16	35	31	\$110,906	\$100,250	88.6	98	E16	-	-	-	-	-	-
E17	13	5	\$151,700	\$142,000	38.5	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	28	9	\$289,600	\$265,000	32.1	100
E02	-	2	\$233,500	\$233,500	-	99	E02	7	7	\$328,286	\$337,000	100.0	96
E03	2	1	\$143,000	\$143,000	50.0	99	E03	11	6	\$266,750	\$282,500	54.6	101
E04	3	-	-	-	-	-	E04	-	-	-	-	-	-
E05	2	-	-	-	-	-	E05	4	1	\$278,000	\$278,000	25.0	96
E06	-	-	-	-	-	-	E06	2	-	-	-	-	-
E07	3	-	-	-	-	-	E07	16	12	\$252,692	\$252,500	75.0	98
E08	4	-	-	-	-	-	E08	5	1	\$260,000	\$260,000	20.0	96
E09	3	1	\$184,000	\$184,000	33.3	97	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	9	5	\$277,500	\$287,500	55.6	99
E11	3	-	-	-	-	-	E11	54	13	\$204,458	\$206,500	24.1	98
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	1	-	-	-	-	-	E13	17	16	\$223,725	\$228,950	94.1	98
E14	-	1	\$166,000	\$166,000	-	96	E14	18	14	\$222,843	\$225,700	77.8	99
E15	-	-	-	-	-	-	E15	30	30	\$211,366	\$212,950	100.0	99
E16	3	-	-	-	-	-	E16	8	11	\$164,564	\$171,500	137.5	99
E17	-	-	-	-	-	-	E17	14	18	\$171,872	\$170,700	128.6	100
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	3	4	\$206,625	\$207,500	133.3	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: May 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	117	97	66	\$25,781,170	\$390,624	\$340,250	20	101
W02	188	152	88	\$35,518,573	\$403,620	\$373,500	22	101
W03	273	159	93	\$22,496,850	\$241,902	\$240,000	29	97
W04	283	162	73	\$19,151,800	\$262,353	\$266,000	36	98
W05	340	192	104	\$25,279,750	\$243,075	\$267,500	38	97
W06	292	204	125	\$40,277,487	\$322,220	\$299,900	29	99
W07	85	79	60	\$23,927,327	\$398,789	\$399,000	23	100
W08	301	208	131	\$57,371,983	\$437,954	\$375,000	26	98
W09	210	115	65	\$20,024,000	\$308,062	\$319,000	27	98
W10	465	239	125	\$30,607,551	\$244,860	\$259,900	32	98
W12	261	163	106	\$37,087,093	\$349,878	\$287,000	27	98
W13	249	180	130	\$50,401,650	\$387,705	\$327,500	26	98
W14	169	107	62	\$15,051,200	\$242,761	\$239,500	30	97
W15	447	256	167	\$34,600,436	\$207,188	\$184,000	36	97
W16	229	198	141	\$43,560,530	\$308,940	\$270,180	28	98
W17	-	-	1	\$640,000	\$640,000	\$640,000	208	81
W18	170	98	37	\$8,493,000	\$229,541	\$233,500	32	97
W19	683	502	298	\$91,952,489	\$308,565	\$287,500	27	98
W20	588	463	324	\$96,433,363	\$297,634	\$278,500	22	98
W21	270	190	109	\$38,655,369	\$354,636	\$320,000	37	98
W22	87	58	37	\$11,317,300	\$305,873	\$295,000	23	99
W23	1,160	826	498	\$130,422,301	\$261,892	\$251,500	30	98
W24	781	559	334	\$88,879,201	\$266,105	\$255,200	29	98
W25	66	35	25	\$7,033,500	\$281,340	\$254,000	32	98
W26	12	3	2	\$983,500	\$491,750	\$491,750	8	99
W27	166	132	79	\$23,785,700	\$301,085	\$290,000	23	98
W28	258	149	87	\$34,428,131	\$395,726	\$347,000	31	98
W29	114	92	71	\$17,677,449	\$248,978	\$233,000	25	99
<b>Total</b>	<b>8,264</b>	<b>5,618</b>	<b>3,438</b>	<b>\$1,031,838,703</b>	<b>\$300,128</b>	<b>\$270,000</b>	<b>29</b>	<b>98</b>



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

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	396	251	\$98,783,596	\$393,560	\$366,300	27	101
W02	580	314	\$120,067,561	\$382,381	\$335,000	25	100
W03	734	363	\$87,084,741	\$239,903	\$239,000	31	97
W04	659	333	\$83,065,173	\$249,445	\$246,000	37	97
W05	816	424	\$97,891,488	\$230,876	\$261,000	38	97
W06	792	452	\$135,604,691	\$300,010	\$280,000	39	98
W07	344	225	\$89,123,828	\$396,106	\$381,600	28	100
W08	917	546	\$247,450,172	\$453,205	\$371,000	30	99
W09	482	235	\$68,245,932	\$290,408	\$285,000	32	98
W10	1,033	499	\$111,718,202	\$223,884	\$232,900	37	97
W12	751	456	\$155,484,742	\$340,975	\$290,000	33	98
W13	782	473	\$195,831,847	\$414,021	\$341,000	29	98
W14	485	299	\$74,737,750	\$249,959	\$240,000	32	97
W15	1,180	703	\$144,177,821	\$205,089	\$181,000	40	97
W16	798	520	\$155,385,029	\$298,817	\$269,450	29	98
W17	-	1	\$640,000	\$640,000	\$640,000	208	81
W18	401	166	\$37,296,799	\$224,680	\$238,950	37	97
W19	2,222	1,281	\$381,528,627	\$297,837	\$281,900	30	98
W20	2,123	1,450	\$420,417,828	\$289,943	\$271,100	25	98
W21	776	463	\$180,572,457	\$390,005	\$320,000	36	98
W22	242	143	\$40,626,100	\$284,099	\$265,900	30	98
W23	3,581	2,085	\$537,750,271	\$257,914	\$249,000	32	98
W24	2,287	1,324	\$335,914,599	\$253,712	\$247,500	30	98
W25	157	90	\$25,336,240	\$281,514	\$254,000	31	98
W26	20	9	\$4,363,500	\$484,833	\$550,000	39	96
W27	489	334	\$94,892,107	\$284,108	\$259,950	31	98
W28	618	375	\$137,134,229	\$365,691	\$325,000	37	98
W29	421	299	\$68,163,947	\$227,973	\$216,000	30	98
<b>Total</b>	<b>24,086</b>	<b>14,113</b>	<b>\$4,129,289,277</b>	<b>\$292,588</b>	<b>\$264,000</b>	<b>32</b>	<b>98</b>

Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	40	20	\$617,681	\$527,000	50.0	101	W01	22	25	\$341,188	\$338,000	113.6	103
W02	72	50	\$484,638	\$447,000	69.4	101	W02	82	33	\$301,045	\$295,000	40.2	101
W03	158	60	\$241,855	\$249,000	38.0	97	W03	75	23	\$266,157	\$245,000	30.7	97
W04	137	36	\$314,578	\$290,000	26.3	98	W04	16	9	\$294,667	\$292,000	56.3	99
W05	71	23	\$344,278	\$322,000	32.4	97	W05	68	39	\$286,805	\$284,900	57.4	98
W06	83	70	\$309,367	\$288,600	84.3	99	W06	8	5	\$323,400	\$345,000	62.5	100
W07	51	42	\$459,296	\$443,750	82.4	101	W07	1	4	\$290,025	\$297,550	400.0	103
W08	135	71	\$606,655	\$550,000	52.6	99	W08	6	3	\$320,667	\$325,000	50.0	100
W09	57	35	\$418,029	\$385,000	61.4	98	W09	2	1	\$270,000	\$270,000	50.0	96
W10	158	64	\$313,994	\$307,000	40.5	98	W10	15	10	\$259,390	\$258,950	66.7	97
W12	129	52	\$467,702	\$368,500	40.3	98	W12	18	18	\$280,528	\$278,500	100.0	99
W13	131	72	\$521,526	\$448,000	55.0	98	W13	32	19	\$247,563	\$254,000	59.4	98
W14	57	14	\$377,743	\$352,500	24.6	97	W14	23	5	\$286,800	\$285,000	21.7	97
W15	40	15	\$347,620	\$341,000	37.5	98	W15	16	16	\$296,119	\$290,500	100.0	98
W16	111	58	\$401,766	\$359,000	52.3	99	W16	39	27	\$258,551	\$263,000	69.2	99
W17	-	1	\$640,000	\$640,000	-	81	W17	-	-	-	-	-	-
W18	67	9	\$277,489	\$268,000	13.4	97	W18	60	19	\$232,105	\$232,000	31.7	97
W19	304	123	\$396,969	\$377,000	40.5	98	W19	71	41	\$283,428	\$285,000	57.8	98
W20	288	127	\$382,464	\$355,000	44.1	98	W20	122	89	\$272,911	\$272,500	73.0	98
W21	194	65	\$423,058	\$375,000	33.5	98	W21	9	8	\$264,000	\$271,700	88.9	99
W22	58	25	\$343,296	\$326,500	43.1	98	W22	14	2	\$244,500	\$244,500	14.3	99
W23	759	263	\$296,292	\$288,000	34.7	98	W23	195	112	\$241,746	\$239,500	57.4	98
W24	395	159	\$325,938	\$318,000	40.3	98	W24	152	81	\$249,726	\$250,000	53.3	98
W25	41	13	\$355,346	\$314,000	31.7	98	W25	4	1	\$240,000	\$240,000	25.0	98
W26	12	1	\$736,000	\$736,000	8.3	98	W26	-	1	\$247,500	\$247,500	-	99
W27	136	58	\$336,055	\$335,000	42.7	99	W27	5	5	\$234,700	\$248,000	100.0	97
W28	235	78	\$412,739	\$360,000	33.2	98	W28	14	4	\$258,750	\$260,500	28.6	98
W29	73	56	\$268,642	\$238,700	76.7	99	W29	11	6	\$180,750	\$182,500	54.6	101

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	40	14	\$211,136	\$219,000	35.0	98	W01	-	-	-	-	-	-
W02	12	1	\$240,500	\$240,500	8.3	95	W02	-	-	-	-	-	-
W03	31	7	\$184,564	\$182,000	22.6	97	W03	-	-	-	-	-	-
W04	94	15	\$135,933	\$141,500	16.0	97	W04	1	-	-	-	-	-
W05	124	28	\$135,473	\$142,500	22.6	96	W05	1	-	-	-	-	-
W06	170	42	\$335,031	\$301,500	24.7	97	W06	-	-	-	-	-	-
W07	28	10	\$189,490	\$185,000	35.7	97	W07	-	-	-	-	-	-
W08	122	45	\$229,693	\$177,000	36.9	97	W08	-	-	-	-	-	-
W09	134	26	\$154,154	\$127,000	19.4	97	W09	-	-	-	-	-	-
W10	214	38	\$147,592	\$148,250	17.8	97	W10	1	-	-	-	-	-
W12	87	17	\$172,706	\$165,000	19.5	97	W12	-	-	-	-	-	-
W13	30	7	\$155,414	\$117,000	23.3	98	W13	1	-	-	-	-	-
W14	47	15	\$169,450	\$175,000	31.9	97	W14	3	2	\$326,000	\$326,000	66.7	98
W15	337	103	\$172,695	\$167,500	30.6	97	W15	-	-	-	-	-	-
W16	21	8	\$257,988	\$193,000	38.1	98	W16	-	7	\$274,786	\$270,000	-	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	12	4	\$131,425	\$130,500	33.3	97	W18	-	-	-	-	-	-
W19	186	48	\$200,135	\$171,000	25.8	97	W19	6	8	\$305,938	\$303,500	133.3	98
W20	44	14	\$158,429	\$155,500	31.8	97	W20	12	1	\$262,000	\$262,000	8.3	97
W21	24	10	\$210,000	\$176,500	41.7	98	W21	5	1	\$267,000	\$267,000	20.0	99
W22	1	-	-	-	-	-	W22	1	-	-	-	-	-
W23	51	13	\$202,138	\$203,500	25.5	98	W23	5	2	\$242,500	\$242,500	40.0	100
W24	92	33	\$155,245	\$155,000	35.9	97	W24	8	5	\$257,000	\$270,000	62.5	100
W25	5	5	\$196,400	\$163,500	100.0	98	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	2	\$210,000	\$210,000	50.0	98	W27	1	2	\$211,500	\$211,500	200.0	99
W28	-	-	-	-	-	-	W28	2	-	-	-	-	-
W29	18	-	-	-	-	-	W29	3	-	-	-	-	-

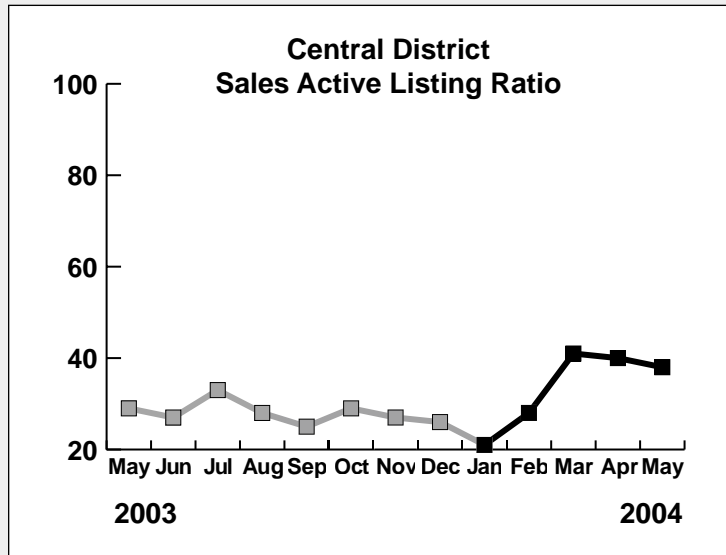
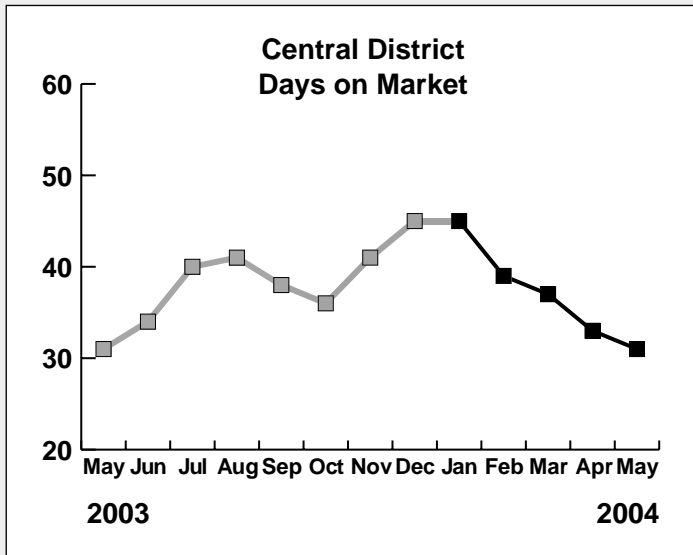


Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	1	\$273,000	\$273,000	-	98	W01	-	-	-	-	-	-
W02	9	1	\$227,750	\$227,750	11.1	97	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	30	10	\$232,600	\$242,500	33.3	98	W04	-	-	-	-	-	-
W05	67	13	\$171,515	\$168,000	19.4	95	W05	-	-	-	-	-	-
W06	12	-	-	-	-	-	W06	-	-	-	-	-	-
W07	1	1	\$275,000	\$275,000	100.0	99	W07	-	-	-	-	-	-
W08	30	9	\$248,311	\$262,000	30.0	97	W08	-	-	-	-	-	-
W09	10	3	\$371,667	\$355,000	30.0	96	W09	-	-	-	-	-	-
W10	63	11	\$178,732	\$180,000	17.5	97	W10	-	-	-	-	-	-
W12	25	18	\$248,394	\$229,000	72.0	98	W12	-	-	-	-	-	-
W13	50	29	\$219,953	\$183,000	58.0	98	W13	-	-	-	-	-	-
W14	33	25	\$200,402	\$230,000	75.8	97	W14	-	-	-	-	-	-
W15	49	31	\$211,021	\$210,000	63.3	97	W15	-	-	-	-	-	-
W16	57	40	\$225,446	\$215,050	70.2	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	29	5	\$211,980	\$195,900	17.2	97	W18	-	-	-	-	-	-
W19	88	55	\$239,937	\$240,800	62.5	98	W19	-	-	-	-	-	-
W20	93	76	\$219,822	\$222,500	81.7	99	W20	3	-	-	-	-	-
W21	19	10	\$235,750	\$224,250	52.6	98	W21	-	1	\$248,000	\$248,000	-	99
W22	2	2	\$168,750	\$168,750	100.0	101	W22	-	-	-	-	-	-
W23	91	45	\$191,932	\$193,000	49.5	98	W23	-	-	-	-	-	-
W24	107	41	\$173,698	\$166,000	38.3	98	W24	1	-	-	-	-	-
W25	13	4	\$193,500	\$194,500	30.8	98	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	12	8	\$167,813	\$166,250	66.7	99	W27	-	-	-	-	-	-
W28	-	1	\$218,000	\$218,000	-	97	W28	-	-	-	-	-	-
W29	4	3	\$149,167	\$145,000	75.0	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	15	6	\$278,158	\$276,750	40.0	98
W02	-	-	-	-	-	-	W02	13	3	\$294,633	\$264,000	23.1	104
W03	1	-	-	-	-	-	W03	8	3	\$190,667	\$207,000	37.5	95
W04	1	-	-	-	-	-	W04	4	3	\$270,000	\$280,000	75.0	97
W05	9	1	\$153,000	\$153,000	11.1	98	W05	-	-	-	-	-	-
W06	6	-	-	-	-	-	W06	13	8	\$366,688	\$362,000	61.5	99
W07	-	-	-	-	-	-	W07	4	3	\$435,633	\$419,900	75.0	98
W08	4	2	\$160,750	\$160,750	50.0	97	W08	4	1	\$445,000	\$445,000	25.0	99
W09	7	-	-	-	-	-	W09	-	-	-	-	-	-
W10	6	1	\$60,000	\$60,000	16.7	92	W10	8	1	\$283,500	\$283,500	12.5	100
W12	-	-	-	-	-	-	W12	2	1	\$310,000	\$310,000	50.0	94
W13	-	-	-	-	-	-	W13	5	3	\$227,167	\$220,000	60.0	97
W14	5	1	\$125,000	\$125,000	20.0	97	W14	1	-	-	-	-	-
W15	5	2	\$159,500	\$159,500	40.0	98	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	1	\$272,000	\$272,000	100.0	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	2	-	-	-	-	-	W18	-	-	-	-	-	-
W19	3	-	-	-	-	-	W19	25	23	\$271,922	\$268,000	92.0	98
W20	-	-	-	-	-	-	W20	26	17	\$257,935	\$251,888	65.4	99
W21	-	-	-	-	-	-	W21	19	14	\$290,864	\$267,500	73.7	99
W22	-	-	-	-	-	-	W22	11	8	\$238,550	\$237,450	72.7	99
W23	-	1	\$162,000	\$162,000	-	99	W23	59	62	\$217,906	\$219,100	105.1	99
W24	3	-	-	-	-	-	W24	23	15	\$219,833	\$226,000	65.2	99
W25	-	-	-	-	-	-	W25	2	2	\$209,000	\$209,000	100.0	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	7	4	\$233,875	\$240,000	57.1	98
W28	-	-	-	-	-	-	W28	7	4	\$245,375	\$243,750	57.1	98
W29	-	-	-	-	-	-	W29	5	6	\$183,583	\$180,250	120.0	100

Current Month: May 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	819	467	302	\$88,788,685	\$294,002	\$240,000	37	98
C02	265	171	107	\$71,537,288	\$668,573	\$519,000	30	99
C03	194	140	83	\$61,374,968	\$739,457	\$460,000	23	99
C04	288	207	137	\$77,319,556	\$564,376	\$520,000	23	99
C06	95	66	36	\$15,478,700	\$429,964	\$390,000	21	98
C07	293	203	119	\$38,747,260	\$325,607	\$285,000	30	97
C08	350	228	121	\$31,113,878	\$257,139	\$225,000	32	98
C09	133	82	45	\$34,000,375	\$755,564	\$515,000	28	100
C10	165	132	97	\$66,314,440	\$683,654	\$490,000	23	102
C11	122	84	47	\$18,379,531	\$391,054	\$415,000	24	100
C12	190	108	58	\$51,120,788	\$881,393	\$720,000	27	98
C13	149	116	68	\$23,156,950	\$340,543	\$310,000	25	99
C14	674	377	183	\$63,117,490	\$344,904	\$270,000	45	98
C15	402	261	156	\$51,960,610	\$333,081	\$319,500	30	97
<b>Total</b>	<b>4,139</b>	<b>2,642</b>	<b>1,559</b>	<b>\$692,410,519</b>	<b>\$444,138</b>	<b>\$330,000</b>	<b>31</b>	<b>99</b>



Year-to-Date: January 2004 to May 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,067	1,147	\$319,947,418	\$278,943	\$238,500	42	98
C02	748	403	\$223,693,736	\$555,071	\$425,000	35	99
C03	525	307	\$186,345,119	\$606,987	\$397,000	33	99
C04	915	561	\$310,473,829	\$553,429	\$507,000	26	100
C06	258	135	\$56,300,218	\$417,039	\$375,000	27	98
C07	812	421	\$134,001,412	\$318,293	\$282,000	32	97
C08	997	585	\$156,722,796	\$267,902	\$233,900	41	98
C09	366	209	\$166,112,376	\$794,796	\$565,000	33	100
C10	573	374	\$224,082,831	\$599,152	\$469,000	24	102
C11	369	191	\$71,913,560	\$376,511	\$343,000	26	100
C12	425	215	\$202,052,988	\$939,781	\$757,000	35	98
C13	450	281	\$91,945,336	\$327,208	\$315,000	31	99
C14	1,540	774	\$247,011,813	\$319,137	\$250,000	45	98
C15	1,142	640	\$208,815,224	\$326,274	\$299,950	35	98
<b>Total</b>	<b>11,187</b>	<b>6,243</b>	<b>\$2,599,418,656</b>	<b>\$416,373</b>	<b>\$310,000</b>	<b>36</b>	<b>99</b>

## Detached Houses

## Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	12	9	\$464,199	\$415,000	75.0	101	C01	45	22	\$451,089	\$442,500	48.9	101	
C02	53	24	\$851,688	\$622,500	45.3	98	C02	58	26	\$644,085	\$569,750	44.8	103	
C03	89	56	\$928,363	\$622,250	62.9	100	C03	37	5	\$383,800	\$357,000	13.5	100	
C04	200	92	\$681,980	\$632,250	46.0	100	C04	11	8	\$500,406	\$469,575	72.7	102	
C06	76	31	\$457,771	\$397,000	40.8	98	C06	1	1	\$260,000	\$260,000	100.0	98	
C07	77	42	\$464,073	\$431,300	54.6	97	C07	11	9	\$335,833	\$341,000	81.8	97	
C08	11	2	\$560,000	\$560,000	18.2	102	C08	24	7	\$430,429	\$440,500	29.2	100	
C09	43	16	\$1,268,805	\$1,087,500	37.2	102	C09	9	2	\$1,177,500	\$1,177,500	22.2	99	
C10	79	47	\$999,849	\$820,000	59.5	102	C10	13	23	\$454,036	\$460,000	176.9	106	
C11	22	19	\$617,628	\$600,000	86.4	102	C11	8	8	\$411,888	\$421,800	100.0	104	
C12	142	42	\$1,071,283	\$847,000	29.6	98	C12	3	1	\$317,000	\$317,000	33.3	96	
C13	37	28	\$460,309	\$444,500	75.7	101	C13	14	10	\$299,650	\$296,000	71.4	98	
C14	119	53	\$563,034	\$495,000	44.5	99	C14	2	-	-	-	-	-	-
C15	84	57	\$471,404	\$457,600	67.9	98	C15	50	21	\$324,905	\$330,000	42.0	98	

## Condo Apartment

## Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	671	231	\$271,839	\$229,000	34.4	98	C01	-	-	-	-	-	-
C02	113	39	\$593,454	\$425,000	34.5	98	C02	-	-	-	-	-	-
C03	47	17	\$378,185	\$400,000	36.2	98	C03	-	-	-	-	-	-
C04	51	27	\$311,981	\$275,000	52.9	97	C04	-	-	-	-	-	-
C06	18	3	\$212,600	\$220,000	16.7	98	C06	-	-	-	-	-	-
C07	179	55	\$209,769	\$210,000	30.7	97	C07	2	-	-	-	-	-
C08	257	95	\$224,927	\$213,000	37.0	98	C08	-	-	-	-	-	-
C09	66	22	\$444,545	\$305,000	33.3	99	C09	-	-	-	-	-	-
C10	67	21	\$278,652	\$270,000	31.3	99	C10	-	-	-	-	-	-
C11	76	17	\$153,618	\$145,000	22.4	96	C11	-	-	-	-	-	-
C12	43	9	\$362,889	\$338,000	20.9	98	C12	-	-	-	-	-	-
C13	82	25	\$232,888	\$200,000	30.5	97	C13	-	-	-	-	-	-
C14	491	110	\$245,533	\$230,000	22.4	97	C14	-	-	-	-	-	-
C15	189	38	\$231,445	\$194,450	20.1	96	C15	5	3	\$323,733	\$315,100	60.0	97

## Condo Townhouse

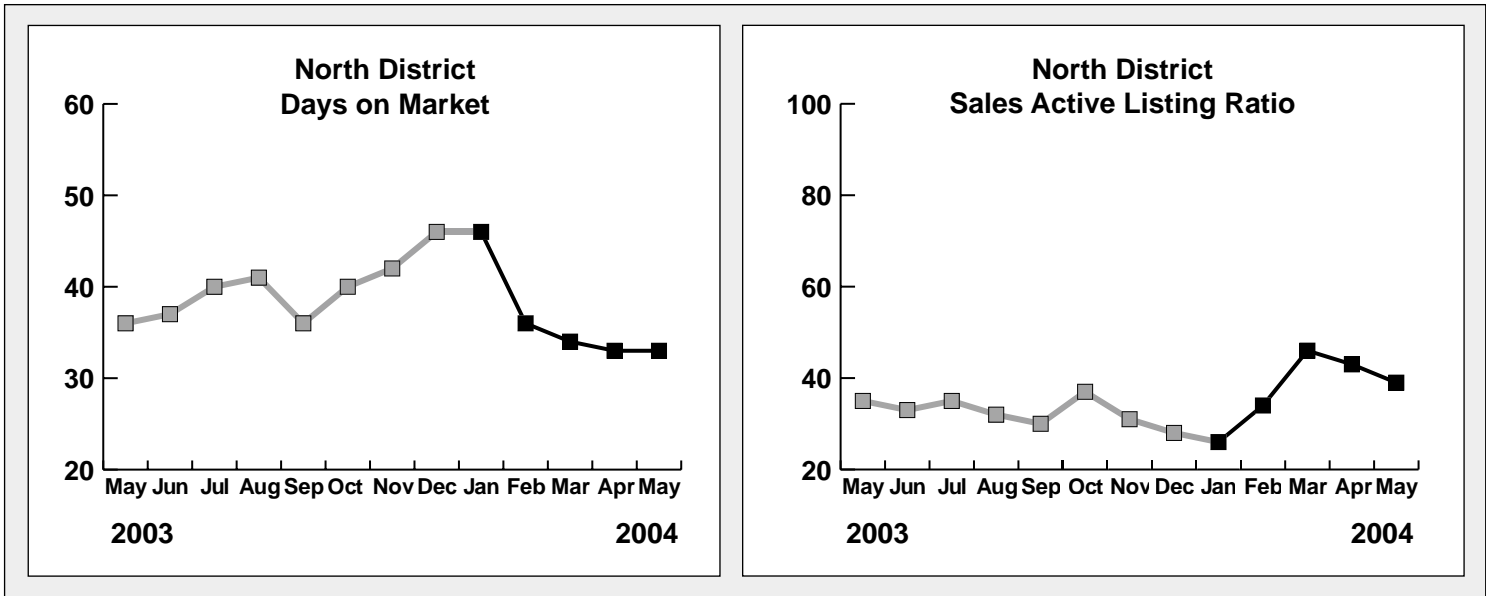
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	46	25	\$260,148	\$233,100	54.4	99	C01	-	-	-	-	-	-
C02	12	6	\$639,167	\$535,000	50.0	98	C02	-	-	-	-	-	-
C03	-	-	-	-	-	-	C03	-	-	-	-	-	-
C04	8	5	\$246,744	\$249,221	62.5	98	C04	-	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	20	9	\$328,378	\$282,900	45.0	98	C07	-	-	-	-	-	-
C08	16	7	\$325,129	\$241,500	43.8	97	C08	-	-	-	-	-	-
C09	5	1	\$515,000	\$515,000	20.0	97	C09	-	-	-	-	-	-
C10	3	4	\$374,250	\$364,500	133.3	98	C10	-	-	-	-	-	-
C11	12	2	\$214,500	\$214,500	16.7	94	C11	-	-	-	-	-	-
C12	2	6	\$423,983	\$463,000	300.0	102	C12	-	-	-	-	-	-
C13	8	4	\$265,900	\$250,500	50.0	99	C13	-	-	-	-	-	-
C14	53	18	\$321,006	\$318,000	34.0	98	C14	-	-	-	-	-	-
C15	72	37	\$229,771	\$226,000	51.4	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	4	2	\$225,000	\$225,000	50.0	99	C01	41	13	\$379,885	\$370,000	31.7	98
C02	6	1	\$174,000	\$174,000	16.7	98	C02	23	11	\$654,263	\$638,888	47.8	101
C03	17	5	\$207,700	\$166,000	29.4	95	C03	4	-	-	-	-	-
C04	10	4	\$132,975	\$115,950	40.0	96	C04	8	1	\$385,000	\$385,000	12.5	99
C06	-	-	-	-	-	-	C06	-	1	\$390,000	\$390,000	-	95
C07	3	-	-	-	-	-	C07	1	4	\$435,250	\$467,500	400.0	100
C08	13	3	\$146,567	\$146,000	23.1	98	C08	29	7	\$413,886	\$411,000	24.1	100
C09	8	4	\$262,375	\$237,000	50.0	100	C09	2	-	-	-	-	-
C10	3	-	-	-	-	-	C10	-	2	\$765,000	\$765,000	-	99
C11	4	-	-	-	-	-	C11	-	1	\$309,000	\$309,000	-	98
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	7	1	\$386,000	\$386,000	14.3	97
C14	5	2	\$245,000	\$245,000	40.0	97	C14	4	-	-	-	-	-
C15	2	-	-	-	-	-	C15	-	-	-	-	-	-

North District

Current Month: May 2004									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	215	146	90	\$32,312,418	\$359,027	\$338,500	27	98	
N02	379	243	125	\$47,225,600	\$377,805	\$345,000	33	98	
N03	514	309	178	\$65,387,198	\$367,344	\$308,250	34	98	
N04	288	241	141	\$51,018,800	\$361,835	\$340,000	27	98	
N05	156	85	61	\$27,116,404	\$444,531	\$415,000	44	98	
N06	201	141	105	\$36,003,318	\$342,889	\$278,000	34	98	
N07	246	171	134	\$40,067,350	\$299,010	\$273,250	27	99	
N08	581	364	254	\$99,138,820	\$390,310	\$349,500	31	98	
N10	259	201	82	\$29,635,388	\$361,407	\$337,650	31	98	
N11	591	417	226	\$91,721,087	\$405,846	\$380,000	30	98	
N12	75	48	28	\$11,814,300	\$421,939	\$334,450	29	98	
N13	61	23	9	\$7,806,000	\$867,333	\$426,000	44	97	
N14	114	60	21	\$10,957,000	\$521,762	\$460,000	47	95	
N15	76	53	32	\$10,070,500	\$314,703	\$295,000	30	98	
N16	119	66	39	\$11,461,175	\$293,876	\$287,500	44	98	
N17	257	146	97	\$19,984,400	\$206,025	\$199,000	34	97	
N18	114	68	44	\$11,637,628	\$264,492	\$241,500	31	98	
N19	142	82	71	\$17,491,750	\$246,363	\$217,500	57	97	
N20	26	13	8	\$2,256,500	\$282,063	\$278,750	78	95	
N21	41	9	13	\$3,770,095	\$290,007	\$276,000	38	99	
N22	49	25	18	\$3,678,000	\$204,333	\$187,750	21	97	
N23	129	60	43	\$8,864,400	\$206,149	\$202,500	43	98	
N24	88	40	29	\$6,120,400	\$211,048	\$204,000	47	96	
<b>Total</b>	<b>4,721</b>	<b>3,011</b>	<b>1,848</b>	<b>\$645,538,531</b>	<b>\$349,317</b>	<b>\$319,000</b>	<b>33</b>	<b>98</b>	



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

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	607	320	\$115,815,447	\$361,923	\$342,250	30	98
N02	973	549	\$204,188,729	\$371,928	\$342,000	38	99
N03	1,438	805	\$283,625,567	\$352,330	\$303,500	35	99
N04	920	572	\$215,300,024	\$376,399	\$369,000	30	98
N05	423	221	\$87,101,485	\$394,124	\$380,000	39	97
N06	648	464	\$159,435,079	\$343,610	\$291,750	32	98
N07	889	625	\$180,609,225	\$288,975	\$265,000	30	98
N08	1,761	1,079	\$399,962,593	\$370,679	\$345,000	34	98
N10	716	383	\$137,946,134	\$360,173	\$339,000	30	98
N11	1,536	857	\$327,056,577	\$381,630	\$360,000	32	98
N12	176	101	\$40,679,200	\$402,764	\$330,000	40	97
N13	107	46	\$27,071,989	\$588,522	\$433,000	66	97
N14	209	102	\$59,366,500	\$582,025	\$478,000	48	96
N15	213	124	\$39,478,745	\$318,377	\$286,950	35	98
N16	260	139	\$44,953,405	\$323,406	\$305,000	45	97
N17	638	385	\$83,123,045	\$215,904	\$199,900	39	97
N18	313	195	\$48,542,928	\$248,938	\$237,000	36	98
N19	312	187	\$42,885,750	\$229,336	\$214,000	48	98
N20	52	23	\$7,972,900	\$346,648	\$300,000	71	97
N21	75	37	\$9,837,408	\$265,876	\$250,000	72	98
N22	118	76	\$15,046,750	\$197,984	\$184,250	35	98
N23	259	144	\$29,379,350	\$204,023	\$194,000	53	97
N24	184	89	\$18,698,000	\$210,090	\$186,500	44	97
<b>Total</b>	<b>12,827</b>	<b>7,523</b>	<b>\$2,578,076,830</b>	<b>\$342,693</b>	<b>\$315,000</b>	<b>35</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	99	36	\$483,200	\$471,750	36.4	100	N01	5	3	\$400,000	\$395,000	60.0	93
N02	193	69	\$457,522	\$407,000	35.8	98	N02	6	-	-	-	-	-
N03	214	73	\$549,908	\$509,500	34.1	98	N03	8	2	\$276,000	\$276,000	25.0	99
N04	210	80	\$415,794	\$416,150	38.1	98	N04	20	10	\$283,540	\$257,000	50.0	99
N05	132	47	\$491,545	\$440,000	35.6	97	N05	5	4	\$314,951	\$314,500	80.0	99
N06	149	61	\$407,504	\$337,500	40.9	98	N06	12	14	\$256,379	\$254,500	116.7	98
N07	176	78	\$354,183	\$339,000	44.3	98	N07	24	13	\$242,654	\$246,000	54.2	98
N08	436	153	\$456,111	\$397,000	35.1	97	N08	59	41	\$316,170	\$317,500	69.5	98
N10	127	35	\$426,817	\$421,500	27.6	98	N10	4	2	\$272,500	\$272,500	50.0	98
N11	392	149	\$460,974	\$422,000	38.0	98	N11	52	14	\$299,550	\$305,100	26.9	99
N12	73	26	\$441,323	\$339,750	35.6	98	N12	-	-	-	-	-	-
N13	61	9	\$867,333	\$426,000	14.8	97	N13	-	-	-	-	-	-
N14	114	20	\$535,200	\$470,000	17.5	95	N14	-	1	\$253,000	\$253,000	-	99
N15	76	28	\$330,386	\$310,500	36.8	98	N15	-	-	-	-	-	-
N16	112	36	\$302,900	\$300,250	32.1	98	N16	1	-	-	-	-	-
N17	238	83	\$207,594	\$208,000	34.9	97	N17	8	5	\$209,360	\$207,000	62.5	99
N18	87	26	\$292,928	\$272,250	29.9	98	N18	6	4	\$231,875	\$237,000	66.7	98
N19	105	46	\$277,739	\$247,500	43.8	97	N19	4	5	\$176,350	\$177,000	125.0	99
N20	26	8	\$282,063	\$278,750	30.8	95	N20	-	-	-	-	-	-
N21	40	13	\$290,007	\$276,000	32.5	99	N21	1	-	-	-	-	-
N22	45	17	\$208,118	\$192,500	37.8	98	N22	1	-	-	-	-	-
N23	128	41	\$208,717	\$204,000	32.0	98	N23	-	-	-	-	-	-
N24	85	28	\$214,014	\$206,950	32.9	96	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	58	21	\$248,643	\$227,000	36.2	97	N01	15	9	\$337,756	\$335,000	60.0	98
N02	124	27	\$235,433	\$229,500	21.8	97	N02	18	6	\$316,000	\$316,500	33.3	98
N03	203	63	\$212,783	\$217,000	31.0	98	N03	9	1	\$311,000	\$311,000	11.1	99
N04	12	4	\$174,875	\$176,500	33.3	98	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	6	2	\$300,500	\$300,500	33.3	98
N06	3	2	\$177,500	\$177,500	66.7	98	N06	2	1	\$276,500	\$276,500	50.0	98
N07	13	7	\$182,843	\$178,900	53.9	99	N07	5	2	\$246,550	\$246,550	40.0	102
N08	14	5	\$222,180	\$223,000	35.7	98	N08	1	-	-	-	-	-
N10	-	-	-	-	-	-	N10	120	41	\$319,861	\$314,000	34.2	98
N11	20	5	\$341,800	\$318,000	25.0	98	N11	28	16	\$330,731	\$325,000	57.1	99
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	4	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	-	1	\$165,000	\$165,000	-	100	N18	19	12	\$230,750	\$234,500	63.2	98
N19	4	3	\$174,000	\$160,000	75.0	97	N19	9	4	\$212,250	\$216,000	44.4	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
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	33	20	\$259,046	\$234,500	60.6	98	N01	-	-	-	-	-	-
N02	26	13	\$297,423	\$287,000	50.0	97	N02	-	-	-	-	-	-
N03	44	18	\$249,950	\$250,000	40.9	98	N03	-	-	-	-	-	-
N04	12	3	\$278,667	\$280,000	25.0	96	N04	-	-	-	-	-	-
N05	1	2	\$248,500	\$248,500	200.0	97	N05	-	-	-	-	-	-
N06	23	7	\$269,929	\$220,000	30.4	98	N06	-	-	-	-	-	-
N07	18	10	\$192,110	\$189,100	55.6	99	N07	1	-	-	-	-	-
N08	18	9	\$258,156	\$264,900	50.0	98	N08	-	-	-	-	-	-
N10	5	2	\$264,750	\$264,750	40.0	97	N10	-	-	-	-	-	-
N11	31	14	\$270,843	\$277,500	45.2	98	N11	1	-	-	-	-	-
N12	2	2	\$169,950	\$169,950	100.0	99	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	1	-	-	-	-	-
N18	2	1	\$160,000	\$160,000	50.0	97	N18	-	-	-	-	-	-
N19	4	6	\$154,417	\$146,750	150.0	97	N19	8	5	\$228,700	\$217,000	62.5	97
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	1	\$128,000	\$128,000	50.0	100	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	1	-	-	-	-	-	N01	4	1	\$275,000	\$275,000	25.0	99
N02	1	-	-	-	-	-	N02	11	10	\$353,740	\$354,500	90.9	98
N03	1	1	\$155,500	\$155,500	100.0	100	N03	35	20	\$316,050	\$310,000	57.1	98
N04	-	-	-	-	-	-	N04	33	44	\$304,191	\$304,500	133.3	98
N05	-	-	-	-	-	-	N05	12	6	\$276,000	\$275,500	50.0	98
N06	-	-	-	-	-	-	N06	12	20	\$251,765	\$250,500	166.7	98
N07	-	1	\$200,000	\$200,000	-	97	N07	9	23	\$234,457	\$233,000	255.6	99
N08	-	-	-	-	-	-	N08	53	46	\$281,663	\$284,000	86.8	99
N10	-	-	-	-	-	-	N10	3	2	\$254,000	\$254,000	66.7	98
N11	1	-	-	-	-	-	N11	66	28	\$287,489	\$285,500	42.4	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	4	\$204,925	\$211,000	-	100
N16	-	1	\$126,000	\$126,000	-	97	N16	1	2	\$215,388	\$215,388	200.0	97
N17	-	-	-	-	-	-	N17	8	9	\$189,700	\$182,000	112.5	99
N18	-	-	-	-	-	-	N18	-	-	-	-	-	-
N19	-	-	-	-	-	-	N19	8	2	\$196,500	\$196,500	25.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	1	1	\$140,000	\$140,000	100.0	92
N23	-	-	-	-	-	-	N23	1	2	\$153,500	\$153,500	200.0	99
N24	-	-	-	-	-	-	N24	1	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	15,120	22,484	N/A	9,193	\$2,992,329,946	\$325,501	\$277,000	30	98
<b>YTD Grand Total:</b>	<b>N/A</b>	<b>N/A</b>	<b>64,290</b>	<b>37,289</b>	<b>\$11,713,510,325</b>	<b>\$314,128</b>	<b>\$269,900</b>	<b>33</b>	<b>98</b>

## 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	February	6,060	310,196
<b>1987</b>	43,475	189,105	March	9,076	307,155
<b>1988</b>	49,381	229,635	April	9,168	321,131
<b>1989</b>	38,960	273,698	May	9,193	325,501
<b>1990</b>	26,779	255,020	<b>Total**</b>	<b>37,289</b>	<b>\$314,128</b>
<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

