

Market Watch

For Further Information: 443-8152

June, 1998

June sales break 5,400

TORONTO - Friday, July 3, 1998 — For the fourth month in a row, sales of single-family dwellings in the Toronto area have broken the 5,000 mark, Jimmy Lee, President of the Toronto Real Estate Board, announced today.

TREB Members reported 5,410 sales in June, up seven per cent from 5,046 in June of last year, although down eight per cent from May of this year.

The average price rose one per cent to \$225,323 from \$222,148 in May, and was up four per cent from \$215,638 in June of last year. The median price fell marginally to \$188,000 from \$188,500 in May, and was up roughly two per cent from \$185,000 during the same month last year.

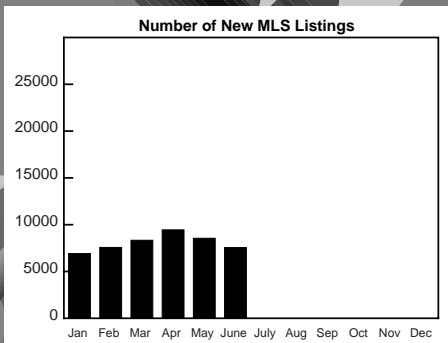
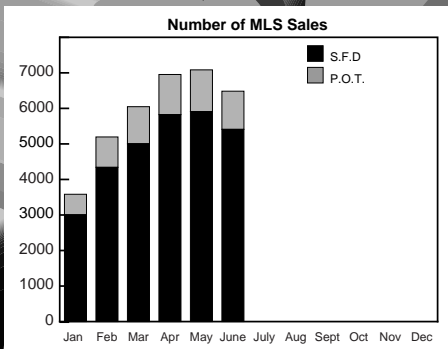
"There is still a lot of interest in our local resale market," says Mr. Lee. "If current economic conditions remain stable and consumer confidence remains strong, we

should see a solid summer market."

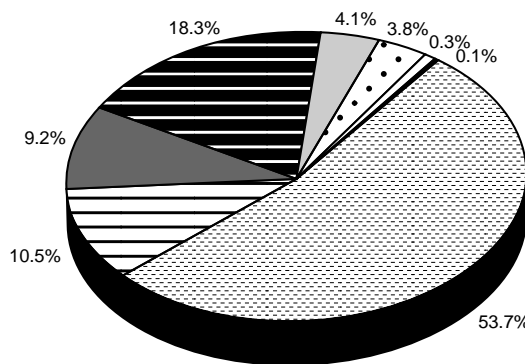
TREB's 5,410 single-family dwelling sales, which were reported throughout the Greater Toronto Area, totalled \$1,219,002,089, and averaged \$225,323. The median price was \$188,000.

Breaking down the total 2,035 sales were reported in TREB's 28 West districts and averaged \$208,476; 878 sales were reported in the 14 Central districts and averaged \$342,709; 1,022 sales were reported in the 23 North districts and averaged \$232,180; and 1,475 sales were reported in TREB's 21 East districts and averaged \$173,943.

In addition to the sales of single-family dwellings, TREB Members reported 1,074 sales of properties of other types (P.O.T.) during June moving the total to 6,484. The dollar volume for properties of all types (P.A.T.) was \$1,515,114,077, and the average price was \$233,670.



Single-Family Residential Breakdown



Dwelling Type	Sales	Median
Single Detached	2,904	\$230,000
Semi Detached	569	180,000
Condo T.H.	500	146,000
Condo Apt.	993	126,000
Link	220	185,500
Attached/Row	205	167,500
Co-op Apt.	16	78,500
Detached Condo	3	187,500

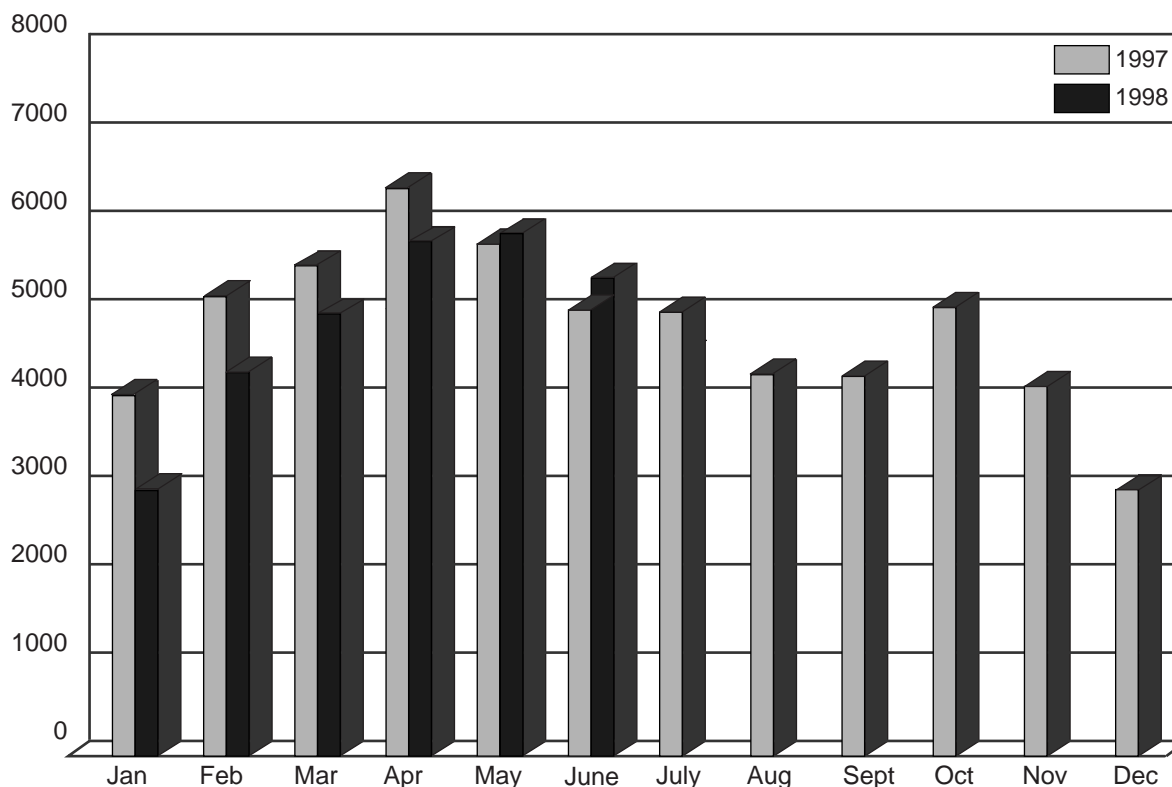
Housing Market Indicators

	June 1997	June 1998	% Change
Sales*	5,046	5,410	(+7%)
New Listings*	7,583	7,557	(-3%)
Active Listings**	23,026	21,988	(-4%)

* Single-Family Dwellings Only

** Properties All Types including Single-Family Dwellings.

Single-Family Dwelling Sales Comparison



Price Category Breakdown — June

Price Range	Total S.F.D.	Condo Apt.	Condo T.H.
Up to \$90,000	185 (3.4)	119 (12.0)	26 (5.2)
90,001 to 110,000	286 (5.3)	187 (18.9)	31 (6.2)
110,001 to 120,000	210 (3.9)	105 (10.6)	31 (6.2)
120,001 to 130,000	277 (5.1)	124 (12.5)	54 (10.8)
130,001 to 140,000	257 (4.7)	73 (7.4)	68 (13.6)
140,001 to 150,000	286 (5.3)	68 (6.9)	68 (13.6)
150,001 to 160,000	292 (5.4)	45 (4.5)	65 (13.0)
160,001 to 170,000	317 (5.9)	42 (4.2)	42 (8.4)
170,001 to 180,000	341 (6.3)	40 (4.0)	36 (7.2)
180,001 to 190,000	333 (6.2)	34 (3.4)	25 (5.0)
190,001 to 200,000	274 (5.1)	21 (2.1)	13 (2.6)
200,001 to 225,000	543 (10.0)	32 (3.2)	18 (3.6)
225,001 to 250,000	469 (8.7)	28 (2.8)	9 (1.8)
250,001 to 300,000	535 (9.9)	31 (3.1)	9 (1.8)
300,001 to 400,000	418 (7.7)	19 (1.9)	5 (1.0)
400,001 to 500,000	177 (3.3)	13 (1.3)	— (—)
500,001 to 750,000	142 (2.6)	7 (0.7)	— (—)
750,000 to 1,000,000	27 (0.5)	2 (0.2)	— (—)
1,000,001 to 1,500,000	28 (0.5)	3 (0.3)	— (—)
Over 1,500,000	13 (0.2)	— (—)	— (—)
TOTAL	5,410 100.0	993* 100.0	500** 100.0

* 993 condominium apartments sold for \$150,811,923, averaging \$151,875

** 500 condominium townhouses sold for \$75,256,873, averaging \$150,513.

Market Watch

Single-Family Residential June 1998

<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>
<u>East</u>						
E-1	177	87	63	\$11,872,725	\$188,456	\$166,000
E-2	187	94	64	15,847,653	247,620	221,150
E-3	332	155	122	18,616,300	152,593	157,000
E-4	146	71	56	8,694,100	155,252	160,100
E-5	344	179	103	18,327,899	177,941	176,000
E-6	110	49	32	6,693,000	209,156	178,500
E-7	322	140	112	21,051,106	187,956	180,000
E-8	200	83	78	13,644,287	174,927	162,250
E-9	167	71	56	9,192,588	164,153	164,750
E-10	132	72	52	11,519,200	221,523	235,000
E-11	189	97	84	13,310,388	158,457	159,000
E-12	61	27	19	3,408,900	179,416	171,500
E-13	257	131	85	16,434,206	193,344	188,000
E-14	251	127	98	17,534,050	178,919	175,500
E-15	206	102	90	16,932,600	188,140	181,000
E-16	490	242	200	27,332,827	136,664	126,950
E-17	227	111	97	14,944,390	154,066	142,000
E-18	11	6	1	240,000	240,000	240,000
E-19	25	10	11	2,320,500	210,955	205,000
E-20	62	23	21	3,541,542	168,645	164,000
E-21	85	39	31	5,108,400	164,787	152,000
Total	3,981	1,916	1,475	\$256,566,661	\$173,943	\$166,000
<u>West</u>						
W-1	101	48	43	\$10,181,600	\$236,781	\$227,000
W-2	196	110	57	12,725,850	223,261	205,000
W-3	170	99	61	9,838,600	161,289	158,500
W-4	147	67	45	7,639,488	169,766	175,900
W-5	217	99	69	10,193,550	147,733	132,000
W-6	177	102	55	10,594,800	192,633	183,000
W-7	96	55	32	8,439,100	263,722	265,250
W-8	305	151	113	36,805,111	325,709	267,500
W-9	121	56	34	6,877,600	202,282	204,500
W-10	216	103	88	14,558,850	165,441	162,950
W-12	227	112	77	17,333,850	225,115	203,000
W-13	235	106	82	22,212,700	270,887	195,000
W-14	164	76	60	10,647,174	177,453	179,000
W-15	292	123	109	16,355,800	150,053	132,000
W-16	245	117	114	24,333,436	213,451	192,750
W-17	-	-	-	-	-	-
W-18	64	22	32	5,108,500	159,641	169,250
W-19	383	180	146	32,415,890	222,027	217,950
W-20	388	181	168	36,851,478	219,354	194,500
W-21	108	57	65	20,862,425	320,960	236,000
W-22	10	5	5	1,440,000	288,000	230,000
W-23	429	179	214	39,450,650	184,349	173,500
W-24	368	147	192	32,177,600	167,592	157,250
W-25	16	7	9	1,967,400	218,600	196,000
W-26	2	-	-	-	-	-
W-27	142	55	76	15,837,765	208,392	193,500
W-28	135	61	49	12,770,300	260,618	242,500
W-29	85	36	40	6,629,950	165,749	156,500
Total	5,039	2,354	2,035	\$424,249,467	\$208,476	\$185,000

Market Watch

June 1998 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	359	185	101	\$19,832,200	\$196,358	\$180,500
C-2	237	131	68	28,641,672	421,201	294,250
C-3	174	98	47	27,548,750	586,144	385,000
C-4	274	139	108	44,631,519	413,255	365,000
C-6	47	25	19	6,069,050	319,424	275,000
C-7	220	99	57	14,468,588	253,835	240,000
C-8	253	120	100	17,384,110	173,841	139,400
C-9	112	68	30	17,984,752	599,492	512,500
C-10	168	85	59	26,064,548	441,772	323,623
C-11	87	41	35	9,138,153	261,090	280,000
C-12	175	107	36	31,432,550	873,126	610,000
C-13	128	57	53	12,774,650	241,031	228,000
C-14	239	118	65	20,638,800	317,520	275,000
C-15	270	139	100	24,288,800	242,888	215,875
Total	2,743	1,412	878	\$300,898,142	\$342,709	\$257,750

North

N-1	225	120	83	\$21,388,100	\$257,688	\$222,000
N-2	295	160	75	19,432,050	259,094	240,000
N-3	327	166	96	25,809,900	268,853	239,000
N-4	180	104	53	14,190,190	267,739	264,500
N-5	49	29	5	1,624,200	324,840	289,700
N-6	166	72	65	17,357,650	267,041	238,000
N-7	172	81	80	16,098,550	201,232	184,500
N-8	202	112	55	14,673,350	266,788	255,000
N-10	138	67	62	14,343,000	231,339	223,000
N-11	352	214	101	29,122,299	288,340	275,000
N-12	72	40	24	6,243,890	260,162	235,000
N-13	42	26	7	1,681,250	240,179	155,000
N-14	59	28	16	4,503,540	281,471	277,120
N-15	66	26	27	5,464,200	202,378	205,500
N-16	65	32	27	6,549,800	242,585	222,000
N-17	207	102	93	14,607,600	157,071	134,900
N-18	80	34	33	6,278,250	190,250	186,500
N-19	107	47	43	6,826,700	158,760	152,000
N-20	15	6	4	908,500	227,125	219,250
N-21	20	6	7	1,138,000	162,571	156,000
N-22	41	20	16	2,045,900	127,869	128,500
N-23	89	38	32	4,490,300	140,322	139,000
N-24	66	29	18	2,510,600	139,478	126,500
Total	3,035	1,559	1,022	\$237,287,819	\$232,180	\$212,750

Grand Total	14,798	7,241	5,410	\$1,219,002,089	\$225,323	\$188,000
--------------------	---------------	--------------	--------------	------------------------	------------------	------------------

Listed includes Reruns: East (1,916-48%) West (2,354-47%) Central (1,412-51%) North (1,559-51%)

* Sales to Listings Ratio (SFD only): 36.5%

	AVERAGE DAYS ON MARKET	AVERAGE LIST TO SALE PRICE RATIO
EAST	45	97%
WEST	43	97%
CENTRAL	42	97%
NORTH	55	97%
TOTAL	46	97%

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

Market Watch

Six Month Single-Family January to June 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
East					
E-1	1,012	330	\$63,666,524	\$192,929	\$174,000
E-2	1,153	375	93,216,496	248,577	223,900
E-3	1,870	646	111,508,045	172,613	170,250
E-4	881	325	51,374,592	158,076	166,000
E-5	1,982	556	101,496,685	182,548	175,000
E-6	704	234	45,272,300	193,471	174,500
E-7	1,858	574	105,607,005	183,984	179,900
E-8	1,314	441	77,249,375	175,169	167,450
E-9	914	317	50,687,951	159,899	166,500
E-10	930	297	65,689,914	221,178	219,000
E-11	1,328	424	67,215,337	158,527	159,000
E-12	357	116	19,876,900	171,353	168,750
E-13	1,717	632	120,025,576	189,914	186,000
E-14	1,593	604	105,518,340	174,699	169,900
E-15	1,279	533	98,124,721	184,099	179,000
E-16	2,827	1,104	144,159,289	130,579	126,000
E-17	1,381	523	79,485,855	151,981	145,000
E-18	88	17	5,616,400	330,376	274,000
E-19	142	41	8,442,600	205,917	202,500
E-20	350	115	18,845,192	163,871	155,000
E-21	473	185	30,552,390	165,148	164,000
Total	24,153	8,389	\$1,463,631,487	\$174,470	N/A
West					
W-1	550	212	\$50,522,200	\$238,312	\$220,000
W-2	938	302	70,862,670	234,645	218,250
W-3	1,141	363	56,290,900	155,071	155,000
W-4	886	274	44,734,188	163,263	160,500
W-5	1,185	371	54,324,890	146,428	128,000
W-6	1,021	342	69,652,227	203,661	187,000
W-7	534	197	52,261,306	265,286	256,000
W-8	1,586	601	183,474,011	305,281	252,500
W-9	665	232	43,164,495	186,054	182,197
W-10	1,455	532	80,492,446	151,302	134,700
W-12	1,244	396	89,132,219	225,081	200,000
W-13	1,413	469	122,304,678	260,778	205,000
W-14	920	332	62,295,849	187,638	187,000
W-15	1,610	647	94,017,893	145,314	132,000
W-16	1,560	590	127,368,230	215,878	200,000
W-17	-	-	-	-	-
W-18	429	185	27,832,188	150,444	160,000
W-19	2,177	787	167,036,267	212,244	208,000
W-20	2,564	981	206,343,596	210,340	192,000
W-21	783	341	96,071,000	281,733	245,000
W-22	46	13	4,949,000	380,692	269,000
W-23	2,774	1,247	231,121,000	185,342	175,000
W-24	2,140	930	155,517,978	167,224	163,000
W-25	124	40	8,794,700	219,868	190,500
W-26	15	4	1,108,500	277,125	247,500
W-27	690	332	66,228,715	199,484	192,000
W-28	839	280	73,439,000	262,282	235,250
W-29	519	226	35,300,900	156,199	148,000
Total	29,808	11,226	\$2,274,641,046	\$202,623	N/A

Market Watch

4b

Six Month Single-Family continued January to June 1998

<u>Area</u>	<u>Listed</u>	<u>Sales</u>	<u>Dollar Volume</u>	<u>Av. Price</u>	<u>Med. Price</u>
<u>Central</u>					
C-1	1,812	548	\$111,513,301	\$203,491	\$170,000
C-2	1,153	336	132,199,222	393,450	292,500
C-3	941	266	131,510,197	494,399	332,500
C-4	1,476	532	214,496,305	403,189	365,000
C-6	302	71	22,820,000	321,408	275,000
C-7	1,148	316	77,970,216	246,741	238,000
C-8	1,371	460	84,401,050	183,481	161,500
C-9	511	146	87,179,337	597,119	503,000
C-10	901	336	138,015,097	410,759	332,750
C-11	445	168	43,160,633	256,909	275,000
C-12	898	173	119,114,843	688,525	540,000
C-13	722	281	66,077,071	235,150	222,888
C-14	1,314	307	93,754,628	305,390	270,000
C-15	1,637	516	122,973,432	238,321	215,125
Total	14,631	4,456	\$1,445,185,332	\$324,323	N/A
<u>North</u>					
N-1	1,307	423	\$113,913,084	\$269,298	\$250,500
N-2	1,585	424	115,786,927	273,082	252,500
N-3	1,940	467	133,312,158	285,465	245,000
N-4	1,097	289	80,716,759	279,297	271,000
N-5	225	44	16,181,100	367,752	287,350
N-6	953	318	84,207,765	264,804	238,000
N-7	1,241	515	107,159,865	208,077	196,000
N-8	1,321	378	105,695,375	279,617	269,750
N-10	1,012	373	86,659,849	232,332	220,000
N-11	2,084	527	151,331,658	287,157	270,000
N-12	383	99	26,617,670	268,865	237,000
N-13	218	40	13,028,250	325,706	259,500
N-14	346	79	25,742,190	325,851	287,000
N-15	406	151	32,314,268	214,002	205,250
N-16	409	132	29,945,300	226,858	211,250
N-17	1,317	414	61,436,190	148,397	135,000
N-18	514	145	25,873,050	178,435	173,000
N-19	612	235	38,215,950	162,621	150,000
N-20	99	31	6,021,500	194,242	182,000
N-21	122	38	5,745,500	151,197	145,900
N-22	219	69	9,729,100	141,001	139,500
N-23	555	156	22,808,725	146,210	145,000
N-24	383	81	10,999,450	135,796	125,000
Total	18,348	5,428	\$1,303,441,683	\$240,133	N/A
Grand Total	86,940	29,499	\$6,486,899,548	\$219,902	N/A

Includes Re-runs:

East	10,740	West	12,658
Central	6,852	North	8,313

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

Market Watch

Single-Family Central Breakdown June 1998

	Detached Houses			Semi-Detached Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	5	246,280	228,100	16	259,188	268,750
C-2	19	470,332	292,000	20	412,049	297,750
C-3	38	666,601	411,500	3	224,467	198,500
C-4	81	459,766	399,900	8	313,450	292,450
C-6	17	337,591	287,800	-	-	-
C-7	24	324,129	297,000	6	238,917	240,000
C-8	2	372,944	372,944	7	266,943	272,000
C-9	16	755,635	652,500	2	414,000	414,000
C-10	37	552,297	450,000	12	293,333	276,750
C-11	13	407,954	411,000	9	280,495	295,000
C-12	30	972,185	651,000	2	363,500	363,500
C-13	19	315,779	282,000	11	211,711	213,000
C-14	29	428,634	375,000	1	215,000	215,000
C-15	38	353,847	336,250	13	210,638	216,500

	Townhouse Condominiums			Condominium Apartments			Link Houses		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	2	183,000	183,000	68	176,976	153,500	-	-	-
C-2	2	230,000	230,000	20	394,470	256,000	-	-	-
C-3	-	-	-	3	419,000	420,000	-	-	-
C-4	-	-	-	19	256,992	210,000	-	-	-
C-6	1	190,000	190,000	1	140,000	140,000	-	-	-
C-7	9	191,167	182,000	16	194,594	187,250	1	235,000	235,000
C-8	1	130,000	130,000	80	152,564	134,250	-	-	-
C-9	-	-	-	5	659,200	735,000	-	-	-
C-10	5	214,800	195,000	5	207,115	208,000	-	-	-
C-11	3	98,500	97,000	9	105,367	78,000	-	-	-
C-12	3	250,000	265,000	1	790,000	790,000	-	-	-
C-13	4	191,500	178,500	19	193,686	159,000	-	-	-
C-14	8	265,163	266,900	24	193,796	187,400	-	-	-
C-15	22	159,909	155,625	23	166,883	135,500	2	208,000	208,000

	Attached/Row			Co-op Apartments			Detached Condominiums		
	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>	<u>Sales</u>	<u>Av. Price</u>	<u>Med. Price</u>
C-1	10	205,340	203,000	-	-	-	-	-	-
C-2	7	445,000	418,000	-	-	-	-	-	-
C-3	-	-	-	3	95,833	54,000	-	-	-
C-4	-	-	-	-	-	-	-	-	-
C-6	-	-	-	-	-	-	-	-	-
C-7	1	187,000	187,000	-	-	-	-	-	-
C-8	10	243,450	251,250	-	-	-	-	-	-
C-9	-	-	-	7	252,943	237,100	-	-	-
C-10	-	-	-	-	-	-	-	-	-
C-11	-	-	-	-	-	-	1	66,500	66,500
C-12	-	-	-	-	-	-	-	-	-
C-13	-	-	-	-	-	-	-	-	-
C-14	3	407,000	405,000	-	-	-	-	-	-
C-15	1	248,000	248,000	1	84,000	84,000	-	-	-

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	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
July	6,009	5,024	1,321,621,647	219,940	213,634
August	5,159	4,317	1,142,782,104	221,512	211,785
September	5,159	4,298	1,135,176,105	220,038	213,567
October	6,035	5,077	1,330,266,221	220,425	211,791
November	5,122	4,185	1,134,135,799	221,424	212,127
December	3,769	3,017	865,690,228	229,687	205,710
TOTAL	69,530	58,014	15,334,247,984	220,541	211,307
1998					
January	3,583	3,006	769,557,270	214,780	206,209
February	5,196	4,341	1,158,307,291	222,923	214,577
March	6,048	5,005	1,372,946,908	227,008	221,564
April	6,954	5,825	1,601,125,236	230,245	222,194
May	7,084	5,912	1,627,867,532	229,795	222,148
June	6,484	5,410	1,515,114,077	233,670	225,323
TOTAL	35,349	29,499	8,044,918,314	227,585	219,902

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

