

Market Watch

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

August, 1999

August is Fourth Consecutive Record Month

TORONTO - Tuesday, August 31, 1999 — With 4,679 homes changing hands this month, the Toronto resale home market experienced its best August in history, and extended its record streak to four consecutive months, TREB President Bill Palander commented today. "Sales are up 5 per cent from last August, and up 7 per cent from 1998 year-to-date" the President said. "It looks like 1999 will be our busiest year ever."

and 1,269 sales were reported in TREB's 21 East districts and averaged \$177,756.

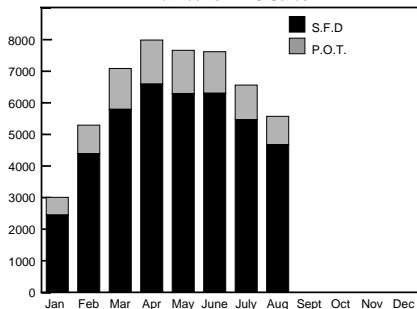
The President noted that prices rose in August, jumping almost two per cent to \$225,976 from July's \$222,102. The median remained steady at \$193,000.

Neighbourhood Corner Pickering

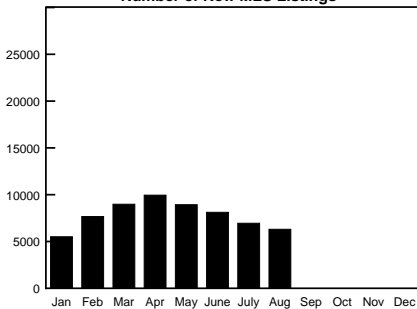
Average Detached home prices have risen a modest 5 per cent in Pickering (E-12 & E-13) over the first eight months of this year, to \$228,069 from the \$218,224, recorded in January--August 1998. Townhouses have risen a similarly modest 4 per cent, to \$136,169 from \$130,566, over that same time period. Meanwhile, average time on market for all residential sales in Pickering was 42 days in August, a little less than the city-wide average of 46 days.

Breaking down the total 1,761 sales were reported in TREB's 28 West districts and averaged \$211,069; 639 sales were reported in the 14 Central districts and averaged \$322,397; 1,010 sales were reported in the 23 North districts and averaged \$251,552;

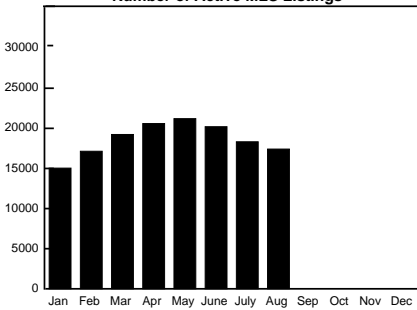
Number of MLS Sales



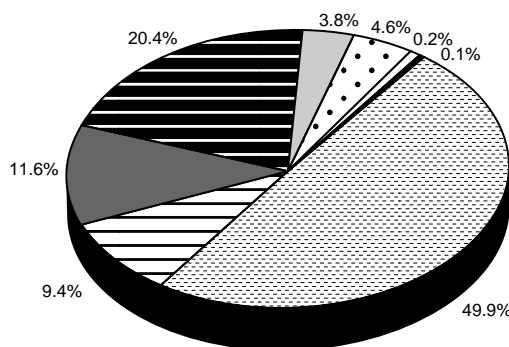
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



| Dwelling Type | Sales | Median |
|-----------------|-------|-----------|
| Single Detached | 2,337 | \$240,000 |
| Semi Detached | 438 | 187,000 |
| Condo T.H. | 542 | 157,750 |
| Condo Apt. | 955 | 133,500 |
| Link | 179 | 198,500 |
| Attached/Row | 214 | 178,750 |
| Co-op Apt. | 8 | 133,000 |
| Detached Condo | 6 | 141,000 |

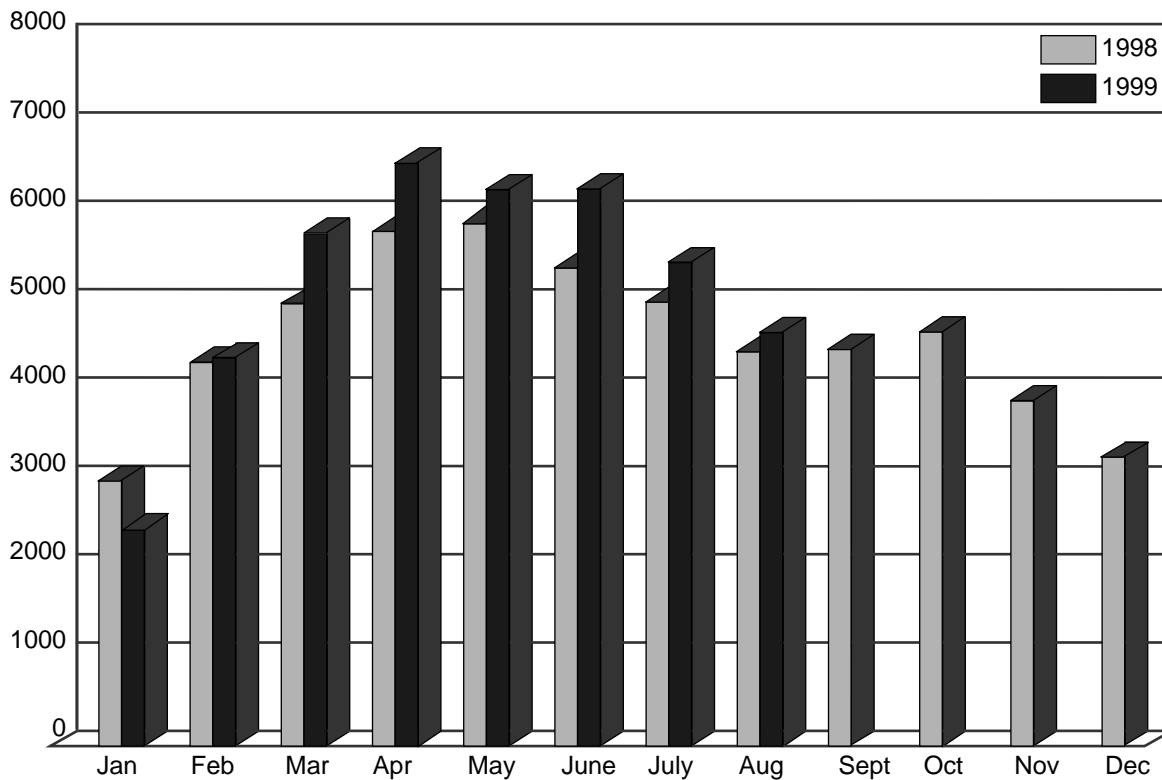
Housing Market Indicators

| | August 1998 | August 1999 | % Change |
|-------------------|-------------|-------------|----------|
| Sales* | 4,462 | 4,679 | (+5%) |
| Sales (P.O.T.) | 928 | 894 | (-4%) |
| New Listings* | 6,275 | 6,305 | (—) |
| Active Listings** | 19,126 | 17,419 | (-9%) |

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — August

| Price Range | Total S.F.D. | Condo Apt. | Condo T.H. |
|------------------------|--------------------|-------------------|--------------------|
| Up to \$90,000 | 121 (2.6) | 84 (8.8) | 20 (3.7) |
| 90,001 to 110,000 | 227 (4.9) | 149 (15.6) | 38 (7.0) |
| 110,001 to 120,000 | 150 (3.2) | 80 (8.4) | 23 (4.3) |
| 120,001 to 130,000 | 230 (4.9) | 123 (12.9) | 43 (7.9) |
| 130,001 to 140,000 | 236 (5.0) | 93 (9.7) | 53 (9.8) |
| 140,001 to 150,000 | 218 (4.7) | 71 (7.4) | 50 (9.2) |
| 150,001 to 160,000 | 249 (5.3) | 67 (7.0) | 64 (11.8) |
| 160,001 to 170,000 | 284 (6.1) | 55 (5.8) | 56 (10.3) |
| 170,001 to 180,000 | 257 (5.5) | 33 (3.5) | 48 (8.9) |
| 180,001 to 190,000 | 305 (6.5) | 35 (3.7) | 43 (7.9) |
| 190,001 to 200,000 | 251 (5.4) | 23 (2.4) | 32 (5.9) |
| 200,001 to 225,000 | 509 (10.9) | 36 (3.8) | 43 (7.9) |
| 225,001 to 250,000 | 427 (9.1) | 31 (3.2) | 12 (2.2) |
| 250,001 to 300,000 | 535 (11.4) | 37 (3.9) | 12 (2.2) |
| 300,001 to 400,000 | 368 (7.9) | 25 (2.6) | 3 (0.6) |
| 400,001 to 500,000 | 140 (3.0) | 4 (0.4) | 1 (0.2) |
| 500,001 to 750,000 | 104 (2.2) | 7 (0.7) | — (—) |
| 750,000 to 1,000,000 | 42 (0.9) | 1 (0.1) | 1 (0.2) |
| 1,000,001 to 1,500,000 | 19 (0.4) | 1 (0.1) | — (—) |
| Over 1,500,000 | 7 (0.1) | — (—) | — (—) |
| TOTAL | 4,679 100.0 | 955* 100.0 | 542** 100.0 |

* 955 condominium apartments sold for \$147,069,415, averaging \$153,999

** 542 condominium townhouses sold for \$87,472,782, averaging \$161,388.

Single-Family Residential August 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> |
|--------------|---------------|----------------|--------------|----------------------|------------------|------------------|
| East | | | | | | |
| E-1 | 146 | 64 | 50 | \$9,498,933 | \$189,979 | \$172,000 |
| E-2 | 134 | 73 | 42 | 10,053,525 | 239,370 | 235,100 |
| E-3 | 235 | 129 | 87 | 15,654,300 | 179,934 | 179,000 |
| E-4 | 155 | 80 | 65 | 10,083,300 | 155,128 | 150,000 |
| E-5 | 281 | 137 | 101 | 19,235,268 | 190,448 | 185,000 |
| E-6 | 91 | 49 | 30 | 5,673,700 | 189,123 | 162,500 |
| E-7 | 237 | 115 | 99 | 19,232,900 | 194,272 | 190,000 |
| E-8 | 164 | 76 | 78 | 14,402,800 | 184,651 | 179,250 |
| E-9 | 152 | 65 | 68 | 11,710,781 | 172,217 | 182,000 |
| E-10 | 96 | 46 | 25 | 5,114,200 | 204,568 | 210,000 |
| E-11 | 156 | 78 | 57 | 8,714,628 | 152,888 | 153,600 |
| E-12 | 35 | 18 | 18 | 2,810,850 | 156,158 | 171,950 |
| E-13 | 266 | 141 | 84 | 16,150,349 | 192,266 | 188,500 |
| E-14 | 214 | 105 | 76 | 13,947,723 | 183,523 | 176,000 |
| E-15 | 223 | 113 | 79 | 14,969,765 | 189,491 | 181,500 |
| E-16 | 387 | 196 | 169 | 22,592,449 | 133,683 | 129,900 |
| E-17 | 218 | 99 | 81 | 12,754,100 | 157,458 | 145,000 |
| E-18 | 7 | 3 | 1 | 295,000 | 295,000 | 295,000 |
| E-19 | 28 | 14 | 16 | 4,284,150 | 267,759 | 227,500 |
| E-20 | 40 | 19 | 14 | 2,684,400 | 191,743 | 177,000 |
| E-21 | 80 | 37 | 29 | 5,709,500 | 196,879 | 185,900 |
| Total | 3,345 | 1,657 | 1,269 | \$225,572,621 | \$177,756 | \$169,000 |
| West | | | | | | |
| W-1 | 51 | 18 | 29 | \$7,402,100 | \$255,245 | \$193,500 |
| W-2 | 119 | 57 | 37 | 8,144,514 | 220,122 | 205,000 |
| W-3 | 137 | 55 | 50 | 8,582,000 | 171,640 | 168,750 |
| W-4 | 137 | 77 | 36 | 5,591,250 | 155,313 | 138,950 |
| W-5 | 192 | 79 | 71 | 10,533,550 | 148,360 | 123,000 |
| W-6 | 152 | 82 | 57 | 12,070,422 | 211,762 | 196,000 |
| W-7 | 60 | 32 | 26 | 7,469,200 | 287,277 | 269,750 |
| W-8 | 222 | 124 | 79 | 30,937,100 | 391,609 | 267,000 |
| W-9 | 91 | 41 | 37 | 7,693,000 | 207,919 | 178,000 |
| W-10 | 249 | 133 | 92 | 13,544,525 | 147,223 | 126,500 |
| W-12 | 202 | 98 | 70 | 15,312,050 | 218,744 | 200,000 |
| W-13 | 202 | 105 | 80 | 19,477,000 | 243,463 | 200,150 |
| W-14 | 152 | 85 | 41 | 7,163,550 | 174,721 | 183,500 |
| W-15 | 245 | 117 | 99 | 14,575,322 | 147,225 | 141,125 |
| W-16 | 205 | 111 | 77 | 16,974,200 | 220,444 | 207,000 |
| W-17 | - | - | - | - | - | - |
| W-18 | 73 | 37 | 26 | 3,830,200 | 147,315 | 158,950 |
| W-19 | 401 | 200 | 134 | 29,406,300 | 219,450 | 207,250 |
| W-20 | 394 | 185 | 167 | 38,783,870 | 232,239 | 210,000 |
| W-21 | 98 | 46 | 42 | 10,356,300 | 246,579 | 237,250 |
| W-22 | 5 | 1 | 2 | 409,000 | 204,500 | 204,500 |
| W-23 | 495 | 244 | 192 | 39,162,900 | 203,973 | 187,200 |
| W-24 | 386 | 176 | 145 | 26,139,600 | 180,273 | 175,000 |
| W-25 | 11 | 3 | 10 | 2,385,000 | 238,500 | 193,250 |
| W-26 | 3 | 2 | 1 | 674,000 | 674,000 | 674,000 |
| W-27 | 136 | 58 | 58 | 11,514,300 | 198,522 | 190,500 |
| W-28 | 159 | 89 | 50 | 14,300,150 | 286,003 | 245,000 |
| W-29 | 80 | 36 | 53 | 9,261,850 | 174,752 | 168,000 |
| Total | 4,657 | 2,291 | 1,761 | \$371,693,253 | \$211,069 | \$188,250 |

Single-Family Residential continued August 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> |
|--------------------|---------------|----------------|--------------|------------------------|------------------|-------------------|
| Central | | | | | | |
| C-1 | 266 | 126 | 79 | \$18,766,300 | \$237,548 | \$218,000 |
| C-2 | 140 | 74 | 45 | 17,464,600 | 388,102 | 269,000 |
| C-3 | 134 | 80 | 32 | 14,761,307 | 461,291 | 268,250 |
| C-4 | 241 | 131 | 61 | 26,390,700 | 432,634 | 370,000 |
| C-6 | 42 | 23 | 3 | 520,000 | 173,333 | 118,000 |
| C-7 | 184 | 93 | 43 | 9,365,000 | 217,791 | 192,000 |
| C-8 | 227 | 118 | 84 | 17,362,800 | 206,700 | 178,250 |
| C-9 | 64 | 42 | 20 | 9,539,300 | 476,965 | 304,500 |
| C-10 | 134 | 74 | 48 | 22,135,942 | 461,165 | 320,000 |
| C-11 | 56 | 23 | 23 | 5,651,618 | 245,723 | 299,000 |
| C-12 | 129 | 78 | 29 | 18,685,900 | 644,341 | 568,000 |
| C-13 | 118 | 64 | 37 | 8,972,900 | 242,511 | 257,500 |
| C-14 | 210 | 119 | 55 | 17,184,300 | 312,442 | 252,000 |
| C-15 | 276 | 146 | 80 | 19,210,900 | 240,136 | 210,500 |
| Total | 2,221 | 1,191 | 639 | \$206,011,567 | \$322,397 | \$249,900 |
| North | | | | | | |
| N-1 | 207 | 126 | 66 | \$17,673,550 | \$267,781 | \$245,000 |
| N-2 | 215 | 126 | 81 | 21,787,325 | 268,979 | 243,900 |
| N-3 | 277 | 163 | 97 | 28,733,880 | 296,226 | 257,000 |
| N-4 | 170 | 102 | 46 | 13,490,190 | 293,265 | 278,095 |
| N-5 | 33 | 21 | 16 | 4,957,150 | 309,822 | 306,000 |
| N-6 | 124 | 66 | 51 | 15,603,570 | 305,952 | 249,000 |
| N-7 | 180 | 85 | 89 | 18,779,300 | 211,003 | 196,000 |
| N-8 | 239 | 137 | 71 | 19,389,200 | 273,087 | 226,900 |
| N-10 | 113 | 52 | 62 | 15,316,300 | 247,037 | 236,000 |
| N-11 | 315 | 201 | 115 | 35,511,292 | 308,794 | 280,000 |
| N-12 | 43 | 22 | 17 | 4,768,000 | 280,471 | 240,000 |
| N-13 | 34 | 16 | 6 | 1,744,000 | 290,667 | 239,500 |
| N-14 | 74 | 43 | 19 | 6,474,000 | 340,737 | 295,000 |
| N-15 | 53 | 29 | 29 | 6,947,400 | 239,566 | 218,000 |
| N-16 | 54 | 29 | 24 | 5,528,350 | 230,348 | 195,250 |
| N-17 | 215 | 105 | 78 | 13,534,172 | 173,515 | 153,400 |
| N-18 | 51 | 21 | 27 | 5,256,200 | 194,674 | 203,000 |
| N-19 | 107 | 55 | 34 | 5,924,100 | 174,238 | 163,250 |
| N-20 | 21 | 13 | 3 | 693,500 | 231,167 | 200,000 |
| N-21 | 23 | 15 | 8 | 1,235,200 | 154,400 | 152,500 |
| N-22 | 27 | 10 | 16 | 2,363,900 | 147,744 | 136,000 |
| N-23 | 79 | 23 | 37 | 5,463,200 | 147,654 | 139,000 |
| N-24 | 64 | 37 | 18 | 2,893,650 | 160,758 | 149,825 |
| Total | 2,718 | 1,497 | 1,010 | \$254,067,429 | \$251,552 | \$229,000 |
| Grand Total | 12,941 | 6,636 | 4,679 | \$1,057,344,870 | \$225,976 | \$193,000 |

Listed includes Reruns: East (1,657-49%) West (2,291-49%) Central (1,191-54%) North (1,497-55%)

* Sales to Listings Ratio (SFD only): 36.1%

| | AVERAGE DAYS ON MARKET | AVERAGE LIST TO SALE PRICE RATIO |
|--------------|-------------------------------|---|
| EAST | 42 | 97% |
| WEST | 43 | 97% |
| CENTRAL | 45 | 97% |
| NORTH | 57 | 97% |
| TOTAL | 46 | 97% |

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

Eight Month Single-Family January to August 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 | 1,481 | 540 | \$107,734,242 | \$199,508 | \$182,000 |
| E-2 | 1,385 | 464 | 119,663,542 | 257,896 | 235,050 |
| E-3 | 2,562 | 938 | 168,743,627 | 179,897 | 179,000 |
| E-4 | 1,153 | 519 | 82,537,974 | 159,033 | 166,694 |
| E-5 | 2,221 | 836 | 161,130,183 | 192,739 | 186,000 |
| E-6 | 1,028 | 299 | 60,281,397 | 201,610 | 180,000 |
| E-7 | 2,112 | 853 | 162,013,831 | 189,934 | 186,500 |
| E-8 | 1,775 | 623 | 112,585,325 | 180,715 | 173,000 |
| E-9 | 1,363 | 513 | 86,220,083 | 168,070 | 174,000 |
| E-10 | 1,206 | 379 | 83,804,460 | 221,120 | 218,000 |
| E-11 | 1,614 | 575 | 92,304,511 | 160,530 | 162,000 |
| E-12 | 471 | 200 | 33,919,925 | 169,600 | 170,250 |
| E-13 | 2,442 | 807 | 162,326,099 | 201,148 | 193,000 |
| E-14 | 2,073 | 811 | 147,409,440 | 181,763 | 175,000 |
| E-15 | 2,245 | 813 | 150,953,748 | 185,675 | 177,900 |
| E-16 | 4,014 | 1,477 | 194,965,824 | 132,001 | 130,000 |
| E-17 | 1,902 | 731 | 113,990,840 | 155,938 | 147,200 |
| E-18 | 123 | 26 | 7,493,400 | 288,208 | 280,500 |
| E-19 | 293 | 80 | 17,210,050 | 215,126 | 191,250 |
| E-20 | 388 | 135 | 24,483,450 | 181,359 | 165,000 |
| E-21 | 732 | 225 | 41,025,750 | 182,337 | 173,250 |
| Total | 32,583 | 11,844 | \$2,130,797,701 | \$179,905 | N/A |
| <u>West</u> | | | | | |
| W-1 | 816 | 304 | \$79,035,600 | \$259,986 | \$227,500 |
| W-2 | 1,366 | 411 | 99,556,179 | 242,229 | 225,000 |
| W-3 | 1,463 | 452 | 74,062,356 | 163,855 | 160,300 |
| W-4 | 1,336 | 426 | 72,293,880 | 169,704 | 169,450 |
| W-5 | 1,726 | 574 | 87,173,520 | 151,870 | 133,000 |
| W-6 | 1,547 | 488 | 105,198,172 | 215,570 | 197,250 |
| W-7 | 684 | 265 | 72,625,344 | 274,058 | 266,250 |
| W-8 | 2,098 | 780 | 251,480,024 | 322,410 | 265,500 |
| W-9 | 929 | 346 | 67,305,484 | 194,525 | 192,500 |
| W-10 | 2,362 | 776 | 122,051,499 | 157,283 | 140,000 |
| W-12 | 1,633 | 560 | 132,947,418 | 237,406 | 202,750 |
| W-13 | 1,954 | 646 | 172,859,057 | 267,584 | 217,750 |
| W-14 | 1,367 | 439 | 81,237,061 | 185,050 | 183,750 |
| W-15 | 2,355 | 922 | 135,963,997 | 147,466 | 136,500 |
| W-16 | 2,122 | 755 | 172,626,565 | 228,644 | 205,000 |
| W-17 | 7 | 1 | 269,900 | 269,900 | 269,900 |
| W-18 | 690 | 204 | 32,172,370 | 157,708 | 164,950 |
| W-19 | 3,443 | 1,176 | 264,017,500 | 224,505 | 215,000 |
| W-20 | 4,183 | 1,506 | 328,356,396 | 218,032 | 200,000 |
| W-21 | 1,198 | 355 | 93,668,580 | 263,855 | 236,500 |
| W-22 | 41 | 16 | 3,157,300 | 197,331 | 190,950 |
| W-23 | 4,399 | 1,714 | 336,635,702 | 196,404 | 185,000 |
| W-24 | 3,420 | 1,386 | 246,326,065 | 177,724 | 170,000 |
| W-25 | 185 | 65 | 16,072,647 | 247,271 | 178,702 |
| W-26 | 15 | 4 | 1,574,000 | 393,500 | 327,500 |
| W-27 | 1,030 | 454 | 94,474,350 | 208,093 | 194,750 |
| W-28 | 1,355 | 435 | 121,544,250 | 279,412 | 253,500 |
| W-29 | 769 | 315 | 51,142,721 | 162,358 | 157,000 |
| Total | 44,493 | 15,775 | \$3,315,827,937 | \$210,195 | N/A |

**Eight Month Single-Family continued
January to August 1999**

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av.Price</u> | <u>Med. Price</u> |
|--------------------|----------------|---------------|------------------------|------------------|-------------------|
| Central | | | | | |
| C-1 | 2,507 | 819 | \$173,758,122 | \$212,159 | \$184,000 |
| C-2 | 1,768 | 461 | 185,087,738 | 401,492 | 289,000 |
| C-3 | 1,262 | 332 | 150,860,898 | 454,400 | 314,450 |
| C-4 | 2,348 | 669 | 283,937,171 | 424,420 | 385,000 |
| C-6 | 449 | 106 | 31,635,275 | 298,446 | 278,500 |
| C-7 | 1,438 | 429 | 106,713,050 | 248,748 | 235,000 |
| C-8 | 1,746 | 633 | 130,639,133 | 206,381 | 185,500 |
| C-9 | 802 | 240 | 157,896,547 | 657,902 | 525,000 |
| C-10 | 1,450 | 434 | 191,520,870 | 441,292 | 336,062 |
| C-11 | 633 | 253 | 70,645,760 | 279,232 | 275,000 |
| C-12 | 1,344 | 252 | 164,865,513 | 654,228 | 536,000 |
| C-13 | 1,001 | 347 | 83,419,452 | 240,402 | 230,000 |
| C-14 | 1,996 | 520 | 152,898,765 | 294,036 | 250,125 |
| C-15 | 2,387 | 794 | 195,268,149 | 245,930 | 218,000 |
| Total | 21,131 | 6,289 | \$2,079,146,443 | \$330,600 | N/A |
| North | | | | | |
| N-1 | 2,000 | 538 | \$148,136,940 | \$275,347 | \$245,000 |
| N-2 | 2,243 | 657 | 190,894,635 | 290,555 | 255,000 |
| N-3 | 3,137 | 833 | 239,321,692 | 287,301 | 243,000 |
| N-4 | 1,612 | 401 | 112,265,055 | 279,963 | 275,000 |
| N-5 | 334 | 77 | 24,081,350 | 312,745 | 290,000 |
| N-6 | 1,772 | 492 | 134,374,684 | 273,119 | 235,000 |
| N-7 | 1,897 | 745 | 159,763,832 | 214,448 | 204,000 |
| N-8 | 2,771 | 618 | 170,927,484 | 276,582 | 262,250 |
| N-10 | 1,242 | 490 | 118,699,242 | 242,243 | 230,000 |
| N-11 | 3,622 | 842 | 246,202,228 | 292,402 | 275,000 |
| N-12 | 550 | 151 | 42,205,345 | 279,506 | 240,000 |
| N-13 | 321 | 53 | 19,292,760 | 364,014 | 310,000 |
| N-14 | 639 | 134 | 44,839,700 | 334,625 | 311,000 |
| N-15 | 642 | 214 | 50,303,913 | 235,065 | 218,000 |
| N-16 | 518 | 172 | 39,100,252 | 227,327 | 211,000 |
| N-17 | 1,945 | 546 | 83,515,440 | 152,959 | 145,000 |
| N-18 | 640 | 230 | 42,646,509 | 185,420 | 174,250 |
| N-19 | 815 | 265 | 45,930,550 | 173,323 | 162,000 |
| N-20 | 130 | 41 | 9,015,650 | 219,894 | 197,000 |
| N-21 | 147 | 44 | 7,312,750 | 166,199 | 171,000 |
| N-22 | 262 | 110 | 15,511,649 | 141,015 | 137,500 |
| N-23 | 834 | 279 | 40,489,060 | 145,122 | 142,000 |
| N-24 | 529 | 142 | 20,615,850 | 145,182 | 132,000 |
| Total | 28,602 | 8,074 | \$2,005,446,570 | \$248,383 | N/A |
| Grand Total | 126,809 | 41,982 | \$9,531,218,651 | \$227,031 | N/A |

Includes Re-runs:

| | | | |
|---------|--------|-------|--------|
| East | 15,653 | West | 21,735 |
| Central | 11,451 | North | 15,563 |

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

Single-Family West Breakdown August 1999

| | Detached Houses | | | Semi-Detached Houses | | |
|------|-----------------|-----------|------------|----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 10 | 383,600 | 313,500 | 8 | 166,438 | 167,250 |
| W-2 | 12 | 291,351 | 244,605 | 18 | 187,856 | 182,500 |
| W-3 | 34 | 176,165 | 170,500 | 13 | 171,223 | 169,500 |
| W-4 | 16 | 202,222 | 200,500 | 3 | 161,667 | 138,000 |
| W-5 | 12 | 239,000 | 227,500 | 17 | 210,212 | 213,000 |
| W-6 | 29 | 203,256 | 200,000 | 1 | 146,000 | 146,000 |
| W-7 | 22 | 309,645 | 295,450 | - | - | - |
| W-8 | 49 | 522,810 | 354,000 | 1 | 228,000 | 228,000 |
| W-9 | 13 | 311,654 | 310,000 | - | - | - |
| W-10 | 27 | 215,752 | 212,000 | 1 | 185,000 | 185,000 |
| W-12 | 33 | 287,486 | 249,900 | 6 | 214,333 | 217,500 |
| W-13 | 38 | 353,484 | 310,250 | 7 | 179,614 | 185,000 |
| W-14 | 7 | 285,857 | 295,000 | 3 | 213,167 | 213,500 |
| W-15 | 5 | 254,100 | 254,000 | 5 | 195,180 | 185,000 |
| W-16 | 33 | 280,023 | 256,250 | 10 | 194,490 | 190,950 |
| W-17 | - | - | - | - | - | - |
| W-18 | 5 | 164,700 | 170,500 | 10 | 179,290 | 178,750 |
| W-19 | 55 | 281,605 | 283,000 | 9 | 216,111 | 216,000 |
| W-20 | 82 | 292,918 | 262,500 | 21 | 199,783 | 199,500 |
| W-21 | 26 | 293,950 | 283,500 | 2 | 231,000 | 231,000 |
| W-22 | 2 | 204,500 | 204,500 | - | - | - |
| W-23 | 107 | 231,359 | 214,000 | 28 | 181,696 | 181,000 |
| W-24 | 65 | 224,165 | 224,000 | 20 | 179,595 | 180,500 |
| W-25 | 8 | 266,875 | 196,750 | - | - | - |
| W-26 | 1 | 674,000 | 674,000 | - | - | - |
| W-27 | 40 | 222,295 | 216,000 | 4 | 143,750 | 145,000 |
| W-28 | 42 | 303,992 | 257,000 | 3 | 187,333 | 193,000 |
| W-29 | 35 | 195,737 | 184,000 | 9 | 131,683 | 130,500 |

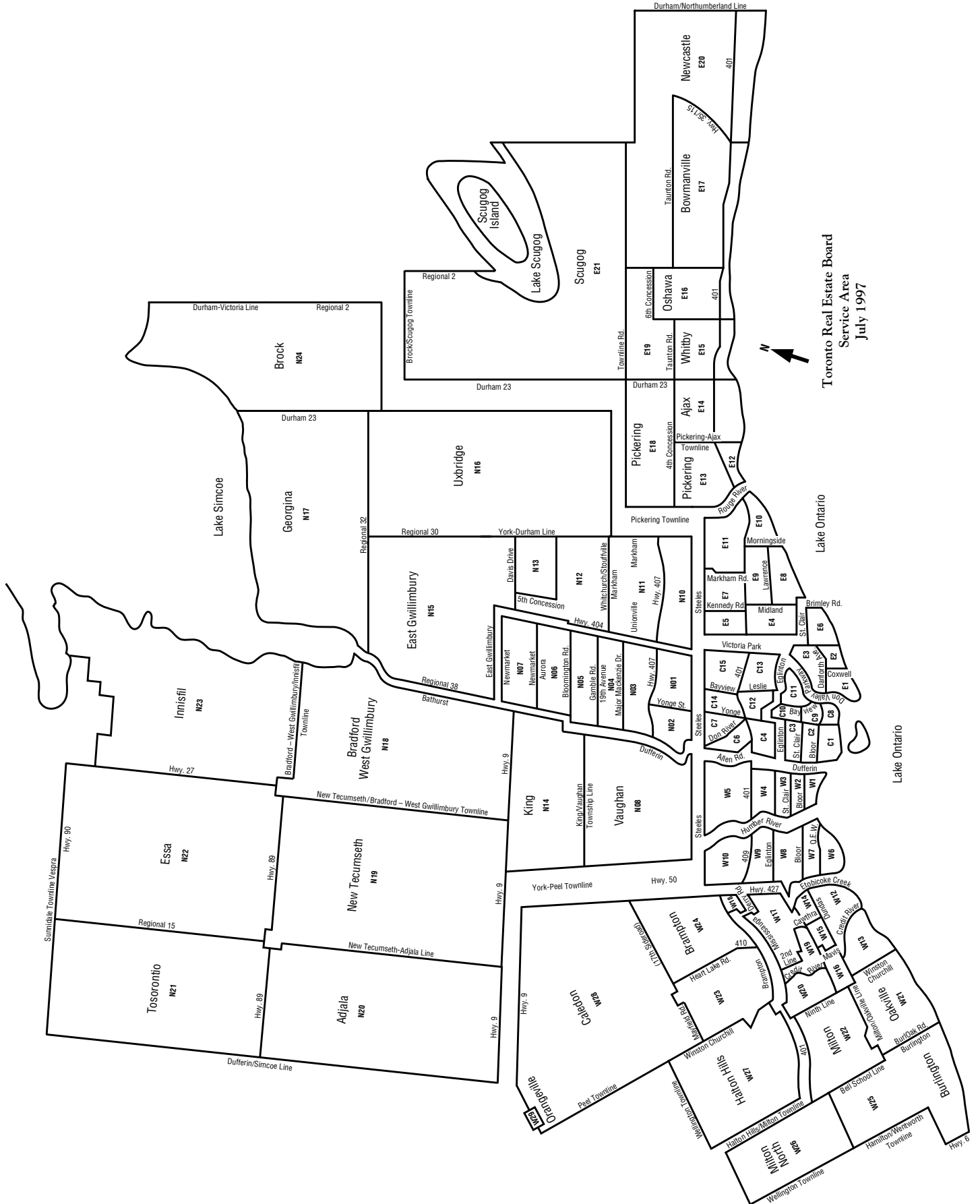
| | Townhouse Condominiums | | | Condominium Apartments | | | Link Houses | | |
|------|------------------------|-----------|------------|------------------------|-----------|------------|-------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | - | - | - | 4 | 199,875 | 192,250 | - | - | - |
| W-2 | - | - | - | 2 | 245,500 | 245,500 | - | - | - |
| W-3 | - | - | - | 3 | 122,167 | 106,500 | - | - | - |
| W-4 | 1 | 197,000 | 197,000 | 16 | 104,606 | 108,200 | - | - | - |
| W-5 | 9 | 125,544 | 110,000 | 33 | 89,759 | 93,000 | - | - | - |
| W-6 | 2 | 183,500 | 183,500 | 23 | 227,565 | 186,000 | - | - | - |
| W-7 | - | - | - | 4 | 164,250 | 155,000 | - | - | - |
| W-8 | 8 | 258,813 | 199,750 | 21 | 143,852 | 136,500 | - | - | - |
| W-9 | 3 | 211,500 | 191,000 | 20 | 138,250 | 89,500 | 1 | 242,000 | 242,000 |
| W-10 | 10 | 132,900 | 137,500 | 52 | 112,437 | 113,000 | 1 | 183,500 | 183,500 |
| W-12 | 11 | 175,455 | 189,000 | 19 | 125,737 | 125,000 | - | - | - |
| W-13 | 23 | 147,257 | 140,000 | 10 | 108,690 | 107,950 | - | - | - |
| W-14 | 18 | 155,472 | 165,000 | 11 | 114,550 | 106,000 | 2 | 232,250 | 232,250 |
| W-15 | 17 | 152,143 | 153,000 | 72 | 135,312 | 131,500 | - | - | - |
| W-16 | 21 | 174,383 | 175,000 | 7 | 140,357 | 127,500 | 4 | 198,500 | 196,500 |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | 5 | 126,520 | 122,100 | 6 | 96,867 | 94,500 | - | - | - |
| W-19 | 31 | 176,473 | 175,000 | 24 | 141,169 | 137,250 | 1 | 244,000 | 244,000 |
| W-20 | 51 | 161,946 | 160,000 | 4 | 117,975 | 125,950 | 3 | 207,000 | 205,000 |
| W-21 | 7 | 163,171 | 155,000 | 4 | 124,975 | 120,000 | 3 | 203,167 | 205,000 |
| W-22 | - | - | - | - | - | - | - | - | - |
| W-23 | 26 | 159,900 | 160,000 | 4 | 149,125 | 151,750 | 4 | 183,225 | 185,450 |
| W-24 | 24 | 134,315 | 133,150 | 24 | 115,656 | 110,750 | 2 | 204,150 | 204,150 |
| W-25 | 2 | 125,000 | 125,000 | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | 8 | 130,250 | 134,200 | 2 | 129,500 | 129,500 | 2 | 162,750 | 162,750 |
| W-28 | - | - | - | - | - | - | 3 | 214,667 | 224,000 |
| W-29 | 1 | 110,000 | 110,000 | 2 | 109,500 | 109,500 | 3 | 167,633 | 170,000 |

| | Attached/Row | | | Co-op Apartments | | | Detached Condominiums | | |
|------|--------------|-----------|------------|------------------|-----------|------------|-----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 7 | 205,014 | 180,000 | - | - | - | - | - | - |
| W-2 | 4 | 176,500 | 186,500 | 1 | 69,900 | 69,900 | - | - | - |
| W-3 | - | - | - | - | - | - | - | - | - |
| W-4 | - | - | - | - | - | - | - | - | - |
| W-5 | - | - | - | - | - | - | - | - | - |
| W-6 | 2 | 214,500 | 214,500 | - | - | - | - | - | - |
| W-7 | - | - | - | - | - | - | - | - | - |
| W-8 | - | - | - | - | - | - | - | - | - |
| W-9 | - | - | - | - | - | - | - | - | - |
| W-10 | 1 | 175,000 | 175,000 | - | - | - | - | - | - |
| W-12 | 1 | 220,000 | 220,000 | - | - | - | - | - | - |
| W-13 | 2 | 156,750 | 156,750 | - | - | - | - | - | - |
| W-14 | - | - | - | - | - | - | - | - | - |
| W-15 | - | - | - | - | - | - | - | - | - |
| W-16 | 2 | 175,000 | 175,000 | - | - | - | - | - | - |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | - | - | - | - | - | - | - | - | - |
| W-19 | 14 | 205,021 | 205,000 | - | - | - | - | - | - |
| W-20 | 6 | 202,833 | 196,500 | - | - | - | - | - | - |
| W-21 | - | - | - | - | - | - | - | - | - |
| W-22 | - | - | - | - | - | - | - | - | - |
| W-23 | 23 | 166,661 | 166,000 | - | - | - | - | - | - |
| W-24 | 10 | 156,940 | 164,000 | - | - | - | - | - | - |
| W-25 | - | - | - | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | 2 | 210,500 | 210,500 | - | - | - | - | - | - |
| W-28 | 2 | 163,250 | 163,250 | - | - | - | - | - | - |
| W-29 | 3 | 131,333 | 133,000 | - | - | - | - | - | - |

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 | 3,845,889,469 | 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 |
| August | 5,573 | 4,679 | 1,290,398,886 | 231,545 | 225,976 |
| Total | 50,795 | 41,982 | 11,855,831,051 | 233,405 | 227,031 |

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



Toronto Real Estate Board
Service Area
July 1997

"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."