

Market Watch

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

April 2003

7,300 Sales for Second Best April Ever

TORONTO — Monday, May 5, 2003.

As the temperature heated up and the war as well and as our health crisis took a positive turn the local Real Estate market reacted with the second best April ever recorded. The Toronto Real Estate Board MLS system recorded 7,307 sales last month, up four per cent from the 6,986 sales recorded in March, but off 11 per cent from the record 8,181 sales in April of last year. "The real estate market remained stable over the cold winter months and now that warmer weather is on its way, we can expect to see a very vibrant spring selling season."

Prices climbed marginally in April, the President noted, to \$292,783 from March's figure of \$290,185, an increase of one per cent. The median also rose marginally, to \$253,000 from the figure of \$252,500 recorded in March.

"While prices are still on the rise, the rate of increase has slowed to less than one per cent a month. This is due to a flood of inventory that has come onto MLS as the weather improved. There were 20,184 active listings on the TREB system at the end of April, a seven per cent increase over March. More homes for sale means more choice for

purchasers, and an easing of upward pressure on home prices."

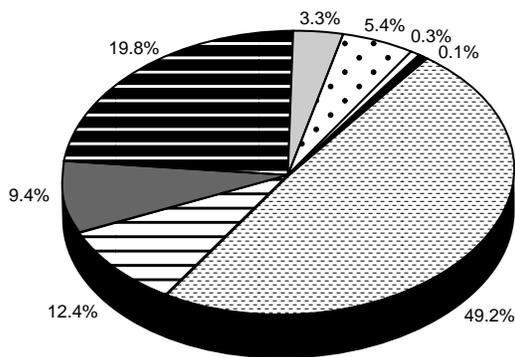
Breaking down the total, 2,799 sales were reported in TREB's 28 West districts and averaged \$272,036; 1,255 sales were reported in the 14 Central districts and averaged \$393,127; 1,358 sales were reported in the 23 North districts and averaged \$317,178; and 1,895 sales were reported in TREB's 21 East districts and averaged \$239,488. ■

NEIGHBOURHOOD CORNER

Orangeville

Home sales in the Orangeville area (W29), at 222 units of all types so far this year, are down seven per cent from the 239 sales recorded in the first four months of 2002. Prices remained relatively affordable, averaging \$203,541, although this figure is up eight per cent from the January - April 2002 average of \$187,802. Of the properties sold, 153 were Detached homes, with the average price for these being \$224,064. In addition, 30 semi-detached homes have sold in the area this year for an average of \$158,807. ■

SINGLE-FAMILY RESIDENTIAL BREAKDOWN

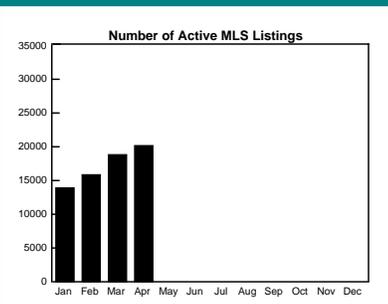
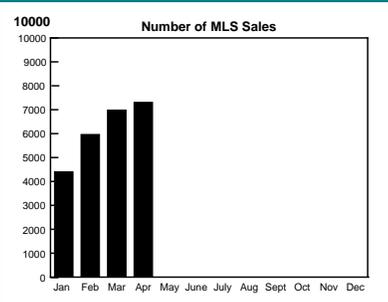
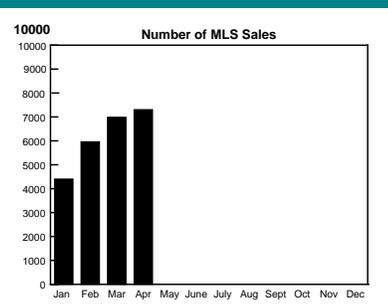


Dwelling Type	Sales	Median
Detached	3,596	\$305,000
Semi-Detached	910	\$249,900
Condo Townhouse	684	\$196,500
Condo Apt	1,447	\$185,000
Link	241	\$228,000
Att/Row/Twnhouse	398	\$230,000
Co-Op Apt	22	\$166,750
Det Condo	9	\$315,000

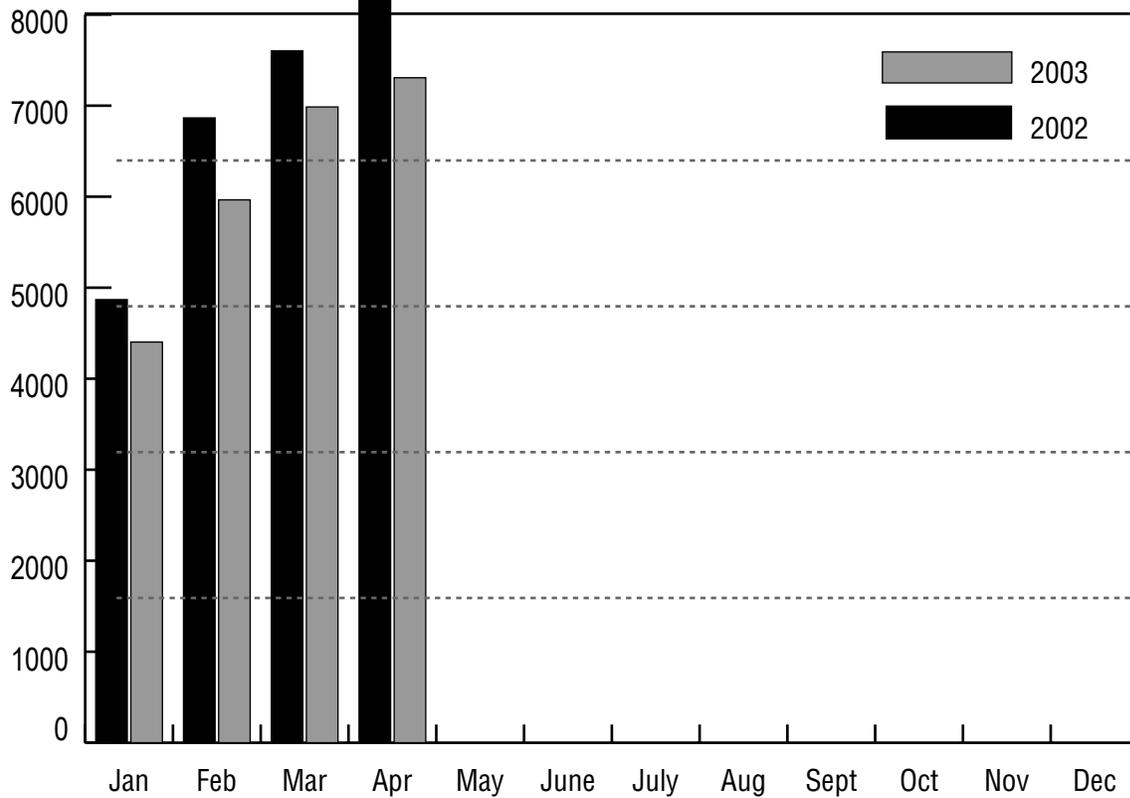
Housing Market Indicators

	April 2002	April 2003	% Change
Sales*	8,181	7,307	(-11%)
New Listings*	11,921	12,847	(+8%)
Active Listings*	N/A	20,184	N/A

* All figures for single-family dwellings.



SINGLE-FAMILY DWELLING SALES COMPARISON



PRICE CATEGORY BREAKDOWN — APRIL

Price Range	Total S.F.D.	% S.F.D.	Condo Apt.	% Condo Apt.	Condo T.H.	% Condo T.H.
- \$90,000	32	0.4	15	1.0	8	1.2
\$90,001 - \$100,000	15	0.2	9	0.6	3	0.4
\$100,001 - \$110,000	26	0.4	17	1.2	2	0.3
\$110,001 - \$120,000	48	0.7	31	2.1	8	1.2
\$120,001 - \$130,000	99	1.4	61	4.2	12	1.8
\$130,001 - \$140,000	139	1.9	68	4.7	15	2.2
\$140,001 - \$150,000	175	2.4	94	6.5	29	4.2
\$150,001 - \$160,000	279	3.8	128	8.9	69	10.1
\$160,001 - \$170,000	305	4.2	152	10.5	46	6.7
\$170,001 - \$180,000	288	3.9	104	7.2	60	8.8
\$180,001 - \$190,000	274	3.7	101	7.0	58	8.5
\$190,001 - \$200,000	269	3.7	74	5.1	54	7.9
\$200,001 - \$225,000	804	11.0	199	13.8	126	18.4
\$225,001 - \$250,000	848	11.6	107	7.4	84	12.3
\$250,001 - \$300,000	1,401	19.2	137	9.5	64	9.4
\$300,001 - \$400,000	1,323	18.1	99	6.8	31	4.5
\$400,001 - \$500,000	455	6.2	19	1.3	6	0.9
\$500,001 - \$750,000	353	4.8	26	1.8	6	0.9
\$750,001 - \$1,000,000	104	1.4	3	0.2	3	0.4
\$1,000,001 - \$1,500,000	47	0.6	2	0.1	-	-
\$1,500,000 -	23	0.3	-	-	-	-
Total:	7,307	100	1,447	100	604	100

SINGLE-FAMILY RESIDENTIAL - APRIL 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East								
E01	160	184	88	\$23,783,971	\$270,272	\$254,551	21	100
E02	179	144	107	\$39,029,401	\$364,761	\$325,000	18	100
E03	243	279	135	\$36,478,819	\$270,213	\$260,000	21	99
E04	173	239	86	\$19,309,650	\$224,531	\$238,000	25	98
E05	200	284	109	\$27,700,430	\$254,132	\$241,000	32	97
E06	98	110	56	\$14,764,298	\$263,648	\$249,250	22	99
E07	175	259	122	\$30,080,535	\$246,562	\$228,250	34	97
E08	170	250	92	\$23,339,000	\$253,685	\$243,000	30	98
E09	158	290	98	\$19,888,138	\$202,940	\$197,250	38	97
E10	111	153	73	\$20,145,700	\$275,968	\$269,000	26	98
E11	196	316	103	\$21,736,250	\$211,032	\$212,000	29	97
E12	43	57	27	\$6,314,900	\$233,885	\$237,500	22	98
E13	198	280	111	\$28,315,390	\$255,094	\$257,000	31	98
E14	202	302	133	\$30,999,800	\$233,081	\$222,500	30	98
E15	204	315	147	\$34,127,990	\$232,163	\$225,000	29	98
E16	327	470	213	\$34,897,210	\$163,837	\$157,500	29	98
E17	153	234	109	\$20,999,020	\$192,652	\$176,000	34	98
E18	8	22	1	\$493,500	\$493,500	\$493,500	19	99
E19	34	65	19	\$5,228,000	\$275,158	\$260,000	32	98
E20	44	84	23	\$5,185,100	\$225,439	\$219,900	34	97
E21	64	103	43	\$11,013,050	\$256,117	\$228,000	60	98
Total	3,140	4,440	1,895	\$453,830,152	\$239,488	\$225,000	29	98
West								
W01	97	113	40	\$14,404,367	\$360,109	\$330,750	17	100
W02	140	187	63	\$21,819,500	\$346,341	\$300,000	21	99
W03	161	290	65	\$14,327,300	\$220,420	\$217,000	28	98
W04	137	257	70	\$17,390,300	\$248,433	\$255,500	35	96
W05	173	297	94	\$20,078,150	\$213,597	\$235,000	44	97
W06	198	323	74	\$21,319,925	\$288,107	\$267,000	37	98
W07	60	88	38	\$14,279,303	\$375,771	\$336,000	28	99
W08	182	261	118	\$49,327,622	\$418,031	\$342,500	28	99
W09	86	149	51	\$13,904,000	\$272,627	\$297,000	31	98
W10	201	339	138	\$28,850,801	\$209,064	\$230,000	39	97
W12	135	218	88	\$30,007,700	\$340,997	\$235,750	34	97
W13	180	299	95	\$32,015,850	\$337,009	\$257,000	38	97
W14	97	153	56	\$13,880,300	\$247,863	\$253,500	34	97
W15	245	367	154	\$31,989,273	\$207,723	\$179,750	30	97
W16	160	246	101	\$26,409,100	\$261,476	\$240,100	25	98
W17	-	1	-	-	-	-	-	-
W18	104	184	47	\$9,636,200	\$205,026	\$210,000	35	97
W19	391	574	254	\$70,630,933	\$278,075	\$264,500	30	98
W20	426	525	306	\$89,072,325	\$291,086	\$257,000	28	98
W21	158	272	74	\$21,572,062	\$291,514	\$274,000	31	98
W22	37	67	15	\$3,883,400	\$258,893	\$246,000	31	98
W23	670	1,001	380	\$95,601,138	\$251,582	\$236,000	29	100
W24	448	660	247	\$56,582,345	\$229,078	\$222,000	32	98
W25	29	70	17	\$5,976,400	\$351,553	\$213,000	46	96
W26	2	6	-	-	-	-	-	-
W27	110	164	78	\$21,421,749	\$274,638	\$258,950	33	98
W28	119	233	62	\$21,085,150	\$340,083	\$304,000	40	97
W29	88	127	74	\$15,964,349	\$215,734	\$200,200	36	98
Total	4,834	7,471	2,799	\$761,429,542	\$272,036	\$244,000	32	98

SINGLE-FAMILY RESIDENTIAL CONTINUED - APRIL 2003

Area	New	Active	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central								
C01	528	989	250	\$69,312,308	\$277,249	\$241,000	38	98
C02	156	253	74	\$37,601,201	\$508,124	\$395,500	22	98
C03	122	192	60	\$34,046,219	\$567,437	\$490,000	24	99
C04	195	224	114	\$61,342,374	\$538,091	\$505,600	24	100
C06	47	75	16	\$6,002,100	\$375,131	\$377,000	32	98
C07	145	251	90	\$26,783,190	\$297,591	\$276,500	36	98
C08	206	359	102	\$25,078,250	\$245,865	\$213,500	29	97
C09	73	151	47	\$36,050,138	\$767,024	\$585,000	37	98
C10	128	169	72	\$35,586,468	\$494,257	\$421,900	18	100
C11	97	107	48	\$17,246,200	\$359,296	\$366,250	27	99
C12	78	166	48	\$42,970,200	\$895,213	\$802,500	35	97
C13	113	141	61	\$19,006,314	\$311,579	\$305,000	31	99
C14	276	482	140	\$41,920,813	\$299,434	\$254,900	35	97
C15	291	418	133	\$40,429,156	\$303,979	\$257,000	24	97
Total	2,455	3,977	1,255	\$493,374,931	\$393,127	\$300,000	30	98
North								
N01	116	189	60	\$22,231,200	\$370,520	\$315,500	28	97
N02	165	299	95	\$32,558,200	\$342,718	\$327,500	36	97
N03	270	452	104	\$34,757,088	\$334,203	\$291,000	28	97
N04	170	312	88	\$32,290,799	\$366,941	\$354,000	30	98
N05	53	128	32	\$14,595,350	\$456,105	\$359,500	48	98
N06	114	194	86	\$28,315,112	\$329,245	\$285,250	31	98
N07	171	244	100	\$26,159,150	\$261,592	\$249,500	30	98
N08	330	608	177	\$60,429,001	\$341,407	\$322,000	35	97
N10	113	187	79	\$28,010,605	\$354,565	\$329,800	33	97
N11	288	435	171	\$63,123,468	\$369,143	\$345,000	30	97
N12	45	80	19	\$7,607,400	\$400,389	\$363,000	50	97
N13	23	47	4	\$2,013,000	\$503,250	\$520,000	57	98
N14	43	106	17	\$6,892,000	\$405,412	\$417,000	47	96
N15	43	82	19	\$5,101,400	\$268,495	\$258,000	34	97
N16	37	87	37	\$10,257,724	\$277,236	\$243,500	53	97
N17	148	242	97	\$20,285,725	\$209,131	\$185,000	43	97
N18	44	81	34	\$8,221,500	\$241,809	\$216,000	42	98
N19	82	136	43	\$9,870,900	\$229,556	\$206,000	43	98
N20	14	40	6	\$1,621,200	\$270,200	\$259,850	53	98
N21	6	32	7	\$1,480,000	\$211,429	\$165,000	53	97
N22	31	60	23	\$3,703,603	\$161,026	\$140,000	44	97
N23	80	167	44	\$8,731,600	\$198,445	\$183,500	54	98
N24	32	88	16	\$2,472,300	\$154,519	\$139,950	67	96
Total	2,418	4,296	1,358	\$430,728,325	\$317,178	\$290,000	36	97
Grand Total								
Total	12,847	20,184	7,307	\$2,139,362,950	\$292,783	\$253,000	32	98

JANUARY TO APRIL 2003

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
East							
E01	504	281	\$79,106,659	\$281,518	\$255,000	23	101
E02	550	297	\$107,285,497	\$361,231	\$313,900	16	100
E03	853	468	\$119,848,737	\$256,087	\$248,444	29	99
E04	534	274	\$61,747,650	\$225,356	\$236,300	27	98
E05	678	386	\$97,424,398	\$252,395	\$236,400	33	97
E06	348	180	\$50,451,374	\$280,285	\$248,500	20	98
E07	659	396	\$96,816,019	\$244,485	\$235,900	32	97
E08	584	302	\$72,206,500	\$239,094	\$230,000	31	98
E09	673	353	\$74,967,106	\$212,371	\$211,800	36	97
E10	385	220	\$60,054,550	\$272,975	\$265,000	35	97
E11	690	381	\$78,653,975	\$206,441	\$200,000	35	97
E12	145	74	\$17,282,200	\$233,543	\$221,750	23	98
E13	741	424	\$109,275,066	\$257,724	\$252,500	31	100
E14	799	476	\$110,119,941	\$231,344	\$222,750	31	98
E15	797	497	\$116,503,488	\$234,413	\$228,000	33	98
E16	1,167	733	\$122,870,395	\$167,627	\$160,000	33	98
E17	591	392	\$76,278,970	\$194,589	\$182,000	34	98
E18	33	5	\$2,293,000	\$458,600	\$396,000	29	99
E19	125	54	\$14,547,000	\$269,389	\$254,750	30	98
E20	142	62	\$14,129,400	\$227,894	\$220,000	40	97
E21	215	137	\$33,110,857	\$241,685	\$225,000	50	97
Total	11,213	6,392	\$1,514,972,782	\$237,011	\$224,350	31	98
West							
W01	271	144	\$52,402,021	\$363,903	\$336,000	19	101
W02	429	221	\$73,558,616	\$332,844	\$300,000	28	100
W03	526	229	\$49,855,150	\$217,708	\$215,000	32	97
W04	478	242	\$56,193,250	\$232,204	\$222,000	39	97
W05	602	340	\$72,653,324	\$213,686	\$235,750	41	97
W06	636	300	\$83,261,249	\$277,538	\$261,000	35	98
W07	214	120	\$43,246,317	\$360,386	\$338,000	28	99
W08	693	403	\$174,817,667	\$433,791	\$348,000	30	99
W09	310	164	\$41,861,002	\$255,250	\$260,000	34	97
W10	748	421	\$84,928,378	\$201,730	\$193,000	40	97
W12	516	275	\$87,082,150	\$316,662	\$252,000	36	97
W13	635	333	\$116,203,837	\$348,960	\$260,000	39	97
W14	358	216	\$49,122,650	\$227,420	\$216,500	34	97
W15	852	538	\$105,024,253	\$195,212	\$173,000	37	97
W16	595	330	\$88,645,898	\$268,624	\$245,000	28	97
W17	8	9	\$2,511,940	\$279,104	\$266,990	40	99
W18	339	145	\$29,648,800	\$204,474	\$213,000	36	97
W19	1,440	900	\$250,611,945	\$278,458	\$265,000	32	98
W20	1,528	933	\$255,481,838	\$273,828	\$250,000	27	98
W21	550	258	\$84,120,302	\$326,048	\$294,000	34	98
W22	117	47	\$12,530,957	\$266,616	\$246,000	39	98
W23	2,321	1,202	\$289,049,698	\$240,474	\$229,900	92	99
W24	1,498	831	\$188,673,507	\$227,044	\$221,000	34	98
W25	120	62	\$20,157,400	\$325,119	\$237,000	36	97
W26	9	3	\$1,079,000	\$359,667	\$245,000	49	98
W27	402	250	\$63,867,599	\$255,470	\$235,750	36	98
W28	447	232	\$75,032,150	\$323,414	\$285,000	41	97
W29	317	222	\$45,185,999	\$203,541	\$194,000	37	98
Total	16,959	9,370	\$2,496,806,897	\$266,468	\$240,000	41	98

JANUARY TO APRIL 2003 (CONTINUED)

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
Central							
C01	1,842	752	\$207,740,140	\$276,250	\$243,250	40	98
C02	525	245	\$120,794,082	\$493,037	\$379,000	30	98
C03	416	207	\$115,991,549	\$560,346	\$395,500	26	99
C04	665	381	\$203,263,885	\$533,501	\$485,000	24	100
C06	167	72	\$27,967,736	\$388,441	\$367,500	29	98
C07	525	256	\$80,185,890	\$313,226	\$287,500	36	97
C08	760	367	\$99,137,031	\$270,128	\$237,000	35	98
C09	321	147	\$97,758,753	\$665,026	\$472,875	34	99
C10	474	264	\$132,219,852	\$500,833	\$400,000	23	100
C11	273	155	\$55,284,657	\$356,675	\$317,000	27	100
C12	303	148	\$137,332,000	\$927,919	\$720,000	37	97
C13	371	215	\$69,053,583	\$321,179	\$315,000	29	99
C14	916	439	\$134,822,749	\$307,113	\$260,000	44	97
C15	882	392	\$117,484,033	\$299,704	\$257,750	30	97
Total	8,440	4,040	\$1,599,035,940	\$395,801	\$302,500	33	98
North							
N01	414	220	\$77,059,227	\$350,269	\$318,000	34	97
N02	660	322	\$107,383,318	\$333,489	\$317,500	33	97
N03	872	436	\$148,628,496	\$340,891	\$287,450	36	97
N04	674	330	\$120,355,317	\$364,713	\$356,750	31	98
N05	233	111	\$43,139,983	\$388,649	\$338,000	41	98
N06	464	273	\$86,172,662	\$315,651	\$275,000	32	98
N07	658	408	\$108,804,776	\$266,678	\$249,000	30	98
N08	1,247	644	\$223,349,831	\$346,817	\$325,000	36	97
N10	487	287	\$94,674,403	\$329,876	\$317,000	30	98
N11	980	548	\$197,714,917	\$360,794	\$339,000	32	98
N12	140	69	\$26,996,250	\$391,250	\$324,000	44	97
N13	58	19	\$9,721,800	\$511,674	\$581,400	46	98
N14	142	63	\$28,850,500	\$457,944	\$417,000	43	96
N15	141	75	\$21,891,400	\$291,885	\$265,000	40	97
N16	178	96	\$26,867,024	\$279,865	\$244,250	48	97
N17	498	309	\$60,089,116	\$194,463	\$182,000	40	97
N18	177	120	\$26,992,300	\$224,936	\$214,500	43	98
N19	247	156	\$34,167,100	\$219,020	\$195,000	51	97
N20	50	17	\$5,280,700	\$310,629	\$281,500	74	98
N21	47	22	\$4,607,900	\$209,450	\$214,500	58	93
N22	103	58	\$10,684,253	\$184,211	\$173,500	43	97
N23	285	155	\$30,456,920	\$196,496	\$181,000	57	98
N24	95	44	\$6,935,706	\$157,630	\$150,000	60	96
Total	8,850	4,782	\$1,500,823,899	\$313,849	\$289,000	36	98
Grand Total	45,462	24,584	\$7,111,639,518	\$289,279	\$250,000	36	98

SINGLE-FAMILY WEST BREAKDOWN - APRIL 2003

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	16	\$494,931	\$456,300	10	\$328,397	\$330,034	9	\$220,667	\$195,000	-	-	-
W02	29	\$457,962	\$429,900	25	\$266,432	\$263,000	2	\$265,000	\$265,000	-	-	-
W03	37	\$230,351	\$221,000	20	\$227,670	\$219,000	7	\$155,557	\$160,000	-	-	-
W04	41	\$280,132	\$280,000	7	\$264,157	\$278,000	13	\$145,231	\$146,000	-	-	-
W05	18	\$309,656	\$298,500	31	\$263,032	\$266,500	31	\$124,877	\$130,000	-	-	-
W06	39	\$268,421	\$250,500	3	\$280,333	\$257,000	20	\$295,306	\$231,813	-	-	-
W07	32	\$389,978	\$336,000	-	-	-	4	\$285,750	\$316,500	-	-	-
W08	65	\$562,465	\$525,000	3	\$267,167	\$283,000	37	\$233,111	\$188,000	-	-	-
W09	24	\$386,458	\$379,500	2	\$276,550	\$276,550	23	\$155,170	\$116,000	1	\$277,000	\$277,000
W10	63	\$270,814	\$262,000	7	\$240,500	\$242,000	53	\$137,862	\$144,000	1	\$238,000	\$238,000
W12	42	\$464,474	\$349,250	3	\$257,633	\$250,000	28	\$172,393	\$171,000	-	-	-
W13	43	\$515,488	\$485,000	11	\$221,514	\$222,000	9	\$133,333	\$133,000	-	-	-
W14	20	\$358,080	\$361,000	4	\$261,000	\$261,000	18	\$147,767	\$135,250	2	\$308,500	\$308,500
W15	22	\$359,818	\$347,500	15	\$252,467	\$245,000	102	\$173,243	\$165,000	1	\$246,000	\$246,000
W16	35	\$327,857	\$296,000	26	\$239,758	\$239,500	8	\$251,613	\$203,300	1	\$245,000	\$245,000
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	16	\$242,556	\$248,500	14	\$226,600	\$227,500	5	\$123,680	\$125,400	-	-	-
W19	99	\$352,867	\$345,000	36	\$260,742	\$258,500	42	\$207,380	\$172,250	2	\$274,000	\$274,000
W20	143	\$370,738	\$314,900	67	\$248,792	\$250,000	10	\$153,840	\$146,000	2	\$251,500	\$251,500
W21	41	\$358,083	\$342,000	3	\$224,333	\$226,000	7	\$179,109	\$158,000	2	\$241,750	\$241,750
W22	8	\$320,688	\$323,500	3	\$219,967	\$224,000	-	-	-	-	-	-
W23	231	\$285,211	\$266,500	56	\$221,520	\$222,950	12	\$179,333	\$164,500	1	\$230,000	\$230,000
W24	109	\$272,067	\$272,000	53	\$229,625	\$231,500	32	\$153,541	\$150,750	1	\$243,000	\$243,000
W25	9	\$509,389	\$273,000	-	-	-	3	\$163,300	\$157,900	-	-	-
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	64	\$296,279	\$290,000	1	\$167,000	\$167,000	2	\$160,000	\$160,000	-	-	-
W28	46	\$382,186	\$340,250	9	\$224,956	\$225,000	-	-	-	1	\$237,000	\$237,000
W29	54	\$237,482	\$211,500	11	\$160,618	\$160,000	1	\$145,000	\$145,000	2	\$184,500	\$184,500

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	-	-	-	-	-	-	-	-	-	5	\$243,100	\$231,000
W02	2	\$192,000	\$192,000	-	-	-	-	-	-	5	\$192,760	\$180,000
W03	-	-	-	-	-	-	-	-	-	1	\$162,000	\$162,000
W04	7	\$228,829	\$243,000	-	-	-	-	-	-	2	\$283,000	\$283,000
W05	13	\$168,935	\$153,500	-	-	-	-	-	-	1	\$283,000	\$283,000
W06	8	\$422,800	\$359,000	-	-	-	1	\$108,000	\$108,000	3	\$204,667	\$180,000
W07	1	\$247,000	\$247,000	-	-	-	-	-	-	1	\$410,000	\$410,000
W08	12	\$246,400	\$237,750	-	-	-	-	-	-	1	\$384,000	\$384,000
W09	1	\$230,000	\$230,000	-	-	-	-	-	-	-	-	-
W10	8	\$166,913	\$168,000	-	-	-	2	\$109,500	\$109,500	4	\$251,750	\$252,500
W12	11	\$311,355	\$231,000	2	\$535,000	\$535,000	1	\$200,000	\$200,000	1	\$205,000	\$205,000
W13	31	\$194,232	\$177,000	-	-	-	-	-	-	1	\$192,000	\$192,000
W14	12	\$199,825	\$194,500	-	-	-	-	-	-	-	-	-
W15	12	\$172,292	\$184,500	-	-	-	2	\$151,000	\$151,000	-	-	-
W16	31	\$207,823	\$210,000	-	-	-	-	-	-	-	-	-
W17	-	-	-	-	-	-	-	-	-	-	-	-
W18	12	\$163,708	\$164,000	-	-	-	-	-	-	-	-	-
W19	57	\$220,786	\$218,800	-	-	-	-	-	-	18	\$248,201	\$245,500
W20	67	\$199,337	\$192,000	-	-	-	-	-	-	17	\$234,753	\$235,000
W21	8	\$178,063	\$180,500	-	-	-	-	-	-	13	\$235,069	\$227,000
W22	3	\$154,000	\$160,000	-	-	-	-	-	-	1	\$196,000	\$196,000
W23	42	\$172,514	\$170,500	-	-	-	-	-	-	38	\$202,232	\$206,500
W24	29	\$162,281	\$155,000	2	\$303,773	\$303,773	1	\$166,000	\$166,000	20	\$206,045	\$210,000
W25	2	\$136,000	\$136,000	-	-	-	-	-	-	3	\$210,000	\$209,000
W26	-	-	-	-	-	-	-	-	-	-	-	-
W27	7	\$167,629	\$170,000	-	-	-	-	-	-	4	\$199,875	\$199,250
W28	-	-	-	-	-	-	-	-	-	6	\$207,167	\$197,500
W29	4	\$134,375	\$133,750	-	-	-	-	-	-	2	\$161,000	\$161,000

SINGLE-FAMILY NORTH BREAKDOWN - APRIL 2003

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	29	\$497,241	\$396,000	1	\$265,000	\$265,000	17	\$247,776	\$220,000	5	\$310,600	\$300,000
N02	47	\$406,845	\$377,000	3	\$286,633	\$290,000	22	\$257,477	\$228,500	4	\$273,800	\$273,150
N03	39	\$472,279	\$448,500	8	\$314,225	\$319,400	25	\$203,228	\$198,000	6	\$297,417	\$296,000
N04	64	\$400,702	\$377,050	5	\$274,500	\$271,000	3	\$167,667	\$163,000	-	-	-
N05	24	\$522,848	\$378,250	3	\$266,000	\$270,000	-	-	-	2	\$270,500	\$270,500
N06	55	\$369,994	\$322,000	13	\$240,033	\$244,000	3	\$346,667	\$380,000	1	\$231,000	\$231,000
N07	65	\$294,546	\$283,600	10	\$225,050	\$230,500	6	\$163,650	\$159,500	3	\$206,917	\$205,000
N08	104	\$391,313	\$369,950	31	\$283,281	\$282,000	4	\$279,825	\$255,900	1	\$279,000	\$279,000
N10	40	\$416,448	\$395,000	-	-	-	-	-	-	37	\$292,505	\$290,000
N11	112	\$423,712	\$392,500	13	\$251,077	\$260,000	6	\$270,500	\$273,500	17	\$290,887	\$276,500
N12	19	\$400,389	\$363,000	-	-	-	-	-	-	-	-	-
N13	4	\$503,250	\$520,000	-	-	-	-	-	-	-	-	-
N14	17	\$405,412	\$417,000	-	-	-	-	-	-	-	-	-
N15	19	\$268,495	\$258,000	-	-	-	-	-	-	-	-	-
N16	28	\$302,258	\$276,500	-	-	-	-	-	-	4	\$227,375	\$224,000
N17	86	\$213,642	\$189,000	1	\$170,000	\$170,000	-	-	-	3	\$175,000	\$180,000
N18	20	\$268,525	\$242,750	7	\$195,143	\$189,500	-	-	-	7	\$212,143	\$214,000
N19	31	\$239,610	\$211,000	2	\$152,750	\$152,750	1	\$115,000	\$115,000	3	\$180,167	\$182,500
N20	6	\$270,200	\$259,850	-	-	-	-	-	-	-	-	-
N21	7	\$211,429	\$165,000	-	-	-	-	-	-	-	-	-
N22	21	\$162,719	\$140,000	-	-	-	-	-	-	1	\$152,500	\$152,500
N23	41	\$201,563	\$194,000	-	-	-	-	-	-	2	\$167,250	\$167,250
N24	13	\$164,869	\$165,000	-	-	-	-	-	-	-	-	-

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	6	\$214,417	\$213,500	-	-	-	-	-	-	2	\$247,250	\$247,250
N02	10	\$267,600	\$261,500	1	\$560,000	\$560,000	-	-	-	8	\$322,613	\$328,250
N03	8	\$225,350	\$215,450	-	-	-	-	-	-	18	\$286,467	\$281,750
N04	3	\$314,500	\$301,500	-	-	-	-	-	-	13	\$294,377	\$290,000
N05	-	-	-	-	-	-	-	-	-	3	\$236,000	\$235,000
N06	4	\$320,250	\$195,500	-	-	-	-	-	-	10	\$229,300	\$227,500
N07	8	\$183,938	\$172,750	-	-	-	-	-	-	8	\$211,125	\$208,500
N08	6	\$240,083	\$247,000	-	-	-	-	-	-	31	\$261,674	\$259,500
N10	1	\$252,000	\$252,000	-	-	-	-	-	-	1	\$278,000	\$278,000
N11	7	\$228,757	\$230,000	-	-	-	-	-	-	16	\$264,650	\$267,500
N12	-	-	-	-	-	-	-	-	-	-	-	-
N13	-	-	-	-	-	-	-	-	-	-	-	-
N14	-	-	-	-	-	-	-	-	-	-	-	-
N15	-	-	-	-	-	-	-	-	-	-	-	-
N16	2	\$207,500	\$207,500	-	-	-	1	\$122,000	\$122,000	2	\$174,000	\$174,000
N17	-	-	-	-	-	-	-	-	-	7	\$173,929	\$178,000
N18	-	-	-	-	-	-	-	-	-	-	-	-
N19	1	\$171,000	\$171,000	4	\$284,250	\$258,500	-	-	-	1	\$174,000	\$174,000
N20	-	-	-	-	-	-	-	-	-	-	-	-
N21	-	-	-	-	-	-	-	-	-	-	-	-
N22	-	-	-	-	-	-	-	-	-	1	\$134,000	\$134,000
N23	-	-	-	-	-	-	-	-	-	1	\$133,000	\$133,000
N24	2	\$96,500	\$96,500	-	-	-	-	-	-	1	\$136,000	\$136,000

(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	December	3,589	275,002
1979	23,466	70,830	Total**	74,759	\$275,371
1980	26,017	75,694	2003		
1981	29,625	90,203	January	4,403	281,292
1982	25,336	95,496	February	5,965	289,954
1983	30,046	101,626	March	6,986	290,185
1984	31,905	102,318	April	7,307	292,783
1985	45,509	109,094	Total**	24,584	\$289,279
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.

