

# Market Watch

For Further Information: 443-8151

March, 1997

## Sales and prices up again — TREB

TORONTO - Tuesday, April 1, 1997 —

"A healthy Winter market is good news for the resale housing industry as we head into Spring," Jerry England, President of the Toronto Real Estate Board, said today while releasing market statistics for March.

There were 5,550 sales of single-family dwellings last month, up seven per cent from 5,200 in February and up four per cent from 5,350 in March of 1996. This marks the 15th consecutive monthly year-over-year increase in sales activity reported by Members of TREB.

Prices were also on the rise again as the average moved up almost 1.5 per cent to \$210,207 from \$207,221 in February. Compared to March 1996, this year's average was up six per cent from \$197,523. The median price also rose last month moving two per cent to \$183,650 from \$179,949 in February. The March median is up seven per cent from \$171,000 in March of 1996.

"Greater affordability, increasing consumer confidence and low interest rates have all had a hand in driving the market growth that we've been experiencing lately," commented Mr. England. "If the Bank of Canada maintains reasonably low interest rates, I believe we're heading into a very exciting Spring market."

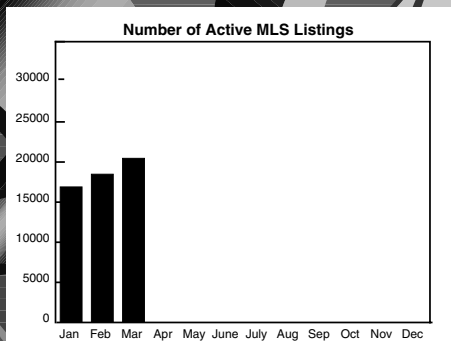
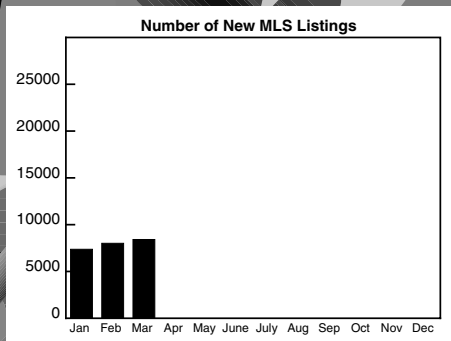
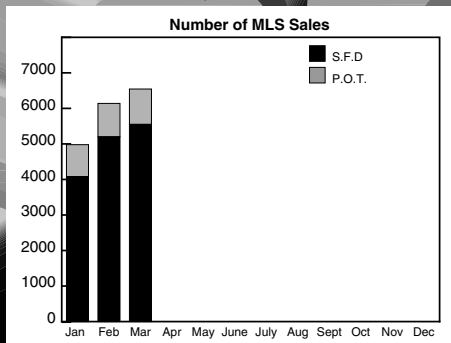
Pointing to active listings, Mr. England noted the inventory stood at 20,459 at the end of March, up 11 per cent from 18,480 in February, and down 21 per cent from 25,934 in March of last year.

To potential sellers Mr. England's message was simple: "List, list, list. The inventory is currently down and we have lots of potential buyers eagerly awaiting their dream homes!"

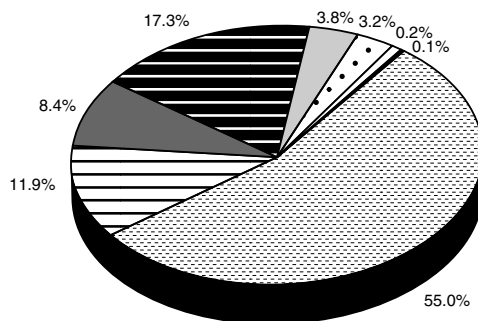
TREB's 5,550 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,166,652,974, and averaged \$210,207. The median price was \$183,650.

Breaking down the total 2,162 sales were reported in TREB's 27 West districts and averaged \$195,759; 806 sales were reported in the 14 Central districts and averaged \$298,405; 1,019 sales were reported in the 23 North districts and averaged \$231,604; and 1,563 sales were reported in TREB's 21 East districts and averaged \$170,764.

In addition to the sales of single-family dwellings, TREB Members reported 995 sales of properties of other types (P.O.T.) during March moving the total to 6,545. The dollar volume for properties of all types (P.A.T.) was \$1,407,362,108, and the average price was \$215,028.



### Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,053	\$220,000
Semi Detached	662	173,950
Condo T.H.	468	141,744
Condo Apt.	962	122,400
Link	211	184,900
Attached/Row	176	165,000
Co-op Apt.	13	111,500
Detached Condo	5	180,000

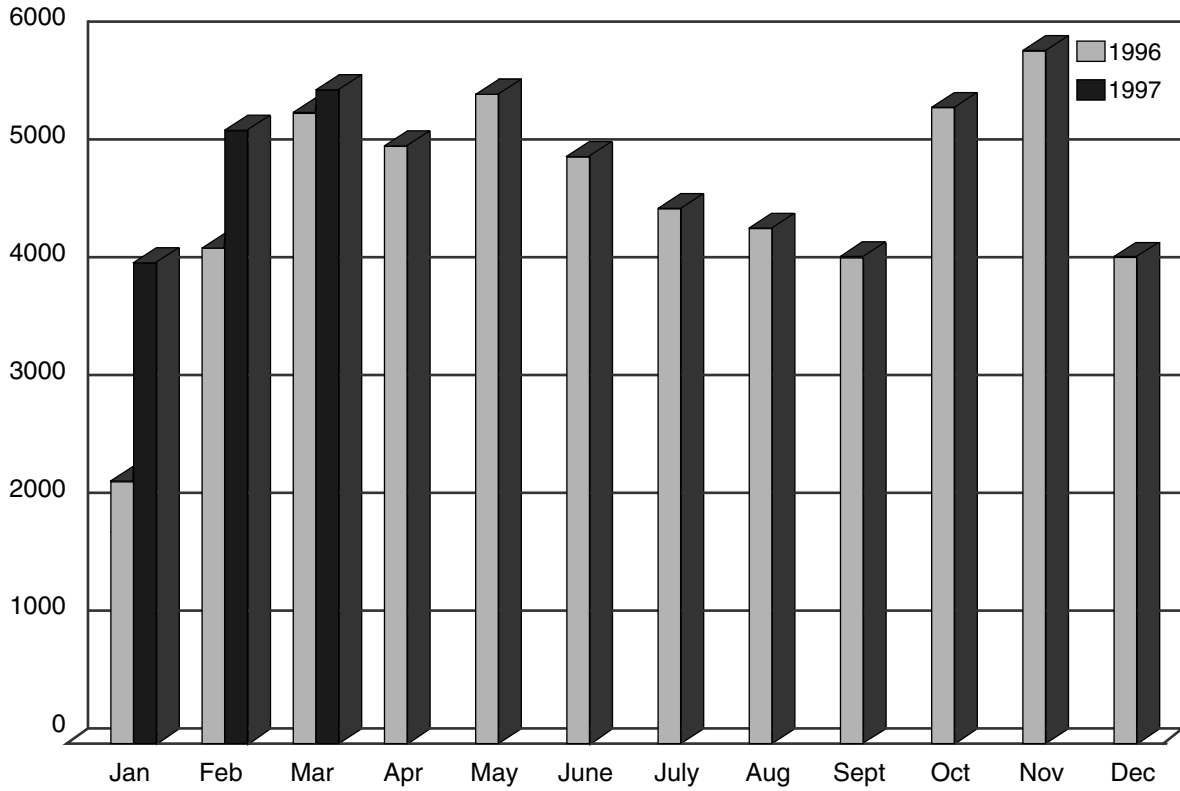
### Housing Market Indicators

	March 1996	March 1997	% Change
Sales*	5,350	5,550	(+4%)
New Listings*	9,038	8,416	(-7%)
Active Listings**	25,934	20,459	(-21%)

\* Single-Family Dwellings Only

\*\* Properties All Types including Single-Family Dwellings.

## Single-Family Dwelling Sales Comparison



## Price Category Breakdown — March

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	256 (4.6)	187 (19.5)	28 (6.0)
90,001 to 110,000	303 (5.5)	191 (19.9)	42 (9.0)
110,001 to 120,000	245 (4.4)	88 (9.2)	50 (10.7)
120,001 to 130,000	272 (4.9)	99 (10.3)	61 (13.0)
130,001 to 140,000	237 (4.3)	61 (6.3)	48 (10.3)
140,001 to 150,000	294 (5.3)	58 (6.0)	67 (14.3)
150,001 to 160,000	332 (6.0)	49 (5.1)	51 (10.9)
160,001 to 170,000	361 (6.5)	30 (3.1)	37 (7.9)
170,001 to 180,000	395 (7.1)	35 (3.6)	21 (4.5)
180,001 to 190,000	316 (5.7)	28 (2.9)	13 (2.8)
190,001 to 200,000	278 (5.0)	29 (3.0)	8 (1.7)
200,001 to 225,000	589 (10.6)	31 (3.2)	19 (4.0)
225,001 to 250,000	428 (7.7)	27 (2.8)	8 (1.7)
250,001 to 300,000	540 (9.7)	21 (2.2)	13 (2.8)
300,001 to 400,000	410 (7.4)	20 (2.1)	1 (0.2)
400,001 to 500,000	129 (2.3)	3 (0.3)	— (—)
500,001 to 750,000	133 (2.4)	3 (0.3)	1 (0.2)
750,000 to 1,000,000	22 (0.4)	1 (0.1)	— (—)
1,000,001 to 1,500,000	8 (0.1)	1 (0.1)	— (—)
Over 1,500,000	2 (0.1)	— (—)	— (—)
<b>TOTAL</b>	<b>5,550 100.0</b>	<b>962* 100.0</b>	<b>468** 100.0</b>

\* 962 condominium apartments sold for \$133,727,178, averaging \$139,009

\*\* 468 condominium townhouses sold for \$68,343,059, averaging \$146,032.

## Single-Family Residential March 1997

<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>
<b>East</b>						
E-1	179	65	61	\$11,020,201	\$180,659	\$161,000
E-2	140	63	72	17,444,749	242,288	225,000
E-3	323	128	144	23,218,500	161,240	160,250
E-4	146	61	54	8,577,300	158,839	172,750
E-5	273	93	117	22,391,868	191,383	183,000
E-6	125	49	39	8,173,911	209,587	176,500
E-7	273	108	118	22,101,150	187,298	184,000
E-8	229	113	82	14,725,750	179,582	180,000
E-9	174	66	43	7,463,600	173,572	180,000
E-10	145	55	57	12,140,150	212,985	208,000
E-11	219	84	84	12,911,688	153,711	157,500
E-12	50	20	26	4,253,070	163,580	160,000
E-13	222	99	94	17,614,150	187,385	179,900
E-14	285	113	134	21,884,553	163,318	165,000
E-15	237	89	112	19,359,025	172,848	168,500
E-16	458	168	210	26,183,601	124,684	122,000
E-17	223	77	72	10,301,000	143,069	135,000
E-18	15	6	2	400,000	200,000	200,000
E-19	14	5	4	903,500	225,875	234,250
E-20	48	15	20	3,156,000	157,800	151,500
E-21	84	32	18	2,680,050	148,892	144,500
<b>Total</b>	<b>3,862</b>	<b>1,509</b>	<b>1,563</b>	<b>\$266,903,816</b>	<b>\$170,764</b>	<b>\$164,900</b>
<b>West</b>						
W-1	108	51	30	\$7,616,330	\$253,878	\$180,000
W-2	162	67	63	13,167,413	209,007	189,000
W-3	199	84	75	11,283,099	150,441	145,900
W-4	134	54	51	8,033,400	157,518	155,000
W-5	195	60	79	10,737,190	135,914	115,000
W-6	134	52	54	10,950,200	202,781	175,000
W-7	89	29	35	9,017,721	257,649	236,000
W-8	283	131	111	32,600,628	293,699	265,000
W-9	139	58	58	11,636,118	200,623	214,944
W-10	230	86	91	13,592,600	149,369	163,000
W-12	202	73	79	18,047,000	228,443	212,000
W-13	235	93	94	22,812,700	242,688	212,250
W-14	131	56	55	11,488,099	208,875	213,000
W-15	231	73	123	16,433,750	133,608	118,000
W-16	262	102	128	26,467,900	206,780	191,550
W-17	-	-	-	-	-	-
W-18	86	33	46	6,737,680	146,471	157,500
W-19	280	97	136	27,742,118	203,986	211,000
W-20	388	149	188	37,696,100	200,511	185,000
W-21	193	68	99	24,918,240	251,699	239,800
W-22	8	1	2	714,000	357,000	357,000
W-23	475	141	237	41,704,602	175,969	169,500
W-24	367	108	188	30,287,400	161,103	159,000
W-25	14	7	8	1,245,000	155,625	165,750
W-26	4	2	1	190,000	190,000	190,000
W-27	122	44	60	11,240,790	187,347	174,000
W-28	191	63	71	16,870,250	237,609	200,500
<b>Total</b>	<b>4,862</b>	<b>1,782</b>	<b>2,162</b>	<b>\$423,230,328</b>	<b>\$195,759</b>	<b>\$179,000</b>

See 3b...

March 1997 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>
<b>Central</b>						
C-1	251	88	84	\$14,153,600	\$168,495	\$160,000
C-2	169	83	70	23,053,100	329,330	255,000
C-3	126	66	58	21,175,184	365,089	244,500
C-4	190	94	86	34,100,018	396,512	355,100
C-6	53	26	24	7,319,800	304,992	292,000
C-7	120	42	38	8,371,277	220,297	218,000
C-8	186	73	61	11,186,699	183,389	163,500
C-9	79	41	27	14,221,000	526,704	465,000
C-10	146	72	60	21,536,800	358,947	287,250
C-11	62	24	28	7,100,100	253,575	258,800
C-12	136	78	30	15,468,100	515,603	494,500
C-13	110	48	46	10,563,900	229,650	203,750
C-14	249	101	71	21,382,900	301,168	241,000
C-15	285	109	123	30,881,688	251,071	213,500
<b>Total</b>	<b>2,162</b>	<b>945</b>	<b>806</b>	<b>\$240,514,166</b>	<b>\$298,405</b>	<b>\$243,950</b>
<b>North</b>						
N-1	216	116	68	\$18,969,299	\$278,960	\$271,500
N-2	220	96	86	20,657,486	240,203	228,500
N-3	348	143	107	27,542,073	257,403	221,000
N-4	143	51	53	14,368,950	271,112	270,000
N-5	49	15	5	1,455,000	291,000	305,000
N-6	203	87	66	17,095,548	259,023	238,750
N-7	189	72	71	14,630,870	206,069	203,000
N-8	242	93	57	15,104,200	264,986	260,000
N-10	144	42	68	16,399,708	241,172	226,400
N-11	315	154	111	31,846,380	286,904	269,500
N-12	67	31	17	3,536,500	208,029	203,000
N-13	27	11	6	1,974,500	329,083	261,500
N-14	68	27	24	6,997,800	291,575	280,500
N-15	89	38	40	8,907,300	222,683	187,000
N-16	52	17	25	5,454,400	218,176	183,000
N-17	190	57	83	11,403,300	137,389	131,000
N-18	80	31	26	4,188,450	161,094	160,250
N-19	79	30	44	6,908,500	157,011	149,950
N-20	15	1	4	810,000	202,500	209,500
N-21	21	12	3	449,500	149,833	150,000
N-22	33	5	9	1,124,500	124,944	124,000
N-23	93	26	31	4,469,000	144,161	147,500
N-24	55	17	15	1,711,400	114,093	105,000
<b>Total</b>	<b>2,938</b>	<b>1,172</b>	<b>1,019</b>	<b>\$236,004,664</b>	<b>\$231,604</b>	<b>\$211,000</b>
<b>Grand Total</b>	<b>13,824</b>	<b>5,408</b>	<b>5,550</b>	<b>\$1,166,652,974</b>	<b>\$210,207</b>	<b>\$183,650</b>

Listed includes Reruns: East (1,509-39%) West (1,782-36%) Central (945-44%) North (1,172-40%)

\* Sales to Listings Ratio (SFD only): 40.1%

	<b>AVERAGE DAYS ON MARKET</b>	<b>AVERAGE LIST TO SALE PRICE RATIO</b>
EAST	37	97%
WEST	38	97%
CENTRAL	43	97%
NORTH	48	96%
<b>TOTAL</b>	<b>40</b>	<b>97%</b>

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

# Market Watch

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## Three Month Single-Family January to March 1997

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b><u>East</u></b>					
E-1	496	190	\$34,108,751	\$179,520	\$169,000
E-2	451	202	47,624,739	235,766	212,995
E-3	879	364	59,680,310	163,957	163,150
E-4	387	161	24,380,980	151,435	162,500
E-5	758	308	56,251,962	182,636	176,900
E-6	327	110	20,516,461	186,513	168,250
E-7	750	330	61,355,639	185,926	185,000
E-8	627	204	34,833,737	170,754	167,500
E-9	478	146	23,832,180	163,234	170,000
E-10	386	135	28,332,120	209,868	208,000
E-11	563	238	36,466,588	153,221	157,000
E-12	163	82	13,146,770	160,326	159,000
E-13	633	247	46,516,857	188,327	185,000
E-14	740	341	55,180,326	161,819	161,000
E-15	636	294	50,687,742	172,407	167,950
E-16	1,264	538	67,408,226	125,294	122,500
E-17	586	215	30,600,690	142,329	136,000
E-18	45	5	1,028,000	205,600	165,000
E-19	37	9	1,700,500	188,944	179,000
E-20	139	50	7,824,400	156,488	148,000
E-21	210	68	10,851,200	159,576	151,000
<b>Total</b>	<b>10,555</b>	<b>4,237</b>	<b>\$712,328,178</b>	<b>\$168,121</b>	<b>N/A</b>
<b><u>West</u></b>					
W-1	265	91	\$18,891,330	\$207,597	\$170,000
W-2	453	166	33,882,113	204,109	188,000
W-3	582	198	29,414,699	148,559	144,750
W-4	398	144	21,554,200	149,682	153,250
W-5	560	212	29,584,190	139,548	121,000
W-6	432	159	30,674,500	192,921	175,000
W-7	208	88	22,059,621	250,678	245,100
W-8	765	293	89,813,478	306,531	250,000
W-9	387	144	27,101,968	188,208	201,500
W-10	632	252	38,772,850	153,861	168,000
W-12	573	198	43,310,905	218,742	210,000
W-13	716	279	65,631,100	235,237	211,000
W-14	382	153	28,549,944	186,601	185,550
W-15	622	328	41,827,192	127,522	118,000
W-16	712	312	63,755,505	204,345	186,000
W-17	2	-	-	-	-
W-18	214	95	13,885,978	146,168	155,300
W-19	807	370	73,710,156	199,217	200,000
W-20	983	485	98,314,095	202,709	184,400
W-21	541	249	62,126,840	249,505	226,500
W-22	15	5	1,142,000	228,400	169,000
W-23	1,238	692	121,036,730	174,909	169,500
W-24	968	475	75,743,500	159,460	156,000
W-25	58	23	5,377,666	233,812	166,000
W-26	12	1	190,000	190,000	190,000
W-27	323	136	25,374,440	186,577	175,500
W-28	502	193	42,869,086	222,120	200,000
<b>Total</b>	<b>13,350</b>	<b>5,741</b>	<b>\$1,104,594,086</b>	<b>\$192,404</b>	<b>N/A</b>

See 4b...

## Three Month Single-Family continued January to March 1997

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<b>Central</b>					
C-1	664	243	\$43,819,188	\$180,326	\$160,000
C-2	477	169	53,848,800	318,632	245,000
C-3	410	143	49,390,684	345,389	244,000
C-4	606	249	96,493,555	387,524	345,000
C-6	140	46	12,838,700	279,102	261,850
C-7	352	139	32,390,877	233,028	223,500
C-8	513	195	33,832,807	173,502	156,325
C-9	244	81	45,363,900	560,048	495,000
C-10	400	151	53,719,218	355,756	287,500
C-11	174	75	17,796,450	237,286	249,500
C-12	380	75	39,323,950	524,319	480,000
C-13	340	146	31,112,750	213,101	197,000
C-14	673	195	56,758,430	291,069	241,500
C-15	733	287	65,222,675	227,257	195,000
<b>Total</b>	<b>6,106</b>	<b>2,194</b>	<b>\$631,911,984</b>	<b>\$288,018</b>	<b>N/A</b>
<b>North</b>					
N-1	583	175	\$46,653,072	\$266,589	\$249,000
N-2	619	249	61,668,304	247,664	235,500
N-3	934	281	71,002,495	252,678	218,000
N-4	433	143	37,477,163	262,078	253,000
N-5	125	26	7,568,000	291,077	280,000
N-6	479	152	37,709,745	248,090	230,000
N-7	537	240	48,574,619	202,394	197,000
N-8	568	148	39,803,080	268,940	258,500
N-10	381	173	40,381,939	233,422	218,388
N-11	832	259	73,193,191	282,599	269,000
N-12	180	59	13,300,300	225,429	203,000
N-13	81	13	3,506,000	269,692	175,000
N-14	224	58	16,052,300	276,764	274,000
N-15	240	86	18,482,600	214,914	189,000
N-16	152	63	13,355,500	211,992	186,000
N-17	600	201	27,070,595	134,680	128,000
N-18	221	71	11,566,200	162,904	169,500
N-19	269	95	15,349,838	161,577	150,000
N-20	41	9	1,816,400	201,822	195,000
N-21	74	11	1,834,500	166,773	165,000
N-22	90	29	4,146,700	142,990	130,000
N-23	262	77	10,973,533	142,513	141,500
N-24	132	40	4,985,700	124,643	117,000
<b>Total</b>	<b>8,057</b>	<b>2,658</b>	<b>\$606,471,774</b>	<b>\$228,168</b>	<b>N/A</b>
<b>Grand Total</b>	<b>38,068</b>	<b>14,830</b>	<b>\$3,055,306,022</b>	<b>\$206,022</b>	<b>N/A</b>

Includes Re-runs:

East	3,882	West	4,666
Central	2,645	North	3,078









## Single-Family West Breakdown March 1997

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	10	423,000	334,250	8	187,281	177,500
W-2	26	252,447	217,750	27	182,619	170,000
W-3	48	153,387	146,500	17	167,559	157,000
W-4	27	189,817	175,500	10	148,150	152,750
W-5	9	222,333	212,500	24	197,925	195,000
W-6	34	181,056	175,000	2	194,000	194,000
W-7	27	268,737	230,000	1	162,000	162,000
W-8	75	365,059	345,000	4	212,875	215,000
W-9	31	252,872	247,500	2	190,250	190,250
W-10	42	200,143	194,000	3	167,933	168,900
W-12	51	274,849	235,000	4	186,125	184,750
W-13	58	305,807	262,500	12	168,783	168,750
W-14	26	260,688	252,500	4	177,475	180,250
W-15	7	229,550	245,000	13	186,608	185,000
W-16	62	254,674	228,350	24	175,579	175,500
W-17	-	-	-	-	-	-
W-18	11	171,182	187,000	21	163,394	165,000
W-19	74	245,867	237,500	6	190,625	186,500
W-20	100	237,795	225,750	33	176,305	177,500
W-21	67	286,712	270,000	5	172,400	175,000
W-22	2	357,000	357,000	-	-	-
W-23	138	197,767	188,250	26	155,587	152,500
W-24	82	195,691	192,750	34	164,468	166,000
W-25	6	170,000	167,750	-	-	-
W-26	1	190,000	190,000	-	-	-
W-27	45	206,167	195,000	-	-	-
W-28	60	258,229	217,250	5	128,800	123,500

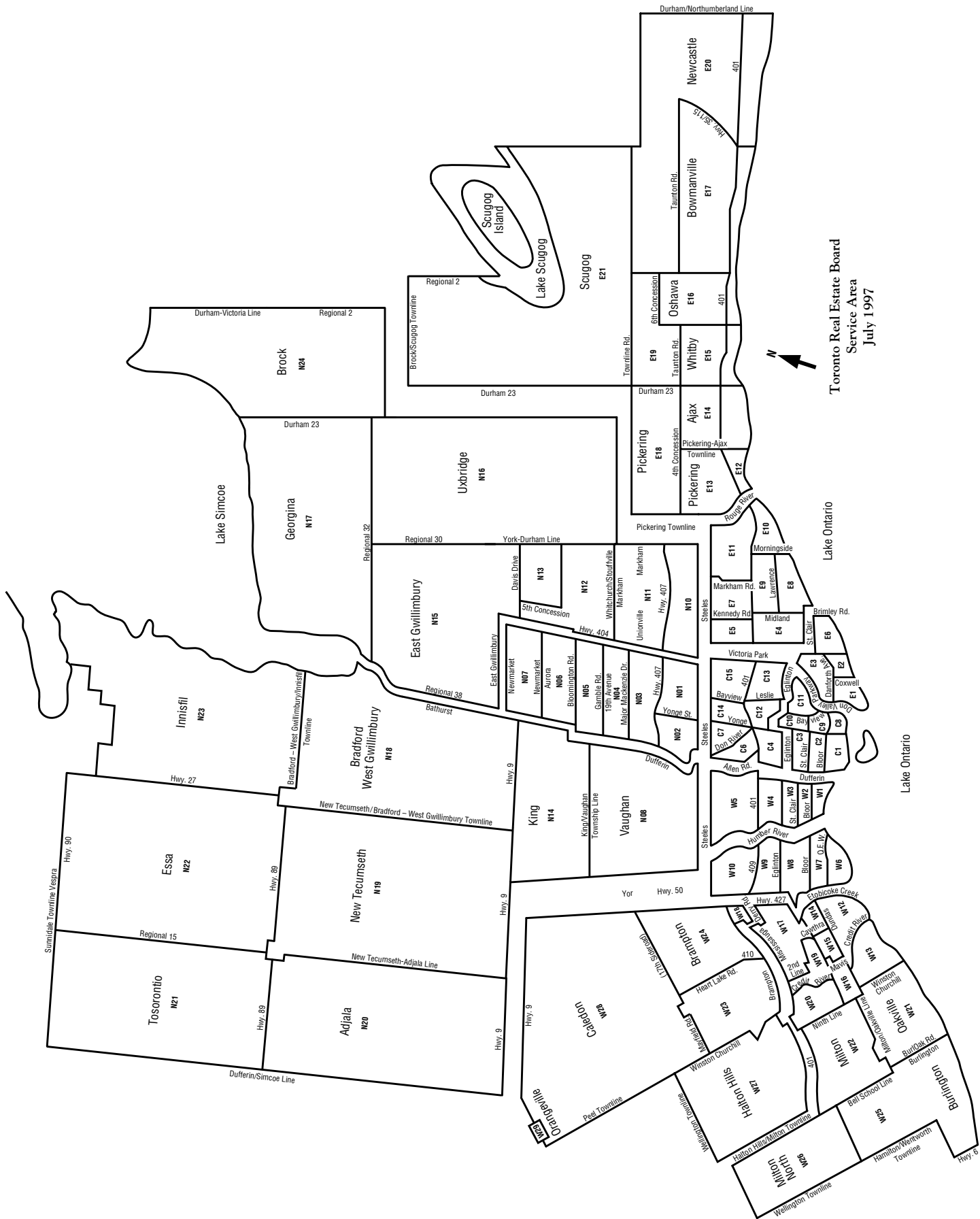
	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	11	153,098	138,000	-	-	-
W-2	-	-	-	6	184,850	185,150	-	-	-
W-3	-	-	-	9	104,278	97,000	-	-	-
W-4	-	-	-	14	101,918	97,400	-	-	-
W-5	11	111,891	113,500	35	78,720	76,000	-	-	-
W-6	-	-	-	17	255,253	199,900	-	-	-
W-7	5	242,167	253,110	1	146,000	146,000	-	-	-
W-8	5	168,500	189,000	27	130,637	128,000	-	-	-
W-9	4	216,550	215,000	20	123,020	77,500	-	-	-
W-10	14	120,446	119,725	31	90,760	88,000	1	183,000	183,000
W-12	9	142,589	141,000	15	133,460	128,000	-	-	-
W-13	16	132,169	135,000	8	116,975	103,950	-	-	-
W-14	9	144,333	163,500	7	116,343	95,000	8	213,612	216,000
W-15	14	150,757	142,000	87	114,229	111,000	2	176,250	176,250
W-16	24	149,858	152,000	9	138,267	116,000	6	187,733	181,950
W-17	-	-	-	-	-	-	-	-	-
W-18	10	109,300	116,000	4	82,600	81,950	-	-	-
W-19	13	151,119	154,000	35	141,121	125,000	1	185,000	185,000
W-20	43	143,316	139,500	2	109,500	109,500	2	172,000	172,000
W-21	11	145,864	152,000	8	170,163	160,750	1	187,000	187,000
W-22	-	-	-	-	-	-	-	-	-
W-23	16	120,938	118,500	13	121,408	125,500	8	171,250	170,000
W-24	29	125,117	121,000	33	105,215	98,000	2	170,000	170,000
W-25	2	112,500	112,500	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	8	130,174	126,200	4	120,725	124,950	2	141,250	141,250
W-28	3	93,667	87,000	-	-	-	-	-	-

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	1	204,000	204,000	-	-	-	-	-	-
W-2	3	159,667	170,000	1	85,000	85,000	-	-	-
W-3	1	133,500	133,500	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	-	-	-	-	-	-
W-6	-	-	-	1	67,000	67,000	-	-	-
W-7	1	243,000	243,000	-	-	-	-	-	-
W-8	-	-	-	-	-	-	-	-	-
W-9	-	-	-	1	90,000	90,000	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-	-
W-14	1	178,000	178,000	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	3	165,600	167,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	7	187,914	182,500	-	-	-	-	-	-
W-20	7	170,429	168,500	-	-	-	1	180,000	180,000
W-21	7	241,964	180,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	36	152,338	153,250	-	-	-	-	-	-
W-24	8	151,038	158,950	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	156,500	156,500	-	-	-	-	-	-
W-28	3	150,500	158,000	-	-	-	-	-	-

# 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	47,100	39,273	9,902,240,806	210,238	203,028
<b>1996</b>					
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
August	5,104	4,372	1,050,637,385	205,846	197,622
September	4,848	4,123	976,472,171	201,417	195,486
October	6,281	5,398	1,282,350,382	204,163	199,882
November	6,959	5,878	1,424,064,031	204,636	195,801
December	5,012	4,127	1,037,995,827	207,102	196,016
<b>TOTAL</b>	<b>65,760</b>	<b>55,779</b>	<b>13,497,191,369</b>	<b>205,249</b>	<b>198,150</b>
<b>1997</b>					
January	4,979	4,080	1,057,416,009	212,375	198,798
February	6,140	5,200	1,287,100,706	209,625	207,221
March	6,545	5,550	1,407,362,108	215,028	210,207
<b>TOTAL</b>	<b>17,664</b>	<b>14,830</b>	<b>3,751,878,823</b>	<b>212,402</b>	<b>206,022</b>

\* 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."