

## Best Month in History! 9275 Sales

TORONTO — Tuesday, July 6, 2004.

The Toronto resale home market's incredible string of record-breaking performances continued in June, with an all time high of 9,275 sales reported through the TorontoMLS system. "This extraordinary sales figure is up one per cent from last month, our previous record period, and up 15 per cent over June of 2003," incoming TREB President Ron Abraham announced.

"It is also the fourth month in a row during which TREB's previous all time record has been broken."

Meanwhile, affordability increased as June sale prices moderated. "The average fell to \$316,510, a three per cent decline over May, while the median fell one per cent to \$275,000," Mr. Abraham noted. "Luckily, a healthy supply of listings (22,484 at month's end) is keeping a cap on price increases."

Prices were up seven per cent over June of 2003.

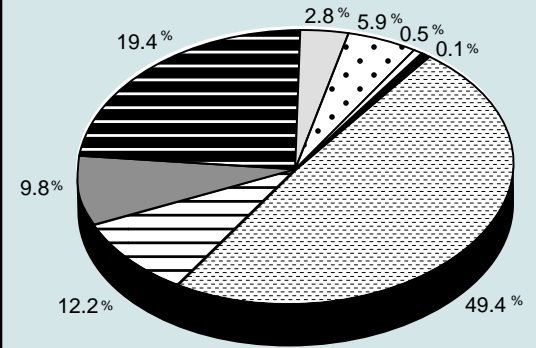
Breaking down the total, 3,531 sales were reported in TREB's 28 West districts and averaged \$293,294; 1,599 sales were reported in the 14 Central districts and averaged \$419,886; 1,847 sales were reported in the 23 North districts and averaged \$343,112; and 2,298 sales were reported in TREB's 21 East districts and averaged \$258,871. ■

### NEIGHBOURHOOD CORNER

#### Etobicoke

There have been 2,423 sales in Etobicoke (W-6 to W-10) for the first six months of 2004, which is a six per cent increase over the 2,285 sales recorded in the first half of 2003. The average price rose eight per cent to \$332,409 from the \$306,094 recorded during same time period last year. Of these sales, 1,273 were of detached homes, which averaged \$430,145. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	4,579	98	\$335,000
Semi-Detached	1,127	99	\$270,000
Condo Townhouse	909	98	\$215,000
Condo Apt	1,797	97	\$188,000
Link	256	98	\$262,500
Att/Row/Twnhouse	548	98	\$255,000
Co-op Apt	47	97	\$160,000
Det Condo	12	97	\$223,000

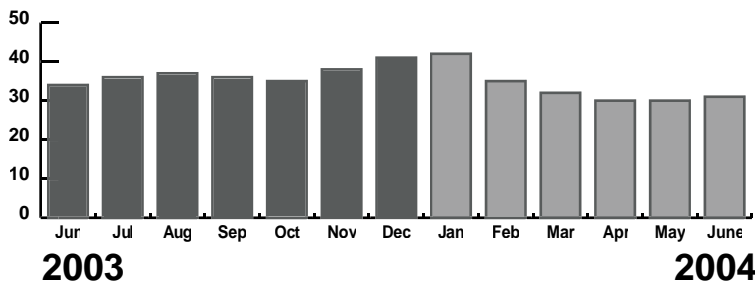
### Housing Market Indicators

	June 2003	June 2004	%Change
Sales	8,033	9,275	(+15%)
New Listings	12,353	14,719	(+19%)
Active Listings*	22,138	22,368	(+1%)

\* All figures for single-family dwellings.

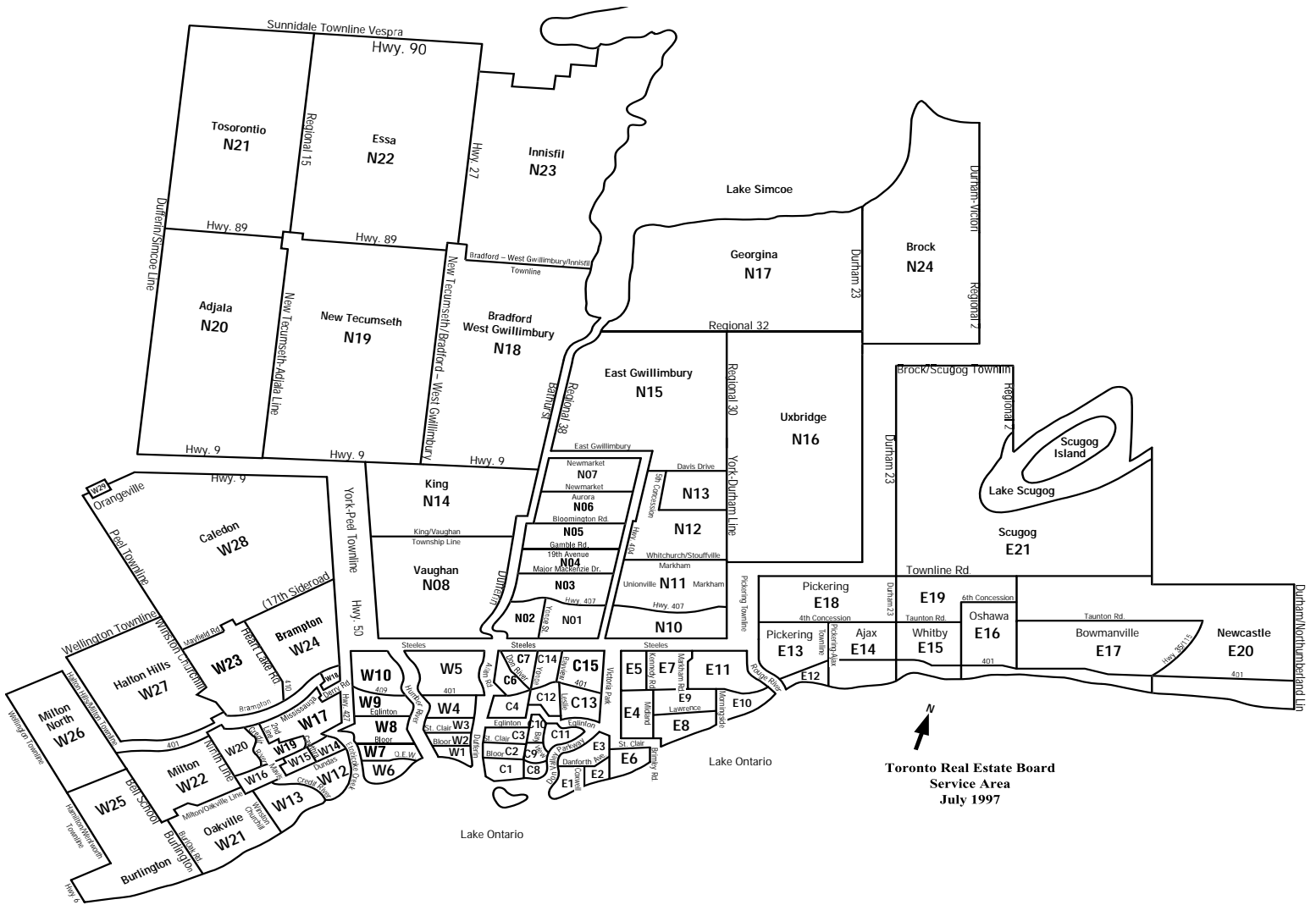
### DAYS ON MARKET

#### Days on Market



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Toronto Real Estate Board  
Service Area  
July 1997

**Price Category Breakdown - June 2004**

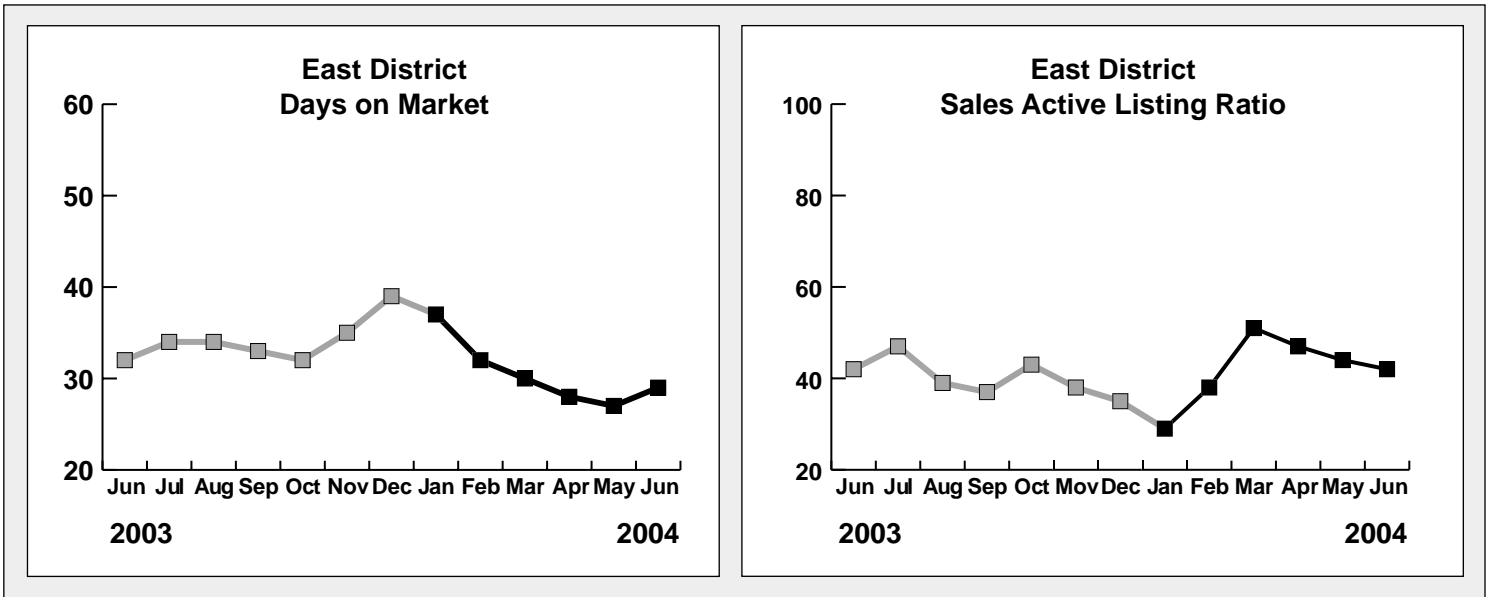
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	28	0.3	12	0.7	9	1.0
\$90,001 - \$100,000	24	0.3	13	0.7	3	0.3
\$100,001 - \$110,000	26	0.3	18	1.0	4	0.4
\$110,001 - \$120,000	58	0.6	34	1.9	2	0.2
\$120,001 - \$130,000	82	0.9	48	2.7	15	1.7
\$130,001 - \$140,000	125	1.3	78	4.3	26	2.9
\$140,001 - \$150,000	164	1.8	100	5.6	36	4.0
\$150,001 - \$160,000	243	2.6	145	8.1	43	4.7
\$160,001 - \$170,000	318	3.4	189	10.5	48	5.3
\$170,001 - \$180,000	301	3.2	167	9.3	52	5.7
\$180,001 - \$190,000	297	3.2	130	7.2	71	7.8
\$190,001 - \$200,000	288	3.1	101	5.6	61	6.7
\$200,001 - \$225,000	756	8.2	227	12.6	157	17.3
\$225,001 - \$250,000	984	10.6	161	9.0	162	17.8
\$250,001 - \$300,000	1,852	20.0	164	9.1	138	15.2
\$300,001 - \$400,000	2,127	22.9	135	7.5	64	7.0
\$400,001 - \$500,000	801	8.6	38	2.1	8	0.9
\$500,001 - \$750,000	526	5.7	23	1.3	7	0.8
\$750,001 - \$1,000,000	139	1.5	7	0.4	3	0.3
\$1,000,001 - \$1,500,000	100	1.1	4	0.2	-	-
\$1,500,001 -	36	0.4	3	0.2	-	-
<b>Total:</b>	<b>9,275</b>	<b>100</b>	<b>1,797</b>	<b>100</b>	<b>909</b>	<b>100</b>

## Current Month: June 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	175	156	107	\$33,057,058	\$308,944	\$295,000	16	101
E02	156	164	100	\$39,783,298	\$397,833	\$368,000	17	100
E03	338	296	171	\$48,983,829	\$286,455	\$280,000	20	99
E04	315	195	86	\$21,387,626	\$248,693	\$267,500	30	98
E05	413	259	132	\$35,128,800	\$266,127	\$262,250	29	97
E06	129	120	60	\$17,168,188	\$286,136	\$253,000	23	98
E07	483	279	128	\$33,233,238	\$259,635	\$266,900	31	97
E08	342	205	123	\$30,402,580	\$247,175	\$240,000	37	98
E09	392	212	134	\$30,238,650	\$225,662	\$218,000	37	98
E10	199	127	71	\$22,658,300	\$319,131	\$304,000	28	98
E11	586	294	125	\$28,316,118	\$226,529	\$222,900	48	97
E12	53	46	33	\$8,383,987	\$254,060	\$232,500	29	98
E13	267	198	139	\$37,790,850	\$271,877	\$259,000	27	98
E14	311	249	149	\$37,761,050	\$253,430	\$241,000	25	98
E15	303	246	179	\$47,169,948	\$263,519	\$249,900	25	98
E16	453	382	287	\$54,588,381	\$190,203	\$184,000	25	98
E17	235	196	155	\$35,483,040	\$228,923	\$212,000	29	98
E18	30	14	7	\$2,455,000	\$350,714	\$330,000	55	98
E19	66	42	31	\$8,901,040	\$287,130	\$270,000	34	98
E20	89	43	33	\$8,986,533	\$272,319	\$261,000	48	97
E21	127	69	48	\$13,008,375	\$271,008	\$249,500	40	98
<b>Total</b>	<b>5,462</b>	<b>3,792</b>	<b>2,298</b>	<b>\$594,885,889</b>	<b>\$258,871</b>	<b>\$245,000</b>	<b>29</b>	<b>98</b>

## Year-to-Date: January 2004 to June 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	824	498	\$159,407,058	\$320,094	\$302,500	18	101
E02	829	525	\$210,623,706	\$401,188	\$351,705	19	100
E03	1,359	816	\$229,681,752	\$281,473	\$274,500	23	100
E04	1,005	508	\$115,619,964	\$227,598	\$245,000	33	98
E05	1,263	654	\$169,659,617	\$259,418	\$245,500	32	97
E06	571	330	\$101,337,874	\$307,084	\$257,750	21	99
E07	1,399	677	\$175,318,390	\$258,964	\$260,000	34	97
E08	1,137	571	\$142,279,562	\$249,176	\$248,000	34	98
E09	1,183	582	\$126,490,620	\$217,338	\$205,500	41	97
E10	643	349	\$107,627,750	\$308,389	\$292,000	26	98
E11	1,486	588	\$137,238,368	\$233,399	\$228,000	39	97
E12	243	152	\$38,661,386	\$254,351	\$237,500	27	98
E13	1,121	719	\$197,456,608	\$274,627	\$260,000	28	98
E14	1,350	862	\$220,634,113	\$255,956	\$241,000	27	98
E15	1,409	939	\$243,477,456	\$259,294	\$244,500	27	98
E16	2,088	1,543	\$285,655,790	\$185,130	\$176,400	28	98
E17	1,072	762	\$165,401,020	\$217,062	\$203,000	28	99
E18	69	28	\$12,470,000	\$445,357	\$399,000	51	95
E19	273	186	\$52,717,659	\$283,428	\$273,500	31	98
E20	250	147	\$36,580,633	\$248,848	\$225,900	49	97
E21	358	226	\$62,081,225	\$274,696	\$249,000	49	97
<b>Total</b>	<b>19,932</b>	<b>11,662</b>	<b>\$2,990,420,551</b>	<b>\$256,424</b>	<b>\$240,000</b>	<b>30</b>	<b>98</b>



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	54	19	\$339,648	\$285,000	35.2	101	E01	79	66	\$310,801	\$303,000	83.5	101
E02	55	47	\$483,712	\$439,000	85.5	100	E02	72	38	\$338,416	\$305,500	52.8	100
E03	151	82	\$328,780	\$310,000	54.3	99	E03	64	40	\$316,526	\$310,500	62.5	103
E04	127	51	\$288,013	\$280,000	40.2	99	E04	27	6	\$234,583	\$239,250	22.2	96
E05	106	46	\$351,724	\$345,500	43.4	97	E05	25	12	\$281,192	\$269,500	48.0	98
E06	100	50	\$292,754	\$260,000	50.0	98	E06	18	6	\$285,000	\$254,750	33.3	97
E07	171	56	\$327,290	\$322,000	32.8	97	E07	48	8	\$269,975	\$268,250	16.7	98
E08	155	63	\$311,863	\$296,000	40.7	97	E08	18	7	\$235,414	\$226,900	38.9	99
E09	147	56	\$286,586	\$278,950	38.1	98	E09	6	3	\$232,500	\$233,500	50.0	99
E10	142	51	\$353,939	\$355,000	35.9	98	E10	9	6	\$255,567	\$265,450	66.7	97
E11	225	45	\$287,274	\$270,000	20.0	97	E11	72	11	\$233,455	\$233,000	15.3	98
E12	31	23	\$288,021	\$245,000	74.2	98	E12	4	1	\$220,000	\$220,000	25.0	99
E13	162	67	\$330,563	\$327,500	41.4	98	E13	13	14	\$234,714	\$240,500	107.7	98
E14	219	99	\$274,335	\$270,000	45.2	98	E14	20	4	\$244,250	\$229,500	20.0	99
E15	204	105	\$300,317	\$288,500	51.5	98	E15	10	9	\$220,744	\$218,000	90.0	99
E16	331	178	\$213,794	\$208,500	53.8	98	E16	47	41	\$163,254	\$167,000	87.2	98
E17	127	91	\$261,601	\$245,000	71.7	98	E17	10	4	\$164,225	\$165,450	40.0	99
E18	30	7	\$350,714	\$330,000	23.3	98	E18	-	-	-	-	-	-
E19	59	22	\$312,275	\$313,250	37.3	98	E19	-	-	-	-	-	-
E20	83	29	\$283,053	\$270,000	34.9	97	E20	-	-	-	-	-	-
E21	126	44	\$276,452	\$256,000	34.9	98	E21	-	1	\$175,000	\$175,000	-	98

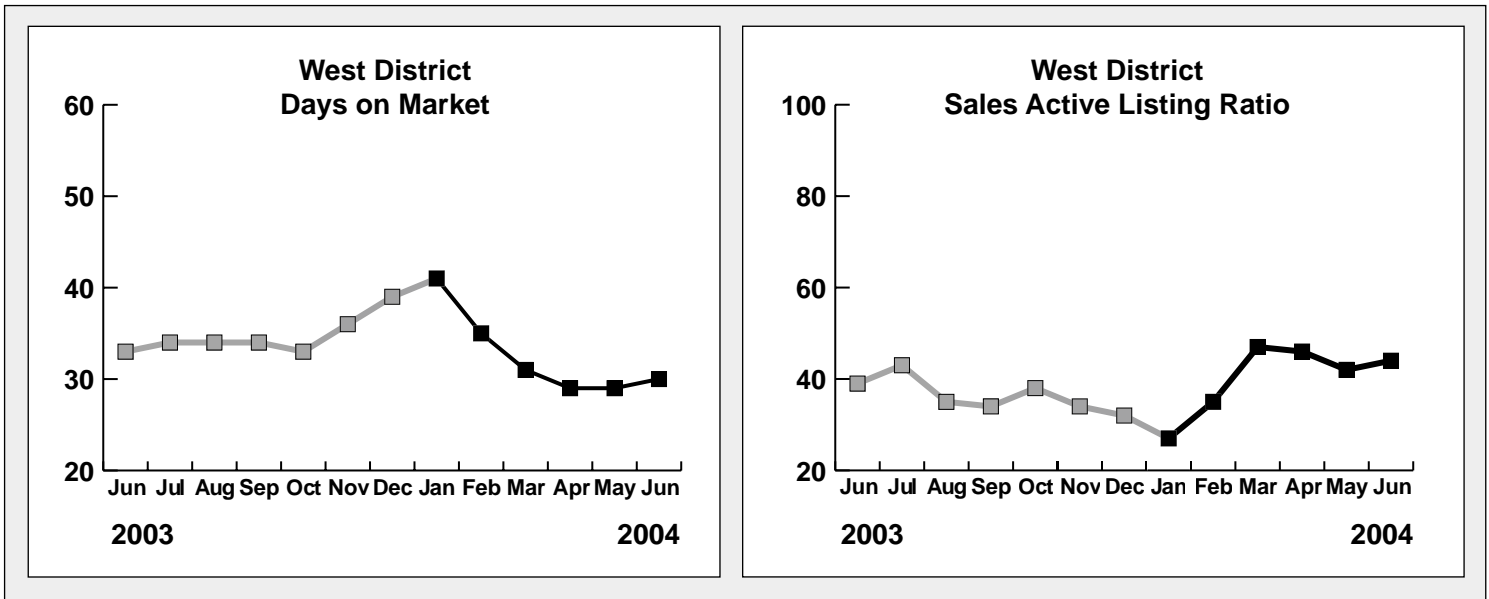
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	1	\$349,900	\$349,900	20.0	100	E01	-	-	-	-	-	-
E02	12	9	\$246,033	\$221,800	75.0	99	E02	-	-	-	-	-	-
E03	109	37	\$173,028	\$154,500	33.9	97	E03	-	-	-	-	-	-
E04	121	20	\$150,374	\$150,500	16.5	96	E04	-	-	-	-	-	-
E05	175	49	\$185,088	\$175,000	28.0	97	E05	12	11	\$312,500	\$309,000	91.7	98
E06	9	3	\$192,167	\$194,000	33.3	99	E06	-	-	-	-	-	-
E07	181	41	\$173,846	\$176,500	22.7	97	E07	26	6	\$284,583	\$273,500	23.1	97
E08	125	35	\$148,494	\$148,500	28.0	97	E08	2	1	\$286,100	\$286,100	50.0	102
E09	183	61	\$181,012	\$177,000	33.3	97	E09	-	-	-	-	-	-
E10	19	2	\$163,750	\$163,750	10.5	101	E10	2	1	\$270,000	\$270,000	50.0	96
E11	133	21	\$140,237	\$139,968	15.8	96	E11	26	3	\$237,500	\$238,500	11.5	96
E12	6	1	\$162,000	\$162,000	16.7	98	E12	1	-	-	-	-	-
E13	21	13	\$193,885	\$190,000	61.9	97	E13	8	10	\$247,600	\$252,000	125.0	99
E14	15	7	\$206,000	\$159,000	46.7	98	E14	16	3	\$208,333	\$205,000	18.8	98
E15	12	7	\$199,814	\$206,000	58.3	98	E15	31	17	\$242,118	\$235,000	54.8	98
E16	14	9	\$131,206	\$107,000	64.3	96	E16	18	15	\$196,867	\$197,000	83.3	99
E17	-	2	\$133,950	\$133,950	-	100	E17	66	39	\$198,010	\$195,000	59.1	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	6	4	\$252,750	\$256,500	66.7	99
E20	-	-	-	-	-	-	E20	6	4	\$194,500	\$198,750	66.7	98
E21	1	-	-	-	-	-	E21	-	3	\$223,167	\$222,000	-	99

Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	4	7	\$225,257	\$185,000	175.0	98	E01	-	-	-	-	-	-
E02	5	4	\$299,438	\$266,375	80.0	98	E02	-	-	-	-	-	-
E03	3	2	\$213,500	\$213,500	66.7	98	E03	-	-	-	-	-	-
E04	36	9	\$253,778	\$259,000	25.0	97	E04	-	-	-	-	-	-
E05	90	11	\$217,309	\$221,000	12.2	98	E05	-	-	-	-	-	-
E06	1	-	-	-	-	-	E06	-	-	-	-	-	-
E07	37	12	\$223,983	\$221,250	32.4	97	E07	-	-	-	-	-	-
E08	30	14	\$199,564	\$204,500	46.7	97	E08	-	-	-	-	-	-
E09	56	12	\$179,342	\$176,550	21.4	98	E09	-	-	-	-	-	-
E10	19	6	\$183,833	\$181,000	31.6	96	E10	-	-	-	-	-	-
E11	81	26	\$201,358	\$198,750	32.1	97	E11	3	2	\$214,000	\$214,000	66.7	97
E12	11	8	\$172,188	\$169,250	72.7	99	E12	-	-	-	-	-	-
E13	48	22	\$198,623	\$190,000	45.8	98	E13	-	-	-	-	-	-
E14	20	16	\$195,938	\$199,500	80.0	98	E14	4	2	\$186,250	\$186,250	50.0	100
E15	14	15	\$177,627	\$181,000	107.1	98	E15	-	-	-	-	-	-
E16	38	33	\$115,035	\$126,000	86.8	98	E16	-	-	-	-	-	-
E17	11	5	\$130,840	\$125,000	45.5	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	1	\$220,000	\$220,000	-	96	E19	-	-	-	-	-	-
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	-	-	-	-	-	-	E01	33	14	\$297,439	\$324,250	42.4	102
E02	-	-	-	-	-	-	E02	12	2	\$388,500	\$388,500	16.7	103
E03	1	3	\$134,000	\$115,000	300.0	96	E03	10	7	\$304,543	\$299,800	70.0	97
E04	4	-	-	-	-	-	E04	-	-	-	-	-	-
E05	1	1	\$180,000	\$180,000	100.0	95	E05	4	2	\$249,000	\$249,000	50.0	96
E06	-	-	-	-	-	-	E06	1	1	\$244,000	\$244,000	100.0	94
E07	2	-	-	-	-	-	E07	18	5	\$244,438	\$246,000	27.8	98
E08	1	-	-	-	-	-	E08	11	3	\$276,667	\$279,000	27.3	102
E09	-	2	\$149,250	\$149,250	-	98	E09	-	-	-	-	-	-
E10	-	-	-	-	-	-	E10	8	5	\$274,700	\$284,000	62.5	99
E11	3	-	-	-	-	-	E11	43	17	\$205,882	\$207,000	39.5	97
E12	-	-	-	-	-	-	E12	-	-	-	-	-	-
E13	-	-	-	-	-	-	E13	15	13	\$230,069	\$227,000	86.7	98
E14	2	-	-	-	-	-	E14	15	18	\$225,022	\$227,450	120.0	99
E15	1	-	-	-	-	-	E15	31	26	\$210,417	\$213,500	83.9	99
E16	1	-	-	-	-	-	E16	4	11	\$173,608	\$183,000	275.0	99
E17	1	-	-	-	-	-	E17	20	14	\$169,714	\$166,000	70.0	99
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	1	4	\$200,000	\$199,000	400.0	98
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: June 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	104	92	75	\$31,635,985	\$421,813	\$360,000	27	100
W02	216	179	89	\$33,249,354	\$373,588	\$347,500	25	101
W03	282	184	82	\$19,742,050	\$240,757	\$243,000	30	97
W04	269	152	104	\$24,957,500	\$239,976	\$247,450	29	98
W05	346	193	114	\$27,516,350	\$241,371	\$272,000	33	97
W06	294	163	99	\$27,793,822	\$280,746	\$280,000	36	98
W07	97	90	56	\$22,784,683	\$406,869	\$383,592	23	101
W08	277	198	133	\$60,171,872	\$452,420	\$377,900	27	99
W09	196	86	51	\$14,493,650	\$284,189	\$312,000	34	98
W10	463	229	132	\$29,686,340	\$224,897	\$235,250	38	97
W12	254	171	120	\$35,669,065	\$297,242	\$259,450	34	97
W13	260	182	104	\$42,142,700	\$405,218	\$330,750	26	98
W14	126	85	93	\$25,945,700	\$278,986	\$275,000	28	98
W15	435	297	195	\$40,043,081	\$205,349	\$183,000	35	97
W16	207	188	142	\$42,914,936	\$302,218	\$272,500	25	98
W17	2	2	-	-	-	-	-	-
W18	159	92	54	\$12,629,100	\$233,872	\$249,750	34	97
W19	667	448	290	\$86,453,600	\$298,116	\$285,000	30	98
W20	555	452	336	\$100,023,367	\$297,689	\$284,000	28	98
W21	248	152	117	\$41,863,188	\$357,805	\$315,000	31	98
W22	76	53	40	\$10,977,650	\$274,441	\$250,200	30	98
W23	1,171	785	480	\$129,619,300	\$270,040	\$260,100	28	98
W24	729	513	347	\$90,051,293	\$259,514	\$250,000	30	98
W25	69	42	24	\$6,342,750	\$264,281	\$228,050	34	98
W26	12	6	2	\$890,000	\$445,000	\$445,000	86	93
W27	161	123	102	\$30,336,075	\$297,413	\$272,000	26	98
W28	258	135	75	\$31,309,470	\$417,460	\$355,000	48	97
W29	118	99	75	\$16,377,000	\$218,360	\$196,000	20	98
<b>Total</b>	<b>8,051</b>	<b>5,391</b>	<b>3,531</b>	<b>\$1,035,619,881</b>	<b>\$293,294</b>	<b>\$267,000</b>	<b>30</b>	<b>98</b>



**Year-to-Date: January 2004 to June 2004**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	489	326	\$130,419,581	\$400,060	\$365,650	27	101
W02	753	402	\$152,506,915	\$379,370	\$337,500	25	100
W03	917	444	\$106,598,791	\$240,087	\$239,700	31	97
W04	811	433	\$107,042,673	\$247,212	\$246,000	35	97
W05	1,000	536	\$125,003,838	\$233,216	\$262,000	37	97
W06	955	549	\$162,769,513	\$296,484	\$280,000	38	98
W07	437	281	\$111,908,511	\$398,251	\$381,600	27	100
W08	1,109	678	\$307,072,044	\$452,909	\$372,150	30	99
W09	567	286	\$82,739,582	\$289,299	\$292,000	33	98
W10	1,255	629	\$140,937,542	\$224,066	\$234,000	37	97
W12	921	575	\$190,453,807	\$331,224	\$285,700	33	98
W13	963	576	\$237,269,547	\$411,926	\$340,000	29	98
W14	569	389	\$99,658,450	\$256,191	\$247,000	31	97
W15	1,472	893	\$183,059,902	\$204,994	\$181,000	39	97
W16	981	658	\$197,262,465	\$299,791	\$270,000	28	98
W17	2	1	\$640,000	\$640,000	\$640,000	208	81
W18	486	218	\$49,473,399	\$226,942	\$243,250	36	97
W19	2,666	1,562	\$465,539,727	\$298,041	\$282,500	30	98
W20	2,574	1,776	\$517,256,795	\$291,248	\$273,300	26	98
W21	927	580	\$222,435,645	\$383,510	\$320,000	35	98
W22	296	183	\$51,603,750	\$281,988	\$262,500	30	98
W23	4,358	2,550	\$663,385,571	\$260,151	\$250,000	31	98
W24	2,792	1,665	\$423,737,892	\$254,497	\$247,500	30	98
W25	199	114	\$31,678,990	\$277,886	\$251,000	32	98
W26	26	11	\$5,253,500	\$477,591	\$450,000	48	96
W27	612	436	\$125,228,182	\$287,221	\$262,000	30	98
W28	753	449	\$168,058,699	\$374,296	\$327,000	39	98
W29	519	372	\$84,035,047	\$225,901	\$215,000	28	98
<b>Total</b>	<b>29,409</b>	<b>17,572</b>	<b>\$5,143,030,358</b>	<b>\$292,683</b>	<b>\$264,928</b>	<b>31</b>	<b>98</b>



Detached Houses							Semi-Detached Houses						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	36	33	\$577,815	\$495,000	91.7	100	W01	24	19	\$337,165	\$335,000	79.2	103
W02	79	39	\$460,098	\$457,000	49.4	102	W02	103	42	\$318,393	\$305,000	40.8	100
W03	159	51	\$251,336	\$252,000	32.1	98	W03	86	19	\$255,474	\$260,000	22.1	97
W04	132	50	\$294,234	\$276,750	37.9	98	W04	19	8	\$281,813	\$280,750	42.1	98
W05	68	32	\$324,778	\$316,500	47.1	97	W05	86	29	\$297,847	\$292,000	33.7	97
W06	89	46	\$294,187	\$285,000	51.7	99	W06	8	5	\$298,860	\$291,500	62.5	98
W07	50	45	\$440,944	\$425,000	90.0	102	W07	-	-	-	-	-	-
W08	132	85	\$571,369	\$435,000	64.4	100	W08	1	6	\$305,718	\$304,750	600.0	98
W09	51	27	\$367,672	\$360,500	52.9	99	W09	6	3	\$303,000	\$307,000	50.0	98
W10	170	58	\$299,505	\$284,000	34.1	97	W10	13	6	\$268,583	\$271,500	46.2	100
W12	140	51	\$403,780	\$362,000	36.4	97	W12	19	6	\$295,429	\$299,000	31.6	98
W13	146	60	\$550,270	\$473,500	41.1	98	W13	28	12	\$247,833	\$248,875	42.9	97
W14	45	33	\$392,170	\$350,000	73.3	98	W14	11	13	\$294,177	\$287,000	118.2	98
W15	42	19	\$353,568	\$364,000	45.2	97	W15	11	15	\$291,900	\$290,000	136.4	98
W16	108	66	\$381,644	\$331,250	61.1	98	W16	30	23	\$262,180	\$262,500	76.7	98
W17	1	-	-	-	-	-	W17	1	-	-	-	-	-
W18	65	20	\$271,075	\$273,750	30.8	97	W18	65	17	\$246,824	\$249,500	26.2	98
W19	304	122	\$382,896	\$370,500	40.1	98	W19	58	52	\$283,521	\$283,000	89.7	98
W20	268	145	\$363,569	\$353,800	54.1	98	W20	109	87	\$273,700	\$273,500	79.8	98
W21	179	69	\$433,352	\$390,000	38.6	98	W21	10	6	\$283,400	\$283,500	60.0	98
W22	55	16	\$327,219	\$318,500	29.1	97	W22	11	9	\$256,189	\$250,900	81.8	99
W23	768	291	\$299,978	\$292,000	37.9	98	W23	189	91	\$243,037	\$240,000	48.2	98
W24	405	158	\$321,594	\$314,000	39.0	98	W24	137	73	\$247,127	\$249,900	53.3	98
W25	44	9	\$325,500	\$265,000	20.5	98	W25	2	1	\$226,000	\$226,000	50.0	98
W26	12	2	\$445,000	\$445,000	16.7	93	W26	-	-	-	-	-	-
W27	132	77	\$330,256	\$315,000	58.3	98	W27	3	4	\$207,750	\$230,500	133.3	95
W28	237	67	\$437,737	\$378,500	28.3	97	W28	12	3	\$247,667	\$245,000	25.0	95
W29	79	43	\$248,949	\$239,000	54.4	98	W29	8	15	\$181,647	\$183,500	187.5	98

Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	32	19	\$240,392	\$230,000	59.4	98	W01	-	-	-	-	-	-
W02	13	1	\$285,000	\$285,000	7.7	110	W02	-	-	-	-	-	-
W03	29	11	\$169,900	\$164,000	37.9	96	W03	-	-	-	-	-	-
W04	89	30	\$145,630	\$150,250	33.7	97	W04	-	-	-	-	-	-
W05	113	30	\$137,013	\$148,500	26.6	95	W05	-	-	-	-	-	-
W06	170	38	\$260,168	\$233,250	22.4	97	W06	-	-	-	-	-	-
W07	43	7	\$233,943	\$190,000	16.3	97	W07	-	-	-	-	-	-
W08	119	29	\$231,786	\$185,000	24.4	97	W08	-	-	-	-	-	-
W09	121	20	\$170,375	\$137,500	16.5	96	W09	-	-	-	-	-	-
W10	188	50	\$145,413	\$146,000	26.6	96	W10	2	-	-	-	-	-
W12	76	46	\$179,739	\$168,000	60.5	97	W12	-	-	-	-	-	-
W13	27	10	\$168,100	\$158,500	37.0	96	W13	1	-	-	-	-	-
W14	39	19	\$157,926	\$140,000	48.7	97	W14	1	3	\$339,000	\$327,000	300.0	98
W15	327	125	\$169,887	\$167,000	38.2	97	W15	2	-	-	-	-	-
W16	22	10	\$195,150	\$185,500	45.5	98	W16	3	2	\$272,000	\$272,000	66.7	99
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	11	3	\$129,000	\$127,000	27.3	97	W18	-	-	-	-	-	-
W19	169	52	\$184,431	\$166,500	30.8	97	W19	6	1	\$305,000	\$305,000	16.7	98
W20	44	17	\$164,494	\$159,000	38.6	98	W20	8	6	\$311,833	\$314,500	75.0	98
W21	23	9	\$235,944	\$215,000	39.1	97	W21	2	3	\$253,333	\$250,000	150.0	98
W22	1	-	-	-	-	-	W22	1	2	\$252,200	\$252,200	200.0	99
W23	43	21	\$186,400	\$179,900	48.8	97	W23	7	2	\$213,000	\$213,000	28.6	98
W24	83	35	\$163,039	\$164,715	42.2	97	W24	5	3	\$277,000	\$285,000	60.0	98
W25	6	3	\$272,583	\$259,000	50.0	97	W25	-	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	3	4	\$148,625	\$131,000	133.3	99	W27	3	1	\$225,000	\$225,000	33.3	98
W28	-	-	-	-	-	-	W28	5	2	\$256,050	\$256,050	40.0	99
W29	17	4	\$155,850	\$158,750	23.5	98	W29	4	1	\$189,900	\$189,900	25.0	95

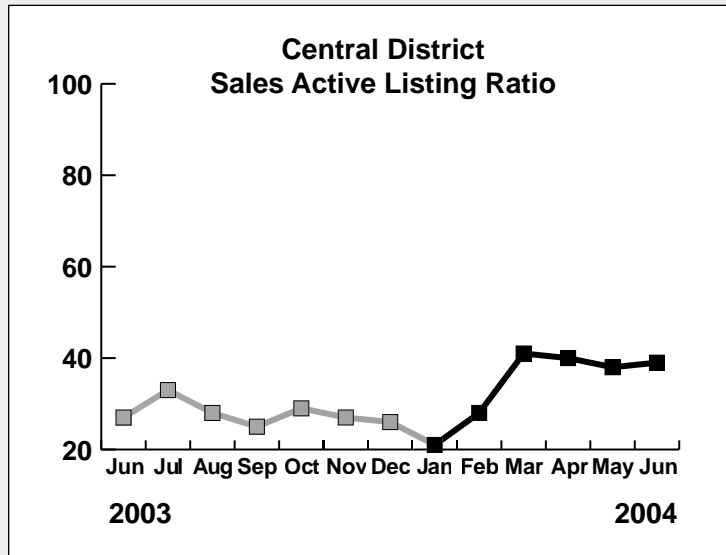
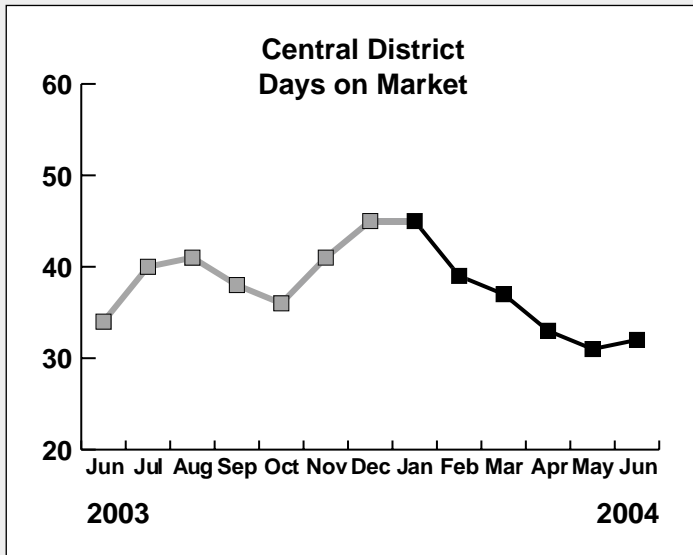


Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	-	-	-	-	-	-
W02	7	4	\$228,250	\$220,250	57.1	98	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	20	14	\$222,321	\$208,000	70.0	98	W04	-	-	-	-	-	-
W05	71	21	\$202,500	\$205,000	29.6	98	W05	-	-	-	-	-	-
W06	11	3	\$318,500	\$289,000	27.3	98	W06	-	-	-	-	-	-
W07	1	3	\$311,033	\$310,100	300.0	99	W07	-	-	-	-	-	-
W08	19	12	\$239,950	\$226,000	63.2	97	W08	-	-	-	-	-	-
W09	9	1	\$250,000	\$250,000	11.1	98	W09	-	-	-	-	-	-
W10	72	11	\$163,045	\$167,000	15.3	97	W10	-	-	-	-	-	-
W12	17	15	\$304,713	\$259,900	88.2	98	W12	1	-	-	-	-	-
W13	53	20	\$197,525	\$179,500	37.7	97	W13	-	-	-	-	-	-
W14	27	21	\$217,510	\$235,000	77.8	98	W14	-	-	-	-	-	-
W15	49	36	\$214,191	\$211,250	73.5	98	W15	-	-	-	-	-	-
W16	43	41	\$224,409	\$218,000	95.4	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	16	14	\$187,471	\$180,950	87.5	98	W18	-	-	-	-	-	-
W19	100	48	\$231,780	\$239,000	48.0	98	W19	1	-	-	-	-	-
W20	99	67	\$224,739	\$225,000	67.7	99	W20	2	1	\$192,500	\$192,500	50.0	99
W21	13	13	\$227,231	\$201,000	100.0	99	W21	-	-	-	-	-	-
W22	2	2	\$177,500	\$177,500	100.0	98	W22	2	-	-	-	-	-
W23	99	34	\$196,471	\$202,200	34.3	99	W23	-	-	-	-	-	-
W24	75	53	\$165,382	\$163,000	70.7	98	W24	-	1	\$400,000	\$400,000	-	98
W25	13	10	\$216,450	\$193,000	76.9	99	W25	1	-	-	-	-	-
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	12	9	\$176,656	\$170,000	75.0	98	W27	-	-	-	-	-	-
W28	1	-	-	-	-	-	W28	-	-	-	-	-	-
W29	7	3	\$141,500	\$135,500	42.9	98	W29	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	-	-	-	-	-	-	W01	12	4	\$398,625	\$412,250	33.3	98
W02	1	-	-	-	-	-	W02	13	3	\$245,000	\$215,000	23.1	101
W03	1	-	-	-	-	-	W03	7	1	\$201,000	\$201,000	14.3	96
W04	2	-	-	-	-	-	W04	7	2	\$254,950	\$254,950	28.6	99
W05	8	2	\$61,500	\$61,500	25.0	92	W05	-	-	-	-	-	-
W06	8	2	\$108,500	\$108,500	25.0	93	W06	8	5	\$341,600	\$327,000	62.5	99
W07	-	-	-	-	-	-	W07	3	1	\$371,500	\$371,500	33.3	113
W08	4	1	\$170,000	\$170,000	25.0	94	W08	2	-	-	-	-	-
W09	9	-	-	-	-	-	W09	-	-	-	-	-	-
W10	11	1	\$135,000	\$135,000	9.1	96	W10	7	6	\$250,733	\$245,450	85.7	97
W12	-	-	-	-	-	-	W12	1	2	\$232,500	\$232,500	200.0	98
W13	-	-	-	-	-	-	W13	5	2	\$260,500	\$260,500	40.0	98
W14	3	3	\$114,167	\$120,000	100.0	93	W14	-	1	\$252,000	\$252,000	-	97
W15	2	-	-	-	-	-	W15	2	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	2	-	-	-	-	-	W18	-	-	-	-	-	-
W19	3	-	-	-	-	-	W19	26	15	\$265,093	\$265,000	57.7	98
W20	-	-	-	-	-	-	W20	25	13	\$275,115	\$266,000	52.0	98
W21	-	1	\$258,000	\$258,000	-	100	W21	21	16	\$260,375	\$259,950	76.2	98
W22	-	-	-	-	-	-	W22	4	11	\$234,277	\$235,000	275.0	99
W23	-	-	-	-	-	-	W23	65	41	\$224,120	\$225,000	63.1	98
W24	3	1	\$144,500	\$144,500	33.3	97	W24	21	23	\$232,700	\$236,000	109.5	98
W25	-	-	-	-	-	-	W25	3	1	\$205,000	\$205,000	33.3	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	1	\$194,000	\$194,000	-	97	W27	8	6	\$245,333	\$241,000	75.0	99
W28	-	-	-	-	-	-	W28	3	3	\$242,000	\$246,000	100.0	99
W29	1	-	-	-	-	-	W29	2	9	\$189,967	\$191,900	450.0	100

Current Month: June 2004

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	798	495	305	\$85,013,505	\$278,733	\$248,500	33	98
C02	245	162	107	\$64,362,503	\$601,519	\$435,000	26	99
C03	209	144	77	\$44,797,730	\$581,789	\$418,000	31	99
C04	277	217	143	\$86,543,615	\$605,200	\$557,500	23	100
C06	87	54	40	\$19,055,900	\$476,398	\$417,500	38	98
C07	309	202	123	\$34,623,631	\$281,493	\$240,000	34	97
C08	333	178	130	\$36,818,430	\$283,219	\$239,900	34	98
C09	116	62	45	\$32,430,930	\$720,687	\$560,000	38	100
C10	137	133	109	\$60,916,419	\$558,866	\$430,000	32	100
C11	119	72	47	\$21,256,962	\$452,276	\$445,000	20	101
C12	201	108	60	\$56,178,998	\$936,317	\$706,000	28	98
C13	146	110	67	\$21,301,700	\$317,936	\$300,000	23	99
C14	674	357	196	\$62,668,128	\$319,735	\$257,500	43	98
C15	391	234	150	\$45,429,688	\$302,865	\$271,000	31	98
<b>Total</b>	<b>4,042</b>	<b>2,528</b>	<b>1,599</b>	<b>\$671,398,139</b>	<b>\$419,886</b>	<b>\$316,000</b>	<b>32</b>	<b>98</b>



Year-to-Date: January 2004 to June 2004

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	2,562	1,449	\$404,285,823	\$279,010	\$240,000	40	98
C02	907	509	\$287,801,239	\$565,425	\$425,000	33	99
C03	667	384	\$231,142,849	\$601,935	\$399,950	33	99
C04	1,130	703	\$396,579,444	\$564,124	\$520,000	26	100
C06	310	175	\$75,356,118	\$430,606	\$390,000	29	98
C07	1,013	540	\$167,558,043	\$310,293	\$263,000	32	97
C08	1,172	714	\$193,254,226	\$270,664	\$235,000	40	98
C09	428	253	\$197,878,306	\$782,128	\$560,000	34	100
C10	706	483	\$284,999,250	\$590,061	\$460,000	26	101
C11	441	237	\$92,826,522	\$391,673	\$369,000	25	101
C12	532	275	\$258,231,986	\$939,025	\$740,000	33	98
C13	560	347	\$112,989,136	\$325,617	\$312,000	30	99
C14	1,895	968	\$309,247,141	\$319,470	\$252,750	44	98
C15	1,368	788	\$253,498,412	\$321,698	\$295,000	34	98
<b>Total</b>	<b>13,691</b>	<b>7,825</b>	<b>\$3,265,648,495</b>	<b>\$417,335</b>	<b>\$312,000</b>	<b>35</b>	<b>99</b>

## Detached Houses

## Semi-Detached Houses

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	16	7	\$458,643	\$425,000	43.8	102	C01	53	27	\$428,134	\$395,100	50.9	103	
C02	54	25	\$714,196	\$600,000	46.3	100	C02	64	23	\$501,787	\$395,100	35.9	101	
C03	99	43	\$766,784	\$651,000	43.4	100	C03	51	10	\$291,253	\$266,250	19.6	98	
C04	181	110	\$694,372	\$614,500	60.8	100	C04	13	10	\$481,900	\$468,250	76.9	104	
C06	69	36	\$501,344	\$440,500	52.2	97	C06	-	1	\$350,000	\$350,000	-	97	
C07	93	32	\$436,281	\$393,000	34.4	98	C07	11	6	\$349,000	\$349,000	54.6	97	
C08	9	2	\$517,500	\$517,500	22.2	95	C08	16	14	\$473,275	\$475,000	87.5	102	
C09	41	15	\$1,186,389	\$1,176,000	36.6	100	C09	7	2	\$906,000	\$906,000	28.6	99	
C10	60	47	\$853,264	\$705,300	78.3	101	C10	7	18	\$428,153	\$412,500	257.1	103	
C11	19	23	\$650,828	\$610,000	121.1	103	C11	11	10	\$421,791	\$439,500	90.9	103	
C12	153	46	\$1,107,365	\$972,250	30.1	98	C12	4	3	\$324,500	\$329,500	75.0	98	
C13	34	22	\$441,252	\$408,757	64.7	102	C13	10	13	\$299,197	\$297,500	130.0	98	
C14	126	43	\$576,158	\$490,000	34.1	99	C14	1	-	-	-	-	-	-
C15	82	43	\$465,651	\$453,000	52.4	97	C15	54	20	\$311,703	\$318,500	37.0	98	

## Condo Apartment

## Link

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	635	229	\$250,803	\$228,000	36.1	97	C01	-	-	-	-	-	-
C02	96	36	\$616,147	\$355,000	37.5	97	C02	-	-	-	-	-	-
C03	41	16	\$415,063	\$344,500	39.0	96	C03	-	-	-	-	-	-
C04	62	14	\$266,943	\$196,550	22.6	97	C04	-	-	-	-	-	-
C06	18	3	\$219,167	\$215,000	16.7	99	C06	-	-	-	-	-	-
C07	174	76	\$214,693	\$210,500	43.7	97	C07	2	1	\$325,000	\$325,000	50.0	105
C08	251	91	\$230,588	\$209,000	36.3	98	C08	-	-	-	-	-	-
C09	55	21	\$426,300	\$343,000	38.2	98	C09	-	-	-	-	-	-
C10	61	37	\$305,575	\$248,500	60.7	98	C10	-	-	-	-	-	-
C11	75	12	\$147,625	\$139,500	16.0	97	C11	-	-	-	-	-	-
C12	40	8	\$365,462	\$364,750	20.0	97	C12	-	-	-	-	-	-
C13	84	27	\$231,930	\$213,000	32.1	98	C13	-	-	-	-	-	-
C14	491	129	\$243,227	\$232,000	26.3	97	C14	-	-	-	-	-	-
C15	175	45	\$196,489	\$181,500	25.7	97	C15	4	4	\$327,938	\$315,375	100.0	97

## Condo Townhouse

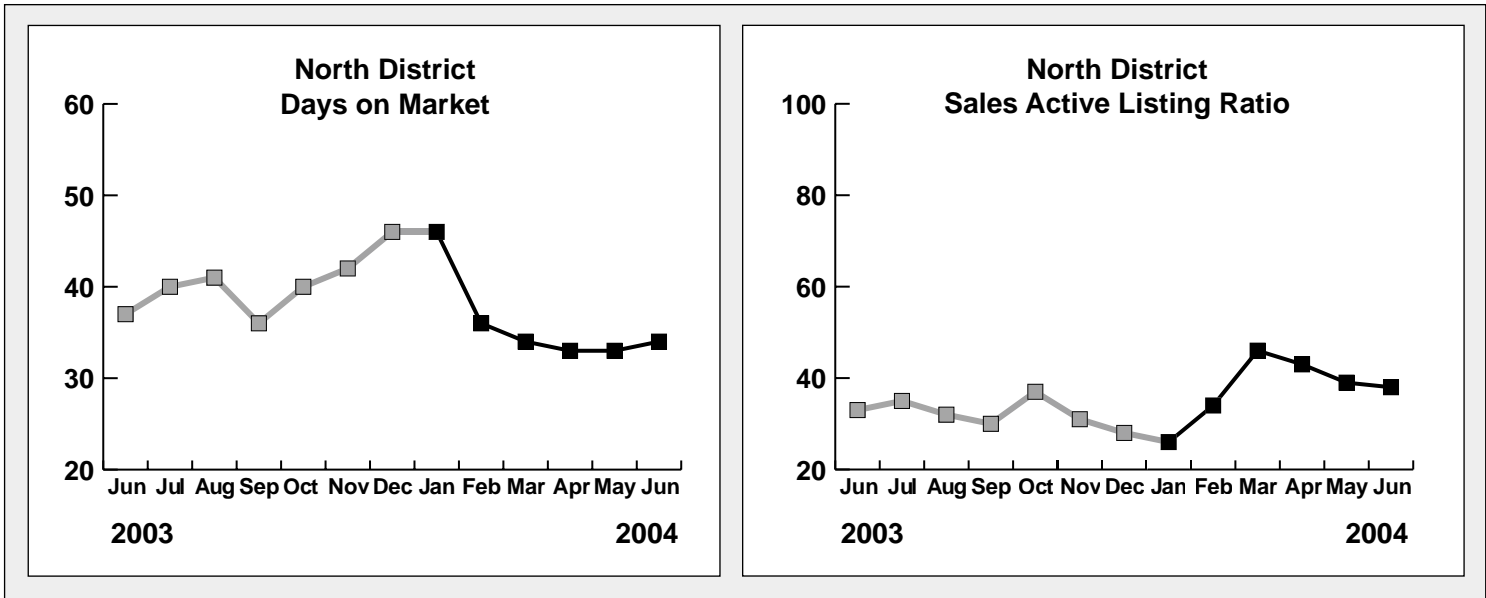
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	45	26	\$269,738	\$248,750	57.8	99	C01	-	-	-	-	-	-
C02	8	8	\$437,375	\$373,500	100.0	98	C02	-	-	-	-	-	-
C03	2	-	-	-	-	-	C03	-	-	-	-	-	-
C04	7	3	\$244,167	\$233,000	42.9	99	C04	-	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	19	6	\$254,000	\$259,000	31.6	97	C07	-	-	-	-	-	-
C08	13	6	\$351,717	\$329,950	46.2	96	C08	-	-	-	-	-	-
C09	4	2	\$862,500	\$862,500	50.0	100	C09	-	-	-	-	-	-
C10	4	4	\$268,000	\$272,500	100.0	100	C10	-	-	-	-	-	-
C11	11	2	\$149,250	\$149,250	18.2	97	C11	-	-	-	-	-	-
C12	4	3	\$447,667	\$455,000	75.0	100	C12	-	-	-	-	-	-
C13	10	2	\$260,750	\$260,750	20.0	102	C13	-	-	-	-	-	-
C14	47	22	\$268,955	\$251,950	46.8	98	C14	-	-	-	-	-	-
C15	73	37	\$241,051	\$237,000	50.7	99	C15	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
C01	6	-	-	-	-	-	C01	43	16	\$362,269	\$352,000	37.2	98
C02	6	1	\$1,175,000	\$1,175,000	16.7	98	C02	17	14	\$579,371	\$576,550	82.4	99
C03	13	6	\$146,250	\$138,750	46.2	97	C03	3	2	\$697,500	\$697,500	66.7	99
C04	6	6	\$145,667	\$153,000	100.0	95	C04	8	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	5	2	\$201,500	\$201,500	40.0	99	C07	5	-	-	-	-	-
C08	17	2	\$169,750	\$169,750	11.8	97	C08	27	15	\$381,620	\$382,000	55.6	97
C09	7	4	\$424,200	\$405,250	57.1	108	C09	2	1	\$449,000	\$449,000	50.0	100
C10	3	2	\$167,000	\$167,000	66.7	98	C10	2	1	\$394,000	\$394,000	50.0	96
C11	3	-	-	-	-	-	C11	-	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	1	\$160,000	\$160,000	100.0	94	C13	7	2	\$380,500	\$380,500	28.6	99
C14	5	1	\$165,000	\$165,000	20.0	97	C14	4	1	\$435,000	\$435,000	25.0	95
C15	3	1	\$100,000	\$100,000	33.3	83	C15	-	-	-	-	-	-

North District

Current Month: June 2004								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	222	132	78	\$29,084,229	\$372,875	\$365,750	34	97
N02	361	212	127	\$46,149,051	\$363,378	\$341,500	29	98
N03	507	324	204	\$71,429,311	\$350,144	\$300,000	34	97
N04	304	228	129	\$50,306,542	\$389,973	\$362,000	29	97
N05	155	75	35	\$13,345,683	\$381,305	\$362,000	34	97
N06	193	144	110	\$41,399,298	\$376,357	\$313,500	32	98
N07	238	198	155	\$44,318,260	\$285,924	\$265,000	29	98
N08	563	376	230	\$90,238,521	\$392,341	\$367,750	31	98
N10	291	198	98	\$36,188,038	\$369,266	\$345,650	29	98
N11	612	401	241	\$87,957,380	\$364,968	\$331,000	31	98
N12	81	37	22	\$8,266,200	\$375,736	\$335,750	34	98
N13	64	27	14	\$6,304,376	\$450,313	\$326,500	64	96
N14	112	49	28	\$14,290,500	\$510,375	\$418,750	57	95
N15	92	51	27	\$8,955,900	\$331,700	\$330,000	30	98
N16	127	61	37	\$12,627,400	\$341,281	\$297,000	50	97
N17	271	170	119	\$28,356,080	\$238,286	\$206,000	35	98
N18	116	69	52	\$13,809,900	\$265,575	\$249,750	34	98
N19	153	97	65	\$14,531,599	\$223,563	\$212,000	41	98
N20	30	8	2	\$615,000	\$307,500	\$307,500	45	98
N21	49	20	5	\$900,800	\$180,160	\$170,000	65	99
N22	44	18	12	\$2,750,400	\$229,200	\$174,750	58	98
N23	136	68	27	\$5,956,223	\$220,601	\$222,400	46	97
N24	92	45	30	\$5,947,400	\$198,247	\$170,500	56	96
<b>Total</b>	<b>4,813</b>	<b>3,008</b>	<b>1,847</b>	<b>\$633,728,091</b>	<b>\$343,112</b>	<b>\$315,000</b>	<b>34</b>	<b>98</b>



**Year-to-Date: January 2004 to June 2004**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	737	398	\$144,899,676	\$364,070	\$348,500	31	98
N02	1,185	671	\$247,522,280	\$368,886	\$340,000	36	99
N03	1,763	1,006	\$354,287,878	\$352,175	\$303,750	34	98
N04	1,148	697	\$263,887,566	\$378,605	\$367,500	30	98
N05	499	256	\$100,447,168	\$392,372	\$380,000	38	97
N06	792	574	\$200,834,377	\$349,886	\$297,000	32	98
N07	1,086	779	\$224,612,485	\$288,334	\$265,000	30	98
N08	2,132	1,307	\$489,150,114	\$374,254	\$349,000	33	98
N10	910	477	\$172,867,222	\$362,405	\$342,000	30	98
N11	1,937	1,096	\$414,529,957	\$378,221	\$354,500	32	98
N12	211	122	\$48,445,400	\$397,093	\$331,450	39	97
N13	135	60	\$33,376,365	\$556,273	\$389,500	66	97
N14	259	130	\$73,657,000	\$566,592	\$462,500	50	96
N15	264	151	\$48,434,645	\$320,759	\$291,500	34	98
N16	324	175	\$57,135,805	\$326,490	\$305,000	46	97
N17	810	501	\$110,898,325	\$221,354	\$202,900	38	97
N18	384	246	\$61,957,828	\$251,861	\$239,450	36	98
N19	409	250	\$57,098,349	\$228,393	\$214,000	47	98
N20	59	25	\$8,587,900	\$343,516	\$300,000	68	97
N21	94	42	\$10,738,208	\$255,672	\$236,123	72	98
N22	136	88	\$17,797,150	\$202,240	\$183,250	38	98
N23	325	170	\$35,180,573	\$206,945	\$201,000	52	97
N24	231	118	\$24,172,900	\$204,855	\$184,500	47	97
<b>Total</b>	<b>15,830</b>	<b>9,339</b>	<b>\$3,200,519,171</b>	<b>\$342,705</b>	<b>\$315,000</b>	<b>35</b>	<b>98</b>

**Detached Houses**

**Semi-Detached Houses**

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	107	33	\$490,519	\$440,000	30.8	97	N01	9	3	\$367,997	\$340,000	33.3	99
N02	198	63	\$442,374	\$387,500	31.8	98	N02	3	5	\$317,200	\$300,000	166.7	98
N03	221	68	\$553,419	\$498,000	30.8	97	N03	10	6	\$302,100	\$304,900	60.0	98
N04	222	87	\$443,375	\$430,000	39.2	97	N04	30	8	\$279,613	\$269,950	26.7	98
N05	133	25	\$417,607	\$405,000	18.8	97	N05	5	4	\$295,500	\$294,000	80.0	99
N06	144	69	\$450,731	\$357,500	47.9	98	N06	14	13	\$260,962	\$247,500	92.9	98
N07	172	92	\$327,972	\$319,000	53.5	98	N07	32	21	\$230,729	\$235,000	65.6	99
N08	413	156	\$440,419	\$410,000	37.8	97	N08	62	24	\$307,896	\$306,000	38.7	98
N10	139	47	\$432,336	\$416,000	33.8	97	N10	5	2	\$256,375	\$256,375	40.0	99
N11	433	131	\$430,924	\$406,000	30.3	98	N11	42	25	\$295,828	\$303,800	59.5	98
N12	78	22	\$375,736	\$335,750	28.2	98	N12	-	-	-	-	-	-
N13	64	14	\$450,313	\$326,500	21.9	96	N13	-	-	-	-	-	-
N14	112	28	\$510,375	\$418,750	25.0	95	N14	-	-	-	-	-	-
N15	90	26	\$337,458	\$330,000	28.9	98	N15	-	-	-	-	-	-
N16	117	30	\$365,600	\$324,000	25.6	97	N16	-	1	\$172,000	\$172,000	-	93
N17	256	102	\$244,532	\$211,000	39.8	97	N17	5	5	\$204,500	\$217,500	100.0	99
N18	90	34	\$292,525	\$270,500	37.8	98	N18	7	8	\$220,019	\$231,000	114.3	99
N19	115	41	\$247,785	\$234,000	35.7	98	N19	3	4	\$174,850	\$175,250	133.3	99
N20	30	2	\$307,500	\$307,500	6.7	98	N20	-	-	-	-	-	-
N21	48	5	\$180,160	\$170,000	10.4	99	N21	1	-	-	-	-	-
N22	41	11	\$233,945	\$172,500	26.8	98	N22	1	-	-	-	-	-
N23	133	27	\$220,601	\$222,400	20.3	97	N23	-	-	-	-	-	-
N24	88	27	\$197,348	\$157,500	30.7	96	N24	-	-	-	-	-	-

**Condo Apartment**

**Link**

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	62	15	\$266,933	\$241,000	24.2	97	N01	14	7	\$342,429	\$330,000	50.0	98
N02	112	26	\$233,785	\$220,000	23.2	96	N02	18	7	\$316,572	\$316,000	38.9	98
N03	181	74	\$211,870	\$206,750	40.9	97	N03	11	5	\$330,200	\$318,000	45.5	97
N04	6	7	\$162,571	\$170,500	116.7	98	N04	2	-	-	-	-	-
N05	-	-	-	-	-	-	N05	4	3	\$294,000	\$299,000	75.0	97
N06	4	2	\$165,500	\$165,500	50.0	98	N06	-	3	\$294,667	\$277,000	-	98
N07	14	5	\$228,400	\$197,000	35.7	97	N07	5	4	\$227,400	\$231,750	80.0	98
N08	16	1	\$275,000	\$275,000	6.3	96	N08	1	1	\$355,000	\$355,000	100.0	99
N10	-	-	-	-	-	-	N10	136	46	\$317,507	\$315,000	33.8	99
N11	14	10	\$253,920	\$245,000	71.4	97	N11	27	15	\$322,127	\$300,600	55.6	97
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	1	-	-	-	-	-	N16	6	5	\$254,780	\$260,000	83.3	98
N17	-	1	\$94,000	\$94,000	-	95	N17	1	-	-	-	-	-
N18	-	1	\$123,500	\$123,500	-	98	N18	18	7	\$234,700	\$235,000	38.9	98
N19	6	-	-	-	-	-	N19	10	4	\$196,750	\$197,500	40.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	1	\$177,000	\$177,000	-	98
N23	-	-	-	-	-	-	N23	1	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	-	-	-	-	-



Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	27	16	\$263,131	\$232,250	59.3	98	N01	-	-	-	-	-	-
N02	21	15	\$307,420	\$288,000	71.4	98	N02	-	-	-	-	-	-
N03	41	27	\$263,530	\$260,000	65.9	98	N03	1	1	\$317,000	\$317,000	100.0	98
N04	14	1	\$330,000	\$330,000	7.1	98	N04	-	-	-	-	-	-
N05	1	-	-	-	-	-	N05	-	-	-	-	-	-
N06	22	5	\$223,100	\$217,000	22.7	98	N06	-	-	-	-	-	-
N07	9	20	\$209,963	\$198,325	222.2	99	N07	1	-	-	-	-	-
N08	11	13	\$271,100	\$266,500	118.2	98	N08	-	-	-	-	-	-
N10	7	1	\$251,188	\$251,188	14.3	101	N10	-	-	-	-	-	-
N11	32	20	\$266,480	\$261,000	62.5	98	N11	1	-	-	-	-	-
N12	2	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	2	-	-	-	-	-	N17	-	1	\$330,000	\$330,000	-	97
N18	-	2	\$168,750	\$168,750	-	102	N18	-	-	-	-	-	-
N19	4	7	\$144,500	\$147,000	175.0	99	N19	5	4	\$246,125	\$231,000	80.0	94
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	1	3	\$206,333	\$210,000	300.0	97	N24	-	-	-	-	-	-

Co-op Apartment							Attached/Row/Townhouse						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
N01	1	1	\$265,000	\$265,000	100.0	98	N01	2	3	\$305,667	\$305,000	150.0	98
N02	1	-	-	-	-	-	N02	8	11	\$344,345	\$359,900	137.5	99
N03	1	1	\$208,000	\$208,000	100.0	97	N03	41	22	\$318,843	\$313,500	53.7	98
N04	-	-	-	-	-	-	N04	30	26	\$308,771	\$310,750	86.7	98
N05	-	-	-	-	-	-	N05	12	3	\$280,500	\$278,500	25.0	97
N06	-	-	-	-	-	-	N06	9	18	\$254,216	\$248,250	200.0	100
N07	-	1	\$165,000	\$165,000	-	98	N07	5	12	\$240,308	\$238,100	240.0	99
N08	-	-	-	-	-	-	N08	60	35	\$285,411	\$282,500	58.3	98
N10	-	-	-	-	-	-	N10	4	2	\$249,500	\$249,500	50.0	98
N11	-	-	-	-	-	-	N11	63	40	\$285,250	\$287,000	63.5	98
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	2	1	\$182,000	\$182,000	50.0	101
N16	-	-	-	-	-	-	N16	3	1	\$213,500	\$213,500	33.3	97
N17	-	-	-	-	-	-	N17	7	10	\$196,730	\$193,500	142.9	99
N18	-	-	-	-	-	-	N18	1	-	-	-	-	-
N19	-	-	-	-	-	-	N19	10	5	\$178,000	\$175,000	50.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	2	-	-	-	-	-
N24	-	-	-	-	-	-	N24	3	-	-	-	-	-

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	14,719	22,368	N/A	9,275	\$2,935,632,000	\$316,510	\$275,000	31	98
<b>YTD Grand Total:</b>	<b>N/A</b>	<b>N/A</b>	<b>78,862</b>	<b>46,398</b>	<b>\$14,599,618,575</b>	<b>\$314,661</b>	<b>\$270,000</b>	<b>32</b>	<b>98</b>

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
<b>1970</b>	10,498	29,492	<b>2003</b>		
<b>1971</b>	13,085	30,426	January	4,403	281,292
<b>1972</b>	14,613	32,513	February	5,965	289,954
<b>1973</b>	16,335	40,605	March	6,986	290,185
<b>1974</b>	17,318	52,806	April	7,307	292,783
<b>1975</b>	22,020	57,581	May	8,025	298,451
<b>1976</b>	19,025	61,389	June	8,033	295,053
<b>1977</b>	20,512	64,559	July	8,084	289,880
<b>1978</b>	21,184	67,333	August	6,549	285,366
<b>1979</b>	23,466	70,830	September	6,751	297,398
<b>1980</b>	26,017	75,694	October	7,227	304,844
<b>1981</b>	29,625	90,203	November	5,847	301,612
<b>1982</b>	25,336	95,496	December	4,194	284,955
<b>1983</b>	30,046	101,626	<b>Total**</b>	<b>78,898</b>	<b>\$293,067</b>
<b>1984</b>	31,905	102,318	<b>2004</b>		
<b>1985</b>	45,509	109,094	January	4,256	295,989
<b>1986</b>	52,919	138,925	February	6,060	310,196
<b>1987</b>	43,475	189,105	March	9,076	307,155
<b>1988</b>	49,381	229,635	April	9,168	321,131
<b>1989</b>	38,960	273,698	May	9,193	325,501
<b>1990</b>	26,779	255,020	June	9,275	316,510
<b>1991</b>	38,144	234,313	<b>Total**</b>	<b>46,398</b>	<b>\$314,661</b>
<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>	67,612	251,508			
<b>2002</b>	74,759	275,231			

\* 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.

## Single Family Dwelling Sales Comparison

