

# MarketWatch

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

**March 2003**

## Almost 7000 Sales for Second Best March

TORONTO — Thursday, April 3, 2003.

The Toronto Real Estate Board MLS system saw 6,986 single-family dwellings change hands in March, the second best figure for that month ever recorded, TREB President Ann Bosley announced today. "While we are down eight per cent from the record of 7,602 sales recorded during March of 2002, the new figures tell us that the Toronto residential market is still in very good health."

Prices stabilized in March, up marginally to \$290,185 from the \$289,954 recorded in February, and up five per cent from the \$274,874 recorded last March. "A flood of listings coming onto MLS in March eased some of the upward pressure on prices," Mrs. Bosley noted.

"Inventory now stands now at 18,842, up 19 per cent from February's 15,873. This is an indicator that we are entering a more equitable spring market than last year. This increase in listings can be partially attributed to sellers holding off in

February because of the bitter winter conditions."

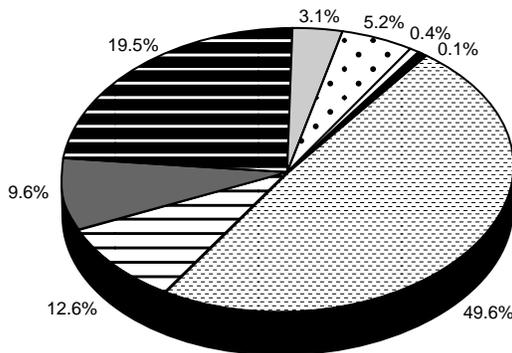
Breaking down the total, 2,623 sales were reported in TREB's 28 West districts and averaged \$266,552; 1,153 sales were reported in the 14 Central districts and averaged \$392,523; 1,392 sales were reported in the 23 North districts and averaged \$316,827; and 1,818 sales were reported in TREB's 21 East districts and averaged \$238,981. ■

### NEIGHBOURHOOD CORNER

#### East York

In the first quarter of 2003, sales fell 13 per cent in East York (E-3) to 333 from 384 in the first three months of last year, while prices rose eight per cent to \$250,360. Prices for detached homes during this same time came in at \$290,051. This is a four per cent increase over last year's \$278,125 figure. Condos averaged \$150,841, up five per cent from the first quarter of 2002. ■

### SINGLE-FAMILY RESIDENTIAL BREAKDOWN

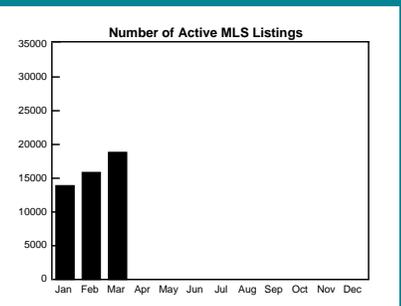
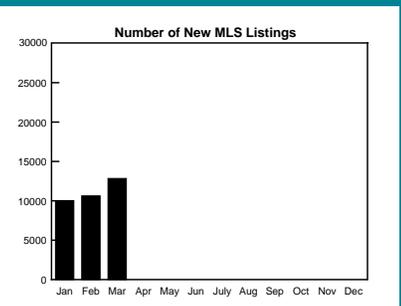
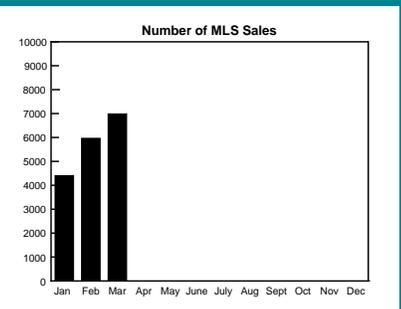


| Dwelling Type    | Sales | Median    |
|------------------|-------|-----------|
| Detached         | 3,463 | \$305,000 |
| Semi-Detached    | 883   | \$250,000 |
| Condo Townhouse  | 671   | \$195,000 |
| Condo Apt        | 1,361 | \$185,000 |
| Link             | 216   | \$236,000 |
| Att/Row/Twnhouse | 362   | \$227,000 |
| Co-Op Apt        | 25    | \$190,000 |
| Det Condo        | 5     | \$194,000 |

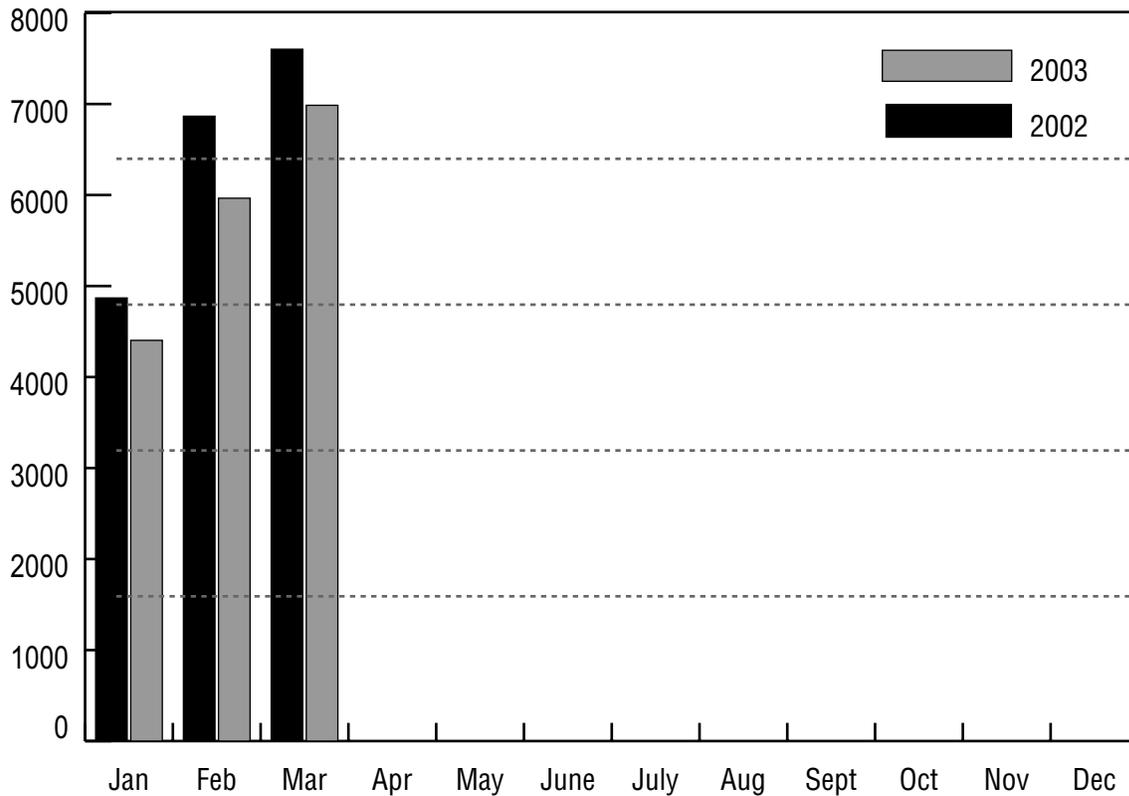
### Housing Market Indicators

|                  | March 2002 | March 2003 | % Change |
|------------------|------------|------------|----------|
| Sales*           | 7,602      | 6,986      | (-8%)    |
| New Listings*    | 11,330     | 12,842     | (+13%)   |
| Active Listings* | N/A        | 18,842     | N/A      |

\* All figures for single-family dwellings.



## SINGLE-FAMILY DWELLING SALES COMPARISON



## PRICE CATEGORY BREAKDOWN — MARCH

| Price Range               | Total S.F.D. | % S.F.D.   | Condo Apt.   | % Condo Apt. | Condo T.H. | % Condo T.H. |
|---------------------------|--------------|------------|--------------|--------------|------------|--------------|
| - \$90,000                | 27           | 0.4        | 7            | 0.5          | 12         | 1.8          |
| \$90,001 - \$100,000      | 13           | 0.2        | 10           | 0.7          | 2          | 0.3          |
| \$100,001 - \$110,000     | 28           | 0.4        | 19           | 1.4          | 3          | 0.4          |
| \$110,001 - \$120,000     | 59           | 0.8        | 32           | 2.4          | 14         | 2.1          |
| \$120,001 - \$130,000     | 102          | 1.5        | 59           | 4.3          | 23         | 3.4          |
| \$130,001 - \$140,000     | 144          | 2.1        | 79           | 5.8          | 20         | 3.0          |
| \$140,001 - \$150,000     | 175          | 2.5        | 95           | 7.0          | 34         | 5.1          |
| \$150,001 - \$160,000     | 230          | 3.3        | 119          | 8.8          | 44         | 6.6          |
| \$160,001 - \$170,000     | 261          | 3.7        | 125          | 9.2          | 48         | 7.2          |
| \$170,001 - \$180,000     | 254          | 3.6        | 103          | 7.6          | 52         | 7.7          |
| \$180,001 - \$190,000     | 277          | 4.0        | 76           | 5.6          | 72         | 10.7         |
| \$190,001 - \$200,000     | 269          | 3.9        | 84           | 6.2          | 54         | 8.0          |
| \$200,001 - \$225,000     | 761          | 10.9       | 160          | 11.8         | 102        | 15.2         |
| \$225,001 - \$250,000     | 846          | 12.1       | 124          | 9.1          | 85         | 12.7         |
| \$250,001 - \$300,000     | 1,341        | 19.2       | 135          | 9.9          | 50         | 7.5          |
| \$300,001 - \$400,000     | 1,301        | 18.6       | 86           | 6.3          | 39         | 5.8          |
| \$400,001 - \$500,000     | 427          | 6.1        | 26           | 1.9          | 8          | 1.2          |
| \$500,001 - \$750,000     | 326          | 4.7        | 14           | 1.0          | 8          | 1.2          |
| \$750,001 - \$1,000,000   | 85           | 1.2        | 5            | 0.4          | 1          | 0.1          |
| \$1,000,001 - \$1,500,000 | 40           | 0.6        | 2            | 0.1          | -          | -            |
| \$1,500,000 -             | 20           | 0.3        | -            | -            | -          | -            |
| <b>Total:</b>             | <b>6,986</b> | <b>100</b> | <b>1,361</b> | <b>100</b>   | <b>671</b> | <b>100</b>   |

## SINGLE-FAMILY RESIDENTIAL - MARCH 2003

| Area         | New          | Active       | Sales        | \$ Volume            | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| <b>East</b>  |              |              |              |                      |                  |                  |           |           |
| E01          | 144          | 167          | 78           | \$24,621,598         | \$315,662        | \$268,000        | 17        | 101       |
| E02          | 158          | 136          | 76           | \$27,030,385         | \$355,663        | \$313,450        | 16        | 100       |
| E03          | 226          | 254          | 133          | \$34,693,473         | \$260,853        | \$242,500        | 27        | 99        |
| E04          | 172          | 202          | 89           | \$20,443,700         | \$229,704        | \$238,000        | 24        | 98        |
| E05          | 191          | 255          | 114          | \$29,385,688         | \$257,769        | \$245,000        | 26        | 98        |
| E06          | 117          | 112          | 48           | \$14,558,238         | \$303,297        | \$262,000        | 16        | 99        |
| E07          | 188          | 260          | 99           | \$24,416,983         | \$246,636        | \$246,500        | 29        | 98        |
| E08          | 164          | 238          | 83           | \$19,506,700         | \$235,020        | \$230,500        | 25        | 98        |
| E09          | 191          | 291          | 95           | \$20,413,400         | \$214,878        | \$205,000        | 35        | 98        |
| E10          | 110          | 144          | 61           | \$16,998,850         | \$278,670        | \$260,000        | 32        | 97        |
| E11          | 213          | 284          | 122          | \$24,137,550         | \$197,849        | \$194,000        | 31        | 98        |
| E12          | 44           | 57           | 17           | \$4,613,500          | \$271,382        | \$232,000        | 19        | 98        |
| E13          | 184          | 251          | 126          | \$31,611,090         | \$250,882        | \$243,500        | 30        | 105       |
| E14          | 219          | 280          | 152          | \$34,951,929         | \$229,947        | \$223,750        | 32        | 98        |
| E15          | 232          | 326          | 148          | \$34,579,687         | \$233,647        | \$227,950        | 33        | 98        |
| E16          | 331          | 454          | 198          | \$33,857,831         | \$170,999        | \$162,000        | 31        | 98        |
| E17          | 171          | 229          | 105          | \$20,272,270         | \$193,069        | \$175,000        | 34        | 98        |
| E18          | 10           | 19           | 2            | \$1,013,500          | \$506,750        | \$506,750        | 9         | 100       |
| E19          | 39           | 62           | 8            | \$2,338,600          | \$292,325        | \$251,600        | 23        | 97        |
| E20          | 45           | 78           | 20           | \$4,590,900          | \$229,545        | \$235,000        | 42        | 97        |
| E21          | 50           | 101          | 44           | \$10,431,800         | \$237,086        | \$225,000        | 43        | 98        |
| <b>Total</b> | <b>3,199</b> | <b>4,200</b> | <b>1,818</b> | <b>\$434,467,672</b> | <b>\$238,981</b> | <b>\$224,000</b> | <b>29</b> | <b>99</b> |
| <b>West</b>  |              |              |              |                      |                  |                  |           |           |
| W01          | 78           | 82           | 48           | \$17,127,104         | \$356,815        | \$343,552        | 17        | 102       |
| W02          | 109          | 158          | 55           | \$17,712,632         | \$322,048        | \$308,000        | 26        | 99        |
| W03          | 156          | 249          | 79           | \$17,452,150         | \$220,913        | \$215,000        | 35        | 97        |
| W04          | 142          | 260          | 73           | \$16,796,100         | \$230,084        | \$203,000        | 39        | 97        |
| W05          | 156          | 273          | 116          | \$25,436,750         | \$219,282        | \$245,000        | 34        | 97        |
| W06          | 173          | 266          | 75           | \$21,875,450         | \$291,673        | \$277,000        | 29        | 98        |
| W07          | 68           | 83           | 38           | \$13,985,900         | \$368,050        | \$339,000        | 26        | 99        |
| W08          | 179          | 263          | 112          | \$45,999,550         | \$410,710        | \$335,000        | 34        | 98        |
| W09          | 95           | 147          | 46           | \$11,723,900         | \$254,867        | \$252,500        | 32        | 97        |
| W10          | 229          | 377          | 133          | \$27,652,500         | \$207,914        | \$213,000        | 39        | 97        |
| W12          | 146          | 227          | 67           | \$21,646,900         | \$323,088        | \$285,000        | 34        | 97        |
| W13          | 165          | 263          | 92           | \$30,307,200         | \$329,426        | \$243,000        | 32        | 97        |
| W14          | 99           | 136          | 70           | \$15,633,750         | \$223,339        | \$226,500        | 32        | 97        |
| W15          | 235          | 320          | 130          | \$25,323,330         | \$194,795        | \$172,000        | 33        | 97        |
| W16          | 168          | 237          | 90           | \$24,350,000         | \$270,556        | \$240,250        | 26        | 98        |
| W17          | 1            | 1            | -            | -                    | -                | -                | -         | -         |
| W18          | 94           | 178          | 37           | \$7,629,000          | \$206,189        | \$205,000        | 37        | 95        |
| W19          | 386          | 539          | 233          | \$65,572,901         | \$281,429        | \$263,000        | 31        | 98        |
| W20          | 441          | 536          | 244          | \$65,954,340         | \$270,305        | \$253,000        | 26        | 98        |
| W21          | 151          | 240          | 96           | \$35,126,890         | \$365,905        | \$334,000        | 31        | 97        |
| W22          | 29           | 56           | 14           | \$4,098,350          | \$292,739        | \$257,500        | 60        | 97        |
| W23          | 675          | 923          | 340          | \$81,061,733         | \$238,417        | \$229,500        | 30        | 98        |
| W24          | 418          | 592          | 222          | \$50,759,222         | \$228,645        | \$223,000        | 29        | 98        |
| W25          | 36           | 68           | 12           | \$2,745,000          | \$228,750        | \$208,500        | 29        | 98        |
| W26          | -            | 5            | 1            | \$205,000            | \$205,000        | \$205,000        | 22        | 98        |
| W27          | 113          | 157          | 68           | \$16,184,800         | \$238,012        | \$225,650        | 27        | 98        |
| W28          | 109          | 219          | 74           | \$25,207,700         | \$340,645        | \$321,500        | 42        | 97        |
| W29          | 74           | 144          | 58           | \$11,596,550         | \$199,941        | \$195,500        | 37        | 99        |
| <b>Total</b> | <b>4,725</b> | <b>6,999</b> | <b>2,623</b> | <b>\$699,164,702</b> | <b>\$266,552</b> | <b>\$243,000</b> | <b>31</b> | <b>98</b> |

## SINGLE-FAMILY RESIDENTIAL CONTINUED - MARCH 2003

| Area               | New           | Active        | Sales        | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------------|---------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| <b>Central</b>     |               |               |              |                        |                  |                  |           |           |
| C01                | 550           | 918           | 202          | \$55,918,538           | \$276,824        | \$243,500        | 41        | 97        |
| C02                | 155           | 235           | 83           | \$38,508,145           | \$463,954        | \$375,000        | 33        | 99        |
| C03                | 119           | 175           | 57           | \$30,815,618           | \$540,625        | \$335,000        | 30        | 99        |
| C04                | 170           | 216           | 117          | \$61,182,609           | \$522,928        | \$467,000        | 23        | 99        |
| C06                | 49            | 69            | 24           | \$9,067,536            | \$377,814        | \$375,000        | 27        | 98        |
| C07                | 162           | 250           | 66           | \$21,615,150           | \$327,502        | \$297,500        | 31        | 97        |
| C08                | 187           | 342           | 105          | \$28,128,150           | \$267,887        | \$240,000        | 36        | 98        |
| C09                | 76            | 159           | 40           | \$23,812,530           | \$595,313        | \$438,765        | 36        | 99        |
| C10                | 120           | 153           | 88           | \$45,064,055           | \$512,092        | \$394,000        | 25        | 100       |
| C11                | 74            | 85            | 48           | \$16,962,207           | \$353,379        | \$335,000        | 25        | 100       |
| C12                | 86            | 163           | 44           | \$37,432,200           | \$850,732        | \$678,500        | 37        | 98        |
| C13                | 93            | 125           | 68           | \$21,900,390           | \$322,065        | \$298,500        | 27        | 99        |
| C14                | 248           | 432           | 107          | \$32,752,020           | \$306,094        | \$255,000        | 41        | 97        |
| C15                | 271           | 329           | 104          | \$29,420,409           | \$282,889        | \$245,000        | 30        | 97        |
| <b>Total</b>       | <b>2,360</b>  | <b>3,651</b>  | <b>1,153</b> | <b>\$452,579,557</b>   | <b>\$392,523</b> | <b>\$301,000</b> | <b>33</b> | <b>98</b> |
| <b>North</b>       |               |               |              |                        |                  |                  |           |           |
| N01                | 135           | 171           | 72           | \$24,296,850           | \$337,456        | \$308,000        | 29        | 97        |
| N02                | 186           | 283           | 89           | \$28,556,418           | \$320,859        | \$317,000        | 29        | 97        |
| N03                | 226           | 363           | 108          | \$37,322,600           | \$345,580        | \$302,250        | 35        | 98        |
| N04                | 201           | 294           | 106          | \$39,181,790           | \$369,640        | \$353,000        | 31        | 98        |
| N05                | 78            | 127           | 35           | \$14,251,800           | \$407,194        | \$348,000        | 25        | 98        |
| N06                | 152           | 197           | 77           | \$24,860,700           | \$322,866        | \$285,000        | 34        | 98        |
| N07                | 182           | 218           | 137          | \$37,905,347           | \$276,681        | \$260,000        | 27        | 99        |
| N08                | 364           | 588           | 177          | \$61,994,200           | \$350,250        | \$326,300        | 32        | 98        |
| N10                | 145           | 194           | 87           | \$28,117,377           | \$323,188        | \$315,000        | 24        | 99        |
| N11                | 308           | 398           | 170          | \$63,030,982           | \$370,770        | \$348,875        | 27        | 98        |
| N12                | 36            | 68            | 21           | \$8,484,100            | \$404,005        | \$324,000        | 37        | 97        |
| N13                | 11            | 35            | 5            | \$2,536,000            | \$507,200        | \$525,000        | 12        | 99        |
| N14                | 33            | 94            | 19           | \$7,909,000            | \$416,263        | \$420,000        | 41        | 97        |
| N15                | 41            | 70            | 24           | \$7,458,900            | \$310,788        | \$298,000        | 37        | 97        |
| N16                | 56            | 107           | 23           | \$6,104,500            | \$265,413        | \$250,000        | 35        | 97        |
| N17                | 126           | 224           | 90           | \$16,490,691           | \$183,230        | \$180,500        | 33        | 98        |
| N18                | 54            | 85            | 46           | \$10,237,400           | \$222,552        | \$218,000        | 40        | 97        |
| N19                | 61            | 114           | 35           | \$7,636,000            | \$218,171        | \$191,000        | 44        | 97        |
| N20                | 18            | 36            | 4            | \$1,226,500            | \$306,625        | \$298,750        | 41        | 99        |
| N21                | 14            | 36            | 4            | \$954,900              | \$238,725        | \$240,500        | 76        | 76        |
| N22                | 35            | 58            | 14           | \$2,767,700            | \$197,693        | \$178,500        | 48        | 98        |
| N23                | 74            | 156           | 40           | \$8,188,870            | \$204,722        | \$191,500        | 46        | 98        |
| N24                | 22            | 76            | 9            | \$1,510,216            | \$167,802        | \$155,716        | 73        | 95        |
| <b>Total</b>       | <b>2,558</b>  | <b>3,992</b>  | <b>1,392</b> | <b>\$441,022,841</b>   | <b>\$316,827</b> | <b>\$295,000</b> | <b>32</b> | <b>98</b> |
| <b>Grand Total</b> | <b>12,842</b> | <b>18,842</b> | <b>6,986</b> | <b>\$2,027,234,772</b> | <b>\$290,185</b> | <b>\$252,500</b> | <b>31</b> | <b>98</b> |

## JANUARY TO MARCH 2003

| Area         | Listed        | Sales        | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------|---------------|--------------|------------------------|------------------|------------------|-----------|-----------|
| <b>East</b>  |               |              |                        |                  |                  |           |           |
| E01          | 353           | 194          | \$55,572,588           | \$286,457        | \$256,500        | 24        | 101       |
| E02          | 374           | 190          | \$68,245,096           | \$359,185        | \$307,000        | 15        | 100       |
| E03          | 619           | 333          | \$83,369,918           | \$250,360        | \$238,000        | 33        | 99        |
| E04          | 371           | 188          | \$42,445,000           | \$225,771        | \$233,500        | 28        | 98        |
| E05          | 478           | 277          | \$69,723,968           | \$251,711        | \$235,000        | 34        | 98        |
| E06          | 260           | 124          | \$35,687,076           | \$287,799        | \$248,500        | 20        | 98        |
| E07          | 488           | 275          | \$66,948,484           | \$243,449        | \$240,000        | 31        | 97        |
| E08          | 421           | 211          | \$49,316,500           | \$233,727        | \$225,000        | 31        | 98        |
| E09          | 520           | 255          | \$55,078,968           | \$215,996        | \$219,000        | 36        | 98        |
| E10          | 279           | 147          | \$39,908,850           | \$271,489        | \$264,500        | 40        | 97        |
| E11          | 498           | 282          | \$57,664,025           | \$204,482        | \$195,060        | 37        | 98        |
| E12          | 106           | 47           | \$10,967,300           | \$233,347        | \$214,500        | 24        | 98        |
| E13          | 545           | 314          | \$81,126,676           | \$258,365        | \$250,000        | 31        | 101       |
| E14          | 601           | 344          | \$79,283,141           | \$230,474        | \$222,750        | 31        | 98        |
| E15          | 598           | 351          | \$82,619,498           | \$235,383        | \$230,000        | 35        | 98        |
| E16          | 853           | 521          | \$88,098,185           | \$169,094        | \$161,000        | 35        | 98        |
| E17          | 440           | 283          | \$55,279,950           | \$195,336        | \$182,500        | 34        | 98        |
| E18          | 25            | 4            | \$1,799,500            | \$449,875        | \$393,000        | 31        | 99        |
| E19          | 92            | 35           | \$9,319,000            | \$266,257        | \$255,000        | 29        | 97        |
| E20          | 98            | 39           | \$8,944,300            | \$229,341        | \$237,500        | 44        | 96        |
| E21          | 151           | 94           | \$22,097,807           | \$235,083        | \$223,100        | 46        | 97        |
| <b>Total</b> | <b>8,170</b>  | <b>4,508</b> | <b>\$1,063,495,830</b> | <b>\$235,913</b> | <b>\$223,800</b> | <b>32</b> | <b>98</b> |
| <b>West</b>  |               |              |                        |                  |                  |           |           |
| W01          | 176           | 104          | \$37,997,654           | \$365,362        | \$338,950        | 20        | 101       |
| W02          | 296           | 158          | \$51,763,616           | \$327,618        | \$299,075        | 30        | 100       |
| W03          | 367           | 164          | \$35,527,850           | \$216,633        | \$212,000        | 33        | 97        |
| W04          | 355           | 172          | \$38,802,950           | \$225,599        | \$210,000        | 41        | 97        |
| W05          | 437           | 247          | \$52,815,074           | \$213,826        | \$242,000        | 39        | 96        |
| W06          | 443           | 226          | \$61,954,390           | \$274,134        | \$260,000        | 34        | 98        |
| W07          | 158           | 82           | \$28,967,014           | \$353,256        | \$340,000        | 29        | 99        |
| W08          | 512           | 285          | \$125,490,045          | \$440,316        | \$350,000        | 30        | 99        |
| W09          | 228           | 113          | \$27,957,002           | \$247,407        | \$245,000        | 37        | 97        |
| W10          | 562           | 284          | \$56,233,577           | \$198,006        | \$176,000        | 40        | 97        |
| W12          | 383           | 188          | \$57,396,950           | \$305,303        | \$256,500        | 38        | 97        |
| W13          | 455           | 239          | \$84,386,987           | \$353,084        | \$260,000        | 39        | 97        |
| W14          | 266           | 161          | \$35,487,350           | \$220,418        | \$208,500        | 34        | 97        |
| W15          | 607           | 383          | \$72,698,080           | \$189,812        | \$170,000        | 40        | 97        |
| W16          | 439           | 229          | \$62,236,798           | \$271,776        | \$247,100        | 29        | 97        |
| W17          | 8             | 9            | \$2,511,940            | \$279,104        | \$266,990        | 40        | 99        |
| W18          | 249           | 98           | \$20,012,600           | \$204,210        | \$217,500        | 36        | 96        |
| W19          | 1,058         | 647          | \$180,238,263          | \$278,575        | \$265,000        | 33        | 98        |
| W20          | 1,110         | 627          | \$166,409,513          | \$265,406        | \$248,000        | 27        | 98        |
| W21          | 394           | 184          | \$62,548,240           | \$339,936        | \$306,000        | 36        | 98        |
| W22          | 80            | 32           | \$8,647,557            | \$270,236        | \$242,500        | 42        | 97        |
| W23          | 1,674         | 823          | \$193,898,560          | \$235,600        | \$227,000        | 32        | 98        |
| W24          | 1,062         | 586          | \$132,737,162          | \$226,514        | \$220,500        | 35        | 98        |
| W25          | 91            | 45           | \$14,182,000           | \$315,156        | \$238,000        | 32        | 98        |
| W26          | 7             | 3            | \$1,079,000            | \$359,667        | \$629,000        | 49        | 98        |
| W27          | 294           | 173          | \$42,664,850           | \$246,618        | \$232,000        | 38        | 98        |
| W28          | 327           | 171          | \$54,537,000           | \$318,930        | \$285,000        | 41        | 97        |
| W29          | 230           | 148          | \$29,221,650           | \$197,444        | \$190,500        | 37        | 98        |
| <b>Total</b> | <b>12,268</b> | <b>6,581</b> | <b>\$1,738,403,672</b> | <b>\$264,155</b> | <b>\$238,500</b> | <b>34</b> | <b>98</b> |

## JANUARY TO MARCH 2003 (CONTINUED)

| Area               | Listed        | Sales         | \$ Volume              | Avg Price        | Med Price        | Avg DOM   | Avg %List |
|--------------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| <b>Central</b>     |               |               |                        |                  |                  |           |           |
| C01                | 1,319         | 502           | \$138,427,832          | \$275,753        | \$245,000        | 41        | 98        |
| C02                | 377           | 172           | \$84,381,881           | \$490,592        | \$375,000        | 34        | 98        |
| C03                | 299           | 147           | \$81,945,330           | \$557,451        | \$365,000        | 27        | 99        |
| C04                | 472           | 267           | \$141,921,511          | \$531,541        | \$479,000        | 24        | 100       |
| C06                | 122           | 56            | \$21,965,636           | \$392,244        | \$365,000        | 28        | 98        |
| C07                | 384           | 166           | \$53,402,700           | \$321,703        | \$290,000        | 36        | 97        |
| C08                | 554           | 265           | \$74,058,781           | \$279,467        | \$241,250        | 38        | 98        |
| C09                | 246           | 100           | \$61,708,615           | \$617,086        | \$449,400        | 33        | 100       |
| C10                | 347           | 192           | \$96,633,384           | \$503,299        | \$391,625        | 25        | 100       |
| C11                | 176           | 108           | \$38,177,457           | \$353,495        | \$303,750        | 27        | 100       |
| C12                | 226           | 100           | \$94,361,800           | \$943,618        | \$688,000        | 38        | 97        |
| C13                | 258           | 154           | \$50,047,269           | \$324,982        | \$318,750        | 29        | 98        |
| C14                | 643           | 300           | \$93,129,936           | \$310,433        | \$262,750        | 48        | 97        |
| C15                | 592           | 260           | \$77,232,877           | \$297,050        | \$258,650        | 34        | 97        |
| <b>Total</b>       | <b>6,015</b>  | <b>2,789</b>  | <b>\$1,107,395,009</b> | <b>\$397,058</b> | <b>\$304,000</b> | <b>35</b> | <b>98</b> |
| <b>North</b>       |               |               |                        |                  |                  |           |           |
| N01                | 299           | 160           | \$54,828,027           | \$342,675        | \$318,000        | 36        | 97        |
| N02                | 499           | 227           | \$74,825,118           | \$329,626        | \$317,000        | 31        | 98        |
| N03                | 604           | 333           | \$114,746,408          | \$344,584        | \$285,000        | 38        | 97        |
| N04                | 507           | 243           | \$88,413,518           | \$363,842        | \$358,000        | 32        | 98        |
| N05                | 182           | 79            | \$28,544,633           | \$361,324        | \$333,000        | 38        | 98        |
| N06                | 351           | 187           | \$57,857,550           | \$309,399        | \$268,000        | 32        | 98        |
| N07                | 488           | 308           | \$82,645,626           | \$268,330        | \$248,500        | 30        | 98        |
| N08                | 927           | 468           | \$163,183,330          | \$348,682        | \$325,000        | 36        | 97        |
| N10                | 376           | 209           | \$67,079,298           | \$320,954        | \$310,000        | 29        | 98        |
| N11                | 694           | 378           | \$135,071,449          | \$357,332        | \$337,250        | 33        | 98        |
| N12                | 97            | 50            | \$19,388,850           | \$387,777        | \$310,500        | 42        | 97        |
| N13                | 36            | 15            | \$7,708,800            | \$513,920        | \$589,000        | 43        | 98        |
| N14                | 99            | 47            | \$22,388,500           | \$476,351        | \$420,000        | 41        | 96        |
| N15                | 98            | 56            | \$16,790,000           | \$299,821        | \$280,000        | 42        | 97        |
| N16                | 142           | 59            | \$16,609,300           | \$281,514        | \$250,000        | 45        | 97        |
| N17                | 353           | 213           | \$39,986,891           | \$187,732        | \$180,000        | 39        | 97        |
| N18                | 137           | 86            | \$18,770,800           | \$218,265        | \$211,250        | 43        | 98        |
| N19                | 165           | 113           | \$24,296,200           | \$215,011        | \$195,000        | 54        | 97        |
| N20                | 36            | 11            | \$3,659,500            | \$332,682        | \$372,000        | 86        | 97        |
| N21                | 41            | 15            | \$3,127,900            | \$208,527        | \$220,000        | 60        | 92        |
| N22                | 74            | 35            | \$6,980,650            | \$199,447        | \$187,000        | 43        | 98        |
| N23                | 207           | 111           | \$21,725,320           | \$195,724        | \$180,000        | 58        | 98        |
| N24                | 63            | 28            | \$4,463,406            | \$159,407        | \$154,858        | 56        | 96        |
| <b>Total</b>       | <b>6,475</b>  | <b>3,431</b>  | <b>\$1,073,091,074</b> | <b>\$312,763</b> | <b>\$288,000</b> | <b>37</b> | <b>98</b> |
| <b>Grand Total</b> | <b>32,928</b> | <b>17,309</b> | <b>\$4,982,385,585</b> | <b>\$287,849</b> | <b>\$249,000</b> | <b>34</b> | <b>98</b> |



## SINGLE-FAMILY WEST BREAKDOWN - MARCH 2003

| 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             | 20    | \$451,895 | \$419,450  | 16                   | \$339,082 | \$343,552  | 9          | \$203,833 | \$206,000  | -     | -         | -          |
| W02             | 23    | \$397,109 | \$399,000  | 27                   | \$262,837 | \$270,000  | 3          | \$291,333 | \$329,000  | -     | -         | -          |
| W03             | 40    | \$229,980 | \$221,900  | 24                   | \$236,685 | \$243,500  | 14         | \$169,250 | \$187,500  | -     | -         | -          |
| W04             | 36    | \$280,194 | \$240,050  | 7                    | \$269,714 | \$275,000  | 24         | \$150,692 | \$152,800  | -     | -         | -          |
| W05             | 24    | \$331,750 | \$337,000  | 39                   | \$262,529 | \$262,000  | 34         | \$130,741 | \$137,750  | -     | -         | -          |
| W06             | 38    | \$269,054 | \$270,000  | 5                    | \$274,600 | \$274,000  | 28         | \$317,679 | \$294,500  | -     | -         | -          |
| W07             | 32    | \$388,481 | \$352,550  | -                    | -         | -          | 3          | \$199,500 | \$216,500  | -     | -         | -          |
| W08             | 62    | \$555,415 | \$456,500  | 5                    | \$343,880 | \$299,500  | 36         | \$204,178 | \$174,000  | -     | -         | -          |
| W09             | 20    | \$355,220 | \$333,500  | 4                    | \$282,875 | \$261,750  | 19         | \$147,474 | \$123,000  | -     | -         | -          |
| W10             | 61    | \$265,797 | \$260,000  | 4                    | \$268,875 | \$281,000  | 49         | \$138,970 | \$142,500  | 3     | \$226,000 | \$239,000  |
| W12             | 38    | \$394,605 | \$332,500  | 5                    | \$249,900 | \$247,500  | 16         | \$180,525 | \$172,500  | -     | -         | -          |
| W13             | 43    | \$490,753 | \$423,000  | 13                   | \$222,885 | \$223,000  | 13         | \$165,069 | \$142,000  | -     | -         | -          |
| W14             | 16    | \$345,072 | \$326,000  | 6                    | \$266,250 | \$256,000  | 23         | \$153,852 | \$149,000  | 2     | \$298,000 | \$298,000  |
| W15             | 16    | \$333,996 | \$317,250  | 8                    | \$261,250 | \$260,500  | 83         | \$163,236 | \$162,000  | 1     | \$284,000 | \$284,000  |
| W16             | 39    | \$347,836 | \$307,000  | 19                   | \$241,553 | \$240,000  | 4          | \$189,250 | \$184,000  | 2     | \$247,500 | \$247,500  |
| W17             | -     | -         | -          | -                    | -         | -          | -          | -         | -          | -     | -         | -          |
| W18             | 17    | \$228,471 | \$235,000  | 10                   | \$223,500 | \$233,500  | 5          | \$132,500 | \$127,000  | -     | -         | -          |
| W19             | 97    | \$354,714 | \$337,000  | 37                   | \$257,873 | \$257,000  | 41         | \$207,083 | \$182,000  | 4     | \$262,250 | \$263,000  |
| W20             | 114   | \$325,997 | \$313,500  | 56                   | \$247,049 | \$244,500  | 8          | \$173,750 | \$164,250  | 2     | \$259,000 | \$259,000  |
| W21             | 70    | \$420,734 | \$361,250  | 5                    | \$246,600 | \$260,000  | 5          | \$210,600 | \$170,000  | -     | -         | -          |
| W22             | 10    | \$325,550 | \$272,500  | 1                    | \$220,000 | \$220,000  | -          | -         | -          | 1     | \$230,000 | \$230,000  |
| W23             | 189   | \$265,731 | \$255,990  | 72                   | \$220,789 | \$222,000  | 10         | \$174,200 | \$170,000  | 4     | \$221,950 | \$219,500  |
| W24             | 96    | \$277,759 | \$274,950  | 52                   | \$229,772 | \$234,500  | 29         | \$144,845 | \$140,500  | -     | -         | -          |
| W25             | 5     | \$298,100 | \$293,000  | 1                    | \$229,000 | \$229,000  | 1          | \$179,000 | \$179,000  | -     | -         | -          |
| W26             | -     | -         | -          | -                    | -         | -          | -          | -         | -          | -     | -         | -          |
| W27             | 43    | \$279,593 | \$263,500  | 5                    | \$196,860 | \$218,500  | 3          | \$122,667 | \$129,000  | 1     | \$205,000 | \$205,000  |
| W28             | 63    | \$361,337 | \$339,000  | 2                    | \$231,000 | \$231,000  | -          | -         | -          | 3     | \$242,000 | \$253,000  |
| W29             | 43    | \$215,899 | \$214,000  | 5                    | \$163,300 | \$162,500  | 1          | \$156,500 | \$156,500  | 2     | \$186,000 | \$186,000  |

| 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             | -     | -         | -          | -         | -         | -          | -         | -         | -          | 3                | \$276,467 | \$339,900  |
| W02             | -     | -         | -          | -         | -         | -          | -         | -         | -          | 2                | \$304,263 | \$304,263  |
| W03             | -     | -         | -          | -         | -         | -          | -         | -         | -          | 1                | \$203,000 | \$203,000  |
| W04             | 6     | \$200,750 | \$185,000  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| W05             | 16    | \$145,900 | \$150,000  | -         | -         | -          | 2         | \$88,000  | \$88,000   | 1                | \$280,500 | \$280,500  |
| W06             | 2     | \$347,000 | \$347,000  | -         | -         | -          | -         | -         | -          | 2                | \$344,700 | \$344,700  |
| W07             | 2     | \$304,000 | \$304,000  | -         | -         | -          | -         | -         | -          | 1                | \$348,000 | \$348,000  |
| W08             | 7     | \$209,857 | \$241,000  | -         | -         | -          | -         | -         | -          | 2                | \$512,500 | \$512,500  |
| W09             | 3     | \$228,667 | \$242,000  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| W10             | 15    | \$174,970 | \$174,500  | -         | -         | -          | -         | -         | -          | 1                | \$251,300 | \$251,300  |
| W12             | 7     | \$314,143 | \$256,000  | -         | -         | -          | -         | -         | -          | 1                | \$315,000 | \$315,000  |
| W13             | 21    | \$178,114 | \$160,000  | -         | -         | -          | -         | -         | -          | 2                | \$210,500 | \$210,500  |
| W14             | 23    | \$190,457 | \$200,000  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| W15             | 20    | \$185,645 | \$186,150  | -         | -         | -          | 2         | \$171,950 | \$171,950  | -                | -         | -          |
| W16             | 25    | \$188,316 | \$186,500  | -         | -         | -          | -         | -         | -          | 1                | \$235,000 | \$235,000  |
| W17             | -     | -         | -          | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| W18             | 5     | \$169,500 | \$163,500  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| W19             | 41    | \$215,302 | \$218,000  | -         | -         | -          | -         | -         | -          | 13               | \$250,577 | \$256,000  |
| W20             | 52    | \$199,052 | \$189,500  | 1         | \$176,000 | \$176,000  | 1         | \$225,000 | \$225,000  | 10               | \$229,620 | \$230,250  |
| W21             | 5     | \$177,000 | \$173,000  | -         | -         | -          | -         | -         | -          | 11               | \$227,682 | \$230,500  |
| W22             | -     | -         | -          | -         | -         | -          | -         | -         | -          | 2                | \$196,425 | \$196,425  |
| W23             | 36    | \$178,695 | \$186,500  | -         | -         | -          | -         | -         | -          | 29               | \$202,724 | \$208,500  |
| W24             | 27    | \$161,474 | \$153,000  | 1         | \$297,000 | \$297,000  | -         | -         | -          | 17               | \$193,465 | \$201,500  |
| W25             | 4     | \$163,625 | \$164,250  | -         | -         | -          | -         | -         | -          | 1                | \$192,000 | \$192,000  |
| W26             | -     | -         | -          | -         | -         | -          | -         | -         | -          | 1                | \$205,000 | \$205,000  |
| W27             | 11    | \$136,818 | \$142,500  | -         | -         | -          | -         | -         | -          | 5                | \$220,000 | \$210,500  |
| W28             | -     | -         | -          | -         | -         | -          | -         | -         | -          | 6                | \$209,250 | \$208,250  |
| W29             | 5     | \$131,100 | \$127,500  | -         | -         | -          | -         | -         | -          | 2                | \$156,200 | \$156,200  |

## SINGLE-FAMILY CENTRAL BREAKDOWN - MARCH 2003

| 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 |
| C01             | 4     | \$479,600   | \$525,450   | 19                   | \$389,979 | \$369,000  | 154        | \$255,138 | \$230,000   | -     | -         | -          |
| C02             | 27    | \$535,760   | \$439,000   | 12                   | \$429,593 | \$370,560  | 28         | \$386,821 | \$338,500   | -     | -         | -          |
| C03             | 37    | \$632,900   | \$555,000   | 16                   | \$286,394 | \$268,750  | 3          | \$877,000 | \$1,850,000 | -     | -         | -          |
| C04             | 78    | \$633,256   | \$587,500   | 14                   | \$377,155 | \$378,000  | 23         | \$239,065 | \$229,000   | -     | -         | -          |
| C06             | 18    | \$431,308   | \$409,000   | -                    | -         | -          | 6          | \$217,333 | \$211,500   | -     | -         | -          |
| C07             | 24    | \$446,104   | \$427,000   | 4                    | \$315,663 | \$321,950  | 21         | \$233,929 | \$243,000   | 4     | \$302,500 | \$303,000  |
| C08             | 1     | \$521,000   | \$521,000   | 3                    | \$492,667 | \$575,000  | 85         | \$242,357 | \$225,000   | -     | -         | -          |
| C09             | 9     | \$1,027,600 | \$1,200,000 | 5                    | \$862,400 | \$809,000  | 21         | \$394,578 | \$350,000   | -     | -         | -          |
| C10             | 36    | \$772,907   | \$547,278   | 12                   | \$408,342 | \$391,050  | 33         | \$288,864 | \$265,000   | -     | -         | -          |
| C11             | 17    | \$588,199   | \$592,000   | 7                    | \$385,740 | \$415,100  | 18         | \$171,508 | \$135,000   | -     | -         | -          |
| C12             | 33    | \$987,103   | \$756,000   | 1                    | \$296,000 | \$296,000  | 3          | \$650,333 | \$1,335,000 | -     | -         | -          |
| C13             | 27    | \$432,922   | \$414,000   | 9                    | \$306,988 | \$293,000  | 28         | \$230,936 | \$207,500   | -     | -         | -          |
| C14             | 26    | \$510,485   | \$420,000   | -                    | -         | -          | 72         | \$229,181 | \$210,750   | -     | -         | -          |
| C15             | 29    | \$432,016   | \$400,000   | 10                   | \$295,538 | \$292,690  | 28         | \$189,116 | \$181,000   | 1     | \$297,000 | \$297,000  |

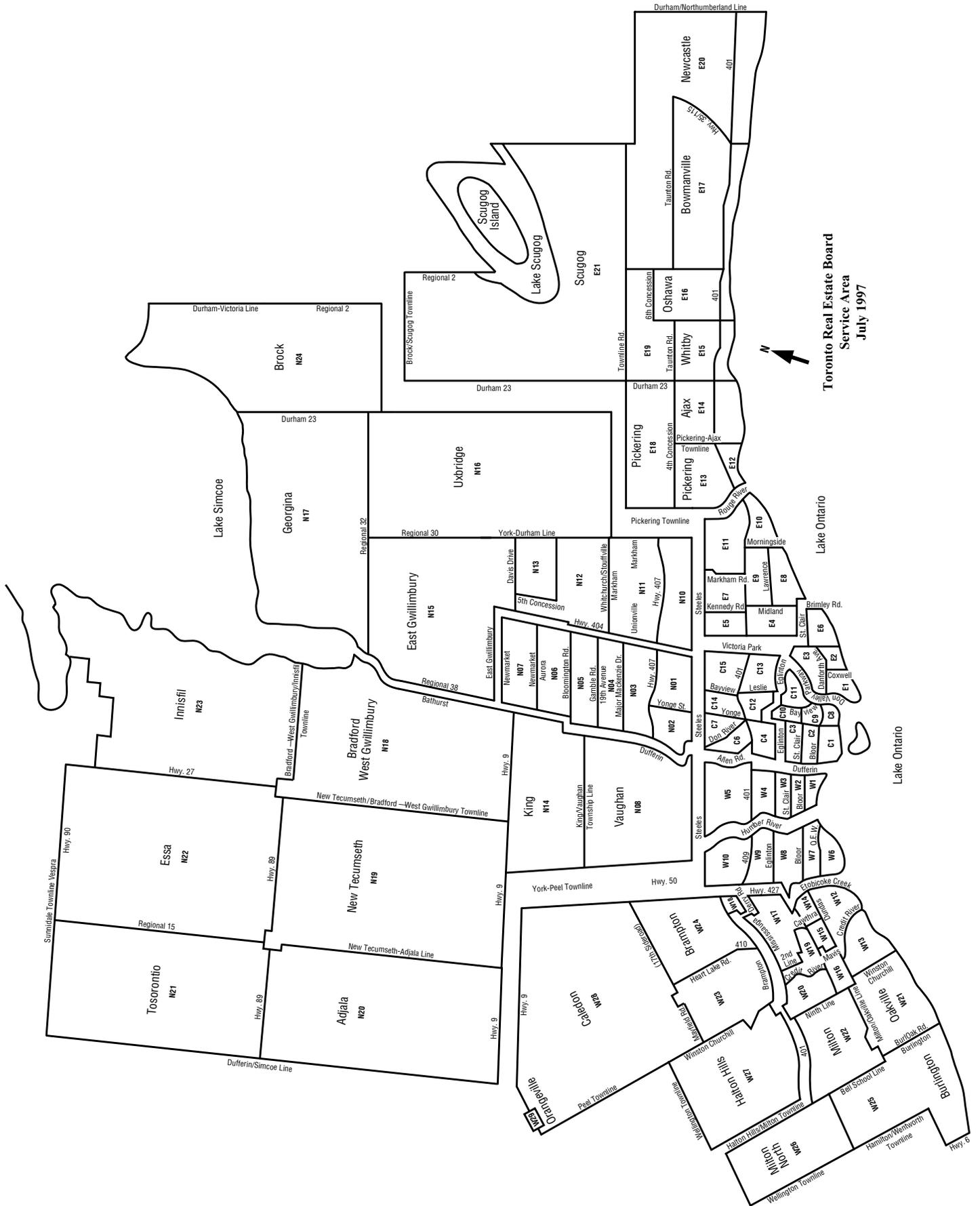
| Condo Townhouse |       |           |            | Det Condo |           |            | Co-op Apt |           |            | Att/Row/Twnhouse |           |            |
|-----------------|-------|-----------|------------|-----------|-----------|------------|-----------|-----------|------------|------------------|-----------|------------|
| Area            | Sales | Av. Price | Med. Price | Sales     | Av. Price | Med. Price | Sales     | Av. Price | Med. Price | Sales            | Av. Price | Med. Price |
| C01             | 18    | \$293,047 | \$264,500  | -         | -         | -          | 2         | \$243,750 | \$243,750  | 5                | \$307,400 | \$310,000  |
| C02             | 2     | \$480,000 | \$480,000  | -         | -         | -          | -         | -         | -          | 14               | \$506,893 | \$531,000  |
| C03             | -     | -         | -          | -         | -         | -          | 1         | \$185,000 | \$185,000  | -                | -         | -          |
| C04             | 2     | \$505,000 | \$505,000  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| C06             | -     | -         | -          | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| C07             | 13    | \$271,038 | \$256,000  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| C08             | 5     | \$236,460 | \$220,000  | -         | -         | -          | 1         | \$277,000 | \$277,000  | 10               | \$406,950 | \$412,550  |
| C09             | 1     | \$515,000 | \$515,000  | -         | -         | -          | 4         | \$362,750 | \$367,500  | -                | -         | -          |
| C10             | 4     | \$400,625 | \$407,000  | -         | -         | -          | 1         | \$190,000 | \$190,000  | 2                | \$507,150 | \$507,150  |
| C11             | 5     | \$197,300 | \$163,000  | -         | -         | -          | 1         | \$189,000 | \$189,000  | -                | -         | -          |
| C12             | 7     | \$372,971 | \$349,900  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| C13             | 4     | \$245,600 | \$235,200  | -         | -         | -          | -         | -         | -          | -                | -         | -          |
| C14             | 7     | \$283,196 | \$257,370  | -         | -         | -          | -         | -         | -          | 2                | \$498,000 | \$498,000  |
| C15             | 34    | \$232,965 | \$235,000  | -         | -         | -          | 2         | \$211,750 | \$211,750  | -                | -         | -          |



| (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           | August               | 5,418             | 266,154          |
| <b>1975</b>          | 22,020            | 57,581           | September            | 5,846             | 282,765          |
| <b>1976</b>          | 19,025            | 61,389           | October              | 6,455             | 279,771          |
| <b>1977</b>          | 20,512            | 64,559           | November             | 5,537             | 285,323          |
| <b>1978</b>          | 21,184            | 67,333           | December             | 3,589             | 275,002          |
| <b>1979</b>          | 23,466            | 70,830           | <b>Total**</b>       | <b>74,759</b>     | <b>\$275,371</b> |
| <b>1980</b>          | 26,017            | 75,694           | <b>2003</b>          |                   |                  |
| <b>1981</b>          | 29,625            | 90,203           | January              | 4,403             | 281,292          |
| <b>1982</b>          | 25,336            | 95,496           | February             | 5,965             | 289,954          |
| <b>1983</b>          | 30,046            | 101,626          | March                | 6,986             | 290,185          |
| <b>1984</b>          | 31,905            | 102,318          | <b>Total**</b>       | <b>17,309</b>     | <b>\$287,849</b> |
| <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.



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