

August 2005

One Hot August!

TORONTO - Tuesday, September 6, 2005.

With 7,498 sales, last month turned out to be the best August ever recorded in the history of the Toronto Real Estate Board, TREB President John Meehan announced today. "Transactions were up 11 per cent over August, 2004, which was our previous record," said the President. "They also rose about two per cent over July. It's unusual that sales should pick up in the late summer, and signals an active fall market ahead."

The average price for August came in at \$323,255, with the median at \$285,000. These figures are up seven and five per cent, respectively, over the \$304,509 and \$270,000 recorded during August of 2004.

Breaking down the total, 2,941 sales were reported in TREB's 28 West districts and averaged \$303,042;

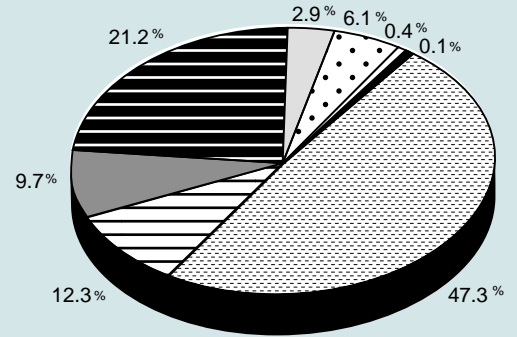
1,241 sales were reported in the 14 Central districts and averaged \$387,424; 1,608 sales were reported in the 23 North districts and averaged \$371,849; and 1,708 sales were reported in TREB's 21 East districts and averaged \$265,686. ■

NEIGHBOURHOOD CORNER

Rosedale

With 36 transactions thus far in 2005, single detached homes are the most common resale type in Rosedale. The year-to-date average is \$2,072,854, a 20 per cent increase over the \$1,730,474 recorded during the first eight months of 2004. In addition, six condominium apartments have sold in Rosedale this year for an average of \$475,833. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,546	97	\$350,000
Semi-Detached	924	98	\$283,900
Condo Townhouse	725	98	\$218,000
Condo Apt	1,593	97	\$199,000
Link	221	98	\$273,500
Att/Row/Twnhouse	456	98	\$270,500
Co-op Apt	30	97	\$164,250
Det Condo	3	98	\$198,000

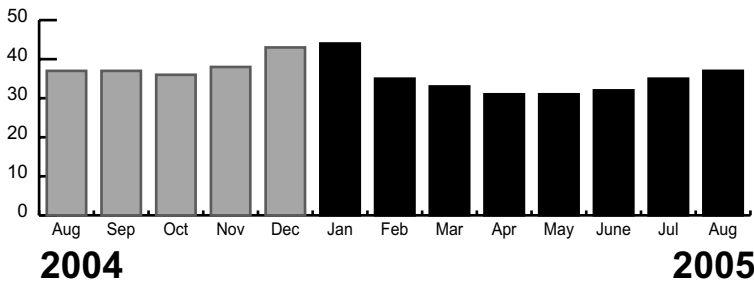
Housing Market Indicators

	August 2004	July 2005	%Change
Sales	6,743	7,498	(+11%)
New Listings	11,754	12,675	(+8%)
Active Listings*	22,204	22,374	(+1%)

* All figures for single-family dwellings.

DAYS ON MARKET

Days on Market



Inside

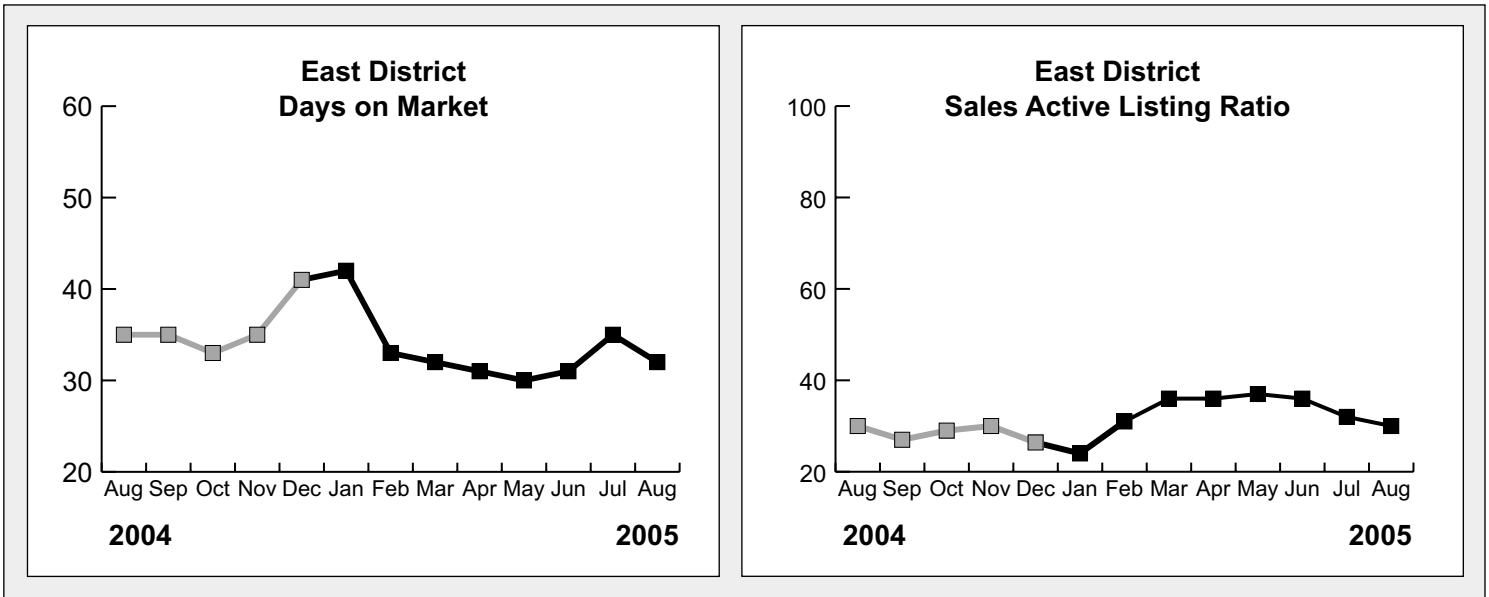
District Map	2
Price Category Breakdown	2
East District	3
West District	6
Toronto District	10
North District	12
Annual Summary	16
Single Family Comparison	16

Current Month: August 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	137	97	57	\$18,515,875	\$324,840	\$311,000	21	100
E02	97	93	67	\$28,662,600	\$427,800	\$380,000	24	98
E03	318	194	98	\$29,305,981	\$299,041	\$281,500	30	99
E04	343	195	92	\$21,818,450	\$237,157	\$259,500	35	97
E05	389	210	105	\$28,238,630	\$268,939	\$258,500	36	97
E06	145	91	47	\$12,894,050	\$274,341	\$251,000	28	98
E07	397	222	121	\$32,800,912	\$271,082	\$273,000	38	97
E08	395	168	69	\$16,289,685	\$236,082	\$235,000	46	97
E09	377	188	97	\$22,645,638	\$233,460	\$220,000	41	97
E10	170	84	57	\$17,735,100	\$311,142	\$280,000	39	97
E11	513	213	86	\$20,294,950	\$235,988	\$222,500	43	97
E12	76	54	24	\$6,270,260	\$261,261	\$244,000	34	98
E13	327	183	101	\$28,438,100	\$281,565	\$279,000	41	98
E14	347	200	135	\$37,651,350	\$278,899	\$263,000	37	98
E15	380	232	146	\$39,178,300	\$268,345	\$255,500	39	98
E16	546	336	197	\$38,739,838	\$196,649	\$185,900	34	98
E17	278	185	112	\$27,054,956	\$241,562	\$226,000	42	98
E18	36	10	4	\$1,520,000	\$380,000	\$367,500	36	94
E19	110	73	40	\$12,000,000	\$300,000	\$279,000	46	98
E20	83	47	23	\$5,645,300	\$245,448	\$227,900	45	98
E21	176	90	30	\$8,089,987	\$269,666	\$237,500	47	97
Total	5,640	3,165	1,708	\$453,789,962	\$265,685	\$251,000	37	98

Year-to-Date: January 2005 to August 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,022	647	\$225,414,798	\$348,400	\$325,000	19	102
E02	1,024	655	\$278,753,849	\$425,578	\$374,000	18	100
E03	1,785	1,008	\$305,553,089	\$303,128	\$286,625	25	100
E04	1,422	673	\$161,149,464	\$239,449	\$255,000	37	97
E05	1,642	881	\$237,213,076	\$269,254	\$256,000	37	97
E06	763	360	\$112,441,131	\$312,336	\$278,250	25	98
E07	1,789	917	\$239,881,468	\$261,594	\$265,000	37	97
E08	1,574	631	\$159,041,477	\$252,047	\$254,000	37	97
E09	1,594	791	\$174,914,830	\$221,131	\$213,000	37	97
E10	881	466	\$143,338,007	\$307,592	\$296,000	37	97
E11	2,024	815	\$200,333,891	\$245,808	\$239,000	42	97
E12	327	173	\$45,734,600	\$264,362	\$244,000	32	98
E13	1,655	819	\$232,783,829	\$284,229	\$272,500	35	98
E14	1,986	1,060	\$286,143,107	\$269,946	\$256,000	33	98
E15	2,138	1,143	\$310,195,739	\$271,387	\$256,000	32	98
E16	2,742	1,659	\$326,816,814	\$196,996	\$187,000	33	98
E17	1,496	919	\$211,256,853	\$229,877	\$218,000	34	98
E18	98	25	\$12,407,000	\$496,280	\$410,000	62	96
E19	552	275	\$81,606,327	\$296,750	\$275,000	35	98
E20	340	186	\$50,450,750	\$271,241	\$245,000	46	98
E21	556	268	\$76,621,587	\$285,901	\$253,500	45	97
Total	27,410	14,371	\$3,872,051,686	\$269,435	\$253,000	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
E01	38	9	\$291,411	\$281,000	23.7	97	E01	67	40	\$330,354	\$316,250	59.7	101
E02	36	27	\$548,933	\$505,000	75.0	97	E02	40	28	\$341,504	\$331,000	70.0	99
E03	133	56	\$338,841	\$312,500	42.1	99	E03	50	20	\$333,569	\$312,616	40.0	101
E04	133	43	\$285,873	\$287,500	32.3	97	E04	27	10	\$240,850	\$234,000	37.0	97
E05	117	34	\$351,081	\$349,500	29.1	97	E05	17	6	\$298,167	\$287,500	35.3	98
E06	122	37	\$284,792	\$263,000	30.3	98	E06	18	9	\$242,778	\$240,000	50.0	97
E07	145	50	\$347,209	\$334,000	34.5	97	E07	30	10	\$274,850	\$276,000	33.3	98
E08	187	36	\$289,986	\$284,000	19.3	96	E08	14	3	\$239,595	\$238,285	21.4	98
E09	136	44	\$295,640	\$279,500	32.4	97	E09	7	1	\$220,000	\$220,000	14.3	98
E10	126	42	\$345,202	\$323,750	33.3	97	E10	4	2	\$274,000	\$274,000	50.0	98
E11	168	34	\$307,543	\$315,125	20.2	97	E11	67	5	\$241,100	\$220,000	7.5	97
E12	46	14	\$297,271	\$282,000	30.4	98	E12	8	4	\$231,115	\$227,230	50.0	98
E13	185	59	\$327,541	\$335,000	31.9	98	E13	28	10	\$254,530	\$255,450	35.7	98
E14	234	99	\$304,281	\$285,000	42.3	98	E14	22	7	\$239,500	\$235,000	31.8	98
E15	280	89	\$305,561	\$299,000	31.8	98	E15	11	5	\$211,600	\$210,000	45.5	99
E16	403	129	\$222,021	\$215,000	32.0	98	E16	67	17	\$171,494	\$169,000	25.4	98
E17	190	56	\$287,092	\$254,000	29.5	98	E17	7	10	\$155,660	\$163,500	142.9	100
E18	36	4	\$380,000	\$367,500	11.1	94	E18	-	-	-	-	-	-
E19	88	28	\$330,339	\$320,000	31.8	98	E19	-	-	-	-	-	-
E20	79	18	\$252,078	\$235,000	22.8	98	E20	-	-	-	-	-	-
E21	175	29	\$271,034	\$237,500	16.6	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	5	1	\$387,000	\$387,000	20.0	97	E01	-	-	-	-	-	-
E02	11	8	\$396,413	\$315,750	72.7	99	E02	-	-	-	-	-	-
E03	110	19	\$154,816	\$146,100	17.3	97	E03	-	-	-	-	-	-
E04	139	24	\$142,867	\$139,000	17.3	96	E04	-	-	-	-	-	-
E05	164	40	\$218,500	\$200,900	24.4	97	E05	9	2	\$359,900	\$359,900	22.2	97
E06	4	1	\$171,750	\$171,750	25.0	98	E06	-	-	-	-	-	-
E07	141	36	\$175,425	\$175,000	25.5	96	E07	25	12	\$278,583	\$274,750	48.0	99
E08	132	21	\$157,600	\$159,000	15.9	97	E08	5	1	\$274,000	\$274,000	20.0	96
E09	177	44	\$180,488	\$177,750	24.9	97	E09	1	-	-	-	-	-
E10	15	3	\$132,333	\$137,000	20.0	96	E10	1	-	-	-	-	-
E11	138	20	\$144,900	\$149,000	14.5	96	E11	10	1	\$256,000	\$256,000	10.0	99
E12	7	-	-	-	-	-	E12	3	1	\$243,000	\$243,000	33.3	99
E13	17	11	\$188,773	\$166,000	64.7	98	E13	20	4	\$252,225	\$252,450	20.0	98
E14	29	10	\$183,050	\$161,000	34.5	97	E14	10	3	\$239,833	\$228,000	30.0	99
E15	10	4	\$174,500	\$162,500	40.0	98	E15	29	17	\$232,835	\$229,000	58.6	98
E16	15	7	\$140,600	\$120,200	46.7	97	E16	19	7	\$201,000	\$207,500	36.8	99
E17	6	2	\$139,500	\$139,500	33.3	97	E17	53	29	\$214,834	\$214,000	54.7	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	15	4	\$242,500	\$240,000	26.7	98
E20	-	-	-	-	-	-	E20	4	5	\$221,580	\$227,900	125.0	98
E21	-	-	-	-	-	-	E21	1	1	\$230,000	\$230,000	100.0	96

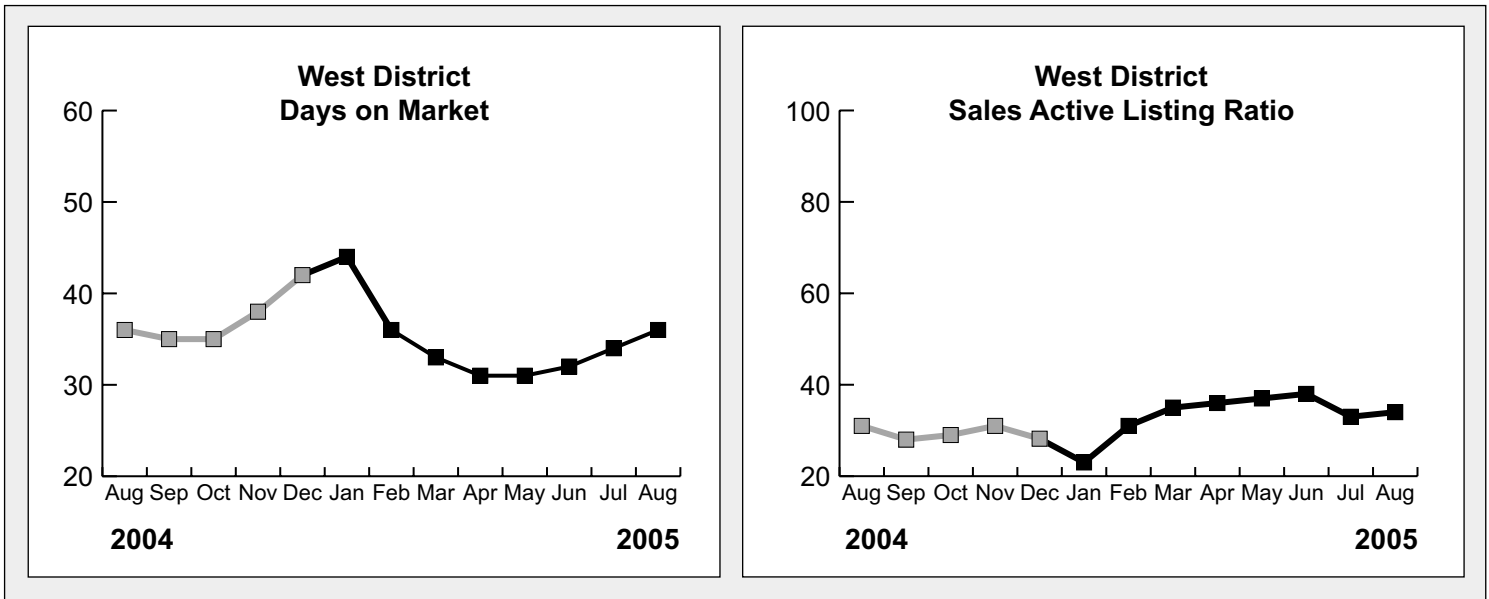
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	6	1	\$182,000	\$182,000	16.7	97	E01	-	-	-	-	-	-
E02	1	-	-	-	-	-	E02	-	-	-	-	-	-
E03	9	2	\$201,500	\$201,500	22.2	98	E03	-	-	-	-	-	-
E04	34	14	\$254,043	\$270,750	41.2	98	E04	-	-	-	-	-	-
E05	77	22	\$216,891	\$218,000	28.6	98	E05	-	-	-	-	-	-
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	40	7	\$231,411	\$232,000	17.5	98	E07	1	-	-	-	-	-
E08	40	8	\$193,475	\$203,000	20.0	98	E08	-	-	-	-	-	-
E09	51	7	\$174,429	\$170,000	13.7	98	E09	-	-	-	-	-	-
E10	18	4	\$185,900	\$185,800	22.2	96	E10	-	-	-	-	-	-
E11	78	18	\$204,667	\$202,500	23.1	97	E11	3	-	-	-	-	-
E12	12	5	\$188,200	\$189,000	41.7	96	E12	-	-	-	-	-	-
E13	50	13	\$196,385	\$183,000	26.0	97	E13	-	-	-	-	-	-
E14	22	9	\$185,111	\$179,000	40.9	97	E14	2	-	-	-	-	-
E15	17	15	\$182,793	\$191,500	88.2	97	E15	-	-	-	-	-	-
E16	35	29	\$120,897	\$122,500	82.9	97	E16	-	-	-	-	-	-
E17	4	3	\$204,333	\$180,000	75.0	98	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	21	6	\$351,667	\$363,000	28.6	102
E02	2	-	-	-	-	-	E02	7	4	\$277,000	\$278,000	57.1	97
E03	1	-	-	-	-	-	E03	15	1	\$315,000	\$315,000	6.7	97
E04	1	1	\$132,000	\$132,000	100.0	94	E04	9	-	-	-	-	-
E05	3	-	-	-	-	-	E05	2	1	\$281,500	\$281,500	50.0	97
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	2	2	\$183,900	\$183,900	100.0	98	E07	13	4	\$261,500	\$256,000	30.8	99
E08	-	-	-	-	-	-	E08	17	-	-	-	-	-
E09	4	-	-	-	-	-	E09	1	1	\$255,000	\$255,000	100.0	95
E10	-	-	-	-	-	-	E10	6	6	\$258,000	\$255,000	100.0	98
E11	2	-	-	-	-	-	E11	47	8	\$224,375	\$211,250	17.0	98
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	1	-	-	-	-	-	E13	26	4	\$232,375	\$231,250	15.4	97
E14	-	-	-	-	-	-	E14	28	7	\$233,571	\$230,000	25.0	98
E15	1	-	-	-	-	-	E15	32	16	\$220,456	\$222,500	50.0	98
E16	-	-	-	-	-	-	E16	7	8	\$160,824	\$174,500	114.3	97
E17	1	-	-	-	-	-	E17	17	12	\$191,583	\$187,000	70.6	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	7	8	\$222,563	\$223,500	114.3	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: August 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	102	70	38	\$15,461,200	\$406,874	\$389,900	28	99
W02	143	92	45	\$15,046,380	\$334,364	\$310,000	30	98
W03	296	154	65	\$16,544,400	\$254,529	\$255,000	35	96
W04	309	162	67	\$17,863,900	\$266,625	\$262,000	34	97
W05	473	215	87	\$20,641,700	\$237,261	\$275,000	39	96
W06	314	164	100	\$31,972,650	\$319,727	\$296,250	41	98
W07	92	60	34	\$11,267,000	\$331,382	\$327,000	32	99
W08	231	136	99	\$40,447,004	\$408,556	\$352,500	34	99
W09	211	98	42	\$12,464,100	\$296,764	\$317,250	32	98
W10	481	200	96	\$21,900,100	\$228,126	\$210,450	40	97
W12	270	147	85	\$32,880,994	\$386,835	\$311,044	35	97
W13	247	130	77	\$26,932,650	\$349,775	\$269,000	33	97
W14	165	96	58	\$15,316,750	\$264,082	\$236,500	40	97
W15	488	278	181	\$38,604,500	\$213,285	\$192,000	40	97
W16	208	148	86	\$27,927,168	\$324,735	\$300,250	25	98
W17	1	-	-	-	-	-	-	-
W18	169	92	46	\$10,968,900	\$238,454	\$247,500	36	97
W19	582	386	257	\$81,921,543	\$318,761	\$304,000	35	97
W20	512	377	295	\$93,495,181	\$316,933	\$297,000	29	98
W21	280	173	104	\$44,209,100	\$425,088	\$360,750	42	97
W22	134	86	47	\$15,383,500	\$327,309	\$328,000	31	98
W23	1,271	803	484	\$135,489,040	\$279,936	\$264,000	38	98
W24	857	499	271	\$75,083,834	\$277,062	\$269,500	36	97
W25	80	54	30	\$9,477,400	\$315,913	\$257,250	59	97
W26	18	7	2	\$1,300,000	\$650,000	\$650,000	25	103
W27	240	122	103	\$31,715,450	\$307,917	\$287,500	41	98
W28	279	122	74	\$29,831,750	\$403,132	\$372,300	42	97
W29	152	78	68	\$17,101,750	\$251,496	\$237,975	44	98
Total	8,605	4,949	2,941	\$891,247,944	\$303,042	\$277,500	36	98



Year-to-Date: January 2005 to August 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	643	409	\$158,785,887	\$388,230	\$360,000	27	100
W02	882	498	\$196,480,880	\$394,540	\$340,500	24	1
W03	1,203	546	\$137,445,996	\$251,733	\$250,000	34	97
W04	1,074	491	\$137,751,489	\$280,553	\$272,000	34	97
W05	1,557	622	\$157,195,039	\$252,725	\$279,625	42	96
W06	1,468	766	\$241,116,834	\$314,774	\$289,250	37	98
W07	568	373	\$153,929,611	\$412,680	\$396,000	26	100
W08	1,366	847	\$398,156,588	\$470,079	\$380,500	29	99
W09	739	359	\$110,028,389	\$306,486	\$315,000	36	97
W10	1,776	786	\$186,303,891	\$237,028	\$259,500	43	97
W12	1,173	653	\$252,055,397	\$385,996	\$317,500	35	98
W13	1,140	636	\$280,113,830	\$440,431	\$345,000	30	97
W14	805	462	\$126,771,170	\$274,396	\$260,000	32	97
W15	2,249	1,196	\$253,807,776	\$212,214	\$189,950	40	97
W16	1,174	710	\$227,674,972	\$320,669	\$296,000	30	98
W17	6	-	-	-	-	-	-
W18	670	305	\$71,406,000	\$234,118	\$245,000	36	97
W19	3,348	1,952	\$610,316,137	\$312,662	\$297,500	32	98
W20	3,548	2,226	\$694,367,420	\$311,935	\$293,950	29	98
W21	1,404	807	\$350,942,553	\$434,873	\$348,000	37	98
W22	696	382	\$117,726,480	\$308,185	\$290,000	29	98
W23	6,411	3,381	\$938,590,151	\$277,607	\$265,000	34	98
W24	4,125	2,161	\$609,949,270	\$282,253	\$269,000	34	98
W25	346	220	\$72,588,740	\$329,949	\$269,450	47	98
W26	35	14	\$7,737,000	\$552,643	\$488,750	50	97
W27	1,102	695	\$213,103,122	\$306,623	\$282,500	37	98
W28	991	564	\$219,145,809	\$388,556	\$350,000	36	98
W29	727	471	\$115,609,500	\$245,455	\$232,000	36	98
Total	41,226	22,532	\$7,039,099,931	\$312,405	\$280,000	34	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	33	13	\$583,423	\$535,000	39.4	99	W01	24	13	\$389,438	\$399,900	54.2	100
W02	46	12	\$421,073	\$455,000	26.1	96	W02	61	25	\$318,820	\$312,000	41.0	99
W03	165	35	\$258,366	\$255,000	21.2	96	W03	84	21	\$281,567	\$287,000	25.0	97
W04	155	33	\$341,697	\$305,000	21.3	97	W04	23	7	\$307,914	\$304,500	30.4	96
W05	103	20	\$337,805	\$340,800	19.4	96	W05	126	29	\$292,914	\$290,000	23.0	97
W06	83	36	\$312,204	\$310,000	43.4	98	W06	11	7	\$294,057	\$291,000	63.6	98
W07	51	18	\$429,417	\$410,000	35.3	100	W07	1	1	\$199,000	\$199,000	100.0	100
W08	95	49	\$592,492	\$453,000	51.6	99	W08	1	3	\$339,400	\$333,700	300.0	104
W09	53	18	\$401,472	\$367,500	34.0	99	W09	8	2	\$303,500	\$303,500	25.0	98
W10	187	37	\$316,095	\$305,000	19.8	97	W10	21	5	\$270,380	\$269,900	23.8	99
W12	143	40	\$484,101	\$437,500	28.0	97	W12	13	3	\$311,000	\$312,000	23.1	98
W13	127	31	\$547,548	\$420,000	24.4	97	W13	32	13	\$271,685	\$259,900	40.6	97
W14	33	17	\$403,500	\$375,000	51.5	97	W14	14	3	\$316,667	\$315,000	21.4	98
W15	36	10	\$385,100	\$378,000	27.8	96	W15	19	15	\$321,660	\$320,100	79.0	98
W16	83	47	\$394,918	\$357,000	56.6	97	W16	43	10	\$280,240	\$280,500	23.3	98
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	57	15	\$295,400	\$290,000	26.3	97	W18	52	16	\$247,031	\$247,500	30.8	97
W19	251	96	\$416,232	\$410,000	38.3	97	W19	76	50	\$300,616	\$295,000	65.8	98
W20	257	132	\$387,059	\$374,500	51.4	98	W20	86	65	\$288,132	\$285,000	75.6	98
W21	204	75	\$482,373	\$440,000	36.8	97	W21	12	6	\$280,917	\$282,500	50.0	99
W22	100	31	\$359,526	\$360,000	31.0	98	W22	14	6	\$274,317	\$275,000	42.9	100
W23	819	251	\$322,765	\$316,700	30.7	97	W23	246	121	\$253,806	\$255,000	49.2	98
W24	478	136	\$343,751	\$335,000	28.5	98	W24	145	55	\$257,741	\$265,000	37.9	98
W25	42	12	\$475,617	\$350,750	28.6	96	W25	4	3	\$230,833	\$219,000	75.0	97
W26	18	2	\$650,000	\$650,000	11.1	103	W26	-	-	-	-	-	-
W27	202	74	\$341,459	\$317,750	36.6	98	W27	6	2	\$261,750	\$261,750	33.3	100
W28	232	60	\$434,846	\$405,500	25.9	96	W28	17	7	\$268,857	\$264,500	41.2	98
W29	121	47	\$285,028	\$264,000	38.8	98	W29	14	8	\$190,688	\$191,250	57.1	98

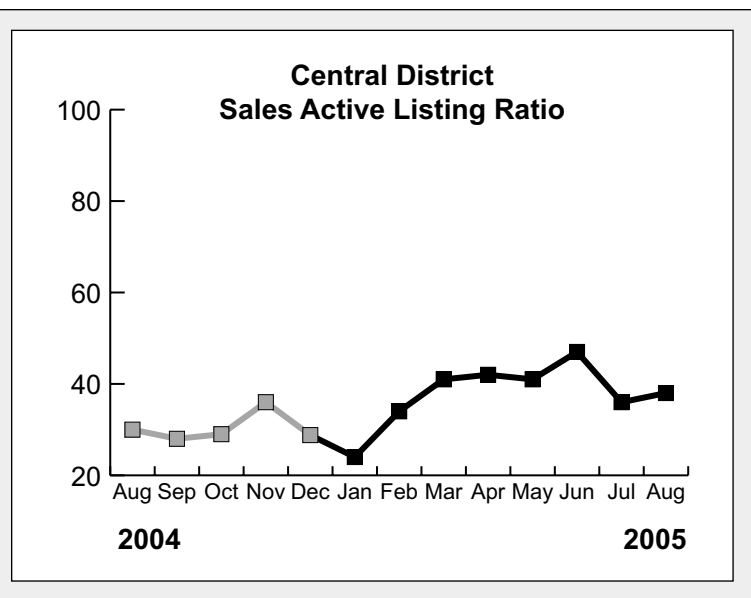
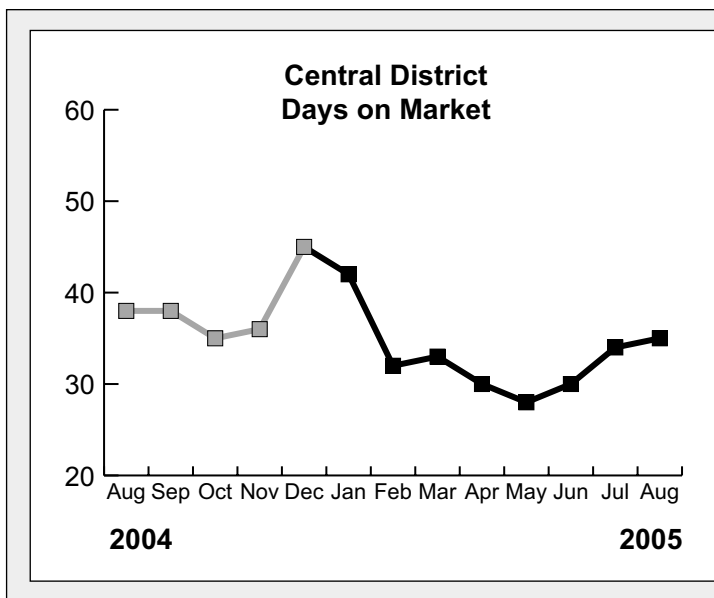
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	21	9	\$215,778	\$213,000	42.9	96	W01	-	-	-	-	-	-
W02	21	2	\$231,500	\$231,500	9.5	98	W02	-	-	-	-	-	-
W03	41	8	\$174,213	\$171,000	19.5	97	W03	-	-	-	-	-	-
W04	106	23	\$150,530	\$149,500	21.7	97	W04	-	-	-	-	-	-
W05	159	22	\$121,823	\$104,500	13.8	95	W05	-	-	-	-	-	-
W06	192	45	\$314,078	\$247,900	23.4	97	W06	-	-	-	-	-	-
W07	32	13	\$195,154	\$182,000	40.6	97	W07	-	-	-	-	-	-
W08	113	39	\$211,428	\$185,500	34.5	97	W08	-	-	-	-	-	-
W09	131	20	\$193,655	\$187,500	15.3	97	W09	3	-	-	-	-	-
W10	223	35	\$144,040	\$143,000	15.7	96	W10	1	-	-	-	-	-
W12	82	20	\$236,500	\$185,000	24.4	97	W12	-	-	-	-	-	-
W13	29	5	\$134,000	\$135,000	17.2	96	W13	-	-	-	-	-	-
W14	54	16	\$193,469	\$194,800	29.6	98	W14	1	-	-	-	-	-
W15	360	122	\$182,185	\$175,500	33.9	97	W15	2	2	\$272,000	\$272,000	100.0	100
W16	16	5	\$171,960	\$165,000	31.3	97	W16	5	4	\$277,250	\$272,000	80.0	96
W17	1	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	5	\$143,500	\$145,000	19.2	98	W18	-	-	-	-	-	-
W19	139	51	\$214,798	\$183,000	36.7	96	W19	10	3	\$307,500	\$302,000	30.0	97
W20	30	12	\$186,067	\$168,000	40.0	98	W20	7	5	\$297,800	\$300,000	71.4	99
W21	20	4	\$228,375	\$226,750	20.0	96	W21	4	3	\$277,000	\$273,500	75.0	98
W22	1	-	-	-	-	-	W22	1	2	\$275,000	\$275,000	200.0	99
W23	39	21	\$193,729	\$199,500	53.9	97	W23	5	-	-	-	-	-
W24	94	30	\$153,902	\$144,750	31.9	97	W24	8	1	\$320,000	\$320,000	12.5	98
W25	11	6	\$170,750	\$165,000	54.6	97	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	5	3	\$204,167	\$230,000	60.0	97	W27	2	2	\$235,000	\$235,000	100.0	100
W28	-	-	-	-	-	-	W28	1	1	\$297,000	\$297,000	100.0	96
W29	6	4	\$152,175	\$152,900	66.7	100	W29	-	-	-	-	-	-

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	8	1	\$165,000	\$165,000	12.5	97	W01	-	-	-	-	-	-
W02	3	3	\$224,000	\$217,000	100.0	98	W02	1	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	16	3	\$218,433	\$218,000	18.8	98	W04	-	-	-	-	-	-
W05	71	14	\$183,536	\$180,000	19.7	97	W05	-	-	-	-	-	-
W06	15	10	\$376,640	\$390,250	66.7	99	W06	-	-	-	-	-	-
W07	-	-	-	-	-	-	W07	-	-	-	-	-	-
W08	16	6	\$253,500	\$243,500	37.5	98	W08	-	-	-	-	-	-
W09	9	2	\$378,750	\$378,750	22.2	97	W09	-	-	-	-	-	-
W10	40	15	\$179,820	\$166,000	37.5	97	W10	-	-	-	-	-	-
W12	29	22	\$356,998	\$270,875	75.9	98	W12	-	-	-	-	-	-
W13	51	27	\$204,361	\$205,000	52.9	98	W13	-	-	-	-	-	-
W14	58	20	\$201,938	\$213,000	34.5	97	W14	-	-	-	-	-	-
W15	66	28	\$221,696	\$215,000	42.4	97	W15	-	-	-	-	-	-
W16	58	20	\$229,740	\$226,250	34.5	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	33	10	\$186,790	\$183,200	30.3	96	W18	-	-	-	-	-	-
W19	79	42	\$253,190	\$250,000	53.2	98	W19	-	-	-	-	-	-
W20	110	57	\$231,626	\$221,000	51.8	98	W20	-	1	\$198,000	\$198,000	-	99
W21	22	7	\$229,414	\$235,000	31.8	98	W21	-	-	-	-	-	-
W22	3	-	-	-	-	-	W22	-	-	-	-	-	-
W23	99	42	\$192,748	\$181,200	42.4	98	W23	-	-	-	-	-	-
W24	84	37	\$172,703	\$169,900	44.1	97	W24	3	-	-	-	-	-
W25	9	6	\$210,000	\$195,250	66.7	98	W25	2	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	11	10	\$185,005	\$175,250	90.9	97	W27	-	-	-	-	-	-
W28	4	-	-	-	-	-	W28	-	-	-	-	-	-
W29	6	6	\$165,792	\$168,000	100.0	98	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	1	-	-	-	-	-	W01	15	2	\$353,500	\$353,500	13.3	98
W02	1	-	-	-	-	-	W02	10	3	\$296,000	\$294,000	30.0	98
W03	4	-	-	-	-	-	W03	2	1	\$195,000	\$195,000	50.0	98
W04	2	-	-	-	-	-	W04	7	1	\$315,000	\$315,000	14.3	98
W05	13	2	\$70,750	\$70,750	15.4	91	W05	1	-	-	-	-	-
W06	5	-	-	-	-	-	W06	8	2	\$387,500	\$387,500	25.0	99
W07	-	-	-	-	-	-	W07	8	2	\$400,750	\$400,750	25.0	98
W08	2	1	\$140,000	\$140,000	50.0	104	W08	4	1	\$490,000	\$490,000	25.0	98
W09	5	-	-	-	-	-	W09	2	-	-	-	-	-
W10	4	-	-	-	-	-	W10	5	4	\$278,500	\$278,250	80.0	98
W12	1	-	-	-	-	-	W12	2	-	-	-	-	-
W13	1	1	\$239,000	\$239,000	100.0	100	W13	7	-	-	-	-	-
W14	2	1	\$99,000	\$99,000	50.0	90	W14	3	1	\$274,000	\$274,000	33.3	98
W15	5	1	\$161,500	\$161,500	20.0	97	W15	-	3	\$263,000	\$261,000	-	99
W16	-	-	-	-	-	-	W16	3	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	1	1	\$203,000	\$203,000	100.0	98	W19	26	14	\$301,306	\$299,000	53.9	98
W20	1	-	-	-	-	-	W20	21	23	\$284,883	\$279,000	109.5	98
W21	1	-	-	-	-	-	W21	17	9	\$332,800	\$272,000	52.9	98
W22	-	-	-	-	-	-	W22	15	8	\$255,288	\$255,400	53.3	99
W23	-	-	-	-	-	-	W23	63	49	\$236,753	\$242,500	77.8	98
W24	2	1	\$131,500	\$131,500	50.0	97	W24	43	11	\$245,400	\$253,000	25.6	97
W25	-	-	-	-	-	-	W25	11	3	\$264,333	\$264,000	27.3	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	1	-	-	-	-	-	W27	13	12	\$249,283	\$245,000	92.3	97
W28	-	-	-	-	-	-	W28	25	6	\$260,333	\$259,000	24.0	98
W29	1	-	-	-	-	-	W29	4	3	\$192,167	\$192,000	75.0	99

Current Month: August 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	690	454	282	\$83,892,216	\$297,490	\$255,000	33	98
C02	194	92	56	\$31,688,907	\$565,873	\$374,000	30	98
C03	134	64	42	\$22,505,133	\$535,837	\$383,250	31	98
C04	192	128	72	\$39,644,833	\$550,623	\$487,500	37	99
C06	83	42	28	\$12,644,018	\$451,572	\$439,909	48	97
C07	262	172	103	\$36,568,350	\$355,033	\$339,500	31	98
C08	214	143	122	\$35,286,090	\$289,230	\$243,000	40	98
C09	74	33	23	\$18,877,850	\$820,776	\$596,000	29	99
C10	87	55	42	\$21,308,541	\$507,346	\$396,000	31	98
C11	102	39	24	\$11,055,100	\$460,629	\$273,500	31	99
C12	137	55	34	\$33,695,800	\$991,053	\$829,500	38	97
C13	157	100	60	\$17,961,349	\$299,356	\$277,188	34	98
C14	530	319	212	\$72,330,780	\$341,183	\$267,250	38	98
C15	360	221	141	\$43,333,780	\$307,332	\$274,900	36	97
Total	3,216	1,917	1,241	\$480,792,747	\$387,424	\$290,000	35	98



Year-to-Date: January 2005 to August 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,142	1,949	\$594,446,055	\$305,001	\$262,100	34	99
C02	1,020	598	\$329,264,236	\$550,609	\$411,000	25	100
C03	767	466	\$299,982,193	\$643,739	\$411,500	29	99
C04	1,427	887	\$566,834,656	\$639,047	\$571,000	30	100
C06	369	170	\$75,315,718	\$443,034	\$410,000	29	98
C07	1,272	713	\$249,065,006	\$349,320	\$300,000	33	99
C08	1,436	1,007	\$289,071,513	\$287,062	\$245,000	34	99
C09	487	300	\$269,607,928	\$898,693	\$615,500	28	99
C10	843	620	\$374,377,002	\$603,834	\$475,000	22	101
C11	551	324	\$138,087,047	\$426,195	\$370,500	28	101
C12	637	341	\$350,245,740	\$1,027,114	\$825,000	38	98
C13	869	484	\$164,093,980	\$339,037	\$310,250	31	99
C14	2,493	1,452	\$491,871,047	\$338,754	\$256,000	38	98
C15	1,773	1,003	\$333,270,351	\$332,274	\$292,500	34	98
Total	17,086	10,314	\$4,525,532,472	\$438,776	\$318,000	32	99

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	17	4	\$420,075	\$435,150	23.5	95	C01	35	21	\$435,076	\$399,900	60.0	102	
C02	42	11	\$1,122,074	\$986,400	26.2	97	C02	50	17	\$498,012	\$410,000	34.0	97	
C03	73	25	\$615,289	\$500,333	34.3	99	C03	26	4	\$319,250	\$321,000	15.4	97	
C04	90	47	\$691,339	\$660,000	52.2	99	C04	5	4	\$391,250	\$392,500	80.0	101	
C06	56	23	\$503,805	\$464,900	41.1	97	C06	2	2	\$274,000	\$274,000	100.0	98	
C07	85	40	\$518,141	\$457,575	47.1	99	C07	11	12	\$360,125	\$356,000	109.1	97	
C08	2	2	\$930,000	\$930,000	100.0	92	C08	23	5	\$441,380	\$486,000	21.7	99	
C09	25	9	\$1,462,111	\$1,425,000	36.0	99	C09	4	-	-	-	-	-	-
C10	48	13	\$869,231	\$765,000	27.1	97	C10	4	6	\$480,917	\$510,500	150.0	101	
C11	5	9	\$886,556	\$765,000	180.0	103	C11	3	-	-	-	-	-	-
C12	105	25	\$1,219,420	\$935,000	23.8	98	C12	-	-	-	-	-	-	-
C13	35	14	\$470,036	\$437,500	40.0	101	C13	12	10	\$295,260	\$295,000	83.3	98	
C14	106	44	\$638,791	\$567,500	41.5	99	C14	-	-	-	-	-	-	-
C15	50	33	\$496,818	\$450,000	66.0	97	C15	28	19	\$323,068	\$320,000	67.9	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
C01	568	221	\$277,803	\$238,000	38.9	98	C01	-	-	-	-	-	-
C02	78	20	\$353,894	\$258,500	25.6	99	C02	-	-	-	-	-	-
C03	25	9	\$577,072	\$572,500	36.0	97	C03	-	-	-	-	-	-
C04	73	17	\$268,582	\$207,000	23.3	97	C04	-	-	-	-	-	-
C06	24	3	\$169,500	\$142,500	12.5	96	C06	-	-	-	-	-	-
C07	129	42	\$207,969	\$199,250	32.6	96	C07	2	2	\$336,750	\$336,750	100.0	96
C08	165	94	\$255,925	\$225,750	57.0	98	C08	-	-	-	-	-	-
C09	37	11	\$376,782	\$340,000	29.7	98	C09	-	-	-	-	-	-
C10	27	17	\$298,032	\$271,753	63.0	98	C10	-	-	-	-	-	-
C11	74	15	\$205,073	\$178,300	20.3	97	C11	-	-	-	-	-	-
C12	23	7	\$339,757	\$336,500	30.4	96	C12	-	-	-	-	-	-
C13	102	30	\$221,310	\$211,500	29.4	98	C13	-	-	-	-	-	-
C14	395	152	\$255,375	\$240,500	38.5	98	C14	-	-	-	-	-	-
C15	201	53	\$218,679	\$186,000	26.4	97	C15	4	3	\$341,333	\$342,000	75.0	100

Condo Townhouse

Detached Condo

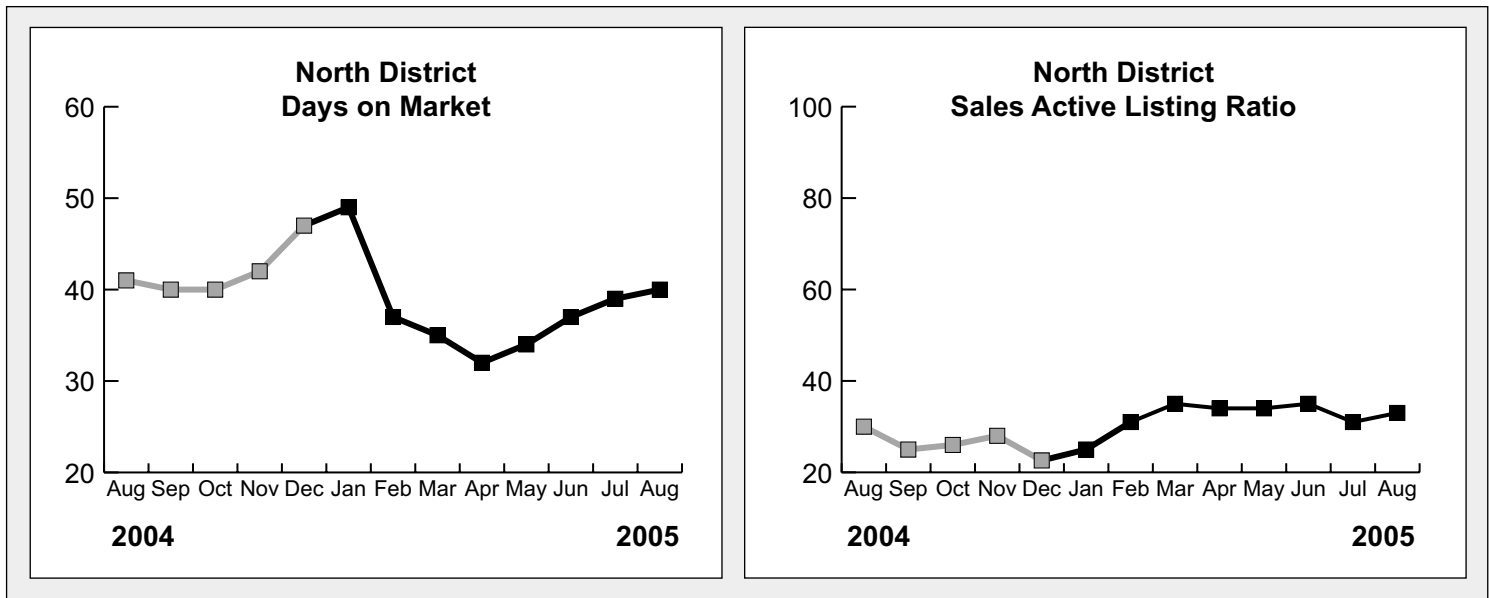
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	28	23	\$322,017	\$327,000	82.1	99	C01	-	-	-	-	-	-
C02	7	5	\$586,800	\$600,000	71.4	100	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	13	3	\$215,333	\$205,000	23.1	98	C04	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-
C07	22	7	\$301,857	\$289,000	31.8	99	C07	1	-	-	-	-	-
C08	12	4	\$255,500	\$254,500	33.3	96	C08	-	-	-	-	-	-
C09	1	-	-	-	-	-	C09	-	-	-	-	-	-
C10	5	4	\$447,250	\$457,750	80.0	99	C10	-	-	-	-	-	-
C11	20	-	-	-	-	-	C11	-	-	-	-	-	-
C12	9	2	\$416,000	\$416,000	22.2	100	C12	-	-	-	-	-	-
C13	4	5	\$268,975	\$279,375	125.0	97	C13	-	-	-	-	-	-
C14	19	14	\$309,429	\$290,500	73.7	98	C14	-	-	-	-	-	-
C15	70	28	\$249,803	\$244,600	40.0	97	C15	-	1	\$193,000	\$193,000	-	97

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	6	2	\$232,500	\$232,500	33.3	98	C01	36	11	\$346,318	\$330,000	30.6	97
C02	1	1	\$295,000	\$295,000	100.0	102	C02	16	2	\$286,500	\$286,500	12.5	97
C03	7	4	\$163,063	\$160,625	57.1	97	C03	1	-	-	-	-	-
C04	7	-	-	-	-	-	C04	4	1	\$375,000	\$375,000	25.0	97
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	2	-	-	-	-	-	C07	10	-	-	-	-	-
C08	7	3	\$156,000	\$143,000	42.9	98	C08	5	14	\$405,161	\$426,500	280.0	98
C09	7	3	\$524,750	\$400,050	42.9	103	C09	-	-	-	-	-	-
C10	3	2	\$133,750	\$133,750	66.7	86	C10	-	-	-	-	-	-
C11	-	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	-	-	-	-	-	-	C13	4	1	\$444,074	\$444,074	25.0	101
C14	6	-	-	-	-	-	C14	4	2	\$537,500	\$537,500	50.0	98
C15	6	2	\$105,500	\$105,500	33.3	91	C15	1	2	\$394,000	\$394,000	200.0	99

North District

Current Month: August 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	174	91	70	\$26,867,095	\$383,816	\$360,500	34	97
N02	238	139	84	\$29,865,200	\$355,538	\$351,500	35	97
N03	553	339	188	\$73,417,818	\$390,520	\$331,750	37	98
N04	260	176	95	\$39,206,550	\$412,701	\$393,000	35	97
N05	229	126	65	\$28,994,788	\$446,074	\$407,000	38	98
N06	228	126	72	\$28,607,565	\$397,327	\$305,000	43	98
N07	236	163	126	\$37,529,150	\$297,850	\$279,950	33	98
N08	608	323	187	\$75,591,080	\$404,230	\$361,000	36	97
N10	282	164	102	\$36,400,700	\$356,870	\$321,850	37	97
N11	537	316	244	\$99,313,988	\$407,025	\$375,000	39	98
N12	89	44	27	\$10,952,900	\$405,663	\$373,000	53	98
N13	83	28	19	\$10,434,800	\$549,200	\$485,000	56	97
N14	143	48	25	\$14,067,600	\$562,704	\$385,000	50	97
N15	82	37	24	\$9,208,900	\$383,704	\$336,000	66	97
N16	139	55	27	\$10,540,500	\$390,389	\$300,000	48	97
N17	312	160	91	\$23,959,700	\$263,293	\$218,000	41	97
N18	127	67	38	\$10,260,800	\$270,021	\$263,250	62	97
N19	137	67	44	\$11,477,800	\$260,859	\$233,500	43	97
N20	50	22	8	\$2,811,000	\$351,375	\$319,500	84	97
N21	43	12	4	\$920,500	\$230,125	\$244,750	67	98
N22	67	19	15	\$3,227,100	\$215,140	\$198,000	48	97
N23	185	76	38	\$10,904,724	\$286,966	\$227,000	49	97
N24	111	46	15	\$3,372,300	\$224,820	\$168,000	60	95
Total	4,913	2,644	1,608	\$597,932,558	\$371,849	\$333,500	40	97



Year-to-Date: January 2005 to August 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	944	553	\$210,683,237	\$380,982	\$342,000	32	98
N02	1,252	669	\$263,212,339	\$393,441	\$359,500	35	97
N03	2,629	1,399	\$550,733,425	\$393,662	\$336,000	33	97
N04	1,482	831	\$343,421,616	\$413,263	\$400,000	31	98
N05	950	437	\$188,521,224	\$431,399	\$410,000	36	98
N06	1,128	638	\$244,810,594	\$383,716	\$322,750	35	98
N07	1,551	1,013	\$316,703,120	\$312,639	\$290,000	31	98
N08	2,793	1,482	\$594,021,438	\$400,824	\$369,000	34	97
N10	1,261	611	\$218,851,300	\$358,185	\$333,800	37	97
N11	2,802	1,665	\$658,634,209	\$395,576	\$364,000	35	98
N12	288	131	\$58,075,100	\$443,321	\$376,500	48	97
N13	231	92	\$49,016,800	\$532,791	\$459,000	53	97
N14	376	171	\$94,989,949	\$555,497	\$445,500	48	96
N15	358	220	\$81,588,450	\$370,857	\$332,500	44	97
N16	394	187	\$65,858,190	\$352,183	\$310,000	45	97
N17	1,147	725	\$168,931,600	\$233,009	\$215,000	44	98
N18	464	295	\$81,508,872	\$276,301	\$259,500	47	97
N19	526	366	\$91,711,039	\$250,577	\$229,500	52	97
N20	115	41	\$15,137,649	\$369,211	\$319,000	67	96
N21	120	65	\$17,979,749	\$276,612	\$275,000	78	97
N22	196	121	\$28,164,801	\$232,767	\$212,500	44	97
N23	542	261	\$66,232,264	\$253,763	\$220,000	48	100
N24	297	130	\$27,966,256	\$215,125	\$186,250	58	96
Total	21,846	12,103	\$4,436,753,221	\$366,583	\$331,000	37	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	
N01	74	25	\$527,764	\$455,000	33.8	97	N01	3	3	\$325,833	\$345,000	100.0	99	
N02	114	42	\$447,374	\$413,500	36.8	97	N02	1	1	\$338,000	\$338,000	100.0	95	
N03	254	69	\$597,024	\$552,000	27.2	98	N03	8	11	\$350,500	\$376,000	137.5	98	
N04	189	61	\$467,952	\$450,000	32.3	97	N04	17	7	\$282,714	\$272,000	41.2	98	
N05	198	48	\$496,235	\$445,000	24.2	97	N05	6	5	\$304,600	\$310,000	83.3	98	
N06	174	42	\$475,536	\$369,000	24.1	98	N06	9	5	\$264,408	\$259,000	55.6	98	
N07	168	74	\$335,843	\$328,250	44.1	98	N07	26	23	\$255,965	\$263,000	88.5	98	
N08	432	102	\$480,966	\$429,875	23.6	97	N08	73	39	\$332,521	\$333,000	53.4	98	
N10	148	37	\$443,259	\$419,000	25.0	97	N10	17	5	\$307,320	\$306,900	29.4	99	
N11	383	147	\$471,042	\$440,000	38.4	97	N11	39	32	\$321,838	\$317,000	82.1	98	
N12	85	24	\$425,875	\$376,500	28.2	98	N12	1	-	-	-	-	-	-
N13	83	19	\$549,200	\$485,000	22.9	97	N13	-	-	-	-	-	-	-
N14	142	24	\$574,400	\$389,500	16.9	97	N14	-	1	\$282,000	\$282,000	-	99	
N15	78	21	\$405,948	\$338,000	26.9	97	N15	3	2	\$234,500	\$234,500	66.7	98	
N16	119	23	\$417,935	\$332,000	19.3	97	N16	2	-	-	-	-	-	-
N17	296	80	\$273,403	\$220,000	27.0	97	N17	2	2	\$238,375	\$238,375	100.0	98	
N18	103	24	\$293,871	\$275,000	23.3	97	N18	7	2	\$225,500	\$225,500	28.6	97	
N19	102	26	\$309,188	\$260,000	25.5	97	N19	5	3	\$194,333	\$194,000	60.0	98	
N20	50	8	\$351,375	\$319,500	16.0	97	N20	-	-	-	-	-	-	-
N21	43	4	\$230,125	\$244,750	9.3	98	N21	-	-	-	-	-	-	-
N22	61	13	\$222,238	\$212,000	21.3	96	N22	1	-	-	-	-	-	-
N23	180	35	\$297,521	\$232,500	19.4	97	N23	-	-	-	-	-	-	-
N24	110	15	\$224,820	\$168,000	13.6	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	55	21	\$304,952	\$216,000	38.2	97	N01	10	7	\$376,829	\$375,500	70.0	99	
N02	94	24	\$227,000	\$221,500	25.5	97	N02	8	4	\$305,125	\$306,750	50.0	97	
N03	187	55	\$207,172	\$199,000	29.4	97	N03	8	4	\$341,000	\$346,000	50.0	98	
N04	16	7	\$299,357	\$200,000	43.8	98	N04	-	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	3	-	-	-	-	-	-
N06	8	2	\$324,250	\$324,250	25.0	96	N06	3	1	\$265,000	\$265,000	33.3	97	
N07	10	6	\$190,917	\$185,500	60.0	97	N07	1	1	\$239,000	\$239,000	100.0	98	
N08	30	3	\$241,667	\$240,000	10.0	98	N08	1	1	\$365,000	\$365,000	100.0	96	
N10	1	1	\$206,000	\$206,000	100.0	101	N10	108	54	\$311,889	\$308,000	50.0	98	
N11	13	6	\$301,583	\$281,000	46.2	99	N11	25	14	\$321,436	\$308,000	56.0	99	
N12	-	-	-	-	-	-	N12	-	2	\$273,500	\$273,500	-	97	
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-	-
N16	8	2	\$221,500	\$221,500	25.0	98	N16	5	1	\$260,000	\$260,000	20.0	99	
N17	1	2	\$115,000	\$115,000	200.0	96	N17	2	2	\$242,375	\$242,375	100.0	100	
N18	2	1	\$157,000	\$157,000	50.0	92	N18	12	8	\$252,750	\$258,000	66.7	98	
N19	6	1	\$130,000	\$130,000	16.7	98	N19	2	6	\$223,667	\$219,500	300.0	98	
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	3	1	\$171,000	\$171,000	33.3	97	
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-	-
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	29	13	\$252,977	\$234,000	44.8	97	N01	-	-	-	-	-	-
N02	16	8	\$289,250	\$285,500	50.0	98	N02	2	-	-	-	-	-
N03	50	17	\$294,559	\$294,000	34.0	97	N03	-	1	\$330,000	\$330,000	-	97
N04	8	1	\$230,000	\$230,000	12.5	97	N04	-	-	-	-	-	-
N05	2	2	\$289,750	\$289,750	100.0	98	N05	-	-	-	-	-	-
N06	15	9	\$337,558	\$226,000	60.0	96	N06	3	-	-	-	-	-
N07	17	8	\$233,913	\$228,500	47.1	98	N07	-	-	-	-	-	-
N08	13	4	\$258,500	\$259,000	30.8	96	N08	-	-	-	-	-	-
N10	2	1	\$257,500	\$257,500	50.0	97	N10	-	-	-	-	-	-
N11	24	14	\$280,343	\$283,000	58.3	98	N11	1	-	-	-	-	-
N12	3	1	\$184,900	\$184,900	33.3	100	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	1	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	2	1	\$225,000	\$225,000	50.0	98	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	2	3	\$192,633	\$197,900	150.0	99	N18	-	-	-	-	-	-
N19	6	3	\$152,500	\$157,000	50.0	97	N19	6	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	1	-	-	-	-	-	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	2	1	\$365,000	\$365,000	50.0	96
N02	-	-	-	-	-	-	N02	3	5	\$351,000	\$341,000	166.7	99
N03	2	-	-	-	-	-	N03	44	31	\$331,345	\$331,500	70.5	98
N04	-	-	-	-	-	-	N04	30	19	\$334,579	\$330,000	63.3	97
N05	-	-	-	-	-	-	N05	20	10	\$307,300	\$294,500	50.0	98
N06	-	1	\$179,000	\$179,000	-	99	N06	16	12	\$265,208	\$260,000	75.0	99
N07	-	-	-	-	-	-	N07	14	14	\$252,414	\$250,200	100.0	98
N08	1	-	-	-	-	-	N08	58	38	\$301,059	\$303,500	65.5	98
N10	-	-	-	-	-	-	N10	6	4	\$289,500	\$287,000	66.7	98
N11	-	-	-	-	-	-	N11	52	31	\$307,665	\$294,000	59.6	99
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	1	1	\$215,000	\$215,000	100.0	98
N16	1	-	-	-	-	-	N16	2	-	-	-	-	-
N17	-	1	\$110,000	\$110,000	-	95	N17	10	4	\$196,500	\$197,000	40.0	99
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	10	5	\$185,280	\$176,400	50.0	99
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	1	\$167,000	\$167,000	50.0	98
N23	-	-	-	-	-	-	N23	4	3	\$163,833	\$158,000	75.0	97
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-

District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
Grand Total:	12,675	22,374	N/A	7,498	\$2,423,763,211	\$323,255	\$285,000	37	98
YTD Grand Total:	N/A	N/A	107,568	59,320	\$19,873,437,310	\$335,021	\$285,100	34	98

Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
1971	13,085	30,426	2004		
1972	14,613	32,513	January	4,256	295,989
1973	16,335	40,605	February	6,060	310,196
1974	17,318	52,806	March	9,076	307,155
1975	22,020	57,581	April	9,168	321,131
1976	19,025	61,389	May	9,193	325,501
1977	20,512	64,559	June	9,275	316,510
1978	21,184	67,333	July	7,329	312,418
1979	23,466	70,830	August	6,743	304,509
1980	26,017	75,694	September	6,588	320,911
1981	29,625	90,203	October	6,666	324,215
1982	25,336	95,496	November	6,301	318,837
1983	30,046	101,626	December	4,232	315,761
1984	31,905	102,318	Total**	83,501	\$315,231
1985	45,509	109,094	2005		
1986	52,919	138,925	January	4,153	323,141
1987	43,475	189,105	February	6,171	334,272
1988	49,381	229,635	March	7,904	330,545
1989	38,960	273,698	April	8,834	342,032
1990	26,779	255,020	May	9,209	346,474
1991	38,144	234,313	June	9,153	345,065
1992	41,703	214,971	July	7,387	326,034
1993	38,990	206,490	August	7,498	323,255
1994	44,237	208,921	Total**	59,320	\$335,021
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001	67,612	251,508			
2002	74,759	275,231			
2003	78,898	\$293,067			

* 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

