

Market Watch

April, 1996

Strong market sustained in April

TORONTO - Wednesday, May 1, 1996 —

The single-family resale market remained steady in April, with Toronto Real Estate Board (TREB) Members reporting 5,070 sales during a 30 day period. This was down slightly from the 5,350 sales recorded over a 31 day period in March, but up 58 per cent over April 1995.

April also saw another slight increase in prices as the average rose from \$197,523 in March to \$198,445 in April. The median price was also up slightly to \$173,000 from \$171,000.

"Low interest rates, affordable prices and continued buyer demand are powering the market's momentum," says TREB President Jerry England. "With the eventual arrival of real Spring weather and a market place finely balanced between buyers and sellers, all the indicators are in place for a strong second quarter."

England pointed out that the stability of the market place is reflected in the average time a property remained on the market, which fell from 55 to 54 days. Homes sold on average at 96 per cent of the listing price in April. England also noted that his beginning of the year prediction of a two per cent increase in the median sale price for 1996 has already been met.

Compared to the same four month period,

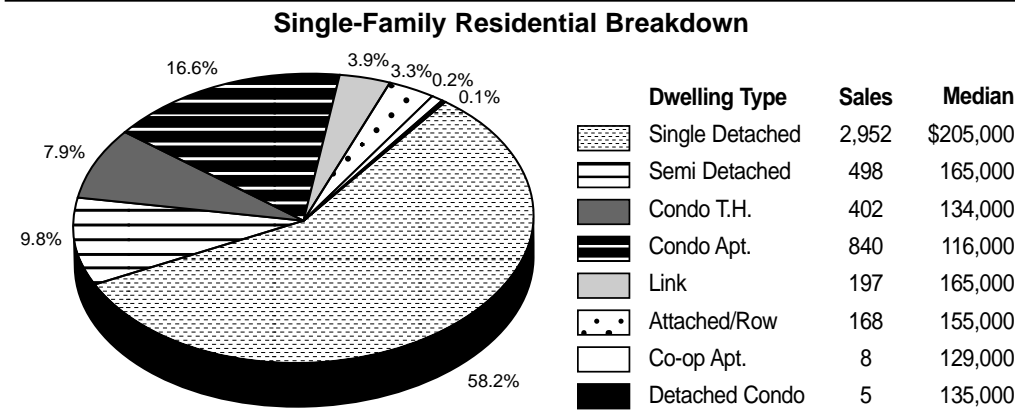
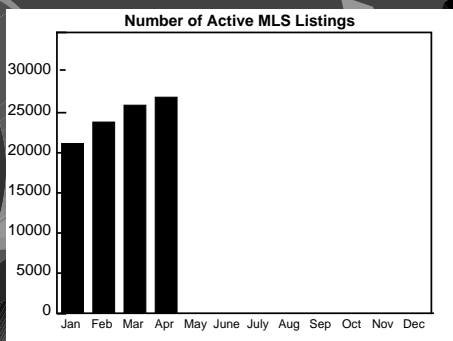
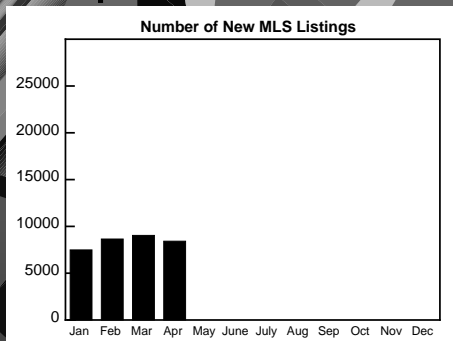
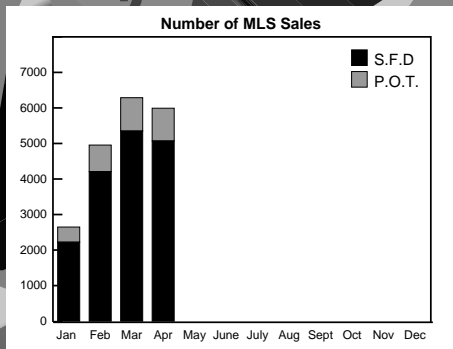
sales of single-family dwellings were up 58 per cent from 1995 and down nine per cent from 1994.

The only major threat TREB President England currently sees on the real estate market's horizon, would be any move to harmonize the GST/ PST. The Provincial government has recently assured the real estate industry that this is not on their agenda.

TREB's 5,070 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,006,119,190, and averaged \$198,445. The median price was \$173,000.

Breaking down the total 1,891 sales were reported in TREB's 27 West districts and averaged \$183,446; 715 sales were reported in the 14 Central districts and averaged \$273,097; 897 sales were reported in the 23 North districts and averaged \$228,542; and 1,567 sales were reported in TREB's 21 East districts and averaged \$165,255.

In addition to the sales of single-family dwellings, TREB Members reported 922 sales of properties of other types (P.O.T.) during April moving the total to 5,992. The dollar volume for properties of all types (P.A.T.) was \$1,219,439,022, and the average price was \$203,511.



Dwelling Type	Sales	Median
Single Detached	2,952	\$205,000
Semi Detached	498	165,000
Condo T.H.	402	134,000
Condo Apt.	840	116,000
Link	197	165,000
Attached/Row	168	155,000
Co-op Apt.	8	129,000
Detached Condo	5	135,000

Housing Market Indicators

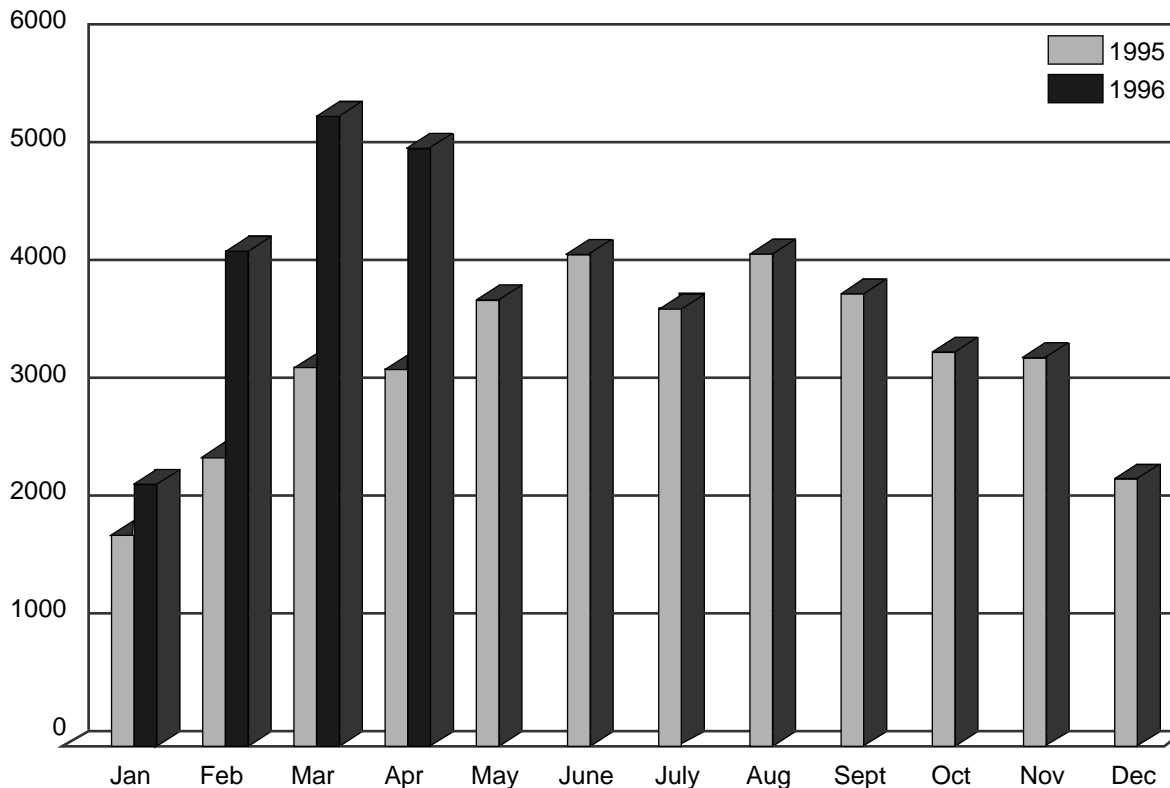
	April 1995	April 1996	% Change
Sales*	3,204	5,070	(+58%)
New Listings*	7,774	8,420	(+8%)
Active Listings**	29,897	26,931	(-10%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

House Prices may vary widely within individual MLS districts. Contact a REALTOR for more information.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — April

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	269 (5.3)	203 (24.2)	22 (5.5)
90,001 to 110,000	331 (6.5)	180 (21.4)	49 (12.2)
110,001 to 120,000	238 (4.7)	84 (10.0)	61 (15.2)
120,001 to 130,000	248 (4.9)	73 (8.7)	46 (11.4)
130,001 to 140,000	294 (5.8)	59 (7.0)	60 (14.9)
140,001 to 150,000	333 (6.6)	44 (5.3)	49 (12.2)
150,001 to 160,000	353 (7.0)	46 (5.5)	34 (8.5)
160,001 to 170,000	393 (7.8)	32 (3.8)	20 (5.0)
170,001 to 180,000	354 (7.0)	17 (2.0)	24 (6.0)
180,001 to 190,000	289 (5.7)	22 (2.6)	12 (3.0)
190,001 to 200,000	221 (4.3)	12 (1.4)	9 (2.2)
200,001 to 225,000	428 (8.4)	18 (2.1)	7 (1.7)
225,001 to 250,000	392 (7.7)	15 (1.8)	3 (0.8)
250,001 to 300,000	364 (7.2)	18 (2.1)	1 (0.2)
300,001 to 400,000	325 (6.4)	10 (1.2)	2 (0.5)
400,001 to 500,000	124 (2.4)	3 (0.4)	— (—)
500,001 to 750,000	90 (1.8)	3 (0.4)	3 (0.7)
750,000 to 1,000,000	18 (0.4)	— (—)	— (—)
1,000,001 to 1,500,000	5 (0.1)	1 (0.1)	— (—)
Over 1,500,000	1 (0.0)	— (—)	— (—)
TOTAL	5,070 100.0	840* 100.0	402** 100.0

* 840 condominium apartments sold for \$108,895,726, averaging \$129,637

** 402 condominium townhouses sold for \$56,575,130, averaging \$140,734.

Market Watch

Single-Family Residential April 1996

<u>Area</u>	<u>Listed</u>	<u>Re-Runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>						
E-1	245	128	63	\$11,108,350	\$176,323	\$163,000
E-2	186	109	57	11,849,550	207,887	188,000
E-3	339	162	140	22,004,150	157,173	154,100
E-4	157	65	47	6,599,800	140,421	158,000
E-5	322	149	109	20,642,500	189,381	185,000
E-6	156	83	40	7,796,200	194,905	166,500
E-7	308	125	102	19,784,676	193,967	183,000
E-8	266	117	83	13,416,778	161,648	163,500
E-9	188	89	54	8,811,393	163,174	167,500
E-10	181	93	52	10,514,238	202,197	196,500
E-11	249	120	95	14,178,600	149,248	144,000
E-12	79	31	33	5,104,500	154,682	147,000
E-13	313	164	119	22,476,690	188,880	182,000
E-14	259	117	131	20,814,325	158,888	157,500
E-15	273	109	108	18,280,800	169,267	165,000
E-16	466	191	184	23,410,700	127,232	122,950
E-17	228	107	81	11,084,701	136,848	130,000
E-18	25	14	5	1,455,000	291,000	259,000
E-19	26	15	6	1,013,900	168,983	163,500
E-20	56	26	21	3,065,600	145,981	149,900
E-21	94	32	37	5,542,900	149,808	152,000
Total	4,416	2,046	1,567	\$258,955,351	\$165,255	\$159,000
<u>West</u>						
W-1	142	70	55	\$9,090,880	\$165,289	\$149,500
W-2	188	106	44	9,130,000	207,500	185,000
W-3	219	101	54	7,233,680	133,957	133,750
W-4	181	89	53	8,194,700	154,617	151,000
W-5	195	102	52	7,324,850	140,863	122,500
W-6	181	98	51	9,057,100	177,590	163,000
W-7	94	40	34	8,504,811	250,142	245,000
W-8	344	189	90	23,834,288	264,825	224,600
W-9	165	78	40	7,327,600	183,190	167,000
W-10	274	131	94	13,150,983	139,904	154,500
W-12	232	124	56	12,338,888	220,337	176,500
W-13	279	160	76	19,639,600	258,416	215,900
W-14	166	76	61	9,817,200	160,938	160,500
W-15	290	134	110	13,839,850	125,817	116,000
W-16	295	140	112	21,512,369	192,075	183,500
W-17	-	-	-	-	-	-
W-18	83	23	38	5,416,300	142,534	149,250
W-19	325	161	132	25,847,595	195,815	189,750
W-20	377	181	155	29,003,751	187,121	178,000
W-21	401	149	132	31,178,711	236,202	225,000
W-22	6	2	2	337,000	168,500	168,500
W-23	452	172	208	34,070,800	163,802	159,250
W-24	306	97	158	23,760,938	150,386	148,000
W-25	16	6	6	817,500	136,250	130,000
W-26	-	-	-	-	-	-
W-27	31	14	8	1,371,500	171,438	180,000
W-28	197	62	70	15,096,091	215,658	198,000
Total	5,439	2,505	1,891	\$346,896,985	\$183,446	\$169,000

Market Watch

April 1996 Continued

<u>Area</u>	<u>Listed</u>	<u>Re-Runs</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central						
C-1	355	177	72	\$12,710,649	\$176,537	\$152,500
C-2	217	115	58	20,076,800	346,152	226,000
C-3	178	109	40	14,759,000	368,975	306,750
C-4	304	177	87	30,427,388	349,740	315,000
C-6	56	26	14	3,037,500	216,964	210,250
C-7	171	84	54	10,365,500	191,954	190,650
C-8	212	108	50	9,265,000	185,300	163,500
C-9	138	97	32	14,350,250	448,445	396,500
C-10	199	116	45	14,984,400	332,987	282,500
C-11	74	32	39	7,183,800	184,200	137,000
C-12	169	98	27	12,055,700	446,507	450,000
C-13	128	59	52	10,854,498	208,740	209,750
C-14	260	122	51	14,548,278	285,260	248,000
C-15	322	159	94	20,645,650	219,635	194,250
Total	2,783	1,479	715	\$195,264,413	\$273,097	\$225,000
North						
N-1	255	136	65	\$17,133,188	\$263,588	\$240,000
N-2	304	140	79	20,276,100	256,659	237,000
N-3	423	226	101	27,961,153	276,843	245,000
N-4	185	92	39	9,884,850	253,458	246,000
N-5	69	38	13	4,232,500	325,577	295,000
N-6	173	85	45	10,536,850	234,152	205,000
N-7	261	112	72	14,041,450	195,020	182,750
N-8	245	153	57	15,600,600	273,695	267,000
N-10	143	68	41	8,656,900	211,144	198,000
N-11	419	231	101	29,028,400	287,410	266,000
N-12	73	34	17	4,054,300	238,488	227,000
N-13	38	22	4	1,663,500	415,875	405,000
N-14	110	55	16	4,361,500	272,594	241,000
N-15	80	41	34	6,424,100	188,944	169,950
N-16	80	37	19	3,825,500	201,342	187,000
N-17	232	76	75	9,756,200	130,083	135,000
N-18	93	33	24	3,867,150	161,131	162,000
N-19	86	37	34	4,942,300	145,362	133,750
N-20	19	8	9	1,616,500	179,611	180,000
N-21	11	2	4	615,800	153,950	153,950
N-22	42	15	13	1,702,000	130,923	125,000
N-23	91	29	25	3,583,100	143,324	133,500
N-24	69	19	10	1,238,500	123,850	131,000
Total	3,501	1,689	897	\$205,002,441	\$228,542	\$201,000
Grand Total	16,139	7,719	5,070	\$1,006,119,190	\$198,445	\$173,000

Listed includes Reruns: East (2,046-46%) West (2,505-46%) Central (1,479-53%) North (1,689-48%)

* Sales to Listings Ratio (SFD only): 31.4%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	50	96%
WEST	53	96%
CENTRAL	57	95%
NORTH	62	96%
TOTAL	54	96%

* Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Market Watch

Four Month Single-Family January to April 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>East</u>					
E-1	869	236	\$40,908,677	\$173,342	\$160,000
E-2	731	208	43,464,835	208,966	187,500
E-3	1,383	441	68,879,400	156,189	155,000
E-4	609	187	26,124,400	139,703	153,500
E-5	1,116	300	52,988,750	176,629	169,750
E-6	558	137	24,647,438	179,908	162,900
E-7	1,218	354	63,058,756	178,132	171,000
E-8	936	267	41,309,502	154,717	156,550
E-9	632	187	29,140,893	155,834	162,000
E-10	654	165	32,160,438	194,912	194,500
E-11	880	268	38,683,200	144,340	144,000
E-12	307	103	15,901,700	154,385	149,000
E-13	1,223	335	62,199,790	185,671	180,000
E-14	1,156	421	66,349,825	157,601	156,000
E-15	1,075	357	58,645,700	164,274	160,000
E-16	1,776	645	78,787,100	122,151	119,900
E-17	877	232	31,987,202	137,876	132,000
E-18	88	13	4,256,400	327,415	259,000
E-19	106	20	3,625,800	181,290	168,250
E-20	279	59	8,467,078	143,510	142,000
E-21	342	87	12,829,000	147,460	150,000
Total	16,815	5,022	\$804,415,884	\$160,178	N/A
<u>West</u>					
W-1	527	153	\$29,315,130	\$191,602	\$176,000
W-2	701	177	36,823,600	208,043	190,000
W-3	879	189	25,287,330	133,795	132,000
W-4	681	164	24,683,800	150,511	150,500
W-5	833	196	26,040,750	132,861	120,000
W-6	762	197	34,412,850	174,685	162,000
W-7	333	102	24,336,411	238,592	228,000
W-8	1,257	318	81,698,783	256,914	222,000
W-9	596	122	21,169,350	173,519	172,000
W-10	1,069	284	39,707,288	139,814	154,900
W-12	927	222	44,179,338	199,006	173,375
W-13	1,150	289	64,458,055	223,038	190,000
W-14	621	196	31,733,300	161,905	160,000
W-15	1,116	387	46,880,795	121,139	110,000
W-16	1,157	392	73,931,035	188,600	178,000
W-17	2	-	-	-	-
W-18	287	104	14,669,300	141,051	148,000
W-19	1,364	405	77,442,323	191,216	188,450
W-20	1,478	513	95,571,460	186,299	173,000
W-21	1,521	503	117,781,566	234,158	216,000
W-22	28	5	916,000	183,200	175,000
W-23	1,791	704	116,700,525	165,768	160,000
W-24	1,172	492	72,822,287	148,013	148,700
W-25	63	15	2,077,000	138,467	137,000
W-26	4	-	-	-	-
W-27	130	34	6,883,500	202,456	196,500
W-28	740	225	47,972,891	213,213	196,000
Total	21,189	6,388	\$1,157,494,667	\$181,198	N/A

Market Watch

Four Month Single-Family continued January to April 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	1,298	269	\$48,736,649	\$181,177	\$148,850
C-2	855	175	50,373,498	287,849	205,900
C-3	754	152	52,541,180	345,666	236,750
C-4	1,258	309	103,830,581	336,021	305,000
C-6	205	50	13,099,951	261,999	239,000
C-7	674	202	40,837,088	202,164	196,750
C-8	848	186	32,321,830	173,773	156,000
C-9	493	97	47,660,050	491,341	450,000
C-10	713	150	51,432,950	342,886	282,500
C-11	323	112	21,061,600	188,050	203,750
C-12	649	97	56,440,603	581,862	450,000
C-13	493	155	32,870,248	212,066	209,500
C-14	914	165	51,936,738	314,768	248,000
C-15	1,187	302	68,476,200	226,742	200,000
Total	10,664	2,421	\$671,619,166	\$277,414	N/A
North					
N-1	917	229	\$62,076,854	\$271,078	\$241,000
N-2	1,114	271	68,743,418	253,666	237,000
N-3	1,540	298	79,685,116	267,400	221,000
N-4	630	131	33,208,550	253,500	240,000
N-5	233	39	10,291,400	263,882	254,000
N-6	638	173	40,316,383	233,043	208,000
N-7	794	258	50,828,675	197,010	185,450
N-8	958	184	50,477,290	274,333	255,000
N-10	571	142	30,589,400	215,418	196,500
N-11	1,459	336	89,199,655	265,475	248,200
N-12	255	52	12,785,650	245,878	224,000
N-13	153	24	6,336,000	264,000	201,000
N-14	340	52	14,267,500	274,375	240,000
N-15	314	103	19,715,000	191,408	181,000
N-16	311	72	13,339,300	185,268	178,500
N-17	798	242	30,877,050	127,591	129,000
N-18	296	80	12,912,700	161,409	158,500
N-19	378	138	20,091,638	145,592	137,950
N-20	76	16	3,260,500	203,781	186,500
N-21	50	14	2,004,700	143,193	145,500
N-22	132	39	5,371,700	137,736	137,000
N-23	361	73	10,171,800	139,340	127,000
N-24	206	52	5,910,000	113,654	107,250
Total	12,524	3,018	\$672,460,279	\$222,817	N/A
Grand Total	61,192	16,849	\$3,305,989,996	\$196,213	N/A

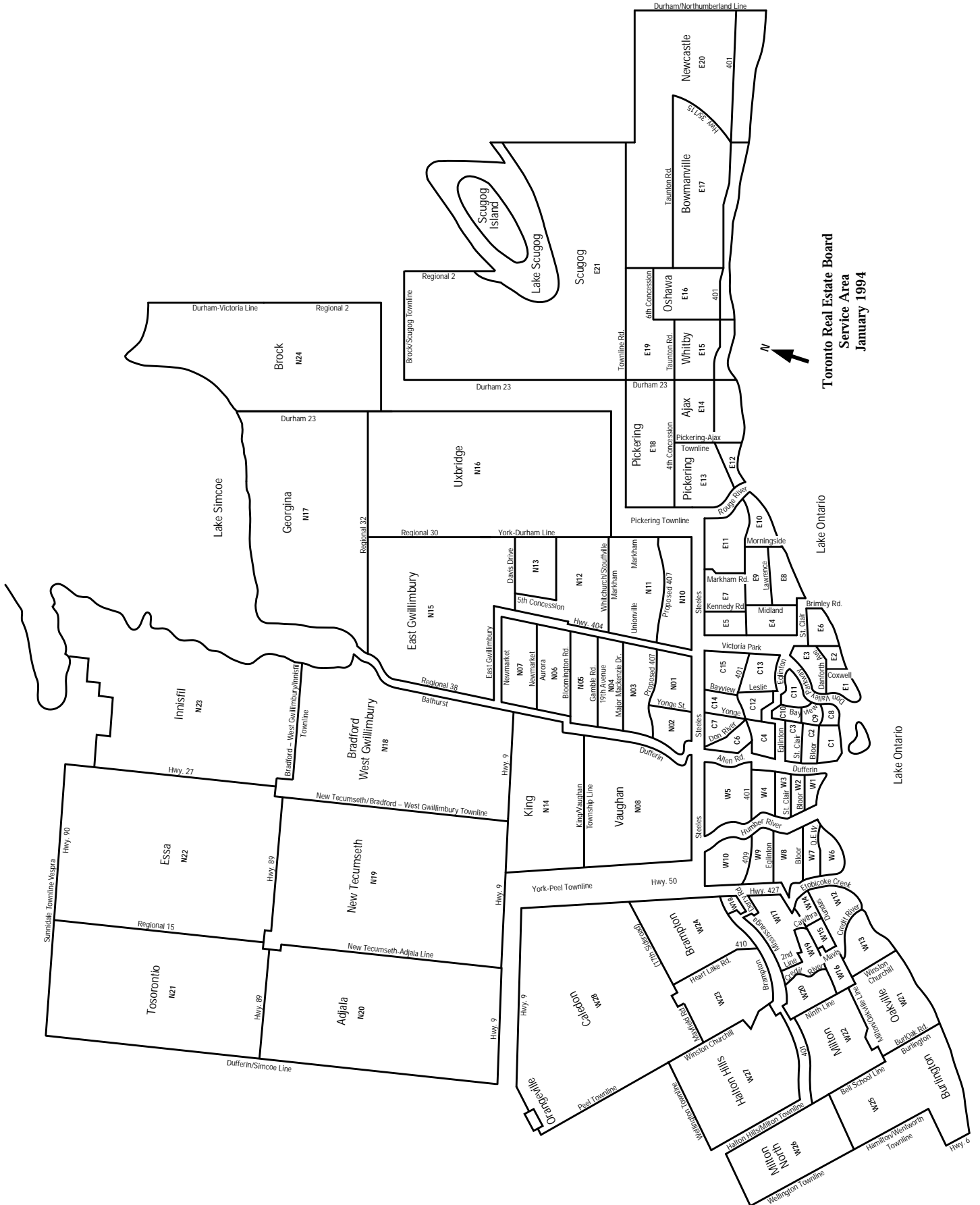
Includes Re-runs:

East	7,401	West	9,009
Central	5,577	North	5,607

Market Watch

Year	* Number of Sales (Property of all types)		* Dollar Volume (Property of all types)	* Average Price (Property of all types)	
1953	2,699		\$ 38,935,130	\$ 14,424	
1954	3,061		44,835,245	14,647	
1955	3,555		53,153,433	14,952	
1956	4,885		73,486,822	15,043	
1957	5,916		93,072,456	15,732	
1958	7,968		128,163,813	16,085	
1959	9,559		158,821,137	16,615	
1960	9,298		151,828,112	16,329	
1961	9,264		151,314,565	16,334	
1962	9,669		161,878,920	16,742	
1963	11,096		183,272,930	16,517	
1964	13,895		241,218,500	17,370	
1965	14,890		281,164,558	18,883	
1966	14,883	13,428	326,687,333	21,950	\$ 21,360
1967	14,886	12,432	367,415,993	24,681	24,078
1968	15,570	12,245	430,301,604	27,637	26,732
1969	15,817	12,493	473,422,285	29,931	28,929
1970	13,076	10,498	394,123,765	30,141	29,492
1971	15,587	13,085	496,009,054	31,822	30,426
1972	17,037	14,613	580,579,218	34,078	32,513
1973	19,561	16,335	862,742,566	44,105	40,605
1974	20,680	17,318	1,160,586,426	56,121	52,806
1975	26,088	22,020	1,517,817,465	58,180	57,581
1976	22,575	19,025	1,417,814,546	62,805	61,389
1977	24,335	20,512	1,630,809,263	67,015	64,559
1978	24,778	21,184	1,707,519,316	68,913	67,333
1979	27,060	23,466	2,068,819,999	73,992	70,830
1980	30,977	26,017	2,478,889,915	80,023	75,694
1981	35,434	29,625	3,373,355,403	95,201	90,203
1982	28,936	25,336	2,825,353,787	97,724	95,496
1983	34,896	30,046	3,668,093,732	105,115	101,626
1984	36,206	31,905	3,845,980,469	106,225	102,318
1985	51,514	45,509	5,957,686,711	115,652	109,094
1986	54,815	52,919	8,195,016,831	149,503	138,925
1987	51,149	43,475	10,287,088,795	201,120	189,105
1988	61,441	49,381	15,234,986,682	249,632	229,635
1989	47,447	38,960	13,863,276,860	292,185	273,698
1990	31,652	26,779	8,264,140,752	261,094	255,020
1991	44,510	38,144	10,606,078,479	238,285	234,313
1992	49,113	41,703	10,705,964,103	217,986	214,971
1993	46,561	38,990	9,885,955,838	212,323	206,490
1994	52,796	44,237	11,516,814,224	218,138	208,921
1995					
January	2,219	1,791	460,563,691	207,555	199,759
February	2,922	2,455	640,047,635	219,044	208,225
March	3,857	3,218	816,442,134	211,678	207,556
April	3,831	3,204	843,090,243	220,071	212,541
May	4,514	3,785	982,479,781	217,652	212,626
June	4,920	4,172	1,012,394,725	205,771	202,297
July	4,340	3,721	935,364,497	215,522	202,686
August	4,920	4,179	1,004,199,245	204,106	198,594
September	4,560	3,841	911,915,733	199,982	195,099
October	4,134	3,344	863,942,396	208,985	201,526
November	4,060	3,295	838,187,466	206,450	197,999
December	2,823	2,268	593,613,260	210,277	197,119
TOTAL	47,100	39,273	9,902,240,806	210,238	203,028
1996					
January	2,648	2,222	561,139,885	211,910	195,169
February	4,955	4,207	976,668,267	197,108	192,406
March	6,288	5,350	1,281,549,739	203,809	197,523
April	5,992	5,070	1,219,439,022	203,511	198,445
TOTAL	19,883	16,849	4,038,796,913	203,128	196,213

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



Toronto Real Estate Board
Service Area
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"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."