

Market Watch

For Further Information: 443-8150

April, 1999

Home Prices Break \$230,000 Mark

TORONTO -Friday, April 30, 1999 —
 "The Toronto area average resale home price reached \$233,053 in April," TREB President Bill Palander reported today, "that's the highest level in nearly eight years, and good news for potential sellers."

The \$233,053 figure was a 2 per cent increase from the \$227,174 recorded in March, and up 5 per cent from last April's \$222,194. Palander went on to note that the year-to-date average was \$225,893, an increase of only 4 per cent from the first four months of 1998. "This is certainly a healthy advance, though nothing like the unsustainable 20 and 30 per cent increases that were routine through the late 80's real estate boom. Both buyers and sellers are being more careful this cycle, which is good for the long term health of the market."

Meanwhile, a near-record 6,594 single-family dwellings changed hands, up 14 per cent from the 5,795 recorded in March, and up 13 per cent from the 5,825 seen in April of

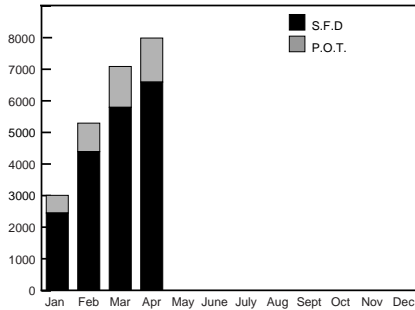
'98. The median price also rose, to \$198,000 from March's \$192,000.

Breaking down the total 2,457 sales were reported in TREB's 28 West districts and averaged \$213,622; 991 sales were reported in the 14 Central districts and averaged \$351,540; 1,259 sales were reported in the 23 North districts and averaged \$251,344; and 1,887 sales were reported in TREB's 21 East districts and averaged \$183,925.

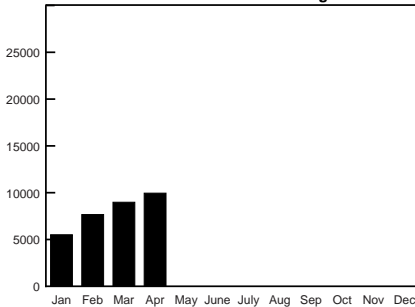
Neighbourhood Corner The Annex

Spring has been good to the Annex this year. With 21 free-hold transactions recorded (detached, semi-detached and row), the sales pace was nearly triple that of 1998. The average price was \$515,419, and the time-on-market only 20 days, just over half the city-wide figure. Fully a third of the homes sold for more than their asking price.

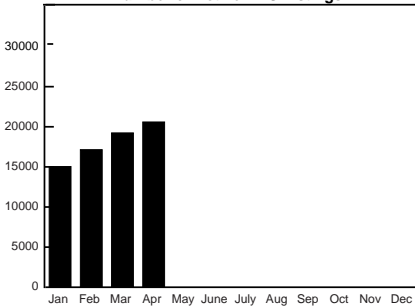
Number of MLS Sales



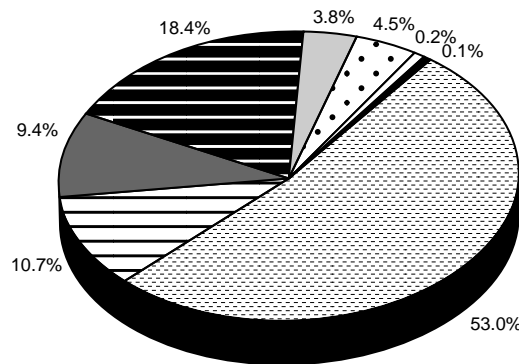
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	3,492	\$241,000
Semi Detached	707	191,500
Condo T.H.	619	155,000
Condo Apt.	1,214	135,000
Link	249	185,100
Attached/Row	298	178,500
Co-op Apt.	11	96,000
Detached Condo	4	182,250

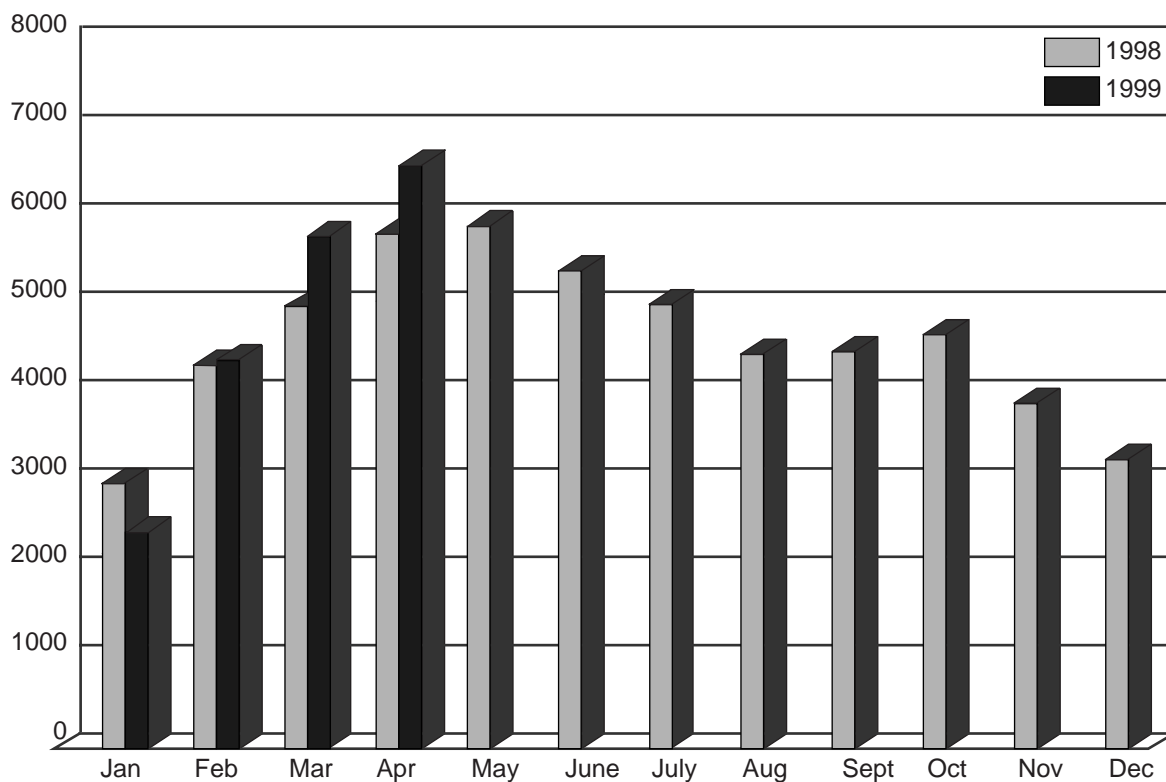
Housing Market Indicators

	April 1998	April 1999	% Change
Sales*	5,825	6,594	(+13%)
Sales (P.O.T.)	1,129	1,394	(+23%)
New Listings*	9,447	9,951	(+5%)
Active Listings**	22,174	20,599	(-7%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

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	185 (2.8)	124 (10.2)	24 (3.9)
90,001 to 110,000	285 (4.3)	176 (14.5)	32 (5.2)
110,001 to 120,000	218 (3.3)	123 (10.1)	32 (5.2)
120,001 to 130,000	281 (4.3)	140 (11.5)	47 (7.6)
130,001 to 140,000	308 (4.7)	110 (9.1)	82 (13.2)
140,001 to 150,000	286 (4.3)	91 (7.5)	65 (10.5)
150,001 to 160,000	333 (5.1)	58 (4.8)	79 (12.8)
160,001 to 170,000	380 (5.8)	55 (4.5)	68 (11.0)
170,001 to 180,000	363 (5.5)	52 (4.3)	46 (7.4)
180,001 to 190,000	405 (6.1)	49 (4.1)	40 (6.5)
190,001 to 200,000	330 (5.0)	35 (2.9)	24 (3.9)
200,001 to 225,000	720 (10.9)	45 (3.7)	38 (6.1)
225,001 to 250,000	632 (9.6)	52 (4.3)	15 (2.4)
250,001 to 300,000	765 (11.6)	49 (4.0)	16 (2.6)
300,001 to 400,000	597 (9.1)	26 (2.1)	8 (1.3)
400,001 to 500,000	227 (3.4)	16 (1.3)	1 (0.1)
500,001 to 750,000	190 (2.9)	9 (0.7)	2 (0.3)
750,000 to 1,000,000	49 (0.7)	2 (0.2)	— (—)
1,000,001 to 1,500,000	31 (0.5)	— (—)	— (—)
Over 1,500,000	9 (0.1)	2 (0.2)	— (—)
TOTAL	6,594 100.0	1,214* 100.0	619** 100.0

* 1,214 condominium apartments sold for \$193,864,213, averaging \$159,690

** 619 condominium townhouses sold for \$99,511,210, averaging \$160,761.

**Single-Family Residential
April 1999**

<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	216	82	87	\$18,467,149	\$212,266	\$190,000
E-2	216	92	73	20,172,550	276,336	244,000
E-3	408	177	175	30,739,822	175,656	170,000
E-4	183	69	88	14,665,509	166,654	176,250
E-5	373	185	148	29,000,450	195,949	177,500
E-6	174	83	42	8,815,600	209,895	183,750
E-7	320	145	135	25,997,948	192,577	190,000
E-8	321	151	88	16,977,300	192,924	188,500
E-9	220	94	81	13,530,280	167,040	174,500
E-10	192	99	67	14,611,890	218,088	213,000
E-11	251	122	76	12,793,590	168,337	166,450
E-12	77	39	27	4,557,625	168,801	168,000
E-13	383	193	139	28,897,893	207,899	195,000
E-14	298	144	99	18,128,000	183,111	176,000
E-15	366	170	130	24,217,450	186,288	175,000
E-16	627	307	229	30,970,481	135,242	131,000
E-17	266	108	125	19,767,960	158,144	145,000
E-18	26	12	5	1,483,400	296,680	290,000
E-19	49	30	13	2,358,500	181,423	164,000
E-20	55	18	23	4,138,400	179,930	163,500
E-21	111	48	37	6,774,050	183,082	164,000
Total	5,132	2,368	1,887	\$347,065,847	\$183,925	\$173,000
<u>West</u>						
W-1	122	64	43	\$10,907,500	\$253,663	\$215,000
W-2	244	131	76	19,335,110	254,409	247,500
W-3	231	108	74	11,552,588	156,116	155,000
W-4	222	109	66	11,754,900	178,105	175,500
W-5	232	89	83	11,954,300	144,028	122,500
W-6	236	116	77	16,260,800	211,179	204,500
W-7	121	60	43	11,383,100	264,723	260,000
W-8	301	152	126	37,212,700	295,339	261,000
W-9	124	57	54	10,436,588	193,270	189,500
W-10	327	167	123	19,383,451	157,589	138,000
W-12	228	98	88	23,467,000	266,670	231,500
W-13	310	162	95	29,270,755	308,113	244,800
W-14	203	95	76	14,085,300	185,333	187,000
W-15	348	157	132	19,972,830	151,309	136,000
W-16	324	164	110	27,560,650	250,551	219,000
W-17	-	-	-	-	-	-
W-18	116	60	23	3,706,400	161,148	158,700
W-19	490	218	188	43,800,266	232,980	225,500
W-20	671	338	256	56,038,738	218,901	205,500
W-21	187	103	60	16,370,400	272,840	232,450
W-22	6	3	1	205,000	205,000	205,000
W-23	673	305	261	50,873,950	194,919	185,000
W-24	524	222	221	38,121,214	172,494	170,000
W-25	28	16	8	1,804,900	225,613	170,750
W-26	1	-	-	-	-	-
W-27	149	48	61	13,548,150	222,101	205,250
W-28	216	102	65	18,340,500	282,162	253,000
W-29	113	48	47	7,521,371	160,029	155,000
Total	6,747	3,192	2,457	\$524,868,461	\$213,622	\$194,000

See 3b...

Market Watch

April 1999 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	388	190	131	\$27,270,888	\$208,175	\$186,000
C-2	257	132	71	32,279,207	454,637	325,000
C-3	174	92	48	25,629,801	533,954	392,000
C-4	374	199	104	46,132,003	443,577	407,650
C-6	61	34	20	6,716,275	335,814	295,000
C-7	198	108	62	15,017,200	242,213	239,500
C-8	241	114	83	19,671,750	237,009	197,000
C-9	125	77	49	32,558,200	664,453	575,000
C-10	220	127	56	22,811,708	407,352	332,500
C-11	114	61	50	14,288,550	285,771	282,450
C-12	220	128	48	35,202,900	733,394	610,500
C-13	142	69	63	15,534,788	246,584	263,500
C-14	311	162	77	20,968,761	272,322	247,500
C-15	373	185	129	34,294,550	265,849	240,000
Total	3,198	1,678	991	\$348,376,581	\$351,540	\$271,000
North						
N-1	347	190	89	\$23,793,907	\$267,347	\$257,000
N-2	332	174	103	32,307,200	313,662	273,000
N-3	491	281	124	39,420,450	317,907	270,000
N-4	257	155	68	19,050,790	280,159	274,250
N-5	40	26	9	3,051,300	339,033	278,800
N-6	268	158	65	18,297,800	281,505	239,900
N-7	272	123	118	25,746,599	218,192	209,500
N-8	486	291	101	28,283,377	280,033	275,000
N-10	198	92	63	14,892,888	236,395	232,500
N-11	610	360	142	39,569,350	278,657	268,000
N-12	105	59	26	6,824,290	262,473	227,000
N-13	52	36	10	3,741,500	374,150	323,000
N-14	88	46	20	7,284,500	364,225	342,500
N-15	102	62	34	7,137,800	209,935	194,750
N-16	66	33	28	6,921,000	247,179	237,000
N-17	285	138	84	12,437,680	148,068	139,450
N-18	93	44	40	7,054,000	176,350	172,000
N-19	132	60	42	7,100,550	169,061	150,700
N-20	18	5	6	1,375,250	229,208	206,625
N-21	14	2	6	869,350	144,892	145,000
N-22	56	21	21	2,926,299	139,348	140,000
N-23	157	52	35	5,077,290	145,065	143,000
N-24	87	36	25	3,279,000	131,160	125,000
Total	4,556	2,444	1,259	\$316,442,170	\$251,344	\$228,000
Grand Total	19,633	9,682	6,594	\$1,536,753,059	\$233,053	\$198,000

Listed includes Reruns: East (2,368-46%) West (3,192-47%) Central (1,678-52%) North (2,444-54%)

* Sales to Listings Ratio (SFD only): 33.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	36	97%
WEST	38	97%
CENTRAL	36	98%
NORTH	48	97%
TOTAL	39	97%

* 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 1999

<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	691	254	\$52,051,498	\$204,927	\$187,750
E-2	625	218	55,403,279	254,143	233,000
E-3	1,271	453	79,153,381	174,732	175,000
E-4	547	233	37,131,636	159,363	167,000
E-5	1,088	390	74,333,543	190,599	183,000
E-6	500	130	25,537,506	196,442	177,250
E-7	999	363	67,749,661	186,638	185,500
E-8	924	265	48,716,200	183,835	172,900
E-9	667	214	35,076,730	163,910	168,000
E-10	635	194	42,978,940	221,541	217,000
E-11	781	264	42,319,040	160,299	161,750
E-12	226	87	14,282,725	164,169	168,000
E-13	1,194	395	78,648,853	199,111	190,000
E-14	1,025	376	67,558,479	179,677	175,000
E-15	1,094	360	66,605,290	185,015	175,000
E-16	1,996	695	92,217,485	132,687	130,000
E-17	908	374	57,620,610	154,066	146,000
E-18	69	12	3,784,400	315,367	289,000
E-19	151	29	5,730,700	197,610	178,900
E-20	173	55	9,306,700	169,213	159,000
E-21	340	94	16,717,050	177,841	166,500
Total	15,904	5,455	\$972,923,706	\$178,354	N/A
<u>West</u>					
W-1	414	140	\$35,175,950	\$251,257	\$226,000
W-2	732	197	49,441,415	250,972	240,010
W-3	729	207	33,136,476	160,080	157,000
W-4	639	203	34,197,030	168,458	168,000
W-5	849	267	39,435,400	147,698	125,500
W-6	733	222	47,358,100	213,325	195,000
W-7	353	126	32,840,175	260,636	252,937
W-8	1,021	354	106,288,006	300,249	257,000
W-9	421	147	26,769,026	182,102	165,000
W-10	1,116	348	53,490,161	153,707	136,750
W-12	742	268	66,990,600	249,965	212,000
W-13	997	288	79,357,305	275,546	220,000
W-14	638	204	38,234,577	187,424	184,550
W-15	1,116	410	59,598,949	145,363	134,500
W-16	1,011	343	81,452,410	237,471	206,000
W-17	4	-	-	-	-
W-18	308	86	12,945,350	150,527	143,750
W-19	1,619	554	125,332,749	226,232	218,500
W-20	2,209	730	157,253,474	215,416	198,000
W-21	594	151	37,982,836	251,542	223,500
W-22	22	7	1,268,400	181,200	182,900
W-23	2,156	804	154,031,264	191,581	183,250
W-24	1,664	672	116,839,943	173,869	167,250
W-25	98	31	7,217,747	232,831	178,702
W-26	2	3	900,000	300,000	305,000
W-27	493	227	48,056,050	211,701	195,000
W-28	683	195	54,096,601	277,418	254,000
W-29	335	131	20,630,721	157,486	152,700
Total	21,698	7,315	\$1,520,320,715	\$207,836	N/A

**Four Month Single-Family continued
January to April 1999**

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>Central</u>					
C-1	1,191	379	\$80,051,984	\$211,219	\$184,000
C-2	857	194	78,001,624	402,070	286,500
C-3	602	154	69,068,522	448,497	326,500
C-4	1,118	313	135,819,138	433,927	398,000
C-6	224	62	19,900,475	320,975	285,500
C-7	689	202	50,219,300	248,610	239,500
C-8	810	292	58,214,396	199,364	180,000
C-9	426	129	85,366,797	661,758	545,000
C-10	743	212	88,501,726	417,461	336,062
C-11	325	133	36,821,550	276,854	256,000
C-12	647	115	83,258,788	723,989	577,500
C-13	474	155	35,859,483	231,352	215,000
C-14	950	205	59,186,889	288,717	253,000
C-15	1,118	361	90,710,330	251,275	217,500
Total	10,174	2,906	\$970,981,002	\$334,130	N/A
<u>North</u>					
N-1	913	228	\$60,618,857	\$265,872	\$228,000
N-2	1,122	312	93,215,518	298,768	260,000
N-3	1,602	391	111,061,936	284,046	242,500
N-4	795	190	53,579,740	281,999	280,000
N-5	165	33	10,627,700	322,052	283,000
N-6	957	218	61,410,175	281,698	235,000
N-7	949	345	74,647,119	216,368	208,000
N-8	1,458	256	68,613,584	268,022	260,650
N-10	575	209	49,645,814	237,540	228,000
N-11	1,860	368	103,868,959	282,253	268,500
N-12	287	58	15,845,845	273,204	235,000
N-13	176	29	10,223,260	352,526	305,000
N-14	304	56	19,345,500	345,455	320,000
N-15	309	90	20,753,778	230,598	215,000
N-16	261	78	18,444,500	236,468	230,500
N-17	937	218	31,881,468	146,245	142,115
N-18	352	120	21,111,059	175,925	170,500
N-19	397	118	20,158,650	170,836	158,000
N-20	50	17	3,539,750	208,221	197,000
N-21	63	16	2,456,950	153,559	151,250
N-22	148	44	6,157,049	139,933	136,500
N-23	410	99	13,992,090	141,334	136,900
N-24	245	62	8,728,000	140,774	126,500
Total	14,335	3,555	\$879,927,301	\$247,518	N/A
Grand Total	62,111	19,231	\$4,344,152,724	\$225,893	N/A

Includes Re-runs:

East	7,187	West	10,059
Central	5,277	North	7,484

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

Market Watch

Single-Family West Breakdown April 1999

	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	14	389,321	338,000	15	211,133	215,000
W-2	36	300,299	295,000	31	215,339	215,000
W-3	45	160,158	165,000	18	159,667	157,500
W-4	33	224,000	212,000	2	148,000	148,000
W-5	12	232,367	218,950	18	205,500	203,000
W-6	39	201,718	201,000	4	191,500	192,000
W-7	34	280,562	270,000	-	-	-
W-8	71	391,300	332,000	2	230,100	230,100
W-9	20	288,658	262,250	4	197,500	197,500
W-10	48	219,748	215,000	2	194,500	194,500
W-12	53	340,325	287,000	7	200,500	200,000
W-13	62	387,231	312,000	11	182,869	178,000
W-14	20	258,270	267,000	8	203,188	207,500
W-15	13	279,523	256,000	7	194,143	185,000
W-16	63	301,023	244,900	23	191,726	194,500
W-17	-	-	-	-	-	-
W-18	7	216,429	213,000	5	173,340	175,000
W-19	93	285,633	268,000	14	210,429	214,000
W-20	124	267,133	253,400	48	193,565	194,000
W-21	38	297,950	269,000	2	221,750	221,750
W-22	1	205,000	205,000	-	-	-
W-23	148	218,543	210,500	36	171,931	170,500
W-24	82	215,870	209,500	35	181,386	183,000
W-25	5	276,600	181,500	1	150,900	150,900
W-26	-	-	-	-	-	-
W-27	50	238,493	217,500	2	161,750	161,750
W-28	59	290,508	265,000	1	191,500	191,500
W-29	29	184,041	166,500	9	135,267	136,000

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	2	184,000	184,000	11	161,727	175,000	-	-	-
W-2	-	-	-	6	220,167	211,000	-	-	-
W-3	-	-	-	10	134,250	132,000	-	-	-
W-4	-	-	-	25	112,440	120,000	-	-	-
W-5	16	120,556	120,250	35	93,114	94,000	-	-	-
W-6	1	545,000	545,000	30	219,330	207,500	-	-	-
W-7	2	255,500	255,500	4	179,000	144,500	-	-	-
W-8	7	178,486	185,000	43	166,251	145,500	-	-	-
W-9	-	-	-	30	129,115	98,500	-	-	-
W-10	14	140,557	137,500	57	107,285	109,000	-	-	-
W-12	6	172,917	175,750	21	133,038	134,900	-	-	-
W-13	16	164,400	145,000	5	94,100	93,500	-	-	-
W-14	24	162,017	168,250	23	139,391	122,000	1	200,000	200,000
W-15	19	151,002	150,000	91	128,823	126,000	-	-	-
W-16	13	161,692	154,000	7	177,929	145,000	3	210,667	213,000
W-17	-	-	-	-	-	-	-	-	-
W-18	7	132,943	130,000	4	98,525	96,000	-	-	-
W-19	31	176,477	172,000	27	150,015	138,000	3	224,333	231,000
W-20	69	159,946	153,000	4	114,000	123,000	1	179,900	179,900
W-21	8	171,875	179,000	-	-	-	4	211,500	201,000
W-22	-	-	-	-	-	-	-	-	-
W-23	23	146,537	137,000	11	142,318	138,000	10	184,450	185,250
W-24	38	135,279	133,400	43	118,167	113,500	1	196,100	196,100
W-25	2	135,500	135,500	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	145,857	140,000	1	106,000	106,000	-	-	-
W-28	-	-	-	-	-	-	3	223,333	225,000
W-29	7	108,539	109,500	1	70,000	70,000	-	-	-

	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	143,000	143,000	-	-	-	-	-	-
W-2	3	175,950	176,850	-	-	-	-	-	-
W-3	1	129,000	129,000	-	-	-	-	-	-
W-4	6	209,317	210,000	-	-	-	-	-	-
W-5	1	209,000	209,000	1	70,000	70,000	-	-	-
W-6	2	212,700	212,700	1	77,500	77,500	-	-	-
W-7	1	405,000	405,000	2	106,000	106,000	-	-	-
W-8	2	239,000	239,000	1	94,000	94,000	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	2	181,750	181,750	-	-	-	-	-	-
W-12	1	195,000	195,000	-	-	-	-	-	-
W-13	1	150,000	150,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	2	194,050	194,050	-	-	-	-	-	-
W-16	1	207,000	207,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	20	204,810	207,450	-	-	-	-	-	-
W-20	9	195,944	185,000	-	-	-	1	187,500	187,500
W-21	8	297,975	193,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	33	168,476	165,000	-	-	-	-	-	-
W-24	21	169,405	168,500	1	96,000	96,000	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	173,000	173,000	-	-	-	-	-	-
W-28	2	169,500	169,500	-	-	-	-	-	-
W-29	1	137,000	137,000	-	-	-	-	-	-

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
1996	65,760	55,779	13,497,191,369	205,249	198,150
1997	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
December	4,090	3,272	900,326,933	220,129	215,131
Total	66,876	55,344	15,050,497,785	225,051	216,815
1999					
January	3,008	2,449	680,696,647	226,295	211,723
February	5,294	4,393	1,205,185,389	227,651	221,354
March	7,088	5,795	1,659,424,731	234,117	227,174
April	7,988	6,594	1,893,116,564	236,995	233,053
Total	23,378	19,231	5,438,423,331	232,630	225,893

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

