

December 2005

## Record Sales in 2005!

TORONTO - Friday, January 6, 2006.

**T**REB Members reported a record-breaking 84,145 sales during the course of 2005, TREB President John Meehan announced today. "Last year was the best annual performance since statistics have been kept," the President noted. "It is up one per cent over the 83,501 sales recorded during our previous record year, which was 2004."

During December alone, 4,255 sales were transacted through the TorontoMLS system, the second best showing ever for that month, and up from the 4,232 recorded during December 2004.

On the pricing front, the average rose a healthy but not excessive six per cent in 2005, to \$335,907 from 2004's figure of \$315,321. For December the average was \$327,216, up four per cent over December 2004.

Breaking down the total, 1,661 sales were reported in TREB's 28 West districts and averaged \$304,348; 776

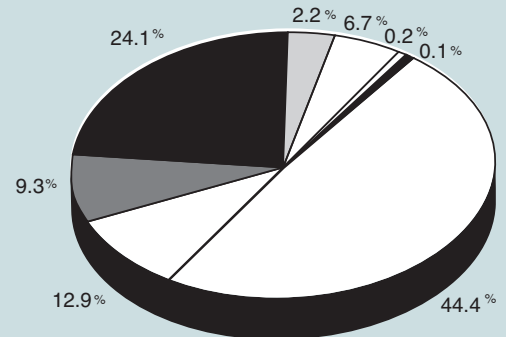
sales were reported in the 14 Central districts and averaged \$407,473; 806 sales were reported in the 23 North districts and averaged \$365,210; and 1,012 sales were reported in TREB's 21 East districts and averaged \$272,949. ■

### NEIGHBOURHOOD CORNER

#### City of Toronto

In 2005, the City of Toronto (E-1 to E-11, W-1 to W-10, and C-1 to C-15) saw 34,366 single-family dwelling sales, up one per cent over the 33,963 sales transacted in 2004, and the best annual performance for the city ever recorded. The average price of these sales was \$361,055, a 10 per cent increase over the previous figure of \$326,514. ■

### SINGLE FAMILY RESIDENTIAL BREAKDOWN



Dwelling Type	Sales	%	Median
Detached	1,888	97	\$359,500
Semi-Detached	548	98	\$285,000
Condo Townhouse	396	97	\$225,500
Condo Apt	1,027	97	\$202,500
Link	96	97	\$268,000
Att/Row/Twnhouse	285	100	\$275,000
Co-op Apt	10	97	\$167,750
Det Condo	5	98	\$238,500

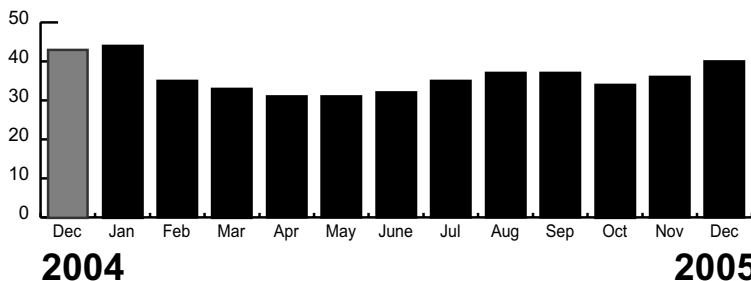
### Housing Market Indicators

	Dec 2004	Dec 2005	%Change
Sales	4,232	4,255	(-)
New Listings	4,903	4,933	(+1%)
Active Listings*	16,592	16,294	(-2%)

\* All figures for single-family dwellings.

### DAYS ON MARKET

#### Days on Market



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**Price Category Breakdown - December 2005**

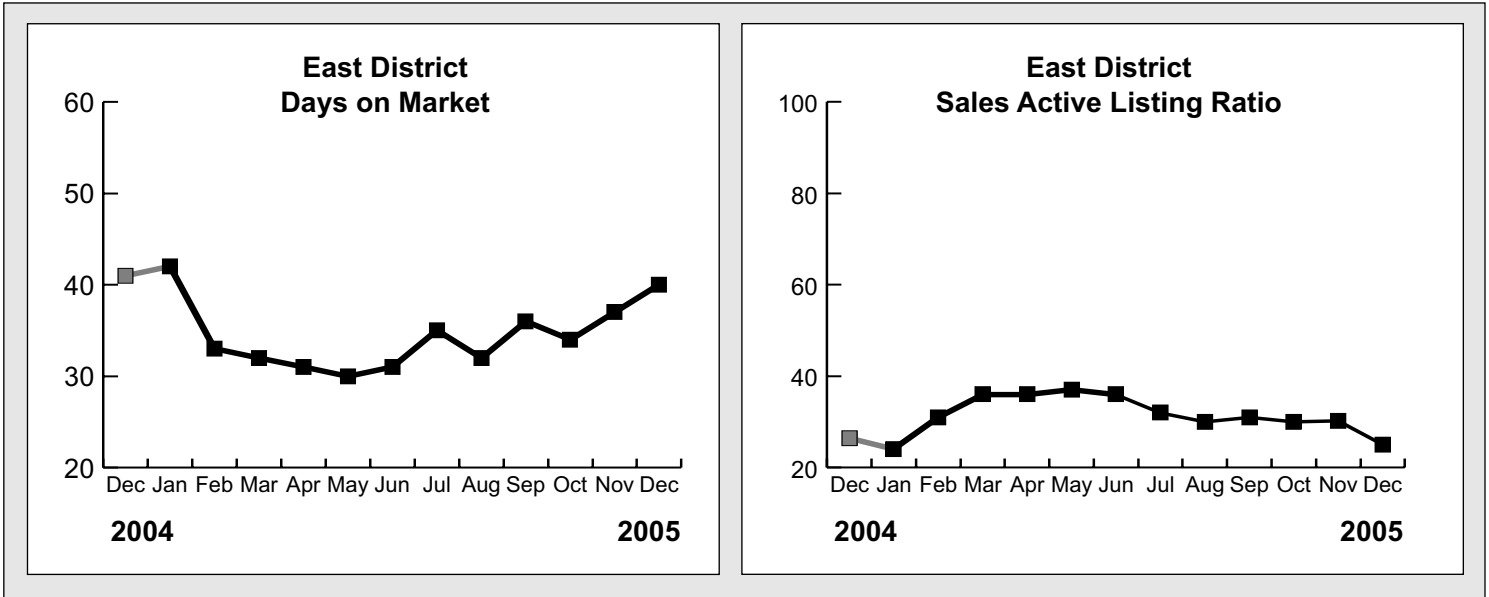
Price Range	Total S.F.D	%S.F.D	Condo Apt.	%Condo Apt.	Condo T.H.	%Condo T.H.
- \$90,000	7	0.2	4	0.4	2	0.5
\$90,001 - \$100,000	5	0.1	4	0.4	1	0.3
\$100,001 - \$110,000	21	0.5	17	1.7	1	0.3
\$110,001 - \$120,000	18	0.4	15	1.5	1	0.3
\$120,001 - \$130,000	31	0.7	23	2.2	3	0.8
\$130,001 - \$140,000	41	1.0	26	2.5	9	2.3
\$140,001 - \$150,000	68	1.6	50	4.9	11	2.8
\$150,001 - \$160,000	101	2.4	62	6.0	18	4.5
\$160,001 - \$170,000	131	3.1	82	8.0	21	5.3
\$170,001 - \$180,000	126	3.0	86	8.4	15	3.8
\$180,001 - \$190,000	129	3.0	68	6.6	26	6.6
\$190,001 - \$200,000	129	3.0	67	6.5	23	5.8
\$200,001 - \$225,000	341	8.0	146	14.2	67	16.9
\$225,001 - \$250,000	416	9.8	121	11.8	59	14.9
\$250,001 - \$300,000	831	19.5	122	11.9	85	21.5
\$300,001 - \$400,000	1,020	24.0	76	7.4	39	9.8
\$400,001 - \$500,000	417	9.8	28	2.7	6	1.5
\$500,001 - \$750,000	291	6.8	19	1.9	7	1.8
\$750,001 - \$1,000,000	80	1.9	6	0.6	1	0.3
\$1,000,001 - \$1,500,000	36	0.8	4	0.4	1	0.3
\$1,500,001 -	16	0.4	1	0.1	-	-
<b>Total:</b>	<b>4,255</b>	<b>100</b>	<b>1,027</b>	<b>100</b>	<b>396</b>	<b>100</b>

**Current Month: December 2005**

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	106	31	38	\$13,495,096	\$355,134	\$348,500	29	99
E02	68	32	46	\$21,833,200	\$474,635	\$390,750	26	99
E03	228	71	66	\$19,461,078	\$294,865	\$281,450	32	98
E04	234	56	47	\$10,631,650	\$226,205	\$222,000	47	97
E05	224	80	75	\$19,483,916	\$259,786	\$243,800	36	97
E06	97	22	30	\$10,804,500	\$360,150	\$295,000	36	97
E07	210	57	72	\$21,515,550	\$298,827	\$268,250	42	106
E08	285	75	53	\$13,231,350	\$249,648	\$250,000	48	97
E09	324	156	77	\$16,757,000	\$217,623	\$205,000	38	97
E10	126	34	36	\$11,531,400	\$320,317	\$295,000	33	97
E11	360	105	61	\$13,442,100	\$220,362	\$204,000	41	97
E12	41	18	15	\$4,514,500	\$300,967	\$285,000	36	97
E13	260	74	47	\$14,108,900	\$300,189	\$282,500	38	97
E14	277	83	66	\$16,862,420	\$255,491	\$250,000	44	97
E15	281	81	72	\$18,818,543	\$261,369	\$243,250	46	98
E16	488	162	109	\$22,126,151	\$202,992	\$188,000	39	97
E17	195	67	44	\$10,243,700	\$232,811	\$212,500	49	97
E18	21	4	3	\$687,500	\$229,167	\$220,000	53	91
E19	75	23	18	\$5,654,900	\$314,161	\$288,500	51	98
E20	73	26	11	\$3,391,500	\$308,318	\$307,000	58	96
E21	114	23	26	\$7,629,350	\$293,437	\$302,500	50	97
<b>Total</b>	<b>4,087</b>	<b>1,280</b>	<b>1,012</b>	<b>\$276,224,304</b>	<b>\$272,949</b>	<b>\$250,000</b>	<b>40</b>	<b>98</b>

**Year-to-Date: January 2005 to December 2005**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
E01	1,483	941	\$327,145,245	\$347,657	\$325,000	20	101
E02	1,477	920	\$402,853,515	\$437,884	\$379,000	18	100
E03	2,598	1,461	\$441,384,225	\$302,111	\$288,500	26	100
E04	1,962	988	\$237,959,299	\$240,849	\$255,000	38	97
E05	2,250	1,278	\$348,419,018	\$272,628	\$259,950	37	97
E06	1,104	546	\$170,792,431	\$312,807	\$274,000	26	98
E07	2,300	1,285	\$336,573,212	\$261,925	\$262,000	38	98
E08	2,174	910	\$233,704,890	\$256,819	\$255,000	39	97
E09	2,251	1,145	\$255,794,008	\$223,401	\$215,000	37	97
E10	1,208	650	\$200,585,257	\$308,593	\$296,000	36	97
E11	2,697	1,134	\$276,270,091	\$243,624	\$237,000	43	97
E12	446	243	\$63,416,900	\$260,975	\$244,000	35	98
E13	2,293	1,153	\$330,423,999	\$286,578	\$272,500	35	98
E14	2,705	1,456	\$392,988,579	\$269,910	\$255,000	34	98
E15	2,958	1,590	\$432,392,205	\$271,945	\$256,500	33	98
E16	3,881	2,293	\$455,903,705	\$198,824	\$188,000	34	98
E17	1,996	1,234	\$284,262,253	\$230,358	\$218,000	35	98
E18	129	42	\$20,873,500	\$496,988	\$442,500	65	95
E19	757	392	\$118,887,877	\$303,285	\$277,450	36	98
E20	482	253	\$68,709,000	\$271,577	\$247,000	48	97
E21	772	387	\$112,018,737	\$289,454	\$260,000	48	97
<b>Total</b>	<b>37,923</b>	<b>20,301</b>	<b>\$5,511,357,946</b>	<b>\$271,482</b>	<b>\$254,000</b>	<b>34</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	23	8	\$370,150	\$374,500	34.8	99	E01	51	22	\$349,363	\$333,302	43.1	99
E02	26	19	\$610,047	\$550,000	73.1	99	E02	25	19	\$385,739	\$354,000	76.0	99
E03	87	33	\$332,576	\$300,000	37.9	99	E03	30	20	\$311,153	\$302,500	66.7	99
E04	87	12	\$304,992	\$306,250	13.8	98	E04	18	7	\$282,600	\$235,000	38.9	98
E05	50	17	\$390,000	\$352,500	34.0	97	E05	12	8	\$293,481	\$288,175	66.7	97
E06	81	21	\$412,238	\$375,000	25.9	97	E06	14	6	\$241,833	\$240,000	42.9	96
E07	73	27	\$356,385	\$326,000	37.0	96	E07	14	5	\$275,700	\$283,500	35.7	97
E08	132	28	\$311,111	\$274,000	21.2	97	E08	8	2	\$221,000	\$221,000	25.0	96
E09	80	23	\$287,639	\$287,700	28.8	97	E09	3	1	\$235,000	\$235,000	33.3	98
E10	86	27	\$352,830	\$300,000	31.4	98	E10	4	3	\$311,500	\$318,000	75.0	96
E11	112	12	\$297,625	\$306,000	10.7	98	E11	42	11	\$216,955	\$200,000	26.2	98
E12	27	11	\$341,864	\$320,000	40.7	97	E12	3	2	\$220,500	\$220,500	66.7	100
E13	156	25	\$373,880	\$360,000	16.0	97	E13	16	6	\$273,667	\$263,250	37.5	98
E14	203	34	\$288,182	\$277,450	16.8	98	E14	9	5	\$228,900	\$221,500	55.6	97
E15	204	44	\$290,936	\$287,500	21.6	98	E15	10	3	\$211,084	\$210,000	30.0	97
E16	337	72	\$227,201	\$223,750	21.4	97	E16	54	24	\$166,513	\$168,000	44.4	98
E17	129	24	\$268,663	\$251,500	18.6	96	E17	5	1	\$200,000	\$200,000	20.0	98
E18	21	3	\$229,167	\$220,000	14.3	91	E18	-	-	-	-	-	-
E19	68	11	\$366,264	\$336,000	16.2	98	E19	-	-	-	-	-	-
E20	68	10	\$317,750	\$308,500	14.7	97	E20	-	-	-	-	-	-
E21	111	25	\$298,214	\$310,000	22.5	97	E21	1	1	\$174,000	\$174,000	100.0	97

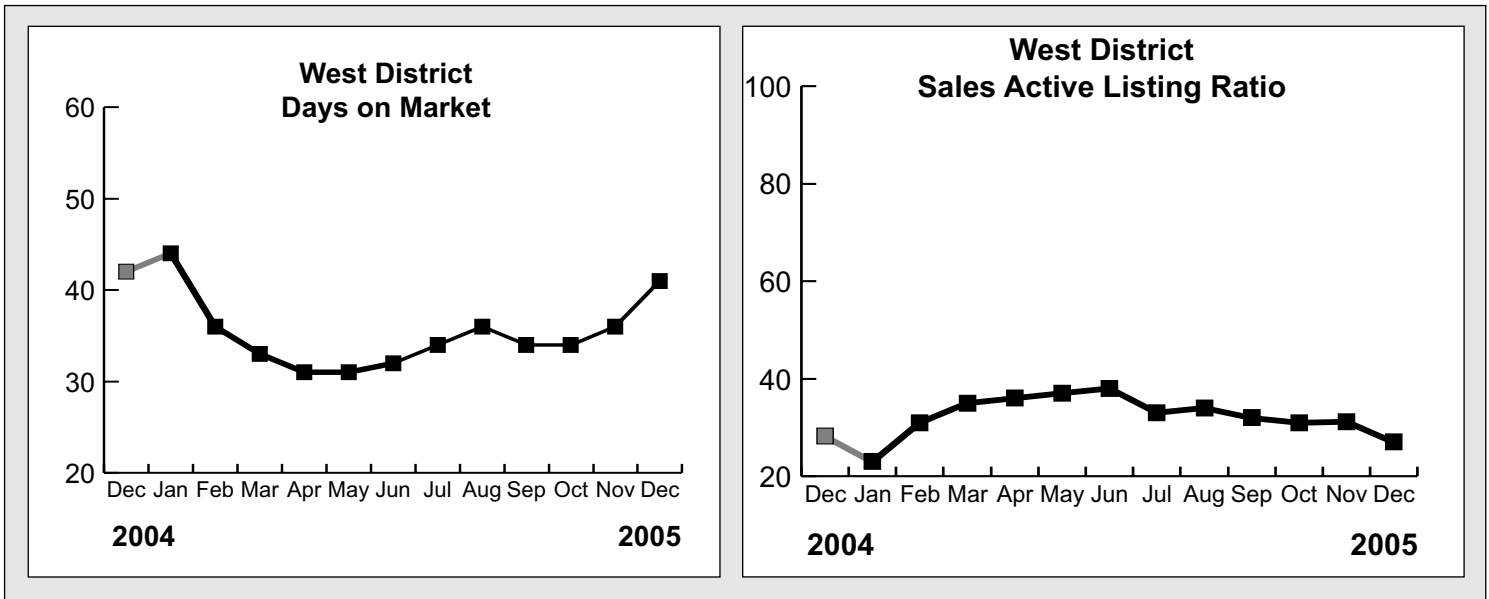
Condo Apartment							Link						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
E01	5	4	\$317,750	\$310,500	80.0	98	E01	-	-	-	-	-	-
E02	10	5	\$370,000	\$362,000	50.0	99	E02	-	-	-	-	-	-
E03	82	10	\$155,000	\$148,000	12.2	96	E03	-	-	-	-	-	-
E04	106	23	\$162,957	\$155,000	21.7	96	E04	-	-	-	-	-	-
E05	102	31	\$195,494	\$188,000	30.4	96	E05	9	2	\$277,050	\$277,050	22.2	98
E06	2	2	\$199,500	\$199,500	100.0	98	E06	-	-	-	-	-	-
E07	92	19	\$172,674	\$170,000	20.7	96	E07	11	4	\$266,250	\$263,750	36.4	97
E08	98	14	\$149,000	\$155,000	14.3	96	E08	3	-	-	-	-	-
E09	194	47	\$187,528	\$182,000	24.2	97	E09	-	-	-	-	-	-
E10	11	3	\$129,500	\$112,000	27.3	95	E10	2	-	-	-	-	-
E11	93	13	\$158,962	\$149,500	14.0	97	E11	6	3	\$248,667	\$230,000	50.0	97
E12	3	-	-	-	-	-	E12	-	-	-	-	-	-
E13	27	3	\$164,967	\$163,000	11.1	99	E13	10	2	\$195,000	\$195,000	20.0	99
E14	26	1	\$158,000	\$158,000	3.9	99	E14	5	6	\$230,603	\$223,500	120.0	98
E15	10	5	\$180,080	\$149,900	50.0	98	E15	18	4	\$239,350	\$236,200	22.2	99
E16	8	3	\$130,000	\$122,000	37.5	96	E16	18	3	\$191,333	\$197,000	16.7	97
E17	2	1	\$158,500	\$158,500	50.0	99	E17	40	7	\$210,557	\$210,000	17.5	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	2	1	\$248,000	\$248,000	50.0	98
E20	1	-	-	-	-	-	E20	4	1	\$214,000	\$214,000	25.0	93
E21	-	-	-	-	-	-	E21	2	-	-	-	-	-

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	2	1	\$241,000	\$241,000	50.0	96	E01	-	-	-	-	-	-
E02	1	-	-	-	-	-	E02	-	-	-	-	-	-
E03	7	1	\$152,000	\$152,000	14.3	90	E03	-	-	-	-	-	-
E04	15	5	\$249,110	\$248,000	33.3	98	E04	-	-	-	-	-	-
E05	49	14	\$218,440	\$218,944	28.6	97	E05	-	-	-	-	-	-
E06	-	1	\$297,500	\$297,500	-	99	E06	-	-	-	-	-	-
E07	13	11	\$238,686	\$240,000	84.6	97	E07	-	-	-	-	-	-
E08	29	7	\$206,929	\$221,000	24.1	98	E08	-	-	-	-	-	-
E09	41	6	\$182,083	\$187,500	14.6	96	E09	-	-	-	-	-	-
E10	17	2	\$183,500	\$183,500	11.8	99	E10	-	-	-	-	-	-
E11	71	16	\$200,569	\$197,500	22.5	98	E11	2	-	-	-	-	-
E12	7	2	\$156,500	\$156,500	28.6	97	E12	-	-	-	-	-	-
E13	37	10	\$200,200	\$185,750	27.0	97	E13	-	-	-	-	-	-
E14	15	7	\$189,214	\$208,000	46.7	96	E14	1	1	\$172,500	\$172,500	100.0	97
E15	16	2	\$203,000	\$203,000	12.5	97	E15	1	-	-	-	-	-
E16	59	5	\$97,480	\$98,000	8.5	97	E16	-	-	-	-	-	-
E17	3	2	\$163,200	\$163,200	66.7	98	E17	-	-	-	-	-	-
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	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	2	-	-	-	-	-	E01	23	3	\$445,300	\$432,900	13.0	100
E02	2	-	-	-	-	-	E02	4	3	\$354,417	\$326,000	75.0	100
E03	-	1	\$126,000	\$126,000	-	97	E03	22	1	\$435,000	\$435,000	4.6	100
E04	2	-	-	-	-	-	E04	6	-	-	-	-	-
E05	1	-	-	-	-	-	E05	1	3	\$277,833	\$286,000	300.0	95
E06	-	-	-	-	-	-	E06	-	-	-	-	-	-
E07	2	-	-	-	-	-	E07	5	6	\$590,550	\$257,500	120.0	212
E08	1	-	-	-	-	-	E08	14	2	\$271,875	\$271,875	14.3	98
E09	4	-	-	-	-	-	E09	2	-	-	-	-	-
E10	1	-	-	-	-	-	E10	5	1	\$315,000	\$315,000	20.0	98
E11	-	-	-	-	-	-	E11	34	6	\$243,750	\$265,500	17.7	96
E12	-	-	-	-	-	-	E12	1	-	-	-	-	-
E13	-	-	-	-	-	-	E13	14	1	\$233,000	\$233,000	7.1	99
E14	-	-	-	-	-	-	E14	18	12	\$240,092	\$243,000	66.7	98
E15	-	-	-	-	-	-	E15	22	14	\$222,879	\$222,500	63.6	99
E16	-	-	-	-	-	-	E16	12	2	\$160,000	\$160,000	16.7	97
E17	-	-	-	-	-	-	E17	16	9	\$181,889	\$189,000	56.3	98
E18	-	-	-	-	-	-	E18	-	-	-	-	-	-
E19	-	-	-	-	-	-	E19	5	6	\$229,667	\$229,500	120.0	99
E20	-	-	-	-	-	-	E20	-	-	-	-	-	-
E21	-	-	-	-	-	-	E21	-	-	-	-	-	-

West District

Current Month: December 2005								
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	67	24	17	\$6,127,300	\$360,429	\$391,000	32	100
W02	117	39	41	\$14,955,000	\$364,756	\$335,000	42	98
W03	215	52	51	\$12,690,250	\$248,828	\$237,000	47	96
W04	261	52	42	\$11,506,390	\$273,962	\$255,000	53	97
W05	416	107	47	\$12,435,700	\$264,589	\$270,000	50	96
W06	234	67	49	\$14,880,900	\$303,692	\$270,000	40	98
W07	76	33	24	\$9,918,400	\$413,267	\$411,500	30	98
W08	179	45	54	\$19,661,490	\$364,102	\$273,500	38	97
W09	147	53	33	\$9,393,500	\$284,652	\$346,000	34	96
W10	383	102	68	\$15,016,200	\$220,826	\$179,450	46	96
W12	189	48	47	\$17,926,650	\$381,418	\$351,000	32	97
W13	150	42	51	\$21,184,400	\$415,380	\$302,500	40	96
W14	101	39	41	\$10,054,850	\$245,240	\$199,000	45	97
W15	407	134	98	\$21,559,545	\$219,995	\$199,750	41	97
W16	107	39	46	\$13,858,900	\$301,280	\$291,500	41	98
W17	1	-	-	-	-	-	-	-
W18	115	38	23	\$5,778,950	\$251,259	\$252,500	33	97
W19	382	143	167	\$51,681,283	\$309,469	\$291,500	42	97
W20	298	115	153	\$47,513,200	\$310,544	\$297,500	36	97
W21	238	51	50	\$22,046,327	\$440,927	\$332,000	44	97
W22	93	33	32	\$10,573,200	\$330,413	\$278,500	32	98
W23	882	274	241	\$70,375,840	\$292,016	\$275,000	43	98
W24	654	234	149	\$41,572,050	\$279,007	\$265,000	36	97
W25	58	12	18	\$5,448,400	\$302,689	\$259,000	39	98
W26	18	2	2	\$935,000	\$467,500	\$467,500	53	98
W27	152	45	45	\$14,256,400	\$316,809	\$275,000	43	97
W28	177	45	45	\$17,164,980	\$381,444	\$342,130	42	97
W29	97	33	27	\$7,006,600	\$259,504	\$230,000	37	97
<b>Total</b>	<b>6,214</b>	<b>1,901</b>	<b>1,661</b>	<b>\$505,521,705</b>	<b>\$304,348</b>	<b>\$275,000</b>	<b>41</b>	<b>97</b>



**Year-to-Date: January 2005 to December 2005**

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
W01	871	573	\$223,185,914	\$389,504	\$362,000	27	100
W02	1,309	759	\$294,320,951	\$387,775	\$345,000	25	100
W03	1,697	799	\$202,013,518	\$252,833	\$250,000	35	97
W04	1,553	718	\$197,842,478	\$275,547	\$272,000	37	97
W05	2,251	921	\$233,664,540	\$253,707	\$280,000	43	96
W06	2,042	1,106	\$346,864,963	\$313,621	\$290,000	37	98
W07	833	535	\$222,544,411	\$415,971	\$399,000	26	99
W08	1,925	1,208	\$568,703,674	\$470,781	\$385,000	29	99
W09	1,060	538	\$161,114,269	\$299,469	\$315,001	36	97
W10	2,486	1,105	\$262,276,001	\$237,354	\$260,000	42	97
W12	1,669	940	\$363,610,452	\$386,820	\$322,250	34	98
W13	1,562	903	\$406,581,796	\$450,257	\$347,000	31	97
W14	1,104	671	\$182,881,220	\$272,550	\$257,000	34	97
W15	3,195	1,731	\$366,556,725	\$211,760	\$190,000	39	97
W16	1,552	986	\$316,634,598	\$321,130	\$296,750	30	98
W17	7	-	-	-	-	-	-
W18	908	421	\$100,152,200	\$237,891	\$247,000	36	97
W19	4,501	2,701	\$848,012,072	\$313,962	\$300,000	33	98
W20	4,719	3,097	\$969,284,964	\$312,975	\$295,000	29	98
W21	1,976	1,140	\$495,683,080	\$434,810	\$355,125	37	98
W22	988	603	\$189,754,180	\$314,684	\$296,500	31	98
W23	8,786	4,729	\$1,323,058,597	\$279,776	\$265,000	35	98
W24	5,708	3,043	\$860,000,472	\$282,616	\$269,000	34	98
W25	494	325	\$106,500,465	\$327,694	\$269,900	46	98
W26	54	23	\$13,553,000	\$589,261	\$475,000	69	97
W27	1,481	984	\$303,757,394	\$308,697	\$283,750	39	98
W28	1,368	825	\$319,990,289	\$387,867	\$348,000	39	97
W29	981	659	\$163,807,501	\$248,570	\$232,000	38	98
<b>Total</b>	<b>57,080</b>	<b>32,043</b>	<b>\$10,042,349,724</b>	<b>\$313,402</b>	<b>\$281,000</b>	<b>34</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	21	6	\$442,500	\$451,000	28.6	95	W01	9	5	\$418,600	\$402,000	55.6	105	
W02	44	17	\$446,200	\$455,000	38.6	98	W02	43	17	\$315,888	\$320,000	39.5	98	
W03	125	22	\$242,170	\$229,500	17.6	96	W03	52	23	\$273,935	\$267,000	44.2	96	
W04	103	25	\$307,256	\$305,000	24.3	97	W04	13	4	\$368,750	\$357,000	30.8	97	
W05	90	11	\$372,591	\$345,000	12.2	94	W05	88	20	\$285,790	\$283,000	22.7	96	
W06	54	24	\$313,350	\$286,250	44.4	99	W06	15	3	\$363,833	\$325,000	20.0	99	
W07	31	14	\$451,571	\$463,500	45.2	98	W07	-	1	\$250,000	\$250,000	-	97	
W08	76	22	\$575,145	\$527,000	29.0	97	W08	1	1	\$333,000	\$333,000	100.0	97	
W09	33	17	\$382,129	\$377,000	51.5	96	W09	4	-	-	-	-	-	-
W10	134	25	\$312,840	\$295,000	18.7	95	W10	14	4	\$273,750	\$280,000	28.6	97	
W12	102	23	\$471,978	\$437,500	22.6	97	W12	2	4	\$363,438	\$336,500	200.0	96	
W13	83	25	\$621,796	\$550,000	30.1	96	W13	12	4	\$277,500	\$262,000	33.3	97	
W14	29	9	\$421,778	\$403,000	31.0	97	W14	10	2	\$287,750	\$287,750	20.0	97	
W15	21	7	\$389,900	\$368,000	33.3	97	W15	11	11	\$303,873	\$302,100	100.0	98	
W16	48	23	\$371,843	\$355,000	47.9	98	W16	25	7	\$270,214	\$273,000	28.0	97	
W17	-	-	-	-	-	-	W17	1	-	-	-	-	-	-
W18	31	11	\$263,664	\$245,200	35.5	96	W18	41	9	\$262,683	\$264,650	22.0	97	
W19	156	53	\$415,595	\$386,500	34.0	97	W19	30	29	\$306,752	\$310,000	96.7	98	
W20	145	56	\$395,236	\$379,500	38.6	97	W20	41	37	\$297,573	\$296,500	90.2	98	
W21	162	29	\$554,917	\$405,000	17.9	97	W21	7	5	\$295,980	\$288,000	71.4	97	
W22	66	13	\$435,692	\$365,000	19.7	98	W22	17	10	\$273,970	\$268,450	58.8	99	
W23	582	133	\$333,733	\$328,000	22.9	97	W23	170	59	\$256,407	\$255,000	34.7	98	
W24	364	71	\$350,656	\$351,000	19.5	97	W24	111	27	\$259,900	\$260,000	24.3	98	
W25	35	7	\$431,986	\$345,900	20.0	97	W25	3	-	-	-	-	-	-
W26	18	2	\$467,500	\$467,500	11.1	98	W26	-	-	-	-	-	-	-
W27	132	36	\$339,428	\$296,000	27.3	97	W27	1	-	-	-	-	-	-
W28	143	36	\$413,486	\$362,500	25.2	96	W28	8	5	\$269,000	\$269,000	62.5	98	
W29	80	15	\$310,613	\$275,000	18.8	98	W29	7	6	\$186,317	\$188,000	85.7	96	

**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	19	4	\$226,250	\$215,000	21.1	97	W01	-	-	-	-	-	-	-
W02	18	2	\$341,500	\$341,500	11.1	97	W02	-	-	-	-	-	-	-
W03	35	6	\$177,000	\$158,500	17.1	96	W03	-	-	-	-	-	-	-
W04	120	10	\$165,300	\$150,750	8.3	98	W04	1	-	-	-	-	-	-
W05	146	8	\$140,813	\$143,750	5.5	95	W05	-	-	-	-	-	-	-
W06	139	20	\$279,950	\$235,500	14.4	97	W06	-	-	-	-	-	-	-
W07	38	4	\$277,100	\$247,500	10.5	98	W07	-	-	-	-	-	-	-
W08	91	26	\$210,031	\$181,000	28.6	98	W08	-	-	-	-	-	-	-
W09	97	14	\$159,736	\$108,750	14.4	95	W09	-	-	-	-	-	-	-
W10	190	31	\$141,784	\$141,500	16.3	97	W10	3	-	-	-	-	-	-
W12	62	14	\$214,171	\$204,250	22.6	97	W12	-	-	-	-	-	-	-
W13	22	5	\$178,800	\$180,000	22.7	95	W13	-	-	-	-	-	-	-
W14	30	16	\$179,206	\$172,500	53.3	97	W14	2	-	-	-	-	-	-
W15	333	66	\$187,713	\$177,250	19.8	97	W15	-	-	-	-	-	-	-
W16	10	4	\$175,000	\$162,500	40.0	98	W16	-	1	\$295,000	\$295,000	-	95	
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-	-
W18	18	-	-	-	-	-	W18	-	-	-	-	-	-	-
W19	115	33	\$219,461	\$171,000	28.7	97	W19	1	4	\$305,375	\$311,250	400.0	98	
W20	19	11	\$180,264	\$176,000	57.9	97	W20	3	3	\$273,833	\$257,500	100.0	98	
W21	26	5	\$218,367	\$202,000	19.2	96	W21	2	2	\$294,500	\$294,500	100.0	97	
W22	-	-	-	-	-	-	W22	1	-	-	-	-	-	-
W23	22	7	\$190,500	\$187,000	31.8	96	W23	3	2	\$257,000	\$257,000	66.7	97	
W24	71	24	\$161,833	\$159,500	33.8	96	W24	6	-	-	-	-	-	-
W25	11	2	\$127,250	\$127,250	18.2	97	W25	1	1	\$253,000	\$253,000	100.0	97	
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-	-
W27	2	-	-	-	-	-	W27	7	1	\$256,500	\$256,500	14.3	99	
W28	-	-	-	-	-	-	W28	-	-	-	-	-	-	-
W29	6	-	-	-	-	-	W29	-	1	\$190,000	\$190,000	-	90	

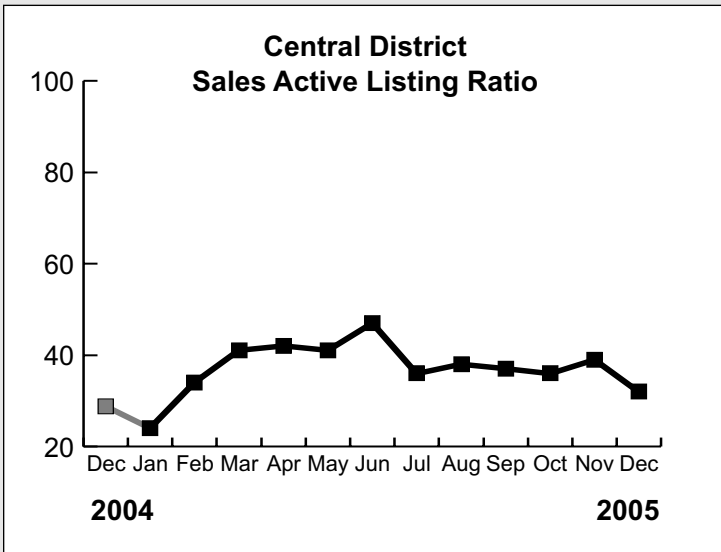
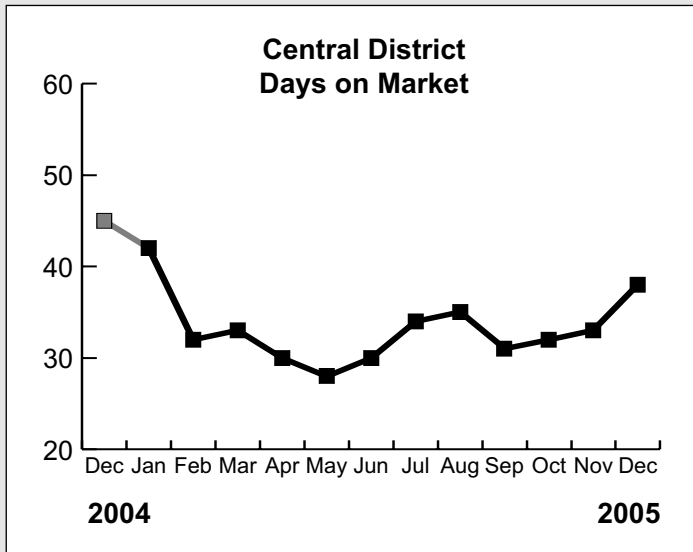


Condo Townhouse							Detached Condo						
Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List
W01	5	1	\$238,000	\$238,000	20.0	93	W01	-	-	-	-	-	-
W02	1	3	\$217,833	\$227,000	300.0	98	W02	-	-	-	-	-	-
W03	-	-	-	-	-	-	W03	-	-	-	-	-	-
W04	18	3	\$232,330	\$206,000	16.7	97	W04	-	-	-	-	-	-
W05	78	8	\$186,863	\$177,000	10.3	96	W05	-	-	-	-	-	-
W06	8	1	\$290,000	\$290,000	12.5	98	W06	-	-	-	-	-	-
W07	2	1	\$305,000	\$305,000	50.0	94	W07	-	-	-	-	-	-
W08	8	4	\$218,625	\$213,750	50.0	96	W08	-	-	-	-	-	-
W09	8	1	\$548,000	\$548,000	12.5	98	W09	-	-	-	-	-	-
W10	36	5	\$185,780	\$170,000	13.9	96	W10	-	-	-	-	-	-
W12	23	6	\$436,500	\$282,250	26.1	97	W12	-	-	-	-	-	-
W13	32	14	\$205,893	\$204,000	43.8	97	W13	-	-	-	-	-	-
W14	27	13	\$191,696	\$167,000	48.2	98	W14	-	-	-	-	-	-
W15	39	14	\$221,329	\$227,000	35.9	98	W15	-	-	-	-	-	-
W16	23	10	\$215,800	\$217,500	43.5	98	W16	-	-	-	-	-	-
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	24	3	\$171,500	\$167,500	12.5	96	W18	-	-	-	-	-	-
W19	62	37	\$249,263	\$256,288	59.7	98	W19	-	-	-	-	-	-
W20	74	35	\$236,997	\$227,000	47.3	97	W20	-	-	-	-	-	-
W21	20	2	\$248,000	\$248,000	10.0	96	W21	-	-	-	-	-	-
W22	1	1	\$183,000	\$183,000	100.0	98	W22	-	-	-	-	-	-
W23	62	20	\$206,833	\$208,500	32.3	98	W23	-	-	-	-	-	-
W24	66	14	\$192,357	\$192,000	21.2	97	W24	2	-	-	-	-	-
W25	5	2	\$201,500	\$201,500	40.0	100	W25	-	2	\$261,750	\$261,750	-	99
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	4	4	\$184,625	\$185,500	100.0	97	W27	-	-	-	-	-	-
W28	2	2	\$220,750	\$220,750	100.0	99	W28	-	-	-	-	-	-
W29	2	1	\$167,500	\$167,500	50.0	99	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	1	-	-	-	-	-	W01	12	1	\$236,300	\$236,300	8.3	119
W02	-	-	-	-	-	-	W02	11	2	\$331,500	\$331,500	18.2	97
W03	-	-	-	-	-	-	W03	3	-	-	-	-	-
W04	2	-	-	-	-	-	W04	4	-	-	-	-	-
W05	13	-	-	-	-	-	W05	1	-	-	-	-	-
W06	3	-	-	-	-	-	W06	15	1	\$380,000	\$380,000	6.7	97
W07	-	-	-	-	-	-	W07	5	4	\$483,250	\$482,500	80.0	97
W08	3	-	-	-	-	-	W08	-	1	\$339,990	\$339,990	-	100
W09	3	1	\$113,000	\$113,000	33.3	94	W09	2	-	-	-	-	-
W10	1	1	\$167,500	\$167,500	100.0	99	W10	5	2	\$304,250	\$304,250	40.0	100
W12	-	-	-	-	-	-	W12	-	-	-	-	-	-
W13	-	-	-	-	-	-	W13	1	3	\$251,000	\$250,000	300.0	97
W14	-	-	-	-	-	-	W14	3	1	\$324,000	\$324,000	33.3	98
W15	3	-	-	-	-	-	W15	-	-	-	-	-	-
W16	-	-	-	-	-	-	W16	1	1	\$262,000	\$262,000	100.0	95
W17	-	-	-	-	-	-	W17	-	-	-	-	-	-
W18	-	-	-	-	-	-	W18	1	-	-	-	-	-
W19	-	-	-	-	-	-	W19	18	11	\$279,318	\$277,500	61.1	97
W20	-	-	-	-	-	-	W20	16	11	\$297,318	\$290,000	68.8	98
W21	-	-	-	-	-	-	W21	21	7	\$328,143	\$259,000	33.3	97
W22	-	-	-	-	-	-	W22	8	8	\$248,313	\$244,750	100.0	99
W23	-	-	-	-	-	-	W23	43	20	\$243,858	\$245,950	46.5	97
W24	1	-	-	-	-	-	W24	33	13	\$237,012	\$238,000	39.4	98
W25	-	-	-	-	-	-	W25	3	4	\$247,625	\$253,750	133.3	98
W26	-	-	-	-	-	-	W26	-	-	-	-	-	-
W27	-	-	-	-	-	-	W27	6	4	\$260,500	\$261,500	66.7	97
W28	-	-	-	-	-	-	W28	24	2	\$246,500	\$246,500	8.3	97
W29	-	-	-	-	-	-	W29	2	4	\$218,000	\$215,000	200.0	98

Current Month: December 2005

Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	587	191	157	\$51,304,392	\$326,780	\$262,500	39	97
C02	143	52	45	\$22,763,114	\$505,847	\$399,900	33	98
C03	121	28	32	\$16,534,471	\$516,702	\$363,501	40	98
C04	163	52	61	\$37,126,000	\$608,623	\$530,000	35	97
C06	65	28	32	\$13,634,200	\$426,069	\$422,000	35	97
C07	201	67	50	\$17,878,764	\$357,575	\$343,688	32	98
C08	183	63	101	\$29,967,408	\$296,707	\$263,000	33	98
C09	64	15	20	\$13,896,000	\$694,800	\$414,000	35	97
C10	51	26	36	\$22,098,550	\$613,849	\$482,500	31	99
C11	72	16	13	\$4,594,500	\$353,423	\$221,500	31	99
C12	96	20	16	\$17,695,500	\$1,105,969	\$785,000	41	96
C13	113	50	26	\$8,436,000	\$324,462	\$295,500	30	97
C14	361	119	118	\$39,200,725	\$332,210	\$255,000	46	97
C15	215	64	69	\$21,069,400	\$305,354	\$230,500	45	98
<b>Total</b>	<b>2,435</b>	<b>791</b>	<b>776</b>	<b>\$316,199,024</b>	<b>\$407,473</b>	<b>\$299,450</b>	<b>38</b>	<b>97</b>



Year-to-Date: January 2005 to December 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
C01	4,591	2,864	\$876,770,363	\$306,135	\$264,500	35	99
C02	1,474	889	\$487,421,185	\$548,280	\$420,000	27	100
C03	1,134	667	\$426,707,859	\$639,742	\$410,000	30	99
C04	2,054	1,280	\$810,424,625	\$633,144	\$559,000	28	100
C06	562	272	\$123,468,051	\$453,927	\$418,000	31	98
C07	1,763	1,019	\$358,627,346	\$351,940	\$307,000	34	99
C08	2,107	1,463	\$422,313,437	\$288,663	\$246,500	33	99
C09	707	435	\$383,203,103	\$880,927	\$607,000	29	99
C10	1,153	855	\$528,036,754	\$617,587	\$485,000	22	100
C11	745	455	\$190,348,583	\$418,349	\$351,000	29	101
C12	847	446	\$456,866,101	\$1,024,363	\$830,000	37	98
C13	1,212	686	\$234,983,304	\$342,541	\$310,250	31	98
C14	3,443	2,111	\$708,755,964	\$335,744	\$258,000	38	98
C15	2,389	1,404	\$456,155,324	\$324,897	\$280,000	35	98
<b>Total</b>	<b>24,181</b>	<b>14,846</b>	<b>\$6,464,081,999</b>	<b>\$435,409</b>	<b>\$317,000</b>	<b>33</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	7	1	\$690,000	\$690,000	14.3	99	C01	30	6	\$534,136	\$501,409	20.0	102	
C02	38	7	\$781,702	\$799,914	18.4	95	C02	33	12	\$407,521	\$377,750	36.4	98	
C03	68	23	\$544,107	\$372,500	33.8	98	C03	19	3	\$723,333	\$320,000	15.8	94	
C04	87	40	\$751,518	\$701,000	46.0	97	C04	5	2	\$447,500	\$447,500	40.0	102	
C06	47	21	\$516,471	\$472,000	44.7	97	C06	1	-	-	-	-	-	-
C07	62	17	\$516,282	\$450,000	27.4	98	C07	11	4	\$352,500	\$345,000	36.4	102	
C08	2	-	-	-	-	-	C08	7	3	\$660,000	\$740,000	42.9	97	
C09	25	5	\$1,653,000	\$1,785,000	20.0	99	C09	4	-	-	-	-	-	-
C10	20	16	\$923,516	\$731,500	80.0	100	C10	8	6	\$433,583	\$423,250	75.0	98	
C11	4	4	\$689,750	\$713,000	100.0	105	C11	2	2	\$340,000	\$340,000	100.0	97	
C12	76	12	\$1,346,208	\$967,500	15.8	96	C12	-	-	-	-	-	-	-
C13	19	10	\$446,900	\$409,250	52.6	98	C13	10	4	\$293,625	\$287,250	40.0	97	
C14	77	23	\$648,978	\$615,000	29.9	96	C14	-	-	-	-	-	-	-
C15	38	15	\$612,100	\$587,500	39.5	99	C15	12	7	\$325,571	\$332,000	58.3	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	496	131	\$311,917	\$247,000	26.4	97	C01	-	-	-	-	-	-	-
C02	53	20	\$454,180	\$358,500	37.7	97	C02	-	-	-	-	-	-	-
C03	20	3	\$367,333	\$375,000	15.0	98	C03	-	-	-	-	-	-	-
C04	60	16	\$341,469	\$196,500	26.7	96	C04	-	-	-	-	-	-	-
C06	17	9	\$238,144	\$228,000	52.9	96	C06	-	-	-	-	-	-	-
C07	105	20	\$240,720	\$219,000	19.1	97	C07	-	3	\$366,192	\$347,700	-	98	
C08	142	84	\$269,382	\$250,500	59.2	98	C08	-	-	-	-	-	-	-
C09	29	13	\$378,769	\$343,000	44.8	97	C09	-	-	-	-	-	-	-
C10	18	9	\$295,867	\$272,600	50.0	98	C10	-	-	-	-	-	-	-
C11	55	5	\$170,100	\$200,000	9.1	98	C11	-	-	-	-	-	-	-
C12	19	2	\$342,000	\$342,000	10.5	97	C12	-	-	-	-	-	-	-
C13	70	12	\$232,708	\$198,000	17.1	97	C13	-	-	-	-	-	-	-
C14	268	88	\$246,200	\$229,750	32.8	97	C14	1	-	-	-	-	-	-
C15	106	35	\$183,717	\$181,700	33.0	97	C15	1	-	-	-	-	-	-

## Condo Townhouse

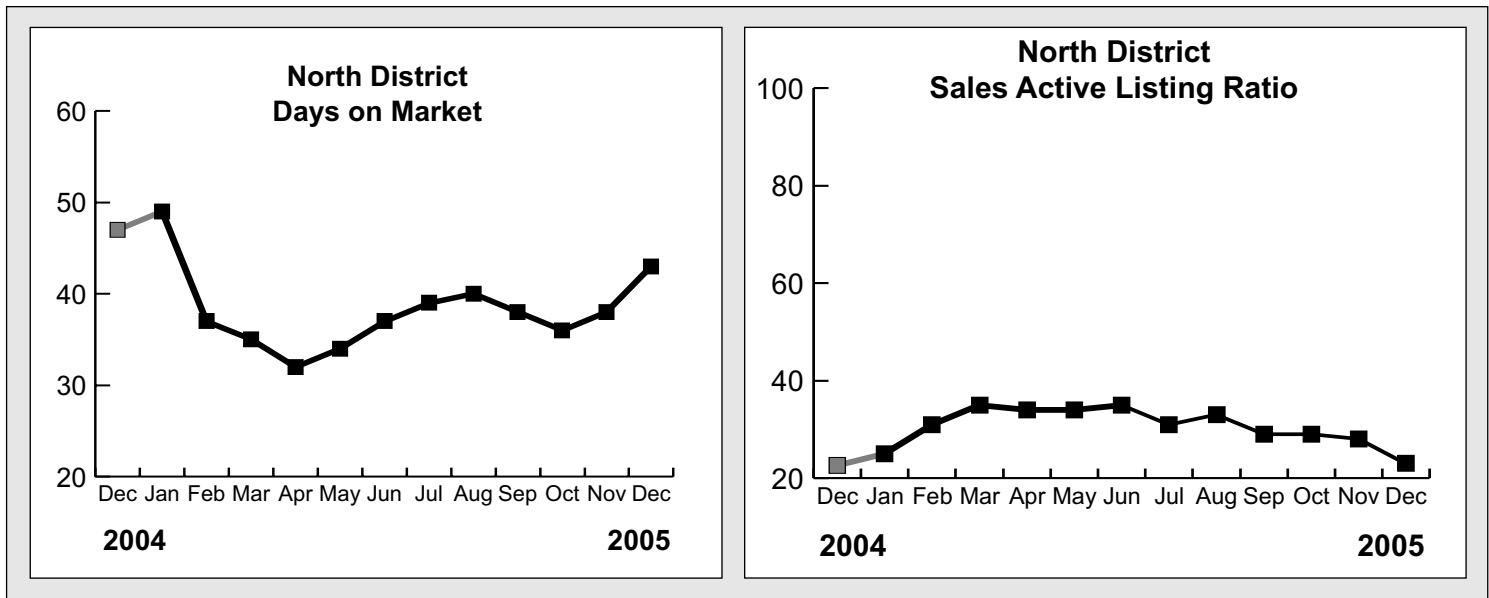
## Detached Condo

Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	Area	Act	Sales	Av. Price	Med. Price	% S-A	Av. % List	
C01	25	13	\$305,577	\$322,500	52.0	98	C01	-	-	-	-	-	-	-
C02	4	1	\$619,000	\$619,000	25.0	97	C02	-	-	-	-	-	-	-
C03	1	-	-	-	-	-	C03	-	-	-	-	-	-	-
C04	4	3	\$235,600	\$235,000	75.0	98	C04	-	-	-	-	-	-	-
C06	-	2	\$322,500	\$322,500	-	103	C06	-	-	-	-	-	-	-
C07	17	5	\$321,500	\$318,000	29.4	97	C07	-	-	-	-	-	-	-
C08	10	5	\$268,800	\$260,000	50.0	98	C08	-	-	-	-	-	-	-
C09	-	-	-	-	-	-	C09	-	-	-	-	-	-	-
C10	3	3	\$325,667	\$299,000	100.0	97	C10	-	-	-	-	-	-	-
C11	10	2	\$152,500	\$152,500	20.0	94	C11	-	-	-	-	-	-	-
C12	1	2	\$428,500	\$428,500	200.0	96	C12	-	-	-	-	-	-	-
C13	8	-	-	-	-	-	C13	-	-	-	-	-	-	-
C14	13	6	\$351,433	\$331,550	46.2	99	C14	-	-	-	-	-	-	-
C15	57	12	\$264,900	\$266,000	21.1	98	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	3	1	\$148,500	\$148,500	33.3	97	C01	26	5	\$485,500	\$410,000	19.2	97
C02	4	1	\$168,000	\$168,000	25.0	98	C02	11	4	\$632,588	\$502,500	36.4	101
C03	8	3	\$249,333	\$250,000	37.5	98	C03	5	-	-	-	-	-
C04	4	-	-	-	-	-	C04	3	-	-	-	-	-
C06	-	-	-	-	-	-	C06	-	-	-	-	-	-
C07	1	1	\$171,500	\$171,500	100.0	98	C07	5	-	-	-	-	-
C08	4	-	-	-	-	-	C08	18	9	\$446,144	\$499,500	50.0	99
C09	6	1	\$172,000	\$172,000	16.7	98	C09	-	1	\$535,000	\$535,000	-	98
C10	2	-	-	-	-	-	C10	-	2	\$540,500	\$540,500	-	96
C11	-	-	-	-	-	-	C11	1	-	-	-	-	-
C12	-	-	-	-	-	-	C12	-	-	-	-	-	-
C13	1	-	-	-	-	-	C13	5	-	-	-	-	-
C14	1	-	-	-	-	-	C14	1	1	\$500,000	\$500,000	100.0	98
C15	1	-	-	-	-	-	C15	-	-	-	-	-	-

**North District**

Current Month: December 2005									
Area	Active	New	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List	
N01	142	38	30	\$13,046,000	\$434,867	\$405,250	44	97	
N02	183	53	64	\$23,534,536	\$367,727	\$326,000	36	96	
N03	402	126	92	\$31,057,400	\$337,580	\$310,750	36	97	
N04	219	67	51	\$19,859,400	\$389,400	\$375,000	34	98	
N05	161	52	37	\$15,372,188	\$415,465	\$420,000	48	98	
N06	151	41	47	\$18,841,950	\$400,893	\$335,000	36	97	
N07	143	50	54	\$16,042,350	\$297,081	\$277,500	51	97	
N08	421	111	109	\$45,060,390	\$413,398	\$385,000	40	97	
N10	178	68	46	\$16,722,500	\$363,533	\$329,500	37	97	
N11	421	143	101	\$40,813,550	\$404,095	\$370,000	41	97	
N12	61	7	11	\$4,585,800	\$416,891	\$355,000	53	98	
N13	62	5	4	\$1,270,000	\$317,500	\$290,000	71	96	
N14	113	19	13	\$7,330,000	\$563,846	\$430,000	42	94	
N15	64	11	13	\$4,949,100	\$380,700	\$338,500	39	98	
N16	103	16	18	\$6,797,075	\$377,615	\$367,750	39	98	
N17	236	51	43	\$10,243,400	\$238,219	\$238,000	48	96	
N18	94	28	20	\$5,663,400	\$283,170	\$259,500	61	97	
N19	103	24	20	\$5,082,500	\$254,125	\$221,000	56	97	
N20	29	4	1	\$537,500	\$537,500	\$537,500	134	98	
N21	43	5	4	\$1,057,000	\$264,250	\$287,000	134	96	
N22	51	11	5	\$1,151,400	\$230,280	\$228,500	55	97	
N23	102	19	12	\$3,389,200	\$282,433	\$236,500	80	97	
N24	76	12	11	\$1,952,900	\$177,536	\$163,000	52	96	
<b>Total</b>	<b>3,558</b>	<b>961</b>	<b>806</b>	<b>\$294,359,539</b>	<b>\$365,210</b>	<b>\$335,000</b>	<b>43</b>	<b>97</b>	



## Year-to-Date: January 2005 to December 2005

Area	Listed	Sales	\$ Volume	Avg Price	Med Price	Avg DOM	Avg %List
N01	1,331	739	\$292,250,837	\$395,468	\$360,000	33	98
N02	1,733	928	\$364,732,240	\$393,030	\$357,150	35	97
N03	3,717	1,991	\$775,995,605	\$389,752	\$338,000	34	97
N04	2,088	1,137	\$467,601,806	\$411,259	\$403,000	31	98
N05	1,345	624	\$268,540,710	\$430,354	\$408,900	36	98
N06	1,546	913	\$351,245,554	\$384,716	\$326,000	35	98
N07	2,046	1,377	\$432,391,688	\$314,010	\$290,000	33	98
N08	3,816	2,124	\$858,385,684	\$404,136	\$370,000	34	97
N10	1,692	888	\$318,129,547	\$358,254	\$334,000	36	97
N11	3,884	2,306	\$915,475,238	\$396,997	\$365,500	35	98
N12	409	215	\$92,462,400	\$430,058	\$360,000	48	97
N13	299	116	\$62,727,800	\$540,757	\$460,000	55	97
N14	553	254	\$146,170,089	\$575,473	\$471,250	50	96
N15	477	287	\$107,239,185	\$373,656	\$332,000	45	97
N16	547	271	\$97,170,065	\$358,561	\$308,000	47	97
N17	1,594	984	\$229,944,800	\$233,684	\$215,375	44	97
N18	643	416	\$115,635,172	\$277,969	\$259,950	47	97
N19	714	497	\$125,799,769	\$253,118	\$230,000	50	97
N20	147	66	\$24,482,949	\$370,954	\$327,950	68	96
N21	170	89	\$24,262,759	\$272,615	\$273,500	77	97
N22	272	155	\$38,245,601	\$246,746	\$215,000	49	97
N23	734	390	\$98,051,446	\$251,414	\$220,000	51	99
N24	408	188	\$40,140,756	\$213,515	\$187,000	58	96
<b>Total</b>	<b>30,165</b>	<b>16,955</b>	<b>\$6,247,081,700</b>	<b>\$368,451</b>	<b>\$333,000</b>	<b>37</b>	<b>97</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	48	13	\$574,385	\$510,000	27.1	95	N01	3	-	-	-	-	-
N02	98	32	\$479,314	\$433,000	32.7	96	N02	-	1	\$328,000	\$328,000	-	96
N03	182	29	\$526,759	\$487,500	15.9	97	N03	4	1	\$395,000	\$395,000	25.0	92
N04	147	26	\$459,404	\$469,000	17.7	97	N04	14	8	\$355,750	\$347,750	57.1	99
N05	142	25	\$466,032	\$465,000	17.6	97	N05	2	4	\$323,500	\$326,000	200.0	98
N06	106	27	\$470,928	\$412,800	25.5	96	N06	11	6	\$281,683	\$283,100	54.6	98
N07	83	25	\$354,876	\$325,000	30.1	97	N07	22	7	\$267,557	\$272,000	31.8	98
N08	290	69	\$473,301	\$428,000	23.8	97	N08	58	15	\$335,047	\$336,000	25.9	98
N10	108	18	\$457,231	\$441,500	16.7	97	N10	13	3	\$311,417	\$329,000	23.1	98
N11	274	57	\$458,645	\$415,000	20.8	97	N11	36	14	\$320,893	\$310,250	38.9	97
N12	60	11	\$416,891	\$355,000	18.3	98	N12	-	-	-	-	-	-
N13	62	4	\$317,500	\$290,000	6.5	96	N13	-	-	-	-	-	-
N14	109	13	\$563,846	\$430,000	11.9	94	N14	-	-	-	-	-	-
N15	58	13	\$380,700	\$338,500	22.4	98	N15	2	-	-	-	-	-
N16	78	17	\$383,593	\$392,500	21.8	98	N16	2	-	-	-	-	-
N17	225	37	\$243,554	\$240,000	16.4	96	N17	2	-	-	-	-	-
N18	74	15	\$302,600	\$285,000	20.3	97	N18	4	-	-	-	-	-
N19	76	13	\$280,692	\$235,000	17.1	97	N19	1	1	\$202,500	\$202,500	100.0	96
N20	29	1	\$537,500	\$537,500	3.5	98	N20	-	-	-	-	-	-
N21	43	4	\$264,250	\$287,000	9.3	96	N21	-	-	-	-	-	-
N22	44	5	\$230,280	\$228,500	11.4	97	N22	-	-	-	-	-	-
N23	98	12	\$282,433	\$236,500	12.2	97	N23	-	-	-	-	-	-
N24	74	10	\$179,140	\$163,500	13.5	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	61	6	\$334,250	\$326,250	9.8	97	N01	6	4	\$349,500	\$353,500	66.7	98
N02	74	23	\$230,978	\$221,500	31.1	96	N02	5	4	\$314,000	\$314,500	80.0	97
N03	150	39	\$203,987	\$198,000	26.0	97	N03	12	1	\$382,000	\$382,000	8.3	99
N04	24	3	\$184,667	\$171,000	12.5	97	N04	-	-	-	-	-	-
N05	-	-	-	-	-	-	N05	5	-	-	-	-	-
N06	3	1	\$157,000	\$157,000	33.3	98	N06	3	1	\$322,000	\$322,000	33.3	98
N07	8	6	\$218,667	\$230,250	75.0	96	N07	3	2	\$239,500	\$239,500	66.7	97
N08	33	3	\$246,500	\$240,000	9.1	95	N08	1	-	-	-	-	-
N10	7	-	-	-	-	-	N10	48	21	\$306,505	\$295,000	43.8	97
N11	14	3	\$265,000	\$245,000	21.4	98	N11	21	3	\$365,633	\$350,000	14.3	98
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	-	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	18	-	-	-	-	-	N16	2	1	\$276,000	\$276,000	50.0	98
N17	-	-	-	-	-	-	N17	2	2	\$254,000	\$254,000	100.0	99
N18	2	-	-	-	-	-	N18	9	3	\$243,833	\$239,500	33.3	97
N19	7	-	-	-	-	-	N19	7	3	\$210,333	\$218,000	42.9	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	5	-	-	-	-	-
N23	-	-	-	-	-	-	N23	4	-	-	-	-	-
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	20	7	\$310,786	\$220,000	35.0	98	N01	-	-	-	-	-	-
N02	3	1	\$272,000	\$272,000	33.3	97	N02	2	-	-	-	-	-
N03	30	10	\$282,900	\$295,000	33.3	97	N03	-	-	-	-	-	-
N04	10	1	\$342,000	\$342,000	10.0	98	N04	-	-	-	-	-	-
N05	1	1	\$276,000	\$276,000	100.0	99	N05	-	-	-	-	-	-
N06	21	5	\$342,380	\$280,000	23.8	98	N06	2	1	\$629,900	\$629,900	50.0	100
N07	14	7	\$233,771	\$231,000	50.0	98	N07	-	-	-	-	-	-
N08	9	3	\$263,333	\$265,000	33.3	97	N08	-	-	-	-	-	-
N10	1	1	\$285,000	\$285,000	100.0	98	N10	-	-	-	-	-	-
N11	31	7	\$446,571	\$370,000	22.6	97	N11	1	-	-	-	-	-
N12	-	-	-	-	-	-	N12	-	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	-	-	-	-	-	-
N16	3	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	-	-	-	-	-	-
N18	5	1	\$197,900	\$197,900	20.0	99	N18	-	-	-	-	-	-
N19	3	1	\$164,000	\$164,000	33.3	97	N19	4	1	\$236,000	\$236,000	25.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	-	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	2	-	-	-	-	-	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	4	-	-	-	-	-
N02	-	-	-	-	-	-	N02	1	3	\$342,667	\$348,000	300.0	98
N03	-	-	-	-	-	-	N03	24	12	\$351,658	\$350,500	50.0	98
N04	-	-	-	-	-	-	N04	24	13	\$320,992	\$324,900	54.2	98
N05	-	-	-	-	-	-	N05	11	7	\$307,341	\$313,888	63.6	97
N06	-	-	-	-	-	-	N06	5	6	\$269,333	\$267,500	120.0	98
N07	-	-	-	-	-	-	N07	13	7	\$267,164	\$274,000	53.9	99
N08	1	-	-	-	-	-	N08	29	19	\$307,758	\$309,000	65.5	99
N10	-	-	-	-	-	-	N10	1	3	\$278,833	\$279,500	300.0	98
N11	1	-	-	-	-	-	N11	43	17	\$303,553	\$300,000	39.5	98
N12	-	-	-	-	-	-	N12	1	-	-	-	-	-
N13	-	-	-	-	-	-	N13	-	-	-	-	-	-
N14	-	-	-	-	-	-	N14	2	-	-	-	-	-
N15	-	-	-	-	-	-	N15	4	-	-	-	-	-
N16	-	-	-	-	-	-	N16	-	-	-	-	-	-
N17	1	-	-	-	-	-	N17	5	4	\$180,975	\$190,000	80.0	98
N18	-	-	-	-	-	-	N18	-	1	\$195,000	\$195,000	-	96
N19	-	-	-	-	-	-	N19	5	1	\$200,000	\$200,000	20.0	98
N20	-	-	-	-	-	-	N20	-	-	-	-	-	-
N21	-	-	-	-	-	-	N21	-	-	-	-	-	-
N22	-	-	-	-	-	-	N22	2	-	-	-	-	-
N23	-	-	-	-	-	-	N23	-	-	-	-	-	-
N24	-	-	-	-	-	-	N24	-	1	\$161,500	\$161,500	-	96

## District Totals

	New	Active	Listed	Sales	\$ Volume	Av. Price	Med. Price	Av. DOM	Av. % List
<b>Grand Total:</b>	<b>4,933</b>	<b>16,294</b>	<b>N/A</b>	<b>4,255</b>	<b>\$1,392,304,572</b>	<b>\$327,216</b>	<b>\$284,000</b>	<b>40</b>	<b>97</b>
<b>YTD Grand Total:</b>	<b>N/A</b>	<b>N/A</b>	<b>149,349</b>	<b>84,145</b>	<b>\$28,264,871,369</b>	<b>\$335,907</b>	<b>\$287,000</b>	<b>35</b>	<b>98</b>

## Annual Summary - Single Family

Year	*Number of Sales	*Average Price	Year	*Number of Sales	*Average Price
<b>1971</b>	13,085	30,426	<b>2004</b>		
<b>1972</b>	14,613	32,513	January	4,256	295,989
<b>1973</b>	16,335	40,605	February	6,060	310,196
<b>1974</b>	17,318	52,806	March	9,076	307,155
<b>1975</b>	22,020	57,581	April	9,168	321,131
<b>1976</b>	19,025	61,389	May	9,193	325,501
<b>1977</b>	20,512	64,559	June	9,275	316,510
<b>1978</b>	21,184	67,333	July	7,329	312,418
<b>1979</b>	23,466	70,830	August	6,743	304,509
<b>1980</b>	26,017	75,694	September	6,588	320,911
<b>1981</b>	29,625	90,203	October	6,666	324,215
<b>1982</b>	25,336	95,496	November	6,301	318,837
<b>1983</b>	30,046	101,626	December	4,232	315,761
<b>1984</b>	31,905	102,318	<b>Total**</b>	<b>83,501</b>	<b>\$315,231</b>
<b>1985</b>	45,509	109,094	<b>2005</b>		
<b>1986</b>	52,919	138,925	January	4,153	323,141
<b>1987</b>	43,475	189,105	February	6,171	334,272
<b>1988</b>	49,381	229,635	March	7,904	330,545
<b>1989</b>	38,960	273,698	April	8,834	342,032
<b>1990</b>	26,779	255,020	May	9,209	346,474
<b>1991</b>	38,144	234,313	June	9,153	345,065
<b>1992</b>	41,703	214,971	July	7,387	326,034
<b>1993</b>	38,990	206,490	August	7,498	323,255
<b>1994</b>	44,237	208,921	September	7,326	338,267
<b>1995</b>	39,273	203,028	October	7,174	342,450
<b>1996</b>	55,779	198,150	November	6,646	341,177
<b>1997</b>	58,014	211,307	December	4,255	327,216
<b>1998</b>	55,344	216,815	<b>Total**</b>	<b>84,145</b>	<b>\$335,907</b>
<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			
<b>2003</b>	78,898	\$293,067			

\* 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

