

November 2004

November Breaks Record; 2004 Already Best Year Ever

TORONTO - Friday, December 3, 2004.

Last month was a record November and, with 79,382 sales for the year-to-date, 2004 is already the best year the Toronto resale home market has ever experienced, TREB President Ron Abraham announced today. "The TorontoMLS system recorded 6,301 single-family dwelling sales in November," said the President. "This is an eight per cent increase over November 2003 (5,847 sales), which was the previous high-water mark for the month. With December still to come, we expect to break 80,000 total sales by the end of 2004, a first in Board history."

Prices eased to \$318,837 in November, a decline of two per cent from the previous month. This was about the same as the decline between October and November 2003, where prices fell one per cent to \$301,612 from \$304,844. In addition, total inventory came in at 20,273 active listings, up 14 per cent over November of 2003. "This indicates that we are entering a period of relative quiet around the Christmas holiday," Mr. Abraham said. "However, we still expect

another 4,000 to 5,000 sales before the end of the year."

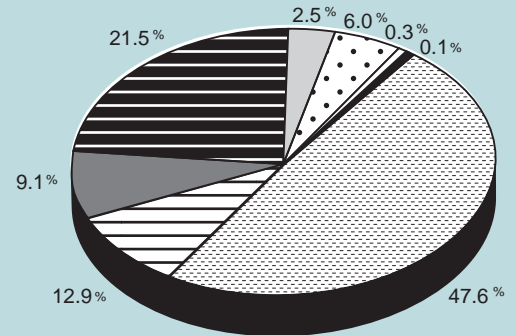
Breaking down the total, 2,401 sales were reported in TREB's 28 West districts and averaged \$296,689; 1,201 sales were reported in the 14 Central districts and averaged \$413,445; 1,221 sales were reported in the 23 North districts and averaged \$347,481; and 1,478 sales were reported in TREB's 21 East districts and averaged \$254,278. ■

NEIGHBOURHOOD CORNER

Orangeville

The Orangeville area (W-29) has seen 665 sales this year for an average of \$224,307. The sales have increased seven per cent over the same eleven month period in 2003, and the price is up 10 per cent over the \$204,387 recorded at that time. Most (434) sales in Orangeville have been of detached homes, and these have averaged \$253,405. There have also been 100 semi-detached properties sold for an average of \$177,717. ■

SINGLE FAMILY RESIDENTIAL BREAKDOWN



| Dwelling Type | Sales | % | Median |
|------------------|-------|----|-----------|
| Detached | 2,997 | 97 | \$338,000 |
| Semi-Detached | 814 | 98 | \$277,125 |
| Condo Townhouse | 573 | 97 | \$219,000 |
| Condo Apt | 1,354 | 97 | \$195,000 |
| Link | 157 | 98 | \$248,000 |
| Att/Row/Twnhouse | 379 | 98 | \$257,000 |
| Co-op Apt | 22 | 97 | \$185,500 |
| Det Condo | 5 | 93 | \$244,500 |

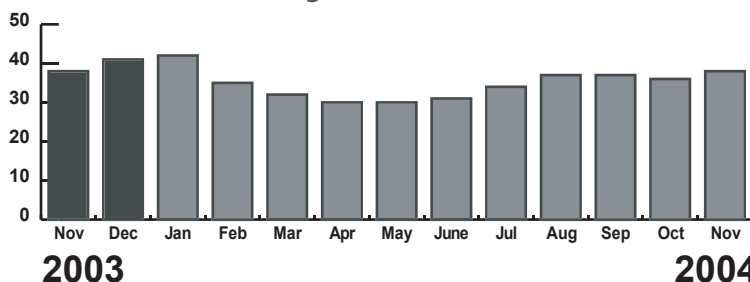
Housing Market Indicators

| | Nov. 2003 | Nov. 2004 | %Change |
|------------------|-----------|-----------|---------|
| Sales | 5,847 | 6,301 | (+8%) |
| New Listings | 8,632 | 9,565 | (+11%) |
| Active Listings* | 17,827 | 20,273 | (+13%) |

* All figures for single-family dwellings.

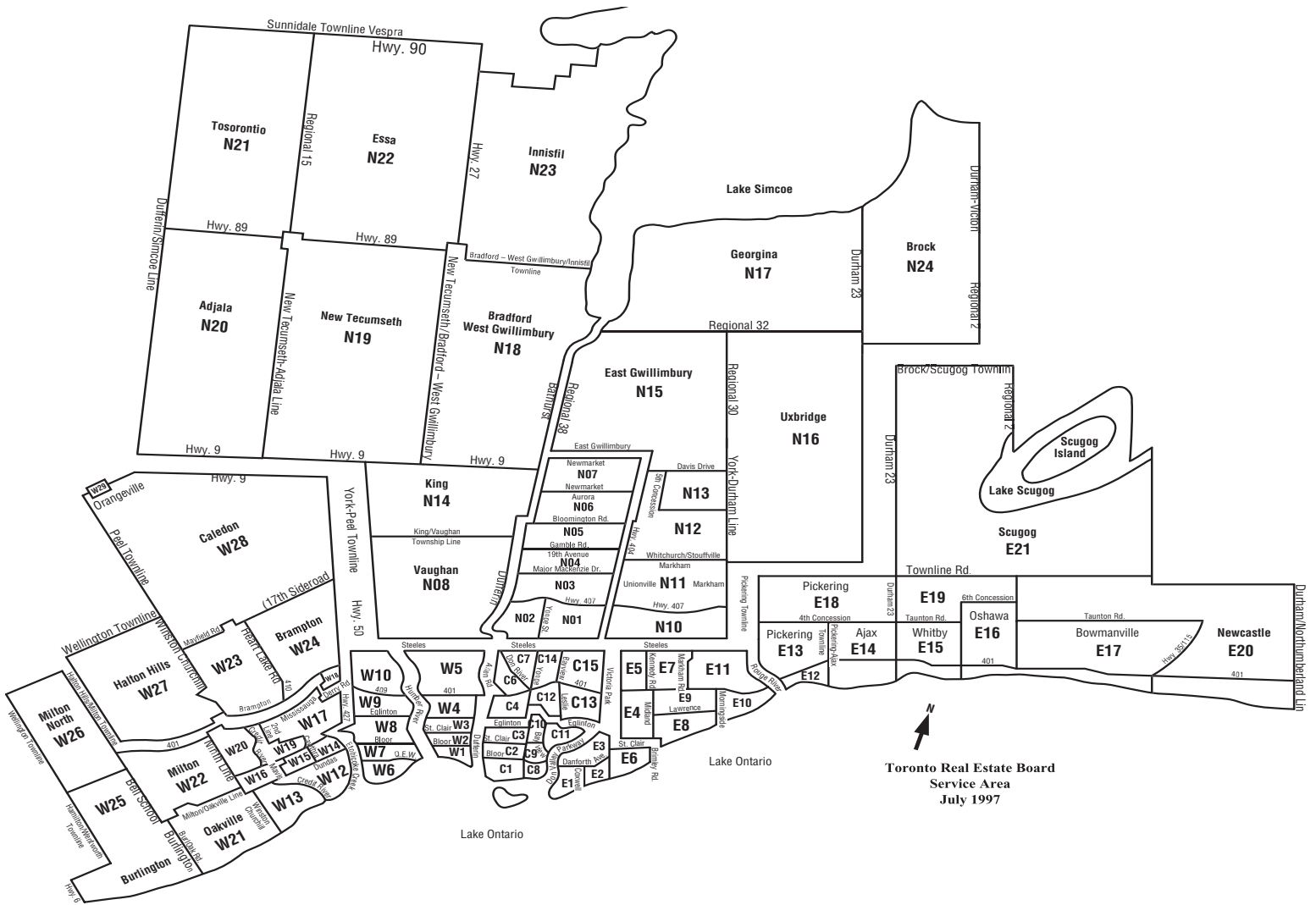
DAYS ON MARKET

Days on Market



Inside

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Toronto Real Estate Board
Service Area
July 1997

Price Category Breakdown - November 2004

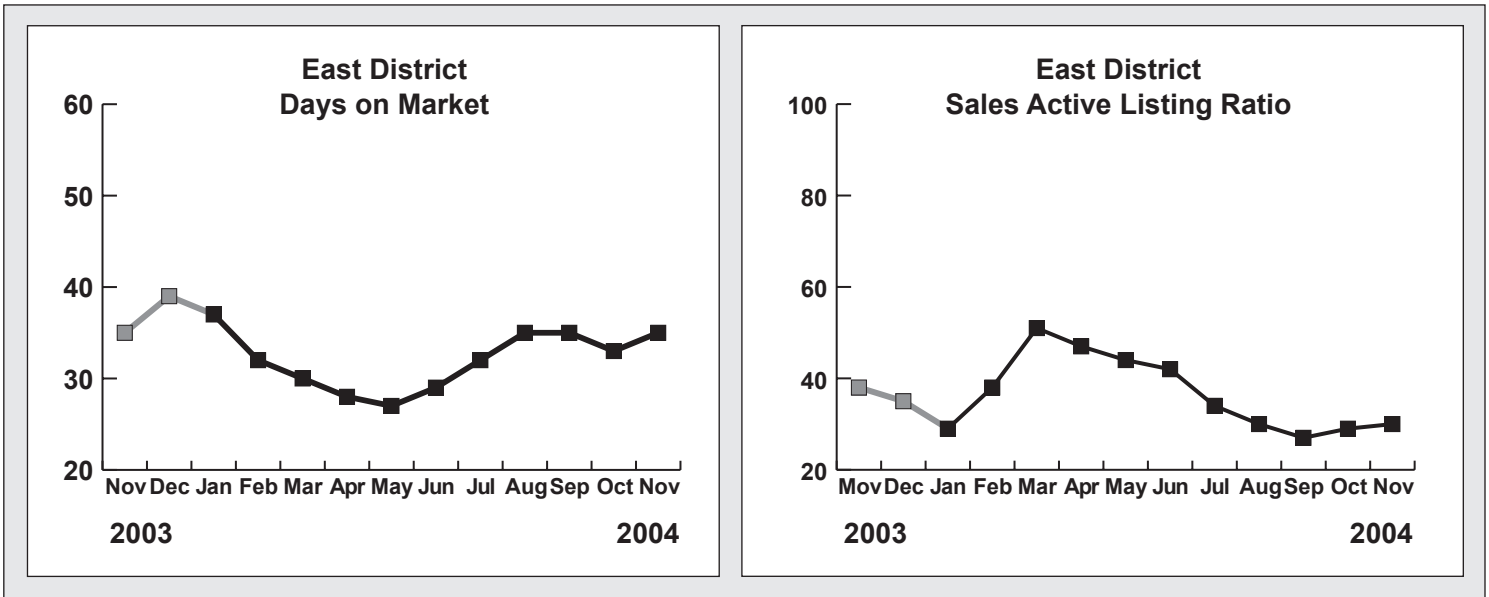
| Price Range | Total S.F.D | %S.F.D | Condo Apt. | %Condo Apt. | Condo T.H. | %Condo T.H. |
|---------------------------|--------------|------------|--------------|-------------|------------|-------------|
| - \$90,000 | 19 | 0.3 | 10 | 0.7 | 2 | 0.3 |
| \$90,001 - \$100,000 | 24 | 0.4 | 15 | 1.1 | 3 | 0.5 |
| \$100,001 - \$110,000 | 23 | 0.4 | 13 | 1.0 | 4 | 0.7 |
| \$110,001 - \$120,000 | 28 | 0.4 | 19 | 1.4 | 2 | 0.3 |
| \$120,001 - \$130,000 | 45 | 0.7 | 31 | 2.3 | 6 | 1.0 |
| \$130,001 - \$140,000 | 71 | 1.1 | 48 | 3.5 | 9 | 1.6 |
| \$140,001 - \$150,000 | 135 | 2.1 | 86 | 6.4 | 29 | 5.1 |
| \$150,001 - \$160,000 | 169 | 2.7 | 109 | 8.1 | 24 | 4.2 |
| \$160,001 - \$170,000 | 210 | 3.3 | 121 | 8.9 | 34 | 5.9 |
| \$170,001 - \$180,000 | 201 | 3.2 | 112 | 8.3 | 37 | 6.5 |
| \$180,001 - \$190,000 | 196 | 3.1 | 90 | 6.6 | 32 | 5.6 |
| \$190,001 - \$200,000 | 172 | 2.7 | 66 | 4.9 | 34 | 5.9 |
| \$200,001 - \$225,000 | 534 | 8.5 | 159 | 11.7 | 97 | 16.9 |
| \$225,001 - \$250,000 | 671 | 10.6 | 118 | 8.7 | 110 | 19.2 |
| \$250,001 - \$300,000 | 1,264 | 20.1 | 168 | 12.4 | 101 | 17.6 |
| \$300,001 - \$400,000 | 1,412 | 22.4 | 122 | 9.0 | 32 | 5.6 |
| \$400,001 - \$500,000 | 567 | 9.0 | 39 | 2.9 | 7 | 1.2 |
| \$500,001 - \$750,000 | 360 | 5.7 | 15 | 1.1 | 8 | 1.4 |
| \$750,001 - \$1,000,000 | 118 | 1.9 | 7 | 0.5 | 2 | 0.3 |
| \$1,000,001 - \$1,500,000 | 56 | 0.9 | 5 | 0.4 | - | - |
| \$1,500,001 - | 26 | 0.4 | 1 | 0.1 | - | - |
| Total: | 6,301 | 100 | 1,354 | 100 | 573 | 100 |

Current Month: November 2004

| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| E01 | 160 | 130 | 85 | \$25,314,500 | \$297,818 | \$279,500 | 20 | 99 |
| E02 | 112 | 91 | 72 | \$26,663,269 | \$370,323 | \$338,900 | 26 | 99 |
| E03 | 292 | 157 | 111 | \$32,359,750 | \$291,529 | \$275,000 | 26 | 99 |
| E04 | 331 | 144 | 85 | \$19,268,444 | \$226,688 | \$242,000 | 39 | 98 |
| E05 | 319 | 153 | 80 | \$21,392,529 | \$267,407 | \$258,500 | 38 | 97 |
| E06 | 116 | 71 | 46 | \$12,303,629 | \$267,470 | \$253,250 | 24 | 97 |
| E07 | 406 | 159 | 72 | \$17,916,900 | \$248,846 | \$242,000 | 48 | 97 |
| E08 | 336 | 151 | 64 | \$16,830,680 | \$262,979 | \$253,650 | 42 | 97 |
| E09 | 344 | 134 | 89 | \$18,801,968 | \$211,258 | \$202,500 | 34 | 97 |
| E10 | 196 | 90 | 39 | \$11,253,400 | \$288,549 | \$285,000 | 33 | 96 |
| E11 | 529 | 194 | 91 | \$21,885,400 | \$240,499 | \$240,000 | 43 | 97 |
| E12 | 43 | 23 | 12 | \$3,025,000 | \$252,083 | \$246,500 | 39 | 98 |
| E13 | 297 | 124 | 72 | \$20,104,850 | \$279,234 | \$248,000 | 34 | 98 |
| E14 | 296 | 161 | 90 | \$23,436,266 | \$260,403 | \$257,250 | 37 | 97 |
| E15 | 318 | 166 | 128 | \$32,336,189 | \$252,626 | \$240,000 | 32 | 98 |
| E16 | 415 | 198 | 173 | \$30,640,600 | \$177,113 | \$172,500 | 37 | 97 |
| E17 | 211 | 124 | 103 | \$22,451,420 | \$217,975 | \$205,000 | 38 | 98 |
| E18 | 28 | 3 | 2 | \$1,197,100 | \$598,550 | \$598,550 | 87 | 99 |
| E19 | 56 | 22 | 18 | \$6,209,000 | \$344,944 | \$301,250 | 42 | 98 |
| E20 | 85 | 28 | 19 | \$5,182,300 | \$272,753 | \$251,000 | 63 | 96 |
| E21 | 83 | 31 | 27 | \$7,250,200 | \$268,526 | \$245,000 | 42 | 98 |
| Total | 4,973 | 2,354 | 1,478 | \$375,823,394 | \$254,278 | \$242,700 | 35 | 98 |

Year-to-Date: January 2004 to November 2004

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| E01 | 1,525 | 888 | \$282,720,612 | \$318,379 | \$299,395 | 19 | 101 |
| E02 | 1,360 | 885 | \$350,644,604 | \$396,209 | \$350,000 | 19 | 100 |
| E03 | 2,412 | 1,399 | \$392,518,234 | \$280,571 | \$272,500 | 25 | 99 |
| E04 | 1,883 | 917 | \$211,273,646 | \$230,397 | \$245,500 | 35 | 97 |
| E05 | 2,176 | 1,164 | \$306,593,464 | \$263,396 | \$247,000 | 35 | 97 |
| E06 | 983 | 568 | \$174,652,403 | \$307,487 | \$260,000 | 23 | 98 |
| E07 | 2,457 | 1,164 | \$299,965,108 | \$257,702 | \$257,500 | 37 | 97 |
| E08 | 1,977 | 935 | \$235,609,324 | \$251,989 | \$250,382 | 37 | 97 |
| E09 | 2,107 | 1,047 | \$227,878,963 | \$217,649 | \$206,000 | 42 | 97 |
| E10 | 1,191 | 604 | \$182,751,850 | \$302,569 | \$290,500 | 29 | 98 |
| E11 | 2,732 | 1,053 | \$249,942,760 | \$237,363 | \$230,000 | 41 | 97 |
| E12 | 395 | 246 | \$61,429,386 | \$249,713 | \$237,000 | 30 | 98 |
| E13 | 1,966 | 1,159 | \$319,309,033 | \$275,504 | \$260,000 | 31 | 98 |
| E14 | 2,309 | 1,403 | \$359,244,597 | \$256,055 | \$245,000 | 29 | 98 |
| E15 | 2,465 | 1,528 | \$397,555,715 | \$260,180 | \$242,500 | 28 | 98 |
| E16 | 3,559 | 2,547 | \$474,134,178 | \$186,154 | \$177,000 | 29 | 98 |
| E17 | 1,813 | 1,277 | \$277,628,935 | \$217,407 | \$202,000 | 30 | 98 |
| E18 | 121 | 47 | \$22,904,500 | \$487,330 | \$405,000 | 50 | 95 |
| E19 | 445 | 299 | \$88,539,909 | \$296,120 | \$276,000 | 33 | 98 |
| E20 | 422 | 240 | \$60,631,333 | \$252,631 | \$229,950 | 51 | 97 |
| E21 | 631 | 412 | \$116,332,725 | \$282,361 | \$254,450 | 47 | 97 |
| Total | 34,929 | 19,782 | \$5,092,261,279 | \$257,419 | \$241,000 | 31 | 98 |



| 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 | 36 | 15 | \$328,907 | \$320,000 | 41.7 | 98 | E01 | 85 | 53 | \$299,308 | \$287,000 | 62.4 | 99 |
| E02 | 29 | 21 | \$472,518 | \$411,000 | 72.4 | 98 | E02 | 51 | 39 | \$338,244 | \$335,000 | 76.5 | 99 |
| E03 | 126 | 55 | \$320,344 | \$290,000 | 43.7 | 98 | E03 | 49 | 30 | \$319,482 | \$317,950 | 61.2 | 101 |
| E04 | 126 | 41 | \$283,394 | \$268,000 | 32.5 | 98 | E04 | 21 | 2 | \$223,500 | \$223,500 | 9.5 | 98 |
| E05 | 94 | 27 | \$359,594 | \$346,500 | 28.7 | 96 | E05 | 13 | 5 | \$301,020 | \$286,800 | 38.5 | 99 |
| E06 | 94 | 35 | \$285,229 | \$265,000 | 37.2 | 98 | E06 | 16 | 8 | \$214,829 | \$229,065 | 50.0 | 95 |
| E07 | 159 | 27 | \$337,167 | \$325,000 | 17.0 | 97 | E07 | 31 | 4 | \$275,125 | \$264,000 | 12.9 | 98 |
| E08 | 133 | 39 | \$313,672 | \$290,000 | 29.3 | 96 | E08 | 16 | 2 | \$225,500 | \$225,500 | 12.5 | 93 |
| E09 | 112 | 33 | \$271,264 | \$273,600 | 29.5 | 96 | E09 | 8 | 2 | \$226,350 | \$226,350 | 25.0 | 98 |
| E10 | 145 | 28 | \$316,711 | \$307,500 | 19.3 | 96 | E10 | 7 | 3 | \$279,333 | \$280,000 | 42.9 | 99 |
| E11 | 190 | 41 | \$295,122 | \$286,500 | 21.6 | 97 | E11 | 53 | 12 | \$250,167 | \$252,750 | 22.6 | 98 |
| E12 | 28 | 8 | \$278,563 | \$262,000 | 28.6 | 98 | E12 | 3 | 1 | \$195,000 | \$195,000 | 33.3 | 98 |
| E13 | 182 | 36 | \$355,139 | \$321,000 | 19.8 | 97 | E13 | 29 | 3 | \$275,133 | \$296,000 | 10.3 | 98 |
| E14 | 219 | 68 | \$275,998 | \$270,000 | 31.1 | 97 | E14 | 9 | 6 | \$223,800 | \$217,150 | 66.7 | 98 |
| E15 | 211 | 67 | \$288,384 | \$285,000 | 31.8 | 97 | E15 | 15 | 13 | \$219,300 | \$216,500 | 86.7 | 98 |
| E16 | 294 | 111 | \$192,736 | \$190,000 | 37.8 | 97 | E16 | 53 | 24 | \$162,513 | \$160,000 | 45.3 | 98 |
| E17 | 132 | 58 | \$242,056 | \$224,950 | 43.9 | 98 | E17 | 9 | 3 | \$164,500 | \$164,500 | 33.3 | 99 |
| E18 | 28 | 2 | \$598,550 | \$598,550 | 7.1 | 99 | E18 | - | - | - | - | - | - |
| E19 | 52 | 14 | \$375,393 | \$324,950 | 26.9 | 98 | E19 | - | - | - | - | - | - |
| E20 | 77 | 17 | \$282,141 | \$263,000 | 22.1 | 96 | E20 | - | - | - | - | - | - |
| E21 | 81 | 24 | \$275,013 | \$262,250 | 29.6 | 98 | E21 | - | 1 | \$165,000 | \$165,000 | - | 97 |

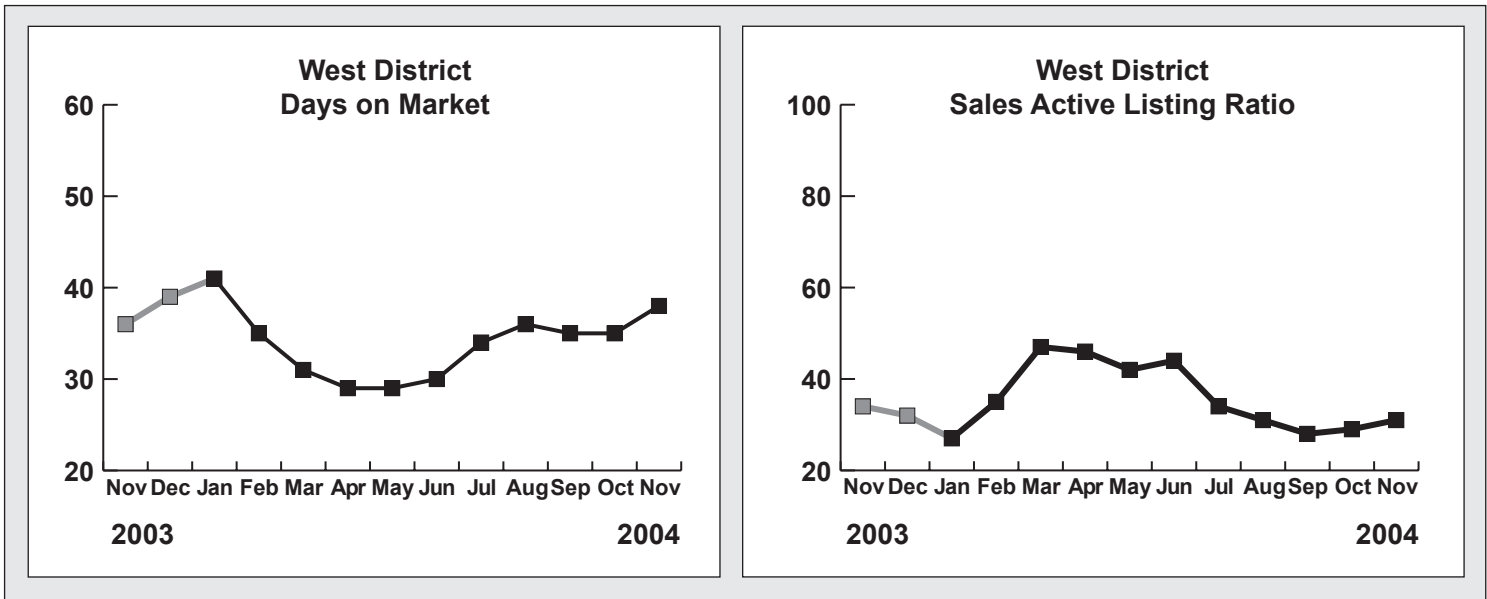
| Condo Apartment | | | | | | | Link | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| E01 | 6 | 3 | \$249,600 | \$258,900 | 50.0 | 102 | E01 | - | - | - | - | - | - |
| E02 | 16 | 8 | \$290,113 | \$291,500 | 50.0 | 99 | E02 | - | - | - | - | - | - |
| E03 | 109 | 21 | \$183,781 | \$155,000 | 19.3 | 98 | E03 | - | - | - | - | - | - |
| E04 | 130 | 30 | \$145,963 | \$147,750 | 23.1 | 97 | E04 | - | - | - | - | - | - |
| E05 | 141 | 26 | \$192,296 | \$191,650 | 18.4 | 97 | E05 | 8 | 5 | \$303,600 | \$304,000 | 62.5 | 97 |
| E06 | 5 | 2 | \$173,500 | \$173,500 | 40.0 | 97 | E06 | - | - | - | - | - | - |
| E07 | 145 | 29 | \$167,431 | \$168,000 | 20.0 | 96 | E07 | 21 | 3 | \$259,500 | \$263,500 | 14.3 | 97 |
| E08 | 125 | 12 | \$160,090 | \$157,540 | 9.6 | 98 | E08 | 2 | - | - | - | - | - |
| E09 | 161 | 46 | \$172,165 | \$171,500 | 28.6 | 97 | E09 | - | - | - | - | - | - |
| E10 | 13 | 4 | \$149,625 | \$158,250 | 30.8 | 95 | E10 | 1 | 1 | \$247,000 | \$247,000 | 100.0 | 99 |
| E11 | 147 | 16 | \$141,938 | \$148,000 | 10.9 | 96 | E11 | 16 | 1 | \$310,000 | \$310,000 | 6.3 | 97 |
| E12 | 4 | - | - | - | - | - | E12 | 1 | - | - | - | - | - |
| E13 | 16 | 11 | \$171,973 | \$170,000 | 68.8 | 98 | E13 | 9 | 4 | \$234,875 | \$223,000 | 44.4 | 97 |
| E14 | 17 | 5 | \$174,420 | \$160,100 | 29.4 | 98 | E14 | 12 | 2 | \$231,000 | \$231,000 | 16.7 | 97 |
| E15 | 6 | 4 | \$159,250 | \$156,000 | 66.7 | 98 | E15 | 37 | 16 | \$227,538 | \$224,000 | 43.2 | 98 |
| E16 | 10 | 2 | \$135,500 | \$135,500 | 20.0 | 95 | E16 | 10 | 9 | \$183,111 | \$186,000 | 90.0 | 98 |
| E17 | 4 | 1 | \$130,000 | \$130,000 | 25.0 | 99 | E17 | 49 | 26 | \$199,876 | \$196,750 | 53.1 | 98 |
| E18 | - | - | - | - | - | - | E18 | - | - | - | - | - | - |
| E19 | - | - | - | - | - | - | E19 | 2 | 2 | \$235,750 | \$235,750 | 100.0 | 99 |
| E20 | - | - | - | - | - | - | E20 | 4 | 2 | \$192,950 | \$192,950 | 50.0 | 100 |
| E21 | 2 | - | - | - | - | - | E21 | - | 2 | \$242,450 | \$242,450 | - | 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 | 5 | - | - | - | - | - | E01 | - | - | - | - | - | - |
| E02 | 7 | 1 | \$226,000 | \$226,000 | 14.3 | 95 | E02 | - | - | - | - | - | - |
| E03 | 3 | 1 | \$170,000 | \$170,000 | 33.3 | 94 | E03 | - | - | - | - | - | - |
| E04 | 47 | 12 | \$235,283 | \$231,250 | 25.5 | 98 | E04 | - | - | - | - | - | - |
| E05 | 58 | 17 | \$215,335 | \$218,000 | 29.3 | 97 | E05 | - | - | - | - | - | - |
| E06 | - | 1 | \$255,000 | \$255,000 | - | 96 | E06 | - | - | - | - | - | - |
| E07 | 32 | 6 | \$224,950 | \$222,900 | 18.8 | 97 | E07 | - | - | - | - | - | - |
| E08 | 47 | 9 | \$192,278 | \$203,000 | 19.2 | 97 | E08 | - | - | - | - | - | - |
| E09 | 60 | 7 | \$177,571 | \$180,000 | 11.7 | 96 | E09 | - | - | - | - | - | - |
| E10 | 12 | 1 | \$167,000 | \$167,000 | 8.3 | 98 | E10 | - | - | - | - | - | - |
| E11 | 62 | 11 | \$182,318 | \$175,000 | 17.7 | 97 | E11 | 3 | - | - | - | - | - |
| E12 | 5 | 3 | \$200,500 | \$203,500 | 60.0 | 97 | E12 | - | - | - | - | - | - |
| E13 | 49 | 11 | \$193,523 | \$187,000 | 22.5 | 98 | E13 | - | - | - | - | - | - |
| E14 | 15 | 4 | \$203,000 | \$210,000 | 26.7 | 97 | E14 | 1 | - | - | - | - | - |
| E15 | 12 | 8 | \$204,619 | \$201,500 | 66.7 | 98 | E15 | - | - | - | - | - | - |
| E16 | 43 | 19 | \$121,200 | \$130,000 | 44.2 | 98 | E16 | - | - | - | - | - | - |
| E17 | 4 | 4 | \$167,475 | \$165,500 | 100.0 | 98 | E17 | - | - | - | - | - | - |
| E18 | - | - | - | - | - | - | E18 | - | - | - | - | - | - |
| E19 | 1 | - | - | - | - | - | E19 | - | - | - | - | - | - |
| E20 | 4 | - | - | - | - | - | 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 | 28 | 14 | \$269,200 | \$268,500 | 50.0 | 98 |
| E02 | 1 | 1 | \$289,000 | \$289,000 | 100.0 | 96 | E02 | 8 | 2 | \$356,500 | \$356,500 | 25.0 | 98 |
| E03 | 1 | - | - | - | - | - | E03 | 4 | 4 | \$281,750 | \$281,500 | 100.0 | 98 |
| E04 | 3 | - | - | - | - | - | E04 | 4 | - | - | - | - | - |
| E05 | 1 | - | - | - | - | - | E05 | 4 | - | - | - | - | - |
| E06 | - | - | - | - | - | - | E06 | 1 | - | - | - | - | - |
| E07 | 4 | - | - | - | - | - | E07 | 14 | 3 | \$243,067 | \$245,000 | 21.4 | 97 |
| E08 | 2 | - | - | - | - | - | E08 | 11 | 2 | \$247,450 | \$247,450 | 18.2 | 98 |
| E09 | 2 | - | - | - | - | - | E09 | 1 | 1 | \$235,000 | \$235,000 | 100.0 | 97 |
| E10 | 2 | - | - | - | - | - | E10 | 16 | 2 | \$267,500 | \$267,500 | 12.5 | 96 |
| E11 | 3 | - | - | - | - | - | E11 | 55 | 10 | \$219,690 | \$212,000 | 18.2 | 97 |
| E12 | - | - | - | - | - | - | E12 | 2 | - | - | - | - | - |
| E13 | - | 1 | \$188,000 | \$188,000 | - | 99 | E13 | 12 | 6 | \$224,417 | \$229,000 | 50.0 | 97 |
| E14 | - | - | - | - | - | - | E14 | 23 | 5 | \$235,900 | \$240,000 | 21.7 | 99 |
| E15 | - | - | - | - | - | - | E15 | 37 | 20 | \$212,450 | \$210,500 | 54.1 | 99 |
| E16 | - | - | - | - | - | - | E16 | 5 | 8 | \$140,600 | \$153,000 | 160.0 | 97 |
| E17 | 1 | - | - | - | - | - | E17 | 12 | 11 | \$174,727 | \$181,000 | 91.7 | 99 |
| E18 | - | - | - | - | - | - | E18 | - | - | - | - | - | - |
| E19 | - | - | - | - | - | - | E19 | 1 | 2 | \$241,000 | \$241,000 | 200.0 | 99 |
| E20 | - | - | - | - | - | - | E20 | - | - | - | - | - | - |
| E21 | - | - | - | - | - | - | E21 | - | - | - | - | - | - |

West District

| Current Month: November 2004 | | | | | | | | | |
|------------------------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|--|
| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List | |
| W01 | 120 | 77 | 61 | \$23,614,393 | \$387,121 | \$365,000 | 29 | 99 | |
| W02 | 184 | 84 | 69 | \$24,079,400 | \$348,977 | \$310,000 | 30 | 98 | |
| W03 | 246 | 106 | 56 | \$13,842,900 | \$247,195 | \$247,500 | 38 | 96 | |
| W04 | 224 | 114 | 65 | \$15,626,100 | \$240,402 | \$239,900 | 38 | 97 | |
| W05 | 339 | 128 | 67 | \$16,547,050 | \$246,971 | \$280,000 | 43 | 96 | |
| W06 | 261 | 126 | 99 | \$31,214,840 | \$315,301 | \$282,000 | 45 | 97 | |
| W07 | 87 | 60 | 44 | \$17,552,300 | \$398,916 | \$388,500 | 28 | 99 | |
| W08 | 224 | 97 | 92 | \$38,561,328 | \$419,145 | \$359,000 | 33 | 98 | |
| W09 | 170 | 69 | 47 | \$13,690,850 | \$291,295 | \$315,000 | 35 | 97 | |
| W10 | 429 | 170 | 104 | \$24,730,900 | \$237,797 | \$253,750 | 48 | 97 | |
| W12 | 209 | 98 | 86 | \$28,483,578 | \$331,204 | \$272,950 | 47 | 97 | |
| W13 | 223 | 120 | 73 | \$28,515,350 | \$390,621 | \$294,000 | 32 | 97 | |
| W14 | 137 | 64 | 49 | \$13,195,600 | \$269,298 | \$281,000 | 41 | 96 | |
| W15 | 564 | 253 | 139 | \$28,675,600 | \$206,299 | \$180,000 | 44 | 97 | |
| W16 | 194 | 115 | 82 | \$23,932,850 | \$291,864 | \$278,000 | 32 | 97 | |
| W17 | 1 | 1 | 1 | \$345,000 | \$345,000 | \$345,000 | 70 | 93 | |
| W18 | 144 | 54 | 27 | \$5,866,100 | \$217,263 | \$230,000 | 43 | 97 | |
| W19 | 602 | 284 | 199 | \$59,508,600 | \$299,038 | \$286,000 | 31 | 97 | |
| W20 | 514 | 293 | 187 | \$54,662,550 | \$292,313 | \$283,000 | 33 | 98 | |
| W21 | 234 | 111 | 81 | \$31,087,692 | \$383,799 | \$350,000 | 42 | 97 | |
| W22 | 102 | 57 | 23 | \$6,179,500 | \$268,674 | \$270,000 | 24 | 97 | |
| W23 | 1,148 | 560 | 321 | \$85,901,201 | \$267,605 | \$255,000 | 40 | 98 | |
| W24 | 728 | 358 | 201 | \$53,192,925 | \$264,641 | \$253,000 | 37 | 97 | |
| W25 | 63 | 31 | 25 | \$9,321,500 | \$372,860 | \$344,500 | 44 | 98 | |
| W26 | 7 | 2 | 1 | \$700,000 | \$700,000 | \$700,000 | 105 | 95 | |
| W27 | 155 | 74 | 70 | \$19,722,200 | \$281,746 | \$255,000 | 32 | 98 | |
| W28 | 202 | 81 | 71 | \$29,964,400 | \$422,034 | \$345,000 | 54 | 96 | |
| W29 | 105 | 55 | 61 | \$13,635,099 | \$223,526 | \$219,900 | 44 | 98 | |
| Total | 7,616 | 3,642 | 2,401 | \$712,349,806 | \$296,689 | \$269,900 | 38 | 97 | |



Year-to-Date: January 2004 to November 2004

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| W01 | 891 | 572 | \$227,898,748 | \$398,424 | \$369,500 | 28 | 100 |
| W02 | 1,351 | 754 | \$273,956,902 | \$363,338 | \$321,000 | 26 | 99 |
| W03 | 1,550 | 763 | \$181,794,416 | \$238,263 | \$237,000 | 34 | 97 |
| W04 | 1,433 | 773 | \$192,318,489 | \$248,795 | \$250,000 | 36 | 97 |
| W05 | 1,800 | 937 | \$222,227,076 | \$237,169 | \$264,000 | 38 | 97 |
| W06 | 1,727 | 986 | \$293,537,343 | \$297,705 | \$280,000 | 39 | 98 |
| W07 | 733 | 463 | \$179,442,548 | \$387,565 | \$366,500 | 29 | 100 |
| W08 | 1,862 | 1,174 | \$519,142,411 | \$442,200 | \$365,000 | 32 | 98 |
| W09 | 1,008 | 499 | \$147,042,314 | \$294,674 | \$310,000 | 35 | 98 |
| W10 | 2,244 | 1,098 | \$251,317,453 | \$228,887 | \$243,250 | 41 | 97 |
| W12 | 1,587 | 985 | \$331,971,995 | \$337,027 | \$290,000 | 34 | 97 |
| W13 | 1,609 | 954 | \$386,039,935 | \$404,654 | \$320,000 | 31 | 98 |
| W14 | 988 | 641 | \$165,752,738 | \$258,585 | \$247,900 | 34 | 97 |
| W15 | 2,928 | 1,575 | \$323,441,221 | \$205,360 | \$182,000 | 38 | 97 |
| W16 | 1,663 | 1,084 | \$327,048,503 | \$301,705 | \$274,000 | 29 | 98 |
| W17 | 3 | 2 | \$985,000 | \$492,500 | \$492,500 | 139 | 87 |
| W18 | 854 | 405 | \$93,054,349 | \$229,764 | \$242,000 | 39 | 97 |
| W19 | 4,559 | 2,661 | \$801,551,462 | \$301,222 | \$285,000 | 31 | 98 |
| W20 | 4,422 | 2,958 | \$866,565,484 | \$292,957 | \$275,000 | 27 | 98 |
| W21 | 1,627 | 988 | \$380,340,800 | \$384,960 | \$329,000 | 37 | 98 |
| W22 | 574 | 323 | \$92,050,150 | \$284,985 | \$265,900 | 28 | 98 |
| W23 | 7,701 | 4,295 | \$1,126,292,762 | \$262,233 | \$253,000 | 33 | 98 |
| W24 | 4,946 | 2,775 | \$716,501,483 | \$258,199 | \$250,000 | 32 | 98 |
| W25 | 347 | 206 | \$61,613,690 | \$299,096 | \$254,850 | 37 | 98 |
| W26 | 39 | 21 | \$10,508,400 | \$500,400 | \$457,000 | 52 | 96 |
| W27 | 1,094 | 779 | \$226,381,782 | \$290,606 | \$261,000 | 32 | 98 |
| W28 | 1,285 | 798 | \$304,489,049 | \$381,565 | \$332,000 | 41 | 97 |
| W29 | 899 | 665 | \$149,163,928 | \$224,307 | \$217,000 | 33 | 98 |
| Total | 51,724 | 30,134 | \$8,852,430,431 | \$293,769 | \$265,000 | 33 | 98 |

| 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 | 31 | 24 | \$488,312 | \$420,000 | 77.4 | 98 | W01 | 22 | 17 | \$394,641 | \$384,000 | 77.3 | 101 |
| W02 | 62 | 26 | \$468,269 | \$428,000 | 41.9 | 98 | W02 | 87 | 27 | \$291,796 | \$265,000 | 31.0 | 98 |
| W03 | 137 | 32 | \$256,784 | \$260,000 | 23.4 | 96 | W03 | 78 | 17 | \$257,724 | \$252,500 | 21.8 | 97 |
| W04 | 118 | 29 | \$313,317 | \$290,000 | 24.6 | 98 | W04 | 13 | 7 | \$249,357 | \$257,500 | 53.9 | 97 |
| W05 | 63 | 17 | \$317,147 | \$310,000 | 27.0 | 95 | W05 | 88 | 24 | \$298,596 | \$295,500 | 27.3 | 97 |
| W06 | 82 | 36 | \$305,042 | \$289,000 | 43.9 | 96 | W06 | 13 | 12 | \$305,125 | \$288,750 | 92.3 | 99 |
| W07 | 42 | 33 | \$423,952 | \$406,000 | 78.6 | 99 | W07 | 2 | - | - | - | - | - |
| W08 | 93 | 50 | \$553,509 | \$424,000 | 53.8 | 99 | W08 | 1 | - | - | - | - | - |
| W09 | 40 | 28 | \$374,423 | \$356,950 | 70.0 | 98 | W09 | 3 | 2 | \$279,000 | \$279,000 | 66.7 | 96 |
| W10 | 165 | 52 | \$306,358 | \$282,500 | 31.5 | 97 | W10 | 14 | 3 | \$269,833 | \$268,000 | 21.4 | 98 |
| W12 | 112 | 38 | \$452,957 | \$363,750 | 33.9 | 97 | W12 | 14 | 2 | \$300,000 | \$300,000 | 14.3 | 98 |
| W13 | 121 | 36 | \$553,789 | \$543,500 | 29.8 | 97 | W13 | 20 | 11 | \$259,086 | \$245,000 | 55.0 | 98 |
| W14 | 52 | 15 | \$391,467 | \$390,500 | 28.9 | 96 | W14 | 10 | 10 | \$285,150 | \$288,750 | 100.0 | 97 |
| W15 | 35 | 12 | \$348,100 | \$348,500 | 34.3 | 98 | W15 | 18 | 8 | \$296,313 | \$285,000 | 44.4 | 97 |
| W16 | 87 | 37 | \$355,222 | \$325,000 | 42.5 | 98 | W16 | 36 | 12 | \$266,667 | \$268,750 | 33.3 | 97 |
| W17 | - | 1 | \$345,000 | \$345,000 | - | 93 | W17 | 1 | - | - | - | - | - |
| W18 | 51 | 8 | \$255,163 | \$260,950 | 15.7 | 97 | W18 | 51 | 10 | \$236,940 | \$244,950 | 19.6 | 97 |
| W19 | 284 | 75 | \$389,101 | \$371,500 | 26.4 | 97 | W19 | 67 | 35 | \$288,349 | \$285,000 | 52.2 | 98 |
| W20 | 251 | 82 | \$355,965 | \$345,000 | 32.7 | 97 | W20 | 114 | 50 | \$275,104 | \$273,750 | 43.9 | 98 |
| W21 | 169 | 56 | \$429,000 | \$403,500 | 33.1 | 98 | W21 | 9 | 2 | \$255,250 | \$255,250 | 22.2 | 100 |
| W22 | 78 | 10 | \$315,700 | \$311,000 | 12.8 | 96 | W22 | 16 | 4 | \$259,750 | \$266,000 | 25.0 | 99 |
| W23 | 703 | 176 | \$303,299 | \$289,000 | 25.0 | 98 | W23 | 236 | 63 | \$245,137 | \$247,000 | 26.7 | 98 |
| W24 | 413 | 93 | \$323,402 | \$322,000 | 22.5 | 97 | W24 | 129 | 50 | \$256,930 | \$258,050 | 38.8 | 98 |
| W25 | 38 | 17 | \$445,441 | \$397,000 | 44.7 | 97 | W25 | 3 | 1 | \$273,000 | \$273,000 | 33.3 | 99 |
| W26 | 7 | 1 | \$700,000 | \$700,000 | 14.3 | 95 | W26 | - | - | - | - | - | - |
| W27 | 130 | 55 | \$302,425 | \$271,000 | 42.3 | 98 | W27 | 4 | 3 | \$246,633 | \$250,000 | 75.0 | 100 |
| W28 | 186 | 55 | \$475,055 | \$390,000 | 29.6 | 96 | W28 | 10 | 5 | \$260,680 | \$265,000 | 50.0 | 98 |
| W29 | 78 | 37 | \$260,643 | \$245,000 | 47.4 | 98 | W29 | 4 | 10 | \$183,490 | \$182,500 | 250.0 | 98 |

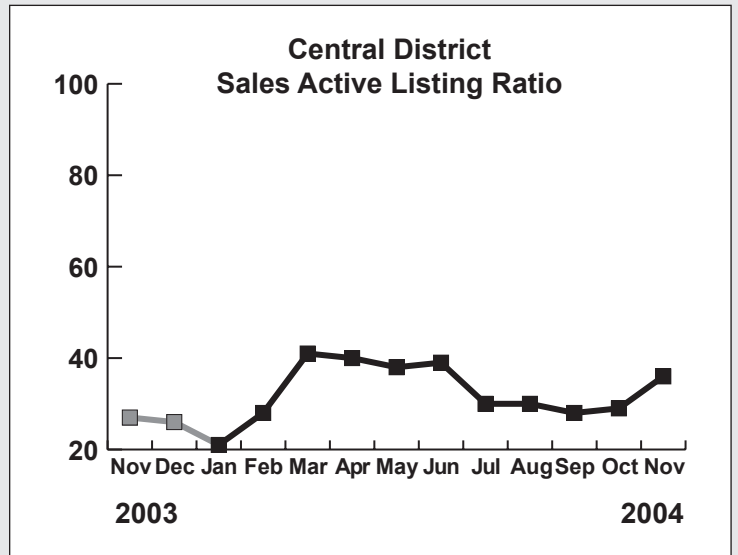
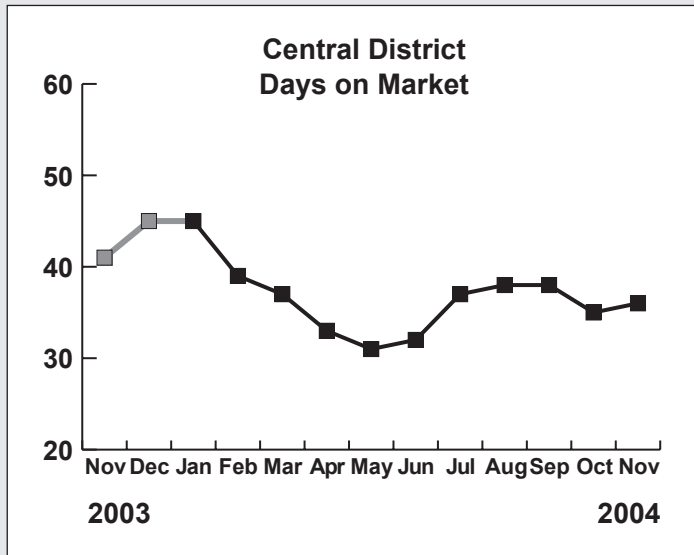
| Condo Apartment | | | | | | | Link | | | | | | |
|-----------------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
| W01 | 48 | 16 | \$235,813 | \$232,000 | 33.3 | 97 | W01 | 1 | - | - | - | - | - |
| W02 | 3 | 3 | \$280,667 | \$317,000 | 100.0 | 97 | W02 | - | - | - | - | - | - |
| W03 | 23 | 5 | \$164,800 | \$146,000 | 21.7 | 97 | W03 | - | - | - | - | - | - |
| W04 | 74 | 21 | \$136,090 | \$138,000 | 28.4 | 95 | W04 | - | - | - | - | - | - |
| W05 | 121 | 19 | \$131,513 | \$145,000 | 15.7 | 94 | W05 | - | - | - | - | - | - |
| W06 | 146 | 40 | \$336,509 | \$250,450 | 27.4 | 97 | W06 | - | - | - | - | - | - |
| W07 | 36 | 5 | \$189,880 | \$182,000 | 13.9 | 97 | W07 | - | - | - | - | - | - |
| W08 | 102 | 34 | \$236,159 | \$180,500 | 33.3 | 97 | W08 | - | - | - | - | - | - |
| W09 | 112 | 14 | \$138,643 | \$131,000 | 12.5 | 94 | W09 | 1 | 1 | \$295,000 | \$295,000 | 100.0 | 98 |
| W10 | 186 | 33 | \$146,661 | \$149,000 | 17.7 | 97 | W10 | 5 | - | - | - | - | - |
| W12 | 61 | 34 | \$199,318 | \$175,750 | 55.7 | 97 | W12 | - | 1 | \$305,000 | \$305,000 | - | 105 |
| W13 | 35 | 8 | \$165,300 | \$158,750 | 22.9 | 98 | W13 | - | - | - | - | - | - |
| W14 | 38 | 9 | \$162,744 | \$153,000 | 23.7 | 96 | W14 | 3 | 2 | \$324,750 | \$324,750 | 66.7 | 97 |
| W15 | 461 | 97 | \$176,773 | \$171,000 | 21.0 | 97 | W15 | 1 | - | - | - | - | - |
| W16 | 28 | 8 | \$206,750 | \$172,500 | 28.6 | 94 | W16 | 3 | 2 | \$265,000 | \$265,000 | 66.7 | 98 |
| W17 | - | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | 10 | 2 | \$141,750 | \$141,750 | 20.0 | 96 | W18 | - | - | - | - | - | - |
| W19 | 152 | 30 | \$188,590 | \$165,000 | 19.7 | 97 | W19 | 3 | 5 | \$286,600 | \$285,000 | 166.7 | 99 |
| W20 | 35 | 8 | \$156,750 | \$158,000 | 22.9 | 96 | W20 | 8 | 1 | \$300,000 | \$300,000 | 12.5 | 97 |
| W21 | 14 | 4 | \$415,125 | \$417,750 | 28.6 | 98 | W21 | 3 | 1 | \$280,000 | \$280,000 | 33.3 | 97 |
| W22 | - | 1 | \$160,000 | \$160,000 | - | 96 | W22 | 2 | - | - | - | - | - |
| W23 | 33 | 11 | \$193,136 | \$181,000 | 33.3 | 97 | W23 | 5 | 1 | \$228,000 | \$228,000 | 20.0 | 95 |
| W24 | 94 | 18 | \$150,332 | \$145,250 | 19.2 | 96 | W24 | 3 | - | - | - | - | - |
| W25 | 6 | 1 | \$172,000 | \$172,000 | 16.7 | 100 | W25 | 1 | - | - | - | - | - |
| W26 | - | - | - | - | - | - | W26 | - | - | - | - | - | - |
| W27 | 3 | 1 | \$193,000 | \$193,000 | 33.3 | 99 | W27 | 1 | - | - | - | - | - |
| W28 | - | - | - | - | - | - | W28 | - | 1 | \$287,000 | \$287,000 | - | 100 |
| W29 | 16 | 2 | \$157,500 | \$157,500 | 12.5 | 95 | W29 | 1 | 1 | \$176,000 | \$176,000 | 100.0 | 98 |

| 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 | 2 | - | - | - | - | - | W01 | - | - | - | - | - | - |
| W02 | 5 | 6 | \$226,000 | \$232,500 | 120.0 | 99 | W02 | - | - | - | - | - | - |
| W03 | - | - | - | - | - | - | W03 | - | - | - | - | - | - |
| W04 | 16 | 7 | \$236,643 | \$230,000 | 43.8 | 98 | W04 | - | - | - | - | - | - |
| W05 | 55 | 7 | \$212,929 | \$214,000 | 12.7 | 96 | W05 | - | - | - | - | - | - |
| W06 | 7 | 5 | \$311,300 | \$295,000 | 71.4 | 97 | W06 | - | - | - | - | - | - |
| W07 | 1 | 3 | \$478,167 | \$587,000 | 300.0 | 97 | W07 | - | - | - | - | - | - |
| W08 | 23 | 6 | \$359,083 | \$292,250 | 26.1 | 97 | W08 | - | - | - | - | - | - |
| W09 | 9 | 1 | \$293,000 | \$293,000 | 11.1 | 95 | W09 | - | - | - | - | - | - |
| W10 | 44 | 11 | \$164,955 | \$162,000 | 25.0 | 97 | W10 | - | - | - | - | - | - |
| W12 | 20 | 10 | \$336,590 | \$272,450 | 50.0 | 98 | W12 | 1 | - | - | - | - | - |
| W13 | 44 | 15 | \$216,433 | \$200,000 | 34.1 | 97 | W13 | 1 | - | - | - | - | - |
| W14 | 32 | 12 | \$188,158 | \$183,500 | 37.5 | 97 | W14 | - | - | - | - | - | - |
| W15 | 39 | 22 | \$226,405 | \$225,500 | 56.4 | 97 | W15 | - | - | - | - | - | - |
| W16 | 38 | 22 | \$234,802 | \$224,125 | 57.9 | 98 | W16 | - | - | - | - | - | - |
| W17 | - | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | 32 | 7 | \$167,414 | \$165,000 | 21.9 | 96 | W18 | - | - | - | - | - | - |
| W19 | 65 | 43 | \$235,898 | \$239,900 | 66.2 | 98 | W19 | - | 1 | \$298,000 | \$298,000 | - | 94 |
| W20 | 89 | 38 | \$213,112 | \$210,250 | 42.7 | 98 | W20 | - | 1 | \$229,000 | \$229,000 | - | 95 |
| W21 | 19 | 9 | \$229,878 | \$209,900 | 47.4 | 96 | W21 | - | - | - | - | - | - |
| W22 | 2 | 1 | \$167,000 | \$167,000 | 50.0 | 98 | W22 | - | - | - | - | - | - |
| W23 | 98 | 32 | \$194,225 | \$192,000 | 32.7 | 98 | W23 | - | - | - | - | - | - |
| W24 | 62 | 23 | \$171,328 | \$169,000 | 37.1 | 98 | W24 | 2 | - | - | - | - | - |
| W25 | 12 | 5 | \$215,400 | \$199,500 | 41.7 | 98 | W25 | - | - | - | - | - | - |
| W26 | - | - | - | - | - | - | W26 | - | - | - | - | - | - |
| W27 | 14 | 9 | \$187,878 | \$178,000 | 64.3 | 98 | W27 | - | - | - | - | - | - |
| W28 | 1 | 2 | \$232,500 | \$232,500 | 200.0 | 99 | W28 | - | 1 | \$90,000 | \$90,000 | - | 83 |
| W29 | 2 | 8 | \$146,938 | \$148,000 | 400.0 | 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 | 16 | 4 | \$353,250 | \$350,000 | 25.0 | 100 |
| W02 | - | - | - | - | - | - | W02 | 27 | 7 | \$261,129 | \$243,500 | 25.9 | 96 |
| W03 | 1 | - | - | - | - | - | W03 | 7 | 2 | \$210,250 | \$210,250 | 28.6 | 96 |
| W04 | - | - | - | - | - | - | W04 | 3 | 1 | \$280,000 | \$280,000 | 33.3 | 93 |
| W05 | 11 | - | - | - | - | - | W05 | 1 | - | - | - | - | - |
| W06 | 6 | 3 | \$108,167 | \$115,000 | 50.0 | 97 | W06 | 7 | 3 | \$410,163 | \$410,000 | 42.9 | 99 |
| W07 | 2 | - | - | - | - | - | W07 | 4 | 3 | \$392,667 | \$378,000 | 75.0 | 98 |
| W08 | 3 | 1 | \$162,000 | \$162,000 | 33.3 | 97 | W08 | 2 | 1 | \$540,000 | \$540,000 | 50.0 | 98 |
| W09 | 5 | 1 | \$120,000 | \$120,000 | 20.0 | 96 | W09 | - | - | - | - | - | - |
| W10 | 8 | 1 | \$156,500 | \$156,500 | 12.5 | 95 | W10 | 7 | 4 | \$295,000 | \$292,000 | 57.1 | 97 |
| W12 | - | - | - | - | - | - | W12 | 1 | 1 | \$223,500 | \$223,500 | 100.0 | 99 |
| W13 | - | - | - | - | - | - | W13 | 2 | 3 | \$386,700 | \$243,600 | 150.0 | 97 |
| W14 | 2 | 1 | \$100,000 | \$100,000 | 50.0 | 91 | W14 | - | - | - | - | - | - |
| W15 | 10 | - | - | - | - | - | W15 | - | - | - | - | - | - |
| W16 | - | - | - | - | - | - | W16 | 2 | 1 | \$240,000 | \$240,000 | 50.0 | 96 |
| W17 | - | - | - | - | - | - | W17 | - | - | - | - | - | - |
| W18 | - | - | - | - | - | - | W18 | - | - | - | - | - | - |
| W19 | 4 | - | - | - | - | - | W19 | 27 | 10 | \$270,150 | \$269,500 | 37.0 | 97 |
| W20 | 1 | - | - | - | - | - | W20 | 16 | 7 | \$262,429 | \$269,000 | 43.8 | 98 |
| W21 | - | - | - | - | - | - | W21 | 20 | 9 | \$282,644 | \$261,900 | 45.0 | 97 |
| W22 | - | - | - | - | - | - | W22 | 4 | 7 | \$236,643 | \$230,000 | 175.0 | 98 |
| W23 | - | - | - | - | - | - | W23 | 73 | 38 | \$223,929 | \$227,000 | 52.1 | 98 |
| W24 | 3 | - | - | - | - | - | W24 | 22 | 17 | \$213,147 | \$218,000 | 77.3 | 98 |
| W25 | - | - | - | - | - | - | W25 | 3 | 1 | \$227,000 | \$227,000 | 33.3 | 99 |
| W26 | - | - | - | - | - | - | W26 | - | - | - | - | - | - |
| W27 | - | - | - | - | - | - | W27 | 3 | 2 | \$232,500 | \$232,500 | 66.7 | 99 |
| W28 | - | - | - | - | - | - | W28 | 5 | 7 | \$241,571 | \$243,500 | 140.0 | 98 |
| W29 | - | - | - | - | - | - | W29 | 4 | 3 | \$163,300 | \$164,000 | 75.0 | 95 |

Current Month: November 2004

| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| C01 | 587 | 293 | 226 | \$63,042,430 | \$278,949 | \$242,500 | 39 | 98 |
| C02 | 194 | 94 | 70 | \$40,098,325 | \$572,833 | \$451,100 | 33 | 98 |
| C03 | 174 | 92 | 63 | \$41,254,113 | \$654,827 | \$328,500 | 29 | 99 |
| C04 | 261 | 127 | 102 | \$57,549,431 | \$564,210 | \$481,000 | 33 | 99 |
| C06 | 76 | 43 | 21 | \$10,026,100 | \$477,433 | \$420,000 | 23 | 97 |
| C07 | 261 | 131 | 67 | \$23,276,050 | \$347,404 | \$290,000 | 37 | 97 |
| C08 | 298 | 154 | 142 | \$38,295,562 | \$269,687 | \$232,000 | 36 | 98 |
| C09 | 107 | 52 | 41 | \$29,925,113 | \$729,881 | \$399,000 | 30 | 99 |
| C10 | 128 | 84 | 80 | \$39,308,291 | \$491,354 | \$412,750 | 27 | 99 |
| C11 | 108 | 59 | 45 | \$19,647,330 | \$436,607 | \$399,000 | 31 | 100 |
| C12 | 161 | 68 | 41 | \$34,534,900 | \$842,315 | \$787,500 | 48 | 97 |
| C13 | 140 | 71 | 51 | \$17,218,233 | \$337,612 | \$357,000 | 36 | 98 |
| C14 | 539 | 234 | 147 | \$47,062,970 | \$320,156 | \$258,500 | 47 | 97 |
| C15 | 335 | 174 | 105 | \$35,308,100 | \$336,268 | \$307,500 | 37 | 97 |
| Total | 3,369 | 1,676 | 1,201 | \$496,546,948 | \$413,445 | \$310,000 | 36 | 98 |



Year-to-Date: January 2004 to November 2004

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| C01 | 4,278 | 2,572 | \$715,797,421 | \$278,304 | \$241,250 | 40 | 98 |
| C02 | 1,500 | 865 | \$484,298,989 | \$559,883 | \$418,000 | 35 | 99 |
| C03 | 1,130 | 660 | \$398,961,050 | \$604,486 | \$379,000 | 32 | 99 |
| C04 | 1,954 | 1,157 | \$648,219,418 | \$560,259 | \$510,000 | 28 | 99 |
| C06 | 518 | 282 | \$120,369,362 | \$426,842 | \$386,500 | 29 | 98 |
| C07 | 1,736 | 914 | \$290,129,403 | \$317,428 | \$279,950 | 34 | 97 |
| C08 | 2,080 | 1,300 | \$351,285,907 | \$270,220 | \$235,000 | 40 | 98 |
| C09 | 728 | 437 | \$338,023,619 | \$773,509 | \$539,000 | 34 | 100 |
| C10 | 1,176 | 801 | \$442,963,908 | \$553,014 | \$431,000 | 26 | 101 |
| C11 | 773 | 422 | \$167,959,565 | \$398,008 | \$377,625 | 27 | 100 |
| C12 | 902 | 460 | \$439,189,411 | \$954,760 | \$764,590 | 38 | 98 |
| C13 | 1,013 | 616 | \$202,523,949 | \$328,773 | \$312,500 | 30 | 98 |
| C14 | 3,327 | 1,744 | \$553,832,975 | \$317,565 | \$250,000 | 45 | 98 |
| C15 | 2,329 | 1,309 | \$419,483,142 | \$320,461 | \$292,000 | 36 | 97 |
| Total | 23,444 | 13,539 | \$5,573,038,119 | \$411,628 | \$306,000 | 36 | 98 |

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 | 14 | 1 | \$456,000 | \$456,000 | 7.1 | 104 | C01 | 42 | 19 | \$403,011 | \$394,000 | 45.2 | 98 |
| C02 | 36 | 18 | \$668,306 | \$588,375 | 50.0 | 99 | C02 | 46 | 23 | \$613,910 | \$550,000 | 50.0 | 99 |
| C03 | 98 | 37 | \$842,238 | \$360,000 | 37.8 | 99 | C03 | 32 | 12 | \$351,833 | \$296,500 | 37.5 | 97 |
| C04 | 165 | 65 | \$703,425 | \$625,000 | 39.4 | 99 | C04 | 6 | 12 | \$455,953 | \$460,000 | 200.0 | 101 |
| C06 | 59 | 19 | \$500,237 | \$436,000 | 32.2 | 97 | C06 | - | - | - | - | - | - |
| C07 | 86 | 23 | \$527,504 | \$472,000 | 26.7 | 97 | C07 | 10 | 4 | \$376,950 | \$381,450 | 40.0 | 101 |
| C08 | 6 | 2 | \$555,000 | \$555,000 | 33.3 | 91 | C08 | 19 | 8 | \$442,600 | \$417,900 | 42.1 | 99 |
| C09 | 43 | 12 | \$1,445,767 | \$1,475,000 | 27.9 | 97 | C09 | 3 | 1 | \$772,000 | \$772,000 | 33.3 | 110 |
| C10 | 58 | 33 | \$725,098 | \$550,000 | 56.9 | 99 | C10 | 12 | 14 | \$445,289 | \$417,625 | 116.7 | 103 |
| C11 | 7 | 22 | \$686,329 | \$651,250 | 314.3 | 102 | C11 | 7 | 2 | \$422,500 | \$422,500 | 28.6 | 107 |
| C12 | 123 | 33 | \$962,239 | \$800,000 | 26.8 | 96 | C12 | 4 | 2 | \$350,000 | \$350,000 | 50.0 | 97 |
| C13 | 24 | 17 | \$466,173 | \$435,000 | 70.8 | 101 | C13 | 19 | 7 | \$303,929 | \$292,500 | 36.8 | 96 |
| C14 | 102 | 28 | \$588,964 | \$482,500 | 27.5 | 97 | C14 | 1 | 1 | \$515,000 | \$515,000 | 100.0 | 96 |
| C15 | 64 | 33 | \$501,685 | \$471,000 | 51.6 | 97 | C15 | 38 | 16 | \$317,319 | \$315,000 | 42.1 | 97 |

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 | 464 | 176 | \$262,566 | \$230,000 | 37.9 | 97 | C01 | - | - | - | - | - | - |
| C02 | 85 | 19 | \$471,547 | \$345,000 | 22.4 | 96 | C02 | - | - | - | - | - | - |
| C03 | 32 | 10 | \$362,131 | \$319,950 | 31.3 | 98 | C03 | - | - | - | - | - | - |
| C04 | 64 | 21 | \$273,114 | \$241,500 | 32.8 | 97 | C04 | - | - | - | - | - | - |
| C06 | 15 | 1 | \$220,000 | \$220,000 | 6.7 | 96 | C06 | - | - | - | - | - | - |
| C07 | 136 | 33 | \$223,520 | \$227,000 | 24.3 | 97 | C07 | - | 1 | \$350,000 | \$350,000 | - | 100 |
| C08 | 226 | 121 | \$243,895 | \$217,500 | 53.5 | 98 | C08 | 1 | - | - | - | - | - |
| C09 | 52 | 19 | \$404,545 | \$338,000 | 36.5 | 98 | C09 | - | - | - | - | - | - |
| C10 | 46 | 28 | \$278,053 | \$269,500 | 60.9 | 98 | C10 | - | - | - | - | - | - |
| C11 | 76 | 19 | \$179,068 | \$170,000 | 25.0 | 97 | C11 | - | - | - | - | - | - |
| C12 | 29 | 6 | \$346,833 | \$348,000 | 20.7 | 100 | C12 | - | - | - | - | - | - |
| C13 | 87 | 21 | \$247,038 | \$205,000 | 24.1 | 97 | C13 | - | - | - | - | - | - |
| C14 | 396 | 107 | \$245,033 | \$232,000 | 27.0 | 97 | C14 | - | - | - | - | - | - |
| C15 | 156 | 32 | \$231,066 | \$187,500 | 20.5 | 96 | C15 | 5 | 1 | \$313,000 | \$313,000 | 20.0 | 95 |

Condo Townhouse

Detached Condo

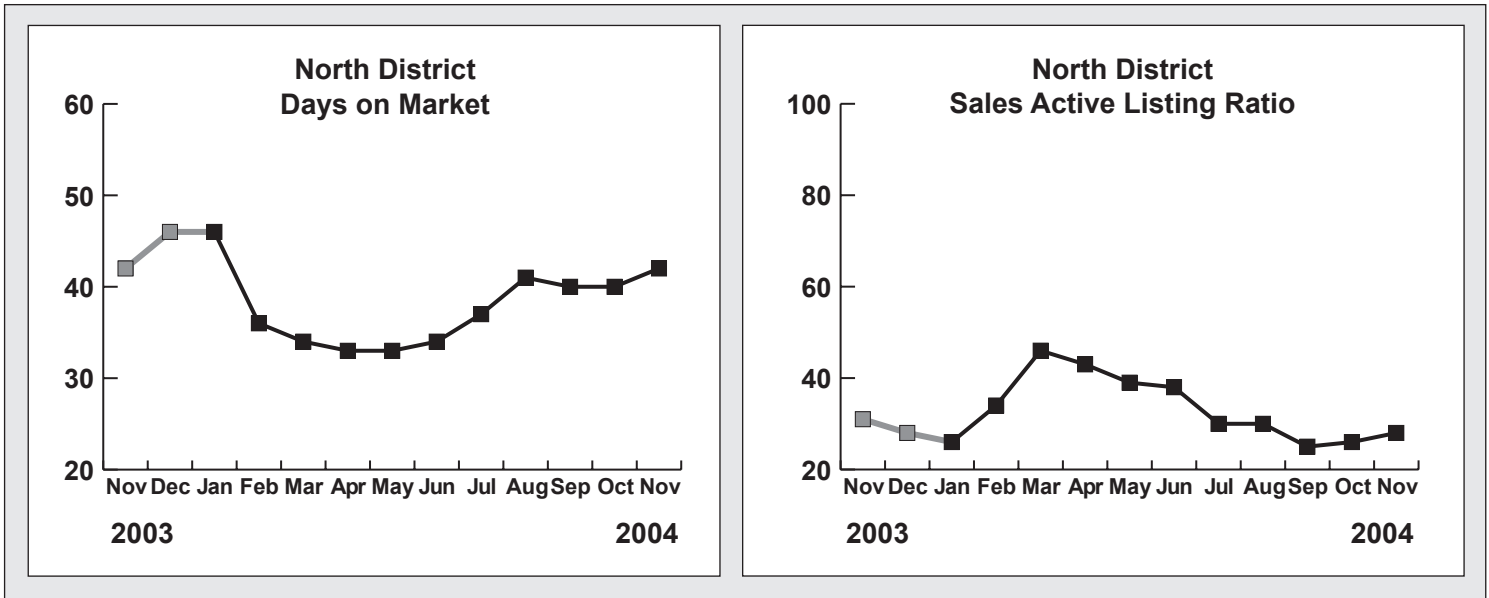
| Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List | Area | Act | Sales | Av. Price | Med. Price | % S-A | Av. % List |
|------|-----|-------|-----------|------------|-------|------------|------|-----|-------|-----------|------------|-------|------------|
| C01 | 30 | 18 | \$265,841 | \$247,500 | 60.0 | 99 | C01 | - | - | - | - | - | - |
| C02 | 9 | 5 | \$402,800 | \$385,000 | 55.6 | 97 | C02 | - | - | - | - | - | - |
| C03 | 1 | 1 | \$870,000 | \$870,000 | 100.0 | 98 | C03 | - | - | - | - | - | - |
| C04 | 9 | 1 | \$278,000 | \$278,000 | 11.1 | 100 | C04 | - | - | - | - | - | - |
| C06 | 1 | 1 | \$301,600 | \$301,600 | 100.0 | 96 | C06 | - | - | - | - | - | - |
| C07 | 21 | 5 | \$303,400 | \$290,000 | 23.8 | 96 | C07 | - | - | - | - | - | - |
| C08 | 5 | 2 | \$262,500 | \$262,500 | 40.0 | 98 | C08 | - | - | - | - | - | - |
| C09 | 2 | 2 | \$475,250 | \$475,250 | 100.0 | 94 | C09 | 1 | - | - | - | - | - |
| C10 | 10 | 4 | \$277,625 | \$275,250 | 40.0 | 99 | C10 | - | - | - | - | - | - |
| C11 | 14 | 2 | \$150,400 | \$150,400 | 14.3 | 98 | C11 | - | - | - | - | - | - |
| C12 | 5 | - | - | - | - | - | C12 | - | - | - | - | - | - |
| C13 | 5 | 3 | \$299,000 | \$275,000 | 60.0 | 98 | C13 | - | - | - | - | - | - |
| C14 | 24 | 10 | \$332,840 | \$308,500 | 41.7 | 97 | C14 | 1 | - | - | - | - | - |
| C15 | 69 | 23 | \$259,491 | \$252,000 | 33.3 | 97 | 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 | 5 | - | - | - | - | - | C01 | 32 | 12 | \$327,704 | \$295,270 | 37.5 | 100 |
| C02 | 3 | - | - | - | - | - | C02 | 15 | 5 | \$595,100 | \$420,000 | 33.3 | 99 |
| C03 | 11 | 2 | \$254,000 | \$254,000 | 18.2 | 98 | C03 | - | 1 | \$870,000 | \$870,000 | - | 97 |
| C04 | 6 | 3 | \$114,000 | \$110,000 | 50.0 | 93 | C04 | 11 | - | - | - | - | - |
| C06 | - | - | - | - | - | - | C06 | 1 | - | - | - | - | - |
| C07 | 1 | - | - | - | - | - | C07 | 7 | 1 | \$392,500 | \$392,500 | 14.3 | 98 |
| C08 | 13 | 1 | \$261,000 | \$261,000 | 7.7 | 97 | C08 | 28 | 8 | \$418,438 | \$448,750 | 28.6 | 99 |
| C09 | 5 | 6 | \$461,344 | \$383,058 | 120.0 | 102 | C09 | 1 | 1 | \$399,000 | \$399,000 | 100.0 | 100 |
| C10 | 2 | 1 | \$250,000 | \$250,000 | 50.0 | 98 | C10 | - | - | - | - | - | - |
| C11 | 2 | - | - | - | - | - | C11 | 2 | - | - | - | - | - |
| C12 | - | - | - | - | - | - | C12 | - | - | - | - | - | - |
| C13 | - | - | - | - | - | - | C13 | 5 | 3 | \$360,333 | \$357,000 | 60.0 | 97 |
| C14 | 4 | - | - | - | - | - | C14 | 11 | 1 | \$510,000 | \$510,000 | 9.1 | 95 |
| C15 | 2 | - | - | - | - | - | C15 | 1 | - | - | - | - | - |

North District

Current Month: November 2004

| Area | Active | New | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|--------------|--------------|--------------|----------------------|------------------|------------------|-----------|-----------|
| N01 | 174 | 88 | 55 | \$22,007,800 | \$400,142 | \$337,000 | 39 | 97 |
| N02 | 289 | 139 | 79 | \$28,897,588 | \$365,792 | \$325,000 | 38 | 97 |
| N03 | 463 | 215 | 150 | \$54,734,166 | \$364,894 | \$318,250 | 42 | 97 |
| N04 | 285 | 134 | 66 | \$25,582,638 | \$387,616 | \$354,500 | 40 | 97 |
| N05 | 182 | 77 | 47 | \$18,487,400 | \$393,349 | \$401,000 | 32 | 97 |
| N06 | 191 | 83 | 68 | \$22,702,200 | \$333,856 | \$305,000 | 38 | 98 |
| N07 | 194 | 94 | 98 | \$29,150,050 | \$297,449 | \$277,750 | 34 | 98 |
| N08 | 565 | 265 | 152 | \$61,424,724 | \$404,110 | \$364,550 | 35 | 97 |
| N10 | 284 | 133 | 69 | \$23,584,800 | \$341,809 | \$335,000 | 42 | 97 |
| N11 | 546 | 255 | 162 | \$60,609,300 | \$374,131 | \$353,500 | 41 | 97 |
| N12 | 72 | 31 | 18 | \$6,729,100 | \$373,839 | \$330,000 | 58 | 97 |
| N13 | 73 | 26 | 9 | \$4,972,500 | \$552,500 | \$520,000 | 62 | 99 |
| N14 | 96 | 31 | 20 | \$10,126,000 | \$506,300 | \$544,000 | 37 | 95 |
| N15 | 70 | 29 | 13 | \$5,439,800 | \$418,446 | \$364,900 | 38 | 98 |
| N16 | 62 | 24 | 17 | \$4,824,500 | \$283,794 | \$277,000 | 54 | 97 |
| N17 | 255 | 98 | 65 | \$12,901,400 | \$198,483 | \$190,000 | 44 | 97 |
| N18 | 98 | 41 | 34 | \$8,764,500 | \$257,779 | \$238,500 | 63 | 97 |
| N19 | 128 | 45 | 35 | \$9,005,700 | \$257,306 | \$229,900 | 60 | 97 |
| N20 | 23 | 4 | 1 | \$318,000 | \$318,000 | \$318,000 | 90 | 94 |
| N21 | 42 | 11 | 7 | \$1,697,100 | \$242,443 | \$232,600 | 41 | 96 |
| N22 | 29 | 3 | 10 | \$2,158,400 | \$215,840 | \$197,500 | 50 | 97 |
| N23 | 116 | 40 | 29 | \$6,837,299 | \$235,769 | \$205,000 | 62 | 98 |
| N24 | 78 | 27 | 17 | \$3,318,900 | \$195,229 | \$164,000 | 52 | 98 |
| Total | 4,315 | 1,893 | 1,221 | \$424,273,865 | \$347,481 | \$317,500 | 42 | 97 |



Year-to-Date: January 2004 to November 2004

| Area | Listed | Sales | \$ Volume | Avg Price | Med Price | Avg DOM | Avg %List |
|--------------|---------------|---------------|------------------------|------------------|------------------|-----------|-----------|
| N01 | 1,252 | 691 | \$254,673,309 | \$368,558 | \$338,000 | 34 | 98 |
| N02 | 1,807 | 971 | \$351,879,455 | \$362,389 | \$333,000 | 37 | 97 |
| N03 | 3,236 | 1,808 | \$652,186,315 | \$360,723 | \$312,500 | 36 | 98 |
| N04 | 1,953 | 1,089 | \$414,590,766 | \$380,708 | \$365,000 | 33 | 98 |
| N05 | 968 | 471 | \$187,928,406 | \$398,999 | \$380,000 | 37 | 97 |
| N06 | 1,380 | 949 | \$339,737,839 | \$357,996 | \$300,000 | 34 | 98 |
| N07 | 1,825 | 1,290 | \$375,827,983 | \$291,340 | \$269,900 | 31 | 98 |
| N08 | 3,676 | 2,167 | \$821,395,148 | \$379,047 | \$349,000 | 33 | 97 |
| N10 | 1,726 | 826 | \$293,573,064 | \$355,415 | \$336,750 | 33 | 97 |
| N11 | 3,586 | 1,979 | \$755,246,261 | \$381,630 | \$355,000 | 35 | 98 |
| N12 | 364 | 222 | \$90,003,600 | \$405,422 | \$335,000 | 48 | 97 |
| N13 | 259 | 111 | \$61,668,865 | \$555,575 | \$426,000 | 64 | 97 |
| N14 | 455 | 239 | \$126,933,914 | \$531,104 | \$460,000 | 51 | 96 |
| N15 | 432 | 270 | \$93,232,445 | \$345,305 | \$313,125 | 38 | 98 |
| N16 | 486 | 290 | \$97,277,932 | \$335,441 | \$310,000 | 50 | 97 |
| N17 | 1,421 | 873 | \$191,563,880 | \$219,432 | \$201,000 | 40 | 97 |
| N18 | 629 | 406 | \$103,679,828 | \$255,369 | \$239,000 | 41 | 98 |
| N19 | 701 | 461 | \$108,628,371 | \$235,636 | \$217,000 | 49 | 97 |
| N20 | 106 | 48 | \$16,299,300 | \$339,569 | \$316,500 | 71 | 96 |
| N21 | 150 | 80 | \$20,386,858 | \$254,836 | \$239,123 | 66 | 98 |
| N22 | 193 | 134 | \$27,894,997 | \$208,172 | \$188,435 | 45 | 98 |
| N23 | 601 | 343 | \$76,254,872 | \$222,317 | \$205,000 | 51 | 97 |
| N24 | 410 | 209 | \$43,081,350 | \$206,131 | \$177,000 | 48 | 96 |
| Total | 27,616 | 15,927 | \$5,503,944,758 | \$345,573 | \$315,000 | 37 | 98 |

| 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 | 67 | 26 | \$561,477 | \$463,750 | 38.8 | 97 | N01 | 7 | 2 | \$338,500 | \$338,500 | 28.6 | 99 |
| N02 | 156 | 36 | \$466,008 | \$400,000 | 23.1 | 97 | N02 | 1 | 2 | \$324,450 | \$324,450 | 200.0 | 99 |
| N03 | 233 | 63 | \$511,541 | \$475,000 | 27.0 | 96 | N03 | 10 | 6 | \$329,567 | \$331,450 | 60.0 | 98 |
| N04 | 209 | 44 | \$432,547 | \$396,950 | 21.1 | 97 | N04 | 20 | 3 | \$307,500 | \$312,500 | 15.0 | 98 |
| N05 | 162 | 37 | \$418,389 | \$412,000 | 22.8 | 97 | N05 | 9 | 5 | \$309,400 | \$305,000 | 55.6 | 98 |
| N06 | 125 | 37 | \$394,092 | \$338,000 | 29.6 | 97 | N06 | 15 | 10 | \$262,000 | \$256,000 | 66.7 | 98 |
| N07 | 126 | 55 | \$348,683 | \$332,000 | 43.7 | 98 | N07 | 30 | 13 | \$239,231 | \$240,000 | 43.3 | 97 |
| N08 | 386 | 92 | \$476,512 | \$420,500 | 23.8 | 97 | N08 | 75 | 26 | \$312,109 | \$318,750 | 34.7 | 98 |
| N10 | 144 | 34 | \$398,718 | \$404,250 | 23.6 | 97 | N10 | 10 | 6 | \$260,333 | \$256,000 | 60.0 | 96 |
| N11 | 367 | 98 | \$428,575 | \$410,000 | 26.7 | 97 | N11 | 65 | 15 | \$293,107 | \$294,000 | 23.1 | 98 |
| N12 | 68 | 17 | \$383,229 | \$332,000 | 25.0 | 97 | N12 | - | 1 | \$214,200 | \$214,200 | - | 98 |
| N13 | 72 | 9 | \$552,500 | \$520,000 | 12.5 | 99 | N13 | - | - | - | - | - | - |
| N14 | 96 | 20 | \$506,300 | \$544,000 | 20.8 | 95 | N14 | - | - | - | - | - | - |
| N15 | 70 | 10 | \$481,930 | \$412,500 | 14.3 | 98 | N15 | - | - | - | - | - | - |
| N16 | 61 | 14 | \$295,893 | \$279,500 | 23.0 | 97 | N16 | - | - | - | - | - | - |
| N17 | 242 | 59 | \$201,914 | \$190,000 | 24.4 | 97 | N17 | 2 | 3 | \$197,167 | \$203,000 | 150.0 | 98 |
| N18 | 74 | 21 | \$283,071 | \$300,000 | 28.4 | 97 | N18 | 4 | 5 | \$226,800 | \$232,500 | 125.0 | 97 |
| N19 | 95 | 25 | \$281,352 | \$254,900 | 26.3 | 97 | N19 | 3 | - | - | - | - | - |
| N20 | 23 | 1 | \$318,000 | \$318,000 | 4.4 | 94 | N20 | - | - | - | - | - | - |
| N21 | 42 | 7 | \$242,443 | \$232,600 | 16.7 | 96 | N21 | - | - | - | - | - | - |
| N22 | 26 | 8 | \$234,175 | \$221,500 | 30.8 | 97 | N22 | - | - | - | - | - | - |
| N23 | 111 | 28 | \$238,479 | \$205,000 | 25.2 | 98 | N23 | - | - | - | - | - | - |
| N24 | 76 | 15 | \$201,127 | \$183,000 | 19.7 | 98 | 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 | 63 | 16 | \$230,938 | \$210,250 | 25.4 | 96 | N01 | 11 | 2 | \$347,500 | \$347,500 | 18.2 | 97 |
| N02 | 90 | 18 | \$252,072 | \$226,250 | 20.0 | 97 | N02 | 16 | 9 | \$306,322 | \$302,900 | 56.3 | 98 |
| N03 | 133 | 40 | \$218,203 | \$213,000 | 30.1 | 97 | N03 | 11 | 1 | \$339,000 | \$339,000 | 9.1 | 100 |
| N04 | 7 | 2 | \$170,750 | \$170,750 | 28.6 | 97 | N04 | 2 | - | - | - | - | - |
| N05 | - | - | - | - | - | - | N05 | 3 | 1 | \$358,000 | \$358,000 | 33.3 | 99 |
| N06 | 5 | 3 | \$182,667 | \$178,000 | 60.0 | 98 | N06 | - | 3 | \$336,000 | \$323,000 | - | 96 |
| N07 | 11 | 3 | \$202,000 | \$194,000 | 27.3 | 98 | N07 | 3 | 3 | \$252,333 | \$265,000 | 100.0 | 98 |
| N08 | 24 | 6 | \$261,163 | \$257,500 | 25.0 | 98 | N08 | 2 | - | - | - | - | - |
| N10 | 1 | - | - | - | - | - | N10 | 121 | 27 | \$295,089 | \$293,000 | 22.3 | 97 |
| N11 | 9 | 5 | \$295,580 | \$279,900 | 55.6 | 97 | N11 | 26 | 7 | \$316,543 | \$308,800 | 26.9 | 96 |
| N12 | 1 | - | - | - | - | - | N12 | 1 | - | - | - | - | - |
| N13 | - | - | - | - | - | - | N13 | - | - | - | - | - | - |
| N14 | - | - | - | - | - | - | N14 | - | - | - | - | - | - |
| N15 | - | - | - | - | - | - | N15 | - | - | - | - | - | - |
| N16 | - | 1 | \$135,000 | \$135,000 | - | 96 | N16 | - | 1 | \$307,000 | \$307,000 | - | 98 |
| N17 | - | 2 | \$97,500 | \$97,500 | - | 94 | N17 | 1 | - | - | - | - | - |
| N18 | 1 | - | - | - | - | - | N18 | 15 | 6 | \$221,333 | \$227,500 | 40.0 | 97 |
| N19 | 10 | 1 | \$172,000 | \$172,000 | 10.0 | 98 | N19 | 8 | 5 | \$219,080 | \$220,000 | 62.5 | 99 |
| N20 | - | - | - | - | - | - | N20 | - | - | - | - | - | - |
| N21 | - | - | - | - | - | - | N21 | - | - | - | - | - | - |
| N22 | - | - | - | - | - | - | N22 | 3 | 1 | \$165,000 | \$165,000 | 33.3 | 92 |
| N23 | - | - | - | - | - | - | N23 | 2 | - | - | - | - | - |
| 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 | 25 | 8 | \$251,563 | \$244,000 | 32.0 | 98 | N01 | - | - | - | - | - | - |
| N02 | 17 | 10 | \$277,930 | \$266,900 | 58.8 | 97 | N02 | - | - | - | - | - | - |
| N03 | 36 | 18 | \$236,839 | \$234,750 | 50.0 | 97 | N03 | - | - | - | - | - | - |
| N04 | 6 | 4 | \$287,813 | \$284,125 | 66.7 | 99 | N04 | - | - | - | - | - | - |
| N05 | - | - | - | - | - | - | N05 | - | - | - | - | - | - |
| N06 | 21 | 7 | \$268,614 | \$217,000 | 33.3 | 97 | N06 | 2 | - | - | - | - | - |
| N07 | 12 | 8 | \$189,200 | \$186,800 | 66.7 | 98 | N07 | - | - | - | - | - | - |
| N08 | 13 | 2 | \$264,500 | \$264,500 | 15.4 | 98 | N08 | - | - | - | - | - | - |
| N10 | 3 | 1 | \$250,000 | \$250,000 | 33.3 | 97 | N10 | - | - | - | - | - | - |
| N11 | 24 | 13 | \$248,373 | \$257,000 | 54.2 | 97 | N11 | 1 | 1 | \$593,000 | \$593,000 | 100.0 | 94 |
| N12 | 2 | - | - | - | - | - | N12 | - | - | - | - | - | - |
| N13 | - | - | - | - | - | - | N13 | 1 | - | - | - | - | - |
| N14 | - | - | - | - | - | - | N14 | - | - | - | - | - | - |
| N15 | - | - | - | - | - | - | N15 | - | - | - | - | - | - |
| N16 | - | 1 | \$240,000 | \$240,000 | - | 98 | N16 | - | - | - | - | - | - |
| N17 | 1 | - | - | - | - | - | N17 | - | - | - | - | - | - |
| N18 | 4 | 1 | \$169,000 | \$169,000 | 25.0 | 99 | N18 | - | - | - | - | - | - |
| N19 | 3 | 3 | \$153,333 | \$155,000 | 100.0 | 99 | N19 | 4 | 1 | \$244,500 | \$244,500 | 25.0 | 100 |
| N20 | - | - | - | - | - | - | N20 | - | - | - | - | - | - |
| N21 | - | - | - | - | - | - | N21 | - | - | - | - | - | - |
| N22 | - | - | - | - | - | - | N22 | - | - | - | - | - | - |
| N23 | - | - | - | - | - | - | N23 | - | - | - | - | - | - |
| N24 | 2 | 1 | \$147,500 | \$147,500 | 50.0 | 99 | 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 | - | - | - | - | - | - | N01 | 1 | 1 | \$329,900 | \$329,900 | 100.0 | 94 |
| N02 | 1 | - | - | - | - | - | N02 | 8 | 4 | \$349,725 | \$349,450 | 50.0 | 98 |
| N03 | 3 | - | - | - | - | - | N03 | 37 | 22 | \$327,250 | \$317,750 | 59.5 | 97 |
| N04 | 1 | - | - | - | - | - | N04 | 40 | 13 | \$318,100 | \$313,800 | 32.5 | 98 |
| N05 | - | - | - | - | - | - | N05 | 8 | 4 | \$275,500 | \$275,750 | 50.0 | 99 |
| N06 | - | - | - | - | - | - | N06 | 23 | 8 | \$258,063 | \$253,750 | 34.8 | 99 |
| N07 | 1 | - | - | - | - | - | N07 | 11 | 16 | \$249,119 | \$249,000 | 145.5 | 98 |
| N08 | - | - | - | - | - | - | N08 | 65 | 26 | \$283,646 | \$280,500 | 40.0 | 98 |
| N10 | - | - | - | - | - | - | N10 | 5 | 1 | \$249,000 | \$249,000 | 20.0 | 96 |
| N11 | 1 | - | - | - | - | - | N11 | 53 | 23 | \$291,165 | \$279,000 | 43.4 | 98 |
| N12 | - | - | - | - | - | - | N12 | - | - | - | - | - | - |
| N13 | - | - | - | - | - | - | N13 | - | - | - | - | - | - |
| N14 | - | - | - | - | - | - | N14 | - | - | - | - | - | - |
| N15 | - | - | - | - | - | - | N15 | - | 3 | \$206,833 | \$202,000 | - | 97 |
| N16 | - | - | - | - | - | - | N16 | 1 | - | - | - | - | - |
| N17 | - | - | - | - | - | - | N17 | 9 | 1 | \$202,000 | \$202,000 | 11.1 | 97 |
| N18 | - | - | - | - | - | - | N18 | - | 1 | \$189,000 | \$189,000 | - | 98 |
| N19 | 1 | - | - | - | - | - | N19 | 4 | - | - | - | - | - |
| N20 | - | - | - | - | - | - | N20 | - | - | - | - | - | - |
| N21 | - | - | - | - | - | - | N21 | - | - | - | - | - | - |
| N22 | - | - | - | - | - | - | N22 | - | 1 | \$120,000 | \$120,000 | - | 96 |
| N23 | - | - | - | - | - | - | N23 | 3 | 1 | \$159,900 | \$159,900 | 33.3 | 97 |
| N24 | - | - | - | - | - | - | N24 | - | 1 | \$154,500 | \$154,500 | - | 99 |

District Totals

| | New | Active | Listed | Sales | \$ Volume | Av. Price | Med. Price | Av. DOM | Av. % List |
|-------------------------|--------------|---------------|----------------|---------------|-------------------------|------------------|------------------|-----------|------------|
| Grand Total: | 9,565 | 20,273 | N/A | 6,301 | \$2,008,994,013 | \$318,837 | \$275,000 | 38 | 97 |
| YTD Grand Total: | N/A | N/A | 137,713 | 79,382 | \$25,021,674,587 | \$315,206 | \$272,000 | 34 | 98 |

Annual Summary - Single Family

| Year | *Number of Sales | *Average Price | Year | *Number of Sales | *Average Price |
|-------------|------------------|----------------|----------------|------------------|------------------|
| 1970 | 10,498 | 29,492 | 2003 | | |
| 1971 | 13,085 | 30,426 | January | 4,403 | 281,292 |
| 1972 | 14,613 | 32,513 | February | 5,965 | 289,954 |
| 1973 | 16,335 | 40,605 | March | 6,986 | 290,185 |
| 1974 | 17,318 | 52,806 | April | 7,307 | 292,783 |
| 1975 | 22,020 | 57,581 | May | 8,025 | 298,451 |
| 1976 | 19,025 | 61,389 | June | 8,033 | 295,053 |
| 1977 | 20,512 | 64,559 | July | 8,084 | 289,880 |
| 1978 | 21,184 | 67,333 | August | 6,549 | 285,366 |
| 1979 | 23,466 | 70,830 | September | 6,751 | 297,398 |
| 1980 | 26,017 | 75,694 | October | 7,227 | 304,844 |
| 1981 | 29,625 | 90,203 | November | 5,847 | 301,612 |
| 1982 | 25,336 | 95,496 | December | 4,194 | 284,955 |
| 1983 | 30,046 | 101,626 | Total** | 78,898 | \$293,067 |
| 1984 | 31,905 | 102,318 | 2004 | | |
| 1985 | 45,509 | 109,094 | January | 4,256 | 295,989 |
| 1986 | 52,919 | 138,925 | February | 6,060 | 310,196 |
| 1987 | 43,475 | 189,105 | March | 9,076 | 307,155 |
| 1988 | 49,381 | 229,635 | April | 9,168 | 321,131 |
| 1989 | 38,960 | 273,698 | May | 9,193 | 325,501 |
| 1990 | 26,779 | 255,020 | June | 9,275 | 316,510 |
| 1991 | 38,144 | 234,313 | July | 7,329 | 312,418 |
| 1992 | 41,703 | 214,971 | August | 6,743 | 304,509 |
| 1993 | 38,990 | 206,490 | September | 6,588 | 320,911 |
| 1994 | 44,237 | 208,921 | October | 6,666 | 324,215 |
| 1995 | 39,273 | 203,028 | November | 6,301 | 318,837 |
| 1996 | 55,779 | 198,150 | Total** | 79,382 | \$315,206 |
| 1997 | 58,014 | 211,307 | | | |
| 1998 | 55,344 | 216,815 | | | |
| 1999 | 58,957 | 228,372 | | | |
| 2000 | 58,343 | 243,255 | | | |
| 2001 | 67,612 | 251,508 | | | |
| 2002 | 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

