

Market Watch

For Further Information: 443-8152

July, 1996

Hot, Hot, Hot Resale market in July — TREB President

TORONTO - Friday, August 2, 1996 — The market for existing homes continues to be hot, hot, hot through the summer months, reported Toronto Real Estate Board (TREB) President Jerry England today.

July sales of 4,539 single-family dwellings represents a 22 per cent increase over the 3,721 recorded in July of 1995. And while July was down nine per cent from the 4,979 recorded last month, it is the best July in nearly a decade.

"The traditional summer slow down has yet to happen," says England, "if mortgage rates stay at these attractive levels and prices continue to remain fairly stable, an extremely active September and October is in the cards."

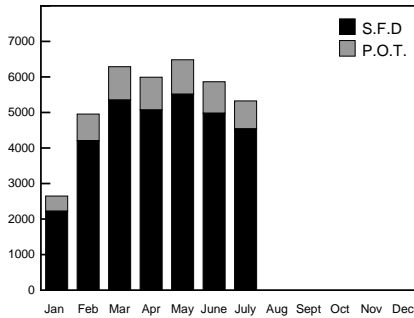
Both the average and the median prices were down marginally in July. The average price fell two per cent to \$199,856 from \$204,392 and the median price dropped one per cent to \$172,500 from \$175,000.

England added that, "the shrewd buyers will be finding their new homes in August." TREB's 4,539 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$907,147,999 and averaged \$199,856. The median price was \$172,500.

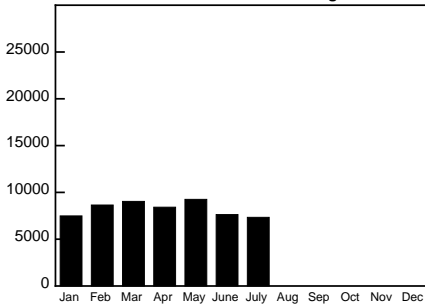
Breaking down the total 1,750 sales were reported in TREB's 27 West districts and averaged \$184,494; 666 sales were reported in the 14 Central districts and averaged \$275,850; 877 sales were reported in the 23 North districts and averaged \$232,574; and 1,246 sales were reported in TREB's 21 East districts and averaged \$157,785.

In addition to the sales of single-family dwellings, TREB Members reported 786 sales of properties of other types (P.O.T.) during July moving the total to 5,325. The dollar volume for properties of all types (P.A.T.) was \$1,103,019,345, and the average price was \$207,140.

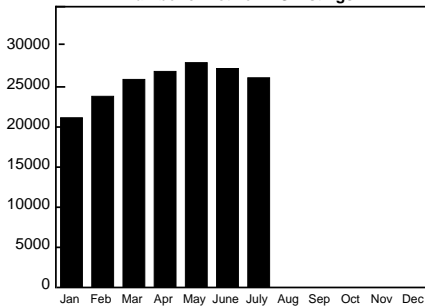
Number of MLS Sales



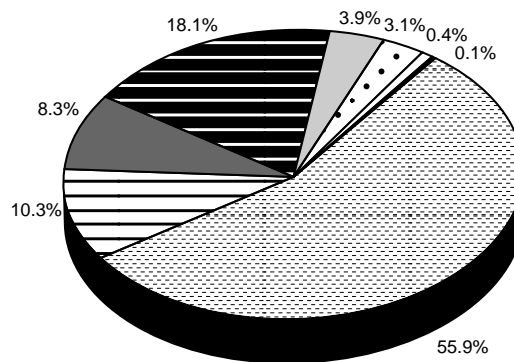
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,536	\$203,950
Semi Detached	468	161,500
Condo T.H.	375	134,900
Condo Apt.	820	116,000
Link	177	173,880
Attached/Row	143	153,000
Co-op Apt.	17	107,500
Detached Condo	3	132,000

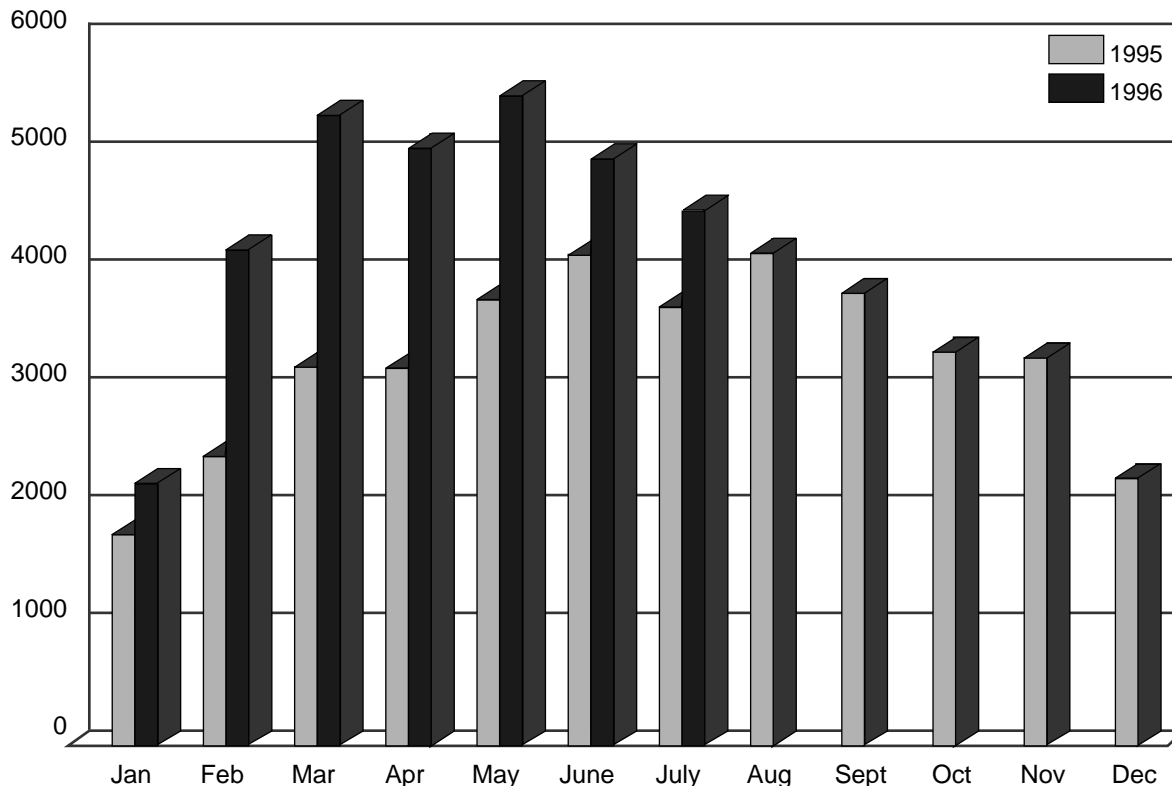
Housing Market Indicators

	July 1995	July 1996	% Change
Sales*	3,721	4,539	(+22%)
New Listings*	6,617	7,336	(+11%)
Active Listings**	27,610	26,138	(-5%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — July

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	266 (5.9)	178 (21.7)	26 (6.9)
90,001 to 110,000	304 (6.7)	174 (21.2)	41 (10.9)
110,001 to 120,000	229 (5.1)	87 (10.6)	47 (12.5)
120,001 to 130,000	223 (4.9)	70 (8.6)	43 (11.5)
130,001 to 140,000	282 (6.2)	57 (7.0)	67 (17.9)
140,001 to 150,000	279 (6.1)	47 (5.7)	40 (10.7)
150,001 to 160,000	304 (6.7)	33 (4.0)	33 (8.8)
160,001 to 170,000	341 (7.5)	28 (3.4)	21 (5.6)
170,001 to 180,000	287 (6.3)	28 (3.4)	13 (3.5)
180,001 to 190,000	258 (5.7)	21 (2.6)	7 (1.9)
190,001 to 200,000	208 (4.6)	10 (1.2)	5 (1.3)
200,001 to 225,000	390 (8.6)	23 (2.8)	10 (2.7)
225,001 to 250,000	332 (7.3)	17 (2.1)	6 (1.6)
250,001 to 300,000	358 (7.9)	26 (3.2)	11 (2.9)
300,001 to 400,000	260 (5.7)	11 (1.3)	4 (1.1)
400,001 to 500,000	94 (2.1)	3 (0.4)	— (—)
500,001 to 750,000	93 (2.0)	5 (0.6)	1 (0.2)
750,000 to 1,000,000	20 (0.4)	2 (0.2)	— (—)
1,000,001 to 1,500,000	8 (0.2)	— (—)	— (—)
Over 1,500,000	3 (0.1)	— (—)	— (—)
TOTAL	4,539 100.0	820* 100.0	375** 100.0

* 820 condominium apartments sold for \$110,429,854, averaging \$134,670

** 375 condominium townhouses sold for \$53,723,938, averaging \$143,263.

Market Watch

Single-Family Residential July 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	201	120	48	\$7,707,500	\$160,573	\$158,000
E-2	149	80	33	5,686,490	172,318	165,200
E-3	344	189	106	16,791,949	158,415	165,000
E-4	151	73	46	6,706,700	145,798	149,500
E-5	332	174	94	16,872,568	179,495	170,900
E-6	145	81	31	5,099,600	164,503	155,000
E-7	336	169	100	17,696,830	176,968	176,750
E-8	236	132	65	11,288,950	173,676	163,500
E-9	154	79	46	7,079,880	153,910	161,500
E-10	179	104	38	6,833,300	179,824	187,000
E-11	189	86	71	10,392,388	146,372	147,000
E-12	71	32	29	4,565,400	157,428	152,900
E-13	217	115	81	13,993,000	172,753	175,000
E-14	246	115	92	14,415,454	156,690	158,000
E-15	208	93	90	14,412,550	160,139	155,500
E-16	404	191	152	18,251,950	120,079	118,000
E-17	243	121	68	9,680,299	142,357	134,300
E-18	20	13	3	921,500	307,167	320,000
E-19	13	3	6	1,097,500	182,917	178,000
E-20	67	36	15	2,345,000	156,333	146,000
E-21	109	50	32	4,761,800	148,806	146,000
Total	4,014	2,056	1,246	\$196,600,608	\$157,785	\$154,965
<u>West</u>						
W-1	102	49	22	\$5,082,000	\$231,000	\$194,750
W-2	174	84	59	11,778,300	199,632	189,000
W-3	208	100	47	6,741,550	143,437	140,000
W-4	152	69	44	6,497,100	147,661	153,500
W-5	181	80	60	8,100,200	135,003	131,500
W-6	183	100	55	9,191,176	167,112	155,000
W-7	98	50	32	7,178,000	224,313	229,000
W-8	335	196	76	19,384,000	255,053	206,000
W-9	165	94	43	8,581,200	199,563	208,500
W-10	223	107	73	10,549,200	144,510	159,000
W-12	241	130	65	12,555,350	193,159	168,000
W-13	236	132	66	13,759,850	208,483	182,500
W-14	123	64	53	8,444,950	159,339	167,000
W-15	270	120	97	11,780,600	121,449	113,000
W-16	240	127	96	18,886,150	196,731	183,000
W-17	1	1	1	249,000	249,000	249,000
W-18	82	33	24	3,630,400	151,267	144,250
W-19	292	148	90	17,383,937	193,155	184,500
W-20	337	161	134	26,260,938	195,977	175,250
W-21	391	167	151	37,031,501	245,242	227,000
W-22	10	6	3	596,900	198,967	197,000
W-23	424	183	191	32,463,700	169,967	164,000
W-24	320	150	131	19,035,500	145,309	141,000
W-25	16	7	3	435,900	145,300	148,000
W-26	7	3	1	327,000	327,000	327,000
W-27	143	68	59	11,623,600	197,010	172,000
W-28	204	84	74	15,315,950	206,972	187,500
Total	5,157	2,512	1,750	\$322,863,952	\$184,494	\$169,000

Market Watch

July 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	285	155	85	\$14,416,520	\$169,606	\$148,000
C-2	187	115	39	12,802,000	328,256	282,000
C-3	174	94	36	11,456,500	318,236	220,000
C-4	287	176	76	24,562,775	323,194	280,500
C-6	41	23	20	4,634,400	231,720	221,250
C-7	175	92	58	12,754,900	219,912	205,000
C-8	198	92	54	8,153,050	150,982	129,425
C-9	103	73	35	15,445,250	441,293	282,000
C-10	184	114	44	15,886,300	361,052	299,000
C-11	84	34	24	4,386,600	182,775	230,500
C-12	184	119	21	17,403,018	828,715	637,000
C-13	145	78	37	8,376,400	226,389	240,000
C-14	222	118	42	12,692,900	302,212	265,000
C-15	307	163	95	20,745,750	218,376	177,000
Total	2,576	1,446	666	\$183,716,363	\$275,850	\$220,500
North						
N-1	228	126	73	\$19,158,650	\$262,447	\$240,000
N-2	260	133	79	20,520,750	259,756	230,000
N-3	372	189	104	30,679,980	295,000	228,500
N-4	142	62	40	10,346,825	258,671	247,500
N-5	57	33	11	2,656,800	241,527	188,500
N-6	150	75	41	10,410,400	253,912	235,000
N-7	184	69	75	15,235,015	203,134	195,000
N-8	200	107	42	12,377,800	294,710	266,500
N-10	145	67	45	9,377,730	208,394	199,300
N-11	409	241	91	25,204,126	276,968	265,000
N-12	74	37	19	4,386,550	230,871	217,000
N-13	36	20	5	2,083,350	416,670	471,350
N-14	69	32	16	4,236,500	264,781	220,000
N-15	75	36	26	5,447,050	209,502	198,825
N-16	90	47	23	5,089,000	221,261	200,000
N-17	225	80	69	9,564,600	138,617	121,600
N-18	75	25	26	4,557,200	175,277	170,750
N-19	85	37	33	5,064,200	153,461	141,900
N-20	17	9	4	779,550	194,888	211,500
N-21	12	4	4	596,600	149,150	138,800
N-22	47	17	9	1,069,100	118,789	106,900
N-23	107	46	22	2,832,400	128,745	129,500
N-24	66	30	20	2,292,900	114,645	110,000
Total	3,125	1,522	877	\$203,967,076	\$232,574	\$206,000
Grand Total	14,872	7,536	4,539	\$907,147,999	\$199,856	\$172,500

Listed includes Reruns: East (2,056-51%) West (2,512-49%) Central (1,446-56%) North (1,522-49%)

* Sales to Listings Ratio (SFD only): 30.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	53	96%
WEST	55	96%
CENTRAL	60	95%
NORTH	66	95%
TOTAL	57	96%

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

Market Watch

Seven Month Single-Family January to July 1996

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
East					
E-1	1,545	402	\$69,212,807	\$172,171	\$163,000
E-2	1,259	357	73,880,925	206,949	185,000
E-3	2,501	784	122,500,865	156,251	155,000
E-4	1,103	360	50,980,940	141,614	153,000
E-5	2,158	598	108,162,556	180,874	172,000
E-6	1,010	260	48,343,910	185,938	162,450
E-7	2,295	642	114,588,752	178,487	173,250
E-8	1,707	482	77,270,890	160,313	160,000
E-9	1,147	352	55,029,638	156,334	165,000
E-10	1,187	312	60,735,219	194,664	193,500
E-11	1,510	490	70,824,988	144,541	144,000
E-12	561	185	29,295,650	158,355	150,450
E-13	2,011	607	111,415,858	183,552	180,000
E-14	1,998	711	112,199,514	157,805	157,500
E-15	1,863	682	112,920,015	165,572	160,000
E-16	3,106	1,154	142,589,940	123,561	121,000
E-17	1,627	447	62,042,131	138,797	132,500
E-18	151	26	8,236,900	316,804	264,500
E-19	159	42	8,026,700	191,112	185,500
E-20	508	106	15,750,078	148,586	142,250
E-21	684	177	27,028,978	152,706	149,000
Total	30,090	9,176	\$1,481,037,254	\$161,403	N/A
West					
W-1	890	256	\$52,287,330	\$204,247	\$182,000
W-2	1,301	332	69,627,850	209,722	190,000
W-3	1,547	329	44,838,980	136,289	137,000
W-4	1,212	319	47,516,150	148,953	150,000
W-5	1,415	397	52,576,850	132,435	120,000
W-6	1,344	379	66,022,387	174,202	161,650
W-7	637	207	49,263,411	237,987	229,000
W-8	2,381	621	163,066,525	262,587	220,950
W-9	1,141	251	44,818,229	178,559	177,000
W-10	1,774	510	70,939,445	139,097	153,250
W-12	1,684	449	86,461,078	192,564	175,000
W-13	1,996	541	117,241,802	216,713	185,000
W-14	1,067	369	60,022,850	162,664	160,250
W-15	1,954	705	87,153,134	123,621	112,000
W-16	1,960	700	133,962,348	191,375	179,000
W-17	3	1	249,000	249,000	249,000
W-18	526	190	27,263,150	143,490	148,000
W-19	2,278	708	135,721,451	191,697	189,000
W-20	2,576	968	183,070,914	189,123	175,000
W-21	2,791	1,034	245,860,133	237,776	220,000
W-22	57	17	3,231,300	190,076	197,000
W-23	3,172	1,318	220,623,605	167,393	161,500
W-24	2,210	908	135,864,087	149,630	148,500
W-25	128	36	5,684,100	157,892	146,000
W-26	30	2	482,850	241,425	241,425
W-27	589	177	33,384,450	188,613	175,000
W-28	1,453	439	91,870,731	209,273	191,500
Total	38,116	12,163	\$2,229,104,140	\$183,269	N/A

Market Watch

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Seven Month Single-Family continued January to July 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	2,300	534	\$96,590,036	\$180,880	\$151,000
C-2	1,546	321	100,145,098	311,978	235,000
C-3	1,362	293	100,267,303	342,209	256,000
C-4	2,284	581	193,145,169	332,436	299,000
C-6	377	101	25,637,751	253,839	235,000
C-7	1,230	369	75,938,688	205,796	200,000
C-8	1,485	345	58,368,130	169,183	149,000
C-9	855	185	90,930,400	491,516	434,000
C-10	1,315	311	110,895,450	356,577	282,500
C-11	573	205	42,289,150	206,289	225,500
C-12	1,197	180	99,475,971	552,644	450,000
C-13	951	294	63,030,573	214,390	207,250
C-14	1,624	311	94,444,595	303,680	253,150
C-15	2,187	596	137,131,338	230,086	198,000
Total	19,286	4,626	\$1,288,289,652	\$278,489	N/A
North					
N-1	1,739	467	\$126,485,260	\$270,846	\$242,500
N-2	1,949	534	137,092,856	256,728	237,100
N-3	2,737	610	167,022,499	273,807	223,500
N-4	1,115	262	68,001,335	259,547	247,750
N-5	381	71	18,265,100	257,255	258,950
N-6	1,198	357	88,790,458	248,713	215,000
N-7	1,395	505	99,259,678	196,554	187,000
N-8	1,628	322	90,287,240	280,395	257,000
N-10	996	288	61,328,920	212,948	195,800
N-11	2,720	644	176,445,699	273,984	252,000
N-12	490	97	24,569,600	253,295	225,000
N-13	268	49	13,580,550	277,154	199,000
N-14	601	121	33,165,700	274,097	244,000
N-15	563	176	35,419,750	201,249	188,000
N-16	552	137	26,069,750	190,290	176,900
N-17	1,486	464	60,646,150	130,703	128,250
N-18	535	172	28,347,000	164,808	163,000
N-19	646	250	37,179,072	148,716	140,000
N-20	134	33	6,889,850	208,783	193,000
N-21	95	32	4,516,900	141,153	143,000
N-22	279	79	10,529,750	133,288	128,500
N-23	685	139	19,172,200	137,929	129,000
N-24	417	107	12,299,400	114,948	110,000
Total	22,609	5,916	\$1,345,364,717	\$227,411	N/A
Grand Total	110,101	31,881	\$6,343,795,763	\$198,984	N/A

Includes Re-runs:

East	14,020	West	17,161
Central	10,458	North	10,642

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

Market Watch

Single-Family West Breakdown July 1996

	Detached Houses			Semi-Detached Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	10	303,650	259,250	7	175,214	169,000
W-2	20	258,825	231,750	37	168,197	167,000
W-3	27	148,759	141,000	11	147,073	157,000
W-4	25	174,268	162,500	8	160,550	172,500
W-5	13	192,562	186,500	17	182,059	182,000
W-6	26	173,503	161,000	2	148,700	148,700
W-7	26	239,415	230,750	1	131,900	131,900
W-8	41	336,549	308,000	3	189,000	185,000
W-9	22	249,955	250,000	3	173,833	170,000
W-10	32	184,922	180,000	6	159,567	154,450
W-12	43	226,452	197,000	5	175,200	182,500
W-13	34	273,553	238,250	13	154,977	156,000
W-14	17	224,347	230,000	7	172,807	175,900
W-15	8	213,000	202,250	5	175,600	152,000
W-16	46	237,918	212,500	11	165,864	166,000
W-17	-	-	-	-	-	-
W-18	14	167,429	173,000	6	151,567	144,250
W-19	48	240,270	232,750	1	189,900	189,900
W-20	69	233,712	213,000	21	166,405	167,000
W-21	109	283,628	250,000	2	165,250	165,250
W-22	3	198,967	197,000	-	-	-
W-23	122	189,049	178,000	26	143,269	139,950
W-24	52	179,858	177,500	22	155,291	158,500
W-25	1	148,000	148,000	-	-	-
W-26	1	327,000	327,000	-	-	-
W-27	51	208,875	189,000	1	133,500	133,500
W-28	67	214,499	193,000	2	126,000	126,000

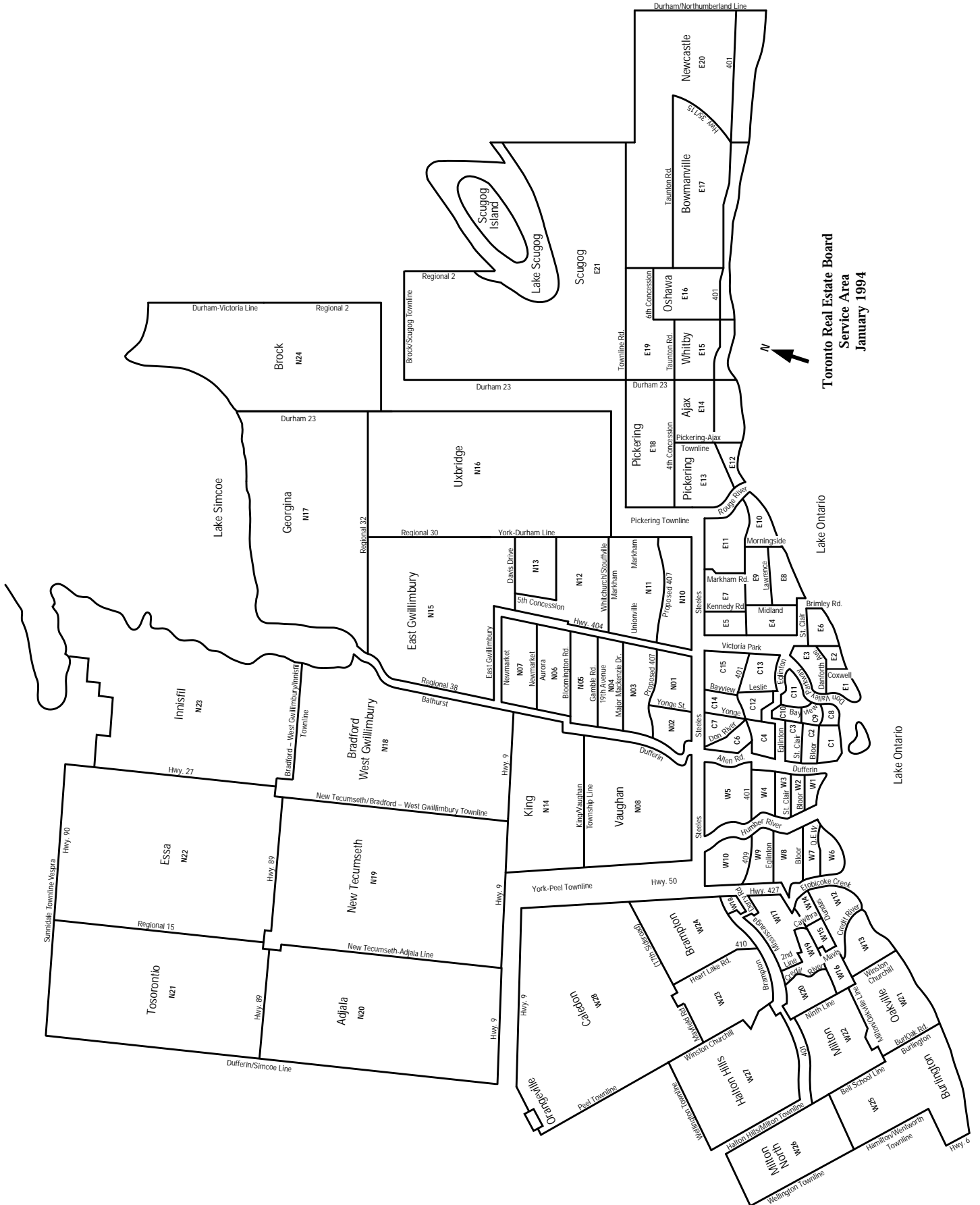
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	-	-	-	5	163,800	145,000	-	-	-
W-2	-	-	-	1	184,000	184,000	-	-	-
W-3	-	-	-	9	123,028	123,750	-	-	-
W-4	-	-	-	11	77,818	76,000	-	-	-
W-5	5	93,080	83,900	24	82,104	72,700	-	-	-
W-6	-	-	-	25	171,108	154,500	-	-	-
W-7	2	259,900	259,900	3	100,500	81,500	-	-	-
W-8	11	193,736	136,000	19	145,968	119,900	-	-	-
W-9	3	205,667	215,000	15	129,580	105,900	-	-	-
W-10	10	121,090	116,450	19	78,679	79,000	4	168,375	167,500
W-12	4	138,750	130,500	13	106,685	107,000	-	-	-
W-13	10	150,710	129,000	8	98,656	93,750	-	-	-
W-14	17	119,706	100,000	9	92,156	79,000	3	185,667	190,000
W-15	11	126,773	131,000	72	106,029	101,250	1	170,000	170,000
W-16	18	148,850	149,200	10	147,710	122,500	9	178,444	173,000
W-17	1	249,000	249,000	-	-	-	-	-	-
W-18	2	114,750	114,750	2	73,750	73,750	-	-	-
W-19	10	145,720	150,000	23	123,726	115,000	-	-	-
W-20	30	164,093	142,750	9	99,944	103,000	1	168,000	168,000
W-21	10	138,240	131,500	12	108,875	99,000	3	182,833	179,000
W-22	-	-	-	-	-	-	-	-	-
W-23	9	126,167	120,000	14	118,021	114,850	3	161,933	162,000
W-24	25	117,860	116,500	24	92,646	87,500	-	-	-
W-25	2	143,950	143,950	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	3	108,833	94,500	3	126,667	130,000	1	131,000	131,000
W-28	2	125,250	125,250	-	-	-	1	192,000	192,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
W-1	-	-	-	-	-	-	-	-	-
W-2	1	194,500	194,500	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	1	66,000	66,000	-	-	-
W-6	-	-	-	2	52,500	52,500	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	-	-	-	2	57,000	57,000	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	2	147,500	147,500	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	148,000	148,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	2	177,500	177,500	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	8	169,773	173,500	-	-	-	-	-	-
W-20	3	169,333	152,500	-	-	-	1	142,000	142,000
W-21	15	169,873	164,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	17	141,241	136,500	-	-	-	-	-	-
W-24	8	137,063	135,500	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	2	125,000	125,000	-	-	-	-	-	-

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
May	6,483	5,514	1,335,304,585	205,970	201,847
June	5,865	4,979	1,248,550,730	212,882	204,392
July	5,325	4,539	1,103,019,345	207,140	199,856
TOTAL	37,556	31,881	7,725,671,573	205,711	198,984

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



"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."