

## July 2008

### Prices Up, Sales In Line With Seasonal Expectations

TORONTO - Wednesday, August 6, 2008

TREB Members reported 7,806 sales of single-family dwellings in July, continuing a healthy but not record setting pace into the summer. "Even though GTA sales were down 12 per cent from the best-ever July 2007 figure of 8,912, sales were up 10 per cent from July 2006 (7,082)," said TREB President Maureen O'Neill. July 2007 saw a 26 per cent increase in sales over the 7,082 recorded in July 2006.

Furthermore, the sales decrease in July 2008 from July of 2007 was distributed unevenly across the GTA. Within the City of Toronto, the 3,132 sales recorded in July 2008 is down 14 per cent from last July's 3,640 figure but up 10 per cent from the 2,852 sales recorded in July 2006. Comparing July 2007 with July 2006, a period before the Land Transfer tax went into effect in Toronto, sales increased 28 per cent.

In the 905 suburbs sales declined 11 per cent, to 4,674 in July 2008 from 5,272 last July, but increased 10 per cent from the 4,230 sales recorded in July 2006. Sales from July 2007 increased 25 per cent over July 2006.

Overall, the GTA average price rose just over one per cent in July 2008 over July 2007 to \$371,427 from \$366,012, and a nine per cent increase from \$342,034 recorded during July 2006. Once again, price movements differed

depending on the part of the GTA involved.

Within City of Toronto boundaries, the increase was marginal (under one per cent) to \$395,342 in July 2008 from \$395,044 in July 2007 and up 10 per cent from the \$360,409 recorded during July 2006.

In the 905 municipalities surrounding the City of Toronto, however, the average price climbed almost three per cent to \$355,401 in July 2008 from the July 2007 figure of \$345,967 and up eight per cent from \$329,644 recorded during July 2006.

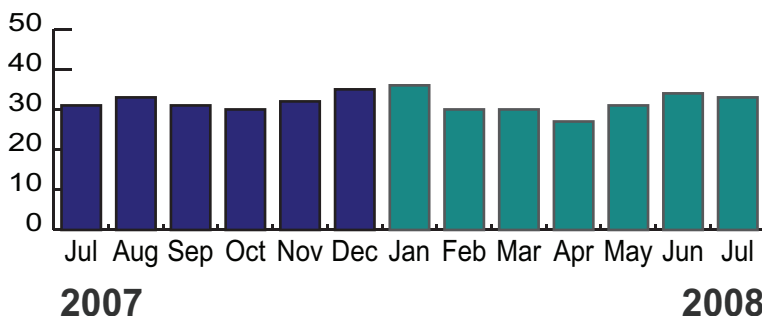
Breaking down the total, 3,045 sales were reported in TREB's 28 West districts and averaged \$352,956; 1,349 sales were reported in the 14 Central districts and averaged \$467,743; 1,519 sales were reported in the 23 North districts and averaged \$409,865; and 1,893 sales were reported in TREB's 21 East districts and averaged \$301,658. ■

#### NEIGHBOURHOOD CORNER

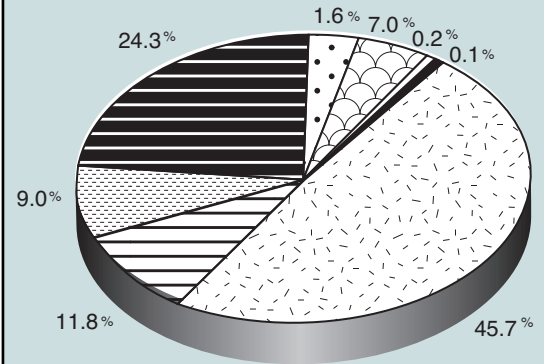
##### North York

In the first seven months of 2008, North York (C04,C06,C07, and C12 through C15) has seen 4,129 sales, down 19 per cent from the 5,115 recorded during the January to July period of 2007. The price averaged \$500,109, up two per cent over the \$488,663 recoded during the comparable period last year. ■

#### DAYS ON MARKET



#### SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	3,575	97	\$395,000
Semi-Detached	926	98	\$325,000
Condo Townhouse	701	98	\$259,250
Condo Apt	1,896	98	\$246,450
Link	129	98	\$328,000
Att/Row/Twnhouse	547	98	\$310,000
Co-op Apt	23	98	\$223,900
Det Condo	9	97	\$450,000

#### Housing Market Indicators

	July 2007	July 2008	%Change
Sales	8,912	7,806	(-12%)
New Listings	12,650	14,830	(+17%)
Active Listings*	20,694	26,543	(+28%)

\* All figures for single-family dwellings.

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**Price Category Breakdown - July 2008**

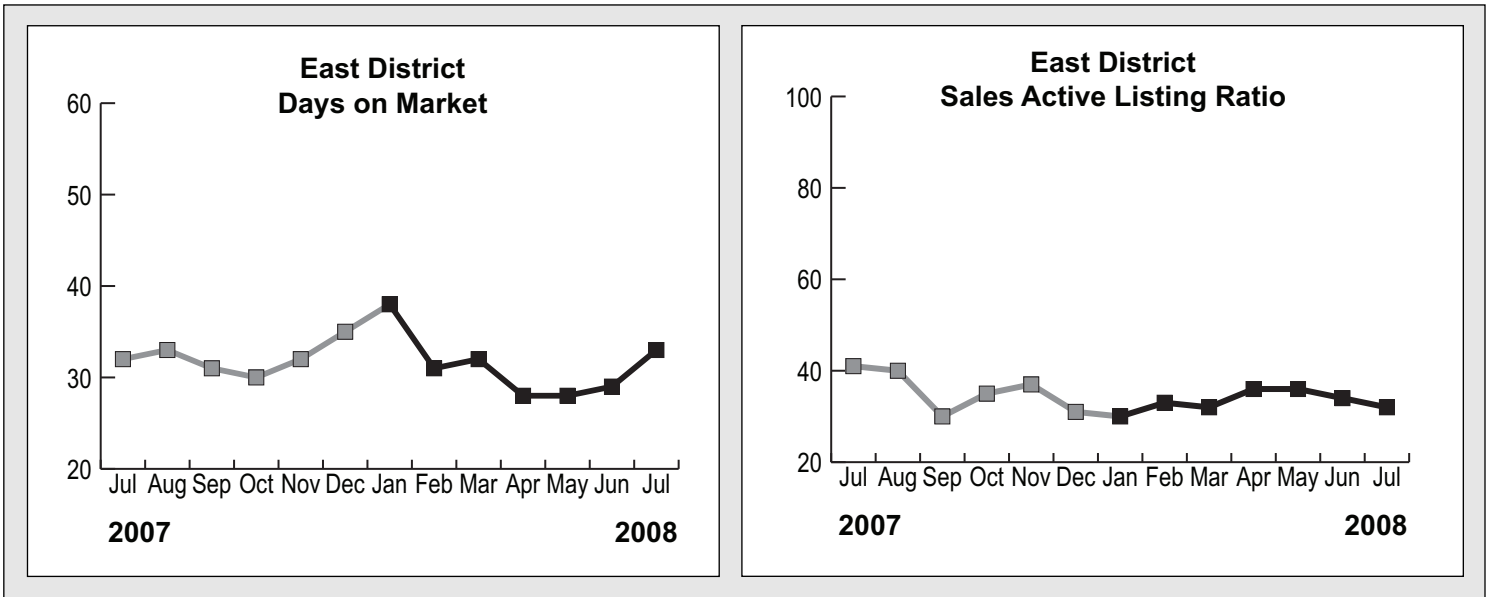
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	22	0.3	14	0.7	6	0.9
\$90,001 - \$100,000	12	0.2	9	0.5	1	0.1
\$100,001 - \$110,000	17	0.2	13	0.7	2	0.3
\$110,001 - \$120,000	27	0.3	16	0.8	8	1.1
\$120,001 - \$130,000	38	0.5	32	1.7	4	0.6
\$130,001 - \$140,000	51	0.7	39	2.1	4	0.6
\$140,001 - \$150,000	51	0.7	37	2.0	11	1.6
\$150,001 - \$160,000	82	1.1	51	2.7	18	2.6
\$160,001 - \$170,000	107	1.4	66	3.5	21	3.0
\$170,001 - \$180,000	148	1.9	88	4.6	25	3.6
\$180,001 - \$190,000	155	2.0	92	4.9	32	4.6
\$190,001 - \$200,000	139	1.8	76	4.0	26	3.7
\$200,001 - \$225,000	481	6.2	231	12.2	71	10.1
\$225,001 - \$250,000	584	7.5	225	11.9	95	13.6
\$250,001 - \$300,000	1,343	17.2	360	19.0	169	24.1
\$300,001 - \$400,000	2,335	29.9	355	18.7	162	23.1
\$400,001 - \$500,000	1,093	14.0	105	5.5	21	3.0
\$500,001 - \$750,000	786	10.1	59	3.1	21	3.0
\$750,001 - \$1,000,000	188	2.4	12	0.6	4	0.6
\$1,000,001 - \$1,500,000	100	1.3	9	0.5	-	-
\$1,500,001 -	47	0.6	7	0.4	-	-
<b>Total:</b>	<b>7,806</b>	<b>100</b>	<b>1,896</b>	<b>100</b>	<b>701</b>	<b>100</b>

## Current Month: July 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	152	125	88	\$38,228,048	\$434,410	\$414,500	16	101
E02	139	130	75	\$35,817,755	\$477,570	\$435,000	18	98
E03	314	232	110	\$39,722,022	\$361,109	\$342,500	29	98
E04	269	180	102	\$28,192,250	\$276,395	\$300,500	31	97
E05	307	202	103	\$32,262,884	\$313,232	\$293,000	29	97
E06	149	101	49	\$19,275,824	\$393,384	\$330,000	25	98
E07	326	212	115	\$32,824,679	\$285,432	\$275,800	30	97
E08	264	158	87	\$24,377,500	\$280,201	\$270,000	32	97
E09	352	201	122	\$30,445,440	\$249,553	\$241,500	35	97
E10	174	127	55	\$18,589,000	\$337,982	\$339,000	26	98
E11	441	197	96	\$26,154,650	\$272,444	\$276,500	43	97
E12	62	34	32	\$9,581,900	\$299,434	\$279,500	38	98
E13	327	184	90	\$28,304,700	\$314,497	\$315,000	31	97
E14	457	266	155	\$43,521,700	\$280,785	\$263,750	36	98
E15	459	283	195	\$52,613,400	\$269,812	\$259,900	32	98
E16	806	428	193	\$42,288,627	\$219,112	\$215,000	39	97
E17	346	189	121	\$30,212,370	\$249,689	\$234,000	44	97
E18	37	10	9	\$6,338,600	\$704,289	\$460,000	38	93
E19	135	72	36	\$13,853,525	\$384,820	\$340,500	34	97
E20	148	46	28	\$7,859,155	\$280,684	\$271,900	38	98
E21	226	81	32	\$10,574,876	\$330,465	\$325,750	40	96
<b>Total</b>	<b>5,890</b>	<b>3,458</b>	<b>1,893</b>	<b>\$571,038,905</b>	<b>\$301,658</b>	<b>\$280,000</b>	<b>33</b>	<b>98</b>

## Year-to-Date: July 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	985	582	\$259,089,452	\$445,171	\$427,250	17	103
E02	914	505	\$265,536,114	\$525,814	\$460,000	15	101
E03	1,581	825	\$311,023,420	\$376,998	\$371,000	22	101
E04	1,117	590	\$157,890,264	\$267,611	\$286,500	30	98
E05	1,231	669	\$202,851,107	\$303,215	\$273,800	31	97
E06	680	335	\$135,588,891	\$404,743	\$335,000	22	99
E07	1,243	643	\$180,281,514	\$280,376	\$263,800	30	98
E08	1,099	560	\$163,864,620	\$292,615	\$278,000	36	97
E09	1,390	707	\$171,337,017	\$242,344	\$228,600	35	97
E10	685	319	\$112,688,800	\$353,256	\$342,000	27	98
E11	1,442	623	\$165,420,965	\$265,523	\$261,000	39	97
E12	331	176	\$52,401,503	\$297,736	\$275,500	29	98
E13	1,297	635	\$198,252,776	\$312,209	\$299,000	31	98
E14	2,167	1,053	\$314,127,360	\$298,317	\$279,900	31	98
E15	2,038	1,062	\$310,700,392	\$292,562	\$276,750	30	98
E16	3,134	1,456	\$319,398,600	\$219,367	\$209,950	36	97
E17	1,627	874	\$213,330,512	\$244,085	\$230,000	36	98
E18	87	29	\$22,820,100	\$786,900	\$575,000	40	96
E19	559	244	\$85,589,182	\$350,775	\$323,500	31	98
E20	411	161	\$45,351,655	\$281,687	\$262,000	42	97
E21	574	217	\$69,572,401	\$320,610	\$297,000	50	97
<b>Total</b>	<b>24,592</b>	<b>12,265</b>	<b>\$3,757,116,645</b>	<b>\$306,328</b>	<b>\$280,000</b>	<b>31</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	40	16	\$449,641	\$397,500	40.0	99	E01	66	53	\$433,785	\$420,000	80.3	101
E02	51	30	\$549,298	\$490,500	58.8	97	E02	44	29	\$459,742	\$441,155	65.9	100
E03	150	54	\$441,594	\$388,450	36.0	97	E03	44	21	\$411,464	\$394,900	47.7	99
E04	127	52	\$326,613	\$323,250	40.9	98	E04	14	4	\$264,375	\$267,500	28.6	98
E05	106	34	\$436,882	\$420,000	32.1	97	E05	15	6	\$346,650	\$329,950	40.0	97
E06	110	41	\$414,459	\$340,124	37.3	98	E06	25	3	\$251,667	\$252,000	12.0	96
E07	116	41	\$387,207	\$393,000	35.3	97	E07	19	7	\$336,014	\$326,500	36.8	98
E08	135	50	\$347,206	\$307,000	37.0	97	E08	15	4	\$242,750	\$242,450	26.7	97
E09	140	42	\$332,037	\$318,500	30.0	97	E09	13	8	\$273,313	\$285,000	61.5	97
E10	134	40	\$372,658	\$376,750	29.9	98	E10	7	5	\$310,000	\$327,500	71.4	98
E11	141	39	\$355,010	\$360,000	27.7	98	E11	53	8	\$304,750	\$314,000	15.1	97
E12	41	19	\$340,074	\$295,000	46.3	97	E12	5	5	\$254,000	\$247,000	100.0	98
E13	201	57	\$361,371	\$350,000	28.4	97	E13	26	4	\$284,375	\$281,750	15.4	98
E14	325	91	\$312,874	\$300,000	28.0	98	E14	28	8	\$263,188	\$260,750	28.6	97
E15	305	111	\$298,285	\$296,000	36.4	98	E15	11	14	\$242,064	\$244,250	127.3	98
E16	591	133	\$245,118	\$236,000	22.5	97	E16	81	27	\$181,574	\$179,000	33.3	98
E17	239	75	\$277,883	\$260,000	31.4	97	E17	13	3	\$192,667	\$210,000	23.1	99
E18	37	9	\$704,289	\$460,000	24.3	93	E18	-	-	-	-	-	-
E19	127	32	\$401,637	\$349,750	25.2	97	E19	-	-	-	-	-	-
E20	136	26	\$284,621	\$289,400	19.1	98	E20	-	-	-	-	-	-
E21	223	32	\$330,465	\$325,750	14.4	96	E21	3	-	-	-	-	-

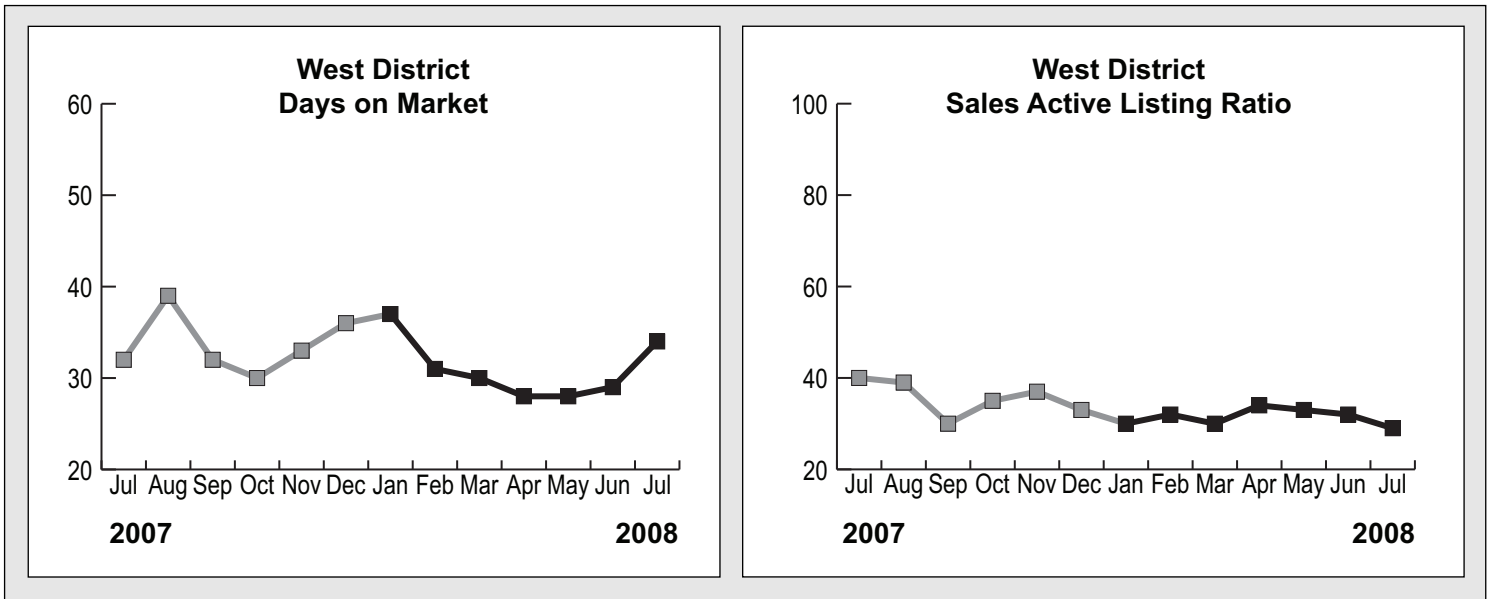
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	32	7	\$463,771	\$443,000	21.9	101	E01	-	-	-	-	-	-
E02	20	10	\$379,490	\$374,500	50.0	99	E02	-	-	-	-	-	-
E03	103	27	\$176,396	\$159,900	26.2	96	E03	-	-	-	-	-	-
E04	100	27	\$171,924	\$177,500	27.0	96	E04	-	-	-	-	-	-
E05	111	32	\$219,357	\$212,500	28.8	96	E05	9	5	\$371,300	\$366,000	55.6	97
E06	7	5	\$305,600	\$358,000	71.4	98	E06	-	-	-	-	-	-
E07	134	43	\$182,214	\$182,000	32.1	97	E07	24	8	\$338,125	\$333,000	33.3	97
E08	73	22	\$166,077	\$165,450	30.1	96	E08	1	-	-	-	-	-
E09	144	57	\$200,352	\$202,000	39.6	97	E09	-	1	\$295,000	\$295,000	-	95
E10	11	3	\$138,500	\$138,000	27.3	95	E10	1	-	-	-	-	-
E11	111	19	\$145,947	\$152,000	17.1	97	E11	6	1	\$238,000	\$238,000	16.7	97
E12	4	1	\$135,000	\$135,000	25.0	100	E12	1	-	-	-	-	-
E13	22	5	\$198,600	\$182,000	22.7	98	E13	6	1	\$260,000	\$260,000	16.7	98
E14	14	10	\$206,440	\$168,250	71.4	98	E14	9	4	\$236,225	\$231,000	44.4	99
E15	38	11	\$246,491	\$230,500	29.0	97	E15	19	14	\$258,807	\$252,000	73.7	99
E16	32	4	\$136,000	\$129,500	12.5	97	E16	15	4	\$187,125	\$177,250	26.7	98
E17	20	4	\$153,000	\$156,750	20.0	98	E17	32	17	\$224,111	\$227,000	53.1	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	2	\$262,325	\$262,325	50.0	99
E20	8	-	-	-	-	-	E20	2	1	\$209,000	\$209,000	50.0	100
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	3	-	-	-	-	-	E01	-	-	-	-	-	-
E02	2	3	\$375,500	\$363,500	150.0	99	E02	-	-	-	-	-	-
E03	8	4	\$259,500	\$265,000	50.0	98	E03	-	-	-	-	-	-
E04	22	15	\$275,527	\$273,000	68.2	97	E04	-	-	-	-	-	-
E05	61	22	\$238,139	\$241,750	36.1	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	20	15	\$249,127	\$238,000	75.0	98	E07	-	-	-	-	-	-
E08	28	10	\$214,950	\$215,000	35.7	97	E08	-	-	-	-	-	-
E09	49	14	\$185,593	\$190,500	28.6	96	E09	-	-	-	-	-	-
E10	14	4	\$194,075	\$200,250	28.6	97	E10	-	-	-	-	-	-
E11	86	14	\$205,911	\$190,750	16.3	97	E11	7	1	\$178,000	\$178,000	14.3	95
E12	7	6	\$216,750	\$204,500	85.7	99	E12	-	-	-	-	-	-
E13	46	13	\$213,908	\$207,000	28.3	98	E13	-	-	-	-	-	-
E14	22	16	\$213,688	\$219,500	72.7	98	E14	4	1	\$228,000	\$228,000	25.0	97
E15	33	22	\$197,564	\$200,500	66.7	98	E15	-	-	-	-	-	-
E16	63	16	\$118,592	\$116,500	25.4	97	E16	-	-	-	-	-	-
E17	7	4	\$163,248	\$152,750	57.1	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	-	-	-	-	-	-
E20	2	1	\$250,000	\$250,000	50.0	97	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	11	12	\$399,733	\$383,500	109.1	100
E02	2	-	-	-	-	-	E02	20	3	\$361,633	\$325,000	15.0	99
E03	2	-	-	-	-	-	E03	7	4	\$358,625	\$355,750	57.1	96
E04	3	-	-	-	-	-	E04	3	4	\$344,000	\$341,500	133.3	98
E05	-	-	-	-	-	-	E05	5	4	\$303,500	\$302,500	80.0	98
E06	-	-	-	-	-	-	E06	6	-	-	-	-	-
E07	-	-	-	-	-	-	E07	13	1	\$320,000	\$320,000	7.7	97
E08	-	-	-	-	-	-	E08	12	1	\$243,000	\$243,000	8.3	97
E09	1	-	-	-	-	-	E09	5	-	-	-	-	-
E10	-	-	-	-	-	-	E10	7	3	\$313,633	\$299,900	42.9	99
E11	-	-	-	-	-	-	E11	37	14	\$271,393	\$264,000	37.8	98
E12	-	-	-	-	-	-	E12	4	1	\$415,000	\$415,000	25.0	97
E13	-	-	-	-	-	-	E13	26	10	\$253,525	\$252,500	38.5	97
E14	-	-	-	-	-	-	E14	55	25	\$251,536	\$257,500	45.5	97
E15	-	-	-	-	-	-	E15	53	23	\$236,252	\$240,000	43.4	98
E16	-	-	-	-	-	-	E16	24	9	\$177,278	\$181,000	37.5	96
E17	-	-	-	-	-	-	E17	35	18	\$206,572	\$211,000	51.4	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	4	2	\$238,250	\$238,250	50.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: July 2008								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	124	99	74	\$36,226,800	\$489,551	\$405,200	29	99
W02	171	125	68	\$32,503,184	\$477,988	\$429,250	28	99
W03	246	136	72	\$21,220,300	\$294,726	\$299,750	39	98
W04	288	142	54	\$16,393,900	\$303,591	\$311,000	38	96
W05	614	235	116	\$31,792,976	\$274,077	\$293,500	48	96
W06	294	166	110	\$38,580,411	\$350,731	\$339,556	30	97
W07	151	92	46	\$17,842,500	\$387,880	\$332,500	28	98
W08	348	178	103	\$50,344,101	\$488,778	\$416,000	32	98
W09	203	95	38	\$11,711,700	\$308,203	\$337,750	29	96
W10	499	193	100	\$24,723,060	\$247,231	\$231,500	44	97
W12	296	153	99	\$40,324,430	\$407,317	\$385,000	31	97
W13	273	147	76	\$37,286,171	\$490,608	\$375,000	30	98
W14	155	104	46	\$16,306,320	\$354,485	\$335,750	27	97
W15	595	336	237	\$58,240,174	\$245,739	\$225,000	38	97
W16	217	129	89	\$32,396,700	\$364,008	\$330,000	32	97
W17	2	1	-	-	-	-	-	-
W18	164	89	34	\$9,364,600	\$275,429	\$277,000	36	96
W19	617	390	239	\$85,821,030	\$359,084	\$345,000	30	97
W20	740	482	234	\$85,253,500	\$364,331	\$346,500	29	98
W21	526	244	116	\$58,383,330	\$503,305	\$405,000	29	98
W22	315	227	98	\$33,834,400	\$345,249	\$325,500	29	98
W23	1,445	832	424	\$137,538,764	\$324,384	\$309,250	35	97
W24	1,150	680	332	\$110,744,258	\$333,567	\$319,500	35	97
W25	149	71	49	\$15,842,800	\$323,322	\$305,000	42	97
W26	30	8	6	\$3,403,000	\$567,167	\$586,500	36	99
W27	315	165	79	\$29,017,001	\$367,304	\$355,000	36	98
W28	334	146	65	\$27,621,600	\$424,948	\$392,000	37	97
W29	192	95	41	\$12,033,900	\$293,510	\$273,000	31	98
<b>Total</b>	<b>10,453</b>	<b>5,760</b>	<b>3,045</b>	<b>\$1,074,750,910</b>	<b>\$352,956</b>	<b>\$322,000</b>	<b>34</b>	<b>97</b>



**Year-to-Date: July 2008**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	670	402	\$198,625,240	\$494,093	\$447,900	22	101
W02	848	489	\$236,547,651	\$483,738	\$435,000	20	102
W03	994	478	\$140,330,047	\$293,578	\$293,950	34	98
W04	918	411	\$117,412,755	\$285,676	\$289,900	38	97
W05	1,784	612	\$169,740,875	\$277,354	\$296,000	47	96
W06	1,300	698	\$254,711,454	\$364,916	\$346,150	29	98
W07	692	371	\$170,804,896	\$460,391	\$425,000	24	99
W08	1,443	732	\$410,262,038	\$560,467	\$437,000	27	98
W09	666	295	\$96,930,050	\$328,576	\$335,000	36	97
W10	1,584	643	\$161,444,687	\$251,080	\$265,000	41	97
W12	1,136	537	\$248,409,850	\$462,588	\$392,500	29	98
W13	1,033	511	\$271,511,180	\$531,333	\$370,000	35	97
W14	680	361	\$115,494,869	\$319,930	\$316,000	28	97
W15	2,484	1,258	\$308,502,879	\$245,233	\$222,500	34	97
W16	1,006	527	\$193,646,863	\$367,451	\$332,500	26	98
W17	4	-	-	-	-	-	-
W18	552	213	\$55,515,152	\$260,635	\$272,000	35	97
W19	2,878	1,485	\$537,057,813	\$361,655	\$353,000	27	98
W20	3,462	1,784	\$655,522,698	\$367,445	\$349,000	25	98
W21	1,950	897	\$477,211,410	\$532,008	\$425,000	31	98
W22	1,346	670	\$232,052,039	\$346,346	\$325,000	25	99
W23	5,876	2,721	\$854,737,575	\$314,126	\$303,000	31	98
W24	4,555	2,003	\$650,746,463	\$324,886	\$315,000	33	97
W25	594	320	\$111,813,274	\$349,416	\$302,250	35	98
W26	73	32	\$22,673,300	\$708,541	\$642,450	55	97
W27	1,027	527	\$199,498,703	\$378,555	\$354,500	34	98
W28	987	459	\$220,747,279	\$480,931	\$415,000	37	97
W29	667	381	\$113,828,187	\$298,762	\$282,000	28	98
<b>Total</b>	<b>41,209</b>	<b>19,817</b>	<b>\$7,225,779,227</b>	<b>\$364,625</b>	<b>\$324,000</b>	<b>31</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	25	21	\$844,071	\$677,500	84.0	98	W01	31	9	\$446,022	\$432,000	29.0	102
W02	70	29	\$614,103	\$600,000	41.4	100	W02	61	24	\$392,229	\$391,292	39.3	100
W03	133	44	\$312,455	\$304,000	33.1	98	W03	65	12	\$326,500	\$306,500	18.5	101
W04	141	28	\$366,518	\$347,000	19.9	97	W04	18	7	\$351,571	\$337,000	38.9	96
W05	123	32	\$382,047	\$375,500	26.0	96	W05	135	42	\$305,412	\$294,500	31.1	97
W06	88	40	\$417,200	\$390,000	45.5	98	W06	13	6	\$376,250	\$382,250	46.2	97
W07	65	16	\$535,875	\$422,250	24.6	98	W07	3	1	\$320,000	\$320,000	33.3	97
W08	189	48	\$707,156	\$570,000	25.4	98	W08	1	5	\$405,000	\$416,000	500.0	96
W09	68	14	\$466,964	\$447,550	20.6	98	W09	5	3	\$330,667	\$339,500	60.0	98
W10	147	42	\$334,798	\$320,750	28.6	96	W10	13	4	\$310,500	\$316,500	30.8	97
W12	215	55	\$475,389	\$436,000	25.6	97	W12	14	8	\$346,656	\$351,625	57.1	98
W13	189	41	\$687,641	\$567,000	21.7	98	W13	25	10	\$305,650	\$308,250	40.0	97
W14	62	18	\$520,328	\$468,500	29.0	97	W14	13	6	\$352,000	\$356,000	46.2	98
W15	40	15	\$434,493	\$415,000	37.5	96	W15	29	14	\$359,482	\$362,250	48.3	97
W16	106	34	\$478,241	\$432,000	32.1	97	W16	23	20	\$324,030	\$321,500	87.0	97
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	57	14	\$321,679	\$312,500	24.6	97	W18	57	13	\$271,685	\$274,000	22.8	96
W19	290	76	\$495,377	\$470,000	26.2	97	W19	82	41	\$361,329	\$362,000	50.0	98
W20	359	88	\$469,591	\$435,000	24.5	98	W20	131	67	\$347,376	\$342,000	51.2	98
W21	361	63	\$654,808	\$540,000	17.5	97	W21	18	9	\$358,414	\$356,600	50.0	98
W22	182	43	\$412,265	\$399,000	23.6	98	W22	52	20	\$316,590	\$317,500	38.5	99
W23	1,008	254	\$365,703	\$354,000	25.2	97	W23	230	95	\$282,283	\$282,500	41.3	98
W24	743	178	\$402,276	\$391,979	24.0	98	W24	155	78	\$293,468	\$287,750	50.3	98
W25	91	21	\$400,762	\$365,000	23.1	96	W25	10	5	\$294,380	\$294,000	50.0	98
W26	29	6	\$567,167	\$586,500	20.7	99	W26	-	-	-	-	-	-
W27	254	63	\$390,706	\$370,000	24.8	98	W27	10	1	\$350,000	\$350,000	10.0	97
W28	317	53	\$452,698	\$415,000	16.7	97	W28	6	5	\$310,500	\$307,000	83.3	99
W29	148	27	\$326,222	\$297,000	18.2	98	W29	13	4	\$217,500	\$217,500	30.8	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	44	30	\$313,540	\$278,500	68.2	99	W01	-	-	-	-	-	-
W02	19	10	\$365,190	\$363,500	52.6	99	W02	-	-	-	-	-	-
W03	30	12	\$194,358	\$194,150	40.0	98	W03	-	-	-	-	-	-
W04	79	16	\$163,594	\$165,000	20.3	96	W04	-	-	-	-	-	-
W05	198	24	\$126,538	\$124,500	12.1	96	W05	-	-	-	-	-	-
W06	150	58	\$309,757	\$284,000	38.7	98	W06	-	-	-	-	-	-
W07	57	24	\$275,625	\$258,000	42.1	98	W07	1	-	-	-	-	-
W08	146	40	\$273,475	\$229,000	27.4	97	W08	-	-	-	-	-	-
W09	120	17	\$182,159	\$175,000	14.2	95	W09	-	-	-	-	-	-
W10	251	48	\$169,094	\$169,500	19.1	97	W10	1	-	-	-	-	-
W12	37	26	\$291,265	\$227,500	70.3	97	W12	-	-	-	-	-	-
W13	21	4	\$150,475	\$155,450	19.1	102	W13	-	-	-	-	-	-
W14	30	14	\$200,530	\$203,250	46.7	97	W14	1	-	-	-	-	-
W15	446	171	\$215,537	\$208,900	38.3	97	W15	-	-	-	-	-	-
W16	29	8	\$260,938	\$172,250	27.6	97	W16	3	1	\$360,000	\$360,000	33.3	95
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	26	1	\$136,000	\$136,000	3.9	100	W18	-	-	-	-	-	-
W19	107	51	\$242,127	\$202,000	47.7	97	W19	8	3	\$372,333	\$371,000	37.5	98
W20	52	16	\$193,113	\$177,000	30.8	98	W20	11	5	\$375,700	\$378,500	45.5	98
W21	42	9	\$242,644	\$225,000	21.4	98	W21	2	-	-	-	-	-
W22	2	-	-	-	-	-	W22	2	-	-	-	-	-
W23	26	15	\$204,227	\$210,000	57.7	97	W23	2	2	\$250,500	\$250,500	100.0	96
W24	98	28	\$162,384	\$154,000	28.6	96	W24	1	-	-	-	-	-
W25	16	8	\$221,500	\$202,500	50.0	97	W25	1	1	\$275,000	\$275,000	100.0	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	8	2	\$282,500	\$282,500	25.0	97	W27	2	-	-	-	-	-
W28	-	-	-	-	-	-	W28	3	1	\$347,000	\$347,000	33.3	96
W29	18	3	\$319,967	\$369,900	16.7	99	W29	-	-	-	-	-	-



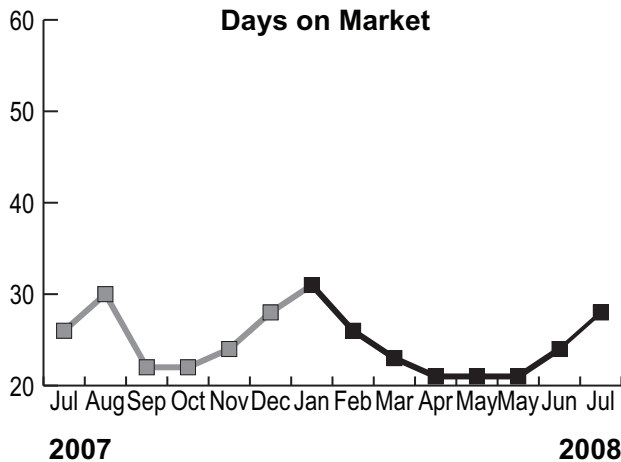
Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	12	6	\$351,000	\$320,000	50.0	97	W01	-	-	-	-	-	-
W02	5	2	\$254,000	\$254,000	40.0	98	W02	-	-	-	-	-	-
W03	11	4	\$305,500	\$323,000	36.4	98	W03	-	-	-	-	-	-
W04	41	-	-	-	-	-	W04	-	-	-	-	-	-
W05	141	18	\$205,739	\$206,000	12.8	95	W05	-	-	-	-	-	-
W06	13	2	\$410,500	\$410,500	15.4	100	W06	-	-	-	-	-	-
W07	6	1	\$320,000	\$320,000	16.7	98	W07	-	-	-	-	-	-
W08	11	8	\$304,563	\$305,000	72.7	97	W08	-	-	-	-	-	-
W09	9	3	\$318,500	\$327,500	33.3	96	W09	-	-	-	-	-	-
W10	81	4	\$158,265	\$170,500	4.9	95	W10	-	-	-	-	-	-
W12	26	10	\$383,188	\$336,000	38.5	98	W12	2	-	-	-	-	-
W13	34	20	\$222,975	\$215,500	58.8	98	W13	2	1	\$975,000	\$975,000	50.0	100
W14	47	7	\$237,714	\$268,000	14.9	96	W14	-	-	-	-	-	-
W15	79	37	\$265,763	\$263,000	46.8	98	W15	-	-	-	-	-	-
W16	55	26	\$277,246	\$278,500	47.3	98	W16	-	-	-	-	-	-
W17	2	-	-	-	-	-	W17	-	-	-	-	-	-
W18	22	5	\$183,640	\$182,000	22.7	96	W18	-	-	-	-	-	-
W19	106	52	\$280,275	\$295,000	49.1	98	W19	-	-	-	-	-	-
W20	126	45	\$251,189	\$241,500	35.7	98	W20	1	-	-	-	-	-
W21	36	6	\$380,833	\$294,000	16.7	98	W21	-	-	-	-	-	-
W22	9	3	\$200,667	\$200,000	33.3	97	W22	-	-	-	-	-	-
W23	88	24	\$224,017	\$239,000	27.3	98	W23	-	-	-	-	-	-
W24	89	25	\$191,472	\$186,000	28.1	97	W24	1	2	\$423,250	\$423,250	200.0	98
W25	17	5	\$227,380	\$225,000	29.4	99	W25	-	-	-	-	-	-
W26	1	-	-	-	-	-	W26	-	-	-	-	-	-
W27	29	5	\$228,860	\$235,900	17.2	99	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	5	4	\$177,750	\$174,000	80.0	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	1	\$227,000	\$227,000	100.0	95	W01	11	7	\$392,557	\$395,000	63.6	101
W02	5	1	\$375,000	\$375,000	20.0	100	W02	11	2	\$372,900	\$372,900	18.2	98
W03	-	-	-	-	-	-	W03	7	-	-	-	-	-
W04	-	-	-	-	-	-	W04	9	3	\$350,967	\$362,000	33.3	98
W05	11	-	-	-	-	-	W05	6	-	-	-	-	-
W06	3	3	\$117,667	\$116,000	100.0	94	W06	27	1	\$495,000	\$495,000	3.7	99
W07	1	-	-	-	-	-	W07	18	4	\$503,375	\$455,500	22.2	98
W08	1	-	-	-	-	-	W08	-	2	\$500,051	\$500,051	-	102
W09	1	1	\$130,000	\$130,000	100.0	93	W09	-	-	-	-	-	-
W10	3	-	-	-	-	-	W10	3	2	\$335,000	\$335,000	66.7	95
W12	-	-	-	-	-	-	W12	2	-	-	-	-	-
W13	-	-	-	-	-	-	W13	2	-	-	-	-	-
W14	1	-	-	-	-	-	W14	1	1	\$357,000	\$357,000	100.0	97
W15	-	-	-	-	-	-	W15	1	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	2	1	\$275,000	\$275,000	50.0	98
W19	-	-	-	-	-	-	W19	24	16	\$332,383	\$331,250	66.7	97
W20	-	-	-	-	-	-	W20	60	13	\$337,192	\$330,000	21.7	98
W21	-	-	-	-	-	-	W21	67	29	\$325,376	\$320,000	43.3	98
W22	-	-	-	-	-	-	W22	68	32	\$286,663	\$286,000	47.1	99
W23	-	-	-	-	-	-	W23	91	34	\$261,541	\$261,250	37.4	98
W24	-	-	-	-	-	-	W24	63	21	\$288,976	\$292,000	33.3	98
W25	-	-	-	-	-	-	W25	14	9	\$307,889	\$296,000	64.3	97
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	12	8	\$292,900	\$293,250	66.7	99
W28	-	-	-	-	-	-	W28	7	6	\$288,183	\$285,000	85.7	97
W29	-	-	-	-	-	-	W29	8	3	\$228,333	\$235,000	37.5	98

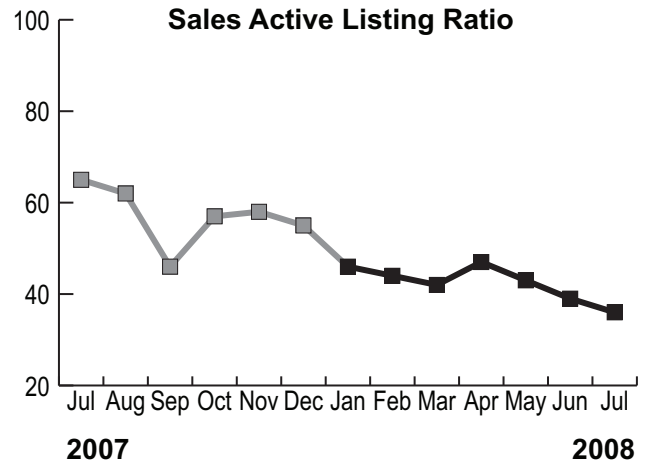
Current Month: July 2008

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	825	599	364	\$134,997,566	\$370,872	\$327,500	26	99
C02	206	131	75	\$50,805,700	\$677,409	\$522,500	28	99
C03	181	89	36	\$27,239,500	\$756,653	\$419,000	30	98
C04	340	178	78	\$53,831,260	\$690,144	\$685,000	32	97
C06	95	47	26	\$12,394,200	\$476,700	\$468,500	33	97
C07	350	237	109	\$42,017,764	\$385,484	\$317,000	26	98
C08	271	192	138	\$48,648,445	\$352,525	\$302,250	25	99
C09	75	42	30	\$22,443,250	\$748,108	\$579,000	32	97
C10	147	101	73	\$44,108,831	\$604,231	\$499,000	24	99
C11	94	60	38	\$17,680,250	\$465,270	\$343,500	36	97
C12	224	95	25	\$38,624,900	\$1,544,996	\$1,250,000	38	97
C13	151	99	55	\$21,256,500	\$386,482	\$341,000	28	98
C14	475	307	184	\$71,242,846	\$387,189	\$292,250	27	98
C15	353	230	118	\$45,694,010	\$387,237	\$331,318	30	98
<b>Total</b>	<b>3,787</b>	<b>2,407</b>	<b>1,349</b>	<b>\$630,985,022</b>	<b>\$467,743</b>	<b>\$349,000</b>	<b>28</b>	<b>98</b>

Central District Days on Market



Central District Sales Active Listing Ratio



Year-to-Date: July 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	3,702	2,175	\$819,459,010	\$376,763	\$325,000	23	100
C02	989	500	\$365,568,585	\$731,137	\$545,000	23	101
C03	688	339	\$267,233,799	\$788,300	\$464,000	26	100
C04	1,350	663	\$498,215,339	\$751,456	\$701,500	24	99
C06	338	161	\$79,393,050	\$493,125	\$475,000	30	98
C07	1,393	755	\$295,127,944	\$390,898	\$321,000	27	98
C08	1,341	805	\$295,364,736	\$366,913	\$315,000	21	101
C09	377	218	\$230,471,982	\$1,057,211	\$757,504	23	100
C10	862	504	\$356,657,848	\$707,654	\$570,050	19	101
C11	459	250	\$134,398,518	\$537,594	\$411,950	26	100
C12	642	216	\$283,515,281	\$1,312,571	\$1,013,050	31	98
C13	722	412	\$155,340,150	\$377,039	\$345,000	27	98
C14	2,079	1,164	\$453,862,347	\$389,916	\$311,750	26	99
C15	1,451	758	\$299,498,434	\$395,117	\$344,000	25	98
<b>Total</b>	<b>16,393</b>	<b>8,920</b>	<b>\$4,534,107,023</b>	<b>\$508,308</b>	<b>\$367,000</b>	<b>24</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	17	11	\$693,309	\$616,000	64.7	101	C01	34	8	\$594,363	\$505,350	23.5	99	
C02	58	15	\$793,393	\$616,000	25.9	100	C02	48	21	\$705,214	\$567,000	43.8	99	
C03	111	24	\$931,604	\$469,500	21.6	97	C03	30	6	\$351,833	\$342,500	20.0	100	
C04	236	47	\$931,920	\$845,000	19.9	97	C04	16	5	\$661,200	\$640,000	31.3	100	
C06	71	19	\$544,063	\$485,000	26.8	97	C06	3	-	-	-	-	-	-
C07	163	28	\$617,036	\$551,250	17.2	97	C07	11	3	\$383,333	\$391,000	27.3	96	
C08	4	-	-	-	-	-	C08	12	7	\$549,332	\$645,000	58.3	98	
C09	33	9	\$1,289,639	\$1,115,000	27.3	96	C09	4	-	-	-	-	-	-
C10	65	23	\$929,244	\$808,000	35.4	98	C10	27	13	\$585,729	\$565,100	48.2	99	
C11	22	11	\$944,636	\$900,000	50.0	96	C11	6	5	\$547,820	\$520,000	83.3	101	
C12	167	16	\$1,864,125	\$1,484,000	9.6	96	C12	1	-	-	-	-	-	-
C13	31	17	\$590,000	\$502,000	54.8	98	C13	25	5	\$373,100	\$350,000	20.0	97	
C14	178	29	\$833,386	\$710,000	16.3	96	C14	-	-	-	-	-	-	-
C15	134	32	\$630,509	\$603,500	23.9	96	C15	47	17	\$373,794	\$375,000	36.2	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	686	294	\$350,976	\$310,000	42.9	99	C01	-	-	-	-	-	-	-
C02	83	31	\$663,139	\$485,000	37.4	98	C02	-	-	-	-	-	-	-
C03	26	5	\$500,400	\$418,000	19.2	97	C03	-	-	-	-	-	-	-
C04	61	16	\$263,944	\$209,500	26.2	97	C04	-	-	-	-	-	-	-
C06	20	5	\$226,800	\$222,000	25.0	97	C06	-	-	-	-	-	-	-
C07	138	66	\$288,550	\$273,450	47.8	99	C07	-	-	-	-	-	-	-
C08	213	118	\$336,311	\$296,800	55.4	99	C08	-	-	-	-	-	-	-
C09	25	15	\$536,500	\$425,000	60.0	97	C09	-	-	-	-	-	-	-
C10	49	31	\$392,932	\$345,000	63.3	100	C10	-	-	-	-	-	-	-
C11	50	19	\$190,618	\$205,000	38.0	97	C11	-	-	-	-	-	-	-
C12	37	8	\$1,044,863	\$662,500	21.6	98	C12	-	-	-	-	-	-	-
C13	87	26	\$251,385	\$232,000	29.9	98	C13	-	-	-	-	-	-	-
C14	252	135	\$292,035	\$270,000	53.6	98	C14	-	-	-	-	-	-	-
C15	115	51	\$272,572	\$260,000	44.4	98	C15	3	1	\$425,000	\$425,000	33.3	106	

## Condo Townhouse

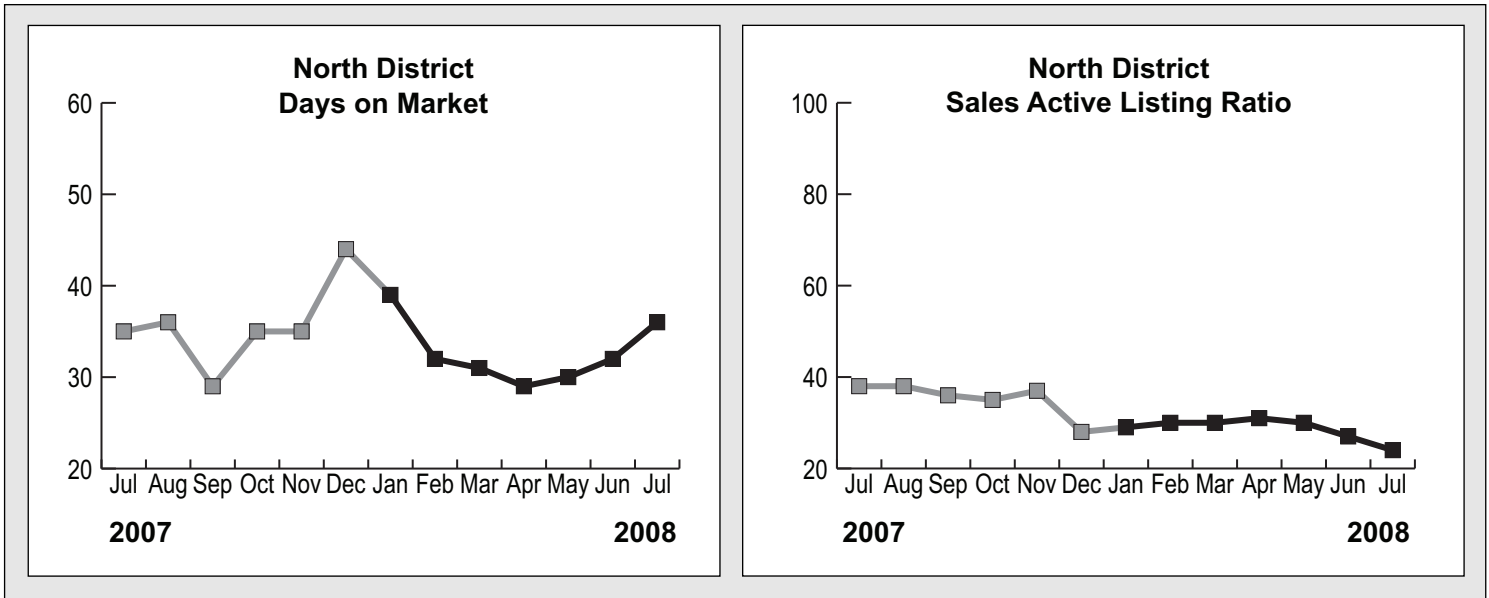
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	55	39	\$352,518	\$335,000	70.9	99	C01	-	-	-	-	-	-	-
C02	6	1	\$560,000	\$560,000	16.7	97	C02	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	7	2	\$275,000	\$275,000	28.6	100	C04	-	-	-	-	-	-	-
C06	1	-	-	-	-	-	C06	-	-	-	-	-	-	-
C07	27	9	\$349,544	\$310,000	33.3	97	C07	-	-	-	-	-	-	-
C08	11	8	\$332,175	\$304,250	72.7	100	C08	-	-	-	-	-	-	-
C09	6	3	\$563,000	\$539,000	50.0	98	C09	-	-	-	-	-	-	-
C10	5	5	\$533,167	\$375,000	100.0	98	C10	-	-	-	-	-	-	-
C11	13	2	\$283,200	\$283,200	15.4	98	C11	-	-	-	-	-	-	-
C12	19	1	\$440,000	\$440,000	5.3	98	C12	-	-	-	-	-	-	-
C13	4	3	\$304,667	\$304,000	75.0	99	C13	-	-	-	-	-	-	-
C14	31	16	\$379,106	\$319,000	51.6	99	C14	-	-	-	-	-	-	-
C15	53	17	\$284,532	\$276,000	32.1	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	2	-	-	-	-	-	C01	31	12	\$473,417	\$460,000	38.7	96
C02	2	2	\$182,000	\$182,000	100.0	98	C02	9	5	\$522,800	\$400,000	55.6	99
C03	5	1	\$268,000	\$268,000	20.0	103	C03	8	-	-	-	-	-
C04	13	7	\$217,987	\$223,900	53.9	100	C04	7	1	\$426,000	\$426,000	14.3	99
C06	-	-	-	-	-	-	C06	-	2	\$461,500	\$461,500	-	98
C07	1	-	-	-	-	-	C07	10	3	\$466,855	\$513,500	30.0	96
C08	2	-	-	-	-	-	C08	29	5	\$492,200	\$475,000	17.2	98
C09	6	3	\$366,667	\$390,000	50.0	97	C09	1	-	-	-	-	-
C10	1	1	\$275,000	\$275,000	100.0	98	C10	-	-	-	-	-	-
C11	-	-	-	-	-	-	C11	3	1	\$362,000	\$362,000	33.3	96
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	3	4	\$477,750	\$472,500	133.3	97
C14	5	2	\$181,130	\$181,130	40.0	100	C14	9	2	\$611,000	\$611,000	22.2	95
C15	-	-	-	-	-	-	C15	1	-	-	-	-	-

North District

Current Month: July 2008									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	197	139	77	\$34,415,625	\$446,956	\$403,000	33	97	
N02	245	155	100	\$38,044,945	\$380,449	\$345,500	29	97	
N03	635	378	174	\$73,351,631	\$421,561	\$379,950	32	97	
N04	371	206	86	\$39,653,488	\$461,087	\$411,000	32	98	
N05	298	167	48	\$22,719,786	\$473,329	\$461,250	27	97	
N06	307	126	61	\$25,162,060	\$412,493	\$387,000	35	97	
N07	360	186	114	\$39,629,177	\$347,624	\$332,500	34	98	
N08	758	370	179	\$83,516,894	\$466,575	\$421,000	36	97	
N10	298	169	81	\$34,793,181	\$429,545	\$395,000	27	97	
N11	846	505	226	\$104,117,688	\$460,698	\$403,500	30	97	
N12	135	66	34	\$14,453,500	\$425,103	\$362,500	37	97	
N13	120	44	10	\$6,654,500	\$665,450	\$525,000	104	96	
N14	160	53	15	\$9,079,000	\$605,267	\$620,000	58	96	
N15	111	44	26	\$9,621,150	\$370,044	\$312,500	43	97	
N16	205	69	43	\$17,103,900	\$397,765	\$365,000	44	97	
N17	390	169	89	\$25,089,400	\$281,903	\$239,000	45	97	
N18	156	56	33	\$10,824,400	\$328,012	\$299,000	45	97	
N19	240	90	41	\$11,445,650	\$279,162	\$259,900	57	97	
N20	58	17	2	\$747,000	\$373,500	\$373,500	38	99	
N21	44	13	5	\$1,735,500	\$347,100	\$332,500	89	99	
N22	94	35	14	\$3,301,500	\$235,821	\$234,000	43	97	
N23	259	95	38	\$11,244,604	\$295,911	\$250,000	61	97	
N24	126	53	23	\$5,879,700	\$255,639	\$213,000	47	96	
<b>Total</b>	<b>6,413</b>	<b>3,205</b>	<b>1,519</b>	<b>\$622,584,279</b>	<b>\$409,865</b>	<b>\$372,000</b>	<b>36</b>	<b>97</b>	



## Year-to-Date: July 2008

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	851	417	\$199,100,221	\$477,459	\$422,000	32	97
N02	1,183	639	\$271,855,559	\$425,439	\$375,000	30	98
N03	2,597	1,300	\$562,181,450	\$432,447	\$383,375	27	98
N04	1,502	662	\$316,153,456	\$477,573	\$450,750	26	98
N05	1,124	451	\$221,118,789	\$490,286	\$479,000	31	97
N06	1,028	481	\$210,041,192	\$436,676	\$384,000	31	98
N07	1,446	767	\$268,982,660	\$350,694	\$330,000	30	98
N08	2,884	1,286	\$600,206,126	\$466,723	\$419,950	29	97
N10	1,104	496	\$210,084,807	\$423,558	\$404,750	25	98
N11	3,166	1,477	\$675,654,150	\$457,450	\$412,000	26	98
N12	502	216	\$93,298,829	\$431,939	\$385,000	36	97
N13	228	60	\$40,559,240	\$675,987	\$593,920	79	96
N14	357	108	\$76,269,700	\$706,201	\$578,750	54	96
N15	306	139	\$57,714,394	\$415,211	\$364,000	40	97
N16	526	190	\$73,557,299	\$387,144	\$351,000	43	97
N17	1,121	483	\$129,787,907	\$268,712	\$250,000	43	97
N18	495	239	\$75,211,690	\$314,693	\$291,000	41	98
N19	589	276	\$81,293,683	\$294,542	\$263,000	50	98
N20	102	36	\$17,778,624	\$493,851	\$473,437	88	97
N21	89	54	\$18,882,500	\$349,676	\$342,500	70	98
N22	272	139	\$35,389,664	\$254,602	\$242,000	41	98
N23	589	230	\$62,060,142	\$269,827	\$245,000	51	97
N24	271	101	\$23,261,930	\$230,316	\$205,000	48	97
<b>Total</b>	<b>22,332</b>	<b>10,247</b>	<b>\$4,320,444,012</b>	<b>\$421,630</b>	<b>\$380,000</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
N01	123	34	\$596,489	\$522,250	27.6	97	N01	4	2	\$527,000	\$527,000	50.0	99
N02	133	34	\$531,688	\$465,000	25.6	97	N02-	-	-	-	-	-	-
N03	314	63	\$635,001	\$605,000	20.1	97	N03	20	6	\$421,667	\$431,000	30.0	97
N04	278	47	\$556,353	\$515,000	16.9	97	N04	28	13	\$343,846	\$320,000	46.4	97
N05	236	36	\$510,403	\$480,500	15.3	97	N05	15	4	\$364,500	\$362,500	26.7	98
N06	210	36	\$464,107	\$423,000	17.1	97	N06	19	5	\$320,700	\$298,000	26.3	97
N07	217	69	\$402,057	\$378,500	31.8	97	N07	46	18	\$263,733	\$251,000	39.1	98
N08	518	110	\$538,230	\$480,000	21.2	97	N08	83	31	\$371,232	\$375,000	37.4	98
N10	185	42	\$498,107	\$487,500	22.7	97	N10	9	2	\$348,250	\$348,250	22.2	94
N11	559	125	\$547,438	\$513,800	22.4	97	N11	66	23	\$356,370	\$357,000	34.9	98
N12	118	27	\$456,185	\$390,000	22.9	97	N12	8	4	\$316,000	\$319,500	50.0	98
N13	117	10	\$665,450	\$525,000	8.6	96	N13	-	-	-	-	-	-
N14	151	14	\$627,071	\$622,500	9.3	95	N14	-	-	-	-	-	-
N15	107	22	\$390,802	\$338,500	20.6	97	N15	-	-	-	-	-	-
N16	181	38	\$416,858	\$382,500	21.0	97	N16	-	-	-	-	-	-
N17	375	76	\$292,518	\$249,750	20.3	97	N17	2	1	\$238,000	\$238,000	50.0	98
N18	132	22	\$363,500	\$336,500	16.7	98	N18	4	3	\$227,667	\$215,000	75.0	94
N19	156	27	\$301,802	\$272,000	17.3	97	N19	9	5	\$208,100	\$209,000	55.6	97
N20	58	2	\$373,500	\$373,500	3.5	99	N20	-	-	-	-	-	-
N21	44	5	\$347,100	\$332,500	11.4	99	N21	-	-	-	-	-	-
N22	84	12	\$238,542	\$234,000	14.3	96	N22	-	-	-	-	-	-
N23	253	34	\$303,547	\$258,000	13.4	97	N23	-	-	-	-	-	-
N24	118	22	\$261,350	\$219,000	18.6	97	N24	2	1	\$130,000	\$130,000	50.0	93

**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	25	14	\$290,279	\$263,250	56.0	98	N01	9	5	\$405,200	\$380,000	55.6	96
N02	73	51	\$278,944	\$262,000	69.9	98	N02	13	2	\$355,500	\$355,500	15.4	99
N03	169	55	\$237,274	\$229,900	32.5	97	N03	10	2	\$391,500	\$391,500	20.0	97
N04	26	3	\$219,333	\$230,000	11.5	97	N04	1	-	-	-	-	-
N05	-	-	-	-	-	-	N05	12	2	\$404,893	\$404,893	16.7	97
N06	7	1	\$200,000	\$200,000	14.3	95	N06	2	-	-	-	-	-
N07	25	5	\$216,000	\$217,000	20.0	98	N07	4	1	\$276,500	\$276,500	25.0	99
N08	71	6	\$299,067	\$278,000	8.5	97	N08	2	-	-	-	-	-
N10	27	1	\$253,000	\$253,000	3.7	94	N10	65	31	\$365,570	\$376,000	47.7	98
N11	57	14	\$363,468	\$327,500	24.6	98	N11	22	5	\$410,460	\$392,500	22.7	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	4	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	6	2	\$212,250	\$212,250	33.3	97	N16	3	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	3	-	-	-	-	-	N18	13	7	\$271,629	\$265,000	53.9	97
N19	10	2	\$199,000	\$199,000	20.0	98	N19	7	-	-	-	-	-
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	1	\$240,000	\$240,000	20.0	98
N23	-	-	-	-	-	-	N23	-	1	\$240,000	\$240,000	-	98
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	\$311,530	\$274,300	60.6	98	N01	-	-	-	-	-	-
N02	23	8	\$352,313	\$358,500	34.8	97	N02	-	1	\$650,000	\$650,000	-	94
N03	48	19	\$302,132	\$295,000	39.6	99	N03	-	-	-	-	-	-
N04	9	6	\$338,333	\$331,500	66.7	100	N04	-	-	-	-	-	-
N05	4	-	-	-	-	-	N05	-	-	-	-	-	-
N06	27	5	\$428,760	\$350,000	18.5	97	N06	-	-	-	-	-	-
N07	26	9	\$273,453	\$243,000	34.6	98	N07	-	-	-	-	-	-
N08	10	3	\$354,667	\$355,000	30.0	95	N08	1	-	-	-	-	-
N10	6	3	\$306,667	\$312,000	50.0	95	N10	-	-	-	-	-	-
N11	55	18	\$348,517	\$339,000	32.7	97	N11	1	1	\$450,000	\$450,000	100.0	98
N12	3	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	3	-	-	-	-	-
N14	5	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	9	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	1	\$172,000	\$172,000	100.0	99	N17	1	-	-	-	-	-
N18	3	-	-	-	-	-	N18	-	-	-	-	-	-
N19	4	2	\$197,250	\$197,250	50.0	99	N19	31	2	\$397,500	\$397,500	6.5	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	5	-	-	-	-	-	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	2	\$380,250	\$380,250	100.0	98
N02	-	-	-	-	-	-	N02	3	4	\$390,475	\$383,950	133.3	100
N03	-	-	-	-	-	-	N03	74	29	\$387,689	\$395,000	39.2	98
N04	1	-	-	-	-	-	N04	28	17	\$373,346	\$365,000	60.7	98
N05	-	-	-	-	-	-	N05	31	6	\$346,250	\$331,750	19.4	98
N06	-	-	-	-	-	-	N06	42	14	\$321,921	\$316,000	33.3	98
N07	-	-	-	-	-	-	N07	42	12	\$276,875	\$277,250	28.6	98
N08	-	-	-	-	-	-	N08	73	29	\$342,931	\$348,000	39.7	98
N10	-	-	-	-	-	-	N10	6	2	\$335,250	\$335,250	33.3	97
N11	-	-	-	-	-	-	N11	86	40	\$340,684	\$339,400	46.5	98
N12	-	-	-	-	-	-	N12	6	3	\$290,833	\$294,500	50.0	98
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	1	\$300,000	\$300,000	-	98
N15	-	-	-	-	-	-	N15	4	4	\$255,875	\$257,500	100.0	97
N16	5	1	\$268,800	\$268,800	20.0	100	N16	1	2	\$285,000	\$285,000	200.0	100
N17	-	-	-	-	-	-	N17	10	11	\$222,545	\$221,000	110.0	97
N18	-	-	-	-	-	-	N18	1	1	\$243,000	\$243,000	100.0	97
N19	-	-	-	-	-	-	N19	23	3	\$223,000	\$218,000	13.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	1	\$199,000	\$199,000	20.0	100
N23	-	-	-	-	-	-	N23	6	3	\$228,000	\$236,000	50.0	97
N24	-	-	-	-	-	-	N24	1	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	<b>14,830</b>	<b>26,543</b>	<b>N/A</b>	<b>7,806</b>	<b>\$2,899,359,116</b>	<b>\$371,427</b>	<b>\$325,000</b>	<b>33</b>	<b>98</b>
<b>Year</b>	<b>N/A</b>	<b>N/A</b>	<b>104,526</b>	<b>51,249</b>	<b>\$19,837,446,907</b>	<b>\$387,080</b>	<b>\$329,500</b>	<b>30</b>	<b>98</b>

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
<b>1974</b>	17,318	52,806	<b>2007</b>		
<b>1975</b>	22,020	57,581	January	5,173	\$353,724
<b>1976</b>	19,025	61,389	February	6,772	\$368,687
<b>1977</b>	20,512	64,559	March	8,518	\$365,285
<b>1978</b>	21,184	67,333	April	9,452	\$379,025
<b>1979</b>	23,466	70,830	May	11,146	\$382,787
<b>1980</b>	26,017	75,694	June	10,451	\$381,963
<b>1981</b>	29,625	90,203	July	8,912	\$366,012
<b>1982</b>	25,336	95,496	August	8,059	\$361,890
<b>1983</b>	30,046	101,626	September	6,866	\$380,132
<b>1984</b>	31,905	102,318	October	7,915	\$394,646
<b>1985</b>	45,509	109,094	November	7,313	\$393,747
<b>1986</b>	52,919	138,925	December	4,646	\$394,931
<b>1987</b>	43,475	189,105	<b>Total**</b>	<b>93,193</b>	<b>\$376,236</b>
<b>1988</b>	49,381	229,635	<b>2008</b>		
<b>1989</b>	38,960	273,698	January	5,075	\$374,449
<b>1990</b>	26,779	255,020	February	6,015	\$382,048
<b>1991</b>	38,144	234,313	March	6,631	\$380,338
<b>1992</b>	41,703	214,971	April	8,762	\$398,687
<b>1993</b>	38,990	206,490	May	9,411	\$398,148
<b>1994</b>	44,237	208,921	June	8,600	\$395,866
<b>1995</b>	39,273	203,028	July	7,806	\$371,427
<b>1996</b>	55,779	198,150	<b>Year-to-Date**</b>	<b>51,249</b>	<b>\$387,080</b>
<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			
<b>2003</b>	78,898	293,067			
<b>2004</b>	83,501	315,231			
<b>2005</b>	84,145	335,907			
<b>2006</b>	83,084	\$351,941			

\* Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.

\*\*This figure may not equal the sum of all monthly totals, as the year-to-date total reflects sales reported in error and deals that have fallen through since January 1st.

## Single Family Dwelling Sales Comparison

