

Market Watch

For Media Inquiries: 443-8150
For All Other Inquiries: 443-8152

July, 1999

The Records Keep Falling

TORONTO - Tuesday, August 3, 1999 — With 5,472 sales pouring through the TREB MLS system, last month set a new record as the busiest July ever for the Toronto resale home market, beating July '98's 5,026 figure by nearly 9%. "This is extremely good news," commented Toronto Real Estate Board President Bill Palander. "5,400 sales recorded during the middle of summer is an indication of an economy firing on all cylinders."

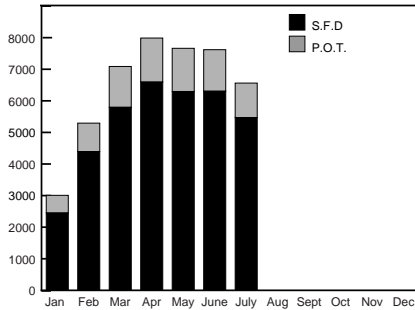
Despite the frenzied sales pace, prices moderated in July, with the average down 4% to \$222,102 from \$230,692, and the median down about 3% to \$193,000 from \$198,150. "This is a perfectly normal seasonal development," Palander noted. "Unless you're in a full-fledged, 80's-style boom, prices just aren't going to go up every month. The lesson for potential sellers is to set a reasonable listing price. The days are gone when you could ask for something ridiculous and wait for the market to catch up with your price."

Breaking down the total, 2,008 sales were reported in TREB's 28 West districts and averaged \$208,581; 812 sales were reported in the 14 Central districts and averaged \$304,319; 1,077 sales were reported in the 23 North districts and averaged \$247,098; and 1,575 sales were reported in TREB's 21 East districts and averaged \$179,861.

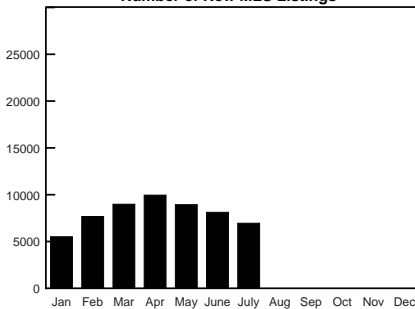
Neighbourhood Corner High Park/Bloor West

In July, the average price of homes sold in the High Park/Bloor West Village area rose 14% from the same month last year to \$307,629, reflecting a more active upper-end (\$300,000+) market. Average time-on-market was 51 days, up 54% from the 33 days of July '98, reflecting the fact that more expensive homes generally take longer to sell.

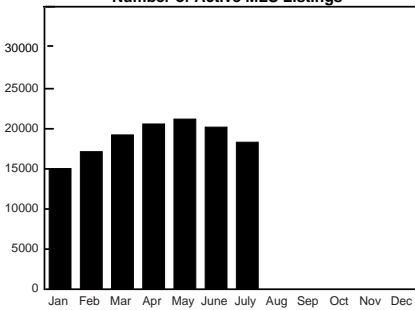
Number of MLS Sales



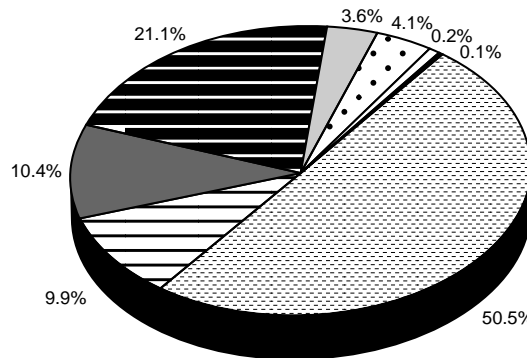
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,765	\$239,000
Semi Detached	542	190,000
Condo T.H.	571	155,000
Condo Apt.	1,154	138,700
Link	197	189,500
Attached/Row	224	180,000
Co-op Apt.	11	107,000
Detached Condo	8	170,750

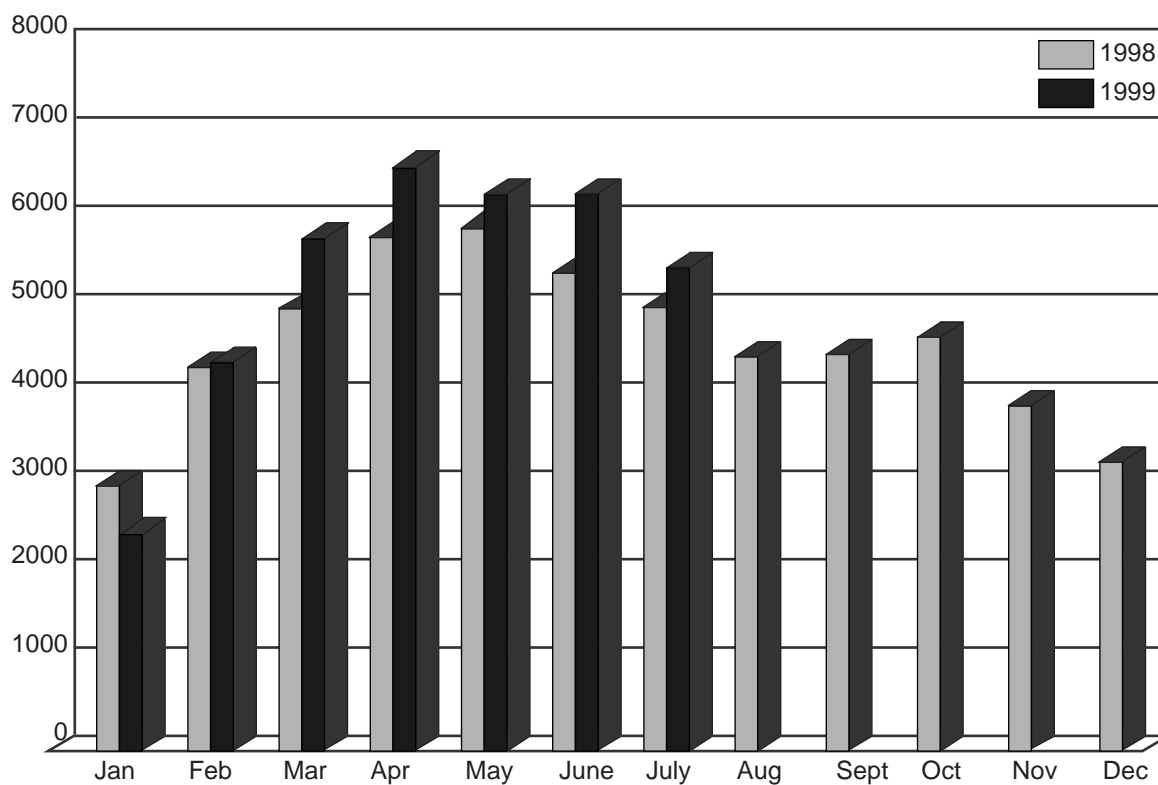
Housing Market Indicators

	July 1998	July 1999	% Change
Sales*	5,026	5,472	(+9%)
Sales (P.O.T.)	1,058	1,090	(+3%)
New Listings*	7,564	6,949	(-8%)
Active Listings**	20,559	18,327	(-11%)

* 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	152 (2.8)	89 (7.7)	32 (5.6)
90,001 to 110,000	247 (4.5)	161 (14.0)	41 (7.2)
110,001 to 120,000	184 (3.4)	96 (8.3)	30 (5.3)
120,001 to 130,000	259 (4.7)	140 (12.1)	41 (7.2)
130,001 to 140,000	254 (4.6)	117 (10.1)	53 (9.3)
140,001 to 150,000	285 (5.2)	98 (8.5)	60 (10.5)
150,001 to 160,000	309 (5.7)	76 (6.6)	76 (13.3)
160,001 to 170,000	321 (5.9)	73 (6.3)	57 (10.0)
170,001 to 180,000	316 (5.8)	46 (4.0)	38 (6.6)
180,001 to 190,000	331 (6.1)	39 (3.4)	39 (6.8)
190,001 to 200,000	275 (5.0)	31 (2.7)	29 (5.1)
200,001 to 225,000	600 (11.0)	53 (4.6)	37 (6.5)
225,001 to 250,000	515 (9.4)	49 (4.2)	15 (2.6)
250,001 to 300,000	610 (11.1)	40 (3.5)	14 (2.4)
300,001 to 400,000	489 (8.9)	35 (3.0)	5 (0.9)
400,001 to 500,000	143 (2.6)	3 (0.3)	2 (0.3)
500,001 to 750,000	127 (2.3)	4 (0.3)	1 (0.2)
750,000 to 1,000,000	39 (0.7)	3 (0.3)	— (—)
1,000,001 to 1,500,000	14 (0.2)	1 (0.1)	1 (0.2)
Over 1,500,000	2 (0.1)	— (—)	— (—)
TOTAL	5,472 100.0	1,154* 100.0	571** 100.0

* 1,154 condominium apartments sold for \$180,382,992, averaging \$156,311

** 571 condominium townhouses sold for \$91,792,044, averaging \$160,756.

Market Watch

Single-Family Residential July 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	177	103	76	\$13,969,600	\$183,811	\$177,500
E-2	150	84	55	13,954,050	253,710	230,000
E-3	268	141	106	19,975,950	188,452	185,400
E-4	141	50	69	10,779,438	156,224	162,000
E-5	297	143	117	23,412,884	200,110	202,000
E-6	143	70	42	8,601,100	204,788	191,500
E-7	296	140	131	24,210,806	184,815	177,500
E-8	201	106	79	14,441,200	182,800	183,000
E-9	180	93	76	12,268,000	161,421	162,000
E-10	139	75	44	9,635,450	218,988	216,550
E-11	193	105	80	12,953,000	161,913	166,850
E-12	48	21	31	5,731,700	184,894	182,500
E-13	302	174	98	20,109,800	205,202	195,500
E-14	224	112	108	19,782,500	183,171	175,000
E-15	250	128	114	20,560,800	180,358	174,500
E-16	446	231	188	24,576,500	130,726	128,250
E-17	250	146	96	15,541,810	161,894	148,000
E-18	13	8	3	687,000	229,000	240,000
E-19	32	20	9	1,722,500	191,389	167,500
E-20	46	26	18	3,666,450	203,692	189,750
E-21	103	51	35	6,700,500	191,443	187,000
Total	3,899	2,027	1,575	\$283,281,038	\$179,861	\$173,000
<u>West</u>						
W-1	85	50	32	\$8,352,800	\$261,025	\$227,500
W-2	144	82	54	12,939,350	239,618	214,500
W-3	151	91	50	8,384,500	167,690	161,500
W-4	140	57	55	9,056,250	164,659	154,500
W-5	205	93	69	11,115,900	161,100	133,700
W-6	194	107	68	15,986,550	235,096	195,000
W-7	63	40	29	7,923,519	273,225	270,500
W-8	233	114	104	31,528,500	303,159	246,000
W-9	113	57	53	10,199,400	192,442	176,000
W-10	276	164	106	17,199,713	162,261	147,500
W-12	239	121	72	15,190,513	210,979	186,000
W-13	216	121	84	21,864,812	260,295	205,500
W-14	172	99	58	9,833,201	169,538	163,500
W-15	301	153	132	20,214,692	153,142	142,150
W-16	244	132	102	22,250,305	218,140	196,500
W-17	1	-	1	269,900	269,900	269,900
W-18	91	48	26	4,392,320	168,935	169,185
W-19	459	232	153	33,209,331	217,054	209,000
W-20	416	215	184	40,074,490	217,796	205,000
W-21	143	77	61	16,688,750	273,586	248,500
W-22	4	2	2	412,500	206,250	206,250
W-23	516	240	184	37,224,090	202,305	190,000
W-24	416	184	171	30,691,650	179,483	171,000
W-25	20	8	7	1,597,400	228,200	189,000
W-26	4	3	-	-	-	-
W-27	132	64	61	11,871,100	194,608	185,000
W-28	150	76	54	14,501,250	268,542	245,450
W-29	109	54	36	5,857,450	162,707	158,000
Total	5,236	2,684	2,008	\$418,830,236	\$208,581	\$190,000

Market Watch

July 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	320	171	123	\$23,855,000	\$193,943	\$178,000
C-2	176	111	62	21,971,750	354,383	286,050
C-3	125	74	29	11,980,100	413,107	281,100
C-4	226	133	94	36,456,275	387,833	319,500
C-6	45	18	7	1,472,300	210,329	235,000
C-7	165	90	53	13,592,050	256,454	248,000
C-8	216	131	72	15,062,233	209,198	179,200
C-9	59	30	22	10,780,000	490,000	442,000
C-10	129	68	51	24,758,400	485,459	342,000
C-11	57	28	30	8,121,833	270,728	303,750
C-12	143	94	31	16,878,025	544,452	509,000
C-13	119	66	46	11,665,400	253,596	251,250
C-14	255	155	85	25,915,400	304,887	245,000
C-15	293	156	107	24,598,080	229,889	215,000
Total	2,328	1,325	812	\$247,106,846	\$304,319	\$245,750
North						
N-1	271	188	74	\$19,085,280	\$257,909	\$259,000
N-2	264	161	73	20,136,950	275,849	250,000
N-3	370	217	122	35,264,700	289,055	224,500
N-4	200	106	51	13,876,350	272,085	273,000
N-5	39	26	6	1,976,000	329,333	286,750
N-6	210	123	77	19,105,219	248,120	232,000
N-7	227	114	106	22,003,300	207,578	197,750
N-8	283	172	84	23,965,850	285,308	275,500
N-10	189	85	75	18,744,188	249,923	230,000
N-11	425	266	97	30,337,000	312,753	285,000
N-12	66	37	23	7,102,300	308,796	258,000
N-13	33	23	7	2,878,000	411,143	275,000
N-14	78	45	15	5,279,400	351,960	312,000
N-15	98	47	28	7,054,840	251,959	232,500
N-16	50	24	19	4,421,777	232,725	210,000
N-17	265	136	80	12,054,450	150,681	144,000
N-18	77	33	25	4,705,600	188,224	179,000
N-19	88	44	25	4,068,600	162,744	160,000
N-20	18	9	10	2,188,900	218,890	211,000
N-21	20	10	6	883,400	147,233	160,000
N-22	21	9	11	1,647,400	149,764	148,000
N-23	110	39	43	6,452,350	150,055	152,000
N-24	75	41	20	2,892,500	144,625	140,000
Total	3,477	1,955	1,077	\$266,124,354	\$247,098	\$224,000
Grand Total	14,940	7,991	5,472	\$1,215,342,474	\$222,102	\$193,000

Listed includes Reruns: East (2,027-52%) West (2,684-51%) Central (1,325-57%) North (1,955-56%)

* Sales to Listings Ratio (SFD only): 36.6%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	43	97%
WEST	44	97%
CENTRAL	39	97%
NORTH	54	97%
TOTAL	45	97%

* 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 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	1,335	490	\$98,235,309	\$200,480	\$185,000
E-2	1,251	422	109,610,017	259,739	235,100
E-3	2,327	851	153,089,327	179,893	178,950
E-4	998	454	72,454,674	159,592	167,000
E-5	1,940	735	141,894,915	193,054	186,000
E-6	937	269	54,607,697	203,003	180,000
E-7	1,875	754	142,780,931	189,365	186,250
E-8	1,611	545	98,182,525	180,151	172,250
E-9	1,211	445	74,509,302	167,437	172,500
E-10	1,110	354	78,690,260	222,289	220,000
E-11	1,458	518	83,589,883	161,370	162,500
E-12	436	182	31,109,075	170,929	170,250
E-13	2,176	723	146,175,750	202,179	193,500
E-14	1,859	735	133,461,717	181,581	175,000
E-15	2,022	734	135,983,983	185,264	177,250
E-16	3,627	1,308	172,373,375	131,784	130,000
E-17	1,684	650	101,236,740	155,749	147,500
E-18	116	25	7,198,400	287,936	278,500
E-19	265	64	12,925,900	201,967	186,000
E-20	348	121	21,799,050	180,157	165,000
E-21	652	196	35,316,250	180,185	171,000
Total	29,238	10,575	\$1,905,225,080	\$180,163	N/A
<u>West</u>					
W-1	765	275	\$71,633,500	\$260,485	\$230,000
W-2	1,247	374	91,411,665	244,416	230,000
W-3	1,326	402	65,480,356	162,886	160,000
W-4	1,199	390	66,702,630	171,032	170,000
W-5	1,534	503	76,639,970	152,366	133,350
W-6	1,395	431	93,127,750	216,074	198,500
W-7	624	239	65,156,144	272,620	265,000
W-8	1,876	701	220,542,924	314,612	265,000
W-9	838	309	59,612,484	192,921	194,000
W-10	2,113	684	108,506,974	158,636	143,750
W-12	1,431	490	117,635,368	240,072	203,750
W-13	1,752	566	153,382,057	270,993	220,000
W-14	1,215	398	74,073,511	186,114	184,000
W-15	2,110	823	121,388,675	147,495	136,000
W-16	1,917	678	155,652,365	229,576	205,000
W-17	7	1	269,900	269,900	269,900
W-18	617	178	28,342,170	159,226	165,000
W-19	3,042	1,042	234,611,200	225,155	216,250
W-20	3,789	1,339	289,572,526	216,260	199,000
W-21	1,100	313	83,312,280	266,173	236,500
W-22	36	14	2,748,300	196,307	178,950
W-23	3,904	1,522	297,472,802	195,449	185,000
W-24	3,034	1,241	220,186,465	177,427	169,850
W-25	174	55	13,687,647	248,866	175,750
W-26	12	3	900,000	300,000	305,000
W-27	894	396	82,960,050	209,495	195,000
W-28	1,196	385	107,244,100	278,556	254,500
W-29	689	262	41,880,871	159,851	155,500
Total	39,836	14,014	\$2,944,134,684	\$210,085	N/A

Market Watch

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Seven Month Single-Family continued January to July 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	2,241	740	\$154,991,822	\$209,448	\$183,000
C-2	1,628	416	167,623,138	402,940	292,250
C-3	1,128	300	136,099,591	453,665	317,250
C-4	2,107	608	257,546,471	423,596	387,750
C-6	407	103	31,115,275	302,090	279,000
C-7	1,254	386	97,348,050	252,197	240,050
C-8	1,519	549	113,276,333	206,332	186,000
C-9	738	220	148,357,247	674,351	540,000
C-10	1,316	386	169,384,928	438,821	337,504
C-11	577	230	64,994,142	282,583	275,000
C-12	1,215	223	146,179,613	655,514	530,000
C-13	883	310	74,446,552	240,150	228,500
C-14	1,786	465	135,714,465	291,859	250,000
C-15	2,111	714	176,057,249	246,579	220,000
Total	18,910	5,650	\$1,873,134,876	\$331,528	N/A
<u>North</u>					
N-1	1,793	472	\$130,463,390	\$276,405	\$245,000
N-2	2,028	576	169,107,310	293,589	257,000
N-3	2,860	736	210,587,812	286,125	240,500
N-4	1,442	355	98,774,865	278,239	273,750
N-5	301	61	19,124,200	313,511	287,000
N-6	1,648	441	118,771,114	269,322	234,000
N-7	1,717	656	140,984,532	214,915	205,000
N-8	2,532	547	151,538,284	277,035	265,000
N-10	1,129	428	103,382,942	241,549	230,000
N-11	3,307	727	210,690,936	289,809	273,000
N-12	507	134	37,437,345	279,383	239,950
N-13	287	47	17,548,760	373,378	310,000
N-14	565	115	38,365,700	333,615	312,000
N-15	589	185	43,356,513	234,360	217,500
N-16	464	148	33,571,902	226,837	213,750
N-17	1,730	468	69,981,268	149,533	144,250
N-18	589	203	37,390,309	184,189	172,000
N-19	708	231	40,006,450	173,188	162,000
N-20	109	38	8,322,150	219,004	196,000
N-21	124	36	6,077,550	168,821	174,000
N-22	235	94	13,147,749	139,870	138,000
N-23	755	242	35,025,860	144,735	143,000
N-24	465	124	17,722,200	142,921	129,000
Total	25,884	7,064	\$1,751,379,141	\$247,930	N/A
Grand Total	113,868	37,303	\$8,473,873,781	\$227,163	N/A

Includes Re-runs:

East	13,996	West	19,444
Central	10,260	North	14,066

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

Market Watch

Single-Family West Breakdown July 1999

	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	14	379,679	390,250	2	257,250	257,250
W-2	23	293,370	285,000	26	199,994	192,250
W-3	26	163,173	164,250	18	181,883	167,500
W-4	29	205,048	196,000	2	176,000	176,000
W-5	14	242,429	234,000	18	210,583	209,000
W-6	29	188,345	183,000	7	190,643	191,000
W-7	23	292,718	280,000	-	-	-
W-8	57	428,386	325,000	2	244,500	244,500
W-9	24	288,954	265,000	-	-	-
W-10	47	217,002	213,000	3	191,833	190,000
W-12	35	268,095	239,000	5	205,800	204,900
W-13	42	360,483	325,000	10	173,250	173,750
W-14	8	298,625	288,500	3	226,334	220,000
W-15	13	259,769	270,000	7	205,571	206,500
W-16	40	278,475	252,500	14	189,179	189,000
W-17	1	269,900	269,900	-	-	-
W-18	12	188,233	189,900	8	180,784	181,000
W-19	64	281,623	270,500	10	209,450	210,500
W-20	82	266,548	245,000	25	198,616	200,000
W-21	40	315,074	280,000	1	180,000	180,000
W-22	1	287,500	287,500	-	-	-
W-23	125	217,788	213,000	19	176,858	174,900
W-24	69	223,098	225,000	31	189,397	190,000
W-25	4	293,750	285,500	-	-	-
W-26	-	-	-	-	-	-
W-27	44	214,020	204,750	5	155,660	160,000
W-28	49	277,966	259,000	-	-	-
W-29	21	190,257	189,900	5	129,580	129,900

	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	1	101,300	101,300	12	153,708	163,250	-	-	-
W-2	-	-	-	3	215,667	212,000	-	-	-
W-3	-	-	-	5	147,420	157,000	-	-	-
W-4	3	171,000	172,000	20	100,993	99,250	-	-	-
W-5	7	117,714	110,500	27	97,274	99,900	1	251,000	251,000
W-6	2	363,500	363,500	29	289,416	238,000	-	-	-
W-7	1	342,500	342,500	4	147,625	147,500	-	-	-
W-8	7	147,000	138,000	37	144,959	135,000	-	-	-
W-9	-	-	-	27	112,670	96,500	-	-	-
W-10	12	131,942	134,250	44	110,041	106,500	-	-	-
W-12	8	164,938	155,500	22	138,305	127,450	-	-	-
W-13	19	171,032	165,000	11	125,855	110,000	-	-	-
W-14	27	152,922	164,500	17	116,794	119,000	3	216,933	213,000
W-15	22	151,291	152,250	90	134,114	133,250	-	-	-
W-16	28	168,984	166,000	12	181,171	170,777	5	197,400	196,000
W-17	-	-	-	-	-	-	-	-	-
W-18	4	122,875	123,250	2	97,875	97,875	-	-	-
W-19	31	176,809	177,000	39	146,869	138,000	1	197,000	197,000
W-20	63	175,710	158,500	6	113,917	125,000	-	-	-
W-21	5	166,660	152,500	7	161,557	155,000	2	177,500	177,500
W-22	1	125,000	125,000	-	-	-	-	-	-
W-23	13	151,227	152,000	7	172,500	170,000	3	179,833	176,000
W-24	29	128,955	129,000	32	124,684	126,250	3	186,667	186,000
W-25	2	137,200	137,200	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	7	124,271	108,000	2	135,750	135,750	2	164,750	164,750
W-28	2	181,250	181,250	-	-	-	-	-	-
W-29	3	115,633	116,500	2	91,750	91,750	1	165,500	165,500

	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	3	192,333	200,000	-	-	-	-	-	-
W-2	2	172,500	172,500	-	-	-	-	-	-
W-3	1	131,000	131,000	-	-	-	-	-	-
W-4	1	225,000	225,000	-	-	-	-	-	-
W-5	-	-	-	2	115,000	115,000	-	-	-
W-6	-	-	-	1	70,000	70,000	-	-	-
W-7	1	258,000	258,000	-	-	-	-	-	-
W-8	1	229,000	229,000	-	-	-	-	-	-
W-9	1	129,900	129,900	1	92,500	92,500	-	-	-
W-10	-	-	-	-	-	-	-	-	-
W-12	2	208,000	208,000	-	-	-	-	-	-
W-13	2	179,000	179,000	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	3	190,067	176,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	8	210,625	207,000	-	-	-	-	-	-
W-20	6	193,567	188,200	-	-	-	2	168,750	168,750
W-21	6	264,433	268,350	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	17	172,200	171,000	-	-	-	-	-	-
W-24	7	162,429	167,500	-	-	-	-	-	-
W-25	1	148,000	148,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	205,000	205,000	-	-	-	-	-	-
W-28	3	172,800	177,000	-	-	-	-	-	-
W-29	4	129,563	129,625	-	-	-	-	-	-

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
May	7,663	6,296	1,832,929,587	239,192	231,908
June	7,619	6,304	1,793,790,458	235,436	230,692
July	6,562	5,472	1,500,288,789	228,633	222,102
Total	45,222	37,303	10,565,432,165	233,635	227,163

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

