

Market Watch

For Further Information: 443-8151

June, 1997

Hot market continues through June

TORONTO - Thursday, July 3, 1997 — The Toronto real estate market continued to ride a heat wave in June with Toronto Real Estate Board (TREB) Members reporting 5,046 sales of single-family dwellings.

Looking at the first half of 1997, June's sales bring the six-month total to 32,096, up 17 per cent from 27,342 for the same period in 1996. This marks the strongest six-month showing for the 1990s.

"We've certainly had a flourishing real estate market so far in 1997," commented TREB President Jerry England. "Low interest rates appear to be the driving factor sustaining this period of strong market activity. Of course, we are now heading into our traditionally slower summer season. However, with the overall economic picture remaining bright and a recent dip in mortgage rates, I expect we will continue to see solid market performance for the immediate future."

Mr. England added that prices were relatively stable in June with slight dips in the overall average to \$215,638 and median to \$185,000.

He pointed to the condominium market as an attractive option with 938 apartments averaging \$145,162 in June and 443 townhouses averaging \$148,924.

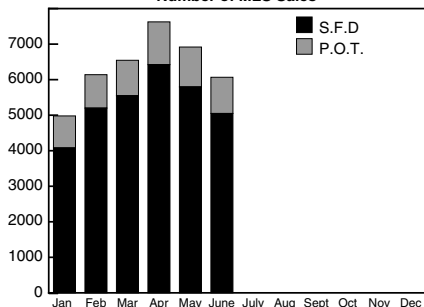
TREB's 5,046 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,088,110,771, and averaged \$215,638. The median price was \$185,000.

Breaking down the total 1,861 sales were reported in TREB's 27 West districts and averaged \$196,925; 801 sales were reported in the 14 Central districts and averaged \$310,743; 964 sales were reported in the 23 North districts and averaged \$235,903; and 1,420 sales were reported in TREB's 21 East districts and averaged \$172,759.

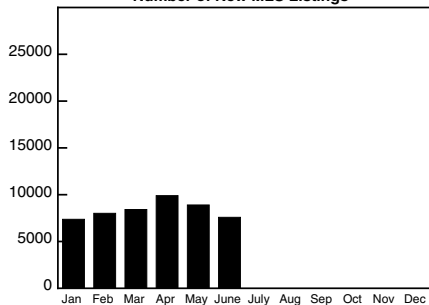
In addition to the sales of single-family dwellings, TREB Members reported 1,023 sales of properties of other types (P.O.T.) during June moving the total to 6,069. The dollar volume for properties of all types (P.A.T.) was \$1,344,451,039, and the average price was \$221,528.

Note: Between 100 and 150 sales (approximately three per cent) and 400 to 600 active listings (approximately two per cent) that were not available for the May report were rolled into the June data. Caution should be exercised when undertaking historical comparisons.

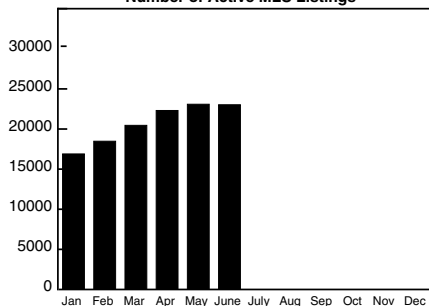
Number of MLS Sales



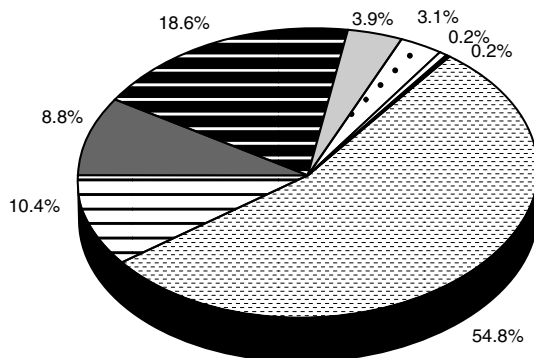
Number of New MLS Listings



Number of Active MLS Listings



Single-Family Residential Breakdown



| Dwelling Type | Sales | Median |
|-----------------|-------|-----------|
| Single Detached | 2,764 | \$225,000 |
| Semi Detached | 524 | 178,500 |
| Condo T.H. | 443 | 141,000 |
| Condo Apt. | 938 | 125,700 |
| Link | 198 | 180,000 |
| Attached/Row | 157 | 167,000 |
| Co-op Apt. | 12 | 167,450 |
| Detached Condo | 10 | 158,000 |

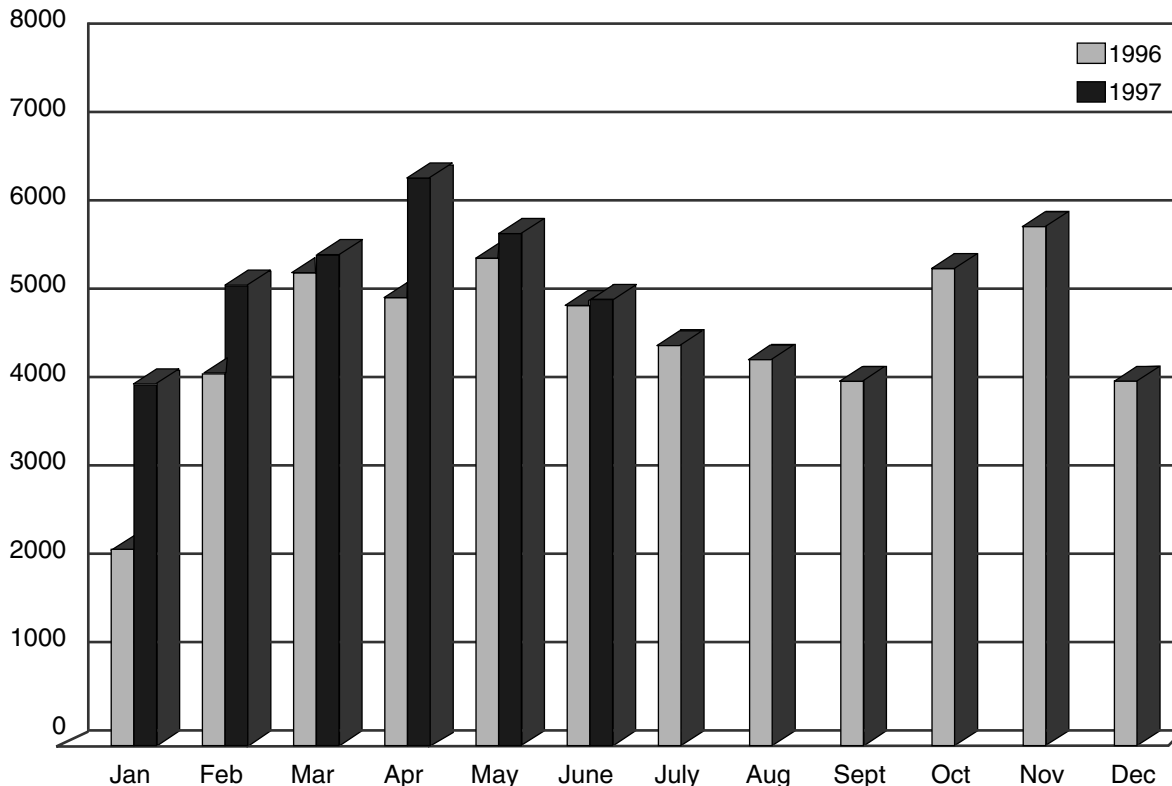
Housing Market Indicators

| | June 1996 | June 1997 | % Change |
|-------------------|-----------|-----------|----------|
| Sales* | 4,979 | 5,046 | - |
| New Listings* | 7,630 | 7,583 | - |
| Active Listings** | 27,294 | 23,026 | - |

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — June

| <u>Price Range</u> | <u>Total S.F.D.</u> | <u>Condo Apt.</u> | <u>Condo T.H.</u> |
|------------------------|---------------------|-------------------|--------------------|
| Up to \$90,000 | 234 (4.6) | 161 (17.2) | 28 (6.3) |
| 90,001 to 110,000 | 262 (5.2) | 166 (17.6) | 36 (8.1) |
| 110,001 to 120,000 | 200 (4.0) | 92 (9.8) | 53 (12.0) |
| 120,001 to 130,000 | 246 (4.9) | 87 (9.3) | 50 (11.3) |
| 130,001 to 140,000 | 250 (5.0) | 84 (9.0) | 51 (11.5) |
| 140,001 to 150,000 | 260 (5.1) | 55 (5.9) | 58 (13.1) |
| 150,001 to 160,000 | 287 (5.7) | 48 (5.1) | 41 (9.3) |
| 160,001 to 170,000 | 299 (5.9) | 35 (3.7) | 37 (8.3) |
| 170,001 to 180,000 | 369 (7.3) | 27 (2.9) | 30 (6.8) |
| 180,001 to 190,000 | 289 (5.7) | 23 (2.5) | 22 (5.0) |
| 190,001 to 200,000 | 226 (4.5) | 24 (2.6) | 3 (0.7) |
| 200,001 to 225,000 | 493 (9.8) | 46 (4.9) | 12 (2.7) |
| 225,001 to 250,000 | 443 (8.8) | 22 (2.3) | 5 (1.1) |
| 250,001 to 300,000 | 479 (9.5) | 30 (3.2) | 11 (2.5) |
| 300,001 to 400,000 | 382 (7.6) | 24 (2.6) | 3 (0.7) |
| 400,001 to 500,000 | 150 (3.0) | 7 (0.7) | 1 (0.2) |
| 500,001 to 750,000 | 134 (2.6) | 7 (0.7) | 1 (0.2) |
| 750,000 to 1,000,000 | 33 (0.6) | — (—) | — (—) |
| 1,000,001 to 1,500,000 | 10 (0.2) | — (—) | 1 (0.2) |
| Over 1,500,000 | — (—) | — (—) | — (—) |
| TOTAL | 5,046 100.0 | 938* 100.0 | 443** 100.0 |

* 938 condominium apartments sold for \$136,162,089, averaging \$145,162

** 443 condominium townhouses sold for \$65,973,473, averaging \$148,924.

Single-Family Residential June 1997

| <u>Area</u> | <u>Listed</u> | <u>Re-runs</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------|---------------|----------------|--------------|----------------------|------------------|-------------------|
| East | | | | | | |
| E-1 | 213 | 108 | 61 | \$11,909,473 | \$195,237 | \$172,500 |
| E-2 | 167 | 79 | 68 | 16,977,302 | 249,666 | 226,500 |
| E-3 | 351 | 155 | 115 | 18,650,200 | 162,176 | 162,500 |
| E-4 | 151 | 64 | 64 | 10,145,300 | 158,520 | 168,000 |
| E-5 | 270 | 120 | 103 | 19,533,350 | 189,644 | 178,000 |
| E-6 | 137 | 74 | 34 | 6,066,300 | 178,421 | 170,750 |
| E-7 | 332 | 146 | 95 | 17,852,400 | 187,920 | 178,900 |
| E-8 | 236 | 114 | 87 | 14,615,150 | 167,990 | 166,000 |
| E-9 | 234 | 111 | 53 | 8,659,700 | 163,391 | 176,000 |
| E-10 | 168 | 78 | 57 | 11,398,650 | 199,976 | 205,000 |
| E-11 | 211 | 102 | 68 | 11,043,850 | 162,410 | 168,500 |
| E-12 | 56 | 20 | 24 | 3,687,700 | 153,654 | 152,500 |
| E-13 | 262 | 134 | 100 | 17,184,914 | 171,849 | 172,000 |
| E-14 | 251 | 122 | 102 | 16,859,050 | 165,285 | 163,500 |
| E-15 | 214 | 89 | 81 | 14,987,357 | 185,029 | 190,000 |
| E-16 | 441 | 206 | 169 | 21,872,500 | 129,423 | 127,000 |
| E-17 | 182 | 91 | 75 | 11,087,950 | 147,839 | 144,900 |
| E-18 | 20 | 11 | 8 | 2,918,000 | 364,750 | 344,000 |
| E-19 | 32 | 17 | 4 | 1,202,000 | 300,500 | 301,500 |
| E-20 | 74 | 32 | 17 | 2,691,500 | 158,324 | 144,500 |
| E-21 | 99 | 47 | 35 | 5,975,492 | 170,728 | 162,500 |
| Total | 4,101 | 1,920 | 1,420 | \$245,318,138 | \$172,759 | \$165,000 |
| West | | | | | | |
| W-1 | 103 | 58 | 33 | \$7,263,750 | \$220,114 | \$197,500 |
| W-2 | 160 | 83 | 61 | 15,095,000 | 247,459 | 215,000 |
| W-3 | 218 | 114 | 64 | 9,971,300 | 155,802 | 155,000 |
| W-4 | 147 | 63 | 41 | 6,446,700 | 157,237 | 150,000 |
| W-5 | 206 | 91 | 75 | 10,981,175 | 146,416 | 135,000 |
| W-6 | 188 | 86 | 66 | 13,069,350 | 198,020 | 180,000 |
| W-7 | 91 | 47 | 33 | 8,110,680 | 245,778 | 235,000 |
| W-8 | 263 | 144 | 86 | 26,431,250 | 307,340 | 260,000 |
| W-9 | 134 | 62 | 55 | 10,612,100 | 192,947 | 198,000 |
| W-10 | 231 | 116 | 80 | 12,651,088 | 158,139 | 170,000 |
| W-12 | 245 | 123 | 77 | 15,542,227 | 201,847 | 200,000 |
| W-13 | 199 | 104 | 69 | 16,478,736 | 238,822 | 196,500 |
| W-14 | 167 | 90 | 62 | 11,850,472 | 191,137 | 189,500 |
| W-15 | 234 | 88 | 108 | 14,283,633 | 132,256 | 125,250 |
| W-16 | 189 | 76 | 95 | 20,748,240 | 218,403 | 202,750 |
| W-17 | - | - | - | - | - | - |
| W-18 | 58 | 21 | 20 | 3,284,800 | 164,240 | 159,500 |
| W-19 | 303 | 156 | 130 | 26,363,946 | 202,800 | 195,500 |
| W-20 | 397 | 187 | 140 | 27,227,950 | 194,485 | 180,300 |
| W-21 | 154 | 71 | 79 | 21,869,767 | 276,832 | 245,000 |
| W-22 | 7 | 2 | 6 | 956,000 | 159,333 | 165,500 |
| W-23 | 460 | 187 | 194 | 34,835,688 | 179,565 | 175,000 |
| W-24 | 330 | 137 | 152 | 24,249,800 | 159,538 | 162,200 |
| W-25 | 12 | 4 | 7 | 1,321,000 | 188,714 | 165,500 |
| W-26 | 3 | 1 | 2 | 614,300 | 307,150 | 307,150 |
| W-27 | 126 | 54 | 59 | 11,338,133 | 192,172 | 181,500 |
| W-28 | 276 | 112 | 67 | 14,879,650 | 222,084 | 214,000 |
| Total | 4,901 | 2,277 | 1,861 | \$366,476,735 | \$196,925 | \$180,000 |

June 1997 continued

| <u>Area</u> | <u>Listed</u> | <u>Re-runs</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------------|---------------|----------------|--------------|------------------------|------------------|-------------------|
| Central | | | | | | |
| C-1 | 255 | 130 | 84 | \$15,784,900 | \$187,915 | \$156,500 |
| C-2 | 180 | 100 | 55 | 18,783,775 | 341,523 | 300,000 |
| C-3 | 164 | 86 | 61 | 24,095,055 | 395,001 | 350,100 |
| C-4 | 222 | 107 | 72 | 28,937,273 | 401,907 | 367,750 |
| C-6 | 62 | 33 | 18 | 4,933,400 | 274,078 | 220,000 |
| C-7 | 173 | 83 | 51 | 13,450,880 | 263,743 | 230,500 |
| C-8 | 217 | 93 | 74 | 13,980,900 | 188,931 | 151,450 |
| C-9 | 101 | 57 | 36 | 17,983,300 | 499,536 | 430,000 |
| C-10 | 130 | 75 | 52 | 17,536,347 | 337,237 | 272,650 |
| C-11 | 72 | 35 | 39 | 8,598,000 | 220,462 | 147,500 |
| C-12 | 146 | 83 | 42 | 25,106,350 | 597,770 | 571,500 |
| C-13 | 115 | 55 | 51 | 12,517,680 | 245,445 | 247,000 |
| C-14 | 274 | 137 | 77 | 26,193,099 | 340,170 | 279,000 |
| C-15 | 263 | 129 | 89 | 21,004,288 | 236,003 | 211,000 |
| Total | 2,374 | 1,203 | 801 | \$248,905,247 | \$310,743 | \$249,900 |
| North | | | | | | |
| N-1 | 206 | 103 | 60 | \$15,751,600 | \$262,527 | \$265,000 |
| N-2 | 251 | 135 | 88 | 24,384,100 | 277,092 | 253,000 |
| N-3 | 336 | 172 | 101 | 29,753,230 | 294,586 | 258,500 |
| N-4 | 145 | 66 | 43 | 11,791,150 | 274,213 | 262,000 |
| N-5 | 37 | 16 | 7 | 1,734,000 | 247,714 | 258,500 |
| N-6 | 176 | 89 | 65 | 16,910,300 | 260,158 | 215,000 |
| N-7 | 229 | 106 | 99 | 20,331,800 | 205,372 | 200,000 |
| N-8 | 203 | 88 | 41 | 10,633,450 | 259,352 | 250,000 |
| N-10 | 185 | 85 | 54 | 11,925,668 | 220,846 | 215,000 |
| N-11 | 375 | 212 | 104 | 30,198,400 | 290,369 | 280,000 |
| N-12 | 69 | 35 | 15 | 3,306,990 | 220,466 | 205,000 |
| N-13 | 39 | 16 | 6 | 2,543,900 | 423,983 | 447,500 |
| N-14 | 74 | 40 | 22 | 7,117,260 | 323,512 | 263,500 |
| N-15 | 72 | 34 | 31 | 6,395,500 | 206,306 | 195,000 |
| N-16 | 64 | 27 | 20 | 3,657,853 | 182,893 | 170,000 |
| N-17 | 206 | 95 | 67 | 8,696,500 | 129,799 | 133,000 |
| N-18 | 84 | 38 | 26 | 4,416,150 | 169,852 | 171,250 |
| N-19 | 111 | 57 | 43 | 7,498,750 | 174,390 | 160,000 |
| N-20 | 38 | 17 | 5 | 909,500 | 181,900 | 190,000 |
| N-21 | 17 | 4 | 6 | 858,000 | 143,000 | 139,000 |
| N-22 | 39 | 15 | 14 | 2,054,400 | 146,743 | 133,450 |
| N-23 | 98 | 32 | 26 | 3,508,250 | 134,933 | 140,575 |
| N-24 | 56 | 21 | 21 | 3,033,900 | 144,471 | 125,000 |
| Total | 3,110 | 1,503 | 964 | \$227,410,651 | \$235,903 | \$214,000 |
| Grand Total | 14,486 | 6,903 | 5,046 | \$1,088,110,771 | \$215,638 | \$185,000 |

Listed includes Reruns: East (1,920-47%) West (2,277-46%) Central(1,203-51%) North(1,503-48%)

* Sales to Listings Ratio (SFD only): 34.8%

| | AVERAGE DAYS ON MARKET | AVERAGE LIST TO SALE PRICE RATIO |
|--------------|-------------------------------|---|
| EAST | 41 | 97% |
| WEST | 42 | 97% |
| CENTRAL | 45 | 96% |
| NORTH | 51 | 96% |
| TOTAL | 44 | 97% |

* Please note that the market information represents only those sales reported through the Toronto Real Estate Board.

Market Watch

4a

Six Month Single-Family January to June 1997

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------|---------------|---------------|------------------------|------------------|-------------------|
| East | | | | | |
| E-1 | 1,242 | 410 | \$75,947,137 | \$185,237 | \$171,000 |
| E-2 | 1,019 | 429 | 101,722,621 | 237,116 | 214,000 |
| E-3 | 2,009 | 738 | 124,301,130 | 168,430 | 166,000 |
| E-4 | 839 | 361 | 55,428,968 | 153,543 | 164,500 |
| E-5 | 1,685 | 648 | 121,787,715 | 187,944 | 183,000 |
| E-6 | 808 | 265 | 50,654,161 | 191,148 | 172,000 |
| E-7 | 1,793 | 700 | 131,505,605 | 187,865 | 186,000 |
| E-8 | 1,437 | 481 | 81,446,123 | 169,327 | 165,000 |
| E-9 | 1,177 | 349 | 58,154,119 | 166,631 | 174,200 |
| E-10 | 925 | 329 | 69,440,420 | 211,065 | 208,000 |
| E-11 | 1,240 | 485 | 75,902,838 | 156,501 | 158,250 |
| E-12 | 336 | 166 | 26,824,070 | 161,591 | 157,950 |
| E-13 | 1,485 | 576 | 106,999,196 | 185,762 | 181,500 |
| E-14 | 1,618 | 724 | 118,909,314 | 164,239 | 164,000 |
| E-15 | 1,336 | 633 | 110,119,939 | 173,965 | 169,900 |
| E-16 | 2,788 | 1,161 | 148,668,326 | 128,052 | 124,500 |
| E-17 | 1,289 | 515 | 74,798,070 | 145,239 | 140,000 |
| E-18 | 99 | 21 | 6,044,000 | 287,810 | 245,000 |
| E-19 | 101 | 21 | 4,742,320 | 225,825 | 208,000 |
| E-20 | 336 | 104 | 16,769,000 | 161,240 | 149,500 |
| E-21 | 528 | 184 | 30,487,699 | 165,694 | 158,000 |
| Total | 24,090 | 9,300 | \$1,590,652,771 | \$171,038 | N/A |
| West | | | | | |
| W-1 | 615 | 222 | \$47,410,580 | \$213,561 | \$189,450 |
| W-2 | 1,017 | 361 | 80,397,904 | 222,709 | 200,000 |
| W-3 | 1,239 | 391 | 59,113,249 | 151,185 | 148,750 |
| W-4 | 850 | 294 | 45,063,333 | 153,277 | 154,000 |
| W-5 | 1,218 | 449 | 65,241,116 | 145,303 | 137,750 |
| W-6 | 1,009 | 378 | 74,192,400 | 196,276 | 180,500 |
| W-7 | 532 | 201 | 51,889,057 | 258,155 | 250,000 |
| W-8 | 1,679 | 638 | 195,482,728 | 306,399 | 254,000 |
| W-9 | 824 | 296 | 56,560,218 | 191,082 | 199,000 |
| W-10 | 1,421 | 522 | 79,174,063 | 151,674 | 167,900 |
| W-12 | 1,322 | 457 | 98,074,782 | 214,606 | 194,750 |
| W-13 | 1,465 | 574 | 135,233,136 | 235,598 | 207,750 |
| W-14 | 922 | 348 | 65,995,246 | 189,642 | 185,100 |
| W-15 | 1,451 | 704 | 94,080,659 | 133,637 | 120,000 |
| W-16 | 1,380 | 665 | 137,171,194 | 206,272 | 193,000 |
| W-17 | 11 | - | - | - | - |
| W-18 | 409 | 178 | 26,677,878 | 149,876 | 157,000 |
| W-19 | 1,786 | 781 | 157,559,707 | 201,741 | 202,000 |
| W-20 | 2,192 | 973 | 197,089,871 | 202,559 | 183,500 |
| W-21 | 1,097 | 530 | 134,870,159 | 254,472 | 230,000 |
| W-22 | 41 | 14 | 2,705,000 | 193,214 | 167,750 |
| W-23 | 2,769 | 1,343 | 238,293,312 | 177,434 | 171,000 |
| W-24 | 2,050 | 997 | 159,101,616 | 159,580 | 157,000 |
| W-25 | 105 | 43 | 10,029,666 | 233,248 | 166,000 |
| W-26 | 19 | 3 | 804,300 | 268,100 | 288,000 |
| W-27 | 686 | 305 | 57,538,743 | 188,652 | 178,000 |
| W-28 | 1,254 | 433 | 94,864,826 | 219,087 | 200,750 |
| Total | 29,363 | 12,100 | \$2,364,614,743 | \$195,423 | N/A |

See 4b...

Six Month Single-Family continued January to June 1997

| <u>Area</u> | <u>Listed</u> | <u>Sales</u> | <u>Dollar Volume</u> | <u>Av. Price</u> | <u>Med. Price</u> |
|--------------------|---------------|---------------|------------------------|------------------|-------------------|
| Central | | | | | |
| C-1 | 1,510 | 521 | \$100,317,993 | \$192,549 | \$166,000 |
| C-2 | 1,091 | 349 | 110,520,396 | 316,677 | 250,500 |
| C-3 | 912 | 308 | 117,026,682 | 379,957 | 277,000 |
| C-4 | 1,321 | 510 | 194,831,410 | 382,022 | 345,000 |
| C-6 | 340 | 106 | 31,215,618 | 294,487 | 261,850 |
| C-7 | 929 | 323 | 78,806,401 | 243,983 | 228,000 |
| C-8 | 1,191 | 404 | 74,689,707 | 184,876 | 158,000 |
| C-9 | 554 | 188 | 100,926,900 | 536,845 | 455,000 |
| C-10 | 916 | 346 | 124,812,265 | 360,729 | 284,500 |
| C-11 | 435 | 201 | 47,947,451 | 238,545 | 250,000 |
| C-12 | 902 | 201 | 119,948,350 | 596,758 | 530,000 |
| C-13 | 813 | 318 | 70,582,460 | 221,957 | 207,500 |
| C-14 | 1,540 | 423 | 128,772,479 | 304,427 | 255,000 |
| C-15 | 1,592 | 586 | 133,172,289 | 227,256 | 198,000 |
| Total | 14,046 | 4,784 | \$1,433,570,401 | \$299,659 | N/A |
| North | | | | | |
| N-1 | 1,264 | 373 | \$99,140,647 | \$265,793 | \$254,750 |
| N-2 | 1,376 | 531 | 136,334,624 | 256,751 | 243,125 |
| N-3 | 2,048 | 600 | 166,742,665 | 277,904 | 239,800 |
| N-4 | 964 | 301 | 81,238,433 | 269,895 | 255,000 |
| N-5 | 251 | 60 | 19,388,800 | 323,147 | 297,500 |
| N-6 | 1,035 | 360 | 92,537,020 | 257,047 | 230,000 |
| N-7 | 1,224 | 524 | 106,952,208 | 204,107 | 200,000 |
| N-8 | 1,284 | 326 | 88,892,718 | 272,677 | 262,250 |
| N-10 | 942 | 335 | 79,971,707 | 238,722 | 222,000 |
| N-11 | 2,045 | 621 | 177,971,134 | 286,588 | 271,000 |
| N-12 | 413 | 116 | 28,377,690 | 244,635 | 216,000 |
| N-13 | 205 | 33 | 9,417,300 | 285,373 | 189,000 |
| N-14 | 466 | 133 | 38,669,710 | 290,750 | 271,750 |
| N-15 | 498 | 188 | 40,213,000 | 213,899 | 197,100 |
| N-16 | 350 | 132 | 26,742,843 | 202,597 | 184,000 |
| N-17 | 1,328 | 461 | 61,920,820 | 134,318 | 129,750 |
| N-18 | 490 | 167 | 28,176,900 | 168,724 | 173,000 |
| N-19 | 635 | 222 | 36,419,088 | 164,050 | 153,000 |
| N-20 | 124 | 26 | 5,269,400 | 202,669 | 195,750 |
| N-21 | 134 | 36 | 5,708,700 | 158,575 | 156,350 |
| N-22 | 228 | 85 | 12,119,150 | 142,578 | 132,000 |
| N-23 | 595 | 178 | 24,923,883 | 140,022 | 139,900 |
| N-24 | 333 | 104 | 13,634,650 | 131,102 | 122,250 |
| Total | 18,232 | 5,912 | \$1,380,763,090 | \$233,553 | N/A |
| Grand Total | 85,731 | 32,096 | \$6,769,601,005 | \$210,917 | N/A |

Includes Re-runs:

| | | | |
|---------|-------|-------|--------|
| East | 9,877 | West | 11,508 |
| Central | 6,498 | North | 7,667 |

Single-Family West Breakdown June 1997

| | Detached Houses | | | Semi-Detached Houses | | |
|------|-----------------|-----------|------------|----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 14 | 267,857 | 272,500 | 10 | 211,825 | 197,500 |
| W-2 | 32 | 301,025 | 284,500 | 22 | 174,850 | 172,750 |
| W-3 | 33 | 160,558 | 156,000 | 20 | 169,855 | 167,500 |
| W-4 | 22 | 199,127 | 181,750 | 2 | 164,250 | 164,250 |
| W-5 | 15 | 221,700 | 218,500 | 18 | 193,615 | 191,500 |
| W-6 | 35 | 185,256 | 179,000 | 4 | 195,850 | 196,000 |
| W-7 | 27 | 263,747 | 250,000 | - | - | - |
| W-8 | 61 | 374,466 | 313,000 | - | - | - |
| W-9 | 23 | 246,878 | 243,000 | 2 | 190,250 | 190,250 |
| W-10 | 39 | 207,774 | 197,000 | 4 | 197,125 | 185,750 |
| W-12 | 48 | 233,707 | 221,500 | 9 | 191,444 | 189,000 |
| W-13 | 37 | 323,009 | 288,000 | 12 | 169,417 | 167,875 |
| W-14 | 20 | 269,880 | 261,500 | 7 | 198,714 | 193,000 |
| W-15 | 8 | 203,313 | 200,500 | 8 | 181,100 | 177,750 |
| W-16 | 46 | 268,918 | 238,495 | 11 | 184,155 | 184,500 |
| W-17 | - | - | - | - | - | - |
| W-18 | 7 | 198,929 | 208,000 | 6 | 167,750 | 162,000 |
| W-19 | 59 | 254,412 | 245,000 | 9 | 194,192 | 193,500 |
| W-20 | 69 | 233,784 | 234,000 | 18 | 179,150 | 180,750 |
| W-21 | 55 | 319,341 | 262,000 | 3 | 166,833 | 164,000 |
| W-22 | 3 | 178,667 | 171,000 | - | - | - |
| W-23 | 123 | 197,912 | 187,000 | 20 | 161,645 | 158,250 |
| W-24 | 73 | 190,817 | 185,000 | 22 | 167,689 | 168,000 |
| W-25 | 4 | 231,625 | 183,000 | 1 | 160,000 | 160,000 |
| W-26 | 2 | 307,150 | 307,150 | - | - | - |
| W-27 | 48 | 203,951 | 198,250 | 2 | 118,000 | 118,000 |
| W-28 | 61 | 227,627 | 219,000 | 1 | 124,500 | 124,500 |

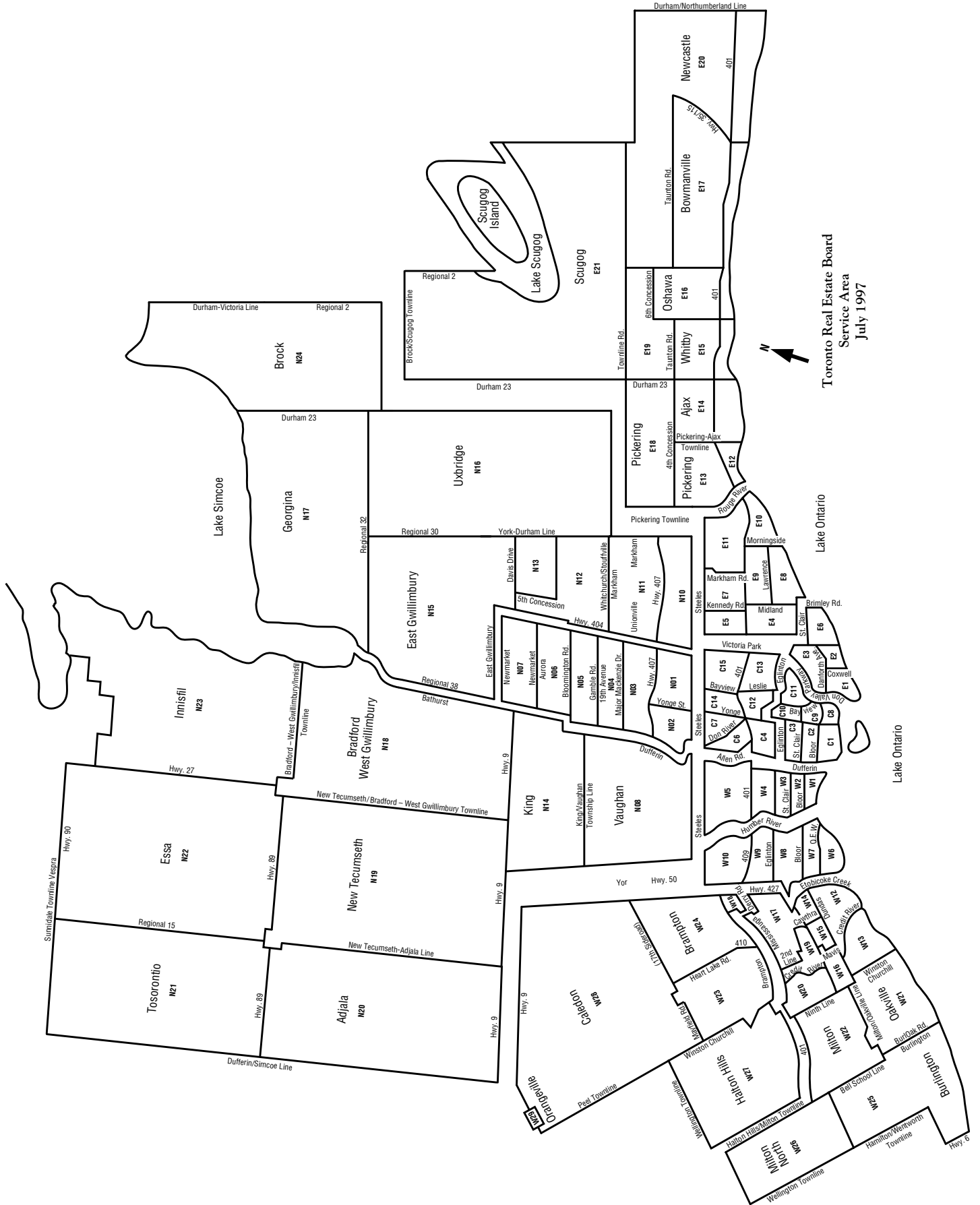
| | Townhouse Condominiums | | | Condominium Apartments | | | Link Houses | | |
|------|------------------------|-----------|------------|------------------------|-----------|------------|-------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 1 | 266,000 | 266,000 | 6 | 133,250 | 134,500 | - | - | - |
| W-2 | - | - | - | 3 | 242,167 | 265,000 | - | - | - |
| W-3 | - | - | - | 11 | 115,982 | 124,000 | - | - | - |
| W-4 | - | - | - | 16 | 97,088 | 94,000 | - | - | - |
| W-5 | 14 | 118,414 | 119,000 | 28 | 89,743 | 93,750 | - | - | - |
| W-6 | - | - | - | 27 | 214,889 | 195,000 | - | - | - |
| W-7 | 1 | 188,500 | 188,500 | 4 | 138,625 | 116,750 | - | - | - |
| W-8 | 7 | 154,629 | 172,000 | 17 | 142,024 | 129,000 | - | - | - |
| W-9 | 4 | 205,275 | 198,550 | 24 | 144,183 | 128,500 | 1 | 198,000 | 198,000 |
| W-10 | 9 | 126,333 | 129,000 | 26 | 87,596 | 86,250 | 2 | 172,450 | 172,450 |
| W-12 | 8 | 158,163 | 158,000 | 12 | 111,333 | 109,500 | - | - | - |
| W-13 | 7 | 139,643 | 135,000 | 11 | 112,082 | 104,000 | - | - | - |
| W-14 | 13 | 144,269 | 163,000 | 17 | 121,904 | 133,000 | 5 | 222,800 | 220,000 |
| W-15 | 12 | 136,653 | 140,750 | 79 | 119,038 | 116,000 | 1 | 164,500 | 164,500 |
| W-16 | 26 | 160,442 | 149,750 | 8 | 174,875 | 166,250 | 3 | 200,600 | 190,100 |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | 5 | 121,160 | 123,500 | 1 | 85,000 | 85,000 | 1 | 195,000 | 195,000 |
| W-19 | 18 | 156,261 | 159,500 | 29 | 139,166 | 126,500 | 1 | 204,500 | 204,500 |
| W-20 | 37 | 151,484 | 148,000 | 7 | 107,179 | 110,000 | 3 | 172,333 | 169,500 |
| W-21 | 5 | 142,300 | 131,000 | 6 | 198,250 | 150,000 | 3 | 181,667 | 175,000 |
| W-22 | 2 | 120,000 | 120,000 | - | - | - | 1 | 180,000 | 180,000 |
| W-23 | 11 | 131,945 | 125,000 | 13 | 122,462 | 122,000 | 5 | 167,800 | 167,000 |
| W-24 | 23 | 126,883 | 124,000 | 25 | 97,184 | 90,500 | - | - | - |
| W-25 | 2 | 117,250 | 117,250 | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | 5 | 149,600 | 143,000 | 1 | 118,000 | 118,000 | 2 | 140,750 | 140,750 |
| W-28 | 1 | 153,000 | 153,000 | - | - | - | 3 | 200,333 | 214,000 |

| | Attached/Row | | | Co-op Apartments | | | Detached Condominiums | | |
|------|--------------|-----------|------------|------------------|-----------|------------|-----------------------|-----------|------------|
| | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price | Sales | Av. Price | Med. Price |
| W-1 | 2 | 165,000 | 165,000 | - | - | - | - | - | - |
| W-2 | 4 | 222,250 | 165,500 | - | - | - | - | - | - |
| W-3 | - | - | - | - | - | - | - | - | - |
| W-4 | 1 | 184,000 | 184,000 | - | - | - | - | - | - |
| W-5 | - | - | - | - | - | - | - | - | - |
| W-6 | - | - | - | - | - | - | - | - | - |
| W-7 | 1 | 246,500 | 246,500 | - | - | - | - | - | - |
| W-8 | - | - | - | 1 | 92,000 | 92,000 | - | - | - |
| W-9 | - | - | - | 1 | 73,900 | 73,900 | - | - | - |
| W-10 | - | - | - | - | - | - | - | - | - |
| W-12 | - | - | - | - | - | - | - | - | - |
| W-13 | 2 | 142,000 | 142,000 | - | - | - | - | - | - |
| W-14 | - | - | - | - | - | - | - | - | - |
| W-15 | - | - | - | - | - | - | - | - | - |
| W-16 | 1 | 180,000 | 180,000 | - | - | - | - | - | - |
| W-17 | - | - | - | - | - | - | - | - | - |
| W-18 | - | - | - | - | - | - | - | - | - |
| W-19 | 14 | 182,350 | 178,500 | - | - | - | - | - | - |
| W-20 | 6 | 166,667 | 166,250 | - | - | - | - | - | - |
| W-21 | 7 | 194,214 | 203,000 | - | - | - | - | - | - |
| W-22 | - | - | - | - | - | - | - | - | - |
| W-23 | 22 | 152,819 | 151,000 | - | - | - | - | - | - |
| W-24 | 9 | 142,567 | 125,700 | - | - | - | - | - | - |
| W-25 | - | - | - | - | - | - | - | - | - |
| W-26 | - | - | - | - | - | - | - | - | - |
| W-27 | 1 | 165,000 | 165,000 | - | - | - | - | - | - |
| W-28 | 1 | 115,900 | 115,900 | - | - | - | - | - | - |

Market Watch

| Year | * Number of Sales (Property of all types) | | * Dollar Volume (Property of all types) | * Average Price (Property of all types) | |
|--------------|--|---------------|--|--|----------------|
| 1953 | 2,699 | | \$ 38,935,130 | \$ 14,424 | |
| 1954 | 3,061 | | 44,835,245 | 14,647 | |
| 1955 | 3,555 | | 53,153,433 | 14,952 | |
| 1956 | 4,885 | | 73,486,822 | 15,043 | |
| 1957 | 5,916 | | 93,072,456 | 15,732 | |
| 1958 | 7,968 | | 128,163,813 | 16,085 | |
| 1959 | 9,559 | | 158,821,137 | 16,615 | |
| 1960 | 9,298 | | 151,828,112 | 16,329 | |
| 1961 | 9,264 | | 151,314,565 | 16,334 | |
| 1962 | 9,669 | | 161,878,920 | 16,742 | |
| 1963 | 11,096 | | 183,272,930 | 16,517 | |
| 1964 | 13,895 | | 241,218,500 | 17,370 | |
| 1965 | 14,890 | | 281,164,558 | 18,883 | |
| 1966 | 14,883 | 13,428 | 326,687,333 | 21,950 | \$ 21,360 |
| 1967 | 14,886 | 12,432 | 367,415,993 | 24,681 | 24,078 |
| 1968 | 15,570 | 12,245 | 430,301,604 | 27,637 | 26,732 |
| 1969 | 15,817 | 12,493 | 473,422,285 | 29,931 | 28,929 |
| 1970 | 13,076 | 10,498 | 394,123,765 | 30,141 | 29,492 |
| 1971 | 15,587 | 13,085 | 496,009,054 | 31,822 | 30,426 |
| 1972 | 17,037 | 14,613 | 580,579,218 | 34,078 | 32,513 |
| 1973 | 19,561 | 16,335 | 862,742,566 | 44,105 | 40,605 |
| 1974 | 20,680 | 17,318 | 1,160,586,426 | 56,121 | 52,806 |
| 1975 | 26,088 | 22,020 | 1,517,817,465 | 58,180 | 57,581 |
| 1976 | 22,575 | 19,025 | 1,417,814,546 | 62,805 | 61,389 |
| 1977 | 24,335 | 20,512 | 1,630,809,263 | 67,015 | 64,559 |
| 1978 | 24,778 | 21,184 | 1,707,519,316 | 68,913 | 67,333 |
| 1979 | 27,060 | 23,466 | 2,068,819,999 | 73,992 | 70,830 |
| 1980 | 30,977 | 26,017 | 2,478,889,915 | 80,023 | 75,694 |
| 1981 | 35,434 | 29,625 | 3,373,355,403 | 95,201 | 90,203 |
| 1982 | 28,936 | 25,336 | 2,825,353,787 | 97,724 | 95,496 |
| 1983 | 34,896 | 30,046 | 3,668,093,732 | 105,115 | 101,626 |
| 1984 | 36,206 | 31,905 | 3,845,980,469 | 106,225 | 102,318 |
| 1985 | 51,514 | 45,509 | 5,957,686,711 | 115,652 | 109,094 |
| 1986 | 54,815 | 52,919 | 8,195,016,831 | 149,503 | 138,925 |
| 1987 | 51,149 | 43,475 | 10,287,088,795 | 201,120 | 189,105 |
| 1988 | 61,441 | 49,381 | 15,234,986,682 | 249,632 | 229,635 |
| 1989 | 47,447 | 38,960 | 13,863,276,860 | 292,185 | 273,698 |
| 1990 | 31,652 | 26,779 | 8,264,140,752 | 261,094 | 255,020 |
| 1991 | 44,510 | 38,144 | 10,606,078,479 | 238,285 | 234,313 |
| 1992 | 49,113 | 41,703 | 10,705,964,103 | 217,986 | 214,971 |
| 1993 | 46,561 | 38,990 | 9,885,955,838 | 212,323 | 206,490 |
| 1994 | 52,796 | 44,237 | 11,516,814,224 | 218,138 | 208,921 |
| 1995 | 47,100 | 39,273 | 9,902,240,806 | 210,238 | 203,028 |
| 1996 | | | | | |
| January | 2,648 | 2,222 | 561,139,885 | 211,910 | 195,169 |
| February | 4,955 | 4,207 | 976,668,267 | 197,108 | 192,406 |
| March | 6,288 | 5,350 | 1,281,549,739 | 203,809 | 197,523 |
| April | 5,992 | 5,070 | 1,219,439,022 | 203,511 | 198,445 |
| May | 6,483 | 5,514 | 1,335,304,585 | 205,970 | 201,847 |
| June | 5,865 | 4,979 | 1,248,550,730 | 212,882 | 204,392 |
| July | 5,325 | 4,539 | 1,103,019,345 | 207,140 | 199,856 |
| August | 5,104 | 4,372 | 1,050,637,385 | 205,846 | 197,622 |
| September | 4,848 | 4,123 | 976,472,171 | 201,417 | 195,486 |
| October | 6,281 | 5,398 | 1,282,350,382 | 204,163 | 199,882 |
| November | 6,959 | 5,878 | 1,424,064,031 | 204,636 | 195,801 |
| December | 5,012 | 4,127 | 1,037,995,827 | 207,102 | 196,016 |
| TOTAL | 65,760 | 55,779 | 13,497,191,369 | 205,249 | 198,150 |
| 1997 | | | | | |
| January | 4,979 | 4,080 | 1,057,416,009 | 212,375 | 198,798 |
| February | 6,140 | 5,200 | 1,287,100,706 | 209,625 | 207,221 |
| March | 6,545 | 5,550 | 1,407,362,108 | 215,028 | 210,207 |
| April | 7,626 | 6,423 | 1,747,789,607 | 229,188 | 213,107 |
| May | 6,918 | 5,797 | 1,560,456,411 | 225,565 | 216,904 |
| June | 6,069 | 5,046 | 1,344,451,039 | 221,528 | 215,638 |
| TOTAL | 38,277 | 32,096 | 8,404,575,880 | 219,572 | 210,917 |

* Due to District revisions, caution should be exercised when undertaking historical comparisons. Please refer to appropriate maps.



Toronto Real Estate Board
Service Area
July 1997

"Market Watch is a monthly statistical report published by the Toronto Real Estate Board. Statistics can be quoted if TREB is identified as the source."