

Market Watch

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

November 2002

The Best Year Ever With a Month to Go!

TORONTO — Wednesday, December 4, 2002.

With December still to come, the 5,537 sales recorded in November pushed year-to-date sales to 71,150, an all time one-year record for the Toronto Real Estate Board, TREB President Ann Bosley announced today. "While sales for the month of November were off 4% from the November 2001 total of 5,759, the pace was still healthy," the President said.

Average prices jumped to \$285,323 in November, up 2% from October's \$279,771, and up 11% from the \$257,947 recorded in November of 2001. "The average figure was skewed upward slightly due to a number of multi-million dollar sales in the Central Area," the President commented, "Nevertheless, we hope that as Toronto City Council considers its new budget they realize that the more they increase property taxes the more potential home-buyers they remove from the marketplace. Many first time buyers and people on a fixed income are right on the edge of being able to afford the carrying cost of a home. In a strong market like this, an increase in

property taxes will make the challenge greater for these people."

Breaking down the total, 2,080 sales were reported in TREB's 28 West districts and averaged \$255,608; 952 sales were reported in the 14 Central districts and averaged \$406,540; 1,115 sales were reported in the 23 North districts and averaged \$310,008; and 1,390 sales were reported in TREB's 21 East districts and averaged \$226,967. ■

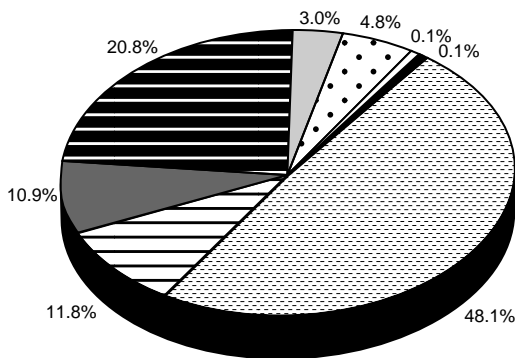
NEIGHBOURHOOD CORNER

Lawrence Park/Bridle Path

The sales of multi-million dollar properties drove average prices in the Lawrence Park/Bridle Path area (C-12) to \$1,048,889 in November, a whopping 27% increase over the same month in 2001.

Breaking down the total, the average price of detached homes in the area came in at \$1,179,143 on the basis of 21 sales, up 20% from the same time last year. In addition, four condo-apartments sold for an average price of \$714,500. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

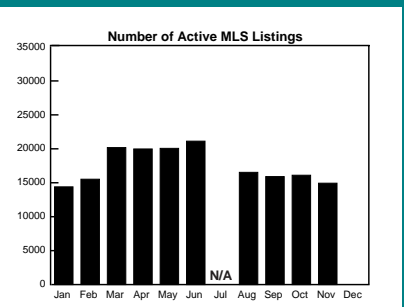
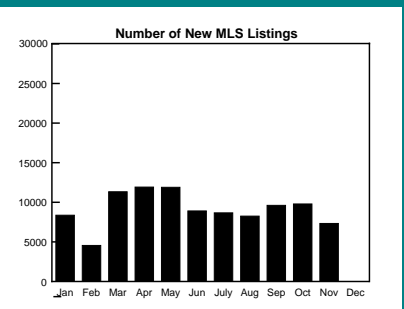
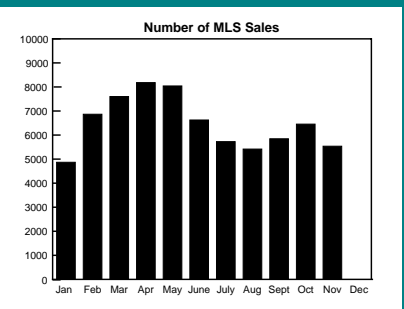


Dwelling Type	Sales	Median
Detached	2,661	\$295,000
Semi-Detached	653	\$240,000
Condo Townhouse	602	\$190,000
Condo Apt	1,154	\$182,500
Link	165	\$232,500
Att/Row/Twnhouse	266	\$225,000
Co-Op Apt	33	\$144,000
Det Condo	3	\$470,000

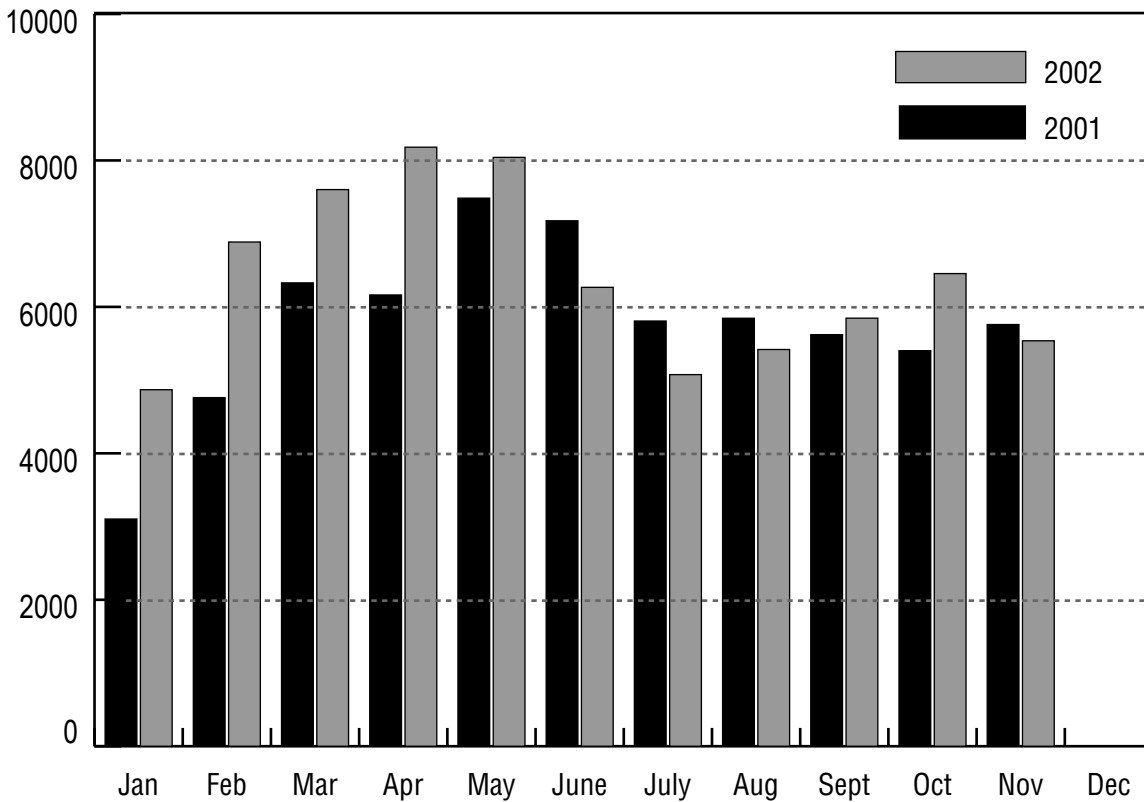
Housing Market Indicators

	November 2001	November 2002	% Change
Sales*	5,759	5,537	(-4%)
New Listings*	7,413	7,328	(-1%)
Active Listings*	N/A	14,937	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — NOVEMBER

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
0 - \$90,000	32	0.6	18	1.6	6	1.0
\$90,001 - \$100,000	28	0.5	11	1.0	4	0.7
\$100,001 - \$110,000	32	0.6	16	1.4	5	0.8
\$110,001 - \$120,000	49	0.9	22	1.9	13	2.2
\$120,001 - \$130,000	83	1.5	41	3.6	22	3.7
\$130,001 - \$140,000	144	2.6	86	7.5	22	3.7
\$140,001 - \$150,000	160	2.9	78	6.8	32	5.3
\$150,001 - \$160,000	214	3.9	114	9.9	49	8.1
\$160,001 - \$170,000	213	3.8	93	8.1	47	7.8
\$170,001 - \$180,000	230	4.2	88	7.6	53	8.8
\$180,001 - \$190,000	250	4.5	74	6.4	53	8.8
\$190,001 - \$200,000	236	4.3	72	6.2	43	7.1
\$200,001 - \$225,000	633	11.4	128	11.1	108	17.9
\$225,001 - \$250,000	708	12.8	86	7.5	75	12.5
\$250,001 - \$300,000	938	16.9	96	8.3	36	6.0
\$300,001 - \$400,000	938	16.9	90	7.8	25	4.2
\$400,001 - \$500,000	292	5.3	20	1.7	7	1.2
\$500,001 - \$750,000	224	4.0	13	1.1	2	0.3
\$750,001 - \$1,000,000	67	1.2	5	0.4	-	-
\$1,000,001 - \$1,500,000	41	0.7	2	0.2	-	-
\$1,500,000 -	25	0.5	-	-	-	-
Total:	5,537	100	1,154	100	602	100

SINGLE-FAMILY RESIDENTIAL - NOVEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	83	136	60	\$17,365,970	\$289,433	\$277,250	37	100
E02	69	84	52	\$16,889,211	\$324,793	\$295,000	20	98
E03	164	252	128	\$31,060,137	\$242,657	\$227,050	35	98
E04	79	147	59	\$11,842,177	\$200,715	\$217,500	22	97
E05	107	242	89	\$21,270,898	\$238,999	\$225,000	35	97
E06	58	85	45	\$11,666,201	\$259,249	\$244,000	33	97
E07	98	227	107	\$23,855,738	\$222,951	\$218,788	44	97
E08	97	202	77	\$17,500,750	\$227,282	\$217,000	36	98
E09	119	227	84	\$16,613,575	\$197,781	\$190,900	43	96
E10	57	116	34	\$9,914,400	\$291,600	\$280,000	33	98
E11	111	258	82	\$16,993,300	\$207,235	\$199,000	40	97
E12	27	52	12	\$2,771,700	\$230,975	\$202,500	36	99
E13	138	225	93	\$21,512,416	\$231,316	\$220,000	36	98
E14	123	204	103	\$23,014,800	\$223,445	\$217,500	34	98
E15	129	252	99	\$23,341,850	\$235,776	\$230,000	29	98
E16	191	336	143	\$23,144,100	\$161,847	\$155,000	33	97
E17	95	163	79	\$15,756,870	\$199,454	\$185,500	29	97
E18	8	14	4	\$1,238,500	\$309,625	\$282,500	93	94
E19	13	24	10	\$2,377,150	\$237,715	\$253,500	38	98
E20	24	60	8	\$2,211,400	\$276,425	\$276,500	34	98
E21	30	100	22	\$5,142,800	\$233,764	\$191,000	57	97
Total	1,820	3,406	1,390	\$315,483,943	\$226,967	\$215,100	35	98
West								
W01	40	66	40	\$14,688,600	\$367,215	\$319,500	27	99
W02	60	138	61	\$18,776,010	\$307,803	\$290,000	30	99
W03	93	176	61	\$12,990,760	\$212,963	\$210,000	28	97
W04	89	191	66	\$14,949,947	\$226,514	\$212,500	52	96
W05	109	266	81	\$16,157,848	\$199,480	\$205,000	33	97
W06	100	227	67	\$18,346,828	\$273,833	\$269,000	46	97
W07	29	62	39	\$12,597,225	\$323,006	\$325,000	32	96
W08	98	205	85	\$32,568,900	\$383,164	\$310,000	33	98
W09	41	120	38	\$7,967,100	\$209,661	\$155,500	40	97
W10	152	354	89	\$18,461,600	\$207,434	\$185,000	37	97
W12	81	203	61	\$16,648,600	\$272,928	\$240,000	36	97
W13	100	229	61	\$18,614,525	\$305,156	\$229,900	47	97
W14	59	122	63	\$14,457,650	\$229,487	\$221,000	38	97
W15	147	314	135	\$26,194,126	\$194,031	\$175,000	38	97
W16	77	161	72	\$18,825,507	\$261,465	\$246,500	32	97
W17	4	3	-	-	-	-	-	-
W18	50	122	27	\$5,577,500	\$206,574	\$221,000	32	97
W19	240	459	211	\$58,182,356	\$275,746	\$260,000	31	98
W20	221	362	171	\$44,115,825	\$257,987	\$246,000	33	98
W21	81	198	59	\$19,413,278	\$329,039	\$277,000	41	97
W22	19	33	5	\$1,417,000	\$283,400	\$293,000	40	97
W23	351	629	269	\$62,053,787	\$230,683	\$217,000	31	98
W24	252	476	163	\$36,662,074	\$224,921	\$225,000	36	97
W25	18	50	8	\$2,677,000	\$334,625	\$215,500	60	95
W26	1	7	-	-	-	-	-	-
W27	51	110	57	\$14,348,499	\$251,728	\$236,500	46	98
W28	63	169	56	\$17,810,700	\$318,048	\$267,500	41	97
W29	56	108	35	\$7,160,500	\$204,586	\$193,000	41	97
Total	2,682	5,560	2,080	\$531,663,745	\$255,608	\$233,000	36	98

SINGLE-FAMILY RESIDENTIAL CONTINUED - NOVEMBER 2002

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	265	614	158	\$44,731,650	\$283,112	\$245,000	43	97
C02	92	170	69	\$36,956,132	\$535,596	\$377,500	29	98
C03	60	130	40	\$31,659,680	\$791,492	\$612,450	50	97
C04	113	179	81	\$40,176,159	\$496,002	\$463,000	32	99
C06	30	46	13	\$4,750,500	\$365,423	\$360,000	50	96
C07	105	189	60	\$18,421,450	\$307,024	\$265,000	39	97
C08	157	286	99	\$25,774,777	\$260,351	\$237,000	39	98
C09	58	101	44	\$29,752,400	\$676,191	\$450,500	40	97
C10	75	104	64	\$34,558,300	\$539,973	\$403,000	27	100
C11	54	89	45	\$16,541,718	\$367,594	\$205,000	29	100
C12	49	147	27	\$28,320,000	\$1,048,889	\$716,000	47	96
C13	60	111	53	\$16,660,190	\$314,343	\$285,250	32	98
C14	174	393	106	\$34,195,388	\$322,598	\$260,000	38	97
C15	93	212	93	\$24,528,100	\$263,743	\$242,000	41	105
Total	1,385	2,771	952	\$387,026,444	\$406,540	\$295,000	38	99
North								
N01	75	147	53	\$17,900,400	\$337,743	\$292,000	35	97
N02	97	206	91	\$32,814,185	\$360,595	\$316,000	43	98
N03	156	331	107	\$34,614,400	\$323,499	\$280,000	44	98
N04	97	215	71	\$25,498,315	\$359,131	\$347,000	41	98
N05	23	78	29	\$10,208,500	\$352,017	\$315,000	51	98
N06	66	134	52	\$16,032,500	\$308,317	\$258,950	37	98
N07	100	151	87	\$22,496,270	\$258,578	\$248,000	35	98
N08	221	447	143	\$46,144,813	\$322,691	\$299,990	43	98
N10	95	147	76	\$28,702,501	\$377,664	\$302,650	34	109
N11	156	326	133	\$44,713,199	\$336,189	\$322,000	45	98
N12	23	56	15	\$5,642,500	\$376,167	\$330,000	74	97
N13	7	40	6	\$3,102,400	\$517,067	\$392,500	120	97
N14	28	84	16	\$7,318,500	\$457,406	\$350,000	64	94
N15	24	55	12	\$3,480,200	\$290,017	\$244,500	46	98
N16	21	86	18	\$4,713,500	\$261,861	\$253,500	68	97
N17	84	215	64	\$11,641,450	\$181,898	\$166,500	40	97
N18	40	76	31	\$7,780,700	\$250,990	\$232,500	57	98
N19	45	124	43	\$8,742,000	\$203,302	\$187,000	51	97
N20	7	24	6	\$1,913,000	\$318,833	\$294,000	124	95
N21	4	28	8	\$1,927,500	\$240,938	\$245,000	62	97
N22	11	37	13	\$2,339,900	\$179,992	\$168,000	79	98
N23	39	123	33	\$6,461,200	\$195,794	\$165,000	43	122
N24	22	70	8	\$1,470,500	\$183,813	\$181,750	77	94
Total	1,441	3,200	1,115	\$345,658,433	\$310,008	\$280,000	43	99
Grand Total								
Total	7,328	14,937	5,537	\$1,579,832,565	\$285,323	\$242,000	37	98

FIVE MONTH SINGLE-FAMILY - JULY TO NOVEMBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	1,245	348	\$93,047,283	\$267,377	\$249,175	27	99
E02	1,108	297	\$101,702,287	\$342,432	\$299,000	20	99
E03	2,170	598	\$142,856,269	\$238,890	\$230,000	43	98
E04	1,133	345	\$70,353,227	\$203,922	\$210,000	31	97
E05	1,808	511	\$125,420,702	\$245,442	\$233,000	50	97
E06	788	205	\$53,876,894	\$262,814	\$235,000	30	97
E07	1,828	559	\$133,657,036	\$239,100	\$234,000	40	97
E08	1,445	376	\$86,424,605	\$229,853	\$225,750	35	97
E09	1,397	409	\$84,873,051	\$207,514	\$211,000	39	96
E10	867	224	\$60,130,688	\$268,441	\$257,000	39	98
E11	1,628	405	\$82,141,324	\$202,818	\$196,000	40	97
E12	354	76	\$16,349,650	\$215,127	\$204,500	34	98
E13	1,692	455	\$107,485,164	\$236,231	\$234,900	40	100
E14	1,891	509	\$114,988,338	\$225,910	\$215,000	33	98
E15	1,960	541	\$120,682,585	\$223,073	\$215,000	35	98
E16	2,823	858	\$137,343,750	\$160,074	\$153,950	34	97
E17	1,295	366	\$68,328,075	\$186,689	\$175,000	35	97
E18	99	16	\$6,513,500	\$407,094	\$332,500	80	95
E19	223	59	\$15,318,213	\$259,631	\$259,900	41	97
E20	329	85	\$18,899,250	\$222,344	\$205,000	41	97
E21	559	136	\$28,823,930	\$211,941	\$197,500	47	97
Total	26,642	7,378	\$1,669,215,821	\$226,242	\$215,000	37	98
West							
W01	647	188	\$62,400,173	\$331,916	\$303,500	26	99
W02	1,018	274	\$81,739,564	\$298,320	\$269,950	32	98
W03	1,197	301	\$63,467,060	\$210,854	\$207,500	39	96
W04	1,171	318	\$71,356,537	\$224,392	\$221,250	42	96
W05	1,506	399	\$80,725,586	\$202,320	\$220,000	40	97
W06	1,364	345	\$95,332,812	\$276,327	\$255,000	37	97
W07	560	170	\$58,831,205	\$346,066	\$329,950	29	97
W08	1,695	433	\$164,937,013	\$380,917	\$315,900	34	98
W09	796	201	\$45,466,300	\$226,201	\$237,000	37	101
W10	1,853	480	\$96,910,799	\$201,898	\$204,825	22	97
W12	1,326	349	\$101,764,650	\$291,589	\$254,000	37	97
W13	1,465	363	\$122,465,409	\$337,370	\$250,000	36	97
W14	926	251	\$57,068,570	\$227,365	\$219,900	35	97
W15	2,223	630	\$118,529,224	\$188,142	\$173,250	40	97
W16	1,501	424	\$114,495,870	\$270,037	\$247,000	31	97
W17	9	-	-	-	-	-	-
W18	669	182	\$37,073,700	\$203,702	\$218,000	28	97
W19	3,701	1,003	\$271,877,321	\$271,064	\$259,000	35	97
W20	3,406	961	\$249,145,386	\$259,256	\$243,000	23	98
W21	2,688	281	\$92,611,229	\$329,577	\$278,000	39	97
W22	365	44	\$11,561,200	\$262,755	\$234,450	38	97
W23	4,906	1,450	\$335,218,581	\$231,185	\$219,900	39	98
W24	3,466	1,000	\$226,375,788	\$226,376	\$218,000	38	97
W25	425	57	\$13,724,800	\$240,786	\$211,000	49	97
W26	43	4	\$1,462,000	\$365,500	\$311,000	63	98
W27	960	316	\$78,449,899	\$248,259	\$232,500	38	97
W28	1,038	311	\$99,511,985	\$319,974	\$279,900	46	100
W29	758	215	\$42,709,950	\$198,651	\$185,500	38	98
Total	41,682	10,950	\$2,795,212,611	\$255,271	\$233,500	35	97

FIVE MONTH SINGLE-FAMILY CONTINUED - JULY TO NOVEMBER 2002

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	3,419	887	\$240,212,779	\$270,815	\$238,000	37	98
C02	1,167	301	\$132,483,854	\$440,146	\$344,000	33	98
C03	838	200	\$122,559,068	\$612,795	\$427,500	34	97
C04	1,567	408	\$208,747,782	\$511,637	\$461,500	34	100
C06	324	85	\$32,609,300	\$383,639	\$345,000	33	97
C07	1,178	320	\$95,667,068	\$298,960	\$280,000	35	97
C08	1,755	458	\$117,940,603	\$257,512	\$225,000	34	99
C09	546	125	\$86,884,100	\$695,073	\$490,000	35	97
C10	986	280	\$138,979,435	\$496,355	\$391,500	23	100
C11	686	187	\$63,442,843	\$339,267	\$298,500	29	99
C12	771	151	\$129,048,690	\$854,627	\$690,000	42	95
C13	792	224	\$66,057,899	\$294,901	\$283,500	33	98
C14	2,025	560	\$180,691,201	\$322,663	\$265,000	38	98
C15	1,709	493	\$146,880,678	\$297,932	\$257,500	52	100
Total	17,763	4,679	\$1,762,205,300	\$376,620	\$289,000	36	98
North							
N01	1,065	295	\$106,249,559	\$360,168	\$310,000	36	96
N02	1,455	412	\$141,714,869	\$343,968	\$310,000	38	97
N03	2,259	595	\$203,524,667	\$342,058	\$286,000	42	97
N04	1,487	375	\$133,565,646	\$356,175	\$342,000	38	98
N05	460	135	\$46,519,100	\$344,586	\$325,000	38	98
N06	1,047	303	\$92,811,113	\$306,307	\$259,900	34	98
N07	1,384	434	\$111,873,870	\$257,774	\$240,750	30	98
N08	2,767	761	\$247,734,988	\$325,539	\$309,000	38	98
N10	1,363	406	\$134,181,008	\$330,495	\$302,000	37	99
N11	2,413	679	\$229,269,811	\$337,658	\$312,000	44	98
N12	316	86	\$29,991,200	\$348,735	\$295,500	53	96
N13	178	40	\$18,100,500	\$452,513	\$377,500	59	96
N14	373	78	\$39,087,900	\$501,127	\$435,450	53	96
N15	339	88	\$24,027,550	\$273,040	\$229,625	47	97
N16	355	94	\$25,197,400	\$268,057	\$254,750	60	97
N17	1,286	364	\$68,798,975	\$189,008	\$170,500	41	97
N18	521	158	\$35,227,778	\$222,961	\$205,000	58	98
N19	608	172	\$34,557,250	\$200,914	\$182,500	49	97
N20	102	24	\$7,403,500	\$308,479	\$289,000	88	96
N21	124	33	\$7,154,800	\$216,812	\$210,000	66	97
N22	249	71	\$12,982,850	\$182,857	\$168,000	63	97
N23	682	188	\$34,834,940	\$185,292	\$174,000	39	101
N24	335	80	\$13,877,000	\$173,463	\$159,500	67	96
Total	21,168	5,871	\$1,798,686,274	\$306,368	\$277,000	41	98
Grand Total	107,255	28,878	\$8,025,320,006	\$277,904	\$241,000	37	98

SINGLE-FAMILY WEST BREAKDOWN - NOVEMBER 2002

Detached Houses				Semi-Detached Houses			Condo Apt.			Link		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	15	\$511,840	\$390,100	10	\$329,750	\$313,750	8	\$211,438	\$188,750	-	-	-
W02	24	\$369,719	\$356,750	32	\$274,468	\$269,250	2	\$249,900	\$249,900	-	-	-
W03	39	\$209,402	\$207,000	17	\$232,535	\$235,000	4	\$174,000	\$178,500	-	-	-
W04	38	\$282,994	\$264,000	2	\$229,000	\$229,000	25	\$142,646	\$148,000	-	-	-
W05	18	\$290,908	\$296,500	21	\$247,714	\$246,000	21	\$115,700	\$114,000	-	-	-
W06	31	\$270,497	\$265,000	2	\$287,000	\$287,000	28	\$281,212	\$266,500	-	-	-
W07	31	\$346,349	\$329,900	-	-	-	5	\$212,080	\$198,000	-	-	-
W08	41	\$545,846	\$473,000	3	\$272,000	\$276,000	30	\$234,517	\$178,000	-	-	-
W09	15	\$301,800	\$301,000	-	-	-	22	\$151,459	\$116,500	-	-	-
W10	40	\$279,759	\$263,250	4	\$226,250	\$223,500	31	\$135,031	\$140,000	-	-	-
W12	30	\$363,793	\$310,000	2	\$260,000	\$260,000	22	\$171,391	\$164,000	-	-	-
W13	21	\$496,858	\$460,000	8	\$218,875	\$218,500	3	\$138,300	\$149,900	-	-	-
W14	18	\$356,242	\$357,050	4	\$244,750	\$245,000	17	\$164,471	\$149,000	-	-	-
W15	13	\$307,991	\$318,000	15	\$259,866	\$266,000	83	\$165,215	\$160,000	-	-	-
W16	35	\$309,343	\$280,000	8	\$232,525	\$230,750	5	\$265,301	\$200,000	1	\$250,000	\$250,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	10	\$255,720	\$260,500	7	\$220,414	\$222,000	5	\$127,760	\$128,500	-	-	-
W19	88	\$348,565	\$332,750	30	\$252,807	\$251,500	26	\$197,342	\$174,000	4	\$260,750	\$263,250
W20	72	\$323,024	\$306,750	35	\$237,991	\$247,500	10	\$169,350	\$175,000	3	\$269,300	\$278,900
W21	40	\$382,507	\$336,500	2	\$255,000	\$255,000	3	\$198,667	\$243,000	2	\$226,500	\$226,500
W22	4	\$302,000	\$301,500	-	-	-	-	-	-	-	-	-
W23	143	\$263,978	\$250,000	51	\$210,278	\$213,999	8	\$173,475	\$167,750	2	\$214,200	\$214,200
W24	73	\$279,119	\$264,000	31	\$227,035	\$230,000	24	\$144,663	\$140,000	-	-	-
W25	5	\$443,600	\$230,000	1	\$226,000	\$226,000	1	\$124,000	\$124,000	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	37	\$283,368	\$260,000	5	\$205,980	\$212,000	1	\$104,000	\$104,000	3	\$221,666	\$250,000
W28	42	\$352,460	\$301,500	7	\$227,986	\$237,000	-	-	-	1	\$213,500	\$213,500
W29	27	\$220,915	\$202,000	4	\$154,225	\$158,450	-	-	-	-	-	-

Condo Townhouse				Det Condo			Co-op Apt			Att/Row/Twnhouse		
Area	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price	Sales	Av. Price	Med. Price
W01	1	\$329,000	\$329,000	-	-	-	-	-	-	6	\$282,167	\$301,500
W02	-	-	-	-	-	-	1	\$130,000	\$130,000	2	\$245,000	\$245,000
W03	-	-	-	-	-	-	-	-	-	1	\$175,000	\$175,000
W04	1	\$172,000	\$172,000	-	-	-	-	-	-	-	-	-
W05	21	\$156,657	\$155,000	-	-	-	-	-	-	-	-	-
W06	2	\$334,000	\$334,000	-	-	-	2	\$95,250	\$95,250	2	\$327,500	\$327,500
W07	1	\$335,000	\$335,000	-	-	-	1	\$130,000	\$130,000	1	\$335,000	\$335,000
W08	10	\$220,270	\$216,000	-	-	-	1	\$135,000	\$135,000	-	-	-
W09	-	-	-	-	-	-	1	\$108,000	\$108,000	-	-	-
W10	12	\$158,358	\$158,050	-	-	-	2	\$140,000	\$140,000	-	-	-
W12	7	\$206,314	\$220,000	-	-	-	-	-	-	-	-	-
W13	26	\$178,296	\$161,250	1	\$470,000	\$470,000	-	-	-	2	\$454,450	\$454,450
W14	23	\$180,491	\$215,000	-	-	-	1	\$119,000	\$119,000	-	-	-
W15	21	\$190,448	\$182,000	-	-	-	1	\$144,000	\$144,000	2	\$218,000	\$218,000
W16	21	\$195,800	\$189,000	-	-	-	1	\$241,000	\$241,000	1	\$209,000	\$209,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	5	\$167,720	\$146,000	-	-	-	-	-	-	-	-	-
W19	48	\$209,579	\$215,893	-	-	-	-	-	-	15	\$246,047	\$245,000
W20	43	\$190,547	\$177,900	-	-	-	-	-	-	8	\$229,188	\$226,000
W21	5	\$168,100	\$170,000	-	-	-	-	-	-	7	\$244,786	\$215,000
W22	-	-	-	-	-	-	-	-	-	1	\$209,000	\$209,000
W23	32	\$171,034	\$180,000	-	-	-	-	-	-	33	\$190,652	\$192,900
W24	26	\$152,673	\$151,500	-	-	-	-	-	-	9	\$200,767	\$209,000
W25	1	\$109,000	\$109,000	-	-	-	-	-	-	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	5	\$145,000	\$151,000	-	-	-	-	-	-	6	\$223,333	\$223,500
W28	-	-	-	-	-	-	-	-	-	6	\$199,667	\$201,500
W29	2	\$127,450	\$127,450	-	-	-	-	-	-	2	\$162,000	\$162,000

(Single-Family Only)			(Single-Family Only)		
Year	* Number of Sales	*Average Price	Year	* Number of Sales	*Average Price
1966	13,428	\$21,360	2002		
1967	12,432	24,078	January	4,869	\$262,919
1968	12,245	26,732	February	6,866	270,883
1969	12,493	28,929	March	7,602	274,874
1970	10,498	29,492	April	8,181	277,664
1971	13,085	30,426	May	8,042	278,323
1972	14,613	32,513	June	6,627	278,698
1973	16,335	40,605	July	5,727	274,348
1974	17,318	52,806	August	5,418	266,154
1975	22,020	57,581	September	5,846	282,765
1976	19,025	61,389	October	6,455	279,771
1977	20,512	64,559	November	5,537	285,323
1978	21,184	67,333			
1979	23,466	70,830	Total**	71,150	\$275,957
1980	26,017	75,694			
1981	29,625	90,203			
1982	25,336	95,496			
1983	30,046	101,626			
1984	31,905	102,318			
1985	45,509	109,094			
1986	52,919	138,925			
1987	43,475	189,105			
1988	49,381	229,635			
1989	38,960	273,698			
1990	26,779	255,020			
1991	38,144	234,313			
1992	41,703	214,971			
1993	38,990	206,490			
1994	44,237	208,921			
1995	39,273	203,028			
1996	55,779	198,150			
1997	58,014	211,307			
1998	55,344	216,815			
1999	58,957	228,372			
2000	58,343	243,255			
2001					
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			
Total	67,612	251,508			

* 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.

