

# Market Watch

For Media Inquiries: 443-8159  
For All Other Inquiries: 443-8152

August 2002

## Third Best August Ever

TORONTO — Thursday, September 12, 2002.

In August, the Toronto Real Estate Board MLS system recorded 5,418 sales of Single-Family Dwellings, TREB President Ann Bosley reported today. "Though this figure is down seven per cent from the 5,845 sales recorded in August 2001, it is still the third best August sales figure in the Board's 82 year history." The president went on to note that sales were also down five per cent from the revised July 2002 figure of 5,727.

Bosley also reported that average prices eased in August, falling three per cent to \$266,154 from the revised July figure of \$274,348, but up seven per cent from the same time last year. The median price remained unchanged from July at \$237,000.

Breaking down the total, 2,066 sales were reported in TREB's 28 West districts and averaged \$247,754; 834 sales were reported in the 14 Central districts and averaged \$341,477; 1,088 sales were reported in the 23 North districts and averaged \$300,810; and 1,430 sales

were reported in TREB's 21 East districts and averaged \$222,439.

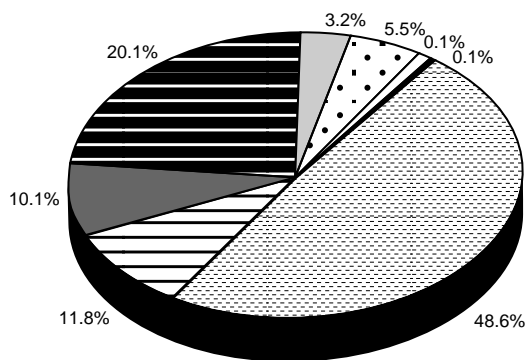
**Note:** due to programming issues with TREB's new MLS system, several figures from July were revised from those given in earlier reports. In addition, pages 4a and 4b are missing from this report. We hope to supply the information on these pages as soon as it becomes available. ■

### NEIGHBOURHOOD CORNER

#### Scarborough

Scarborough (E-4 and E-5, E-7 to E-11) remained comparatively affordable in August, with an average price of \$225,640 based on 579 sales. This is up seven per cent from the \$210,497 recorded in August 2001. Breaking down the total, detached homes in Scarborough averaged \$279,820 in August compared to \$265,021 for the same month last year, a five per cent increase. Condo apartments averaged \$164,000, a three per cent increase over the August 2001 total of \$158,873. ■

### SINGLE-FAMILY RESIDENTIAL BREAKDOWN

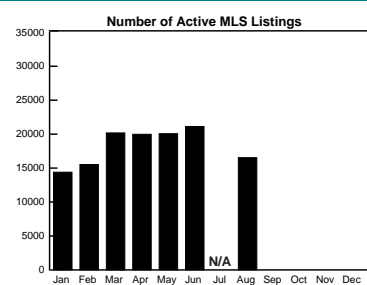
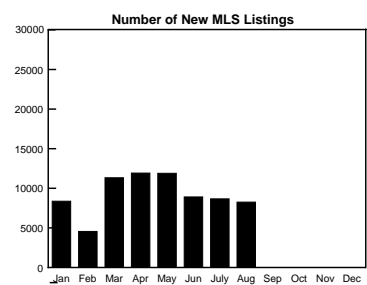
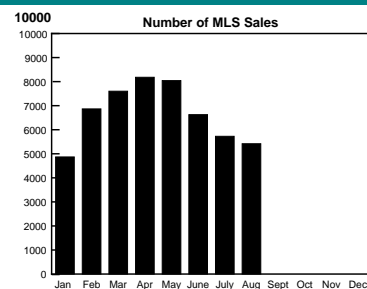


Dwelling Type	Sales	Median
Detached	2,633	\$283,000
Semi-Detached	643	\$233,000
Condo T.H.	549	\$186,300
Condo Apt.	1,092	\$178,500
Link	172	\$234,000
Attached/T.H.	302	\$221,500
Co-op Apt.	25	\$165,000
Detached Condo	2	\$185,500

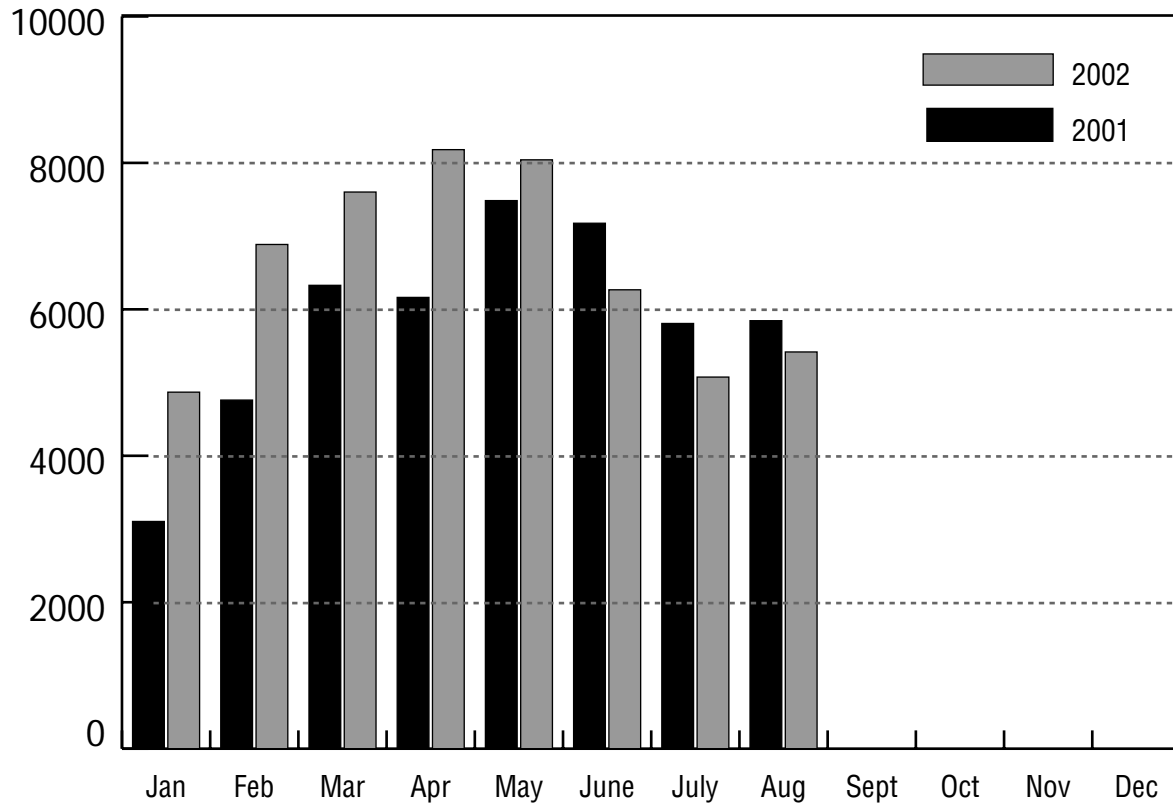
### Housing Market Indicators

	August 2001	August 2002	% Change
Sales*	5,845	5,418	(-7%)
New Listings*	8,018	8,255	(+3%)
Active Listings*	N/A	16,535	N/A

\* All figures for single-family dwellings.



## SINGLE-FAMILY DWELLING SALES COMPARISON



## PRICE CATEGORY BREAKDOWN — AUGUST

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	29	0.5	10	0.9	7	1.3
\$90,001 - \$100,000	19	0.4	10	0.9	3	0.5
\$100,001 - \$110,000	43	0.8	24	2.2	5	0.9
\$110,001 - \$120,000	57	1.1	33	3.0	13	2.4
\$120,001 - \$130,000	94	1.7	48	4.4	14	2.6
\$130,001 - \$140,000	135	2.5	75	6.9	22	4.0
\$140,001 - \$150,000	163	3.0	83	7.6	33	6.0
\$150,001 - \$160,000	224	4.1	98	9.0	56	10.2
\$160,001 - \$170,000	228	4.2	101	9.2	38	6.9
\$170,001 - \$180,000	242	4.5	78	7.1	54	9.8
\$180,001 - \$190,000	261	4.8	69	6.3	53	9.7
\$190,001 - \$200,000	234	4.3	50	4.6	55	10.0
\$200,001 - \$225,000	663	12.2	137	12.5	86	15.7
\$225,001 - \$250,000	708	13.1	77	7.1	54	9.8
\$250,001 - \$300,000	943	17.4	97	8.9	36	6.6
\$300,001 - \$400,000	874	16.1	69	6.3	14	2.6
\$400,001 - \$500,000	243	4.5	21	1.9	3	0.5
\$500,001 - \$750,000	199	3.7	12	1.1	3	0.5
\$750,001 - \$1,000,000	31	0.6	-	-	-	-
\$1,000,001 - \$1,500,000	18	0.3	-	-	-	-
\$1,500,000 -	10	0.2	-	-	-	-
<b>Total:</b>	<b>5,418</b>	<b>100</b>	<b>1,092</b>	<b>100</b>	<b>549</b>	<b>100</b>

## SINGLE-FAMILY RESIDENTIAL - AUGUST 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>East</b>								
E01	92	172	57	\$15,682,188	\$275,126	\$253,000	26	97
E02	72	107	46	\$14,828,855	\$322,366	\$287,500	29	98
E03	177	312	119	\$28,573,439	\$240,113	\$226,000	28	97
E04	99	157	73	\$14,817,700	\$202,982	\$212,000	34	97
E05	138	318	96	\$23,948,230	\$249,461	\$241,400	34	97
E06	63	99	47	\$11,737,250	\$249,729	\$235,500	33	97
E07	152	332	113	\$28,089,150	\$248,577	\$243,000	37	98
E08	118	218	81	\$17,684,150	\$218,323	\$216,000	41	97
E09	109	238	80	\$17,111,698	\$213,896	\$223,000	37	97
E10	81	134	47	\$11,809,050	\$251,256	\$244,000	38	98
E11	137	309	89	\$17,185,558	\$193,096	\$186,000	38	97
E12	27	42	14	\$2,706,100	\$193,293	\$197,500	32	98
E13	147	251	86	\$21,345,400	\$248,202	\$244,500	33	98
E14	145	246	86	\$18,537,699	\$215,555	\$208,250	36	98
E15	132	264	105	\$22,124,350	\$210,708	\$197,000	40	98
E16	206	350	165	\$25,893,500	\$156,930	\$153,900	32	98
E17	99	146	62	\$10,842,990	\$174,887	\$168,750	42	96
E18	8	23	3	\$1,877,000	\$625,667	\$850,000	76	97
E19	8	37	6	\$1,693,000	\$282,167	\$253,000	69	97
E20	39	75	24	\$4,961,300	\$206,721	\$186,000	37	97
E21	49	108	31	\$6,638,600	\$214,148	\$204,500	53	97
<b>Total</b>	<b>2,098</b>	<b>3,938</b>	<b>1,430</b>	<b>\$318,087,207</b>	<b>\$222,439</b>	<b>\$211,000</b>	<b>35</b>	<b>97</b>
<b>West</b>								
W01	50	91	27	\$7,363,450	\$272,720	\$255,000	23	100
W02	71	154	53	\$15,956,630	\$301,068	\$265,990	32	98
W03	87	221	56	\$11,802,200	\$210,754	\$201,500	38	96
W04	100	208	52	\$12,066,490	\$232,048	\$222,500	43	96
W05	126	276	83	\$17,044,800	\$205,359	\$227,800	35	97
W06	104	234	60	\$15,318,159	\$255,303	\$239,500	37	96
W07	38	69	35	\$11,414,800	\$326,137	\$325,000	38	96
W08	121	231	71	\$24,737,875	\$348,421	\$319,900	33	98
W09	69	149	37	\$9,065,500	\$245,014	\$278,000	34	96
W10	152	317	95	\$19,446,249	\$204,697	\$210,000	29	97
W12	87	216	57	\$14,843,600	\$260,414	\$250,000	45	97
W13	113	246	73	\$22,976,408	\$314,745	\$254,500	37	96
W14	78	132	50	\$11,408,550	\$228,171	\$225,000	34	97
W15	181	347	121	\$21,621,800	\$178,693	\$170,000	47	96
W16	116	208	72	\$19,303,900	\$268,110	\$247,500	31	97
W17	-	-	-	-	-	-	-	-
W18	64	111	36	\$7,170,100	\$199,169	\$206,000	36	97
W19	292	553	186	\$50,443,793	\$271,203	\$254,715	37	97
W20	274	394	189	\$47,274,850	\$250,131	\$238,800	30	98
W21	87	374	61	\$21,014,100	\$344,493	\$277,000	42	98
W22	14	87	5	\$1,065,900	\$213,180	\$204,000	52	97
W23	390	684	263	\$59,748,680	\$227,181	\$217,000	35	98
W24	278	449	206	\$46,438,380	\$225,429	\$215,000	34	97
W25	15	67	14	\$3,359,500	\$239,964	\$208,750	66	96
W26	1	13	1	\$212,000	\$212,000	\$212,000	64	97
W27	73	163	59	\$14,202,300	\$240,717	\$235,000	36	98
W28	96	200	59	\$17,542,709	\$297,334	\$278,000	46	97
W29	56	125	45	\$9,018,050	\$200,401	\$185,900	42	98
<b>Total</b>	<b>3,133</b>	<b>6,319</b>	<b>2,066</b>	<b>\$511,860,773</b>	<b>\$247,754</b>	<b>\$230,000</b>	<b>36</b>	<b>97</b>

## SINGLE-FAMILY RESIDENTIAL CONTINUED - AUGUST 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
<b>Central</b>								
C01	320	557	171	\$45,101,388	\$263,751	\$237,000	33	98
C02	81	188	51	\$18,956,622	\$371,698	\$325,000	33	98
C03	60	136	33	\$13,093,600	\$396,776	\$325,000	38	96
C04	83	186	56	\$24,697,090	\$441,019	\$390,500	25	98
C06	26	44	15	\$5,308,600	\$353,907	\$360,000	34	95
C07	101	177	61	\$17,519,400	\$287,203	\$250,000	33	98
C08	141	279	90	\$22,329,066	\$248,101	\$219,500	33	98
C09	27	97	17	\$11,660,200	\$685,894	\$379,000	42	98
C10	63	100	45	\$19,981,735	\$444,039	\$395,000	26	100
C11	56	102	40	\$13,779,957	\$344,499	\$336,500	27	99
C12	59	157	32	\$22,731,500	\$710,359	\$533,500	39	92
C13	61	130	32	\$8,859,954	\$276,874	\$251,750	41	98
C14	161	340	101	\$33,363,685	\$330,334	\$268,000	41	97
C15	140	287	90	\$27,409,328	\$304,548	\$260,750	40	97
<b>Total</b>	<b>1,379</b>	<b>2,780</b>	<b>834</b>	<b>\$284,792,125</b>	<b>\$341,477</b>	<b>\$276,500</b>	<b>34</b>	<b>97</b>
<b>North</b>								
N01	81	170	50	\$16,197,009	\$323,940	\$283,500	36	97
N02	100	238	70	\$23,428,900	\$334,699	\$296,250	33	97
N03	152	352	117	\$40,594,850	\$346,965	\$286,000	42	97
N04	107	203	75	\$27,223,688	\$362,983	\$338,000	42	97
N05	38	98	23	\$7,902,400	\$343,583	\$330,000	42	98
N06	74	137	53	\$16,920,650	\$319,258	\$253,000	31	98
N07	122	146	88	\$21,482,320	\$244,117	\$232,750	28	97
N08	212	431	142	\$46,187,430	\$325,264	\$313,995	37	97
N10	97	198	84	\$26,111,400	\$310,850	\$299,750	40	97
N11	190	363	124	\$40,526,369	\$326,826	\$294,000	54	97
N12	22	80	9	\$3,269,100	\$363,233	\$315,000	36	95
N13	15	45	5	\$2,191,800	\$438,360	\$332,900	44	94
N14	24	88	16	\$6,156,500	\$384,781	\$370,000	47	97
N15	31	66	14	\$3,748,400	\$267,743	\$239,750	45	97
N16	52	92	19	\$4,947,300	\$260,384	\$245,000	51	97
N17	100	241	66	\$13,006,205	\$197,064	\$173,500	40	98
N18	35	76	30	\$6,652,926	\$221,764	\$210,000	57	98
N19	65	125	24	\$4,575,300	\$190,638	\$182,750	51	98
N20	10	38	3	\$977,000	\$325,667	\$445,000	44	98
N21	13	41	7	\$1,388,400	\$198,343	\$225,000	35	97
N22	17	48	11	\$2,401,400	\$218,309	\$215,000	94	98
N23	63	139	36	\$7,050,300	\$195,842	\$176,000	46	97
N24	25	83	22	\$4,342,000	\$197,364	\$160,750	62	96
<b>Total</b>	<b>1,645</b>	<b>3,498</b>	<b>1,088</b>	<b>\$327,281,647</b>	<b>\$300,810</b>	<b>\$274,000</b>	<b>42</b>	<b>97</b>
<b>Grand Total</b>	<b>8,255</b>	<b>16,535</b>	<b>5,418</b>	<b>\$1,442,021,752</b>	<b>\$266,154</b>	<b>\$237,000</b>	<b>37</b>	<b>97</b>



## SINGLE-FAMILY WEST BREAKDOWN - AUGUST 2002

Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	7	\$355,786	\$400,000	9	\$269,083	\$250,000	5	\$234,500	\$227,000	-	-	-
W02	25	\$368,946	\$395,000	18	\$251,832	\$237,500	2	\$310,000	\$310,000	-	-	-
W03	39	\$222,285	\$215,000	7	\$229,500	\$258,000	9	\$149,067	\$145,000	-	-	-
W04	28	\$293,785	\$282,500	2	\$208,000	\$208,000	16	\$142,219	\$140,000	-	-	-
W05	14	\$286,921	\$282,500	25	\$257,728	\$250,000	27	\$128,211	\$131,000	-	-	-
W06	31	\$250,432	\$239,000	4	\$295,450	\$311,900	20	\$273,148	\$258,000	-	-	-
W07	27	\$344,956	\$326,100	-	-	-	4	\$236,000	\$211,000	-	-	-
W08	38	\$466,159	\$387,450	-	-	-	25	\$212,918	\$166,000	-	-	-
W09	16	\$342,250	\$316,500	1	\$279,000	\$279,000	17	\$153,029	\$120,000	-	-	-
W10	44	\$267,818	\$252,250	5	\$230,200	\$243,000	34	\$134,360	\$135,000	1	\$215,000	\$215,000
W12	34	\$310,774	\$288,250	2	\$252,250	\$252,250	13	\$157,985	\$162,000	-	-	-
W13	34	\$448,971	\$404,500	10	\$222,500	\$220,000	7	\$144,414	\$155,000	1	\$318,000	\$318,000
W14	16	\$340,000	\$331,250	6	\$244,333	\$243,000	11	\$154,795	\$161,000	-	-	-
W15	4	\$281,750	\$283,000	10	\$242,080	\$240,500	85	\$163,245	\$159,000	-	-	-
W16	40	\$316,120	\$289,200	13	\$227,954	\$227,500	4	\$175,250	\$164,000	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	14	\$227,871	\$237,500	-	\$224,461	\$221,400	3	\$120,333	\$123,000	-	-	-
W19	78	\$343,304	\$321,250	23	\$245,083	\$249,000	47	\$205,402	\$172,000	1	\$249,500	\$249,500
W20	85	\$302,856	\$297,000	37	\$230,859	\$229,000	7	\$159,500	\$156,000	1	\$252,000	\$252,000
W21	37	\$422,538	\$325,000	7	\$220,957	\$231,000	3	\$203,333	\$281,500	5	\$223,600	\$223,500
W22	2	\$274,450	\$274,450	-	-	-	-	-	-	-	-	-
W23	142	\$256,632	\$250,000	41	\$209,588	\$209,000	12	\$176,825	\$169,450	1	\$222,000	\$222,000
W24	76	\$296,335	\$274,500	55	\$217,915	\$225,000	29	\$145,816	\$145,000	1	\$215,000	\$215,000
W25	7	\$318,071	\$338,000	-	-	-	2	\$137,250	\$137,250	1	\$171,000	\$171,000
W26	1	\$212,000	\$212,000	-	-	-	-	-	-	-	-	-
W27	43	\$269,786	\$255,000	1	\$144,000	\$144,000	-	-	-	1	\$167,000	\$167,000
W28	45	\$325,746	\$295,000	9	\$201,128	\$202,000	-	-	-	1	\$239,000	\$239,000
W29	30	\$222,227	\$213,000	8	\$164,156	\$151,250	-	-	-	2	\$164,500	\$164,500

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	2	\$185,750	\$185,750	-	-	-	-	-	-	4	\$226,800	\$206,500
W02	2	\$199,200	\$199,200	-	-	-	-	-	-	6	\$196,933	\$189,350
W03	-	-	-	-	-	-	-	-	-	1	\$185,000	\$185,000
W04	6	\$191,500	\$184,750	-	-	-	-	-	-	-	-	-
W05	14	\$177,964	\$181,250	-	-	-	1	\$93,500	\$93,500	2	\$269,000	\$269,000
W06	-	-	-	-	-	-	2	\$84,250	\$84,250	3	\$247,167	\$352,500
W07	2	\$252,000	\$252,000	-	-	-	-	-	-	2	\$326,500	\$326,500
W08	8	\$212,613	\$224,500	-	-	-	-	-	-	-	-	-
W09	3	\$236,333	\$320,000	-	-	-	-	-	-	-	-	-
W10	10	\$157,600	\$168,000	-	-	-	1	\$152,000	\$152,000	-	-	-
W12	6	\$211,000	\$204,500	-	-	-	-	-	-	2	\$226,500	\$226,500
W13	21	\$197,976	\$183,000	-	-	-	-	-	-	-	-	-
W14	16	\$169,613	\$156,000	-	-	-	1	\$86,000	\$86,000	-	-	-
W15	17	\$192,071	\$188,000	-	-	-	3	\$173,000	\$200,000	2	\$207,000	\$207,000
W16	13	\$198,938	\$195,000	-	-	-	-	-	-	2	\$204,250	\$204,250
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	10	\$159,875	\$154,500	-	-	-	-	-	-	-	-	-
W19	29	\$212,424	\$213,500	-	-	-	-	-	-	8	\$245,688	\$240,750
W20	45	\$189,247	\$180,000	-	-	-	-	-	-	14	\$221,836	\$222,500
W21	3	\$200,333	\$241,000	-	-	-	-	-	-	6	\$250,750	\$229,000
W22	2	\$156,500	\$156,500	-	-	-	-	-	-	1	\$204,000	\$204,000
W23	29	\$171,448	\$174,500	-	-	-	1	\$205,000	\$205,000	37	\$194,405	\$191,000
W24	28	\$153,482	\$149,000	-	-	-	-	-	-	17	\$187,670	\$189,900
W25	3	\$161,500	\$181,000	-	-	-	-	-	-	1	\$203,000	\$203,000
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	12	\$152,792	\$149,500	-	-	-	-	-	-	2	\$228,500	\$228,500
W28	2	\$222,500	\$222,500	-	-	-	-	-	-	2	\$195,000	\$195,000
W29	2	\$130,000	\$130,000	-	-	-	-	-	-	3	\$149,667	\$157,500



## SINGLE-FAMILY NORTH BREAKDOWN - AUGUST 2002

Area	Detached Houses			Semi-Detached Houses			Condo Apt.			Link		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	20	\$427,175	\$367,500	1	\$233,000	\$233,000	10	\$264,950	\$221,000	8	\$297,938	\$298,250
N02	35	\$396,010	\$348,500	2	\$275,500	\$275,500	22	\$271,268	\$238,500	4	\$262,913	\$256,950
N03	56	\$475,071	\$410,500	2	\$309,250	\$309,250	29	\$203,652	\$199,900	3	\$283,500	\$298,500
N04	55	\$400,865	\$372,500	6	\$247,417	\$250,000	1	\$135,000	\$135,000	-	-	-
N05	21	\$352,971	\$330,000	1	\$265,000	\$265,000	-	-	-	-	-	-
N06	36	\$374,744	\$330,000	6	\$210,625	\$207,375	1	\$159,900	\$159,900	-	-	-
N07	54	\$280,807	\$257,000	14	\$201,171	\$198,500	5	\$168,000	\$161,500	-	-	-
N08	89	\$368,893	\$345,000	23	\$264,648	\$264,000	5	\$237,280	\$246,500	1	\$312,990	\$312,990
N10	34	\$370,618	\$374,500	1	\$233,000	\$233,000	-	-	-	49	\$270,967	\$269,000
N11	65	\$386,153	\$355,990	9	\$263,200	\$263,800	3	\$323,000	\$359,000	10	\$283,100	\$256,500
N12	9	\$363,233	\$315,000	-	-	-	-	-	-	-	-	-
N13	5	\$438,360	\$332,900	-	-	-	-	-	-	-	-	-
N14	16	\$384,781	\$370,000	-	-	-	-	-	-	-	-	-
N15	13	\$274,108	\$242,000	-	-	-	-	-	-	-	-	-
N16	16	\$268,588	\$250,000	-	-	-	2	\$231,000	\$231,000	-	-	-
N17	61	\$198,257	\$174,000	-	-	-	-	-	-	2	\$178,500	\$178,500
N18	21	\$238,846	\$232,000	4	\$182,875	\$184,000	-	-	-	5	\$181,130	\$182,650
N19	17	\$203,165	\$193,800	2	\$144,500	\$144,500	-	-	-	3	\$165,167	\$171,000
N20	3	\$325,667	\$445,000	-	-	-	-	-	-	-	-	-
N21	7	\$198,343	\$225,000	-	-	-	-	-	-	-	-	-
N22	11	\$218,309	\$215,000	-	-	-	-	-	-	-	-	-
N23	35	\$197,780	\$180,000	-	-	-	-	-	-	-	-	-
N24	20	\$203,925	\$160,750	-	-	-	-	-	-	-	-	-

Area	Condo Townhouse			Det Condo			Co-op Apt			Att/Row/Twnhouse		
	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
N01	10	\$211,150	\$207,750	-	-	-	-	-	-	1	\$276,000	\$276,000
N02	4	\$280,000	\$280,000	-	-	-	1	\$197,000	\$197,000	2	\$340,500	\$340,500
N03	13	\$217,254	\$215,000	-	-	-	-	-	-	14	\$270,836	\$273,000
N04	2	\$260,500	\$260,500	-	-	-	-	-	-	11	\$275,963	\$280,000
N05	-	-	-	-	-	-	-	-	-	1	\$225,000	\$225,000
N06	5	\$186,300	\$185,000	-	-	-	1	\$195,000	\$195,000	4	\$219,925	\$226,850
N07	8	\$165,750	\$163,500	-	-	-	1	\$159,000	\$159,000	6	\$196,220	\$190,960
N08	6	\$235,767	\$246,000	-	-	-	-	-	-	18	\$241,950	\$247,500
N10	-	-	-	-	-	-	-	-	-	-	-	-
N11	18	\$240,728	\$229,900	-	-	-	-	-	-	19	\$259,184	\$265,500
N12	-	-	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	1	\$185,000	\$185,000
N16	1	\$187,900	\$187,900	-	-	-	-	-	-	-	-	-
N17	-	-	-	-	-	-	-	-	-	3	\$185,167	\$249,000
N18	-	-	-	-	-	-	-	-	-	-	-	-
N19	1	\$109,000	\$109,000	1	\$228,000	\$228,000	-	-	-	-	-	-
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	-	-	-
N23	-	-	-	-	-	-	-	-	-	-	-	-
N24	2	\$131,750	\$131,750	-	-	-	-	-	-	1	\$128,000	\$128,000



(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
<b>1966</b>	13,428	\$ 21,360	<b>2002</b>		
<b>1967</b>	12,432	24,078	January	4,869	\$ 262,919
<b>1968</b>	12,245	26,732	February	6,866	270,883
<b>1969</b>	12,493	28,929	March	7,602	274,874
<b>1970</b>	10,498	29,492	April	8,181	277,664
<b>1971</b>	13,085	30,426	May	8,042	278,323
<b>1972</b>	14,613	32,513	June	6,627	278,698
<b>1973</b>	16,335	40,605	July	5,727	274,348
<b>1974</b>	17,318	52,806	<b>August</b>	<b>5,418</b>	<b>266,154</b>
<b>1975</b>	22,020	57,581	<b>Total**</b>	<b>N/A</b>	<b>N/A</b>
<b>1976</b>	19,025	61,389			
<b>1977</b>	20,512	64,559			
<b>1978</b>	21,184	67,333			
<b>1979</b>	23,466	70,830			
<b>1980</b>	26,017	75,694			
<b>1981</b>	29,625	90,203			
<b>1982</b>	25,336	95,496			
<b>1983</b>	30,046	101,626			
<b>1984</b>	31,905	102,318			
<b>1985</b>	45,509	109,094			
<b>1986</b>	52,919	138,925			
<b>1987</b>	43,475	189,105			
<b>1988</b>	49,381	229,635			
<b>1989</b>	38,960	273,698			
<b>1990</b>	26,779	255,020			
<b>1991</b>	38,144	234,313			
<b>1992</b>	41,703	214,971			
<b>1993</b>	38,990	206,490			
<b>1994</b>	44,237	208,921			
<b>1995</b>	39,273	203,028			
<b>1996</b>	55,779	198,150			
<b>1997</b>	58,014	211,307			
<b>1998</b>	55,344	216,815			
<b>1999</b>	58,957	228,372			
<b>2000</b>	58,343	243,255			
<b>2001</b>					
January	3,103	235,535			
February	4,761	252,072			
March	6,328	248,601			
April	6,163	249,692			
May	7,485	255,460			
June	7,176	258,797			
July	5,807	250,095			
August	5,845	247,472			
September	5,021	245,530			
October	5,402	251,479			
November	5,759	257,947			
December	4,762	255,584			
<b>Total</b>	<b>67,612</b>	<b>251,508</b>			

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

\*\* On June 30th, TREB switched from the old Trebnet system to TorontoMLS. Minor discrepancies may occur between the year-to-date figures provided by the old system and those provided by the new.

