

Market Watch

For Further Information: 443-8152

November, 1998

TREB cautiously optimistic about market

TORONTO - Tuesday, December 1, 1998 — The Toronto Real Estate Board is anticipating a strong spring real estate market, said TREB President-Elect, Bill Palander. He explained that while present sales volumes are slightly lower than this time last year selling prices are continuing to rise.

"The Greater Toronto Area real estate market is moving along at a steady pace, said Mr. Palander. "Although November is traditionally a slow period in real estate we are showing an increase in the average and median selling prices over last year."

In November, TREB Members reported 3,905 sales of single-family dwellings throughout the GTA. This is down 17 per cent from the 4,688 sales recorded in October and down 7 per cent from the 4,185 recorded last November.

A small dip occurred in November's average selling price, down 2 per cent, to \$214,465 from \$217,908 recorded in October. However, this was still up 1 per cent from the \$212,127 recorded in November of 1997.

The median price rose marginally in November from October's \$185,000 to \$186,000. This is an increase of 2 per cent over the \$182,250 recorded at this time last year.

At 18,047, active listings continued to fall in November, down 7 per cent from the

19,440 recorded in October and down marginally from the 18,131 recorded in November of 1997. This can be partly attributed to a relatively strong fall market that cleared out a lot of existing inventory.

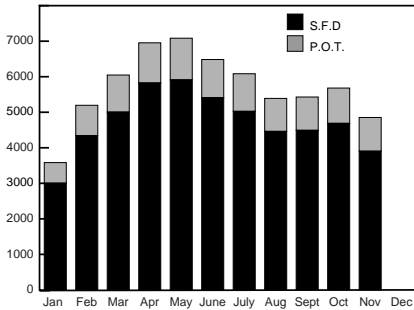
"We look forward to continuing steady growth in the GTA market with no great changes in the foreseeable future," said Mr. Palander.

TREB's 3,905 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$837,486,257, and averaged \$214,465. The median price was \$186,000.

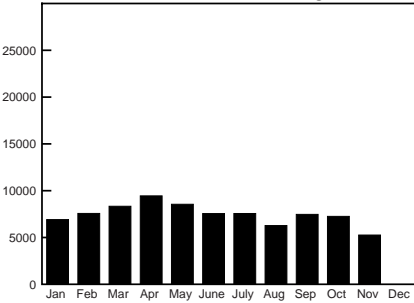
Breaking down the total 1,446 sales were reported in TREB's 28 West districts and averaged \$200,044; 624 sales were reported in the 14 Central districts and averaged \$295,209; 699 sales were reported in the 23 North districts and averaged \$233,317; and 1,136 sales were reported in TREB's 21 East districts and averaged \$176,869.

In addition to the sales of single-family dwellings, TREB Members reported 948 sales of properties of other types (P.O.T.) during November moving the total to 4,853. The dollar volume for properties of all types (P.A.T.) was \$1,076,535,860, and the average price was \$221,829.

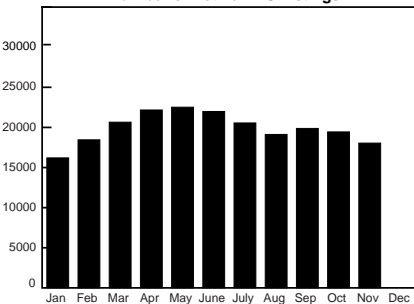
Number of MLS Sales



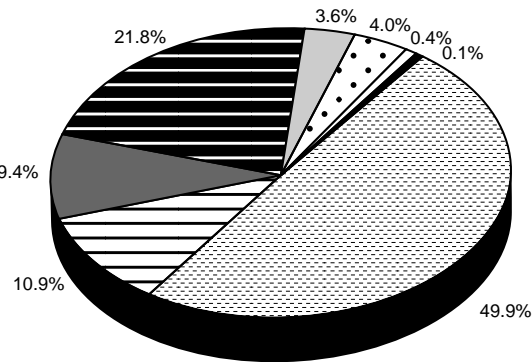
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	1,949	\$232,000
Semi Detached	424	180,000
Condo T.H.	369	149,000
Condo Apt.	850	129,000
Link	140	183,000
Attached/Row	156	168,750
Co-op Apt.	14	105,000
Detached Condo	3	136,000

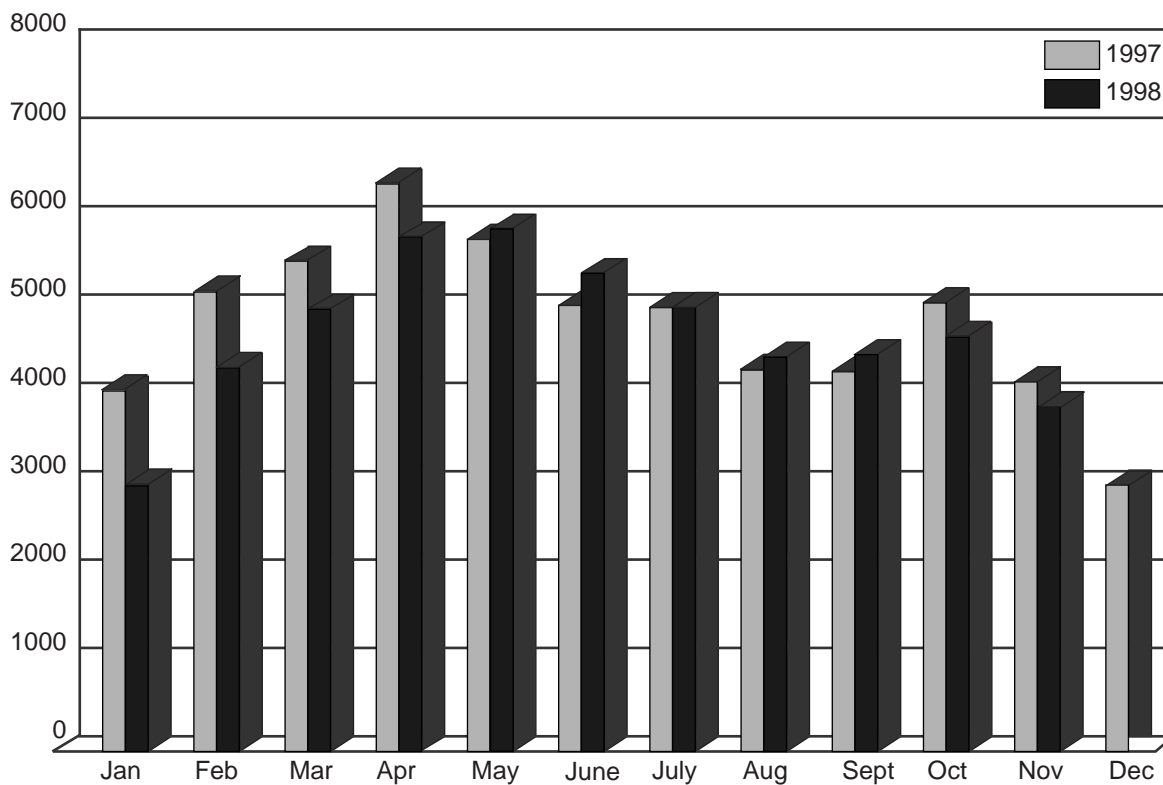
Housing Market Indicators

	November 1997	November 1998	% Change
Sales*	4,185	3,905	(-7%)
New Listings*	5,298	5,263	(-1%)
Active Listings**	18,131	18,047	(-)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — November

<u>Price Range</u>	<u>Total S.F.D.</u>	<u>Condo Apt.</u>	<u>Condo T.H.</u>
Up to \$90,000	158 (4.0)	108 (12.7)	22 (6.0)
90,001 to 110,000	200 (5.1)	141 (16.6)	28 (7.6)
110,001 to 120,000	163 (4.2)	91 (10.7)	25 (6.8)
120,001 to 130,000	188 (4.8)	100 (11.8)	26 (7.1)
130,001 to 140,000	191 (4.9)	82 (9.7)	47 (12.7)
140,001 to 150,000	219 (5.6)	60 (7.1)	45 (12.2)
150,001 to 160,000	221 (5.7)	42 (4.9)	46 (12.5)
160,001 to 170,000	244 (6.2)	40 (4.7)	43 (11.6)
170,001 to 180,000	239 (6.1)	24 (2.8)	21 (5.7)
180,001 to 190,000	241 (6.2)	31 (3.7)	16 (4.3)
190,001 to 200,000	181 (4.6)	20 (2.3)	13 (3.5)
200,001 to 225,000	409 (10.5)	34 (4.0)	20 (5.4)
225,001 to 250,000	338 (8.7)	23 (2.7)	4 (1.1)
250,001 to 300,000	385 (9.9)	22 (2.6)	9 (2.4)
300,001 to 400,000	309 (7.9)	19 (2.2)	2 (0.5)
400,001 to 500,000	107 (2.7)	7 (0.8)	1 (0.3)
500,001 to 750,000	84 (2.2)	5 (0.6)	1 (0.3)
750,000 to 1,000,000	16 (0.4)	— (—)	— (—)
1,000,001 to 1,500,000	9 (0.2)	— (—)	— (—)
Over 1,500,000	3 (0.1)	1 (0.1)	— (—)
TOTAL	3,905 100.0	850* 100.0	369** 100.0

* 850 condominium apartments sold for \$125,858,194, averaging \$148,068

** 369 condominium townhouses sold for \$56,554,259, averaging \$153,263.

Market Watch

Single-Family Residential November 1998

<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>
East						
E-1	156	94	55	\$10,340,975	\$188,018	\$174,000
E-2	155	93	54	14,225,821	263,441	229,250
E-3	258	137	105	19,723,850	187,846	168,000
E-4	89	40	53	7,848,500	148,085	150,000
E-5	245	139	93	16,364,550	175,963	165,000
E-6	91	50	31	6,427,400	207,335	181,000
E-7	240	138	72	13,339,380	185,269	184,900
E-8	169	91	77	12,900,100	167,534	155,000
E-9	137	57	50	7,601,900	152,038	157,000
E-10	115	61	41	8,302,800	202,507	204,000
E-11	156	85	72	11,234,551	156,035	158,500
E-12	45	17	13	2,527,900	194,454	173,000
E-13	210	107	64	12,538,799	195,919	189,000
E-14	224	118	85	14,492,200	170,496	170,000
E-15	206	109	52	9,249,600	177,877	172,000
E-16	358	184	102	14,034,400	137,592	132,000
E-17	193	90	69	10,312,335	149,454	147,000
E-18	14	7	3	913,000	304,333	310,000
E-19	23	13	5	1,189,000	237,800	240,000
E-20	25	13	18	3,233,400	179,633	178,000
E-21	57	31	22	4,123,200	187,418	165,000
Total	3,166	1,674	1,136	\$200,923,661	\$176,869	\$167,000
West						
W-1	66	39	22	\$5,941,000	\$270,045	\$241,000
W-2	96	57	37	8,232,615	222,503	222,000
W-3	137	76	57	8,782,400	154,077	158,000
W-4	100	50	42	6,922,800	164,829	146,750
W-5	207	117	53	7,817,299	147,496	121,900
W-6	135	81	42	8,692,600	206,967	196,500
W-7	101	54	29	8,552,500	294,914	320,000
W-8	200	121	76	23,905,780	314,550	263,000
W-9	84	40	39	6,901,900	176,972	183,000
W-10	216	111	81	12,466,150	153,903	134,500
W-12	184	102	60	12,968,600	216,143	201,500
W-13	204	123	56	12,955,405	231,347	193,250
W-14	105	62	37	7,189,900	194,322	191,000
W-15	214	110	82	11,161,050	136,110	126,000
W-16	174	108	68	14,604,450	214,771	188,250
W-17	-	-	-	-	-	-
W-18	35	17	25	4,178,800	167,152	167,000
W-19	371	222	105	21,610,900	205,818	200,000
W-20	398	221	106	22,514,600	212,402	200,500
W-21	95	53	21	4,897,121	233,196	231,000
W-22	11	6	2	359,000	179,500	179,500
W-23	462	265	142	26,532,238	186,847	178,250
W-24	332	170	135	23,647,200	175,164	164,900
W-25	18	9	3	470,000	156,667	123,500
W-26	2	1	-	-	-	-
W-27	118	58	57	12,989,650	227,889	208,000
W-28	99	49	35	9,114,200	260,406	223,000
W-29	66	26	34	5,855,800	172,229	164,750
Total	4,230	2,348	1,446	\$289,263,958	\$200,044	\$182,000

Market Watch

November 1998 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	289	161	83	\$18,157,528	\$218,765	\$170,000
C-2	178	116	46	16,393,600	356,383	254,500
C-3	129	78	41	16,204,400	395,229	342,000
C-4	254	165	59	21,194,300	359,225	322,000
C-6	43	29	14	4,237,518	302,680	310,009
C-7	150	94	44	9,839,700	223,630	215,750
C-8	184	119	67	11,827,917	176,536	164,000
C-9	94	68	30	15,353,000	511,767	367,500
C-10	175	108	46	15,766,601	342,752	293,250
C-11	80	44	29	6,363,150	219,419	242,500
C-12	129	85	22	15,511,200	705,055	536,500
C-13	100	61	40	8,572,200	214,305	195,500
C-14	211	139	51	13,256,688	259,935	205,000
C-15	227	133	52	11,532,349	221,776	205,000
Total	2,243	1,400	624	\$184,210,151	\$295,209	\$232,500
North						
N-1	170	98	48	\$11,675,138	\$243,232	\$212,750
N-2	230	150	60	15,039,950	250,666	241,500
N-3	378	258	67	18,117,851	270,416	226,000
N-4	158	102	37	9,787,200	264,519	263,000
N-5	31	21	5	1,488,999	297,800	330,000
N-6	152	97	47	10,819,800	230,209	209,000
N-7	163	81	68	13,742,177	202,091	181,500
N-8	239	148	60	16,899,300	281,655	264,000
N-10	128	67	40	9,298,888	232,472	220,250
N-11	332	226	77	21,447,650	278,541	266,000
N-12	63	41	10	2,814,000	281,400	220,750
N-13	31	15	3	540,000	180,000	159,000
N-14	63	35	12	3,458,000	288,167	282,500
N-15	55	31	11	2,307,400	209,764	212,000
N-16	66	47	19	4,438,177	233,588	212,000
N-17	144	75	50	7,850,800	157,016	148,750
N-18	57	27	9	1,504,000	167,111	170,000
N-19	45	20	24	4,050,750	168,781	152,500
N-20	12	9	4	950,000	237,500	222,500
N-21	15	8	8	1,288,400	161,050	148,950
N-22	16	9	7	815,300	116,471	127,500
N-23	86	42	18	2,717,107	150,950	155,500
N-24	53	34	15	2,037,600	135,840	108,000
Total	2,687	1,641	699	\$163,088,487	\$233,317	\$219,500
Grand Total	12,326	7,063	3,905	\$837,486,257	\$214,465	\$186,000

Listed includes Reruns: East (1,674-53%) West (2,348-55%) Central (1,400-62%) North (1,641-61%)

* Sales to Listings Ratio (SFD only): 31.7%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	46	97%
WEST	44	97%
CENTRAL	45	96%
NORTH	58	96%
TOTAL	47	97%

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

Market Watch

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Eleven Month Single-Family January to November 1998

<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	1,914	619	\$118,768,594	\$191,872	\$170,000
E-2	1,970	622	154,009,967	247,604	222,000
E-3	3,458	1,169	204,721,620	175,125	170,500
E-4	1,560	601	92,315,921	153,604	161,500
E-5	3,590	1,090	198,299,261	181,926	175,000
E-6	1,244	408	79,412,500	194,638	175,000
E-7	3,279	1,052	194,390,653	184,782	180,000
E-8	2,344	803	136,416,565	169,884	163,000
E-9	1,643	615	98,227,026	159,719	165,000
E-10	1,579	493	106,657,652	216,344	217,000
E-11	2,245	754	119,591,188	158,609	159,500
E-12	585	202	34,842,752	172,489	167,750
E-13	2,864	1,048	199,907,617	190,752	185,000
E-14	2,853	1,078	187,579,879	174,007	170,000
E-15	2,289	928	168,463,427	181,534	175,000
E-16	4,855	1,869	245,153,876	131,168	127,000
E-17	2,488	917	139,107,014	151,698	145,000
E-18	152	30	9,915,150	330,505	284,250
E-19	310	83	17,679,890	213,011	208,000
E-20	585	202	33,824,603	167,449	156,150
E-21	872	322	54,268,990	168,537	165,450
Total	42,679	14,905	\$2,593,554,145	\$174,006	N/A
<u>West</u>					
W-1	971	368	\$83,627,250	\$227,248	\$212,900
W-2	1,666	523	120,550,320	230,498	214,000
W-3	1,927	634	100,276,250	158,164	155,000
W-4	1,515	488	81,195,738	166,385	158,500
W-5	2,188	673	100,478,989	149,300	128,000
W-6	1,845	590	121,353,715	205,684	188,900
W-7	1,021	370	97,797,306	264,317	255,000
W-8	2,846	1,027	309,269,968	301,139	250,000
W-9	1,161	412	75,661,820	183,645	182,500
W-10	2,728	972	147,383,406	151,629	134,500
W-12	2,227	689	154,951,169	224,893	203,000
W-13	2,506	801	201,665,538	251,767	199,500
W-14	1,589	583	108,265,649	185,704	182,750
W-15	2,820	1,164	167,669,081	144,046	132,000
W-16	2,645	1,011	215,753,530	213,406	197,500
W-17	-	-	-	-	-
W-18	719	300	46,165,588	153,885	160,000
W-19	4,060	1,384	293,066,667	211,753	206,000
W-20	4,545	1,699	356,552,196	209,860	194,000
W-21	1,289	487	133,204,221	273,520	236,000
W-22	84	25	7,092,800	283,712	187,500
W-23	5,061	2,154	402,154,076	186,701	176,500
W-24	3,872	1,684	285,818,931	169,726	164,000
W-25	220	69	14,546,200	210,814	182,000
W-26	22	4	1,108,500	277,125	247,500
W-27	1,291	582	118,657,465	203,879	192,000
W-28	1,500	490	132,843,500	271,109	242,500
W-29	972	427	67,016,799	156,948	148,875
Total	53,290	19,610	\$3,944,126,672	\$201,128	N/A

See 4b...

Market Watch

4b

Eleven Month Single-Family continued January to November 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
Central					
C-1	3,401	1,033	\$208,101,590	\$201,454	\$170,000
C-2	2,134	576	210,115,771	364,784	267,750
C-3	1,724	475	209,371,006	440,781	285,375
C-4	2,736	912	355,444,043	389,741	350,000
C-6	566	150	45,548,668	303,658	265,500
C-7	2,045	592	143,850,554	242,991	231,825
C-8	2,455	781	145,144,985	185,845	161,000
C-9	1,021	265	154,881,375	584,458	473,000
C-10	1,739	576	230,219,329	399,686	323,811
C-11	867	325	80,790,808	248,587	255,000
C-12	1,659	292	195,220,193	668,562	535,000
C-13	1,364	500	115,069,160	230,138	212,250
C-14	2,516	558	162,856,518	291,858	250,000
C-15	2,993	886	206,871,981	233,490	208,800
Total	27,220	7,921	\$2,463,485,981	\$311,007	N/A
North					
N-1	2,312	698	\$185,705,639	\$266,054	\$239,350
N-2	2,906	783	207,600,857	265,135	246,500
N-3	3,826	829	231,994,011	279,848	243,500
N-4	2,004	519	141,930,705	273,470	270,000
N-5	426	79	27,927,799	353,516	305,000
N-6	1,792	583	149,094,348	255,736	230,000
N-7	2,143	900	186,806,082	207,562	195,500
N-8	2,543	658	182,331,925	277,100	265,000
N-10	1,774	655	152,259,417	232,457	220,000
N-11	3,983	922	268,042,592	290,719	274,000
N-12	702	179	49,092,060	274,257	234,000
N-13	405	73	23,060,250	315,894	232,000
N-14	686	155	50,421,390	325,299	286,250
N-15	697	250	54,134,868	216,539	208,500
N-16	792	233	52,755,377	226,418	209,500
N-17	2,342	741	111,050,562	149,866	139,000
N-18	883	253	45,297,900	179,043	170,000
N-19	1,062	403	66,689,500	165,483	152,000
N-20	193	57	12,058,200	211,547	197,000
N-21	220	75	11,096,050	147,947	144,750
N-22	355	124	17,805,500	143,593	138,000
N-23	1,021	299	44,796,315	149,820	144,500
N-24	712	168	22,361,625	133,105	120,000
Total	33,779	9,636	\$2,294,312,972	\$238,098	N/A
Grand Total	156,968	52,072	\$11,295,479,770	\$216,920	NA

Includes Re-runs:

East	19,898	West	24,225
Central	13,917	North	16,722

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

Market Watch

Single-Family Central Breakdown November 1998

	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>
C-1	1	545,000	545,000	7	326,143	335,000
C-2	12	558,917	464,500	15	280,613	225,000
C-3	27	469,589	449,900	9	284,444	216,000
C-4	49	386,691	336,000	5	273,690	287,000
C-6	13	310,501	318,000	1	201,000	201,000
C-7	18	287,092	274,750	1	230,100	230,100
C-8	-	-	-	7	239,786	238,000
C-9	11	749,000	625,000	4	366,250	333,000
C-10	19	456,816	375,000	9	283,778	260,400
C-11	12	364,458	342,500	3	271,467	283,900
C-12	20	748,360	574,000	-	-	-
C-13	11	304,364	275,000	4	212,750	215,000
C-14	17	417,665	347,000	1	450,000	450,000
C-15	14	369,143	344,500	9	221,978	216,000

	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>
C-1	5	191,300	195,000	67	204,972	165,000	-	-	-
C-2	-	-	-	17	299,965	259,000	-	-	-
C-3	-	-	-	2	303,750	303,750	-	-	-
C-4	-	-	-	4	207,375	207,250	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	2	173,000	173,000	22	175,952	170,025	-	-	-
C-8	1	210,000	210,000	54	160,850	147,450	-	-	-
C-9	2	483,750	483,750	6	489,417	311,250	-	-	-
C-10	6	222,083	210,250	10	264,960	215,500	-	-	-
C-11	2	113,000	113,000	12	79,104	81,500	-	-	-
C-12	2	272,000	272,000	-	-	-	-	-	-
C-13	2	223,450	223,450	22	168,832	162,000	1	212,000	212,000
C-14	4	231,222	245,000	29	164,879	153,000	-	-	-
C-15	15	161,767	165,000	12	123,254	110,750	1	186,000	186,000

	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>
C-1	3	213,300	235,000	-	-	-	-	-	-
C-2	2	189,000	189,000	-	-	-	-	-	-
C-3	-	-	-	3	119,333	125,000	-	-	-
C-4	-	-	-	1	48,500	48,500	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	225,000	225,000	-	-	-	-	-	-
C-8	5	250,700	235,000	-	-	-	-	-	-
C-9	2	385,000	385,000	5	195,000	235,000	-	-	-
C-10	2	275,500	275,500	-	-	-	-	-	-
C-11	-	-	-	-	-	-	-	-	-
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	-	-	-	-	-	-	-	-	-
C-15	1	275,000	275,000	-	-	-	-	-	-

Market Watch

Single-Family West Breakdown November 1998

	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	9	374,444	380,000	9	210,556	223,000
W-2	20	265,211	276,550	14	185,779	169,000
W-3	32	155,109	154,500	16	166,875	166,500
W-4	17	218,559	226,500	4	214,000	210,000
W-5	15	232,833	221,000	6	203,750	201,500
W-6	17	205,276	182,000	5	201,880	201,000
W-7	23	327,652	337,500	2	142,500	142,500
W-8	49	401,612	381,500	3	196,167	195,000
W-9	15	233,400	227,000	2	197,000	197,000
W-10	33	211,641	206,000	2	192,250	192,250
W-12	35	263,237	243,000	4	205,863	209,250
W-13	26	343,985	264,500	6	167,983	168,000
W-14	15	275,433	252,500	3	213,000	191,000
W-15	3	248,333	214,000	2	180,000	180,000
W-16	29	274,850	227,000	9	180,956	180,000
W-17	-	-	-	-	-	-
W-18	12	185,633	193,500	7	178,071	180,000
W-19	42	262,507	261,500	11	194,536	196,500
W-20	51	257,130	245,000	20	187,025	186,000
W-21	12	267,250	278,500	1	176,000	176,000
W-22	1	187,500	187,500	-	-	-
W-23	75	214,117	209,000	24	165,788	164,500
W-24	56	224,568	218,000	18	174,072	172,000
W-25	1	228,500	228,500	-	-	-
W-26	-	-	-	-	-	-
W-27	50	239,133	213,000	1	192,000	192,000
W-28	29	279,338	243,500	-	-	-
W-29	25	186,752	178,000	5	131,800	133,000

	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	-	-	-	3	158,667	145,000	-	-	-
W-2	-	-	-	-	-	-	-	-	-
W-3	-	-	-	7	125,271	133,900	-	-	-
W-4	2	174,500	174,500	18	99,294	100,400	-	-	-
W-5	7	107,571	105,500	24	95,888	97,500	-	-	-
W-6	1	289,000	289,000	16	222,156	208,000	-	-	-
W-7	-	-	-	2	109,250	109,250	-	-	-
W-8	3	145,000	138,000	20	148,265	129,000	-	-	-
W-9	3	182,967	182,500	19	129,368	108,000	-	-	-
W-10	7	127,700	131,000	37	107,246	104,000	1	186,000	186,000
W-12	7	152,571	154,000	14	133,132	125,250	-	-	-
W-13	12	135,408	130,000	11	111,182	92,000	-	-	-
W-14	10	119,790	111,000	9	135,722	118,000	-	-	-
W-15	7	153,214	153,500	70	128,336	122,000	-	-	-
W-16	22	162,509	157,000	6	173,750	122,750	1	200,000	200,000
W-17	-	-	-	-	-	-	-	-	-
W-18	5	122,740	117,000	1	91,000	91,000	-	-	-
W-19	19	171,926	170,000	23	135,678	128,000	2	216,500	216,500
W-20	30	164,298	155,500	3	123,833	122,500	-	-	-
W-21	3	154,040	147,121	3	172,333	159,000	1	193,000	193,000
W-22	-	-	-	-	-	-	1	171,500	171,500
W-23	12	139,725	137,400	8	129,644	128,500	4	171,450	170,950
W-24	27	132,422	127,000	25	114,152	108,900	3	178,667	181,000
W-25	2	120,750	120,750	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	3	135,333	110,000	2	130,000	130,000	1	175,000	175,000
W-28	1	164,000	164,000	-	-	-	-	-	-
W-29	-	-	-	1	111,000	111,000	1	137,000	137,000

	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	1	200,000	200,000	-	-	-	-	-	-
W-2	2	130,500	130,500	1	66,500	66,500	-	-	-
W-3	2	136,000	136,000	-	-	-	-	-	-
W-4	1	215,000	215,000	-	-	-	-	-	-
W-5	-	-	-	1	48,000	48,000	-	-	-
W-6	2	140,000	140,000	1	70,000	70,000	-	-	-
W-7	2	256,500	256,500	-	-	-	-	-	-
W-8	1	238,000	238,000	-	-	-	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	-	-	-	1	49,500	49,500	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	1	156,000	156,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	1	187,500	187,500	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	8	203,188	201,250	-	-	-	-	-	-
W-20	2	180,000	180,000	-	-	-	-	-	-
W-21	1	342,000	342,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	19	162,889	168,000	-	-	-	-	-	-
W-24	6	162,150	161,450	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	-	-	-	-	-	-	-	-	-
W-28	5	169,880	168,000	-	-	-	-	-	-
W-29	2	140,000	140,000	-	-	-	-	-	-

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	36,200	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
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997					
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
April	7,626	6,423	1,747,789,607	229,188	213,107
May	6,918	5,797	1,560,456,411	225,565	216,904
June	6,069	5,046	1,344,451,039	221,528	215,638
July	6,009	5,024	1,321,621,647	219,940	213,634
August	5,159	4,317	1,142,782,104	221,512	211,785
September	5,159	4,298	1,135,176,105	220,038	213,567
October	6,035	5,077	1,330,266,221	220,425	211,791
November	5,122	4,185	1,134,135,799	221,424	212,127
December	3,769	3,017	865,690,228	229,687	205,710
Total	69,530	58,014	15,334,247,984	220,541	211,307
1998					
January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
May	7,084	5,912	1,627,867,532	229,795	222,148
June	6,484	5,410	1,515,114,077	233,670	225,323
July	6,084	5,026	1,329,234,855	218,480	210,459
August	5,390	4,462	1,237,545,608	229,600	208,617
September	5,429	4,492	1,187,538,665	218,740	213,917
October	5,681	4,688	1,274,397,550	224,326	217,908
November	4,853	3,905	1,076,535,860	221,829	214,465
Total	62,786	52,072	14,150,170,852	225,371	216,920

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

