

MarketWatch

For Media Inquiries: 443-8150
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January 2000

Y2K Off to a Good Start

TORONTO - Wednesday, February 2, 2000 — In January, TREB Members reported 2,694 sales of single-family dwellings across the Greater Toronto Area, TREB President Marilyn Baubie announced today. "Sales were up 10 per cent from the 2,449 recorded last year, and the median price reached \$200,000, its highest level since 1991," Ms. Baubie reported. The average price remained stable at \$229,758, up 8 per cent from last January's \$211,723, but down a little under 1 per cent from the \$231,992 seen in December.

Low inventory levels, caused by the blistering pace of sales, remained a concern, the President went on to note, with active listings at 12,965, down 14 per cent from January of 1999. "However, we expect that the modest price increases we have seen and should continue to see will coax more homeowners into the market."

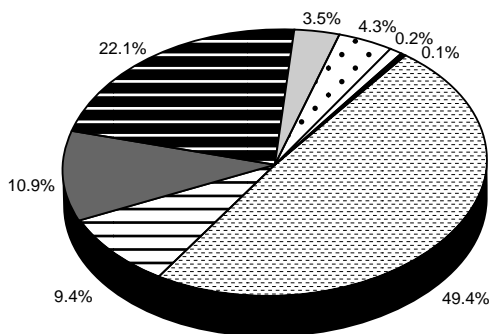
Breaking down the total 1,013 sales were reported in TREB's 28 West districts and

averaged \$212,365; 440 sales were reported in the 14 Central districts and averaged \$315,558; 491 sales were reported in the 23 North districts and averaged \$260,812; and 750 sales were reported in TREB's 21 East districts and averaged \$182,585.

Neighbourhood Corner East York

East York (E-3) began the new millennium with prices up and sales at the same level as January 1999. Over all, prices of single-family dwellings rose 15 per cent, to \$184,468 from last year's \$158,797, while sales declined slightly to 51 from 1999's figure of 52. Within the detached home category, prices rose 7 per cent to \$222,578 on the basis of 27 sales. Condominium apartments also saw healthy gains, up 16 per cent to \$113,529 from last year's \$97,500, on the basis of 17 sales.

Single-Family Residential Breakdown



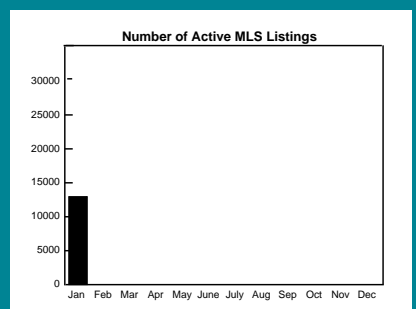
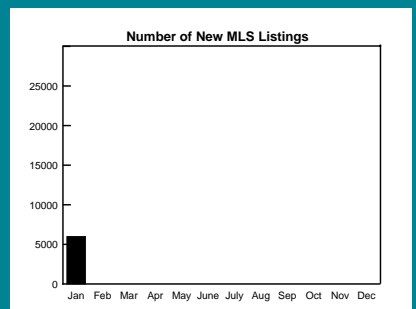
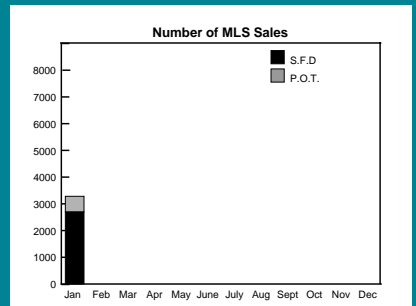
Dwelling Type	Sales	Median
Single Detached	1,332	\$248,950
Semi Detached	253	197,000
Condo T.H.	293	155,000
Condo Apt.	595	144,000
Link	95	184,000
Attached/Row	116	183,000
Co-op Apt.	6	98,750
Detached Condo	4	178,250

Housing Market Indicators

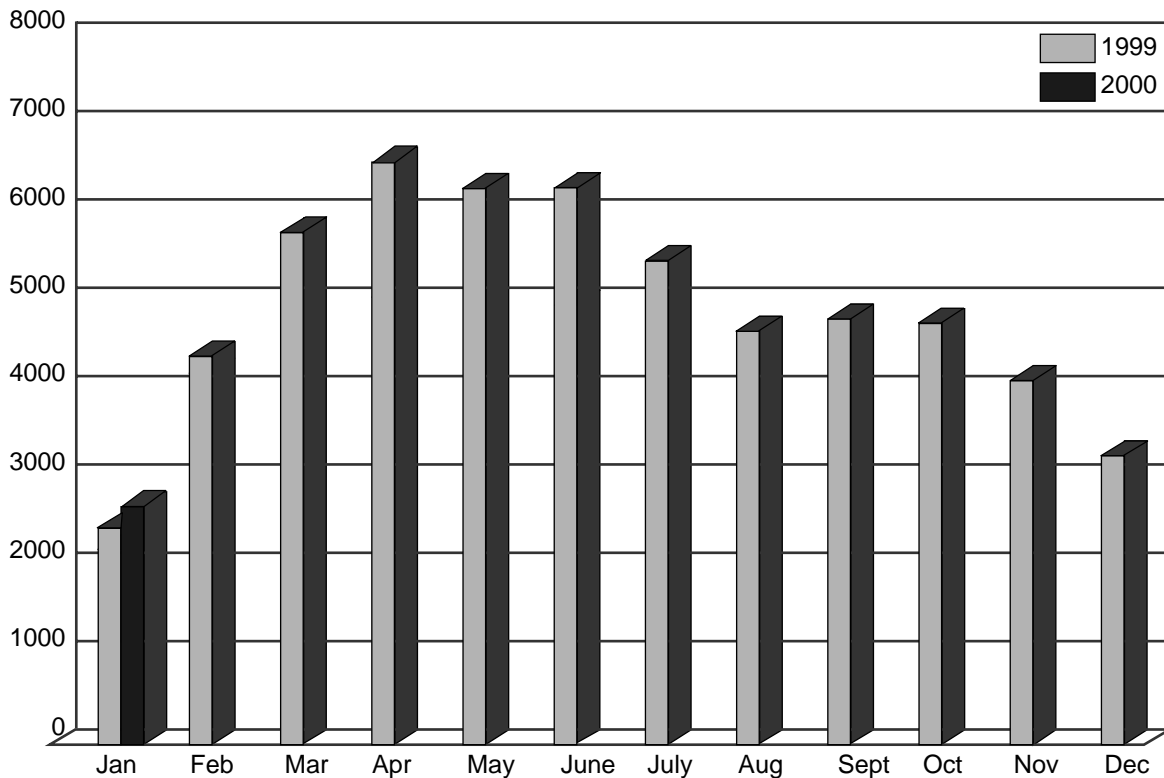
	January 1999	January 2000	% Change
Sales*	2,449	2,694	(+10%)
Sales (P.O.T.)	559	588	(+5%)
New Listings*	5,507	5,980	(+8%)
Active Listings**	15,045	12,965	(-14%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.



Single-Family Dwelling Sales Comparison



Price Category Breakdown — January

Price Range	Total S.F.D.	Condo Apt.	Condo T.H.
Up to \$90,000	68 (2.5)	42 (7.1)	13 (4.4)
90,001 to 110,000	115 (4.3)	74 (12.4)	24 (8.2)
110,001 to 120,000	79 (2.9)	38 (6.4)	16 (5.5)
120,001 to 130,000	111 (4.1)	62 (10.4)	24 (8.2)
130,001 to 140,000	142 (5.3)	68 (11.4)	31 (10.6)
140,001 to 150,000	122 (4.5)	52 (8.7)	28 (9.6)
150,001 to 160,000	138 (5.1)	39 (6.6)	24 (8.2)
160,001 to 170,000	165 (6.1)	42 (7.1)	36 (12.3)
170,001 to 180,000	147 (5.5)	28 (4.7)	22 (7.5)
180,001 to 190,000	144 (5.3)	27 (4.5)	17 (5.8)
190,001 to 200,000	121 (4.5)	17 (2.9)	18 (6.1)
200,001 to 225,000	315 (11.7)	32 (5.4)	21 (7.2)
225,001 to 250,000	250 (9.3)	21 (3.5)	6 (2.0)
250,001 to 300,000	315 (11.7)	25 (4.2)	8 (2.7)
300,001 to 400,000	256 (9.5)	18 (3.0)	5 (1.7)
400,001 to 500,000	112 (4.2)	6 (1.0)	— (—)
500,001 to 750,000	71 (2.6)	3 (0.5)	— (—)
750,000 to 1,000,000	14 (0.5)	1 (0.2)	— (—)
1,000,001 to 1,500,000	7 (0.3)	— (—)	— (—)
Over 1,500,000	2 (0.1)	— (—)	— (—)
TOTAL	2,694 100.0	595* 100.0	293** 100.0

* 595 condominium apartments sold for \$96,363,244, averaging \$161,955

** 293 condominium townhouses sold for \$46,623,688, averaging \$159,125.

**Single-Family Residential
January 2000**

<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	141	62	36	\$7,171,950	\$199,221	\$175,650
E-2	120	46	25	6,689,100	267,564	250,000
E-3	217	98	51	9,407,850	184,468	177,500
E-4	98	31	29	5,290,018	182,414	197,500
E-5	150	66	60	11,091,499	184,858	164,950
E-6	102	51	14	2,722,350	194,454	203,950
E-7	160	49	68	13,083,788	192,409	173,450
E-8	133	55	38	7,110,600	187,121	163,950
E-9	111	38	38	6,416,000	168,842	169,000
E-10	120	55	38	7,872,500	207,171	209,000
E-11	120	45	30	4,703,300	156,777	150,450
E-12	32	9	6	945,500	157,583	162,500
E-13	216	94	49	10,041,400	204,927	207,000
E-14	164	74	47	9,219,600	196,162	172,500
E-15	208	87	52	9,968,390	191,700	178,750
E-16	363	150	99	13,395,750	135,311	134,500
E-17	227	95	54	8,913,200	165,059	153,250
E-18	13	7	-	-	-	-
E-19	18	9	1	175,000	175,000	175,000
E-20	41	19	8	1,566,150	195,769	173,000
E-21	53	23	7	1,154,900	164,986	153,000
Total	2,807	1,163	750	\$136,938,845	\$182,585	\$171,750
West						
W-1	74	28	23	\$5,038,001	\$219,044	\$184,000
W-2	117	63	24	5,593,900	233,079	219,500
W-3	138	59	33	6,007,100	182,033	175,000
W-4	121	49	23	3,734,400	162,365	116,000
W-5	159	71	39	6,293,313	161,367	141,000
W-6	128	63	25	5,699,800	227,992	204,000
W-7	39	20	17	5,424,350	319,079	326,000
W-8	182	85	43	12,748,900	296,486	259,000
W-9	106	50	22	4,083,600	185,618	143,500
W-10	205	90	55	8,253,800	150,069	135,000
W-12	116	56	42	11,624,999	276,786	252,250
W-13	152	67	31	8,506,400	274,400	225,000
W-14	112	49	28	4,869,000	173,893	175,500
W-15	209	88	76	12,087,550	159,047	144,750
W-16	145	69	47	11,064,015	235,405	227,500
W-17	-	-	-	-	-	-
W-18	71	27	9	1,561,400	173,489	186,500
W-19	362	162	87	20,451,250	235,072	220,000
W-20	334	124	80	18,504,450	231,306	210,000
W-21	75	33	24	6,611,715	275,488	276,000
W-22	1	-	-	-	-	-
W-23	478	204	117	23,836,950	203,735	193,000
W-24	341	131	84	14,368,570	171,054	157,250
W-25	18	11	5	899,000	179,800	175,000
W-26	-	-	-	-	-	-
W-27	112	42	36	8,103,500	225,097	213,500
W-28	124	71	25	6,840,000	273,600	250,000
W-29	84	43	18	2,919,650	162,203	165,000
Total	4,003	1,755	1,013	\$215,125,613	\$212,365	\$193,000

See 3b...

Single-Family Residential January 2000 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	200	87	51	\$12,501,110	\$245,120	\$199,900
C-2	138	77	27	7,644,800	283,141	221,500
C-3	113	57	20	8,058,900	402,945	236,250
C-4	205	113	55	23,152,397	420,953	400,500
C-6	38	20	10	2,743,018	274,302	279,000
C-7	109	51	32	8,074,700	252,334	228,500
C-8	161	83	40	8,082,900	202,073	188,500
C-9	58	28	12	5,747,500	478,958	493,500
C-10	99	51	24	9,930,400	413,767	389,450
C-11	65	30	32	7,272,500	227,266	156,200
C-12	114	61	21	14,289,527	680,454	615,000
C-13	87	40	25	6,959,500	278,380	279,000
C-14	155	80	49	13,561,390	276,763	242,000
C-15	150	66	42	10,826,750	257,780	232,000
Total	1,692	844	440	\$138,845,392	\$315,558	\$254,500
North						
N-1	173	103	38	\$10,639,350	\$279,983	\$264,250
N-2	205	100	47	13,088,300	278,474	270,000
N-3	214	107	46	12,172,400	264,617	239,000
N-4	170	95	31	10,568,800	340,929	316,000
N-5	29	17	4	1,106,500	276,625	162,250
N-6	131	70	23	7,474,400	324,974	240,000
N-7	145	49	39	8,729,200	223,826	205,000
N-8	261	145	52	15,406,100	296,271	273,500
N-10	86	34	24	6,278,000	261,583	245,500
N-11	280	148	47	12,582,600	267,715	250,000
N-12	57	30	8	2,128,900	266,113	271,000
N-13	12	6	5	2,534,250	506,850	461,250
N-14	60	25	11	4,366,000	396,909	300,000
N-15	50	24	7	1,462,499	208,928	220,000
N-16	40	25	15	3,663,000	244,200	225,000
N-17	140	62	32	5,391,660	168,489	157,250
N-18	50	15	11	2,354,000	214,000	178,000
N-19	75	28	18	2,949,000	163,833	154,000
N-20	14	8	5	1,198,000	239,600	232,000
N-21	16	9	3	421,500	140,500	137,500
N-22	60	12	2	193,500	96,750	96,750
N-23	79	22	19	2,798,600	147,295	145,000
N-24	39	12	4	552,000	138,000	130,000
Total	2,386	1,146	491	\$128,058,559	\$260,812	\$237,000
Grand Total	10,888	4,908	2,694	\$618,968,409	\$229,758	\$200,000

Listed includes Reruns: East (1,163-41%) West (1,755-44%) Central (844-50%) North (1,146-48%)

* Sales to Listings Ratio (SFD only): 24.7%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	45	98%
WEST	50	97%
CENTRAL	51	98%
NORTH	54	97%
TOTAL	49	97%

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

Single-Family West Breakdown January 2000

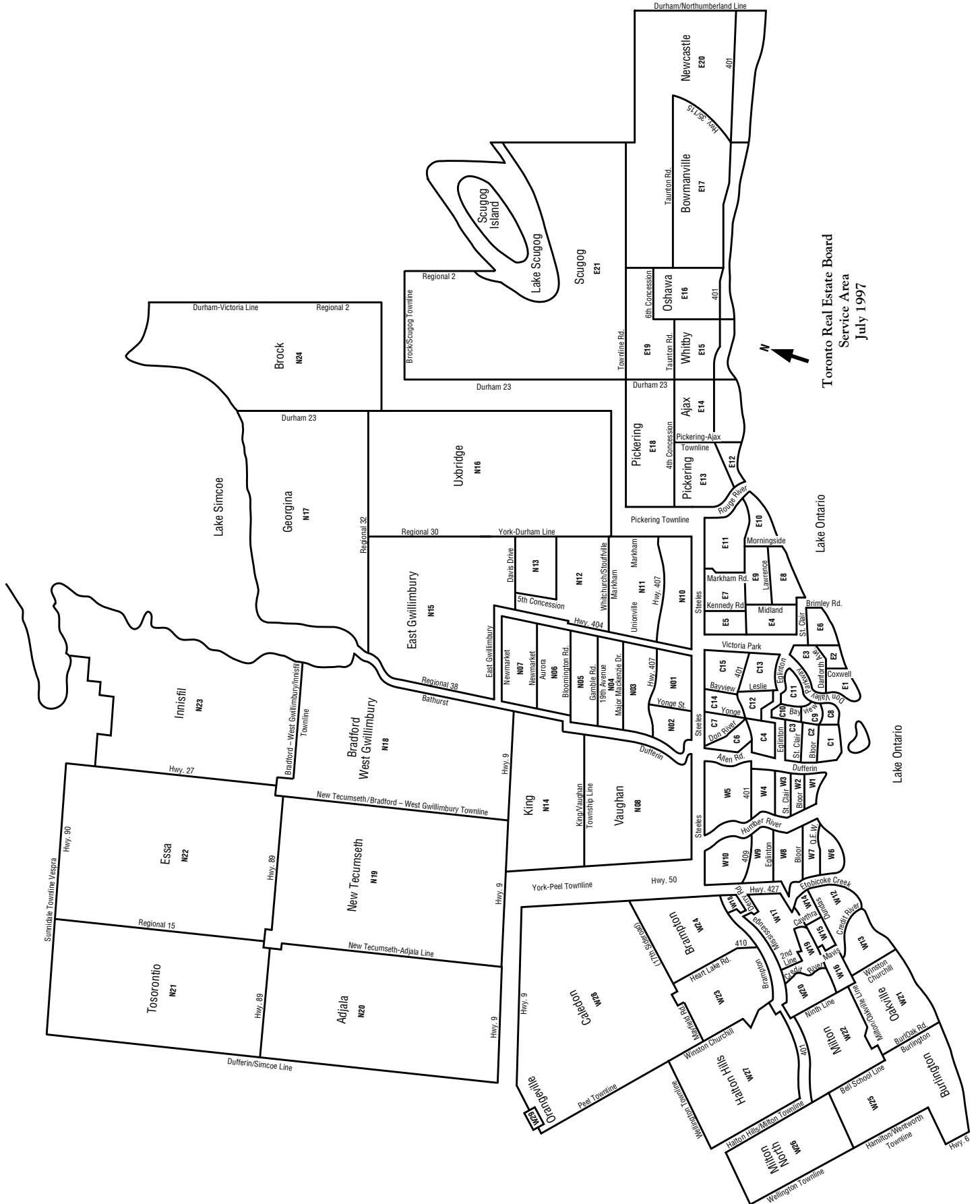
	Detached Houses			Semi-Detached Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	6	278,250	280,000	7	218,714	184,000
W-2	10	263,750	259,000	13	207,338	212,000
W-3	20	185,085	170,000	11	181,309	180,000
W-4	8	256,450	215,000	1	162,500	162,500
W-5	9	240,324	221,500	8	224,688	221,000
W-6	14	194,557	195,500	-	-	-
W-7	15	337,423	330,000	-	-	-
W-8	24	373,490	311,550	-	-	-
W-9	7	299,371	270,000	-	-	-
W-10	15	217,680	210,000	2	186,125	186,125
W-12	29	323,310	285,000	6	202,667	200,000
W-13	15	405,400	325,000	5	185,180	180,000
W-14	6	285,917	288,750	-	-	-
W-15	8	257,838	239,250	4	222,950	218,750
W-16	23	287,198	270,000	5	199,380	200,000
W-17	-	-	-	-	-	-
W-18	5	200,500	188,000	1	189,000	189,000
W-19	36	310,039	287,000	6	217,667	221,000
W-20	41	282,400	266,000	13	198,338	203,500
W-21	17	321,872	315,000	-	-	-
W-22	-	-	-	-	-	-
W-23	74	225,240	221,000	11	183,764	180,000
W-24	34	211,179	213,550	14	184,341	189,450
W-25	4	191,000	181,000	-	-	-
W-26	-	-	-	-	-	-
W-27	27	249,348	231,000	3	167,633	189,000
W-28	21	290,214	251,000	1	194,000	194,000
W-29	12	174,063	176,400	2	140,450	140,450

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	-	-	-	7	173,700	168,000	-	-	-
W-2	-	-	-	1	261,000	261,000	-	-	-
W-3	-	-	-	2	155,500	155,500	-	-	-
W-4	2	161,400	161,400	12	99,792	102,750	-	-	-
W-5	5	133,860	118,500	16	99,006	99,800	-	-	-
W-6	1	230,000	230,000	8	306,000	201,500	-	-	-
W-7	-	-	-	2	181,500	181,500	-	-	-
W-8	3	135,000	130,000	15	220,260	161,000	-	-	-
W-9	1	210,000	210,000	14	127,000	93,000	-	-	-
W-10	5	136,760	137,000	31	114,566	118,000	1	206,000	206,000
W-12	2	173,000	173,000	5	137,400	138,000	-	-	-
W-13	7	156,429	129,000	4	101,125	97,500	-	-	-
W-14	12	150,458	159,500	8	108,738	99,000	2	239,050	239,050
W-15	12	159,454	156,250	52	138,838	136,250	-	-	-
W-16	9	168,756	170,000	6	181,808	128,800	3	214,967	209,900
W-17	-	-	-	-	-	-	-	-	-
W-18	3	123,300	122,000	-	-	-	-	-	-
W-19	20	180,650	179,500	17	155,168	142,050	1	235,000	235,000
W-20	21	165,155	159,000	2	129,700	129,700	1	172,000	172,000
W-21	3	136,333	145,000	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	8	149,988	153,700	6	145,067	135,700	3	172,833	175,000
W-24	22	130,623	129,250	13	123,000	116,000	-	-	-
W-25	1	135,000	135,000	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	4	115,550	107,250	1	168,000	168,000	-	-	-
W-28	-	-	-	-	-	-	1	198,000	198,000
W-29	1	116,500	116,500	-	-	-	1	157,000	157,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W-1	3	207,200	205,000	-	-	-	-	-	-
W-2	-	-	-	-	-	-	-	-	-
W-3	-	-	-	-	-	-	-	-	-
W-4	-	-	-	-	-	-	-	-	-
W-5	-	-	-	1	79,500	79,500	-	-	-
W-6	1	239,000	239,000	1	59,000	59,000	-	-	-
W-7	-	-	-	-	-	-	-	-	-
W-8	-	-	-	1	76,250	76,250	-	-	-
W-9	-	-	-	-	-	-	-	-	-
W-10	1	175,000	175,000	-	-	-	-	-	-
W-12	-	-	-	-	-	-	-	-	-
W-13	-	-	-	-	-	-	-	-	-
W-14	-	-	-	-	-	-	-	-	-
W-15	-	-	-	-	-	-	-	-	-
W-16	1	207,000	207,000	-	-	-	-	-	-
W-17	-	-	-	-	-	-	-	-	-
W-18	-	-	-	-	-	-	-	-	-
W-19	7	214,000	218,000	-	-	-	-	-	-
W-20	2	224,000	224,000	-	-	-	-	-	-
W-21	4	182,723	183,950	-	-	-	-	-	-
W-22	-	-	-	-	-	-	-	-	-
W-23	15	170,600	175,000	-	-	-	-	-	-
W-24	1	135,000	135,000	-	-	-	-	-	-
W-25	-	-	-	-	-	-	-	-	-
W-26	-	-	-	-	-	-	-	-	-
W-27	1	238,000	238,000	-	-	-	-	-	-
W-28	2	176,750	176,750	-	-	-	-	-	-
W-29	2	138,250	138,250	-	-	-	-	-	-

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	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
September	5,897	4,818	1,388,000,890	235,374	228,431
October	5,845	4,767	1,405,935,093	240,536	230,864
November	5,086	4,119	1,259,526,840	247,646	236,214
December	4,115	3,271	1,005,343,853	244,312	231,992
Total	71,738	58,957	16,914,637,727	235,783	228,372
2000					
January	3,282	2,694	786,812,743	239,736	229,758
Total	3,282	2,694	786,812,743	239,736	229,758

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



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"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."